



creb®

serving calgary and area REALTORS®

JULY 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CALGARY HOUSING MARKET ON THE ROAD TO RECOVERY

Market improvements driven by clients looking for value

Calgary, August 2, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), residential sales continue to trend towards recovery. After the first seven months of the year, single family and condominium sales totaled 11,798, a 5 per cent increase over the previous year. While the improvements signal market recovery, overall sales levels remain 17 per cent below the 10-year average for this period.

“The recent rise in average days on market, especially in the single family sector, shows that while properly priced homes are selling quickly, over-priced listings remain on the market for a longer period of time. Improving market conditions may have signaled some sellers to be overly optimistic regarding pricing, resulting in a disconnect between seller and buyer expectations,” says Sano Stante, president of CREB®.

Single family sales for July 2011 were 1,153, with a total of 8,380 sales for the first seven months of 2011, an 8 per cent increase over the same period last year. Meanwhile, year-to-date listings continue to remain lower than last year, resulting in inventories trending lower than last year as well. Overall months of supply remain around four months within a balanced range.

“A good selection of housing inventory, combined with positive economic fundamentals, is encouraging buyers into the market,” says Stante. “Buyers are still quite value conscious, and in the current market are able to take advantage of the range of selection in a stable price environment.”

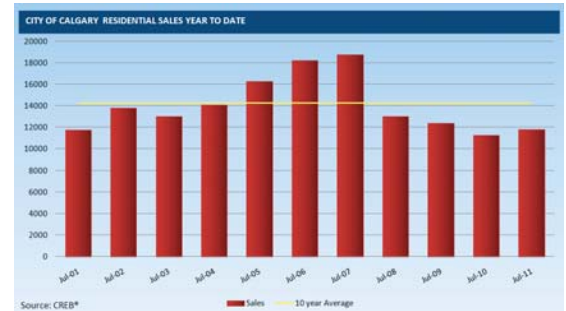
Condominium sales continued to bounce back this month. July 2011 condominium sales total 453, a 14 per cent rise over last year, while year-to-date sales remain 3 per cent lower than the same period in 2010.

“Excess supply and lower demand have negatively impacted the condominium market over the past year,” says Stante. “Nevertheless, the recent pickup in sales, combined with fewer new listings, has gradually reduced inventory levels of condominiums, lowering the month’s supply of inventory from over six months last year to just above four months in July 2011.”

The average price of single family homes in July 2011 was \$455,849 and the median price \$409,000, similar to levels recorded in July of last year. Condominium prices also remained at levels similar to the previous year.

“Interest rates will likely remain low for the remainder of the year. This factor, combined with relatively stable housing prices and wage growth, will help support affordability levels and promote a healthy housing market in Calgary,” Stante concludes.

City of Calgary Residential Sales



City of Calgary Average Days on Market



About CREB®

CREB® is a professional body of more than 5,200 licensed brokers and registered associates, representing 247 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice.

For Calgary Metro, CREB® statistics include only Zone A, B, C, and D for properties located in Calgary. Furthermore all historical data has been adjusted to the most current information.

Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share.

Average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighbourhoods, or account for price differentials between geographical areas. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com.

CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.

