



CALGARY REAL ESTATE.CA

July Statistics / 2011

The single family market recorded 1,153 sales in the month of July 2011. This is an increase of 26 per cent when compared to July 2010 when 915 single family homes sold in the city of Calgary.

Condominium sales also have gone up by 14% compared to the same month last year. New listings are still lower than levels recorded last year. The rate of decline for July 2011 was 16%.

Average price of a single family home for July 2011 was \$456,000 while the median price was \$409,000, which is 3% higher than the previous year. Year over year sales and prices continue to trend higher showing more buyers moving in to the market.

	Single family				Condo/Town House			
	June	M-M Change	May	Y-O-Y Change	June	M-M Change	May	Y-O-Y Change
Listings								
Available	4627	0.1%	4624	-16.3%	2006	1.7%	1972	-18.4%
Average Price	\$ 576,426	0.7%	\$ 572,343		\$ 329,678	-1.2%	\$ 333,799	
Median Price	\$ 449,900	-1.1%	\$ 454,900		\$ 279,000	0.0%	\$ 279,900	
New Listings								
Listings	2012	-16.2%	2401	3.6%	816	-13%	943	-8.3%
Average Price	\$ 535,829	2.2%	\$ 524,318		\$ 321,171	3%	\$ 311,977	
Median Price	\$ 439,900	0.0%	\$ 439,900		\$ 279,900	2%	\$ 275,000	
Bank Owned Listings								
Listings	147	11.4%	132		82	9.3%	75	
Average Price	401618	0.0%	\$ 401,594		\$ 247,708	8.6%	\$ 228,058	
Median Price	339900	-1.0%	\$ 343,400		\$ 204,900	0.0%	\$ 205,000	
Units Sold								
Units Sold	1153	-17.5%	1397	26.0%	453	-22.0%	581	14.4%
Average Price	\$ 455,849	-5.0%	\$ 479,692	3.2%	\$ 286,445	-3.4%	\$ 296,501	-1.6%
Median Price	\$ 409,000	-2.0%	\$ 417,500	2.3%	\$ 269,000	1.5%	\$ 265,000	0.4%
DOM								
Average	48	11.6%	43	6.7%	51	-3.8%	53	0.0%
Median	36	16.1%	31		40	-7.0%	43	

Source: Mlxchange, CREB data July 31, 5:00PM :Reliance Real Estate
Year to Year Bank Owned Listing data not available