



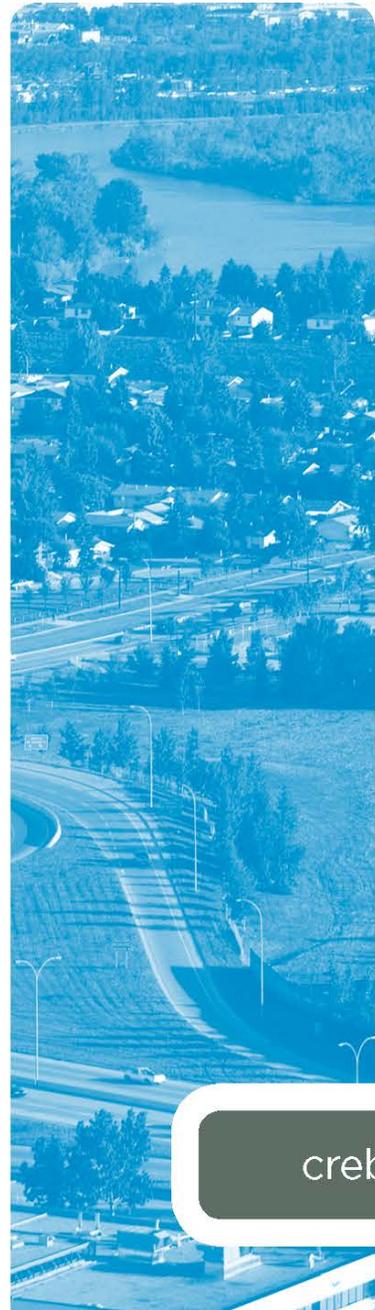
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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2020



creb.com

COVID-19's impact on Calgary housing market continues

May, 2020

City of Calgary, June 1, 2020 - Housing market activity in May remained slow, but sales exceeded the lows from April, which saw less than 600 sales in Calgary.

May sales totalled 1,080 units, a 44 per cent decline from last year's figures.

"The initial shock of COVID-19 and social distancing measure is starting to ease. This is bringing some buyers and sellers back to the market. However, this market continues to remain far from normal and prices are trending down," said CREB® chief economist Ann-Marie Lurie.

"Activity has also shifted toward more affordable product, which is likely causing differing trends depending on product type and price range."

Sales are down in all price ranges, but a greater share of sales are priced below \$500,000.

In the higher price ranges the drop in inventory has not been enough compared to the drop in sales. Additionally, the months of supply is far higher than the already elevated levels seen during the past five years.

The shift in sales toward lower-priced product is contributing to steep average price declines in the Calgary market.

Benchmark pricing, which reflects comparisons of the same type of home, has eased by over two per cent compared to last year and 0.4 per cent compared to last month. This does not come as a surprise as the market continues to struggle with more supply than demand.

COVID-19 and social distancing measures have contributed to rising unemployment rates and job losses throughout many economic sectors. This is weighing on consumer confidence and the housing market. Some of this job loss is temporary, but the energy sector remains the largest concern.

Significant job loss throughout the typically higher-paid professional and technical services sector points to a longer adjustment period in the housing market, particularly in the higher end of the market.

Detached

- Detached sales eased across the city, with the largest declines occurring in the West district.
- May sales totalled 670 units. This is a 43 per cent decline over the previous year.
- The decline was met with lower inventory levels. However, it was not enough to change the oversupply situation. Citywide months of supply remained above four months.
- For the higher-priced districts - the West and City Centre - the months of supply rose to seven months.
- Detached home prices trended down in May compared to the previous month and remained nearly two per cent below last year's levels. Declines varied across the city, with the highest price declines occurring in the City Centre, West, North West and North East districts.

Apartment

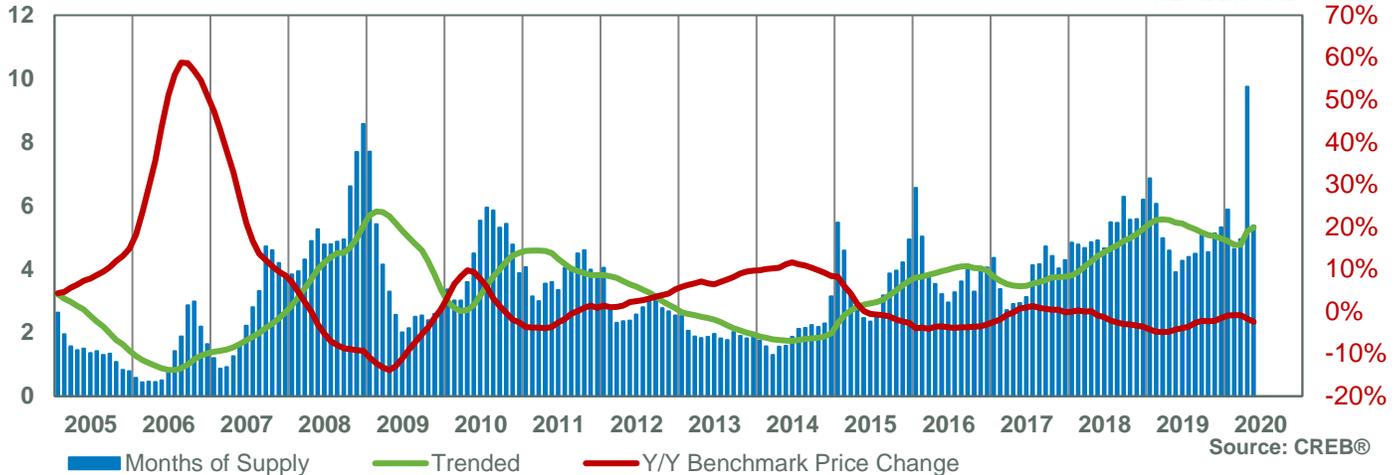
- Apartment sales totalled 137 units in May, an improvement from the 95 units last month. However, this is still nearly 60 per cent below last year's levels. The pullback in inventory was not enough to offset the slower sales, and the months of supply jumped to 10 months.
- The benchmark price continued to fall and is now more than two per cent lower than last year's levels. The average and median prices fell at a significant rate. This is because a large share of the sales occurred in the under-\$200,000 price range.
- Benchmark prices eased across all districts, but the year-over-year decline was the highest in the North East district, with declines of over five per cent.

Attached

- Mirroring the trend from other property types, sales for attached product slowed by 35 per cent compared to last year for a total of 273 units. Inventory levels eased to 1,503 units and months of supply totalled 5.5 months. The months of supply has eased from the levels recorded last month, but it remains elevated relative to historical levels for this time of year.
- The benchmark price trended down for attached product, declining by nearly one per cent over the previous month and nearly four per cent compared to the previous year.

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



May, 2020

	May-19	May-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
DETACHED						
Total Sales	1,180	670	-43.22%	3,998	2,897	-27.54%
Total Sales Volume	\$657,323,361	\$345,682,351	-47.41%	\$2,166,099,159	\$1,522,096,736	-29.73%
New Listings	2,015	1,362	-32.41%	8,043	6,040	-24.90%
Inventory	3,931	2,922	-25.67%	3,764	3,114	-17.26%
Months of Supply	3.33	4.36	30.91%	4.71	5.37	14.18%
Sales to New Listings Ratio	58.56%	49.19%	-9.37%	49.71%	47.96%	-1.74%
Sales to List Price Ratio	96.74%	95.77%	-0.97%	96.60%	96.22%	-0.37%
Days on Market	50	54	6.84%	55	53	-3.64%
Benchmark Price	\$484,300	\$474,300	-2.06%	\$480,060	\$475,840	-0.88%
Median Price	\$480,000	\$460,000	-4.17%	\$467,500	\$465,000	-0.53%
Average Price	\$557,054	\$515,944	-7.38%	\$541,796	\$525,404	-3.03%
Index	199	193	-3.17%	200	197	-1.78%
APARTMENT						
Total Sales	313	137	-56.23%	1,026	805	-21.54%
Total Sales Volume	\$84,112,862	\$32,429,389	-61.45%	\$281,718,880	\$203,364,608	-27.81%
New Listings	624	448	-28.21%	2,729	2,309	-15.39%
Inventory	1,654	1,388	-16.08%	1,499	1,471	-1.88%
Months of Supply	5.28	10.13	91.72%	7.31	9.14	25.06%
Sales to New Listings Ratio	50.16%	30.58%	-19.58%	37.60%	34.86%	-2.73%
Sales to List Price Ratio	96.10%	94.53%	-1.57%	95.65%	95.54%	-0.11%
Days on Market	70	67	-4.77%	72	65	-9.72%
Benchmark Price	\$248,400	\$242,600	-2.33%	\$250,100	\$243,780	-2.53%
Median Price	\$242,000	\$212,500	-12.19%	\$240,000	\$225,000	-6.25%
Average Price	\$268,731	\$236,711	-11.92%	\$274,580	\$252,627	-8.00%
Index	172	168	-2.33%	175	171	-2.32%
ATTACHED						
Total Sales	422	273	-35.31%	1,536	1,177	-23.37%
Total Sales Volume	\$164,417,118	\$95,558,945	-41.88%	\$589,556,731	\$438,742,450	-25.58%
New Listings	778	608	-21.85%	3,528	2,791	-20.89%
Inventory	1,902	1,503	-20.98%	1,801	1,541	-14.42%
Months of Supply	4.51	5.51	22.15%	5.86	6.55	11.68%
Sales to New Listings Ratio	54.24%	44.90%	-9.34%	43.54%	42.17%	-1.37%
Sales to List Price Ratio	96.90%	96.43%	-0.47%	96.66%	96.50%	-0.15%
Days on Market	61	71	15.74%	64	66	3.13%
Benchmark Price	\$318,600	\$306,500	-3.80%	\$316,480	\$310,020	-2.04%
Median Price	\$325,250	\$310,000	-4.69%	\$325,000	\$325,000	0.00%
Average Price	\$389,614	\$350,033	-10.16%	\$383,826	\$372,763	-2.88%
Index	187	179	-4.02%	189	184	-2.71%
CITY OF CALGARY						
Total Sales	1,915	1,080	-43.60%	6,560	4,879	-25.63%
Total Sales Volume	\$905,853,341	\$473,670,685	-47.71%	\$3,037,374,770	\$2,164,203,794	-28.75%
New Listings	3,417	2,418	-29.24%	14,300	11,140	-22.10%
Inventory	7,487	5,813	-22.36%	7,064	6,126	-13.27%
Months of Supply	3.91	5.38	37.67%	5.38	6.28	16.61%
Sales to New Listings Ratio	56.04%	44.67%	-11.38%	45.87%	43.80%	-2.08%
Sales to List Price Ratio	96.71%	95.81%	-0.90%	96.52%	96.22%	-0.30%
Days on Market	56	60	6.76%	60	58	-3.33%
Benchmark Price	\$422,900	\$411,600	-2.67%	\$420,320	\$413,740	-1.57%
Median Price	\$420,000	\$400,000	-4.76%	\$410,000	\$405,000	-1.22%
Average Price	\$473,030	\$438,584	-7.28%	\$463,014	\$443,575	-4.20%
Index	193	186	-3.37%	195	191	-2.14%

For a list of definitions, see page 26.

May, 2020

	May-19	May-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	201	127	-36.82%	703	527	-25.04%
Total Sales Volume	\$95,752,213	\$54,206,655	-43.39%	\$335,572,672	\$240,591,787	-28.30%
Share of Sales with Condo Title	15.42%	10.24%	-5.19%	15.10%	13.50%	-1.60%
New Listings	338	250	-26.04%	1,526	1,164	-23.72%
Inventory	791	622	-21.37%	780	651	-16.46%
Months of Supply	3.94	4.90	24.45%	5.54	6.18	11.43%
Sales to New Listings Ratio	59.47%	50.80%	-8.67%	46.07%	45.27%	-0.79%
Sales to List Price Ratio	96.93%	96.54%	-0.39%	96.67%	96.54%	-0.12%
Days on Market	61	71	16.17%	62	66	6.45%
Benchmark Price	\$401,600	\$387,600	-3.49%	\$397,560	#N/A	#N/A
Median Price	\$385,000	\$349,900	-9.12%	\$385,000	\$369,924	-3.92%
Average Price	\$476,379	\$426,824	-10.40%	\$477,344	\$456,531	-4.36%
Index	201	195	-2.79%	202	198	-2.32%
CITY OF CALGARY ROW						
Total Sales	221	146	-33.94%	833	650	-21.97%
Total Sales Volume	\$68,664,905	\$41,352,290	-39.78%	\$253,984,059	\$198,150,664	-21.98%
Share of Sales with Condo Title	93.67%	90.41%	-3.25%	91.15%	91.56%	0.41%
New Listings	440	358	-18.64%	2,002	1,627	-18.73%
Inventory	1,111	881	-20.70%	1,021	890	-12.87%
Months of Supply	5.03	6.03	20.03%	6.13	6.84	11.66%
Sales to New Listings Ratio	50.23%	40.78%	-9.45%	41.61%	39.95%	-1.66%
Sales to List Price Ratio	96.86%	96.28%	-0.58%	96.65%	96.46%	-0.19%
Days on Market	61	71	15.36%	66	65	-1.52%
Benchmark Price	\$295,000	\$274,400	-6.98%	\$293,180	#N/A	#N/A
Median Price	\$284,900	\$273,000	-4.18%	\$285,000	\$285,000	0.00%
Average Price	\$310,701	\$283,235	-8.84%	\$304,903	\$304,847	-0.02%
Index	179	175	-2.68%	182	177	-2.70%
CITY OF CALGARY ATTACHED						
Total Sales	422	273	-35.31%	1,536	1,177	-23.37%
Total Sales Volume	\$164,417,118	\$95,558,945	-41.88%	\$589,556,731	\$438,742,450	-25.58%
Share of Sales with Condo Title	56.40%	53.11%	-5.82%	56.78%	57.66%	1.54%
New Listings	778	608	-21.85%	3,528	2,791	-20.89%
Inventory	1,902	1,503	-20.98%	1,801	1,541	-14.42%
Months of Supply	4.51	5.51	22.15%	5.86	6.55	11.68%
Sales to New Listings Ratio	54.24%	44.90%	-9.34%	43.54%	42.17%	-1.37%
Sales to List Price Ratio	96.90%	96.43%	-0.47%	96.66%	96.50%	-0.15%
Days on Market	61	71	15.74%	64	66	3.13%
Benchmark Price	\$318,600	\$306,500	-3.80%	\$316,480	\$310,020	-2.04%
Median Price	\$325,250	\$310,000	-4.69%	\$325,000	\$325,000	0.00%
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Index	187	179	-4.02%	189	184	-2.71%

For a list of definitions, see page 26.

