

Monthly Real Estate Stats from the Calgary Real Estate Board




Jerry Charlton
Real Estate

#10, 6020 - 1A Street SW
Calgary, AB • T2H 0G3

Each office independently owned and operated.

Direct 403-831-0842

Office 403-259-4141

Jerry@JerryCharlton.com

www.JerryCharlton.com

January market improves over last year

City of Calgary, Feb. 1, 2017 - For the fourth consecutive month, housing inventory levels have recorded year-over-year declines. At 4,112 total units, January's inventory was 18 per cent below last year's levels.

"While housing conditions continue to favour buyers, a slow transition toward more balanced conditions is helping to ease downward pressure on home prices," said CREB® chief economist Ann-Marie Lurie. "Conditions have improved over last year, but people need to remember that last year's market was one of the weakest on record. Despite the appearance of a major shift in activity, the transition in the housing market is going to be a slow process."

January sales totaled 947 units, 24 per cent above last year, but 21 per cent below 10-year averages for the month. Sales activity improved across all product types, but only when compared to the near record lows that occurred in January 2016.

The detached segment of the market is demonstrating the most improvement. Sales activity totalled 584 units in January, a considerable improvement over the 466 sales recorded last year. Inventories have also declined pushing the months of supply to 3.2 months well below the 5.4 months recorded in January 2016.

"This past month showed how the market never stands still," said CREB® president David P. Brown. "The market isn't expected to be as unpredictable in 2017, but it's early in the year and there are still lots of unknowns that will shape decision-making for consumers."

"Every transaction is a personal decision and anyone going through the process of buying and selling real estate will be trying to make the best decision for their family. They need to consider their long-term objectives and think about the price they are willing to accept or pay for a home."

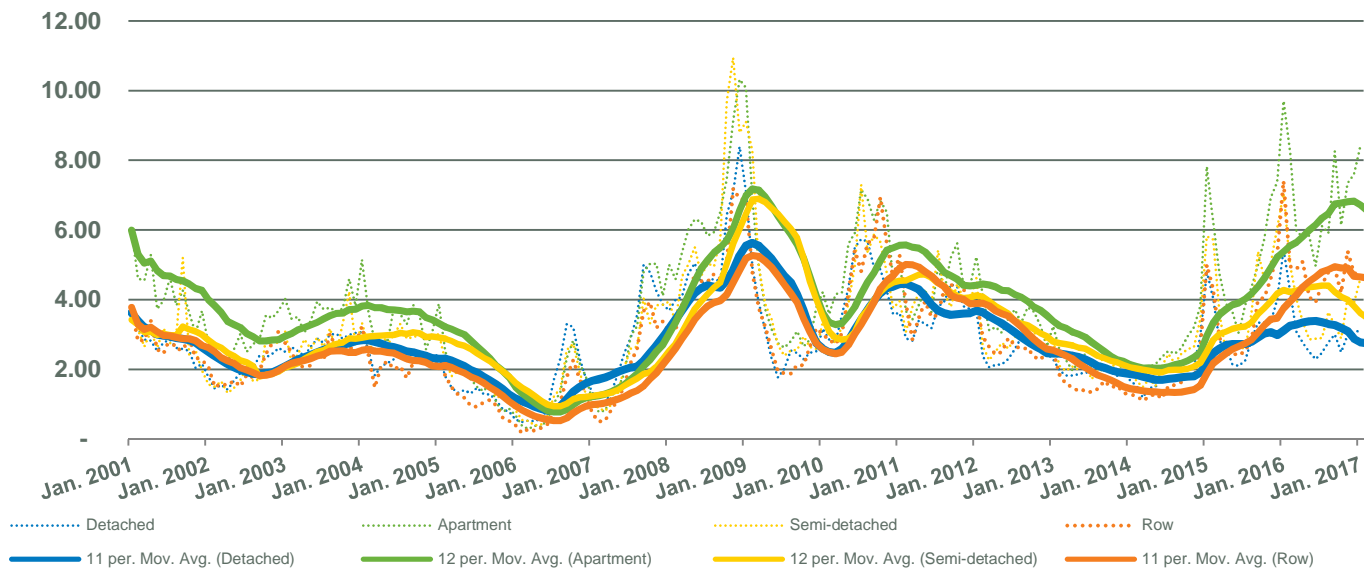
City-wide benchmark prices totaled \$437,400, 0.16 per cent lower than last month and 2.82 per cent lower than last year's levels. Since recent highs in 2014, residential prices have declined from a low of 4.9 per cent in the detached sector to highs of 11.5 per cent in the apartment condominium market.

HOUSING MARKET FACTS

- While months of supply continue to remain elevated at 4.3 months, this is an improvement from the 6.6 months of supply recorded in January of last year.
- Despite an improvement in apartment sales, new listings in the apartment sector continued to increase, causing a rise in apartment inventories. The apartment sector continues to face elevated levels of inventory in comparison to sales, weighing on prices.
- The apartment benchmark price totaled \$269,900 in January, five per cent lower than levels recorded last year. This change represents a total decline of 11.5 per cent since the 2014 high.
- A reduction in new attached listings, combined with the sales growth, has helped reduce overall inventory levels. While prices remained 3.7 per cent below last year's levels, January's unadjusted benchmark price of \$330,300 remained similar to December levels.
- The city-wide benchmark price for a detached home was lower than last year's levels in most districts of the city. However, January detached prices of \$698,600 and \$359,100 in the West and East districts remained similar to levels recorded last year.
- Sales growth was not consistent in every district of the city. Sales declined in the North East, South East and East districts.

*See district map on last page.

MONTHS OF SUPPLY



Source: CREB®

Jan. 2017

| | Jan-16 | Jan-17 | Y/Y % Change | 2016 | 2017 | Y/Y % Change |
|-----------------------------|---------------|---------------|-----------------|---------------|---------------|-----------------|
| DETACHED | | | | | | |
| Total Sales | 466 | 584 | 25.32% | 466 | 584 | 25.32% |
| Total Sales Volume | \$245,306,193 | \$317,542,599 | 29.45% | \$245,306,193 | \$317,542,599 | 29.45% |
| New Listings | 1,487 | 1,228 | -17.42% | 1,487 | 1,228 | -17.42% |
| Inventory | 2,537 | 1,849 | -27.12% | 2,537 | 1,849 | -27.12% |
| Months of Supply | 5.44 | 3.17 | -41.84% | 5.44 | 3.17 | -41.84% |
| Sales to New Listings Ratio | 31.34% | 47.56% | 16.22% | 31.34% | 47.56% | 16.22% |
| Sales to List Price Ratio | 95.97% | 97.23% | 1.25% | 95.97% | 97.23% | 1.25% |
| Days on Market | 49 | 46 | -6.19% | 49 | 46 | -6.12% |
| Benchmark Price | \$510,700 | \$500,400 | -2.02% | \$510,700 | \$500,400 | -2.02% |
| Median Price | \$458,750 | \$484,500 | 5.61% | \$458,750 | \$484,500 | 5.61% |
| Average Price | \$526,408 | \$543,737 | 3.29% | \$526,408 | \$543,737 | 3.29% |
| Index | 208 | 204 | -2.02% | 208 | 204 | -2.02% |
| APARTMENT | | | | | | |
| Total Sales | 129 | 151 | 17.05% | 129 | 151 | 17.05% |
| Total Sales Volume | \$36,131,394 | \$42,646,738 | 18.03% | \$36,131,394 | \$42,646,738 | 18.03% |
| New Listings | 598 | 626 | 4.68% | 598 | 626 | 4.68% |
| Inventory | 1,252 | 1,269 | 1.36% | 1,252 | 1,269 | 1.36% |
| Months of Supply | 9.71 | 8.40 | -13.41% | 9.71 | 8.40 | -13.41% |
| Sales to New Listings Ratio | 21.57% | 24.12% | 2.55% | 21.57% | 24.12% | 2.55% |
| Sales to List Price Ratio | 95.82% | 96.00% | 0.17% | 95.82% | 96.00% | 0.17% |
| Days on Market | 59 | 68 | 14.85% | 60 | 65 | 8.33% |
| Benchmark Price | \$284,000 | \$269,900 | -4.96% | \$284,000 | \$269,900 | -4.96% |
| Median Price | \$251,000 | \$258,500 | 2.99% | \$251,000 | \$258,500 | 2.99% |
| Average Price | \$280,088 | \$282,429 | 0.84% | \$280,088 | \$282,429 | 0.84% |
| Index | 193 | 183 | -4.98% | 193 | 183 | -4.98% |
| ATTACHED | | | | | | |
| Total Sales | 170 | 212 | 24.71% | 170 | 212 | 24.71% |
| Total Sales Volume | \$68,082,444 | \$81,656,125 | 19.94% | \$68,082,444 | \$81,656,125 | 19.94% |
| New Listings | 657 | 531 | -19.18% | 657 | 531 | -19.18% |
| Inventory | 1,234 | 994 | -19.45% | 1,234 | 994 | -19.45% |
| Months of Supply | 7.26 | 4.69 | -35.41% | 7.26 | 4.69 | -35.41% |
| Sales to New Listings Ratio | 25.88% | 39.92% | 14.05% | 25.88% | 39.92% | 14.05% |
| Sales to List Price Ratio | 96.66% | 96.67% | 0.01% | 96.66% | 96.67% | 0.01% |
| Days on Market | 48 | 62 | 27.76% | 49 | 61 | 24.49% |
| Benchmark Price | \$342,900 | \$330,300 | -3.67% | \$342,900 | \$330,300 | -3.67% |
| Median Price | \$336,500 | \$336,750 | 0.07% | \$336,500 | \$336,750 | 0.07% |
| Average Price | \$400,485 | \$385,170 | -3.82% | \$400,485 | \$385,170 | -3.82% |
| Index | 202 | 195 | -3.66% | 202 | 195 | -3.66% |
| CITY OF CALGARY | | | | | | |
| Total Sales | 765 | 947 | 23.79% | 765 | 947 | 23.79% |
| Total Sales Volume | \$349,520,031 | \$441,845,462 | 26.41% | \$349,520,031 | \$441,845,462 | 26.41% |
| New Listings | 2,742 | 2,385 | -13.02% | 2,742 | 2,385 | -13.02% |
| Inventory | 5,023 | 4,112 | -18.14% | 5,023 | 4,112 | -18.14% |
| Months of Supply | 6.57 | 4.34 | -33.87% | 6.57 | 4.34 | -33.87% |
| Sales to New Listings Ratio | 27.90% | 39.71% | 11.81% | 27.90% | 39.71% | 11.81% |
| Sales to List Price Ratio | 96.09% | 97.00% | 0.91% | 96.09% | 97.00% | 0.91% |
| Days on Market | 51 | 53 | 4.77% | 51 | 52 | 1.96% |
| Benchmark Price | \$450,100 | \$437,400 | -2.82% | \$450,100 | \$437,400 | -2.82% |
| Median Price | \$407,500 | \$425,000 | 4.29% | \$407,500 | \$425,000 | 4.29% |
| Average Price | \$456,889 | \$466,574 | 2.12% | \$456,889 | \$466,574 | 2.12% |
| Index | 205 | 200 | -2.82% | 205 | 200 | -2.82% |

For a list of definitions, see page 26.

Jan. 2017

| | Jan-16 | Jan-17 | Y/Y % Change | 2016 | 2017 | Y/Y % Change |
|--------------------------------------|--------------|--------------|-----------------|--------------|--------------|-----------------|
| CITY OF CALGARY SEMI-DETACHED | | | | | | |
| Total Sales | 71 | 83 | 16.90% | 71 | 83 | 16.90% |
| Total Sales Volume | \$33,986,188 | \$40,010,856 | 17.73% | \$33,986,188 | \$40,010,856 | 17.73% |
| Share of Sales with Condo Title | 16.90% | 12.05% | -4.85% | 16.90% | 12.05% | -4.85% |
| New Listings | 268 | 202 | -24.63% | 268 | 202 | -24.63% |
| Inventory | 501 | 383 | -23.55% | 501 | 383 | -23.55% |
| Months of Supply | 7.06 | 4.61 | -34.61% | 7.06 | 4.61 | -34.61% |
| Sales to New Listings Ratio | 26.49% | 41.09% | 14.60% | 26.49% | 41.09% | 14.60% |
| Sales to List Price Ratio | 96.54% | 96.49% | -0.06% | 96.54% | 96.49% | -0.06% |
| Days on Market | 44 | 61 | 37.67% | 44 | 60 | 36.36% |
| Benchmark Price | \$390,200 | \$384,600 | -1.44% | \$390,200 | \$384,600 | -1.44% |
| Median Price | \$377,000 | \$375,000 | -0.53% | \$377,000 | \$375,000 | -0.53% |
| Average Price | \$478,679 | \$482,059 | 0.71% | \$478,679 | \$482,059 | 0.71% |
| Index | 203 | 200 | -1.43% | 203 | 200 | -1.43% |
| CITY OF CALGARY ROW | | | | | | |
| Total Sales | 99 | 129 | 30.30% | 99 | 129 | 30.30% |
| Total Sales Volume | \$34,096,256 | \$41,645,269 | 22.14% | \$34,096,256 | \$41,645,269 | 22.14% |
| Share of Sales with Condo Title | 92.93% | 96.90% | 3.97% | 92.93% | 96.90% | 3.97% |
| New Listings | 389 | 329 | -15.42% | 389 | 329 | -15.42% |
| Inventory | 733 | 610 | -16.78% | 733 | 610 | -16.78% |
| Months of Supply | 7.40 | 4.73 | -36.13% | 7.40 | 4.73 | -36.13% |
| Sales to New Listings Ratio | 25.45% | 39.21% | 13.76% | 25.45% | 39.21% | 13.76% |
| Sales to List Price Ratio | 96.77% | 96.84% | 0.07% | 96.77% | 96.84% | 0.07% |
| Days on Market | 51 | 62 | 21.51% | 52 | 62 | 19.23% |
| Benchmark Price | \$323,800 | \$307,100 | -5.16% | \$323,800 | \$307,100 | -5.16% |
| Median Price | \$315,000 | \$305,000 | -3.17% | \$315,000 | \$305,000 | -3.17% |
| Average Price | \$344,407 | \$322,832 | -6.26% | \$344,407 | \$322,832 | -6.26% |
| Index | 203 | 192 | -5.13% | 203 | 192 | -5.13% |
| CITY OF CALGARY ATTACHED | | | | | | |
| Total Sales | 170 | 212 | 24.71% | 170 | 212 | 24.71% |
| Total Sales Volume | \$68,082,444 | \$81,656,125 | 19.94% | \$68,082,444 | \$81,656,125 | 19.94% |
| Share of Sales with Condo Title | 61.18% | 63.68% | 4.09% | 61.18% | 63.68% | 4.09% |
| New Listings | 657 | 531 | -19.18% | 657 | 531 | -19.18% |
| Inventory | 1,234 | 994 | -19.45% | 1,234 | 994 | -19.45% |
| Months of Supply | 7.26 | 4.69 | -35.41% | 7.26 | 4.69 | -35.41% |
| Sales to New Listings Ratio | 25.88% | 39.92% | 14.05% | 25.88% | 39.92% | 14.05% |
| Sales to List Price Ratio | 96.66% | 96.67% | 0.01% | 96.66% | 96.67% | 0.01% |
| Days on Market | 48 | 62 | 27.76% | 49 | 61 | 24.49% |
| Benchmark Price | \$342,900 | \$330,300 | -3.67% | \$342,900 | \$330,300 | -3.67% |
| Median Price | \$336,500 | \$336,750 | 0.07% | \$336,500 | \$336,750 | 0.07% |
| Average Price | \$400,485 | \$385,170 | -3.82% | \$400,485 | \$385,170 | -3.82% |
| Index | 202 | 195 | -3.66% | 202 | 195 | -3.66% |

For a list of definitions, see page 26.

| January 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 | 66 | 158 | 41.77% | 279 | 4.23 | \$648,200 | -2.08% | 0.15% |
| North East | 55 | 146 | 37.67% | 244 | 4.44 | \$386,900 | -3.95% | -1.60% |
| North | 74 | 166 | 44.58% | 265 | 3.58 | \$439,400 | -1.61% | -0.20% |
| North West | 93 | 148 | 62.84% | 191 | 2.05 | \$538,900 | -0.24% | -0.15% |
| West | 61 | 131 | 46.56% | 204 | 3.34 | \$698,600 | 0.36% | -0.17% |
| South | 134 | 251 | 53.39% | 344 | 2.57 | \$472,900 | -2.84% | -0.11% |
| South East | 85 | 197 | 43.15% | 269 | 3.16 | \$440,900 | -4.19% | 0.20% |
| East | 16 | 31 | 51.61% | 53 | 3.31 | \$359,100 | 0.76% | -0.47% |
| TOTAL CITY | 584 | 1,228 | 47.56% | 1,849 | 3.17 | \$500,400 | -2.02% | -0.16% |
| Apartment | | | | | | | | |
| City Centre | 71 | 304 | 23.36% | 626 | 8.82 | \$295,300 | -4.22% | -0.74% |
| North East | 5 | 34 | 14.71% | 65 | 13.00 | \$273,200 | 0.92% | 17.91% |
| North | 10 | 40 | 25.00% | 68 | 6.80 | \$235,800 | -6.09% | -0.59% |
| North West | 17 | 55 | 30.91% | 94 | 5.53 | \$255,200 | -4.28% | -0.55% |
| West | 17 | 62 | 27.42% | 123 | 7.24 | \$246,100 | -8.58% | -0.65% |
| South | 20 | 80 | 25.00% | 169 | 8.45 | \$233,500 | -7.45% | -0.17% |
| South East | 8 | 37 | 21.62% | 84 | 10.50 | \$224,500 | -7.35% | -2.86% |
| East | 3 | 14 | 21.43% | 38 | 12.67 | \$200,400 | -12.95% | -3.79% |
| TOTAL CITY | 151 | 626 | 24.12% | 1,269 | 8.40 | \$269,900 | -4.96% | -0.11% |
| Semi-detached | | | | | | | | |
| City Centre | 24 | 75 | 32.00% | 135 | 5.63 | \$701,700 | 0.31% | -0.16% |
| North East | 15 | 26 | 57.69% | 40 | 2.67 | \$313,500 | -0.92% | 0.77% |
| North | 9 | 17 | 52.94% | 34 | 3.78 | \$316,000 | -3.54% | -0.72% |
| North West | 2 | 16 | 12.50% | 35 | 17.50 | \$358,100 | 0.25% | -0.22% |
| West | 7 | 18 | 38.89% | 38 | 5.43 | \$458,800 | 0.61% | 0.46% |
| South | 13 | 31 | 41.94% | 48 | 3.69 | \$339,100 | -3.56% | 0.50% |
| South East | 10 | 12 | 83.33% | 35 | 3.50 | \$300,000 | -3.32% | 0.20% |
| East | 3 | 8 | 37.50% | 18 | 6.00 | \$275,500 | -2.82% | 0.25% |
| TOTAL CITY | 83 | 202 | 41.09% | 383 | 4.61 | \$384,600 | -1.44% | -0.21% |
| Row | | | | | | | | |
| City Centre | 22 | 65 | 33.85% | 127 | 5.77 | \$460,500 | -3.24% | 0.00% |
| North East | 10 | 36 | 27.78% | 60 | 6.00 | \$218,000 | -6.52% | -0.50% |
| North | 22 | 56 | 39.29% | 93 | 4.23 | \$275,100 | -5.88% | 0.15% |
| North West | 12 | 20 | 60.00% | 48 | 4.00 | \$312,400 | -7.19% | -0.73% |
| West | 13 | 33 | 39.39% | 69 | 5.31 | \$347,600 | -4.45% | 0.78% |
| South | 29 | 61 | 47.54% | 105 | 3.62 | \$272,300 | -4.79% | -0.80% |
| South East | 14 | 51 | 27.45% | 92 | 6.57 | \$307,300 | -4.00% | -0.81% |
| East | 7 | 8 | 87.50% | 16 | 2.29 | \$207,600 | -7.24% | -0.19% |
| TOTAL CITY | 129 | 329 | 39.21% | 610 | 4.73 | \$307,100 | -5.16% | -0.26% |

