

CALGARY REAL ESTATE MARKET REPORT

as of October 31, 2015



Penley
McNaughton
Team



Team Penley McNaughton

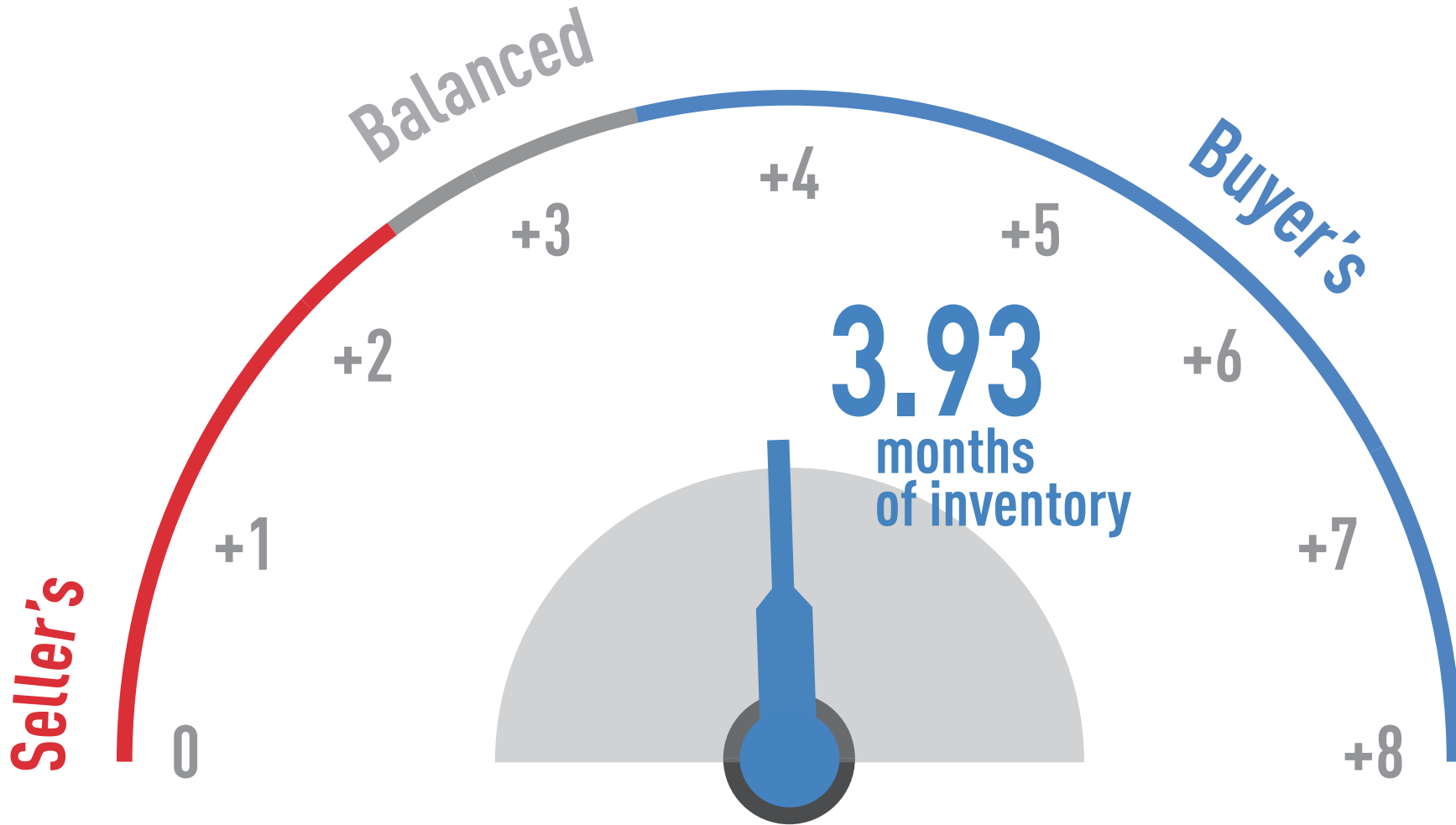
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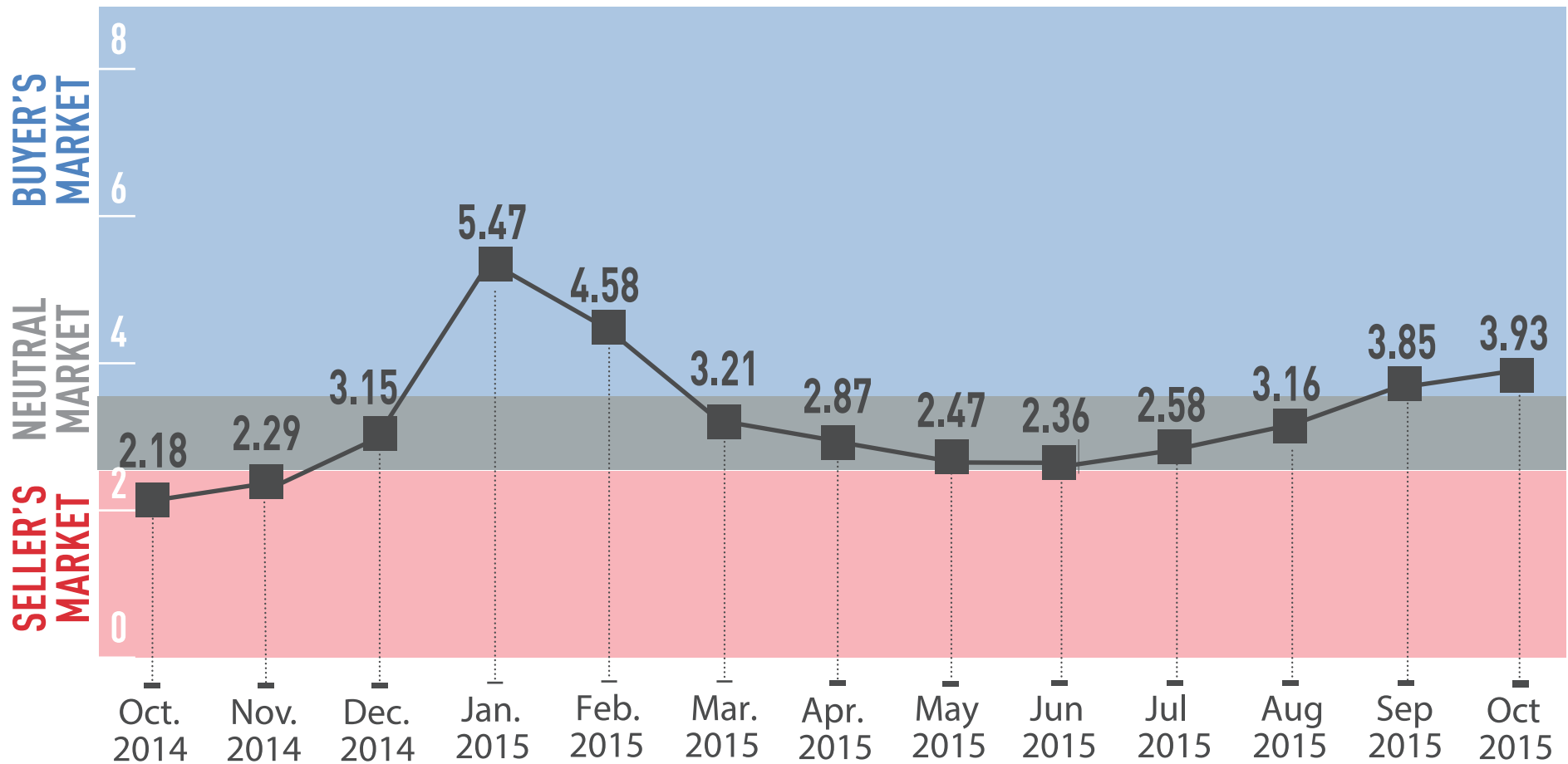


