

Housing market inventory on the rise

Prices remain stable compared to last year

City of Calgary, April 2, 2018 – As expected, slow sales this quarter have persisted through March in the City of Calgary. This is not a surprise, after stronger growth in sales at the end of last year following the announced changes to the lending market.

First quarter sales totaled 3,423 units, nearly 18 per cent below last year's levels and 24 per cent below long-term averages. Easing sales and modest gains in new listings caused inventories to rise and months of supply to remain above four months.

"Economic conditions are slowly improving, but it has not been enough to outpace the current impact of higher lending rates and more stringent conditions," said CREB® chief economist Ann-Marie Lurie.

"We are entering the most active quarters in the housing market with more inventory, which could create some price fluctuations. However, the improving economy is expected to prevent overall prices from slipping by significant amounts."

While prices trended down on a quarterly basis, they remained relatively unchanged over last year's levels due to modest gains in the detached sector offsetting declines in the apartment sector.

The citywide benchmark price for detached product averaged \$502,000 in the first quarter. This is slightly lower than the fourth quarter of last year, but comparable to levels recorded in the first quarter of last year. In March, the detached price reached \$503,800, 3.6 per cent below pre-recession highs, but one per cent above the lows recorded during the recession.

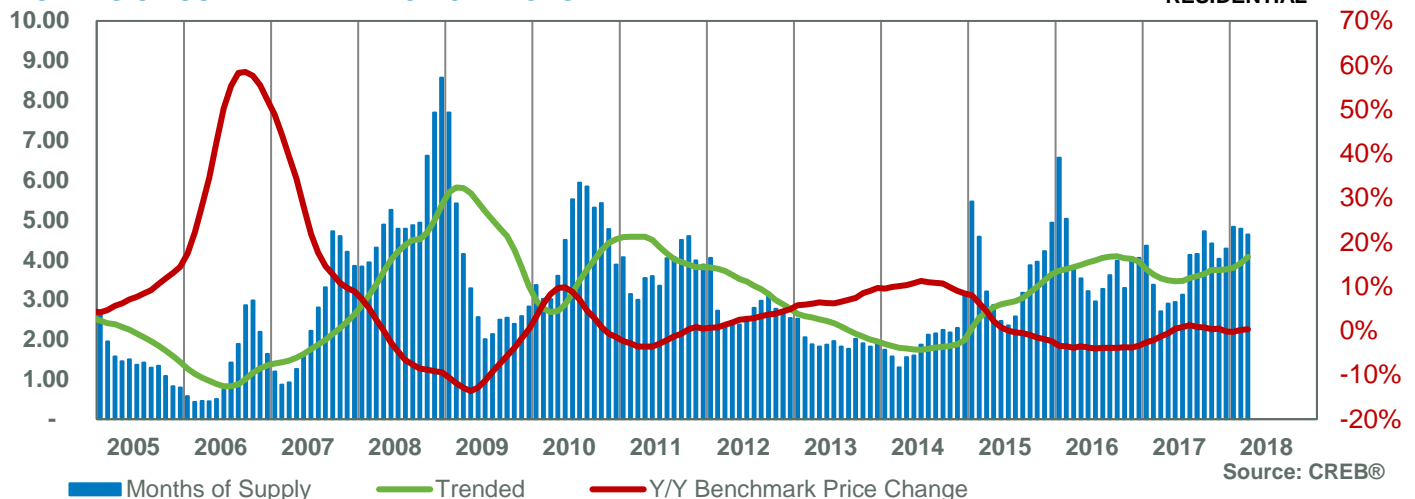
"The market today is better than what we experienced at the peak of the recession," said CREB® president Tom Westcott.

"You can find good value if you're looking to buy a home, and you can also get good value if you're selling. Being well-informed, in any economic condition, is the key, because there are differences in the market depending on what type of property it is and where it is located."

Detached market inventories in the first quarter of 2017 were low compared to historical standards. This year, detached inventories have averaged 2,573 units over the first quarter, 10 per cent below first quarter averages recorded during 2015 and 2016.

Spring will have more inventory than last year, slowing progress on price recovery. However, the amount of price adjustment will vary depending on competing supply by location and product type.

MONTHS OF SUPPLY AND PRICE CHANGES



HOUSING MARKET FACTS

- While detached benchmark prices eased by 0.25 per cent over the previous quarter, the quarterly decline was not consistent across all areas. Prices were stable in both the south and south east districts, while in the city centre, prices improved over the previous quarter.
- Despite the recent easing of new listings, the apartment condominium sector continues to struggle with excess supply in the resale, new-home and rental market. This is impacting prices. Condominium apartments averaged \$256,567 in the first quarter, one per cent below the previous quarter and three per cent below levels recorded in the first quarter of 2017. Overall, monthly apartment prices are over 14 per cent below the highs recorded in 2014.
- Year-over-year, attached price changes have ranged from growth of four per cent to declines of 3.7 per cent depending on the sector of the city. Prices improved in the city centre, north west and south east districts of the city. However, those gains were offset by the losses in the north east, north, west, south and east districts. Attached benchmark prices averaged \$328,533 in the first quarter and remain unchanged from levels recorded at this time last year.
- Activity within the attached sector continues to vary based on row product versus semi-detached. Semi-detached prices remained relatively stable compared to last year and last quarter, thanks to recent improvements in the city centre district. Meanwhile, row prices eased slightly over the previous quarter, with prices easing across all districts compared to the fourth quarter of 2017.

	Mar-17	Mar-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
DETACHED						
Total Sales	1,171	848	-27.58%	2,574	2,085	-19.00%
Total Sales Volume	\$669,490,225	\$482,142,058	-27.98%	\$1,445,030,779	\$1,176,984,020	-18.55%
New Listings	1,796	1,871	4.18%	4,317	4,453	3.15%
Inventory	2,324	3,063	31.80%	2,056	2,573	25.17%
Months of Supply	1.98	3.61	82.00%	2.40	3.70	54.52%
Sales to New Listings Ratio	65.20%	45.32%	-19.88%	59.62%	46.82%	-12.80%
Sales to List Price Ratio	97.40%	97.54%	0.14%	97.34%	97.36%	0.01%
Days on Market	38	37	-1.27%	41	44	7.32%
Benchmark Price	\$500,400	\$503,800	0.68%	\$499,433	\$502,000	0.51%
Median Price	\$490,000	\$509,450	3.97%	\$490,000	\$495,000	1.02%
Average Price	\$571,725	\$568,564	-0.55%	\$561,395	\$564,501	0.55%
Index	205	207	0.68%	205	206	0.52%
APARTMENT						
Total Sales	297	219	-26.26%	683	561	-17.86%
Total Sales Volume	\$83,198,472	\$65,701,124	-21.03%	\$199,752,184	\$173,251,000	-13.27%
New Listings	726	721	-0.69%	1,932	1,851	-4.19%
Inventory	1,578	1,690	7.10%	1,411	1,471	4.23%
Months of Supply	5.31	7.72	45.24%	6.20	7.87	26.89%
Sales to New Listings Ratio	40.91%	30.37%	-10.53%	35.35%	30.31%	-5.04%
Sales to List Price Ratio	96.42%	96.64%	0.22%	96.23%	96.32%	0.09%
Days on Market	56	64	15.99%	61	68	11.48%
Benchmark Price	\$264,900	\$257,100	-2.94%	\$264,733	\$256,567	-3.08%
Median Price	\$251,500	\$252,500	0.40%	\$260,000	\$260,000	0.00%
Average Price	\$280,130	\$300,005	7.10%	\$292,463	\$308,825	5.59%
Index	183	178	-2.95%	183	178	-3.09%
ATTACHED						
Total Sales	422	307	-27.25%	910	777	-14.62%
Total Sales Volume	\$175,264,277	\$131,770,522	-24.82%	\$365,399,659	\$316,679,332	-13.33%
New Listings	718	855	19.08%	1,833	2,003	9.27%
Inventory	1,222	1,618	32.41%	1,112	1,362	22.49%
Months of Supply	2.90	5.27	82.00%	3.66	5.26	43.46%
Sales to New Listings Ratio	58.77%	35.91%	-22.87%	49.65%	38.79%	-10.85%
Sales to List Price Ratio	97.40%	97.43%	0.03%	97.13%	97.30%	0.17%
Days on Market	46	53	15.00%	51	58	13.73%
Benchmark Price	\$328,400	\$329,400	0.30%	\$328,500	\$328,533	0.01%
Median Price	\$340,500	\$349,990	2.79%	\$340,000	\$335,550	-1.31%
Average Price	\$415,318	\$429,220	3.35%	\$401,538	\$407,567	1.50%
Index	194	195	0.31%	194	194	0.02%
CITY OF CALGARY						
Total Sales	1,890	1,374	-27.30%	4,167	3,423	-17.85%
Total Sales Volume	\$927,952,974	\$679,613,704	-26.76%	\$2,010,182,622	\$1,666,914,352	-17.08%
New Listings	3,240	3,447	6.39%	8,082	8,307	2.78%
Inventory	5,124	6,371	24.34%	4,579	5,406	18.06%
Months of Supply	2.71	4.64	71.03%	3.30	4.74	43.72%
Sales to New Listings Ratio	58.33%	39.86%	-18.47%	51.56%	41.21%	-10.35%
Sales to List Price Ratio	97.31%	97.43%	0.12%	97.19%	97.24%	0.04%
Days on Market	42	45	6.36%	46	51	10.87%
Benchmark Price	\$434,300	\$435,600	0.30%	\$433,700	\$434,067	0.08%
Median Price	\$435,000	\$438,500	0.80%	\$430,000	\$427,000	-0.70%
Average Price	\$490,980	\$494,624	0.74%	\$482,405	\$486,975	0.95%
Index	200	201	0.30%	200	200	0.08%

For a list of definitions, see page 26.

	Mar-17	Mar-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	199	144	-27.64%	408	351	-13.97%
Total Sales Volume	\$98,363,986	\$78,431,866	-20.26%	\$198,580,834	\$179,345,370	-9.69%
Share of Sales with Condo Title	15.08%	11.81%	-3.27%	13.80%	15.52%	1.72%
New Listings	301	388	28.90%	736	870	18.21%
Inventory	454	677	49.12%	422	556	31.75%
Months of Supply	2.28	4.70	106.07%	3.10	4.75	53.15%
Sales to New Listings Ratio	66.11%	37.11%	-29.00%	55.43%	40.34%	-15.09%
Sales to List Price Ratio	97.60%	97.57%	-0.03%	97.21%	97.56%	0.35%
Days on Market	40	48	18.88%	48	52	8.33%
Benchmark Price	\$423,400	\$418,800	-1.09%	\$416,267	\$417,800	0.37%
Median Price	\$396,000	\$442,500	11.74%	\$389,900	\$403,500	3.49%
Average Price	\$494,291	\$544,666	10.19%	\$486,718	\$510,955	4.98%
Index	212	210	-1.08%	208	209	0.37%
CITY OF CALGARY ROW						
Total Sales	223	163	-26.91%	502	426	-15.14%
Total Sales Volume	\$76,900,291	\$53,338,656	-30.64%	\$166,818,825	\$137,333,962	-17.67%
Share of Sales with Condo Title	95.52%	96.32%	0.80%	95.48%	93.20%	-2.28%
New Listings	417	467	11.99%	1,097	1,133	3.28%
Inventory	768	941	22.53%	690	806	16.82%
Months of Supply	3.44	5.77	67.63%	4.12	5.67	37.66%
Sales to New Listings Ratio	53.48%	34.90%	-18.57%	45.76%	37.60%	-8.16%
Sales to List Price Ratio	97.14%	97.23%	0.09%	97.03%	96.97%	-0.06%
Days on Market	51	58	12.20%	53	62	16.98%
Benchmark Price	\$292,400	\$297,600	1.78%	\$295,533	\$296,567	0.35%
Median Price	\$303,000	\$297,000	-1.98%	\$308,000	\$297,250	-3.49%
Average Price	\$344,844	\$327,231	-5.11%	\$332,308	\$322,380	-2.99%
Index	183	187	1.80%	185	186	0.36%
CITY OF CALGARY ATTACHED						
Total Sales	422	307	-27.25%	910	777	-14.62%
Total Sales Volume	\$175,264,277	\$131,770,522	-24.82%	\$365,399,659	\$316,679,332	-13.33%
Share of Sales with Condo Title	57.58%	56.68%	-1.57%	59.62%	58.19%	-2.40%
New Listings	718	855	19.08%	1,833	2,003	9.27%
Inventory	1,222	1,618	32.41%	1,112	1,362	22.49%
Months of Supply	2.90	5.27	82.00%	3.66	5.26	43.46%
Sales to New Listings Ratio	58.77%	35.91%	-22.87%	49.65%	38.79%	-10.85%
Sales to List Price Ratio	97.40%	97.43%	0.03%	97.13%	97.30%	0.17%
Days on Market	46	53	15.00%	51	58	13.73%
Benchmark Price	\$328,400	\$329,400	0.30%	\$328,500	\$328,533	0.01%
Median Price	\$340,500	\$349,990	2.79%	\$340,000	\$335,550	-1.31%
Average Price	\$415,318	\$429,220	3.35%	\$401,538	\$407,567	1.50%
Index	194	195	0.31%	194	194	0.02%

For a list of definitions, see page 26.

March 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	96	239	40.17%	431	4.49	\$698,000	3.56%	0.19%
North East	81	216	37.50%	394	4.86	\$374,700	-2.98%	-0.19%
North	118	272	43.38%	460	3.90	\$433,800	-0.89%	0.09%
North West	118	278	42.45%	388	3.29	\$542,500	1.74%	-0.09%
West	81	203	39.90%	358	4.42	\$731,200	2.22%	-0.12%
South	187	345	54.20%	518	2.77	\$476,400	1.04%	0.61%
South East	146	271	53.87%	431	2.95	\$450,000	0.56%	0.51%
East	22	49	44.90%	83	3.77	\$347,400	-1.64%	-0.40%
TOTAL CITY	848	1,871	45.32%	3,063	3.61	\$503,800	0.68%	0.20%
Apartment								
City Centre	111	377	29.44%	866	7.80	\$285,300	-2.59%	0.18%
North East	15	21	71.43%	67	4.47	\$225,300	-6.32%	1.67%
North	10	47	21.28%	109	10.90	\$222,400	2.11%	1.32%
North West	16	53	30.19%	125	7.81	\$241,100	-0.50%	2.73%
West	15	82	18.29%	180	12.00	\$240,600	-3.88%	-0.70%
South	21	76	27.63%	192	9.14	\$221,600	-5.74%	-1.55%
South East	26	50	52.00%	113	4.35	\$238,700	-2.17%	0.80%
East	5	15	33.33%	38	7.60	\$187,700	-7.76%	1.24%
TOTAL CITY	219	721	30.37%	1,690	7.72	\$257,100	-2.94%	0.27%
Semi-detached								
City Centre	45	145	31.03%	280	6.22	\$773,900	0.61%	0.00%
North East	18	38	47.37%	74	4.11	\$297,400	5.39%	-1.20%
North	14	34	41.18%	50	3.57	\$317,700	1.34%	0.22%
North West	18	44	40.91%	68	3.78	\$389,200	-3.73%	0.08%
West	18	37	48.65%	64	3.56	\$513,800	-0.64%	-0.68%
South	13	42	30.95%	74	5.69	\$338,600	9.33%	-0.41%
South East	13	34	38.24%	39	3.00	\$321,200	-2.28%	1.04%
East	5	14	35.71%	28	5.60	\$293,600	6.84%	0.27%
TOTAL CITY	144	388	37.11%	677	4.70	\$418,800	-1.09%	0.00%
Row								
City Centre	29	90	32.22%	190	6.55	\$466,500	1.50%	0.15%
North East	20	52	38.46%	109	5.45	\$200,800	-7.08%	0.96%
North	14	68	20.59%	130	9.29	\$265,600	4.28%	2.04%
North West	13	49	26.53%	90	6.92	\$306,000	-0.68%	0.00%
West	29	56	51.79%	128	4.41	\$334,400	-2.45%	0.72%
South	27	73	36.99%	138	5.11	\$258,500	-6.17%	0.98%
South East	26	62	41.94%	123	4.73	\$293,100	-0.10%	0.83%
East	5	18	27.78%	33	6.60	\$177,300	-1.72%	-2.21%
TOTAL CITY	163	467	34.90%	941	5.77	\$297,600	1.78%	0.74%

