

A Bumpy Road to Recovery

Calgary housing market prices hold, but sales fall

City of Calgary, March 1, 2018 – Residential home sales declined in February, but a decline in new listings helped keep prices steady this month.

Sales totaled 1,094 units in February, 18 per cent below last year’s activity. Easing sales occurred across all property types this month, which outpaced the sales growth that occurred in January. After the first two months of the year, sales activity remains well below longer-term averages.

“Housing market conditions are still adjusting to rising lending rates and changes in lending requirements. This process is expected to be bumpy, with demand adjustments leading the changes,” said CREB® chief economist Ann-Marie Lurie.

“However, it is important to remember that it is early in the process and the impact on prices will ultimately be dependent on the supply response.”

A decline in new listings was not enough to prevent further gains in inventory levels, but it offset some of the impact of slower sales activity. In the detached sector, activity in the \$600,000 - \$999,999 range recorded the largest gains in supply relative to sales.

“This is a market where the fundamentals of a sound pricing strategy need to be understood by sellers. At the same time, savvy buyers typically have a clear understanding of how much of a mortgage they can get,” said CREB® president Tom Westcott.

“With all the recent changes, potential purchasers should be obtaining pre-approvals so they understand exactly what they can afford prior to making an offer on a home. It also provides them flexibility in this market.”

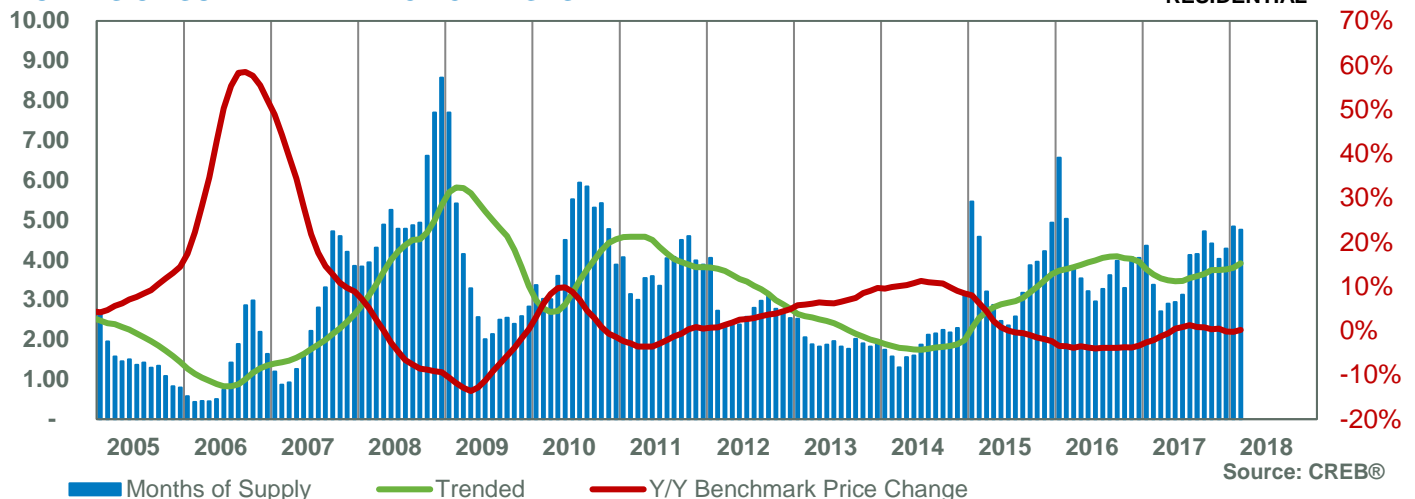
Citywide benchmark prices totaled \$434,300 in February, which is just above levels recorded last month, but comparable to last year’s levels. While year-over-year price growth remained relatively stable in both the detached and attached markets, apartment prices remained three per cent below last year’s levels.

HOUSING MARKET FACTS

- Year-to-date sales activity remained below long-term norms for all districts within the city, but year-over-year price adjustments ranged from over six per cent declines to four per cent gains, depending on district and property type.
- After the first two months of the year, detached sales totaled 1,240 units. This is 12 per cent below last year and 22 per cent below long-term averages. When considering supply levels in the market, conditions have remained relatively unchanged, as months of supply continues to sit just below four months. Detached benchmark prices this year have averaged \$501,100, similar to levels recorded last year.
- The apartment condominium market continues to remain oversupplied, with months of supply averaging nearly eight months so far this year, which is higher than the average of seven months recorded over the same time last year. Elevated supply levels are preventing any price recovery, as the benchmark price has averaged \$256,300 this year, three per cent below last year.
- Semi-detached and row product continue to demonstrate different levels of oversupply, impacting price recovery. Semi-detached prices have averaged \$417,300 so far this year, over one per cent higher than levels recorded last year. Meanwhile, row prices continue to ease and are averaging \$296,050 over the same time frame.

*See district map on last page.

MONTHS OF SUPPLY AND PRICE CHANGES



Feb. 2018

	Feb-17	Feb-18	Y/Y % Change	2017 YTD	2018 YTD	Y/Y % Change
DETACHED						
Total Sales	822	657	-20.07%	1,403	1,240	-11.62%
Total Sales Volume	\$458,397,567	\$378,042,639	-17.53%	\$775,540,554	\$696,332,962	-10.21%
New Listings	1,293	1,293	0.00%	2,521	2,581	2.38%
Inventory	1,995	2,456	23.11%	1,922	2,328	21.13%
Months of Supply	2.43	3.74	54.03%	2.74	3.75	37.05%
Sales to New Listings Ratio	63.57%	50.81%	-12.76%	55.65%	48.04%	-7.61%
Sales to List Price Ratio	97.35%	97.27%	-0.08%	97.30%	97.23%	-0.07%
Days on Market	42	45	8.38%	43	49	13.95%
Benchmark Price	\$499,200	\$502,800	0.72%	\$498,950	\$501,100	0.43%
Median Price	\$492,250	\$495,000	0.56%	\$490,000	\$484,125	-1.20%
Average Price	\$557,661	\$575,407	3.18%	\$552,773	\$561,559	1.59%
Index	205	206	0.73%	205	206	0.44%
APARTMENT						
Total Sales	235	197	-16.17%	386	342	-11.40%
Total Sales Volume	\$73,906,974	\$64,203,336	-13.13%	\$116,553,712	\$107,549,876	-7.73%
New Listings	583	542	-7.03%	1,206	1,129	-6.38%
Inventory	1,390	1,427	2.66%	1,328	1,358	2.26%
Months of Supply	5.91	7.24	22.46%	6.88	7.94	15.42%
Sales to New Listings Ratio	40.31%	36.35%	-3.96%	32.01%	30.29%	-1.71%
Sales to List Price Ratio	96.16%	95.92%	-0.24%	96.10%	96.13%	0.03%
Days on Market	66	68	1.87%	66	71	7.58%
Benchmark Price	\$264,300	\$256,400	-2.99%	\$264,650	\$256,300	-3.16%
Median Price	\$275,000	\$270,000	-1.82%	\$265,000	\$262,500	-0.94%
Average Price	\$314,498	\$325,905	3.63%	\$301,953	\$314,473	4.15%
Index	183	177	-3.01%	183	177	-3.17%
ATTACHED						
Total Sales	277	240	-13.36%	488	471	-3.48%
Total Sales Volume	\$109,064,256	\$97,284,838	-10.80%	\$190,135,382	\$185,201,810	-2.59%
New Listings	583	570	-2.23%	1,115	1,151	3.23%
Inventory	1,117	1,319	18.08%	1,057	1,235	16.85%
Months of Supply	4.03	5.50	36.29%	4.33	5.24	21.07%
Sales to New Listings Ratio	47.51%	42.11%	-5.41%	43.77%	40.92%	-2.85%
Sales to List Price Ratio	97.05%	97.45%	0.40%	96.88%	97.21%	0.33%
Days on Market	50	55	9.76%	55	60	9.09%
Benchmark Price	\$328,000	\$328,200	0.06%	\$328,550	\$328,100	-0.14%
Median Price	\$342,500	\$332,450	-2.93%	\$339,950	\$326,000	-4.10%
Average Price	\$393,734	\$405,353	2.95%	\$389,622	\$393,210	0.92%
Index	194	194	0.05%	194	194	-0.13%
CITY OF CALGARY						
Total Sales	1,334	1,094	-17.99%	2,277	2,053	-9.84%
Total Sales Volume	\$641,368,798	\$539,530,813	-15.88%	\$1,082,229,648	\$989,084,648	-8.61%
New Listings	2,459	2,405	-2.20%	4,842	4,861	0.39%
Inventory	4,502	5,202	15.55%	4,306	4,920	14.26%
Months of Supply	3.37	4.76	40.90%	3.78	4.79	26.73%
Sales to New Listings Ratio	54.25%	45.49%	-8.76%	47.03%	42.23%	-4.79%
Sales to List Price Ratio	97.16%	97.14%	-0.02%	97.10%	97.11%	0.01%
Days on Market	48	51	7.53%	49	55	12.24%
Benchmark Price	\$433,400	\$434,300	0.21%	\$433,400	\$433,300	-0.02%
Median Price	\$428,000	\$425,000	-0.70%	\$426,000	\$420,000	-1.41%
Average Price	\$480,786	\$493,173	2.58%	\$475,288	\$481,775	1.37%
Index	200	200	0.20%	200	200	-0.03%

For a list of definitions, see page 26.

Feb. 2018

	Feb-17	Feb-18	Y/Y % Change	2017 YTD	2018 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	126	107	-15.08%	209	207	-0.96%
Total Sales Volume	\$60,205,992	\$54,197,613	-9.98%	\$100,216,848	\$100,913,504	0.70%
Share of Sales with Condo Title	14.29%	17.76%	3.47%	13.17%	17.38%	4.21%
New Listings	236	251	6.36%	435	487	11.95%
Inventory	436	540	23.85%	406	496	22.04%
Months of Supply	3.46	5.05	45.85%	3.89	4.79	23.22%
Sales to New Listings Ratio	53.39%	42.63%	-10.76%	48.05%	42.51%	-5.54%
Sales to List Price Ratio	97.07%	97.76%	0.69%	96.83%	97.55%	0.72%
Days on Market	53	48	-10.41%	55	55	0.00%
Benchmark Price	\$418,600	\$418,800	0.05%	\$412,700	\$417,300	1.11%
Median Price	\$386,858	\$402,130	3.95%	\$385,000	\$395,000	2.60%
Average Price	\$477,825	\$506,520	6.01%	\$479,506	\$487,505	1.67%
Index	210	210	0.05%	207	209	1.11%
CITY OF CALGARY ROW						
Total Sales	151	133	-11.92%	279	264	-5.38%
Total Sales Volume	\$48,858,265	\$43,087,225	-11.81%	\$89,918,534	\$84,288,306	-6.26%
Share of Sales with Condo Title	94.04%	91.73%	-2.31%	95.46%	91.67%	-3.79%
New Listings	347	319	-8.07%	680	664	-2.35%
Inventory	681	779	14.39%	651	739	13.60%
Months of Supply	4.51	5.86	29.87%	4.66	5.60	20.06%
Sales to New Listings Ratio	43.52%	41.69%	-1.82%	41.03%	39.76%	-1.27%
Sales to List Price Ratio	97.03%	97.06%	0.03%	96.93%	96.81%	-0.12%
Days on Market	48	62	27.83%	54	65	20.37%
Benchmark Price	\$291,600	\$295,400	1.30%	\$297,100	\$296,050	-0.35%
Median Price	\$311,000	\$300,000	-3.54%	\$309,000	\$296,750	-3.96%
Average Price	\$323,565	\$323,964	0.12%	\$322,289	\$319,274	-0.94%
Index	183	185	1.31%	186	186	-0.35%
CITY OF CALGARY ATTACHED						
Total Sales	277	240	-13.36%	488	471	-3.48%
Total Sales Volume	\$109,064,256	\$97,284,838	-10.80%	\$190,135,382	\$185,201,810	-2.59%
Share of Sales with Condo Title	57.76%	58.75%	1.71%	60.63%	59.03%	-2.65%
New Listings	583	570	-2.23%	1,115	1,151	3.23%
Inventory	1,117	1,319	18.08%	1,057	1,235	16.85%
Months of Supply	4.03	5.50	36.29%	4.33	5.24	21.07%
Sales to New Listings Ratio	47.51%	42.11%	-5.41%	43.77%	40.92%	-2.85%
Sales to List Price Ratio	97.05%	97.45%	0.40%	96.88%	97.21%	0.33%
Days on Market	50	55	9.76%	55	60	9.09%
Benchmark Price	\$328,000	\$328,200	0.06%	\$328,550	\$328,100	-0.14%
Median Price	\$342,500	\$332,450	-2.93%	\$339,950	\$326,000	-4.10%
Average Price	\$393,734	\$405,353	2.95%	\$389,622	\$393,210	0.92%
Index	194	194	0.05%	194	194	-0.13%

For a list of definitions, see page 26.

February 2018	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	73	157	46.50%	337	4.62	\$696,700	4.44%	1.53%
North East	66	146	45.21%	319	4.83	\$375,400	-2.24%	-0.40%
North	97	191	50.79%	379	3.91	\$433,400	-0.73%	1.12%
North West	82	160	51.25%	276	3.37	\$543,000	0.24%	0.87%
West	78	151	51.66%	271	3.47	\$732,100	3.79%	0.67%
South	137	243	56.38%	445	3.25	\$473,500	0.51%	0.42%
South East	112	221	50.68%	354	3.16	\$447,700	0.72%	0.81%
East	12	26	46.15%	75	6.25	\$348,800	-1.11%	0.23%
TOTAL CITY	657	1,293	50.81%	2,456	3.74	\$502,800	0.72%	0.68%
Apartment								
City Centre	101	275	36.73%	730	7.23	\$284,800	-2.20%	0.11%
North East	7	22	31.82%	71	10.14	\$221,600	-6.26%	-2.72%
North	5	33	15.15%	88	17.60	\$219,500	0.60%	2.38%
North West	20	36	55.56%	107	5.35	\$234,700	-3.57%	1.08%
West	20	63	31.75%	135	6.75	\$242,300	-3.47%	-1.42%
South	25	66	37.88%	158	6.32	\$225,100	-4.17%	-0.13%
South East	16	40	40.00%	103	6.44	\$236,800	-3.97%	1.94%
East	3	8	37.50%	35	11.67	\$185,400	-7.85%	-2.52%
TOTAL CITY	197	542	36.35%	1,427	7.24	\$256,400	-2.99%	0.08%
Semi-detached								
City Centre	34	97	35.05%	222	6.53	\$773,900	2.00%	1.04%
North East	14	28	50.00%	60	4.29	\$301,000	8.08%	-0.33%
North	11	24	45.83%	34	3.09	\$317,000	-0.53%	1.47%
North West	19	29	65.52%	52	2.74	\$388,900	-2.68%	0.15%
West	10	25	40.00%	60	6.00	\$517,300	1.73%	0.31%
South	3	26	11.54%	57	19.00	\$340,000	9.85%	0.86%
South East	11	16	68.75%	28	2.55	\$317,900	-3.11%	0.98%
East	5	6	83.33%	27	5.40	\$292,800	-0.78%	-0.37%
TOTAL CITY	107	251	42.63%	540	5.05	\$418,800	0.05%	0.72%
Row								
City Centre	19	68	27.94%	157	8.26	\$465,800	1.39%	-1.00%
North East	13	36	36.11%	97	7.46	\$198,900	-4.70%	-1.49%
North	19	42	45.24%	99	5.21	\$260,300	1.60%	0.27%
North West	11	28	39.29%	74	6.73	\$306,000	-1.64%	-1.32%
West	15	38	39.47%	105	7.00	\$332,000	-3.49%	0.09%
South	31	56	55.36%	116	3.74	\$256,000	-6.67%	0.43%
South East	21	44	47.73%	101	4.81	\$290,700	-1.02%	-0.48%
East	5	8	62.50%	30	6.00	\$181,300	3.19%	-0.82%
TOTAL CITY	133	319	41.69%	779	5.86	\$295,400	1.30%	-0.44%

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

City of Calgary

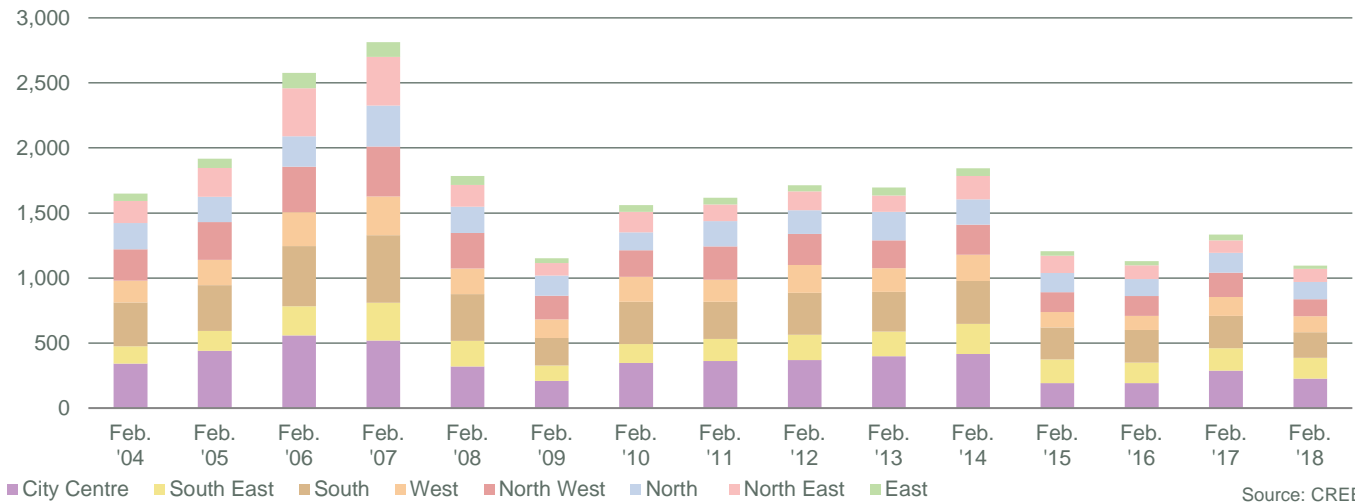
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Feb. 2018

