



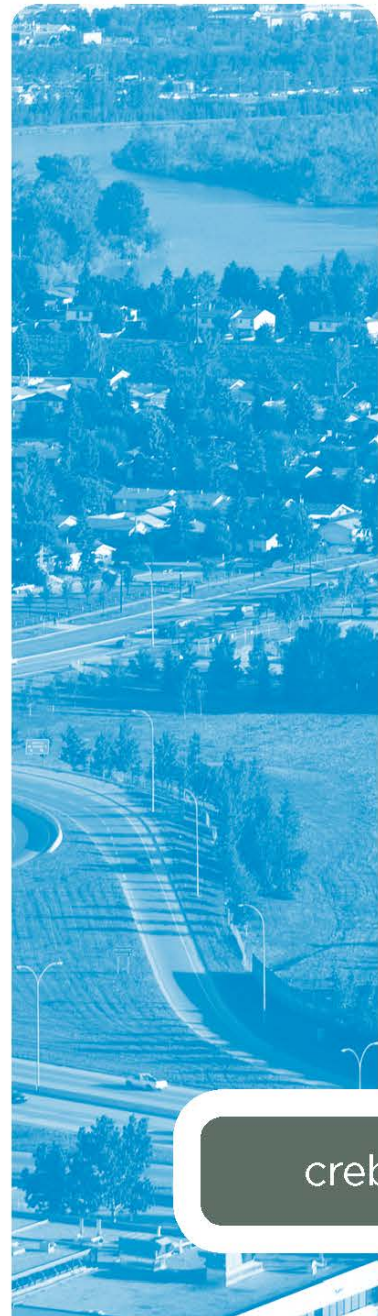
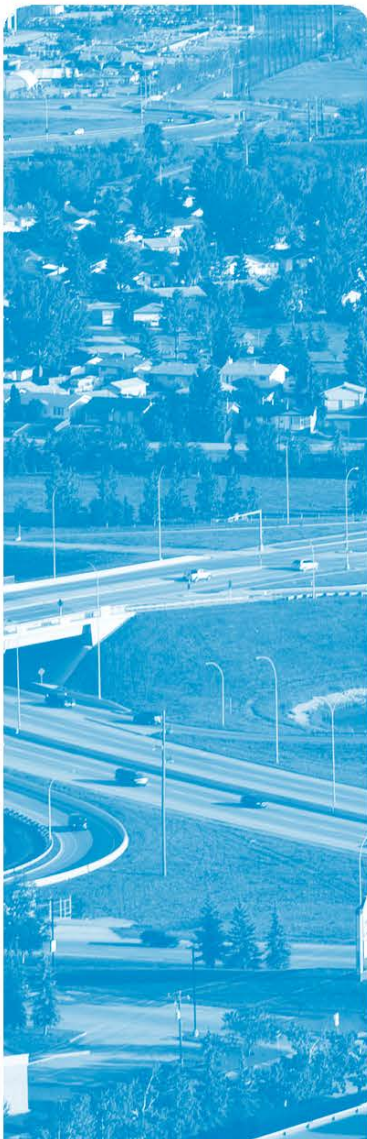
creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

May 2021



creb.com

May 2021

Inventory rises, but seller's market conditions remain

City of Calgary, June 1, 2021 - With 2,989 sales, housing market activity hit a new May record.

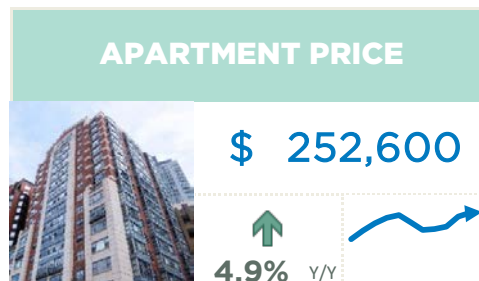
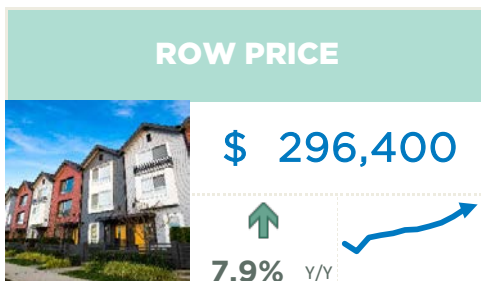
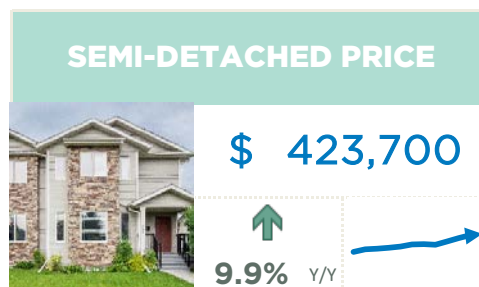
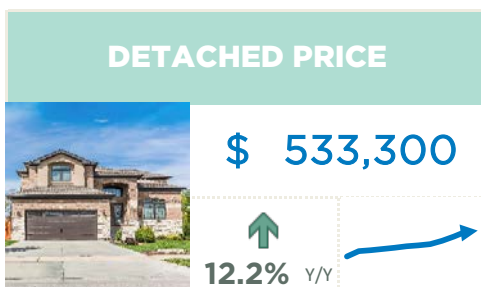
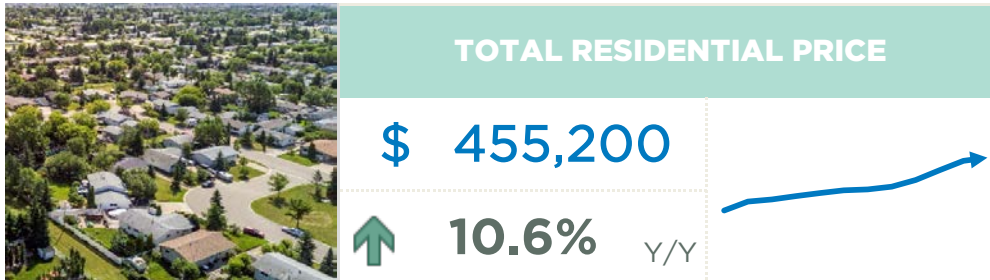
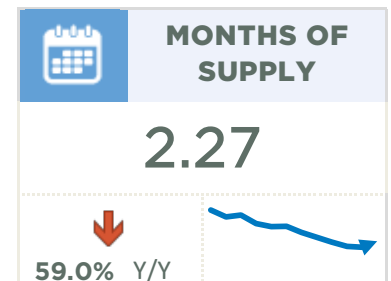
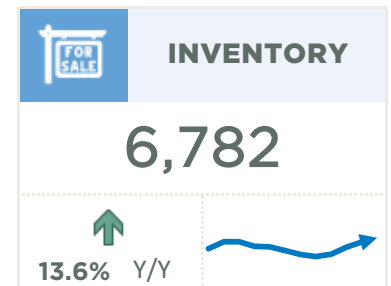
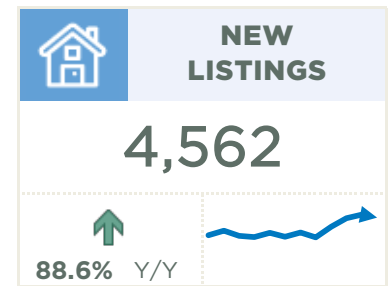
Despite strong levels of sales, they did trend down relative to last month. Additionally, there were 4,562 new listings, causing seasonally adjusted inventory levels to increase over last month.

"The recent gains in prices have encouraged more homeowners to list their homes and take advantage of the current market situation," said CREB® chief economist Ann-Marie Lurie.

"However, the inventory gains are still not enough to offset the demand growth and the market continues to favour the seller. Prices are rising, but they are still recovering in our market from previous highs in 2014. Only detached and semi-detached home prices in certain districts and communities have recovered to the level of previous monthly highs."

The months of supply did trend up slightly this month to just over two months, but it was not enough to halt the upward pressure on prices. The unadjusted benchmark price in May reached \$455,200. This is one per cent higher than last month and nearly 11 per cent higher than prices recorded last year.

Sales have been rising across all product types, but homes priced above \$600,000 represent a larger-than-usual share of all sales. The upper end of the market only reflected 16 per cent of city sales last May, compared with this year where it now reflects nearly 26 per cent of all sales.



May 2021

May 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	1,911	185%	2,732	101%	3,197	6%	70%	1.67	-63%	\$533,300	12%
Semi	281	121%	375	51%	557	-11%	75%	1.98	-60%	\$423,700	10%
Row	418	188%	658	83%	1,063	17%	64%	2.54	-60%	\$296,400	8%
Apartment	379	181%	797	78%	1,965	39%	48%	5.18	-51%	\$252,600	5%
Total Residential	2,989	177%	4,562	89%	6,782	14%	66%	2.27	-59%	\$455,200	11%

Year-to-Date

May 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	7,678	165%	10,803	79%	2,399	-14%	71%	1.56	-68%	\$513,940	8%
Semi	1,169	123%	1,672	44%	453	-26%	70%	1.94	-67%	\$408,980	6%
Row	1,635	151%	2,682	64%	875	2%	61%	2.68	-59%	\$288,240	3%
Apartment	1,659	106%	3,625	57%	1,641	17%	46%	4.95	-43%	\$249,380	3%
Total Residential	12,141	149%	18,782	69%	5,368	-5%	65%	2.21	-62%	\$440,240	6%



Detached

Seasonally adjusted figures show detached home sales trending down slightly from last month, but levels remained the best recorded for May. Due to relatively strong new listings, inventories are trending up relative to both the previous month and the previous year. This caused the months of supply to increase to 1.7 months and reflects some easing of the extremely tight market conditions seen over the past several months. However, the detached market continues to favour the seller and prices continue to rise. Detached home prices rose across each district, with the largest year-over-year gains occurring in the North, North West and South East districts. The gains in prices have been supporting price recovery for detached homes. As of May, only the City Centre and North East districts have seen prices remain below previous highs.



Semi-Detached

Year-to-date sales totalled 1,169 units, which is the strongest five-month total on record for this product type. Despite some adjustments in new listings, the sales-to-new-listings ratio rose to nearly 75 per cent. Overall, the months of supply remained below two months for semi-detached housing, supporting further price gains on a monthly and year-over-year basis. Benchmark prices have seen double-digit price gains compared to last year's levels in all districts except the City Centre. The highest gains have occurred in the South East, South and North districts. While the city total is showing a recovery in price based on monthly levels, there are several districts where prices continue to remain below their previous highs.



Row

Inventory levels trended up compared to last month and levels seen last year. This is due to further gains in new listings relative to sales and caused the months of supply to rise to 2.5 months. However, conditions continue to favour the seller, which is causing further price gains this month. The unadjusted benchmark citywide price totalled \$296,400. This is a one per cent increase over last month and nearly eight per cent higher than last year. Prices continue to improve across most districts, but they remain well below previous highs. Depending on the location, prices remain anywhere from five to 20 per cent below previous highs.

