



CALGARY REAL ESTATE.CA

August Statistics / 2011

For the third consecutive months, the year over year monthly sales has increased by double digits. The single family market in the city of Calgary recorded 1,086 sales in the month of August 2011, which is 25 percent increase compared to August 2010. Condominium sales also have gone up by 26% compared to the same month last year. The number of newly listed homes increased by three per cent from July to August but overall inventory is still lower than levels recorded last year.

Average price of a single family home for August 2011 was \$453,500 while the median price was \$400,000, which is 2% lower than last month. Historic low mortgage rates and stable home prices are helping the market improve, cautiously.

Single family

Condo/Town
House

	August	M-M Change	July	Y-O-Y Change	August	M-M Change	July	Y-O-Y Change
Listings								
Available	4764	3.0%	4627	-5.6%	2084	3.9%	2006	-7.6%
Average Price	\$ 570,153	-1.1%	\$ 576,426		\$ 327,956	-0.5%	\$ 329,678	
Median Price	\$ 449,900	0.0%	\$ 449,900		\$ 275,050	-1.4%	\$ 279,000	
New Listings								
Listings	2066	2.7%	2012	5.4%	839	3%	816	3.8%
Average Price	\$ 516,856	-3.5%	\$ 535,829		\$ 315,210	-2%	\$ 321,171	
Median Price	\$ 439,900	0.0%	\$ 439,900		\$ 274,900	-2%	\$ 279,900	
Bank Owned Listings								
Listings	149	1.4%	147		83	1.2%	82	
Average Price	407769	1.5%	\$ 401,618		\$ 262,239	5.9%	\$ 247,708	
Median Price	335000	-1.4%	\$ 339,900		\$ 216,000	5.4%	\$ 204,900	
Units Sold								
Units Sold	1086	-5.8%	1153	25.3%	459	1.3%	453	26.1%
Average Price	\$ 453,561	-0.5%	\$ 455,849	2.3%	\$ 285,220	-0.4%	\$ 286,445	-0.4%
Median Price	\$ 400,000	-2.2%	\$ 409,000	1.3%	\$ 254,000	-5.6%	\$ 269,000	-2.3%
DOM								
Average	49	2.1%	48	-2.0%	54	5.9%	51	1.9%
Median	39	8.3%	36		43	7.5%	40	

Source: Mlxchange, CREB data August 31, 2011 5:00PM: Reliance Real Estate
Year to Year Bank Owned Listing data not available