



serving calgary and area REALTORS®

NOVEMBER 2011

## CALGARY REGIONAL HOUSING MARKET STATISTICS

### CALGARY HOUSING SALES TRENDING UP

*Stable Pricing Providing Opportunities for Buyers*

**Calgary, December 1, 2011** – According to figures released today by CREB® (Calgary Real Estate Board), Calgary residential sales in November increased eight per cent over last year, at 17,538 after the first 11 months of the year.

While sales activity tends to taper off in the winter months, so far this year Calgary area sales remain significantly stronger than levels recorded last year. Single family home sales totaled 962 for the month, an increase of eight per cent from November 2010. Meanwhile, year-to-date sales totaled 12,464, a 10 per cent increase over last year. Over the long term, however, sales remained a tepid 17 per cent below the 10 year average.

“Despite any global economic cautions, consumers are actively seeking well priced listings in the market, a reflection of their positive long term outlook for the city,” says Sano Stante, president of CREB®. “Following two years of employment losses, the current growth in jobs is translating into improvements in the housing sector and a more optimistic consumer.”

November listings have edged down over last year’s levels, decreasing by two per cent. Lower listings combined with the increase in sales helped reduce the months of inventory to less than four months.

The year-to-date average and median price of single family homes were a respective \$467,140 and \$406,500. Overall, prices remain relatively flat compared to last year.

“This stable pricing provides an opportunity for buyers in our market. The addition of historically low interest rates, combined with a good selection of inventory, makes it a trifecta,” Stante says. “With positive wage growth in the wind, this is a signal, and a reminder, that this market opportunity will not remain forever.”

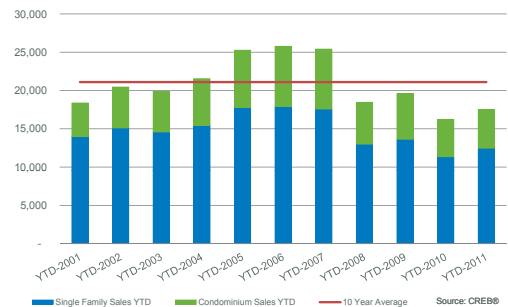
Condominium sales for the first 11 months of the year totaled 5,074, a five per cent rise over the same period last year. Inventory levels declined to 1,676 units, helping push down the months of supply.

“The rise in condominium sales can be attributed to the confidence in the market, and is typical of this phase of a normal market recovery,” says Stante.

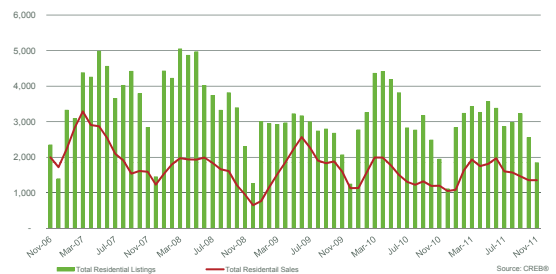
Condominium year-to-date average and median prices in 2011 were \$287,545 and \$261,500, respectively, a decline over the first 11 months of 2010, mostly due to increased sales in units priced under \$200,000.

“Calgary continues to record impressive employment growth and long term fundamentals remain strong,” Stante concludes. “The strength in our economy, combined with affordability levels that outperform most major centers, will continue to attract migrants to the city and spur further growth in our Calgary housing market.”

### Total City of Calgary Sales YTD



### City of Calgary Total Sales & Listings



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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.

