# **REAL ESTATE QUARTERLY STATISTICS\***

# Number of resale homes sold and average sale price by district (map numbers in parentheses)

ZONE A SINGLE-FAM				AMILY		
COMMUNITY	OCTDE	C. 2012	JANM	ANMAR. 2013		
	Sales	Avg. Price	Sales	Avg. Price		
Arbour Lake (443)	21	\$513,226	21	\$477,076		
Banff Trail (415)	16	\$551,268	15	\$695,819		
Beddington (508)	28	\$322,651	41	\$336,682		
Bowness (478)	30	\$382,485	34	\$381,852		
Brentwood (420)	15	\$486,199	19	\$479,152		
Briar Hill (408) Bridgeland (400)	8	\$1,009,375	11 24	\$906,013 \$610,579		
Cambrian Heights (496)	10 5	\$601,250	6	\$656,000		
Capitol Hill (414)	15	\$638,800 \$608,743	39	\$580,658		
Charleswood (419)	12	\$531,854	15	\$541,593		
Citadel (475)	26	\$393,463	24	\$432,706		
Collingwood (418)	7	\$743,285	4	\$560,600		
Country Hills (516)	7	\$356,971	8	\$342,812		
Coventry Hills (520)	55	\$364,310	86	\$366,470		
Crescent Heights (404)	15	\$559,686	16	\$572,843 \$480.681		
Dalhousie (422) Edgemont (461)	13	\$429,330	11 34	\$480,681 \$529,941		
Evanston (519)	33 58	\$483,090 \$422.261	70	\$404,922		
Greenview (503)	4	\$423,361 \$358,000	3	\$405,833		
Hamptons (471)	8	\$660,012	18	\$683,050		
Hanson Ranch (517)	5	\$525,460	5	\$539,580		
Harvest Hills (514)	15	\$382,266	30	\$378,417		
Hawkwood (451)	27	\$462,905	28	\$498,824		
Hidden Valley (518)	28	\$399,053	42	\$382,604		
Highland Park (498)	16	\$439,059	16	\$464,025		
Highwood (499) Hillhurst (407)	10	\$410,715	9 18	\$405,261 \$737,480		
Huntington Hills (505)	9 25	\$675,277	26	\$727,480 \$360,726		
Kincora (524)	23	\$322,411 \$449,463	22	\$493,677		
Lynx Ridge (488)	2	\$900,000	1	\$1,045,000		
MacEwan Glen (512)	12	\$380,552	15	\$403,804		
Montgomery (476)	17	\$443,664	26	\$497,815		
Mount Pleasant (494)	22	\$566,784	38	\$620,492		
Nolan Hill (475)	4	\$328,375	11	\$411,889		
North Haven Upper (501)	2	\$443,750	1	\$510,000		
North Haven (500) Panorama Hills (515)	6	\$472,833	5 75	\$430,020 \$490,608		
Parkdale (411)	52 15	\$506,732 \$702,450	14	\$682,071		
Point McKay (412)	0	\$702,430 0	0	0		
Ranchlands Estates (442)	3	\$527,966	2	\$522,000		
Ranchlands (441)	18	\$362,216	20	\$331,585		
Renfrew/Regal Terrace (40	2) 16	\$562,000	18	\$527,675		
Rocky Ridge Ranch (484)	22	\$561,454	28	\$612,832		
Rosedale (406)	7	\$1,033,928	3	\$645,000		
Rosemont (495)	2	\$465,250	5	\$459,800		
Royal Oak (486) Sage Hill (526)	34	\$504,525	44 22	\$525,097 \$443,279		
Sandstone (510)	18 12	\$443,833 \$377,240	10	\$400,628		
Scenic Acres (432)	19	\$577,240 \$564,126	18	\$514,638		
Sherwood (477)	16	\$520,266	15	\$551,430		
Silver Springs (430)	20	\$433,992	17	\$462,552		
St. Andrews Heights (413)	4	\$1,672,500	5	\$893,580		
Sunnyside (405)	8	\$790,500	1	\$562,000		
Symons Valley (477)	0	0	0	0		
Thorncliffe (502)	16	\$374,711	14	\$377,397		
Tuscany (482)	79 15	\$498,106	84 33	\$464,197 \$579,303		
Tuxedo (492) University Heights (416)	15 2	\$466,620 \$772,500	33 3	\$579,303 \$725,833		
Valley Ridge (480)	2 17	\$772,500 \$530,023	3 26	\$607,553		
Varsity Acres (426)	10	\$457,860	14	\$539,564		
Varsity Estates (428)	3	\$882,000	4	\$777,125		
Varsity Village (424)	3	\$712,333	2	\$728,500		
West Hillhurst (410)	26	\$743,990	38	\$841,882		
Winston Hts./Mountview (49)	90) 15	\$533,800	18	\$602,2770		
	TOTAL	ZONE AVC	TOTAL	ZONE AVG		