TOTAL SALES

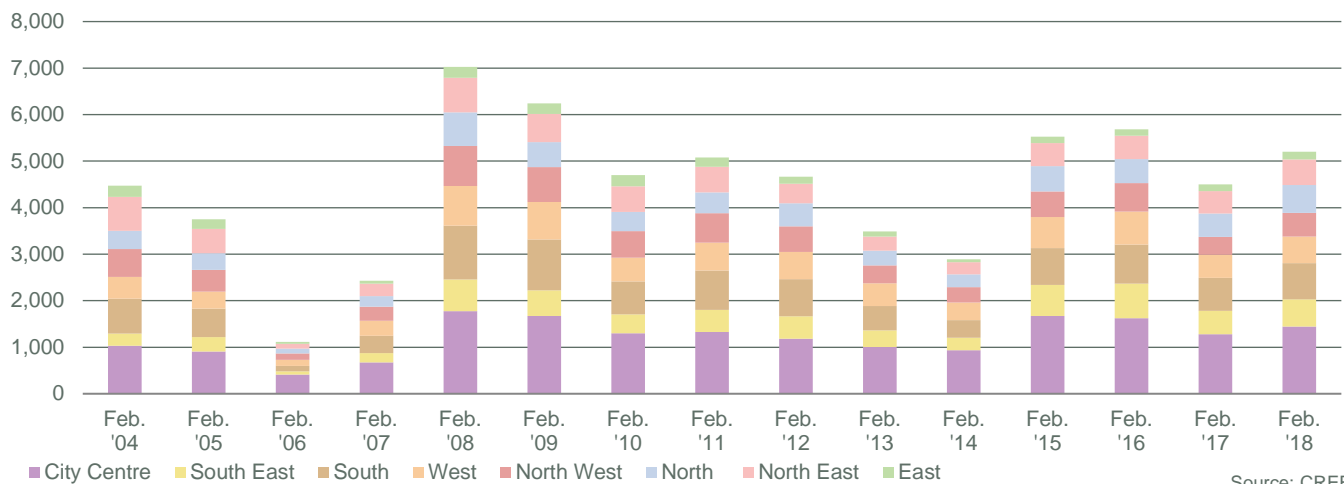
FEBRUARY



Source: CREB®

TOTAL INVENTORY

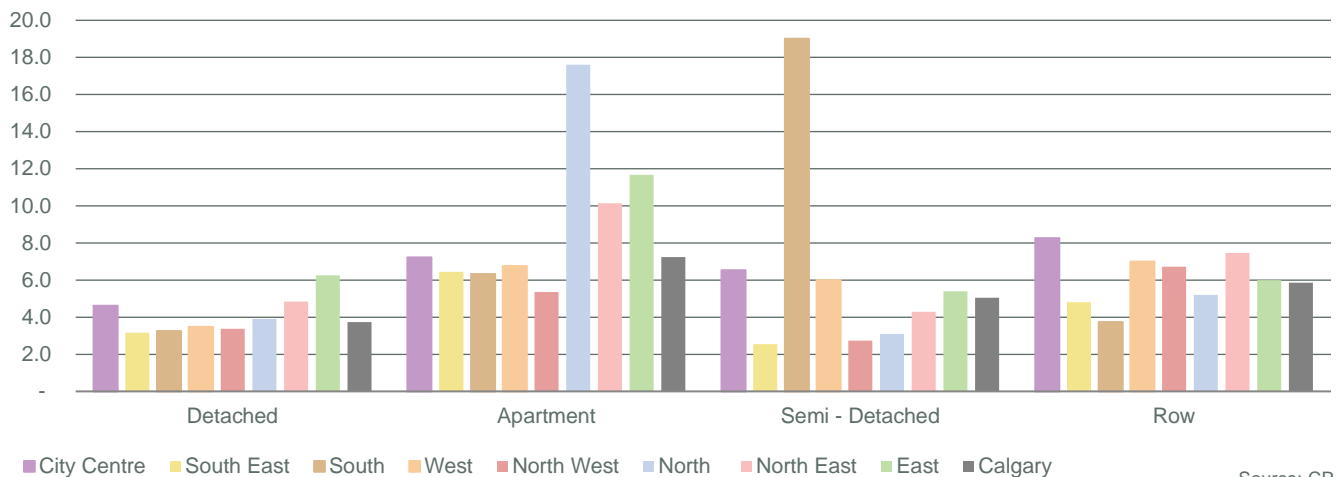
FEBRUARY



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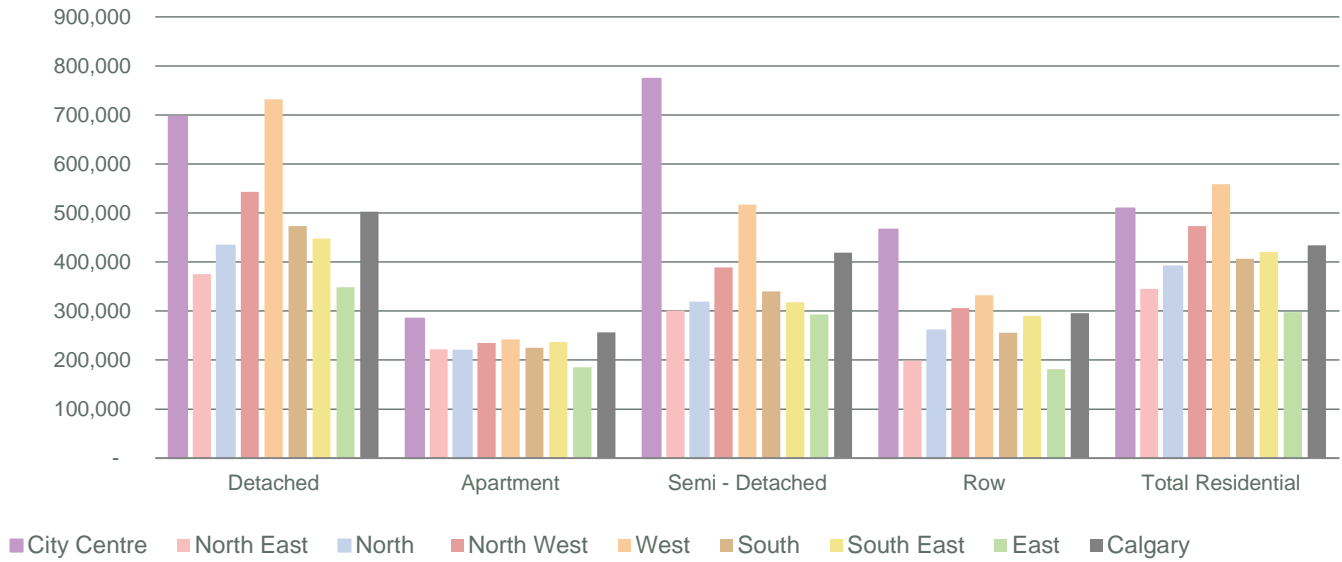
MONTHS OF SUPPLY

FEBRUARY



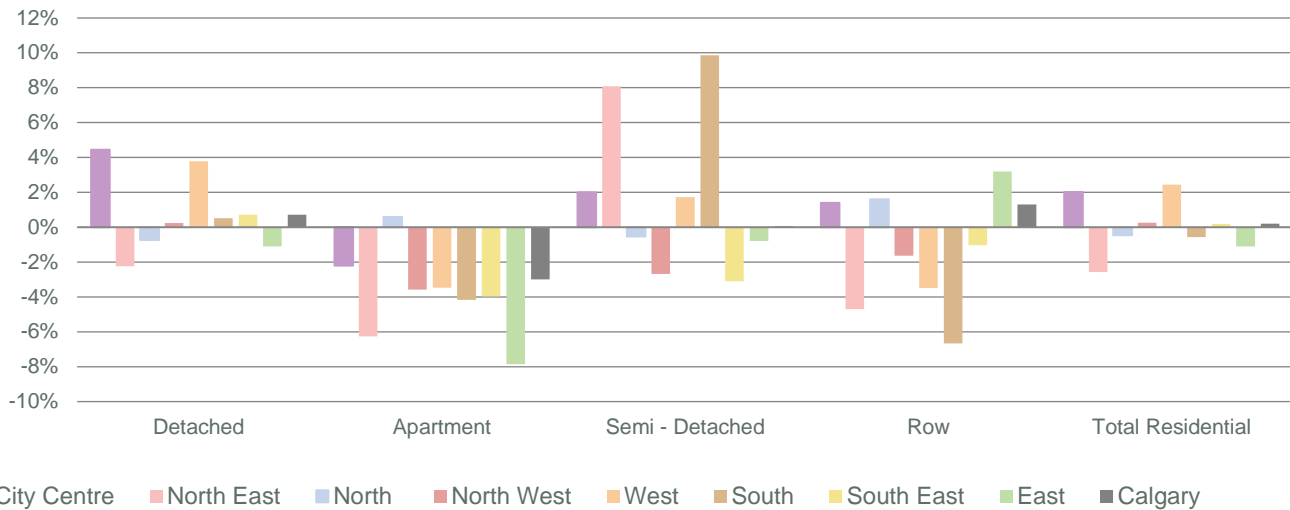
Source: CREB®

BENCHMARK PRICE - FEBRUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY

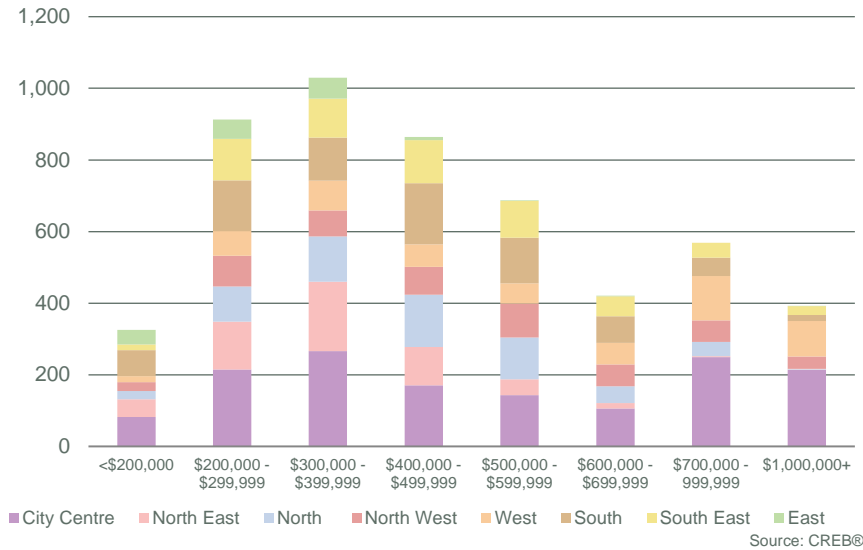


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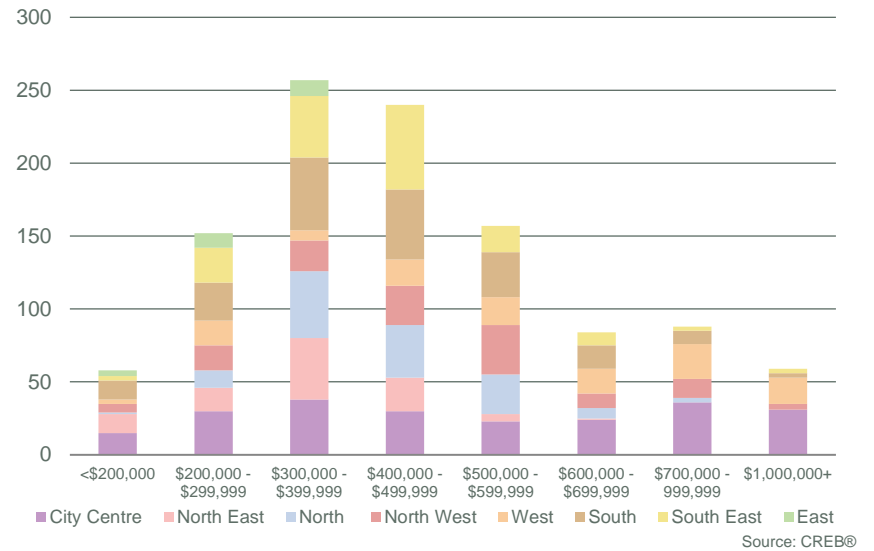
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	1997	1983	1999	1974	1991
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

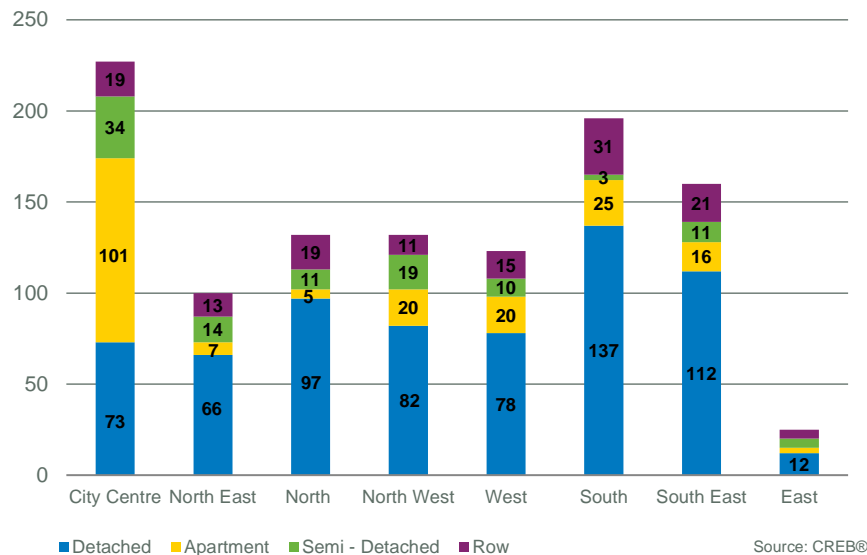
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



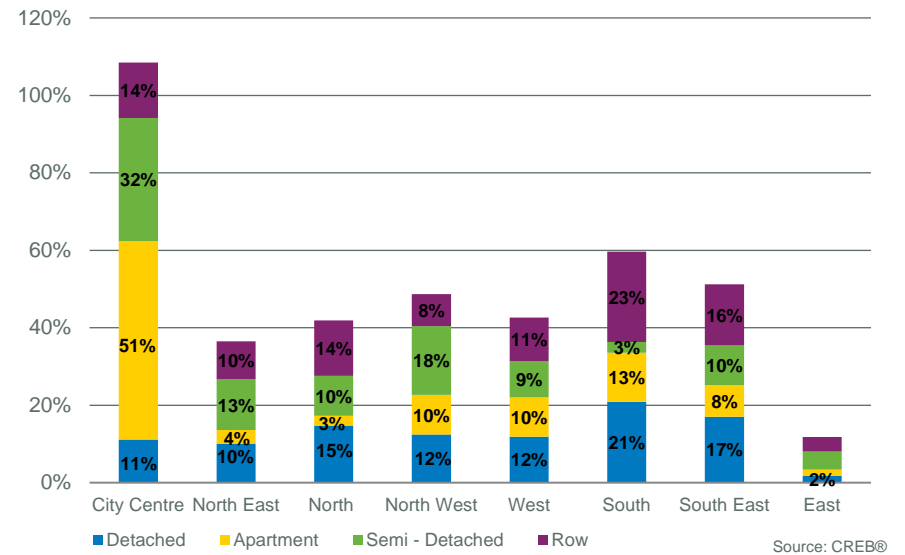
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



