



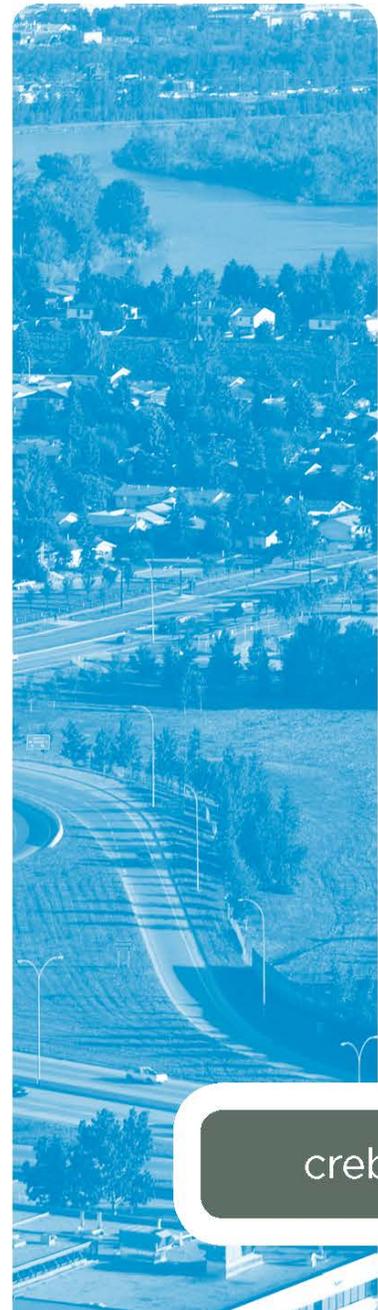
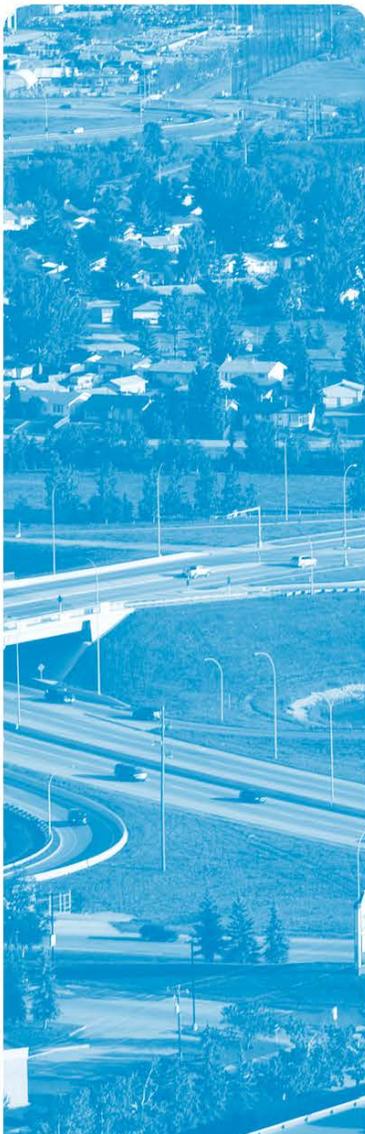
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MONTHLY STATISTICS PACKAGE

City of Calgary

November
2020



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November 2020

Sales activity remains strong in November

City of Calgary, December 1, 2020 - For the sixth month in a row, sales in the Calgary market recorded a year-over-year gain.

Sales growth over the past several months has been the strongest seen in the past five years, but the activity has not been strong enough to offset the pullbacks from the spring. Year-to-date sales remain over three per cent lower than last year's levels.

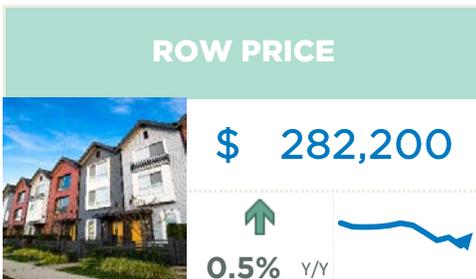
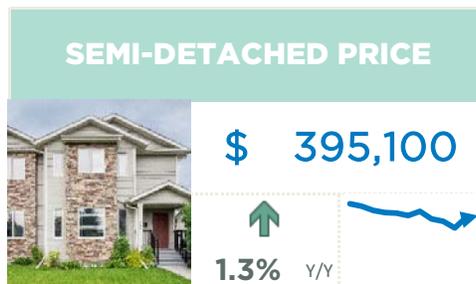
New listings continue to slow, reducing inventory in the market. On a year-to-date basis, new listings have eased by nearly ten per cent and are at the lowest level recorded since 2001. This has reduced the oversupply that has been impacting the market for nearly five years.

"The gains in sales in the latter part of this year have been a bit surprising considering the job losses and unemployment rate in our city," said CREB® chief economist Ann-Marie Lurie.

"However, it is important to note that the shift to more balanced conditions has been mostly driven by the reduction of supply."

Tighter conditions in the housing market have contributed to some of the recent gains in benchmark prices. As of November, the benchmark price was \$423,600. This is nearly two per cent higher than last year's levels.

However, conditions vary depending on price range. There is not a lot of supply for affordable homes in each product type because of high demand. This is likely causing differing price trends in the lower end of the market versus the higher end.



November 2020

November 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	883	26%	893	-6%	2,244	-25%	99%	2.54	-25%	\$492,000	3%
Semi	152	50%	163	-20%	452	-32%	93%	2.97	-32%	\$395,100	1%
Row	191	24%	259	2%	822	-8%	74%	4.30	-8%	\$282,200	0%
Apartment	211	12%	409	-8%	1,510	6%	52%	7.16	6%	\$245,400	-1%
Total Residential	1,437	25%	1,724	-7%	5,028	-16%	83%	3.50	-16%	\$423,600	2%

Year-to-Date

November 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	9,233	-2%	14,782	-12%	2,895	-19%	62%	3.45	-18%	\$482,936	0%
Semi	1,534	-3%	2,667	-14%	592	-19%	58%	4.25	-17%	\$388,809	-2%
Row	1,977	0%	3,897	-5%	906	-8%	51%	5.04	-8%	\$278,464	-2%
Apartment	2,209	-13%	5,672	-3%	1,525	-2%	39%	7.59	13%	\$244,791	-2%
Total Residential	14,953	-3%	27,018	-9%	5,918	-14%	55%	4.35	-10%	\$417,491	-1%



Detached

November sales activity improved across every district, contributing to a year-over-year citywide increase of 26 per cent. Improving sales over the past six months have helped offset some of the pullbacks from earlier in the year, as year-to-date sales were only two per cent lower than last year's levels. Like other sectors, inventory in the detached market has also eased due to the sharp decline in new listings. This has kept the months of supply below three months for the past three months. The tighter market conditions are supporting price gains. As of November, the detached benchmark price improved by nearly three per cent compared to last year for a total of \$492,000. However, prices did not improve across all districts, as the City Centre continues to record prices that are one per cent lower than last year's levels. Activity for this product type does vary significantly depending on location and price range. The pullback in new listings relative to sales has caused significant reductions in inventory for homes priced below \$500,000. Higher price ranges have also seen some declining inventory, but the degree of decline has not been as significant. In fact, the market is exhibiting sellers' market conditions for homes priced below \$500,000, while still favouring the buyer for homes priced above \$700,000.



Semi-Detached

Year-over-year gains in sales were met with slower new listings, resulting in inventory reductions and a month of supply of three months. While conditions are not as tight in the semi-detached market as they are in the detached market, the reductions in supply relative to demand were enough to support further monthly gains in the benchmark price. As of November, the benchmark price was \$395,100, which is one per cent higher than last year's levels. Activity did vary depending on location, as price gains were the highest in the South East district, while prices remained just below last year's levels in the City Centre. There have also been notable differences within this market depending on price range. The months of supply has declined significantly for product priced below \$400,000. This decline is likely contributing to some of the differing price trends throughout the districts of the city.



Row

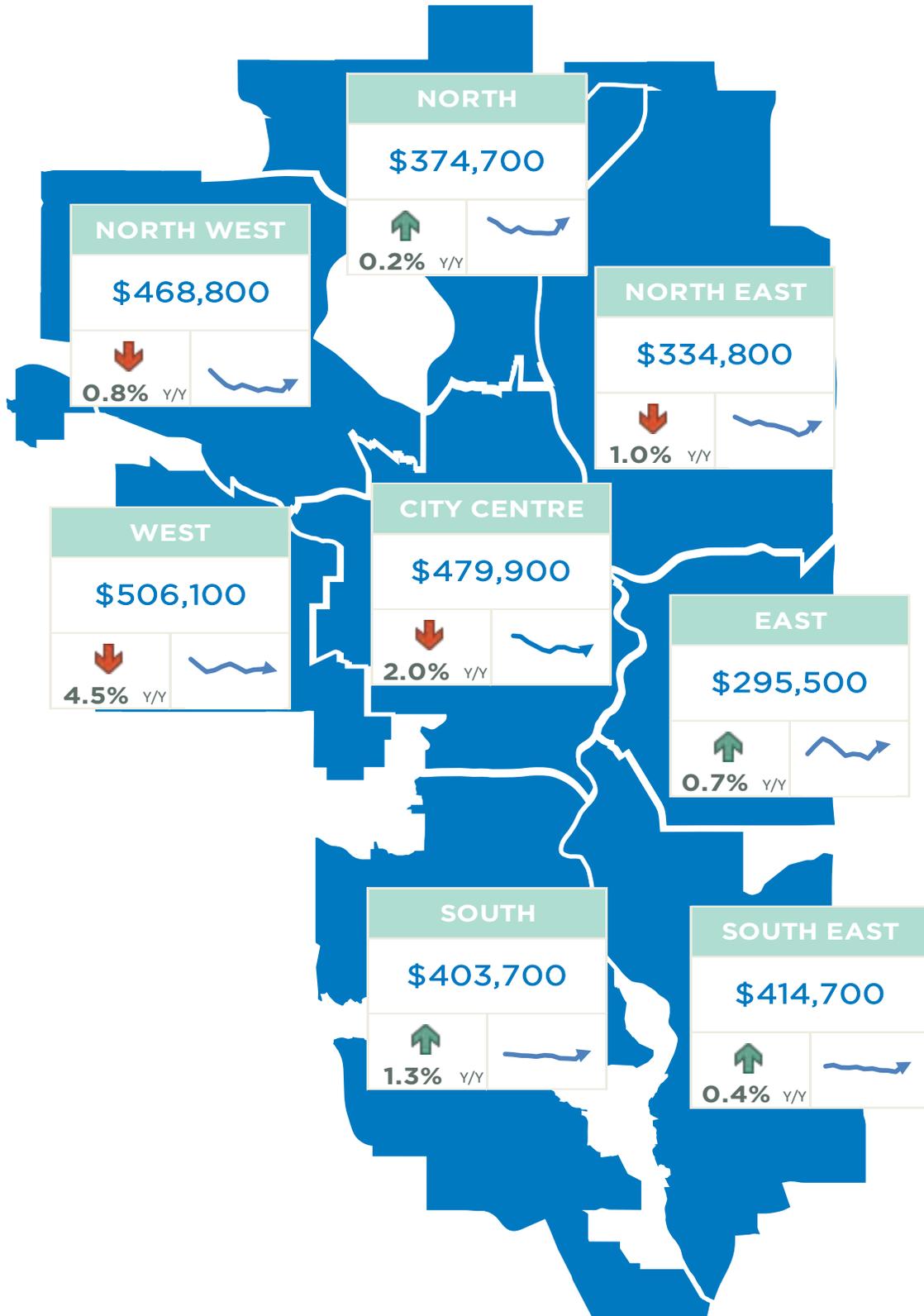
Year-over-year gains in the row sector continued in November and were enough to cause year-to-date sales to remain at levels similar to last year. Bucking the trend from other sectors, new listings rose compared to last year, easing some of the downward pressure on inventory levels. The months of supply stayed above four months, higher than levels seen in both the detached and semi-detached sectors, but a significant improvement from the nearly six months of supply recorded last November. Row prices also showed signs of stabilizing, as November prices remained comparable to last year's levels. Despite some of the monthly gains, on a year-to-date basis, prices remain nearly two per cent lower than last year's levels and have eased across all districts except the City Centre, West and East.



Apartment

Following seven months of year-over-year declines, apartment condo sales improved over last year's levels. However, last November was an exceptionally weak month for apartment sales. Year-to-date apartment sales totalled 2,209, a 13 per cent decline from last year and nearly 30 per cent lower than longer-term averages. New listings did ease slightly this month, placing some downward pressure on inventory that was missing earlier in the year. However, inventory remains higher than last year's levels and the months of supply is still elevated at nearly eight months. The oversupply in this market continues to place downward pressure on prices, which not only eased relative to last month, but remain one per cent lower than last year's prices. The only district to see some positive momentum is the North, where prices rose slightly compared to last year.

