

# Historical Market Analysis - Calgary

Mortgage Payment	Avg 5 yr Posted Mortgage Rate	Avg Price (Single Family & Condo's Combined)						
\$ 162	9.10	<b>1968</b>	<b>\$19,450.00</b>	<b>Yr over Yr Avg</b>				
\$ 206	10.50	1969	\$22,235.00	14.32%	<b>3 Yr Trailing Avg</b>			
\$ 206	10.16	1970	\$22,770.00	2.41%	6.86%	<b>5 Yr Trailing Avg</b>		
\$ 197	9.10	1971	\$23,645.00	3.84%	4.50%	11.47%	10.23%	<b>7 yr Trailing Avg</b>
\$ 214	9.22	<b>1972</b>	<b>\$25,360.00</b>	<b>7.25%</b>	19.94%	13.21%	15.34%	
\$ 271	9.56	1973	\$31,270.00	23.30%	26.52%	18.13%	18.56%	<b>10 Yr Trailing Avg</b>
\$ 395	11.23	1974	\$40,417.00	29.25%	31.04%	24.74%	18.68%	
\$ 507	11.38	1975	\$51,330.00	27.00%	22.37%	23.93%	19.69%	
\$ 713	11.75	<b>1976</b>	<b>\$70,254.00</b>	<b>36.87%</b>	17.00%	21.45%	15.84%	
\$ 663	10.29	1977	\$72,521.00	3.23%	8.49%	17.87%	20.27%	
\$ 749	10.54	1978	\$80,428.00	10.90%	11.52%	14.93%	18.70%	
\$ 936	12.19	1979	\$89,560.00	11.35%	12.61%	10.39%	16.55%	
\$ 1,218	14.52	<b>1980</b>	<b>\$100,579.00</b>	<b>12.30%</b>	6.96%	8.63%	11.89%	
\$ 1,716	18.38	1981	\$114,838.00	14.18%	0.69%	5.14%	5.69%	
\$ 1,593	18.04	1982	\$108,409.00	-5.60%	-8.02%	0.48%	3.52%	
\$ 1,134	13.23	1983	\$101,338.00	-6.52%	-8.39%	-3.32%	1.01%	
\$ 1,021	13.58	<b>1984</b>	<b>\$89,224.00</b>	<b>-11.95%</b>	-3.46%	-4.50%	0.57%	
\$ 866	12.13	1985	\$83,244.00	-6.70%	2.44%	-2.23%	-0.37%	
\$ 881	11.21	1986	\$90,136.00	8.28%	7.54%	0.79%	-1.16%	
\$ 928	11.17	1987	\$95,304.00	5.73%	7.38%	4.75%	0.75%	
\$ 1,043	11.65	<b>1988</b>	<b>\$103,512.00</b>	<b>8.61%</b>	10.23%	8.94%	3.72%	
\$ 1,156	12.06	1989	\$111,594.00	7.81%	7.25%	7.22%	5.38%	
\$ 1,438	13.35	1990	\$127,526.00	14.28%	4.78%	6.15%	6.40%	
\$ 1,235	11.13	1991	\$127,098.00	-0.34%	1.24%	5.16%	5.74%	
\$ 1,100	9.51	<b>1992</b>	<b>\$127,621.00</b>	<b>0.41%</b>	1.50%	3.69%	4.98%	
\$ 1,076	8.78	1993	\$132,272.00	3.64%	1.14%	0.70%	3.65%	
\$ 1,147	9.53	1994	\$132,868.00	0.45%	0.60%	1.17%	2.83%	
\$ 1,106	9.16	1995	\$131,952.00	-0.69%	2.59%	2.38%	1.71%	
\$ 1,021	7.93	<b>1996</b>	<b>\$134,643.00</b>	<b>2.04%</b>	6.09%	3.61%	3.16%	
\$ 1,010	7.07	1997	\$143,305.00	6.43%	7.27%	4.63%	3.89%	
\$ 1,095	6.93	<b>1998</b>	<b>\$157,353.00</b>	<b>9.80%</b>	7.17%	6.00%	4.25%	
\$ 1,221	7.56	1999	\$166,110.00	5.57%	4.99%	6.24%	4.65%	
\$ 1,385	8.35	<b>2000</b>	<b>\$176,305.00</b>	<b>6.14%</b>	6.06%	6.71%	6.00%	
\$ 1,321	7.40	2001	\$182,090.00	3.28%	6.22%	6.07%	6.66%	
\$ 1,389	7.02	2002	\$198,057.00	8.77%	4.26%	4.44%	5.37%	
\$ 1,401	6.39	2003	\$211,164.00	6.62%	5.50%	5.71%	5.75%	
\$ 1,344	6.23	<b>2004</b>	<b>\$205,643.00</b>	<b>-2.61%</b>	16.48%	12.97%	10.61%	
\$ 1,479	5.99	2005	\$231,314.00	12.48%	24.73%	15.64%	12.89%	
\$ 2,194	6.66	2006	\$322,854.00	39.57%	19.47%	13.66%	11.95%	
\$ 2,779	7.07	2007	\$394,300.00	22.13%				
\$ 2,458	6.08	<b>2008</b>	<b>\$381,367.00</b>	<b>-3.28%</b>				
<b>10.08</b>		<b>Averages</b>		8.26%	8.29%	7.94%	7.63%	6.92%
				<b>Average Of The Averages</b>				
				<b>7.81%</b>				

Interest Rates are from The Bank Of Canada and Cannex

To be able to compare Apples to Apples over a longer period of time we have to add the Single Family Price to the Condominium Price and divide by two. This is how the Calgary Real Estate Board tracked historical average prices in the past and are the only numbers available for long term comparison.