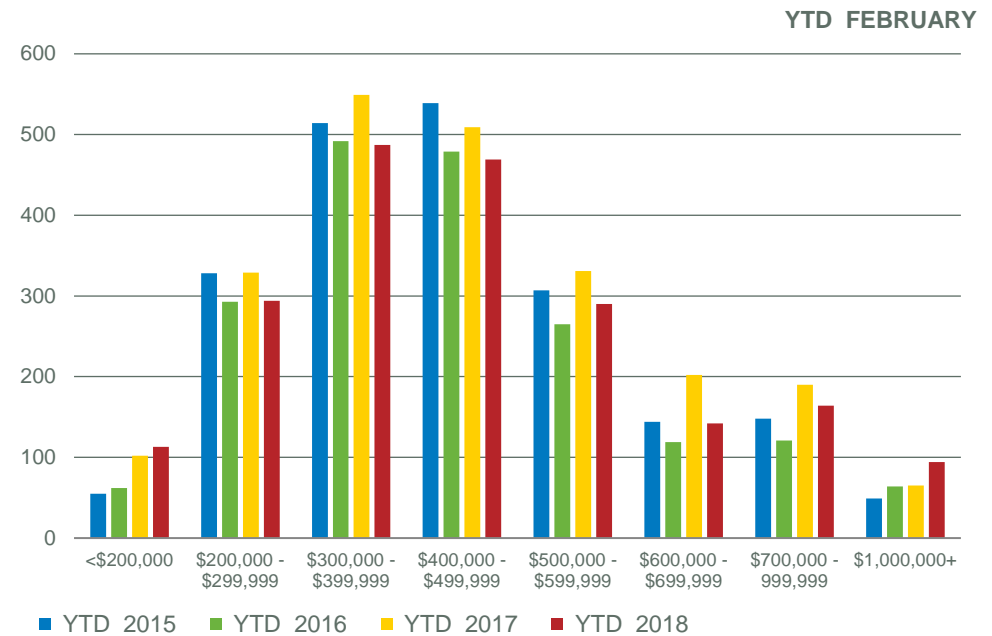
SHARE OF CITY WIDE SALES - FEBRUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	943	1,334	1,890	1,900	2,115	2,136	1,625	1,595	1,460	1,467	1,411	1,008
New Listings	2,383	2,459	3,240	3,295	3,864	3,753	2,978	3,004	3,263	2,608	2,061	1,221
Inventory	4,110	4,502	5,124	5,518	6,213	6,669	6,696	6,619	6,882	6,478	5,682	4,321
Days on Market	53	48	42	39	37	38	43	45	45	50	52	58
Benchmark Price	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	425,000	428,000	435,000	445,000	448,000	452,500	425,000	428,000	423,000	415,000	412,000	410,000
Average Price	467,509	480,786	490,980	495,002	504,230	500,889	477,948	478,280	485,041	474,665	462,426	452,204
Index	200	200	200	201	202	203	204	204	203	202	201	200
2018												
Sales	959	1,094										
New Listings	2,456	2,405										
Inventory	4,638	5,202										
Days on Market	61	51										
Benchmark Price	432,300	434,300										
Median Price	415,000	425,000										
Average Price	468,774	493,173										
Index	199	200										

	Feb-17	Feb-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	49	58	102	113
\$200,000 - \$299,999	193	151	329	294
\$300,000 - \$349,999	152	122	249	245
\$350,000 - \$399,999	183	135	300	242
\$400,000 - \$449,999	149	138	267	280
\$450,000 - \$499,999	134	102	242	189
\$500,000 - \$549,999	113	94	193	164
\$550,000 - \$599,999	80	63	138	126
\$600,000 - \$649,999	70	50	117	82
\$650,000 - \$699,999	50	34	85	60
\$700,000 - \$799,999	67	50	100	93
\$800,000 - \$899,999	40	22	67	43
\$900,000 - \$999,999	17	16	23	28
\$1,000,000 - \$1,249,999	13	25	26	41
\$1,250,000 - \$1,499,999	11	19	17	26
\$1,500,000 - \$1,749,999	6	6	11	10
\$1,750,000 - \$1,999,999	3	3	4	8
\$2,000,000 - \$2,499,999	1	3	2	5
\$2,500,000 - \$2,999,999	2	2	3	2
\$3,000,000 - \$3,499,999	-	1	1	2
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	1	-	1	-
	1,334	1,094	2,277	2,053

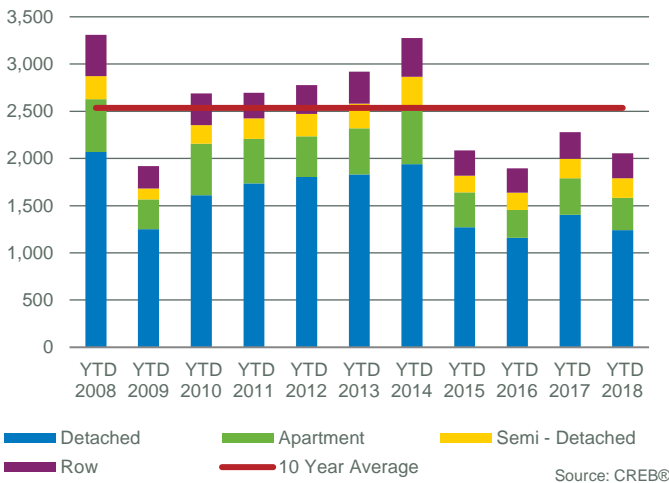
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

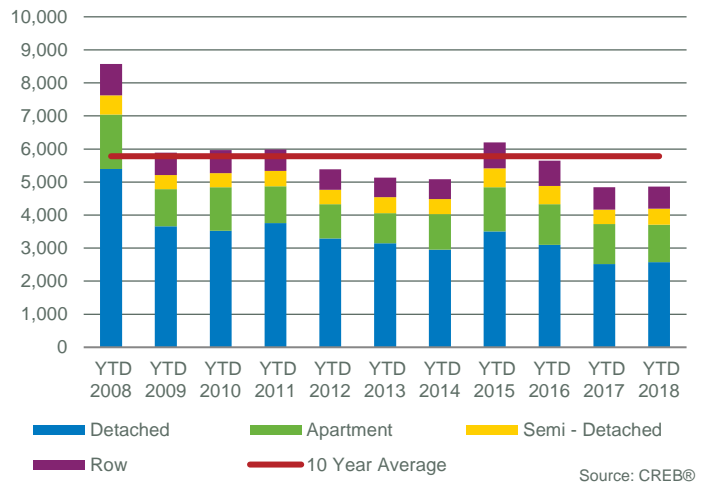
CITY OF CALGARY TOTAL SALES

YTD FEBRUARY



CITY OF CALGARY TOTAL NEW LISTINGS

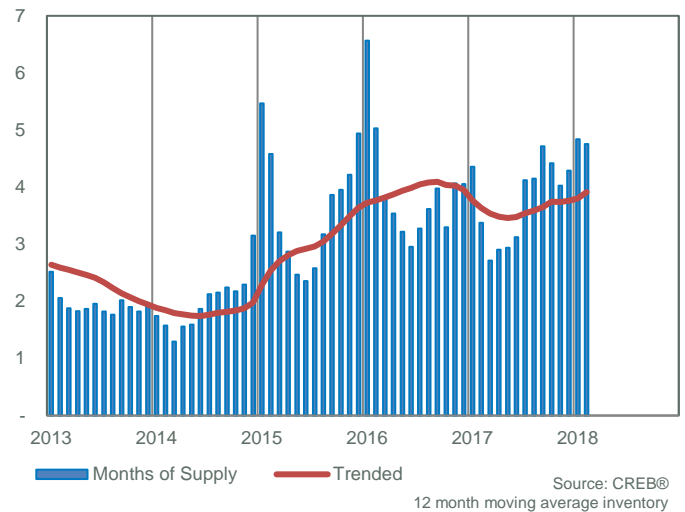
YTD FEBRUARY



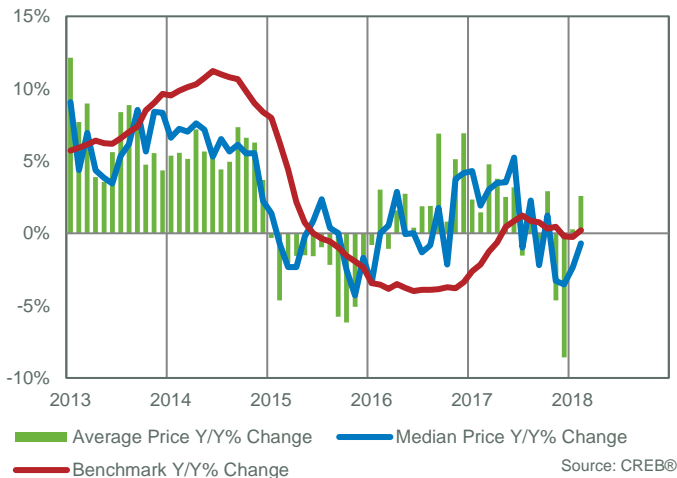
CITY OF CALGARY TOTAL INVENTORY AND SALES



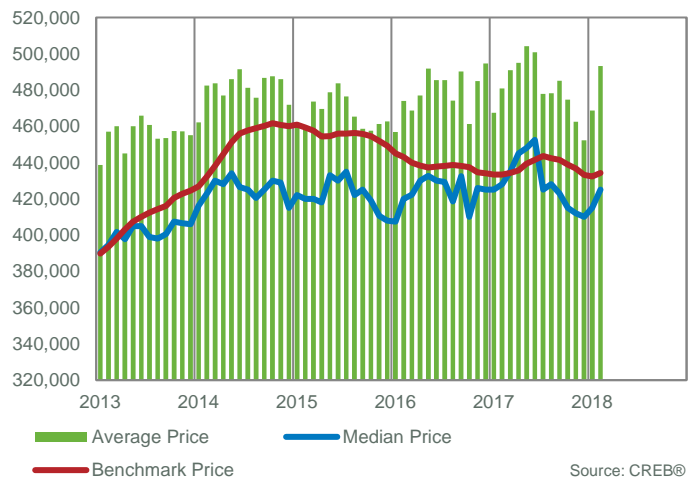
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



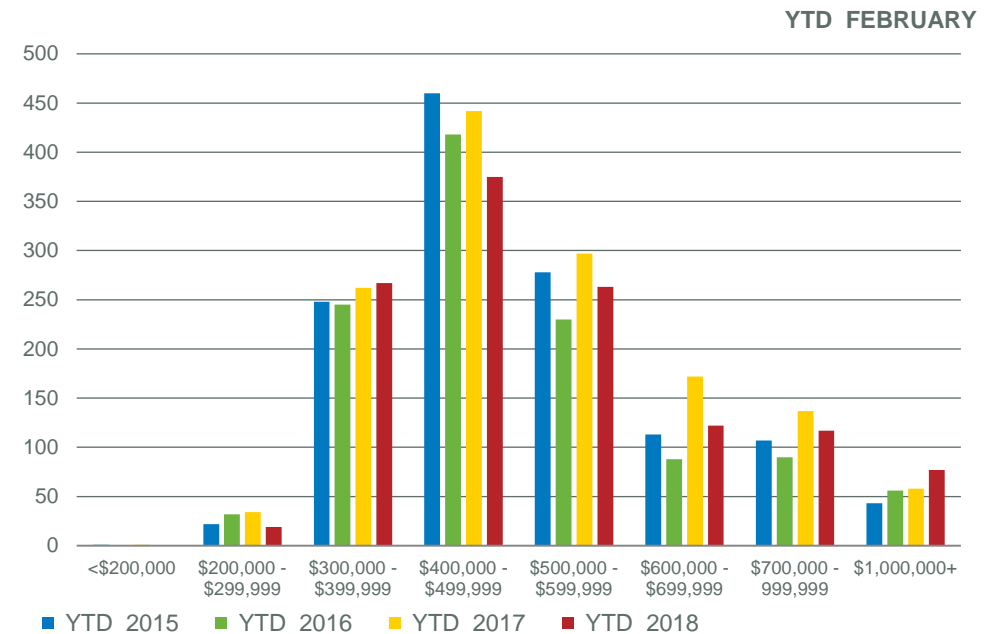
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	581	822	1,171	1,192	1,374	1,381	1,011	983	919	907	874	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	2,764	2,039
Days on Market	47	42	38	32	31	32	38	40	42	44	48	51
Benchmark Price	498,700	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	474,000	465,000	461,000
Average Price	545,857	557,661	571,725	562,626	580,590	569,822	553,430	552,007	556,463	544,298	534,454	521,171
Index	205	205	205	206	208	209	210	210	209	208	207	205
2018												
Sales	583	657										
New Listings	1,288	1,293										
Inventory	2,199	2,456										
Days on Market	55	45										
Benchmark Price	499,400	502,800										
Median Price	474,000	495,000										
Average Price	545,953	575,407										
Index	205	206										

	Feb-17	Feb-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	-	1	-
\$200,000 - \$299,999	19	5	34	19
\$300,000 - \$349,999	52	42	87	94
\$350,000 - \$399,999	103	94	175	173
\$400,000 - \$449,999	122	111	219	218
\$450,000 - \$499,999	127	81	223	157
\$500,000 - \$549,999	105	87	173	152
\$550,000 - \$599,999	72	56	124	111
\$600,000 - \$649,999	59	38	103	65
\$650,000 - \$699,999	39	32	69	57
\$700,000 - \$799,999	47	38	65	68
\$800,000 - \$899,999	30	15	54	29
\$900,000 - \$999,999	14	11	18	20
\$1,000,000 - \$1,249,999	10	21	21	33
\$1,250,000 - \$1,499,999	9	14	15	20
\$1,500,000 - \$1,749,999	6	4	11	8
\$1,750,000 - \$1,999,999	3	3	4	8
\$2,000,000 - \$2,499,999	1	2	2	4
\$2,500,000 - \$2,999,999	2	2	3	2
\$3,000,000 - \$3,499,999	-	1	1	2
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	1	-	1	-
	822	657	1,403	1,240

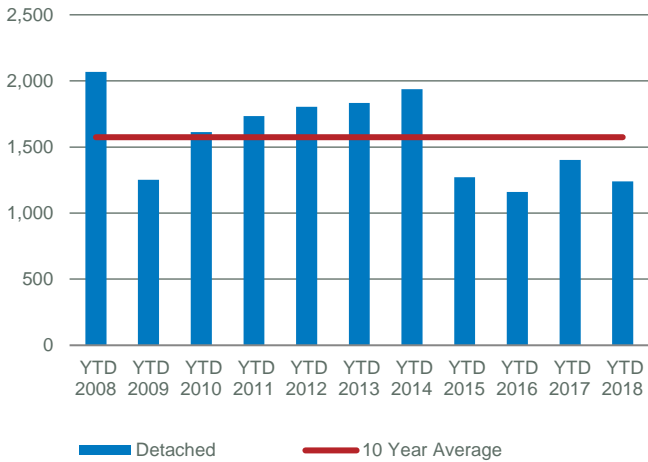
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

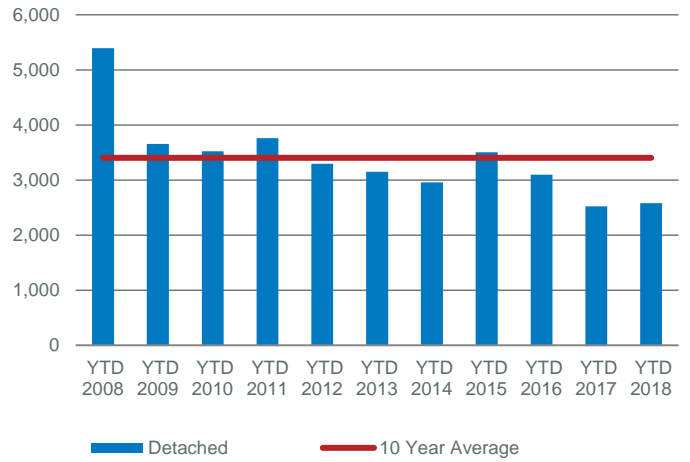
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



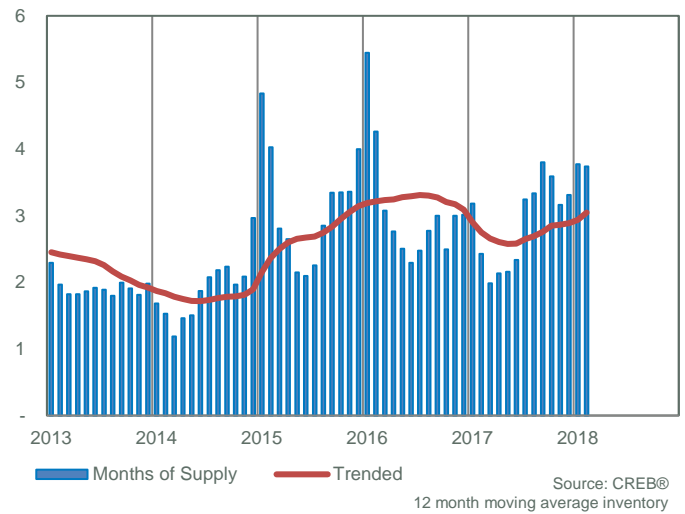
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



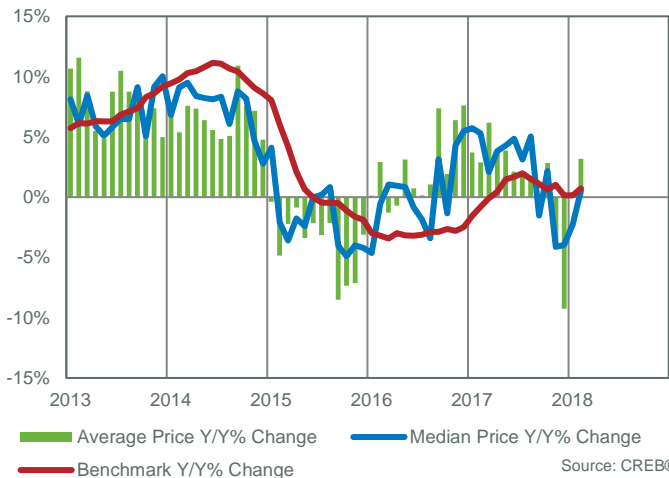
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