CREB® - TOTAL MLS®

	<u>Jul-11</u>	<u>Jul-10</u>	<u>Mth Chg</u>	<u>2011 YTD</u>	<u>2010 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	4,630	5,525	-16.20%	n/a	n/a	n/a
New Listings Added	2,038	1,940	5.05%	15,971	17,667	-9.60%
Sales	1,153	914	26.15%	8,380	7,759	8.00%
Avg DOM	49	45	7.47%	44	38	15.79%
Average Sale Price	455,849	464,500	-1.86%	469,902	467,292	0.56%
Median Price	409,000	400,000	2.25%	410,000	415,000	-1.20%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,003	2,457	-18.48%	n/a	n/a	n/a
New Listings Added	825	889	-7.20%	6,611	7,969	-17.04%
Sales	453	396	14.39%	3,418	3,514	-2.73%
Avg DOM	51	51	-0.81%	52	44	18.18%
Average Sale Price	286,445	291,181	-1.63%	288,548	292,124	-1.22%
Median Price	269,000	268,000	0.37%	264,900	269,000	-1.52%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	3,143	2,997	4.87%	n/a	n/a	n/a
New Listings Added	878	735	19.46%	6,139	6,051	1.45%
Sales	360	283	27.21%	2,313	2,305	0.35%
Avg DOM	81	80	1.06%	77	66	16.67%
Average Sale Price	359,321	378,764	-5.13%	352,823	363,878	-3.04%
Median Price	340,500	345,000	-1.30%	330,000	339,000	-2.65%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,206	1,171	2.99%	n/a	n/a	n/a
New Listings Added	246	243	1.23%	1,784	1,665	7.15%
Sales	59	50	18.00%	397	379	4.75%
Avg DOM	87	85	2.72%	98	87	12.64%
Average Sale Price	832,742	854,810	-2.58%	830,556	862,491	-3.70%
Median Price	830,000	755,000	9.93%	760,000	775,000	-1.94%
<u>RURAL LAND</u>						
Month End Inventory	768	599	28.21%	n/a	n/a	n/a
New Listings Added	131	93	40.86%	764	712	7.30%
Sales	14	17	-17.65%	105	133	-21.05%
Avg DOM	116	119	-2.36%	99	123	-19.51%
Average Sale Price	666,071	431,161	54.48%	468,624	414,162	13.15%
Median Price	320,000	395,000	-18.99%	360,000	350,000	2.86%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,971	12,865	-6.95%	n/a	n/a	n/a
New Listings Added	4,154	3,943	5.35%	31,560	34,414	-8.29%
Sales	2,049	1,679	22.04%	14,689	14,190	3.52%
Avg DOM	57	55	3.49%	53	46	15.22%
Average Sale Price	411,833	416,200	-1.05%	417,004	414,492	0.61%
Median Price	367,000	362,000	1.38%	365,000	365,000	0.00%

*Total MLS® includes Mobile Listings

Calgary Metro only includes Zone A, B, C and D

Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB® CALGARY METRO BY PRICE

Jul-11

Jul-10

SINGLE FAMILY

SINGLE FAMILY	Month		Y.T.D.		Month		Y.T.D.	
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	1	0.01%
100,000 - 199,999	16	1.39%	102	1.22%	12	1.31%	58	0.75%
200,000 - 299,999	157	13.62%	1,023	12.21%	113	12.36%	850	10.96%
300,000 - 349,999	175	15.18%	1,350	16.11%	154	16.85%	1,250	16.11%
350,000 - 399,999	206	17.87%	1,476	17.61%	171	18.71%	1,356	17.48%
400,000 - 449,999	171	14.83%	1,222	14.58%	131	14.33%	1,240	15.98%
450,000 - 499,999	117	10.15%	850	10.14%	103	11.27%	854	11.01%
500,000 - 549,999	86	7.46%	565	6.74%	64	7.00%	551	7.10%
550,000 - 599,999	56	4.86%	408	4.87%	36	3.94%	396	5.10%
600,000 - 649,999	39	3.38%	290	3.46%	28	3.06%	280	3.61%
650,000 - 699,999	40	3.47%	249	2.97%	16	1.75%	211	2.72%
700,000 - 799,999	35	3.04%	296	3.53%	28	3.06%	252	3.25%
800,000 - 899,999	19	1.65%	193	2.30%	21	2.30%	152	1.96%
900,000 - 999,999	8	0.69%	88	1.05%	7	0.77%	92	1.19%
1,000,000 - 1,249,999	11	0.95%	103	1.23%	11	1.20%	100	1.29%
1,250,000 - 1,499,999	8	0.69%	72	0.86%	6	0.66%	52	0.67%
1,500,000 - 1,749,999	1	0.09%	23	0.27%	7	0.77%	26	0.34%
1,750,000 - 1,999,999	3	0.26%	30	0.36%	2	0.22%	11	0.14%
2,000,000 - 2,499,999	3	0.26%	21	0.25%	1	0.11%	18	0.23%
2,500,000 - 2,999,999	1	0.09%	13	0.16%	2	0.22%	7	0.09%
3,000,000 - 3,499,999	-	0.00%	3	0.04%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	1	0.09%	2	0.02%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	1	0.11%	2	0.03%
	1,153		8,380		914		7,759	

