



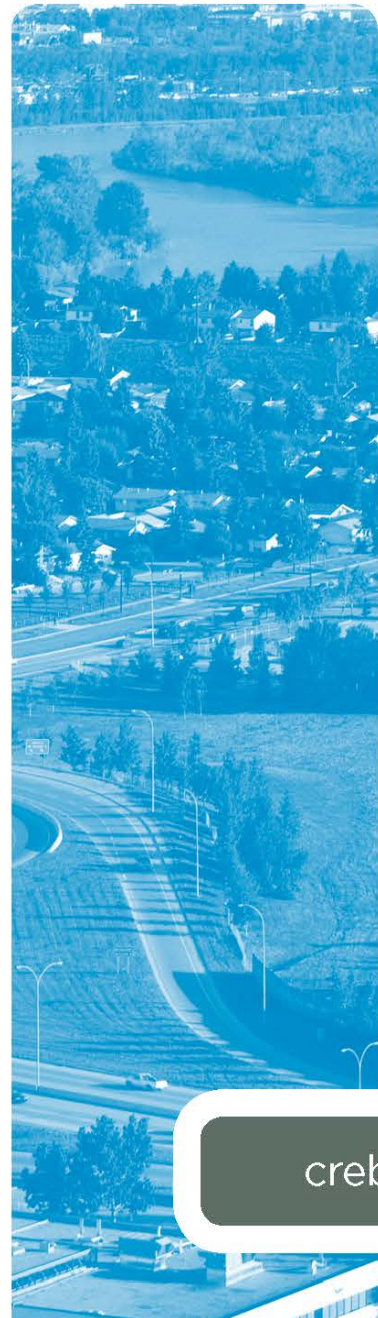
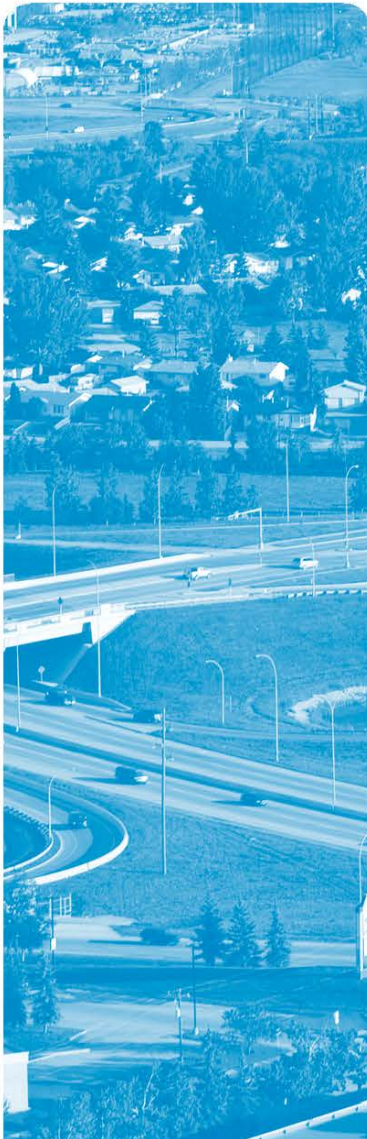
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MONTHLY STATISTICS PACKAGE

City of Calgary

March 2021



creb.com

March 2021

Calgary housing market sees best March sales in over a decade

City of Calgary, April 1, 2021 - The initial impact of COVID-19 on the housing market began last March.

One year later, it is not a surprise that March sales in 2021 were higher than in 2020. However, at 2,903 sales, this was the highest March total since 2007.

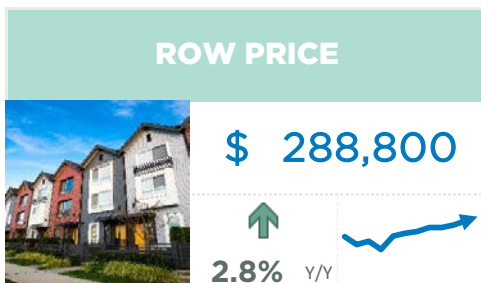
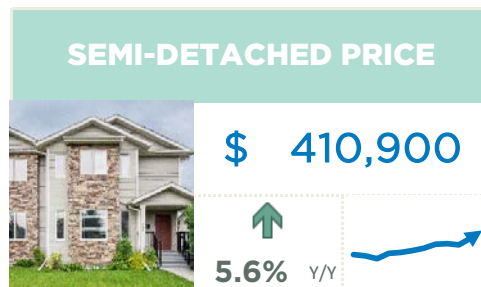
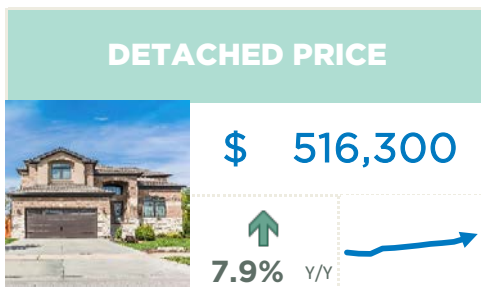
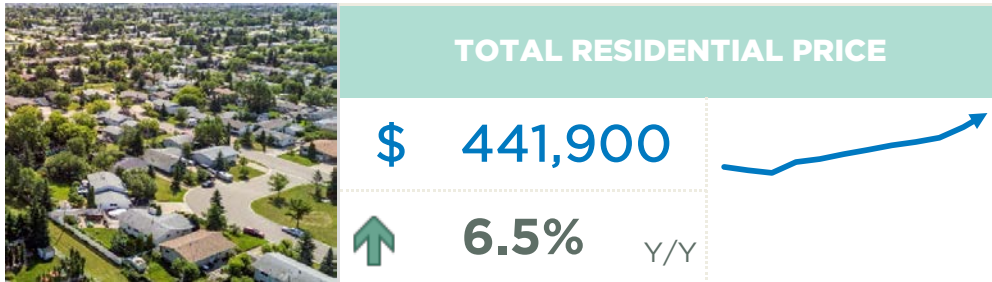
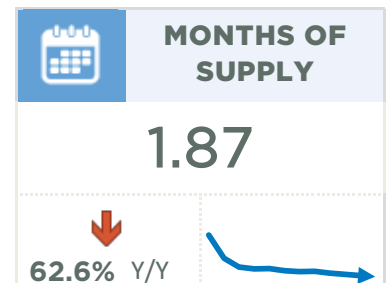
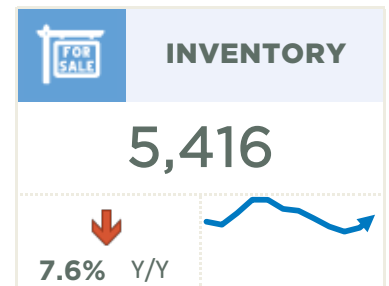
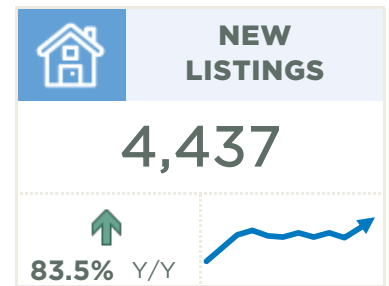
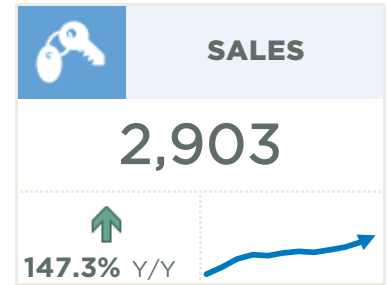
“Low lending rates and improved savings have supported sales activity,” said CREB® chief economist Ann-Marie Lurie.

“However, sales have been somewhat restricted by the lack of listings. This month there was a jump in new listings, contributing to the strong monthly sales.” Inventory levels pushed above 5,400 units, but citywide months of supply fell below two months. This reflects the lowest months of supply for March since 2014 and these tight conditions have contributed to price gains.

In March, the benchmark price trended up over last month to \$441,900, over six per cent higher than last year’s levels. The price gains have moved the market closer to recovery, but prices remain over five per cent lower than 2014 highs.

“Improving prices will likely support further gains in new listings, as sellers try to capitalize on the recent shift toward rising prices,” said Lurie.

“Eventually, this will help support more balanced conditions, but it could take time before we see this shift in the market.”



March 2021

March 2021

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,866	171%	2,613	95%	2,409	-17%	71%	1.29	-69%	\$516,300	8%
Semi	269	134%	389	57%	444	-30%	69%	1.65	-70%	\$410,900	6%
Row	383	152%	566	61%	877	-3%	68%	2.29	-61%	\$288,800	3%
Apartment	385	77%	869	83%	1,686	17%	44%	4.38	-34%	\$250,000	3%
Total Residential	2,903	147%	4,437	83%	5,416	-8%	65%	1.87	-63%	\$441,900	7%

Year-to-Date

March 2021

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	3,721	98%	5,299	36%	2,005	-26%	70%	1.62	-63%	\$503,900	5%
Semi	590	75%	855	15%	387	-36%	69%	1.97	-63%	\$400,167	3%
Row	793	85%	1,392	32%	787	-6%	57%	2.98	-49%	\$284,800	2%
Apartment	841	47%	1,992	24%	1,478	4%	42%	5.27	-29%	\$247,167	1%
Total Residential	5,945	84%	9,538	31%	4,658	-16%	62%	2.35	-55%	\$432,333	4%



Detached

Like last month, detached sales activity improved across most price ranges and all districts in the city. While new listings did improve, inventory levels remained relatively low at 2,409 units, causing the months of supply to drop to just over one month. The citywide detached benchmark price rose by nearly eight per cent compared to last year. Year-over-year gains ranged from a low of nearly three per cent in the City Centre to a high of nearly 11 per cent in the North and South East districts. Prices in most districts remain below previous monthly highs, but recent gains in both the North and South East have supported full price recovery in those areas. Product priced under \$400,000 recorded the lowest sales growth, as limited inventory weighed on that segment of the market. However, rising sales and easing inventory resulted in tighter market conditions across all price ranges. This is likely supporting price gains, not only in the mid and lower price ranges, but also the upper price ranges in the market.



Semi-Detached

Steady gains in sales caused first quarter sales totals to reach nearly record highs for this property type. Improving new listings were not enough to offset the sales and the months of supply fell below two months for the first time since 2014. Low supply levels relative to sales contributed to further gains in prices, which, as of March, were nearly six per cent higher than last year's levels. Benchmark prices trended up across all districts and prices remained higher than last year's levels across most districts. The largest year-over-year price gains occurred in the North district, with an increase of nearly 10 per cent.



Row

Echoing the results of other property types, sales activity for row properties has risen far above long-term averages. However, it is the first time since 2014 that the months of supply has fallen below three months. The row-property market has taken longer to see tighter conditions, but the recent tightening is starting to have a more significant impact on price. As of March, row benchmark prices rose to \$288,800, nearly three per cent higher than last year. However, activity was not consistent across all districts. The largest price gains occurred in the City Centre and West districts. Despite recent gains, prices remain well below previous highs.

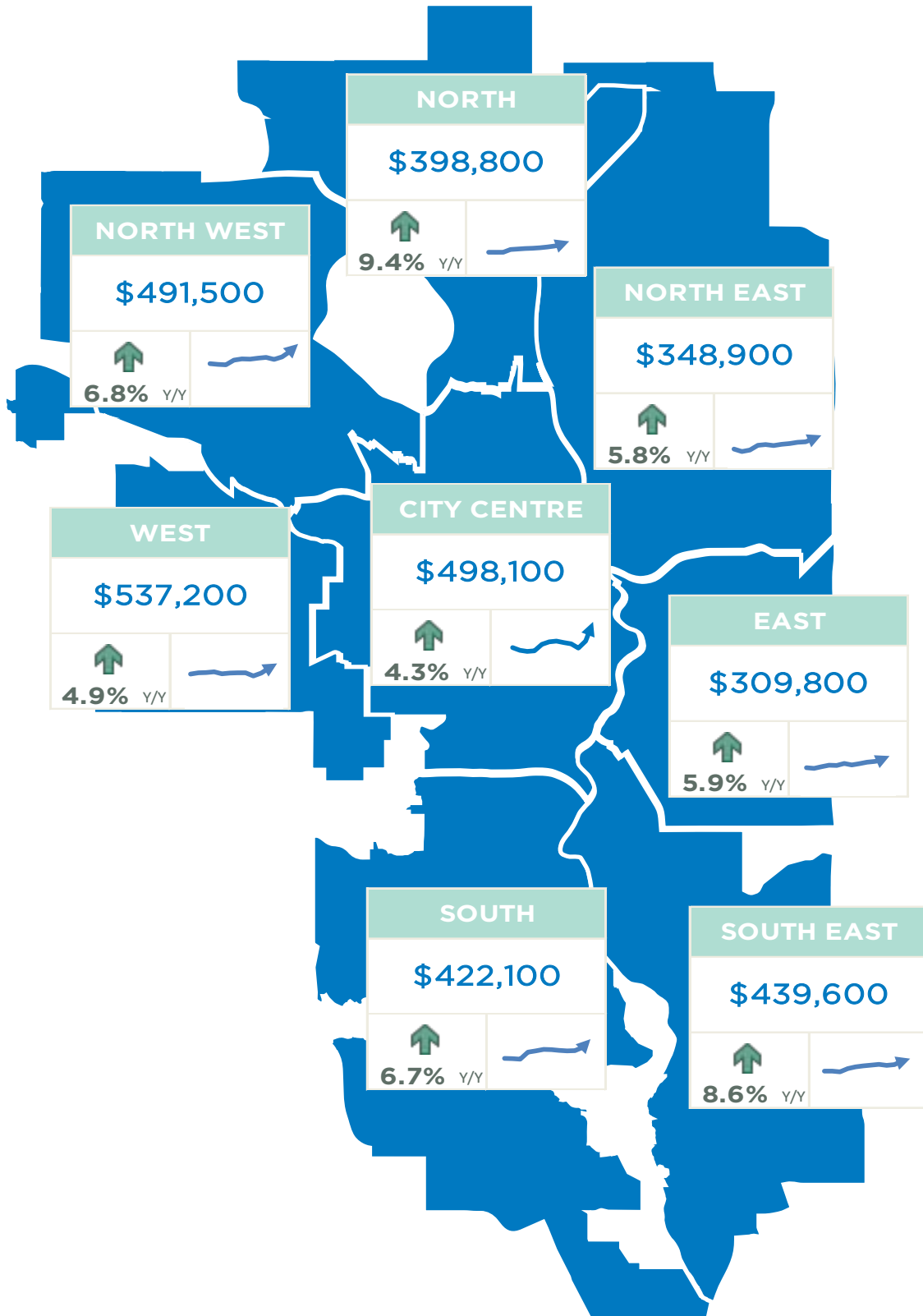


Apartment

For the third month in a row, sales activity was stronger than the previous year. New listings also rose and is causing some inventory gains. Despite the inventory gains, sales have been far better than levels seen over the past six years and the months of supply did trend down to the lowest March levels since 2014. Tightening conditions did support some year-over-year price gains in this segment. After experiencing falling prices for the better part of five years, this change is a welcome shift for most sellers. However, prices remain nearly 17 per cent below the 2014 highs.

March 2021

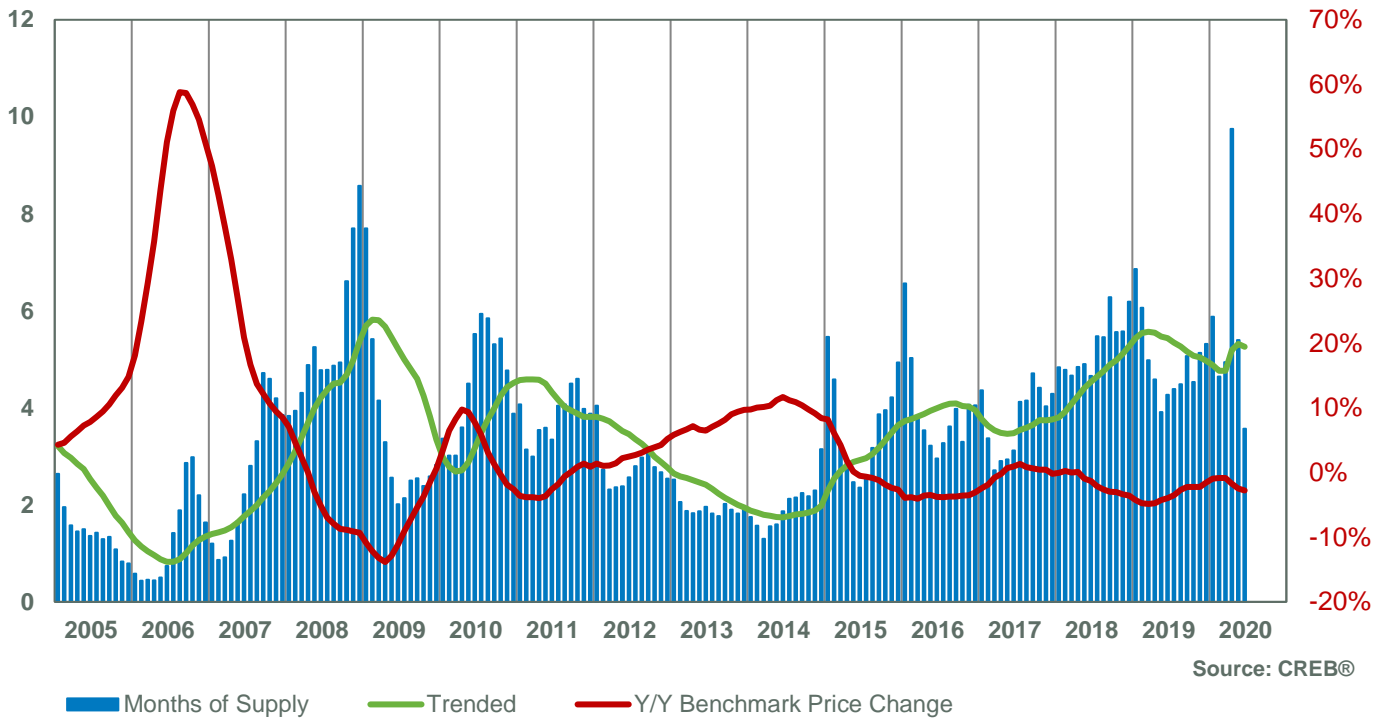
District Total Residential Benchmark Price