May 2020	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	80	230	34.78%	543	6.79	\$640,500	-2.44%	-0.57%
North East	68	125	54.40%	279	4.10	\$356,600	-4.04%	-1.03%
North	73	162	45.06%	357	4.89	\$410,000	-1.44%	-0.19%
North West	102	182	56.04%	361	3.54	\$513,400	-3.06%	-0.35%
West	57	182	31.32%	427	7.49	\$629,100	-1.90%	-0.10%
South	164	272	60.29%	520	3.17	\$452,400	-1.05%	-0.33%
South East	113	183	61.75%	372	3.29	\$432,900	-0.69%	-0.21%
East	14	25	56.00%	61	4.36	\$338,300	0.65%	-0.24%
TOTAL CITY	670	1,362	49.19%	2,922	4.36	\$474,300	-1.90%	-1.00%
Apartment								
City Centre	56	251	22.31%	729	13.02	\$268,800	-2.08%	-0.81%
North East	8	14	57.14%	50	6.25	\$214,800	-0.79%	-0.42%
North	7	29	24.14%	76	10.86	\$208,900	0.63%	0.19%
North West	9	24	37.50%	95	10.56	\$231,200	-0.94%	-1.20%
West	16	37	43.24%	129	8.06	\$219,700	-4.81%	-1.96%
South	15	46	32.61%	144	9.60	\$213,800	-0.65%	2.44%
South East	19	37	51.35%	143	7.53	\$220,500	-4.79%	2.61%
East	7	10	70.00%	22	3.14	\$186,400	-1.58%	-0.85%
TOTAL CITY	137	448	30.58%	1,388	10.13	\$242,600	-2.33%	-0.74%
Semi-detached								
City Centre	30	96	31.25%	255	8.50	\$706,200	-2.62%	1.45%
North East	13	16	81.25%	51	3.92	\$275,500	-5.59%	-2.41%
North	19	24	79.17%	52	2.74	\$323,400	-1.49%	1.28%
North West	10	24	41.67%	52	5.20	\$372,000	-6.81%	0.79%
West	8	35	22.86%	69	8.63	\$486,300	-7.64%	2.86%
South	26	29	89.66%	64	2.46	\$302,100	-2.23%	-1.02%
South East	19	21	90.48%	60	3.16	\$300,600	-2.75%	-1.18%
East	2	5	40.00%	17	8.50	\$273,900	-1.05%	-0.83%
TOTAL CITY	127	250	50.80%	622	4.90	\$387,600	-3.49%	0.52%
Row								
City Centre	15	78	19.23%	189	12.60	\$443,100	1.07%	1.23%
North East	19	40	47.50%	78	4.11	\$179,400	-6.47%	-0.88%
North	22	51	43.14%	116	5.27	\$237,900	-4.50%	-0.13%
North West	13	25	52.00%	86	6.62	\$286,400	-5.82%	-1.61%
West	16	51	31.37%	122	7.63	\$306,800	-20.66%	5.00%
South	36	58	62.07%	136	3.78	\$233,600	-6.00%	-1.27%
South East	19	50	38.00%	141	7.42	\$276,100	-3.50%	-0.79%
East	5	5	100.00%	13	2.60	\$162,900	5.16%	-1.87%
TOTAL CITY	146	358	40.78%	881	6.03	\$274,400	-6.98%	-1.40%

*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



May. 2020

TOTAL SALES

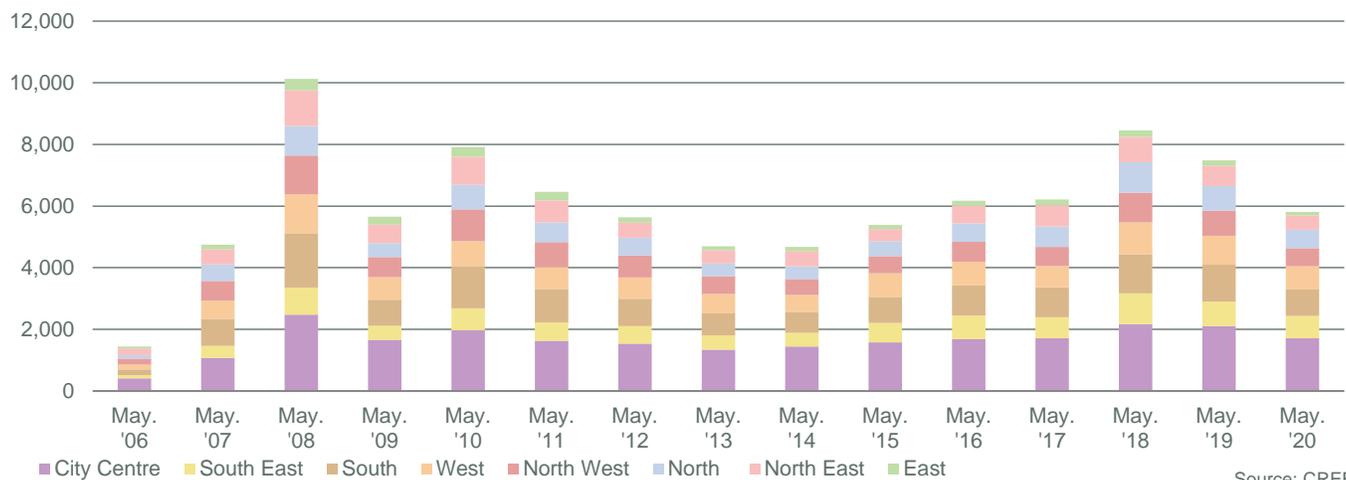
MAY



Source: CREB®

TOTAL INVENTORY

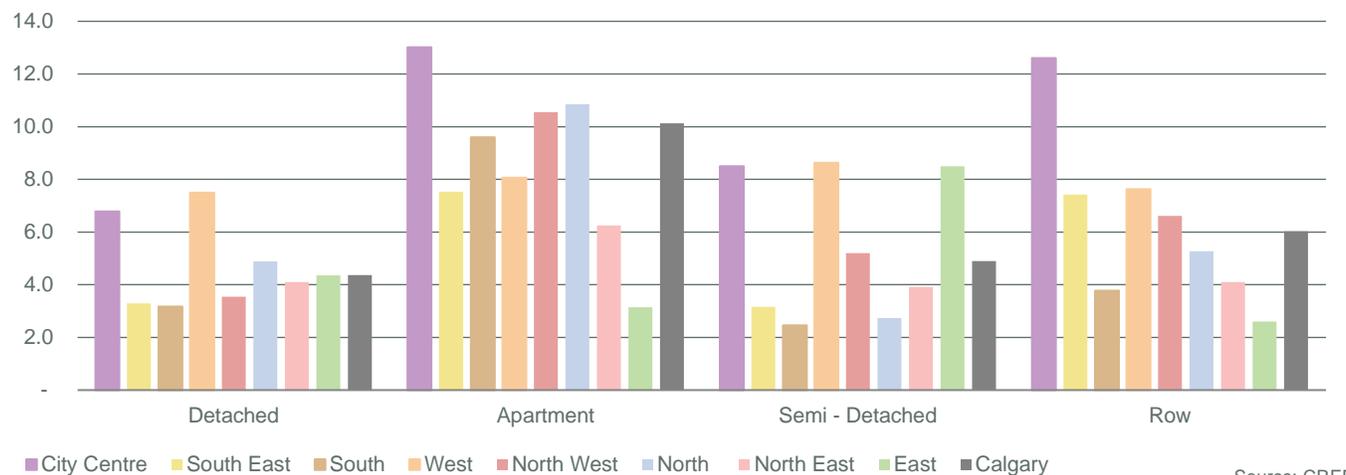
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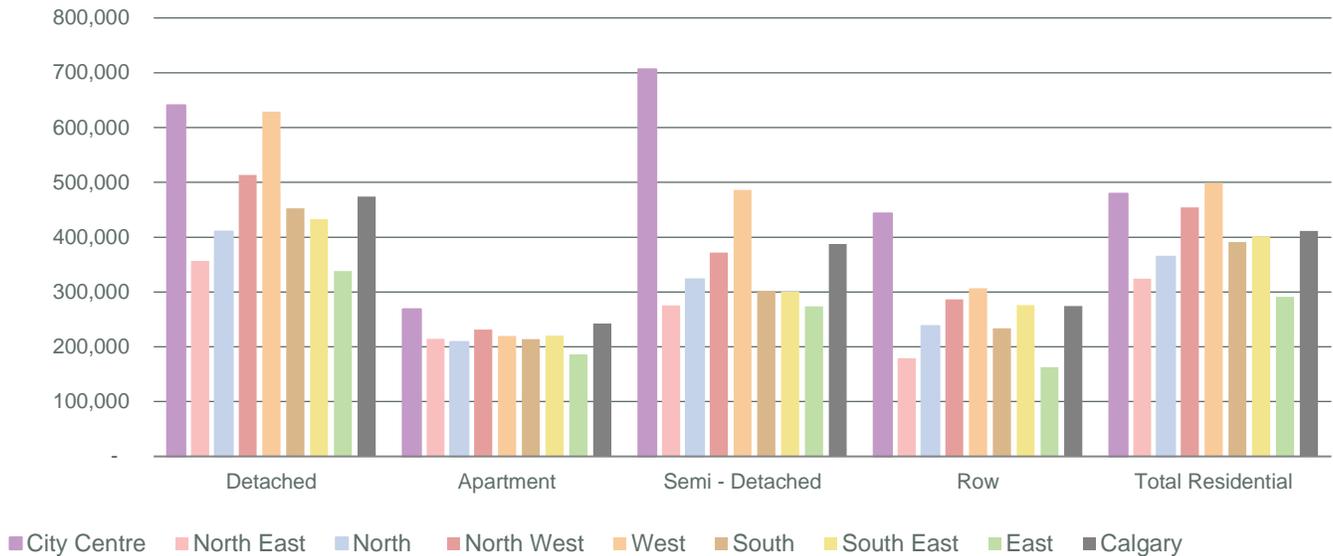
MONTHS OF SUPPLY