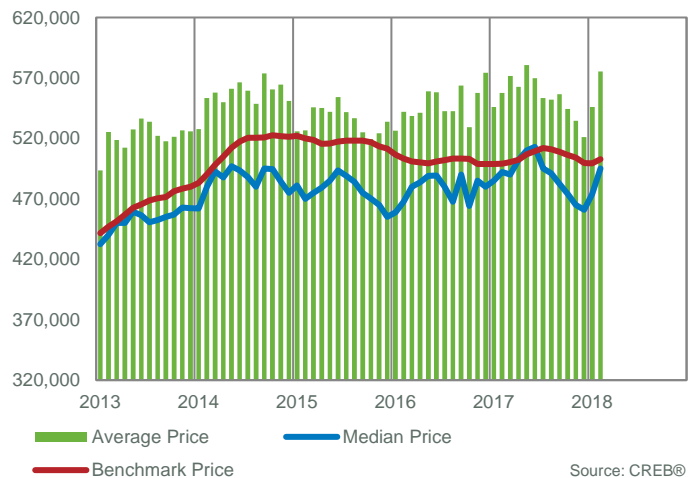
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

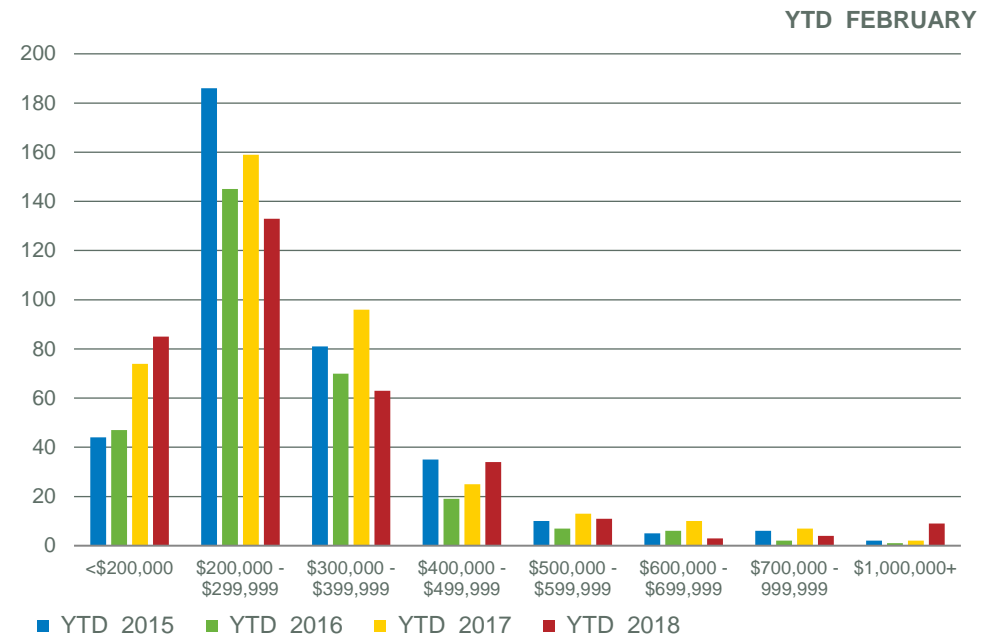


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	151	235	297	283	282	284	254	248	209	234	224	170
New Listings	623	583	726	691	768	729	614	644	629	501	446	261
Inventory	1,266	1,390	1,578	1,653	1,781	1,871	1,813	1,767	1,774	1,640	1,495	1,183
Days on Market	68	66	56	49	55	55	59	60	56	67	66	81
Benchmark Price	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	258,500	275,000	251,500	267,000	270,000	274,000	257,750	255,000	247,500	256,000	251,000	250,000
Average Price	282,429	314,498	280,130	303,361	296,999	323,341	286,643	285,254	283,796	290,016	277,269	271,340
Index	183	183	183	183	185	184	184	182	183	181	179	178
2018												
Sales	145	197										
New Listings	587	542										
Inventory	1,289	1,427										
Days on Market	76	68										
Benchmark Price	256,200	256,400										
Median Price	255,000	270,000										
Average Price	298,942	325,905										
Index	177	177										

	Feb-17	Feb-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	35	46	74	85
\$200,000 - \$299,999	100	73	159	133
\$300,000 - \$349,999	37	28	57	40
\$350,000 - \$399,999	29	15	39	23
\$400,000 - \$449,999	11	11	20	24
\$450,000 - \$499,999	1	8	5	10
\$500,000 - \$549,999	3	3	10	5
\$550,000 - \$599,999	2	3	3	6
\$600,000 - \$649,999	3	2	4	3
\$650,000 - \$699,999	6	-	6	-
\$700,000 - \$799,999	2	-	3	1
\$800,000 - \$899,999	2	1	2	3
\$900,000 - \$999,999	2	-	2	-
\$1,000,000 - \$1,249,999	1	1	1	2
\$1,250,000 - \$1,499,999	1	4	1	5
\$1,500,000 - \$1,749,999	-	1	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	1	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	235	197	386	342

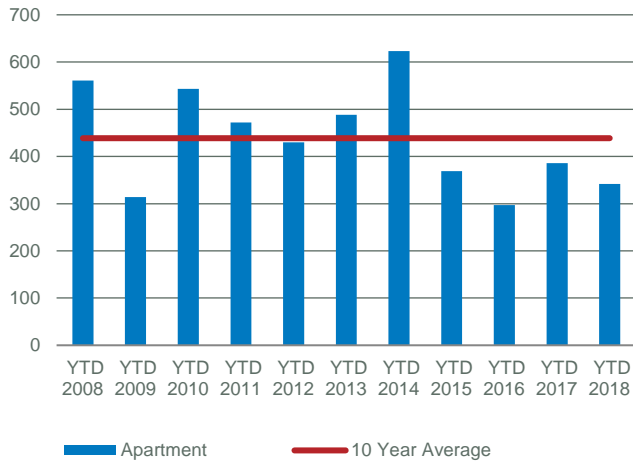
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

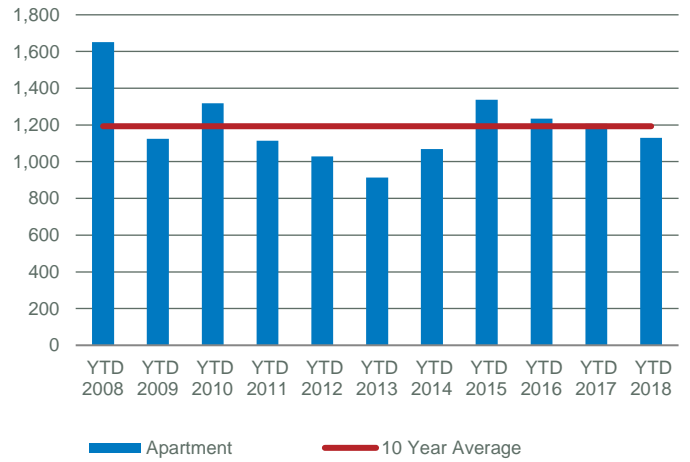
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



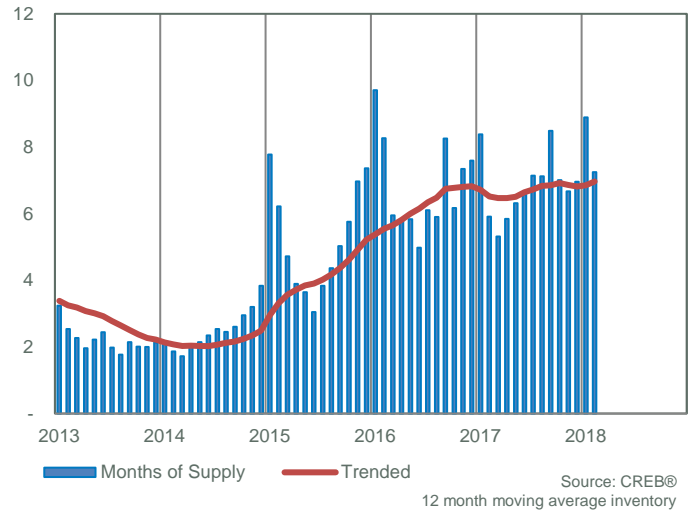
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



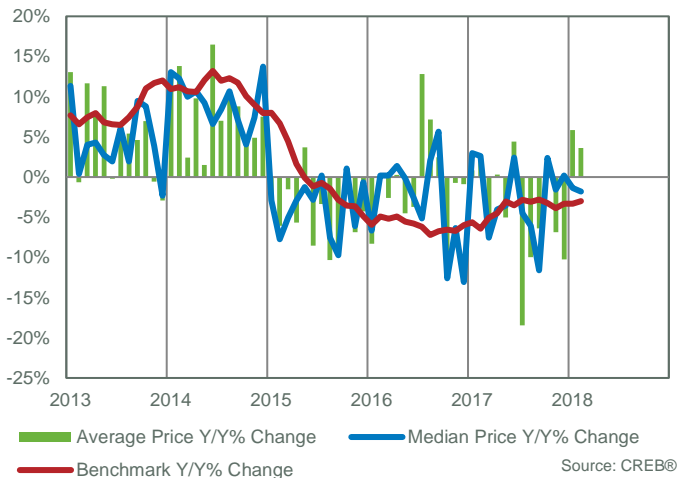
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



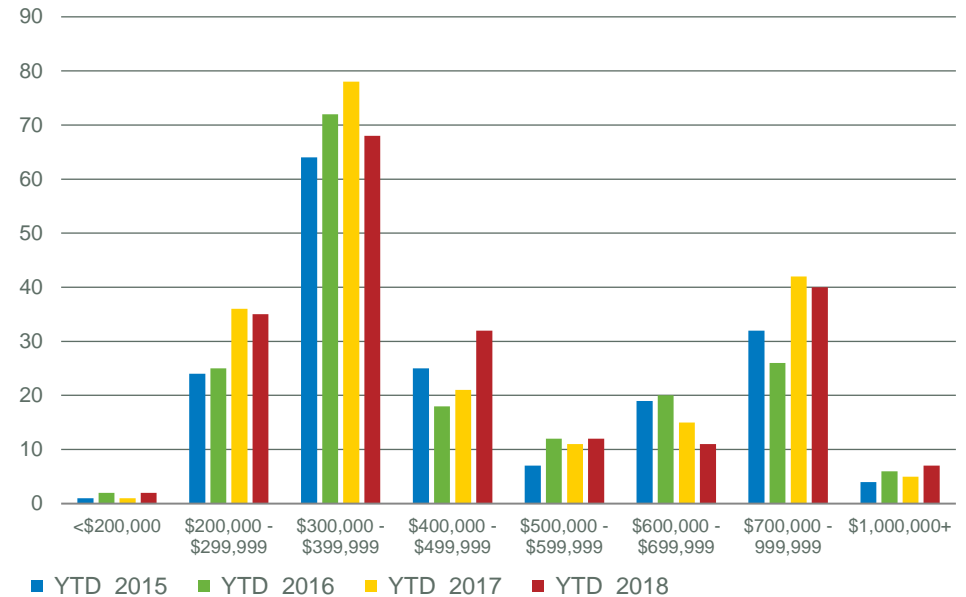
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	83	126	199	204	188	191	147	177	144	143	126	95
New Listings	199	236	301	269	332	341	279	280	320	248	192	129
Inventory	376	436	454	455	517	560	589	583	616	611	552	436
Days on Market	61	53	40	46	42	40	44	42	44	52	54	59
Benchmark Price	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	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	482,059	477,825	494,291	522,403	495,805	513,114	501,732	477,421	505,210	490,552	509,115	492,219
Index	204	210	212	213	214	216	211	210	210	210	209	209
2018												
Sales	100	107										
New Listings	236	251										
Inventory	451	540										
Days on Market	62	48										
Benchmark Price	415,800	418,800										
Median Price	380,350	402,130										
Average Price	467,159	506,520										
Index	208	210										

	Feb-17	Feb-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	1	2
\$200,000 - \$299,999	22	18	36	35
\$300,000 - \$349,999	21	22	33	45
\$350,000 - \$399,999	27	10	45	23
\$400,000 - \$449,999	10	7	16	19
\$450,000 - \$499,999	3	8	5	13
\$500,000 - \$549,999	3	3	5	4
\$550,000 - \$599,999	2	3	6	8
\$600,000 - \$649,999	6	8	7	10
\$650,000 - \$699,999	4	-	8	1
\$700,000 - \$799,999	18	12	32	22
\$800,000 - \$899,999	7	6	9	11
\$900,000 - \$999,999	-	5	1	7
\$1,000,000 - \$1,249,999	2	3	4	6
\$1,250,000 - \$1,499,999	1	1	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 +	-	-	-	-
	126	107	209	207

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

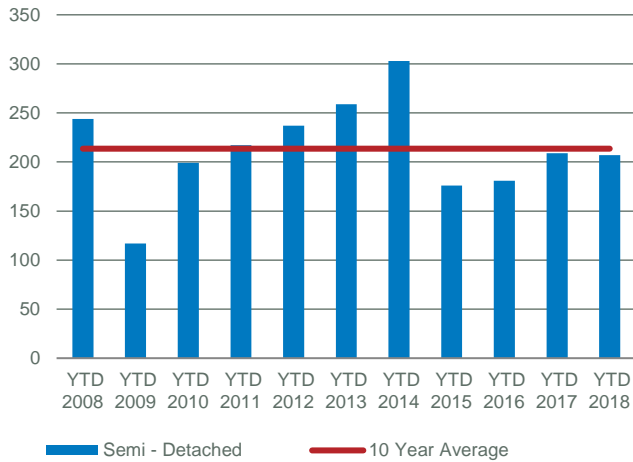
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

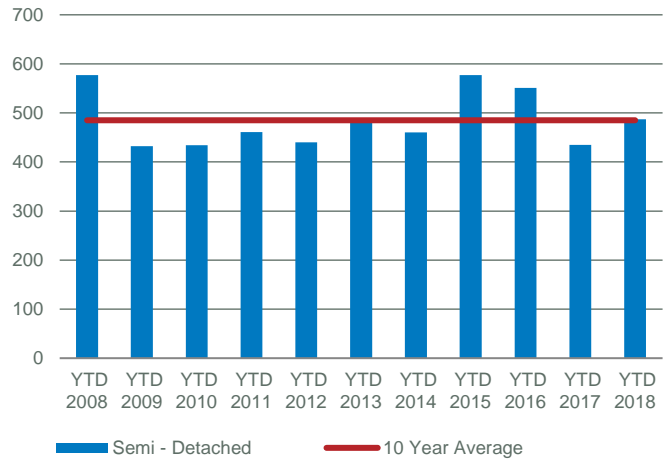
YTD FEBRUARY



Source: CREB®

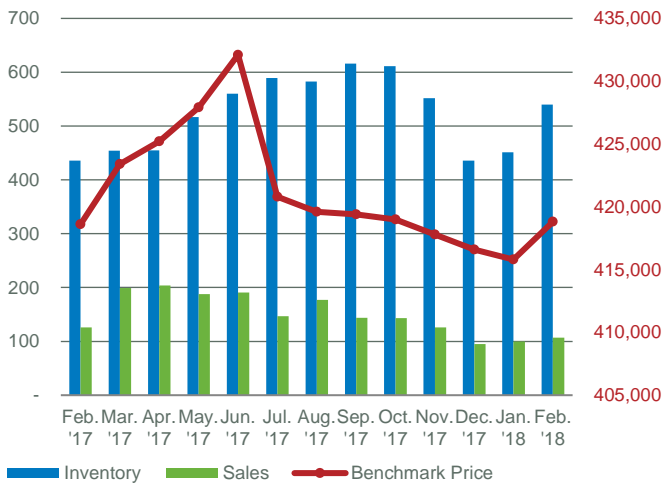
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



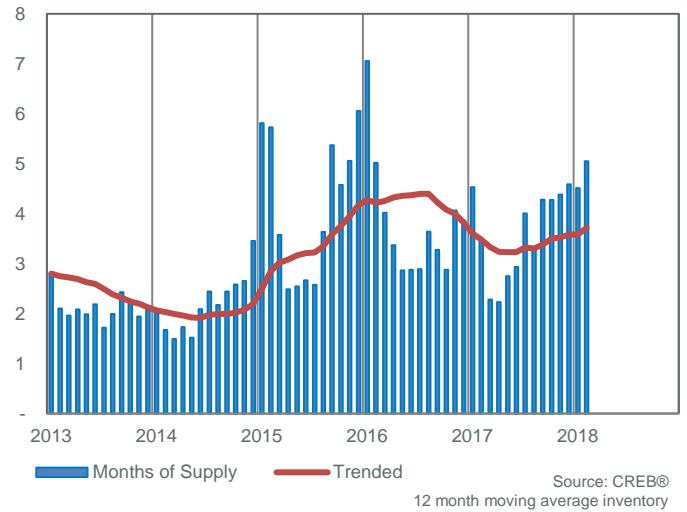
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