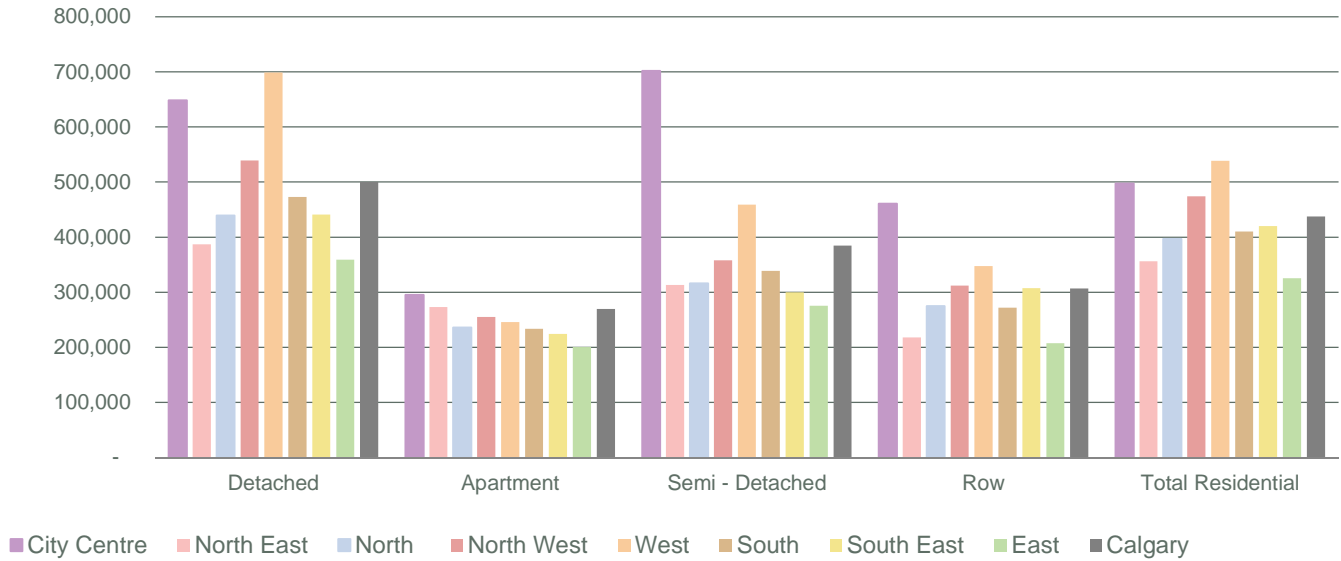
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

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



BENCHMARK PRICE - JANUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY



Source: CREB®

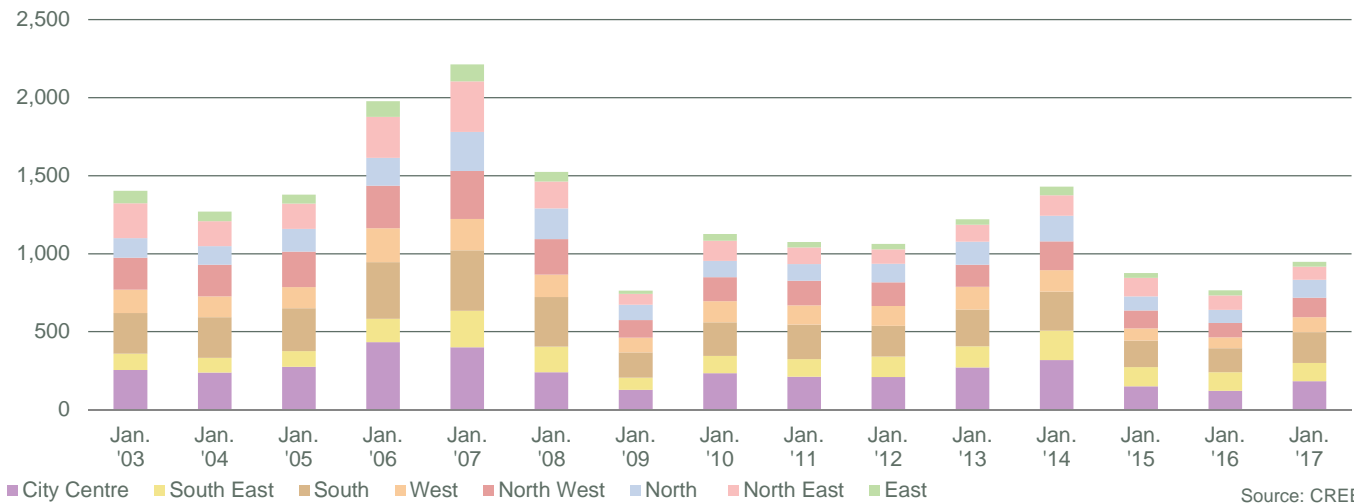
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

| | City Centre | North East | North | North West | West | South | South East | East | City of Calgary |
|----------------------------------|-------------|------------|-------|------------|-------|-------|------------|-------|-----------------|
| Gross Living Area (Above Ground) | 1,143 | 1,130 | 1,329 | 1,500 | 1,712 | 1,330 | 1,485 | 1,040 | 1,307 |
| Lot Size | 5,490 | 4,017 | 4,371 | 5,275 | 5,563 | 5,187 | 4,246 | 4,742 | 4,854 |
| Above Ground Bedrooms | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Year Built | 1952 | 1988 | 1993 | 1988 | 1988 | 1984 | 1997 | 1976 | 1984 |
| Full Bathrooms | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Half Bathrooms | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 |

Jan. 2017

TOTAL SALES

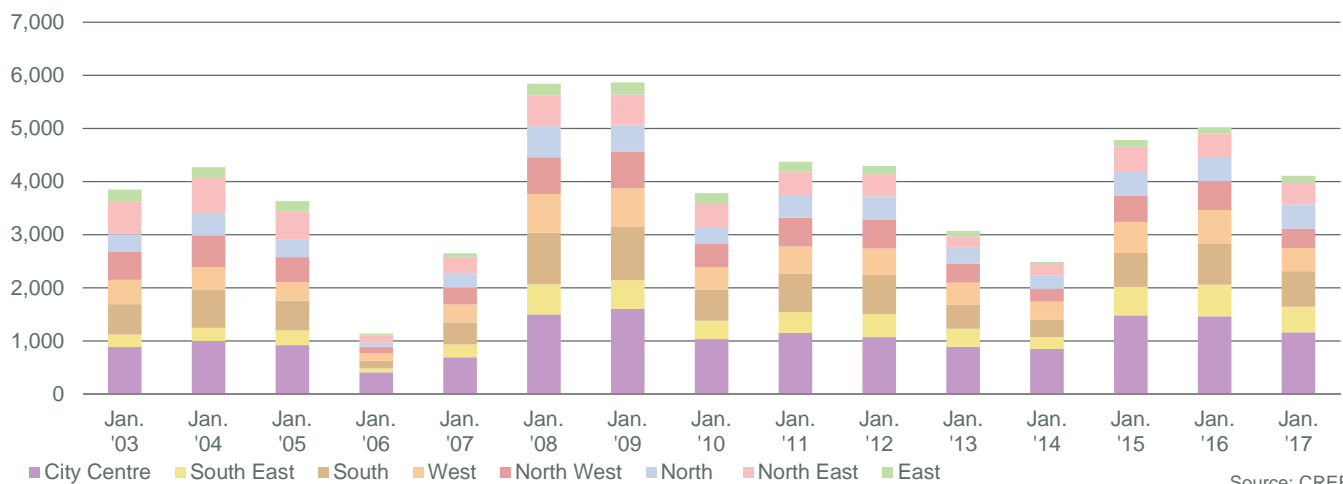
JANUARY



Source: CREB®

TOTAL INVENTORY

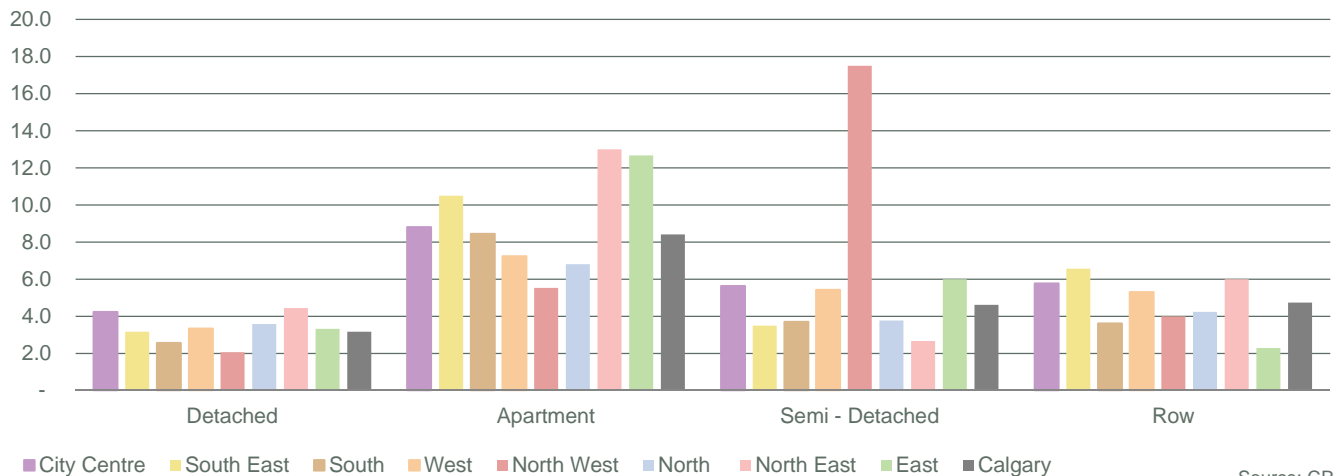
JANUARY



Source: CREB®

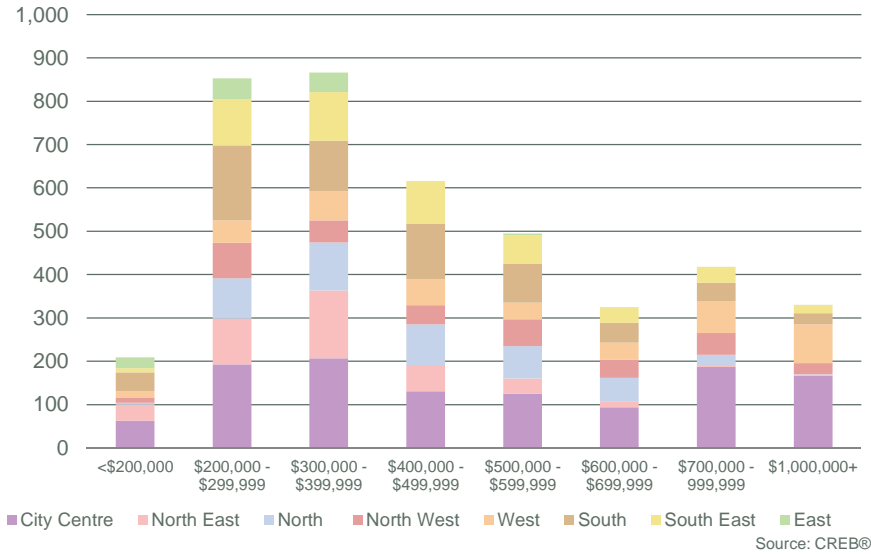
MONTHS OF SUPPLY

JANUARY

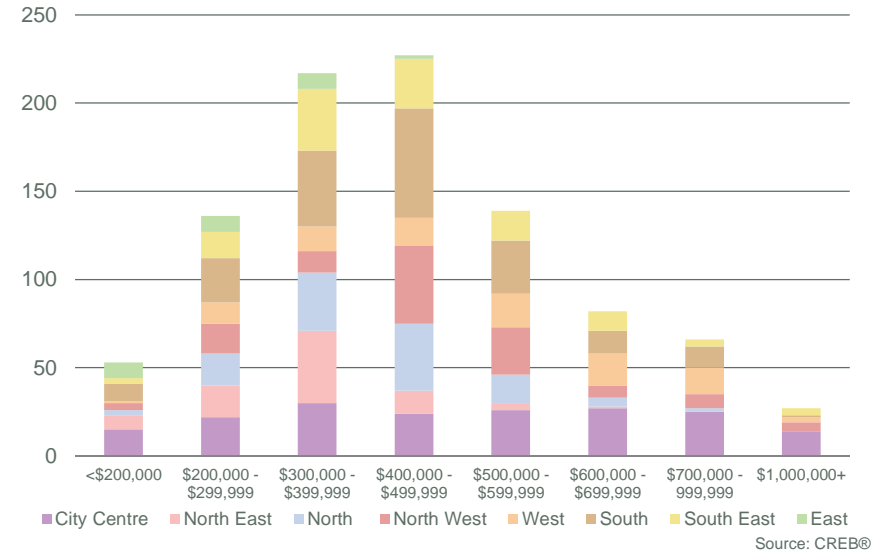


Source: CREB®

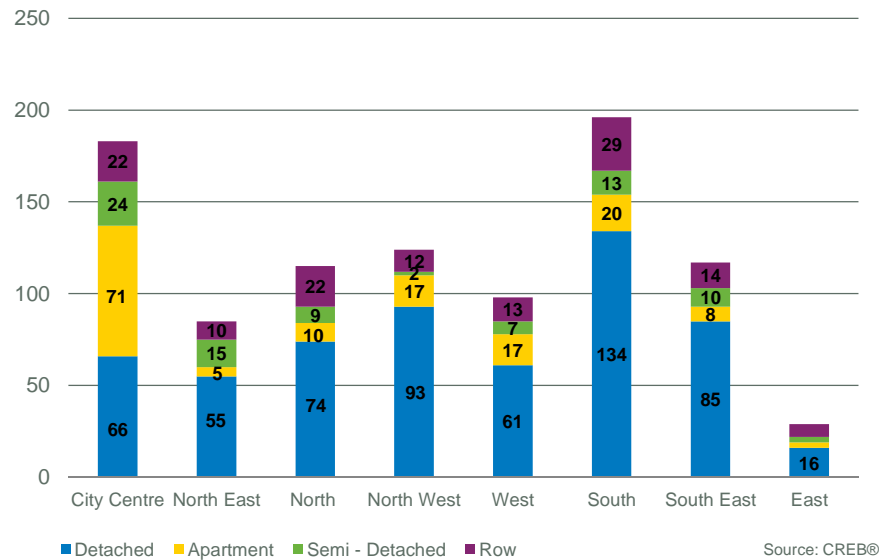
TOTAL INVENTORY BY PRICE RANGE - JANUARY



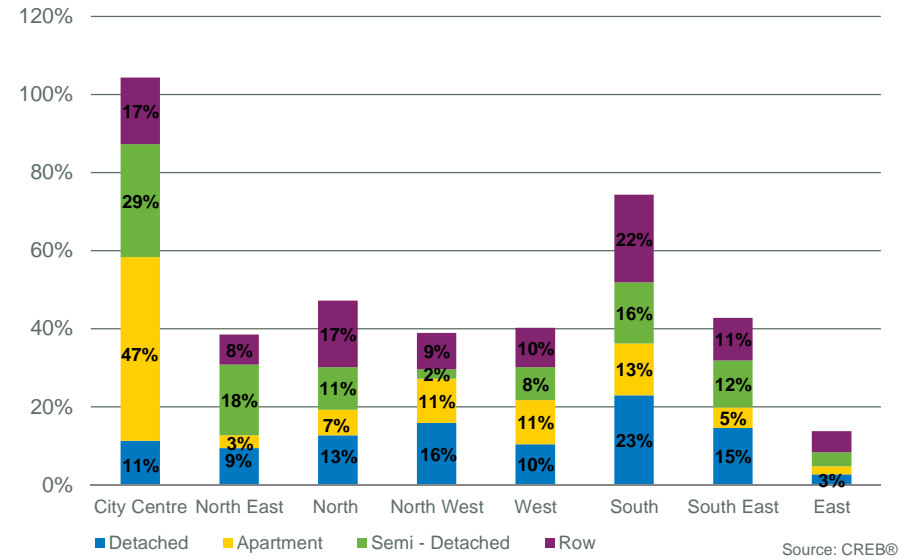
TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