	Stanov Trail
	Stoney Trail
ZONE A	Symons Valley 519 520 Coventry Hijks
Crowshild Trail	Rincora Hills Deerfoot Trail
Crowchild Trail	Kincha Country Hills Trail
484 Rocky Ridge	471 Hamptons Saldle Ridge Ind Saddle Ridge Ind
Royal Oak 475 486 Citadel	510 Country Harvest Stoney Industrial Westwinds Westwinds
443 Arbour 451	MacEwan Glen 508 Saddleridge
Lake Hawkwood	Edgemont Beddington 630
Ridge Scenic Ranchlands Es	nchlands 505 Calgary International Huntington 615 Airport/ Martindale 682 Taradale
	Hills Deertoot Merddian Industrial Park Store North Haven Upper North Haven Upper Sol
Springs	1 678 7-alconridge Colai
Valley Estates Va	26 Brentwood Brentwood 490 Siegenview 9 688
Ridge 478 Bowness Ac	Charleswood 498 McCall/Airways Ind. Park640 Horizon Monterey
Crestmont Village	Varsity Village Collingwood Rosemont Park Vista Fark Fort Fort Fort Fort Fort Fort Fort Fort
SarceeTrail 476 Montgo	Tixed 490 Heights 635 Parktage Estate University Capitol 494 492 Whiteheights Sunridge Rundle Pineridge MHP
16th Ave. (Trans-Canada	St. 413 revs. Hts. 408   406   402   604   652
Hwy.) West Springs	Point McKau His 630 Adot Clescett Renfrew Regal Terrace E. Mayland Respective Renfrew
	Wildwood 023 Bridgeland Heights
C073 Aspen Woods Christia Park	Spruce Cultr Upper Scarbons Downtown Beautown Description Total Penbrooke Tota
	Other Bungalow Park Hs. 764  Glendale 027 Richard Park Hs. 764  Glendale 027 Richard Park Hs. 764  Glendale 027 Richard Park Hs. 764  Forest Lawn 70 Red Carpet Southview Southv
Springbank 053	Killarney\ Noon   O17 Red Carpet   Mount Royal   Roxbor   Mount Royal   Roxbor   Mount Royal   Roxbor   Mount Royal   Roxbor   Roxbor   Mount Royal   Roxbor   Roxbor
Hill Signal Hill 057	lenbrook 028 Calgary 005 Eriton West Dover 740 Rutland Park Elbow Park 7 Parkhill / Stanley Park 736 Erin
070 Richmond Hill	045 CFB Currie Altadore 103 River Park 105 Elboya 748
Glenmore Trail	Lincoln Park Schannia Valley Fielding Pk.
	CFB Windsor Park III0 BelAire Manchester
	O33 akeview Price Park S. Poothills Ind. Park S.
Glenmore Reservoir; Elk	ow River Village Villa
<b>ZONE C</b>	141
ZOIAL C	143 Paliser 131 Haysboro Acadia Glenmore
000000	Oakridge Pumphill Trail
© creb	145 135 225 Maple
When a series of the series of	Braeside Est. Douglas Glen Diamond Gove
Screb on Gardina	Woodbine Canyon 127 125 240 235 Douglasdale Douglasdale
CEPTO TO THE PROPERTY OF THE P	Meadows Est.  Meadows Est.  Meadows Est.
CCDD - Service -	151 Evergreen Estates Shawnee Slopes
The second secon	157 Evergreen 153 Millrise 260  270 Deer Run  Mew Brighton
*Statistics courtesy of the Calgary Real	Parkland 335 345 355 McKenzie McKenzie Copperfield Lake Towne
Estate Board. Visit	275 Mountain Park
creb.com for more in- formation	161 159 Sundance Auburn Bay
.ciucion	Cranston Seton
	MLS District Map provided courtesy of
	Sherlock Publishing I td

Sherlock Publishing Ltd. Macleod Trail

SINGLE-FAMILY

JAN.-MAR. 2013

www.sherlockmaps.com

# **ZONE B** SINGLE-FAMILY

TOTAL ZONE AVG. 1,060 \$492,904

TOTAL ZONE AVG.