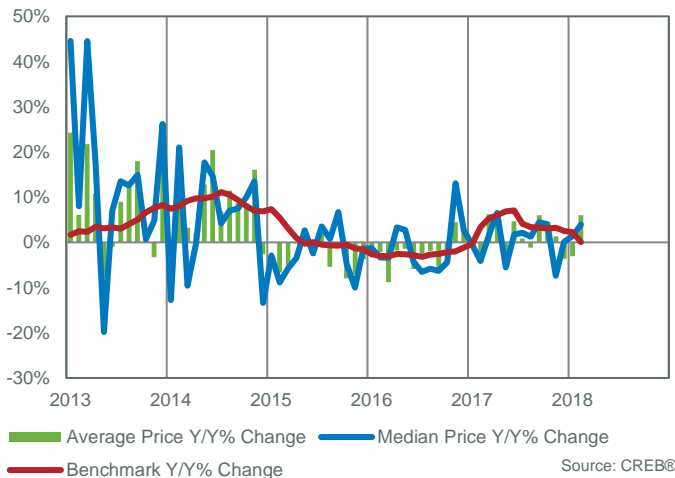
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



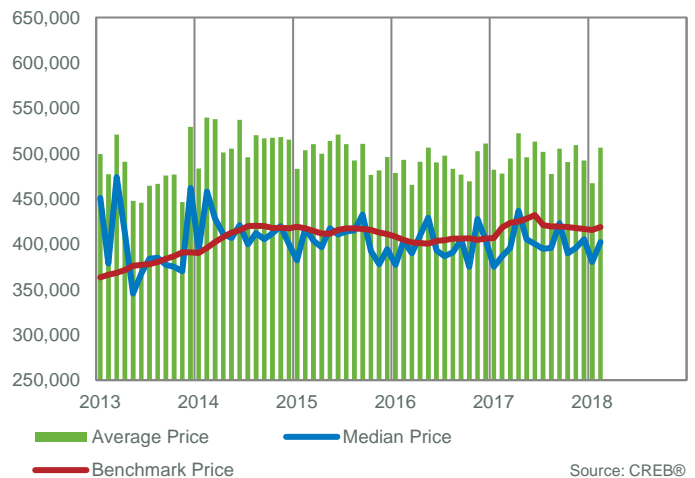
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

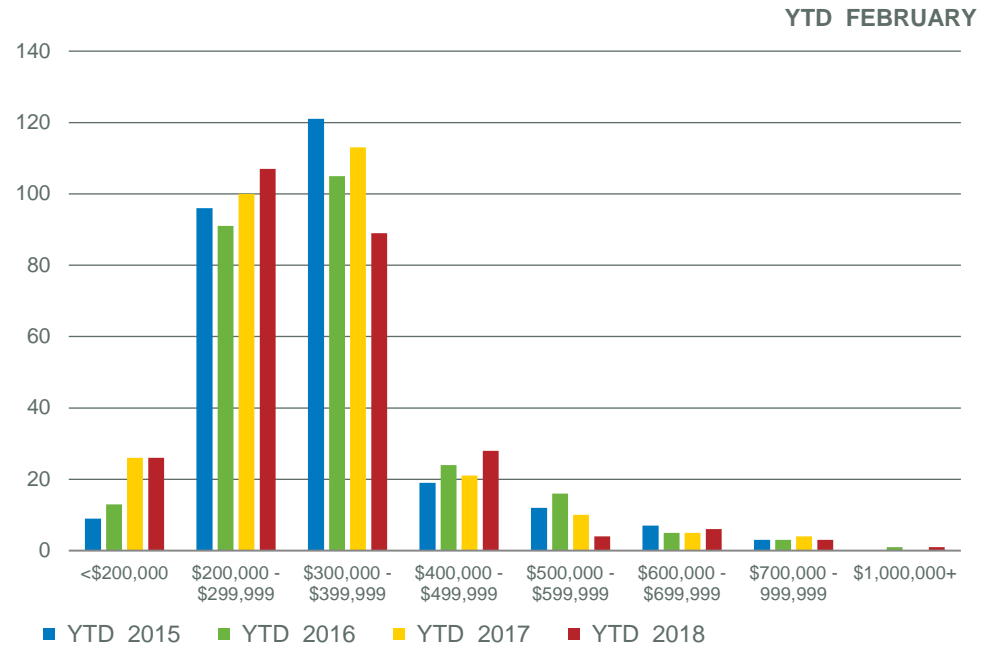


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	128	151	223	221	271	280	213	187	188	183	187	127
New Listings	333	347	417	474	525	518	397	406	444	375	301	156
Inventory	620	681	768	867	949	1,011	1,014	992	998	971	871	663
Days on Market	62	48	51	57	45	47	49	56	52	54	55	60
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	353,234	316,117	329,857
Index	190	183	183	184	183	184	192	192	192	191	190	188
2018												
Sales	131	133										
New Listings	345	319										
Inventory	699	779										
Days on Market	69	62										
Benchmark Price	296,700	295,400										
Median Price	295,000	300,000										
Average Price	314,512	323,964										
Index	186	185										

	Feb-17	Feb-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	13	11	26	26
\$200,000 - \$299,999	52	55	100	107
\$300,000 - \$349,999	42	30	72	66
\$350,000 - \$399,999	24	16	41	23
\$400,000 - \$449,999	6	9	12	19
\$450,000 - \$499,999	3	5	9	9
\$500,000 - \$549,999	2	1	5	3
\$550,000 - \$599,999	4	1	5	1
\$600,000 - \$649,999	2	2	3	4
\$650,000 - \$699,999	1	2	2	2
\$700,000 - \$799,999	-	-	-	2
\$800,000 - \$899,999	1	-	2	-
\$900,000 - \$999,999	1	-	2	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 +	-	-	-	-
	151	133	279	264

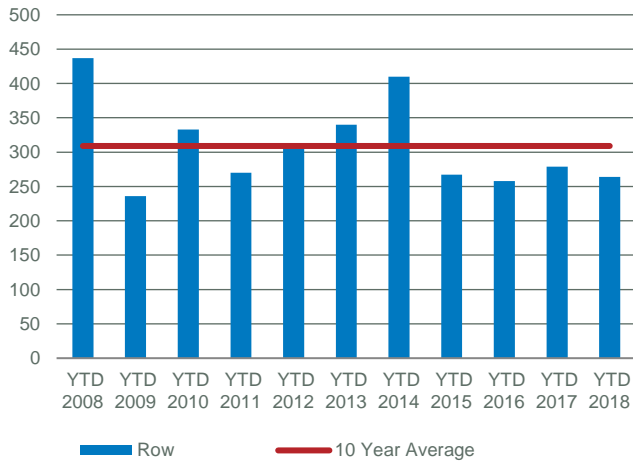
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

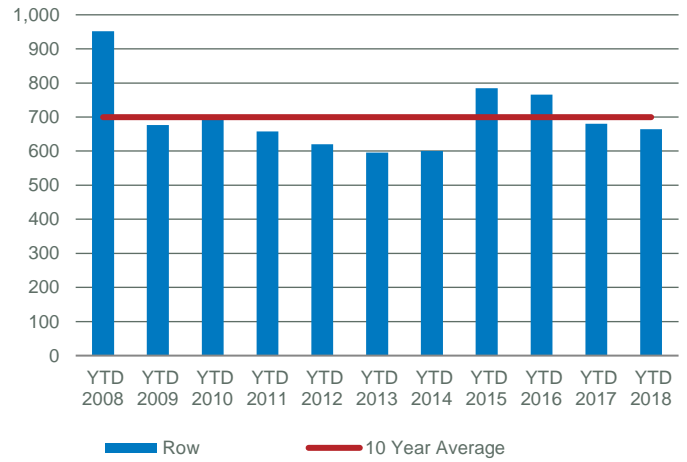
YTD FEBRUARY



Source: CREB®

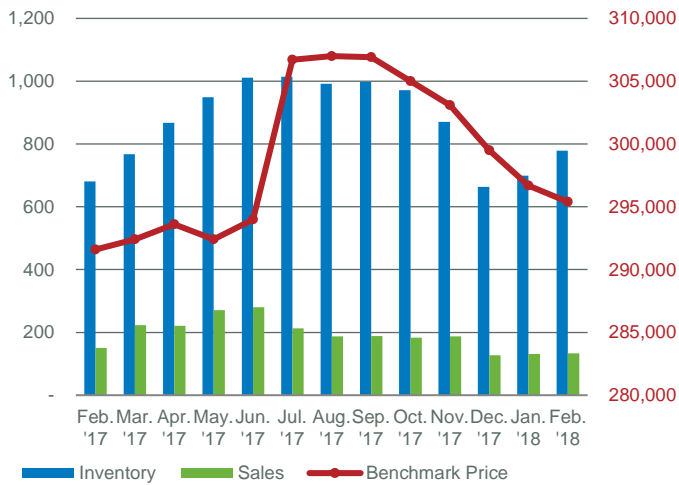
CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



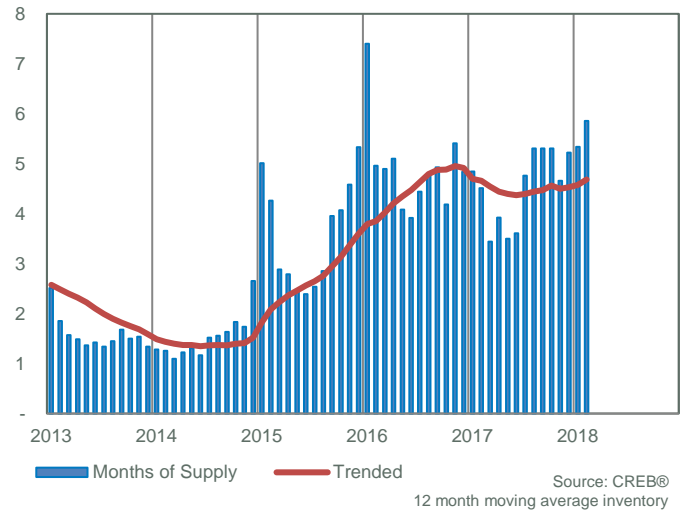
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



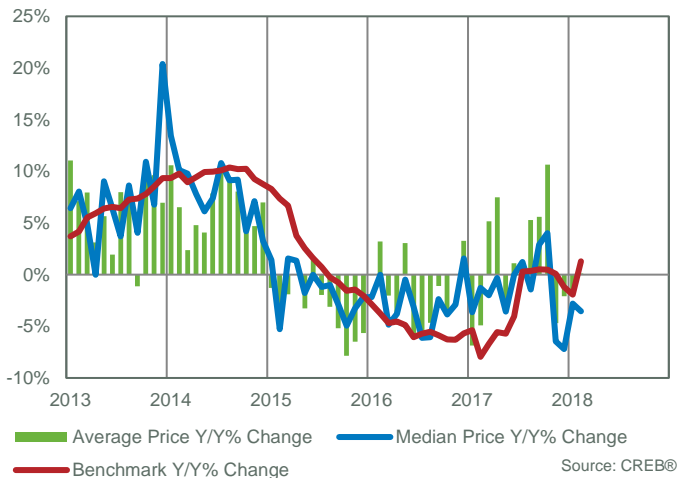
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



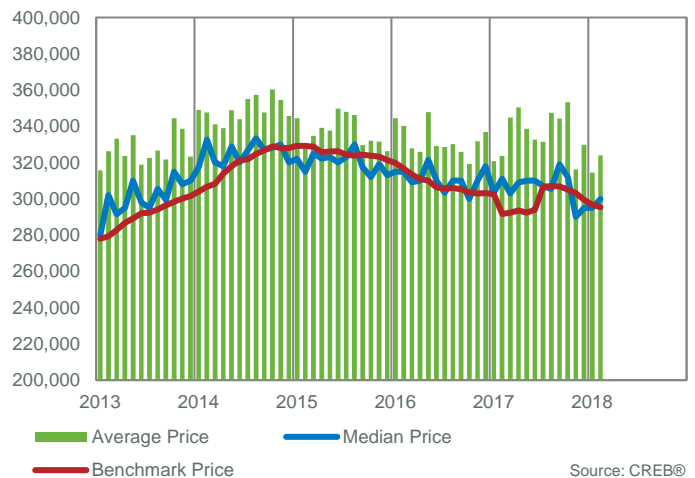
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

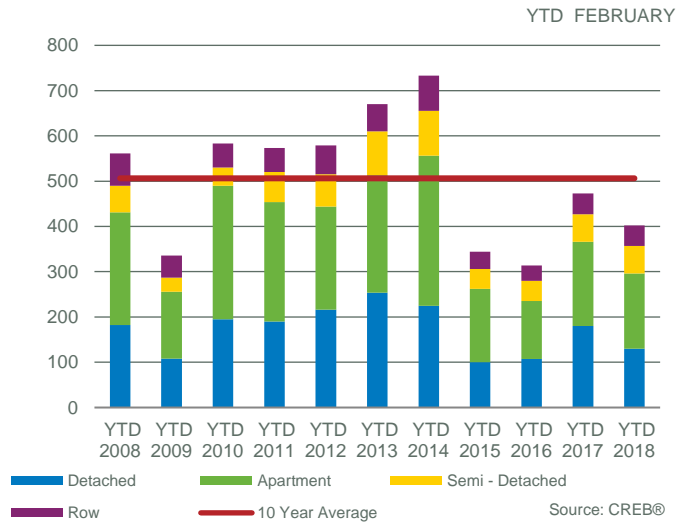
CITY OF CALGARY ROW PRICES



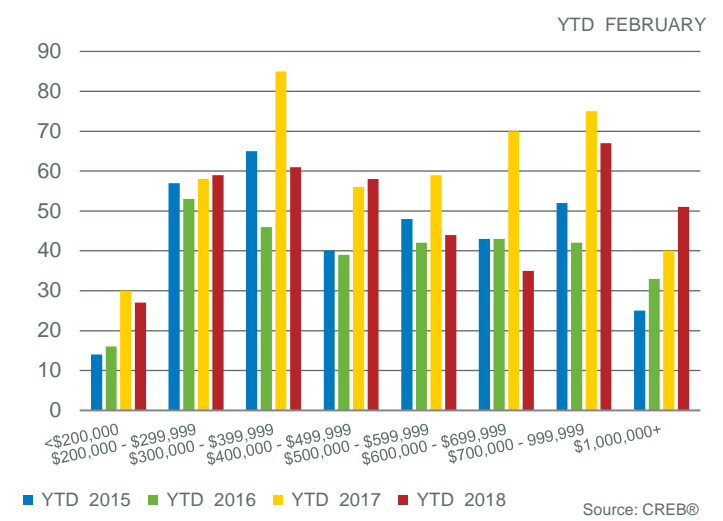
Source: CREB®

CITY CENTRE

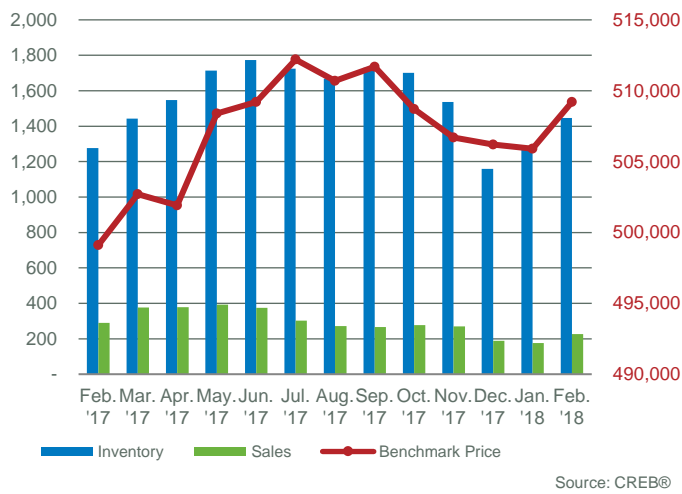
CITY CENTRE TOTAL SALES



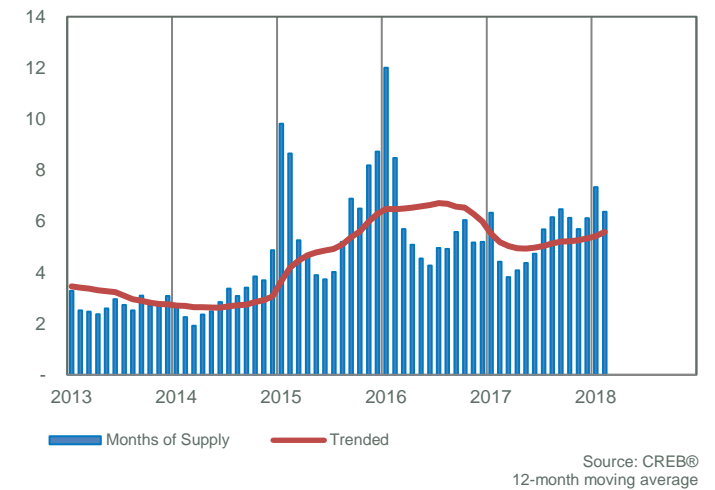
CITY CENTRE TOTAL SALES BY PRICE RANGE



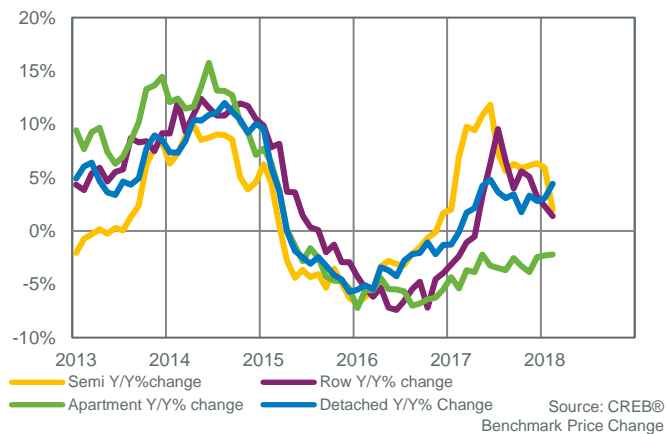
CITY CENTRE INVENTORY AND SALES



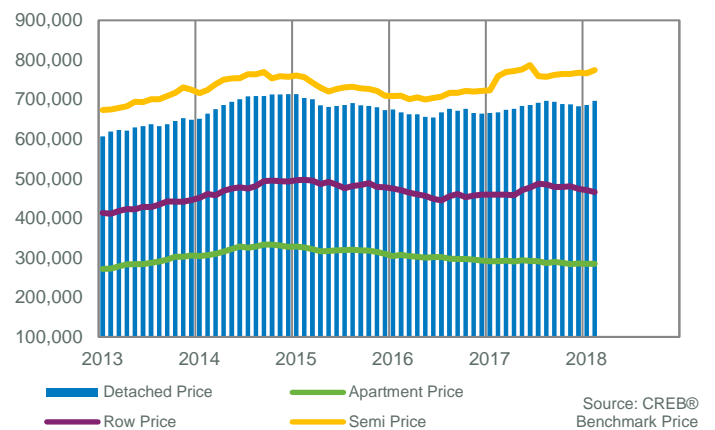
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