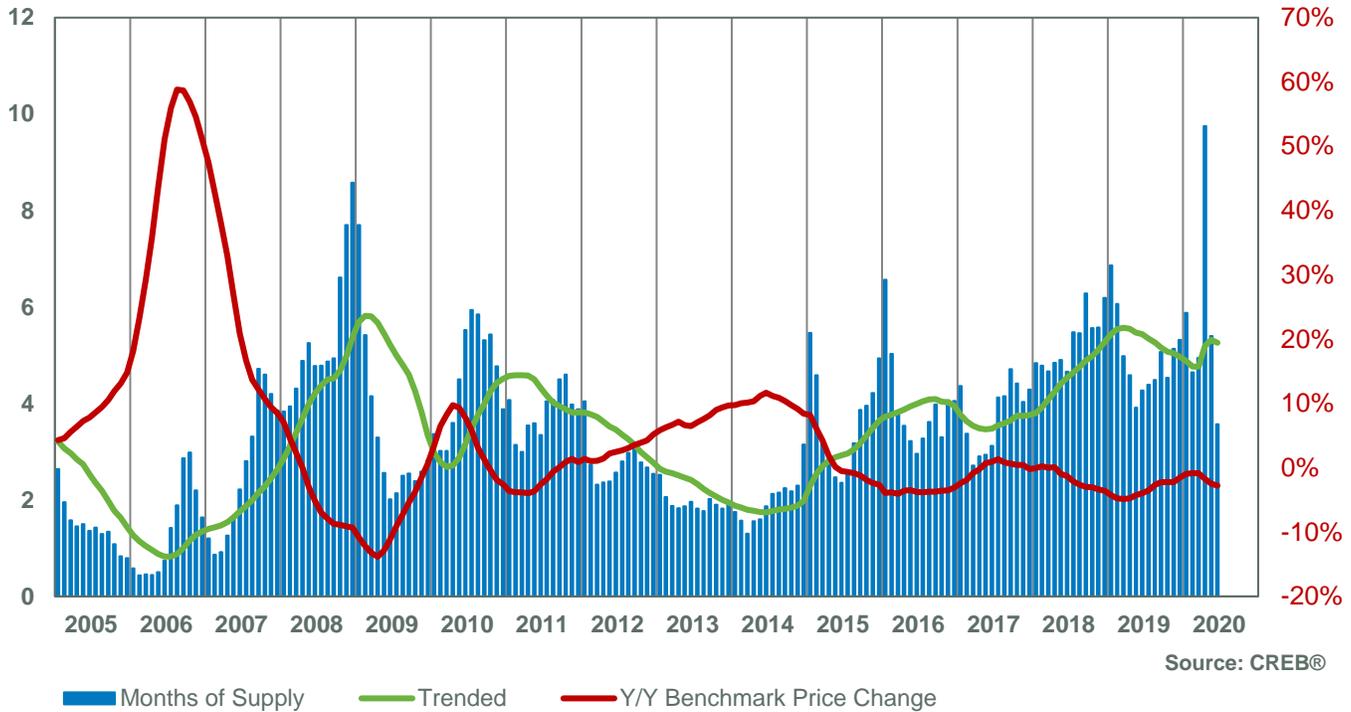
November 2020 District Total Residential Benchmark Price



	Nov-19	Nov-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
CITY OF CALGARY						
Total Sales	1,146	1,437	25.39%	15,490	14,953	-3.47%
Total Sales Volume	\$506,310,087	\$654,673,578	29.30%	\$7,104,574,707	\$6,858,748,683	-3.46%
New Listings	1,849	1,724	-6.76%	29,851	27,018	-9.49%
Inventory	5,984	5,028	-15.98%	6,693	5,810	-13.20%
Months of Supply	5.22	3.50	-32.99%	4.75	4.27	-10.09%
Sales to New Listings	61.98%	83.35%	21.37%	51.89%	55.34%	3.45%
Sales to List Price	96.21%	96.52%	0.31%	96.54%	96.49%	-0.05%
Days on Market	64	55	-13.73%	59	55	-6.78%
Benchmark Price	\$416,800	\$423,600	1.63%	\$421,191	\$417,491	-0.88%
Median Price	\$400,000	\$414,000	3.50%	\$410,000	\$412,000	0.49%
Average Price	\$441,806	\$455,584	3.12%	\$458,656	\$458,687	0.01%
Index	189	192	1.64%	191	189	-0.94%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Nov. 2020

	Nov-19	Nov-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
DETACHED						
Total Sales	703	883	25.60%	9,397	9,233	-1.75%
Total Sales Volume	\$365,949,103	\$474,829,787	29.75%	\$5,039,962,060	\$4,984,064,606	-1.11%
New Listings	948	893	-5.80%	16,794	14,782	-11.98%
Inventory	3,002	2,244	-25.25%	3,501	2,842	-18.82%
Months of Supply	4.27	2.54	-40.49%	4.10	3.39	-17.38%
Sales to New Listings Ratio	74.16%	98.88%	24.72%	55.95%	62.46%	6.51%
Sales to List Price Ratio	96.15%	96.62%	0.47%	96.56%	96.56%	-0.01%
Days on Market	59	50	-15.27%	54	50	-7.41%
Benchmark Price	\$478,200	\$492,000	2.89%	\$483,064	\$482,936	-0.03%
Median Price	\$462,135	\$477,000	3.22%	\$466,500	\$472,248	1.23%
Average Price	\$520,553	\$537,746	3.30%	\$536,337	\$539,810	0.65%
APARTMENT						
Total Sales	188	211	12.23%	2,535	2,209	-12.86%
Total Sales Volume	\$47,611,095	\$49,591,389	4.16%	\$697,085,838	\$558,256,077	-19.92%
New Listings	444	409	-7.88%	5,841	5,672	-2.89%
Inventory	1,431	1,510	5.52%	1,506	1,494	-0.78%
Months of Supply	7.61	7.16	-5.98%	6.53	7.44	13.86%
Sales to New Listings Ratio	42.34%	51.59%	9.25%	43.40%	38.95%	-4.45%
Sales to List Price Ratio	95.61%	95.20%	-0.41%	95.87%	95.34%	-0.53%
Days on Market	75	66	-11.67%	72	67	-6.94%
Benchmark Price	\$248,100	\$245,400	-1.09%	\$250,118	\$244,791	-2.13%
Median Price	\$228,000	\$215,000	-5.70%	\$240,000	\$225,000	-6.25%
Average Price	\$253,251	\$235,030	-7.19%	\$274,985	\$252,719	-8.10%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	101	152	50.50%	1,574	1,534	-2.54%
Total Sales Volume	\$42,408,850	\$70,535,271	66.32%	\$744,040,547	\$702,131,355	-5.63%
New Listings	203	163	-19.70%	3,108	2,667	-14.19%
Inventory	661	452	-31.62%	732	592	-19.04%
Months of Supply	6.54	2.97	-54.56%	5.11	4.25	-16.93%
Sales to New Listings Ratio	49.75%	93.25%	43.50%	50.64%	57.52%	6.87%
Sales to List Price Ratio	96.90%	96.60%	-0.31%	96.83%	96.76%	-0.07%
Days on Market	66	61	-8.32%	63	61	-3.17%
Benchmark Price	\$390,000	\$395,100	1.31%	\$399,200	\$387,943	-2.82%
Median Price	\$342,000	\$387,950	13.44%	\$382,250	\$374,500	-2.03%
Average Price	\$419,890	\$464,048	10.52%	\$472,707	\$457,713	-3.17%
CITY OF CALGARY ROW						
Total Sales	154	191	24.03%	1,984	1,977	-0.35%
Total Sales Volume	\$50,341,039	\$59,717,130	18.63%	\$623,486,262	\$614,296,645	-1.47%
New Listings	254	259	1.97%	4,108	3,897	-5.14%
Inventory	890	822	-7.64%	989	906	-8.47%
Months of Supply	5.78	4.30	-25.53%	5.49	5.04	-8.15%
Sales to New Listings Ratio	60.63%	73.75%	13.12%	48.30%	50.73%	2.44%
Sales to List Price Ratio	96.66%	96.76%	0.11%	96.74%	96.64%	-0.10%
Days on Market	69	60	-12.79%	63	61	-3.17%
Benchmark Price	\$280,900	\$282,200	0.46%	\$283,700	\$278,464	-1.85%
Median Price	\$297,750	\$287,500	-3.44%	\$289,900	\$286,500	-1.17%
Average Price	\$326,890	\$312,655	-4.35%	\$314,257	\$310,722	-1.12%

For a list of definitions, see page 26.

November 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	105	135	77.78%	496	4.72	\$637,200	-1.09%	0.62%
North East	94	123	76.42%	239	2.54	\$371,400	2.40%	0.68%
North	141	103	136.89%	213	1.51	\$428,800	4.20%	0.56%
North West	124	105	118.10%	259	2.09	\$538,100	2.46%	0.26%
West	95	102	93.14%	334	3.52	\$656,400	2.13%	-0.42%
South	157	166	94.58%	367	2.34	\$470,500	3.77%	-0.06%
South East	140	124	112.90%	251	1.79	\$457,700	5.34%	0.51%
East	25	32	78.13%	62	2.48	\$346,000	1.29%	0.67%
TOTAL CITY	883	893	98.88%	2,244	2.54	\$492,000	2.89%	0.31%
Apartment								
City Centre	84	211	39.81%	833	9.92	\$271,900	-0.51%	-1.84%
North East	7	17	41.18%	60	8.57	\$216,100	-2.35%	0.51%
North	12	19	63.16%	79	6.58	\$211,500	2.17%	-0.66%
North West	18	36	50.00%	137	7.61	\$228,300	-0.95%	-0.48%
West	28	48	58.33%	138	4.93	\$223,600	-2.06%	-2.10%
South	39	33	118.18%	121	3.10	\$215,800	-1.86%	-0.55%
South East	22	38	57.89%	115	5.23	\$229,100	-1.80%	-0.13%
East	1	7	14.29%	24	24.00	\$177,600	-6.82%	0.40%
TOTAL CITY	211	409	51.59%	1,510	7.16	\$245,400	-1.09%	-1.29%
Semi-detached								
City Centre	49	51	96.08%	203	4.14	\$698,600	-0.36%	0.46%
North East	21	19	110.53%	39	1.86	\$292,100	1.74%	1.99%
North	12	9	133.33%	24	2.00	\$332,500	2.34%	0.51%
North West	9	8	112.50%	33	3.67	\$372,500	0.57%	-0.72%
West	18	26	69.23%	60	3.33	\$503,800	1.04%	0.66%
South	21	31	67.74%	50	2.38	\$314,000	2.25%	0.32%
South East	12	9	133.33%	23	1.92	\$322,000	4.89%	1.16%
East	9	8	112.50%	16	1.78	\$282,500	0.43%	0.82%
TOTAL CITY	152	163	93.25%	452	2.97	\$395,100	1.31%	0.61%
Row								
City Centre	25	56	44.64%	232	9.28	\$459,400	4.58%	1.12%
North East	14	23	60.87%	82	5.86	\$176,600	-4.44%	-3.50%
North	32	34	94.12%	85	2.66	\$238,900	-1.44%	0.38%
North West	25	25	100.00%	71	2.84	\$289,800	-2.03%	1.83%
West	16	38	42.11%	122	7.63	\$335,300	8.48%	2.57%
South	38	35	108.57%	95	2.50	\$237,500	-2.34%	-0.67%
South East	31	36	86.11%	108	3.48	\$274,800	-2.00%	0.18%
East	9	6	150.00%	12	1.33	\$165,900	-0.60%	1.47%
TOTAL CITY	191	259	73.75%	822	4.30	\$282,200	0.46%	0.46%

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

City of Calgary

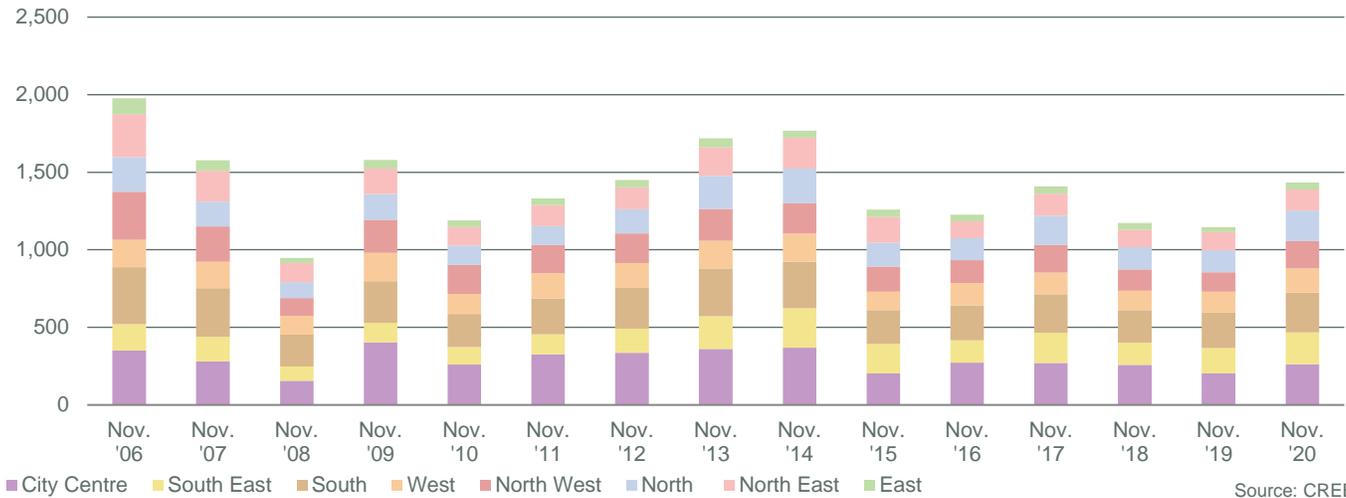
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Nov. 2020