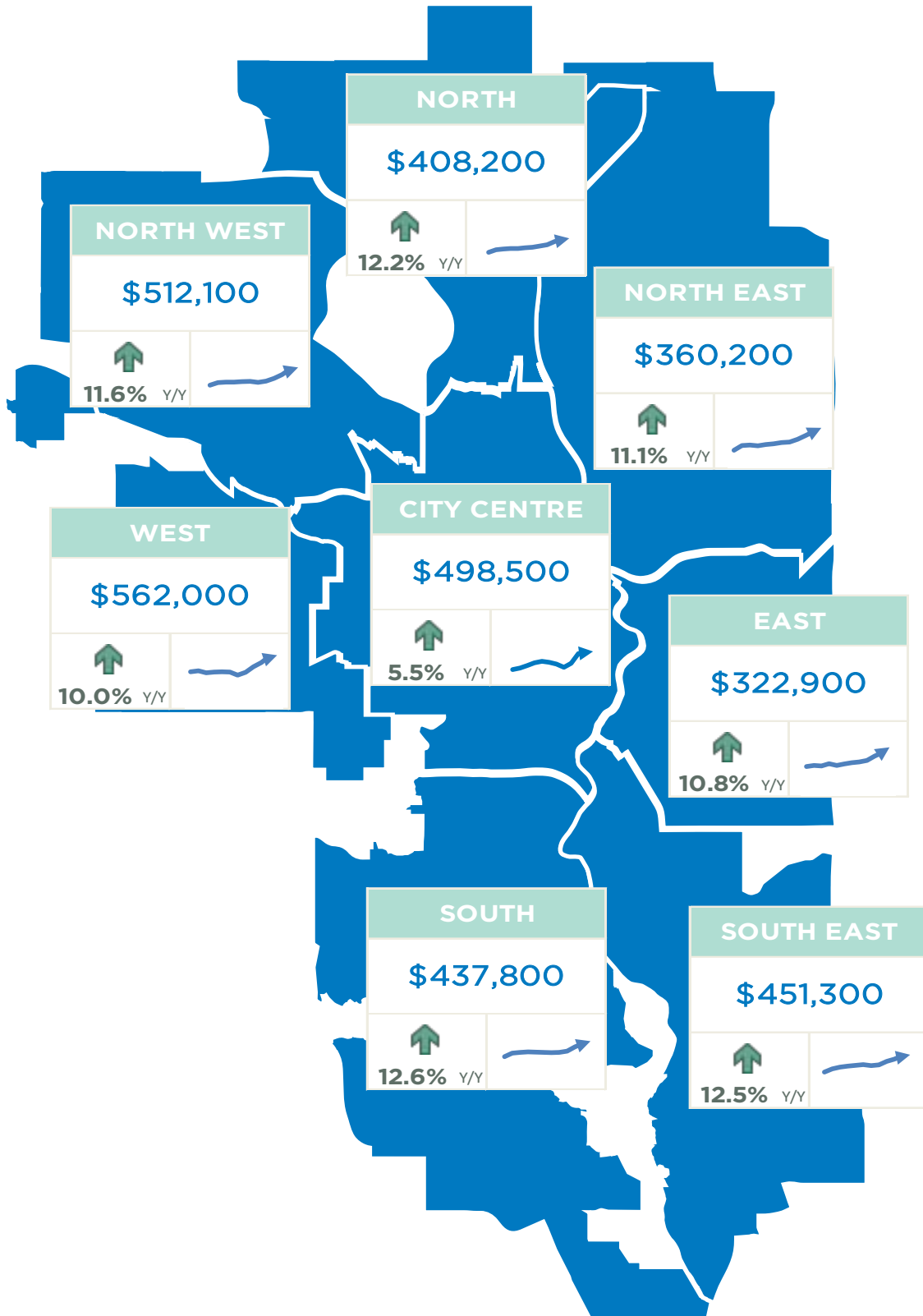


Apartment

Year-to-date condominium sales totalled 1,659 units. This is highest number of sales seen since 2014. Despite the improvements, seasonally adjusted sales did trend down relative to last month. Recent price increases are likely supporting some of the strength in new listings. While levels have been trending down compared to a few months ago, they do remain elevated based on what we typically see in May. As the sales-to-new-listings ratio eased to 48 per cent, we saw inventories trend up this month, pushing the months of supply to over five months. Slightly higher supply levels compared to sales did impact the pace of monthly gains in the benchmark price. However, May prices remain nearly five per cent higher than last year's levels. Price movements also varied depending on location, but no district has seen prices recover to previous highs. Currently, the citywide price remains nearly 16 per cent below 2014 levels.

May 2021

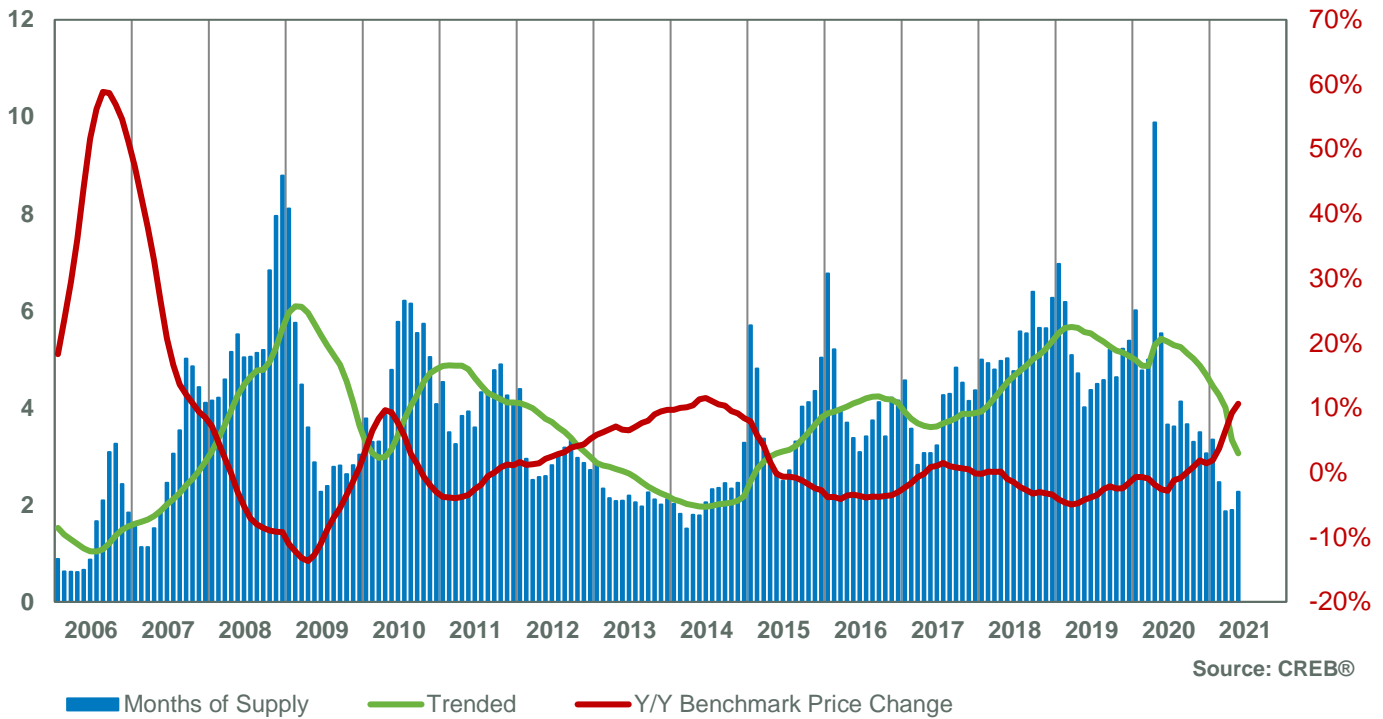
District Total Residential Benchmark Price



	May-20	May-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
CITY OF CALGARY						
Total Sales	1,078	2,989	177.27%	4,872	12,141	149.20%
Total Sales Volume	\$473,518,685	\$1,527,104,914	222.50%	\$2,160,968,794	\$6,090,329,285	181.83%
New Listings	2,419	4,562	88.59%	11,136	18,782	68.66%
Inventory	5,969	6,782	13.62%	5,663	5,368	-5.20%
Months of Supply	5.54	2.27	-59.02%	5.81	2.21	-61.96%
Sales to New Listings	44.56%	65.52%	20.96%	43.75%	64.64%	20.89%
Sales to List Price	95.81%	98.63%	2.82%	96.21%	98.30%	2.09%
Days on Market	60	32	-46.68%	58	37	-36.21%
Benchmark Price	\$411,500	\$455,200	10.62%	\$413,920	\$440,240	6.36%
Median Price	\$401,000	\$458,000	14.21%	\$405,000	\$450,000	11.11%
Average Price	\$439,257	\$510,908	16.31%	\$443,549	\$501,633	13.10%
Index	186	206	10.62%	189	194	2.57%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



May, 2021

	May-20	May-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
DETACHED						
Total Sales	671	1,911	184.80%	2,892	7,678	165.49%
Total Sales Volume	\$346,122,351	\$1,138,728,951	229.00%	\$1,519,923,736	\$4,519,122,721	197.33%
New Listings	1,361	2,732	100.73%	6,035	10,803	79.01%
Inventory	3,017	3,197	5.97%	2,792	2,399	-14.08%
Months of Supply	4.50	1.67	-62.79%	4.83	1.56	-67.64%
Sales to New Listings Ratio	49.30%	69.95%	20.65%	47.92%	71.07%	23.15%
Sales to List Price Ratio	95.76%	98.89%	3.14%	96.22%	98.56%	2.34%
Days on Market	54	26	-51.95%	53	31	-41.51%
Benchmark Price	\$475,300	\$533,300	12.20%	\$476,780	\$513,940	7.79%
Median Price	\$460,000	\$528,700	14.93%	\$464,950	\$520,000	11.84%
Average Price	\$515,831	\$595,881	15.52%	\$525,561	\$588,581	11.99%
APARTMENT						
Total Sales	135	379	180.74%	804	1,659	106.34%
Total Sales Volume	\$32,119,389	\$109,735,019	241.65%	\$203,224,608	\$442,733,485	117.85%
New Listings	449	797	77.51%	2,310	3,625	56.93%
Inventory	1,415	1,965	38.87%	1,405	1,641	16.78%
Months of Supply	10.48	5.18	-50.53%	8.74	4.95	-43.41%
Sales to New Listings Ratio	30.07%	47.55%	17.49%	34.81%	45.77%	10.96%
Sales to List Price Ratio	94.53%	96.64%	2.11%	95.54%	96.42%	0.88%
Days on Market	67	53	-20.73%	65	58	-10.77%
Benchmark Price	\$240,700	\$252,600	4.94%	\$243,280	\$249,380	2.51%
Median Price	\$213,000	\$244,000	14.55%	\$225,000	\$232,500	3.33%
Average Price	\$237,921	\$289,538	21.69%	\$252,767	\$266,868	5.58%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	127	281	121.26%	525	1,169	122.67%
Total Sales Volume	\$54,206,655	\$141,916,982	161.81%	\$239,036,786	\$595,179,467	148.99%
New Listings	249	375	50.60%	1,158	1,672	44.39%
Inventory	625	557	-10.88%	609	453	-25.62%
Months of Supply	4.92	1.98	-59.72%	5.80	1.94	-66.59%
Sales to New Listings Ratio	51.00%	74.93%	23.93%	45.34%	69.92%	24.58%
Sales to List Price Ratio	96.54%	98.77%	2.31%	96.53%	98.35%	1.89%
Days on Market	71	30	-57.45%	66	39	-40.91%
Benchmark Price	\$385,500	\$423,700	9.91%	\$399,200	\$387,943	-2.82%
Median Price	\$349,900	\$426,000	21.75%	\$368,000	\$425,000	15.49%
Average Price	\$426,824	\$505,043	18.33%	\$455,308	\$509,136	11.82%
CITY OF CALGARY ROW						
Total Sales	145	418	188.28%	651	1,635	151.15%
Total Sales Volume	\$41,070,290	\$136,723,962	232.90%	\$198,783,664	\$533,293,611	168.28%
New Listings	360	658	82.78%	1,633	2,682	64.24%
Inventory	912	1,063	16.56%	856	875	2.22%
Months of Supply	6.29	2.54	-59.57%	6.57	2.68	-59.30%
Sales to New Listings Ratio	40.28%	63.53%	23.25%	39.87%	60.96%	21.10%
Sales to List Price Ratio	96.26%	97.89%	1.69%	96.44%	97.62%	1.22%
Days on Market	71	41	-41.81%	65	47	-27.69%
Benchmark Price	\$274,600	\$296,400	7.94%	\$278,860	\$288,240	3.36%
Median Price	\$272,000	\$297,250	9.28%	\$285,000	\$300,000	5.26%
Average Price	\$283,243	\$327,091	15.48%	\$305,351	\$326,173	6.82%

For a list of definitions, see page 29.

May 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	207	371	55.80%	696	3.36	\$681,300	6.94%	1.54%
North East	212	360	58.89%	442	2.08	\$396,600	11.25%	1.43%
North	259	349	74.21%	371	1.43	\$466,900	13.91%	0.97%
North West	279	385	72.47%	417	1.49	\$587,900	13.69%	1.26%
West	227	295	76.95%	345	1.52	\$726,700	10.73%	0.18%
South	350	498	70.28%	484	1.38	\$510,100	12.75%	1.23%
South East	317	382	82.98%	313	0.99	\$494,800	14.30%	0.47%
East	53	82	64.63%	114	2.15	\$372,400	10.08%	2.39%
TOTAL CITY	1,911	2,732	69.95%	3,197	1.67	\$533,300	12.20%	1.02%
Apartment								
City Centre	168	404	41.58%	1,127	6.71	\$274,900	2.54%	-1.75%
North East	13	34	38.24%	79	6.08	\$227,800	6.05%	4.35%
North	26	50	52.00%	108	4.15	\$211,600	2.07%	1.05%
North West	37	58	63.79%	118	3.19	\$238,300	3.07%	-0.33%
West	47	82	57.32%	160	3.40	\$249,100	13.38%	2.01%
South	43	86	50.00%	196	4.56	\$226,300	10.99%	4.00%
South East	40	69	57.97%	148	3.70	\$232,900	6.79%	1.48%
East	5	14	35.71%	28	5.60	\$188,900	1.34%	3.56%
TOTAL CITY	379	797	47.55%	1,965	5.18	\$252,600	4.94%	0.12%
Semi-detached								
City Centre	76	125	60.80%	249	3.28	\$742,300	6.09%	1.38%
North East	25	49	51.02%	72	2.88	\$304,300	10.45%	1.16%
North	37	45	82.22%	36	0.97	\$363,100	12.28%	1.28%
North West	27	35	77.14%	35	1.30	\$413,400	11.79%	0.07%
West	30	33	90.91%	58	1.93	\$518,800	10.41%	-2.13%
South	37	39	94.87%	48	1.30	\$339,900	12.51%	1.40%
South East	41	36	113.89%	30	0.73	\$342,900	14.07%	0.47%
East	7	12	58.33%	28	4.00	\$301,600	10.11%	2.03%
TOTAL CITY	281	375	74.93%	557	1.98	\$423,700	9.91%	0.95%
Row								
City Centre	82	128	64.06%	240	2.93	\$463,300	6.33%	0.54%
North East	32	82	39.02%	153	4.78	\$196,900	9.75%	1.18%
North	69	96	71.88%	124	1.80	\$259,300	7.33%	0.86%
North West	51	64	79.69%	96	1.88	\$297,600	3.30%	-0.33%
West	40	87	45.98%	159	3.98	\$346,500	13.94%	0.26%
South	71	104	68.27%	139	1.96	\$260,400	11.47%	3.70%
South East	62	78	79.49%	124	2.00	\$287,000	2.76%	0.38%
East	11	17	64.71%	26	2.36	\$186,600	14.55%	2.98%
TOTAL CITY	418	658	63.53%	1,063	2.54	\$296,400	7.94%	1.02%