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

City of Calgary

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



TOTAL SALES

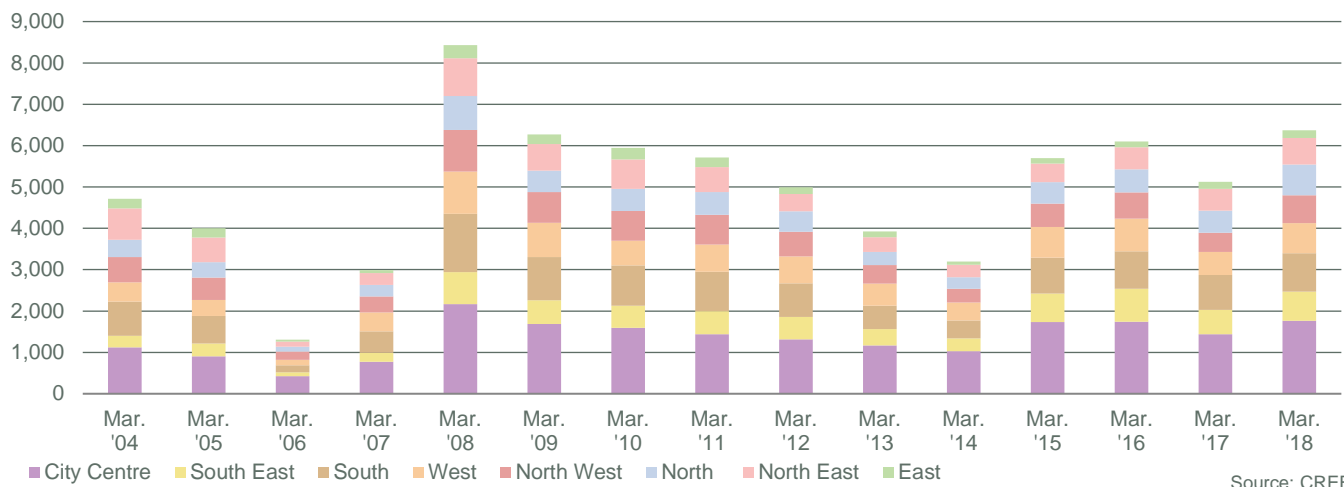
MARCH



Source: CREB®

TOTAL INVENTORY

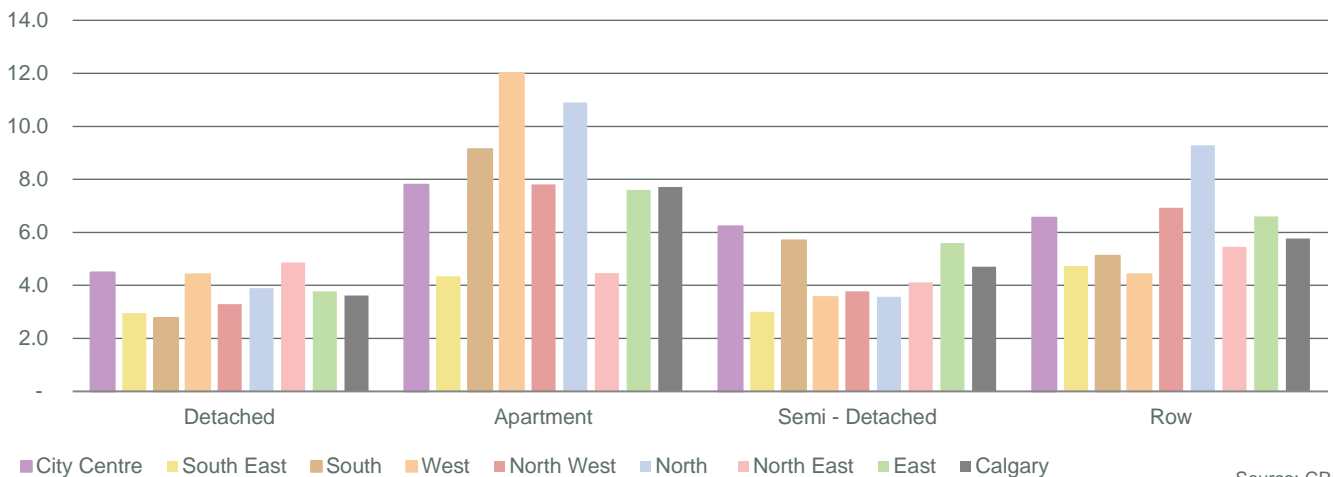
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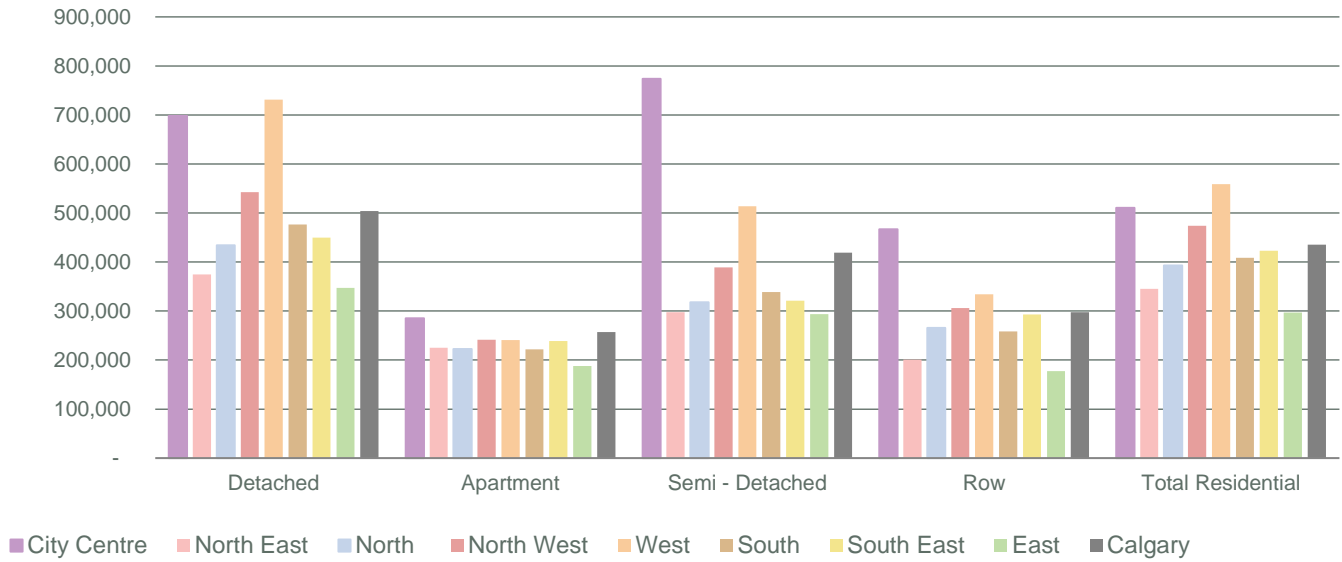
MONTHS OF SUPPLY

MARCH



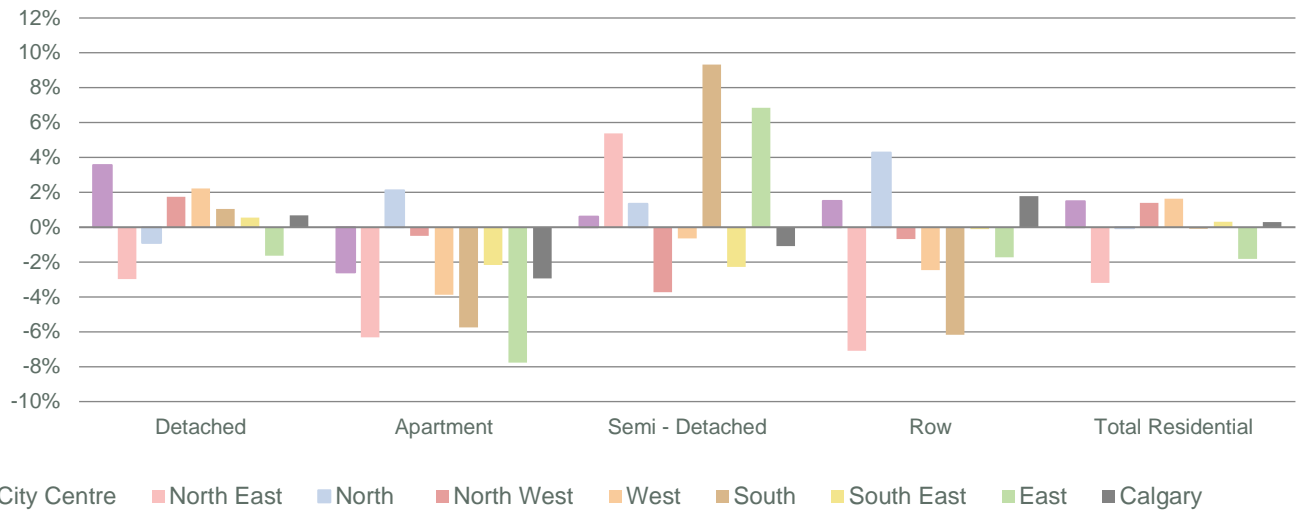
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BENCHMARK PRICE - MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

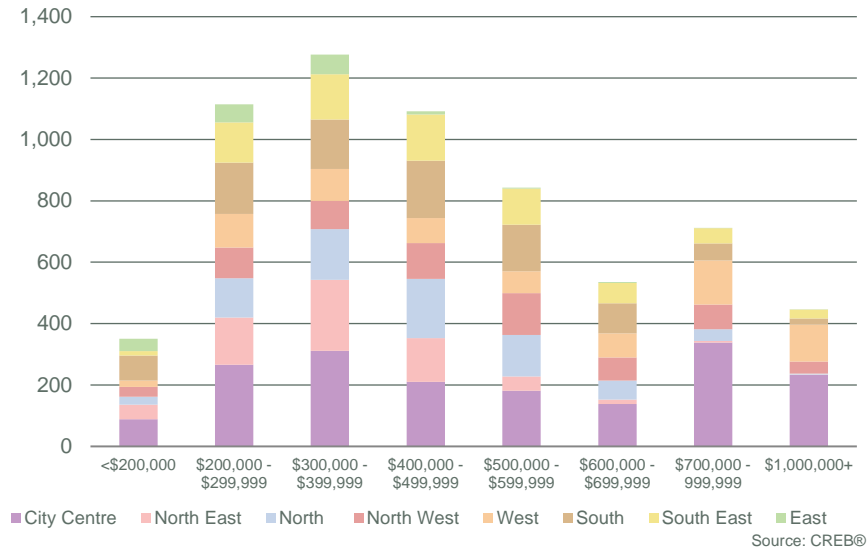


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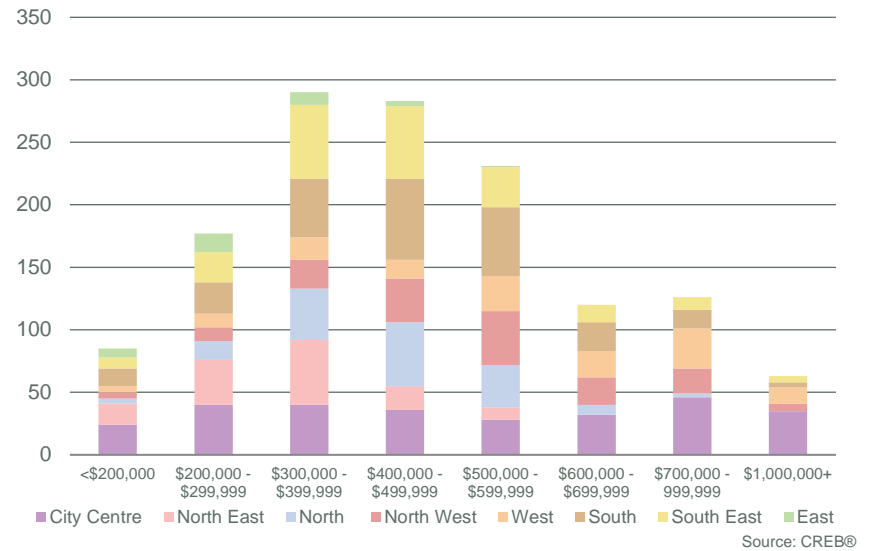
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

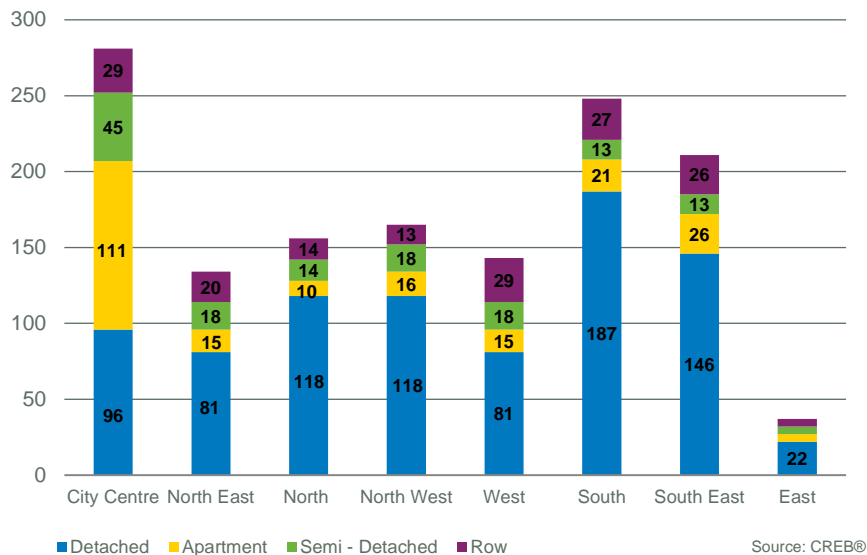
TOTAL INVENTORY BY PRICE RANGE - MARCH



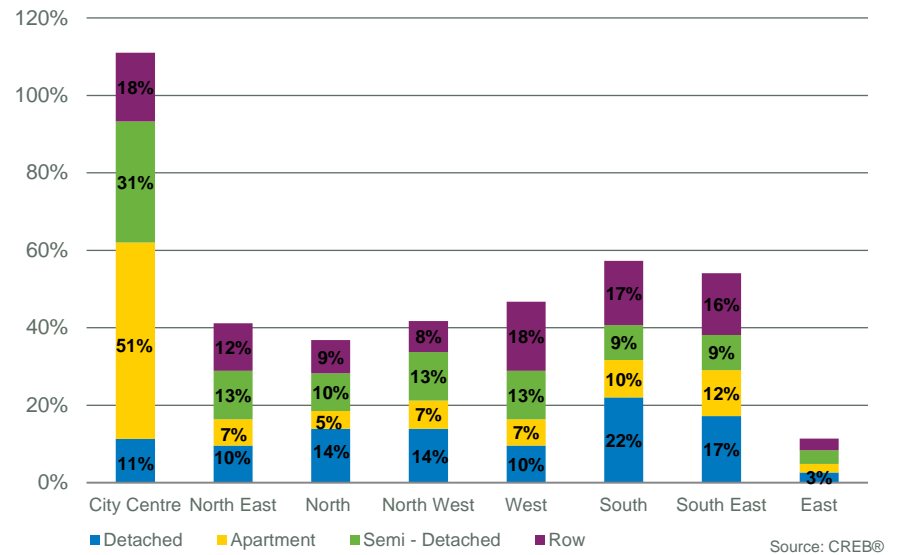
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH



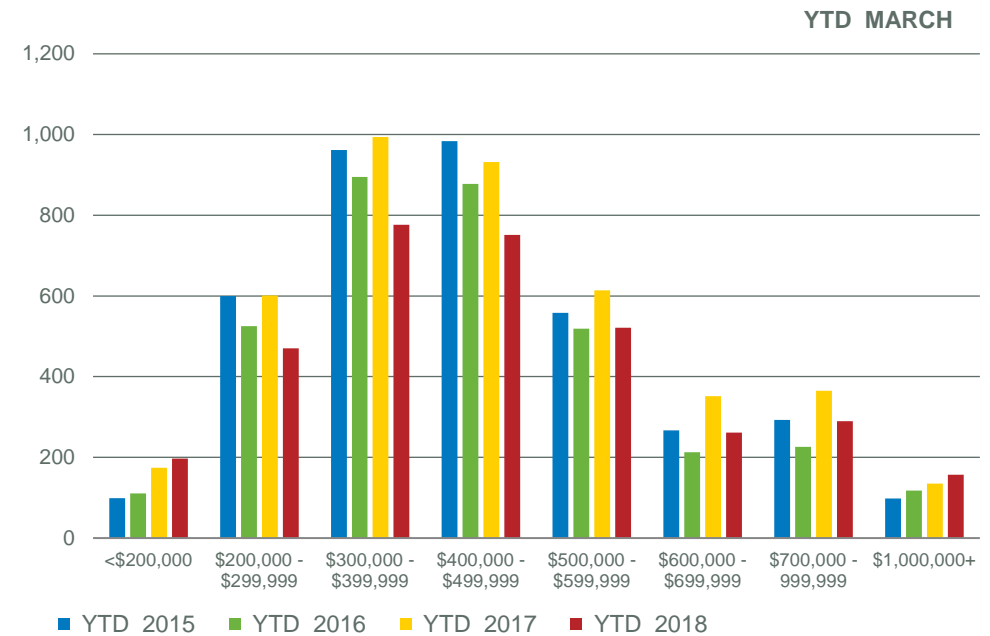
SHARE OF CITY WIDE SALES - MARCH



	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	1,410	1,009
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	462,297	452,846
Index	200	200	200	201	202	203	204	204	203	202	201	200
2018												
Sales	960	1,089	1,374									
New Listings	2,456	2,404	3,447									
Inventory	4,639	5,207	6,371									
Days on Market	61	51	45									
Benchmark Price	432,300	434,300	435,600									
Median Price	415,000	425,000	438,500									
Average Price	468,707	493,427	494,624									
Index	199	200	201									