TOTAL SALES

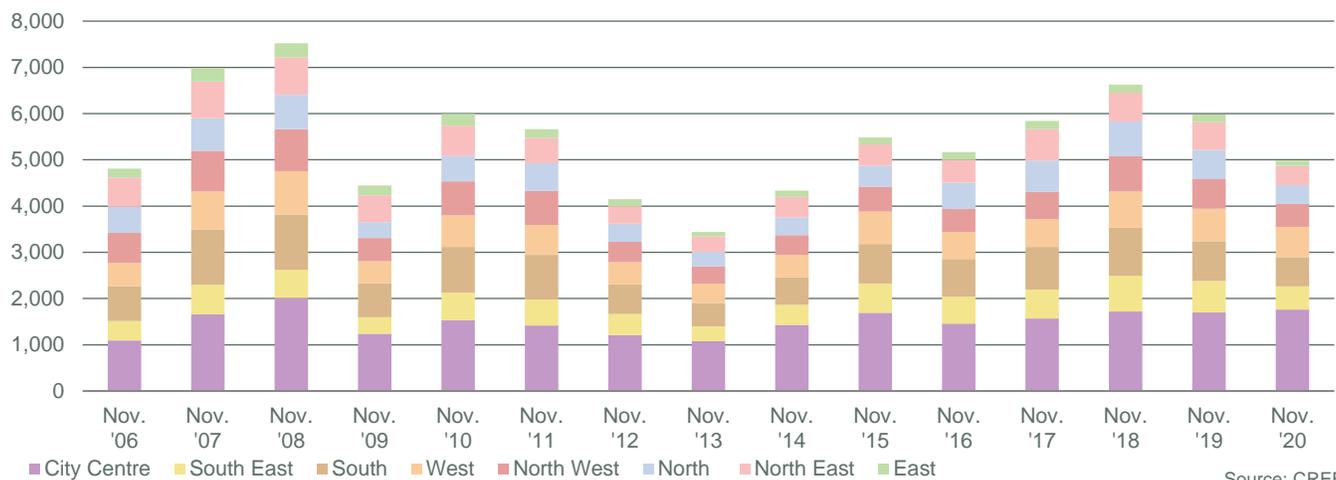
NOVEMBER



Source: CREB®

TOTAL INVENTORY

NOVEMBER



Source: CREB®

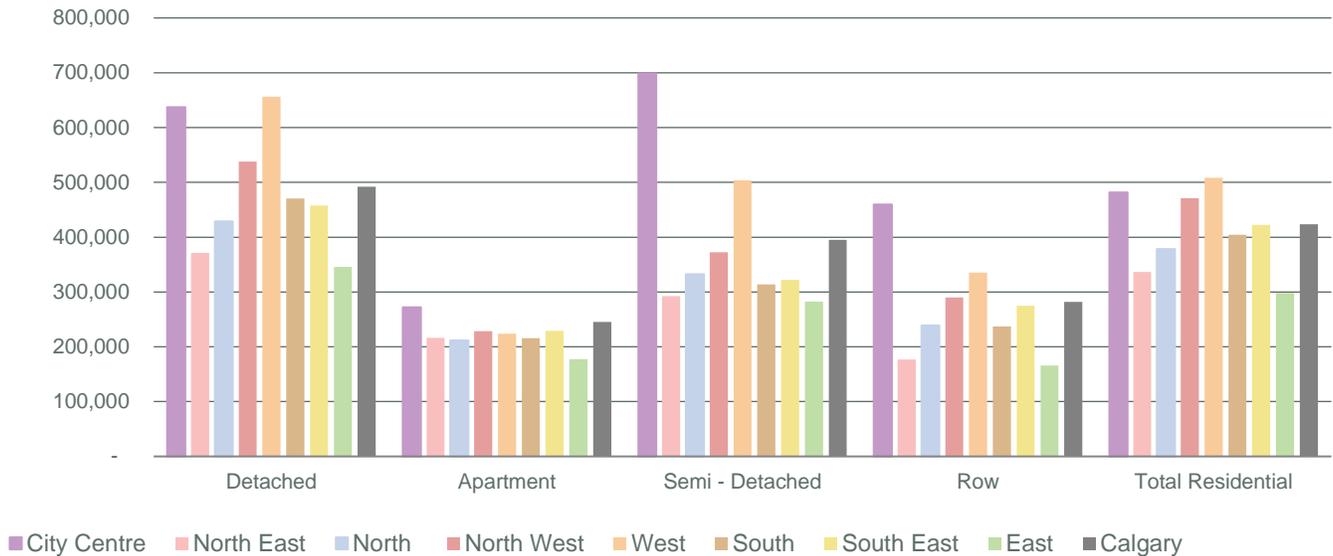
MONTHS OF SUPPLY

NOVEMBER



Source: CREB®

BENCHMARK PRICE - NOVEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

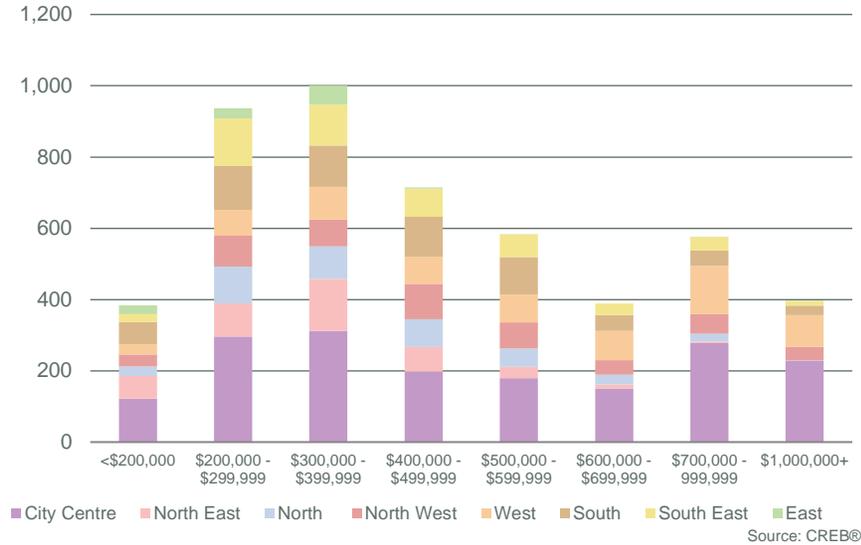


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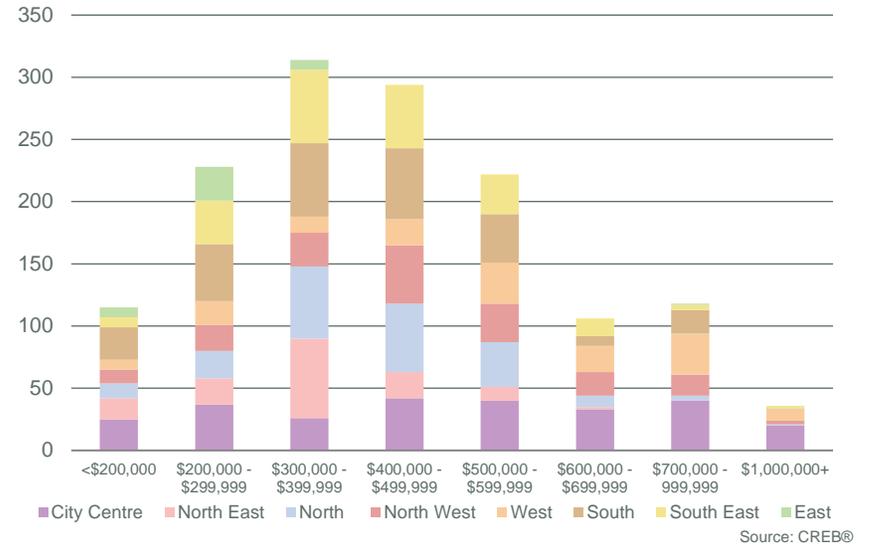
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

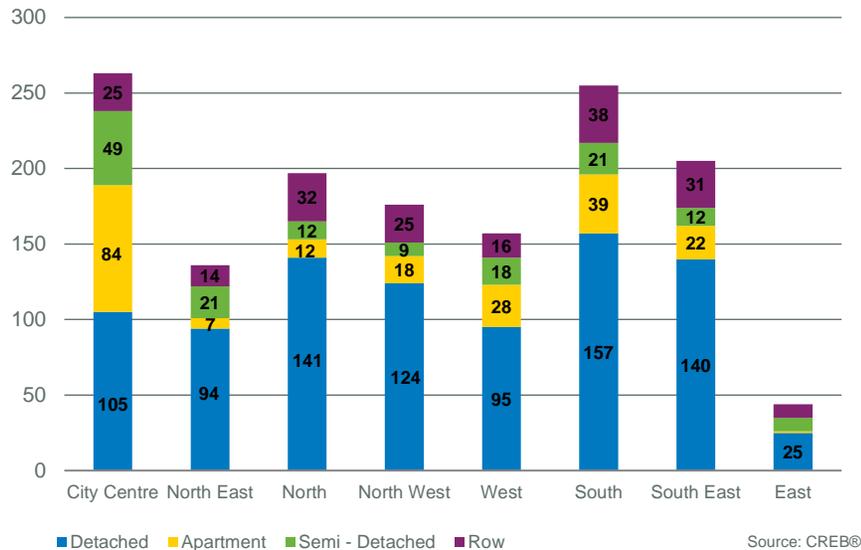
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



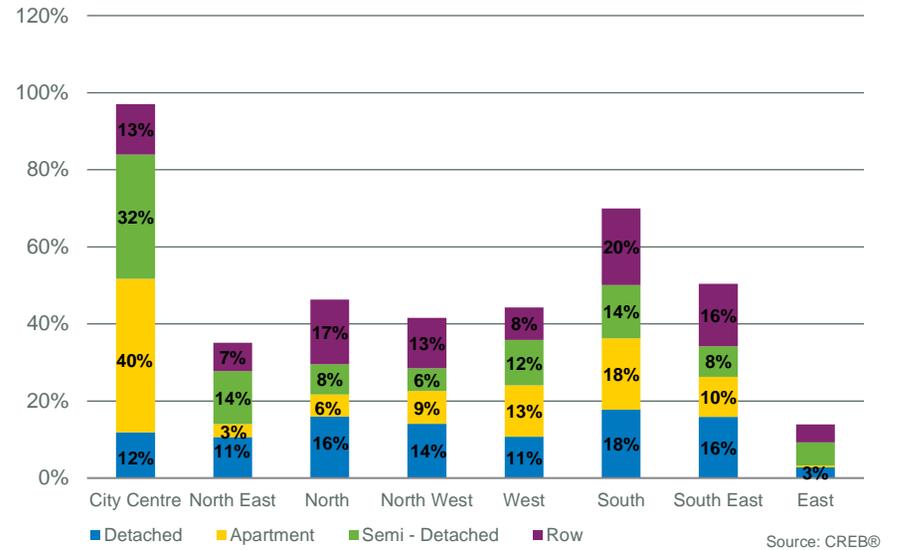
TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER

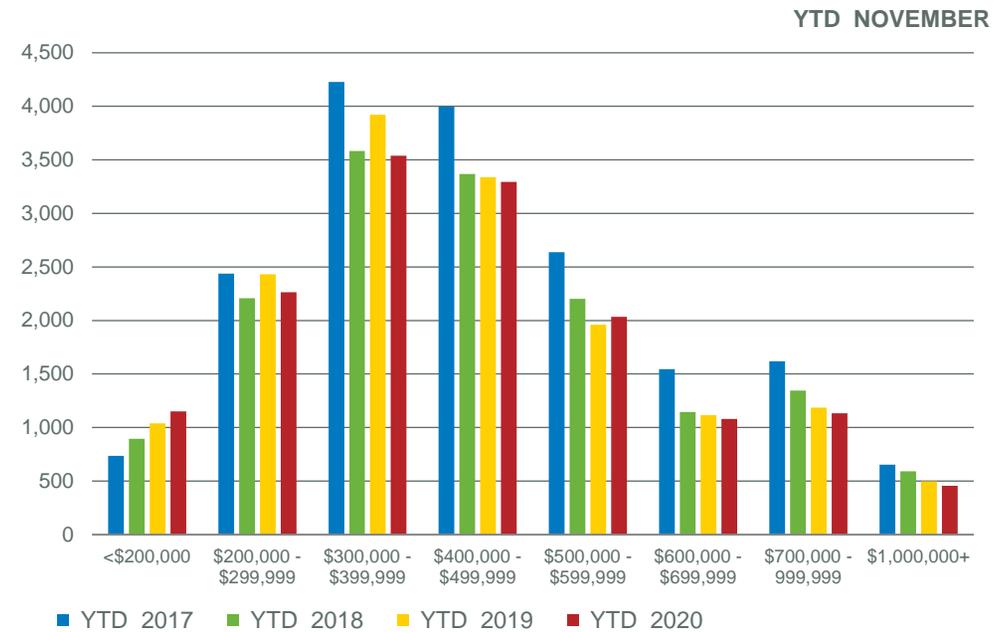


SHARE OF CITY WIDE SALES - NOVEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	802	972	1,327	1,542	1,913	1,773	1,641	1,573	1,363	1,438	1,146	856
New Listings	2,569	2,207	2,976	3,123	3,413	3,129	2,718	2,783	2,713	2,371	1,849	1,061
Inventory	5,590	6,011	6,753	7,267	7,670	7,744	7,373	7,201	7,090	6,663	5,984	4,613
Days on Market	72	63	61	54	56	55	58	59	59	56	64	66
Benchmark Price	419,000	418,300	419,400	421,400	422,700	424,000	424,000	424,300	422,700	420,500	416,800	415,900
Median Price	390,750	398,875	412,500	410,000	420,000	420,000	416,000	407,500	405,000	397,750	400,000	400,500
Average Price	450,752	460,322	460,368	460,877	473,034	463,527	452,806	454,680	461,595	454,506	441,806	449,765
Index	190	189	190	191	191	192	192	192	191	190	189	188
2020												
Sales	859	1,190	1,174	572	1,079	1,763	1,836	1,574	1,705	1,764	1,437	
New Listings	2,357	2,517	2,418	1,428	2,423	3,347	3,022	2,581	2,737	2,464	1,724	
Inventory	5,168	5,678	5,868	5,653	5,980	6,453	6,643	6,519	6,270	5,841	5,028	
Days on Market	67	56	52	55	60	55	53	52	54	53	55	
Benchmark Price	416,100	415,400	414,800	413,200	412,300	412,100	418,700	420,700	422,300	423,200	423,600	
Median Price	400,000	412,250	410,000	393,250	401,000	410,000	420,000	415,400	419,000	420,000	414,000	
Average Price	451,755	446,690	448,130	422,598	439,336	460,099	466,168	470,270	467,804	474,904	455,584	
Index	188	188	188	187	187	187	190	190	191	192	192	

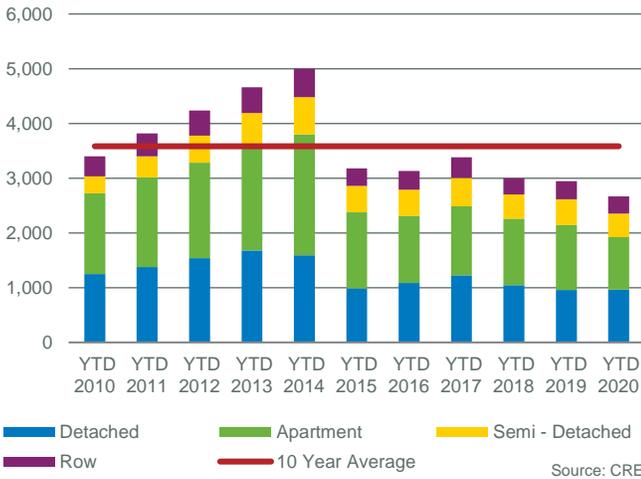
	Nov-19	Nov-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	-	6	16	34
\$100,000 - \$149,999	28	30	235	289
\$150,000 - \$199,999	58	79	787	827
\$200,000 - \$249,999	77	98	1,046	940
\$250,000 - \$299,999	112	130	1,387	1,324
\$300,000 - \$349,999	147	129	1,819	1,558
\$350,000 - \$399,999	146	188	2,101	1,980
\$400,000 - \$449,999	129	163	1,887	1,787
\$450,000 - \$499,999	122	132	1,452	1,508
\$500,000 - \$549,999	94	134	1,135	1,179
\$550,000 - \$599,999	68	88	826	856
\$600,000 - \$649,999	33	66	638	610
\$650,000 - \$699,999	23	40	478	471
\$700,000 - \$749,999	26	48	362	323
\$750,000 - \$799,999	20	22	271	265
\$800,000 - \$849,999	15	13	191	193
\$850,000 - \$899,999	7	13	166	140
\$900,000 - \$949,999	5	12	97	109
\$950,000 - \$999,999	3	10	98	103
\$1,000,000 - \$1,299,999	20	14	254	251
\$1,300,000 - \$1,499,999	2	6	106	73
\$1,500,000 - \$1,999,999	10	14	86	81
\$2,000,000 +	1	2	52	52
	1,146	1,437	15,490	14,953

CITY OF CALGARY TOTAL SALES BY PRICE RANGE


Source: CREB®

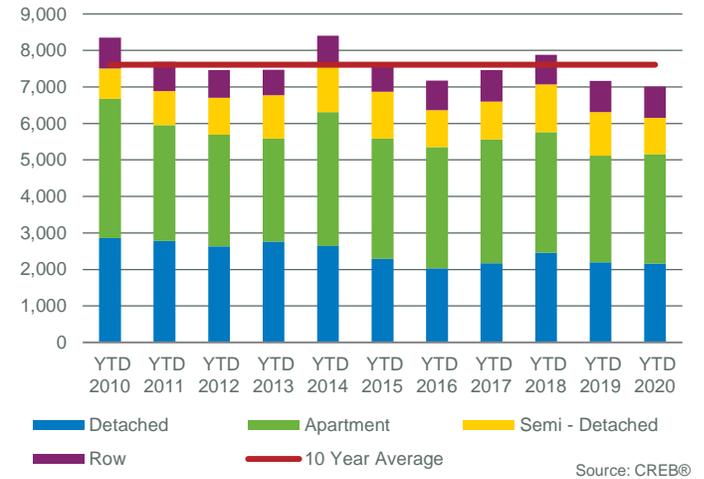
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER