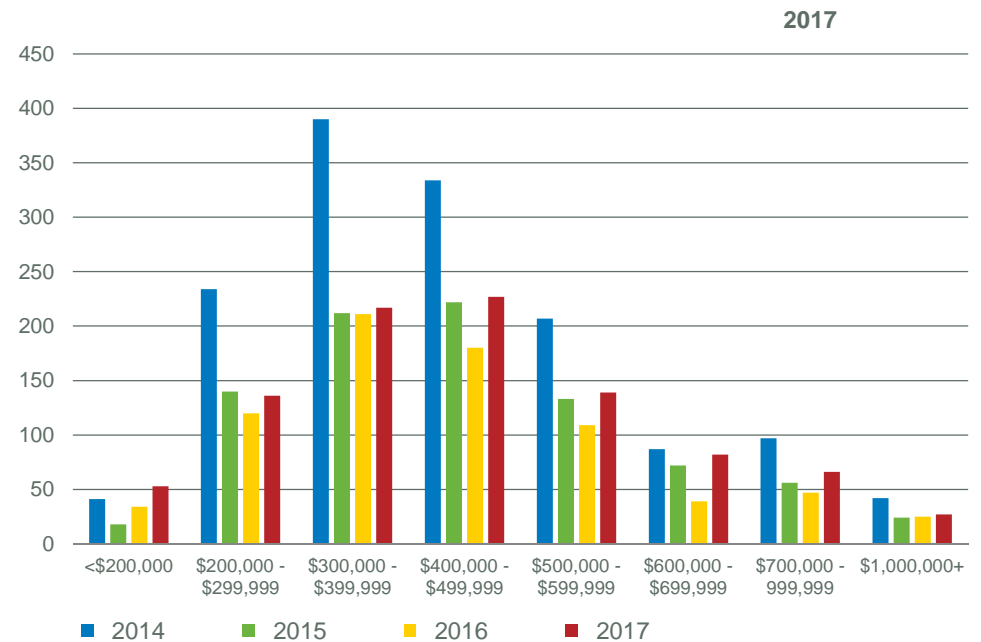
SHARE OF CITY WIDE SALES - JANUARY



| | 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 | 1,569 | 1,482 | 1,649 | 1,231 | 931 |
| New Listings | 2,742 | 2,907 | 3,225 | 3,217 | 3,317 | 3,098 | 2,684 | 2,767 | 2,977 | 2,360 | 1,985 | 993 |
| Inventory | 5,023 | 5,683 | 6,102 | 6,251 | 6,177 | 6,001 | 5,709 | 5,681 | 5,883 | 5,432 | 4,988 | 3,768 |
| Days on Market | 51 | 43 | 43 | 46 | 42 | 47 | 46 | 46 | 46 | 45 | 50 | 56 |
| Benchmark Price | 450,100 | 447,300 | 445,100 | 443,600 | 442,300 | 443,100 | 442,500 | 442,700 | 442,900 | 441,600 | 439,000 | 438,100 |
| Median Price | 407,500 | 420,000 | 422,250 | 430,000 | 432,750 | 430,000 | 429,250 | 419,000 | 432,500 | 410,000 | 427,000 | 425,000 |
| Average Price | 456,889 | 473,940 | 468,642 | 476,910 | 491,832 | 485,468 | 485,385 | 474,253 | 490,547 | 461,226 | 485,270 | 494,499 |
| Index | 205 | 204 | 203 | 202 | 202 | 202 | 202 | 202 | 202 | 202 | 200 | 200 |
| 2017 | | | | | | | | | | | | |
| Sales | 947 | | | | | | | | | | | |
| New Listings | 2,385 | | | | | | | | | | | |
| Inventory | 4,112 | | | | | | | | | | | |
| Days on Market | 53 | | | | | | | | | | | |
| Benchmark Price | 437,400 | | | | | | | | | | | |
| Median Price | 425,000 | | | | | | | | | | | |
| Average Price | 466,574 | | | | | | | | | | | |
| Index | 200 | | | | | | | | | | | |

| | Jan-16 | Jan-17 | 2016 | 2017 |
|----------------------------|--------|--------|------|------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | 34 | 53 | 34 | 53 |
| \$200,000 - \$299,999 | 120 | 136 | 120 | 136 |
| \$300,000 - \$349,999 | 94 | 98 | 94 | 98 |
| \$350,000 - \$399,999 | 117 | 119 | 117 | 119 |
| \$400,000 - \$449,999 | 109 | 120 | 109 | 120 |
| \$450,000 - \$499,999 | 71 | 107 | 71 | 107 |
| \$500,000 - \$549,999 | 63 | 80 | 63 | 80 |
| \$550,000 - \$599,999 | 46 | 59 | 46 | 59 |
| \$600,000 - \$649,999 | 17 | 47 | 17 | 47 |
| \$650,000 - \$699,999 | 22 | 35 | 22 | 35 |
| \$700,000 - \$799,999 | 24 | 33 | 24 | 33 |
| \$800,000 - \$899,999 | 16 | 27 | 16 | 27 |
| \$900,000 - \$999,999 | 7 | 6 | 7 | 6 |
| \$1,000,000 - \$1,249,999 | 13 | 12 | 13 | 12 |
| \$1,250,000 - \$1,499,999 | 4 | 6 | 4 | 6 |
| \$1,500,000 - \$1,749,999 | 6 | 5 | 6 | 5 |
| \$1,750,000 - \$1,999,999 | - | 1 | - | 1 |
| \$2,000,000 - \$2,499,999 | 1 | 1 | 1 | 1 |
| \$2,500,000 - \$2,999,999 | - | 1 | - | 1 |
| \$3,000,000 - \$3,499,999 | 1 | 1 | 1 | 1 |
| \$3,500,000 - \$3,999,999 | - | - | - | - |
| \$4,000,000 + | - | - | - | - |
| | 765 | 947 | 765 | 947 |

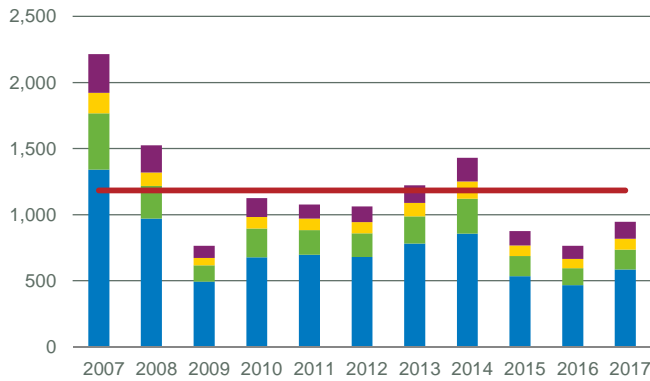
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

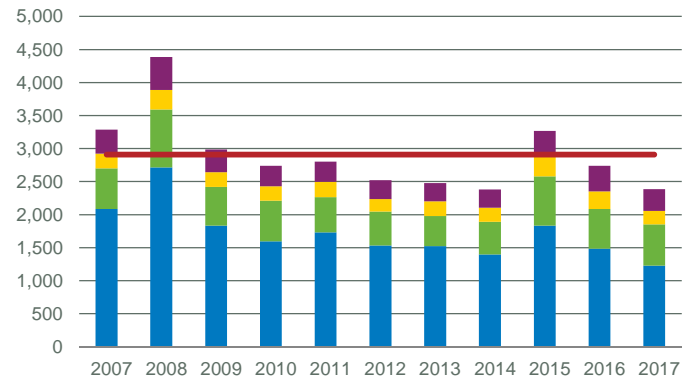
2017



Source: CREB®

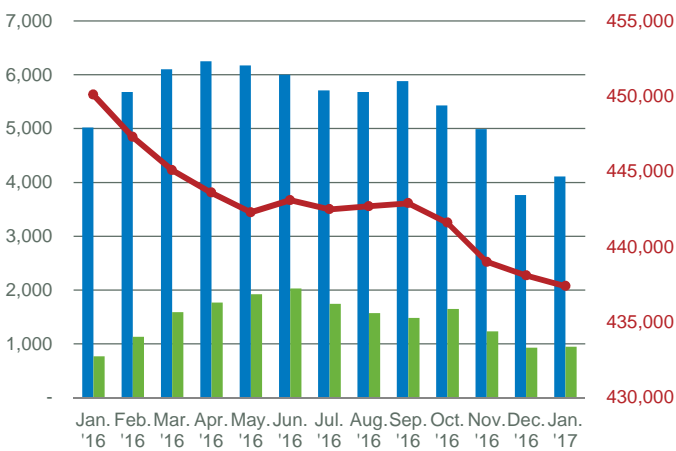
CITY OF CALGARY TOTAL NEW LISTINGS

2017



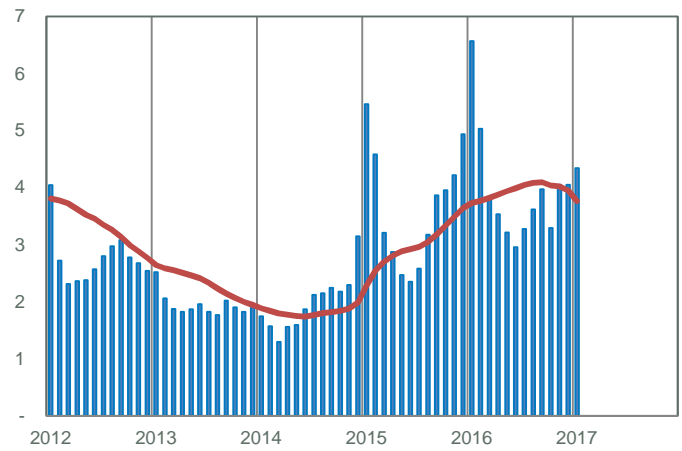
Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



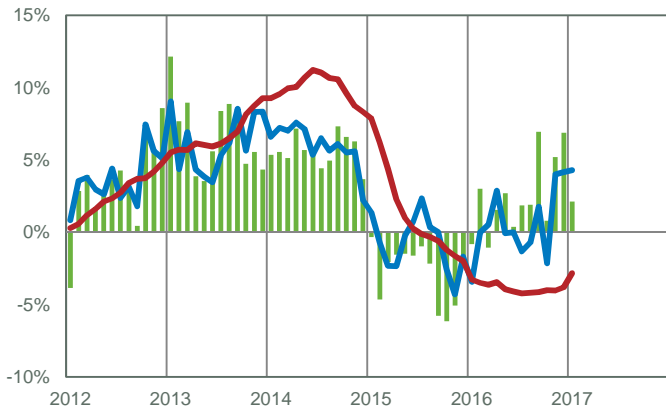
Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



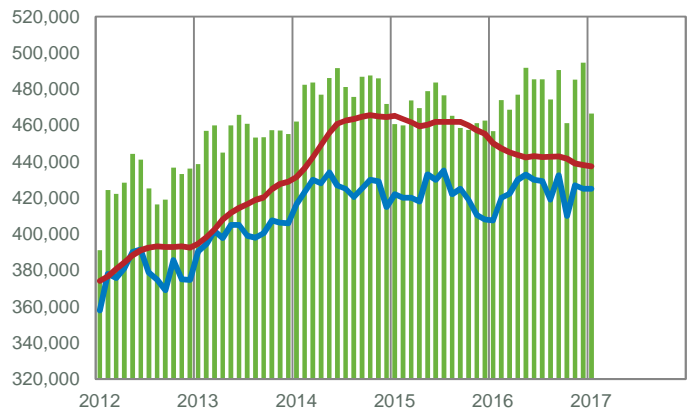
Source: CREB®
12 month moving average inventory

CITY OF CALGARY TOTAL PRICE CHANGE



Source: CREB®

CITY OF CALGARY TOTAL PRICES

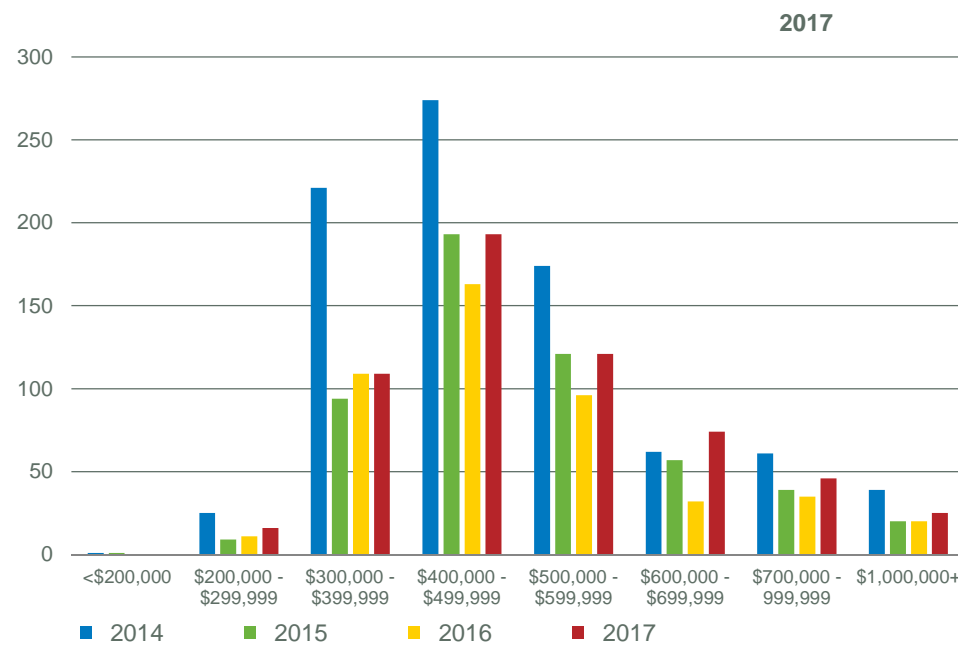


Source: CREB®

| | 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 | 982 | 944 | 1,033 | 780 | 570 |
| New Listings | 1,487 | 1,611 | 1,818 | 1,820 | 1,850 | 1,748 | 1,488 | 1,529 | 1,660 | 1,325 | 1,062 | 513 |
| Inventory | 2,537 | 2,953 | 3,093 | 3,138 | 3,040 | 2,938 | 2,744 | 2,730 | 2,832 | 2,575 | 2,328 | 1,716 |
| Days on Market | 49 | 38 | 41 | 44 | 39 | 41 | 43 | 41 | 42 | 42 | 45 | 50 |
| Benchmark Price | 510,700 | 507,000 | 505,300 | 504,400 | 503,600 | 505,300 | 505,100 | 506,100 | 506,600 | 505,300 | 501,400 | 501,200 |
| 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 | 542,539 | 563,431 | 529,215 | 558,182 | 574,307 |
| Index | 208 | 207 | 206 | 206 | 206 | 206 | 206 | 207 | 207 | 206 | 205 | 205 |
| 2017 | | | | | | | | | | | | |
| Sales | 584 | | | | | | | | | | | |
| New Listings | 1,228 | | | | | | | | | | | |
| Inventory | 1,849 | | | | | | | | | | | |
| Days on Market | 46 | | | | | | | | | | | |
| Benchmark Price | 500,400 | | | | | | | | | | | |
| Median Price | 484,500 | | | | | | | | | | | |
| Average Price | 543,737 | | | | | | | | | | | |
| Index | 204 | | | | | | | | | | | |

| | Jan-16 | Jan-17 | 2016 | 2017 |
|----------------------------|--------|--------|------|------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | - | - | - | - |
| \$200,000 - \$299,999 | 11 | 16 | 11 | 16 |
| \$300,000 - \$349,999 | 39 | 36 | 39 | 36 |
| \$350,000 - \$399,999 | 70 | 73 | 70 | 73 |
| \$400,000 - \$449,999 | 97 | 98 | 97 | 98 |
| \$450,000 - \$499,999 | 66 | 95 | 66 | 95 |
| \$500,000 - \$549,999 | 55 | 68 | 55 | 68 |
| \$550,000 - \$599,999 | 41 | 53 | 41 | 53 |
| \$600,000 - \$649,999 | 15 | 44 | 15 | 44 |
| \$650,000 - \$699,999 | 17 | 30 | 17 | 30 |
| \$700,000 - \$799,999 | 18 | 18 | 18 | 18 |
| \$800,000 - \$899,999 | 11 | 24 | 11 | 24 |
| \$900,000 - \$999,999 | 6 | 4 | 6 | 4 |
| \$1,000,000 - \$1,249,999 | 10 | 10 | 10 | 10 |
| \$1,250,000 - \$1,499,999 | 3 | 6 | 3 | 6 |
| \$1,500,000 - \$1,749,999 | 5 | 5 | 5 | 5 |
| \$1,750,000 - \$1,999,999 | - | 1 | - | 1 |
| \$2,000,000 - \$2,499,999 | 1 | 1 | 1 | 1 |
| \$2,500,000 - \$2,999,999 | - | 1 | - | 1 |
| \$3,000,000 - \$3,499,999 | 1 | 1 | 1 | 1 |
| \$3,500,000 - \$3,999,999 | - | - | - | - |
| \$4,000,000 + | - | - | - | - |
| | 466 | 584 | 466 | 584 |

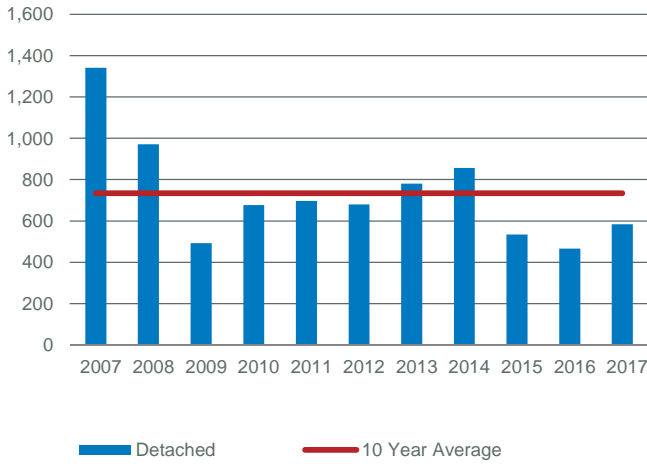
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