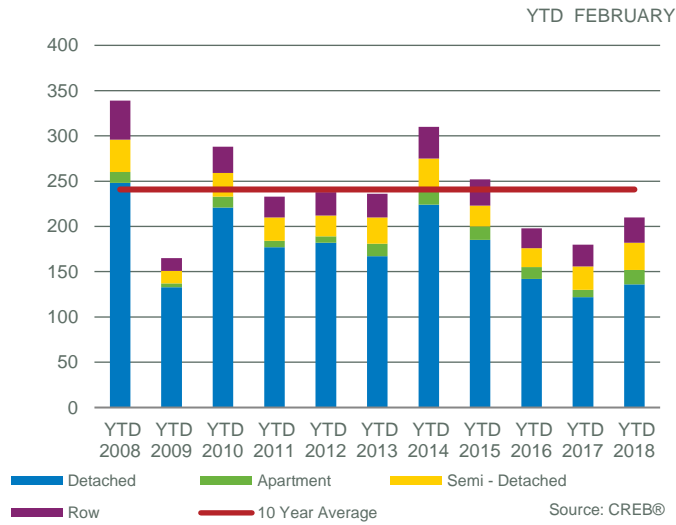


CITY CENTRE PRICES

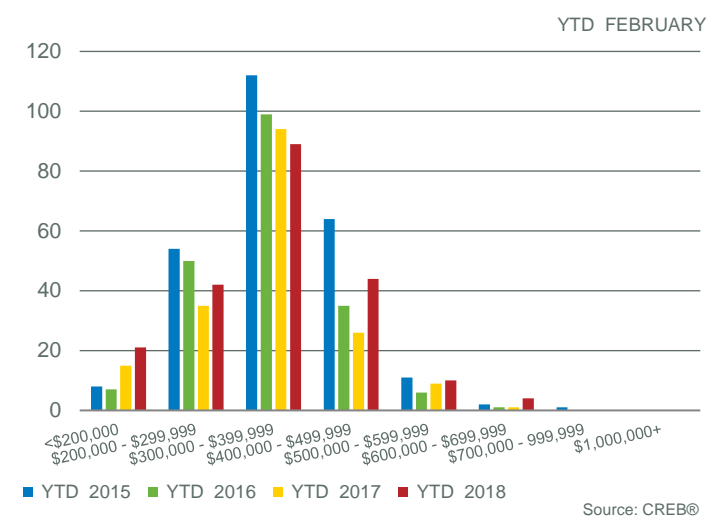


NORTHEAST

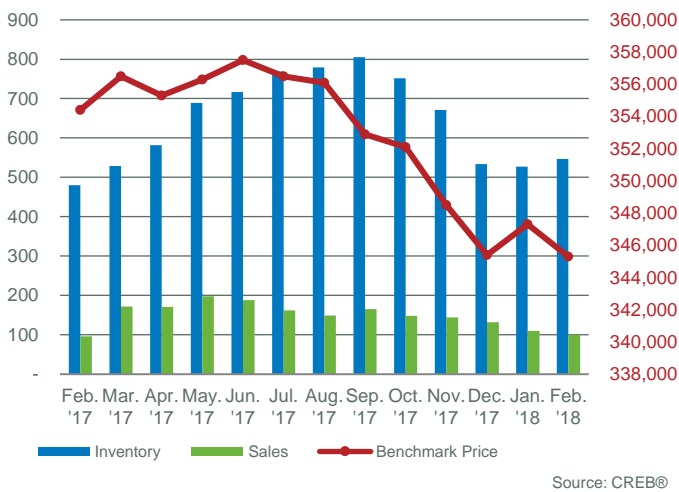
NORTHEAST TOTAL SALES



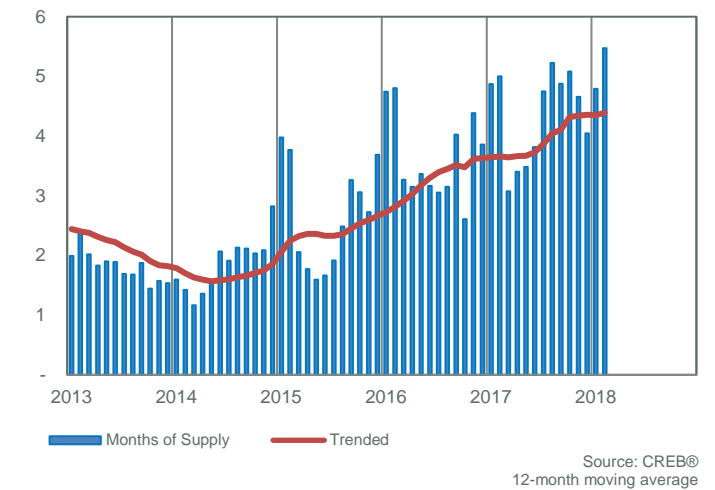
NORTHEAST TOTAL SALES BY PRICE RANGE



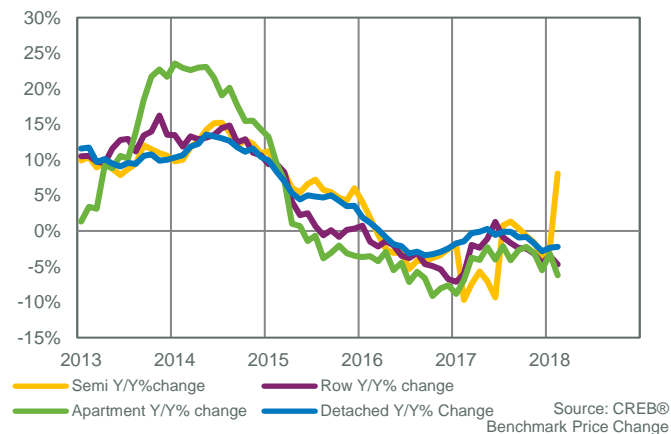
NORTHEAST INVENTORY AND SALES



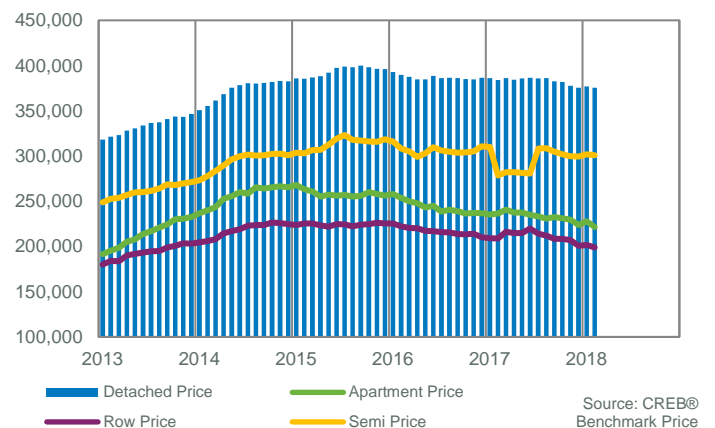
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

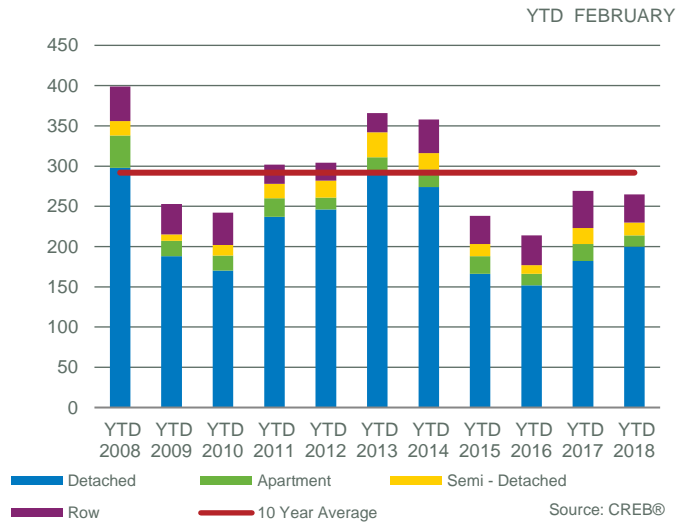


NORTHEAST PRICES

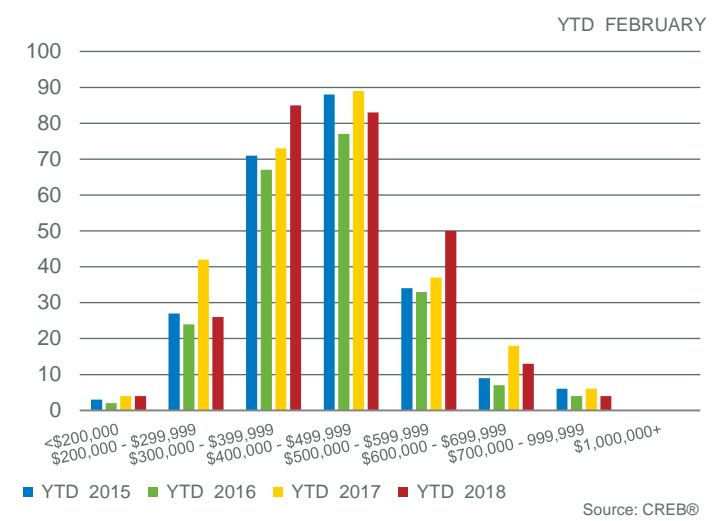


NORTH

NORTH TOTAL SALES



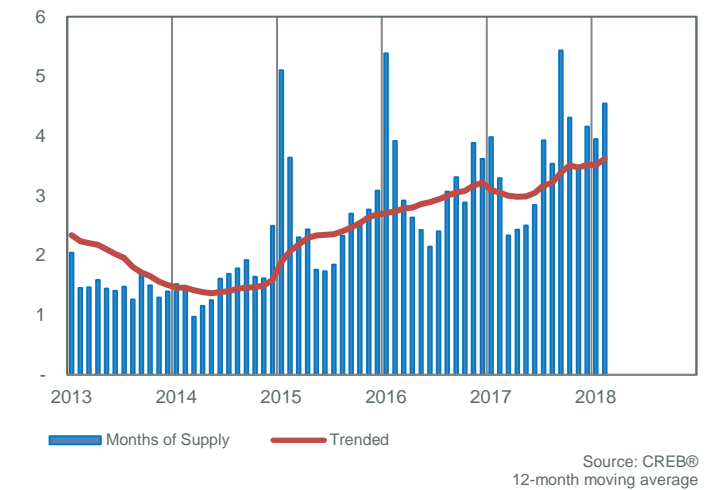
NORTH TOTAL SALES BY PRICE RANGE



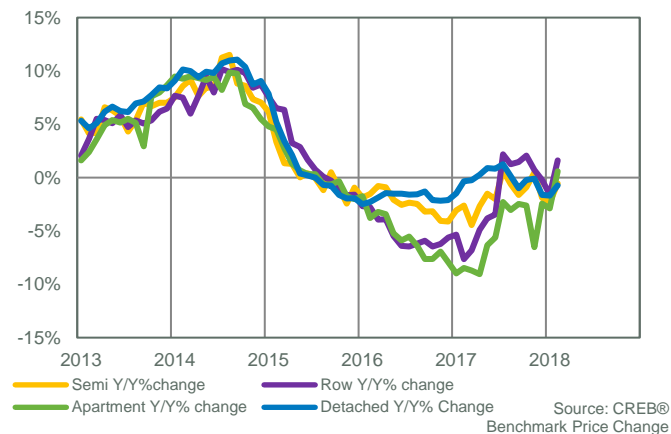
NORTH INVENTORY AND SALES



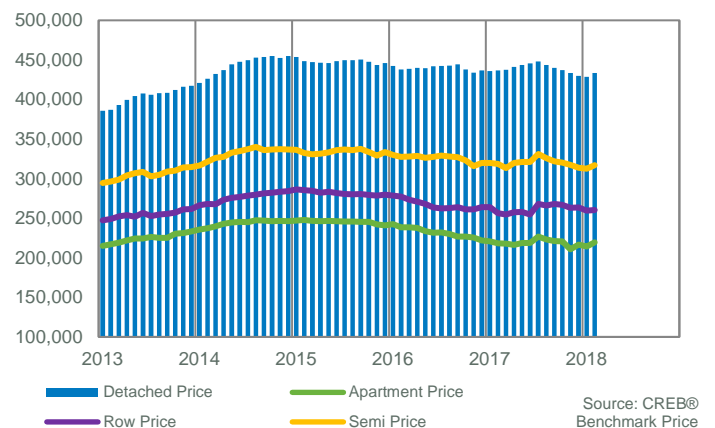
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