	Mar-17	Mar-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	72	84	174	197
\$200,000 - \$299,999	272	177	601	470
\$300,000 - \$349,999	198	134	447	379
\$350,000 - \$399,999	247	156	547	397
\$400,000 - \$449,999	212	171	479	451
\$450,000 - \$499,999	211	112	453	300
\$500,000 - \$549,999	166	134	359	298
\$550,000 - \$599,999	117	97	255	223
\$600,000 - \$649,999	84	73	201	154
\$650,000 - \$699,999	66	47	151	107
\$700,000 - \$799,999	77	61	177	154
\$800,000 - \$899,999	66	49	133	92
\$900,000 - \$999,999	32	16	55	44
\$1,000,000 - \$1,249,999	32	31	58	72
\$1,250,000 - \$1,499,999	13	12	30	38
\$1,500,000 - \$1,749,999	9	9	20	19
\$1,750,000 - \$1,999,999	5	4	9	12
\$2,000,000 - \$2,499,999	4	6	6	11
\$2,500,000 - \$2,999,999	5	1	8	3
\$3,000,000 - \$3,499,999	-	-	1	2
\$3,500,000 - \$3,999,999	2	-	2	-
\$4,000,000 +	-	-	1	-
	1,890	1,374	4,167	3,423

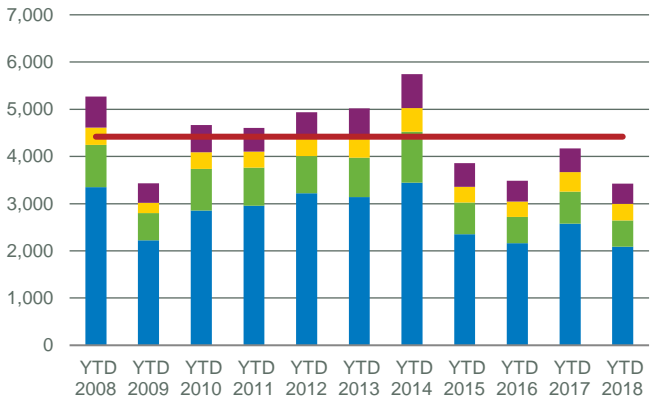
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

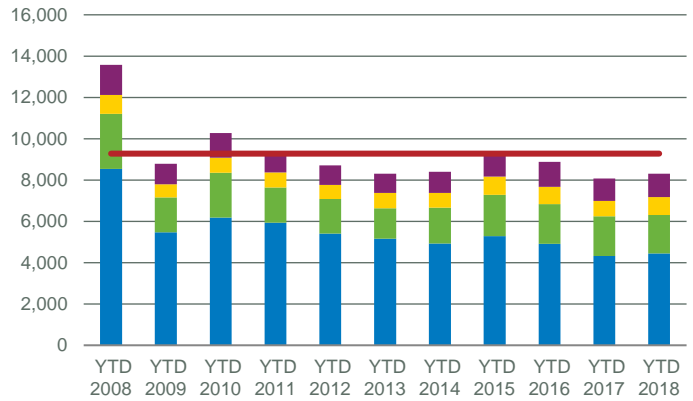
YTD MARCH



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

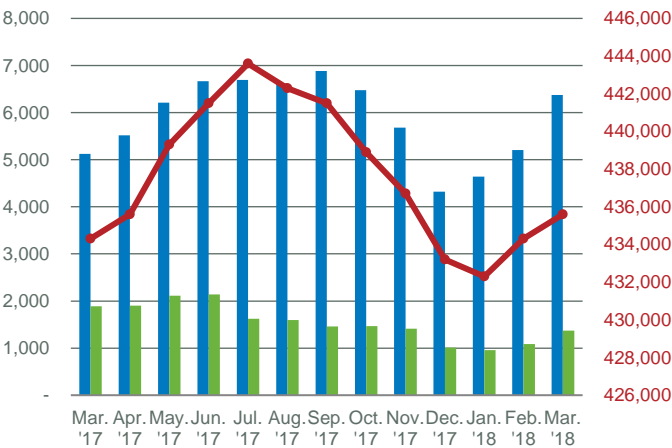
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



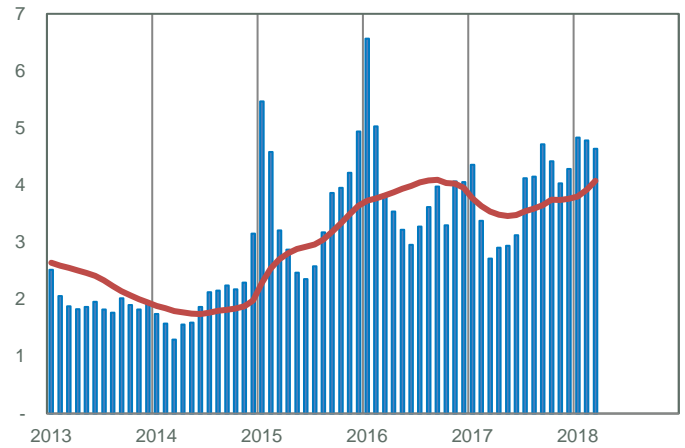
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



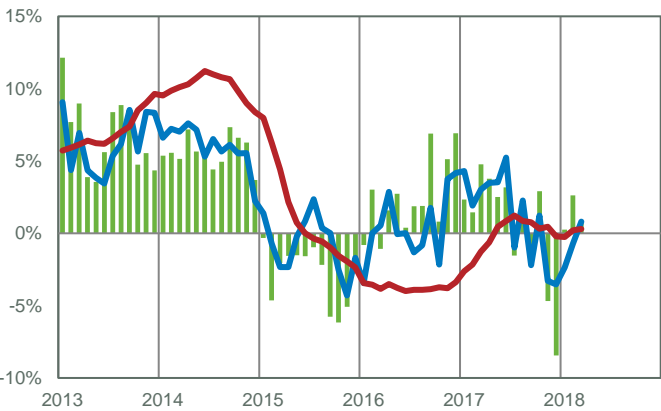
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



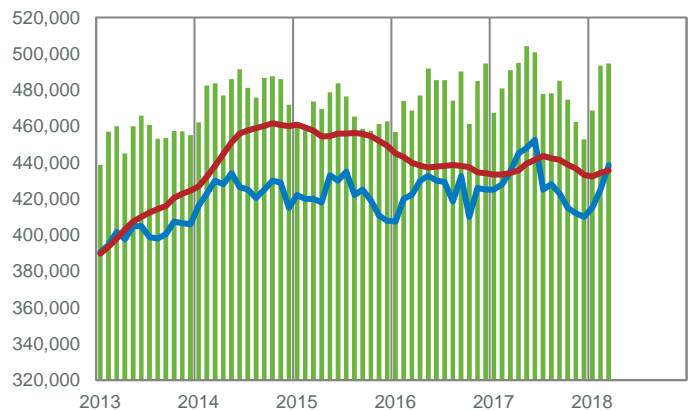
Legend: Months of Supply, Trended. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



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

CITY OF CALGARY TOTAL PRICES

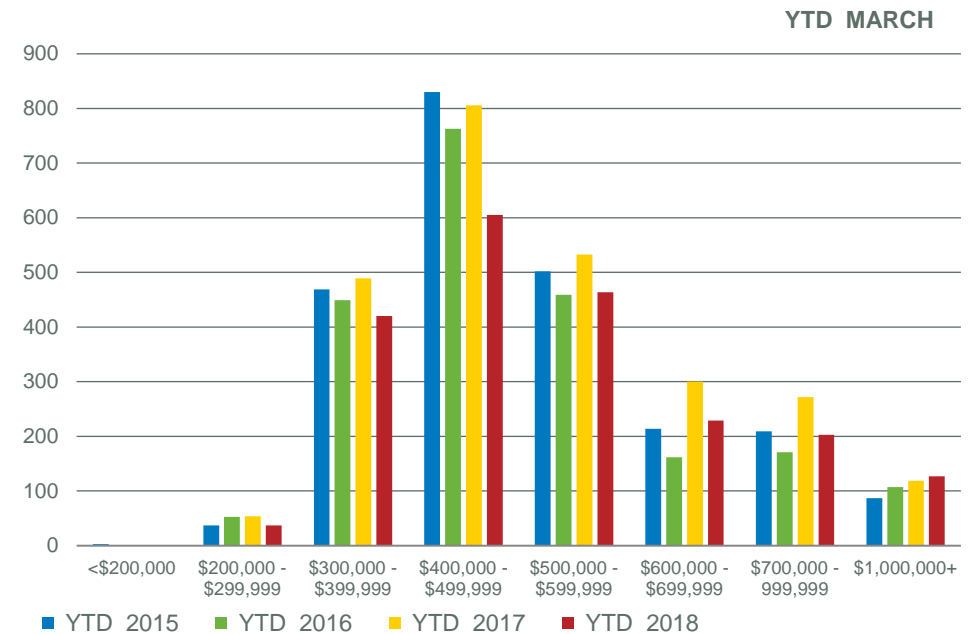


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	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	873	617
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	52
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	462,000
Average Price	545,857	557,661	571,725	562,626	580,590	569,822	553,430	552,007	556,463	544,298	534,356	522,109
Index	205	205	205	206	208	209	210	210	209	208	207	205
2018												
Sales	584	653	848									
New Listings	1,288	1,294	1,871									
Inventory	2,199	2,457	3,063									
Days on Market	55	45	37									
Benchmark Price	499,400	502,800	503,800									
Median Price	474,000	497,000	509,450									
Average Price	545,711	576,029	568,564									
Index	205	206	207									

	Mar-17	Mar-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	1	-
\$200,000 - \$299,999	20	18	54	37
\$300,000 - \$349,999	70	53	157	147
\$350,000 - \$399,999	157	101	332	273
\$400,000 - \$449,999	175	139	394	357
\$450,000 - \$499,999	189	92	412	248
\$500,000 - \$549,999	137	120	310	272
\$550,000 - \$599,999	99	81	223	192
\$600,000 - \$649,999	74	65	177	129
\$650,000 - \$699,999	54	43	123	100
\$700,000 - \$799,999	58	41	123	109
\$800,000 - \$899,999	50	33	104	62
\$900,000 - \$999,999	27	12	45	32
\$1,000,000 - \$1,249,999	24	22	45	55
\$1,250,000 - \$1,499,999	12	11	27	31
\$1,500,000 - \$1,749,999	9	8	20	16
\$1,750,000 - \$1,999,999	5	3	9	11
\$2,000,000 - \$2,499,999	4	5	6	9
\$2,500,000 - \$2,999,999	5	1	8	3
\$3,000,000 - \$3,499,999	-	-	1	2
\$3,500,000 - \$3,999,999	2	-	2	-
\$4,000,000 +	-	-	1	-
	1,171	848	2,574	2,085

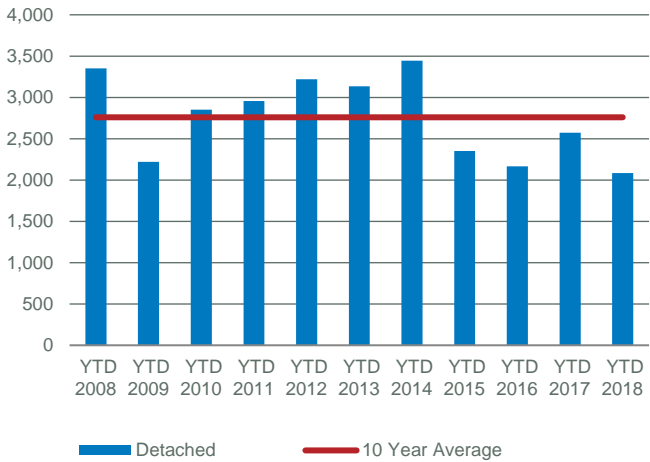
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

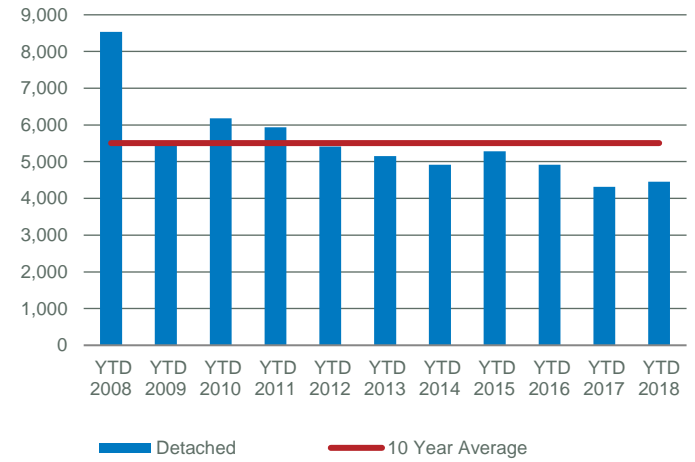
CITY OF CALGARY DETACHED SALES

YTD MARCH

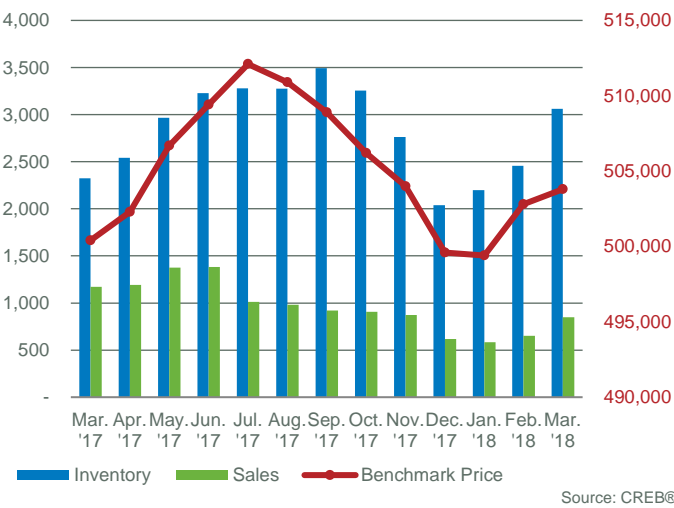


CITY OF CALGARY DETACHED NEW LISTINGS

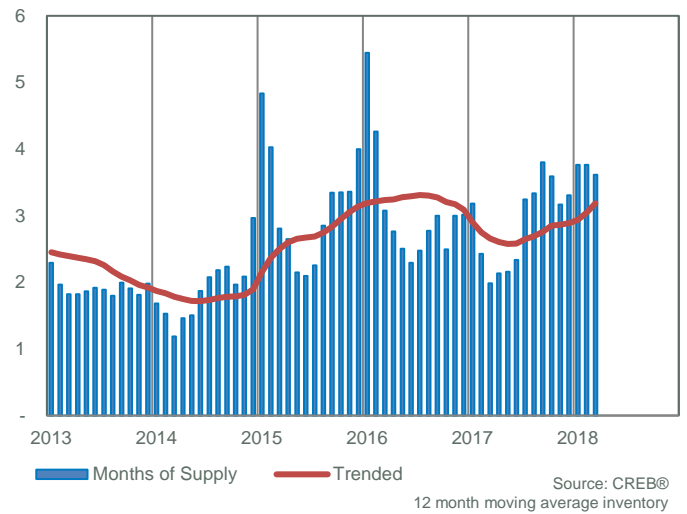
YTD MARCH



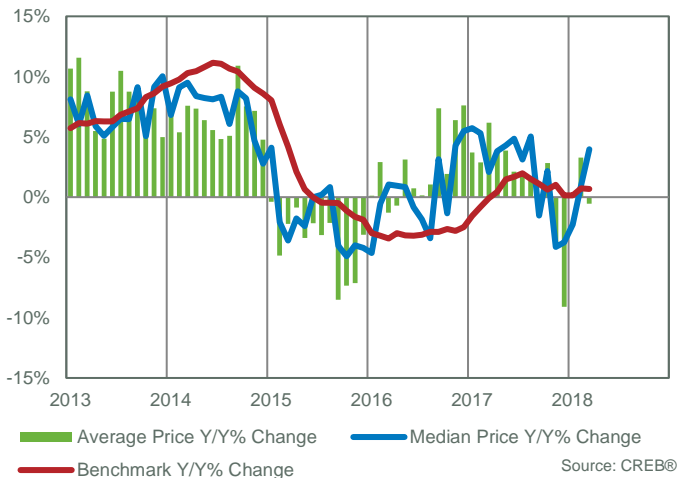
CITY OF CALGARY DETACHED INVENTORY AND SALES



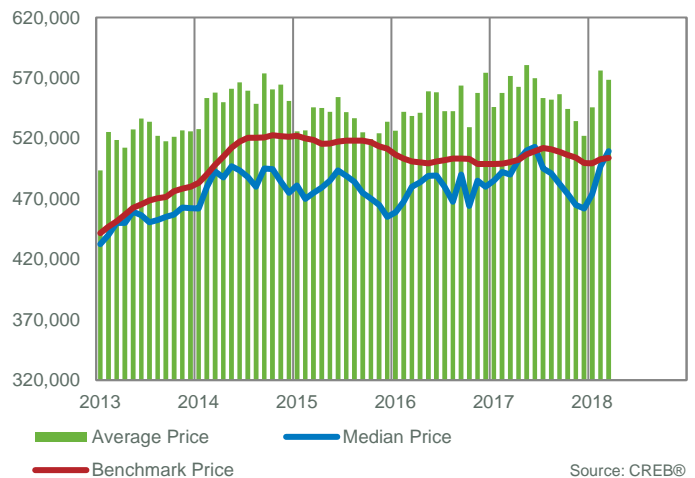
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