CONDO

0 - 99,999	5	1.10%	38	1.11%	3	0.76%	16	0.46%
100,000 - 199,999	86	18.98%	687	20.10%	62	15.66%	517	14.71%
200,000 - 299,999	198	43.71%	1,469	42.98%	183	46.21%	1,650	46.96%
300,000 - 349,999	62	13.69%	482	14.10%	73	18.43%	609	17.33%
350,000 - 399,999	48	10.60%	339	9.92%	30	7.58%	317	9.02%
400,000 - 449,999	18	3.97%	132	3.86%	24	6.06%	165	4.70%
450,000 - 499,999	18	3.97%	107	3.13%	5	1.26%	74	2.11%
500,000 - 549,999	5	1.10%	42	1.23%	4	1.01%	45	1.28%
550,000 - 599,999	3	0.66%	31	0.91%	5	1.26%	39	1.11%
600,000 - 649,999	4	0.88%	19	0.56%	2	0.51%	29	0.83%
650,000 - 699,999	2	0.44%	23	0.67%	1	0.25%	12	0.34%
700,000 - 799,999	2	0.44%	16	0.47%	-	0.00%	13	0.37%
800,000 - 899,999	1	0.22%	17	0.50%	1	0.25%	12	0.34%
900,000 - 999,999	-	0.00%	1	0.03%	-	0.00%	7	0.20%
1,000,000 - 1,249,999	1	0.22%	6	0.18%	2	0.51%	6	0.17%
1,250,000 - 1,499,999	-	0.00%	6	0.18%	-	0.00%	2	0.06%
1,500,000 - 1,749,999	-	0.00%	1	0.03%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	1	0.25%	1	0.03%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	1	0.03%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.03%	-	0.00%	-	0.00%
	453		3,418		396		3,514	

Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

	Jul-11			Jul-10		
TOWNS	Month		Y.T.D.	Month		Y.T.D.
0 - 99,999	10	2.78%	52 2.25%	8	2.83%	46 2.00%
100,000 - 199,999	24	6.67%	256 11.07%	25	8.83%	232 10.07%
200,000 - 299,999	96	26.67%	607 26.24%	67	23.67%	554 24.03%
300,000 - 349,999	60	16.67%	408 17.64%	48	16.96%	401 17.40%
350,000 - 399,999	61	16.94%	338 14.61%	36	12.72%	360 15.62%
400,000 - 449,999	37	10.28%	245 10.59%	32	11.31%	253 10.98%
450,000 - 499,999	23	6.39%	143 6.18%	21	7.42%	138 5.99%
500,000 - 549,999	15	4.17%	82 3.55%	12	4.24%	107 4.64%
550,000 - 599,999	11	3.06%	42 1.82%	8	2.83%	47 2.04%
600,000 - 649,999	2	0.56%	20 0.86%	6	2.12%	40 1.74%
650,000 - 699,999	6	1.67%	30 1.30%	2	0.71%	26 1.13%
700,000 - 799,999	7	1.94%	26 1.12%	7	2.47%	35 1.52%
800,000 - 899,999	3	0.83%	18 0.78%	6	2.12%	23 1.00%
900,000 - 999,999	2	0.56%	16 0.69%	2	0.71%	18 0.78%
1,000,000 - 1,249,999	1	0.28%	14 0.61%	-	0.00%	12 0.52%
1,250,000 - 1,499,999	2	0.56%	13 0.56%	1	0.35%	7 0.30%
1,500,000 - 1,749,999	-	0.00%	1 0.04%	1	0.35%	2 0.09%
1,750,000 - 1,999,999	-	0.00%	- 0.00%	-	0.00%	2 0.09%
2,000,000 - 2,499,999	-	0.00%	1 0.04%	1	0.35%	2 0.09%
2,500,000 - 2,999,999	-	0.00%	1 0.04%	-	0.00%	- 0.00%
3,000,000 - 3,499,999	-	0.00%	- 0.00%	-	0.00%	- 0.00%
3,500,000 - 3,999,999	-	0.00%	- 0.00%	-	0.00%	- 0.00%
Over 4,000,000	-	0.00%	- 0.00%	-	0.00%	- 0.00%
	360		2,313	283		2,305