Market Status



Market Status (13 months history)

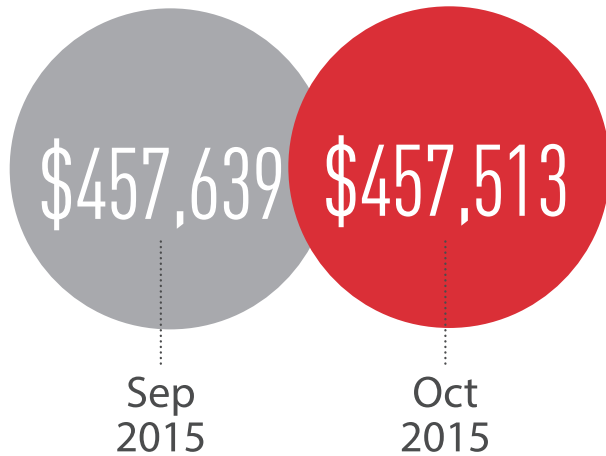
No. of months of inventory



Average Prices

City of Calgary average SOLD price

Month to Month



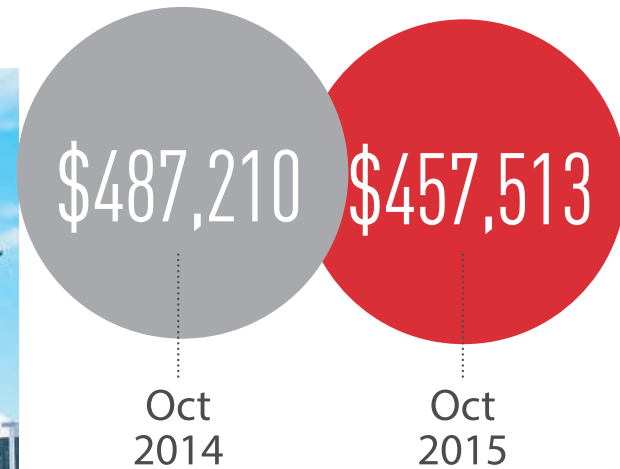
■ Compared to LAST MONTH, homes are selling for

-0.03%

less



Year to Year



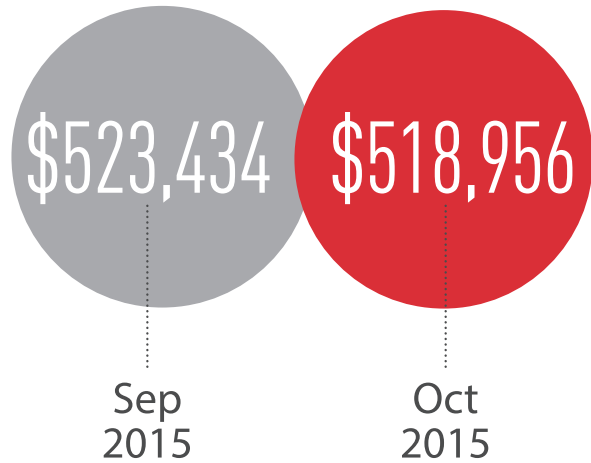
■ Compared to LAST YEAR, homes are selling for

-6.1%

less

Detached homes average SOLD price

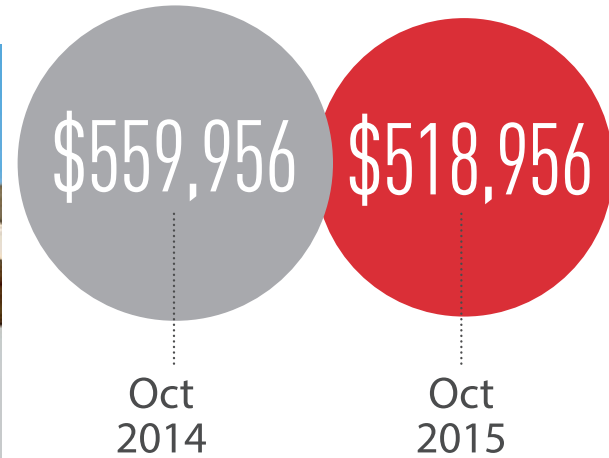
Month to Month



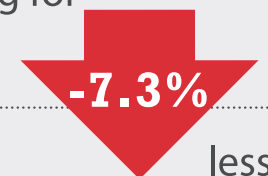
■ Compared to LAST MONTH, single family homes are selling for