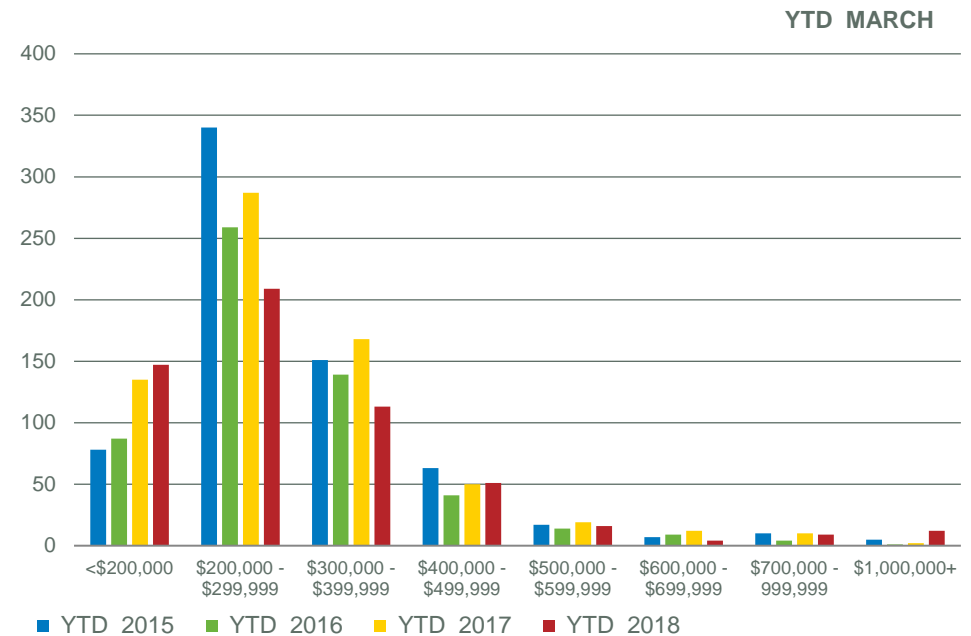
CITY OF CALGARY DETACHED PRICES



	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	219									
New Listings	587	543	721									
Inventory	1,289	1,434	1,690									
Days on Market	76	68	64									
Benchmark Price	256,200	256,400	257,100									
Median Price	255,000	270,000	252,500									
Average Price	298,942	325,905	300,005									
Index	177	177	178									

	Mar-17	Mar-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	61	62	135	147
\$200,000 - \$299,999	128	76	287	209
\$300,000 - \$349,999	47	32	104	72
\$350,000 - \$399,999	25	18	64	41
\$400,000 - \$449,999	17	11	37	35
\$450,000 - \$499,999	8	6	13	16
\$500,000 - \$549,999	3	3	13	8
\$550,000 - \$599,999	3	2	6	8
\$600,000 - \$649,999	1	1	5	4
\$650,000 - \$699,999	1	-	7	-
\$700,000 - \$799,999	2	1	5	2
\$800,000 - \$899,999	1	2	3	5
\$900,000 - \$999,999	-	2	2	2
\$1,000,000 - \$1,249,999	-	1	1	3
\$1,250,000 - \$1,499,999	-	-	1	5
\$1,500,000 - \$1,749,999	-	1	-	2
\$1,750,000 - \$1,999,999	-	1	-	1
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	297	219	683	561

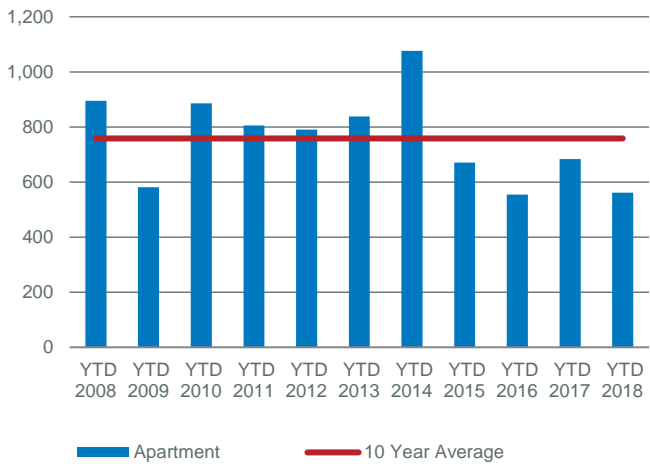
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

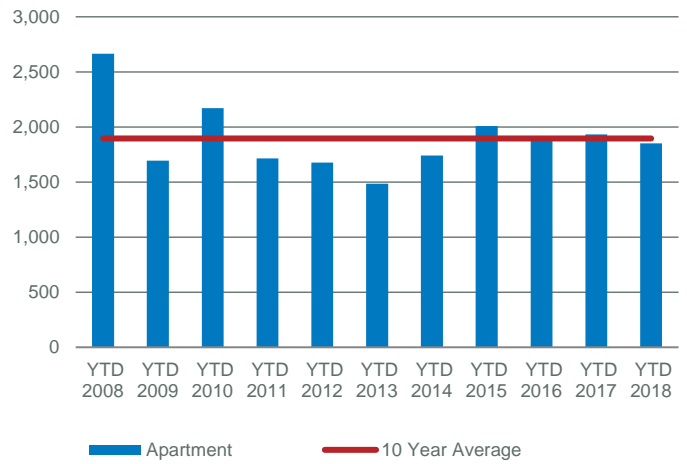
YTD MARCH



Source: CREB®

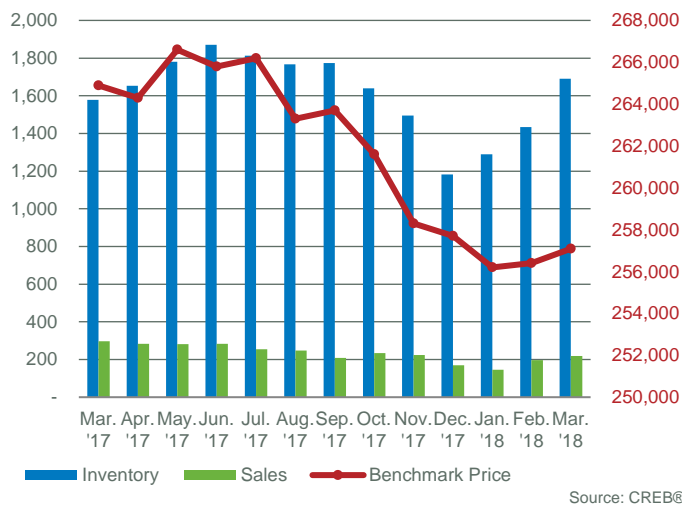
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MARCH



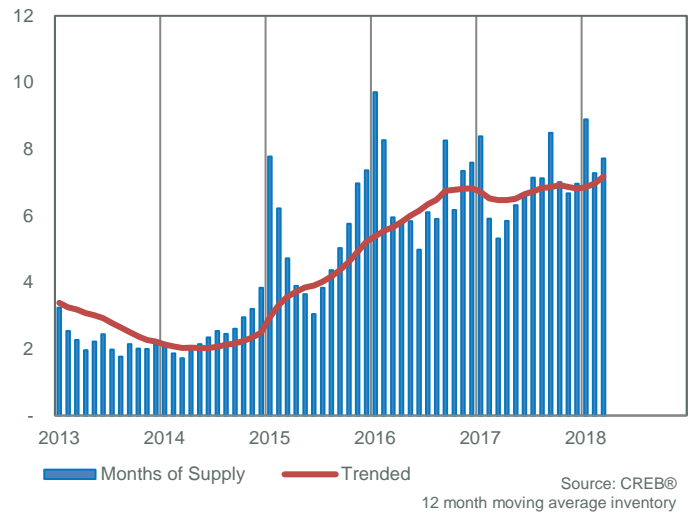
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



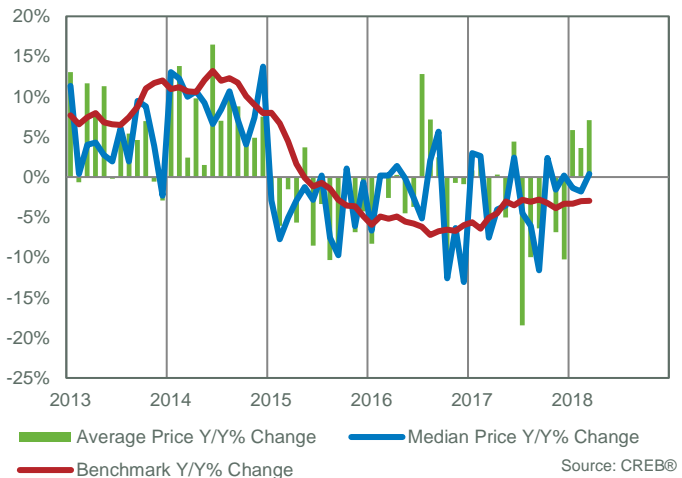
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



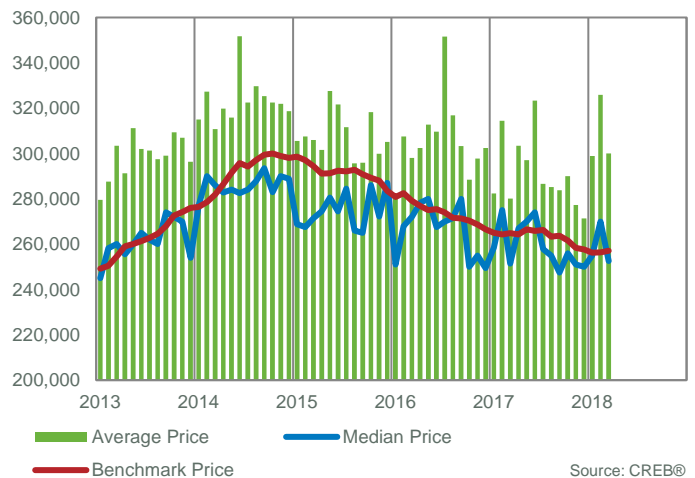
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

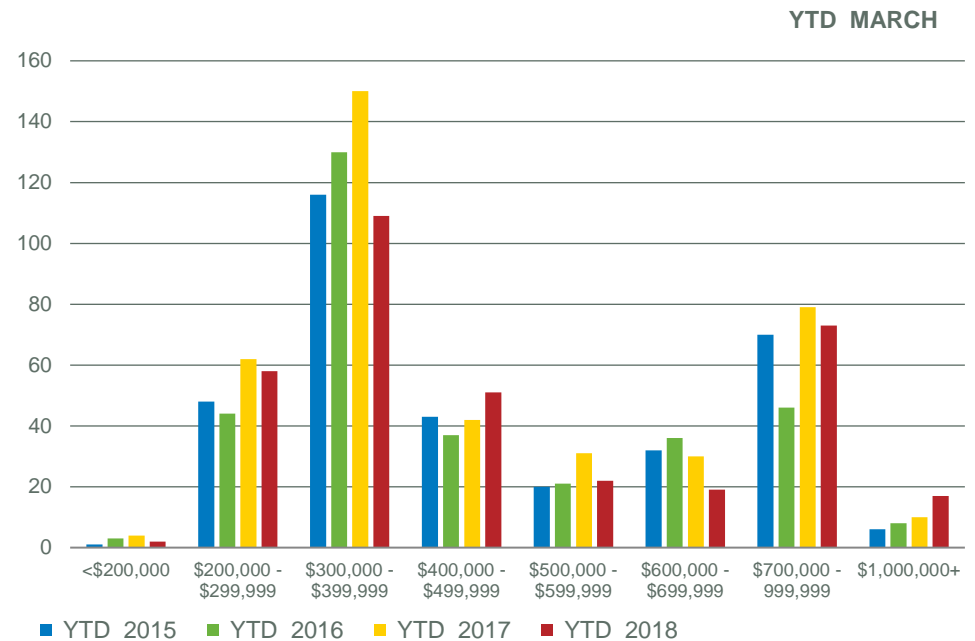


Source: CREB®

	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	281	320	248	192	129
Inventory	376	436	454	455	517	560	589	584	617	612	553	437
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	508,917	492,219
Index	204	210	212	213	214	216	211	210	210	210	209	209
2018												
Sales	100	107	144									
New Listings	235	247	388									
Inventory	452	539	677									
Days on Market	62	48	48									
Benchmark Price	415,800	418,800	418,800									
Median Price	380,350	402,130	442,500									
Average Price	467,159	506,520	544,666									
Index	208	210	210									

	Mar-17	Mar-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	3	-	4	2
\$200,000 - \$299,999	26	23	62	58
\$300,000 - \$349,999	31	20	64	65
\$350,000 - \$399,999	41	21	86	44
\$400,000 - \$449,999	13	12	29	31
\$450,000 - \$499,999	8	7	13	20
\$500,000 - \$549,999	11	5	16	9
\$550,000 - \$599,999	9	5	15	13
\$600,000 - \$649,999	6	5	13	15
\$650,000 - \$699,999	9	3	17	4
\$700,000 - \$799,999	17	18	49	40
\$800,000 - \$899,999	15	13	24	24
\$900,000 - \$999,999	5	2	6	9
\$1,000,000 - \$1,249,999	5	8	9	14
\$1,250,000 - \$1,499,999	-	1	1	2
\$1,500,000 - \$1,749,999	-	-	-	-
\$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 +	-	-	-	-
	199	144	408	351

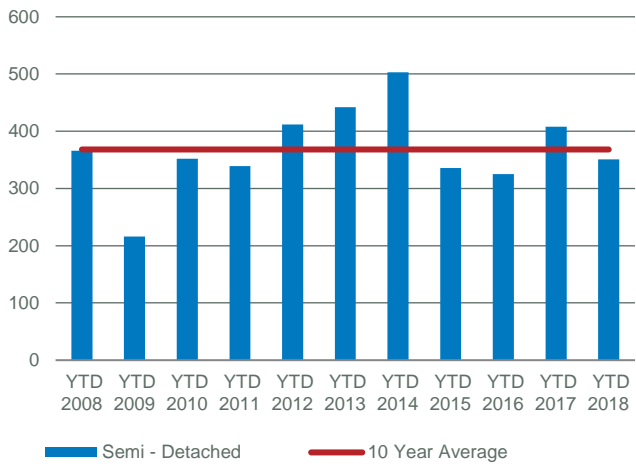
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

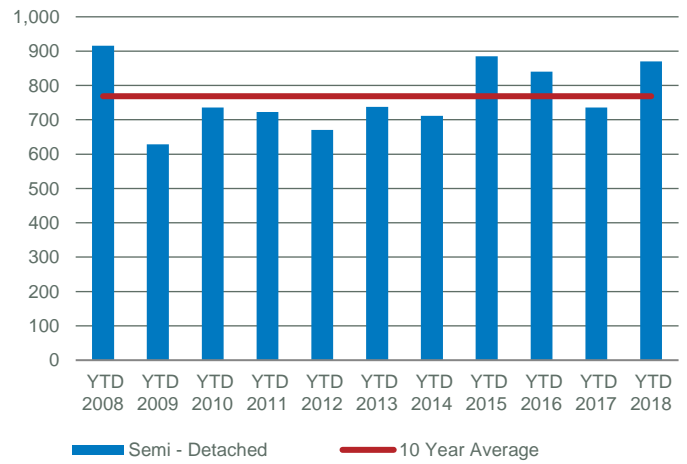
YTD MARCH



Source: CREB®

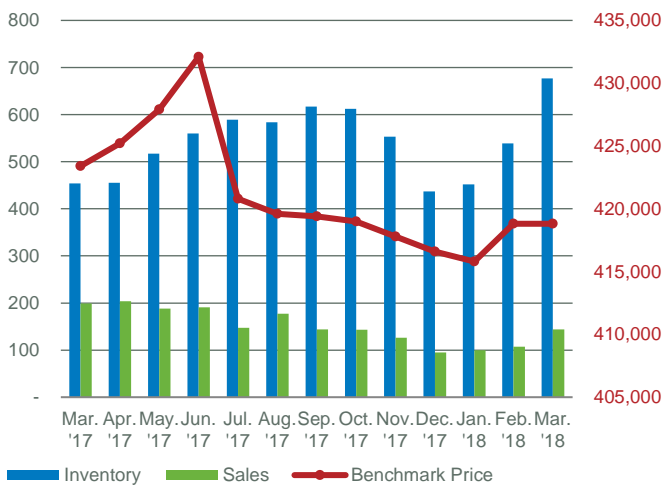
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



