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MONTHLY STATISTICS PACKAGE

City of Calgary

July 2016



creb.com

Demand down with net migration

City of Calgary, August 2, 2016 –

In step with City census data on declining net migration levels, housing sales activity totaled 1,741 units in July, a 12.6 per cent decrease over last year and the 20th consecutive month of year-over-year sales declines.

“Continued pullback of sales activity is a sign of economic conditions,” said CREB® chief economist Ann-Marie Lurie. “The number of unemployed workers keeps rising and when you combine job losses with declining net migration, the result is going to be weaker housing demand.”

Slower sales were accompanied by declining new listings in July. This helped prevent further inventory gains and minimize the downward pressure on benchmark prices. By months end, the residential benchmark price was \$440,000, similar to last month, but 4.2 per cent below July figures from the previous year.

While detached price seem to be leveling, this is not the case for all property types. With over six months of inventory in the apartment sector, oversupply continues to create steep price declines.

The apartment benchmark price totaled \$277,000 in July, a 0.4 per cent decline over the previous month and 6.6 per cent below last year’s levels.

City-wide benchmark prices for detached product totaled \$502,300 in July, which is similar to last month, but 3.4 per cent lower than last year’s levels. Meanwhile, semi and row attached product recorded a year-over-year decline of 3.1 and 5.5 per cent for July prices of \$385,200 and \$310,300.

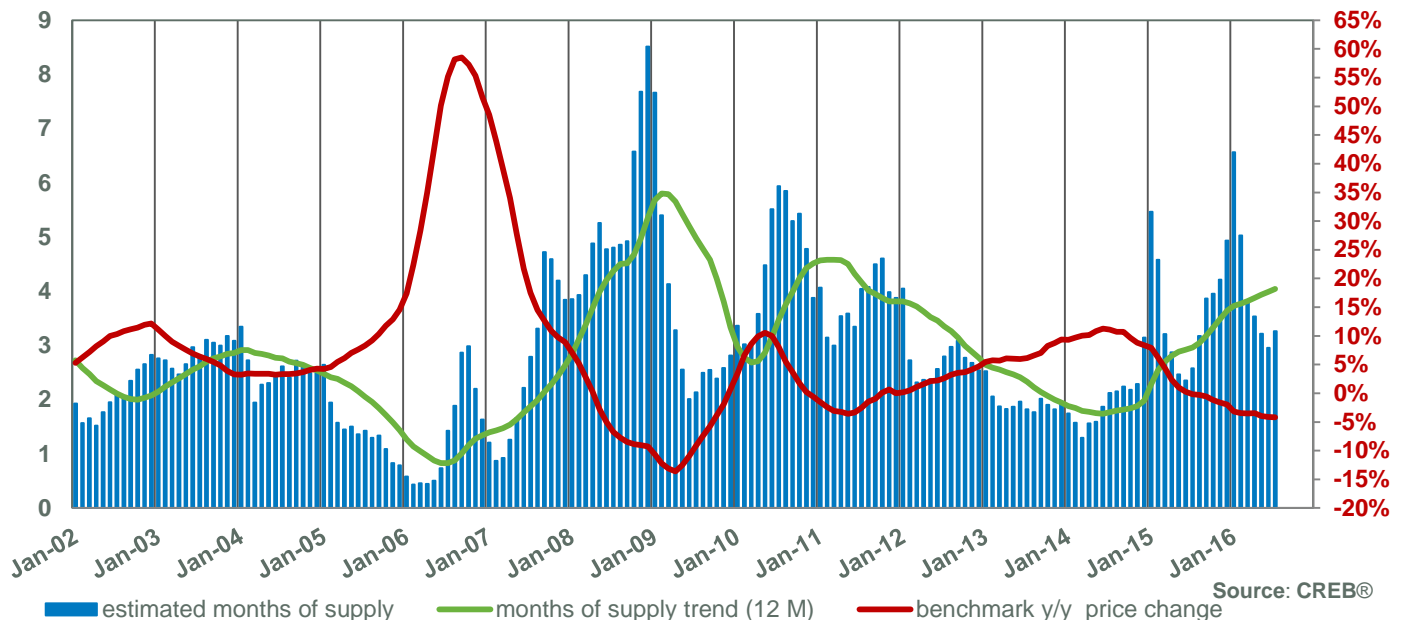
“To buyers and sellers that have been paying attention to the housing market in Calgary and surrounding areas, it should come as no surprise that we continue to see a slowdown in sales activity,” said CREB® president Cliff Stevenson. “Buyers are expecting further declines in sold prices, and sellers are adjusting to softer demand with price decreases. When these expectations intersect, we’re seeing sales activity in the market, but not at the level realized over the last several years.”

HOUSING MARKET FACTS

- The average year-to-date benchmark price decline within the city districts has ranged from highs of 5.1 per cent (City Centre) to lows of 0.8 per cent (North East).
- The pullback in detached new listings helped balance out declining sales.
- Detached sales account for around 63 per cent of the entire market this year. Year-to-date, there has been 6,908 sales, 22 per cent below the ten year average and the lowest level since 1996;
- Year-to-date apartment sales totaled 1,668 units, a 21 per cent decline over last year, which already recorded an 33 per cent annual drop compared to 2014;
- Months of supply in the apartment sector has averaged 6.3 months this year, far higher than the 3.0 and 4.2 in detached and attached product;
- The average apartment price showed a year-over-year gain of 13 per cent. This does not reflect any change in trend, as the jump was caused by one high end sale that skewed the numbers.

*See district map on last page.

CALGARY MONTHS OF SUPPLY AND PRICE CHANGES



July 2016

	Jul-15	Jul-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
DETACHED						
Total Sales	1,220	1,108	-9.18%	7,416	6,908	-6.85%
Total Sales Volume	\$660,864,874	\$600,238,610	-9.17%	\$4,021,797,183	\$3,774,345,105	-6.15%
New Listings	1,731	1,489	-13.98%	12,487	11,826	-5.29%
Inventory	2,752	2,727	-0.91%	2,870	2,918	1.67%
Months of Supply	2.26	2.46	9.11%	2.71	2.96	9.15%
Sales to New Listings Ratio	70.48%	74.41%	3.93%	59.39%	58.41%	-0.98%
Sales to List Price Ratio	97.64%	97.18%	-0.46%	97.50%	97.00%	-0.50%
Days on Market	37	43	16.22%	37	42	13.51%
Benchmark Price	\$520,000	\$502,300	-3.40%	\$519,814	\$503,071	-3.22%
Median Price	\$489,000	\$480,000	-1.84%	\$483,000	\$480,000	-0.62%
Average Price	\$541,693	\$541,732	0.01%	\$542,314	\$546,373	0.75%
Index	213	206	-3.42%	213	206	-3.22%
APARTMENT						
Total Sales	324	254	-21.60%	2,104	1,668	-20.72%
Total Sales Volume	\$100,968,541	\$89,454,888	-11.40%	\$659,116,383	\$519,238,525	-21.22%
New Listings	582	617	6.01%	4,423	4,490	1.51%
Inventory	1,245	1,554	24.82%	1,299	1,496	15.12%
Months of Supply	3.84	6.12	59.22%	4.32	6.28	45.21%
Sales to New Listings Ratio	55.67%	41.17%	-14.50%	47.57%	37.15%	-10.42%
Sales to List Price Ratio	97.10%	97.08%	-0.02%	97.08%	96.47%	-0.61%
Days on Market	47	57	19.54%	47	56	19.15%
Benchmark Price	\$296,500	\$277,000	-6.58%	\$296,657	\$280,400	-5.48%
Median Price	\$284,500	\$269,950	-5.11%	\$275,000	\$272,000	-1.09%
Average Price	\$311,631	\$352,185	13.01%	\$313,268	\$311,294	-0.63%
Index	203	190	-6.56%	203	192	-5.48%
ATTACHED						
Total Sales	447	379	-15.21%	2,663	2,371	-10.97%
Total Sales Volume	\$186,918,183	\$154,687,954	-17.24%	\$1,092,803,052	\$956,741,551	-12.45%
New Listings	675	577	-14.52%	4,764	4,878	2.39%
Inventory	1,137	1,404	23.48%	1,163	1,433	23.17%
Months of Supply	2.54	3.70	45.64%	3.06	4.23	38.34%
Sales to New Listings Ratio	66.22%	65.68%	-0.54%	55.90%	48.61%	-7.29%
Sales to List Price Ratio	97.74%	97.14%	-0.60%	97.68%	97.08%	-0.60%
Days on Market	44	50	13.42%	41	48	17.07%
Benchmark Price	\$347,000	\$330,800	-4.67%	\$347,757	\$334,900	-3.70%
Median Price	\$353,000	\$340,000	-3.68%	\$349,000	\$345,000	-1.15%
Average Price	\$418,161	\$408,148	-2.39%	\$410,365	\$403,518	-1.67%
Index	206	196	-4.66%	206	199	-3.69%
CITY OF CALGARY						
Total Sales	1,991	1,741	-12.56%	12,183	10,947	-10.15%
Total Sales Volume	\$948,751,598	\$844,381,451	-11.00%	\$5,773,716,618	\$5,250,325,180	-9.07%
New Listings	2,988	2,683	-10.21%	21,674	21,194	-2.21%
Inventory	5,134	5,685	10.73%	5,333	5,847	9.64%
Months of Supply	2.58	3.27	26.63%	3.06	3.74	22.02%
Sales to New Listings Ratio	66.63%	64.89%	-1.74%	56.21%	51.65%	-4.56%
Sales to List Price Ratio	97.60%	97.16%	-0.44%	97.48%	96.96%	-0.52%
Days on Market	40	46	15.47%	40	45	12.50%
Benchmark Price	\$459,100	\$440,000	-4.16%	\$459,300	\$442,386	-3.68%
Median Price	\$435,000	\$429,000	-1.38%	\$426,000	\$427,000	0.23%
Average Price	\$476,520	\$484,998	1.78%	\$473,916	\$479,613	1.20%
Index	211	202	-4.18%	211	203	-3.69%

For a list of definitions, see page 26.

July 2016

	Jul-15	Jul-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	191	181	-5.24%	1,105	1,054	-4.62%
Total Sales Volume	\$97,485,433	\$89,642,443	-8.05%	\$561,611,777	\$516,633,469	-8.01%
Share of Sales with Condo Title	13.61%	17.68%	4.07%	14.91%	15.87%	0.96%
New Listings	282	262	-7.09%	2,028	1,996	-1.58%
Inventory	491	522	6.31%	508	546	7.39%
Months of Supply	2.57	2.88	12.19%	3.22	3.63	12.59%
Sales to New Listings Ratio	67.73%	69.08%	1.35%	54.49%	52.81%	-1.68%
Sales to List Price Ratio	97.92%	97.32%	-0.61%	97.82%	97.06%	-0.76%
Days on Market	44	45	1.65%	42	44	4.76%
Benchmark Price	\$397,700	\$385,200	-3.14%	\$395,914	\$385,743	-2.57%
Median Price	\$414,000	\$386,616	-6.61%	\$406,500	\$395,000	-2.83%
Average Price	\$510,395	\$495,262	-2.96%	\$508,246	\$490,165	-3.56%
Index	207	200	-3.14%	206	200	-2.58%
CITY OF CALGARY ROW						
Total Sales	255	198	-22.35%	1,557	1,317	-15.41%
Total Sales Volume	\$88,740,751	\$65,045,511	-26.70%	\$530,499,275	\$440,108,081	-17.04%
Share of Sales with Condo Title	92.94%	96.46%	3.52%	96.85%	94.15%	-2.71%
New Listings	390	315	-19.23%	2,732	2,882	5.49%
Inventory	644	882	36.96%	654	887	35.52%
Months of Supply	2.53	4.45	76.38%	2.94	4.71	60.21%
Sales to New Listings Ratio	65.38%	62.86%	-2.53%	56.99%	45.70%	-11.29%
Sales to List Price Ratio	97.54%	96.90%	-0.64%	97.53%	97.11%	-0.42%
Days on Market	44	55	23.82%	41	51	24.39%
Benchmark Price	\$328,200	\$310,300	-5.45%	\$329,957	\$316,086	-4.20%
Median Price	\$323,000	\$304,500	-5.73%	\$322,000	\$310,750	-3.49%
Average Price	\$348,003	\$328,513	-5.60%	\$340,719	\$334,175	-1.92%
Index	205	194	-5.45%	206	198	-4.21%
CITY OF CALGARY ATTACHED						
Total Sales	447	379	-15.21%	2,663	2,371	-10.97%
Total Sales Volume	\$186,918,183	\$154,687,954	-17.24%	\$1,092,803,052	\$956,741,551	-12.45%
Share of sales with condo title	58.84%	58.84%	0.00%	62.99%	59.50%	-5.55%
New Listings	675	577	-14.52%	4,764	4,878	2.39%
Inventory	1,137	1,404	23.48%	1,163	1,433	23.17%
Months of Supply	2.54	3.70	45.64%	3.06	4.23	38.34%
Sales to New Listings Ratio	66.22%	65.68%	-0.54%	55.90%	48.61%	-7.29%
Sales to List Price Ratio	97.74%	97.14%	-0.60%	97.68%	97.08%	-0.60%
Days on Market	44	50	13.42%	41	48	17.07%
Benchmark Price	\$347,000	\$330,800	-4.67%	\$347,757	\$334,900	-3.70%
Median Price	\$353,000	\$340,000	-3.68%	\$349,000	\$345,000	-1.15%
Average Price	\$418,161	\$408,148	-2.39%	\$410,365	\$403,518	-1.67%
Index	206	196	-4.66%	206	199	-3.69%

For a list of definitions, see page 26.

July 2016	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	101	147	68.71%	385	3.81	\$652,800	-3.45%	1.29%
North East	144	219	65.75%	369	2.56	\$388,300	-4.29%	-1.42%
North	163	222	73.42%	338	2.07	\$445,800	-1.63%	0.11%
North West	172	200	86.00%	311	1.81	\$547,700	-3.04%	0.59%
West	111	162	68.52%	333	3.00	\$696,700	-2.76%	0.85%
South	199	286	69.58%	532	2.67	\$479,200	-3.00%	-0.17%
South East	184	203	90.64%	387	2.10	\$445,500	-5.45%	-0.71%
East	34	49	69.39%	70	2.06	\$356,400	-3.62%	-0.70%
TOTAL CITY	1,108	1,489	74.41%	2,727	2.46	\$502,300	-3.40%	-0.02%
Apartment								
City Centre	116	294	39.46%	746	6.43	\$305,200	-6.15%	-0.52%
North East	10	31	32.26%	83	8.30	\$255,700	-5.82%	-0.27%
North	13	20	65.00%	57	4.38	\$242,500	-7.16%	1.68%
North West	29	38	76.32%	129	4.45	\$262,100	-5.65%	0.23%
West	30	56	53.57%	157	5.23	\$252,200	-8.89%	-0.90%
South	34	123	27.64%	222	6.53	\$244,700	-6.50%	-1.05%
South East	20	35	57.14%	112	5.60	\$247,600	-4.92%	-0.28%
East	2	19	10.53%	46	23.00	\$227,300	-5.61%	-0.26%
TOTAL CITY	254	617	41.17%	1,554	6.12	\$277,000	-6.58%	-0.43%
Semi-detached								
City Centre	53	82	64.63%	188	3.55	\$694,400	-2.42%	0.54%
North East	19	41	46.34%	59	3.11	\$306,100	-5.44%	-1.29%
North	17	17	100.00%	33	1.94	\$326,600	-2.68%	0.40%
North West	23	32	71.88%	50	2.17	\$361,600	-1.01%	1.01%
West	18	31	58.06%	63	3.50	\$454,500	-1.32%	0.64%
South	27	25	108.00%	63	2.33	\$345,200	-3.33%	0.00%
South East	22	22	100.00%	43	1.95	\$302,500	-5.94%	-1.24%
East	2	12	16.67%	23	11.50	\$276,100	-4.99%	-0.90%
TOTAL CITY	181	262	69.08%	522	2.88	\$385,200	-3.14%	-0.10%
Row								
City Centre	35	51	68.63%	201	5.74	\$446,000	-6.50%	-0.84%
North East	19	29	65.52%	73	3.84	\$225,200	-3.97%	-0.62%
North	30	50	60.00%	109	3.63	\$275,600	-7.52%	-0.33%
North West	20	40	50.00%	92	4.60	\$317,200	-7.25%	0.00%
West	27	46	58.70%	126	4.67	\$356,100	-5.82%	0.62%
South	34	54	62.96%	147	4.32	\$276,200	-4.26%	-0.14%
South East	27	41	65.85%	115	4.26	\$312,500	-2.80%	0.16%
East	6	4	150.00%	19	3.17	\$215,700	-4.01%	-0.64%
TOTAL CITY	198	315	62.86%	882	4.45	\$310,300	-5.45%	-0.16%