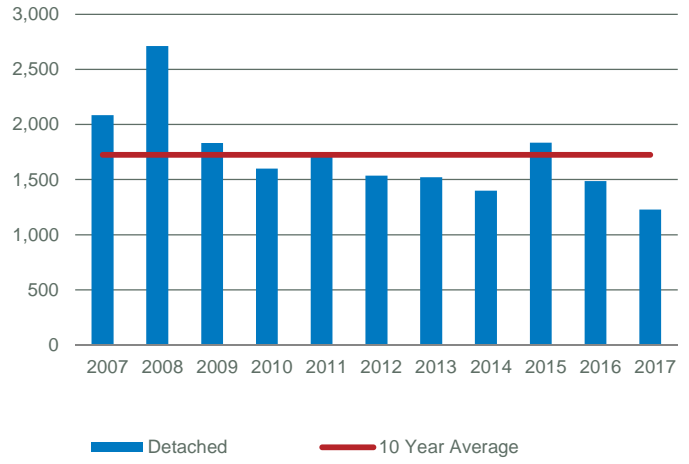
2017



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

2017



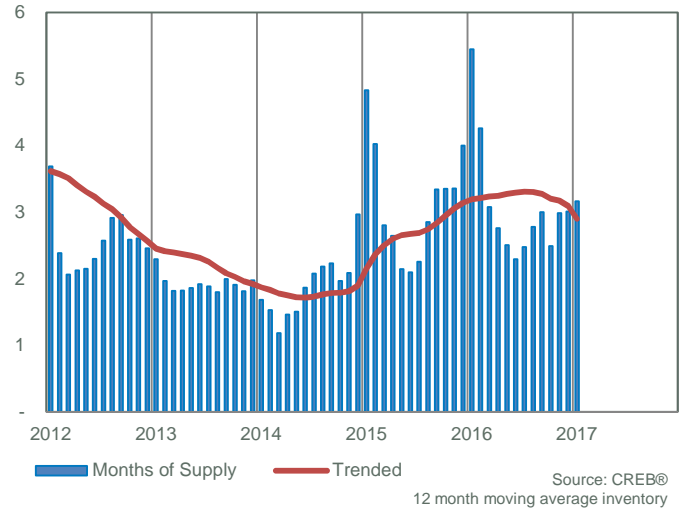
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



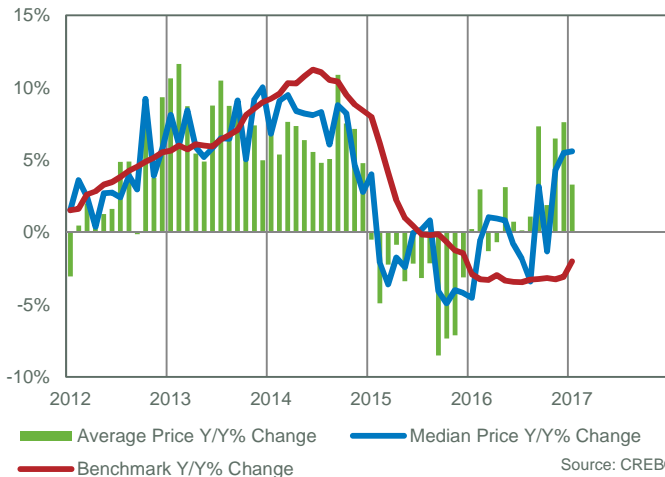
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



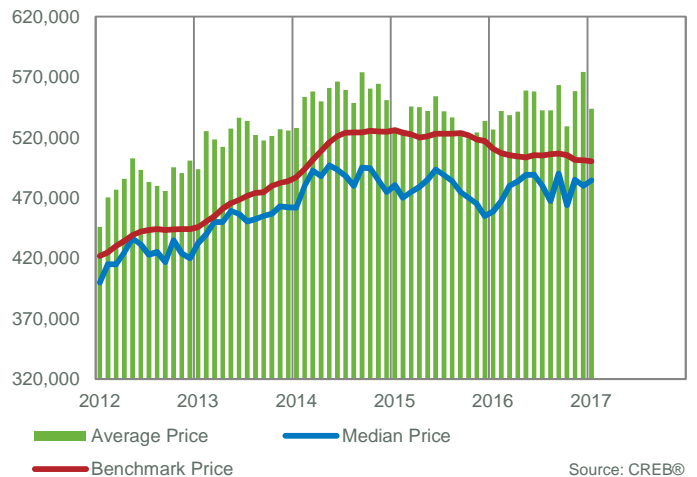
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

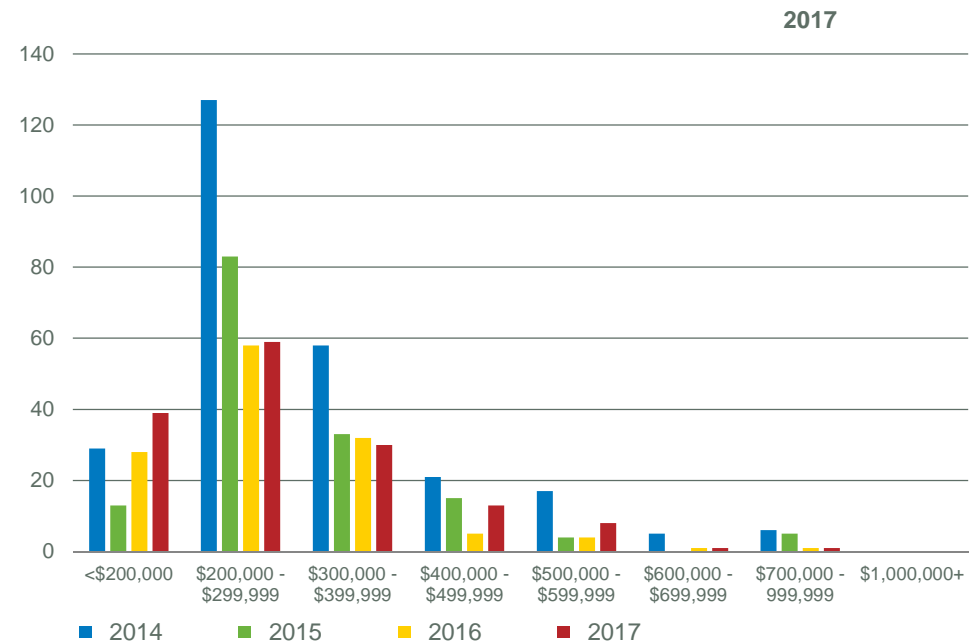


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2016 | | | | | | | | | | | | |
| Sales | 129 | 168 | 257 | 273 | 276 | 311 | 255 | 267 | 200 | 251 | 195 | 146 |
| New Listings | 598 | 637 | 680 | 666 | 685 | 605 | 618 | 616 | 637 | 508 | 455 | 240 |
| Inventory | 1,252 | 1,390 | 1,531 | 1,585 | 1,612 | 1,545 | 1,558 | 1,577 | 1,652 | 1,542 | 1,432 | 1,109 |
| Days on Market | 59 | 50 | 48 | 54 | 49 | 71 | 56 | 60 | 56 | 54 | 58 | 71 |
| Benchmark Price | 284,000 | 283,800 | 282,000 | 281,100 | 279,300 | 279,300 | 278,100 | 275,600 | 275,300 | 274,900 | 272,400 | 270,200 |
| 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 | 310,219 | 351,545 | 316,842 | 303,202 | 289,099 | 297,710 | 302,307 |
| Index | 193 | 192 | 191 | 191 | 189 | 189 | 189 | 187 | 187 | 186 | 185 | 183 |
| 2017 | | | | | | | | | | | | |
| Sales | 151 | | | | | | | | | | | |
| New Listings | 626 | | | | | | | | | | | |
| Inventory | 1,269 | | | | | | | | | | | |
| Days on Market | 68 | | | | | | | | | | | |
| Benchmark Price | 269,900 | | | | | | | | | | | |
| Median Price | 258,500 | | | | | | | | | | | |
| Average Price | 282,429 | | | | | | | | | | | |
| Index | 183 | | | | | | | | | | | |

| | Jan-16 | Jan-17 | 2016 | 2017 |
|----------------------------|--------|--------|------|------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | 28 | 39 | 28 | 39 |
| \$200,000 - \$299,999 | 58 | 59 | 58 | 59 |
| \$300,000 - \$349,999 | 20 | 20 | 20 | 20 |
| \$350,000 - \$399,999 | 12 | 10 | 12 | 10 |
| \$400,000 - \$449,999 | 3 | 9 | 3 | 9 |
| \$450,000 - \$499,999 | 2 | 4 | 2 | 4 |
| \$500,000 - \$549,999 | 3 | 7 | 3 | 7 |
| \$550,000 - \$599,999 | 1 | 1 | 1 | 1 |
| \$600,000 - \$649,999 | - | 1 | - | 1 |
| \$650,000 - \$699,999 | 1 | - | 1 | - |
| \$700,000 - \$799,999 | - | 1 | - | 1 |
| \$800,000 - \$899,999 | 1 | - | 1 | - |
| \$900,000 - \$999,999 | - | - | - | - |
| \$1,000,000 - \$1,249,999 | - | - | - | - |
| \$1,250,000 - \$1,499,999 | - | - | - | - |
| \$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 + | - | - | - | - |
| | 129 | 151 | 129 | 151 |

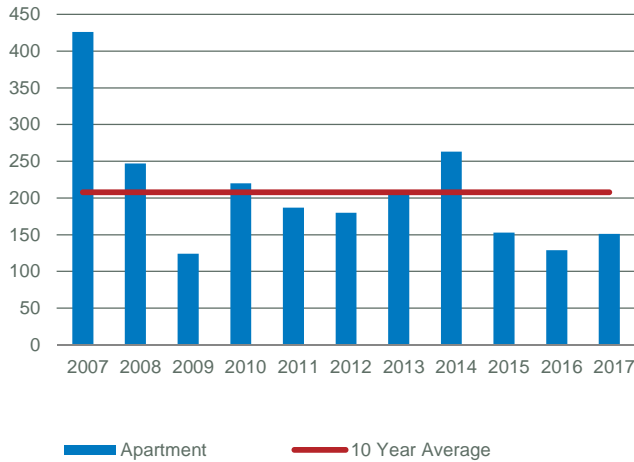
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

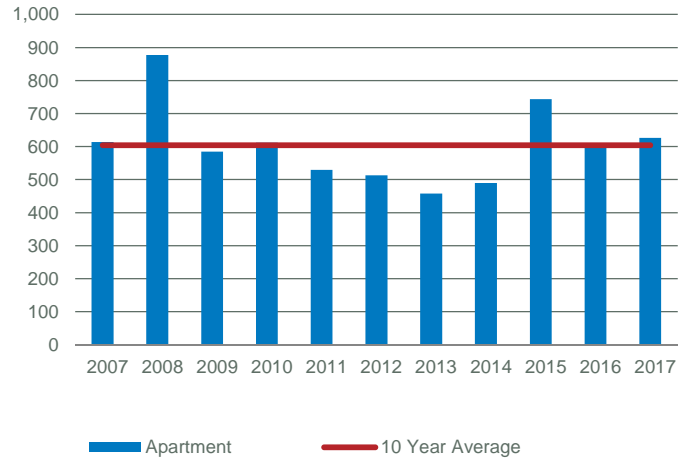
CITY OF CALGARY APARTMENT SALES

2017

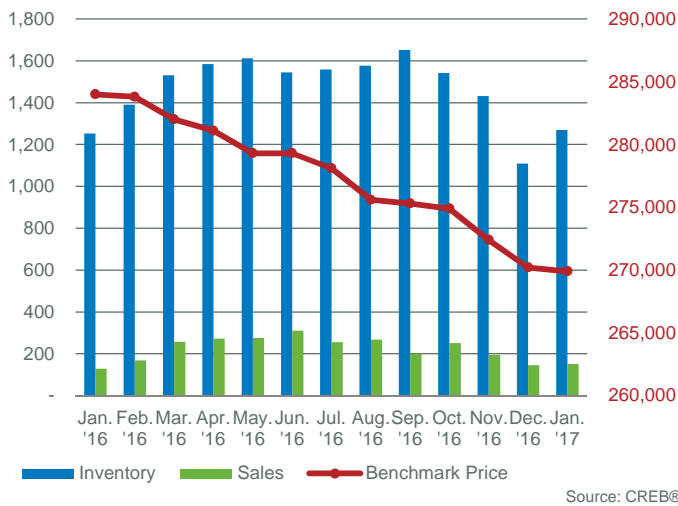


CITY OF CALGARY APARTMENT NEW LISTINGS

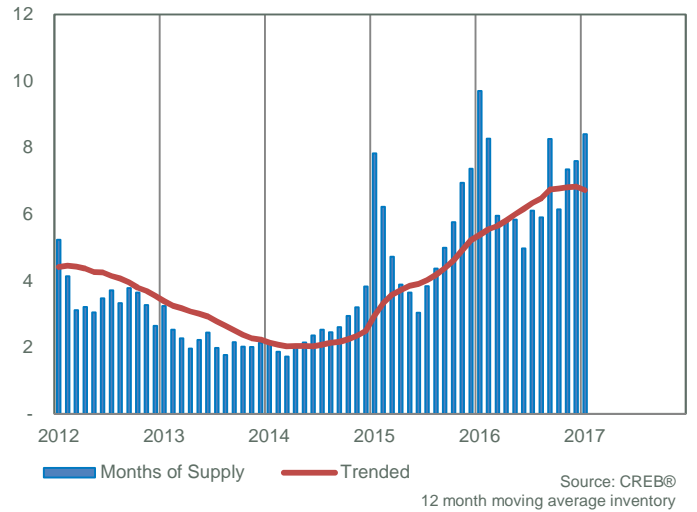
2017



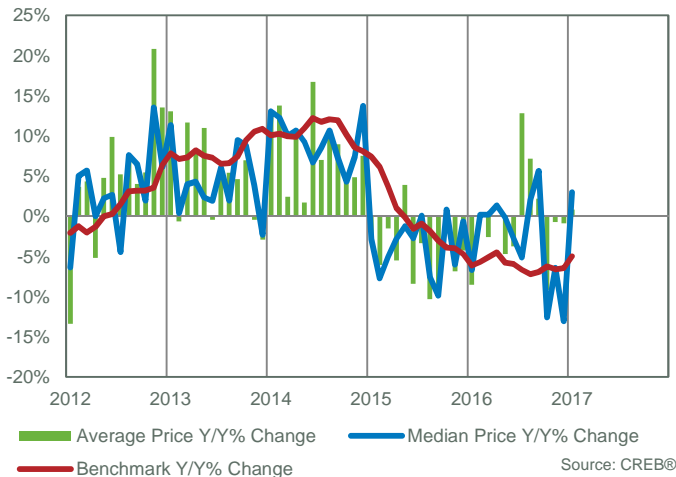
CITY OF CALGARY APARTMENT INVENTORY AND SALES



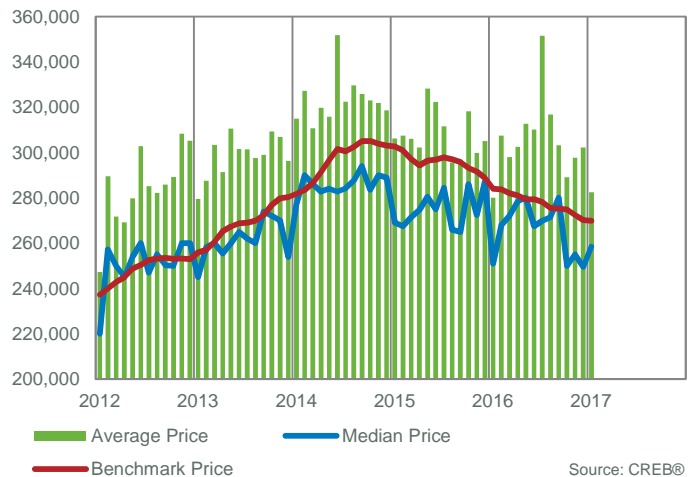
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