CITY OF CALGARY TOTAL NEW LISTINGS

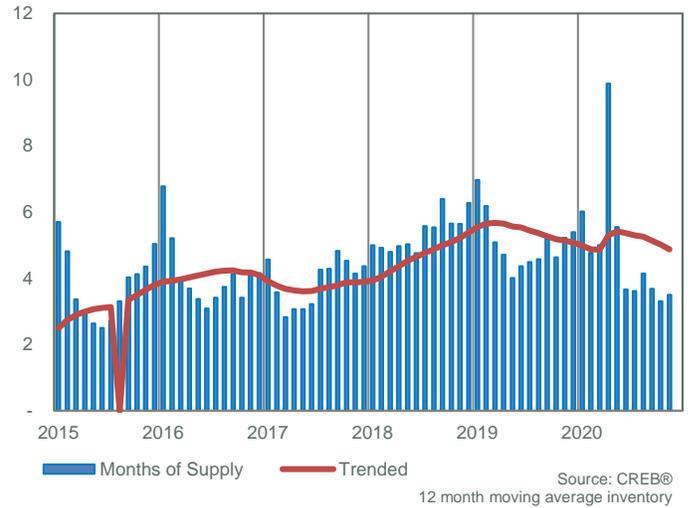
YTD NOVEMBER



CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



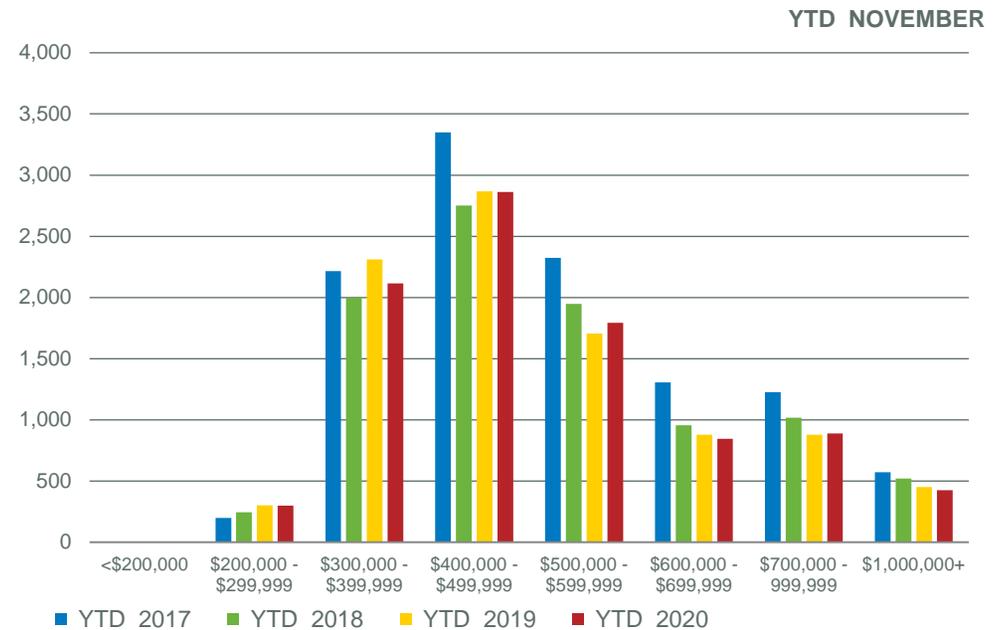
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	487	588	816	926	1,178	1,095	999	938	821	846	703	503
New Listings	1,358	1,181	1,699	1,786	2,010	1,786	1,604	1,586	1,514	1,322	948	555
Inventory	2,899	3,077	3,491	3,814	4,046	4,082	3,918	3,824	3,732	3,499	3,002	2,259
Days on Market	67	62	57	48	50	49	50	54	55	52	59	65
Benchmark Price	479,900	478,900	480,100	482,800	485,800	486,800	486,500	486,500	485,800	482,400	478,200	477,200
Median Price	444,900	459,950	460,000	474,625	480,000	470,000	470,000	470,000	457,500	459,450	462,135	460,000
Average Price	521,221	541,232	528,494	545,055	557,201	536,388	525,073	536,512	542,523	530,764	520,553	527,707
Index	195	195	195	196	197	198	198	198	197	196	194	194
2020												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,139	883	
New Listings	1,210	1,339	1,343	783	1,364	1,900	1,664	1,480	1,479	1,327	893	
Inventory	2,487	2,750	2,892	2,825	3,023	3,279	3,295	3,242	3,076	2,737	2,244	
Days on Market	61	53	47	49	54	50	49	46	50	47	50	
Benchmark Price	478,900	478,400	478,400	476,700	476,200	476,200	487,300	488,000	489,700	490,500	492,000	
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000	478,800	477,000	
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,655	547,754	554,985	537,746	
Index	195	194	194	194	193	193	198	198	199	199	200	

	Nov-19	Nov-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	3
\$200,000 - \$249,999	3	1	30	33
\$250,000 - \$299,999	27	31	272	265
\$300,000 - \$349,999	64	51	823	695
\$350,000 - \$399,999	113	142	1,489	1,419
\$400,000 - \$449,999	111	142	1,577	1,520
\$450,000 - \$499,999	109	115	1,290	1,343
\$500,000 - \$549,999	79	117	1,000	1,049
\$550,000 - \$599,999	62	76	706	744
\$600,000 - \$649,999	32	51	530	492
\$650,000 - \$699,999	17	32	349	354
\$700,000 - \$749,999	15	37	260	239
\$750,000 - \$799,999	16	14	193	205
\$800,000 - \$849,999	12	11	146	158
\$850,000 - \$899,999	4	9	131	112
\$900,000 - \$949,999	3	10	73	91
\$950,000 - \$999,999	3	9	75	85
\$1,000,000 - \$1,299,999	20	14	223	227
\$1,300,000 - \$1,499,999	2	6	100	69
\$1,500,000 - \$1,999,999	10	13	78	79
\$2,000,000 +	1	2	49	51
	703	883	9,397	9,233

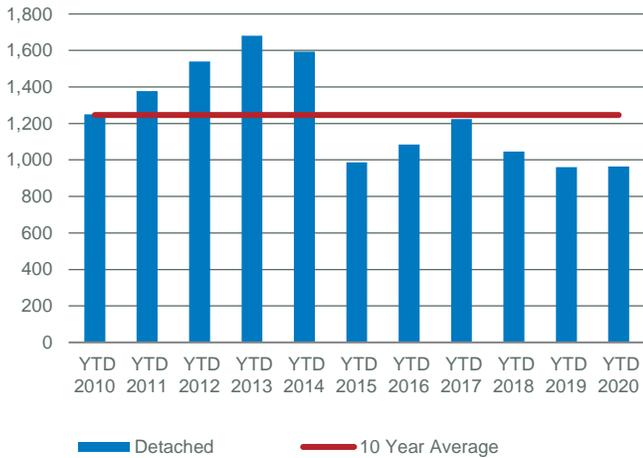
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

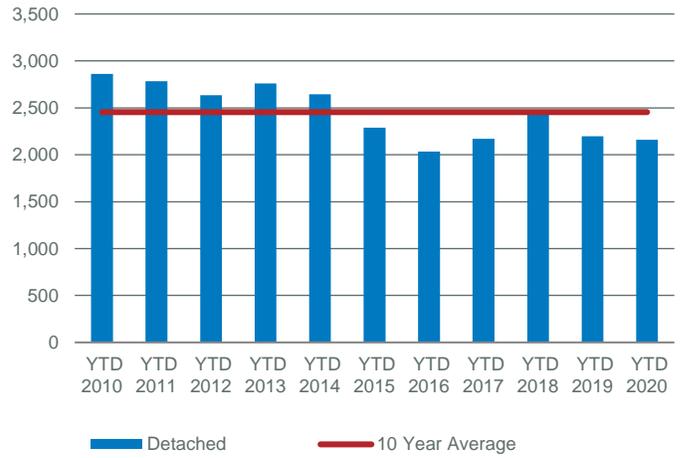
YTD NOVEMBER



Source: CREB®

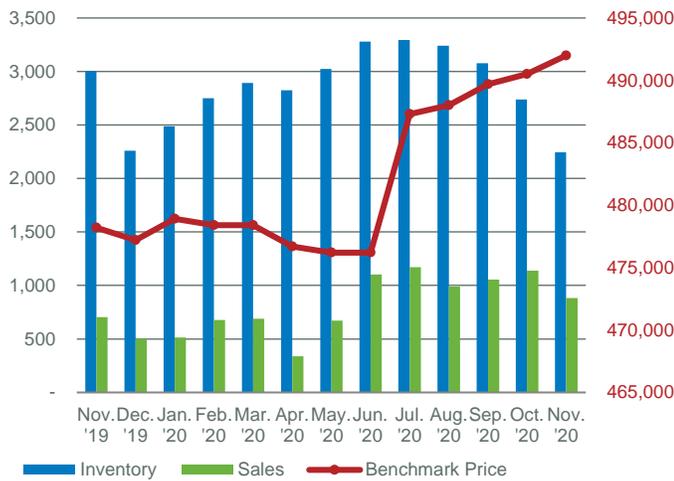
CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



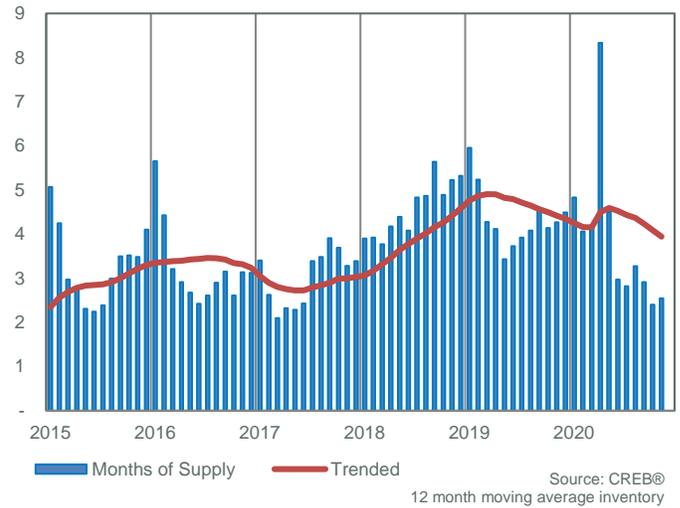
Source: CREB®

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

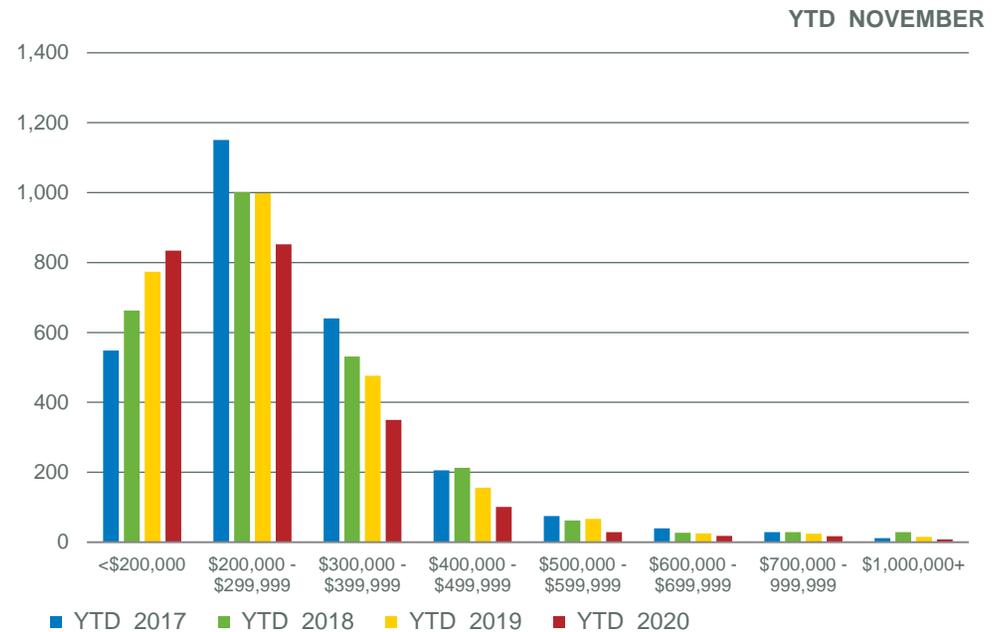


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	124	150	189	249	313	261	289	280	244	248	188	134
New Listings	512	449	577	563	624	668	493	564	502	445	444	241
Inventory	1,190	1,310	1,510	1,585	1,681	1,821	1,706	1,683	1,620	1,492	1,431	1,152
Days on Market	81	71	74	68	70	71	76	69	70	73	75	71
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	263,170	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	218	95	135	232	263	223	242	234	211	
New Listings	568	559	476	258	450	672	641	495	582	562	409	
Inventory	1,341	1,473	1,444	1,366	1,419	1,566	1,706	1,673	1,645	1,630	1,510	
Days on Market	77	62	58	64	67	73	70	62	67	66	66	
Benchmark Price	246,100	244,500	242,500	243,200	242,600	240,900	243,400	247,100	248,400	248,600	245,400	
Median Price	210,000	242,500	230,000	228,000	213,000	219,250	238,600	228,000	229,000	223,605	215,000	
Average Price	234,969	272,642	258,286	245,013	237,921	264,352	261,609	251,339	259,151	241,641	235,030	
Index	170	169	168	168	168	166	168	171	172	172	170	

	Nov-19	Nov-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	-	5	12	28
\$100,000 - \$149,999	26	23	190	215
\$150,000 - \$199,999	44	58	572	591
\$200,000 - \$249,999	36	51	569	474
\$250,000 - \$299,999	32	37	429	378
\$300,000 - \$349,999	22	15	299	222
\$350,000 - \$399,999	12	10	177	128
\$400,000 - \$449,999	7	6	103	61
\$450,000 - \$499,999	2	1	53	40
\$500,000 - \$549,999	2	1	33	22
\$550,000 - \$599,999	1	-	34	7
\$600,000 - \$649,999	1	2	18	11
\$650,000 - \$699,999	1	1	7	7
\$700,000 - \$749,999	1	1	10	5
\$750,000 - \$799,999	-	-	4	6
\$800,000 - \$849,999	1	-	3	4
\$850,000 - \$899,999	-	-	3	1
\$900,000 - \$949,999	-	-	1	1
\$950,000 - \$999,999	-	-	3	-
\$1,000,000 - \$1,299,999	-	-	6	5
\$1,300,000 - \$1,499,999	-	-	3	1
\$1,500,000 - \$1,999,999	-	-	3	1
\$2,000,000 +	-	-	3	1
	188	211	2,535	2,209