MAY



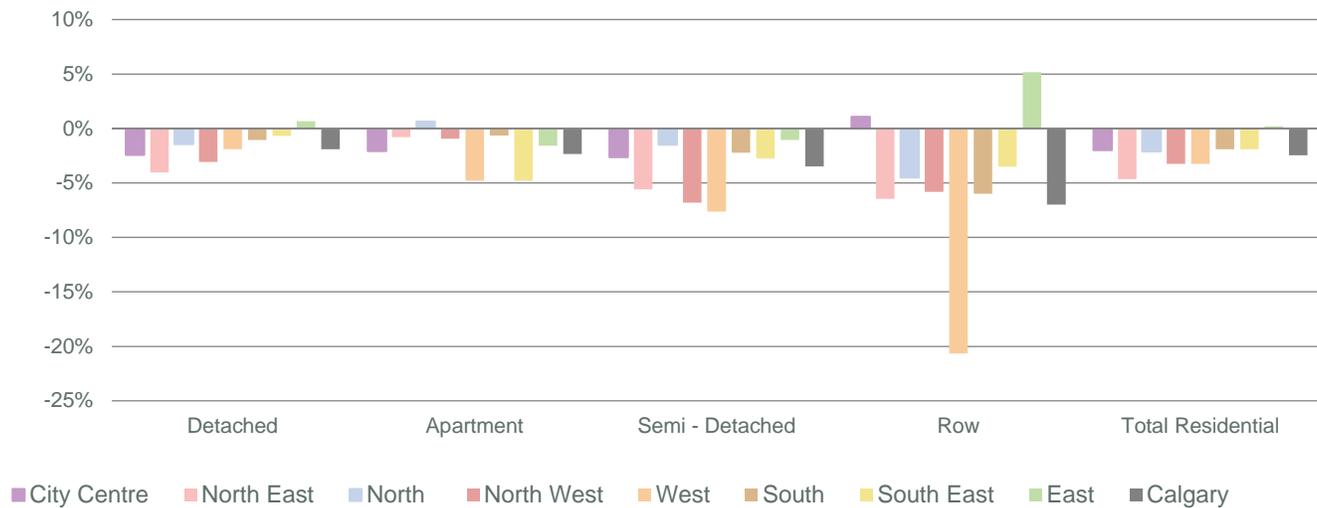
Source: CREB®

BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY

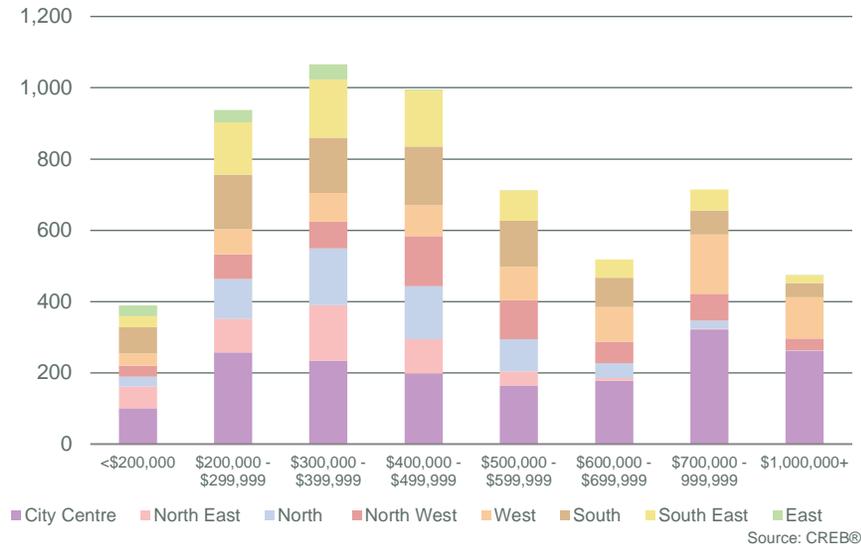


Source: CREB®

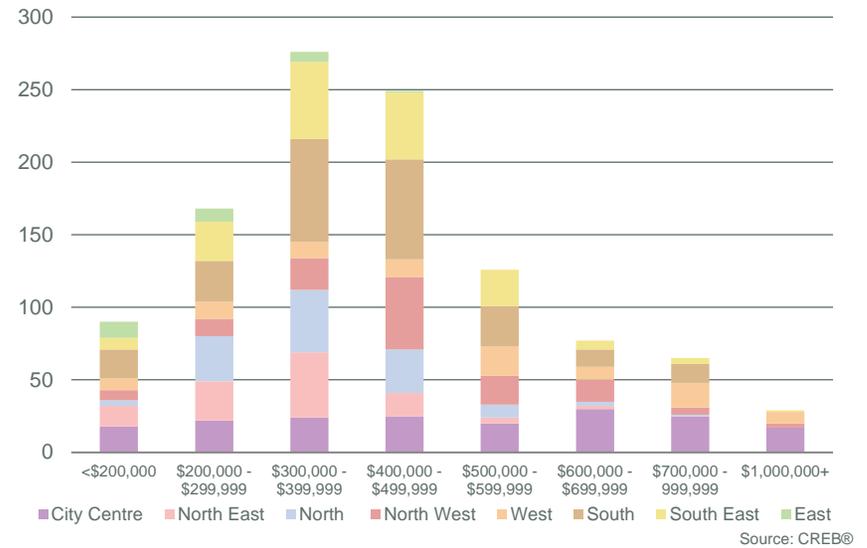
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

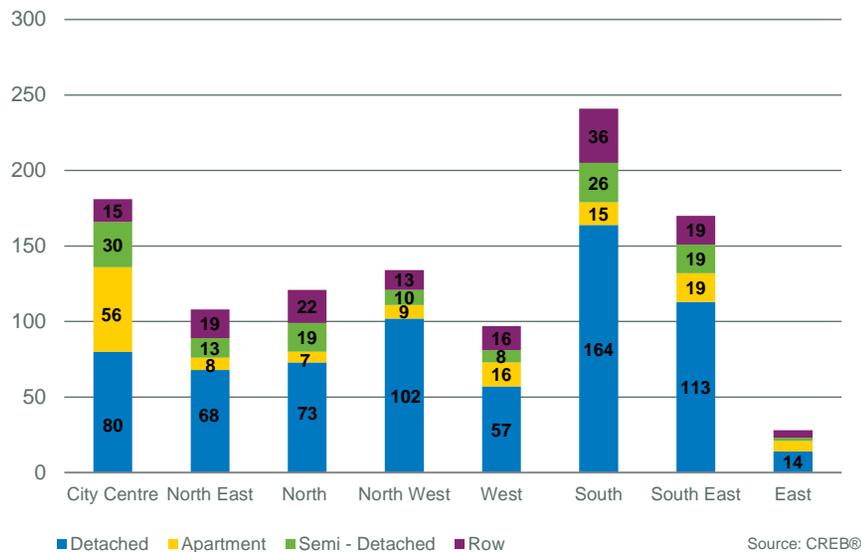
TOTAL INVENTORY BY PRICE RANGE - MAY



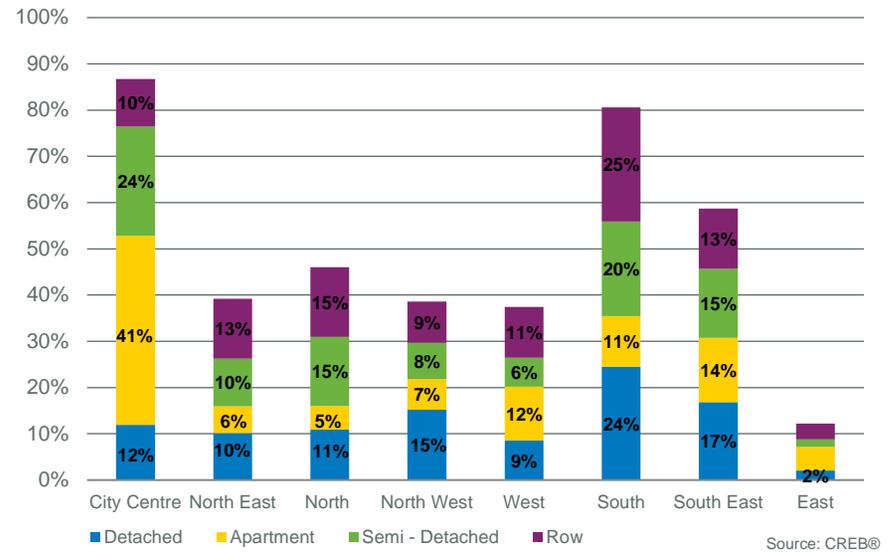
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



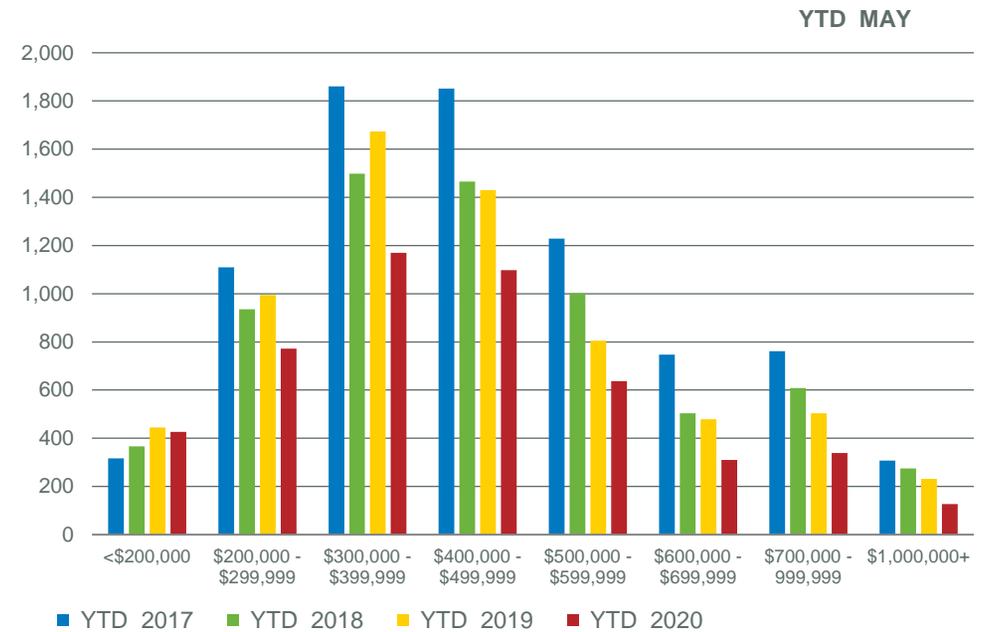
SHARE OF CITY WIDE SALES - MAY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	801	973	1,327	1,544	1,915	1,775	1,642	1,574	1,365	1,440	1,146	856
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,376	1,849	1,061
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,065	6,919	6,530	5,880	4,553
Days on Market	72	64	61	55	56	55	59	59	59	57	64	66
Benchmark Price	419,600	418,700	419,300	421,100	422,900	424,200	424,000	424,200	423,300	421,100	417,600	416,500
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,500	407,500	405,000	398,125	400,000	400,500
Average Price	450,703	460,317	460,368	460,953	473,030	463,604	453,057	454,674	461,921	454,452	441,806	449,765
Index	191	191	191	192	193	193	193	193	193	192	190	190
2020												
Sales	861	1,193	1,173	572	1,080							
New Listings	2,358	2,520	2,418	1,426	2,418							
Inventory	5,062	5,536	5,804	5,576	5,813							
Days on Market	67	57	52	55	60							
Benchmark Price	415,600	415,100	417,400	415,800	411,600							
Median Price	400,757	412,500	410,000	393,250	400,000							
Average Price	451,824	447,332	448,367	422,922	438,584							
Index	189	189	189	189	186							

	May-19	May-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	2	2	5	11
\$100,000 - \$199,999	119	88	440	415
\$200,000 - \$299,999	292	168	994	772
\$300,000 - \$349,999	209	124	768	508
\$350,000 - \$399,999	237	153	905	662
\$400,000 - \$449,999	224	131	795	607
\$450,000 - \$499,999	192	118	635	491
\$500,000 - \$549,999	159	72	474	378
\$550,000 - \$599,999	96	53	330	259
\$600,000 - \$649,999	74	47	254	188
\$650,000 - \$699,999	75	30	225	122
\$700,000 - \$799,999	84	33	283	172
\$800,000 - \$899,999	42	21	131	105
\$900,000 - \$999,999	31	11	90	62
\$1,000,000 - \$1,249,999	37	15	104	64
\$1,250,000 - \$1,499,999	27	6	67	29
\$1,500,000 - \$1,749,999	7	5	19	16
\$1,750,000 - \$1,999,999	2	2	14	6
\$2,000,000 - \$2,499,999	4	1	17	3
\$2,500,000 - \$2,999,999	-	-	1	7
\$3,000,000 - \$3,499,999	2	-	5	1
\$3,500,000 - \$3,999,999	-	-	3	1
\$4,000,000 +	-	-	1	-
	1,915	1,080	6,560	4,879

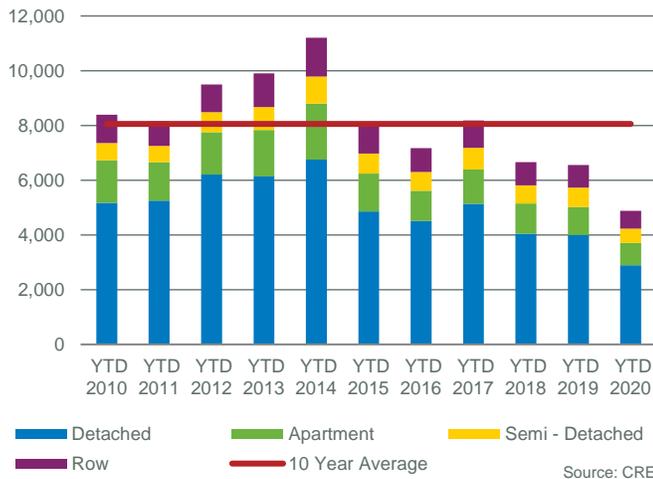
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