	Mar-20	Mar-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
CITY OF CALGARY						
Total Sales	1,174	2,903	147.27%	3,223	5,945	84.46%
Total Sales Volume	\$526,104,437	\$1,467,327,839	178.90%	\$1,445,723,948	\$2,929,474,038	102.63%
New Listings	2,418	4,437	83.50%	7,292	9,538	30.80%
Inventory	5,863	5,416	-7.62%	5,566	4,658	-16.32%
Months of Supply	4.99	1.87	-62.64%	5.18	2.35	-54.64%
Sales to New Listings	48.55%	65.43%	16.87%	44.20%	62.33%	18.13%
Sales to List Price	96.43%	98.49%	2.06%	96.43%	98.05%	1.63%
Days on Market	52	35	-31.80%	58	43	-25.86%
Benchmark Price	\$414,800	\$441,900	6.53%	\$415,433	\$432,333	4.07%
Median Price	\$410,000	\$459,900	12.17%	\$408,000	\$445,000	9.07%
Average Price	\$448,130	\$505,452	12.79%	\$448,565	\$492,763	9.85%
Index	188	200	6.55%	190	191	0.54%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Mar. 2021

	Mar-20	Mar-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
DETACHED						
Total Sales	689	1,866	170.83%	1,882	3,721	97.72%
Total Sales Volume	\$369,755,819	\$1,109,910,622	200.17%	\$1,004,341,108	\$2,163,396,880	115.40%
New Listings	1,343	2,613	94.56%	3,892	5,299	36.15%
Inventory	2,890	2,409	-16.64%	2,708	2,005	-25.94%
Months of Supply	4.19	1.29	-69.22%	4.32	1.62	-62.54%
Sales to New Listings Ratio	51.30%	71.41%	20.11%	48.36%	70.22%	21.87%
Sales to List Price Ratio	96.49%	98.79%	2.30%	96.46%	98.32%	1.86%
Days on Market	47	29	-37.73%	53	36	-32.08%
Benchmark Price	\$478,400	\$516,300	7.92%	\$478,567	\$503,900	5.29%
Median Price	\$470,000	\$527,950	12.33%	\$467,500	\$515,000	10.16%
Average Price	\$536,656	\$594,807	10.84%	\$533,656	\$581,402	8.95%
APARTMENT						
Total Sales	218	385	76.61%	574	841	46.52%
Total Sales Volume	\$56,306,243	\$100,471,546	78.44%	\$147,828,945	\$216,662,532	46.56%
New Listings	476	869	82.56%	1,603	1,992	24.27%
Inventory	1,441	1,686	17.00%	1,416	1,478	4.33%
Months of Supply	6.61	4.38	-33.75%	7.40	5.27	-28.79%
Sales to New Listings Ratio	45.80%	44.30%	-1.49%	35.81%	42.22%	6.41%
Sales to List Price Ratio	95.88%	96.45%	0.57%	95.88%	96.13%	0.26%
Days on Market	58	53	-7.45%	64	61	-4.69%
Benchmark Price	\$242,500	\$250,000	3.09%	\$244,367	\$247,167	1.15%
Median Price	\$230,000	\$230,000	0.00%	\$230,000	\$230,000	0.00%
Average Price	\$258,286	\$260,965	1.04%	\$257,542	\$257,625	0.03%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	115	269	133.91%	338	590	74.56%
Total Sales Volume	\$53,693,959	\$131,441,139	144.80%	\$158,681,044	\$292,735,786	84.48%
New Listings	248	389	56.85%	742	855	15.23%
Inventory	632	444	-29.75%	604	387	-35.87%
Months of Supply	5.50	1.65	-69.97%	5.36	1.97	-63.26%
Sales to New Listings Ratio	46.37%	69.15%	22.78%	45.55%	69.01%	23.45%
Sales to List Price Ratio	96.69%	98.41%	1.77%	96.58%	98.08%	1.55%
Days on Market	64	38	-40.68%	65	44	-32.31%
Benchmark Price	\$389,000	\$410,900	5.63%	\$399,200	\$387,943	-2.82%
Median Price	\$408,000	\$414,900	1.69%	\$390,750	\$410,000	4.93%
Average Price	\$466,904	\$488,629	4.65%	\$469,471	\$496,162	5.69%
CITY OF CALGARY ROW						
Total Sales	152	383	151.97%	429	793	84.85%
Total Sales Volume	\$46,348,416	\$125,504,533	170.78%	\$134,872,851	\$256,678,839	90.31%
New Listings	351	566	61.25%	1,055	1,392	31.94%
Inventory	900	877	-2.56%	838	787	-6.08%
Months of Supply	5.92	2.29	-61.33%	5.86	2.98	-49.19%
Sales to New Listings Ratio	43.30%	67.67%	24.36%	40.66%	56.97%	16.30%
Sales to List Price Ratio	96.33%	97.67%	1.39%	96.63%	97.46%	0.85%
Days on Market	57	45	-19.87%	63	52	-17.46%
Benchmark Price	\$281,000	\$288,800	2.78%	\$280,533	\$284,800	1.52%
Median Price	\$294,000	\$300,000	2.04%	\$292,000	\$299,000	2.40%
Average Price	\$304,924	\$327,688	7.47%	\$314,389	\$323,681	2.96%

For a list of definitions, see page 29.

March 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	250	411	60.83%	562	2.25	\$662,500	2.84%	3.53%
North East	177	264	67.05%	278	1.57	\$383,500	5.85%	1.86%
North	267	359	74.37%	259	0.97	\$454,800	10.82%	2.85%
North West	241	363	66.39%	297	1.23	\$566,700	8.63%	2.91%
West	240	304	78.95%	307	1.28	\$697,500	7.36%	2.20%
South	338	475	71.16%	371	1.10	\$491,800	7.50%	3.56%
South East	309	351	88.03%	243	0.79	\$481,600	10.79%	1.84%
East	42	78	53.85%	80	1.90	\$356,000	4.98%	2.09%
TOTAL CITY	1,866	2,613	71.41%	2,409	1.29	\$516,300	7.92%	2.75%
Apartment								
City Centre	155	465	33.33%	960	6.19	\$277,900	2.96%	2.62%
North East	22	37	59.46%	68	3.09	\$226,300	7.61%	0.53%
North	23	49	46.94%	90	3.91	\$213,900	2.94%	0.19%
North West	37	66	56.06%	117	3.16	\$228,900	-1.25%	-0.22%
West	49	78	62.82%	139	2.84	\$238,300	7.44%	3.12%
South	60	83	72.29%	149	2.48	\$219,900	4.81%	-0.09%
South East	32	82	39.02%	129	4.03	\$219,400	-0.54%	-1.53%
East	7	9	77.78%	32	4.57	\$187,400	2.29%	1.24%
TOTAL CITY	385	869	44.30%	1,686	4.38	\$250,000	3.09%	1.46%
Semi-detached								
City Centre	70	147	47.62%	210	3.00	\$730,800	4.55%	4.07%
North East	26	45	57.78%	47	1.81	\$298,300	5.29%	2.90%
North	22	29	75.86%	22	1.00	\$349,700	9.80%	2.61%
North West	30	25	120.00%	19	0.63	\$399,600	8.20%	4.25%
West	38	44	86.36%	62	1.63	\$505,500	-0.71%	3.10%
South	39	49	79.59%	41	1.05	\$326,300	6.08%	3.32%
South East	33	29	113.79%	18	0.55	\$329,000	6.99%	0.77%
East	9	20	45.00%	24	2.67	\$290,600	4.72%	1.72%
TOTAL CITY	269	389	69.15%	444	1.65	\$410,900	5.63%	3.16%
Row								
City Centre	55	132	41.67%	239	4.35	\$464,700	7.77%	1.62%
North East	33	54	61.11%	107	3.24	\$190,300	2.81%	-0.47%
North	56	65	86.15%	94	1.68	\$247,100	3.17%	2.23%
North West	41	47	87.23%	73	1.78	\$287,100	-0.24%	-0.17%
West	58	74	78.38%	116	2.00	\$340,000	5.20%	2.66%
South	72	99	72.73%	118	1.64	\$247,900	2.27%	2.44%
South East	62	85	72.94%	109	1.76	\$278,000	-2.49%	1.02%
East	5	10	50.00%	20	4.00	\$173,100	4.59%	-2.26%
TOTAL CITY	383	566	67.67%	877	2.29	\$288,800	2.78%	1.44%

*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

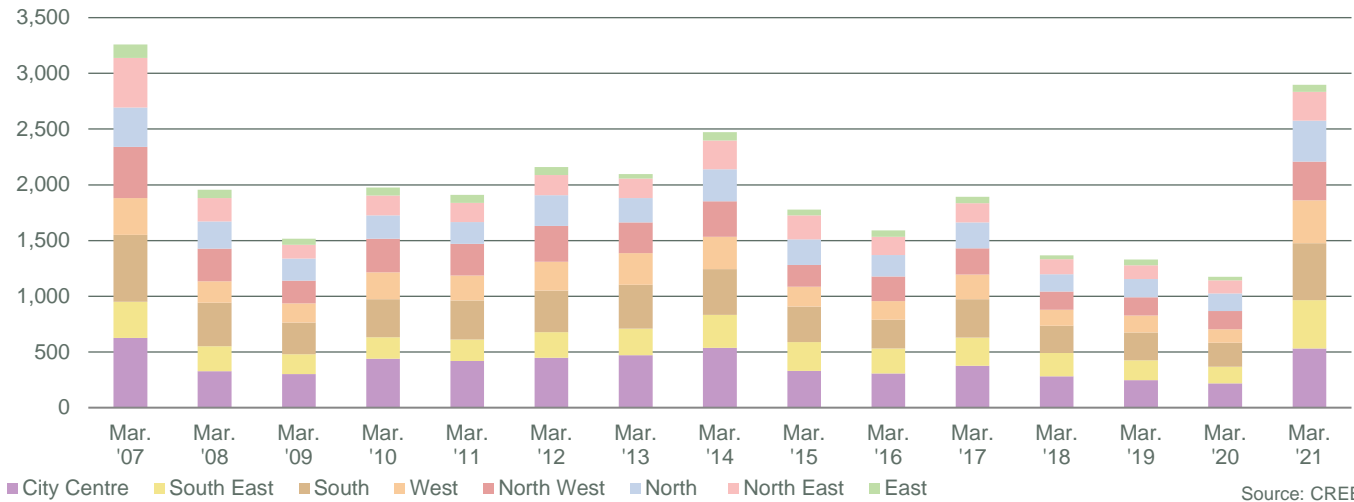
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Mar. 2021