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

City of Calgary

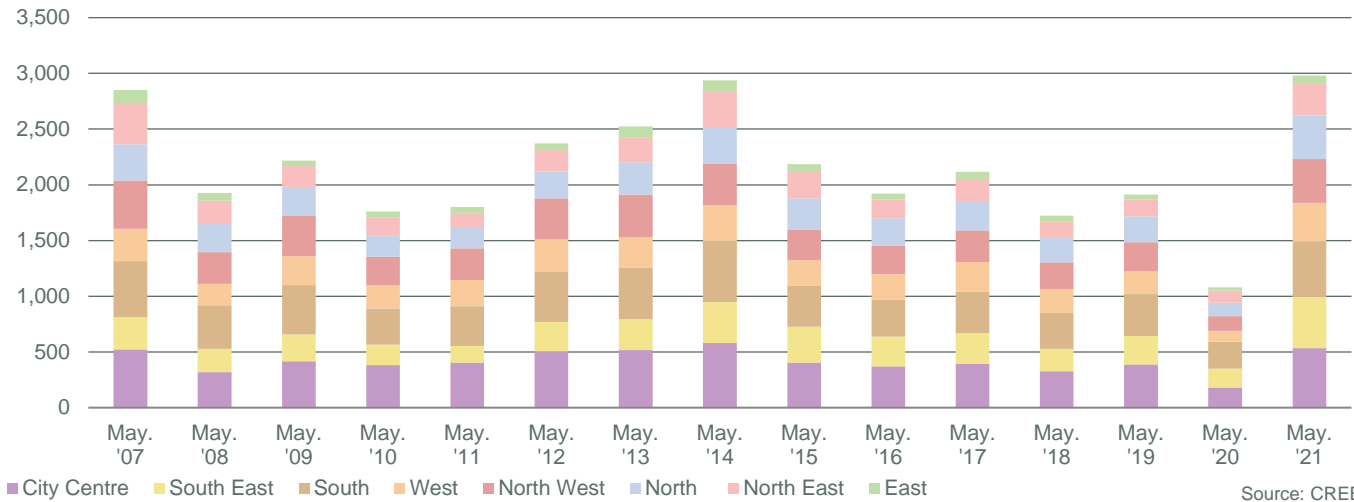
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