Year to Year

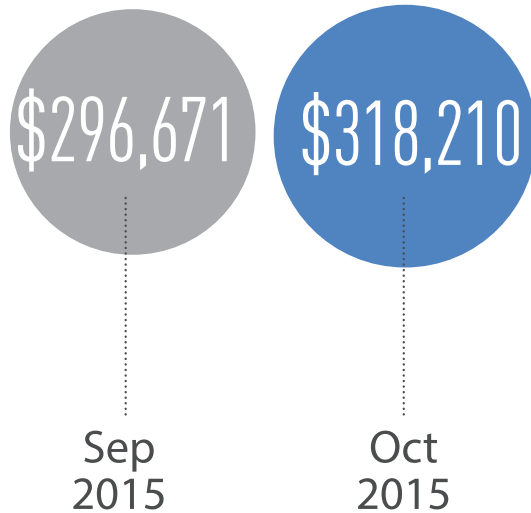


■ Compared to LAST YEAR, single family homes are selling for



Apartment average SOLD price

Month to Month

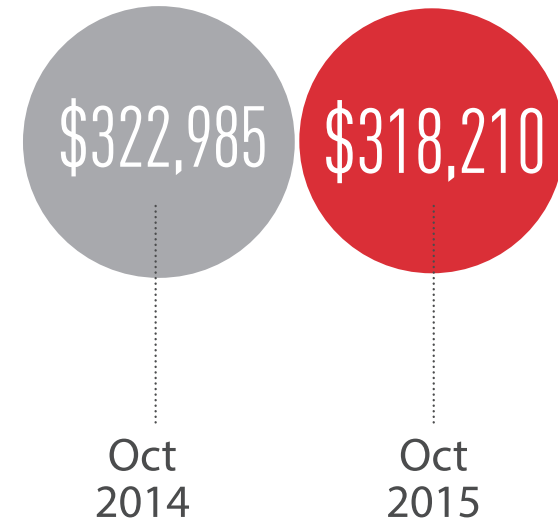


■ Compared to LAST MONTH, apartment condos are selling for

+7.26%

more

Year to Year



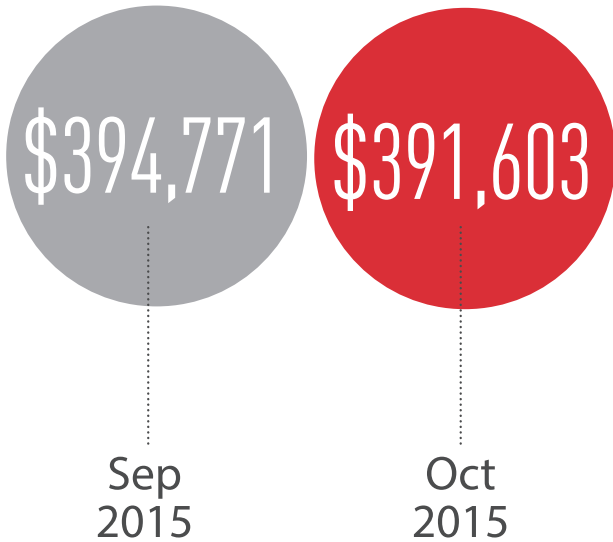
■ Compared to LAST YEAR, apartment condos are selling for