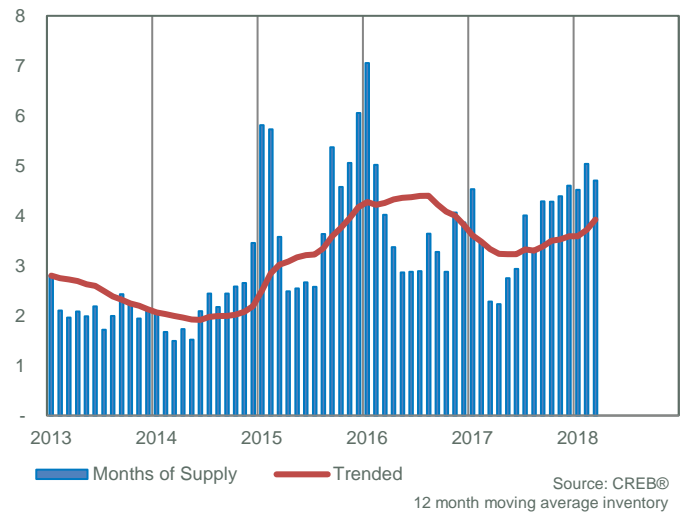
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



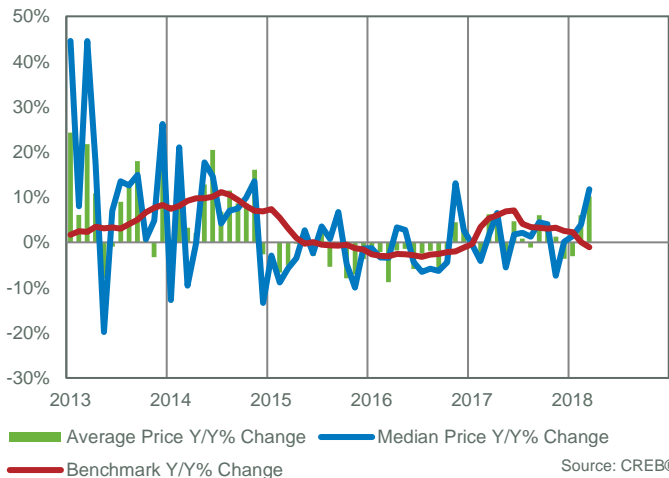
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



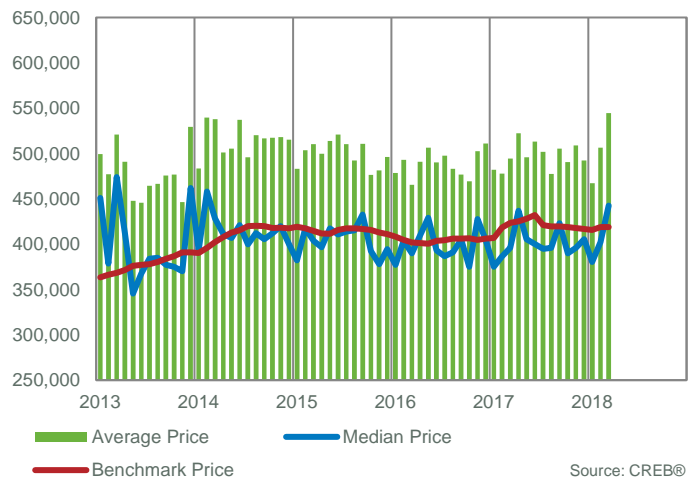
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

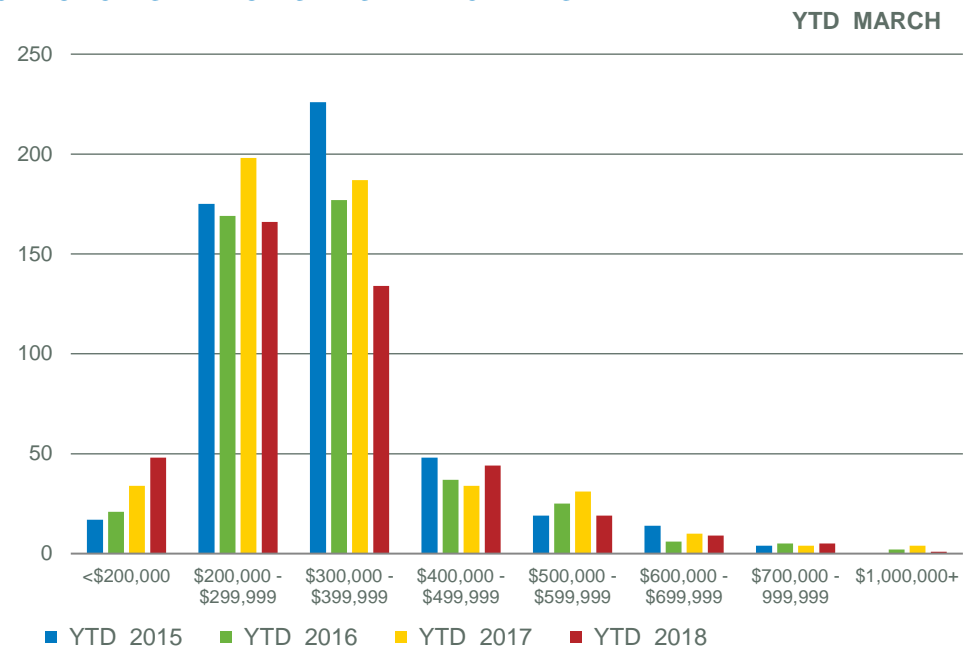


Source: CREB®

	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	405	444	375	301	156
Inventory	620	681	768	867	949	1,011	1,014	991	997	970	870	662
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	132	163									
New Listings	346	320	467									
Inventory	699	777	941									
Days on Market	69	62	58									
Benchmark Price	296,700	295,400	297,600									
Median Price	295,000	301,750	297,000									
Average Price	314,512	324,199	327,231									
Index	186	185	187									

	Mar-17	Mar-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	8	22	34	48
\$200,000 - \$299,999	98	60	198	166
\$300,000 - \$349,999	50	29	122	95
\$350,000 - \$399,999	24	16	65	39
\$400,000 - \$449,999	7	9	19	28
\$450,000 - \$499,999	6	7	15	16
\$500,000 - \$549,999	15	6	20	9
\$550,000 - \$599,999	6	9	11	10
\$600,000 - \$649,999	3	2	6	6
\$650,000 - \$699,999	2	1	4	3
\$700,000 - \$799,999	-	1	-	3
\$800,000 - \$899,999	-	1	2	1
\$900,000 - \$999,999	-	-	2	1
\$1,000,000 - \$1,249,999	3	-	3	-
\$1,250,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	223	163	502	426

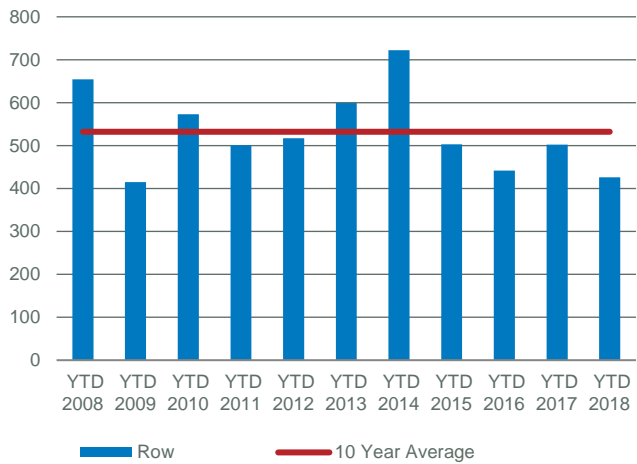
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

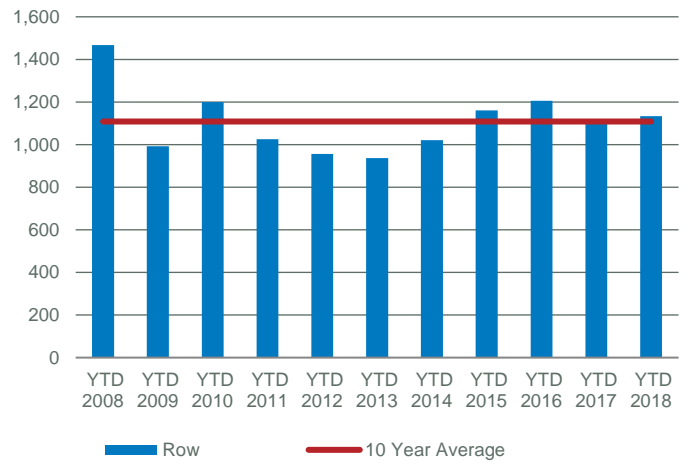
YTD MARCH



Source: CREB®

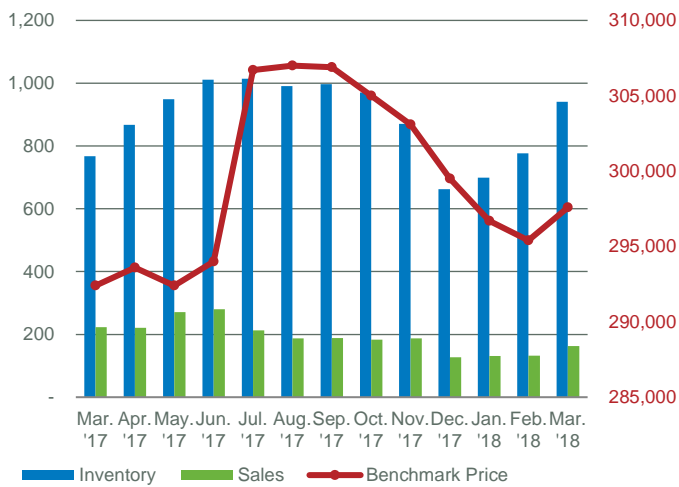
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



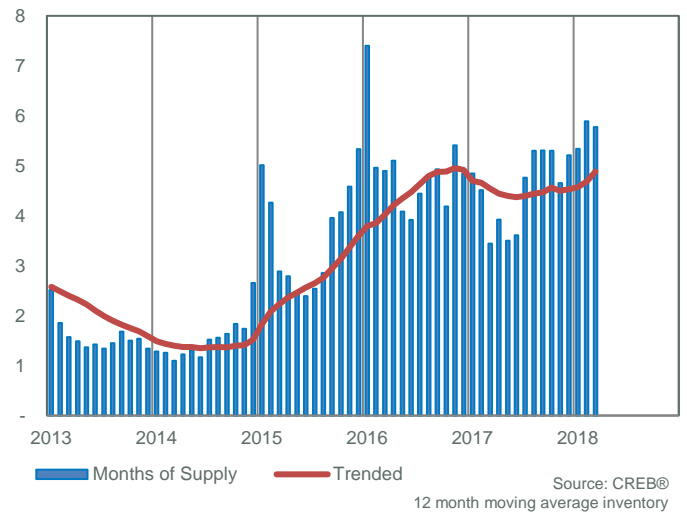
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



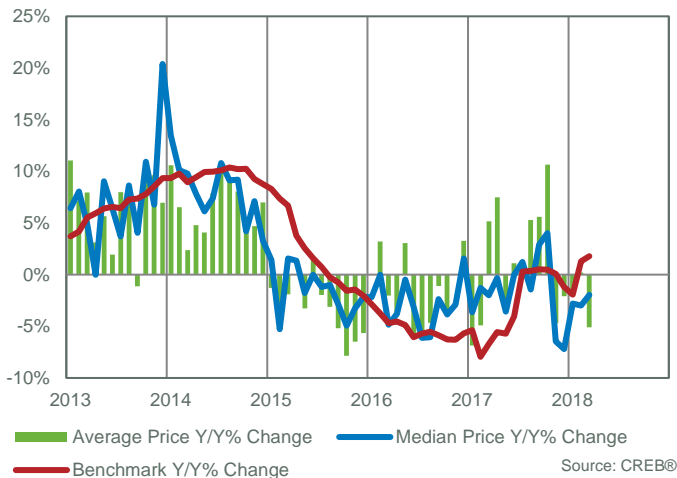
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



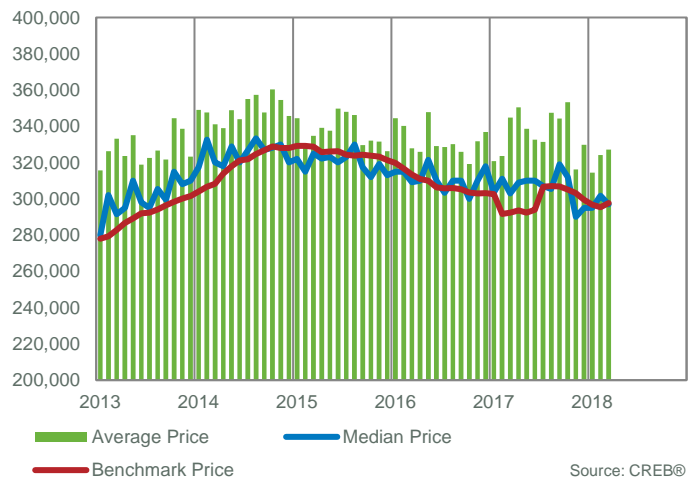
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

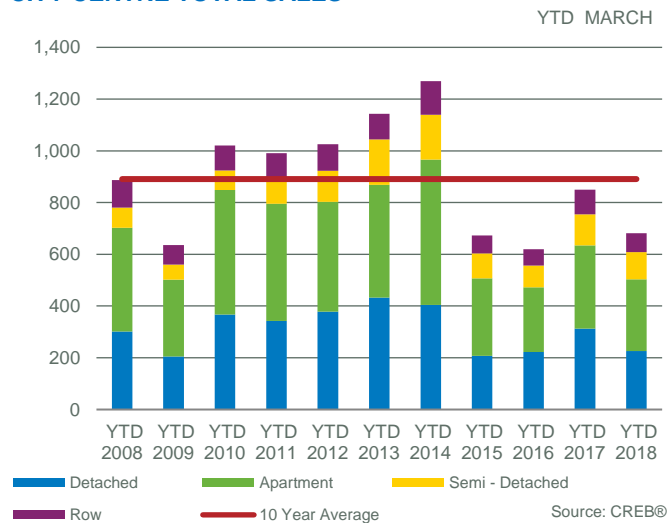
CITY OF CALGARY ROW PRICES



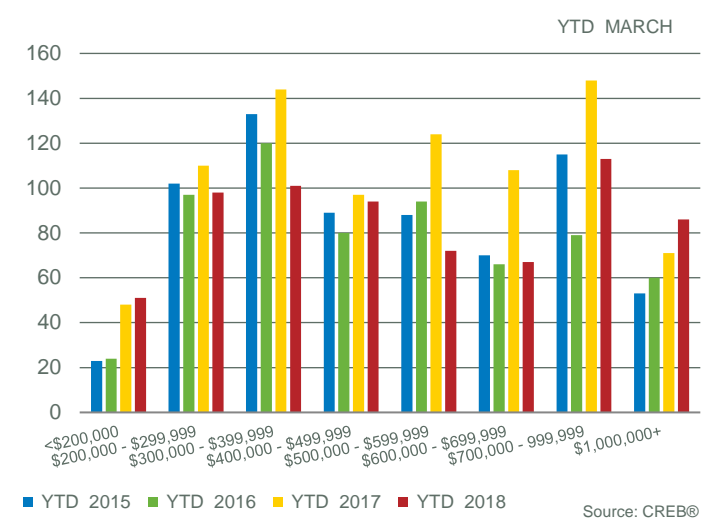
Source: CREB®

CITY CENTRE

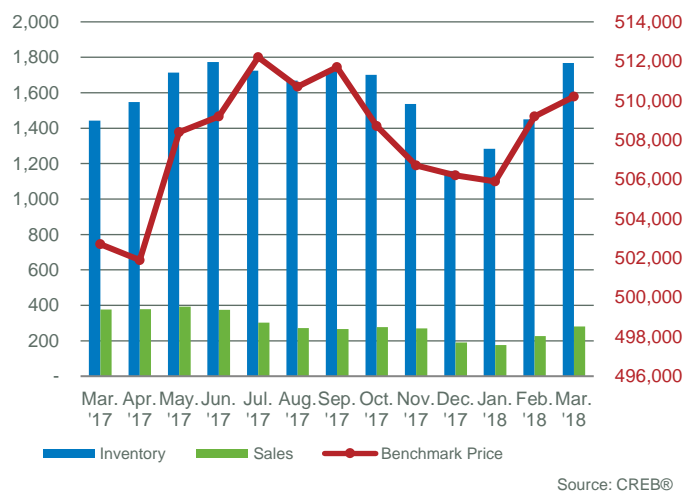
CITY CENTRE TOTAL SALES



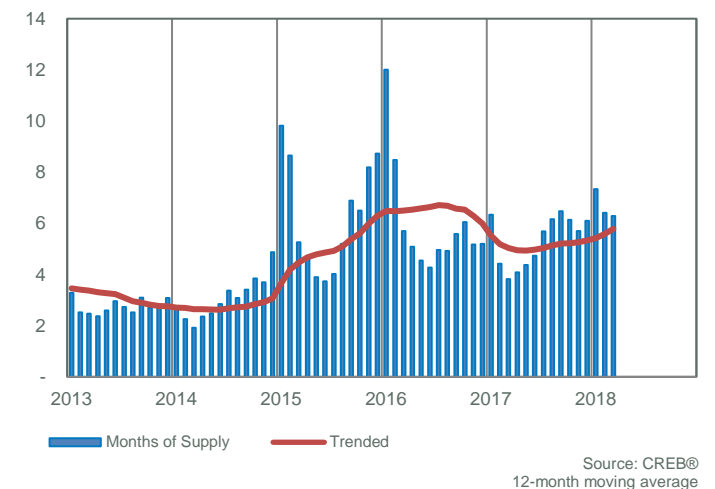
CITY CENTRE TOTAL SALES BY PRICE RANGE



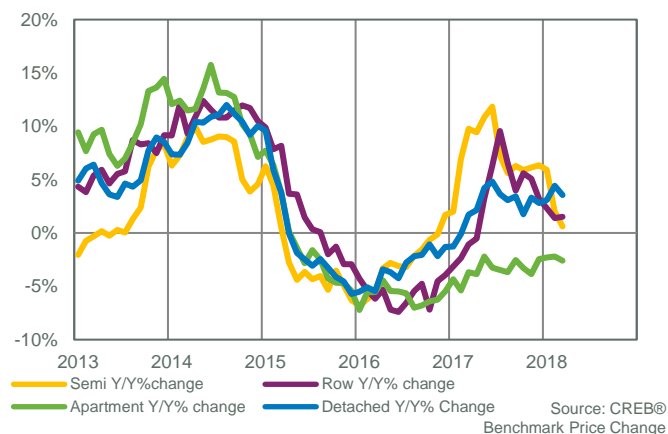
CITY CENTRE INVENTORY AND SALES



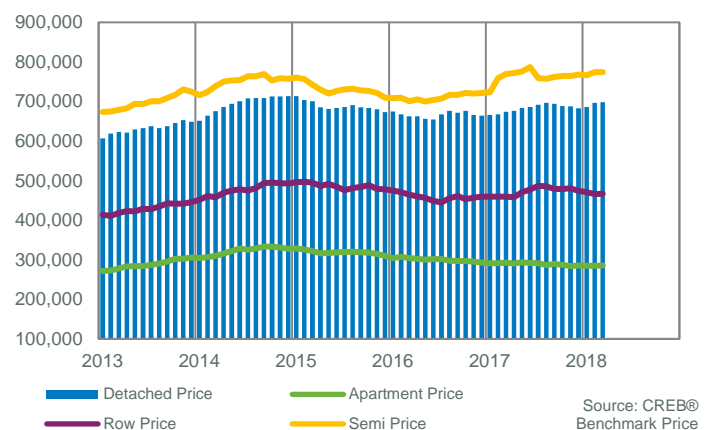
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