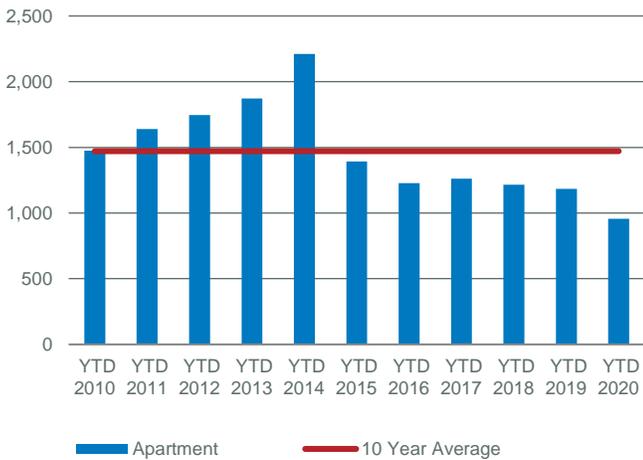
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD NOVEMBER



Source: CREB®

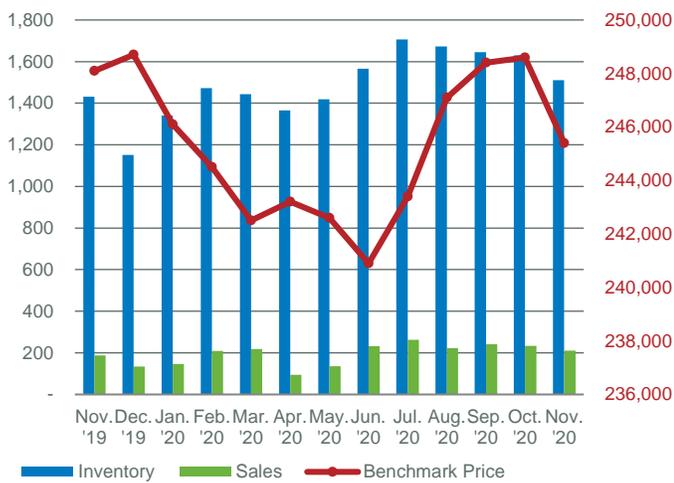
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD NOVEMBER



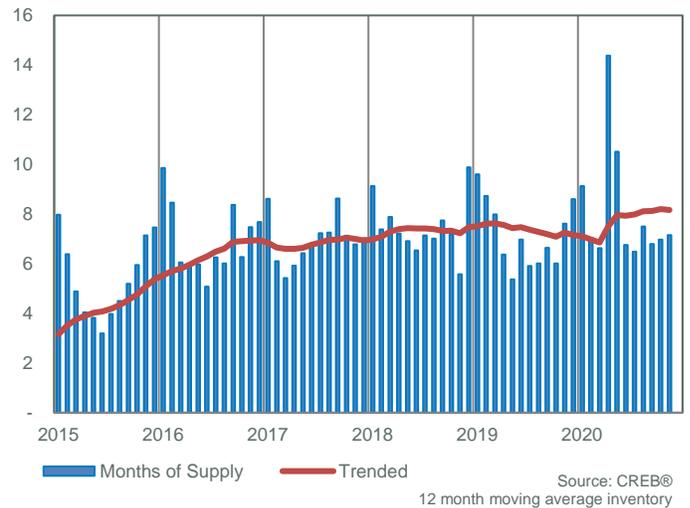
Source: CREB®

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

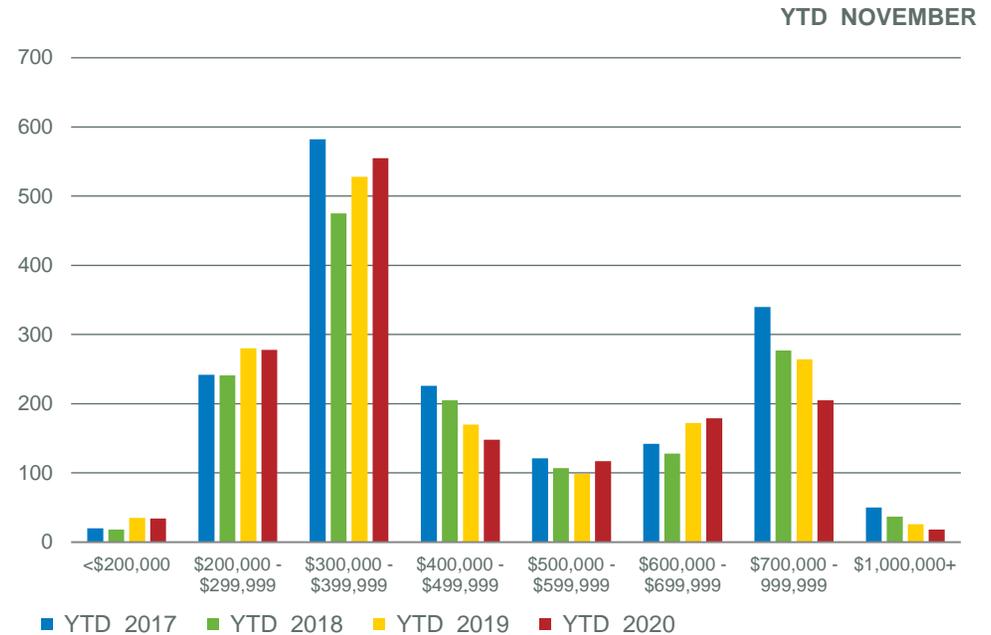


Source: CREB®

	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	339	287	275	273	305	238	203	116
Inventory	656	702	769	787	809	760	744	711	741	710	661	517
Days on Market	67	59	66	59	61	65	63	69	64	60	66	66
Benchmark Price	392,900	391,500	391,900	396,300	398,500	400,400	399,400	398,500	396,300	394,100	390,000	387,600
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	199	198	199	201	202	203	202	202	201	200	198	196
2020												
Sales	84	139	115	61	127	185	203	142	152	174	152	
New Listings	240	254	248	168	249	300	288	240	279	238	163	
Inventory	576	604	632	609	626	642	622	595	596	563	452	
Days on Market	71	63	64	59	71	60	60	65	54	56	61	
Benchmark Price	386,400	384,800	389,000	386,800	386,000	383,600	390,000	391,000	391,500	392,700	395,100	
Median Price	406,750	360,965	408,000	354,900	349,900	365,000	365,086	416,750	405,000	373,938	387,950	
Average Price	480,847	464,719	466,904	428,674	426,824	433,494	439,250	495,667	478,870	459,896	464,048	
Index	196	195	197	196	196	194	198	198	198	199	200	

	Nov-19	Nov-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	-	1	1	2
\$100,000 - \$149,999	-	2	7	8
\$150,000 - \$199,999	1	2	27	24
\$200,000 - \$249,999	10	5	88	89
\$250,000 - \$299,999	18	22	192	189
\$300,000 - \$349,999	28	27	288	290
\$350,000 - \$399,999	13	21	240	265
\$400,000 - \$449,999	3	7	121	97
\$450,000 - \$499,999	2	8	49	51
\$500,000 - \$549,999	1	8	46	41
\$550,000 - \$599,999	3	8	53	76
\$600,000 - \$649,999	-	10	64	81
\$650,000 - \$699,999	5	5	108	98
\$700,000 - \$749,999	9	10	87	68
\$750,000 - \$799,999	3	7	69	51
\$800,000 - \$849,999	2	2	40	29
\$850,000 - \$899,999	2	3	30	25
\$900,000 - \$949,999	1	2	19	16
\$950,000 - \$999,999	-	1	19	16
\$1,000,000 - \$1,299,999	-	-	23	16
\$1,300,000 - \$1,499,999	-	-	2	1
\$1,500,000 - \$1,999,999	-	1	1	1
\$2,000,000 +	-	-	-	-
	101	152	1,574	1,534

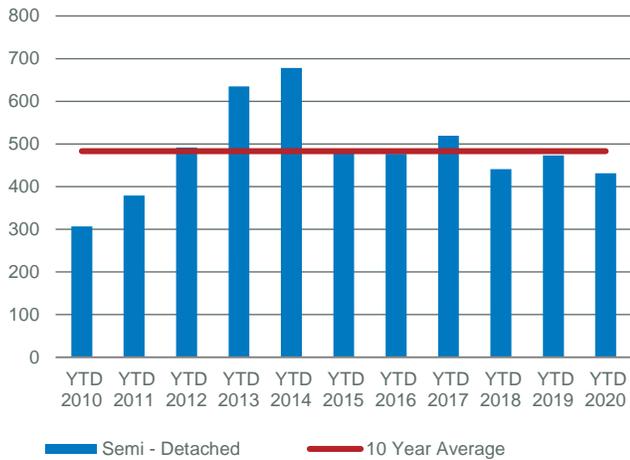
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

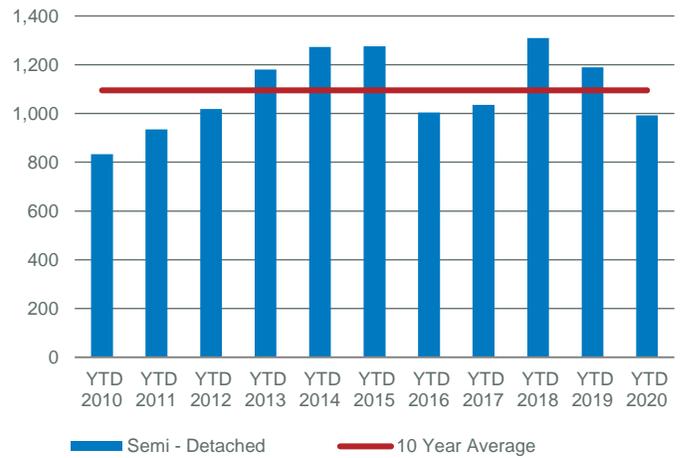
YTD NOVEMBER



Source: CREB®

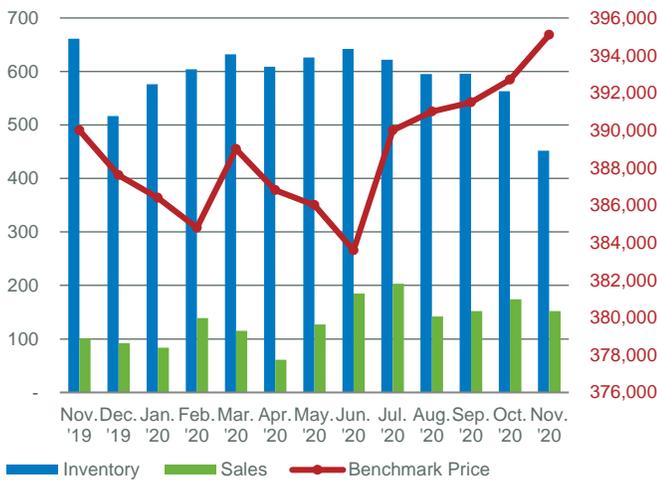
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD NOVEMBER



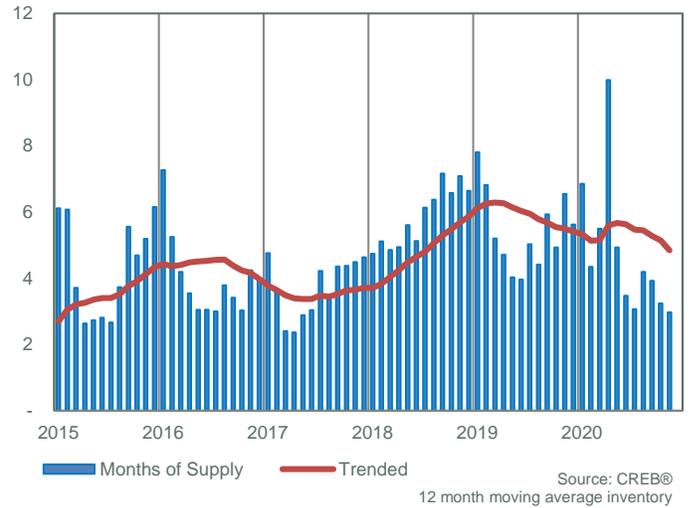
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



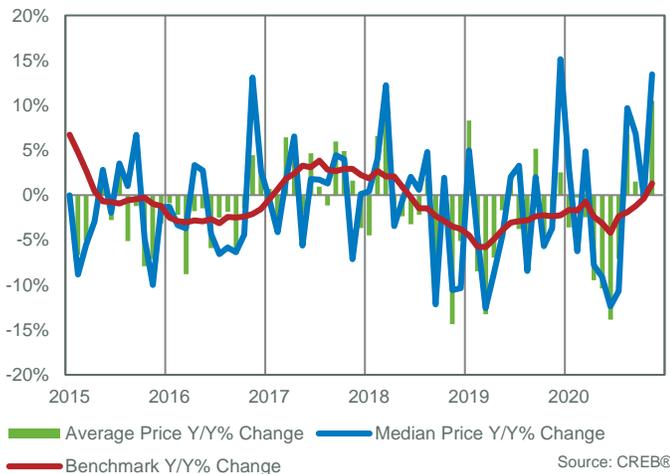
Source: CREB®

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

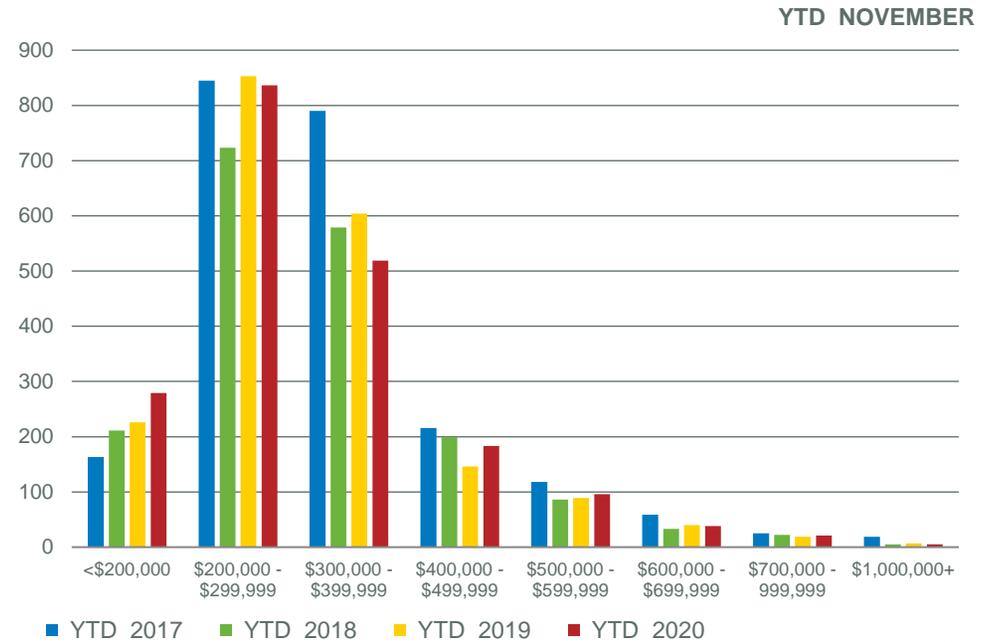


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	254	149
Inventory	845	922	983	1,081	1,134	1,081	1,005	983	997	962	890	685
Days on Market	85	64	65	61	61	60	69	60	62	51	69	64
Benchmark Price	281,800	281,500	283,400	284,400	284,700	284,700	286,300	287,100	284,100	281,800	280,900	279,900
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	175	175	176	177	177	177	178	178	177	175	175	174
2020												
Sales	113	164	152	77	146	243	200	218	256	217	191	
New Listings	339	365	351	219	360	475	429	366	397	337	259	
Inventory	764	851	900	853	912	966	1,020	1,009	953	911	822	
Days on Market	79	58	57	67	71	58	49	59	60	64	60	
Benchmark Price	279,400	281,200	281,000	277,600	273,800	275,700	272,000	279,100	280,200	280,900	282,200	
Median Price	289,500	291,000	294,000	284,000	273,000	282,000	289,300	288,500	290,000	284,000	287,500	
Average Price	311,734	324,991	304,924	296,630	284,899	305,710	303,214	307,714	328,992	318,144	312,655	
Index	174	175	175	173	170	171	169	173	174	175	175	