-1.5%



Attached average SOLD price

Month to Month

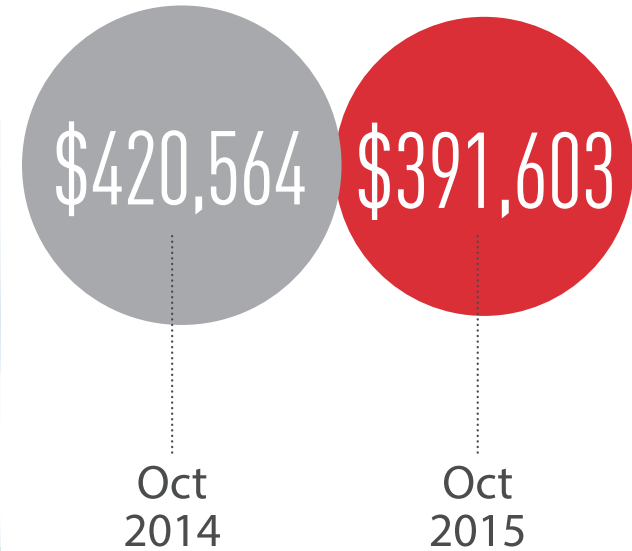


■ Compared to LAST MONTH, townhouses are selling for

-0.8%

less

Year to Year



■ Compared to LAST YEAR, townhouses are selling for

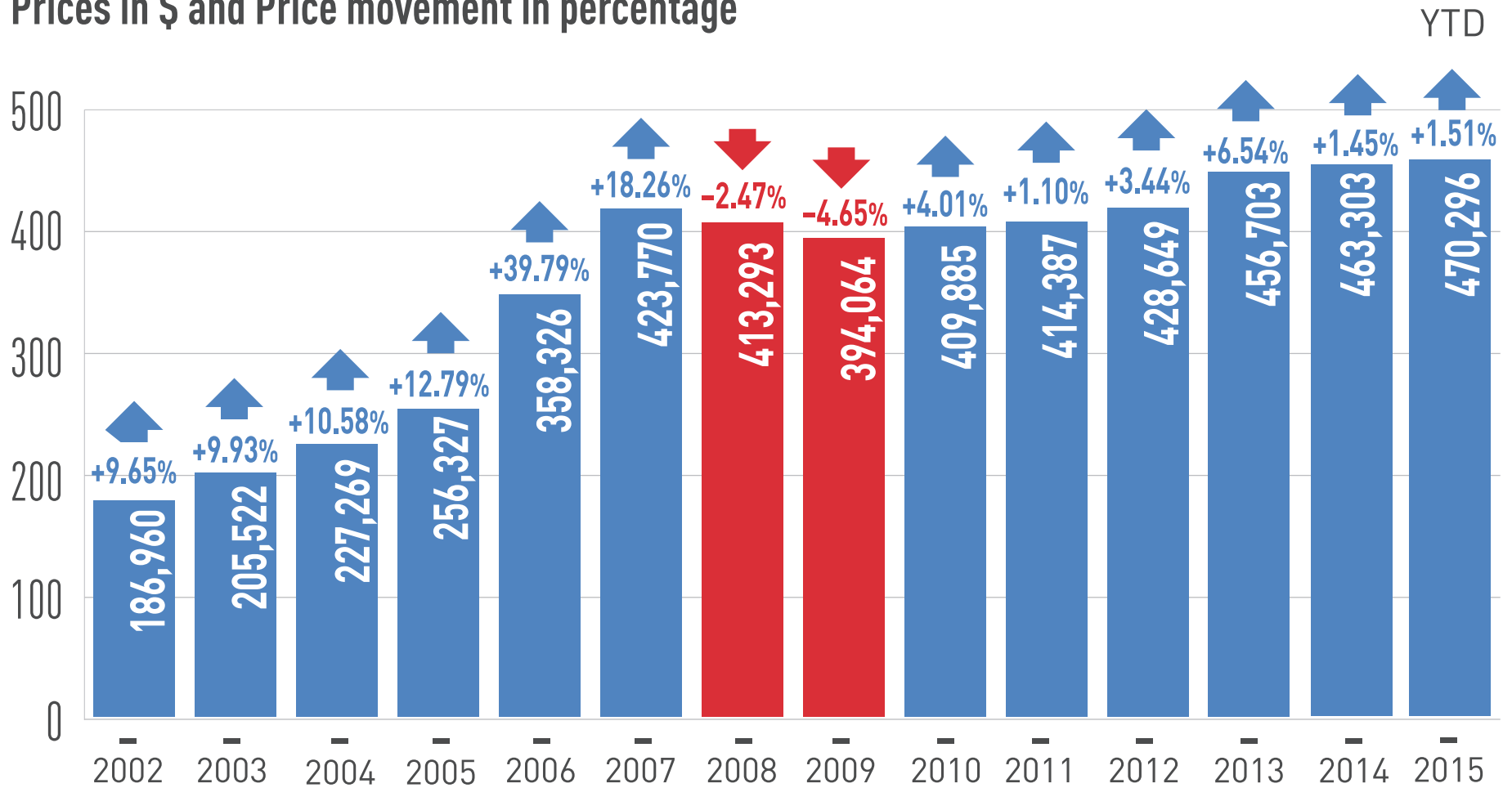