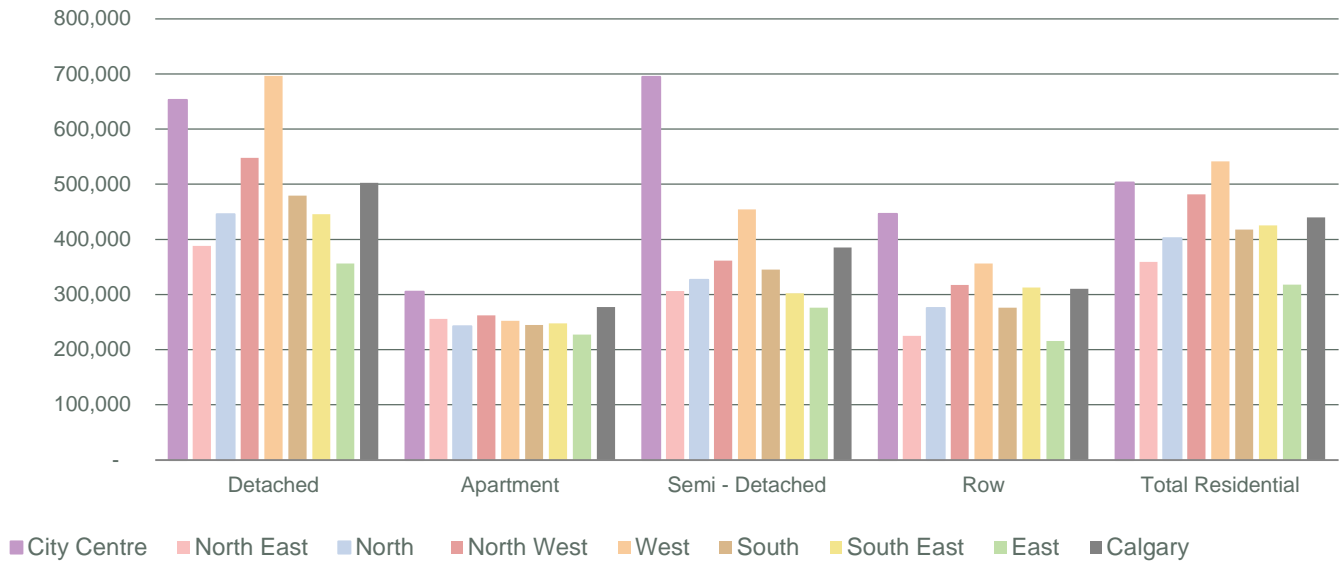
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

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

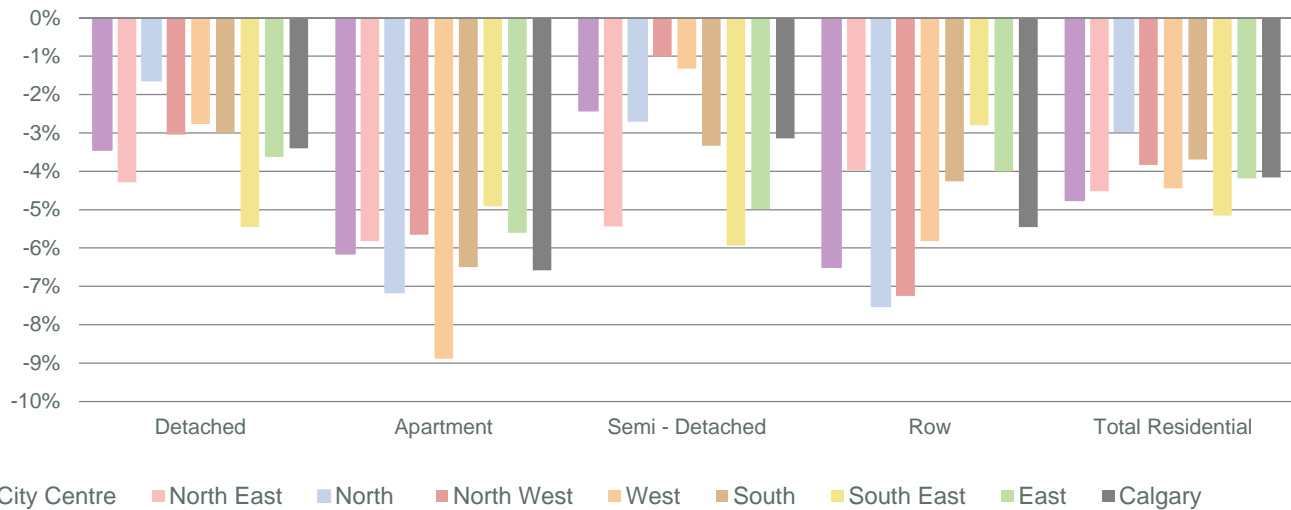


BENCHMARK PRICE - JULY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY



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

July 2016

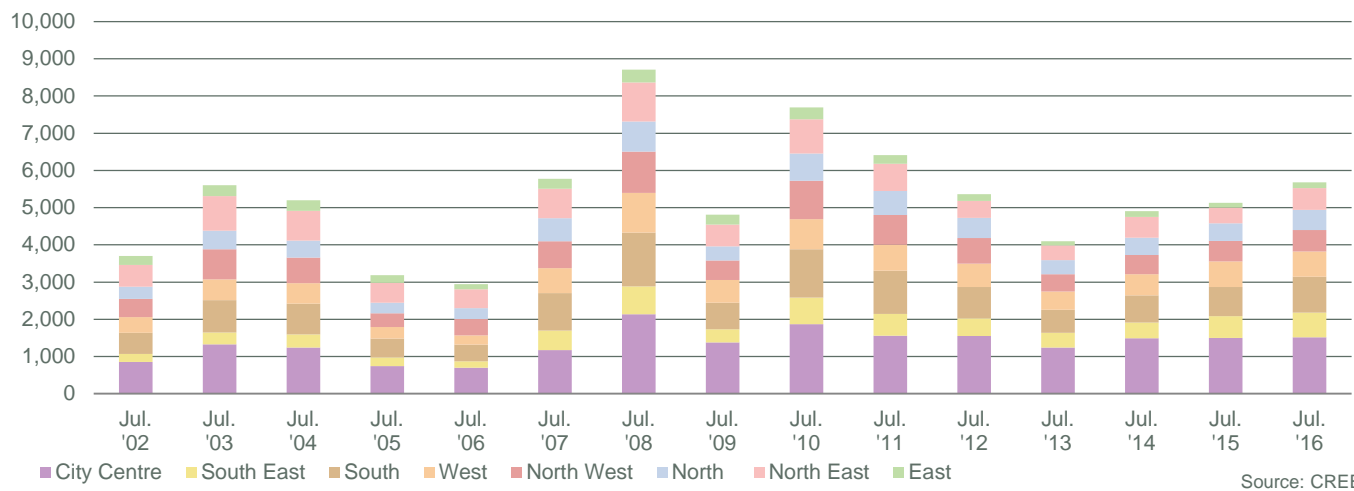
TOTAL SALES

JULY



TOTAL INVENTORY

JULY

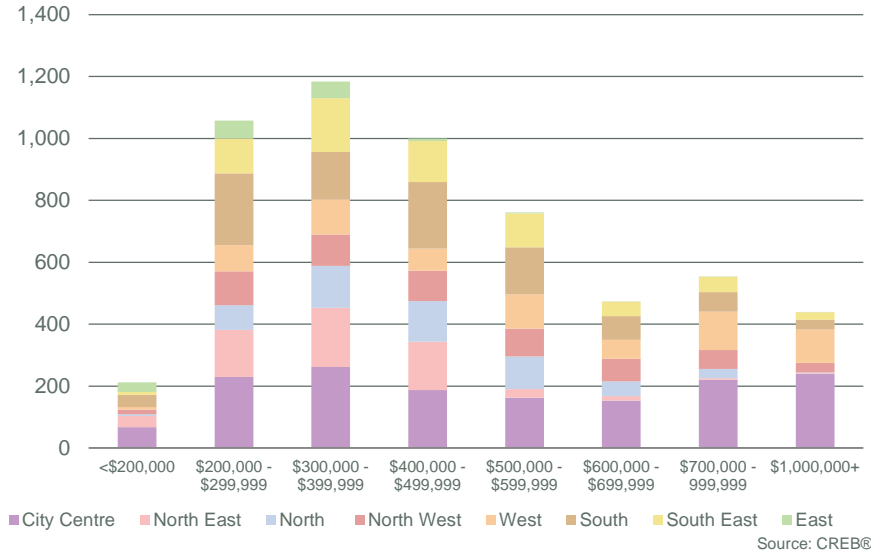


MONTHS OF SUPPLY

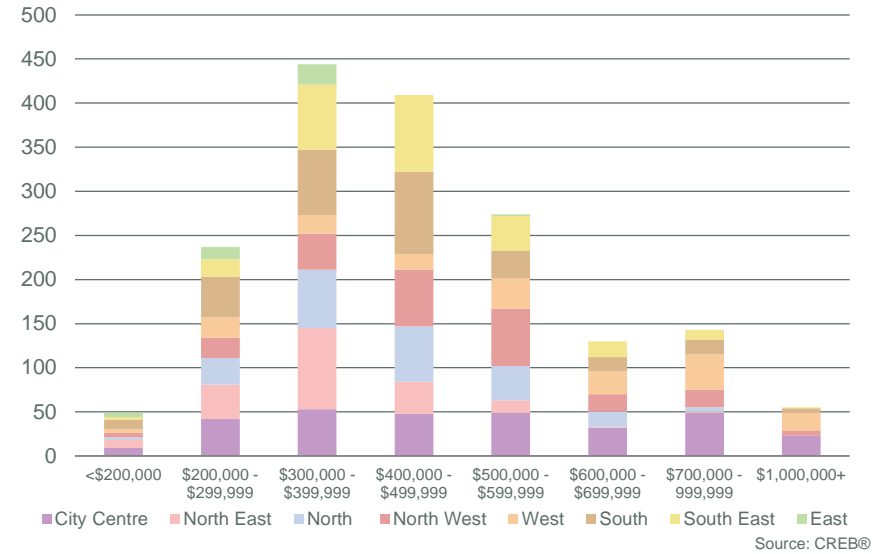
JULY



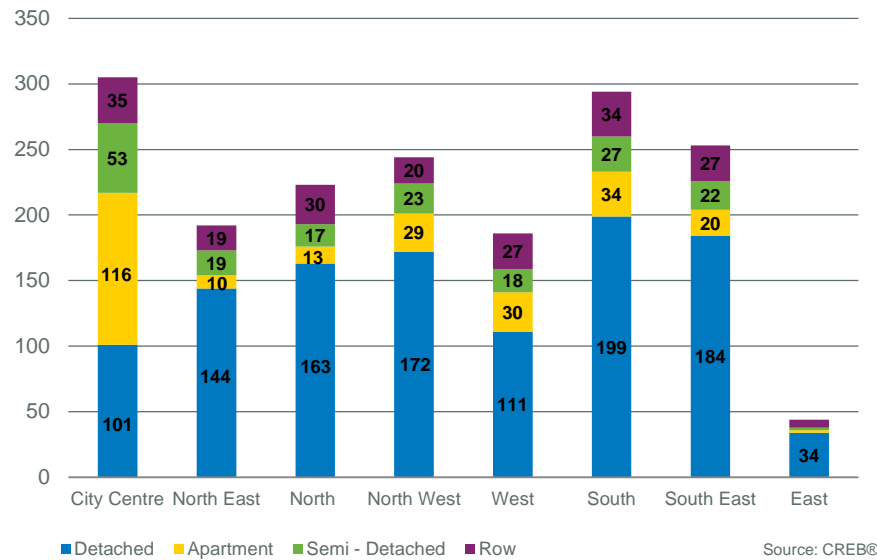
TOTAL INVENTORY BY PRICE RANGE - JULY



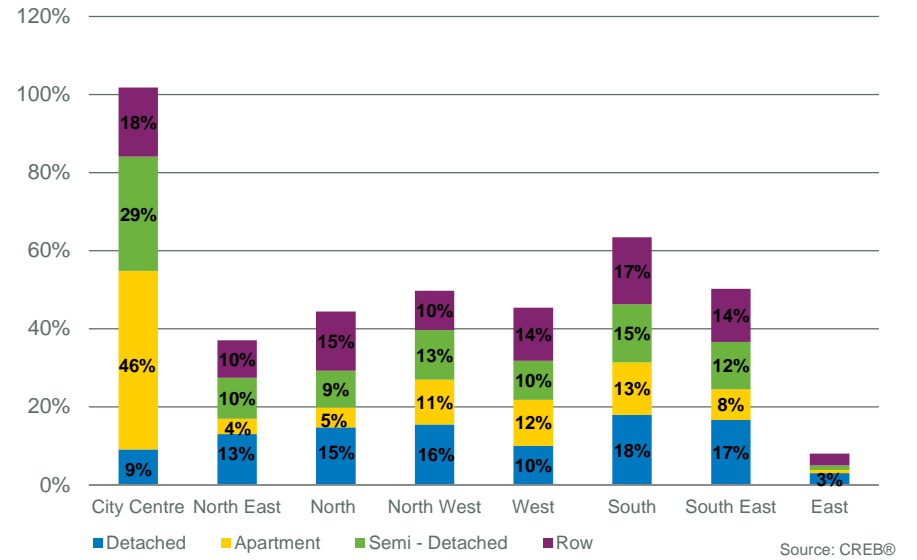
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



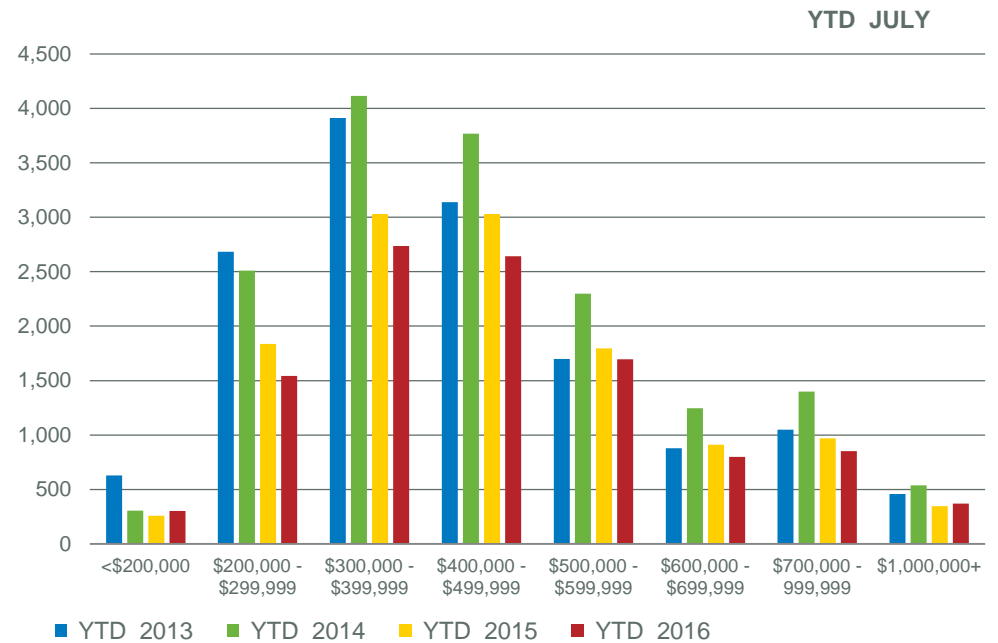
SHARE OF CITY WIDE SALES - JULY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	877	1,207	1,777	1,963	2,186	2,182	1,991	1,642	1,449	1,422	1,262	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,988	2,742	3,095	2,691	2,181	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,320	4,340
Days on Market	41	35	38	40	41	40	40	40	40	41	45	49
Benchmark Price	462,400	460,900	458,900	456,700	457,800	459,300	459,100	459,300	459,300	457,400	454,800	452,800
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	425,000	419,000	410,575	408,000
Average Price	460,646	460,039	473,680	469,572	478,850	483,706	476,520	465,421	458,655	457,591	461,303	462,674
Index	212	212	211	210	210	211	211	211	211	210	209	208
2016												
Sales	765	1,130	1,590	1,769	1,922	2,030	1,741					
New Listings	2,742	2,907	3,226	3,217	3,318	3,101	2,683					
Inventory	5,023	5,683	6,102	6,251	6,179	6,004	5,685					
Days on Market	51	43	43	46	42	47	46					
Benchmark Price	447,800	445,000	442,800	441,000	439,700	440,400	440,000					
Median Price	407,500	420,000	422,250	430,000	433,000	430,000	429,000					
Average Price	456,889	473,940	468,642	476,832	492,365	485,660	484,998					
Index	206	204	203	202	202	202	202					