TOTAL SALES

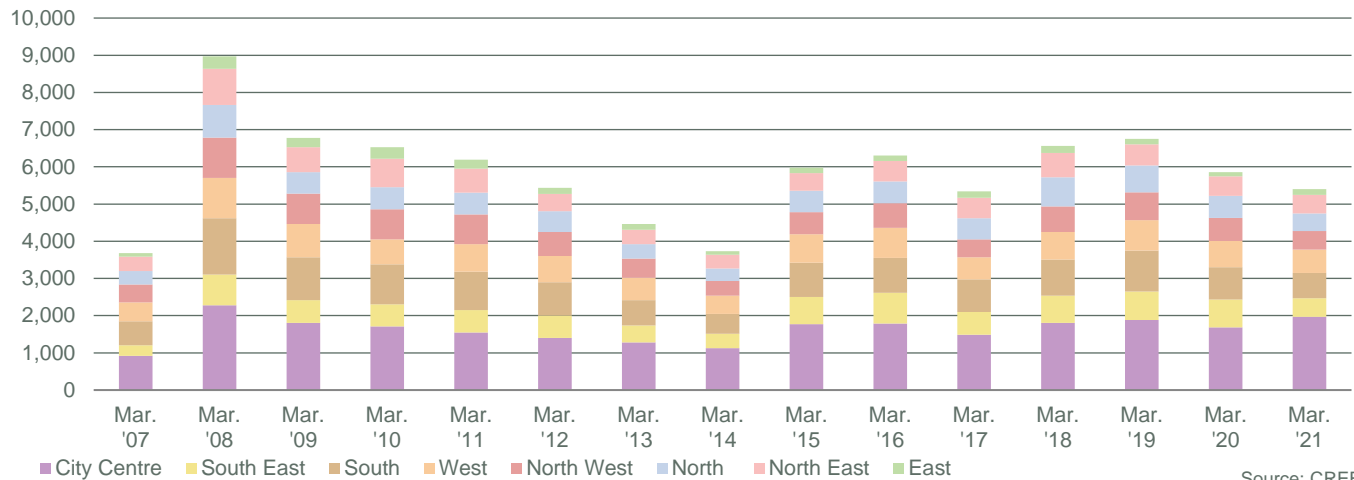
MARCH



Source: CREB®

TOTAL INVENTORY

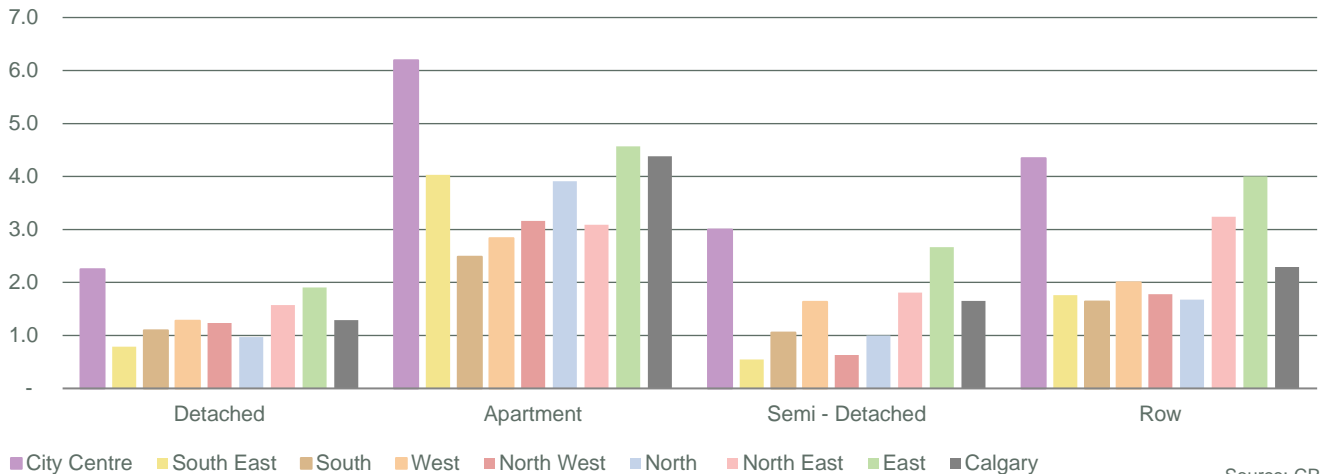
MARCH



Source: CREB®

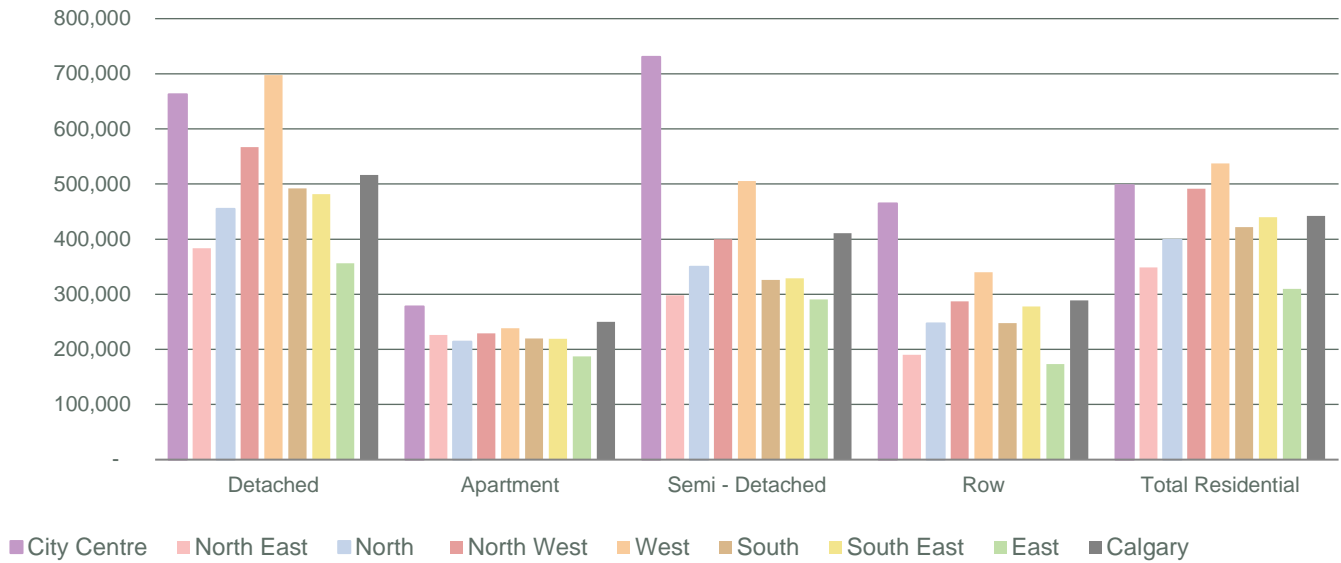
MONTHS OF SUPPLY

MARCH



Source: CREB®

BENCHMARK PRICE - MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

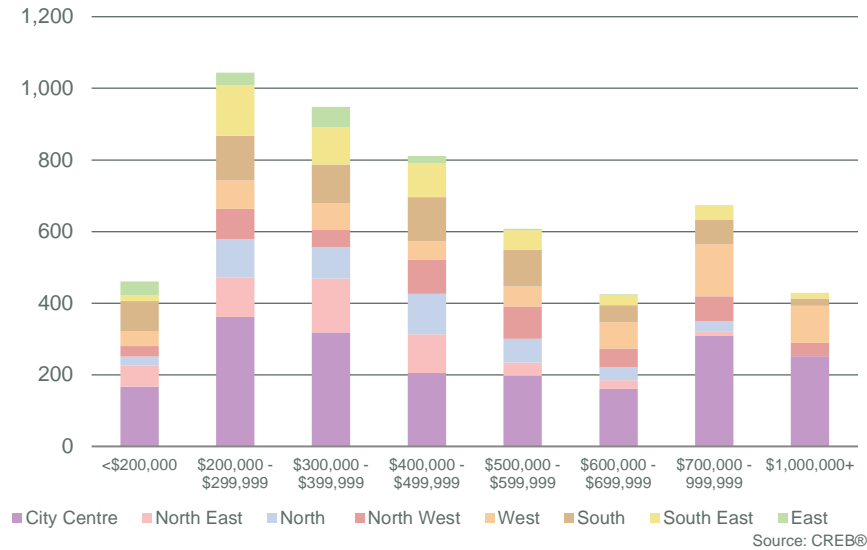


Source: CREB®

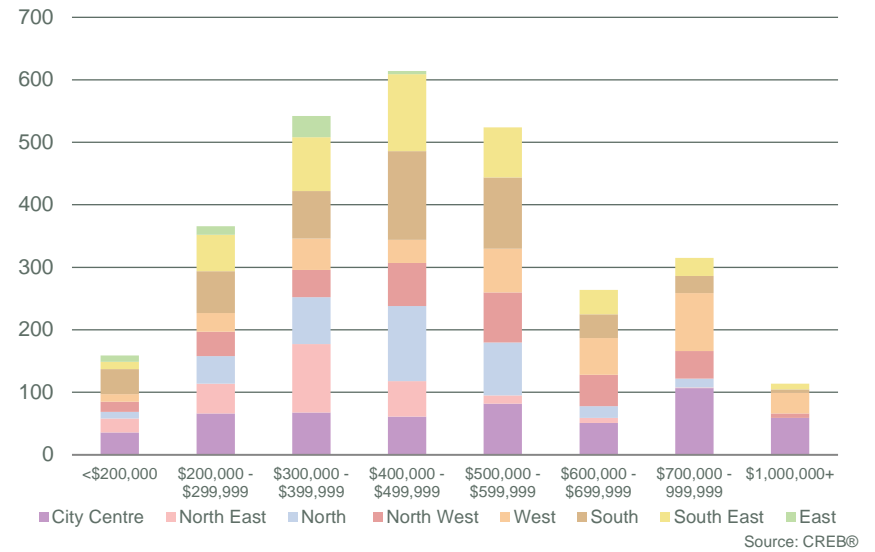
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	1997	1983	1999	1974	1991
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

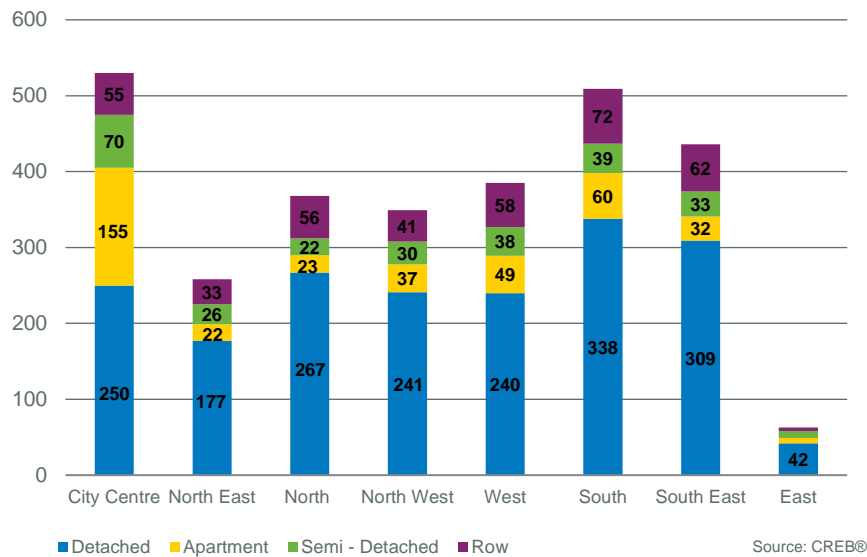
TOTAL INVENTORY BY PRICE RANGE - MARCH



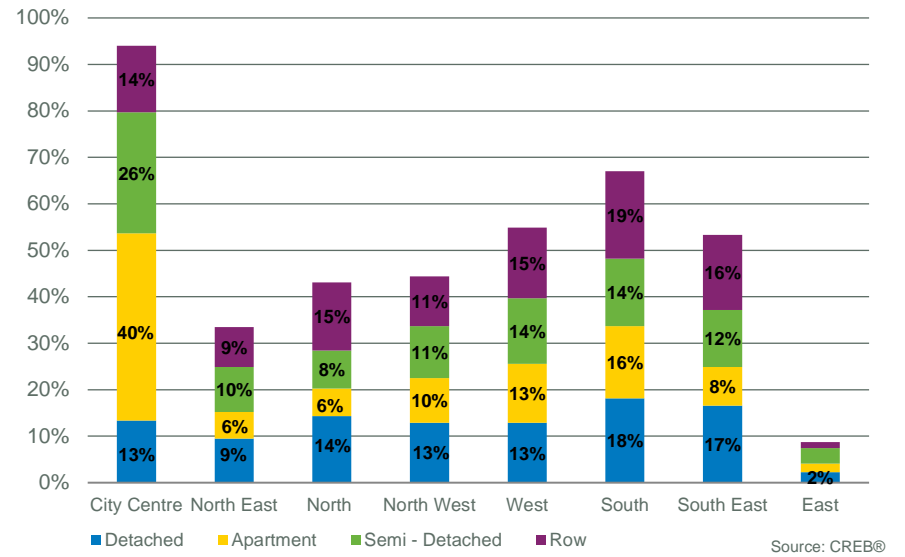
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH

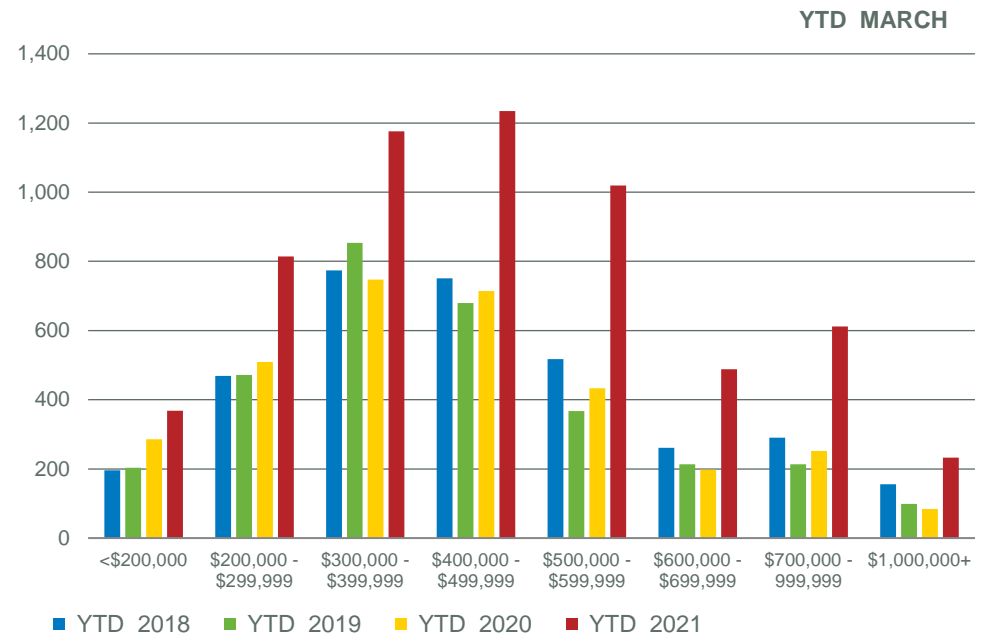


SHARE OF CITY WIDE SALES - MARCH



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	859	1,190	1,174	571	1,078	1,763	1,835	1,574	1,706	1,763	1,437	1,200
New Listings	2,357	2,517	2,418	1,425	2,419	3,345	3,021	2,578	2,737	2,460	1,727	1,172
Inventory	5,163	5,673	5,863	5,645	5,969	6,442	6,630	6,502	6,253	5,820	5,021	3,672
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59
Benchmark Price	416,100	415,400	414,800	413,200	412,300	412,100	418,700	420,700	422,300	423,200	423,600	422,300
Median Price	400,000	412,250	410,000	393,500	401,000	410,000	420,000	415,400	418,750	420,000	415,000	402,000
Average Price	451,755	446,690	448,130	423,338	439,257	460,099	466,266	470,271	467,696	473,869	456,400	446,722
Index	188	188	188	187	187	187	190	190	191	192	192	191
2021												
Sales	1,206	1,836	2,903									
New Listings	2,250	2,851	4,437									
Inventory	4,038	4,519	5,416									
Days on Market	57	45	35									
Benchmark Price	424,000	431,100	441,900									
Median Price	419,000	440,000	459,900									
Average Price	472,100	486,271	505,452									
Index	192	195	200									

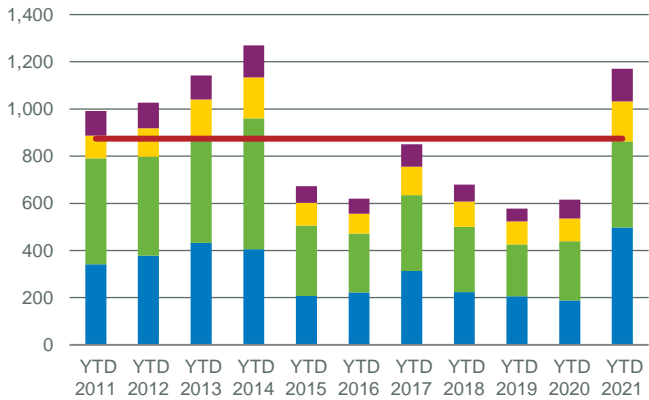
	Mar-20	Mar-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	2	6	6
\$100,000 - \$149,999	33	33	76	83
\$150,000 - \$199,999	68	124	204	279
\$200,000 - \$249,999	77	169	213	365
\$250,000 - \$299,999	113	197	296	449
\$300,000 - \$349,999	119	232	315	533
\$350,000 - \$399,999	143	311	432	643
\$400,000 - \$449,999	152	329	399	657
\$450,000 - \$499,999	119	287	315	578
\$500,000 - \$549,999	103	275	262	557
\$550,000 - \$599,999	56	249	171	462
\$600,000 - \$649,999	46	146	119	271
\$650,000 - \$699,999	30	118	79	217
\$700,000 - \$749,999	25	100	70	193
\$750,000 - \$799,999	19	75	57	134
\$800,000 - \$849,999	18	58	52	107
\$850,000 - \$899,999	9	32	26	67
\$900,000 - \$949,999	9	23	31	46
\$950,000 - \$999,999	6	28	16	65
\$1,000,000 - \$1,299,999	12	63	47	134
\$1,300,000 - \$1,499,999	6	11	15	33
\$1,500,000 - \$1,999,999	7	29	12	44
\$2,000,000 +	4	12	10	22
	1,174	2,903	3,223	5,945

CITY OF CALGARY TOTAL SALES BY PRICE RANGE


Source: CREB®

CITY OF CALGARY TOTAL SALES

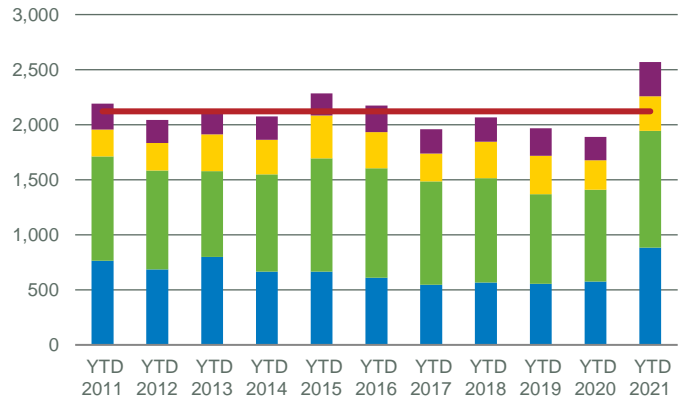
YTD MARCH



Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

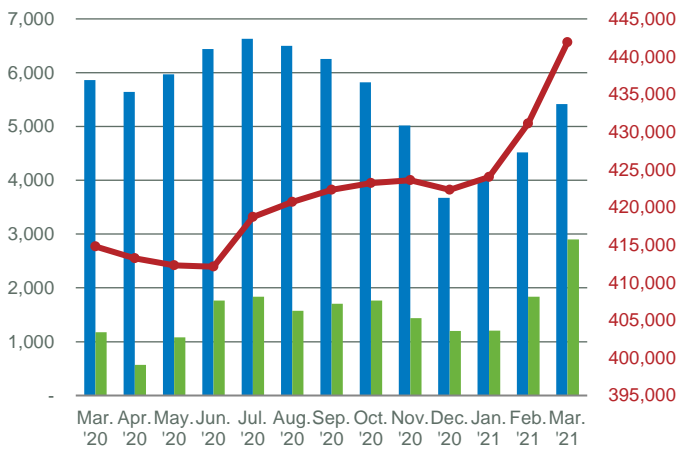
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



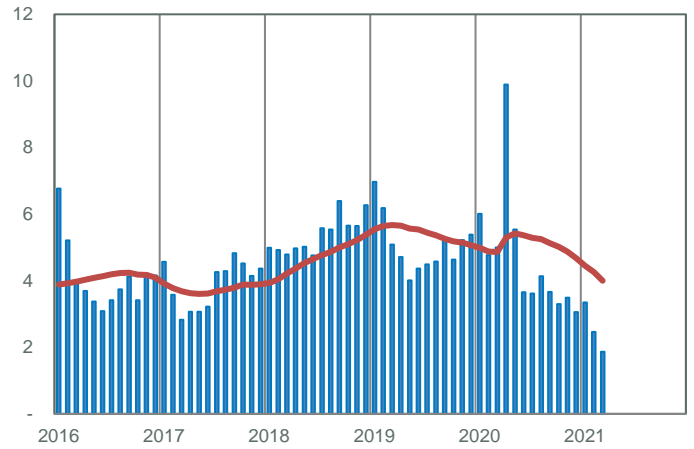
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



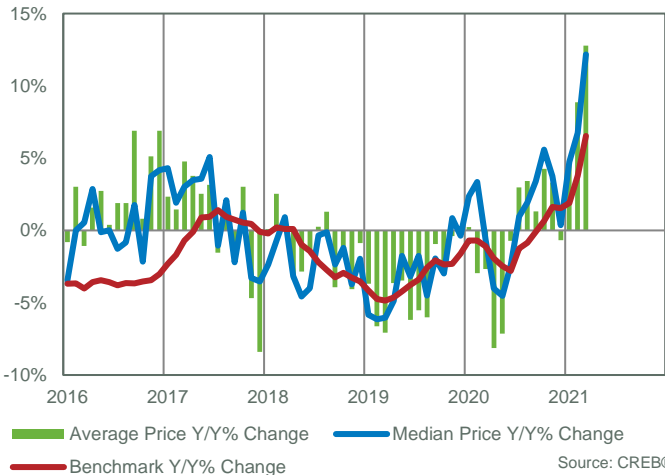
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



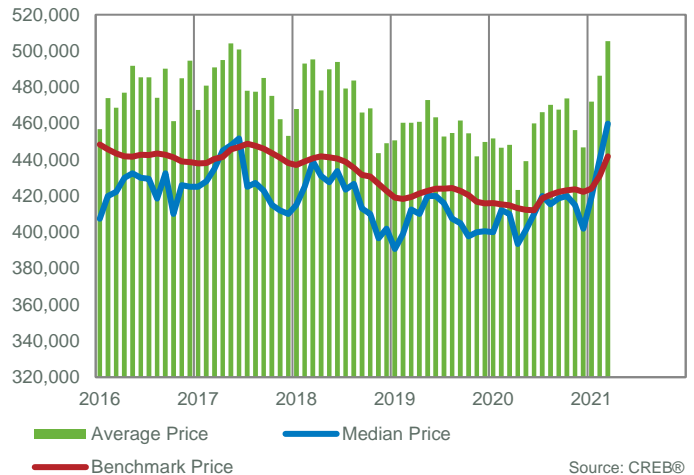
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES

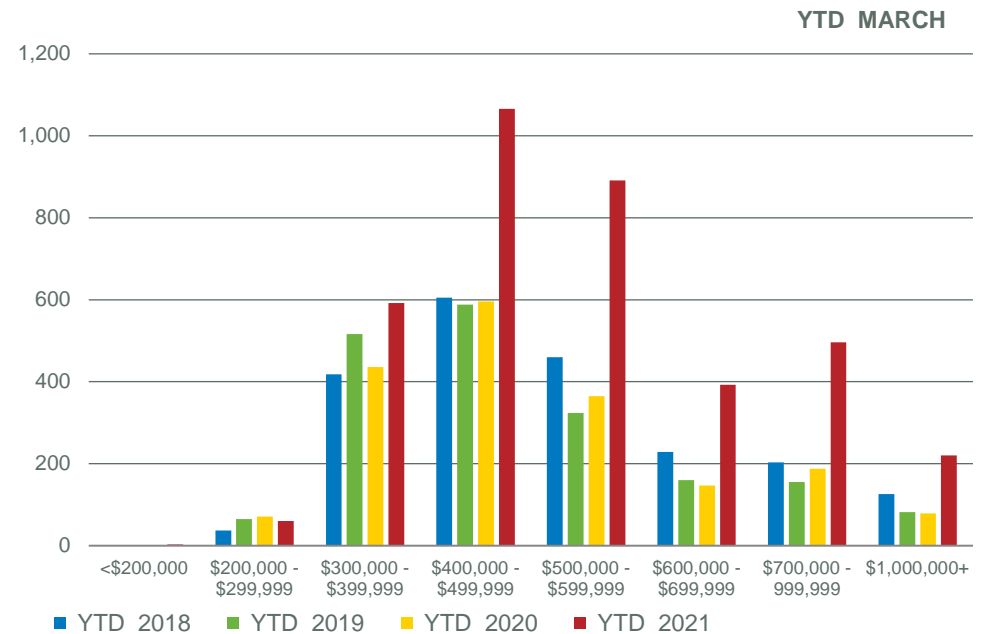


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,137	883	718
New Listings	1,210	1,339	1,343	782	1,361	1,899	1,664	1,479	1,479	1,324	893	600
Inventory	2,485	2,748	2,890	2,822	3,017	3,274	3,288	3,234	3,069	2,727	2,244	1,565
Days on Market	61	53	47	49	54	50	49	46	50	47	51	54
Benchmark Price	478,900	478,400	478,400	476,700	476,200	476,200	487,300	488,000	489,700	490,500	492,000	490,500
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000	478,800	477,000	458,700
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,656	547,754	553,199	538,025	532,626
Index	195	194	194	194	193	193	198	198	199	199	200	199
2021												
Sales	732	1,123	1,866									
New Listings	1,114	1,572	2,613									
Inventory	1,683	1,924	2,409									
Days on Market	53	37	29									
Benchmark Price	492,900	502,500	516,300									
Median Price	482,158	512,000	527,950									
Average Price	559,499	573,404	594,807									
Index	200	204	210									

	Mar-20	Mar-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	-	3
\$200,000 - \$249,999	1	-	10	3
\$250,000 - \$299,999	28	18	61	57
\$300,000 - \$349,999	48	78	134	208
\$350,000 - \$399,999	94	180	302	384
\$400,000 - \$449,999	123	273	321	548
\$450,000 - \$499,999	108	256	275	518
\$500,000 - \$549,999	89	243	221	496
\$550,000 - \$599,999	47	216	144	395
\$600,000 - \$649,999	36	128	92	223
\$650,000 - \$699,999	22	92	55	170
\$700,000 - \$749,999	15	87	49	148
\$750,000 - \$799,999	14	62	43	109
\$800,000 - \$849,999	15	51	39	91
\$850,000 - \$899,999	9	27	22	56
\$900,000 - \$949,999	6	18	24	35
\$950,000 - \$999,999	5	26	11	57
\$1,000,000 - \$1,299,999	12	60	42	126
\$1,300,000 - \$1,499,999	6	10	15	30
\$1,500,000 - \$1,999,999	7	28	12	43
\$2,000,000 +	4	12	10	21
	689	1,866	1,882	3,721

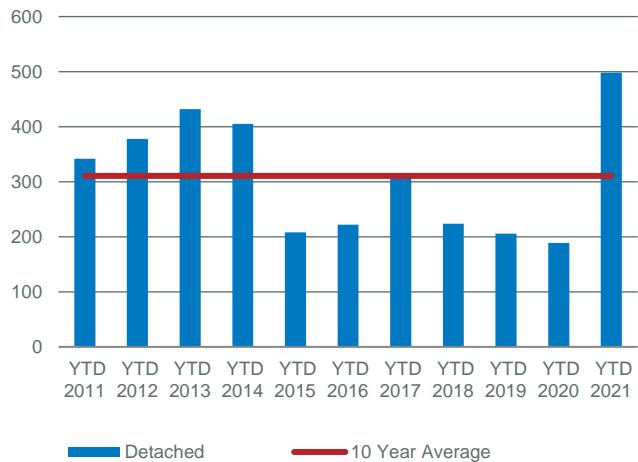
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

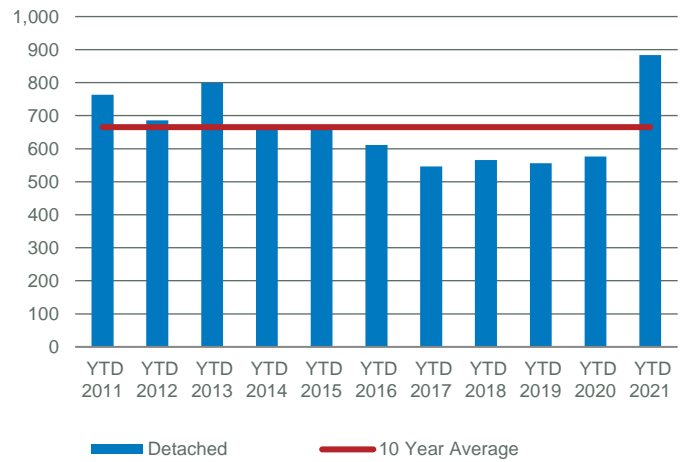
YTD MARCH



Source: CREB®

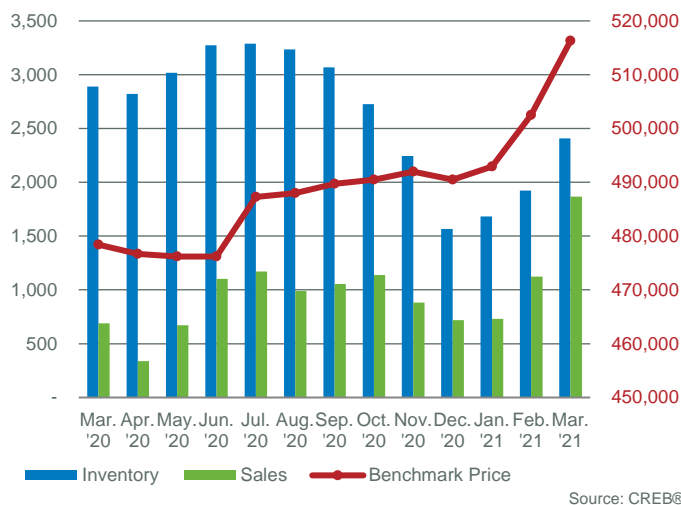
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MARCH



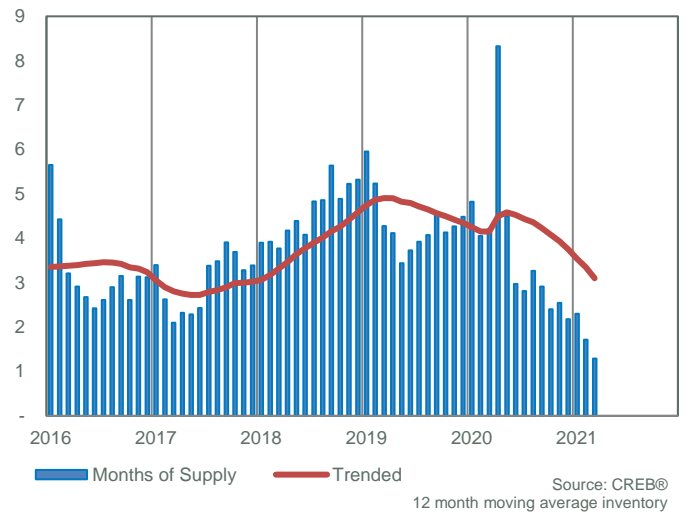
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



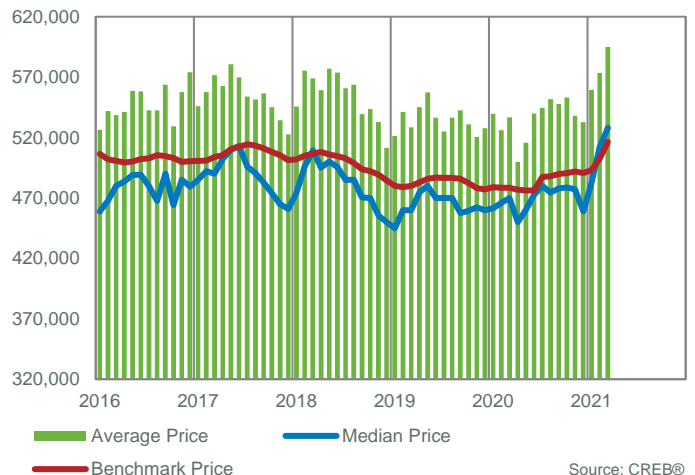
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

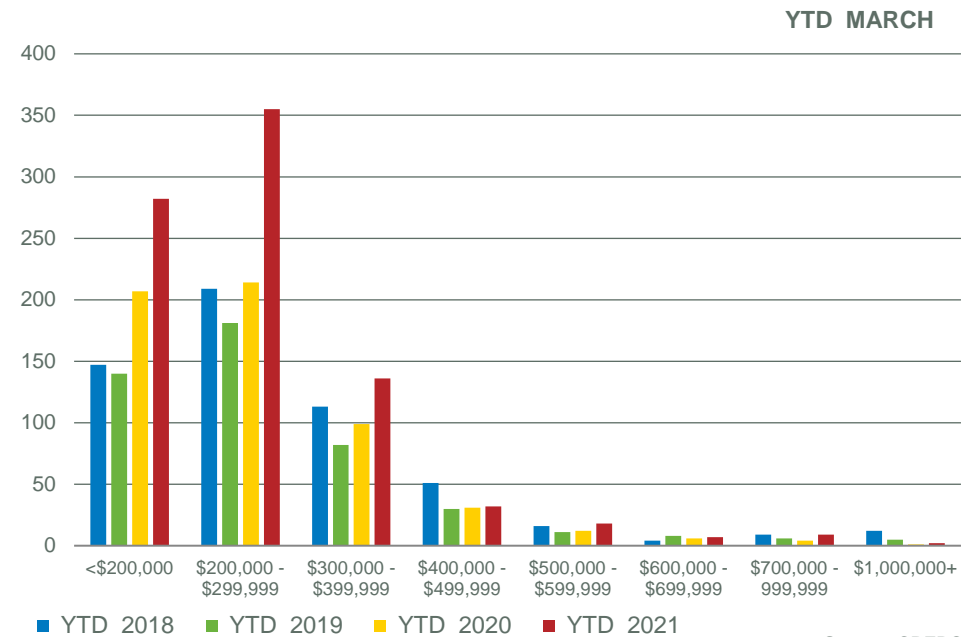


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	147	209	218	95	135	232	263	223	242	234	210	185
New Listings	568	559	476	258	449	672	640	495	582	561	407	288
Inventory	1,338	1,470	1,441	1,363	1,415	1,562	1,701	1,667	1,639	1,623	1,503	1,171
Days on Market	77	62	58	64	67	73	70	62	67	66	66	73
Benchmark Price	246,100	244,500	242,500	243,200	242,600	240,900	243,400	247,100	248,400	248,600	245,400	243,600
Median Price	210,000	242,500	230,000	228,000	213,000	219,250	238,600	228,000	229,000	223,605	215,000	212,500
Average Price	234,969	272,642	258,286	245,013	237,921	264,352	261,609	251,339	259,151	241,641	235,219	245,449
Index	170	169	168	168	168	166	168	171	172	172	170	168
2021												
Sales	184	272	385									
New Listings	552	571	869									
Inventory	1,315	1,432	1,686									
Days on Market	65	70	53									
Benchmark Price	245,100	246,400	250,000									
Median Price	220,000	238,000	230,000									
Average Price	258,009	252,638	260,965									
Index	169	170	173									

	Mar-20	Mar-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	2	5	6
\$100,000 - \$149,999	20	27	54	70
\$150,000 - \$199,999	52	94	148	206
\$200,000 - \$249,999	48	105	117	214
\$250,000 - \$299,999	37	62	97	141
\$300,000 - \$349,999	26	38	60	84
\$350,000 - \$399,999	14	22	39	52
\$400,000 - \$449,999	9	10	16	24
\$450,000 - \$499,999	5	6	15	8
\$500,000 - \$549,999	3	5	9	10
\$550,000 - \$599,999	1	7	3	8
\$600,000 - \$649,999	1	3	4	6
\$650,000 - \$699,999	2	-	2	1
\$700,000 - \$749,999	-	-	2	-
\$750,000 - \$799,999	-	-	1	1
\$800,000 - \$849,999	-	1	-	4
\$850,000 - \$899,999	-	1	1	2
\$900,000 - \$949,999	-	1	-	2
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	-	-	1	1
\$1,300,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	218	385	574	841

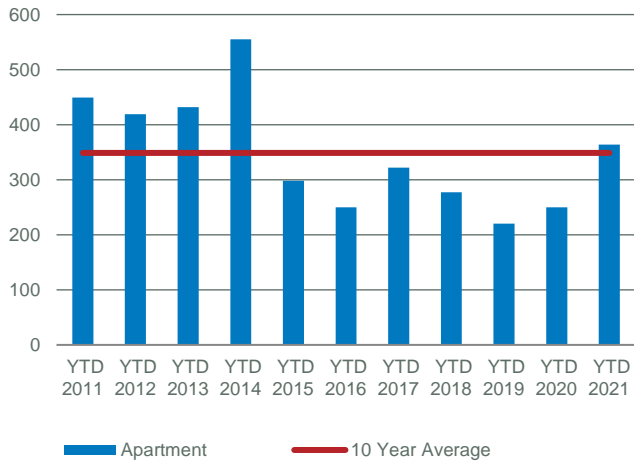
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

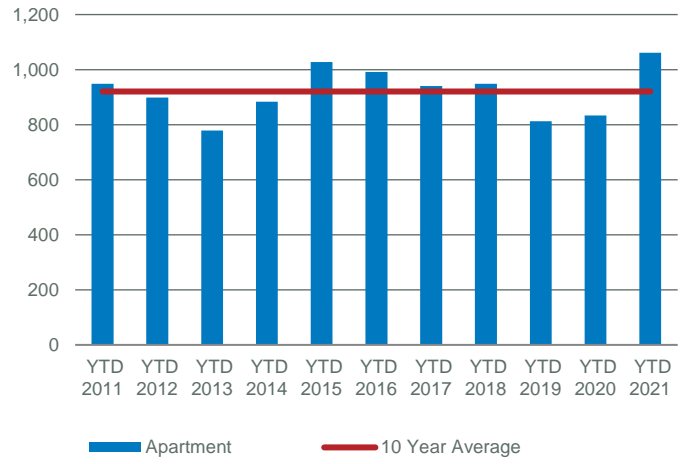
YTD MARCH



Source: CREB®

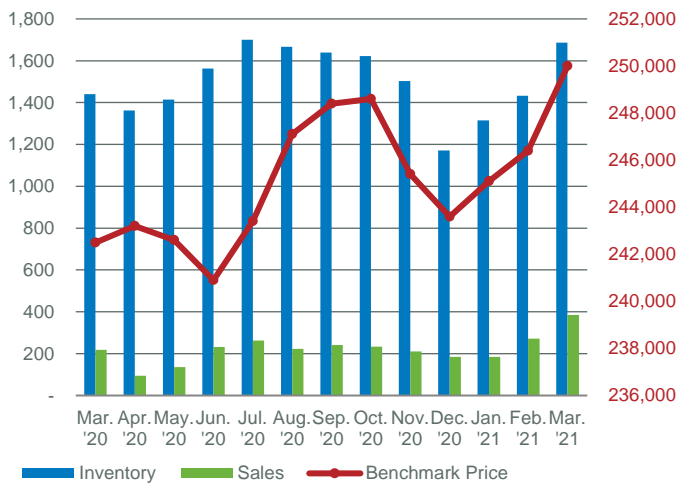
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MARCH



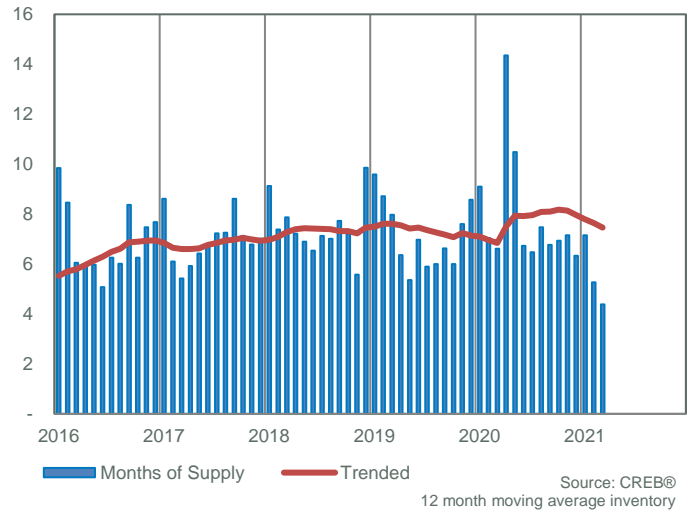
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



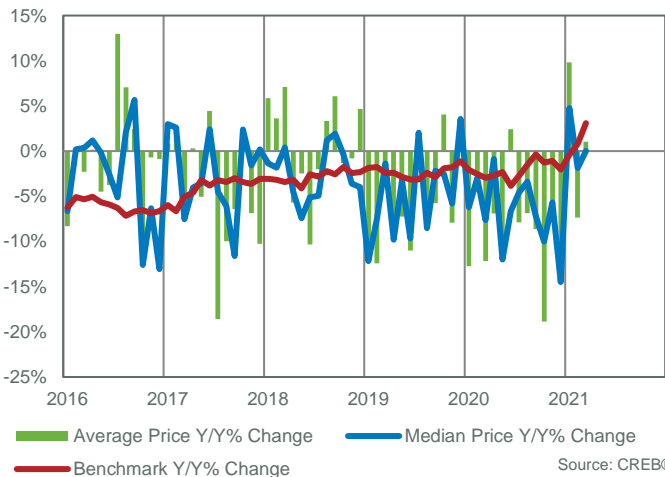
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