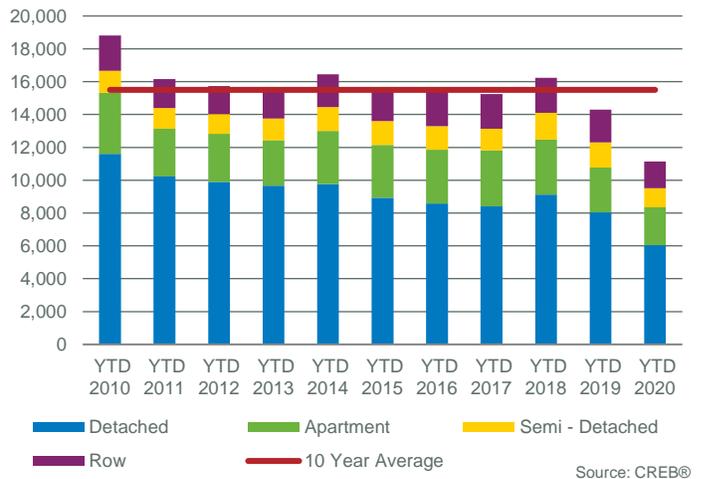
CITY OF CALGARY TOTAL SALES

YTD MAY



CITY OF CALGARY TOTAL NEW LISTINGS

YTD MAY



CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



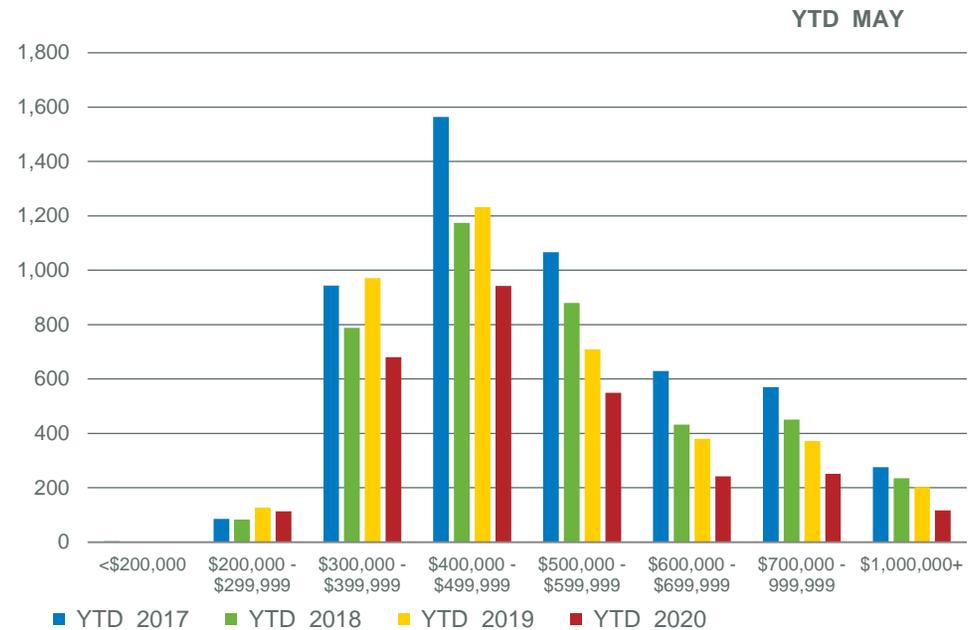
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	486	589	816	927	1,180	1,097	1,000	939	823	848	703	503
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,516	1,327	948	555
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,742	3,624	3,411	2,944	2,226
Days on Market	67	63	57	49	50	49	50	54	55	52	60	65
Benchmark Price	478,900	477,400	478,600	481,100	484,300	485,300	485,000	484,800	485,300	482,100	478,400	476,600
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	470,000	458,000	458,250	462,135	460,000
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	536,414	542,867	530,492	520,553	527,707
Index	197	196	196	197	199	199	199	199	199	198	196	196
2020												
Sales	517	681	689	340	670							
New Listings	1,211	1,341	1,343	783	1,362							
Inventory	2,415	2,659	2,844	2,782	2,922							
Days on Market	61	53	47	50	54							
Benchmark Price	476,400	476,400	480,800	479,100	474,300							
Median Price	461,500	467,000	470,000	450,000	460,000							
Average Price	539,387	525,918	536,656	498,957	515,944							
Index	196	195	196	195	193							

	May-19	May-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	-	2	1
\$200,000 - \$299,999	35	26	128	113
\$300,000 - \$349,999	84	53	332	216
\$350,000 - \$399,999	165	108	639	465
\$400,000 - \$449,999	182	120	667	506
\$450,000 - \$499,999	170	108	565	436
\$500,000 - \$549,999	145	66	430	329
\$550,000 - \$599,999	82	48	280	221
\$600,000 - \$649,999	64	42	208	151
\$650,000 - \$699,999	61	25	172	91
\$700,000 - \$799,999	60	21	194	120
\$800,000 - \$899,999	35	17	109	83
\$900,000 - \$999,999	24	9	69	48
\$1,000,000 - \$1,249,999	33	13	87	54
\$1,250,000 - \$1,499,999	24	6	59	29
\$1,500,000 - \$1,749,999	7	5	18	16
\$1,750,000 - \$1,999,999	2	2	12	6
\$2,000,000 - \$2,499,999	4	1	17	3
\$2,500,000 - \$2,999,999	-	-	1	7
\$3,000,000 - \$3,499,999	2	-	5	1
\$3,500,000 - \$3,999,999	-	-	3	1
\$4,000,000 +	-	-	1	-
	1,180	670	3,998	2,897

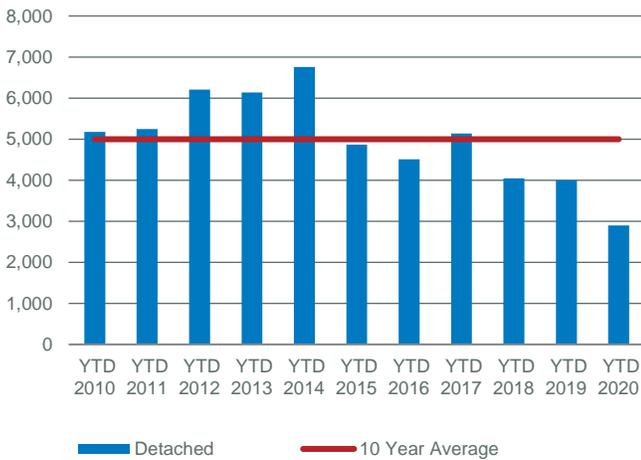
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

YTD MAY



Source: CREB®

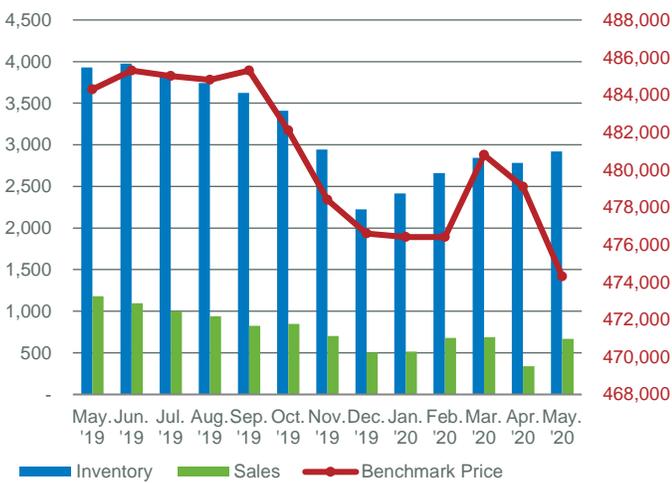
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



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

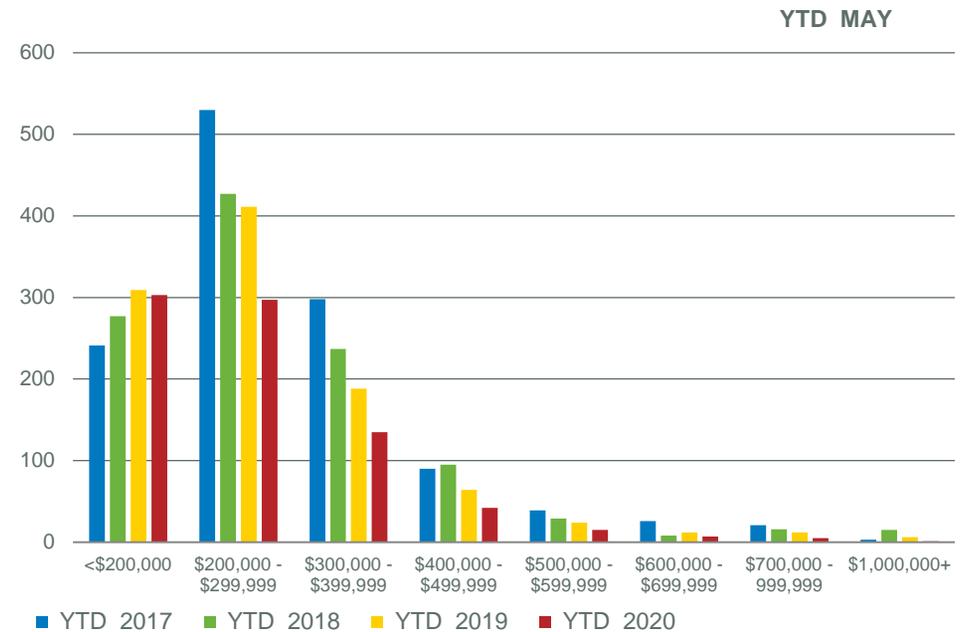


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	124	150	189	250	313	261	289	280	244	248	188	134
New Listings	515	449	578	563	624	668	493	564	502	445	444	241
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,588	1,468	1,412	1,139
Days on Market	81	71	74	68	70	71	77	69	70	73	75	72
Benchmark Price	251,300	250,900	249,900	250,000	248,400	250,500	250,200	250,900	249,300	251,800	248,100	248,700
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	236,000	246,750	248,500	228,000	248,500
Average Price	269,283	285,468	294,108	263,233	268,731	258,064	283,978	269,848	283,636	297,767	253,251	284,776
Index	174	173	173	173	172	173	173	173	172	174	171	172
2020												
Sales	147	209	217	95	137							
New Listings	569	558	476	258	448							
Inventory	1,320	1,444	1,431	1,349	1,388							
Days on Market	77	63	58	64	67							
Benchmark Price	246,100	244,500	243,700	244,400	242,600							
Median Price	210,000	242,500	230,000	228,000	212,500							
Average Price	234,969	272,642	258,692	245,013	236,711							
Index	170	169	169	169	168							

	May-19	May-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	1	-	4	8
\$100,000 - \$199,999	85	62	305	295
\$200,000 - \$299,999	129	45	411	297
\$300,000 - \$349,999	42	12	122	83
\$350,000 - \$399,999	22	10	66	52
\$400,000 - \$449,999	17	4	45	25
\$450,000 - \$499,999	6	1	19	17
\$500,000 - \$549,999	4	1	12	11
\$550,000 - \$599,999	4	1	12	4
\$600,000 - \$649,999	1	-	9	5
\$650,000 - \$699,999	-	-	3	2
\$700,000 - \$799,999	1	1	8	4
\$800,000 - \$899,999	-	-	1	1
\$900,000 - \$999,999	1	-	3	-
\$1,000,000 - \$1,249,999	-	-	2	1
\$1,250,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	2	-
\$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 +	-	-	-	-
	313	137	1,026	805

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

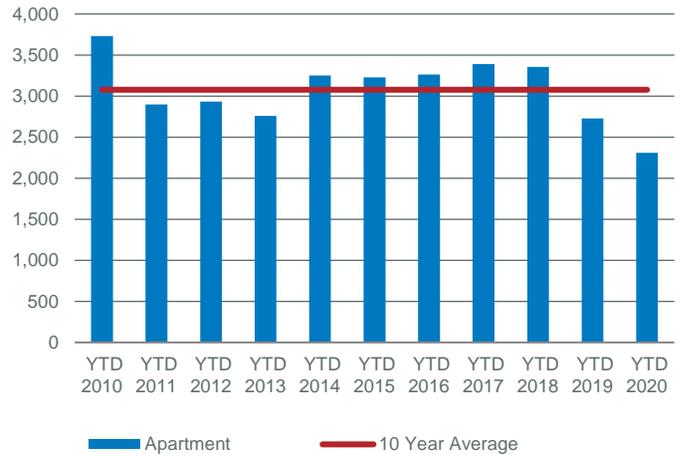
YTD MAY



Source: CREB®

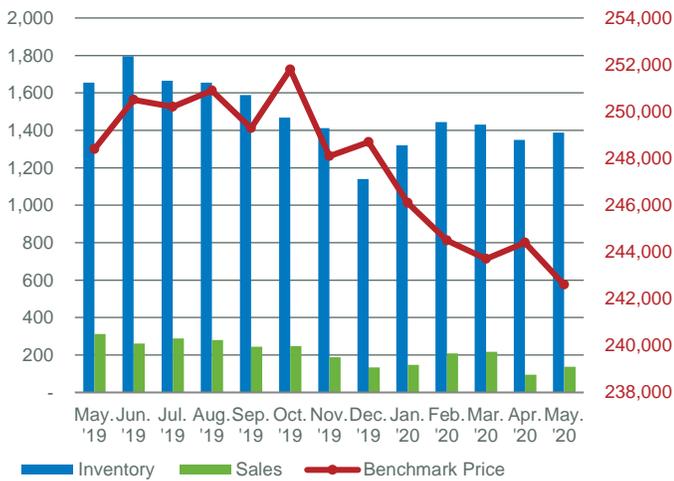
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MAY