	Jul-15	Jul-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	2	-	2	-
\$100,000 - \$199,999	41	49	255	303
\$200,000 - \$299,999	276	237	1,838	1,544
\$300,000 - \$349,999	205	195	1,342	1,208
\$350,000 - \$399,999	266	249	1,688	1,529
\$400,000 - \$449,999	278	214	1,682	1,487
\$450,000 - \$499,999	244	195	1,349	1,156
\$500,000 - \$549,999	169	148	1,014	966
\$550,000 - \$599,999	122	126	783	731
\$600,000 - \$649,999	96	68	515	434
\$650,000 - \$699,999	76	62	397	366
\$700,000 - \$799,999	81	79	549	460
\$800,000 - \$899,999	58	43	277	260
\$900,000 - \$999,999	22	21	145	132
\$1,000,000 - \$1,249,999	30	27	173	171
\$1,250,000 - \$1,499,999	16	13	76	89
\$1,500,000 - \$1,749,999	5	7	43	53
\$1,750,000 - \$1,999,999	2	1	24	23
\$2,000,000 - \$2,499,999	2	3	16	20
\$2,500,000 - \$2,999,999	-	2	7	9
\$3,000,000 - \$3,499,999	-	-	3	2
\$3,500,000 - \$3,999,999	-	-	4	2
\$4,000,000 +	-	2	1	2
	1,991	1,741	12,183	10,947

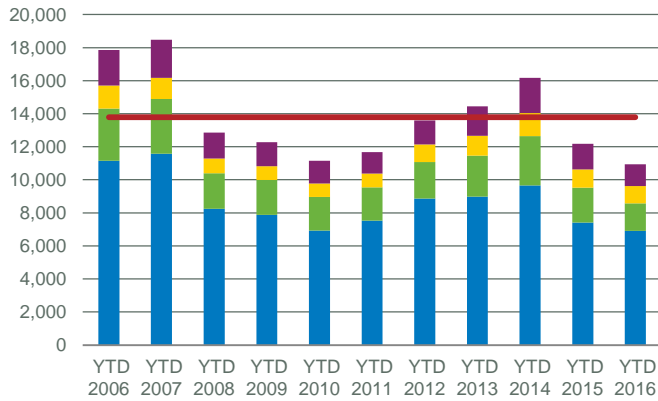
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

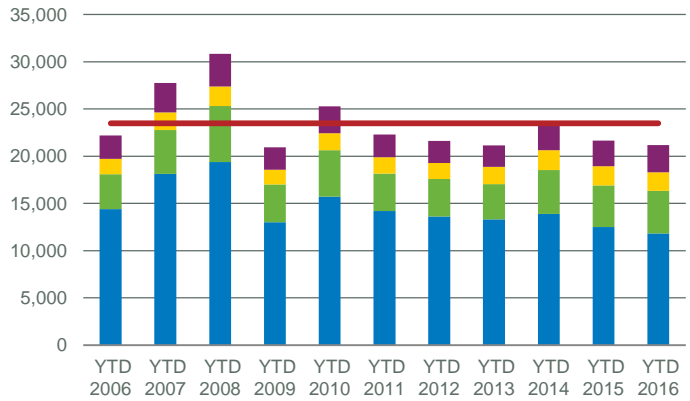
YTD JULY



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

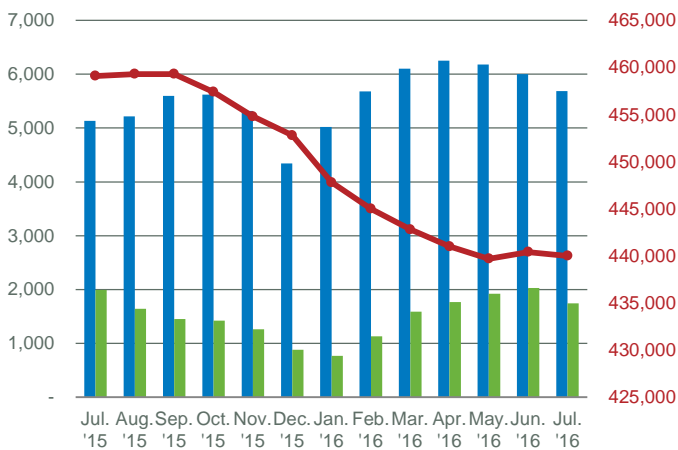
CITY OF CALGARY TOTAL NEW LISTINGS

YTD JULY



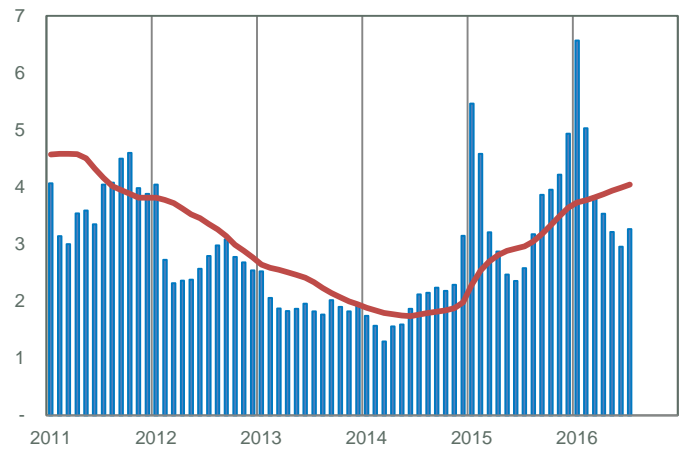
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



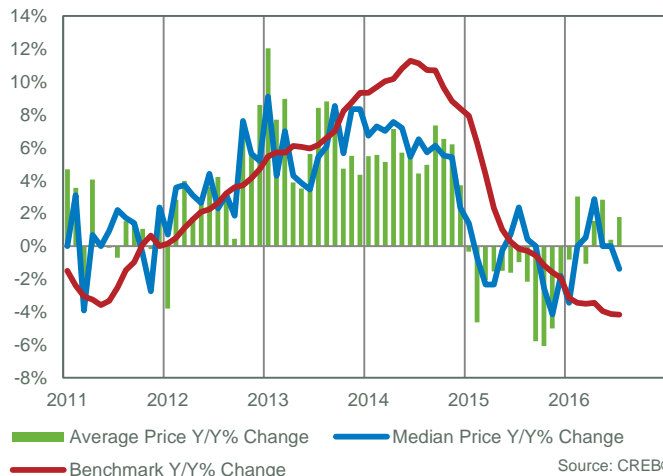
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



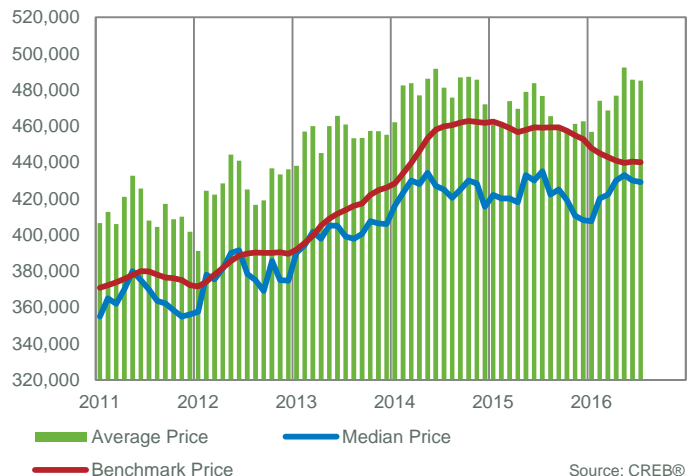
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

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

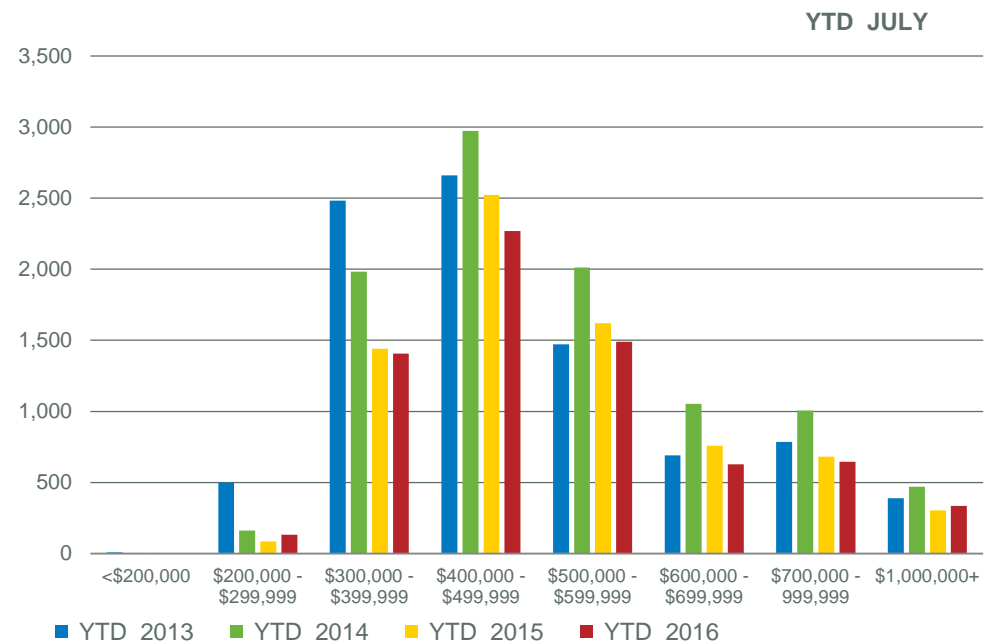


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	534	740	1,079	1,150	1,362	1,331	1,220	994	906	872	798	533
New Listings	1,836	1,671	1,774	1,770	1,875	1,830	1,731	1,643	1,768	1,441	1,183	791
Inventory	2,579	2,977	3,027	3,044	2,923	2,789	2,752	2,833	3,029	2,921	2,680	2,132
Days on Market	37	34	37	38	38	37	37	37	37	38	43	47
Benchmark Price	522,900	521,000	519,500	517,100	518,000	520,200	520,000	520,200	520,500	518,800	515,600	514,100
Median Price	480,500	470,000	475,000	479,200	485,000	493,400	489,000	484,000	475,000	470,250	465,000	455,000
Average Price	525,188	526,332	545,575	545,043	541,937	554,022	541,693	536,722	524,987	519,371	524,211	533,704
Index	214	214	213	212	212	213	213	213	213	213	211	211
2016												
Sales	466	693	1,005	1,137	1,215	1,284	1,108					
New Listings	1,487	1,611	1,819	1,820	1,850	1,750	1,489					
Inventory	2,537	2,953	3,093	3,138	3,040	2,939	2,727					
Days on Market	49	38	41	44	39	41	43					
Benchmark Price	508,000	504,400	502,400	501,500	500,500	502,400	502,300					
Median Price	458,750	467,500	480,000	483,500	489,900	489,750	480,000					
Average Price	526,408	541,979	538,481	541,100	559,655	558,274	541,732					
Index	208	207	206	206	205	206	206					

	Jul-15	Jul-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	4	-
\$200,000 - \$299,999	16	22	85	132
\$300,000 - \$349,999	53	66	409	413
\$350,000 - \$399,999	166	171	1,032	994
\$400,000 - \$449,999	225	182	1,397	1,254
\$450,000 - \$499,999	193	168	1,125	1,014
\$500,000 - \$549,999	146	132	903	860
\$550,000 - \$599,999	114	111	717	630
\$600,000 - \$649,999	84	56	438	349
\$650,000 - \$699,999	66	43	320	280
\$700,000 - \$799,999	55	58	387	331
\$800,000 - \$899,999	38	35	197	211
\$900,000 - \$999,999	15	16	99	105
\$1,000,000 - \$1,249,999	26	23	148	147
\$1,250,000 - \$1,499,999	15	12	66	85
\$1,500,000 - \$1,749,999	4	7	41	51
\$1,750,000 - \$1,999,999	2	1	21	21
\$2,000,000 - \$2,499,999	2	3	16	18
\$2,500,000 - \$2,999,999	-	2	6	9
\$3,000,000 - \$3,499,999	-	-	3	2
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	-	-	1	-
	1,220	1,108	7,416	6,908

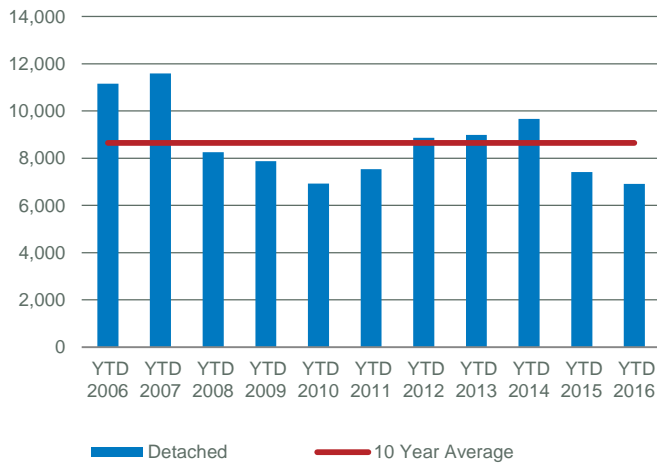
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

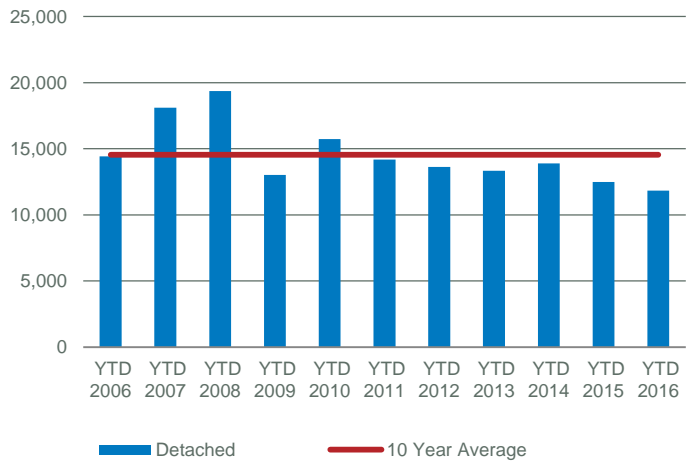
YTD JULY



Source: CREB®

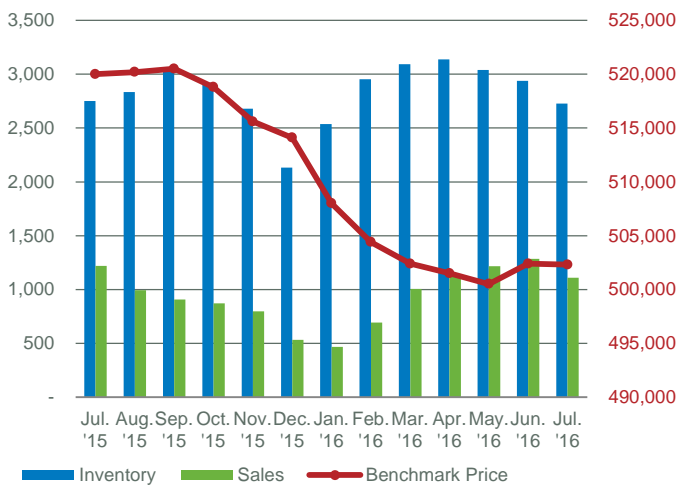
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



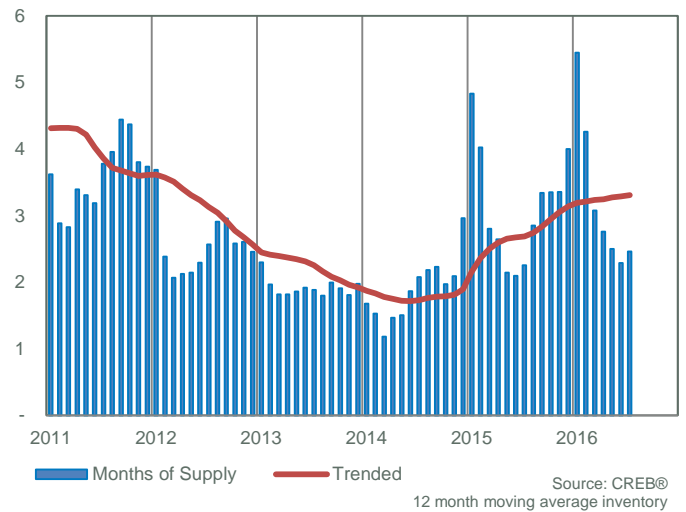
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



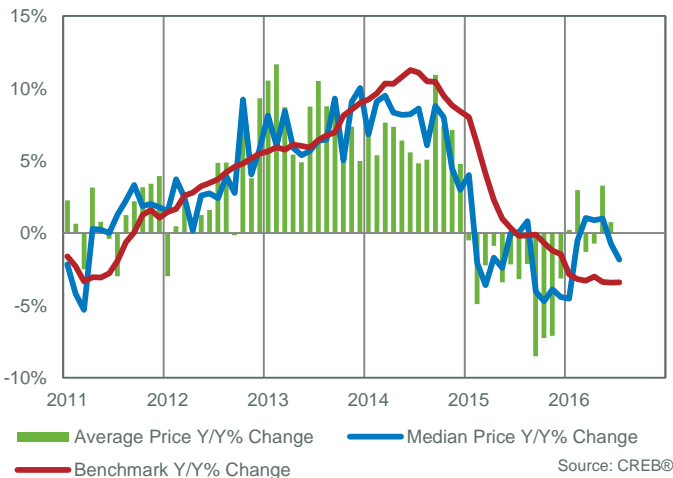
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