	Nov-19	Nov-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	-	-	3	4
\$100,000 - \$149,999	2	5	38	66
\$150,000 - \$199,999	13	19	185	209
\$200,000 - \$249,999	28	41	359	344
\$250,000 - \$299,999	35	40	494	492
\$300,000 - \$349,999	33	36	409	351
\$350,000 - \$399,999	8	15	195	168
\$400,000 - \$449,999	8	8	86	109
\$450,000 - \$499,999	9	8	60	74
\$500,000 - \$549,999	12	8	56	67
\$550,000 - \$599,999	2	4	33	29
\$600,000 - \$649,999	-	3	26	26
\$650,000 - \$699,999	-	2	14	12
\$700,000 - \$749,999	1	-	5	11
\$750,000 - \$799,999	1	1	5	3
\$800,000 - \$849,999	-	-	2	2
\$850,000 - \$899,999	1	1	2	2
\$900,000 - \$949,999	1	-	4	1
\$950,000 - \$999,999	-	-	1	2
\$1,000,000 - \$1,299,999	-	-	2	3
\$1,300,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,999,999	-	-	4	-
\$2,000,000 +	-	-	-	-
	154	191	1,984	1,977

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD NOVEMBER



Source: CREB®

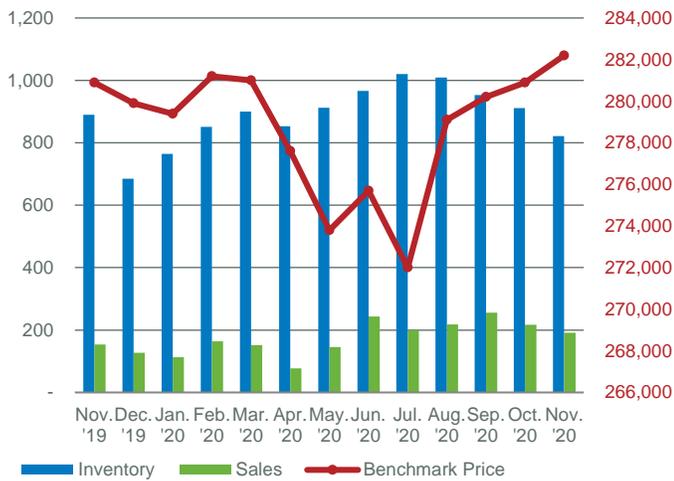
CITY OF CALGARY ROW NEW LISTINGS

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



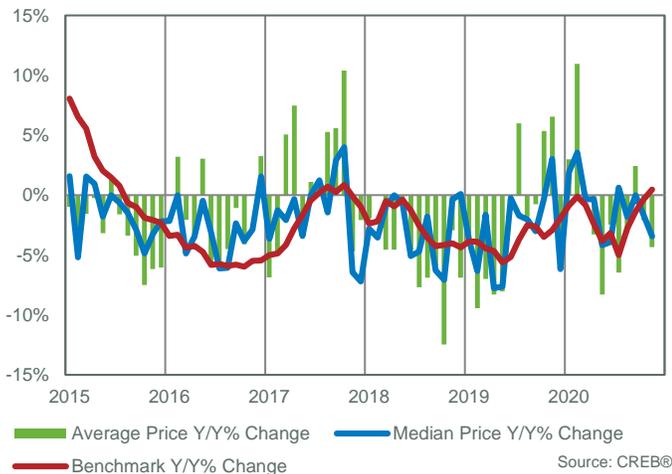
Source: CREB®

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

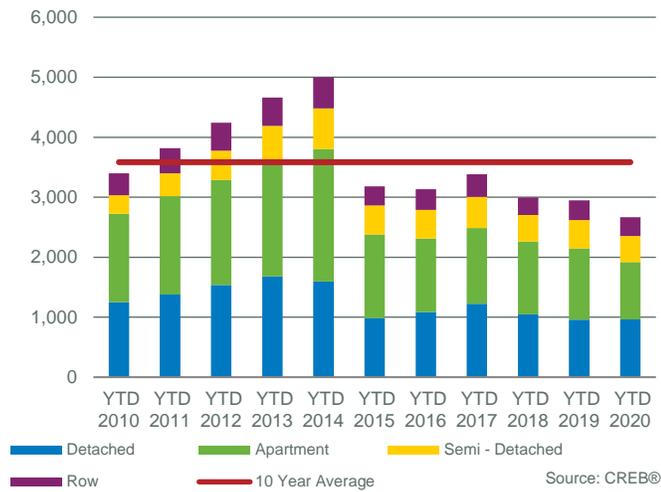


Source: CREB®

CITY CENTRE

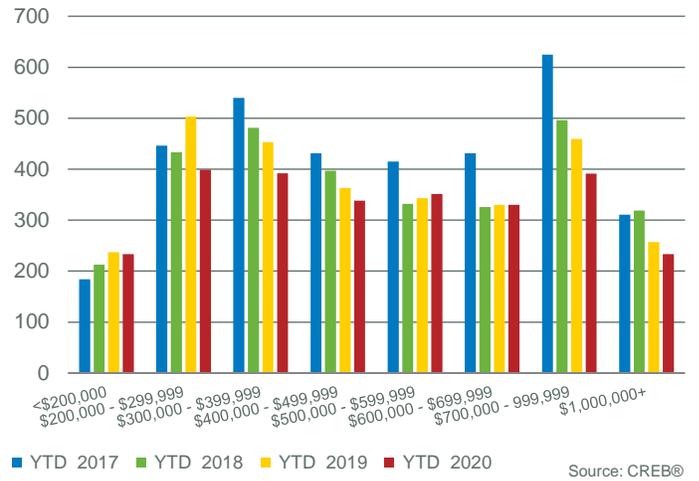
CITY CENTRE TOTAL SALES

YTD NOVEMBER



CITY CENTRE TOTAL SALES BY PRICE RANGE

YTD NOVEMBER



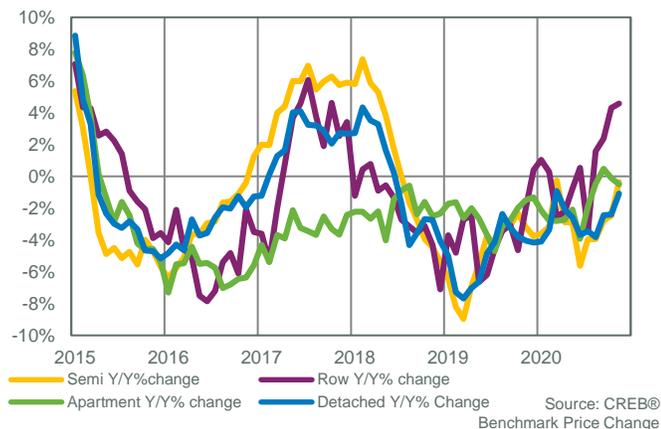
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