1,325 \$501,672

453 \$310,432

201122					
		C. 2012 Avg. Price	JANMA Sales	R. 2013 Avg. Price	
Abbeydale (664)	11	\$239,872	10	\$262,300	
Albert Park (730)	1	\$182,500	4	\$262,000	
Applewood (768)	6	\$316,750	10	\$311,990	
Castleridge Estates (678)	1	\$455,000	1	\$420,000	
Castleridge (676)	15	\$253,120	12	\$258,716	
Coral Springs (688)	12	\$411,895	12	\$466,758	
Dover Glen (736)	11	\$263,200	3	\$265,666	
Dover (738)	7	\$196,142	11	\$244,927	
East Mayland Heights (604)	4	\$343,675	0	0	
Erinwoods (740)	20	\$269,317	17	\$277,511	
Falconridge (680)	29	\$257,696	27	\$269,650	
Fonda (726)	7	\$241,071	2	\$228,750	
Forest Heights (762)	3	\$274,266	6	\$272,416	
Forest Lawn (764)	10	\$269,260	15	\$293,273	
Marlborough Park (662)	25	\$290,144	17	\$291,175	
Marlborough (660)	18	\$303,905	21	\$303,966	
Martindale (682)	46	\$303,611	46	\$307,708	
Mayland Heights (600)	9	\$335,877	15	\$420,693	
McCall/Airwys Ind. Park (610)	0	0	0	0	
Monterey Park (670)	18	\$362,202	10	\$326,900	
Penbrooke (766)	17	\$253,167	23	\$262,071	
Pineridge (668)	16	\$247,281	25	\$263,592	
Radisson Heights (728)	4	\$264,125	6	\$254,400	
Redstone (693)	0	0	11	\$360,788	
Rundle (666)	1	\$30,000	12	\$340,041	
Saddle Ridge/Stoney Ind (625)	15	\$319,033	0	0	
Saddleridge (645)	38	\$362,509	30	\$372,813	
Skyview Ranch (692)	16	\$408,670	6	\$415,833	
Southview (732)	3	\$301,333	5	\$312,400	
Taradale (684)	37	\$337,486	39	\$352,353	
Temple (674)	25	\$293,039	31	\$281,038	
Vista Heights (605)	3	\$339,333	0	0	
West Dover (734)	7	\$214,357	5	\$232,690	
Whitehorn (672)	25	\$297,675	21	\$314,752	
	TOTA	ZONE AVG.	TOTAL	ZONE AVG.	

463 \$302,238

ZONE C		SINGLE-FAMILY			
COMMUNITY	OCTD	EC. 2012	JANMAR. 2013		
	Sales	Avg. Price	Sales	Avg. Price	
Altadore/River Park (019)	38	\$793,714	51	\$925,640	
Aspen Woods (073)	26	\$864,088	24	\$1,264,156	
Bankview (015)	14	\$558,500	9	\$510,044	
Bayview (129)	3	\$910,000	4	\$1,048,250	
Bel Aire (110)	1	\$2,275,000	3	\$1,468,333	
Braeside/Braesde E. (135)	4	\$373,250	13	\$402,338	
Bridlewood (161)	38	\$356,738	44	\$380,504	
Britannia (105)	2	\$1,767,500	5	\$824,240	
Canyon Mdws Estates (127)	) 4	\$667,250	9	\$710,266	
Canyon Meadows (125)	12	\$397,166	13	\$424,323	
Cedarbrae (145)	12	\$344,777	15	\$369,313	
CFB Currie (020)	0	0	2	\$1,735,000	
CFB Lincoln Park (024)	0	0	0	0	
Chinook Park (117)	2	\$641,500	4	\$649,975	
Christie Park Estate (052)	3	\$735,000	6	\$754,250	
Cliff Bungalow (004)	4	\$774,750	3	\$1,190,166	
Coach Hill (049)	10	\$541,300	5	\$448,100	
Connaught (003)	1	\$1,500,000	0	0	
Cougar Ridge (071)	23	\$544,256	36	\$596,644	
Crestmont (081)	5	\$582,700	6	\$633,816	
Discovery Ridge (070)	12	\$811,808	14	\$804,785	
Downtown E. Village (006)	0	0	0	0	
Downtown (001)	0	0	0	0	
Eagle Ridge (119)	0	0	1	\$1,325,000	
Elbow Park/Glencoe (005)	21	\$1,560,892	29	\$1,560,227	
Elboya (103)	4	\$1,083,125	10	\$1,145,650	
Erlton (101)	4	\$557,375	3	\$595,833	
Evergreen (157)	61	\$449,424	75	\$488,946	
Garrison Green (024)	4	\$879,050	5	\$637,900	
Garrison Woods (018)	4	\$687,625	17	\$623,517	
Glamorgan (045)	6	\$512,250	8	\$451,487	
Glenbrook (043)	15	\$457,676	15	\$479,586	
Glendle/Glendle Mdws (04		\$569,545	7	\$559,700	
Haysboro (121)	13	\$392,633	21	\$427,402	
Kelvin Grove (115)	5	\$758,200 \$614,035	0	0 ¢c20.17E	
Killarney/Glengarry (027) Kingsland (113)	32	\$614,035 \$305,500	45 12	\$638,175	
Lakeview Village (033)	4 3	\$395,500	13 9	\$506,638	
Lakeview (031)	3 11	\$1,200,000	16	\$1,151,111 \$5,46,750	
Lincoln Park (021)	0	\$513,763 0	0	\$546,750 0	
Lower Mount Royal (010)	3	\$866,316	2	\$1,100,000	
Mayfair (111)	3 1	\$1,350,000	2	\$1,100,000	
Moodowlark Park (100)	I	\$1,330,000	2	\$1,260,000 \$710,000	