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**CREB® - TOTAL MLS®**

	<u>Nov-11</u>	<u>Nov-10</u>	<u>Mth Chg</u>	<u>2011 YTD</u>	<u>2010 YTD</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY (Calgary Metro)</u></b>						
Month End Inventory	3,761	3,869	-2.79%	n/a	n/a	n/a
New Listings Added	1,285	1,315	-2.28%	23,485	24,954	-5.89%
Sales	962	890	8.09%	12,464	11,358	9.74%
Avg DOM	52	53	-2.26%	46	42	9.52%
Average Sale Price	470,665	455,596	3.31%	467,140	462,407	1.02%
Median Price	402,925	399,900	0.76%	406,500	408,000	-0.37%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	1,676	1,882	-10.95%	n/a	n/a	n/a
New Listings Added	562	634	-11.36%	9,698	11,055	-12.27%
Sales	393	310	26.77%	5,074	4,858	4.45%
Avg DOM	57	58	-1.60%	53	47	12.77%
Average Sale Price	273,356	284,667	-3.97%	287,545	290,353	-0.97%
Median Price	250,000	254,150	-1.63%	261,500	267,250	-2.15%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	2,531	2,238	13.09%	n/a	n/a	n/a
New Listings Added	491	510	-3.73%	8,864	8,465	4.71%
Sales	298	218	36.70%	3,546	3,334	6.36%
Avg DOM	82	73	11.47%	78	71	9.86%
Average Sale Price	335,394	339,822	-1.30%	353,815	361,228	-2.05%
Median Price	335,500	310,500	8.05%	334,626	334,900	-0.08%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	894	858	4.20%	n/a	n/a	n/a
New Listings Added	133	113	17.70%	2,548	2,329	9.40%
Sales	54	52	3.85%	641	580	10.52%
Avg DOM	101	104	-2.26%	103	90	14.44%
Average Sale Price	762,285	706,729	7.86%	807,084	813,977	-0.85%
Median Price	687,500	675,000	1.85%	738,500	725,000	1.86%
<b><u>RURAL LAND</u></b>						
Month End Inventory	591	491	20.37%	n/a	n/a	n/a
New Listings Added	51	84	-39.29%	1,029	1,012	1.68%
Sales	19	17	11.76%	185	207	-10.63%
Avg DOM	174	108	60.87%	131	132	-0.76%
Average Sale Price	392,789	565,418	-30.53%	449,523	420,702	6.85%
Median Price	390,000	302,500	28.93%	365,000	332,500	9.77%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	9,615	9,439	1.86%	n/a	n/a	n/a
New Listings Added	2,547	2,691	-5.35%	46,049	48,300	-4.66%
Sales	1,731	1,495	15.79%	22,030	20,495	7.49%
Avg DOM	61	60	2.78%	56	51	9.80%
Average Sale Price	409,729	411,295	-0.38%	415,239	411,740	0.85%
Median Price	355,000	360,000	-1.39%	363,000	361,500	0.41%

\*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

**Nov-11**

**Nov-10**

### **SINGLE FAMILY**

	Month		Y.T.D.		Month		Y.T.D.	
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	2	0.02%
100,000 - 199,999	20	2.08%	161	1.29%	11	1.24%	104	0.92%
200,000 - 299,999	165	17.15%	1,651	13.25%	139	15.62%	1,374	12.10%
300,000 - 349,999	140	14.55%	2,006	16.09%	133	14.94%	1,872	16.48%
350,000 - 399,999	146	15.18%	2,158	17.31%	163	18.31%	2,032	17.89%
400,000 - 449,999	136	14.14%	1,798	14.43%	132	14.83%	1,779	15.66%
450,000 - 499,999	86	8.94%	1,241	9.96%	78	8.76%	1,174	10.34%
500,000 - 549,999	54	5.61%	810	6.50%	49	5.51%	763	6.72%
550,000 - 599,999	50	5.20%	587	4.71%	43	4.83%	554	4.88%
600,000 - 649,999	31	3.22%	425	3.41%	34	3.82%	383	3.37%
650,000 - 699,999	30	3.12%	366	2.94%	17	1.91%	292	2.57%
700,000 - 799,999	31	3.22%	437	3.51%	28	3.15%	347	3.06%
800,000 - 899,999	25	2.60%	284	2.28%	20	2.25%	221	1.95%
900,000 - 999,999	14	1.46%	133	1.07%	17	1.91%	135	1.19%
1,000,000 - 1,249,999	14	1.46%	169	1.36%	15	1.69%	150	1.32%
1,250,000 - 1,499,999	9	0.94%	112	0.90%	8	0.90%	83	0.73%
1,500,000 - 1,749,999	6	0.62%	39	0.31%	-	0.00%	36	0.32%
1,750,000 - 1,999,999	1	0.10%	34	0.27%	1	0.11%	20	0.18%
2,000,000 - 2,499,999	-	0.00%	25	0.20%	2	0.22%	23	0.20%
2,500,000 - 2,999,999	-	0.00%	18	0.14%	-	0.00%	10	0.09%
3,000,000 - 3,499,999	1	0.10%	4	0.03%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	2	0.21%	4	0.03%	-	0.00%	1	0.01%
Over 4,000,000	1	0.10%	1	0.01%	-	0.00%	3	0.03%
	<b>962</b>		<b>12,464</b>		<b>890</b>		<b>11,358</b>	

