

Calgary Prices Edge Higher

Dear clients,

Calgary's resale housing market stayed hot through October with rising sales and even an increase in the benchmark price.

The price jump, year over year, hasn't been seen in many months. Citywide we just started seeing the just, but in the single-detached market, we've seen prices move upward for the past couple of months.

The benchmark price for a home — \$422,600 — increased last month by 0.5 per cent over October 2019 with sales growing by almost 23 per cent.

Year to date, sales are still down from the previous year by six per cent, with the benchmark price down one per cent reflecting the pandemic's impact.

Activity has been driven by single-family home sales. The benchmark price was up 1.8 per cent year over year, with sales up 35 per cent. The price gains are driven by the most affordable single-family homes.

At the same time, the apartment segment continued to struggle in October, with sales falling six per cent and the benchmark price down one per cent to \$248,600 versus the same month last year. Row sales were up nine per cent, though the benchmark price fell six per cent to \$272,400. Semi-detached sales were also up 21 per cent. But the benchmark price fell one per cent.

Despite the promising figures, the market is still facing "a fair bit of risk" with continuing high unemployment, COVID-19's second wave and the slumping energy sector. Still, more favourable borrowing conditions are an ongoing tailwind with rates at all time lows. That's one reason we're seeing a lot of activity in the most affordable parts of the market.





FeliceCorcione B.MGT
Mortgage Specialist
403-973-6849
www.mortgagesbycorcione.com
felice@shaw.ca

However, please note with this recent rally in the markets, current Canada 5 Year Bond Yield Up to 0.482 from 0.383 a week ago

<https://m.investing.com/rates-bonds/canada-5-year-bond-yield-historical-data>

If history continues to repeat itself, we will see an increase in rates. If you are considering buying, you should, at least, get a 120-day rate hold.

Have a great month, stay warm and safe.

Sincerely,