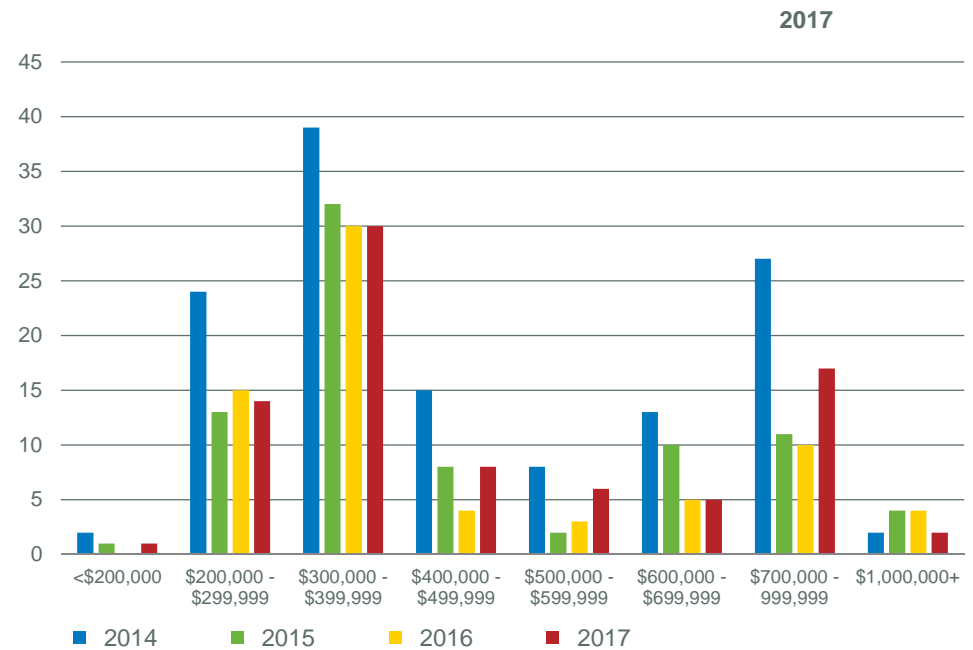
CITY OF CALGARY APARTMENT PRICES



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2016 | | | | | | | | | | | | |
| Sales | 71 | 110 | 144 | 174 | 190 | 185 | 180 | 138 | 156 | 166 | 113 | 95 |
| New Listings | 268 | 283 | 289 | 306 | 296 | 291 | 261 | 237 | 268 | 224 | 193 | 104 |
| Inventory | 501 | 552 | 579 | 586 | 544 | 533 | 521 | 503 | 509 | 480 | 457 | 370 |
| Days on Market | 44 | 47 | 37 | 50 | 41 | 46 | 45 | 47 | 50 | 41 | 60 | 60 |
| Benchmark Price | 390,200 | 386,900 | 385,600 | 383,600 | 383,100 | 385,600 | 385,200 | 387,100 | 386,500 | 386,500 | 384,800 | 385,400 |
| Median Price | 377,000 | 403,500 | 390,000 | 410,000 | 429,000 | 393,000 | 386,808 | 391,000 | 407,000 | 375,000 | 427,000 | 405,000 |
| Average Price | 478,679 | 492,823 | 465,481 | 490,701 | 506,419 | 490,257 | 497,568 | 482,981 | 481,140 | 469,476 | 500,030 | 510,914 |
| Index | 203 | 201 | 200 | 199 | 199 | 200 | 200 | 201 | 201 | 201 | 200 | 200 |
| 2017 | | | | | | | | | | | | |
| Sales | 83 | | | | | | | | | | | |
| New Listings | 202 | | | | | | | | | | | |
| Inventory | 383 | | | | | | | | | | | |
| Days on Market | 61 | | | | | | | | | | | |
| Benchmark Price | 384,600 | | | | | | | | | | | |
| Median Price | 375,000 | | | | | | | | | | | |
| Average Price | 482,059 | | | | | | | | | | | |
| Index | 200 | | | | | | | | | | | |

| | Jan-16 | Jan-17 | 2016 | 2017 |
|----------------------------|--------|--------|------|------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | - | 1 | - | 1 |
| \$200,000 - \$299,999 | 15 | 14 | 15 | 14 |
| \$300,000 - \$349,999 | 9 | 12 | 9 | 12 |
| \$350,000 - \$399,999 | 21 | 18 | 21 | 18 |
| \$400,000 - \$449,999 | 3 | 6 | 3 | 6 |
| \$450,000 - \$499,999 | 1 | 2 | 1 | 2 |
| \$500,000 - \$549,999 | 2 | 2 | 2 | 2 |
| \$550,000 - \$599,999 | 1 | 4 | 1 | 4 |
| \$600,000 - \$649,999 | 2 | 1 | 2 | 1 |
| \$650,000 - \$699,999 | 3 | 4 | 3 | 4 |
| \$700,000 - \$799,999 | 5 | 14 | 5 | 14 |
| \$800,000 - \$899,999 | 4 | 2 | 4 | 2 |
| \$900,000 - \$999,999 | 1 | 1 | 1 | 1 |
| \$1,000,000 - \$1,249,999 | 3 | 2 | 3 | 2 |
| \$1,250,000 - \$1,499,999 | 1 | - | 1 | - |
| \$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 + | - | - | - | - |
| | 71 | 83 | 71 | 83 |

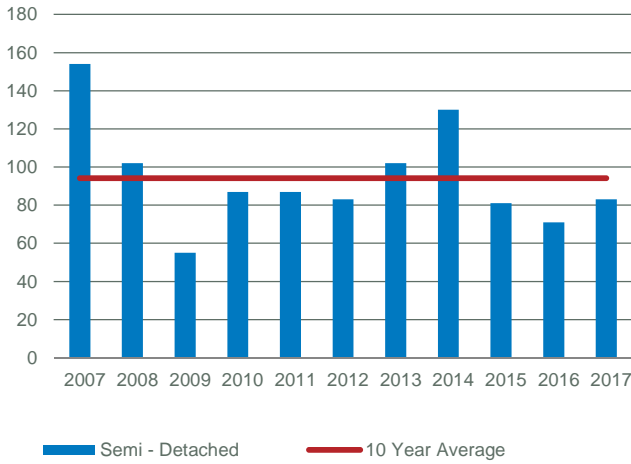
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

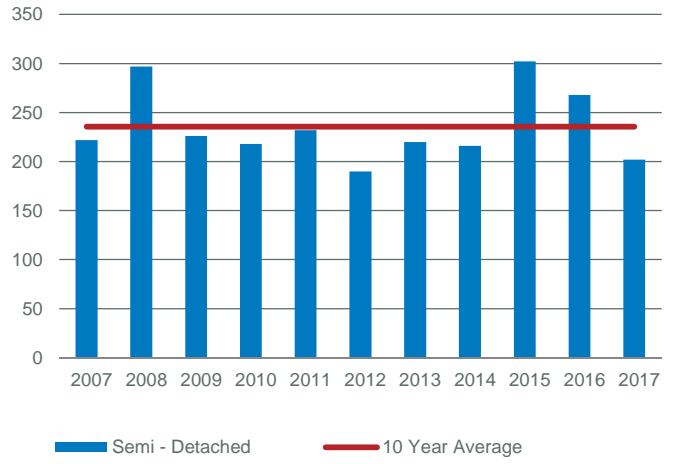
CITY OF CALGARY SEMI-DET. SALES

2017

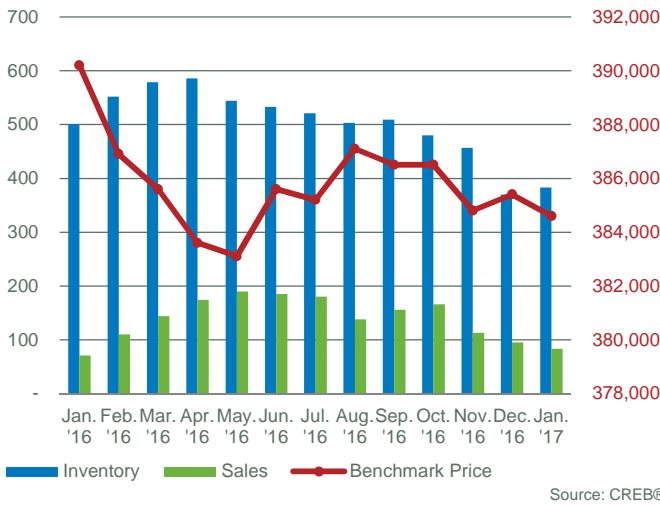


CITY OF CALGARY SEMI-DET. NEW LISTINGS

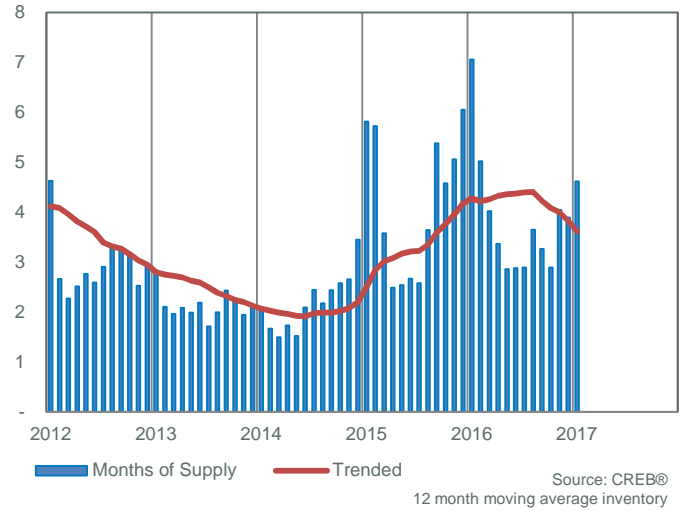
2017



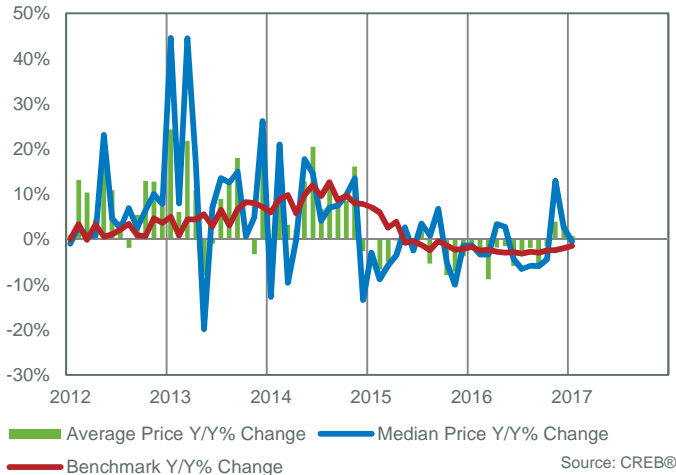
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



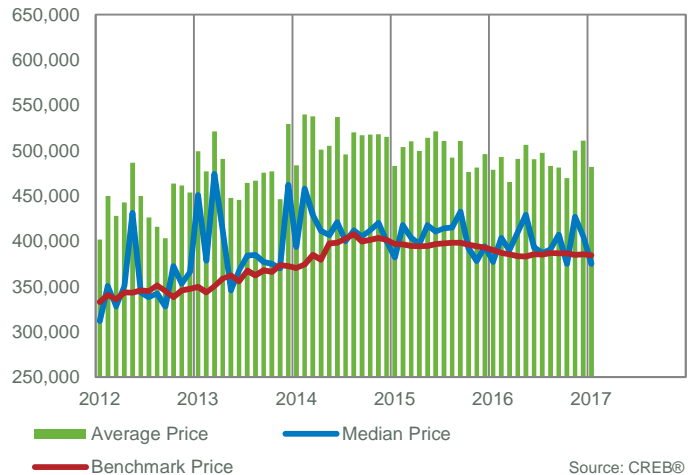
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



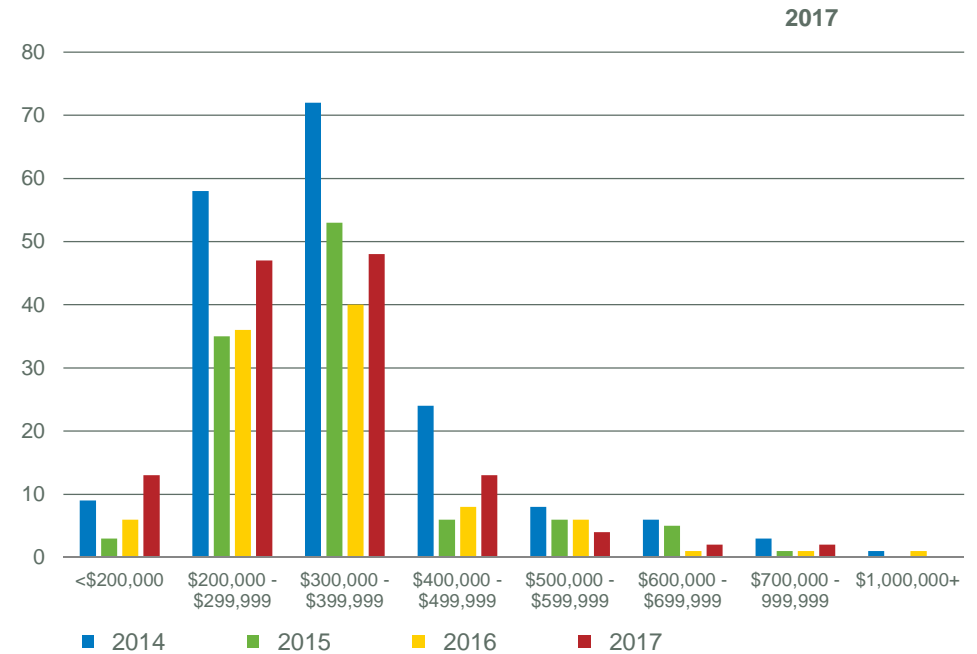
CITY OF CALGARY SEMI-DET. PRICES



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2016 | | | | | | | | | | | | |
| Sales | 99 | 159 | 184 | 185 | 241 | 251 | 200 | 182 | 182 | 199 | 143 | 120 |
| New Listings | 389 | 376 | 438 | 425 | 486 | 454 | 317 | 385 | 412 | 303 | 275 | 135 |
| Inventory | 733 | 788 | 899 | 942 | 981 | 985 | 886 | 871 | 890 | 835 | 771 | 572 |
| Days on Market | 51 | 52 | 49 | 47 | 50 | 51 | 55 | 55 | 53 | 56 | 58 | 58 |
| Benchmark Price | 323,800 | 321,200 | 318,500 | 314,800 | 313,200 | 310,800 | 310,300 | 310,000 | 311,100 | 308,100 | 309,400 | 307,900 |
| Median Price | 315,000 | 315,000 | 309,200 | 310,000 | 321,500 | 310,000 | 303,250 | 310,000 | 310,281 | 300,000 | 310,000 | 316,450 |
| Average Price | 344,407 | 340,232 | 327,900 | 325,976 | 347,743 | 328,382 | 328,610 | 330,122 | 326,450 | 318,519 | 331,669 | 336,254 |
| Index | 203 | 201 | 199 | 197 | 196 | 195 | 194 | 194 | 195 | 193 | 194 | 193 |
| 2017 | | | | | | | | | | | | |
| Sales | 129 | | | | | | | | | | | |
| New Listings | 329 | | | | | | | | | | | |
| Inventory | 610 | | | | | | | | | | | |
| Days on Market | 62 | | | | | | | | | | | |
| Benchmark Price | 307,100 | | | | | | | | | | | |
| Median Price | 305,000 | | | | | | | | | | | |
| Average Price | 322,832 | | | | | | | | | | | |
| Index | 192 | | | | | | | | | | | |

| | Jan-16 | Jan-17 | 2016 | 2017 |
|----------------------------|--------|--------|------|------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | 6 | 13 | 6 | 13 |
| \$200,000 - \$299,999 | 36 | 47 | 36 | 47 |
| \$300,000 - \$349,999 | 26 | 30 | 26 | 30 |
| \$350,000 - \$399,999 | 14 | 18 | 14 | 18 |
| \$400,000 - \$449,999 | 6 | 7 | 6 | 7 |
| \$450,000 - \$499,999 | 2 | 6 | 2 | 6 |
| \$500,000 - \$549,999 | 3 | 3 | 3 | 3 |
| \$550,000 - \$599,999 | 3 | 1 | 3 | 1 |
| \$600,000 - \$649,999 | - | 1 | - | 1 |
| \$650,000 - \$699,999 | 1 | 1 | 1 | 1 |
| \$700,000 - \$799,999 | 1 | - | 1 | - |
| \$800,000 - \$899,999 | - | 1 | - | 1 |
| \$900,000 - \$999,999 | - | 1 | - | 1 |
| \$1,000,000 - \$1,249,999 | - | - | - | - |
| \$1,250,000 - \$1,499,999 | - | - | - | - |
| \$1,500,000 - \$1,749,999 | 1 | - | 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 + | - | - | - | - |
| | 99 | 129 | 99 | 129 |

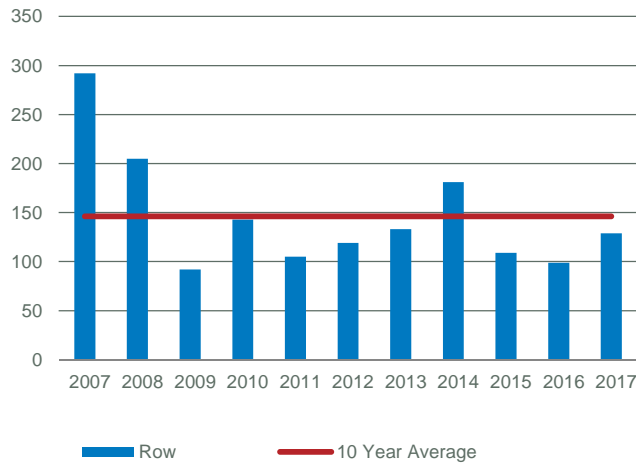
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

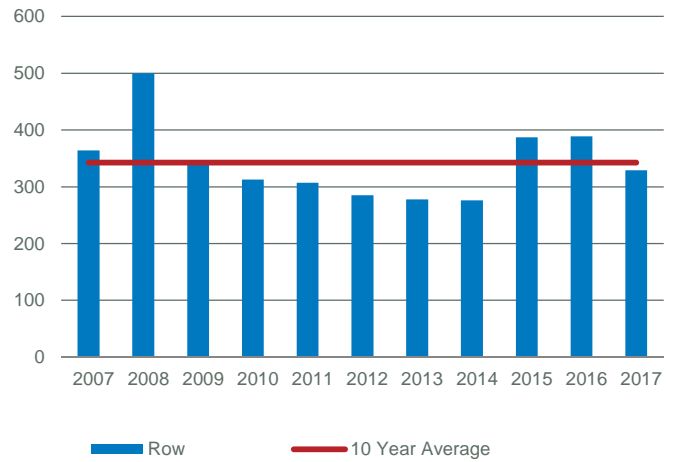
2017



Source: CREB®

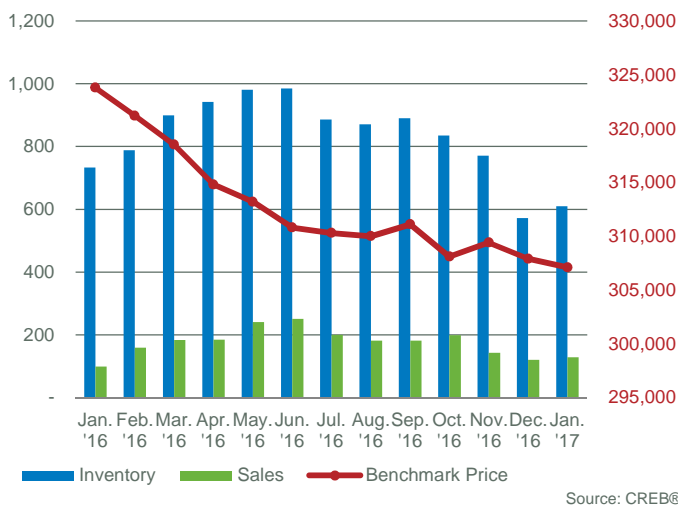
CITY OF CALGARY ROW NEW LISTINGS

2017



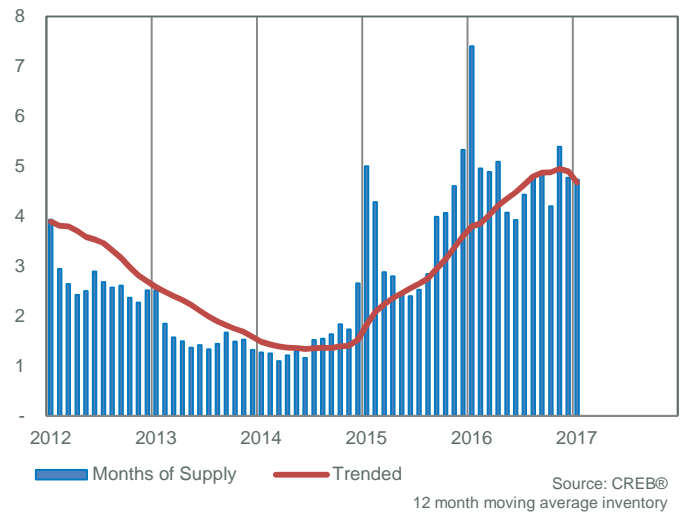
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