May. 2021

TOTAL SALES

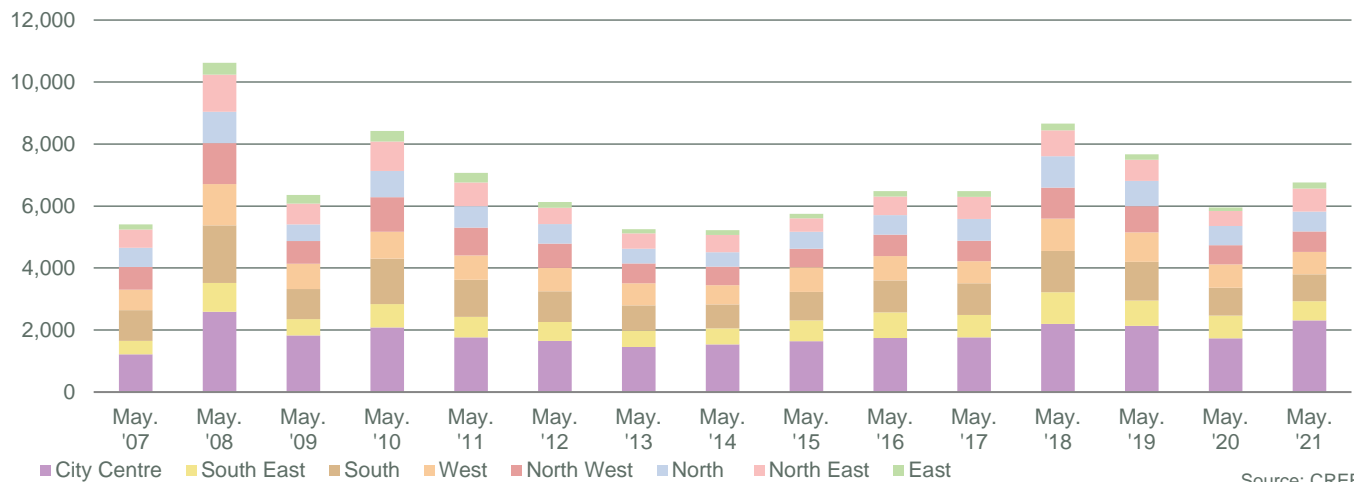
MAY



Source: CREB®

TOTAL INVENTORY

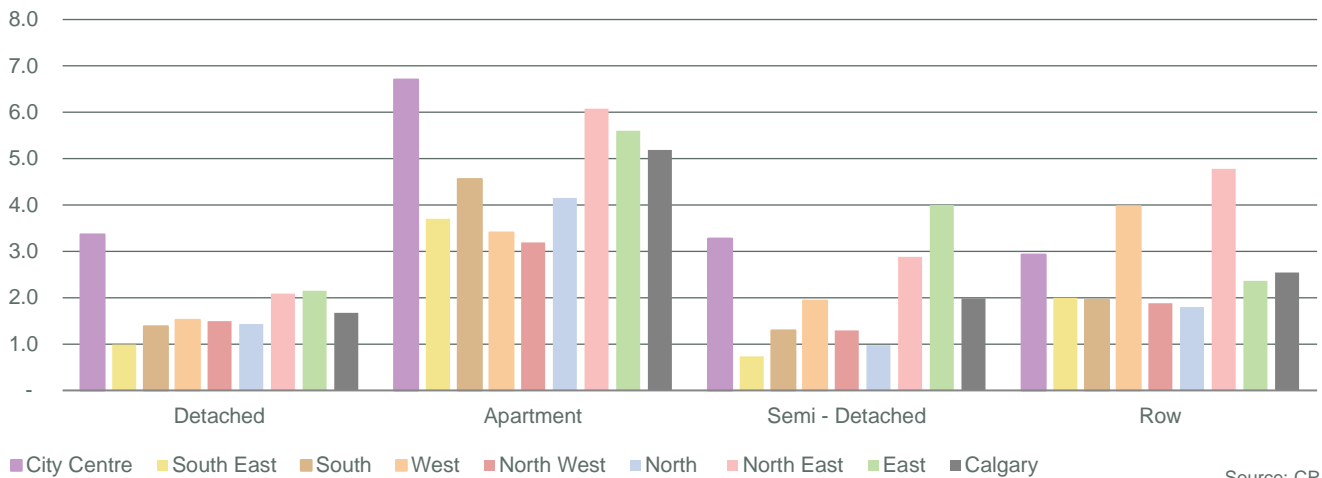
MAY



Source: CREB®

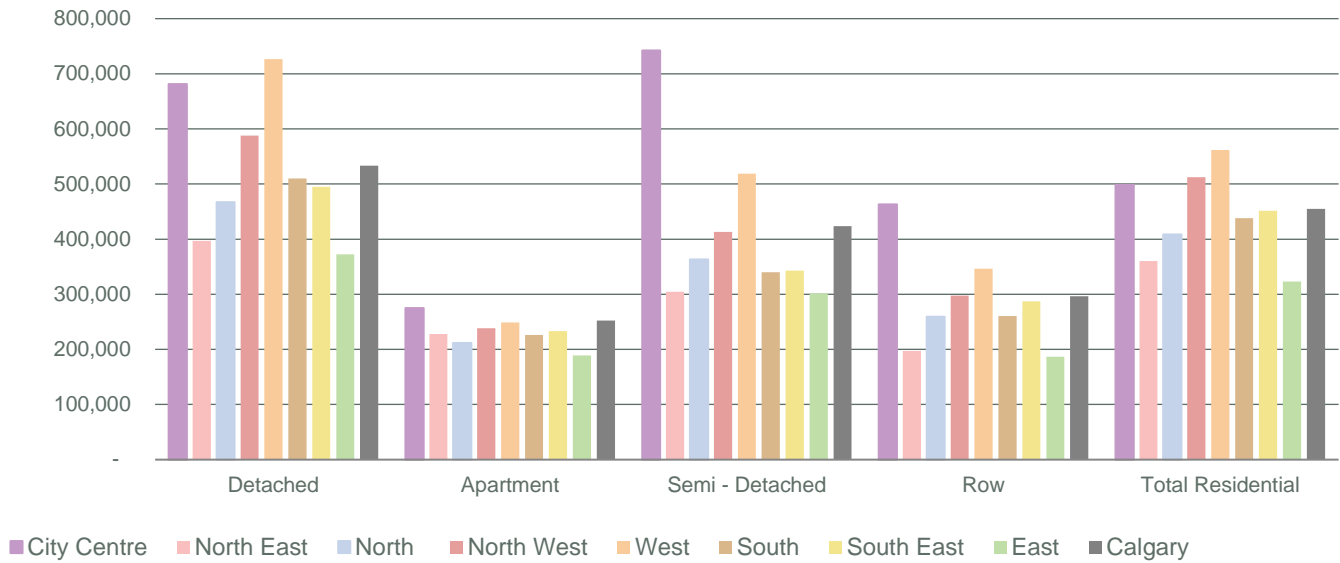
MONTHS OF SUPPLY

MAY



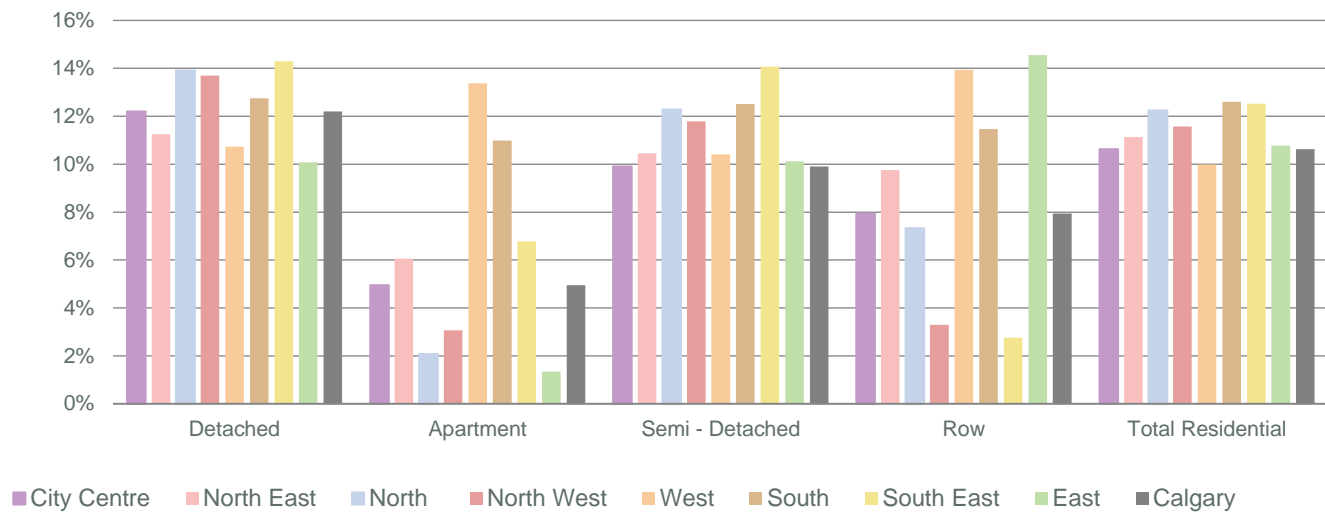
Source: CREB®

BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY

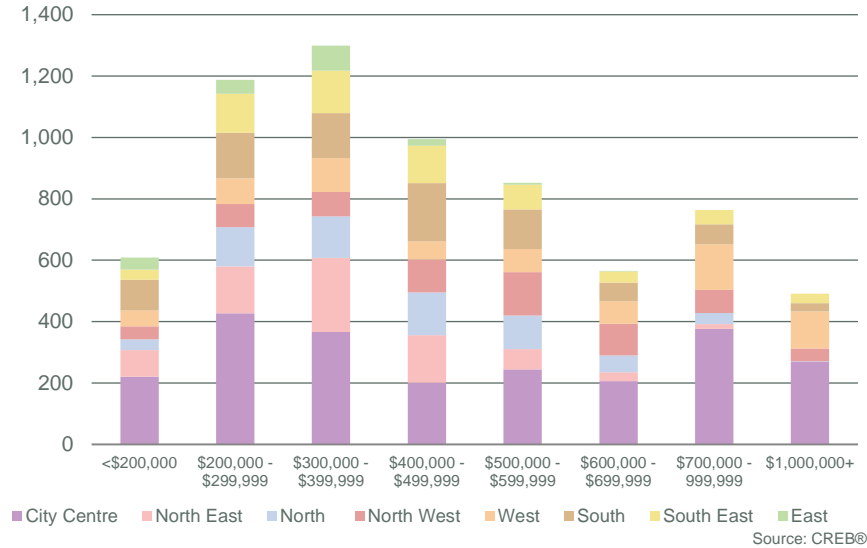


Source: CREB®

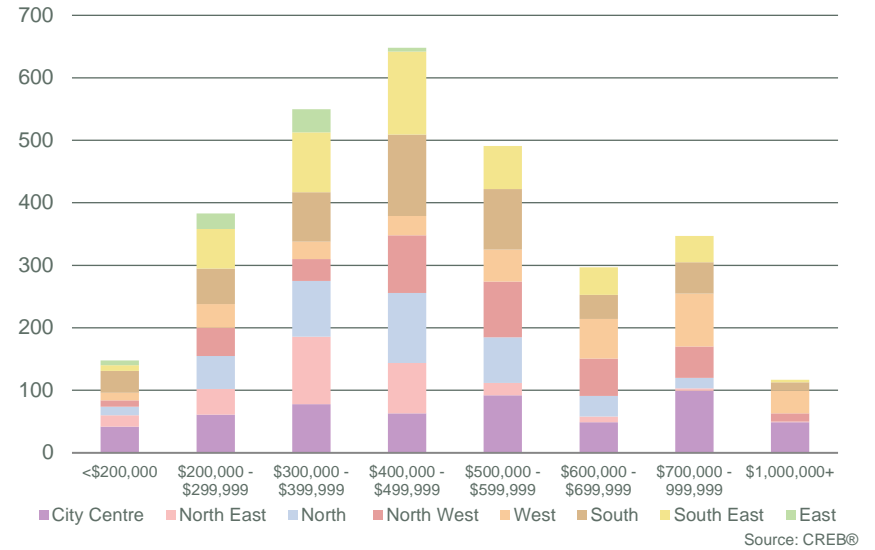
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001	1973	1992
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

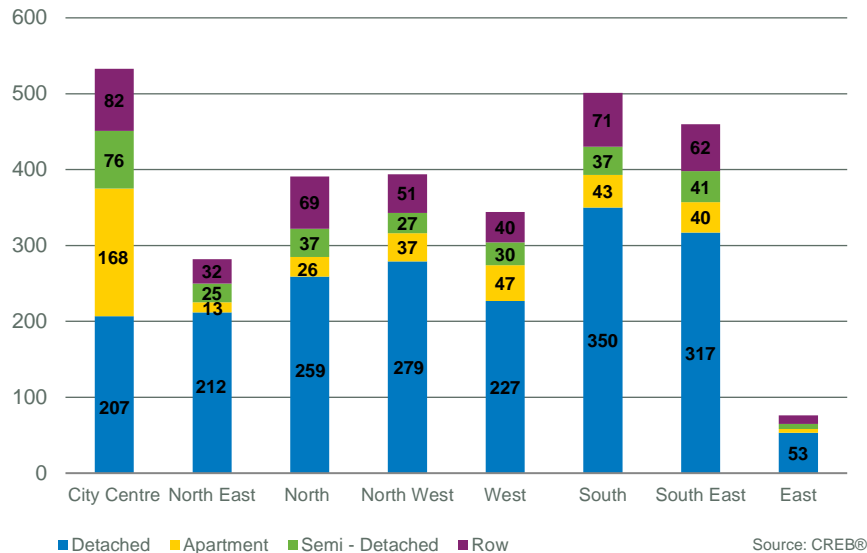
TOTAL INVENTORY BY PRICE RANGE - MAY



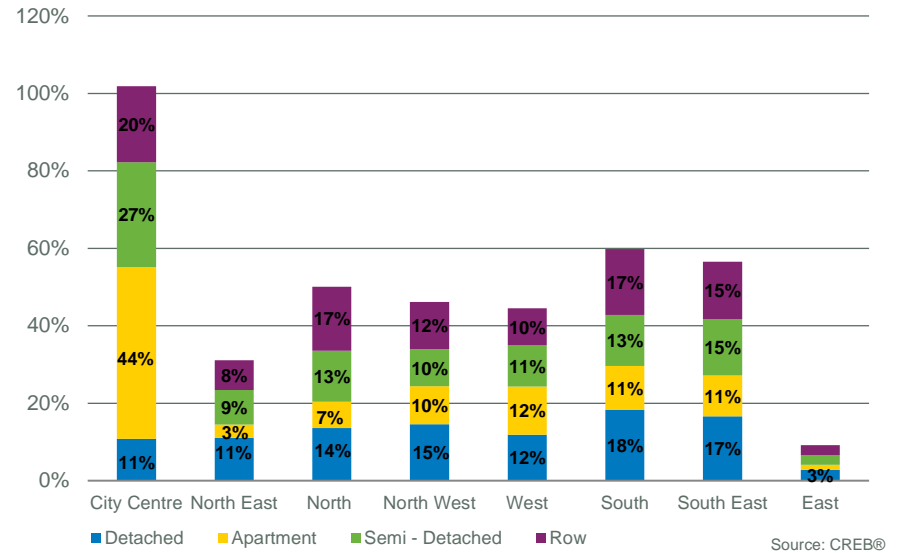
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



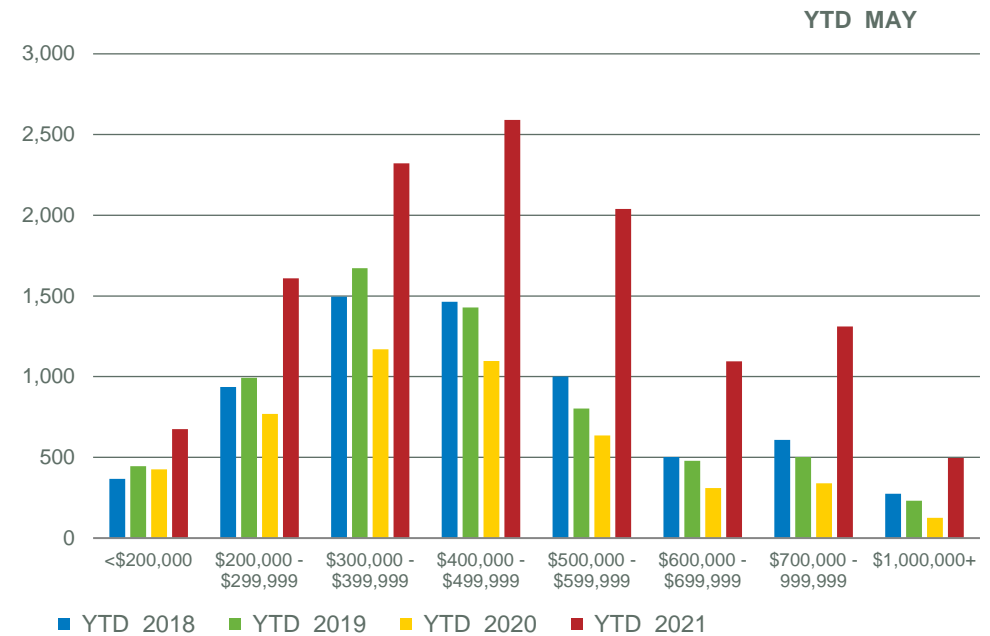
SHARE OF CITY WIDE SALES - MAY



	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	5,022	3,673
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59
Benchmark Price	415,700	415,200	414,600	412,600	411,500	411,300	418,300	420,100	422,100	423,200	423,600	421,600
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	186	186	190	190	191	192	192	191
2021												
Sales	1,207	1,832	2,903	3,210	2,989							
New Listings	2,250	2,851	4,440	4,679	4,562							
Inventory	4,039	4,523	5,422	6,075	6,782							
Days on Market	57	45	35	33	32							
Benchmark Price	423,400	430,500	441,500	450,600	455,200							
Median Price	419,000	440,944	459,900	455,000	458,000							
Average Price	472,020	486,620	505,416	509,279	510,908							
Index	192	195	200	204	206							

	May-20	May-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	2	-	11	8
\$100,000 - \$149,999	25	33	111	153
\$150,000 - \$199,999	62	115	303	515
\$200,000 - \$249,999	61	172	314	728
\$250,000 - \$299,999	105	211	456	881
\$300,000 - \$349,999	124	221	507	1,003
\$350,000 - \$399,999	153	329	662	1,319
\$400,000 - \$449,999	132	347	608	1,385
\$450,000 - \$499,999	118	303	490	1,206
\$500,000 - \$549,999	72	264	378	1,106
\$550,000 - \$599,999	53	227	257	933
\$600,000 - \$649,999	47	156	188	612
\$650,000 - \$699,999	30	141	122	484
\$700,000 - \$749,999	18	92	94	377
\$750,000 - \$799,999	15	94	78	324
\$800,000 - \$849,999	8	62	66	221
\$850,000 - \$899,999	13	47	39	154
\$900,000 - \$949,999	5	36	38	119
\$950,000 - \$999,999	6	17	24	116
\$1,000,000 - \$1,299,999	16	68	72	287
\$1,300,000 - \$1,499,999	5	16	20	68
\$1,500,000 - \$1,999,999	7	27	22	90
\$2,000,000 +	1	11	12	52
	1,078	2,989	4,872	12,141

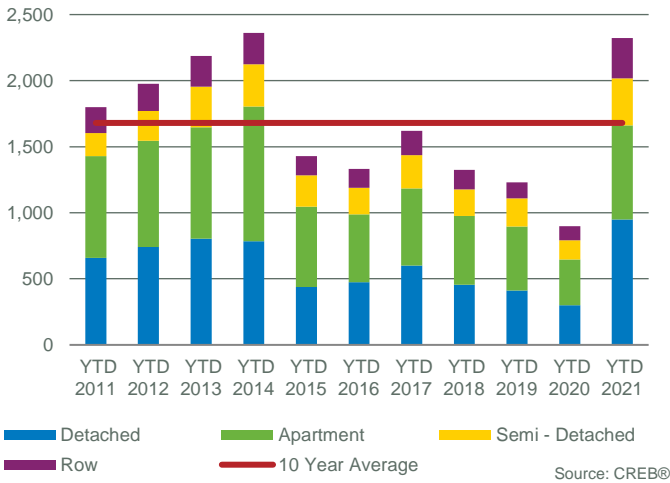
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