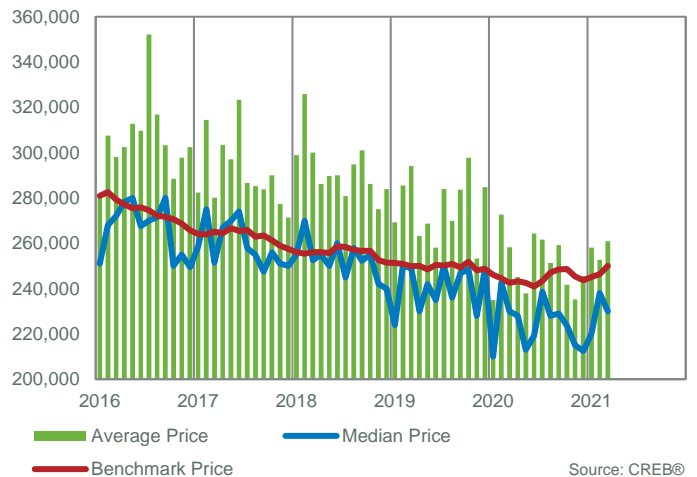
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

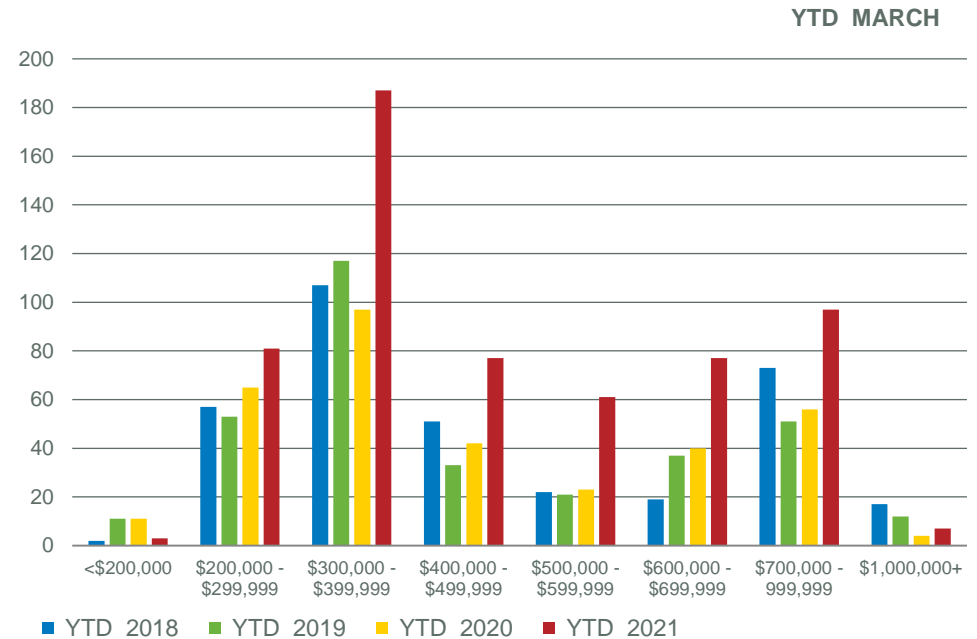


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	84	139	115	60	127	185	202	142	153	175	153	128
New Listings	240	254	248	167	249	300	288	241	279	237	165	118
Inventory	576	604	632	608	625	641	622	596	596	562	453	325
Days on Market	71	63	64	59	71	60	60	65	53	55	61	61
Benchmark Price	386,400	384,800	389,000	386,800	386,000	383,600	390,000	391,000	391,500	392,700	395,100	393,300
Median Price	406,750	360,965	408,000	354,950	349,900	365,000	365,493	416,750	401,500	375,000	390,000	369,750
Average Price	480,847	464,719	466,904	435,818	426,824	433,494	439,999	495,667	477,593	462,068	468,346	453,056
Index	196	195	197	196	196	194	198	198	198	199	200	199
2021												
Sales	140	181	269									
New Listings	212	254	389									
Inventory	345	373	444									
Days on Market	59	41	38									
Benchmark Price	391,300	398,300	410,900									
Median Price	387,750	460,000	414,900									
Average Price	478,372	521,119	488,629									
Index	198	202	208									

	Mar-20	Mar-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	1	-	1
\$150,000 - \$199,999	4	-	11	2
\$200,000 - \$249,999	9	7	25	20
\$250,000 - \$299,999	12	19	40	61
\$300,000 - \$349,999	15	34	48	72
\$350,000 - \$399,999	16	61	49	115
\$400,000 - \$449,999	14	28	33	52
\$450,000 - \$499,999	1	14	9	25
\$500,000 - \$549,999	4	11	10	22
\$550,000 - \$599,999	5	20	13	39
\$600,000 - \$649,999	8	13	20	37
\$650,000 - \$699,999	6	22	20	40
\$700,000 - \$749,999	10	11	17	40
\$750,000 - \$799,999	5	12	13	22
\$800,000 - \$849,999	3	4	13	10
\$850,000 - \$899,999	-	4	3	8
\$900,000 - \$949,999	3	4	6	9
\$950,000 - \$999,999	-	2	4	8
\$1,000,000 - \$1,299,999	-	2	4	4
\$1,300,000 - \$1,499,999	-	-	-	2
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	1
	115	269	338	590

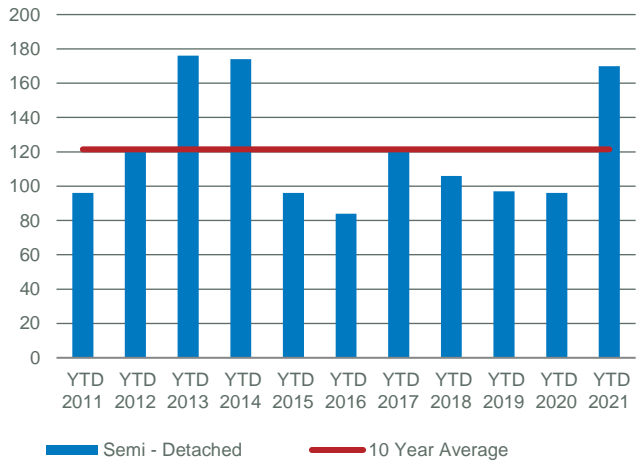
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

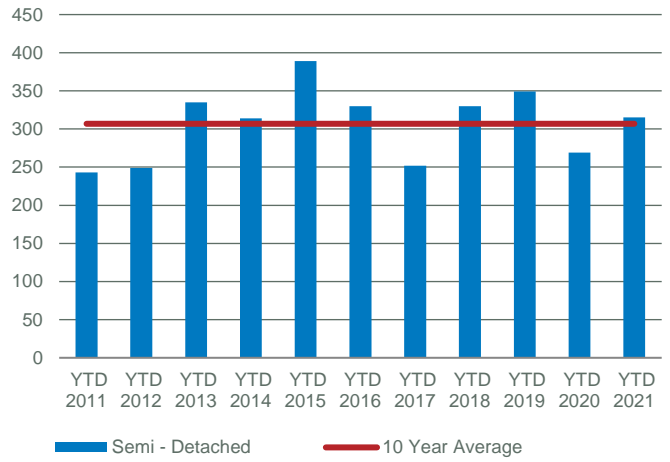
YTD MARCH



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



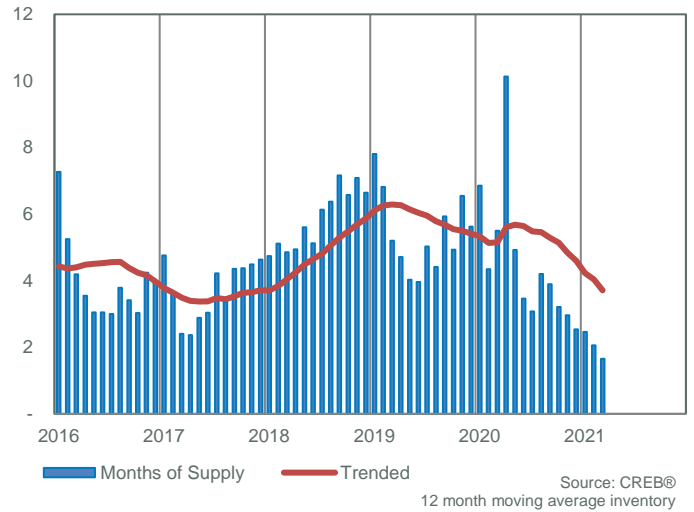
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



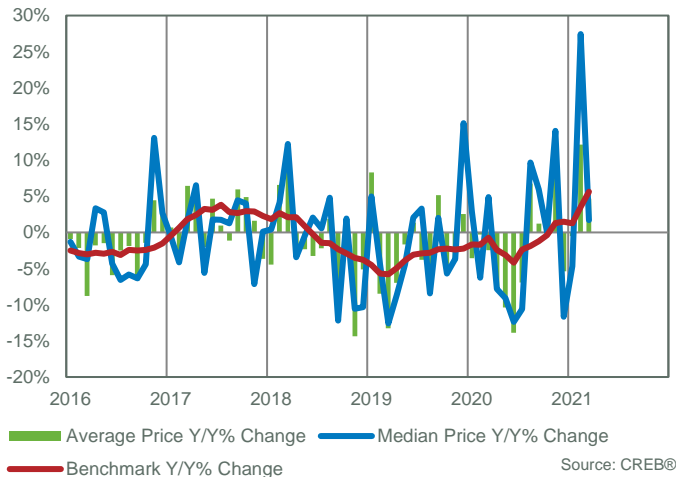
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



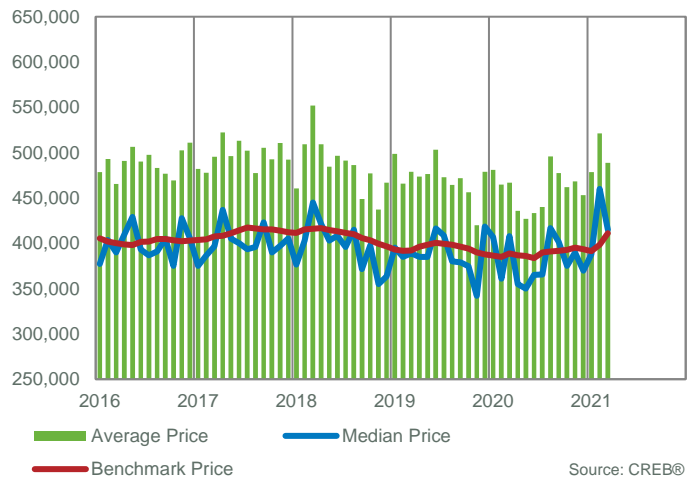
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

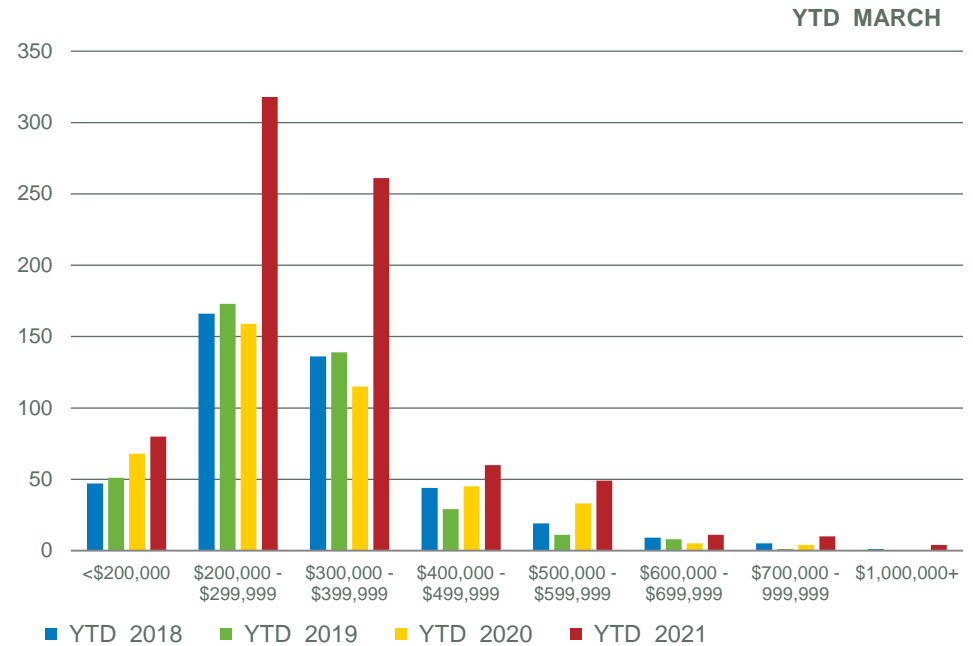


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	113	164	152	77	145	243	200	218	256	217	191	169
New Listings	339	365	351	218	360	474	429	363	397	338	262	166
Inventory	764	851	900	852	912	965	1,019	1,005	949	908	821	611
Days on Market	79	58	57	67	71	58	49	59	60	64	60	67
Benchmark Price	279,400	281,200	281,000	277,600	273,800	275,700	272,000	279,100	280,200	280,900	282,200	280,500
Median Price	289,500	291,000	294,000	284,000	272,000	282,000	289,300	288,500	290,000	284,000	287,500	268,000
Average Price	311,734	324,991	304,924	296,630	283,243	305,710	303,214	307,714	328,992	318,144	312,655	297,289
Index	174	175	175	173	170	171	169	173	174	175	175	174
2021												
Sales	150	260	383									
New Listings	372	454	566									
Inventory	695	790	877									
Days on Market	67	53	45									
Benchmark Price	280,900	284,700	288,800									
Median Price	290,000	300,000	300,000									
Average Price	302,360	330,078	327,688									
Index	175	177	179									

	Mar-20	Mar-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	13	5	22	12
\$150,000 - \$199,999	12	29	45	68
\$200,000 - \$249,999	19	57	61	128
\$250,000 - \$299,999	36	98	98	190
\$300,000 - \$349,999	30	82	73	169
\$350,000 - \$399,999	19	48	42	92
\$400,000 - \$449,999	6	18	29	33
\$450,000 - \$499,999	5	11	16	27
\$500,000 - \$549,999	7	16	22	29
\$550,000 - \$599,999	3	6	11	20
\$600,000 - \$649,999	1	2	3	5
\$650,000 - \$699,999	-	4	2	6
\$700,000 - \$749,999	-	2	2	5
\$750,000 - \$799,999	-	1	-	2
\$800,000 - \$849,999	-	2	-	2
\$850,000 - \$899,999	-	-	-	1
\$900,000 - \$949,999	-	-	1	-
\$950,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,299,999	-	1	-	3
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	-	-	-	-
	152	383	429	793

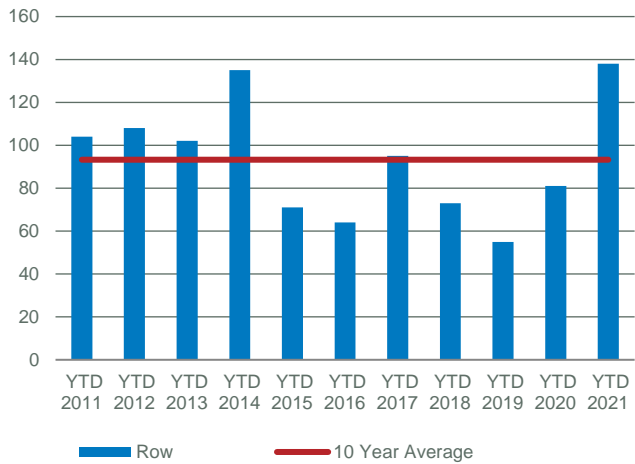
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

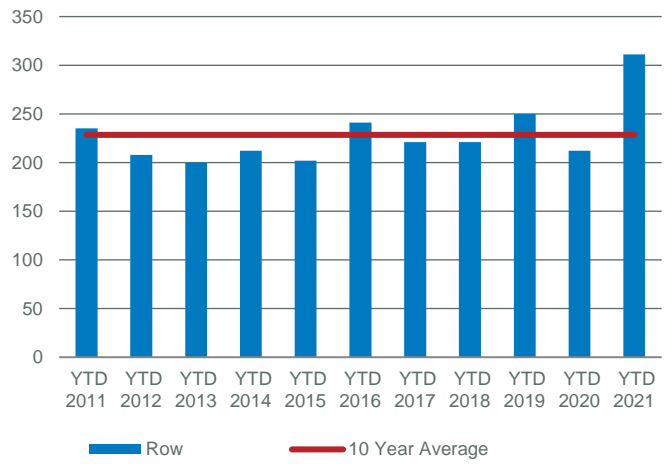
YTD MARCH



Source: CREB®

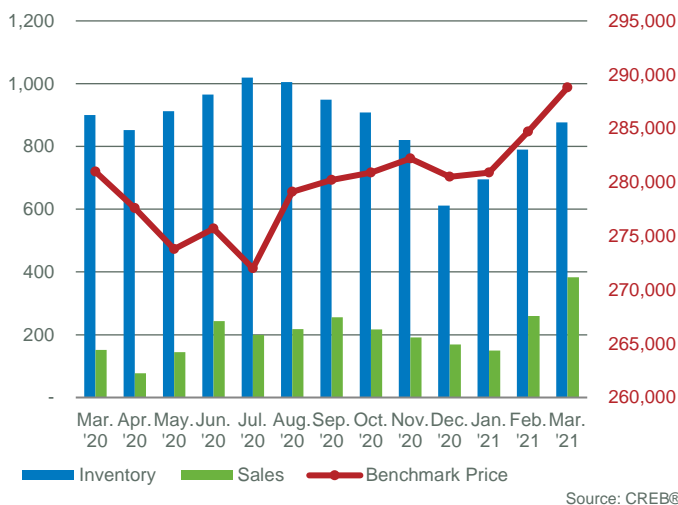
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