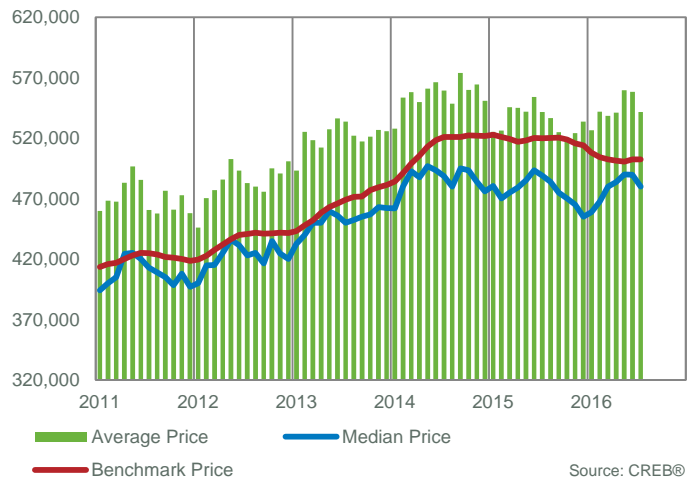
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

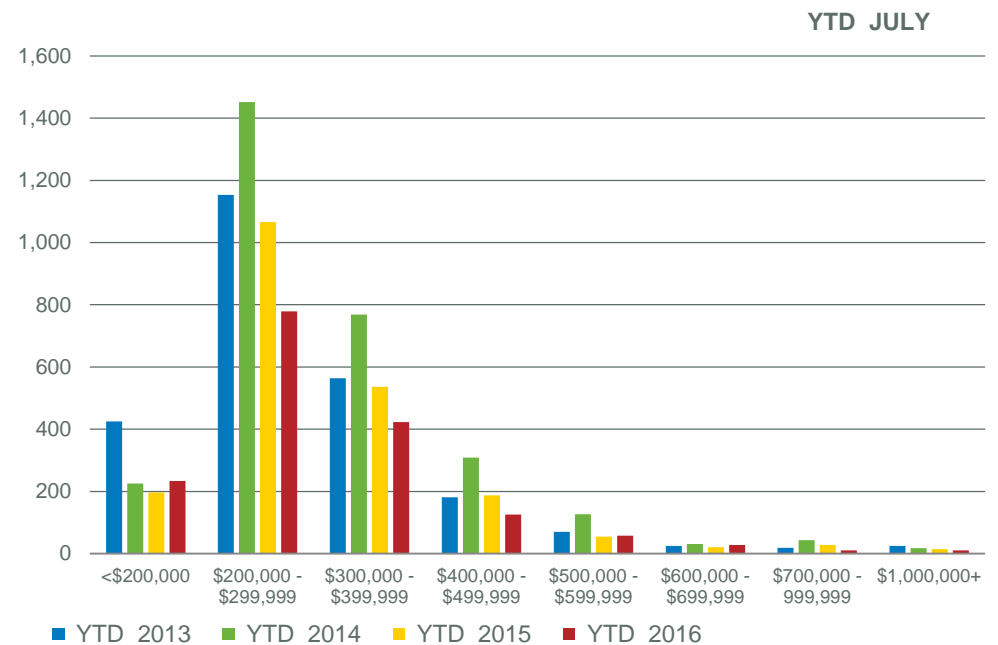


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	153	215	302	352	359	399	324	281	259	237	195	152
New Listings	744	593	672	608	613	611	582	514	657	587	489	343
Inventory	1,197	1,338	1,426	1,367	1,310	1,212	1,245	1,227	1,293	1,366	1,353	1,120
Days on Market	55	40	43	45	48	48	47	47	49	50	50	56
Benchmark Price	301,000	299,300	295,900	293,300	295,000	295,600	296,500	295,900	294,600	292,300	291,100	288,000
Median Price	269,000	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000	286,000	272,500	287,000
Average Price	306,260	307,444	306,007	302,175	328,222	322,251	311,631	295,627	296,671	318,210	299,858	305,041
Index	206	205	202	201	202	202	203	202	202	200	199	197
2016												
Sales	129	168	257	273	276	311	254					
New Listings	598	637	680	666	685	607	617					
Inventory	1,252	1,390	1,531	1,585	1,612	1,546	1,554					
Days on Market	59	50	48	54	49	71	57					
Benchmark Price	283,800	283,600	281,300	280,400	278,500	278,200	277,000					
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,950					
Average Price	280,088	307,461	298,072	302,554	312,750	310,219	352,185					
Index	194	194	192	192	191	190	190					

	Jul-15	Jul-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	2	-	2	-
\$100,000 - \$199,999	33	38	195	234
\$200,000 - \$299,999	148	109	1,066	779
\$300,000 - \$349,999	54	44	337	263
\$350,000 - \$399,999	34	24	199	160
\$400,000 - \$449,999	15	12	107	75
\$450,000 - \$499,999	18	10	80	51
\$500,000 - \$549,999	9	5	37	33
\$550,000 - \$599,999	3	3	18	25
\$600,000 - \$649,999	1	3	16	17
\$650,000 - \$699,999	1	3	5	11
\$700,000 - \$799,999	2	-	14	6
\$800,000 - \$899,999	2	1	8	4
\$900,000 - \$999,999	1	-	6	-
\$1,000,000 - \$1,249,999	1	-	6	2
\$1,250,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	2	2
\$2,000,000 - \$2,499,999	-	-	-	2
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	3	-
\$4,000,000 +	-	2	-	2
	324	254	2,104	1,668

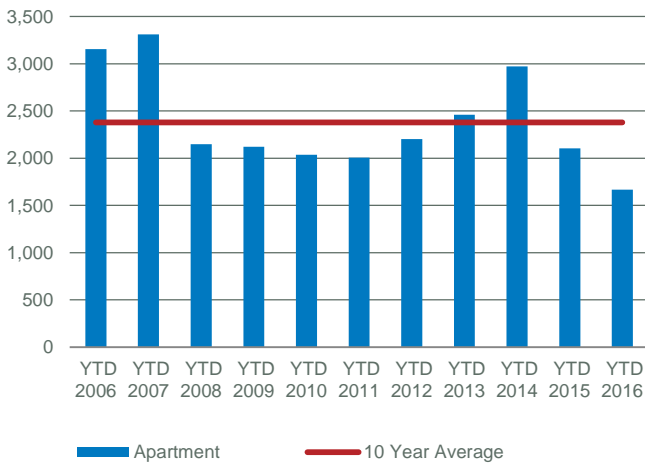
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

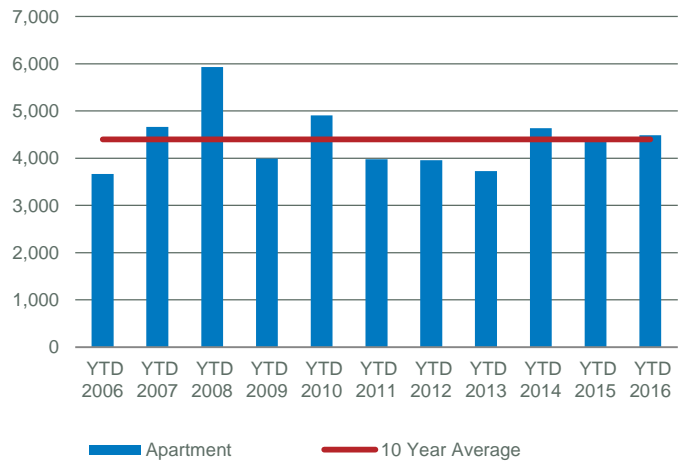
YTD JULY



Source: CREB®

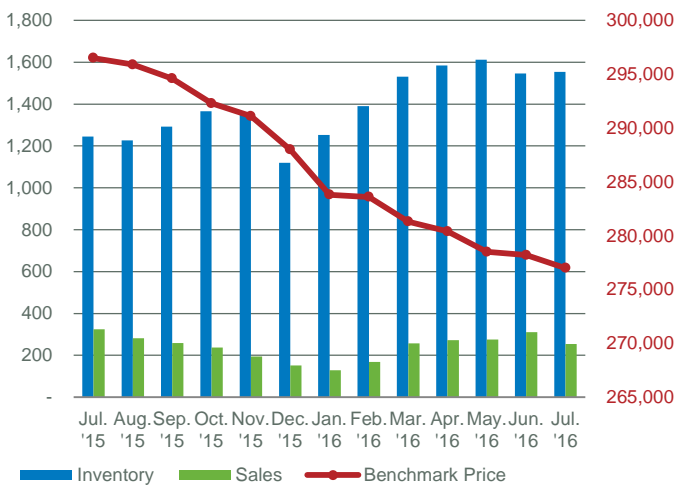
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JULY



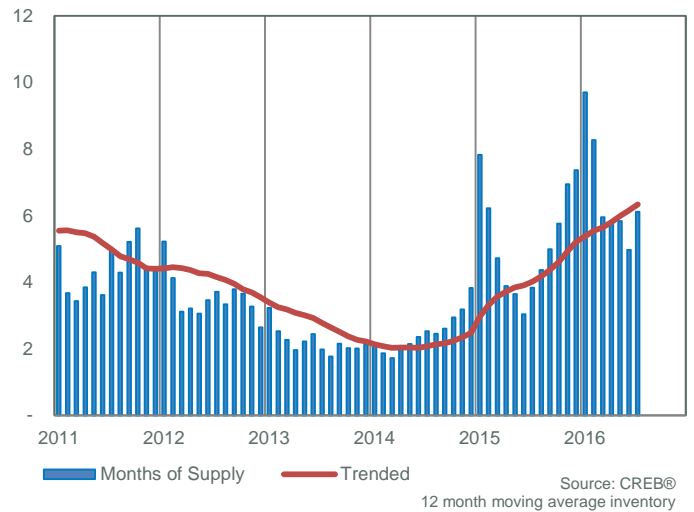
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



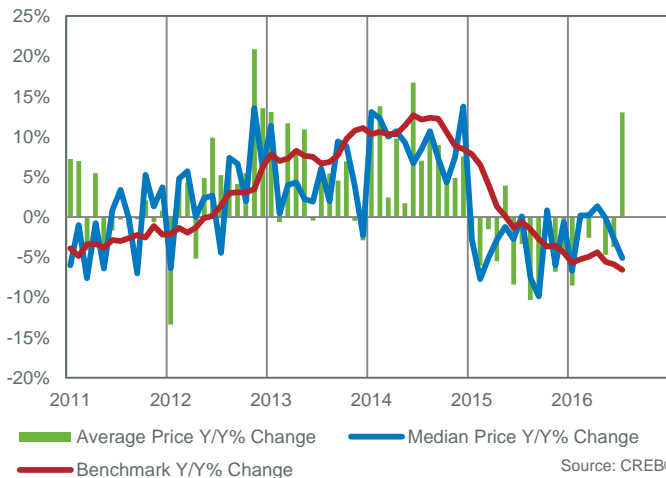
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



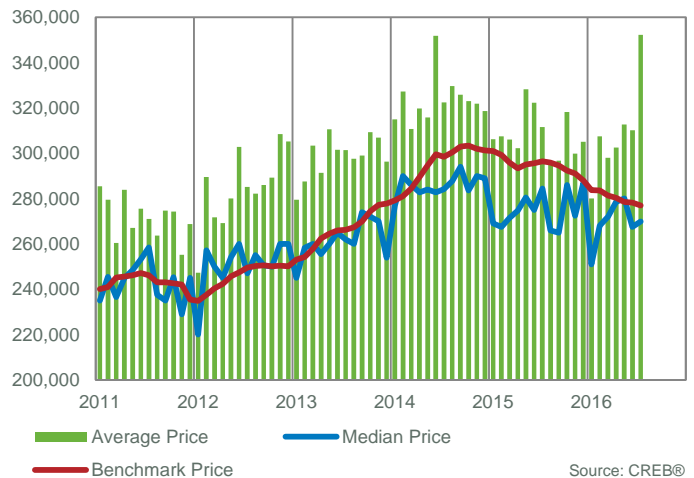
Source: CREB®

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

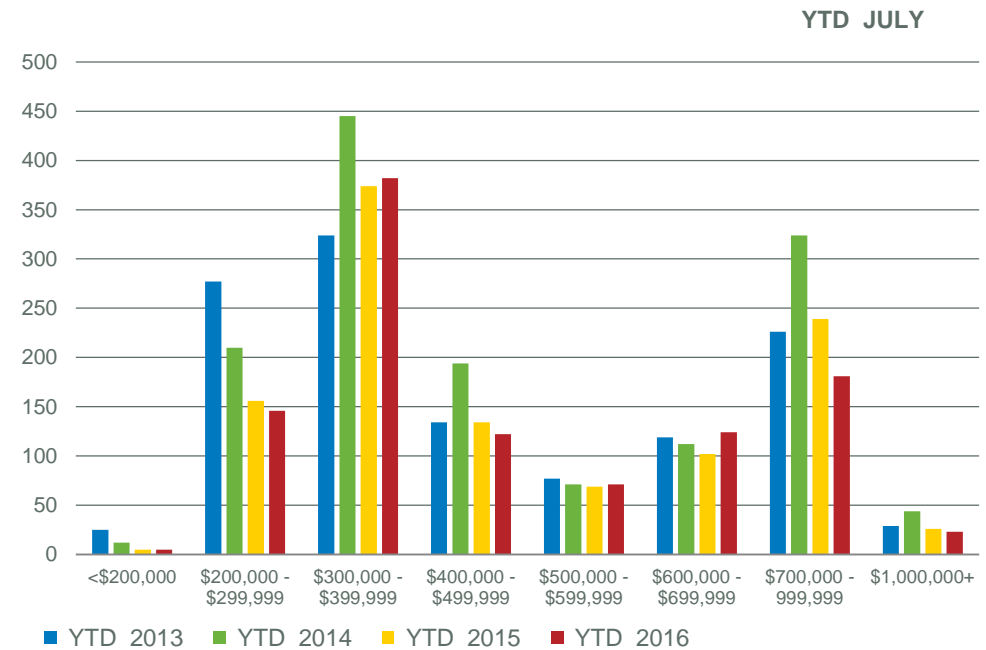


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	81	95	160	202	192	184	191	138	103	128	108	74
New Listings	302	275	308	267	300	294	282	246	268	293	200	142
Inventory	471	544	572	502	488	491	491	506	554	586	546	448
Days on Market	41	35	41	39	45	43	44	41	40	41	47	53
Benchmark Price	396,700	396,500	394,800	394,400	394,600	396,700	397,700	398,100	398,100	396,200	394,200	393,100
Median Price	382,000	417,500	403,750	396,750	417,500	410,750	414,000	419,579	432,500	392,250	378,000	394,500
Average Price	483,077	503,722	510,352	499,705	513,979	520,993	510,395	493,825	510,515	476,423	481,182	496,127
Index	206	206	205	205	205	206	207	207	207	206	205	204
2016												
Sales	71	110	144	174	190	184	181					
New Listings	268	283	289	306	298	290	262					
Inventory	501	552	579	586	547	535	522					
Days on Market	44	47	37	50	41	46	45					
Benchmark Price	390,200	386,900	385,600	383,600	383,100	385,600	385,200					
Median Price	377,000	403,500	390,000	410,000	429,000	391,000	386,616					
Average Price	478,679	492,823	465,481	490,701	506,419	490,019	495,262					
Index	203	201	200	199	199	200	200					

	Jul-15	Jul-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	-	5	5
\$200,000 - \$299,999	32	23	156	146
\$300,000 - \$349,999	19	38	164	176
\$350,000 - \$399,999	36	33	210	206
\$400,000 - \$449,999	18	9	77	72
\$450,000 - \$499,999	12	8	57	50
\$500,000 - \$549,999	8	7	38	28
\$550,000 - \$599,999	2	6	31	43
\$600,000 - \$649,999	8	7	40	55
\$650,000 - \$699,999	6	15	62	69
\$700,000 - \$799,999	21	19	139	112
\$800,000 - \$899,999	16	7	65	44
\$900,000 - \$999,999	6	4	35	25
\$1,000,000 - \$1,249,999	3	4	17	21
\$1,250,000 - \$1,499,999	1	1	8	2
\$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 +	-	-	-	-
	191	181	1,105	1,054

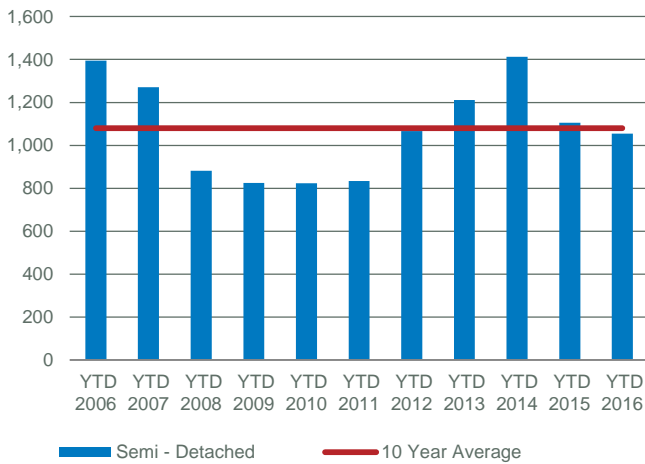
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