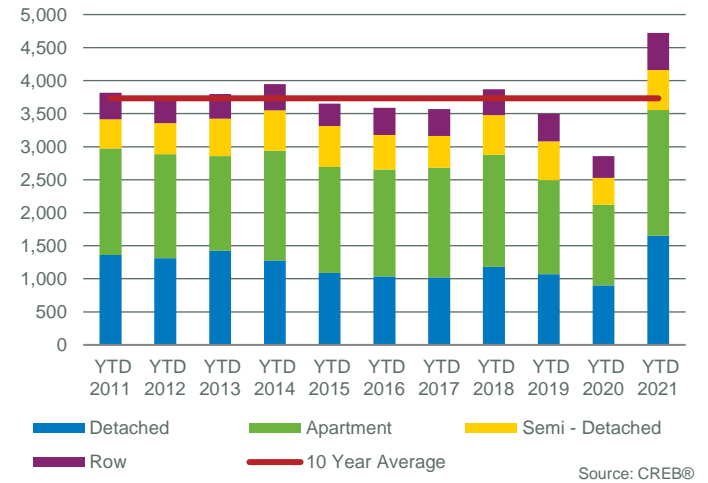
CITY OF CALGARY TOTAL SALES

YTD MAY



CITY OF CALGARY TOTAL NEW LISTINGS

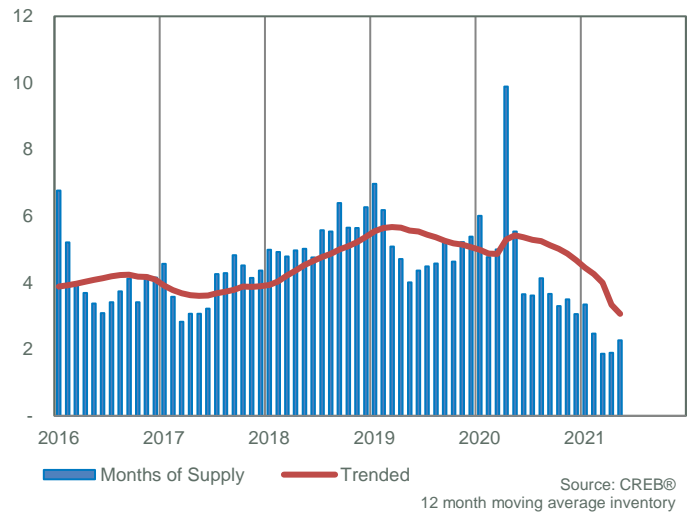
YTD MAY



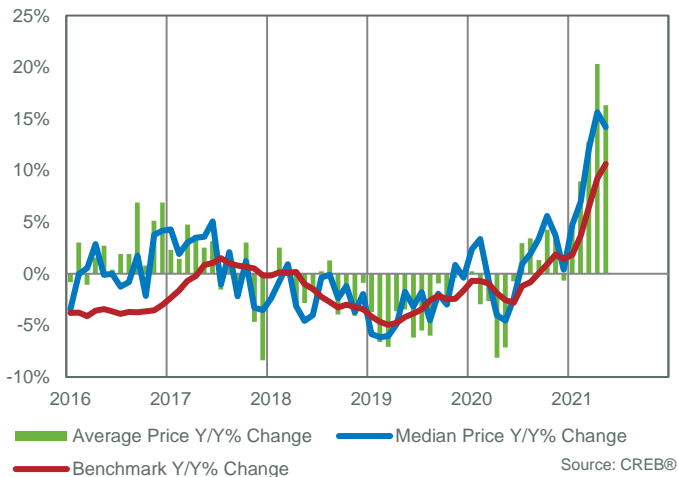
CITY OF CALGARY TOTAL INVENTORY AND SALES



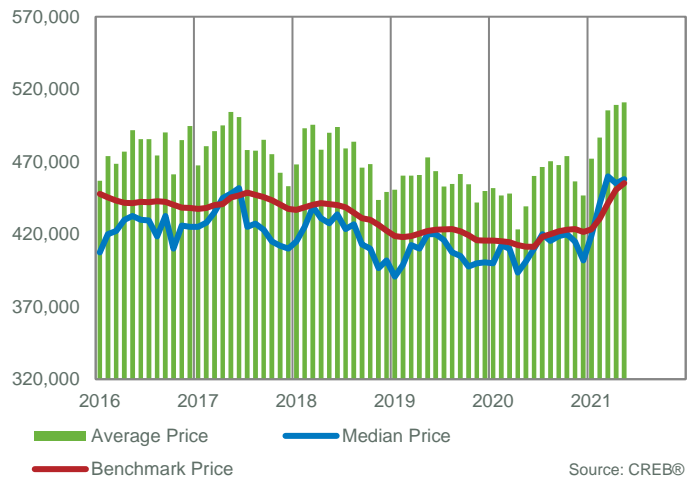
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



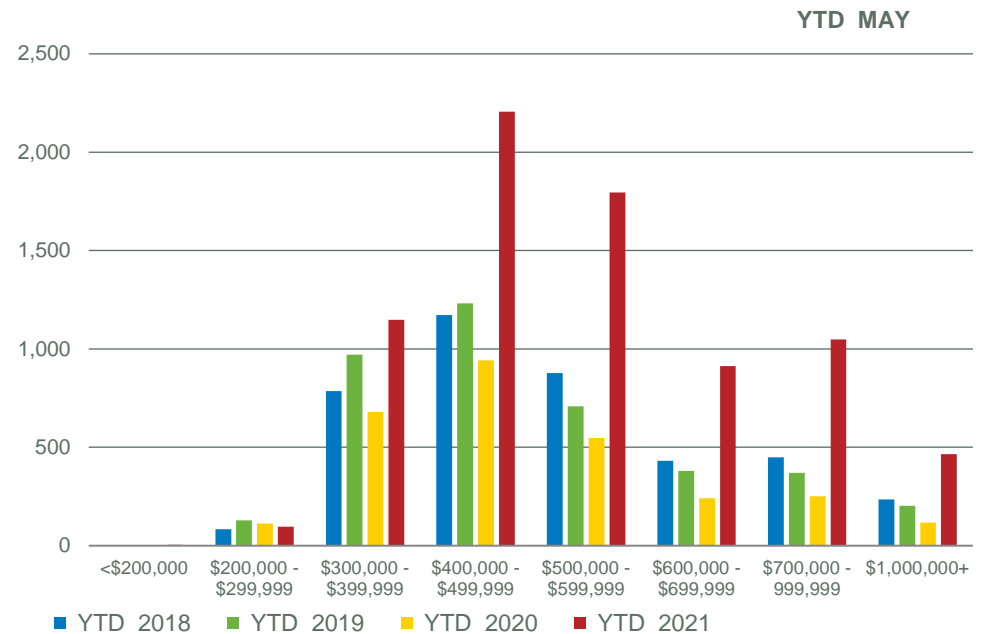
CITY OF CALGARY TOTAL PRICES



	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	2,245	1,566
Days on Market	61	53	47	49	54	50	49	46	50	47	51	54
Benchmark Price	478,000	477,500	477,500	475,600	475,300	475,100	486,400	487,100	488,800	489,600	490,800	489,300
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	194	193	198	198	199	199	200	199
2021												
Sales	733	1,121	1,866	2,047	1,911							
New Listings	1,114	1,572	2,611	2,774	2,732							
Inventory	1,684	1,927	2,409	2,779	3,197							
Days on Market	53	37	29	25	26							
Benchmark Price	492,000	501,400	515,100	527,900	533,300							
Median Price	482,000	512,000	527,950	523,000	528,700							
Average Price	559,202	573,855	594,751	594,725	595,881							
Index	200	204	210	215	217							

	May-20	May-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	4
\$200,000 - \$249,999	2	-	14	4
\$250,000 - \$299,999	24	19	99	93
\$300,000 - \$349,999	53	71	215	357
\$350,000 - \$399,999	108	194	465	791
\$400,000 - \$449,999	121	280	507	1,144
\$450,000 - \$499,999	108	268	435	1,062
\$500,000 - \$549,999	66	232	328	985
\$550,000 - \$599,999	48	190	219	811
\$600,000 - \$649,999	42	140	151	526
\$650,000 - \$699,999	25	119	91	387
\$700,000 - \$749,999	11	75	63	294
\$750,000 - \$799,999	10	71	57	249
\$800,000 - \$849,999	7	55	51	188
\$850,000 - \$899,999	10	41	32	127
\$900,000 - \$949,999	4	30	30	94
\$950,000 - \$999,999	5	11	18	97
\$1,000,000 - \$1,299,999	14	63	63	264
\$1,300,000 - \$1,499,999	5	16	20	64
\$1,500,000 - \$1,999,999	7	26	22	87
\$2,000,000 +	1	10	12	50
	671	1,911	2,892	7,678

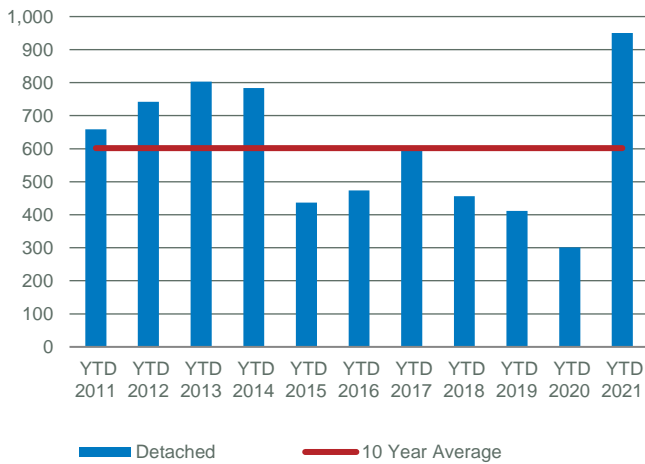
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

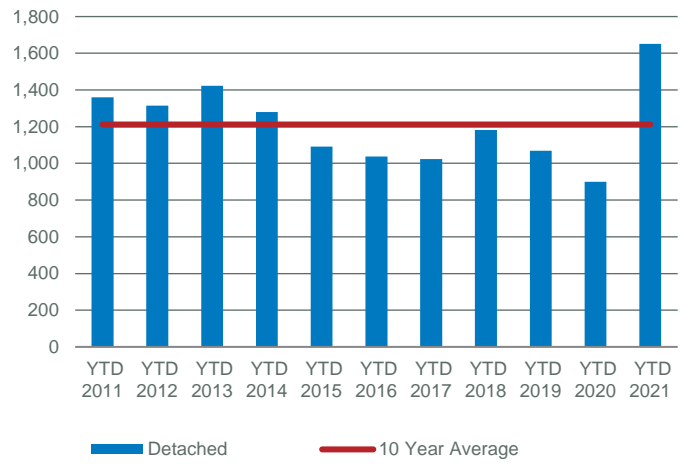
YTD MAY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



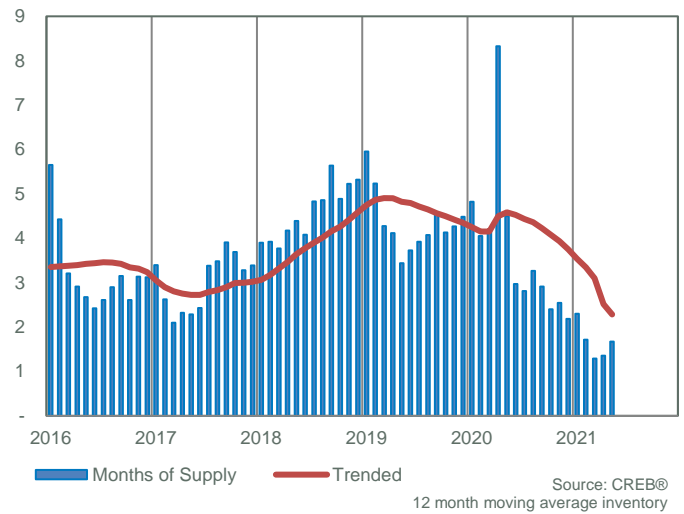
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



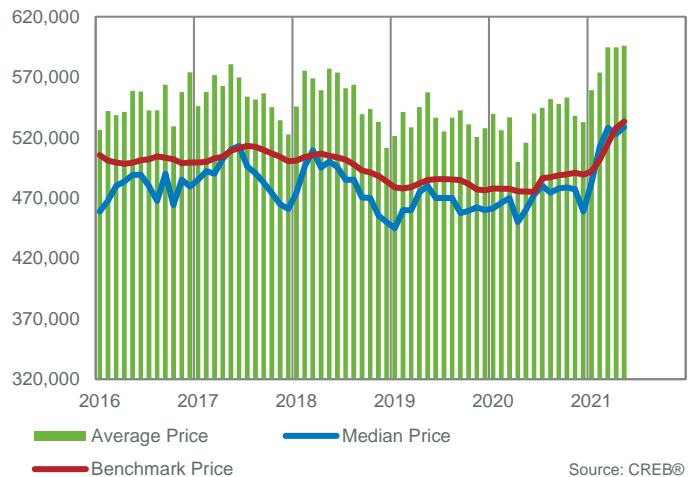
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

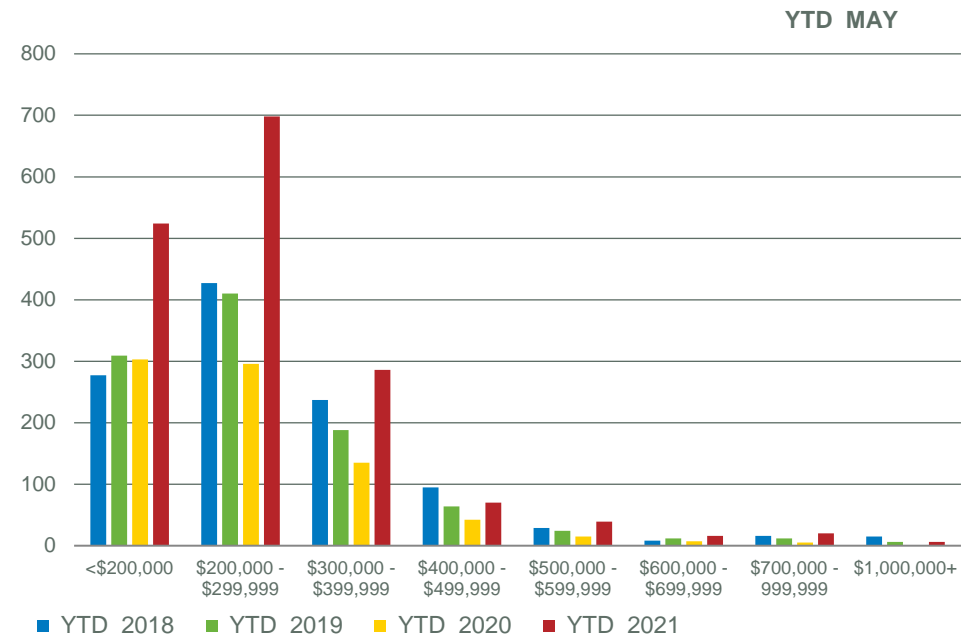


Source: CREB®

	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	246,200	244,400	242,800	242,300	240,700	240,700	244,500	247,700	250,100	251,300	248,100	244,800
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	166	166	169	171	173	174	172	169
2021												
Sales	184	271	385	440	379							
New Listings	552	571	868	837	797							
Inventory	1,315	1,432	1,685	1,809	1,965							
Days on Market	65	70	53	57	53							
Benchmark Price	245,200	246,200	250,600	252,300	252,600							
Median Price	220,000	238,000	230,000	234,000	244,000							
Average Price	258,009	252,223	260,965	265,229	289,538							
Index	170	170	173	174	175							