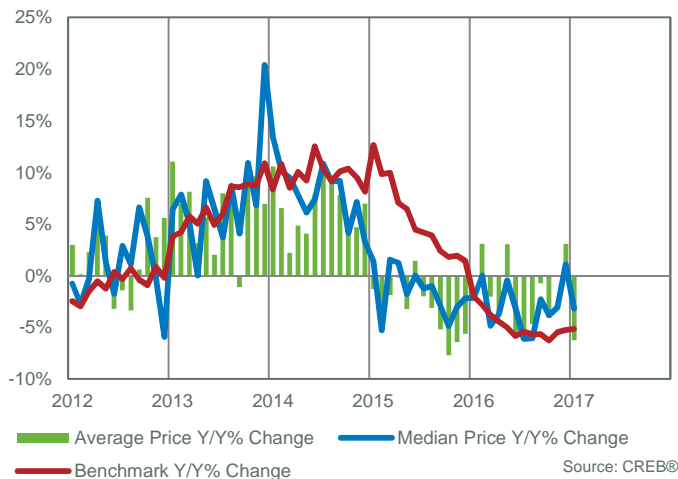
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



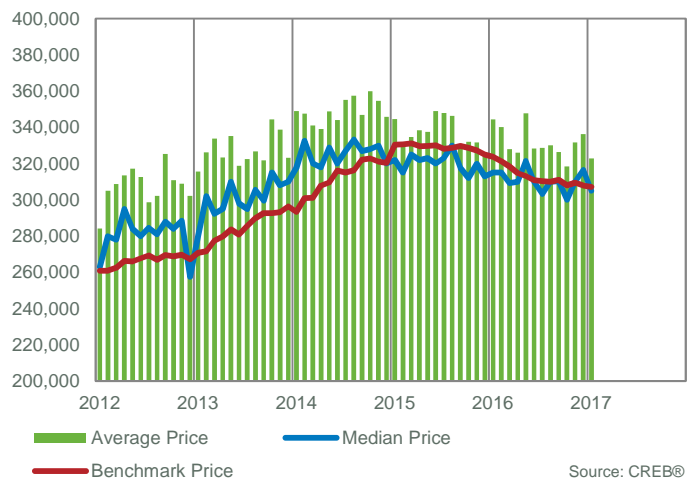
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

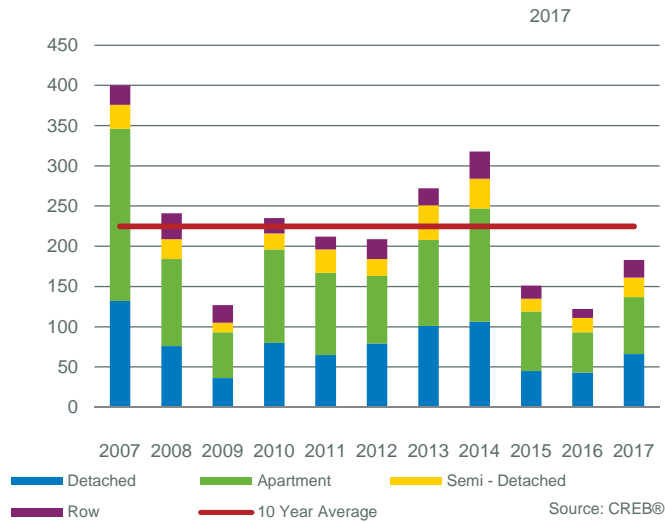
CITY OF CALGARY ROW PRICES



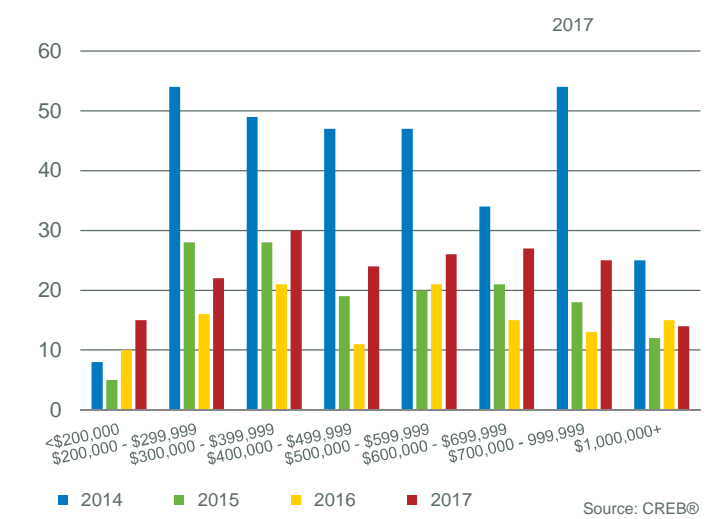
Source: CREB®

CITY CENTRE

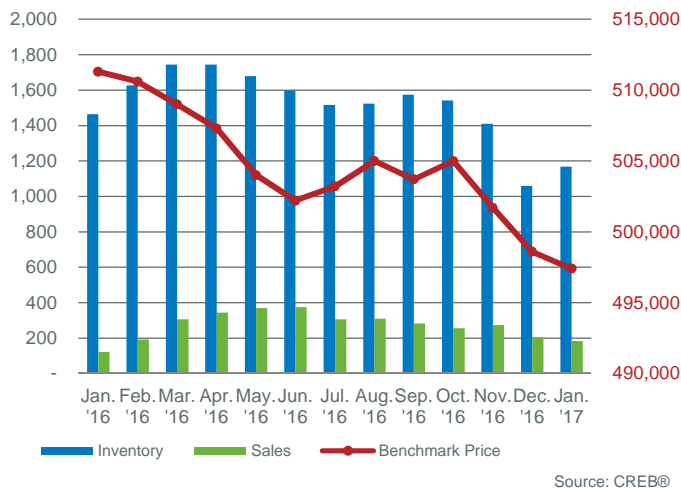
CITY CENTRE TOTAL SALES



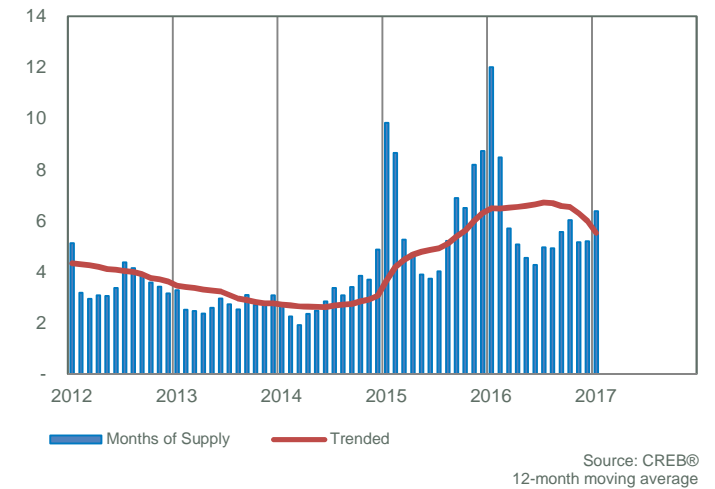
CITY CENTRE TOTAL SALES BY PRICE RANGE



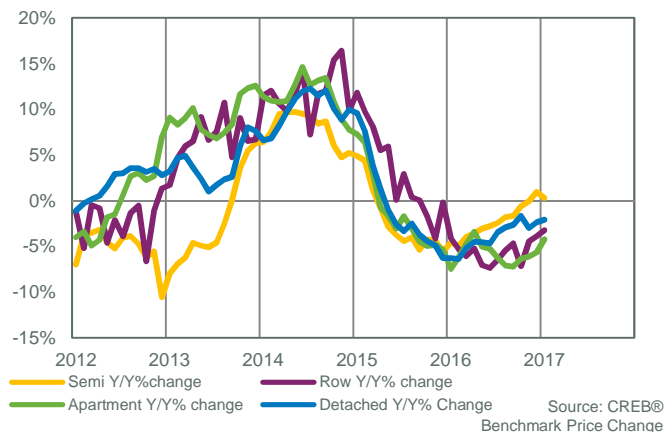
CITY CENTRE INVENTORY AND SALES



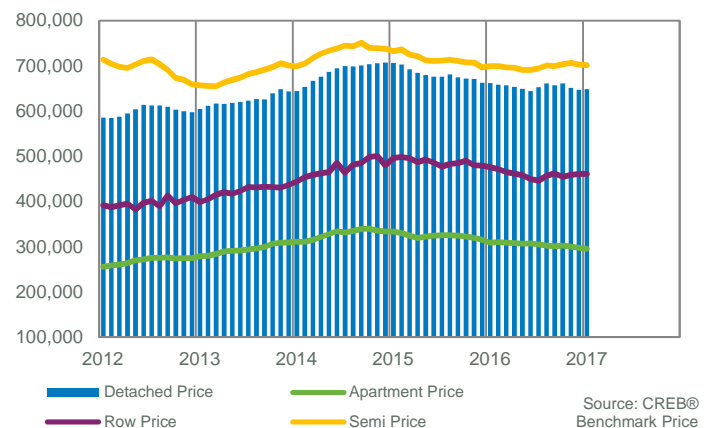
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

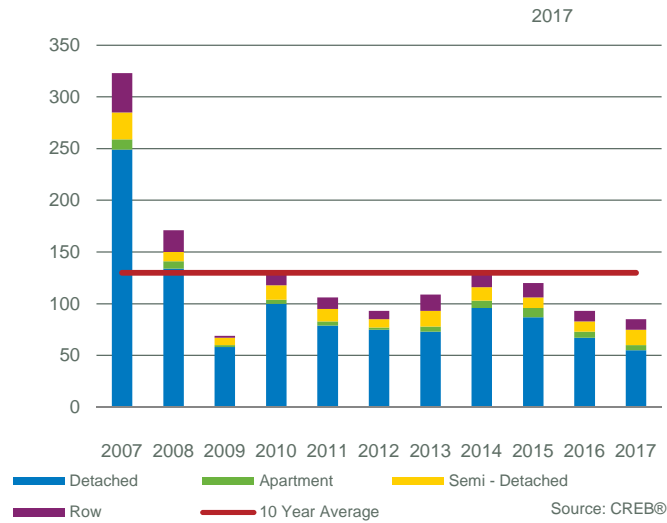


CITY CENTRE PRICES

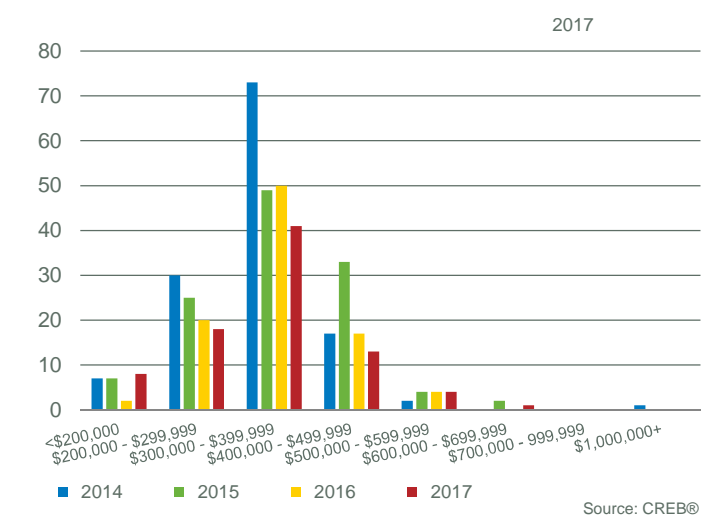


NORTHEAST

NORTHEAST TOTAL SALES



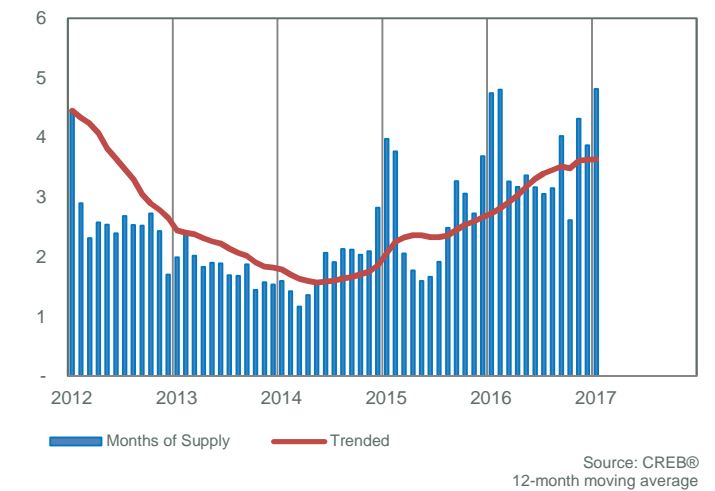
NORTHEAST TOTAL SALES BY PRICE RANGE



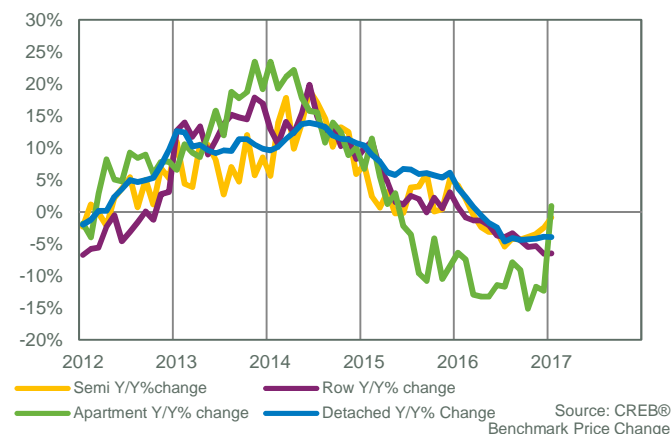
NORTHEAST INVENTORY AND SALES



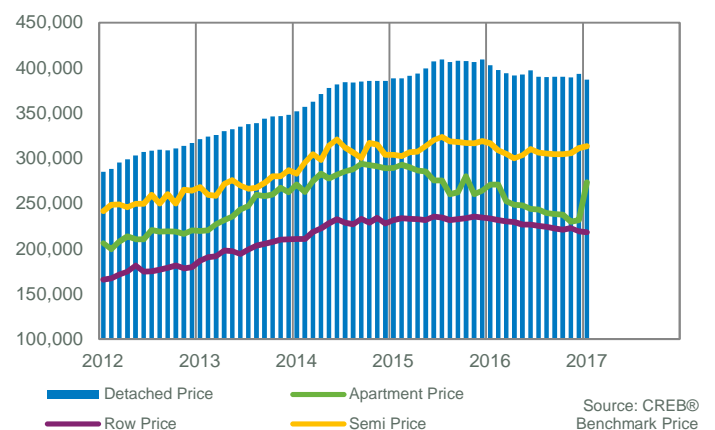
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