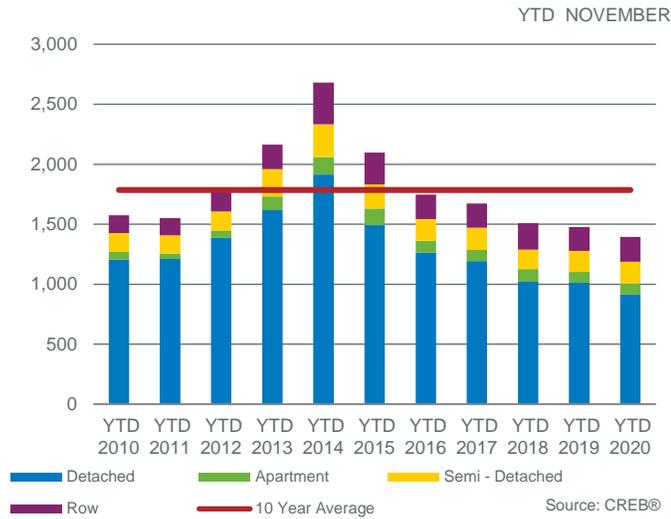


CITY CENTRE PRICES

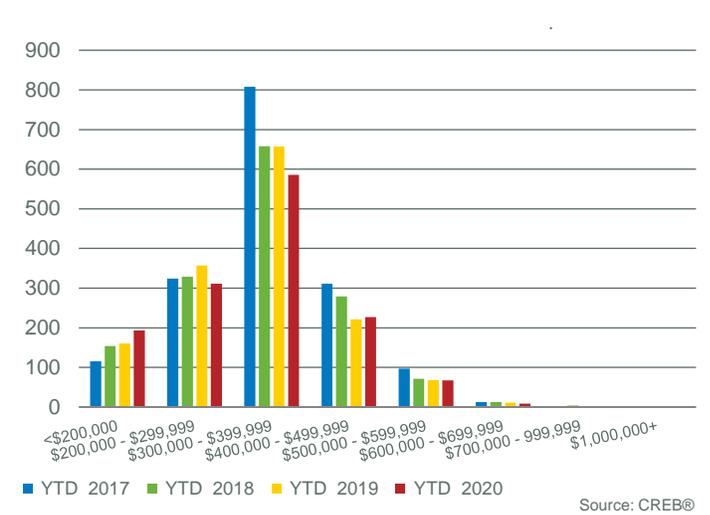


NORTHEAST

NORTHEAST TOTAL SALES



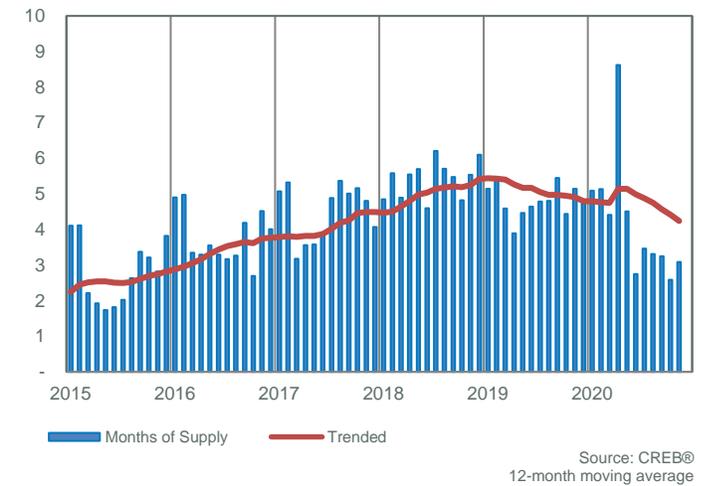
NORTHEAST TOTAL SALES BY PRICE RANGE



NORTHEAST INVENTORY AND SALES



NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

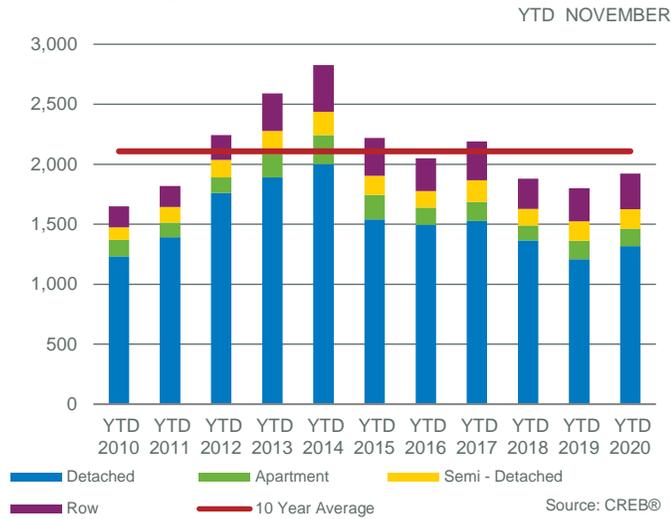


NORTHEAST PRICES

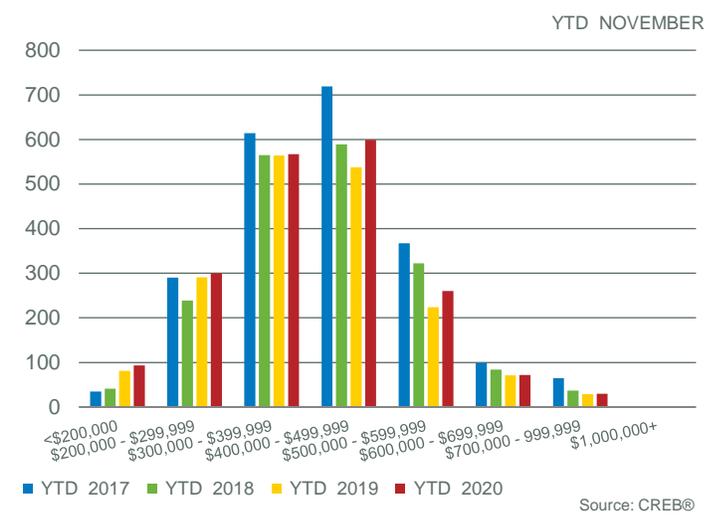


NORTH

NORTH TOTAL SALES



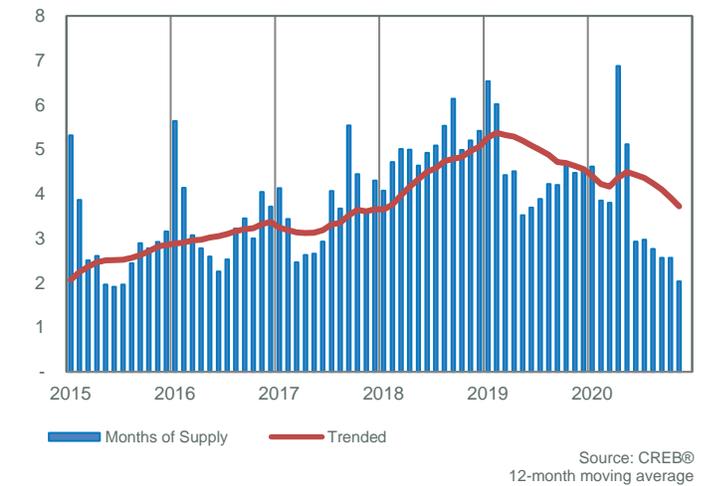
NORTH TOTAL SALES BY PRICE RANGE



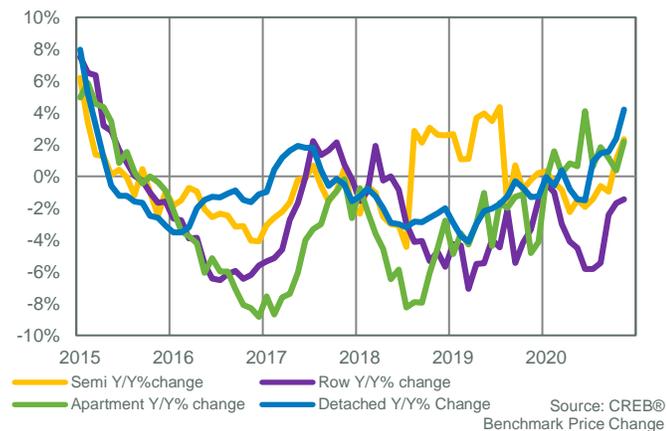
NORTH INVENTORY AND SALES



NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

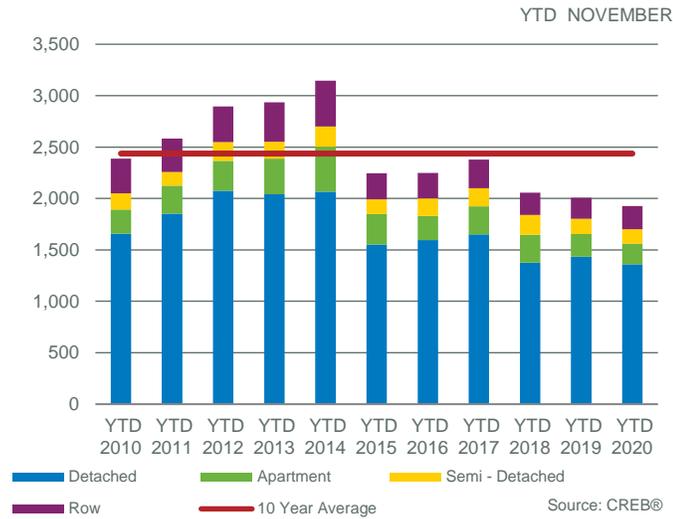


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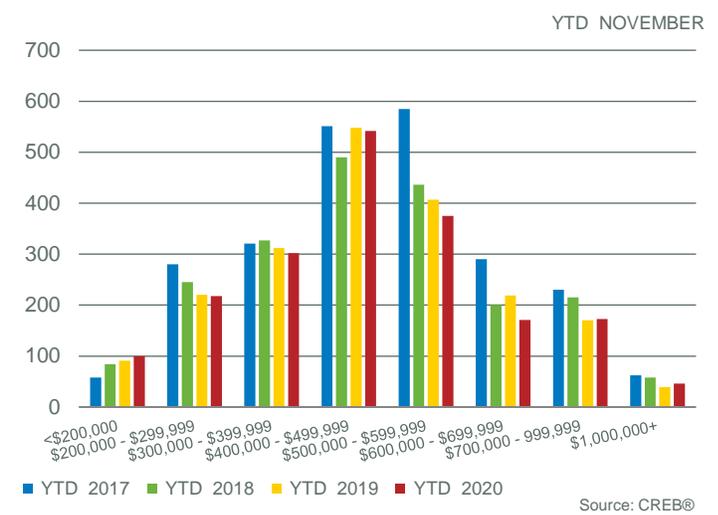


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



NORTHWEST INVENTORY AND SALES



NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

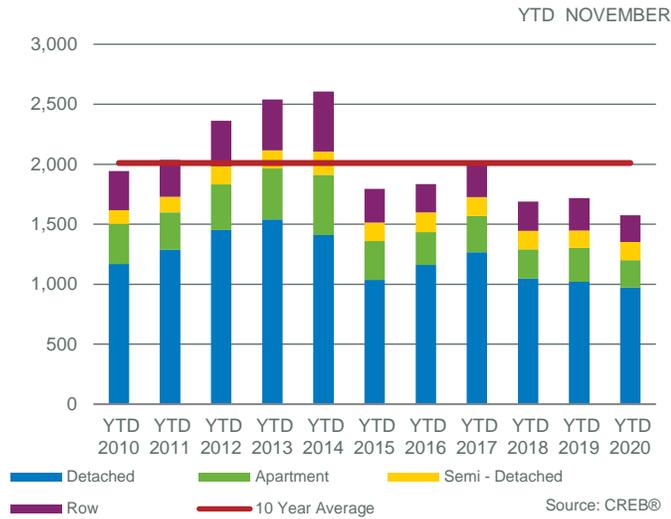


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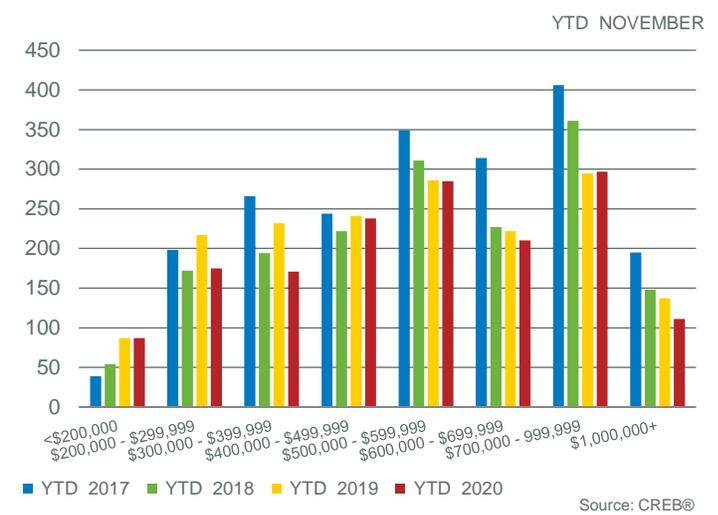


WEST

WEST TOTAL SALES



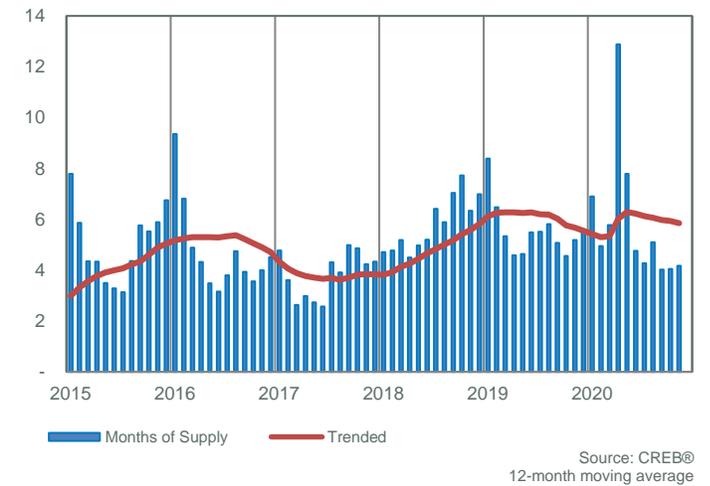
WEST TOTAL SALES BY PRICE RANGE



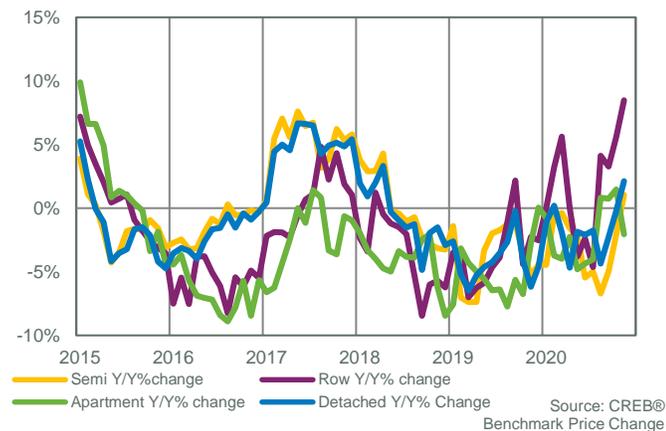
WEST INVENTORY AND SALES



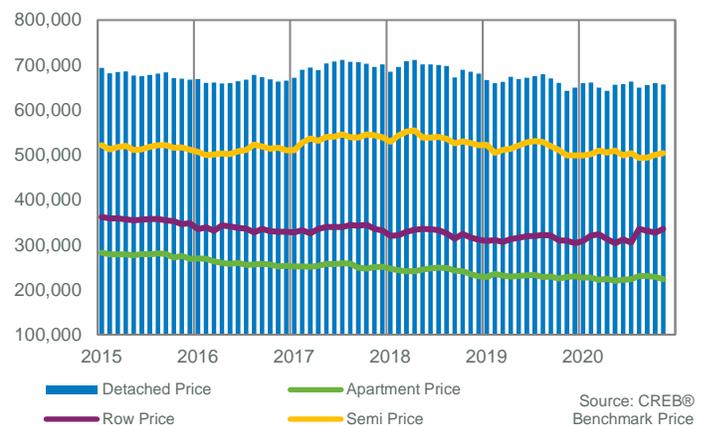
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

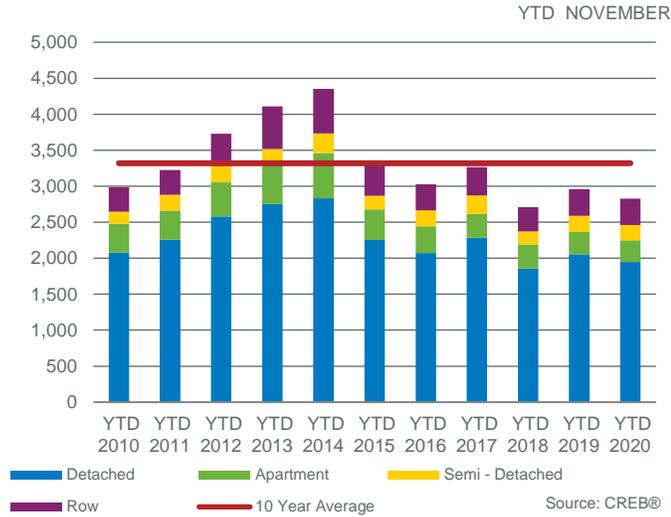


WEST PRICES

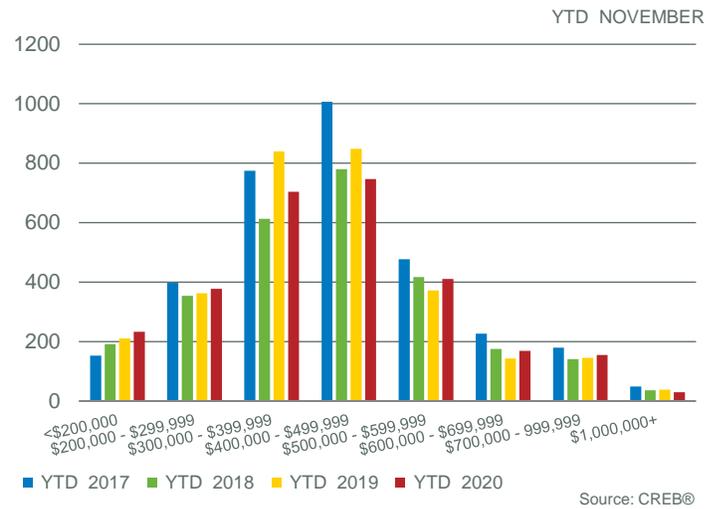


SOUTH

SOUTH TOTAL SALES



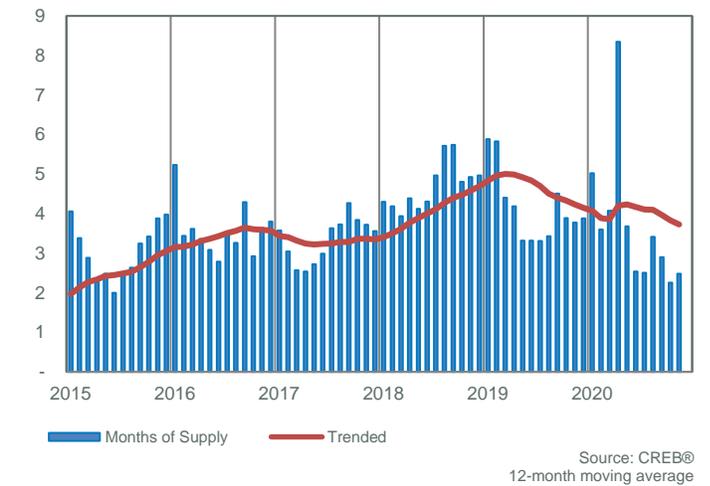
SOUTH TOTAL SALES BY PRICE RANGE



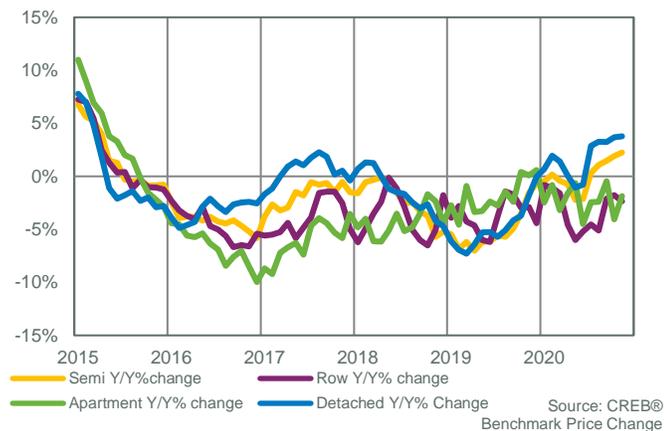
SOUTH INVENTORY AND SALES



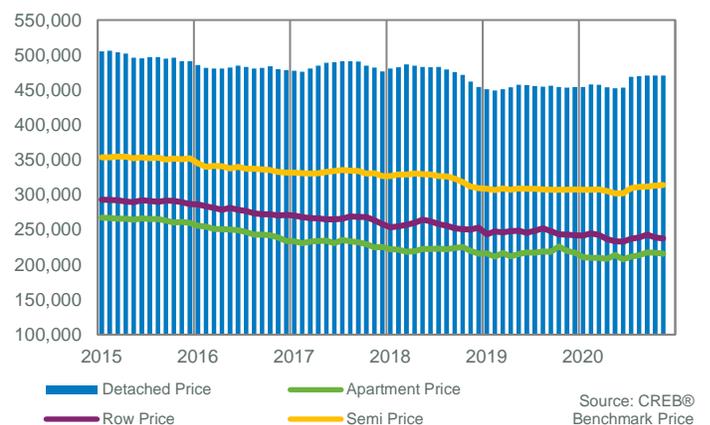
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE



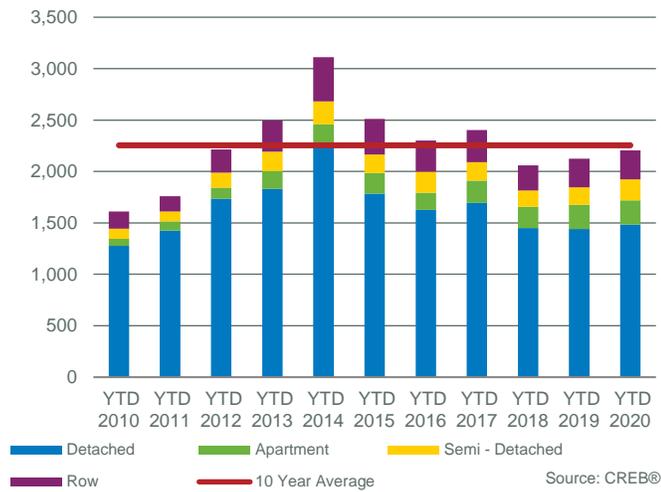
SOUTH PRICES



SOUTHEAST

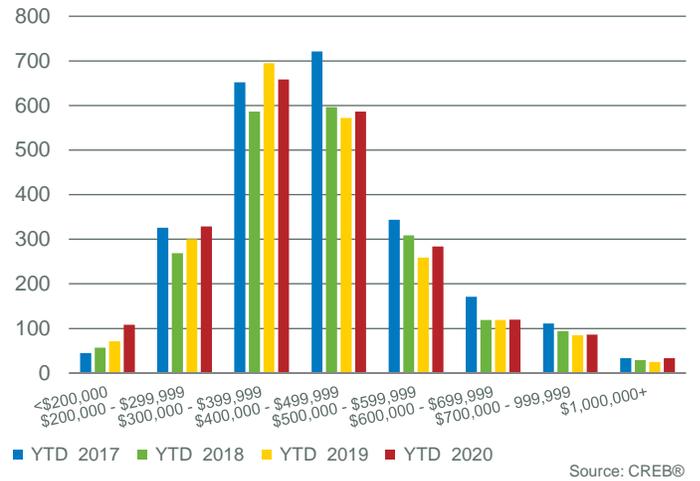
SOUTHEAST TOTAL SALES

YTD NOVEMBER



SOUTHEAST TOTAL SALES BY PRICE RANGE

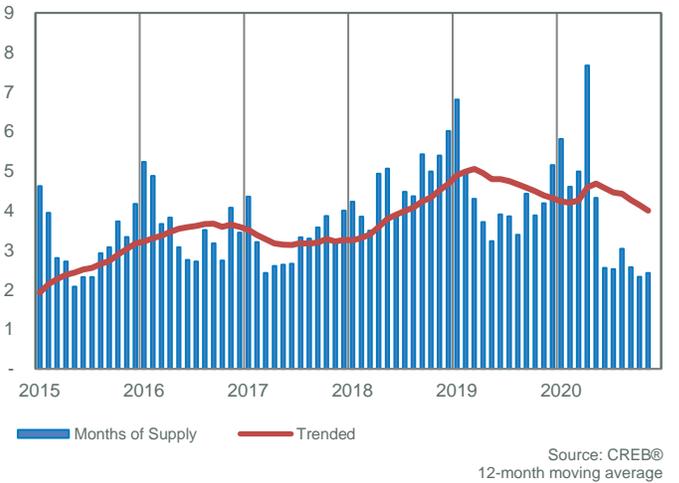
YTD NOVEMBER



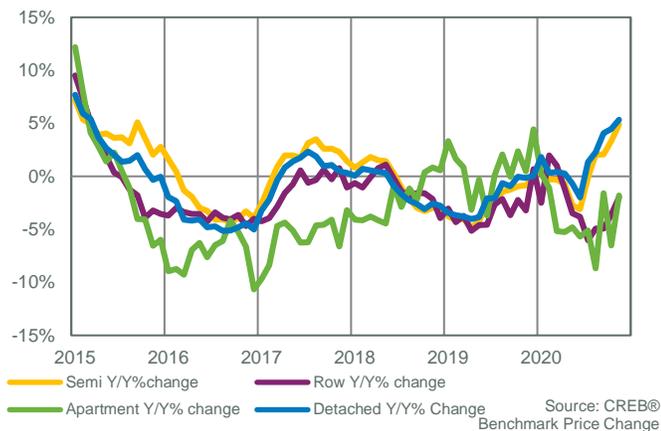
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

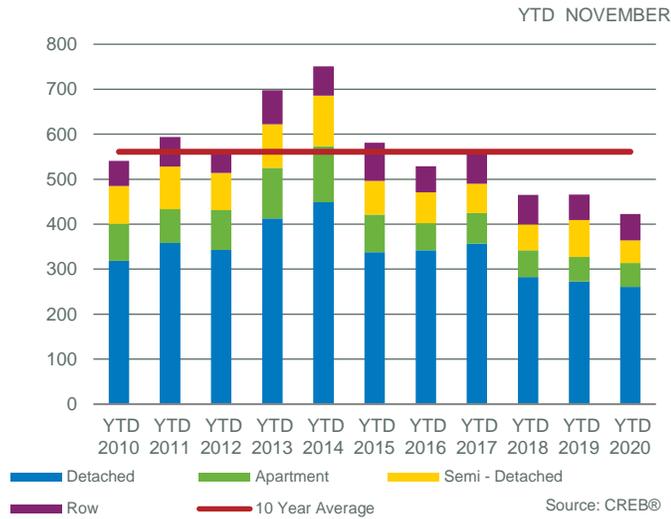


SOUTHEAST PRICES

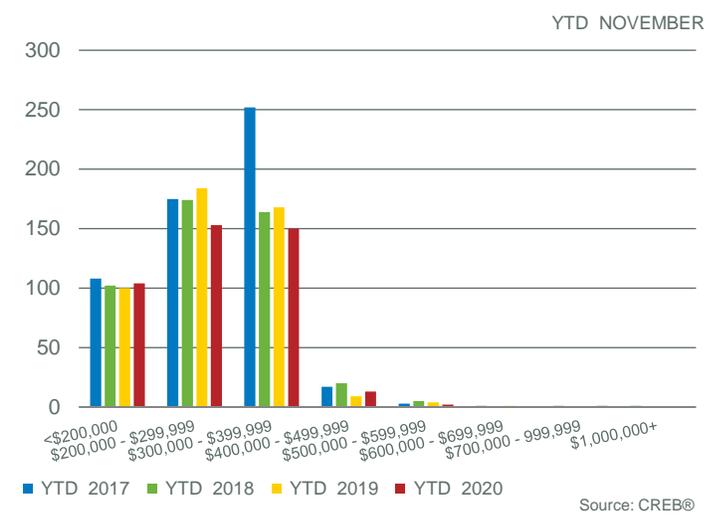


EAST

EAST TOTAL SALES



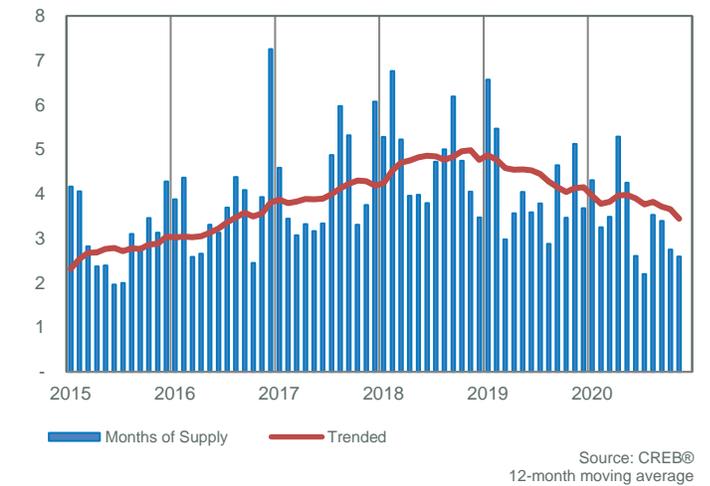
EAST TOTAL SALES BY PRICE RANGE



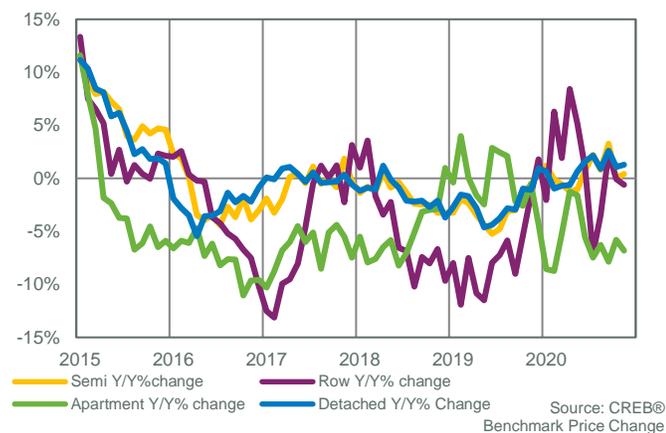
EAST INVENTORY AND SALES



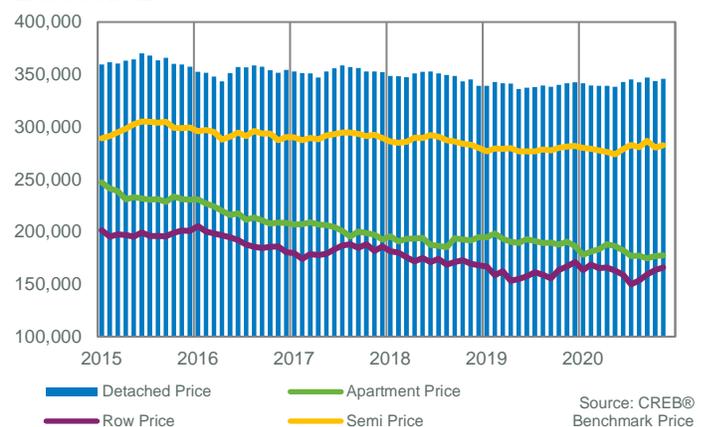
EAST MONTHS OF INVENTORY



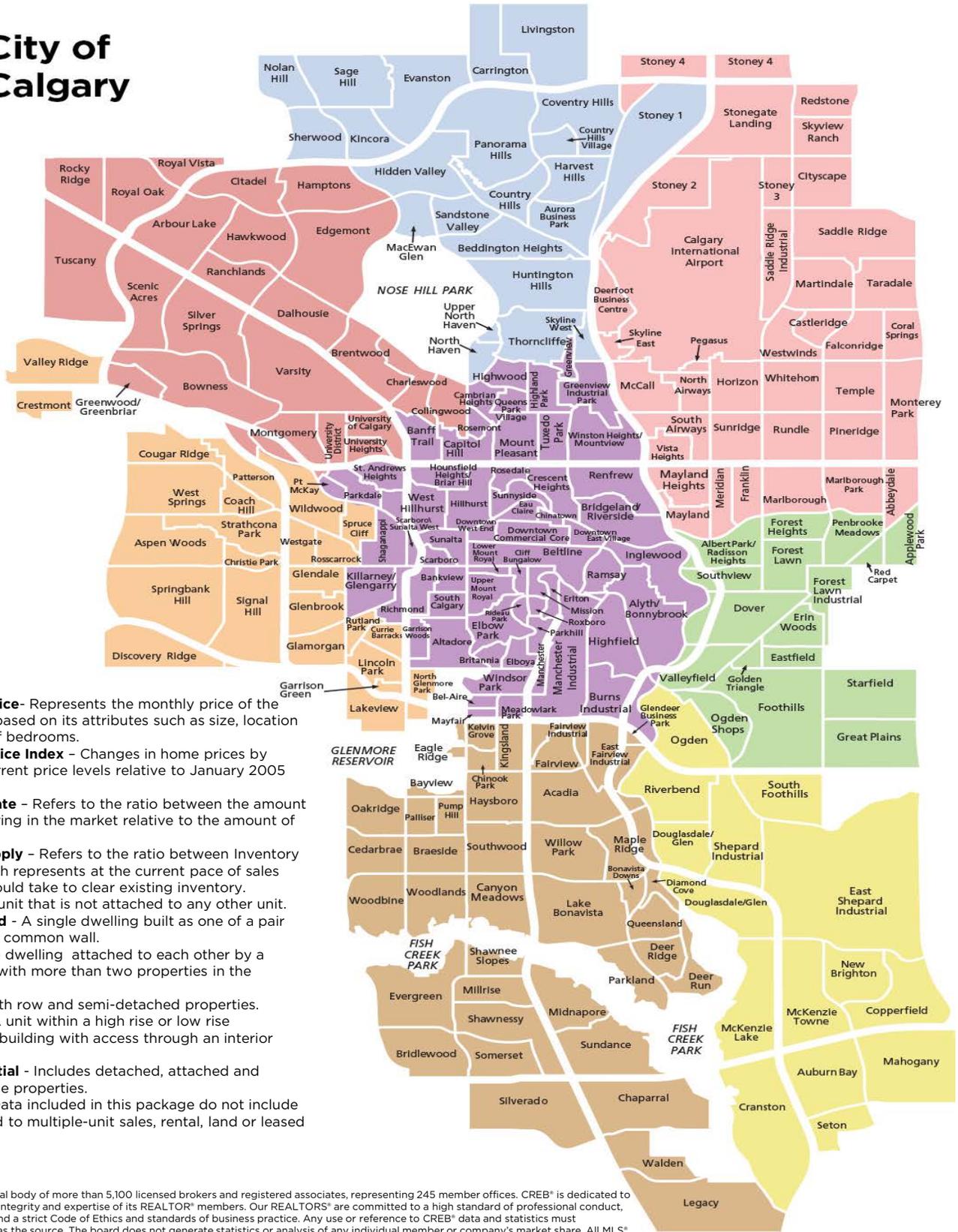
EAST PRICE CHANGE



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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