Meadowlark Park (109)

### Sales Avg. Price Sales Avg. Price Millrise (153) 13 \$390,374 10 \$431,050

OCT.-DEC. 2012

**ZONE C (Cont'd)** 

COMMUNITY

141111136 (133)	13	ψ <b>330,31</b> Ŧ	10	Ψ-31,030
Mission (014)	0	0	1	\$645,000
Mount Royal (007)	8	\$1,705,625	7	\$1,555,128
North Glenmore (022)	6	\$644,833	12	\$704,866
Oakridge Estates (141)	4	\$717,000	11	\$669,227
Oakridge (143)	8	\$473,875	10	\$459,175
Palliser (133)	1	\$506,000	4	\$520,250
Parkhill/Stanley Prk (104)	9	\$707,822	3	\$878,467
Prominence/Patterson (047)	4	\$915,000	8	\$815,361
Pump Hill (131)	1	\$850,000	7	\$1,097,214
Richmond Hill (057)	7	\$511,214	13	\$521,551
Richmond Pk./Knobhl (029)	36	\$725,781	35	\$672,160
Rideau Park (102)	0	0	0	0
Rosscarrock (037)	9	\$527,000	9	\$581,000
Roxboro (100)	0	0	0	0
Rutland Park (028)	3	\$487,000	1	\$530,000
Scarboro (011)	2	\$995,000	3	\$666,833
Shaganappi (025)	5	\$841,000	6	\$728,166
Shawnee Slopes/Evgn. Est. (151)*	15	\$685,963	22	\$614,095
Shawnessy (155)	27	\$367,603	38	\$372,081
Signature Parke (055)	9	\$687,333	8	\$736,187
Signal Hill/Sienna Hill (053)	18	\$710,361	16	\$719,656
Silverado (165)	20	\$430,875	44	\$401,673
Somerset (159)	22	\$374,750	23	\$398,705
South Calgary (017)	13	\$810,076	23	\$715,580
Southwood (123)	18	\$392,800	13	\$425,076
Springbank Hill (065)	35	\$839,437	34	\$884,811
Spruce Cliff (023)	4	\$503,800	4	\$593,000
Strathcona Park (051)	12	\$582,333	33	\$588,034
Sunalta (009)	1	\$460,000	4	\$540,750
The Slopes (067)	0	0	4	\$1,405,000
Upper Scarboro (013)	0	0	0	0
Victoria Park (008)	0	0	0	0
West Springs (075)	35	\$768,861	38	\$672,408
Westgate (039)	7	\$552,592	13	\$492,414
Wildwood (035)	8	\$650,775	16	\$672,462
Windsor Park (107)	5	\$507,414	10	\$795,050
Woodbine (147)	30	\$475,858	27	\$420,644
Woodlands (139)	9	\$385,388	21	\$476,776
	<b>TOTAL</b>	ZONE AVG.	<b>TOTAL</b>	ZONE AVG.