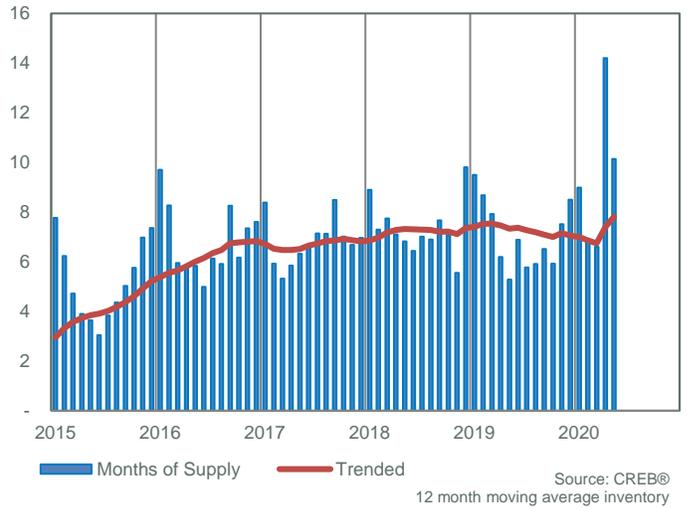
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



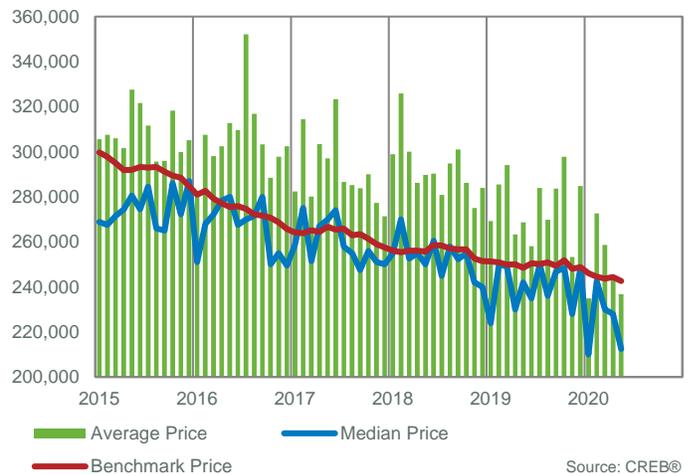
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

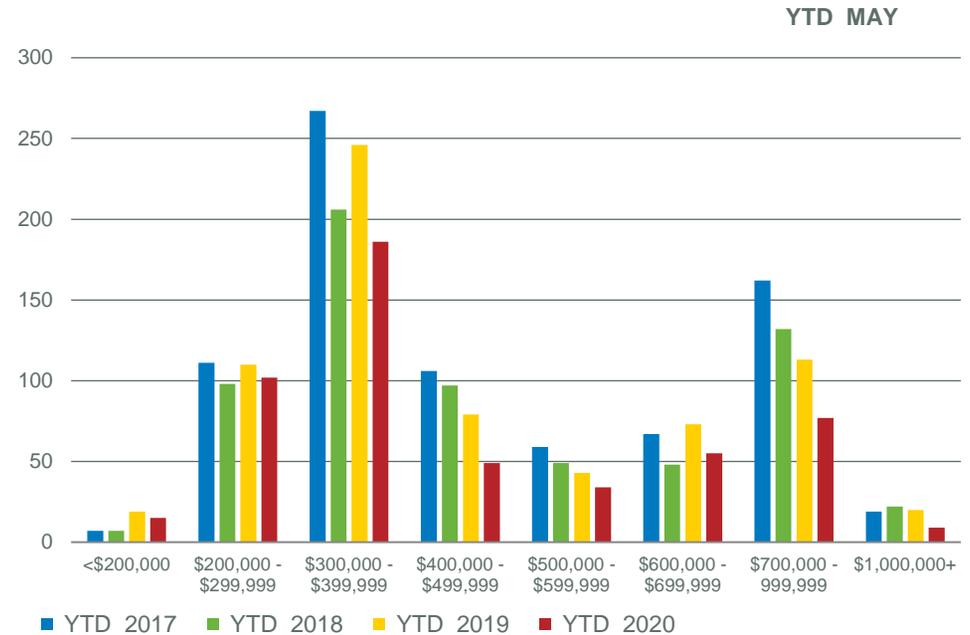


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	84	103	148	167	201	192	148	161	125	144	101	92
New Listings	308	253	313	314	338	287	275	273	305	238	204	117
Inventory	649	689	758	767	791	738	726	702	728	709	653	518
Days on Market	67	59	66	63	61	65	63	69	64	60	67	67
Benchmark Price	396,100	395,500	394,100	400,500	401,600	403,800	402,800	402,000	401,100	398,300	394,900	388,600
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	408,750	380,000	379,000	374,850	342,000	418,500
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	472,845	464,369	471,812	456,360	419,890	478,844
Index	198	198	197	200	201	202	201	201	201	199	197	196
2020												
Sales	84	141	115	60	127							
New Listings	241	255	250	168	250							
Inventory	576	602	637	603	622							
Days on Market	72	62	64	60	71							
Benchmark Price	389,700	384,600	386,600	385,600	387,600							
Median Price	406,750	362,000	408,000	354,950	349,900							
Average Price	480,847	469,155	466,904	435,818	426,824							
Index	195	194	195	195	195							

	May-19	May-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	5	3	19	15
\$200,000 - \$299,999	33	27	110	102
\$300,000 - \$349,999	39	34	131	97
\$350,000 - \$399,999	29	25	115	89
\$400,000 - \$449,999	19	1	54	35
\$450,000 - \$499,999	6	4	25	14
\$500,000 - \$549,999	5	3	17	13
\$550,000 - \$599,999	7	3	26	21
\$600,000 - \$649,999	7	5	28	29
\$650,000 - \$699,999	11	5	45	26
\$700,000 - \$799,999	22	9	77	44
\$800,000 - \$899,999	7	4	20	21
\$900,000 - \$999,999	5	2	16	12
\$1,000,000 - \$1,249,999	4	2	15	9
\$1,250,000 - \$1,499,999	2	-	4	-
\$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 +	-	-	-	-
	201	127	703	527

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

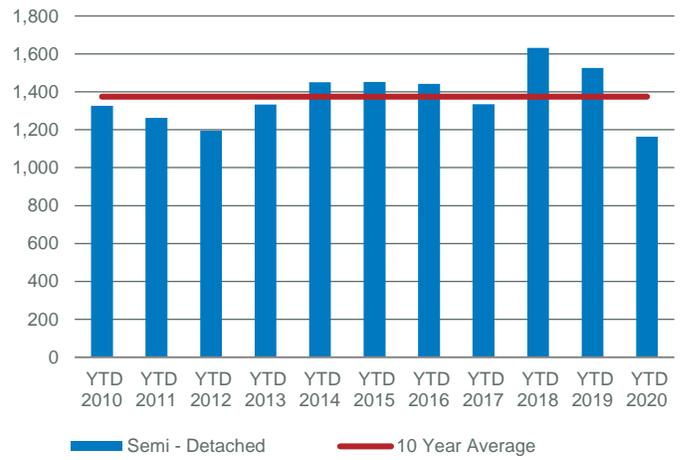
CITY OF CALGARY SEMI-DET. SALES

YTD MAY



CITY OF CALGARY SEMI-DET. NEW LISTINGS

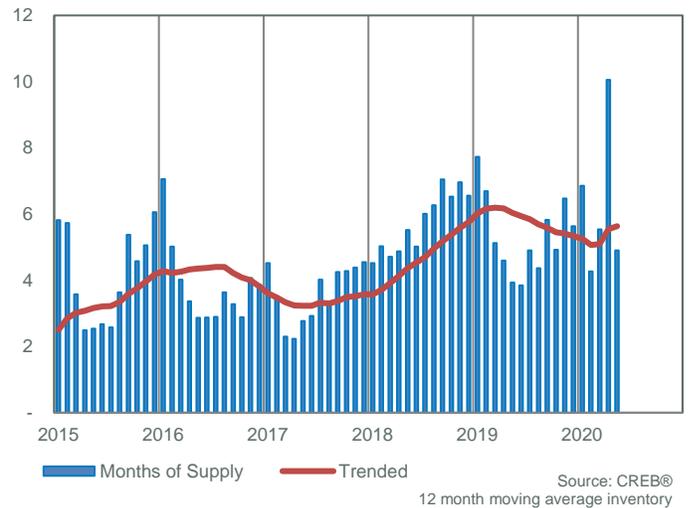
YTD MAY



CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



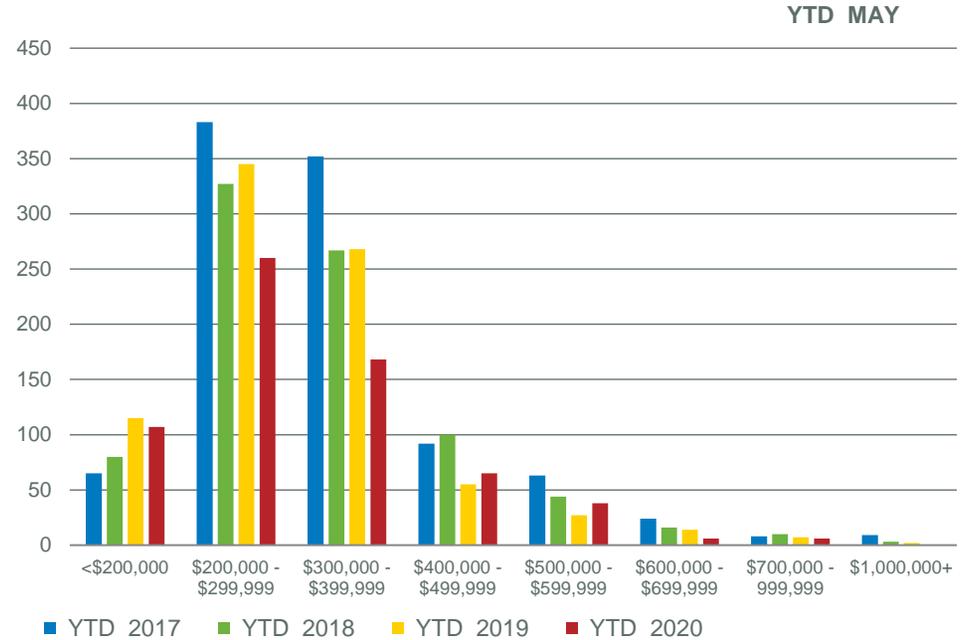
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	107	131	174	200	221	225	205	194	173	200	154	127
New Listings	391	324	387	460	440	388	346	360	392	366	253	148
Inventory	825	914	960	1,062	1,111	1,064	989	967	979	942	871	670
Days on Market	85	64	65	61	61	60	69	60	62	51	69	65
Benchmark Price	291,800	292,000	292,900	294,200	295,000	295,100	296,700	297,500	294,500	290,700	289,600	278,500
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	287,500	293,875	290,000	288,950	297,750	277,000
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,179	317,744	321,152	324,959	326,890	294,086
Index	178	178	178	179	179	179	181	181	179	177	176	177
2020												
Sales	113	162	152	77	146							
New Listings	337	366	349	217	358							
Inventory	751	831	892	841	881							
Days on Market	79	59	57	67	71							
Benchmark Price	289,900	277,700	282,600	278,300	274,400							
Median Price	289,500	289,500	294,000	284,000	273,000							
Average Price	311,734	323,355	304,924	296,630	283,235							
Index	176	178	177	174	175							

	May-19	May-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	1	2	1	3
\$100,000 - \$199,999	28	23	114	104
\$200,000 - \$299,999	95	70	345	260
\$300,000 - \$349,999	44	25	183	112
\$350,000 - \$399,999	21	10	85	56
\$400,000 - \$449,999	6	6	29	41
\$450,000 - \$499,999	10	5	26	24
\$500,000 - \$549,999	5	2	15	25
\$550,000 - \$599,999	3	1	12	13
\$600,000 - \$649,999	2	-	9	3
\$650,000 - \$699,999	3	-	5	3
\$700,000 - \$799,999	1	2	4	4
\$800,000 - \$899,999	-	-	1	-
\$900,000 - \$999,999	1	-	2	2
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	1	-	2	-
\$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 +	-	-	-	-
	221	146	833	650

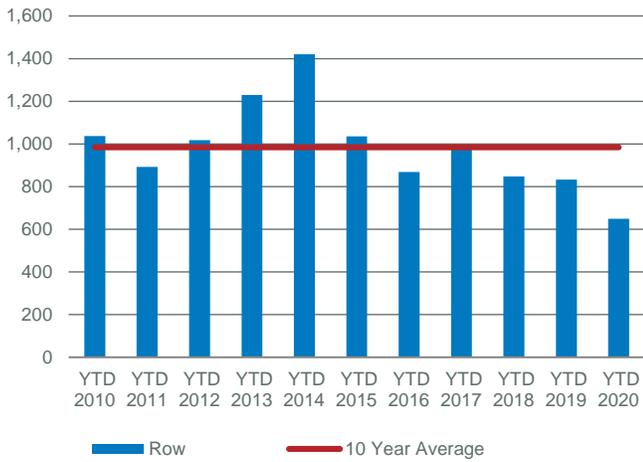
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD MAY