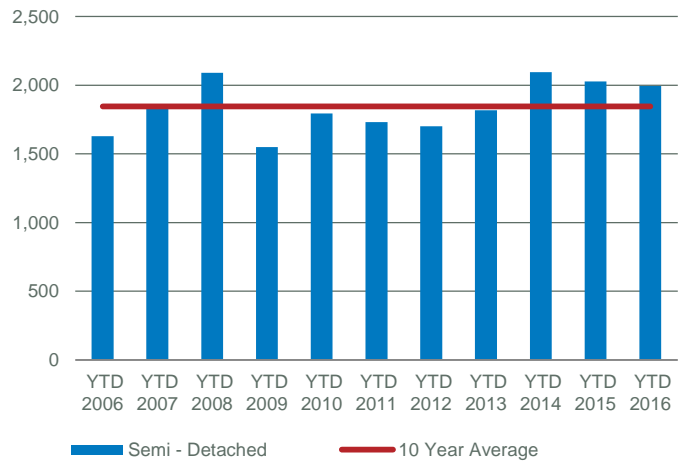
YTD JULY



Source: CREB®

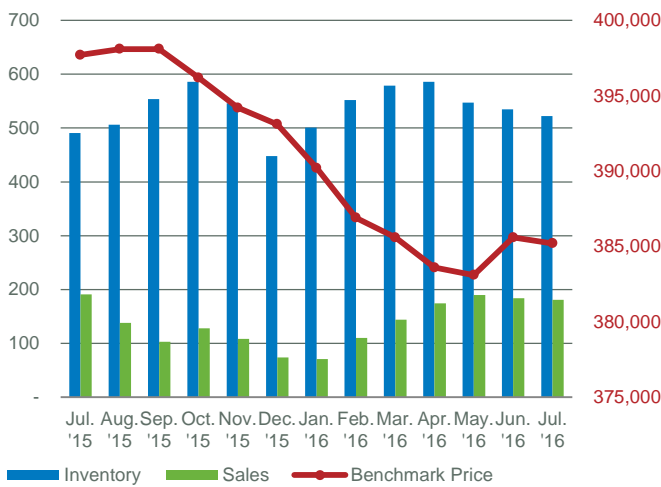
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JULY



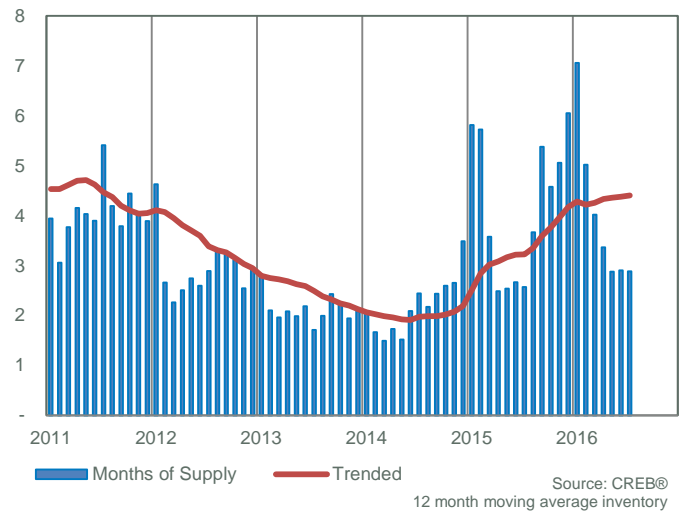
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



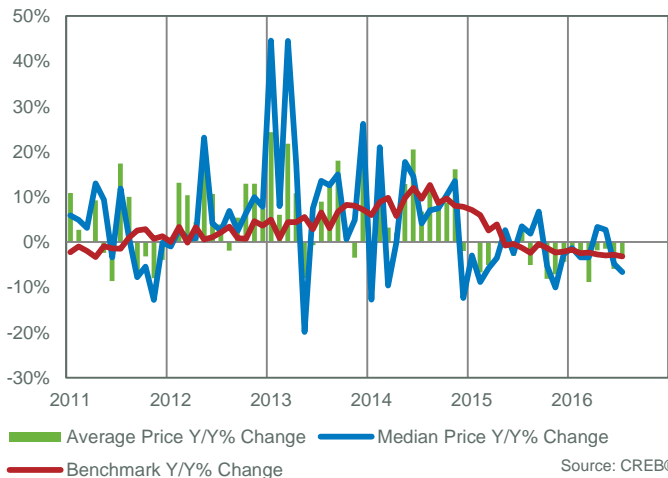
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



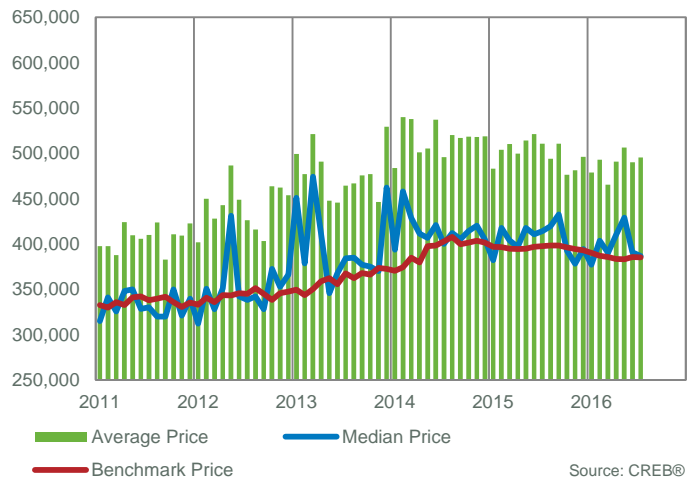
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

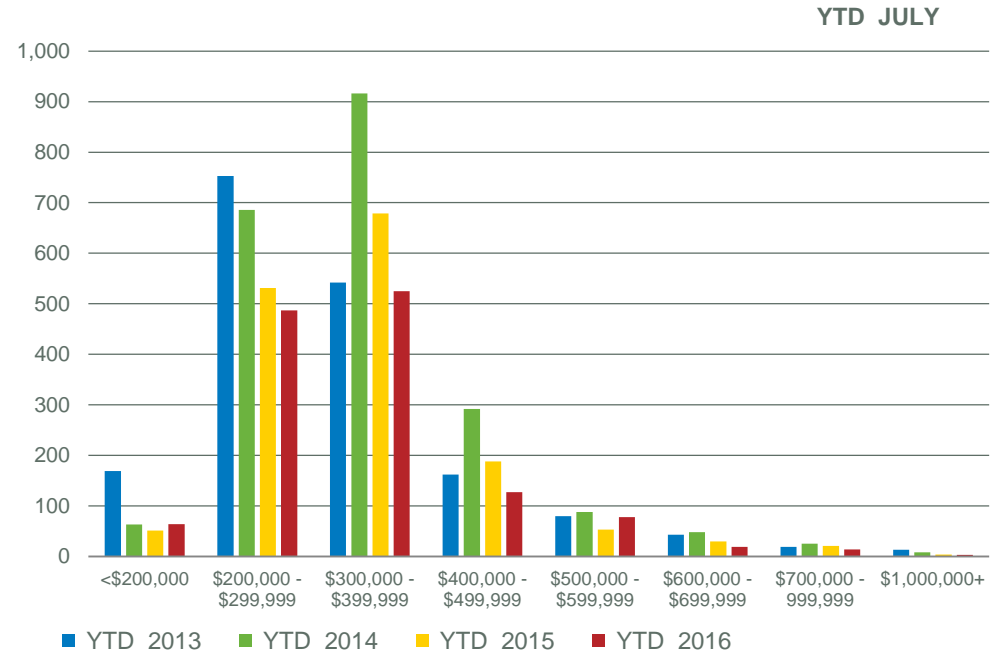


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	109	157	236	259	273	268	255	227	181	184	161	120
New Listings	387	396	375	419	380	385	390	339	402	369	308	215
Inventory	545	672	679	724	672	645	644	648	722	747	740	639
Days on Market	42	33	38	42	41	44	44	46	41	41	50	47
Benchmark Price	330,500	330,600	331,100	329,500	329,700	330,100	328,200	328,700	329,800	328,700	327,300	325,000
Median Price	322,000	315,000	325,000	322,000	323,000	320,000	323,000	330,000	317,500	312,000	319,900	313,000
Average Price	344,487	330,111	334,675	338,474	337,481	349,259	348,003	346,370	328,906	332,095	331,704	326,227
Index	207	207	207	206	206	207	205	206	206	206	205	203
2016												
Sales	99	159	184	185	241	251	198					
New Listings	389	376	438	425	485	454	315					
Inventory	733	788	899	942	980	984	882					
Days on Market	51	52	49	47	50	51	55					
Benchmark Price	323,800	321,200	318,500	314,800	313,200	310,800	310,300					
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	304,500					
Average Price	344,407	340,232	327,900	325,976	347,743	328,382	328,513					
Index	203	201	199	197	196	195	194					

	Jul-15	Jul-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	6	11	51	64
\$200,000 - \$299,999	80	83	531	487
\$300,000 - \$349,999	79	47	432	356
\$350,000 - \$399,999	30	21	247	169
\$400,000 - \$449,999	20	11	101	86
\$450,000 - \$499,999	21	9	87	41
\$500,000 - \$549,999	6	4	36	45
\$550,000 - \$599,999	3	6	17	33
\$600,000 - \$649,999	3	2	21	13
\$650,000 - \$699,999	2	1	9	6
\$700,000 - \$799,999	3	2	9	11
\$800,000 - \$899,999	2	-	7	1
\$900,000 - \$999,999	-	1	5	2
\$1,000,000 - \$1,249,999	-	-	2	1
\$1,250,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,749,999	-	-	-	2
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	255	198	1,557	1,317

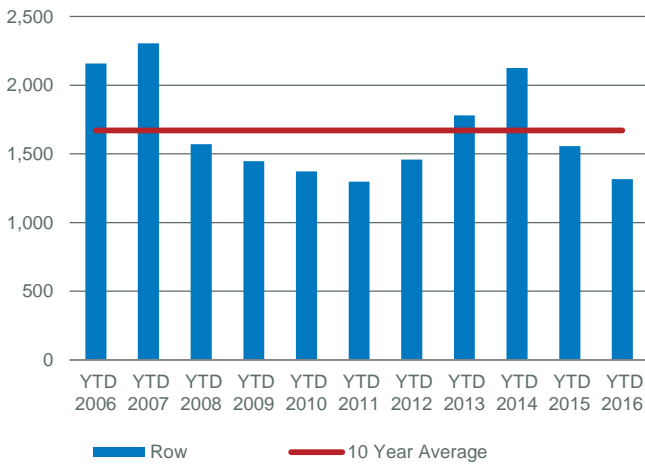
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

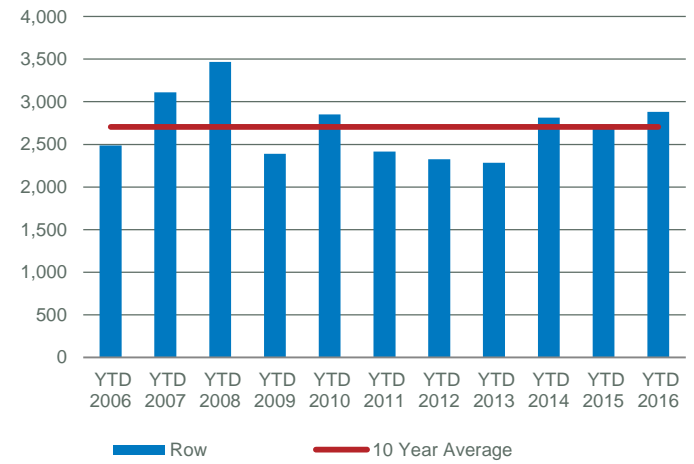
YTD JULY



Source: CREB®

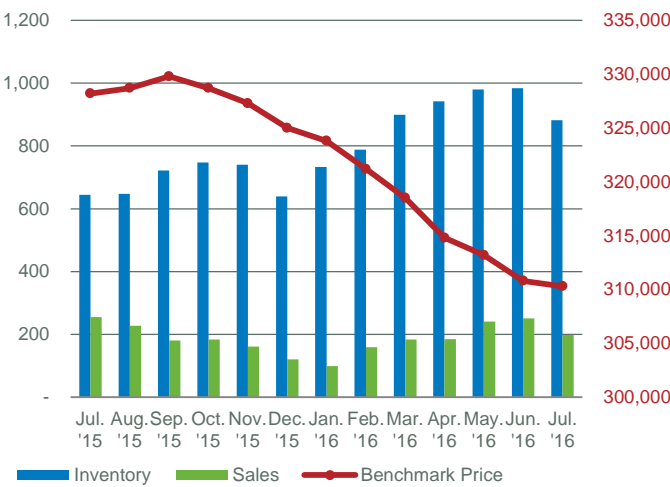
CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



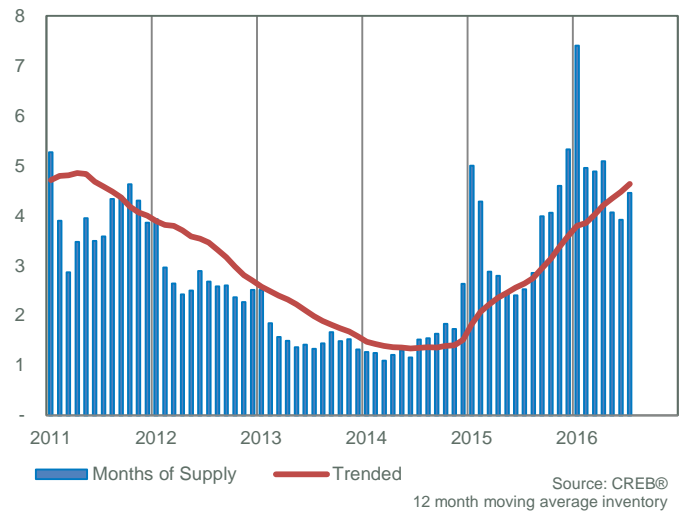
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



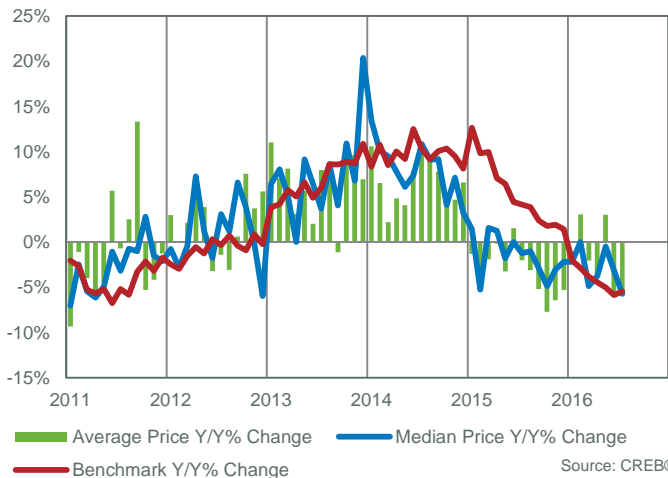
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



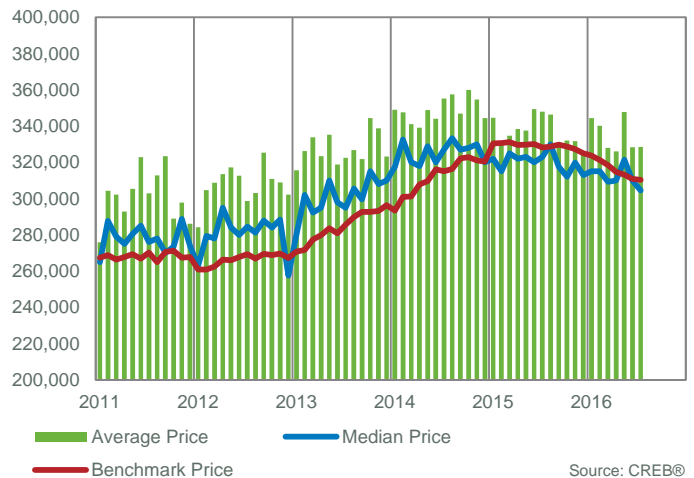
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