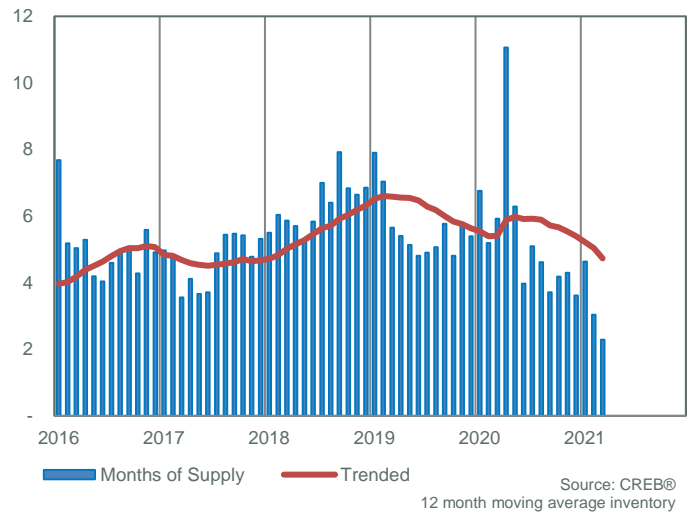
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



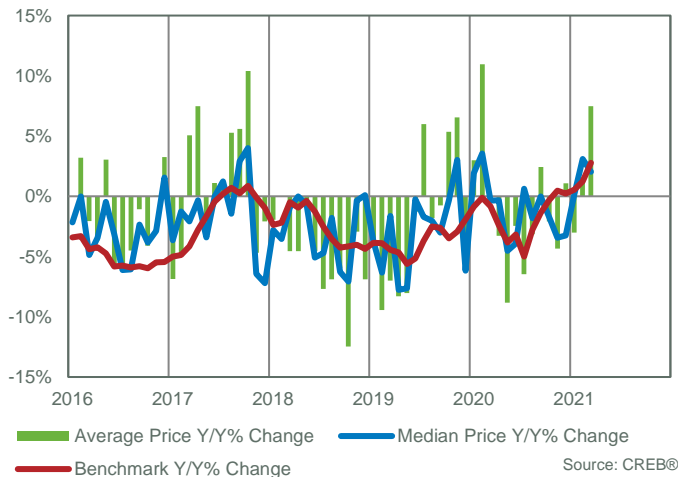
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



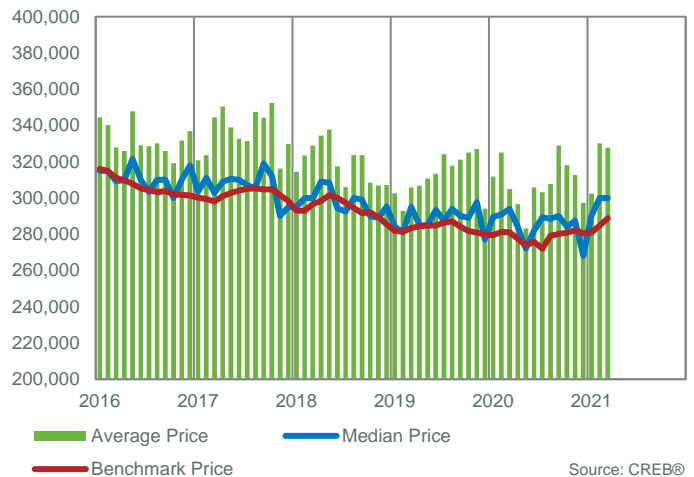
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

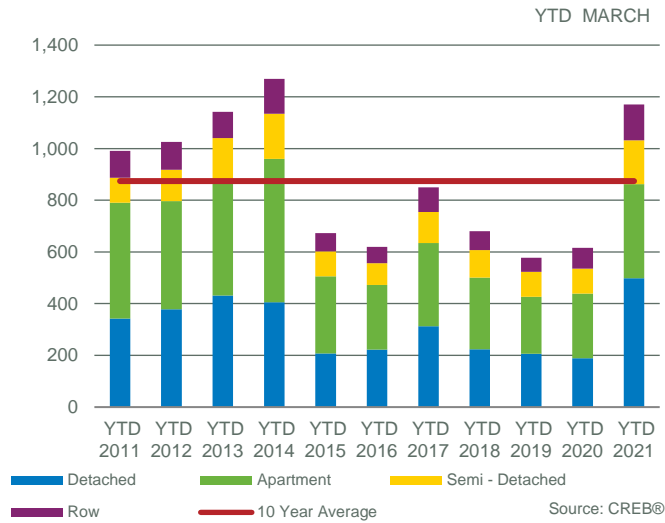
CITY OF CALGARY ROW PRICES



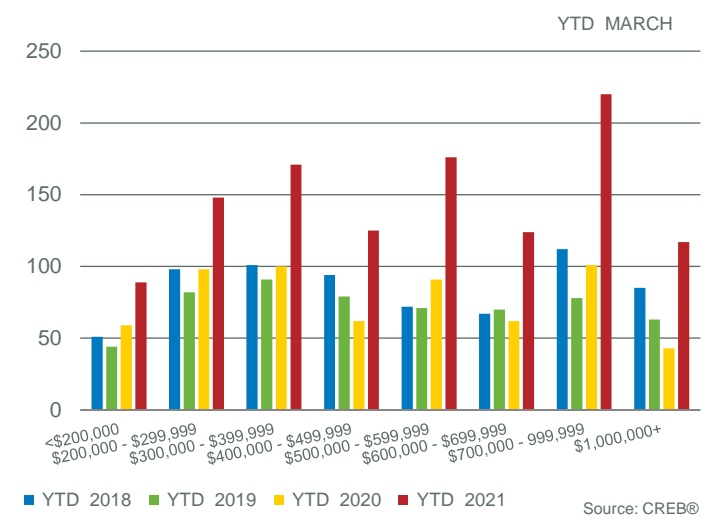
Source: CREB®

CITY CENTRE

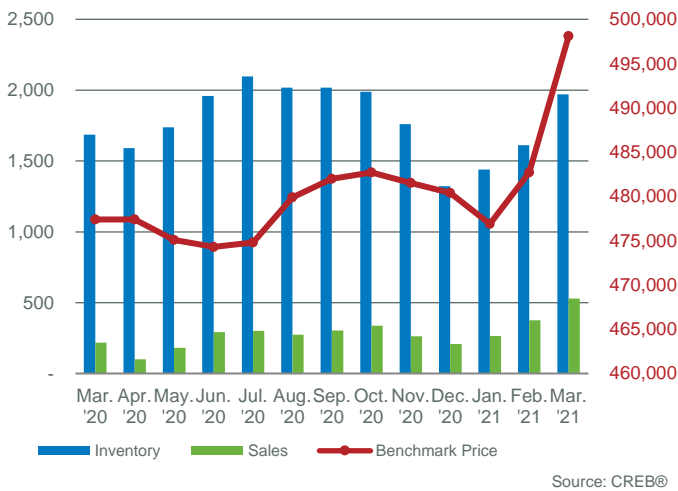
CITY CENTRE TOTAL SALES



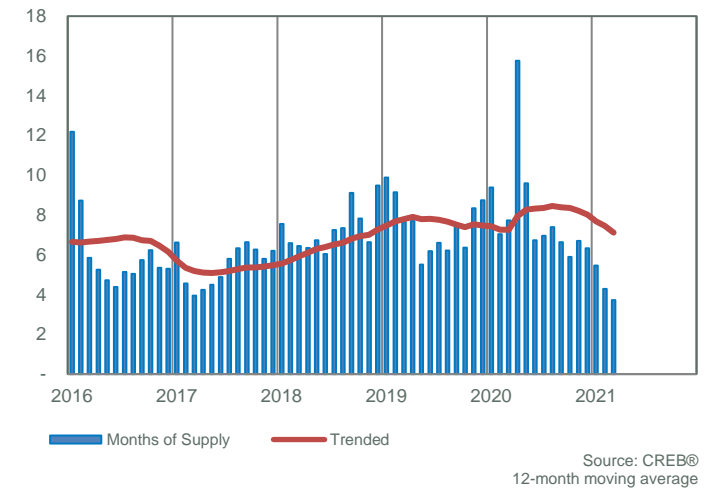
CITY CENTRE TOTAL SALES BY PRICE RANGE



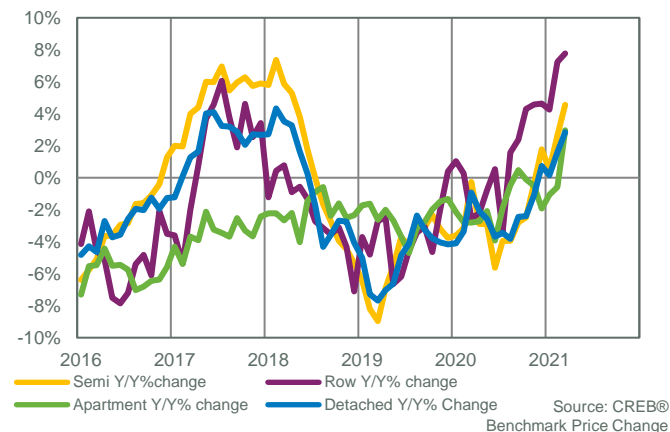
CITY CENTRE INVENTORY AND SALES



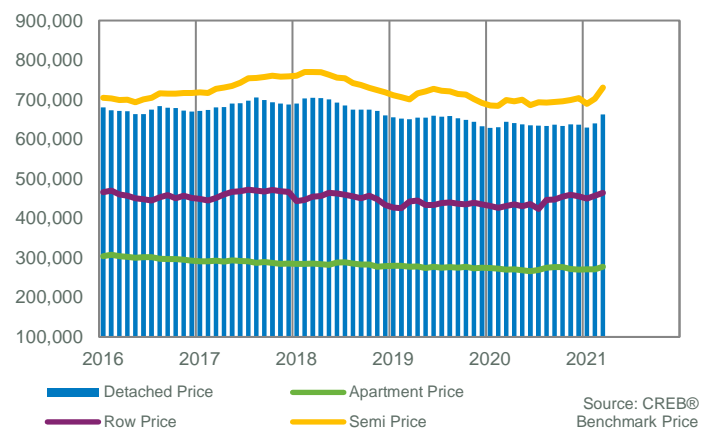
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

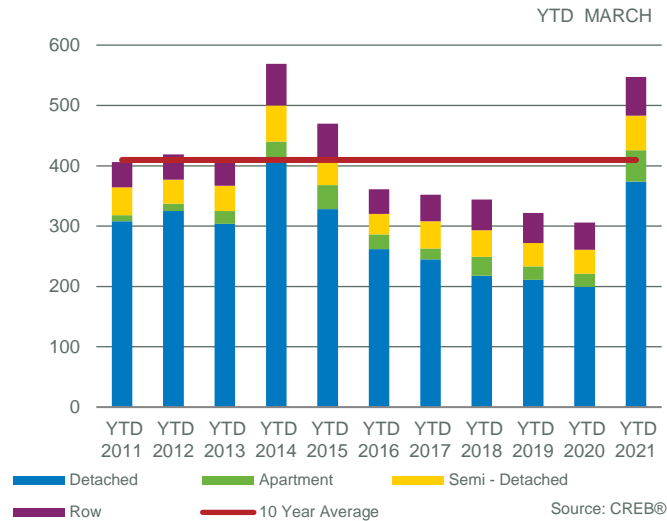


CITY CENTRE PRICES

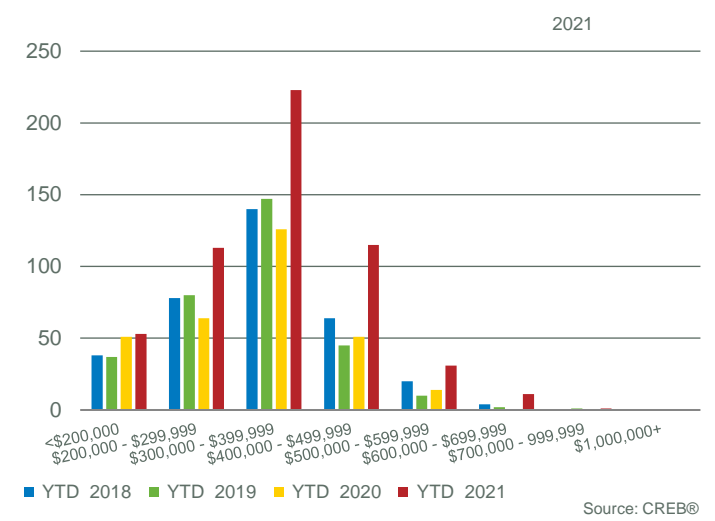


NORTHEAST

NORTHEAST TOTAL SALES



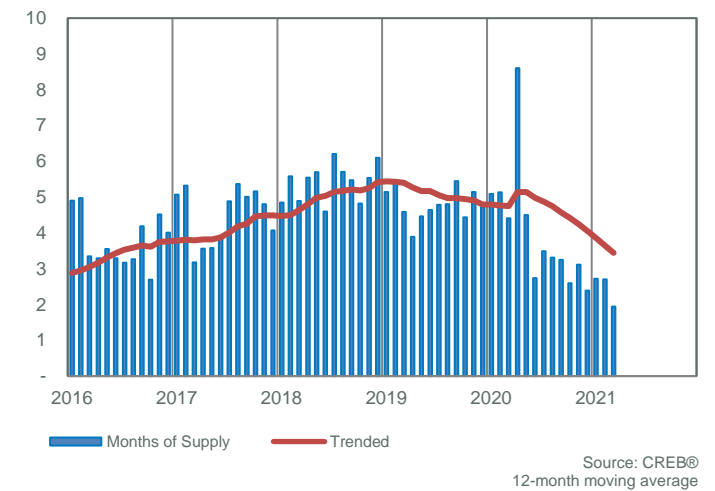
NORTHEAST TOTAL SALES BY PRICE RANGE



NORTHEAST INVENTORY AND SALES



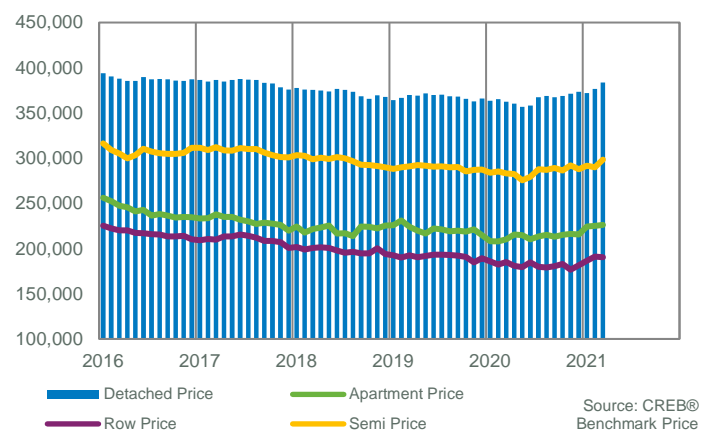
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

