



CALGARY REAL ESTATE.CA

December Statistics / 2011

In January 2012, Calgary Realtors reported 1080 sales through the Calgary MLS® system. Sales are down by 1% compared to the 1093 sales reported during the same period in 2011. The average selling price for Calgary houses and condos remained stable without any significant month to month or year over year changes.

In 2012, CREA introduced a new home price index (HPI) which enables us to see trends in home prices for a specific type of property in a given neighbourhood. The HPI provides a more accurate picture of the real estate market in Calgary and how prices are affected by market factors. Average and median prices often misrepresent true price trends because they are affected by factors such as the change in the mix of homes sold, and the numbers of sales in different price categories. Learn more about MLS® HPI at www.homepriceindex.ca

	Single family				Condo/Town House			
	December	M-M Change	November	Y-O-Y Change	December	M-M Change	November	Y-O-Y Change
Listings								
Available	3209	16.2%	2761	4.4%	1539	19.6%	1287	-5.8%
Average Price	\$ 594,549	-0.2%	\$ 595,744		\$ 328,210	-3.0%	\$ 338,260	
Median Price	\$ 460,000	-1.1%	\$ 464,888		\$ 274,900	-0.4%	\$ 276,000	
New Listings								
Listings	1744	136.6%	737	-11.2%	816	160%	314	-6.2%
Average Price	\$ 540,563	0.5%	\$ 537,699		\$ 311,602	8%	\$ 288,598	
Median Price	\$ 449,900	0.2%	\$ 449,000		\$ 271,850	6%	\$ 257,500	
Bank Owned Listings								
Listings	117	19.4%	98		125	27.6%	98	
Average Price	\$ 391,462	0.8%	\$ 388,356		\$ 228,294	-2.0%	\$ 233,021	
Median Price	\$ 327,500	-2.4%	\$ 335,450		\$ 199,000	-0.5%	\$ 199,900	
Units Sold								
Units Sold	774	7.1%	723	-2.1%	306	-1.3%	310	1.3%
Average Price	\$ 438,420	-3.3%	\$ 453,562	-0.1%	\$ 269,724	-3.7%	\$ 280,155	-6.4%
Median Price	\$ 394,000	-0.3%	\$ 395,000	1.0%	\$ 245,000	-5.0%	\$ 257,875	-3.9%
DOM								
Average	60	3.4%	58	7.1%	62	-4.6%	65	1.6%
Median	50	-3.8%	52		55	-5.2%	58	

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