### **CONDO**

0 - 99,999	-	0.00%	46	0.91%	5	1.61%	36	0.74%
100,000 - 199,999	100	25.45%	1,063	20.95%	66	21.29%	765	15.75%
200,000 - 299,999	167	42.49%	2,172	42.81%	135	43.55%	2,288	47.10%
300,000 - 349,999	58	14.76%	714	14.07%	37	11.94%	777	15.99%
350,000 - 399,999	23	5.85%	460	9.07%	26	8.39%	435	8.95%
400,000 - 449,999	19	4.83%	203	4.00%	10	3.23%	207	4.26%
450,000 - 499,999	14	3.56%	166	3.27%	11	3.55%	117	2.41%
500,000 - 549,999	2	0.51%	63	1.24%	7	2.26%	61	1.26%
550,000 - 599,999	5	1.27%	50	0.99%	4	1.29%	50	1.03%
600,000 - 649,999	2	0.51%	35	0.69%	6	1.94%	43	0.89%
650,000 - 699,999	1	0.25%	29	0.57%	-	0.00%	17	0.35%
700,000 - 799,999	1	0.25%	23	0.45%	-	0.00%	18	0.37%
800,000 - 899,999	-	0.00%	21	0.41%	-	0.00%	16	0.33%
900,000 - 999,999	-	0.00%	4	0.08%	-	0.00%	9	0.19%
1,000,000 - 1,249,999	-	0.00%	11	0.22%	2	0.65%	12	0.25%
1,250,000 - 1,499,999	-	0.00%	9	0.18%	1	0.32%	6	0.12%
1,500,000 - 1,749,999	1	0.25%	2	0.04%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	1	0.02%	-	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	0.02%	-	0.00%	-	0.00%
	<b>393</b>		<b>5,074</b>		<b>310</b>		<b>4,858</b>	