Source: CREB®

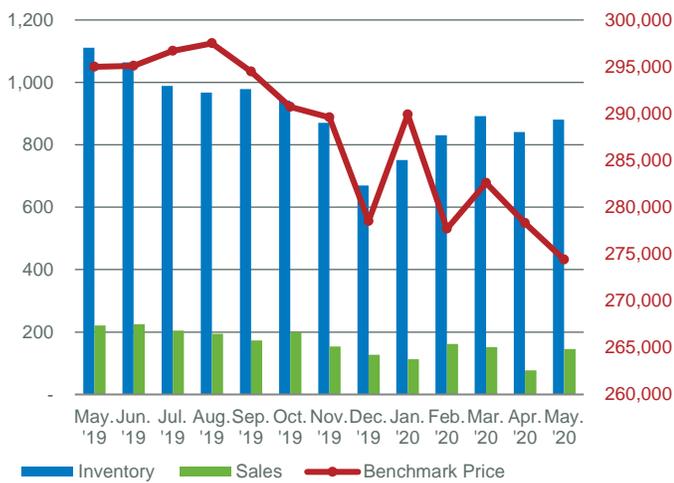
CITY OF CALGARY ROW NEW LISTINGS

YTD MAY



Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



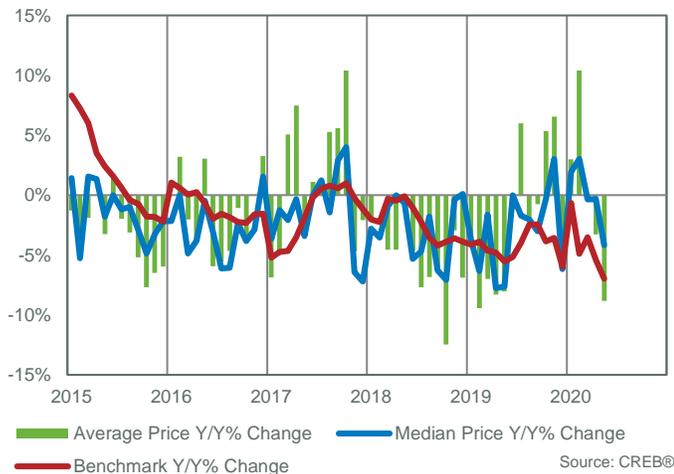
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

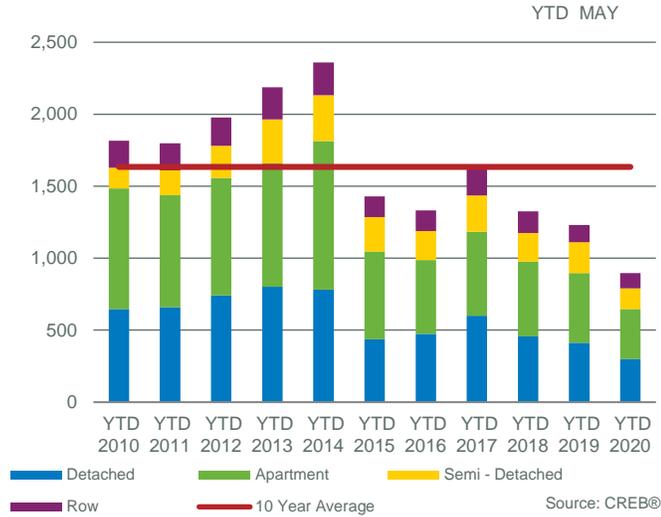
CITY OF CALGARY ROW PRICES



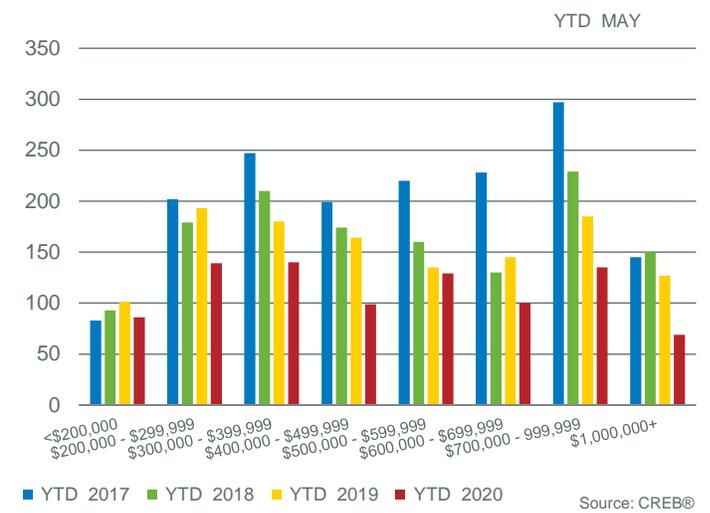
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



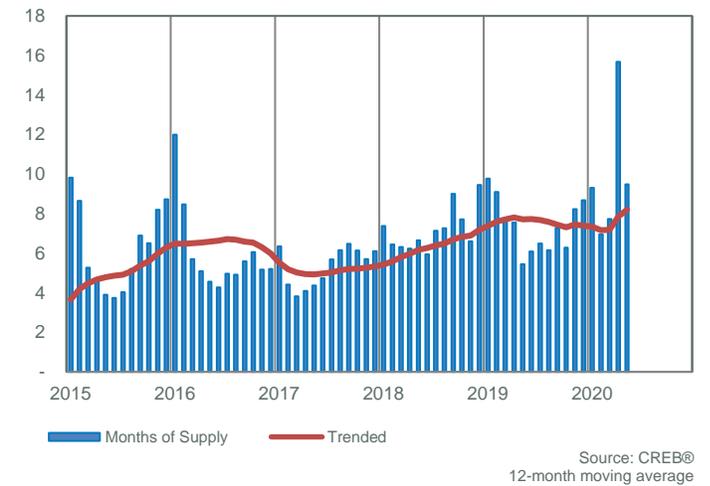
CITY CENTRE TOTAL SALES BY PRICE RANGE



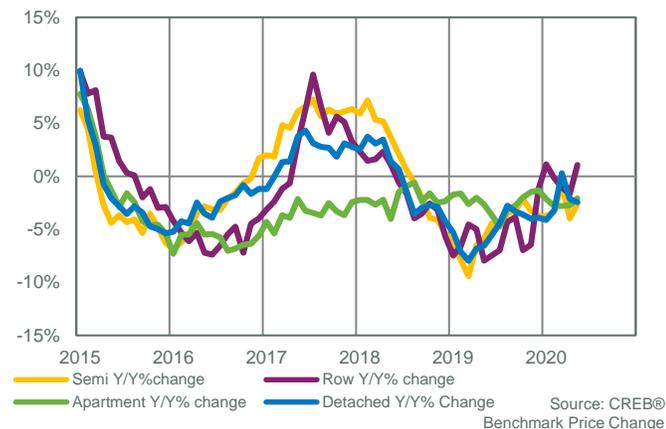
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

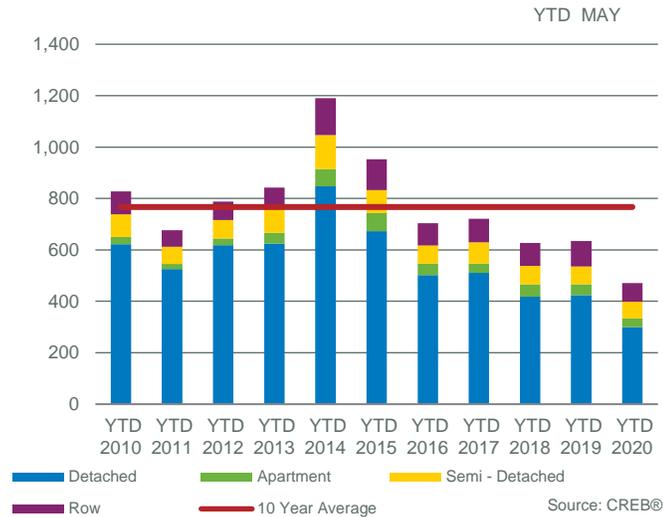


CITY CENTRE PRICES

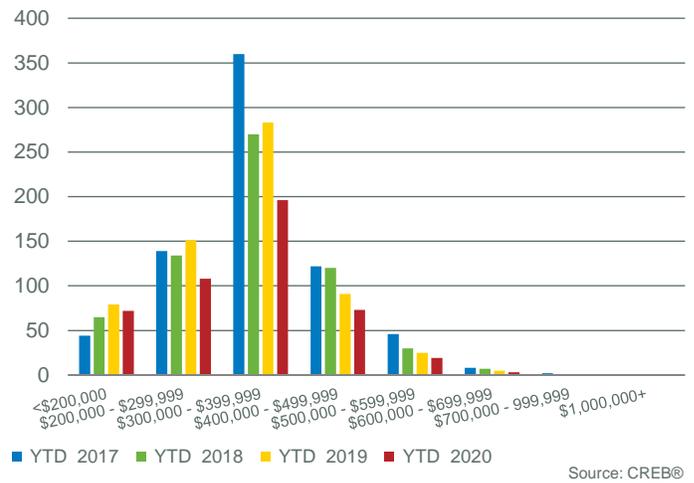


NORTHEAST

NORTHEAST TOTAL SALES



NORTHEAST TOTAL SALES BY PRICE RANGE



NORTHEAST INVENTORY AND SALES



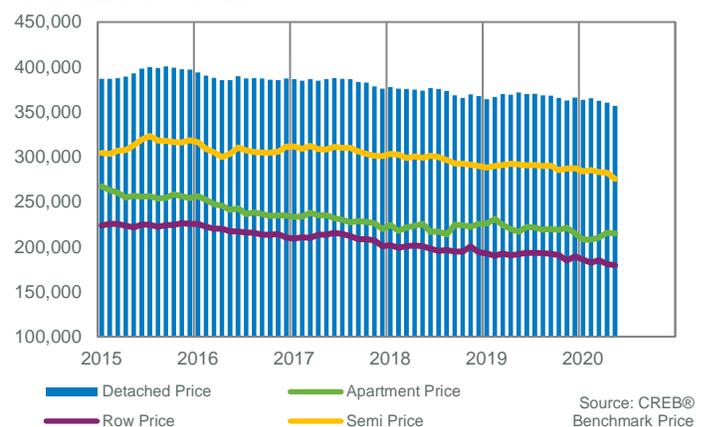
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