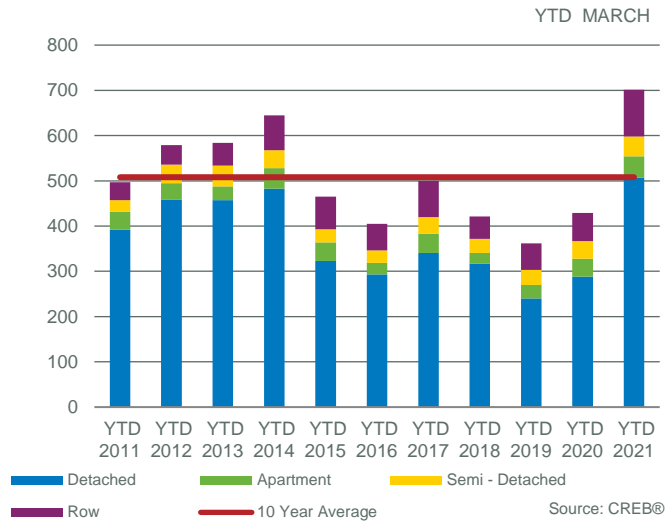


NORTHEAST PRICES

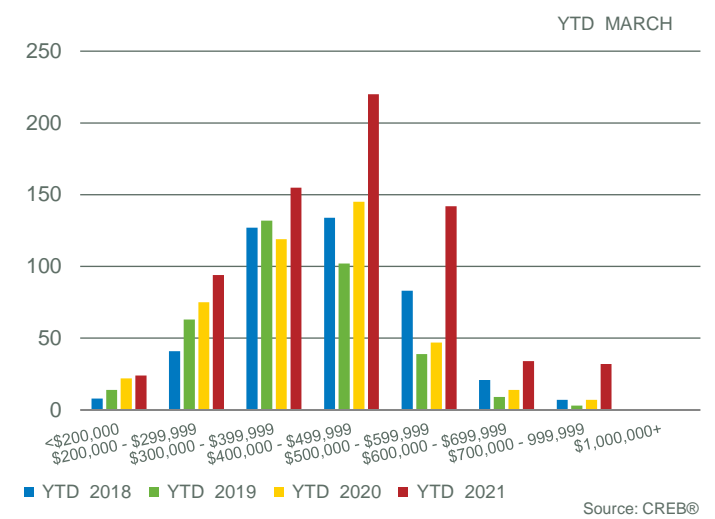


NORTH

NORTH TOTAL SALES



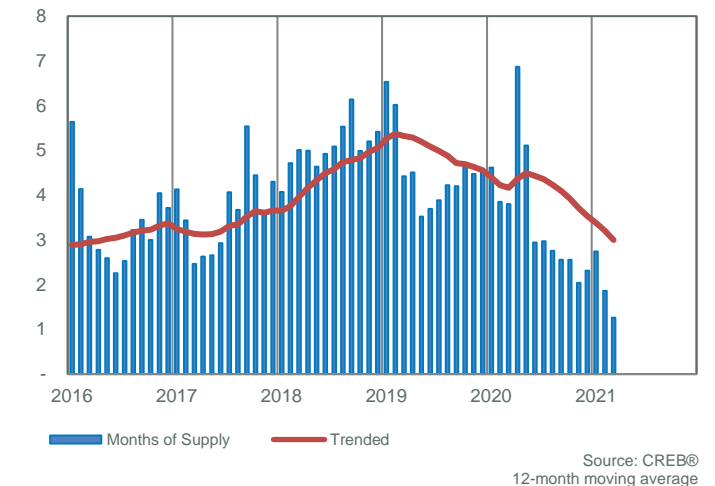
NORTH TOTAL SALES BY PRICE RANGE



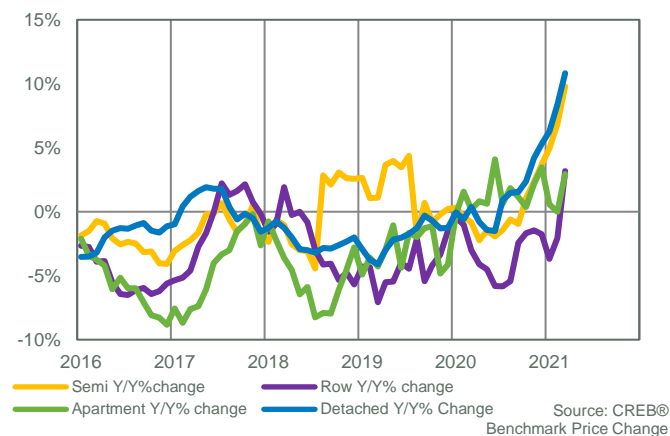
NORTH INVENTORY AND SALES



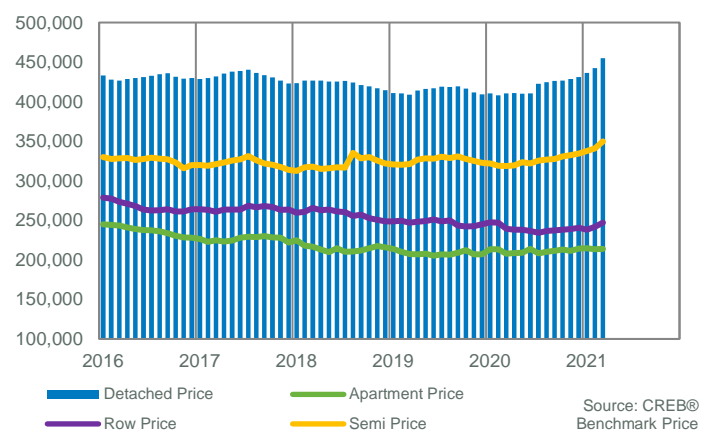
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

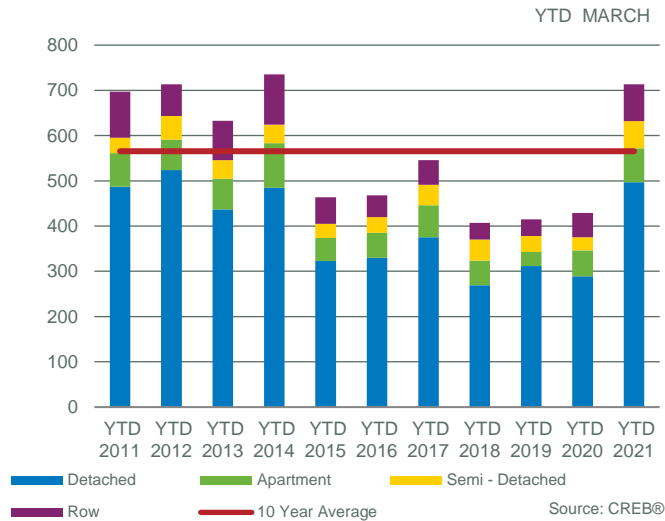


NORTH PRICES

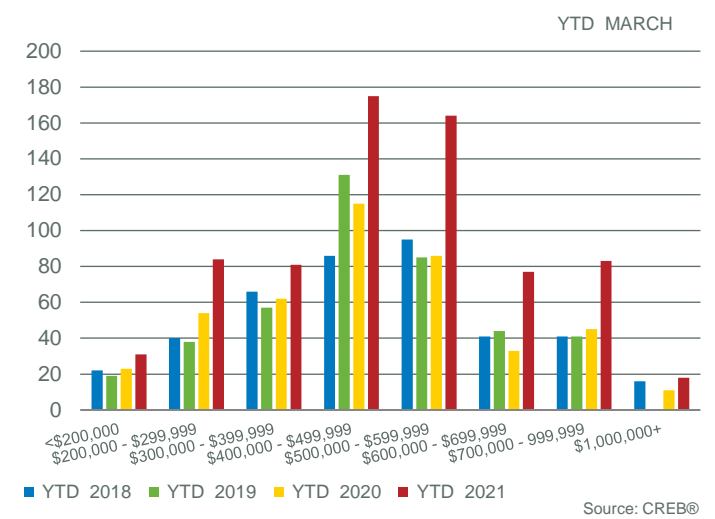


NORTHWEST

NORTHWEST TOTAL SALES



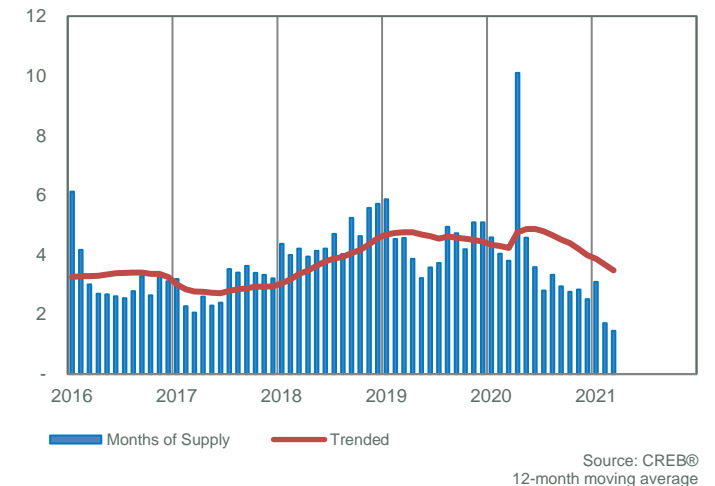
NORTHWEST TOTAL SALES BY PRICE RANGE



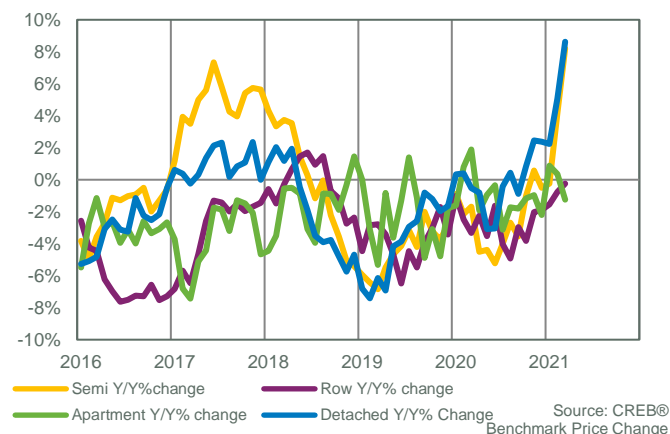
NORTHWEST INVENTORY AND SALES



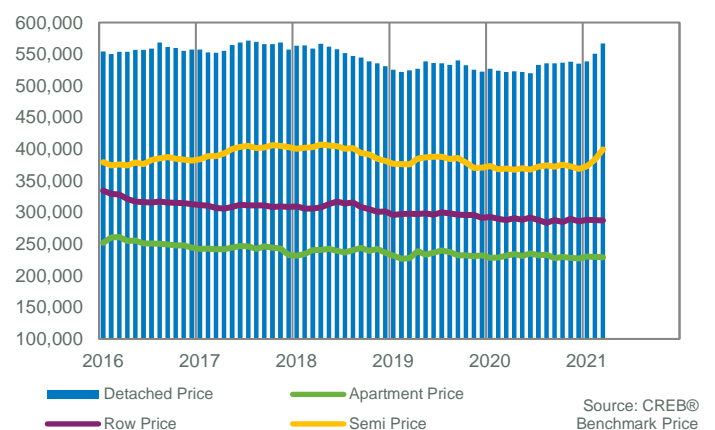
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

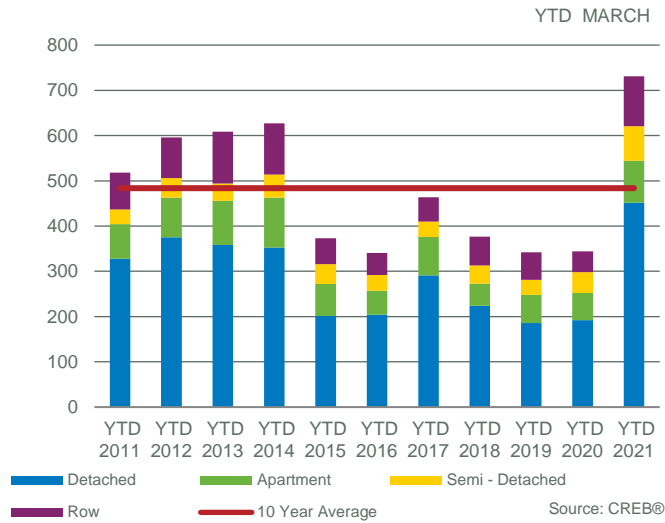


NORTHWEST PRICES

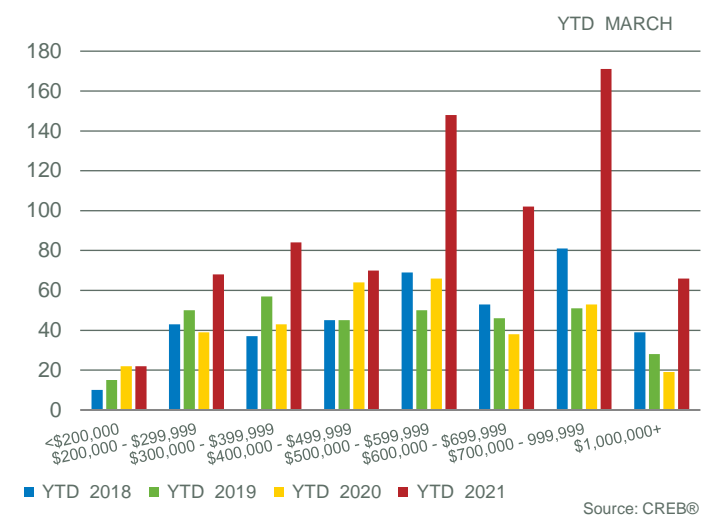


WEST

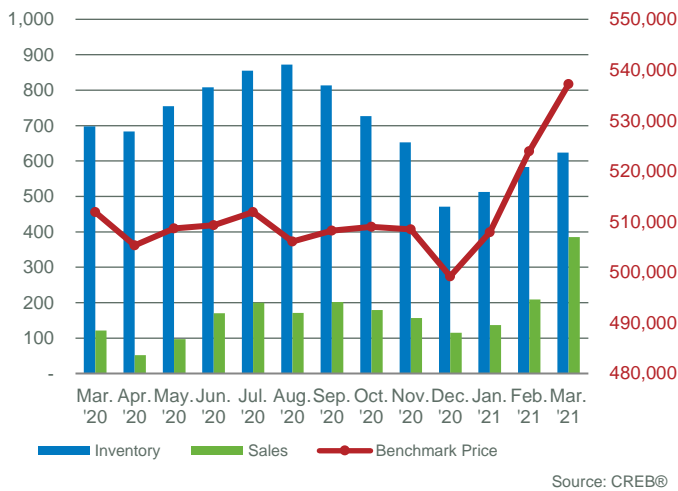
WEST TOTAL SALES



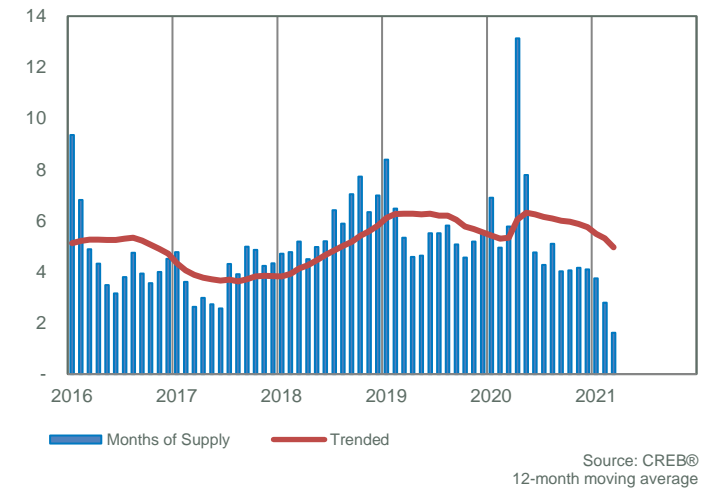
WEST TOTAL SALES BY PRICE RANGE



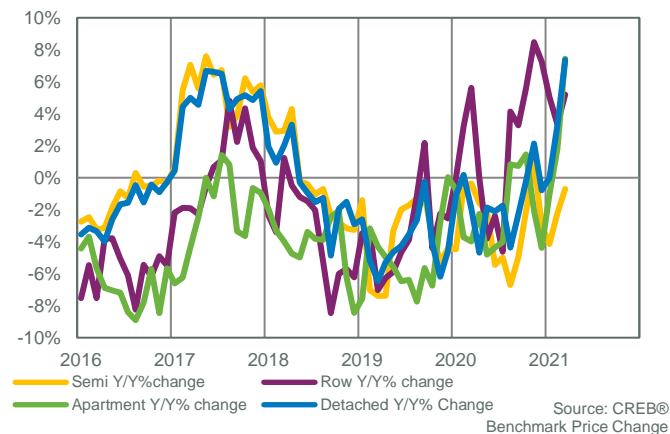
WEST INVENTORY AND SALES



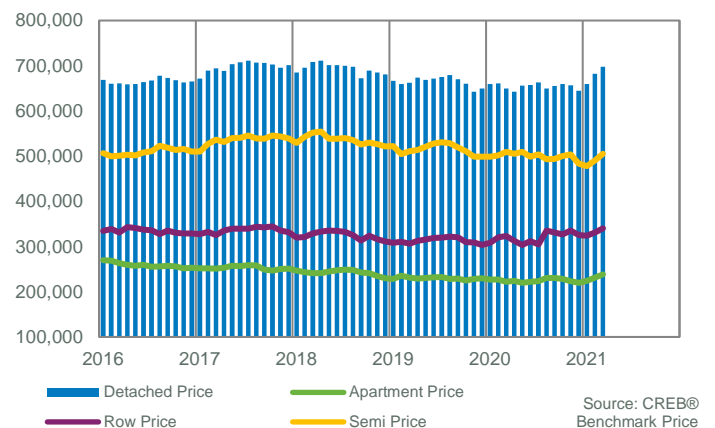
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

