



CALGARY REAL ESTATE.CA

July Statistics / 2011

In October 2011, Calgary Realtors reported 1,357 sales, up 14 per cent from October 2010. Year-to-date sales, at 16,191, were up eight per cent compared to the first ten months of 2010. The average price for October single family home transactions was \$455,248 – up by 5 per cent compared to the same month last year. Strong sales growth has occurred across many property classes – from price ranges that would attract first-time buyers to luxury properties selling for over one million dollars.

The average condo price in the city was \$283,416 compared to the \$287,793 recorded in October of 2010. Thanks to low interest rates and stronger job growth, price increase has not substantially changed the positive affordability picture in the City of Calgary.

Single family

Condo/Town
House

	October	M-M Change	September	Y-O-Y Change	October	M-M Change	September	Y-O-Y Change
Listings								
Available	4474	-5.9%	4753	-1.2%	2046	1.9%	2008	0.2%
Average Price	\$ 580,507	1.8%	\$ 570,153		\$ 326,778	-0.4%	\$ 327,956	
Median Price	\$ 450,000	0.0%	\$ 449,900		\$ 279,900	0.3%	\$ 279,000	
New Listings								
Listings	1780	-23.5%	2327	-2.1%	745	-17%	900	3.3%
Average Price	\$ 539,758	-0.1%	\$ 540,115		\$ 312,052	-3%	\$ 322,422	
Median Price	\$ 439,900	3.5%	\$ 425,000		\$ 272,000	-3%	\$ 279,000	
Bank Owned Listings								
Listings	154	3.4%	149		116	39.8%	83	
Average Price	\$ 389,005	-4.6%	\$ 407,769		\$ 215,162	-18.0%	\$ 262,239	
Median Price	\$ 333,000	-0.6%	\$ 335,000		\$ 189,950	-12.1%	\$ 216,000	
Units Sold								
Units Sold	989	-4.5%	1036	11.4%	368	-14.2%	429	18.7%
Average Price	\$ 455,248	-2.3%	\$ 466,167	4.8%	\$ 283,416	-5.4%	\$ 299,508	-1.5%
Median Price	\$ 395,000	-1.3%	\$ 400,000	1.8%	\$ 261,750	0.7%	\$ 260,000	2.6%
DOM								
Average	52	8.3%	48	4.0%	57	-1.7%	58	0.0%
Median	40	2.6%	39		48	11.6%	43	

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