	May-20	May-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	8	8
\$100,000 - \$149,999	14	31	74	136
\$150,000 - \$199,999	47	82	221	380
\$200,000 - \$249,999	24	89	161	426
\$250,000 - \$299,999	20	67	135	272
\$300,000 - \$349,999	12	39	83	176
\$350,000 - \$399,999	10	30	52	110
\$400,000 - \$449,999	4	10	25	47
\$450,000 - \$499,999	1	7	17	23
\$500,000 - \$549,999	1	7	11	21
\$550,000 - \$599,999	1	5	4	18
\$600,000 - \$649,999	-	3	5	12
\$650,000 - \$699,999	-	1	2	4
\$700,000 - \$749,999	-	2	2	4
\$750,000 - \$799,999	1	1	2	3
\$800,000 - \$849,999	-	-	-	5
\$850,000 - \$899,999	-	1	1	4
\$900,000 - \$949,999	-	1	-	3
\$950,000 - \$999,999	-	-	-	1
\$1,000,000 - \$1,299,999	-	1	1	2
\$1,300,000 - \$1,499,999	-	-	-	2
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	-	1	-	1
	135	379	804	1,659

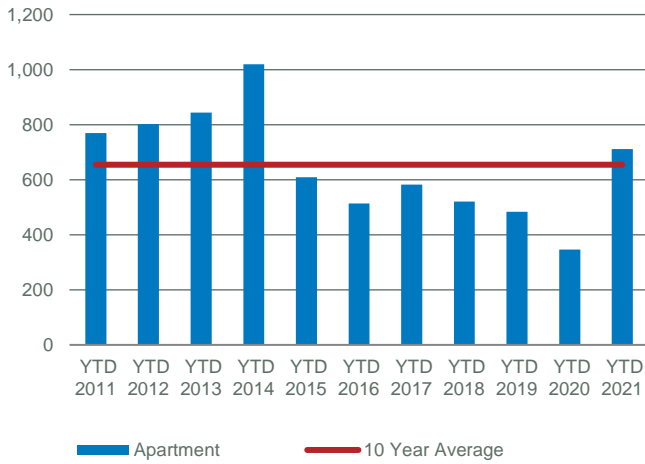
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

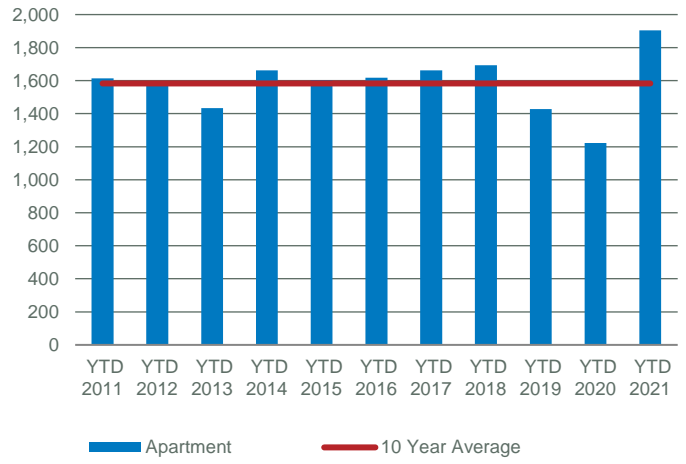
YTD MAY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MAY



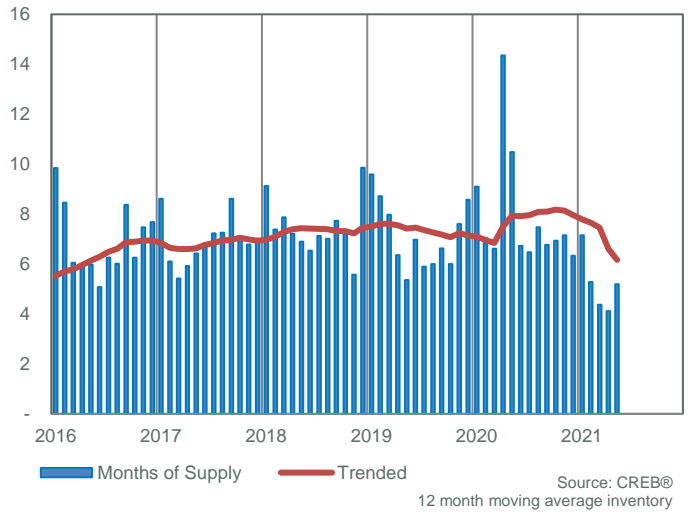
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



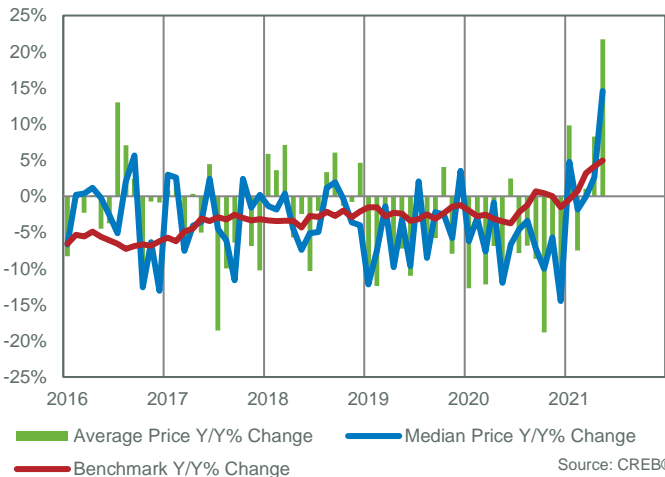
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



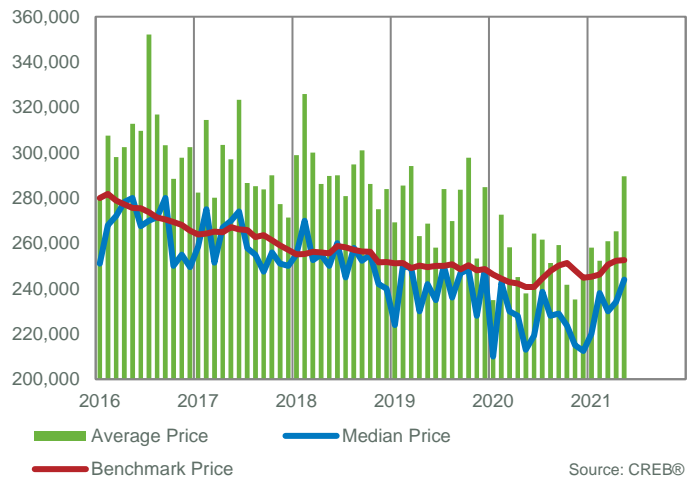
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

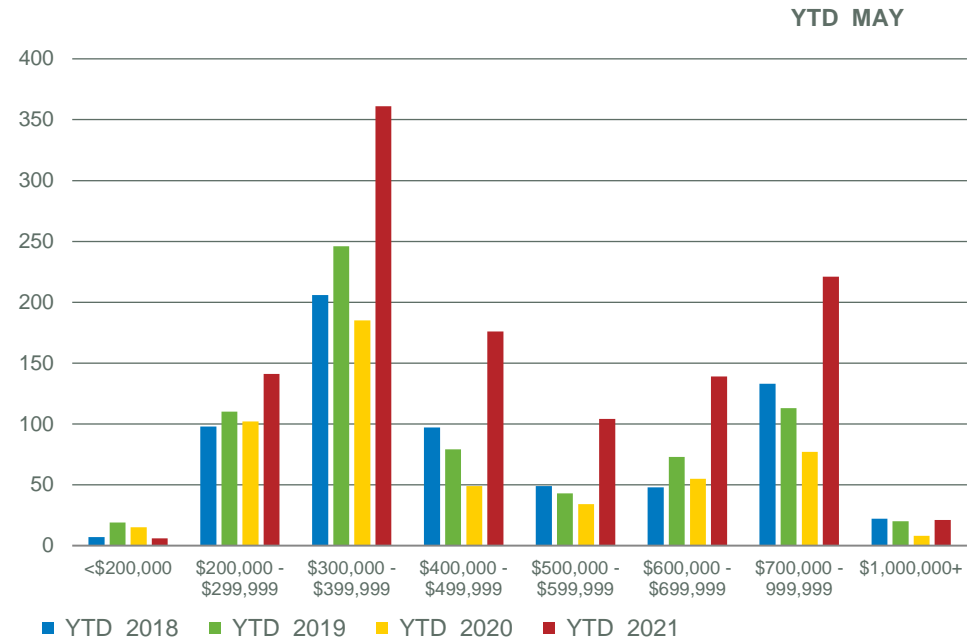


Source: CREB®

	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	385,900	384,100	388,100	386,100	385,500	384,000	390,300	391,300	391,900	393,000	395,400	393,600
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	195	194	196	195	195	194	198	198	198	199	200	199
2021												
Sales	140	180	269	299	281							
New Listings	212	254	393	438	375							
Inventory	345	374	449	540	557							
Days on Market	59	41	38	36	30							
Benchmark Price	391,700	398,600	411,200	419,700	423,700							
Median Price	387,750	462,500	414,900	450,000	426,000							
Average Price	478,616	522,359	488,629	537,761	505,043							
Index	198	202	208	212	214							

	May-20	May-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	2	1
\$150,000 - \$199,999	2	1	13	5
\$200,000 - \$249,999	7	8	38	34
\$250,000 - \$299,999	20	22	64	107
\$300,000 - \$349,999	34	34	97	135
\$350,000 - \$399,999	25	55	88	226
\$400,000 - \$449,999	1	31	35	114
\$450,000 - \$499,999	4	18	14	62
\$500,000 - \$549,999	3	9	13	41
\$550,000 - \$599,999	3	19	21	63
\$600,000 - \$649,999	5	7	29	59
\$650,000 - \$699,999	5	19	26	80
\$700,000 - \$749,999	5	13	25	68
\$750,000 - \$799,999	4	21	19	69
\$800,000 - \$849,999	1	7	15	26
\$850,000 - \$899,999	3	5	6	22
\$900,000 - \$949,999	1	4	7	20
\$950,000 - \$999,999	1	4	5	16
\$1,000,000 - \$1,299,999	2	4	8	17
\$1,300,000 - \$1,499,999	-	-	-	2
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	-	-	1
	127	281	525	1,169

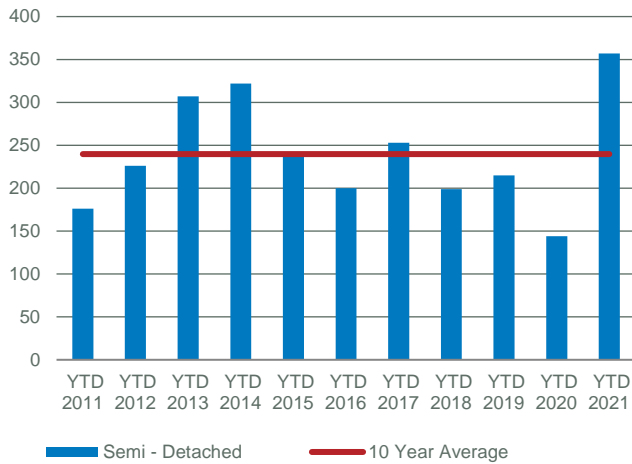
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

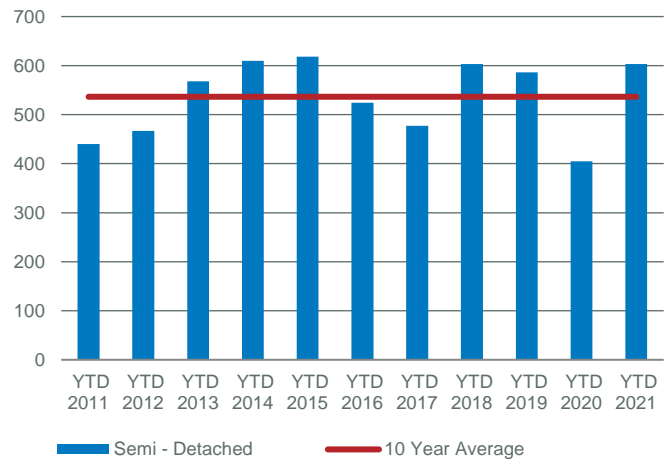
YTD MAY



Source: CREB®

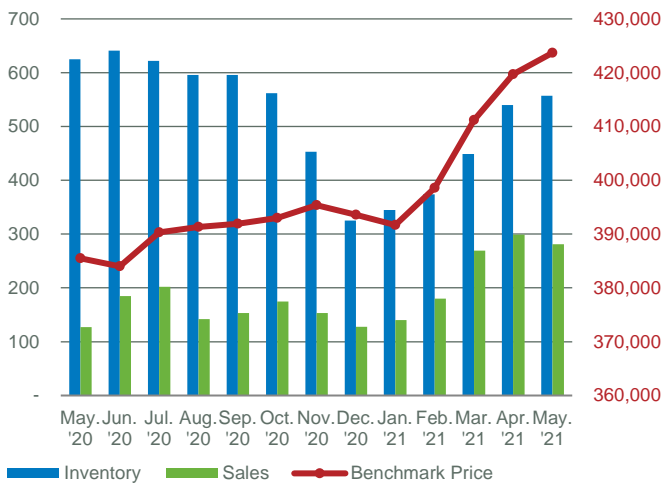
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MAY