-6.9%

less



Years - Residential Average Price

Prices in \$ and Price movement in percentage

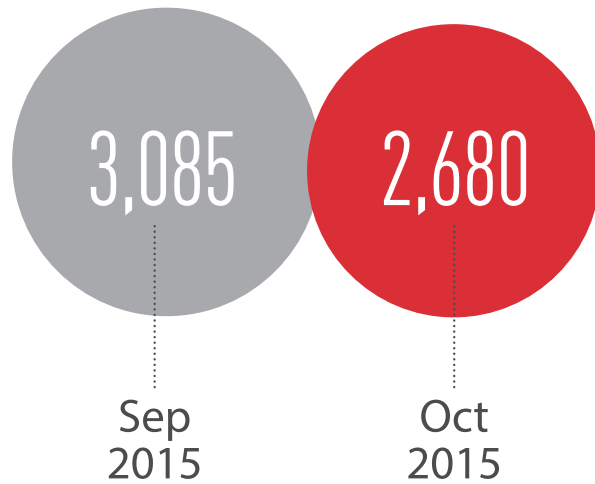


14 years average of price increase for city of Calgary is 8.08%

Inventory

NEW listings

Month to Month



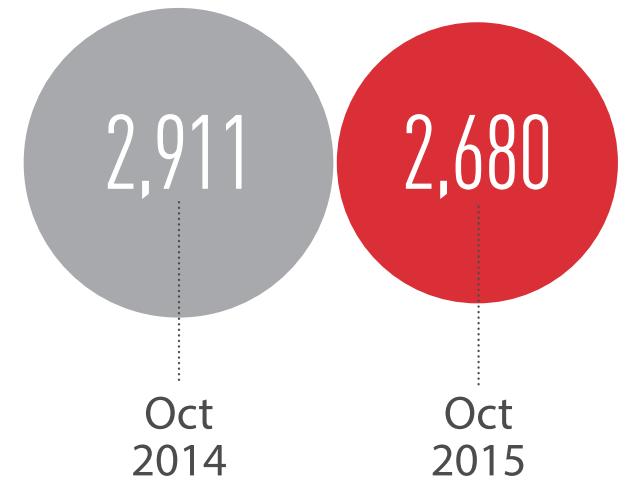
- Compared to LAST MONTH, there are

-13.1%

less
new listings



Year to Year



- Compared to LAST YEAR, there are

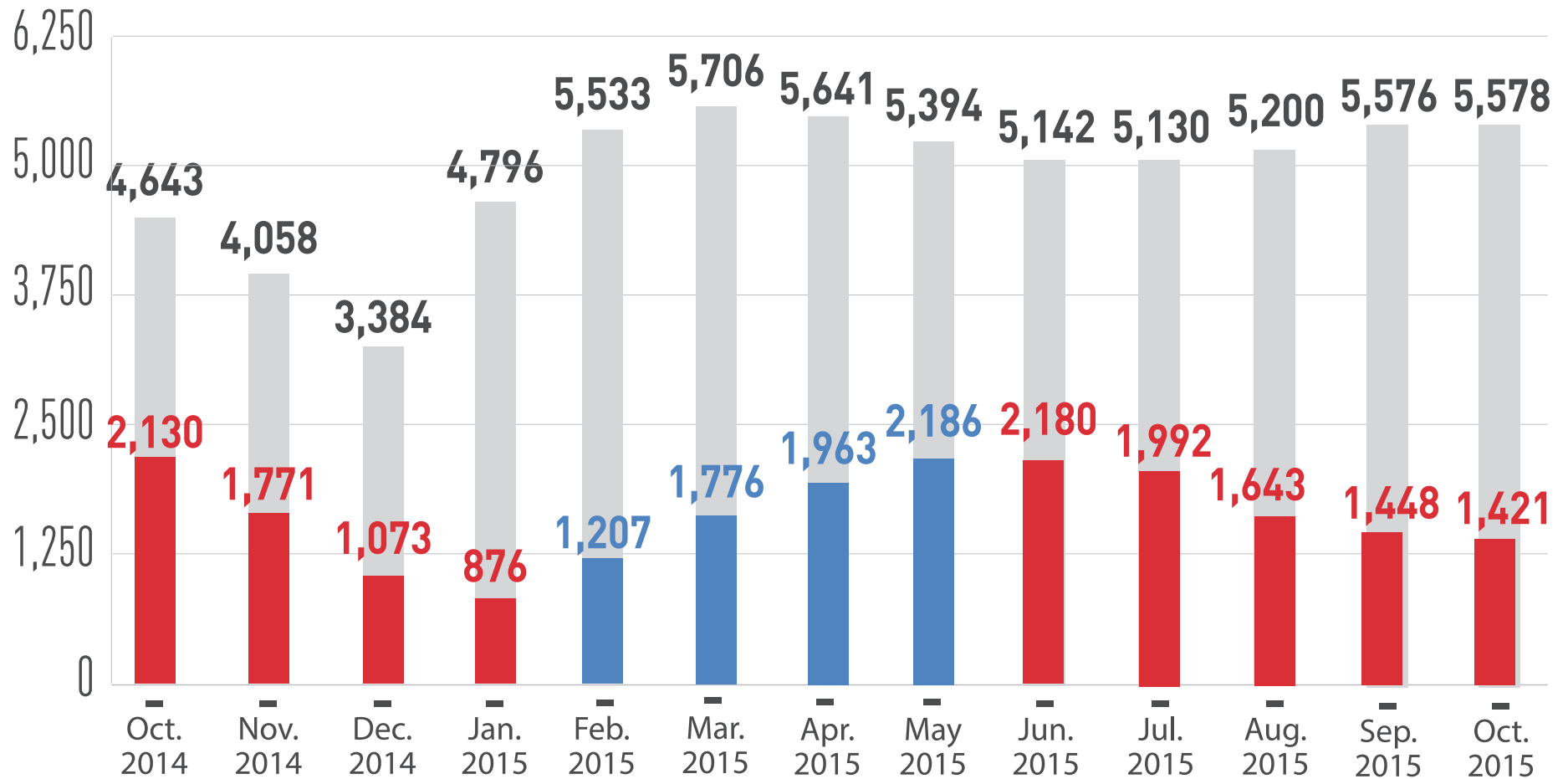
-7.9%

less
new listings

Listing inventory & SOLD (13 months history)