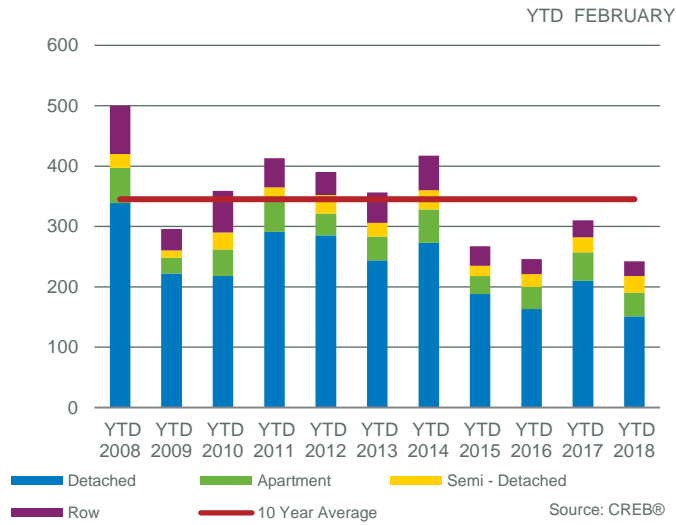


NORTH PRICES

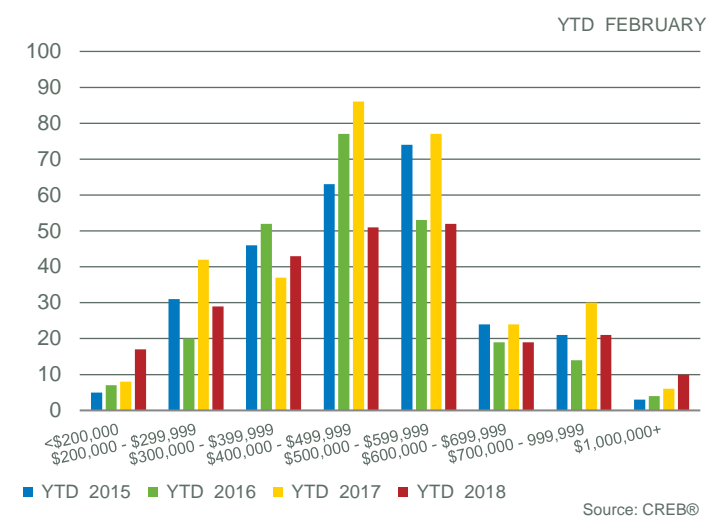


NORTHWEST

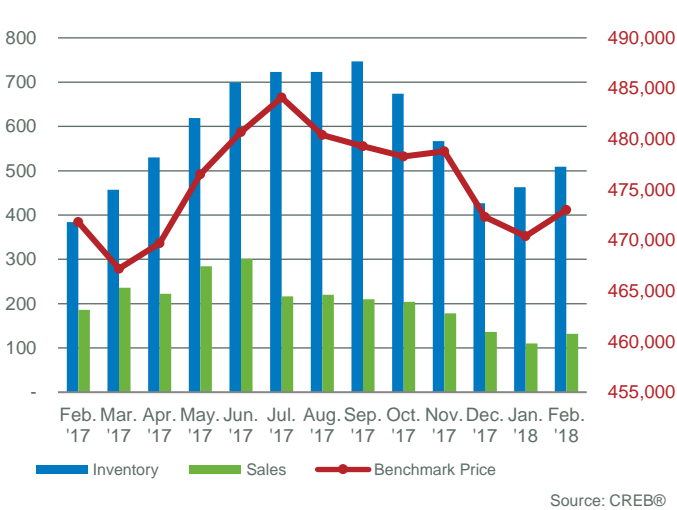
NORTHWEST TOTAL SALES



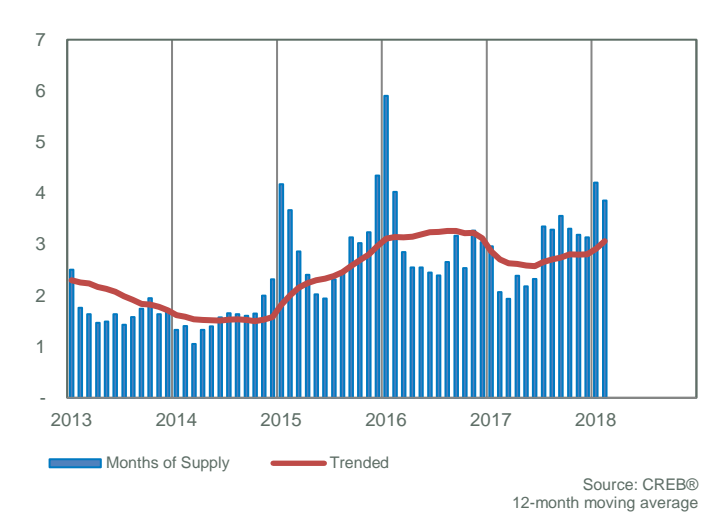
NORTHWEST TOTAL SALES BY PRICE RANGE



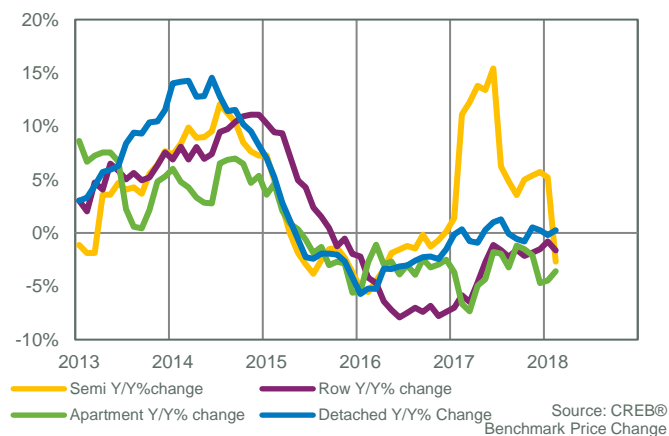
NORTHWEST INVENTORY AND SALES



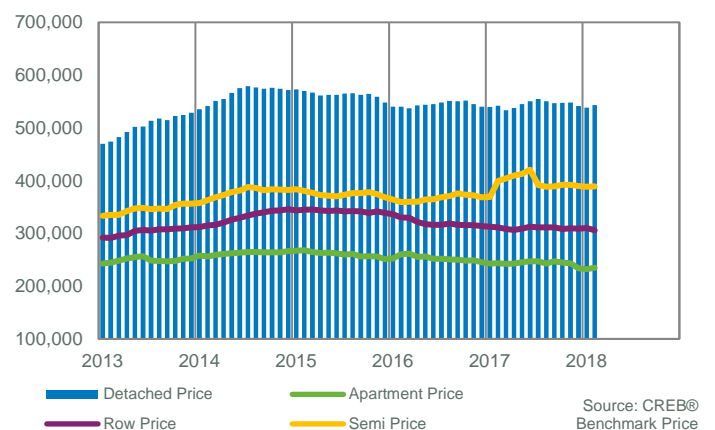
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

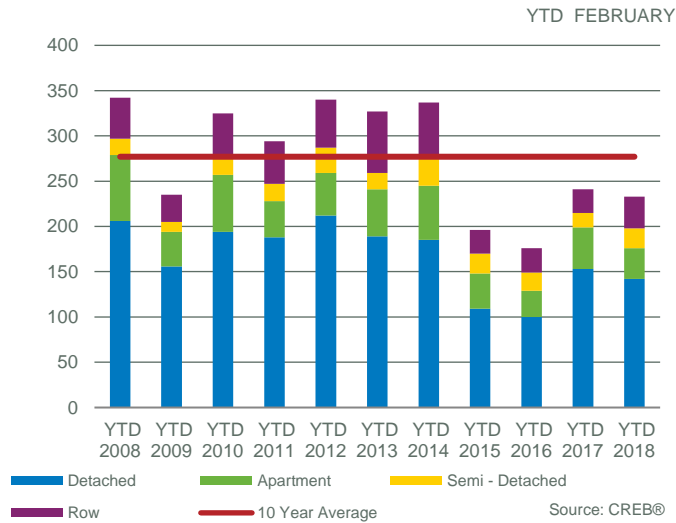


NORTHWEST PRICES

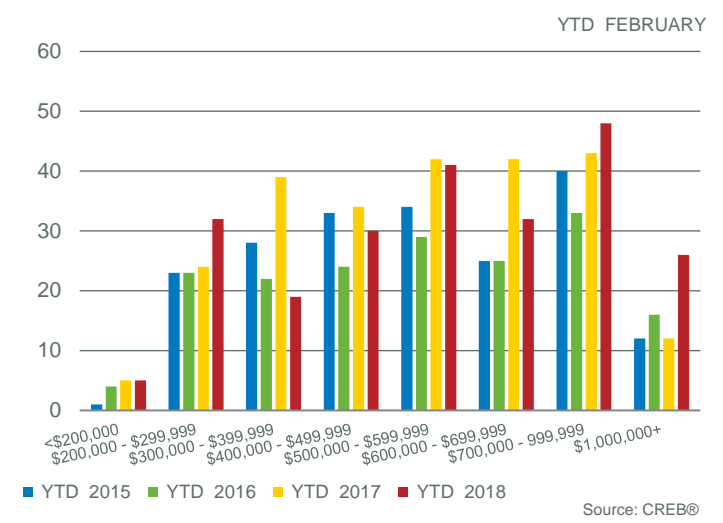


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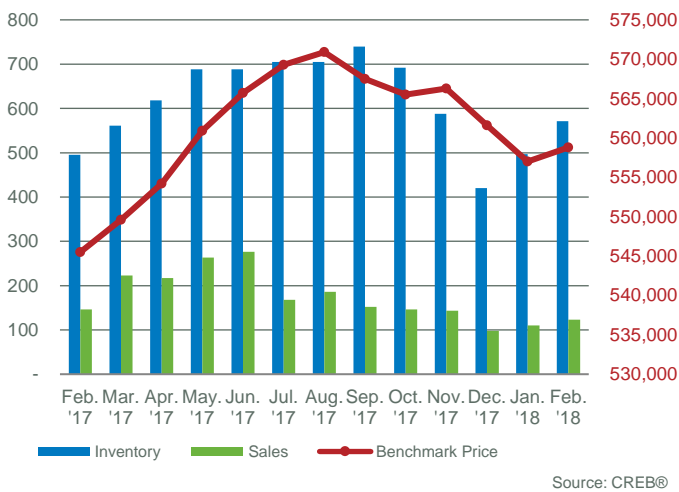
WEST TOTAL SALES



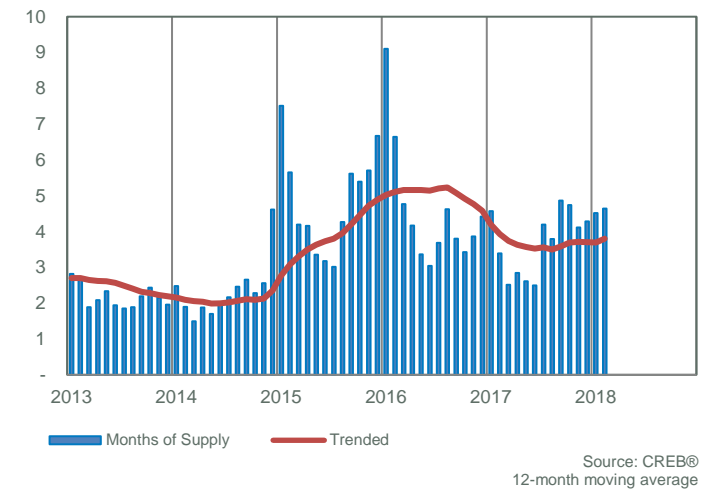
WEST TOTAL SALES BY PRICE RANGE



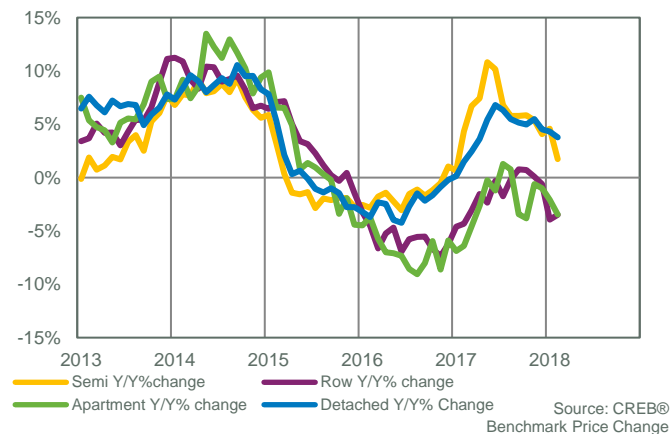
WEST INVENTORY AND SALES



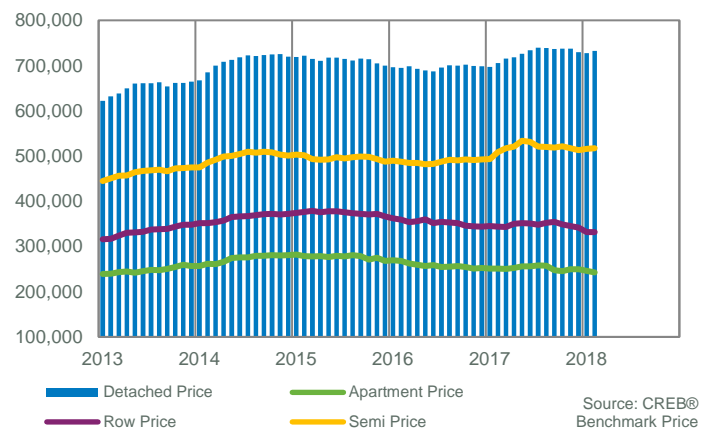
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

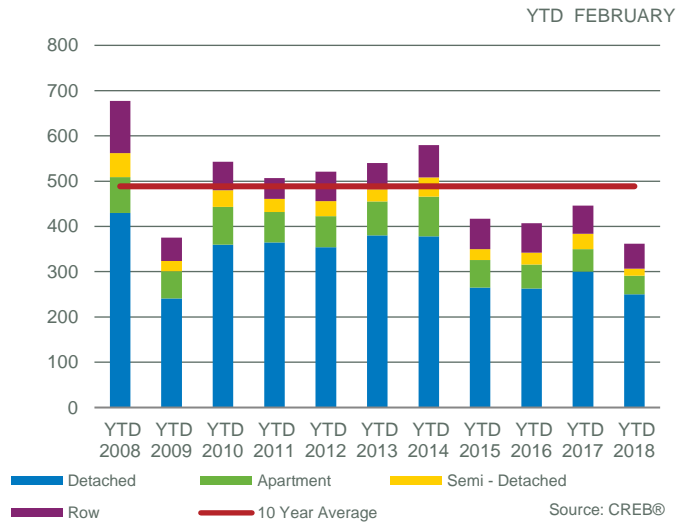


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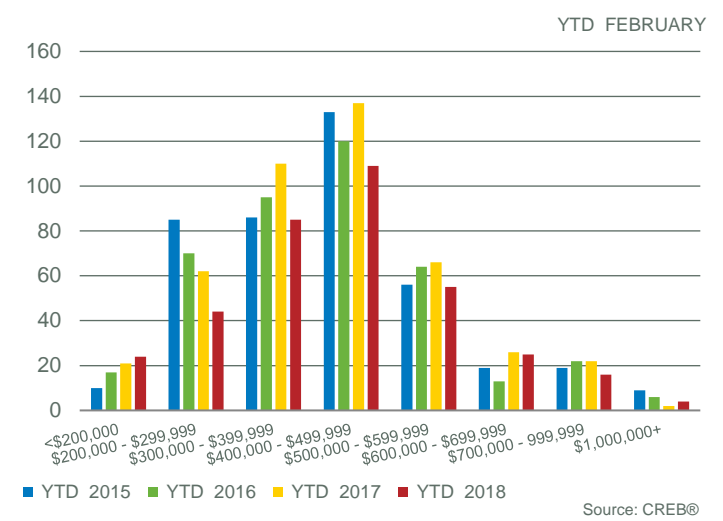


SOUTH

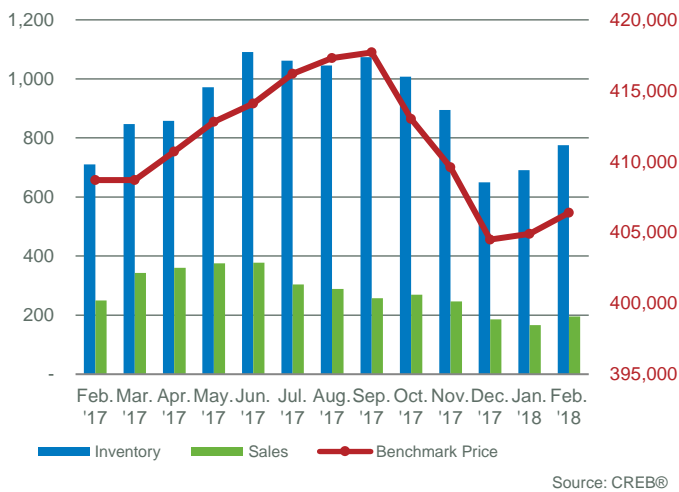
SOUTH TOTAL SALES



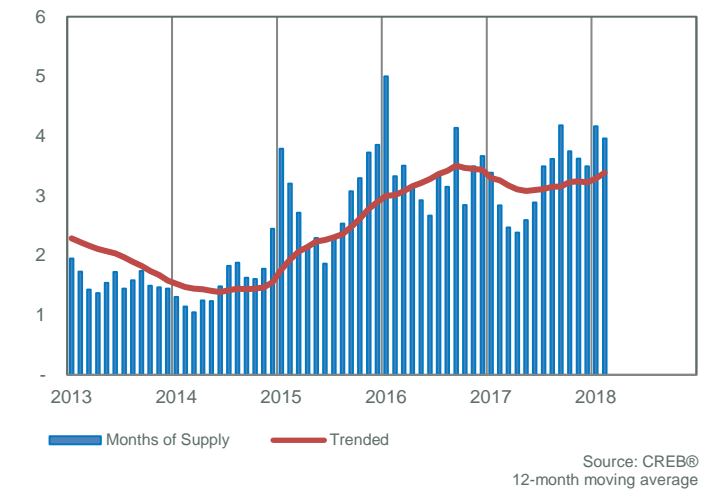
SOUTH TOTAL SALES BY PRICE RANGE



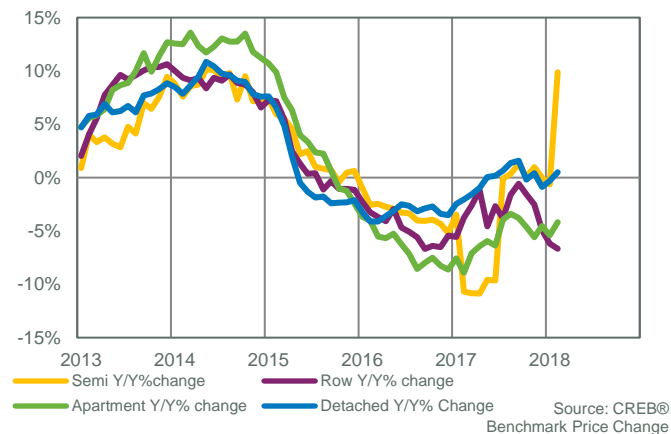
SOUTH INVENTORY AND SALES



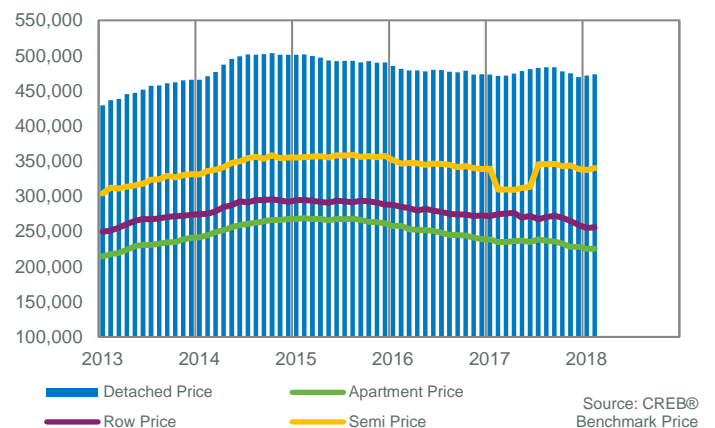
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