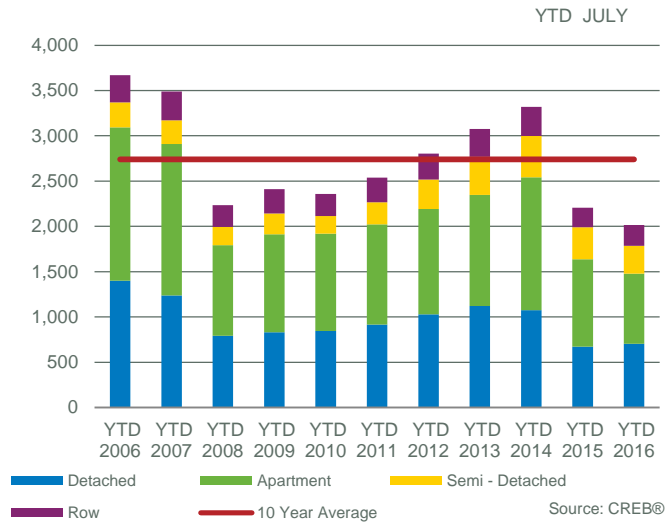
CITY OF CALGARY ROW PRICES



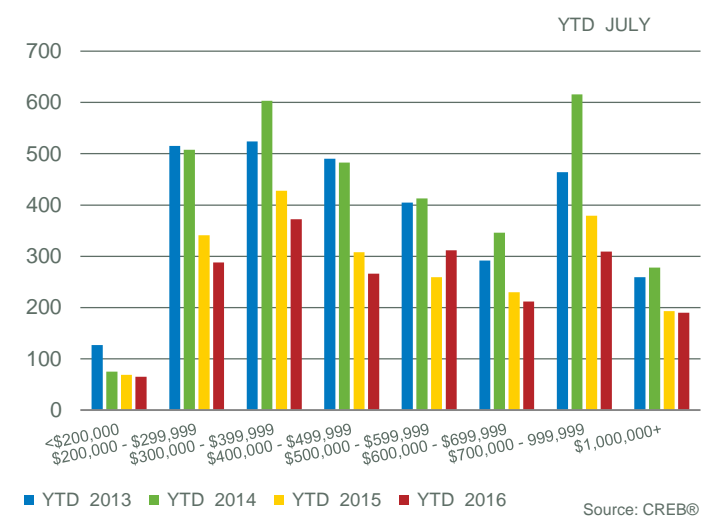
Source: CREB®

CITY CENTRE

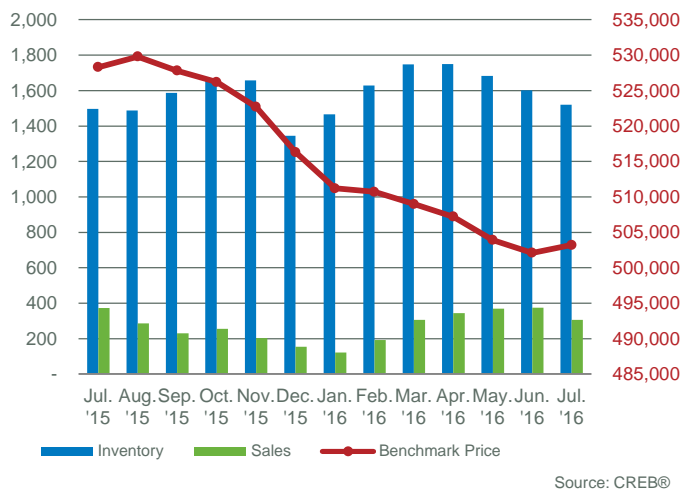
CITY CENTRE TOTAL SALES



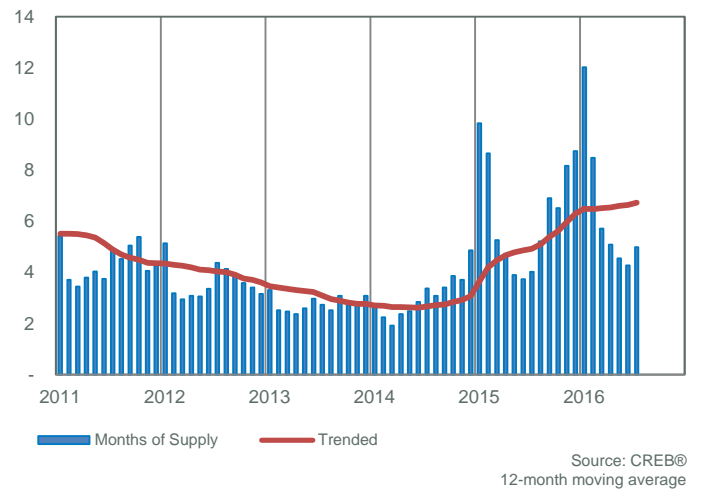
CITY CENTRE TOTAL SALES BY PRICE RANGE



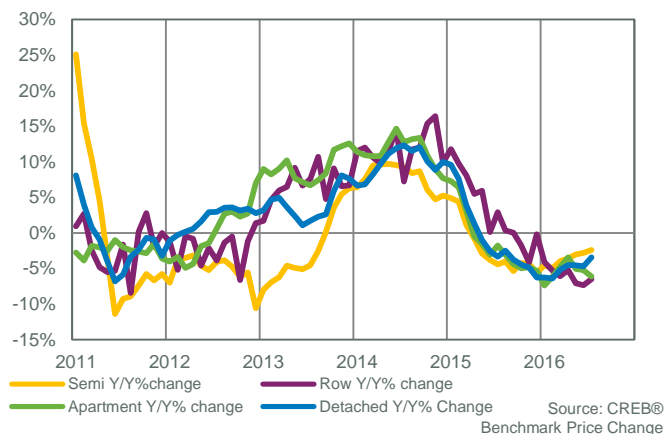
CITY CENTRE INVENTORY AND SALES



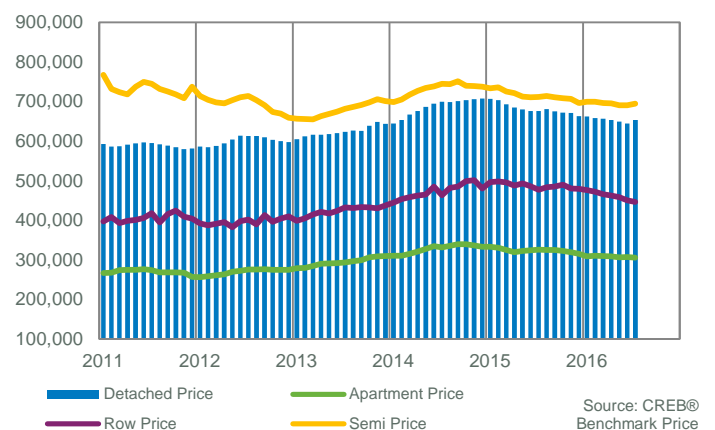
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

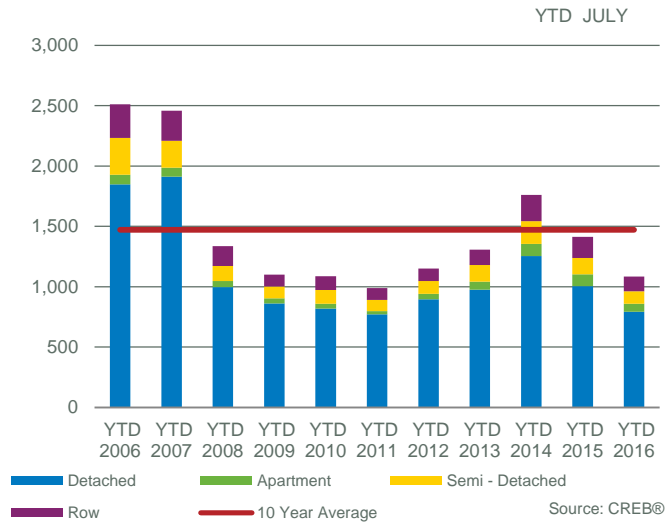


CITY CENTRE PRICES

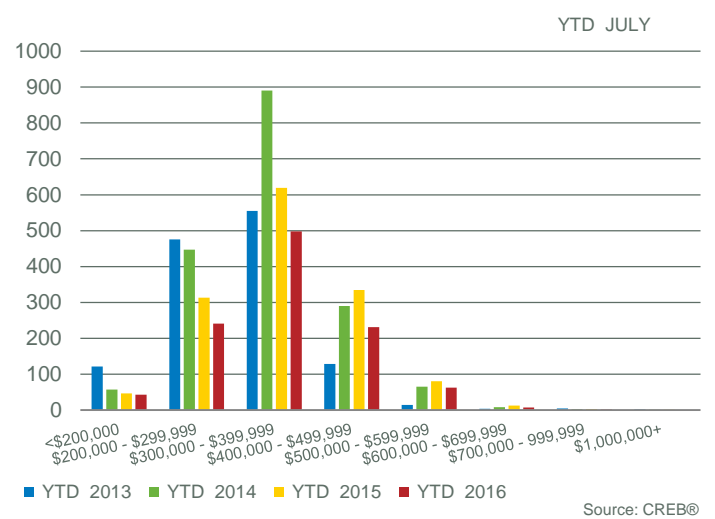


NORTHEAST

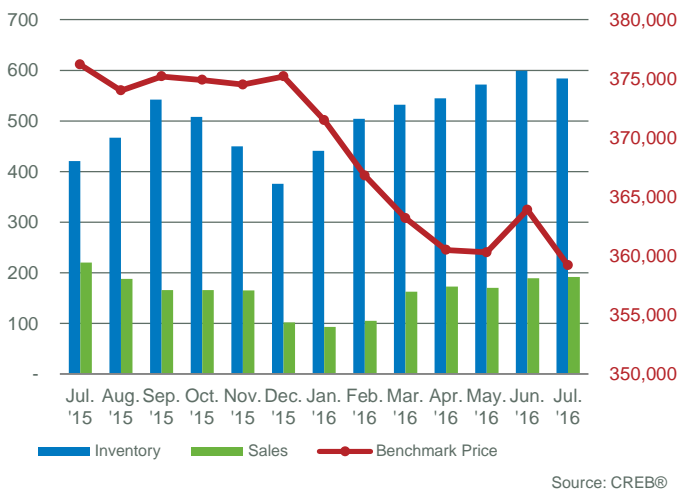
NORTHEAST TOTAL SALES



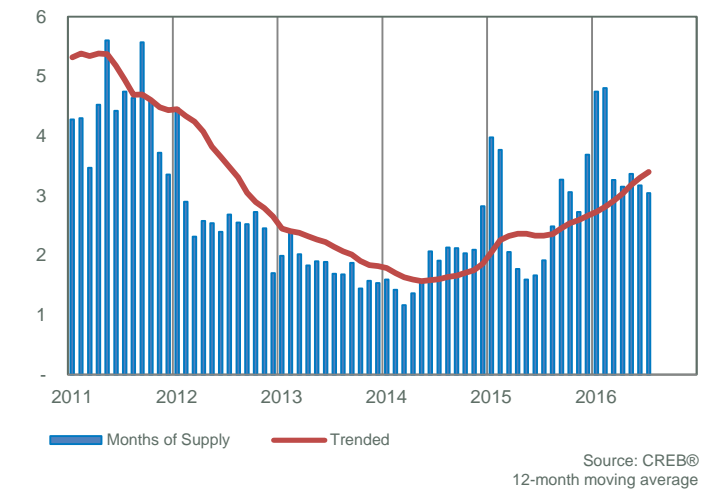
NORTHEAST TOTAL SALES BY PRICE RANGE



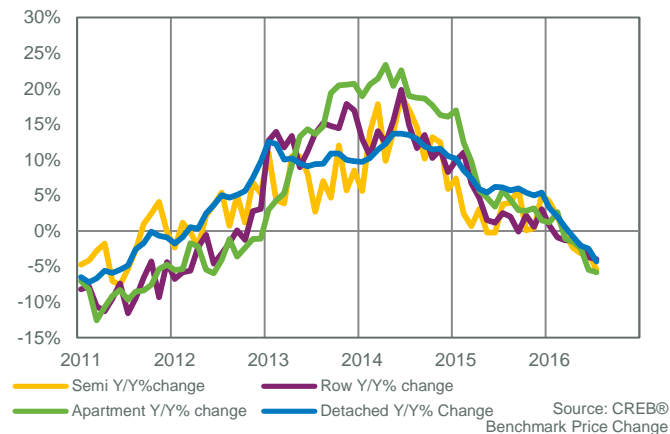
NORTHEAST INVENTORY AND SALES



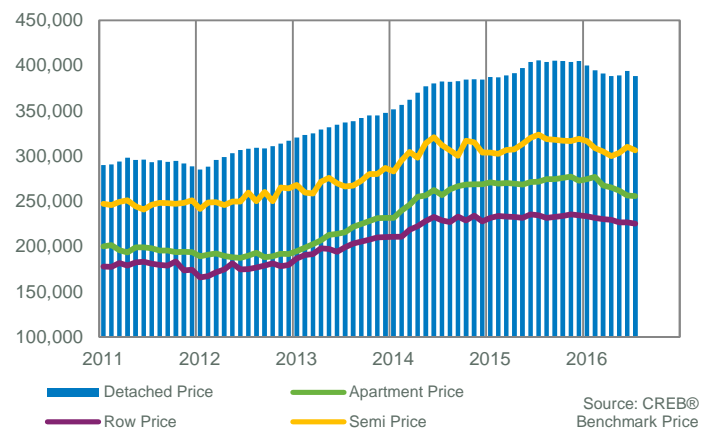
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

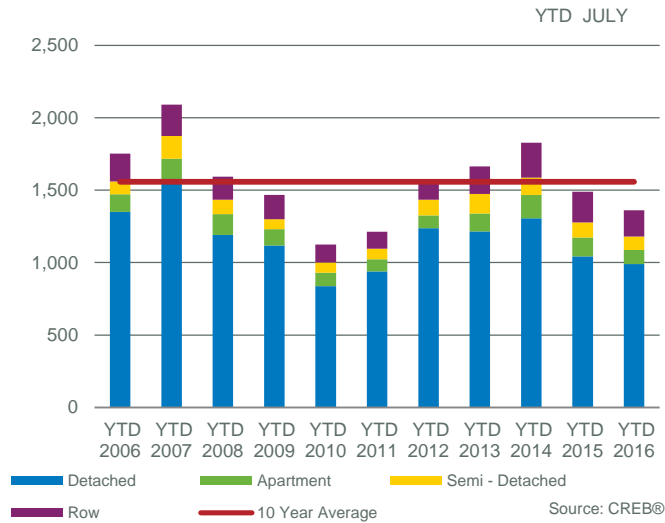


NORTHEAST PRICES

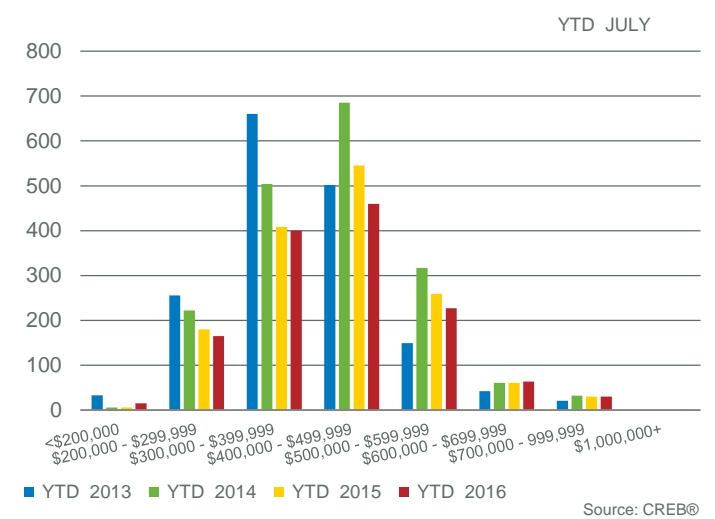


NORTH

NORTH TOTAL SALES



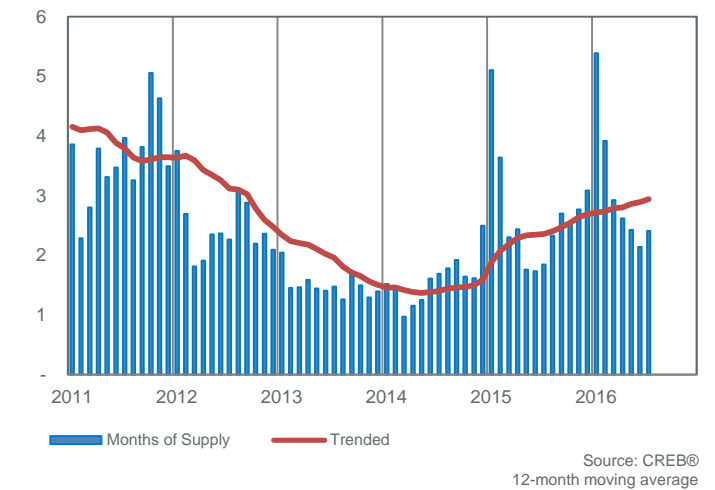
NORTH TOTAL SALES BY PRICE RANGE



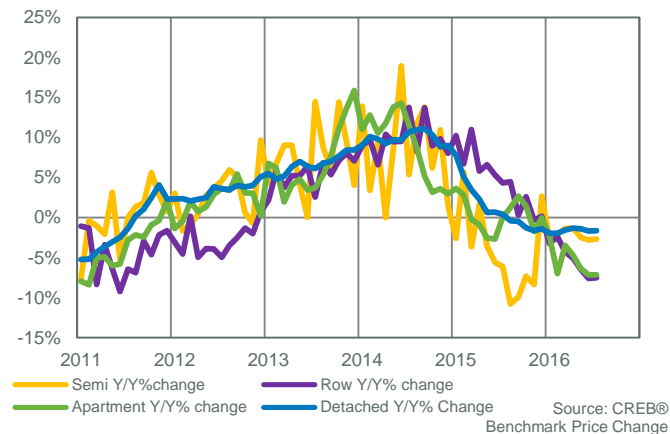
NORTH INVENTORY AND SALES



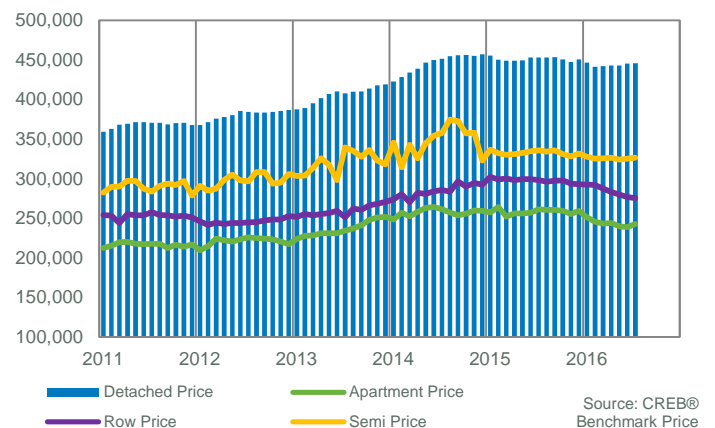
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