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1 0.25%	-	0.00%	1 0.26%
100,000 - 199,999	-	0.00%	10 2.52%	1	2.00%	8 2.11%
200,000 - 299,999	2	3.39%	29 7.30%	-	0.00%	13 3.43%
300,000 - 349,999	1	1.69%	12 3.02%	1	2.00%	14 3.69%
350,000 - 399,999	4	6.78%	16 4.03%	1	2.00%	9 2.37%
400,000 - 449,999	3	5.08%	15 3.78%	1	2.00%	10 2.64%
450,000 - 499,999	1	1.69%	7 1.76%	7	14.00%	22 5.80%
500,000 - 549,999	3	5.08%	16 4.03%	3	6.00%	11 2.90%
550,000 - 599,999	1	1.69%	20 5.04%	1	2.00%	16 4.22%
600,000 - 649,999	3	5.08%	16 4.03%	3	6.00%	23 6.07%
650,000 - 699,999	1	1.69%	21 5.29%	4	8.00%	23 6.07%
700,000 - 799,999	6	10.17%	46 11.59%	4	8.00%	41 10.82%
800,000 - 899,999	16	27.12%	48 12.09%	8	16.00%	55 14.51%
900,000 - 999,999	6	10.17%	30 7.56%	3	6.00%	29 7.65%
1,000,000 - 1,249,999	8	13.56%	62 15.62%	3	6.00%	40 10.55%
1,250,000 - 1,499,999	1	1.69%	19 4.79%	3	6.00%	28 7.39%
1,500,000 - 1,749,999	2	3.39%	11 2.77%	5	10.00%	16 4.22%
1,750,000 - 1,999,999	-	0.00%	5 1.26%	1	2.00%	9 2.37%
2,000,000 - 2,499,999	-	0.00%	8 2.02%	1	2.00%	7 1.85%
2,500,000 - 2,999,999	-	0.00%	4 1.01%	-	0.00%	3 0.79%
3,000,000 - 3,499,999	1	1.69%	1 0.25%	-	0.00%	- 0.00%
3,500,000 - 3,999,999	-	0.00%	- 0.00%	-	0.00%	1 0.26%
Over 4,000,000	-	0.00%	- 0.00%	-	0.00%	- 0.00%
	59		397	50		379

Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
July 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	4	0	0					
BLEVL	135	49	28	351,228	9,834,397	335,000	40	
BUNG	348	178	104	433,567	45,090,922	420,500	47	
BUNGH	14	7	5	497,000	2,485,000	535,000	50	
MODUL	1	1	0					
SPLT2	103	40	16	492,481	7,879,700	485,000	38	
SPLT3	13	8	5	326,200	1,631,000	320,000	30	
SPLT4	75	36	12	379,583	4,555,000	348,500	41	
SPLT5	7	3	2	344,000	688,000	278,000	94	
ST1.5	31	10	7	411,629	2,881,400	402,000	45	
ST2	809	372	208	496,677	103,308,880	457,500	49	
ST2.5	12	9	3	799,167	2,397,500	1,005,000	51	
ST3	9	3	2	1,041,500	2,083,000	933,000	36	
VILLA	2	1	1	434,000	434,000	434,000	19	
NE								
BK-SP	7	2	0					
BLEVL	143	47	39	258,443	10,079,286	253,500	53	
BUNG	226	103	53	274,232	14,534,322	260,000	44	
BUNGH	0	0	2	322,500	645,000	320,000	48	
MODUL	1	1	0					
SPLT2	12	3	2	326,250	652,500	300,000	72	
SPLT3	9	5	1	262,500	262,500	262,500	19	
SPLT4	86	40	18	284,389	5,119,009	279,000	62	
SPLT5	0	0	0					
ST1.5	2	2	1	375,000	375,000	375,000	62	
ST2	305	124	70	308,205	21,574,375	304,000	50	
SW								
BK-SP	4	0	0					
BLEVL	48	27	10	415,650	4,156,500	385,000	27	
BUNG	290	152	77	491,758	37,865,380	423,000	44	
BUNGH	17	7	1	341,000	341,000	341,000	11	
BUNGS	1	0	0					
HL-SP	1	0	0					
SPLT2	71	30	13	534,723	6,951,400	480,000	40	
SPLT3	13	6	1	398,000	398,000	398,000	28	
SPLT4	78	48	14	525,119	7,351,670	400,000	21	
SPLT5	12	5	0					
ST1.5	29	13	8	525,438	4,203,500	510,000	38	
ST2	723	296	186	620,477	115,408,738	512,000	50	
ST2.5	11	1	1	461,000	461,000	461,000	35	
ST3	33	12	3	889,083	2,667,250	967,250	34	
VILLA	8	2	2	562,500	1,125,000	485,000	241	
SE								
BK-SP	3	2	2	313,750	627,500	295,000	59	
BLEVL	34	13	16	399,963	6,399,400	363,000	48	
BUNG	196	84	40	406,083	16,243,300	356,500	42	
BUNGH	6	3	0					
SPLT2	56	19	12	458,667	5,504,000	435,000	54	
SPLT3	5	4	1	360,000	360,000	360,000	60	
SPLT4	40	26	17	393,300	6,686,100	380,000	58	
SPLT5	1	1	2	693,750	1,387,500	670,000	130	
ST1.5	8	2	1	439,000	439,000	439,000	16	
ST2	495	226	152	421,675	64,094,557	395,000	51	
ST3	2	1	0					
VILLA	2	0	0					