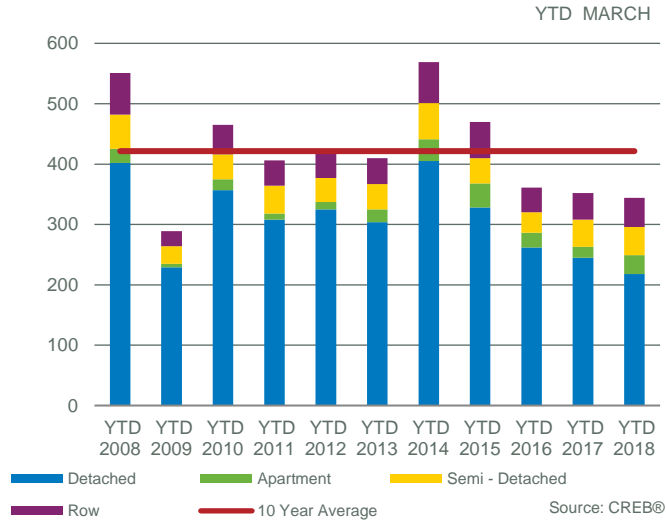


CITY CENTRE PRICES

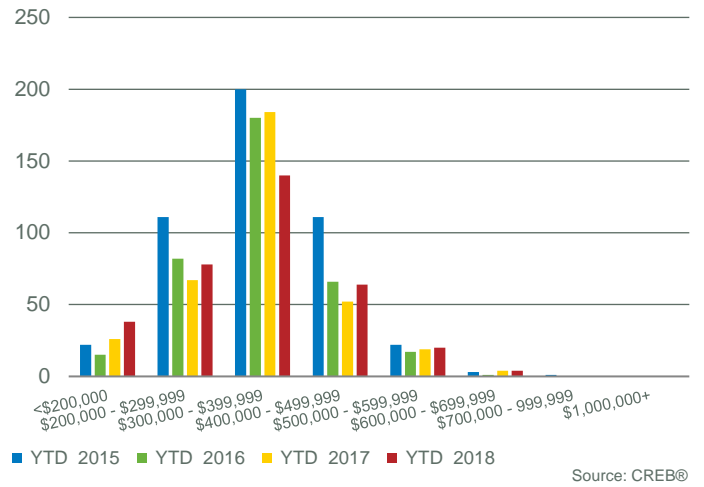


NORTHEAST

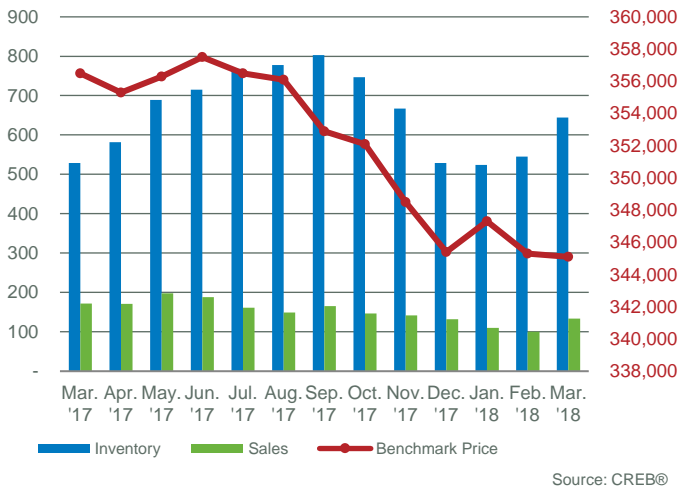
NORTHEAST TOTAL SALES



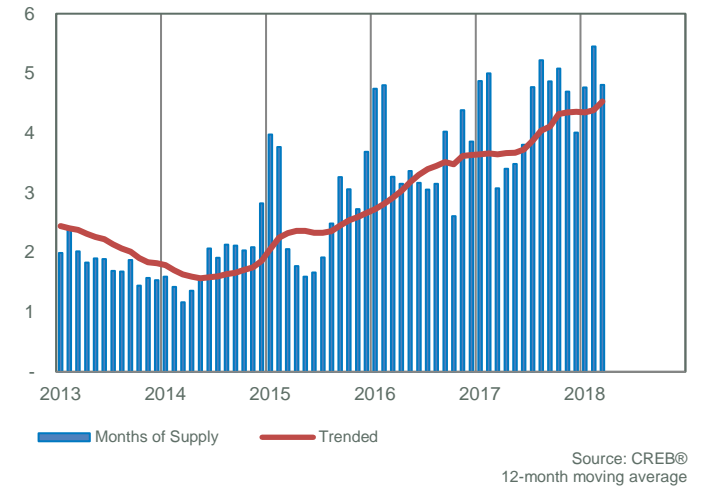
NORTHEAST TOTAL SALES BY PRICE RANGE



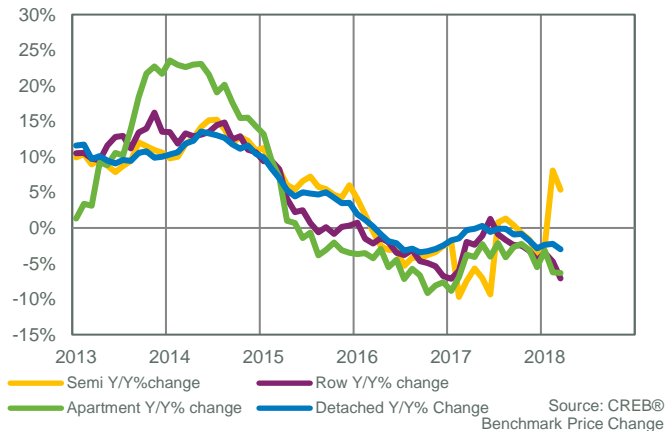
NORTHEAST INVENTORY AND SALES



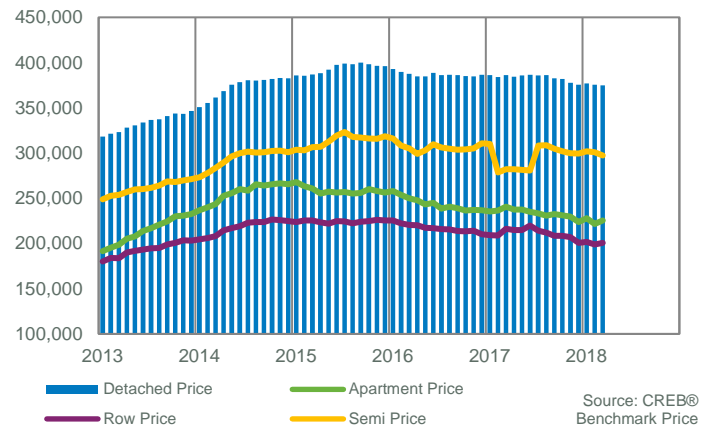
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

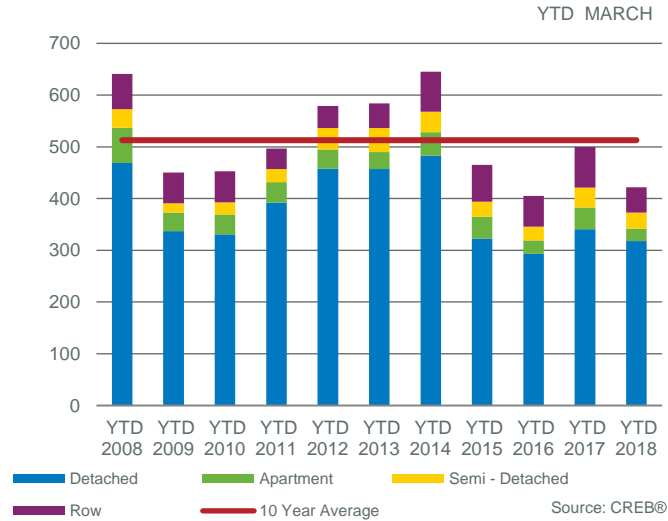


NORTHEAST PRICES

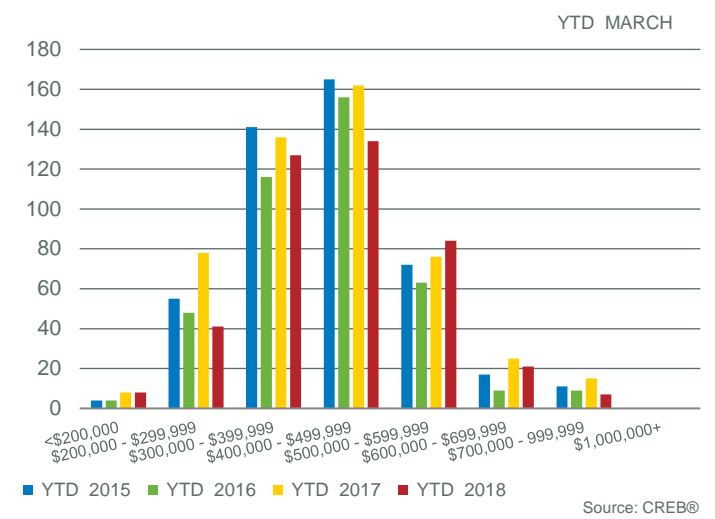


NORTH

NORTH TOTAL SALES



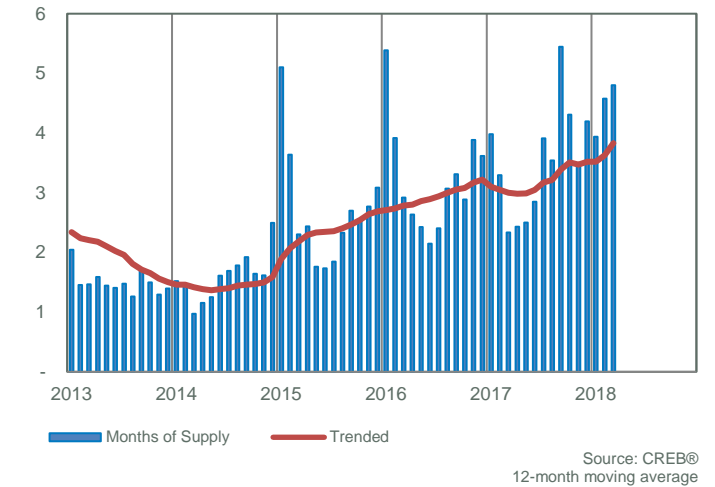
NORTH TOTAL SALES BY PRICE RANGE



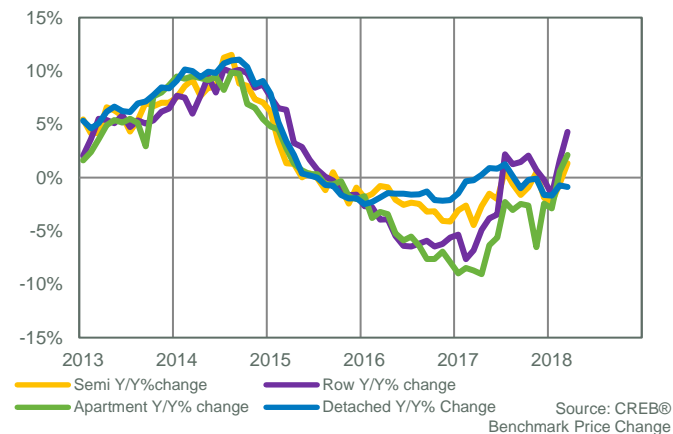
NORTH INVENTORY AND SALES



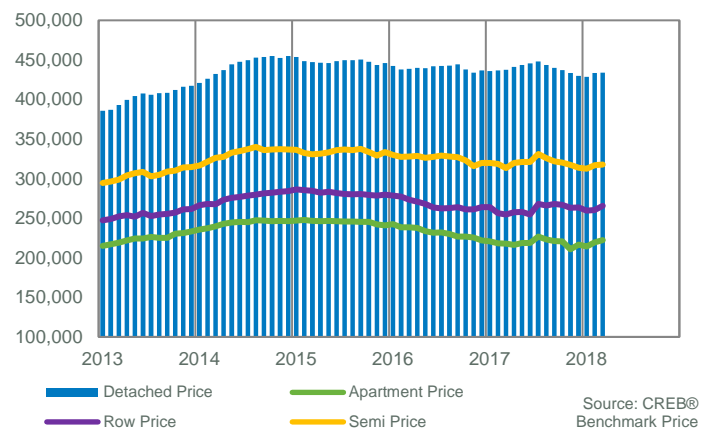
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