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

Nov-11

Nov-10

TOWNS	Nov-11		Y.T.D.		Nov-10		Y.T.D.	
	Month				Month			
0 - 99,999	5	1.68%	73	2.06%	5	2.29%	70	2.10%
100,000 - 199,999	50	16.78%	412	11.62%	23	10.55%	340	10.20%
200,000 - 299,999	61	20.47%	872	24.59%	70	32.11%	828	24.84%
300,000 - 349,999	51	17.11%	630	17.77%	39	17.89%	587	17.61%
350,000 - 399,999	55	18.46%	544	15.34%	24	11.01%	500	15.00%
400,000 - 449,999	33	11.07%	401	11.31%	24	11.01%	368	11.04%
450,000 - 499,999	14	4.70%	198	5.58%	13	5.96%	200	6.00%
500,000 - 549,999	8	2.68%	123	3.47%	4	1.83%	137	4.11%
550,000 - 599,999	5	1.68%	72	2.03%	4	1.83%	69	2.07%
600,000 - 649,999	5	1.68%	38	1.07%	1	0.46%	53	1.59%
650,000 - 699,999	5	1.68%	50	1.41%	4	1.83%	39	1.17%
700,000 - 799,999	3	1.01%	43	1.21%	2	0.92%	47	1.41%
800,000 - 899,999	1	0.34%	27	0.76%	2	0.92%	32	0.96%
900,000 - 999,999	1	0.34%	23	0.65%	1	0.46%	24	0.72%
1,000,000 - 1,249,999	-	0.00%	17	0.48%	1	0.46%	17	0.51%
1,250,000 - 1,499,999	1	0.34%	17	0.48%	-	0.00%	12	0.36%
1,500,000 - 1,749,999	-	0.00%	3	0.08%	1	0.46%	6	0.18%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.06%
2,000,000 - 2,499,999	-	0.00%	2	0.06%	-	0.00%	3	0.09%
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%	-	0.00%	-	0.00%	-	0.00%
	<b>298</b>		<b>3,546</b>		<b>218</b>		<b>3,334</b>	

### COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.16%	-	0.00%	5	0.86%
100,000 - 199,999	-	0.00%	18	2.81%	2	3.85%	13	2.24%
200,000 - 299,999	3	5.56%	44	6.86%	1	1.92%	24	4.14%
300,000 - 349,999	1	1.85%	18	2.81%	1	1.92%	22	3.79%
350,000 - 399,999	1	1.85%	24	3.74%	3	5.77%	19	3.28%
400,000 - 449,999	2	3.70%	25	3.90%	2	3.85%	14	2.41%
450,000 - 499,999	5	9.26%	24	3.74%	2	3.85%	34	5.86%
500,000 - 549,999	4	7.41%	28	4.37%	1	1.92%	21	3.62%
550,000 - 599,999	-	0.00%	36	5.62%	5	9.62%	32	5.52%
600,000 - 649,999	5	9.26%	35	5.46%	5	9.62%	37	6.38%
650,000 - 699,999	7	12.96%	42	6.55%	6	11.54%	36	6.21%
700,000 - 799,999	6	11.11%	68	10.61%	12	23.08%	76	13.10%
800,000 - 899,999	6	11.11%	72	11.23%	4	7.69%	73	12.59%
900,000 - 999,999	5	9.26%	49	7.64%	1	1.92%	39	6.72%
1,000,000 - 1,249,999	4	7.41%	82	12.79%	4	7.69%	54	9.31%
1,250,000 - 1,499,999	2	3.70%	31	4.84%	1	1.92%	38	6.55%
1,500,000 - 1,749,999	1	1.85%	14	2.18%	1	1.92%	18	3.10%
1,750,000 - 1,999,999	2	3.70%	10	1.56%	1	1.92%	10	1.72%
2,000,000 - 2,499,999	-	0.00%	12	1.87%	-	0.00%	9	1.55%
2,500,000 - 2,999,999	-	0.00%	6	0.94%	-	0.00%	4	0.69%
3,000,000 - 3,499,999	-	0.00%	2	0.31%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.17%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	1	0.17%
	<b>54</b>		<b>641</b>		<b>52</b>		<b>580</b>	