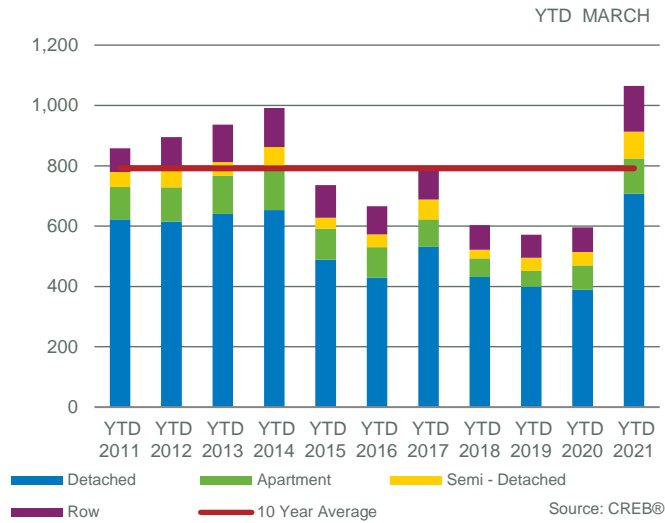


WEST PRICES

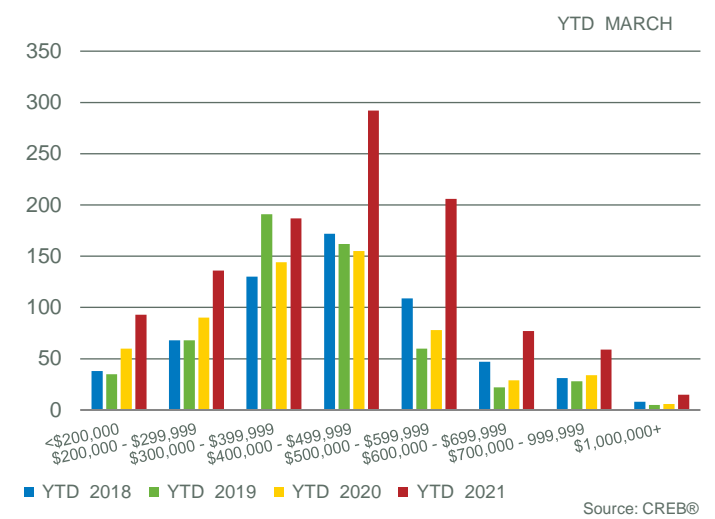


SOUTH

SOUTH TOTAL SALES



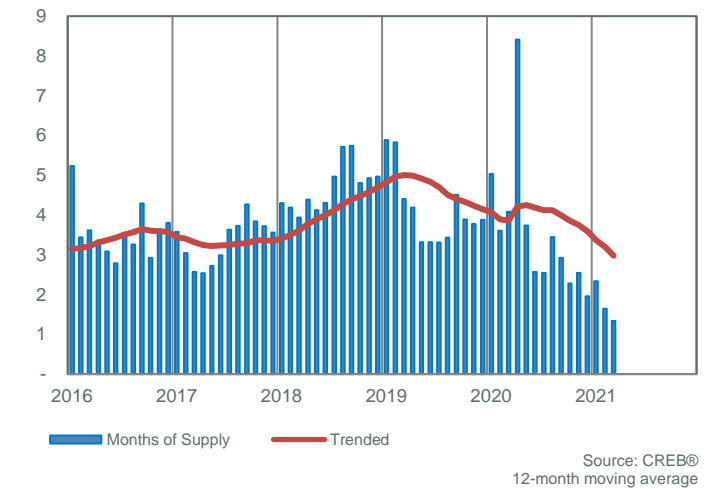
SOUTH TOTAL SALES BY PRICE RANGE



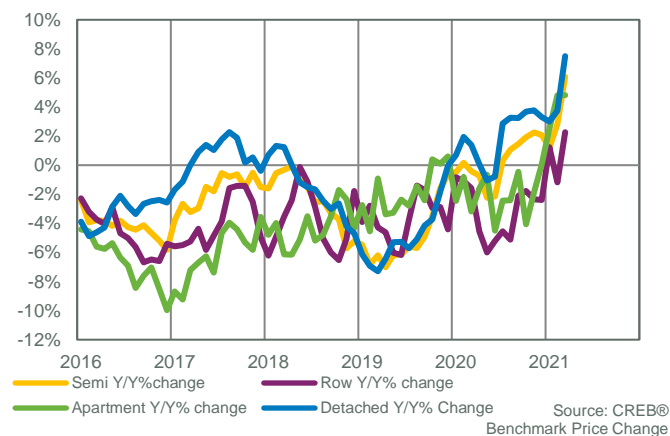
SOUTH INVENTORY AND SALES



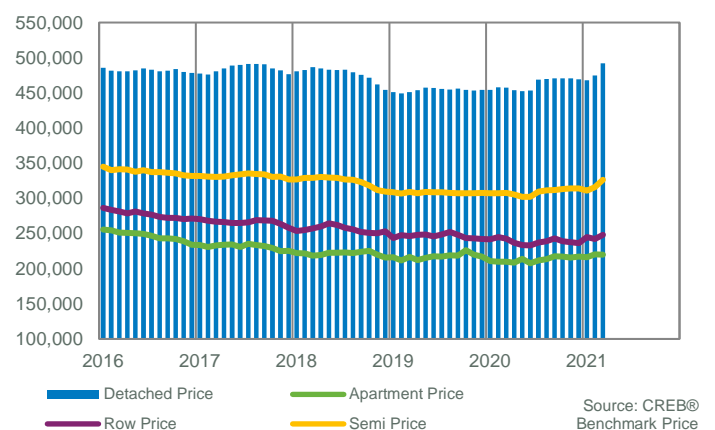
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

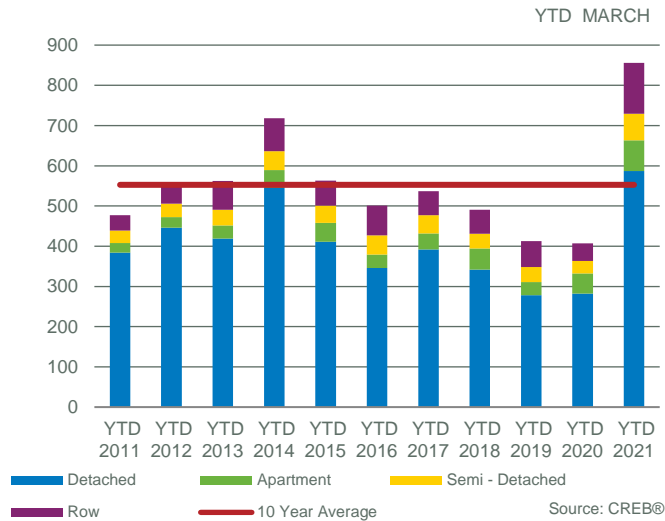


SOUTH PRICES

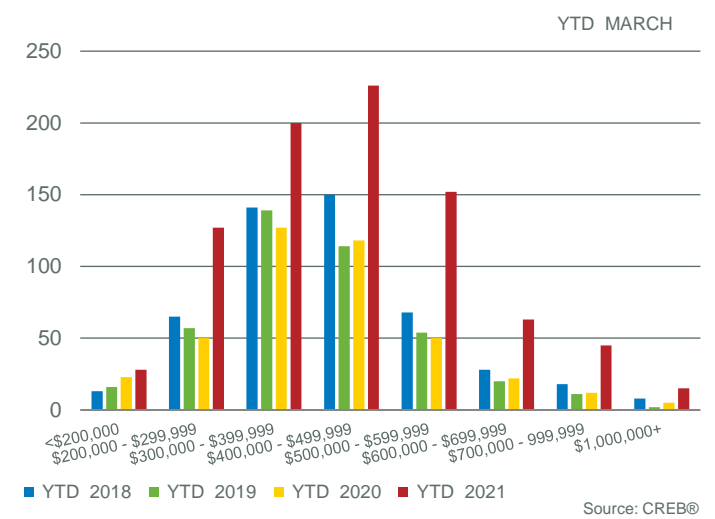


SOUTHEAST

SOUTHEAST TOTAL SALES



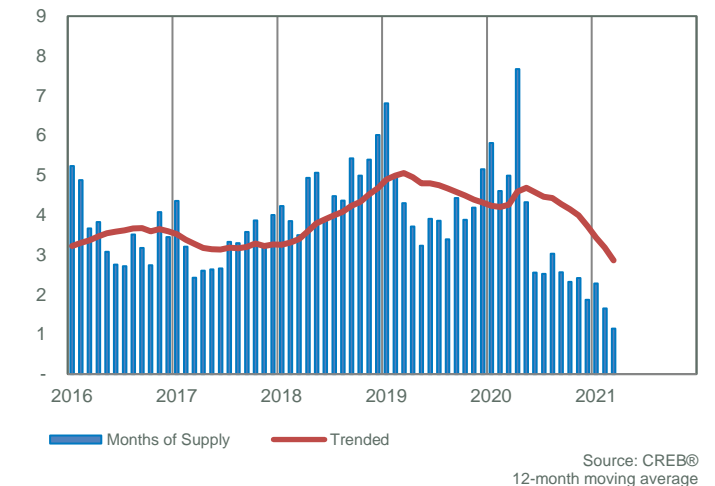
SOUTHEAST TOTAL SALES BY PRICE RANGE



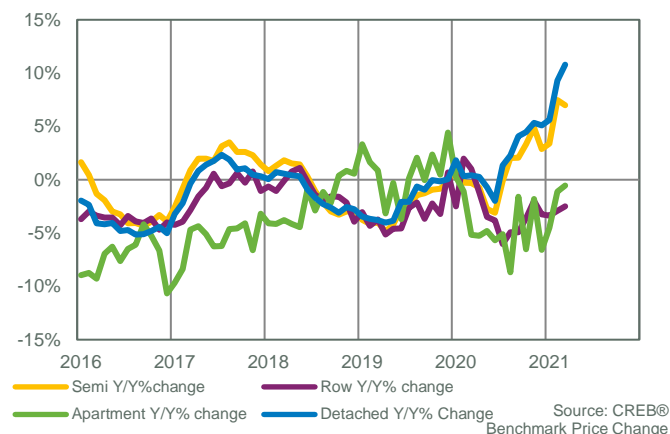
SOUTHEAST INVENTORY AND SALES



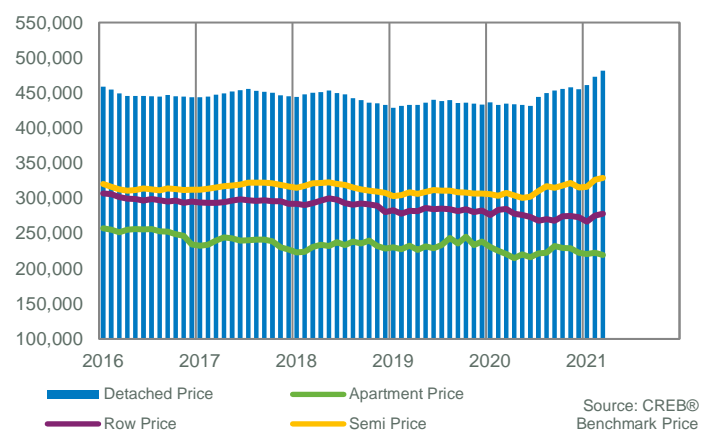
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

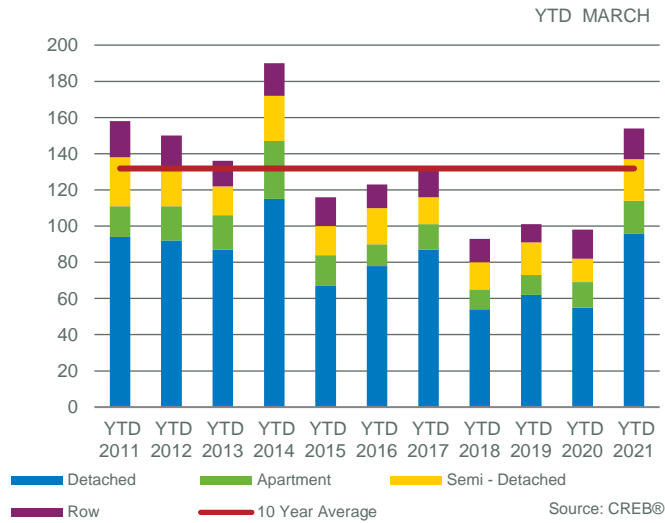


SOUTHEAST PRICES

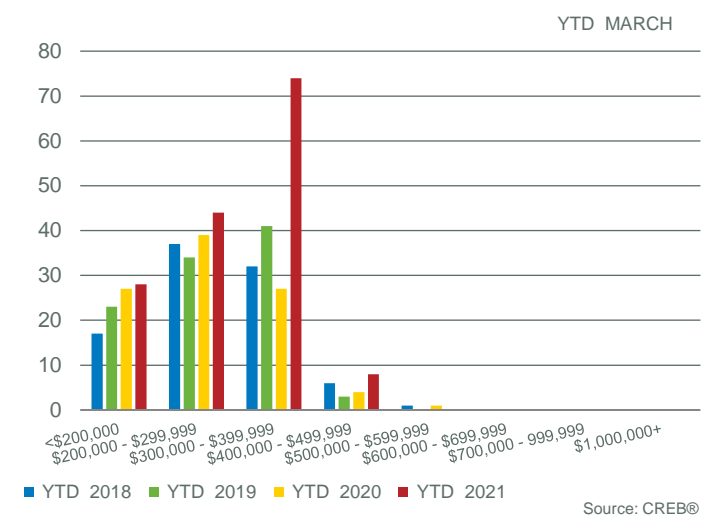


EAST

EAST TOTAL SALES



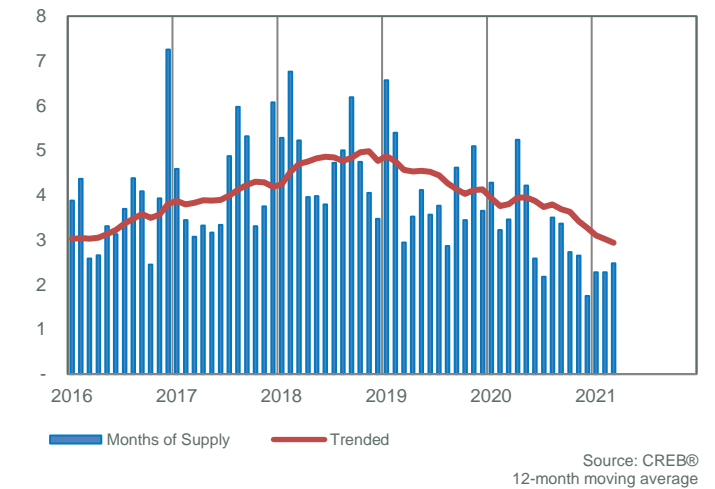
EAST TOTAL SALES BY PRICE RANGE



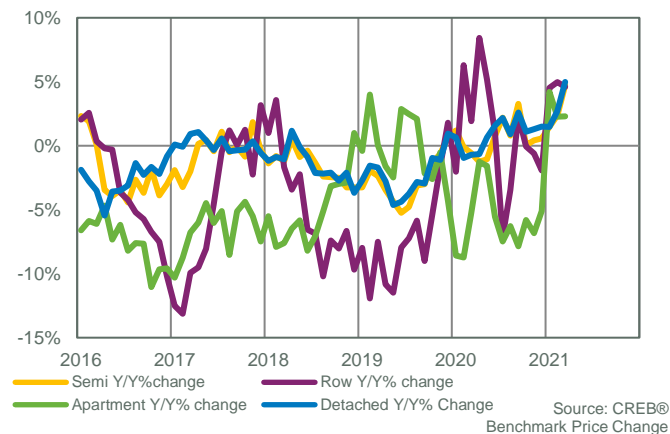
EAST INVENTORY AND SALES



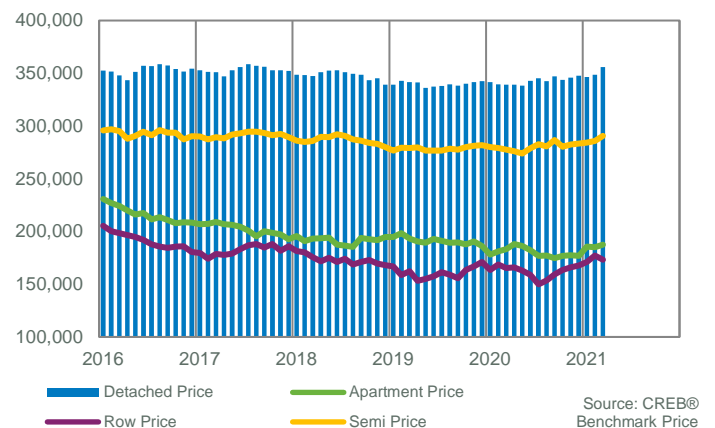
EAST MONTHS OF INVENTORY

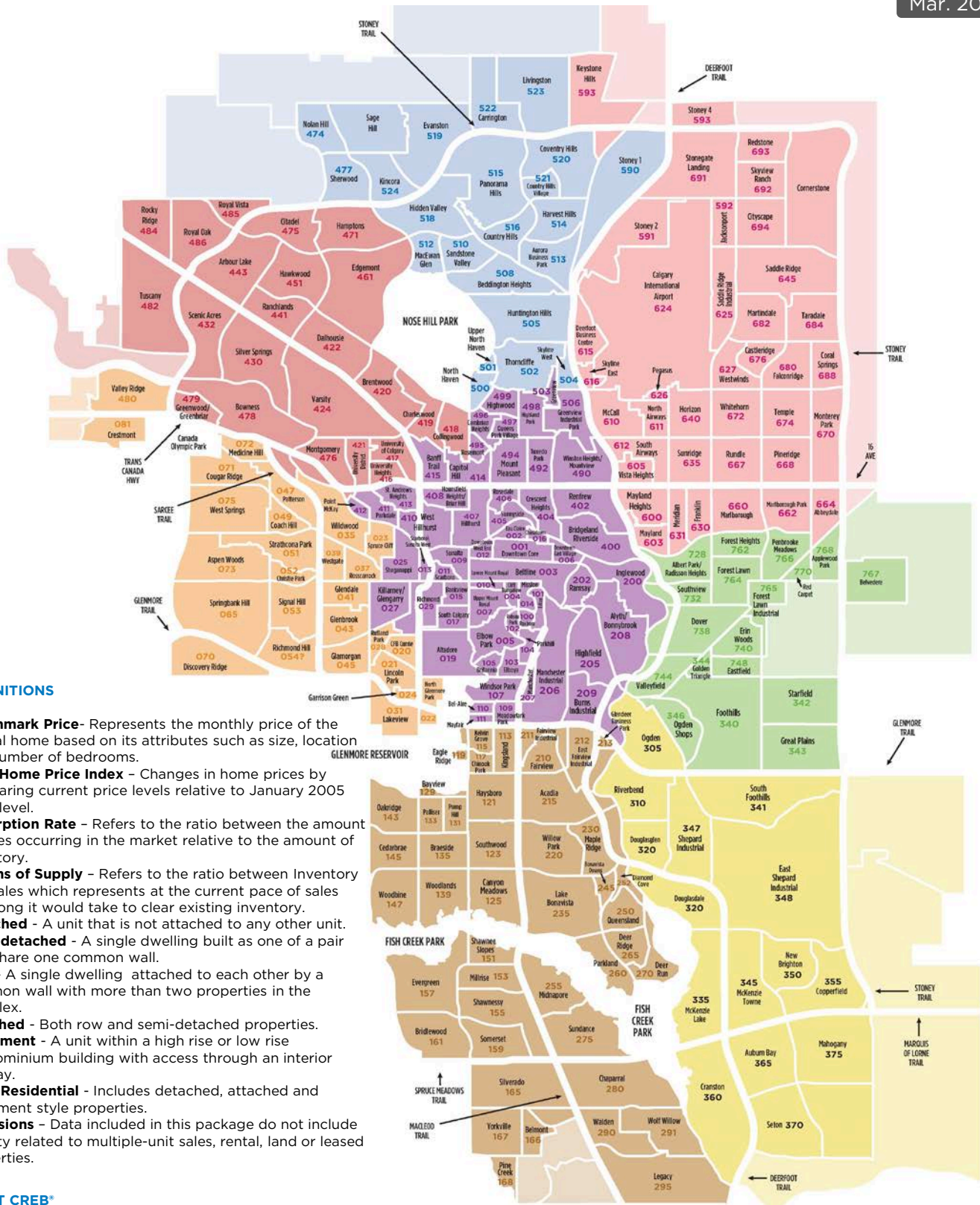


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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