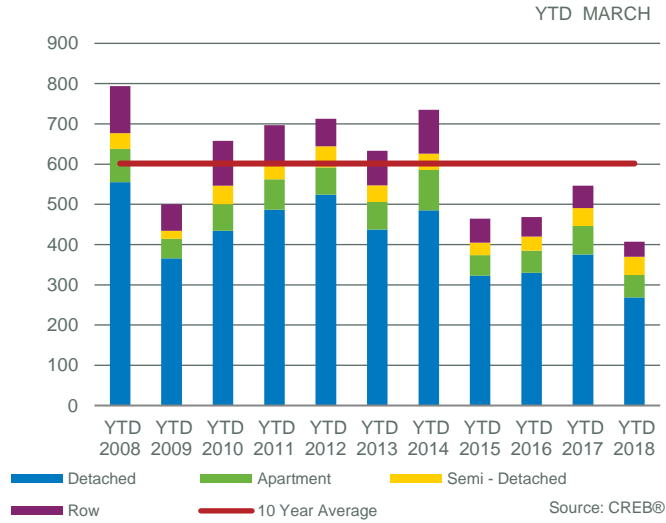


NORTH PRICES

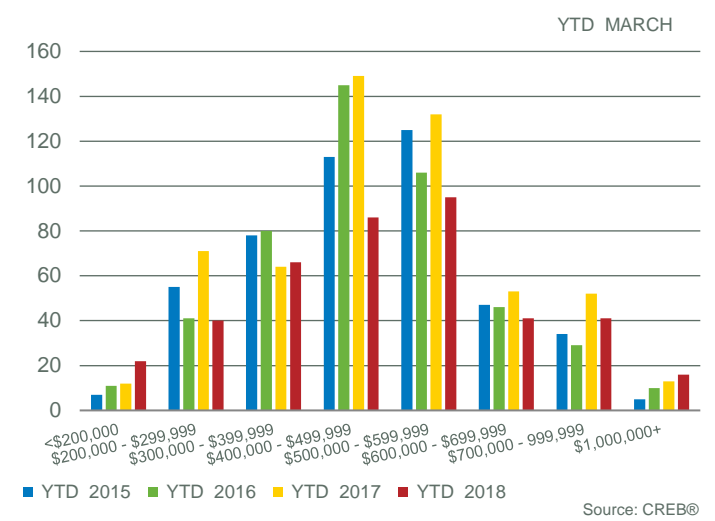


NORTHWEST

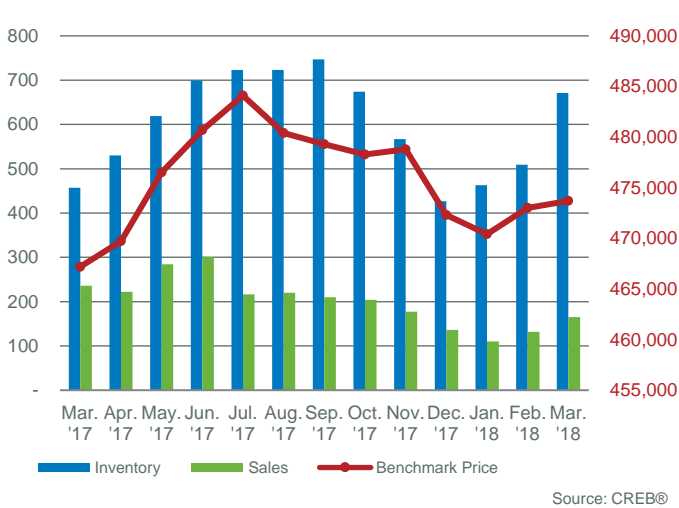
NORTHWEST TOTAL SALES



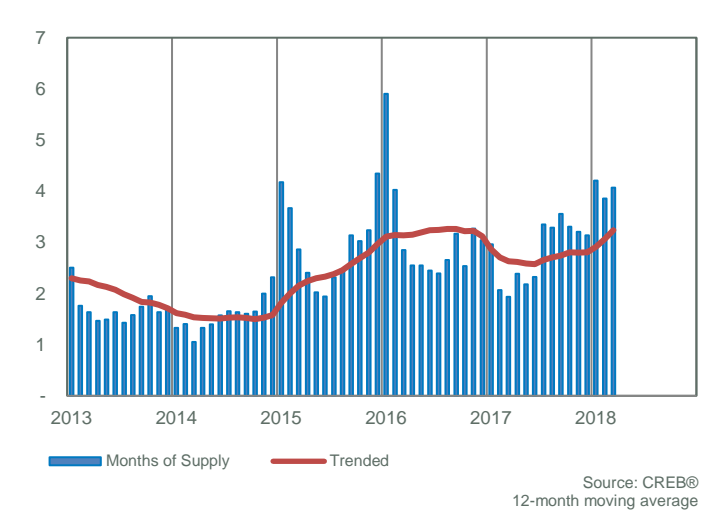
NORTHWEST TOTAL SALES BY PRICE RANGE



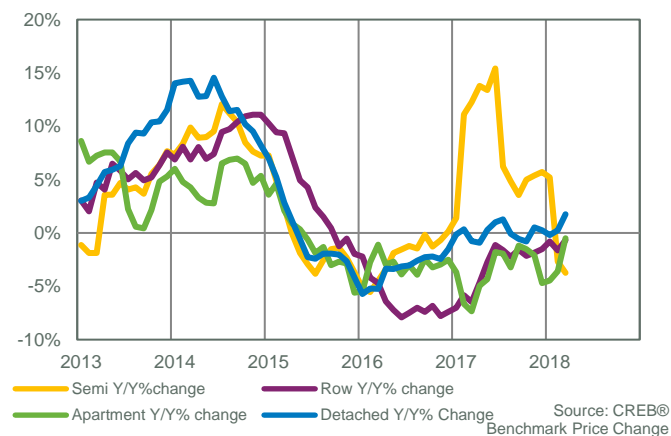
NORTHWEST INVENTORY AND SALES



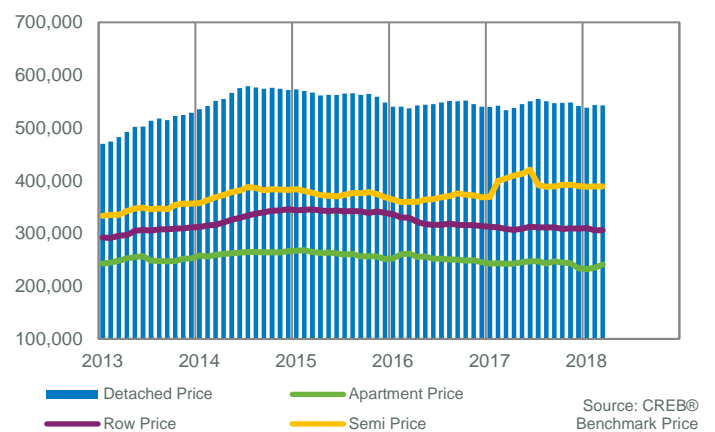
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

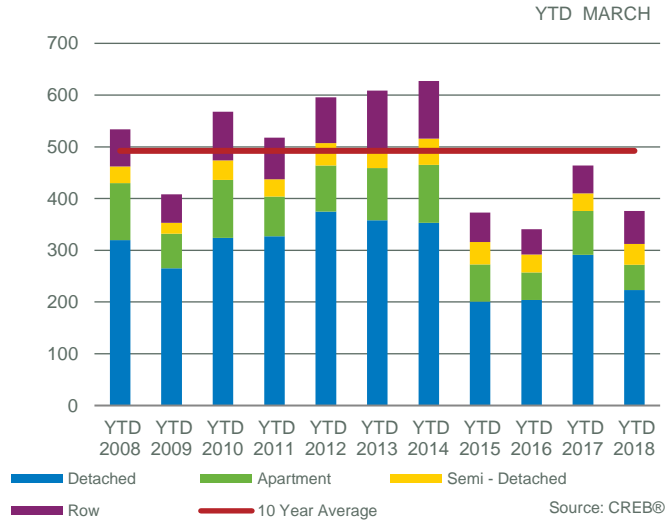


NORTHWEST PRICES

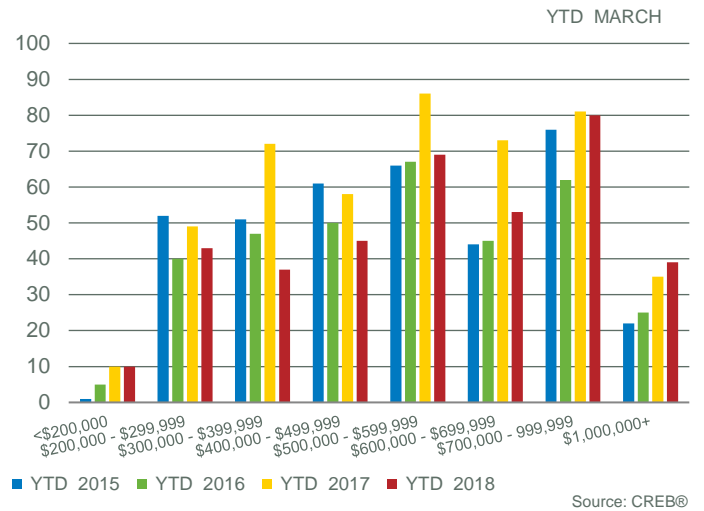


WEST

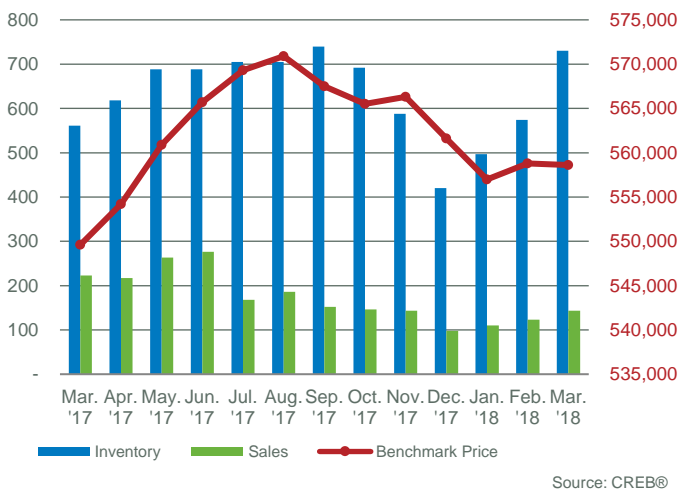
WEST TOTAL SALES



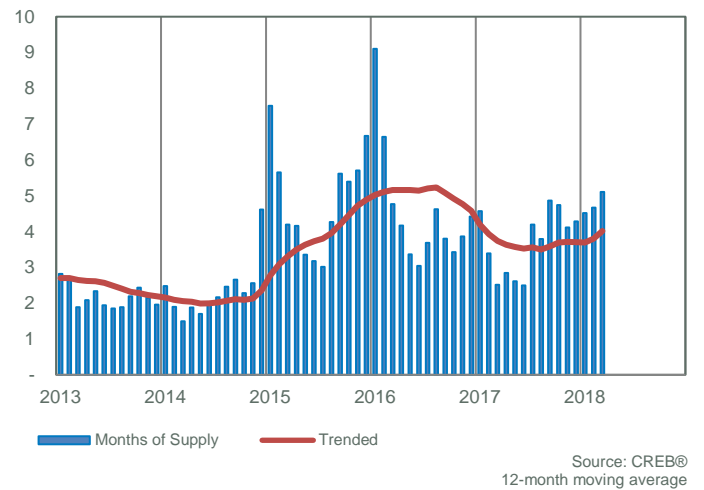
WEST TOTAL SALES BY PRICE RANGE



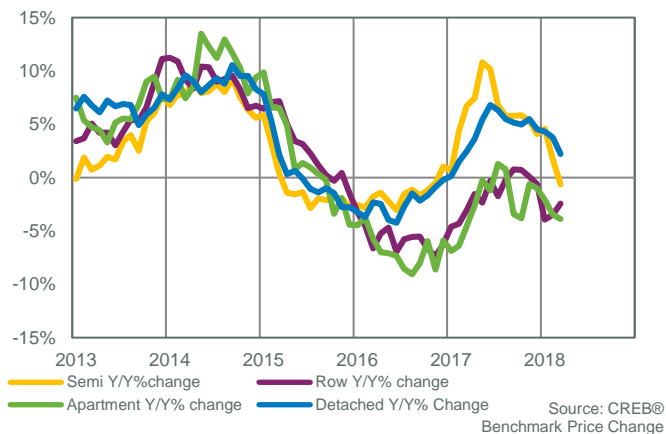
WEST INVENTORY AND SALES



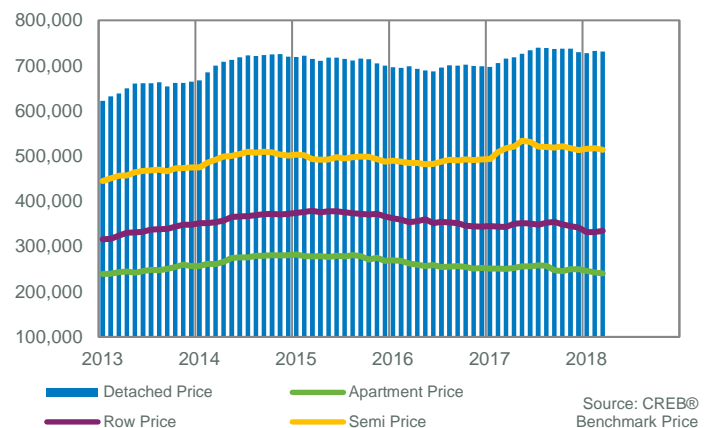
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

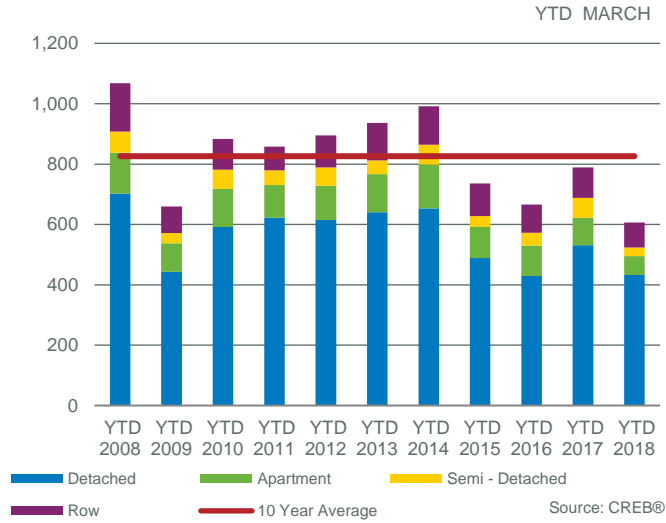


WEST PRICES

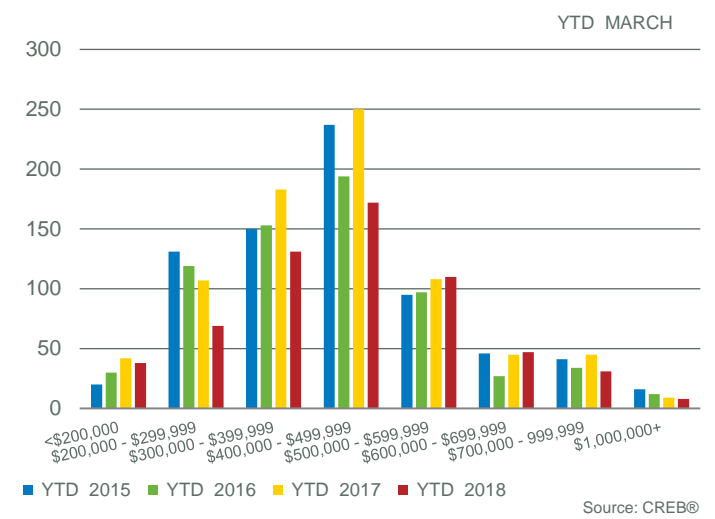


SOUTH

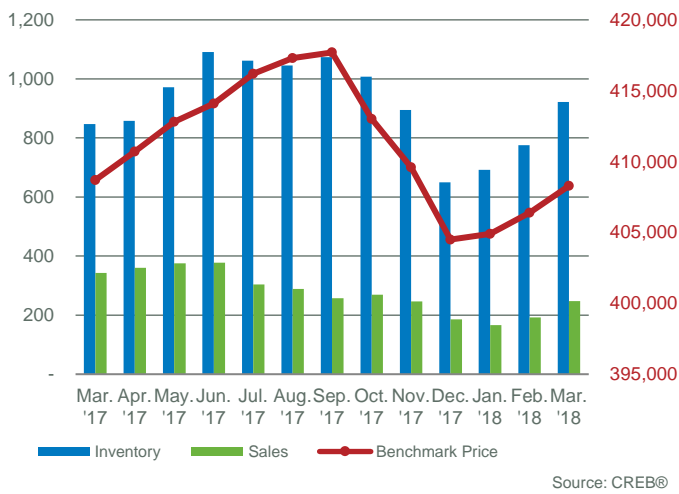
SOUTH TOTAL SALES



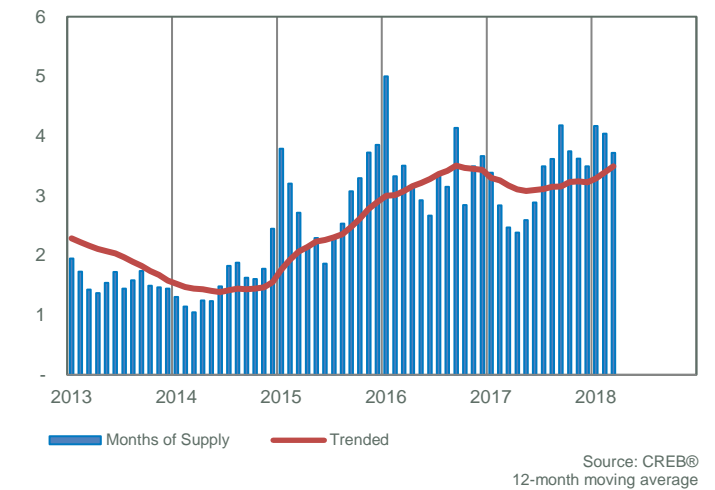
SOUTH TOTAL SALES BY PRICE RANGE



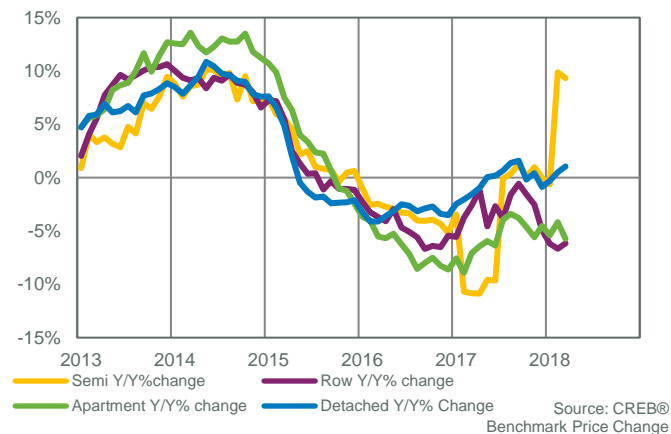
SOUTH INVENTORY AND SALES



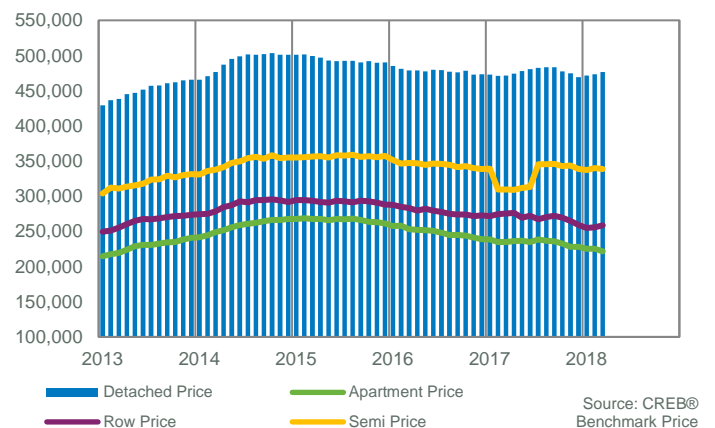
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

