



## **Calgary's home prices down compared to last year but show upward quarterly trend**

*Lower inventory and boost in sales supportive of home price increases in 2020*

**CALGARY, January 9, 2020** – According to the Royal LePage House Price Survey<sup>1</sup> released today, the aggregate home price in Calgary decreased 2.3 per cent year-over-year to \$469,916 in the fourth quarter of 2019. However, in the last six months of 2019, the aggregate price of a home in Calgary increased 2.1 per cent, from \$460,089 in the second quarter.

Broken out by housing type, the median price of a two-storey home decreased 1.0 per cent year-over-year to \$514,139, while bungalows also decreased 4.1 per cent year-over-year to \$488,521. The median price of a condominium decreased by 6.9 per cent year-over-year to \$265,488 during the same period.

“Sales have improved and inventory has gone down in both detached houses and townhomes. Buyers are taking advantage of reduced prices, primarily in the single-family home segment,” said Corinne Lyall, broker and owner, Royal LePage Benchmark. “There is still a surplus of condos available offering excellent choice for buyers looking at turnkey properties with little maintenance.”

Lyall added that recent quarter-over-quarter price growth is encouraging while recovery in the Calgary real estate market is taking some time. A bump in price growth could occur as sales pick up in the spring.

“A surge of entry-level buyers could reduce some of that condo inventory,” said Lyall. “People seeking higher-end properties between \$600,000 and \$900,000 are benefiting from lower price points, but the first-time buyer market is competitive.”

The Royal LePage Market Survey Forecast, released in December 2019, forecast that the aggregate price of a home in Calgary would increase 1.5 per cent year-over-year in 2020, rising to \$477,000.

Nationally, the aggregate price of a home in Canada increased 2.2 per cent year-over-year to \$648,544 in the fourth quarter of 2019. Similar to the third quarter, potential buyers are

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<sup>1</sup> Aggregate prices are calculated using a weighted average of the median values of all housing types collected. Data is provided by RPS Real Property Solutions.

continuing to come back to the real estate market. In the first half of 2019, buyers had remained largely at the sidelines waiting to gauge the potential impact of the federal mortgage stress test.

“The federal government has signaled that changes could come to the mortgage stress test mechanism in 2020,” said Phil Soper, president and CEO, Royal LePage. “The stress test pushed people out of real estate markets across Canada temporarily. For the most part, buyers have adjusted, yet it still represents a significant hurdle as families pursue the dream of owning their own home.”

Soper added that the impact of the regulations-driven drop in demand is felt very differently in different parts of the country.

“We believe policy makers have the necessary experience to modify the tool to meet the reality of today’s Canada - that we have very different and varied economies, and by extension housing policy needs, from region to region,” said Soper.

The Royal LePage National House Price Composite is compiled from proprietary property data in 64 of the nation’s largest real estate markets. When broken out by housing type, the median price of a two-storey home rose 2.3 per cent year-over-year to \$761,817, while the median price of a bungalow increased modestly by 0.7 per cent to \$537,622.

For more regional analysis, visit Royal LePage’s [media room](#). The media room also contains [royalty-free assets](#), such as images and b-roll, that are free for media use.

### **About the Royal LePage House Price Survey**

The Royal LePage House Price Survey provides information on the three most common types of housing in Canada, in 64 of the nation’s largest real estate markets. Housing values in the Royal LePage House Price Survey are based on the Royal LePage Canadian Real Estate Market Composite, produced quarterly through the use of company data in addition to data and analytics from its sister company, RPS Real Property Solutions, the trusted source for residential real estate intelligence and analytics in Canada. Commentary on housing and forecast values are provided by Royal LePage residential real estate experts, based on their opinions and market knowledge.

### **About Royal LePage**

Serving Canadians since 1913, Royal LePage is the country’s leading provider of services to real estate brokerages, with a network of over 18,000 real estate professionals in over 600 locations nationwide. Royal LePage is the only Canadian real estate company to have its own charitable foundation, the Royal LePage Shelter Foundation, dedicated to supporting women’s and children’s shelters and educational programs aimed at ending domestic violence. Royal LePage is a Bridgemarq Real Estate Services Inc. company, a TSX-listed corporation trading under the symbol TSX:BRE. For more information, please visit [www.royallepage.ca](http://www.royallepage.ca).

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