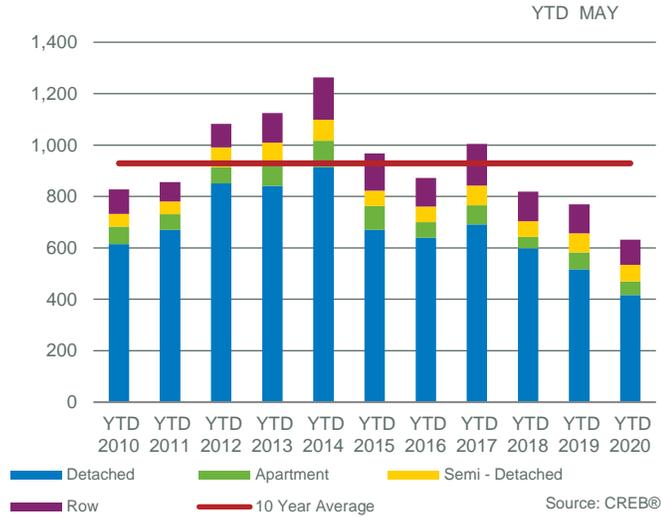


NORTHEAST PRICES

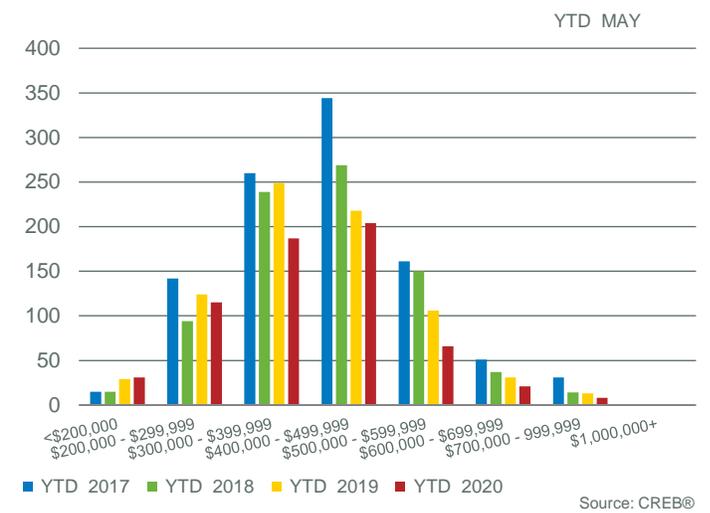


NORTH

NORTH TOTAL SALES



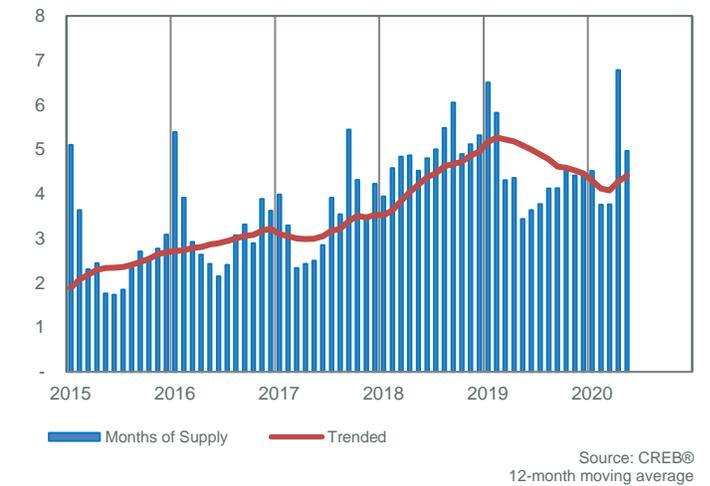
NORTH TOTAL SALES BY PRICE RANGE



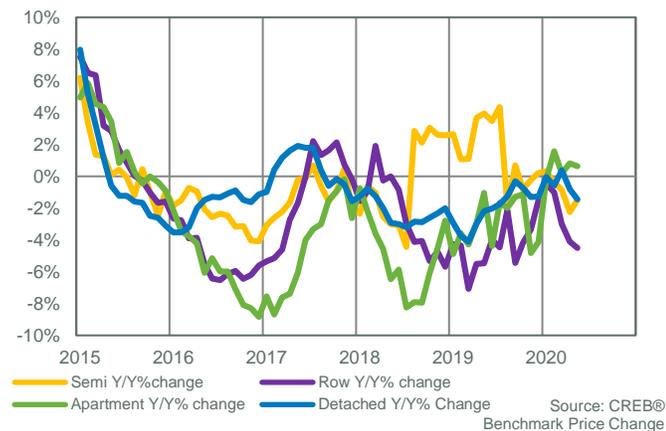
NORTH INVENTORY AND SALES



NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

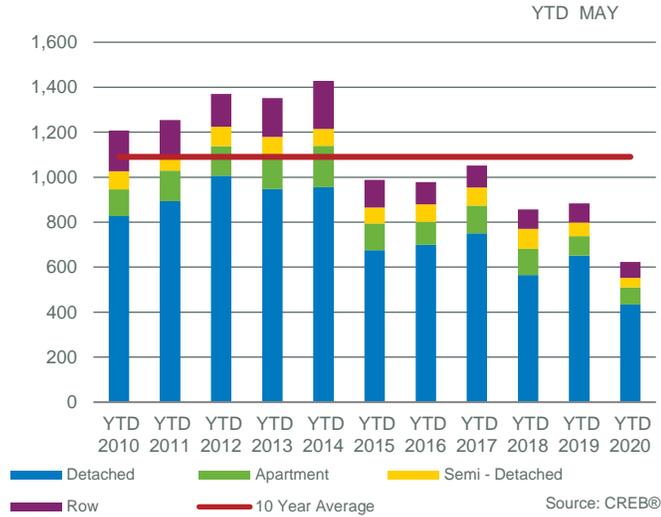


NORTH PRICES

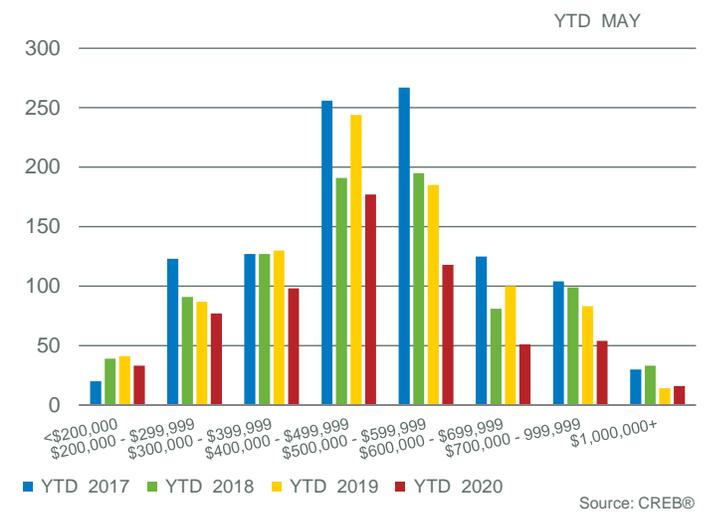


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



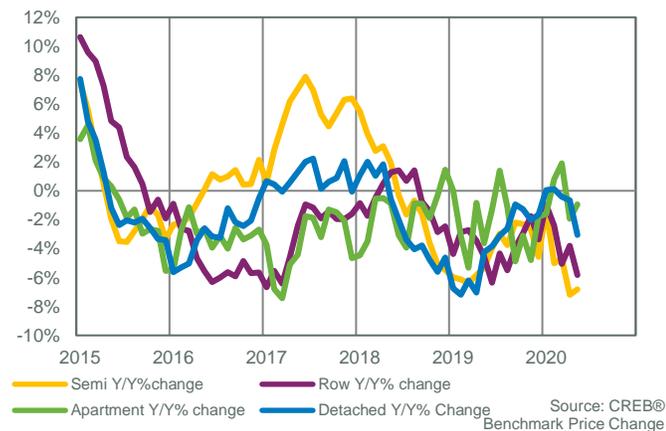
NORTHWEST INVENTORY AND SALES



NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

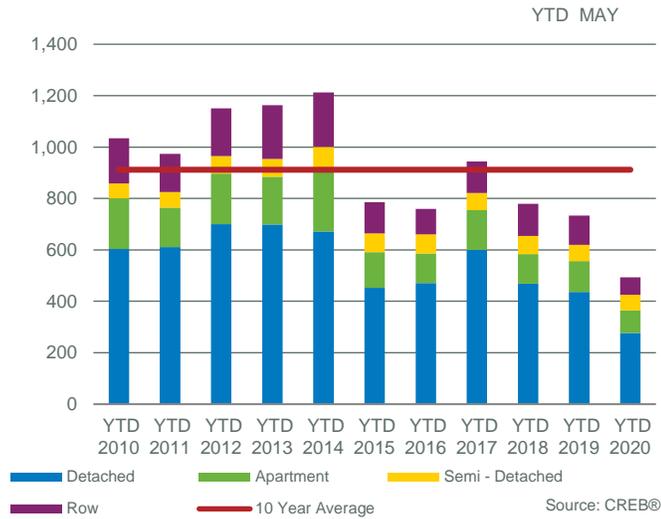


NORTHWEST PRICES

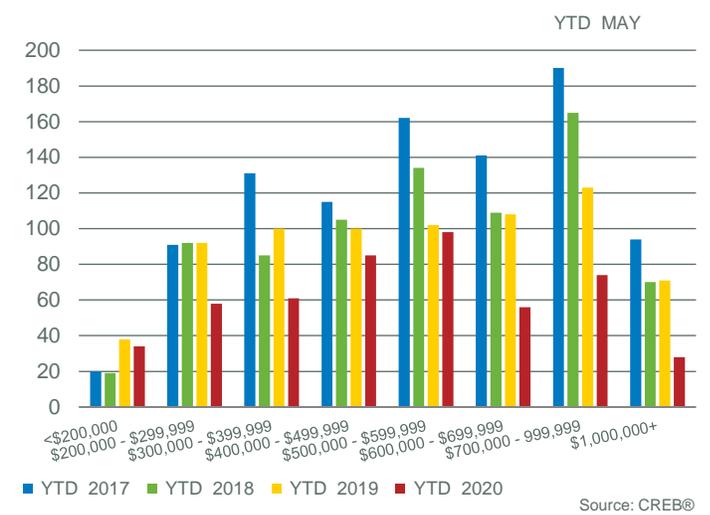


WEST

WEST TOTAL SALES



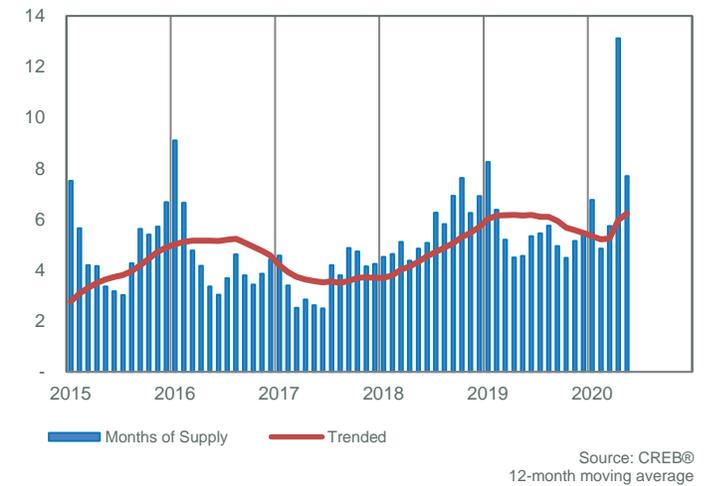
WEST TOTAL SALES BY PRICE RANGE



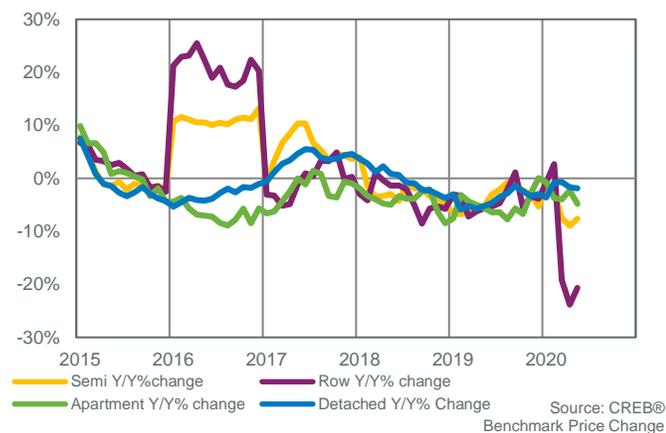
WEST INVENTORY AND SALES



WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

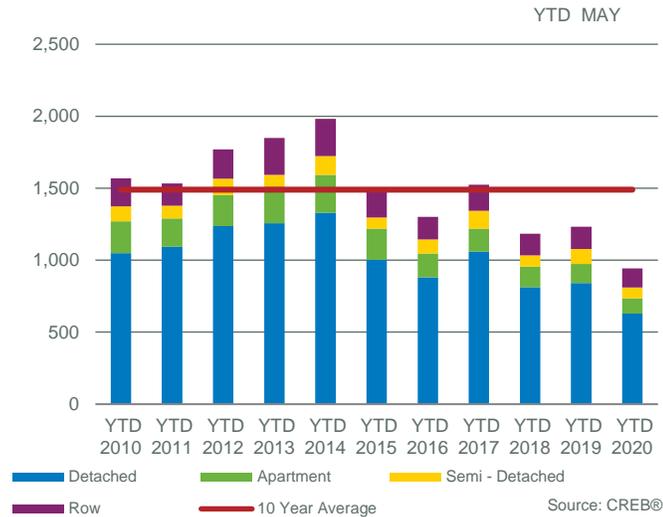


WEST PRICES

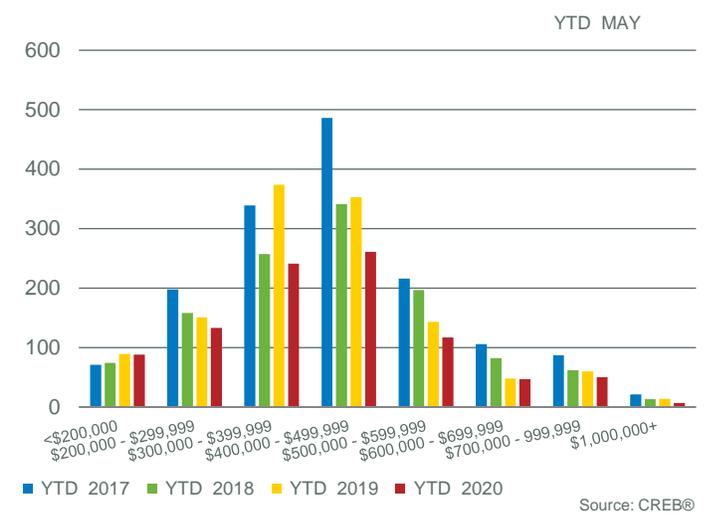


SOUTH

SOUTH TOTAL SALES



SOUTH TOTAL SALES BY PRICE RANGE



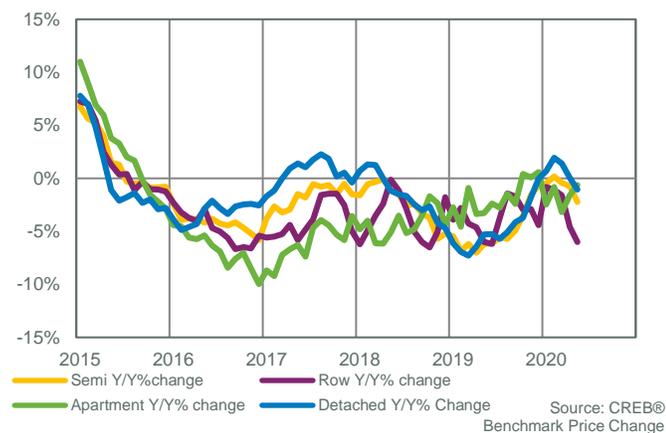
SOUTH INVENTORY AND SALES



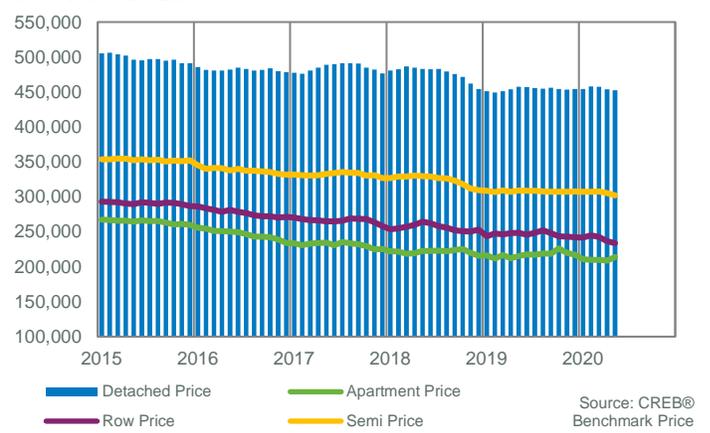
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