## **ZONE D** SINGLE-FAMILY

\$633,029

1,078 \$654,615

823

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	CTI		<b>2012</b> g. Price	JANI Sale		R.2013 vg. Price
Acadia (215)	20		\$376,850	1	7	\$403,573
Auburn Bay (365)	37		\$468,740	_	3	\$469,926
Chaparral Valley (285)	10		\$396,610	1		\$398,246
Chaparral (280)	25		\$453,412		3	\$537,833
Copperfield (355)	38		\$380,718		4	\$403,548
Cranston (360)	71		\$471,977		5	\$478,649
Deer Ridge (265)	8		\$316,812	14		\$341,199
Deer River Estates (265)	Ō		0	Ō		0
Deer Run (270)	7		\$434,657	14		\$409,064
Diamond Cove (252)	3		\$654,166	2		\$645,750
Douglas Rdg/Dglsdale (330)	5		\$422,700	9		\$410,544
Douglasdale Estates (325)	20		\$525,115	1		\$508,600
Douglasglen (320)	12		\$393,916	6		\$415,750
Fairview (210)	13		\$355,023	10		\$371,451
Highfield (205)	0		0	Ō		0
Inglewood (200)	10		\$659,520	1		\$675,863
Lake Bonavista (235)	14		\$532,607	1		\$556,223
Lk Bonavista Downs (245)	4		\$360,375	5		\$372,980
Lk Bonavista Estates (240)	8		\$1,117,687	7		\$809,785
Lynnwood/Riverglen (300)	7		\$293,571	4		\$315,375
Mahogany (375)	5		\$405,560	1.		\$535,137
Manchester (207)	0		0	0		0
Maple Ridge (230)	5		\$511,920	6	,	\$475,333
McKenzie Lake (335)	37		\$495,867	4	6	\$500,291
McKenzie Towne (345)	64		\$409,083	8	6	\$405,403
Midnapore (255)	8		\$328,187	10	0	\$355,525
New Brighton (350)	43		\$405,608	5	5	\$395,099
Ogden/Lynnwd/Millcan (305)	16		\$269,446	1	7	\$278,082
Parkland (260)	7		\$514,320	1	7	\$567,987
Quarry Park (315)	1		\$690,000	1		\$683,000
Queensland (250)	12		\$327,375	14	4	\$339,264
Ramsay (202)	5		\$645,000	7		\$427,214
Riverbend (310)	23		\$378,665	10	6	\$397,704
Shepherd (341)	0		0	0	)	0
Sundance (275)	20		\$434,325	3	0	\$430,443
Walden ((290)	7		\$345,171	7		\$379,400
Willow Park Estates (225)	4		\$698,500	4		\$761,000
Willow Park (220)	6		\$446,666	13		\$488,342
		<u>0TAL</u> 75	<b>ZONE AVG</b> \$442,383		<u>OTAL</u> 09	<b>ZONE AVG</b> \$448,823

# Buyers flock to

**JOSH SKAPIN CALGARY HERALD** 

Buyers of resale single-family homes flocked to the northwest more than any other part of the city in the first three months of 2013, says the Calgary Real Estate Board.

The board's Zone A, which roughly covers the northwest, topped all areas in the city in resale activity of single-family homes between Jan. 1 and March 31.

The zone finished with 1,325 sales and an inventory of 907, holding steady from a year earlier, when 1,327 homes changed hands.

So far this year, two communities in the zone cracked the 80 homes sale mark. Coventry Hills finished with 86 deals, while Tuscany ended with 84. Homes in Zone A sold for an average price of \$501,672, which is the second highest in the city.

The highest average price in the first quarter was the board's Zone C, which roughly translates to southwest Calgary.

Homes in this area sold at an average price of \$654,615.

The zone is home to the community with the most expensive average sales price in the city. Three homes in Bel Aire moved at an average price of \$1.9 million during the first three months of 2013.



■ For other quarterly resale prices by area, visit our website under the heading, Rate your resale.

Zone C had the second most sales in the city with 1,078 transactions and an inventory of 925. Its busiest community for sales was Evergreen, where 75 homes changed hands.

Neither the board's Zone B or D made it past 1,000 sales in the first quarter. Zone D, which roughly spans southeast Calgary, ended with 709 transactions and

a 526 unit inventory. Homes in this area sold at an average price of \$448,823. Like Zone A, this area had two communities sell more than 80 homes over

the first quarter of 2013. McKenzie Towne logged 86 deals while Cranston had 85. The fewest sales in the city were in Zone B, which roughly covers northeast

Calgary. This zone had 485 sales and an inventory of 435. Homes in this zone sold at an average price of \$291,115. Saddleridge outpaced all communities in the area with 40 sales. The lowest aver-

age sales price in the city so far this year

belonged to Dover at \$187,714.

E-MAIL JSKAPIN@CALGARYHERALD.COM. FOLLOW AT TWITTER.COM/CALHERALDHOMES. LIKE AT FACEBOOK.COM/CALHERALDHOMES

The numbers above are subject to change pending database audits conducted to verify the accuracy of MLS sales information.