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**  
**November 2011**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
<b>NW</b>								
BK-SP	3	0	0					
BLEVL	75	23	26	401,281	10,433,300	341,000	66	96.99%
BUNG	301	117	94	433,104	40,711,788	405,000	49	96.59%
BUNGH	15	4	1	599,000	599,000	599,000	26	94.33%
HL-SP	2	0	0					
MODUL	2	0	1	149,000	149,000	149,000	30	82.82%
SPLT2	66	15	16	458,375	7,334,000	439,000	63	96.99%
SPLT3	12	1	2	457,500	915,000	360,000	22	96.74%
SPLT4	55	24	15	426,300	6,394,500	369,000	53	95.80%
SPLT5	10	3	0					
ST1.5	15	6	4	427,500	1,710,000	390,000	93	93.97%
ST2	745	252	180	490,352	88,263,306	442,500	51	96.98%
ST2.5	9	1	1	1,350,000	1,350,000	1,350,000	1	90.30%
ST3	8	6	4	761,725	3,046,900	555,000	21	95.23%
VILLA	2	2	1	369,900	369,900	369,900	7	100.00%
<b>NE</b>								
BK-SP	5	0	0					
BLEVL	96	37	27	245,343	6,624,250	246,200	46	96.75%
BUNG	147	64	47	263,780	12,397,655	261,000	43	96.61%
SPLT2	13	6	1	328,000	328,000	328,000	50	96.50%
SPLT3	12	4	1	238,500	238,500	238,500	33	94.64%
SPLT4	57	20	22	274,167	6,031,674	275,000	62	94.99%
SPLT5	0	0	0					
ST1.5	1	0	1	213,000	213,000	213,000	84	93.63%
ST2	220	86	54	293,875	15,869,250	272,750	57	95.82%
<b>SW</b>								
BK-SP	4	0	2	556,500	1,113,000	490,000	91	95.14%
BLEVL	38	7	5	434,700	2,173,500	463,500	79	97.19%
BUNG	245	91	76	527,068	40,057,200	469,000	46	97.37%
BUNGH	9	2	2	965,000	1,930,000	850,000	33	96.26%
BUNGS	1	0	0					
HL-SP	1	0	0					
SPLT2	43	14	10	582,300	5,823,000	556,000	55	96.43%
SPLT3	11	5	3	463,583	1,390,750	495,000	29	96.99%
SPLT4	51	13	14	396,314	5,548,400	392,500	54	97.30%
SPLT5	7	1	5	738,400	3,692,000	516,000	60	95.14%
ST1.5	15	2	2	344,250	688,500	330,000	30	89.44%
ST2	631	219	139	688,640	95,720,927	550,000	47	96.07%
ST2.5	7	2	1	1,500,000	1,500,000	1,500,000	23	96.77%
ST3	23	3	5	1,348,750	6,743,750	880,000	79	94.48%
VILLA	3	1	0					
<b>SE</b>								
BK-SP	4	1	3	324,667	974,000	327,000	52	96.93%
BLEVL	37	18	12	364,917	4,379,000	347,000	51	97.51%
BUNG	123	39	46	392,134	18,038,159	346,000	49	95.94%
BUNGH	2	0	1	185,000	185,000	185,000	30	92.55%
SPLT2	37	14	8	840,625	6,725,000	447,000	58	96.93%
SPLT3	8	2	0					
SPLT4	29	16	10	333,300	3,333,000	322,000	40	96.92%
ST1.5	5	4	1	487,500	487,500	487,500	30	95.61%
ST2	454	143	108	418,073	45,151,905	393,000	58	97.75%
ST2.5	2	0	1	655,000	655,000	655,000	29	98.20%
ST3	1	0	0					
VILLA	3	1	0					

NOTE: The above sales totals and median prices are for detached homes only. These figures do not include: Residential Attached, Duplex Side by Side, Duplex Up and Down, Townhouse, or Vacant Lot.