CREB®
CALGARY METRO
CONDOMINIUM BY STYLE
July 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	255	101	50	241,878	12,093,899	240,000	56	
APRTM	14	6	1	370,000	370,000	370,000	59	
BLEVL	11	3	2	210,000	420,000	210,000	39	
BUNG	27	16	8	329,875	2,639,000	220,000	45	
BUNGH	1	0	0					
LOFT	1	0	0					
PENTH	2	1	0					
SPLT2	2	0	0					
SPLT3	4	1	1	285,000	285,000	285,000	140	
SPLT4	14	9	1	345,000	345,000	345,000	20	
SPLT5	1	0	2	382,250	764,500	380,000	46	
ST2	165	62	46	293,023	13,479,050	285,000	56	
ST2.5	1	0	0					
ST3	21	13	7	389,543	2,726,800	375,000	45	
VILLA	4	3	2	415,000	830,000	335,000	29	
NE								
APART	83	22	8	145,250	1,162,000	138,000	47	
APRTM	1	1	0					
BLEVL	0	2	3	126,000	378,000	118,000	25	
BUNG	6	2	7	199,571	1,397,000	181,000	65	
SPLT2	1	0	0					
SPLT3	1	0	0					
SPLT4	5	1	0					
ST2	83	33	14	164,521	2,303,300	152,000	62	
ST3	5	2	0					
VILLA	0	1	0					
SW								
APART	717	299	158	283,027	44,718,302	269,000	47	
APRTM	42	24	6	347,733	2,086,400	269,000	48	
BLEVL	10	4	2	194,500	389,000	156,000	52	
BUNG	35	17	7	289,286	2,025,000	275,500	64	
BUNGS	1	0	0					
LOFT	19	8	5	335,600	1,678,000	315,000	36	
PENTH	19	6	3	460,000	1,380,000	470,000	59	
SPLT2	5	0	3	560,033	1,680,100	295,000	46	
SPLT3	3	3	1	258,000	258,000	258,000	8	
SPLT4	20	8	5	328,900	1,644,500	310,000	33	
SPLT5	6	4	2	297,000	594,000	284,000	51	
ST1.5	0	0	0					
ST2	184	83	43	334,645	14,389,751	293,000	46	
ST2.5	2	1	1	415,000	415,000	415,000	29	
ST3	41	13	5	464,300	2,321,500	504,000	76	
VILLA	11	4	3	498,333	1,495,000	480,000	32	
SE								
APART	74	25	17	241,088	4,098,500	220,000	54	
APRTM	1	0	0					
BUNG	11	6	4	336,625	1,346,500	304,000	60	

CREB® - COMMERCIAL SUMMARY**Year to Date****1-Jul-11**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	15	8.85	67		
OFC	L	16	13.06	121		
RET	L	9	17.64	90		
AGR	S	5	1,092,800	49	5,464,000	94.94%
BUS	S	47	96,710	131	4,545,349	81.34%
BWP	S	16	873,793	171	13,980,690	87.05%
IND	S	17	752,569	168	12,041,100	85.90%
LAN	S	11	1,053,500	132	10,535,000	81.15%
MFC	S	21	866,286	59	18,192,000	92.38%
OFC	S	12	983,817	139	11,805,800	80.97%
RET	S	20	704,229	139	11,971,900	90.83%

Year to Date**1-Jul-10**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	9	9.111	110		
OFC	L	11	12.827181	107		
RET	L	4	18.50075	88		
AGR	S	15	1,773,400	114	26,601,000	88.68%
BUS	S	44	89,398	100	3,933,508	81.48%
BWP	S	10	368,400	184	3,684,000	91.40%
IND	S	37	480,379	107	17,774,013	92.52%
LAN	S	21	880,848	155	18,497,800	90.05%
MFC	S	11	830,273	89	9,133,000	94.81%
OFC	S	16	647,175	117	10,354,800	87.96%
RET	S	12	537,786	72	6,453,435	88.09%



CREB® TOTAL MLS®