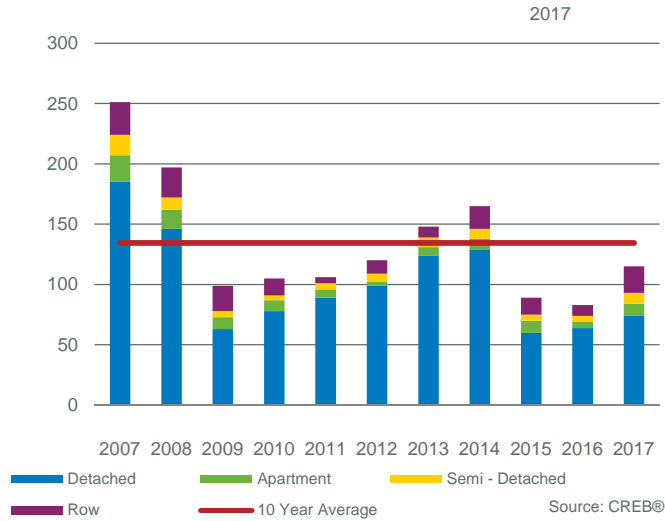


NORTHEAST PRICES

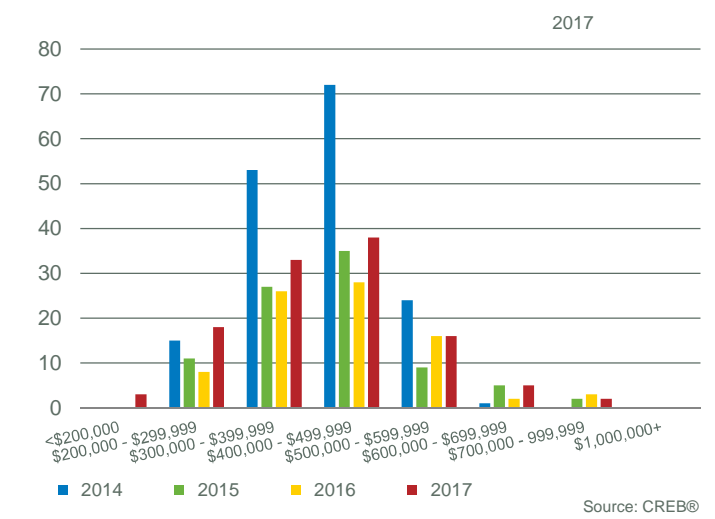


NORTH

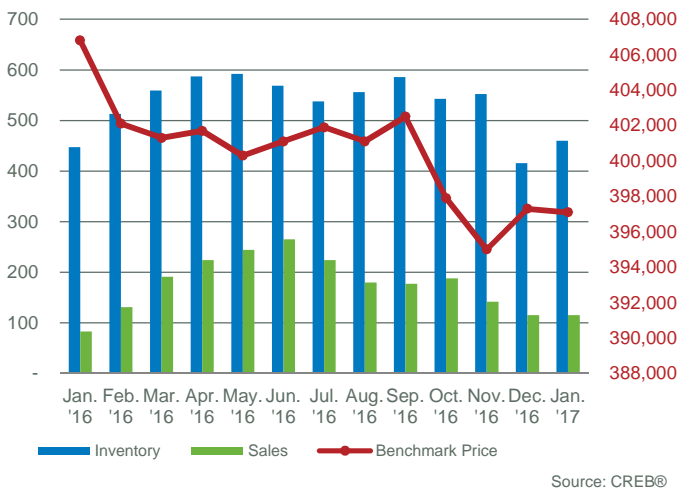
NORTH TOTAL SALES



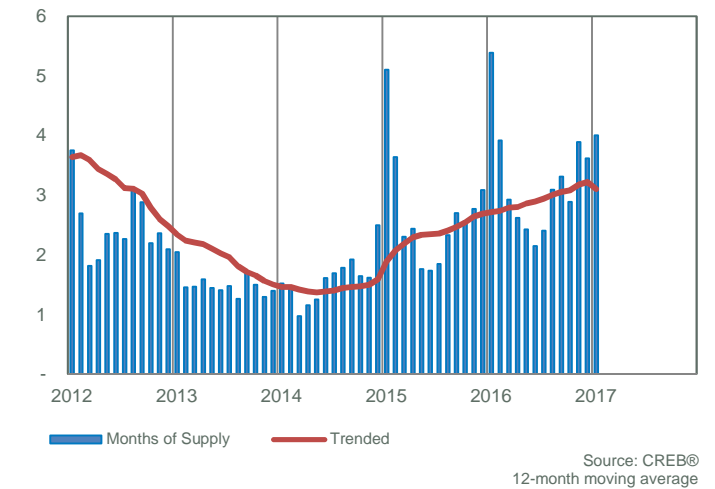
NORTH TOTAL SALES BY PRICE RANGE



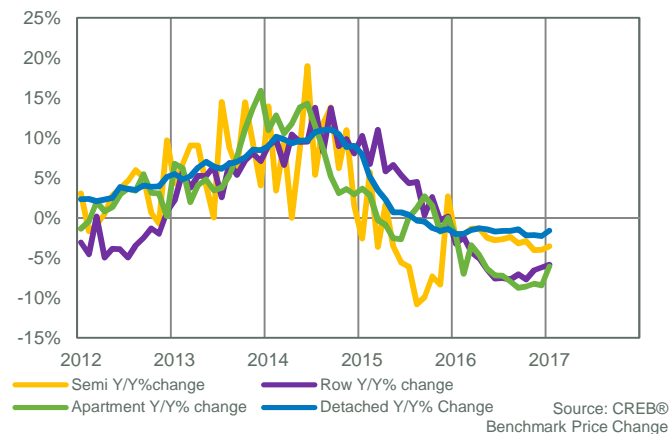
NORTH INVENTORY AND SALES



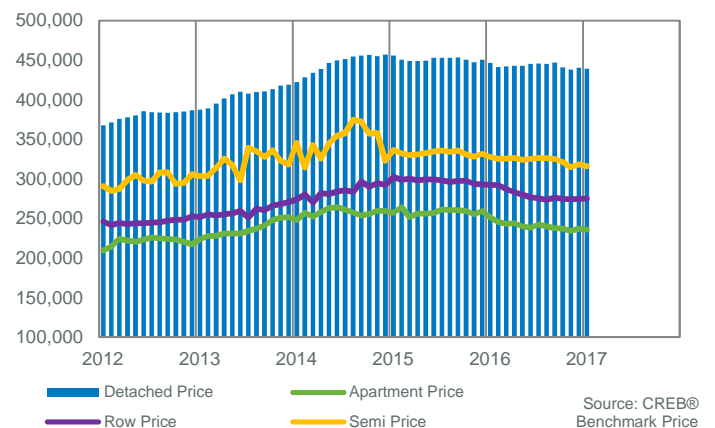
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

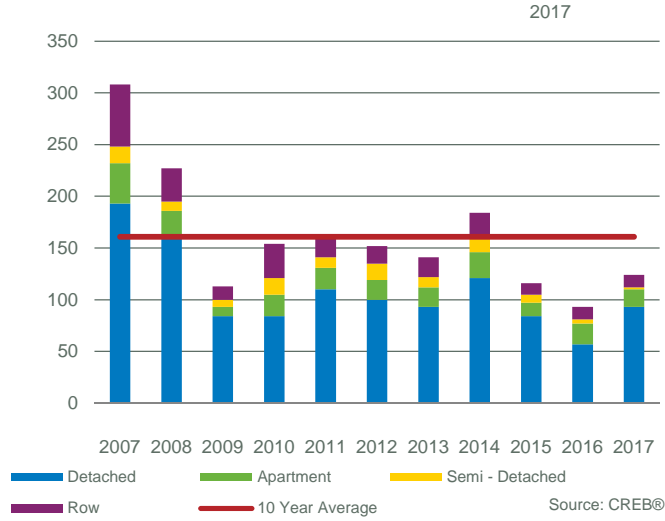


NORTH PRICES

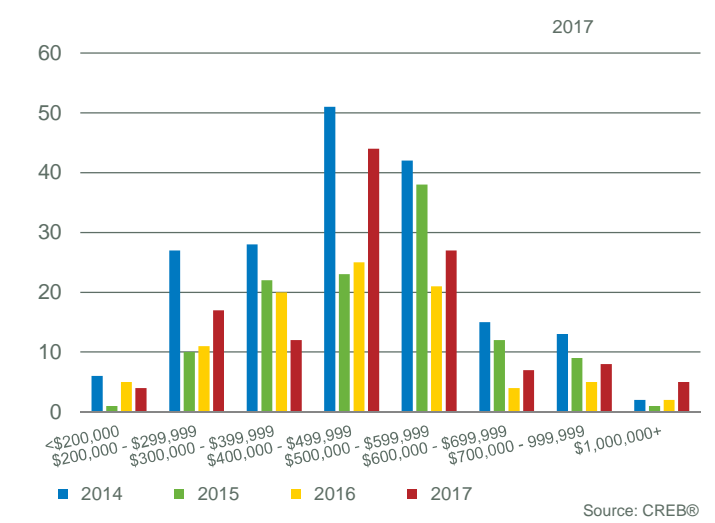


NORTHWEST

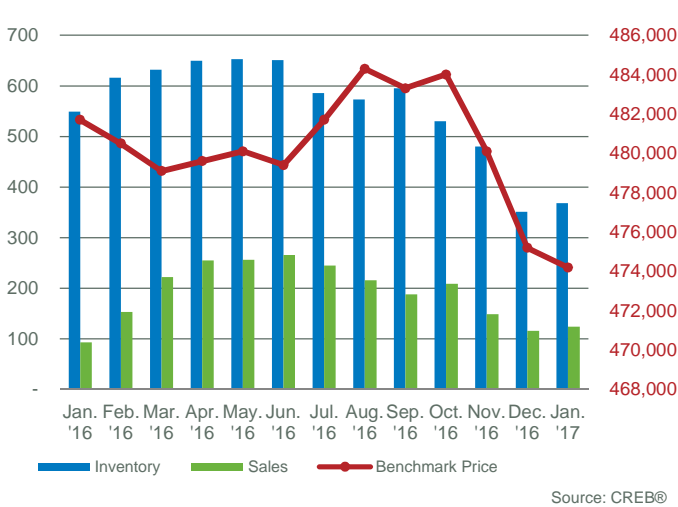
NORTHWEST TOTAL SALES



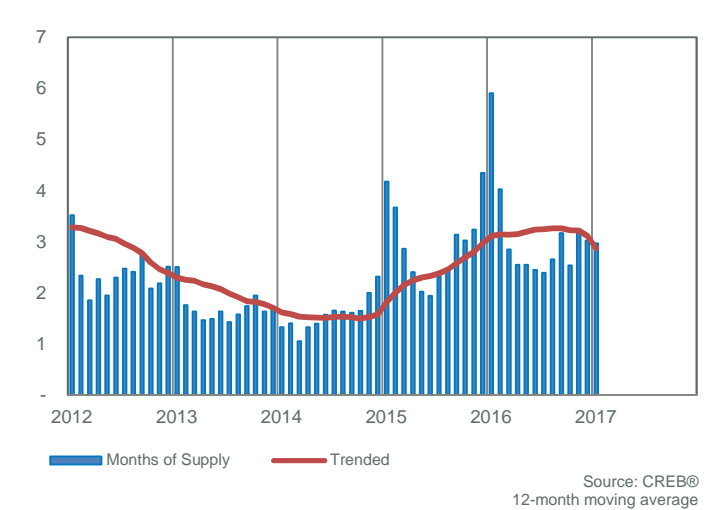
NORTHWEST TOTAL SALES BY PRICE RANGE



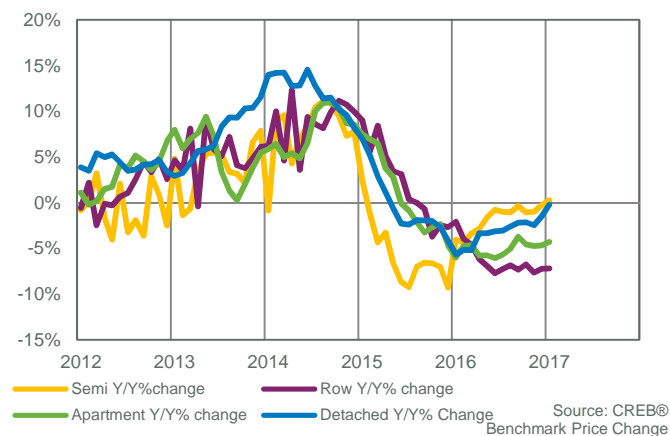
NORTHWEST INVENTORY AND SALES



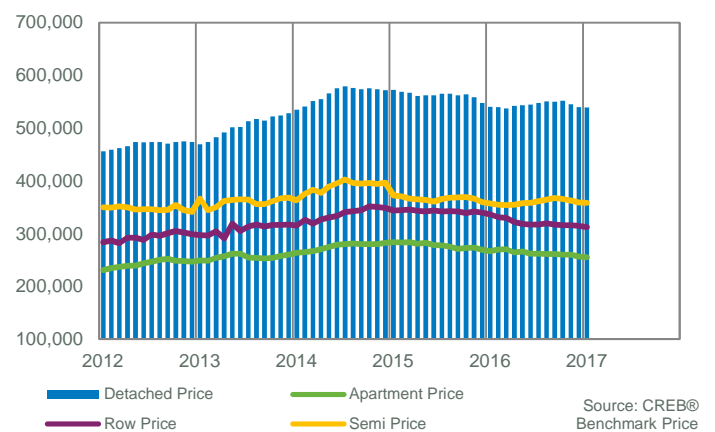
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

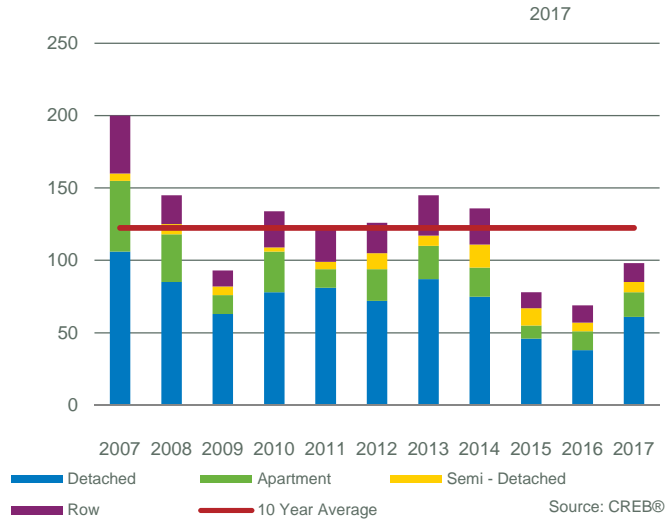


NORTHWEST PRICES

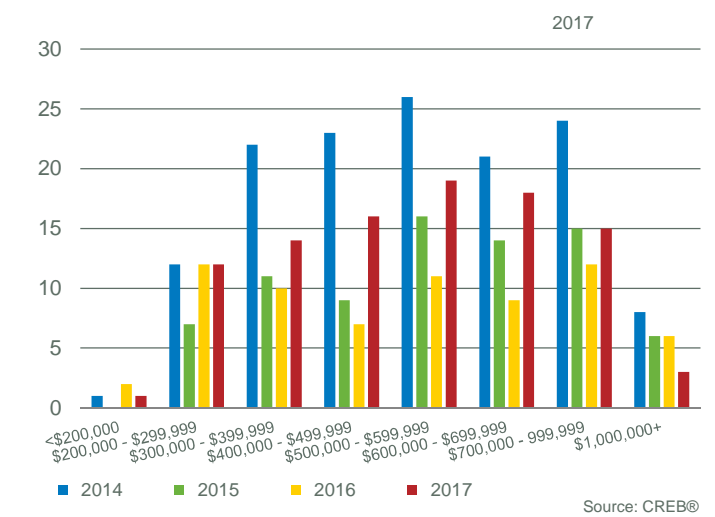


WEST

WEST TOTAL SALES



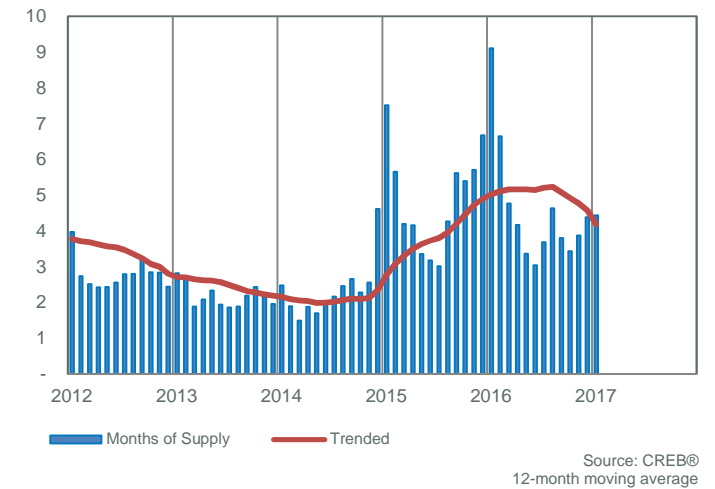
WEST TOTAL SALES BY PRICE RANGE



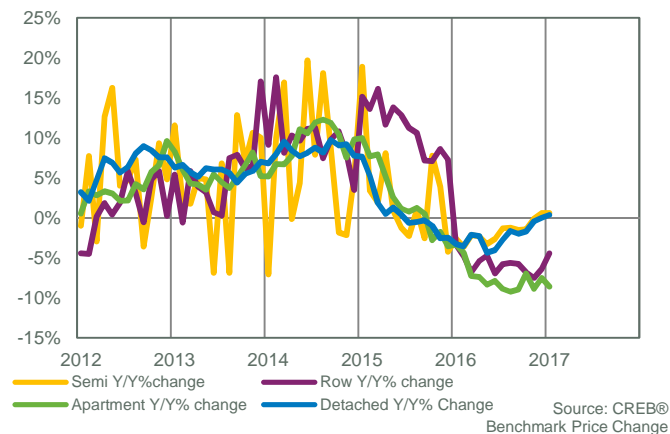
WEST INVENTORY AND SALES



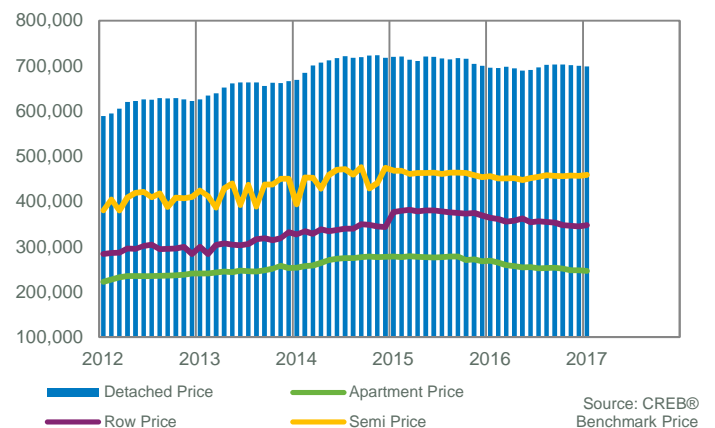
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