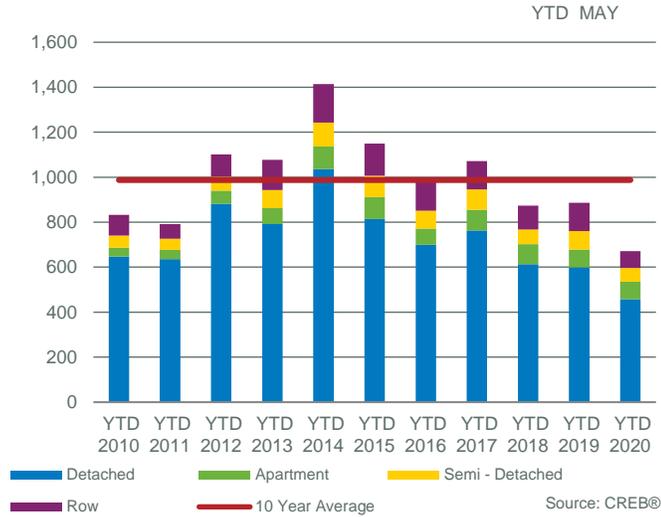


SOUTH PRICES

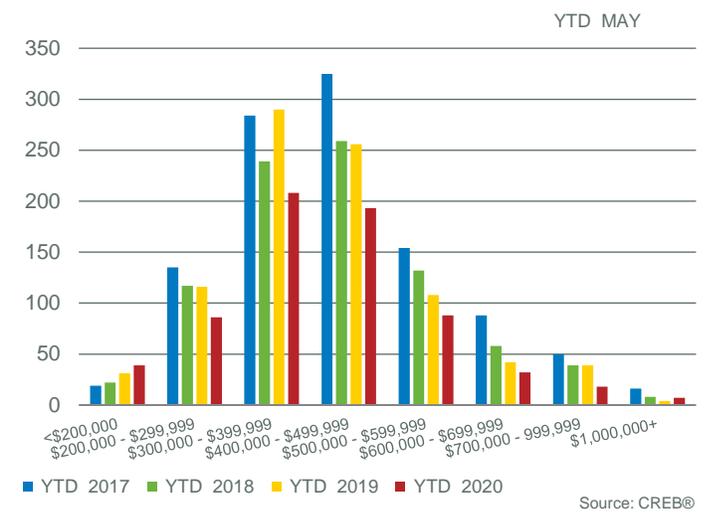


SOUTHEAST

SOUTHEAST TOTAL SALES



SOUTHEAST TOTAL SALES BY PRICE RANGE



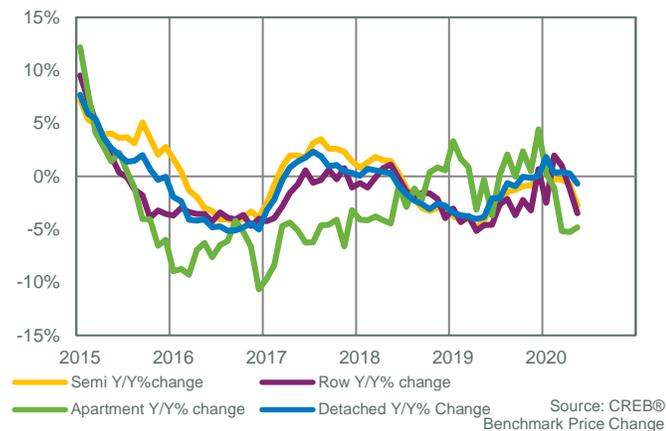
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

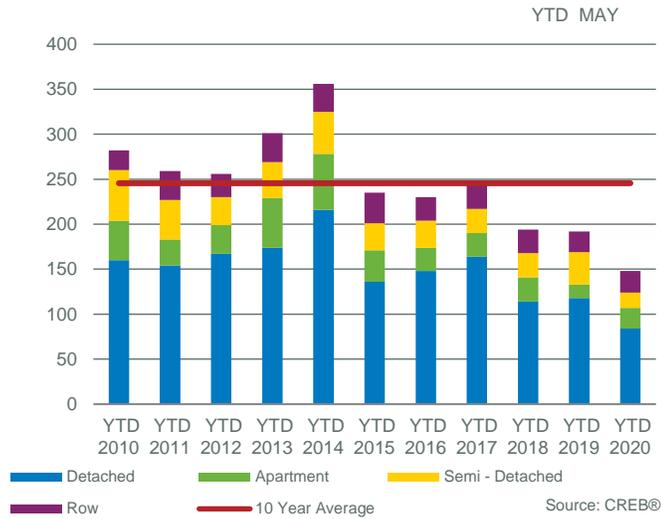


SOUTHEAST PRICES

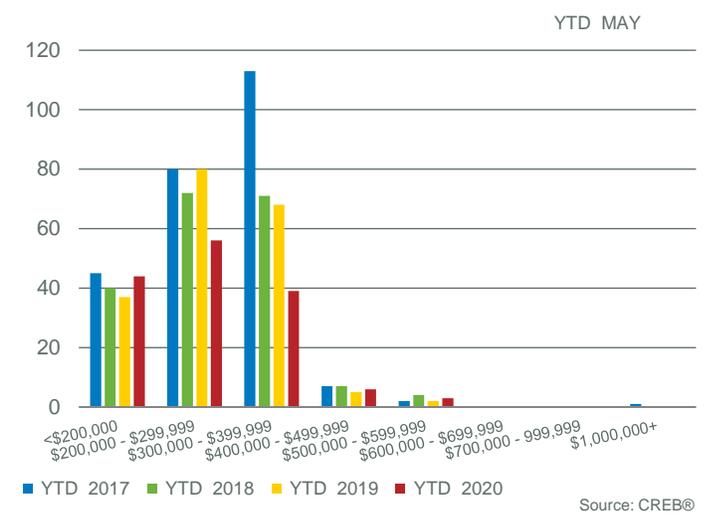


EAST

EAST TOTAL SALES



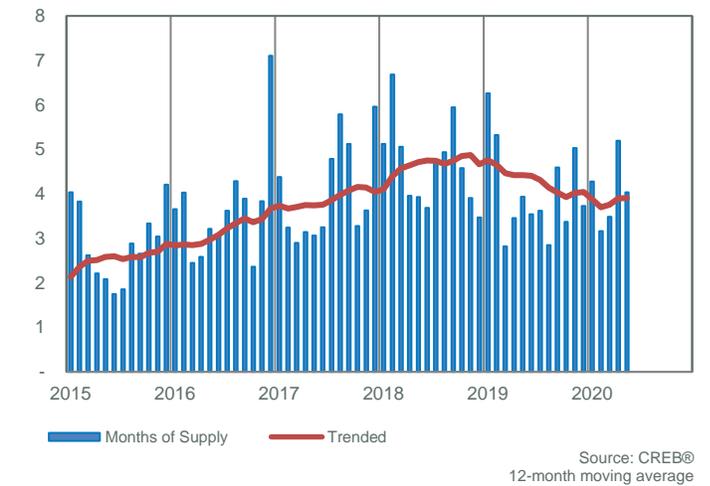
EAST TOTAL SALES BY PRICE RANGE



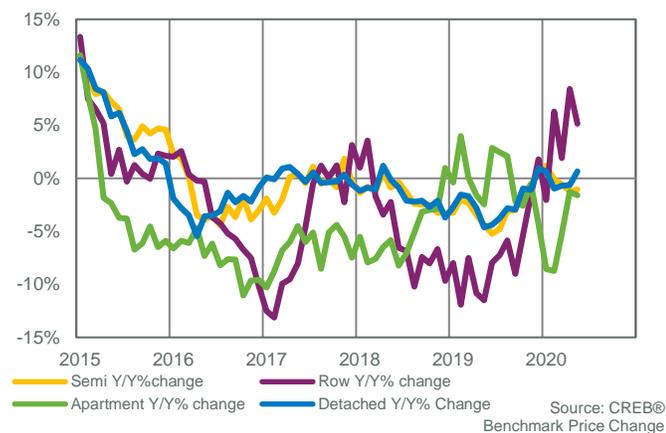
EAST INVENTORY AND SALES



EAST MONTHS OF INVENTORY



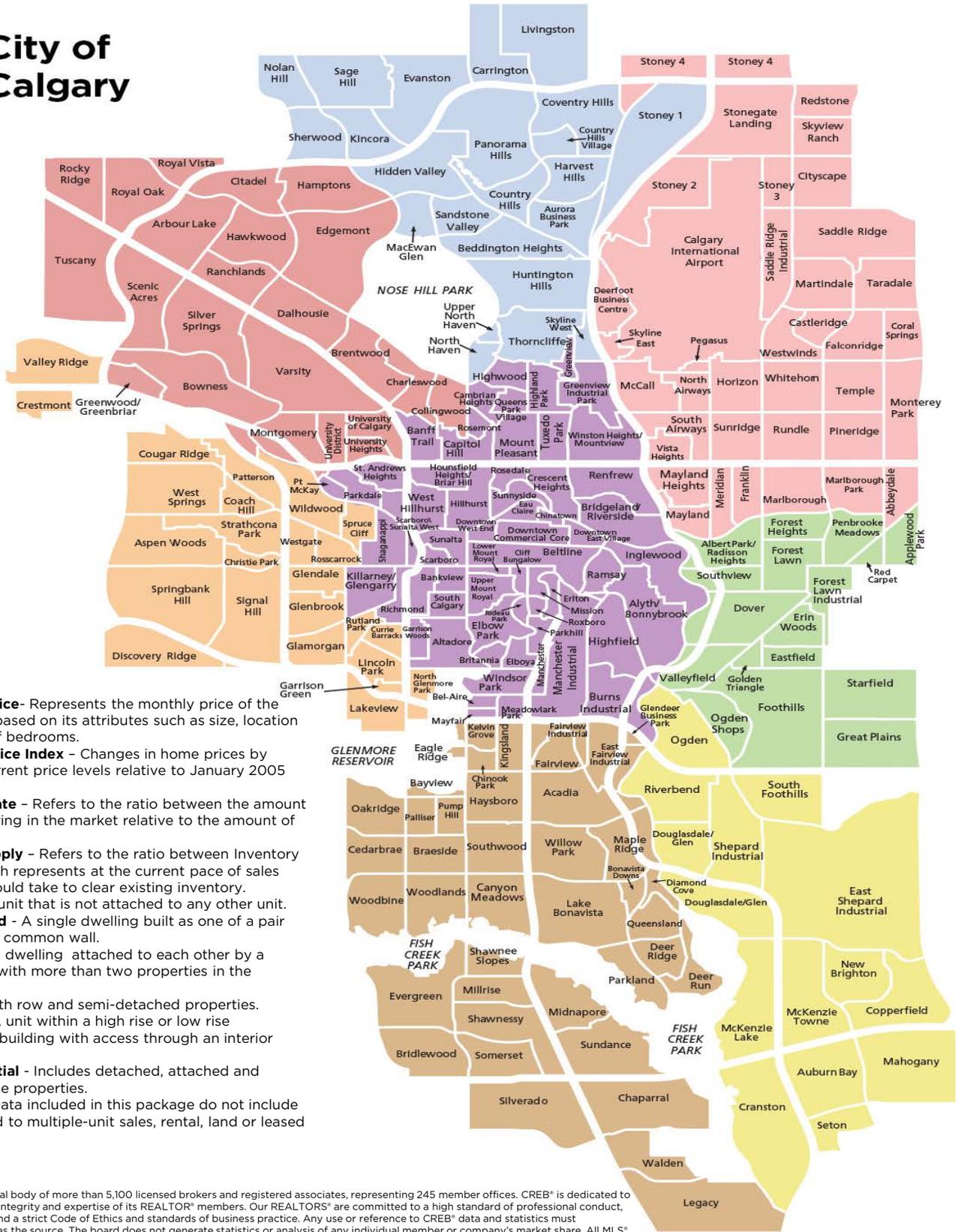
EAST PRICE CHANGE



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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