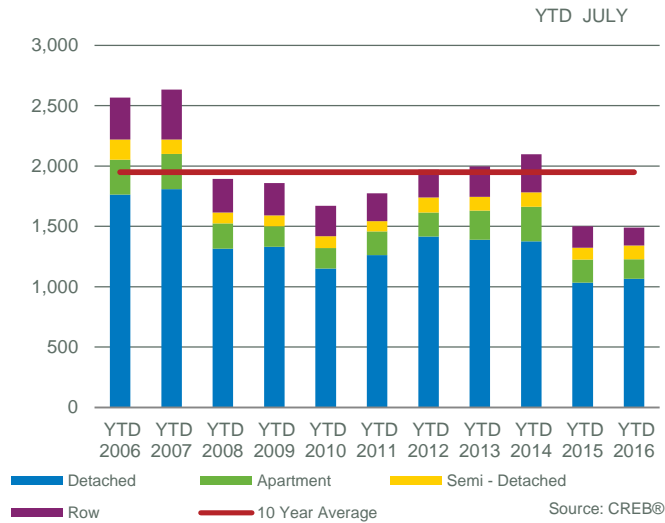


NORTH PRICES

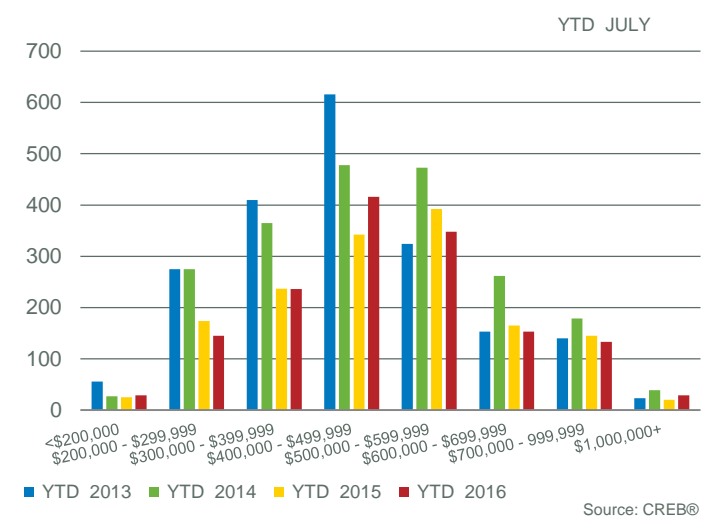


NORTHWEST

NORTHWEST TOTAL SALES



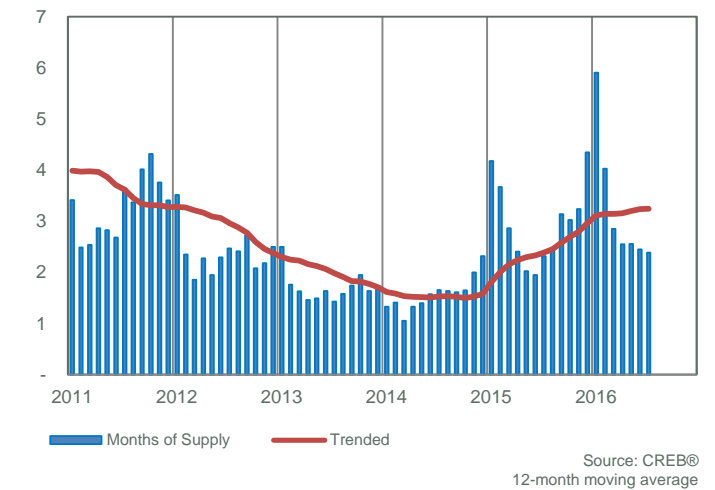
NORTHWEST TOTAL SALES BY PRICE RANGE



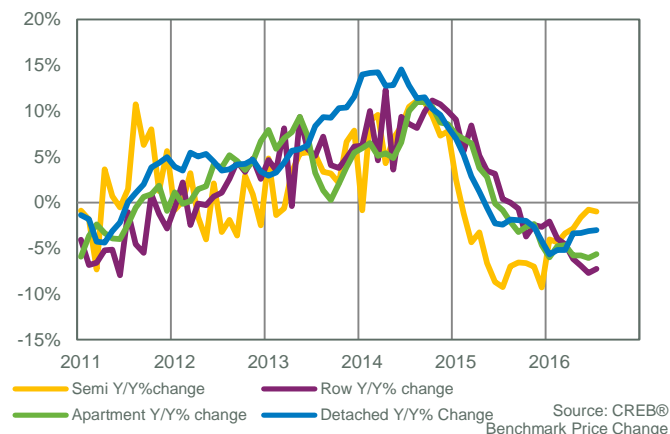
NORTHWEST INVENTORY AND SALES



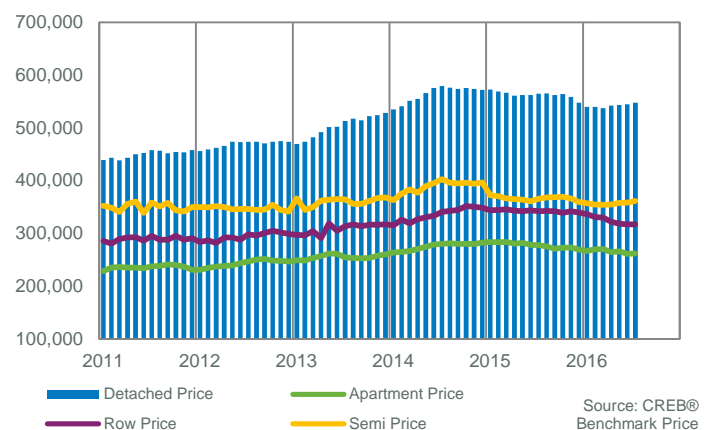
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

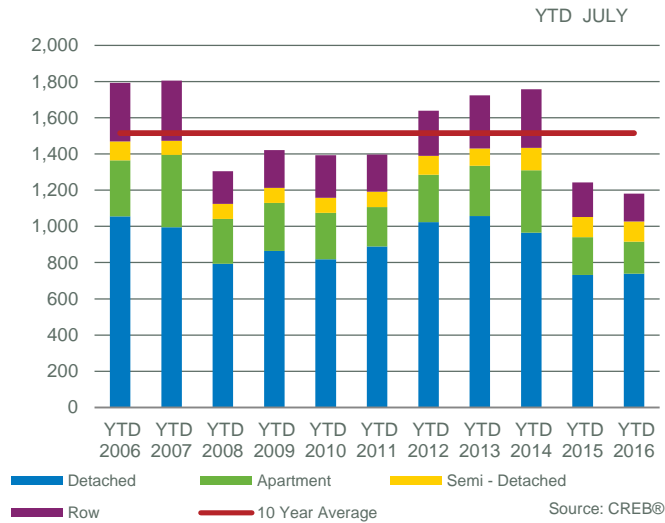


NORTHWEST PRICES

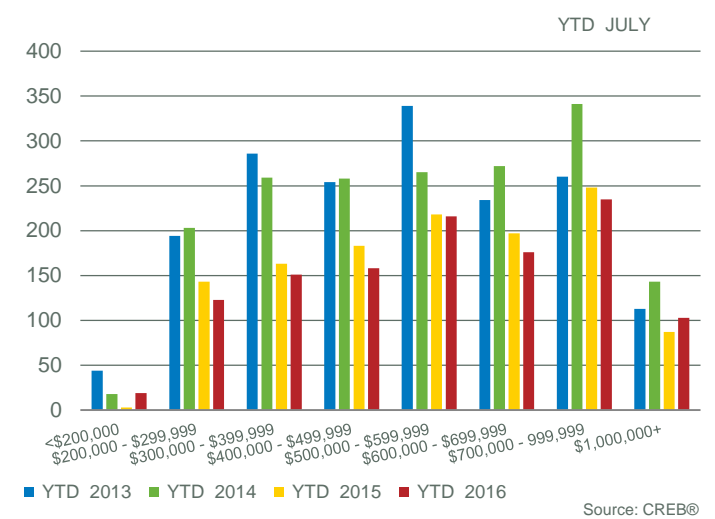


WEST

WEST TOTAL SALES



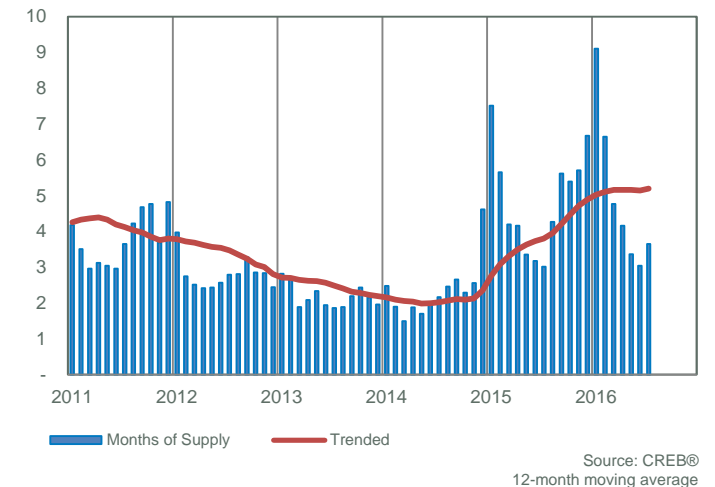
WEST TOTAL SALES BY PRICE RANGE



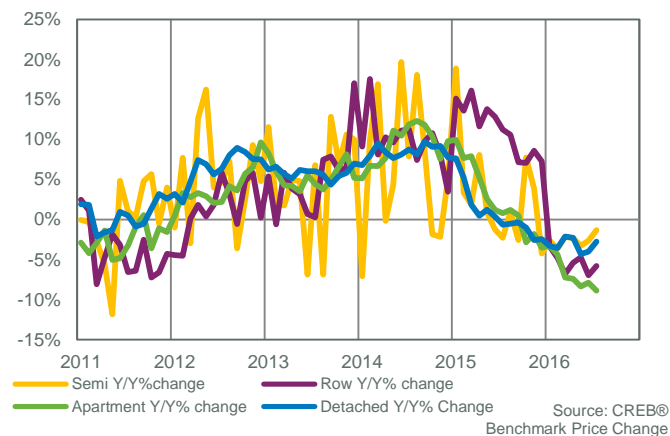
WEST INVENTORY AND SALES



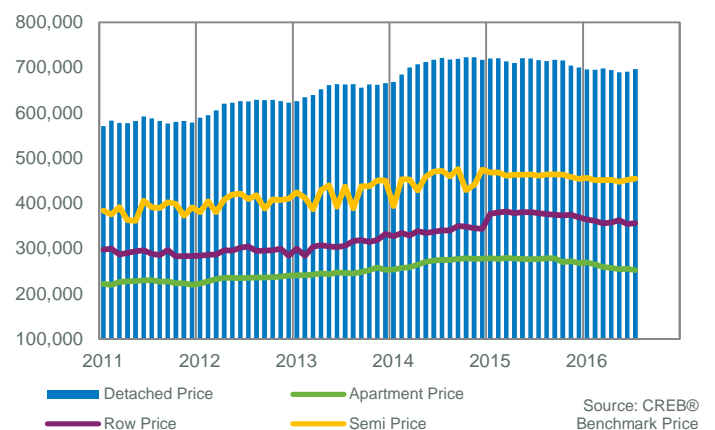
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

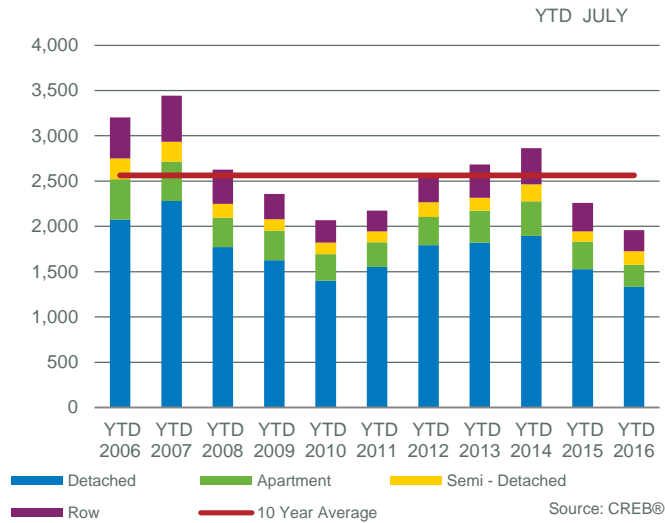


WEST PRICES

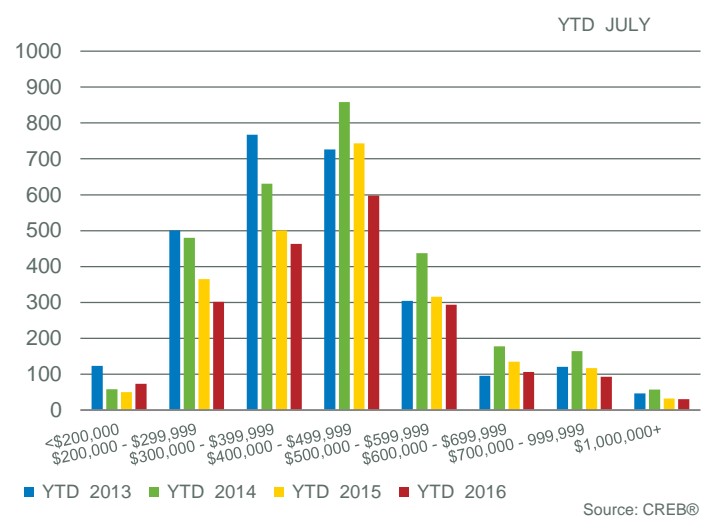


SOUTH

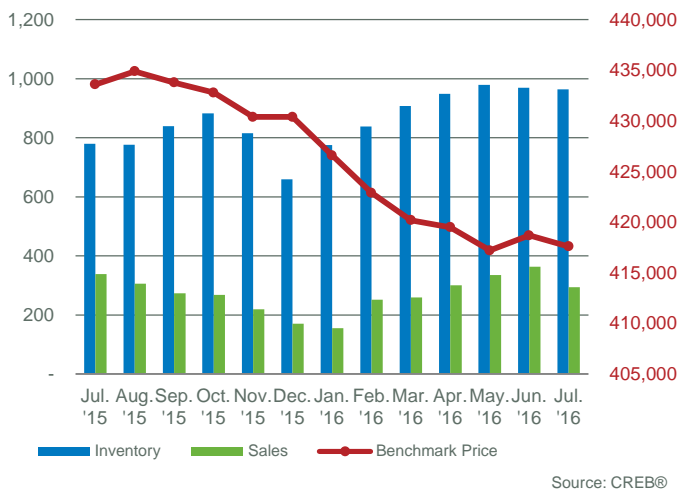
SOUTH TOTAL SALES



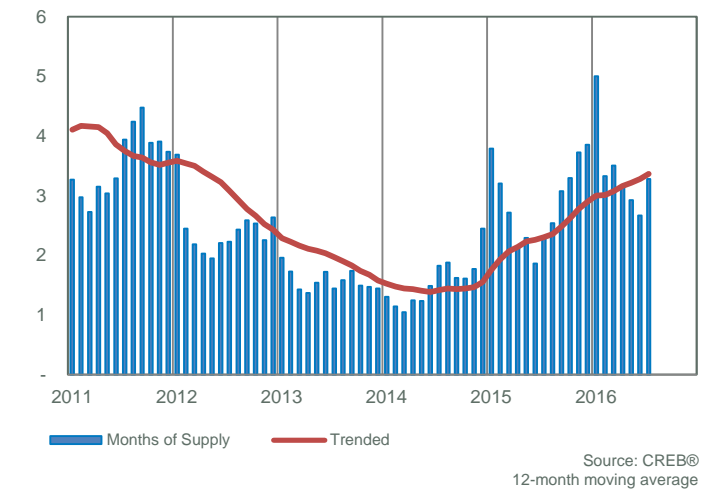
SOUTH TOTAL SALES BY PRICE RANGE



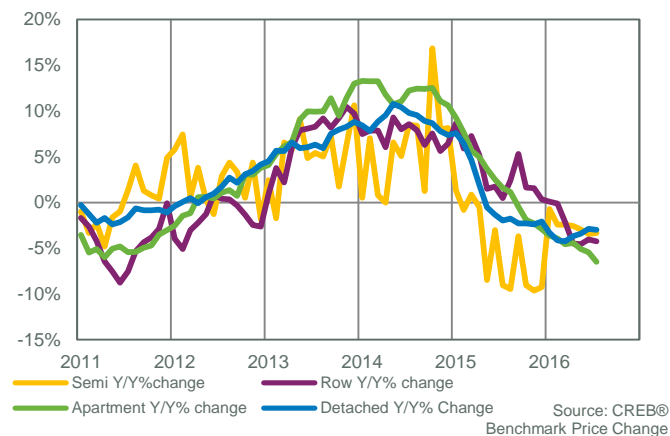
SOUTH INVENTORY AND SALES



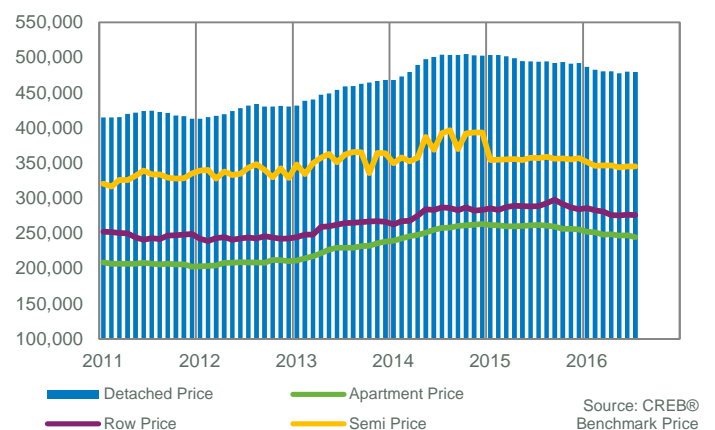
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