■ Active listings

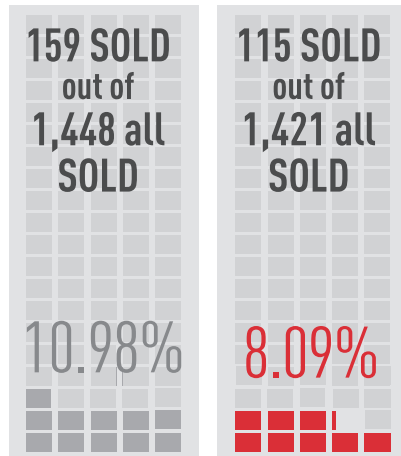
■ Sold listings



Transactions Data

Homes sold at or above asking price

Month to Month



Sep 2015 Oct 2015

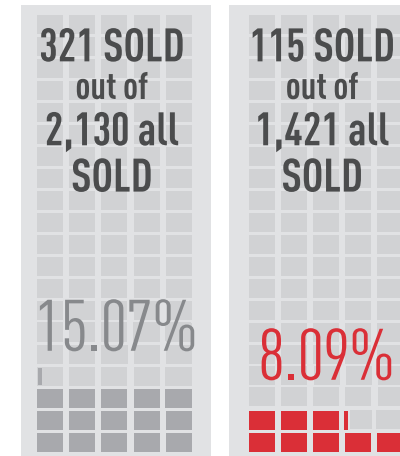
■ Compared to LAST MONTH, there are

-26.30%

less homes selling at or above asking price



Year to Year



Oct 2014 Oct 2015

■ Compared to LAST YEAR, there are

-46.15%

less homes selling at or above asking price

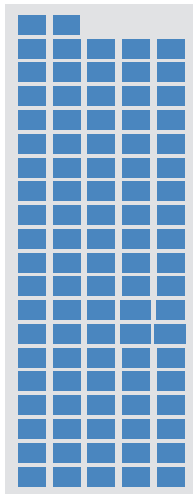
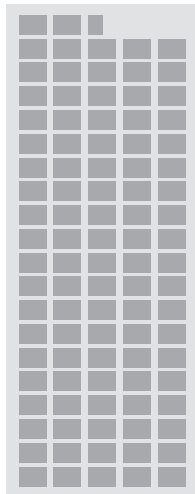
How much buyers negotiated off asking price

Month to Month

Buyers negotiated

2.48%

3.02%



Sellers kept
from asking

97.52%

96.98%

Sep
2015

Oct
2015

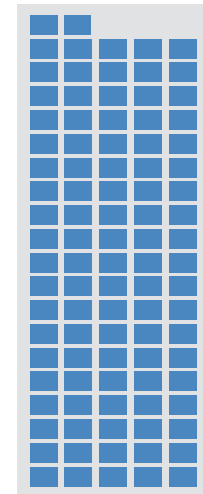
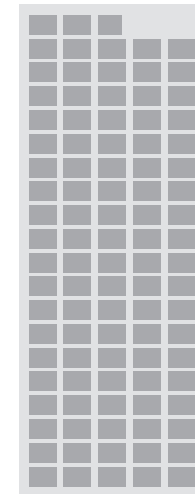


Year to Year

Buyers negotiated

2.10%

3.02%



Sellers kept
from asking

97.90%

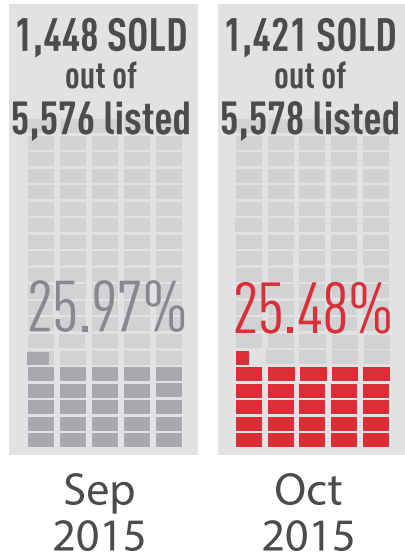
96.98%

Oct
2014

Oct
2015

Odds of selling (Percentage of Homes Sold VS Listings)

Month to Month

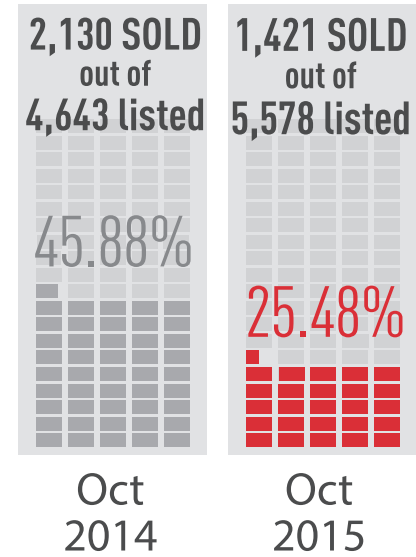


■ Compared to LAST MONTH, the odds of selling decreased by

-1.9%



Year to Year



■ Compared to LAST YEAR, the odds of selling decreased by

-44.01%

Average Days on Market



■ Compared to LAST MONTH, homes are selling

-2.4%

slower

■ Compared to LAST YEAR, homes are selling

-9.8%

slower

Numbers of Homes SOLD by Price Range