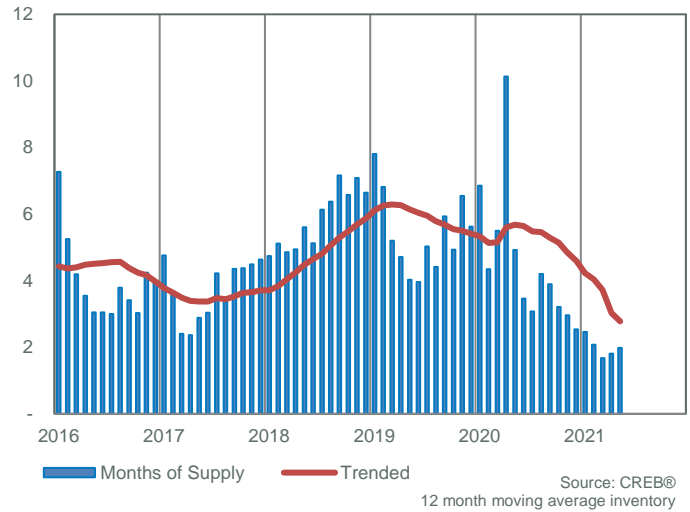
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



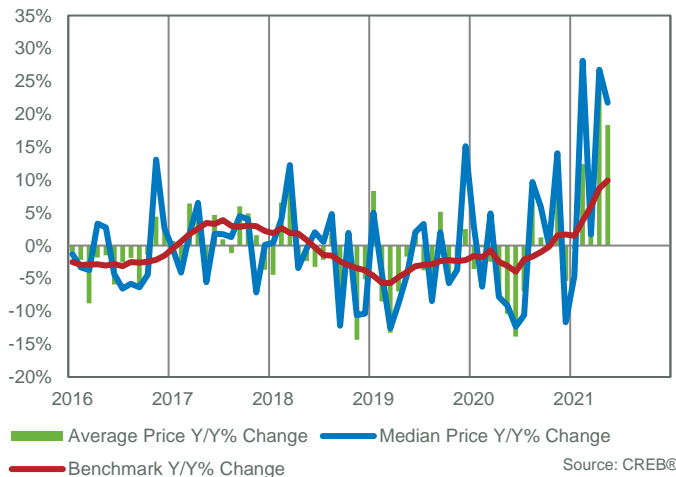
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



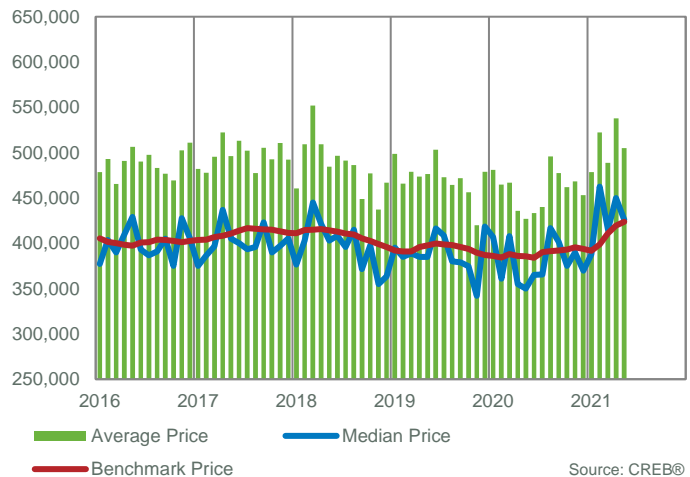
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

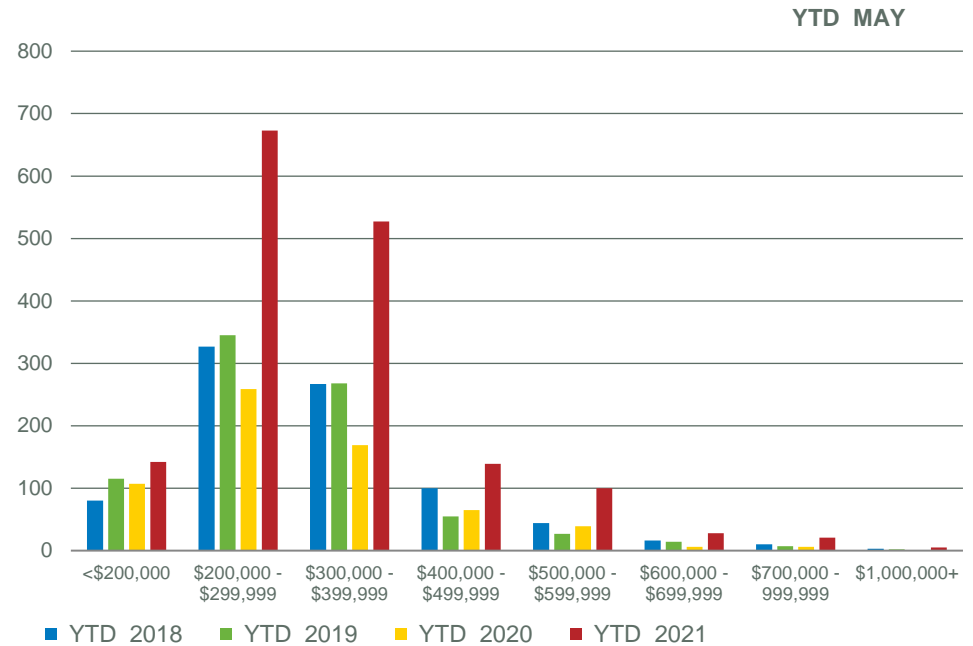


Source: CREB®

	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	279,600	281,600	281,200	277,300	274,600	274,700	271,000	278,300	279,400	279,900	281,000	279,400
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	171	171	169	173	174	174	175	174
2021												
Sales	150	260	383	424	418							
New Listings	372	454	568	630	658							
Inventory	695	790	879	947	1,063							
Days on Market	67	53	45	45	41							
Benchmark Price	279,900	283,600	287,900	293,400	296,400							
Median Price	290,000	300,000	300,000	305,000	297,250							
Average Price	302,360	330,078	327,688	329,931	327,091							
Index	174	177	179	183	185							

	May-20	May-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	2	-	3	-
\$100,000 - \$149,999	10	2	35	16
\$150,000 - \$199,999	13	32	69	126
\$200,000 - \$249,999	28	75	101	264
\$250,000 - \$299,999	41	103	158	409
\$300,000 - \$349,999	25	77	112	335
\$350,000 - \$399,999	10	50	57	192
\$400,000 - \$449,999	6	26	41	80
\$450,000 - \$499,999	5	10	24	59
\$500,000 - \$549,999	2	16	26	59
\$550,000 - \$599,999	1	13	13	41
\$600,000 - \$649,999	-	6	3	15
\$650,000 - \$699,999	-	2	3	13
\$700,000 - \$749,999	2	2	4	11
\$750,000 - \$799,999	-	1	-	3
\$800,000 - \$849,999	-	-	-	2
\$850,000 - \$899,999	-	-	-	1
\$900,000 - \$949,999	-	1	1	2
\$950,000 - \$999,999	-	2	1	2
\$1,000,000 - \$1,299,999	-	-	-	4
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	-	-	-
	145	418	651	1,635

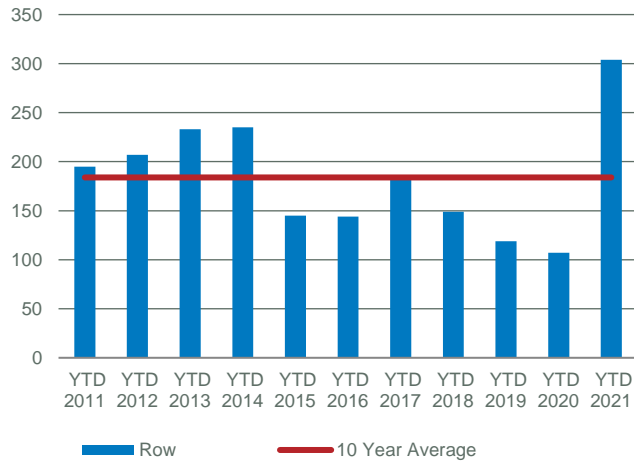
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

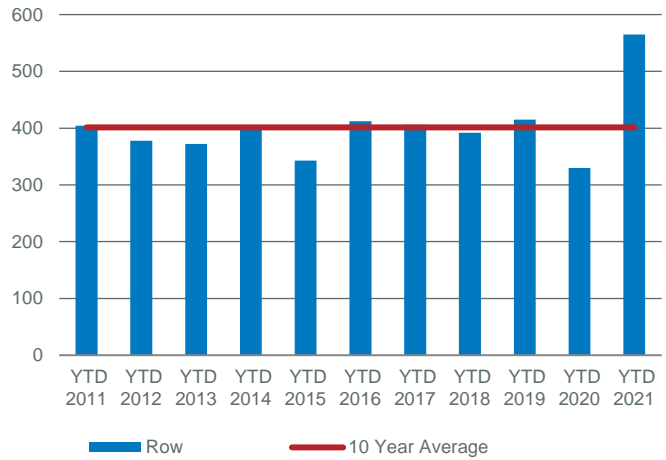
YTD MAY



Source: CREB®

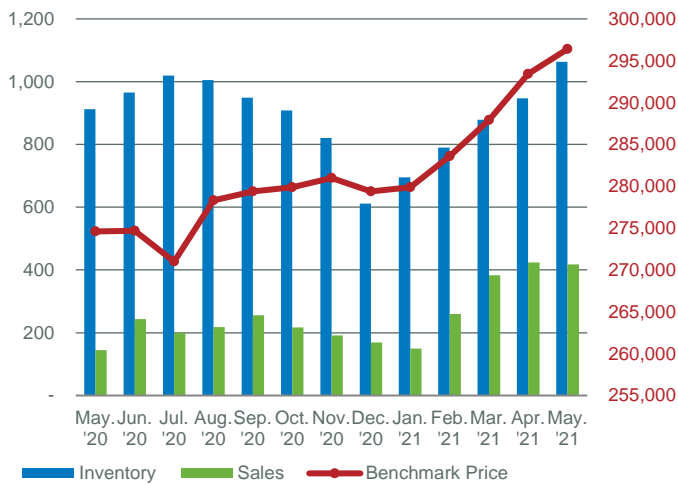
CITY OF CALGARY ROW NEW LISTINGS

YTD MAY



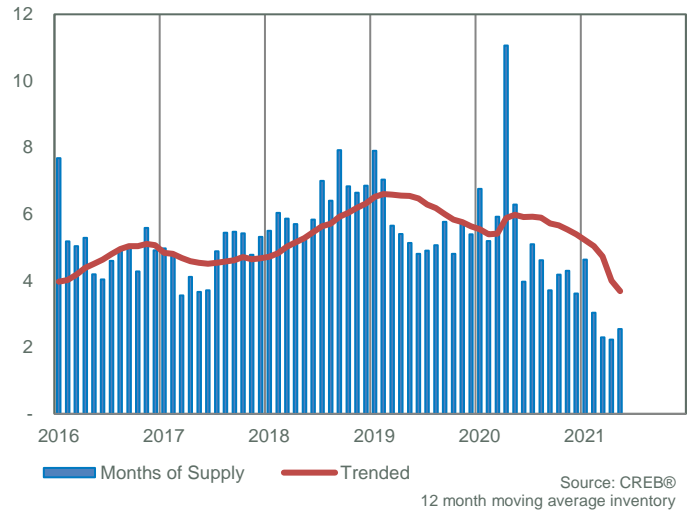
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



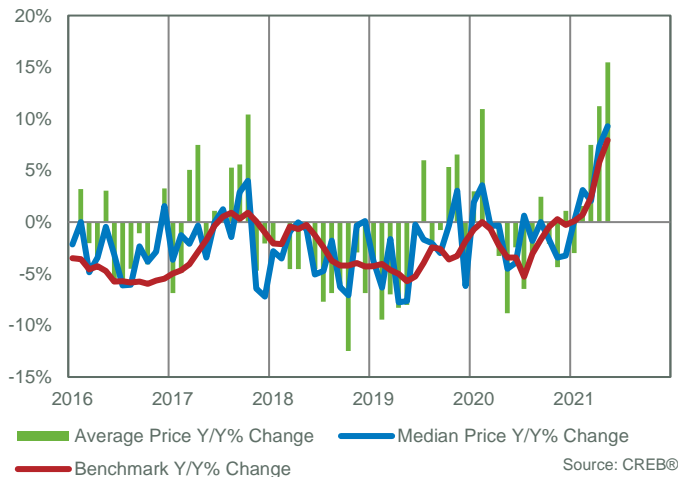
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