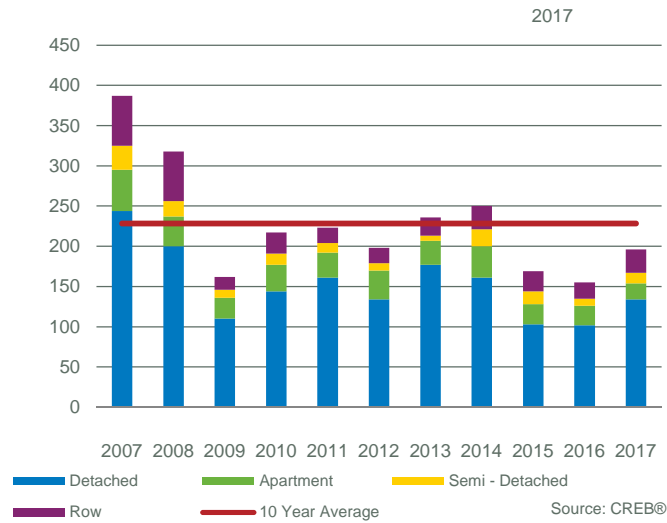


WEST PRICES

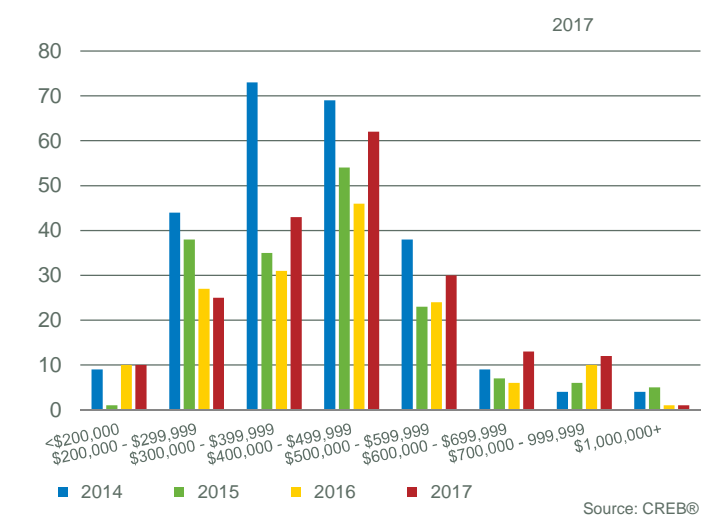


SOUTH

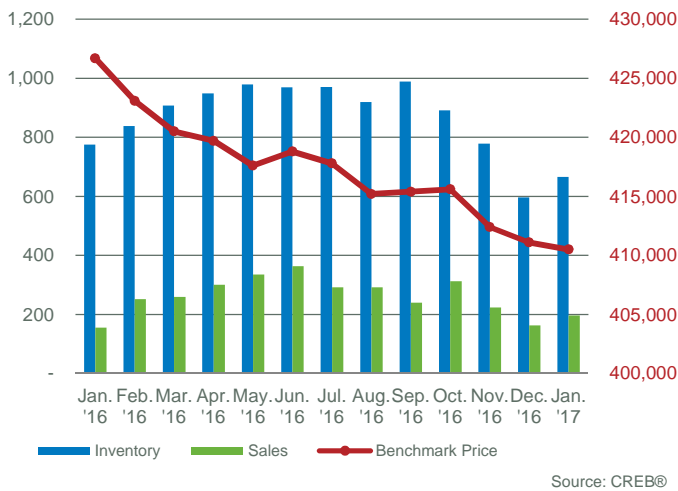
SOUTH TOTAL SALES



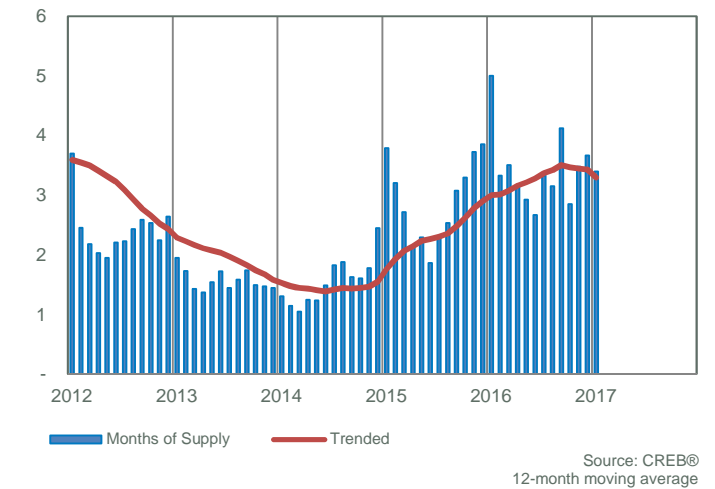
SOUTH TOTAL SALES BY PRICE RANGE



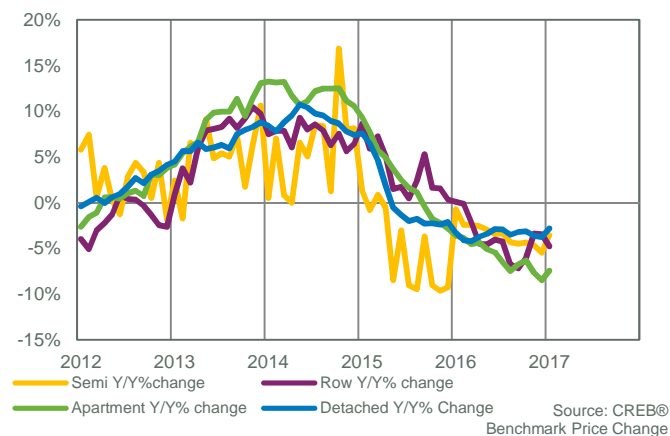
SOUTH INVENTORY AND SALES



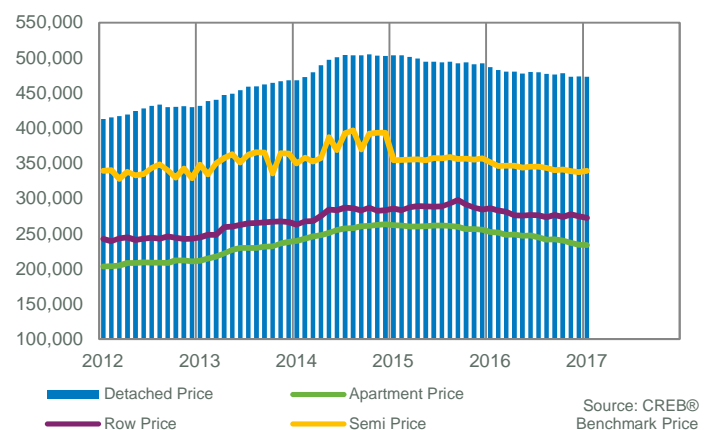
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

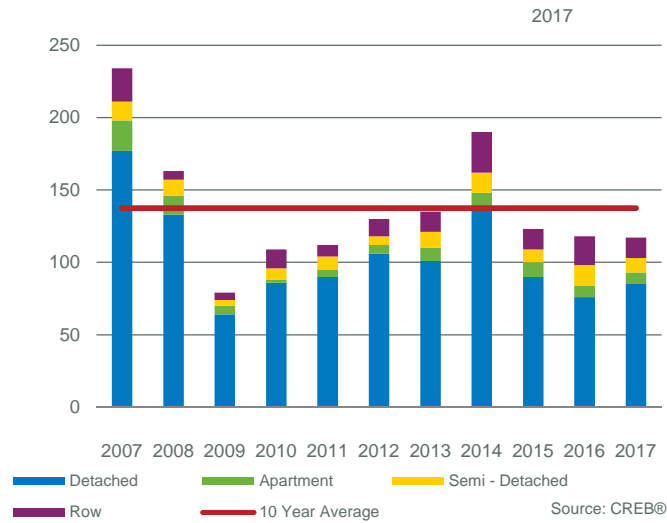


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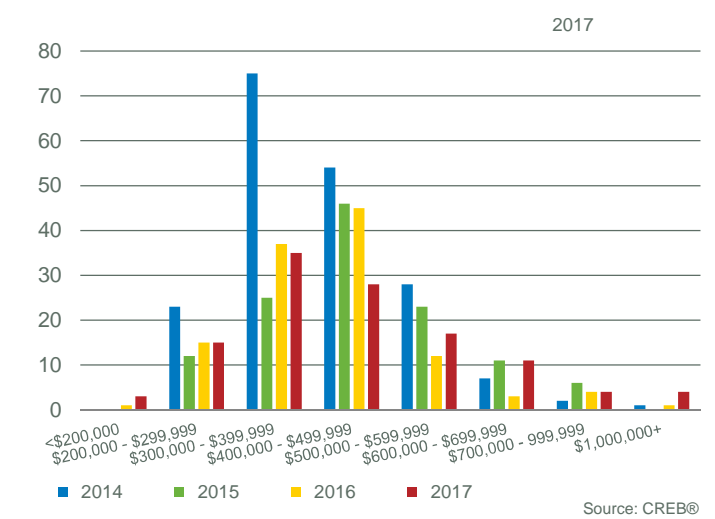


SOUTHEAST

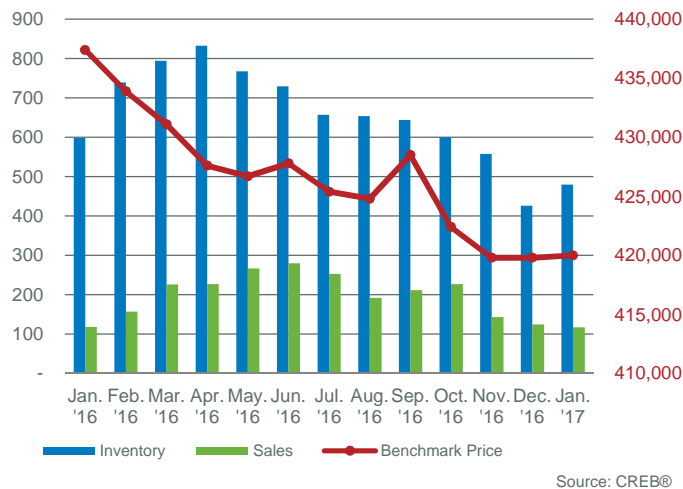
SOUTHEAST TOTAL SALES



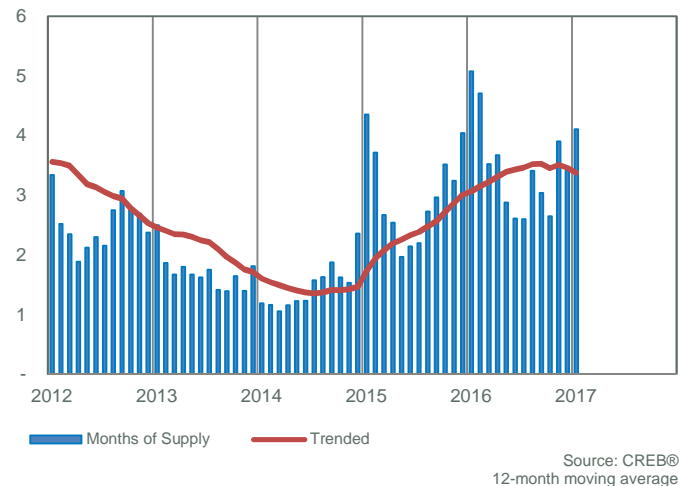
SOUTHEAST TOTAL SALES BY PRICE RANGE



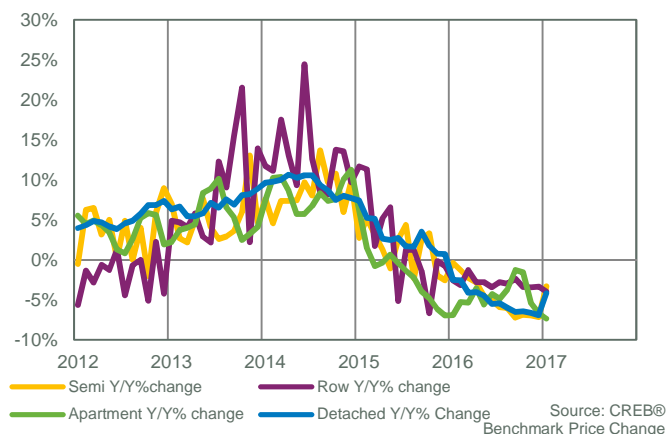
SOUTHEAST INVENTORY AND SALES



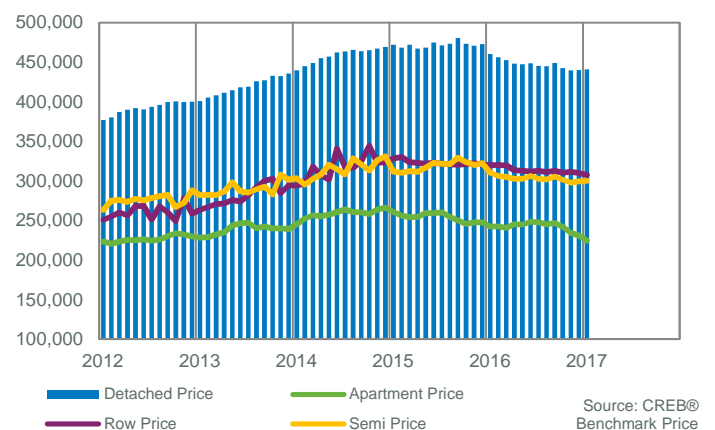
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

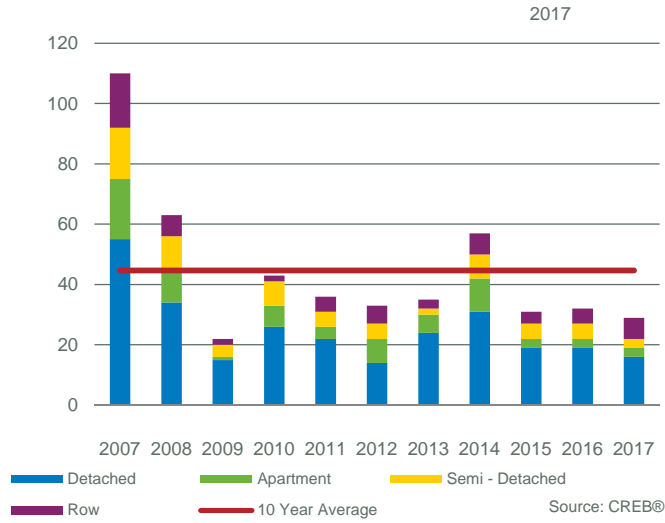


SOUTHEAST PRICES

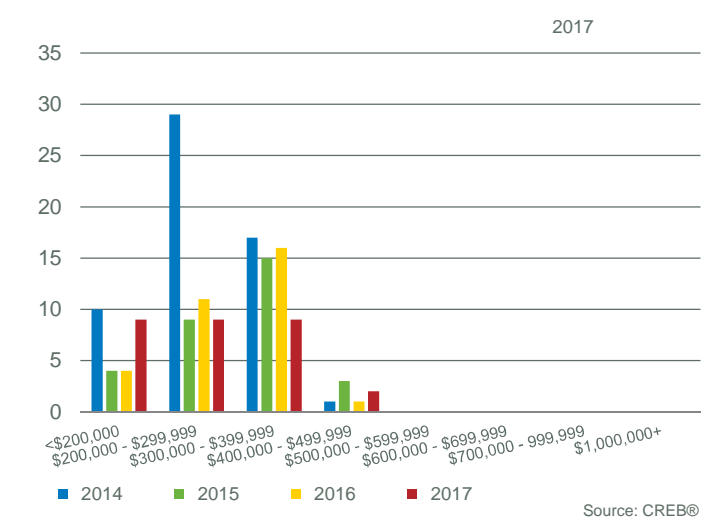


EAST

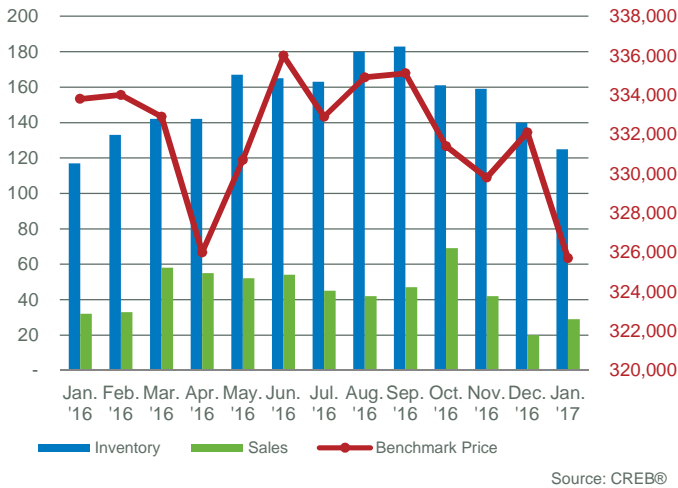
EAST TOTAL SALES



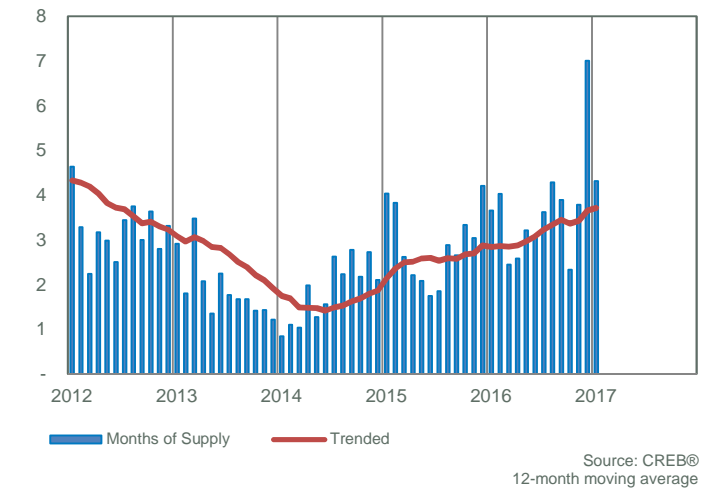
EAST TOTAL SALES BY PRICE RANGE



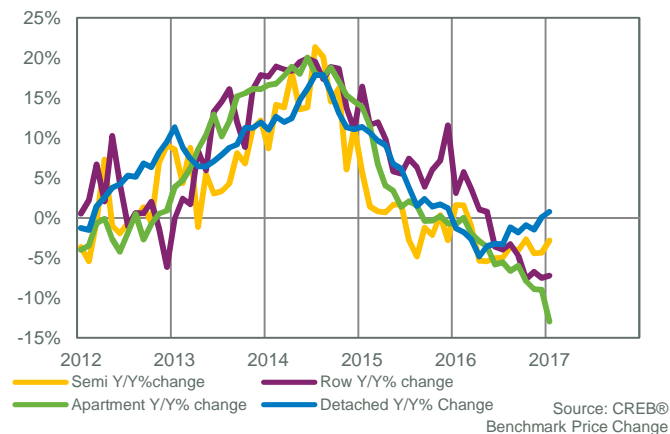
EAST INVENTORY AND SALES



EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES