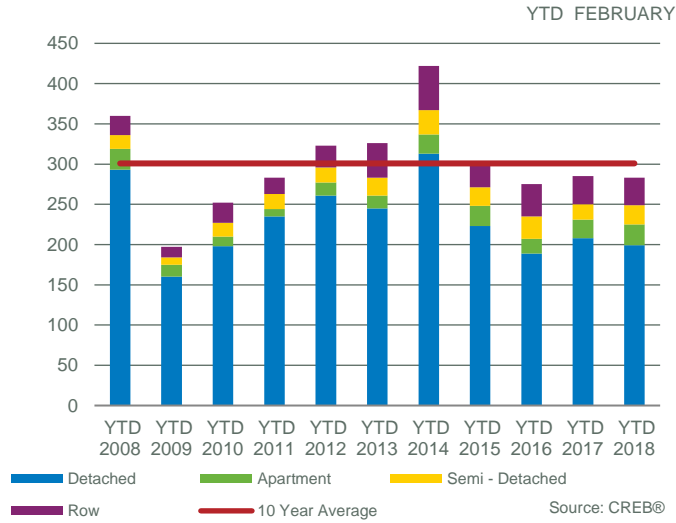


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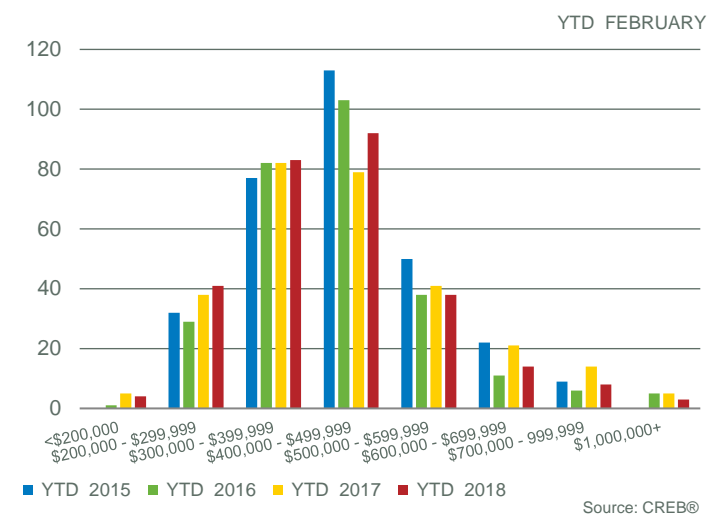


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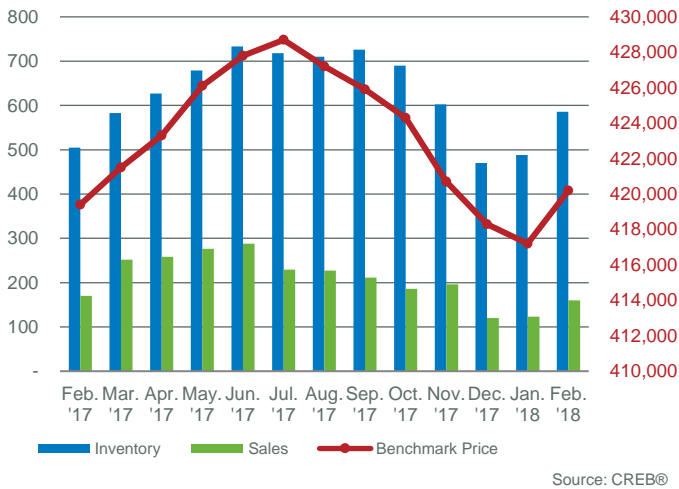
SOUTHEAST TOTAL SALES



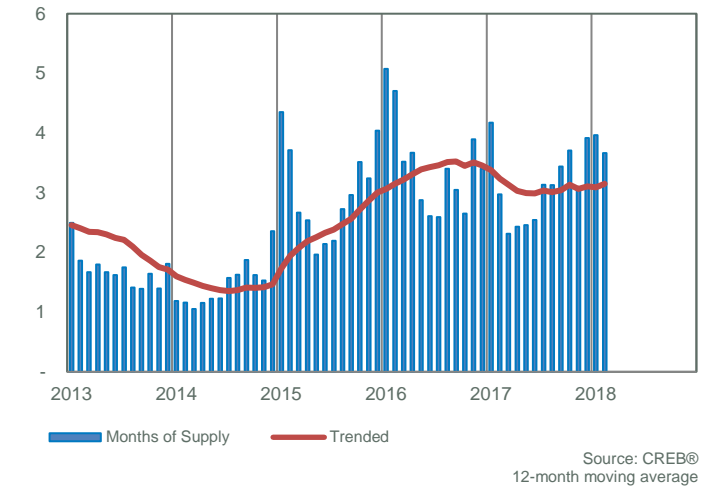
SOUTHEAST TOTAL SALES BY PRICE RANGE



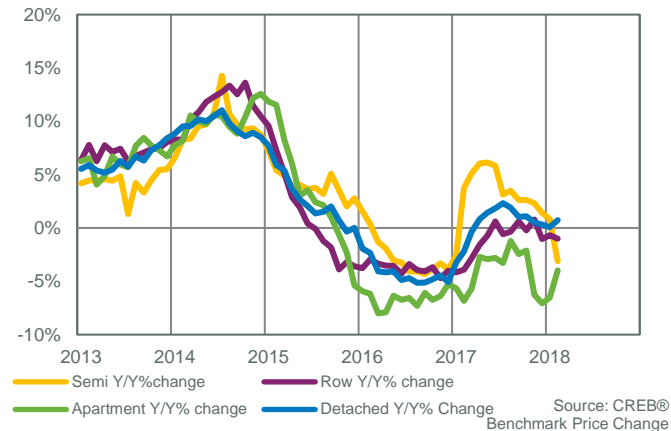
SOUTHEAST INVENTORY AND SALES



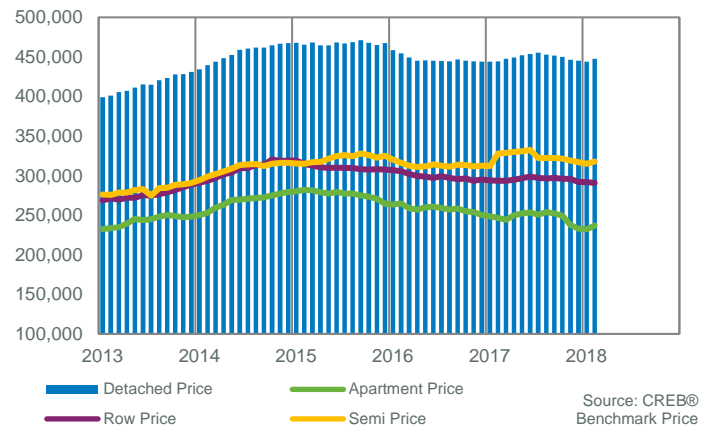
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

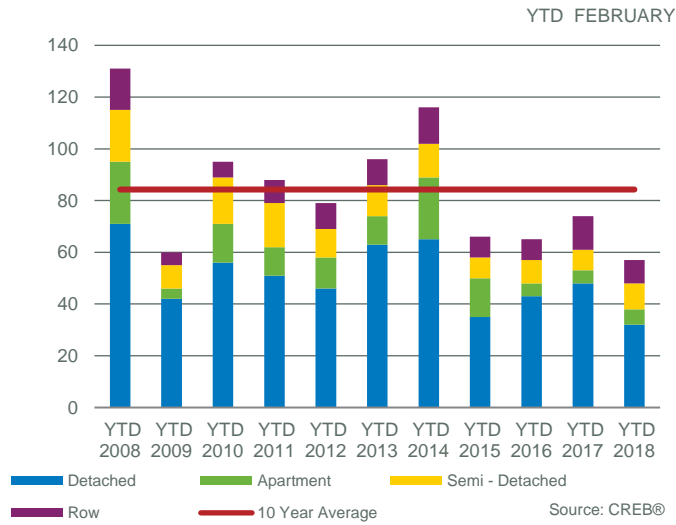


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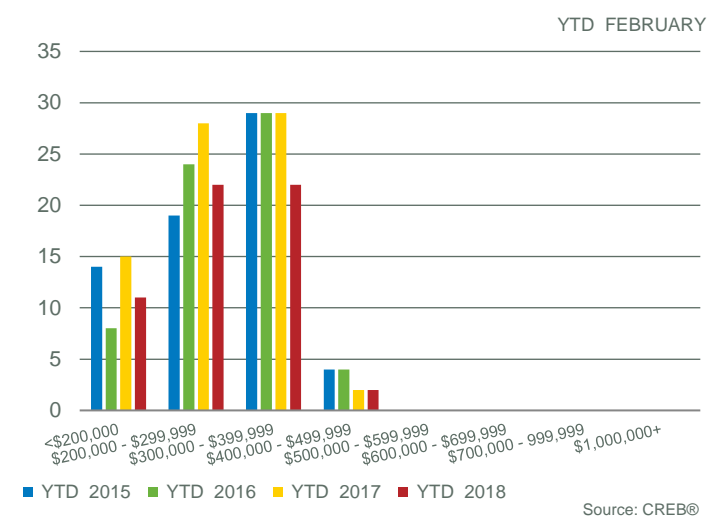


EAST

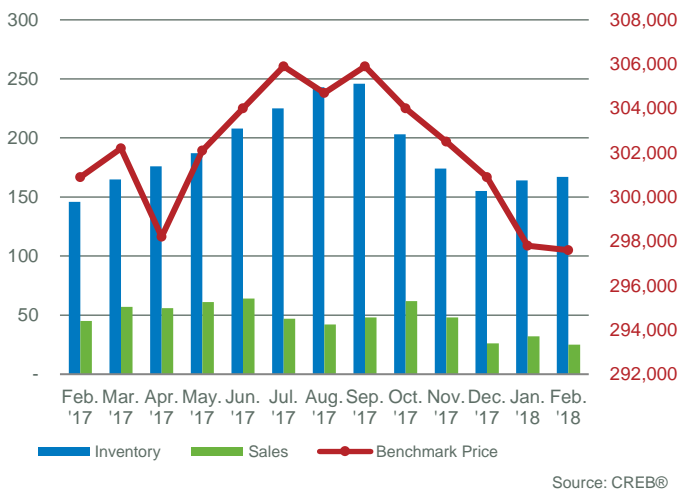
EAST TOTAL SALES



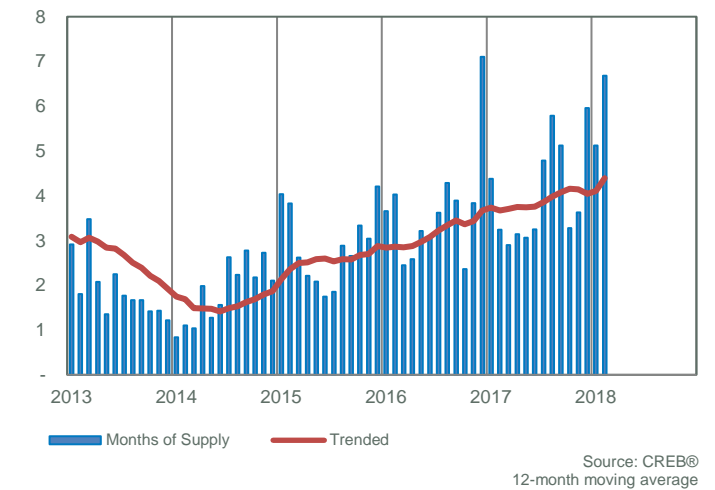
EAST TOTAL SALES BY PRICE RANGE



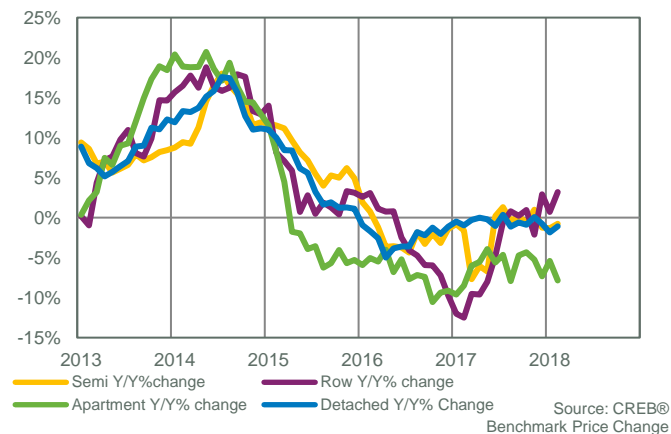
EAST INVENTORY AND SALES



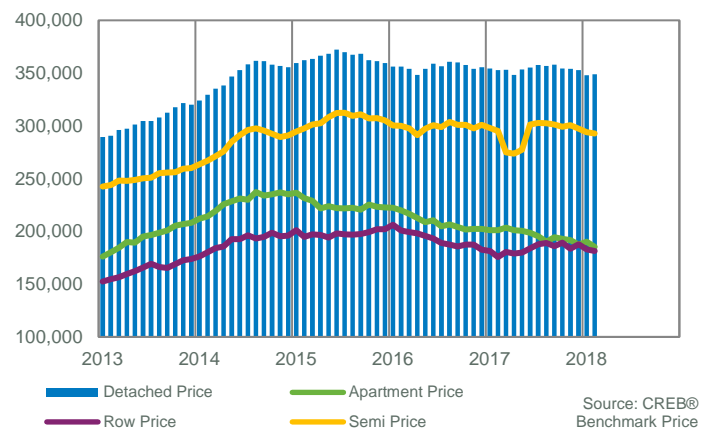
EAST MONTHS OF INVENTORY



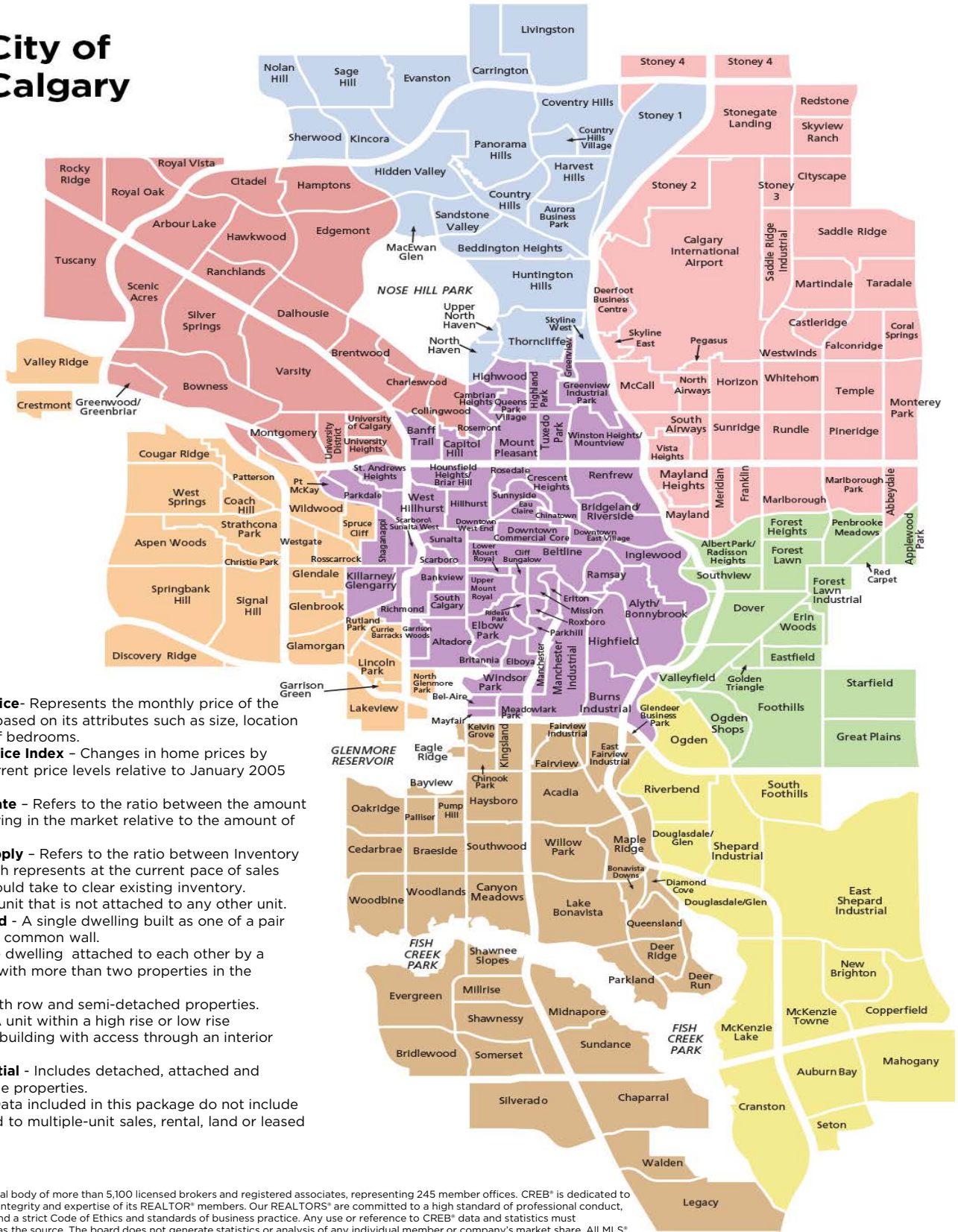
EAST PRICE CHANGE



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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