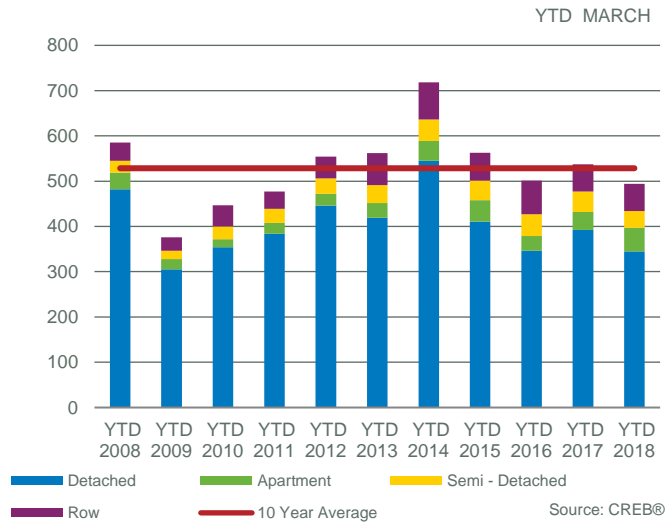


SOUTH PRICES

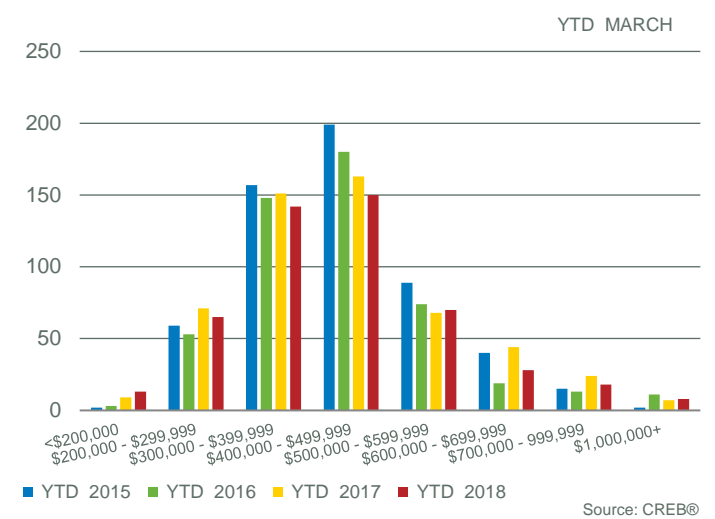


SOUTHEAST

SOUTHEAST TOTAL SALES



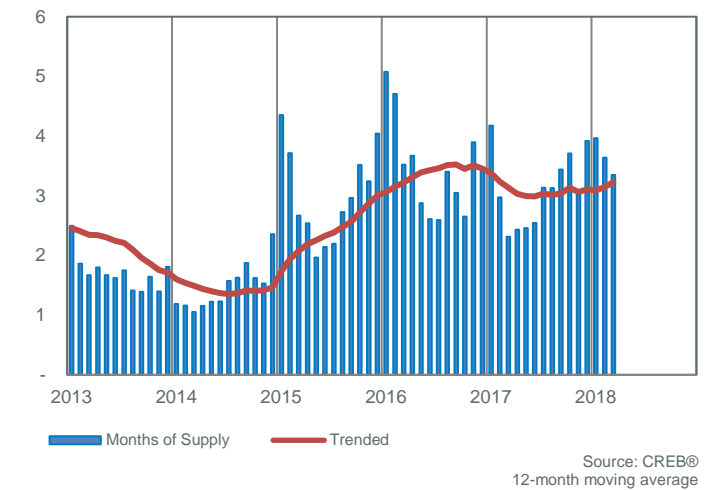
SOUTHEAST TOTAL SALES BY PRICE RANGE



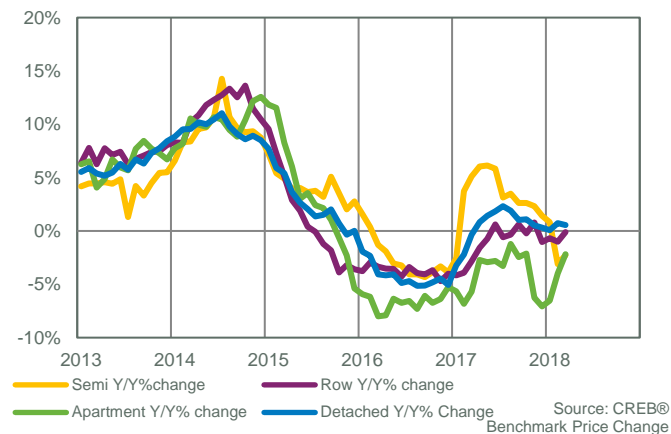
SOUTHEAST INVENTORY AND SALES



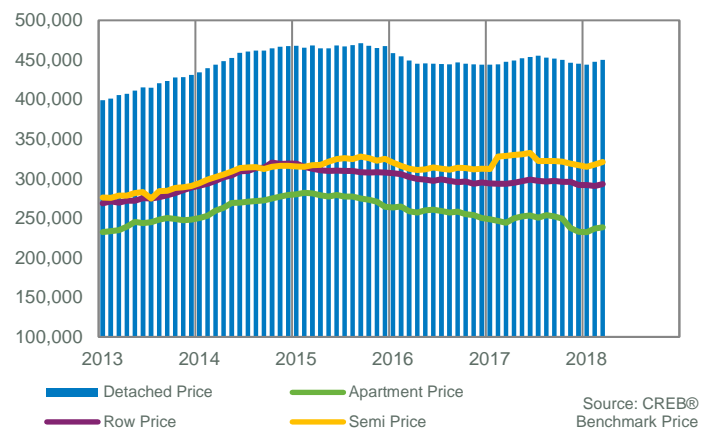
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

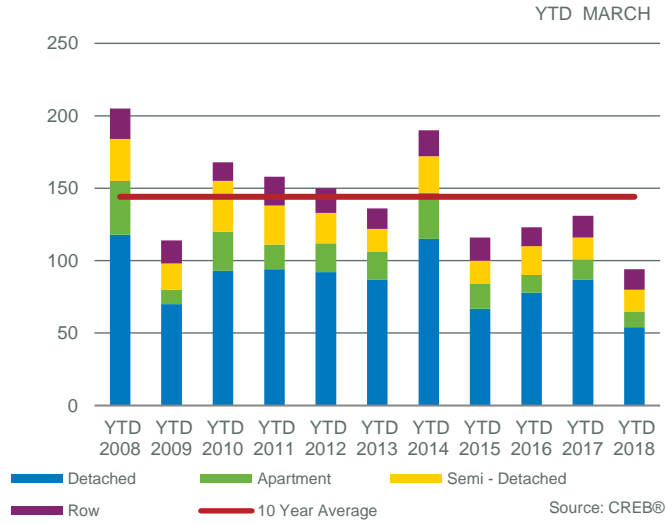


SOUTHEAST PRICES

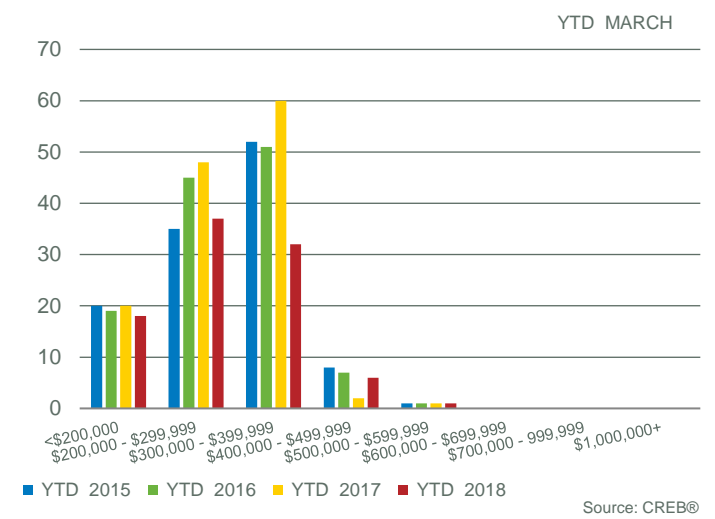


EAST

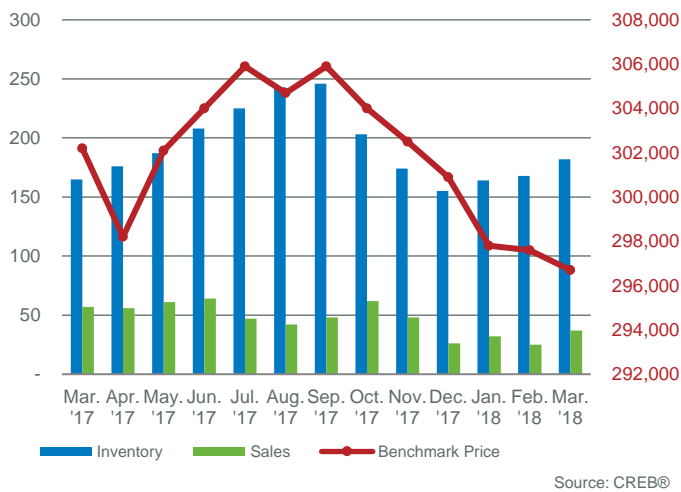
EAST TOTAL SALES



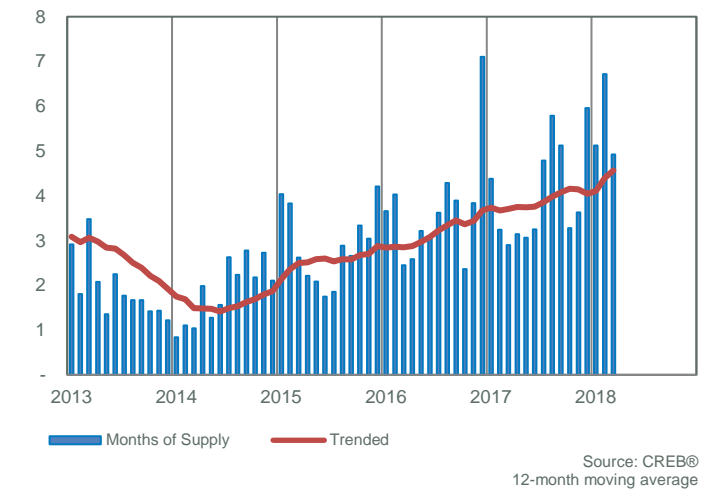
EAST TOTAL SALES BY PRICE RANGE



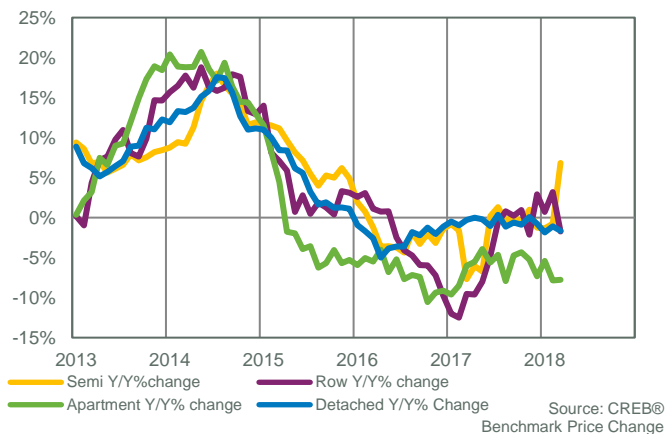
EAST INVENTORY AND SALES



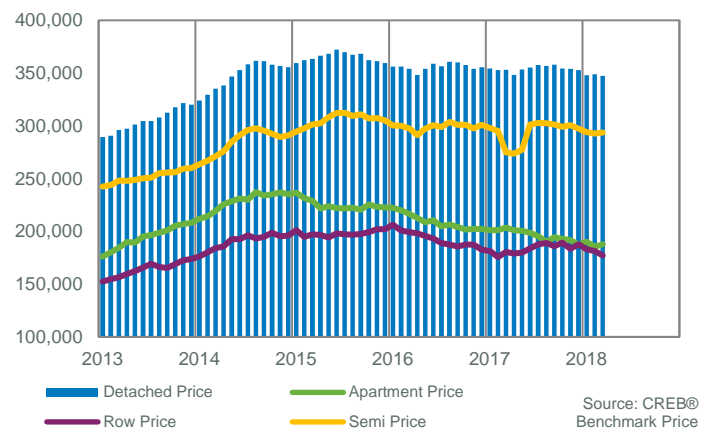
EAST MONTHS OF INVENTORY



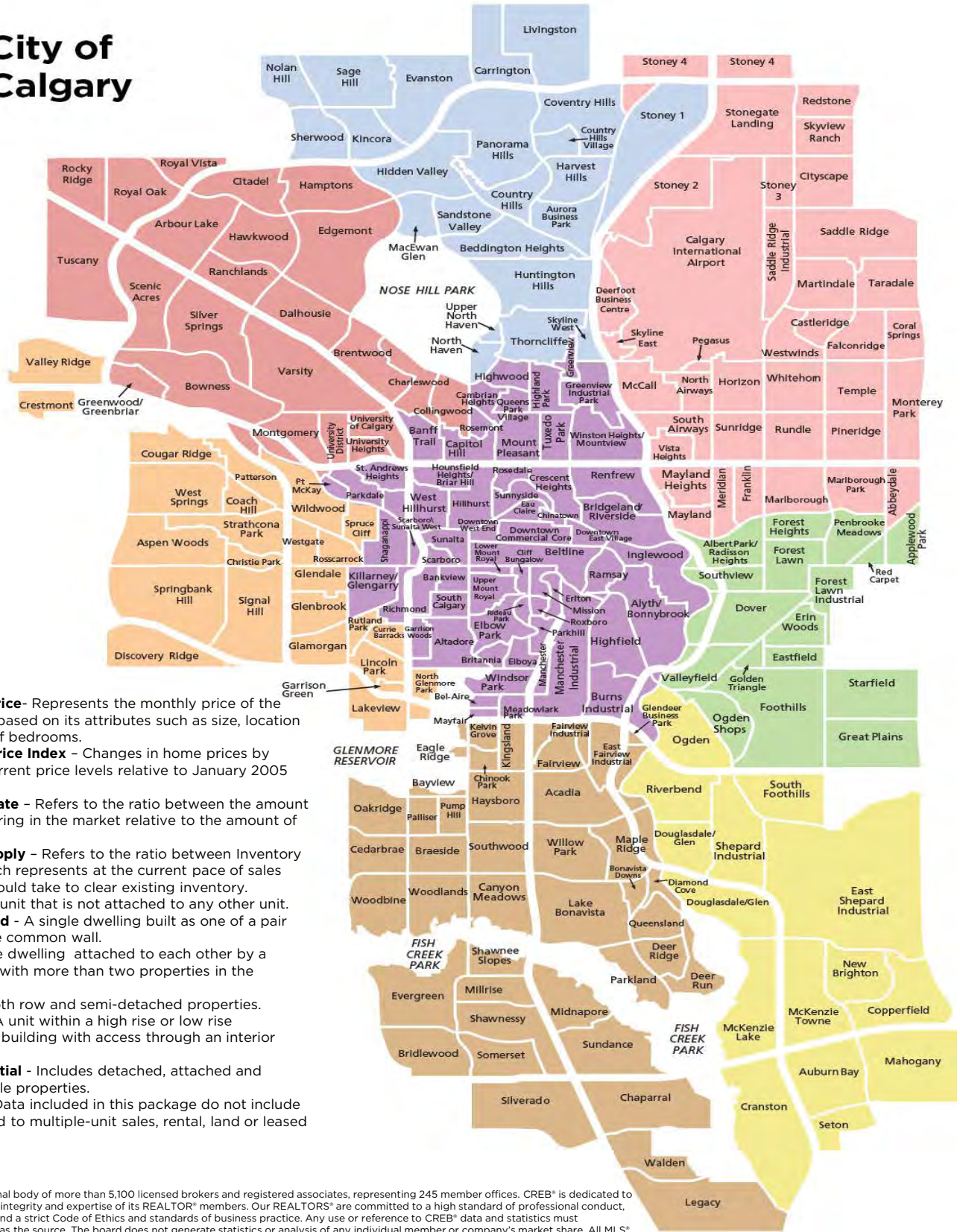
EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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