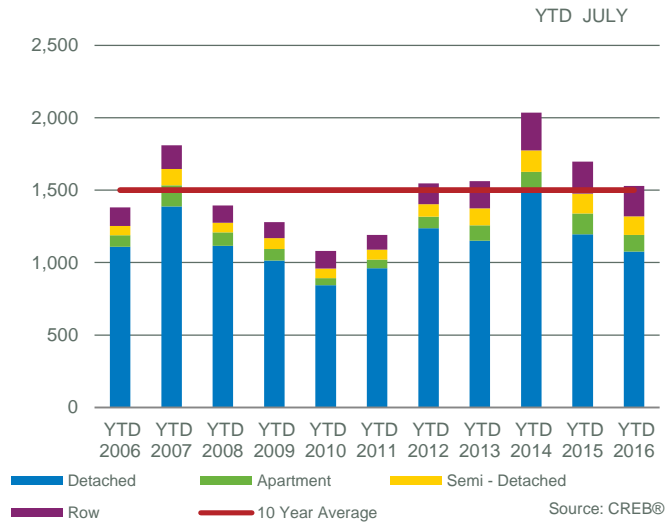


SOUTH PRICES

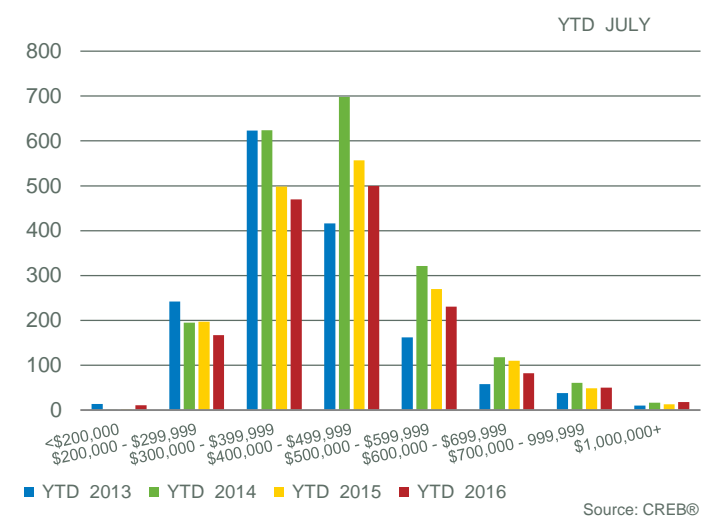


SOUTHEAST

SOUTHEAST TOTAL SALES



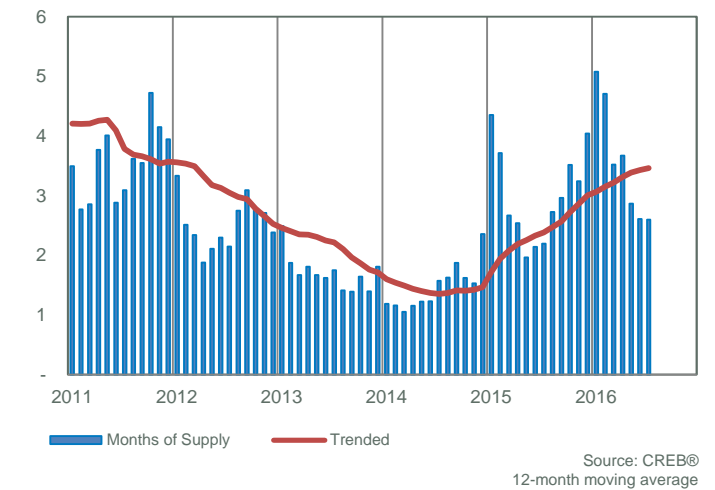
SOUTHEAST TOTAL SALES BY PRICE RANGE



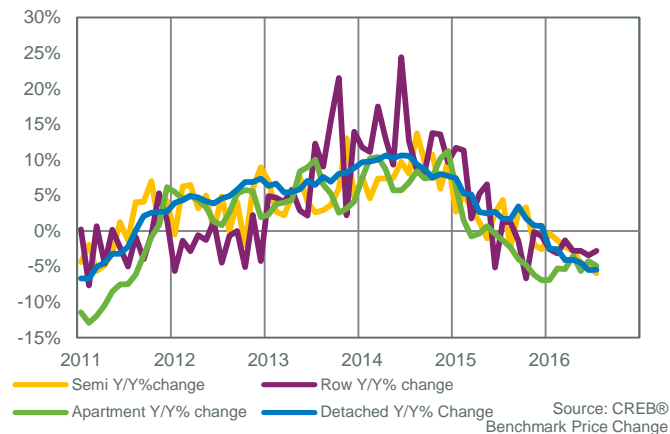
SOUTHEAST INVENTORY AND SALES



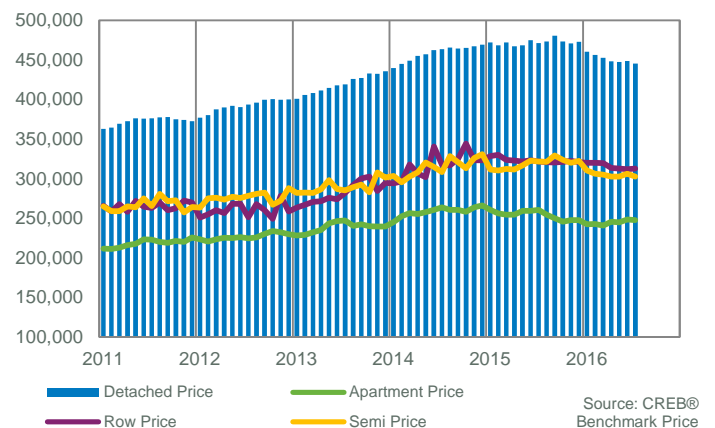
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

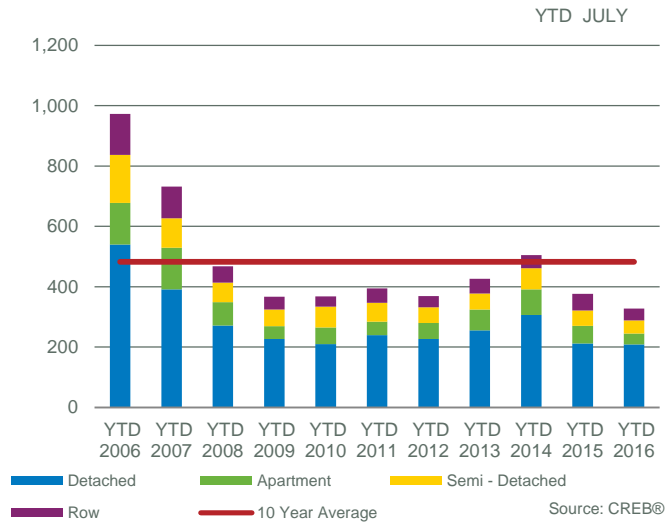


SOUTHEAST PRICES

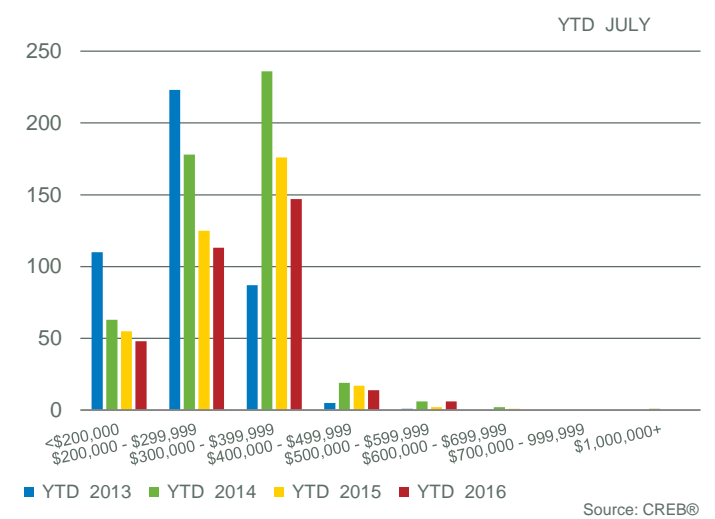


EAST

EAST TOTAL SALES



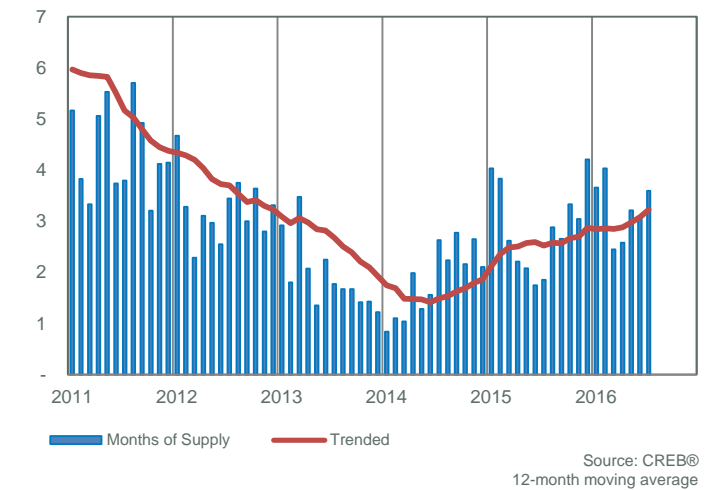
EAST TOTAL SALES BY PRICE RANGE



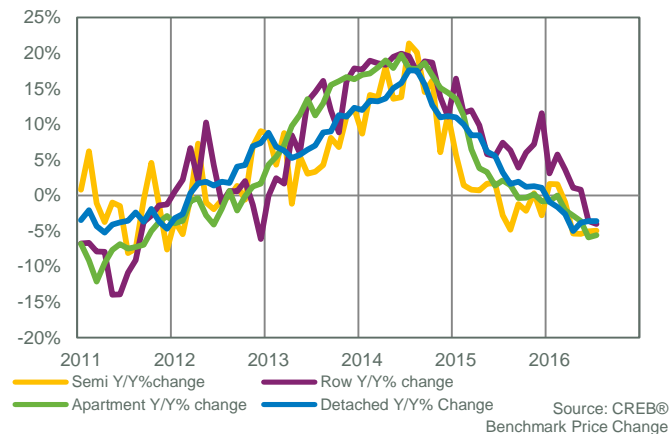
EAST INVENTORY AND SALES



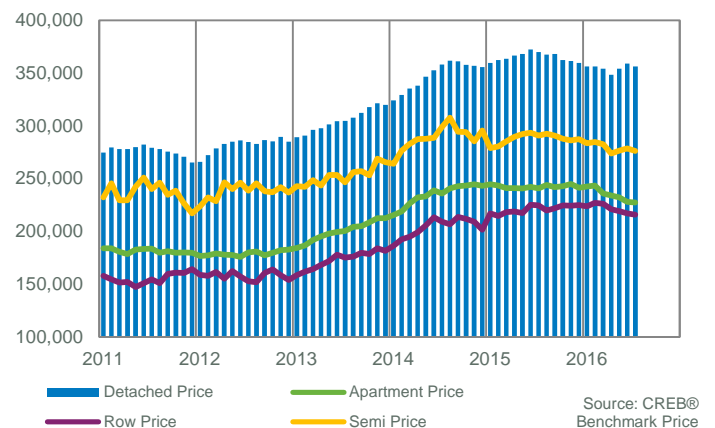
EAST MONTHS OF INVENTORY



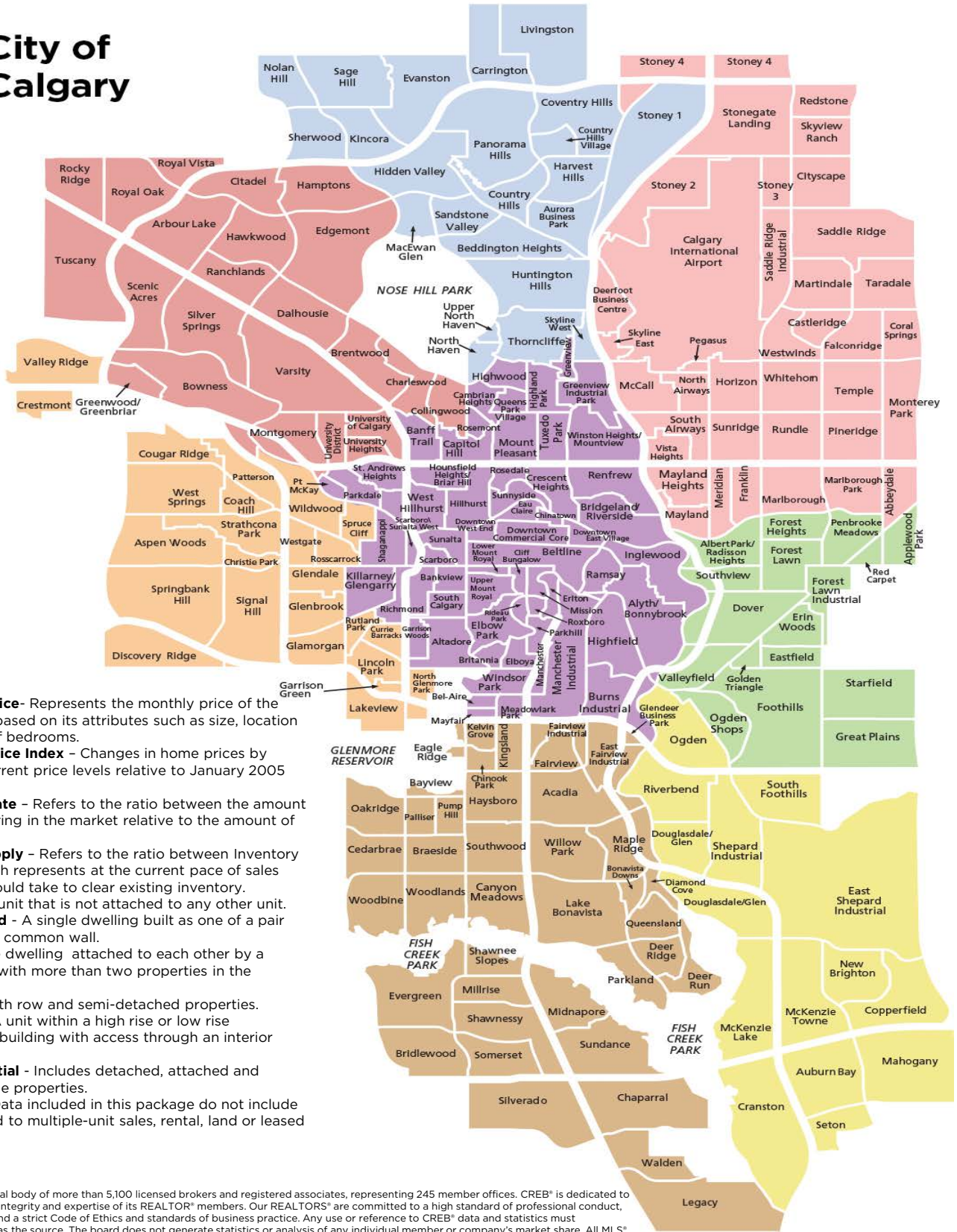
EAST PRICE CHANGE



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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