**CREB®**  
**CALGARY METRO**  
**CONDOMINIUM BY STYLE**  
**November 2011**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
<b>NW</b>								
APART	242	88	45	233,340	10,500,305	230,000	52	96.22%
APRTM	6	1	1	190,000	190,000	190,000	23	95.05%
BLEVL	13	5	0					
BUNG	24	9	7	276,271	1,933,900	221,000	38	95.64%
LOFT	3	2	0					
PENTH	2	1	0					
SPLT2	1	0	2	349,400	698,800	288,800	97	97.19%
SPLT3	3	3	0					
SPLT4	15	6	3	292,107	876,320	289,000	41	97.65%
SPLT5	2	1	0					
ST2	134	57	32	317,950	10,174,411	295,000	50	97.58%
ST2.5	1	1	0					
ST3	16	3	2	396,500	793,000	218,000	46	93.87%
VILLA	2	1	1	385,000	385,000	385,000	72	96.27%
<b>NE</b>								
APART	58	16	10	168,290	1,682,900	155,000	80	96.27%
APRTM	2	0	0					
BK-SP	1	1	0					
BLEVL	4	2	1	150,000	150,000	150,000	52	93.81%
BUNG	8	2	1	257,000	257,000	257,000	39	95.26%
SPLT2	2	0	0					
SPLT3	1	1	0					
ST2	47	19	16	163,525	2,616,400	155,000	57	96.70%
ST3	2	1	0					
VILLA	2	0	0					
<b>SW</b>								
APART	612	198	162	263,338	42,660,780	231,000	55	96.18%
APRTM	29	8	2	390,000	780,000	330,000	92	92.32%
BK-SP	0	1	0					
BLEVL	6	3	0					
BUNG	26	8	7	319,360	2,235,520	339,000	66	95.92%
LOFT	12	6	4	366,250	1,465,000	360,000	58	95.57%
PENTH	12	5	2	445,000	890,000	410,000	56	93.88%
SPLT2	1	1	0					
SPLT3	0	0	1	167,500	167,500	167,500	21	93.11%
SPLT4	12	1	4	295,750	1,183,000	298,000	96	95.49%
SPLT5	3	2	0					
ST1.5	2	0	0					
ST2	160	53	48	324,158	15,559,562	320,000	59	96.87%
ST2.5	4	3	0					
ST3	30	4	6	416,640	2,499,837	389,000	84	97.97%
VILLA	13	3	2	577,500	1,155,000	555,000	60	95.06%
<b>SE</b>								
APART	71	16	17	225,553	3,834,400	220,000	46	97.29%
APRTM	1	0	0					
BLEVL	3	0	0					
BUNG	6	4	2	315,500	631,000	291,000	13	97.87%
LOFT	2	0	0					
SPLT2	3	1	0					
SPLT4	1	1	0					
SPLT5	1	0	0					
ST2	58	21	15	273,955	4,109,329	275,333	71	98.25%
ST2.5	1	0	0					
ST3	2	0	0					
VILLA	2	0	0					

**CREB® - COMMERCIAL SUMMARY**  
**Year to Date**  
**30-Nov-11**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
BUS	L	1	4.49	44		
IND	L	22	8.82	81		
OFC	L	19	13.32	110		
RET	L	17	16	179		
AGR	S	13	875,615	107	11,383,000	92.35%
BUS	S	72	90,227	124	6,496,349	81.08%
BWP	S	21	935,747	172	19,650,690	85.71%
IND	S	33	640,034	137	20,481,100	87.00%
LAN	S	13	1,079,992	122	12,959,900	83.45%
MFC	S	28	1,122,036	67	31,417,000	93.08%
OFC	S	21	840,819	132	17,657,190	84.68%
RET	S	30	517,765	146	13,461,900	89.82%

**Year to Date**  
**30-Nov-10**

Type	Leased	Leased	Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
BWP	L	1	8.611	28		
IND	L	13	9.4051	103		
OFC	L	16	13.78025	113		
RET	L	6	19	115		
AGR	S	22	1,767,955	108	38,895,000	86.24%
BUS	S	72	87,239	107	6,281,208	81.72%
BWP	S	16	569,000	169	9,104,000	89.50%
IND	S	46	508,084	105	22,863,763	92.64%
LAN	S	32	927,666	161	29,685,300	90.10%
MFC	S	16	773,438	81	12,375,000	94.40%
OFC	S	22	554,650	116	12,202,290	88.74%
RET	S	21	498,259	78	10,463,435	90.07%

### CREB® TOTAL MLS®