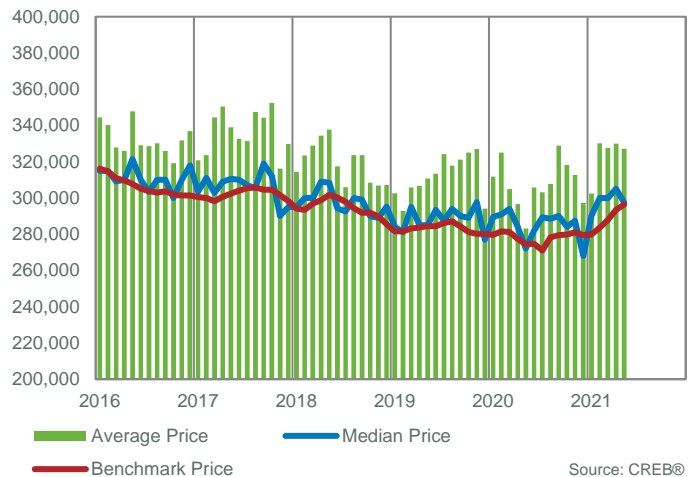
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

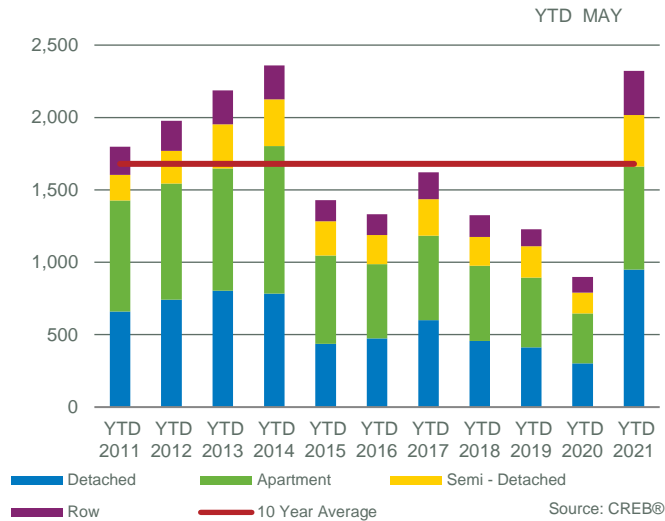
CITY OF CALGARY ROW PRICES



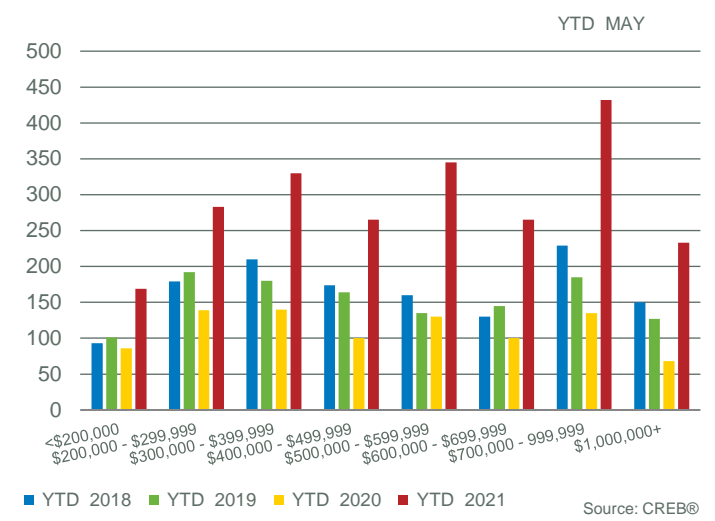
Source: CREB®

CITY CENTRE

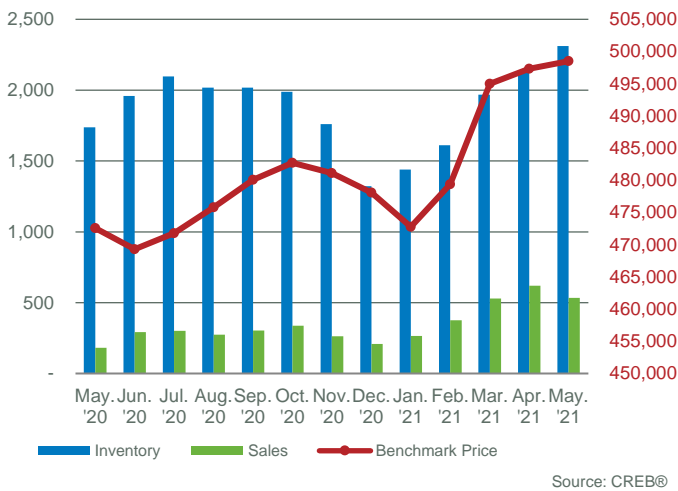
CITY CENTRE TOTAL SALES



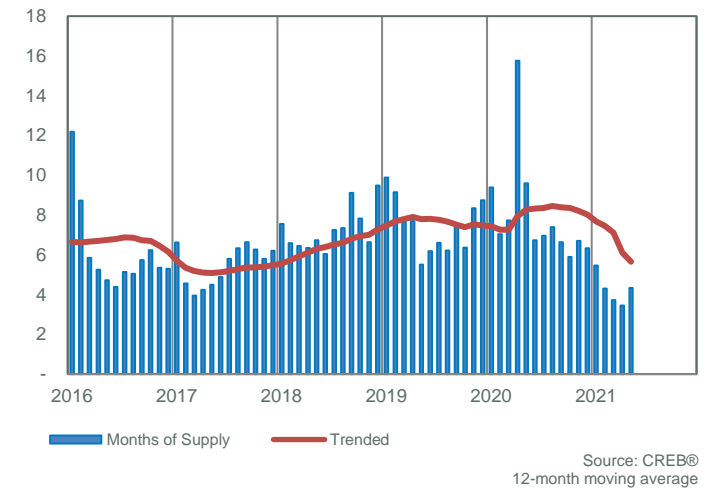
CITY CENTRE TOTAL SALES BY PRICE RANGE



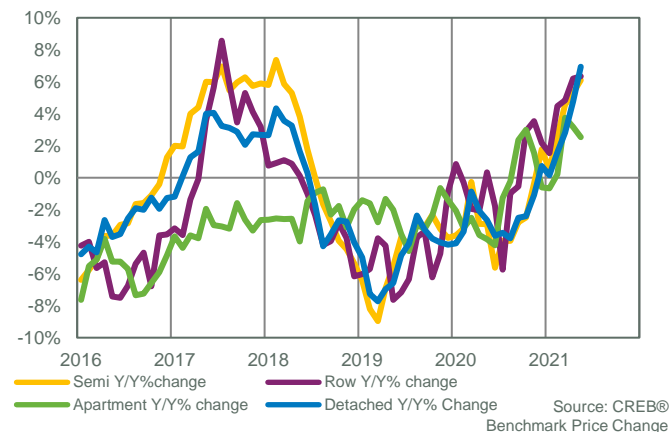
CITY CENTRE INVENTORY AND SALES



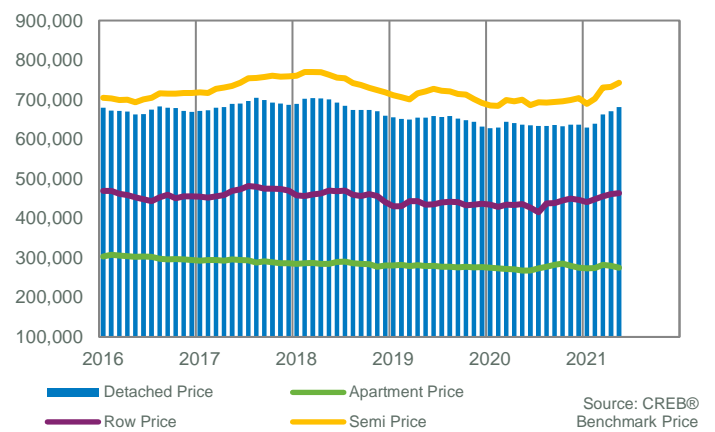
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

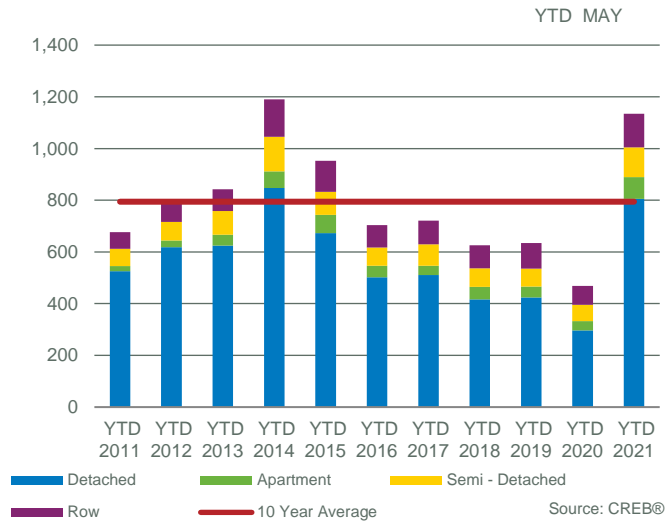


CITY CENTRE PRICES

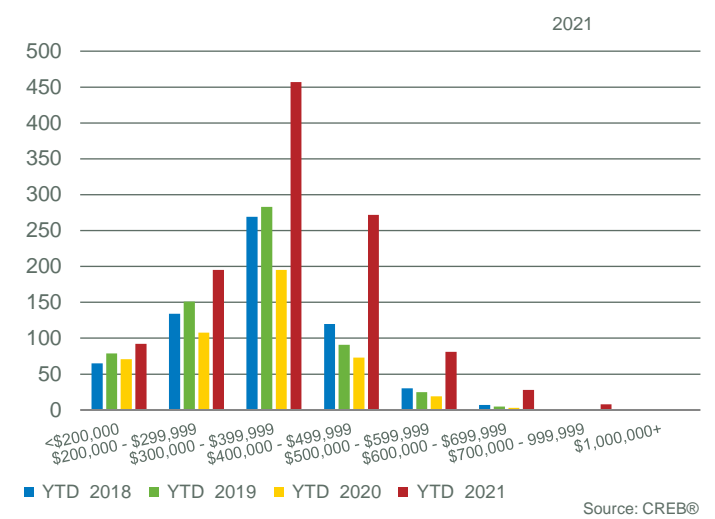


NORTHEAST

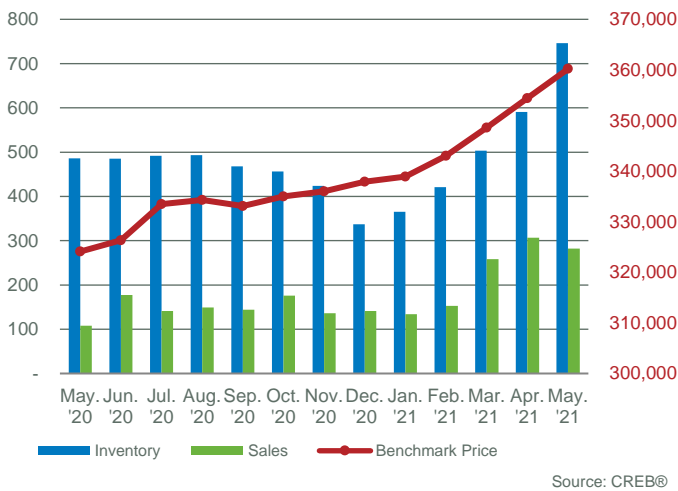
NORTHEAST TOTAL SALES



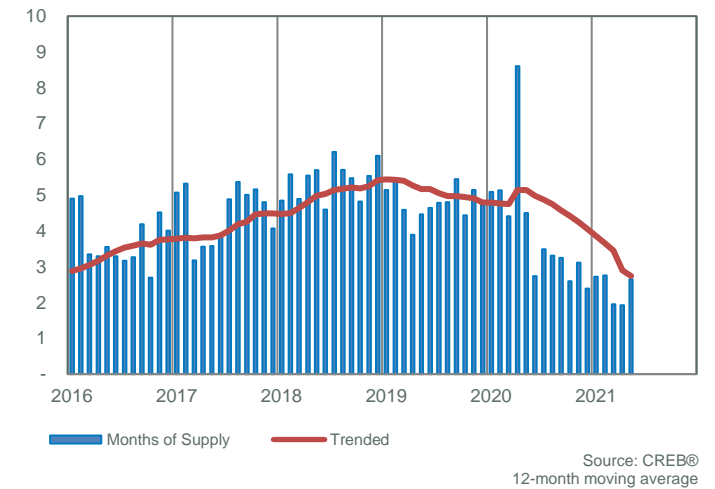
NORTHEAST TOTAL SALES BY PRICE RANGE



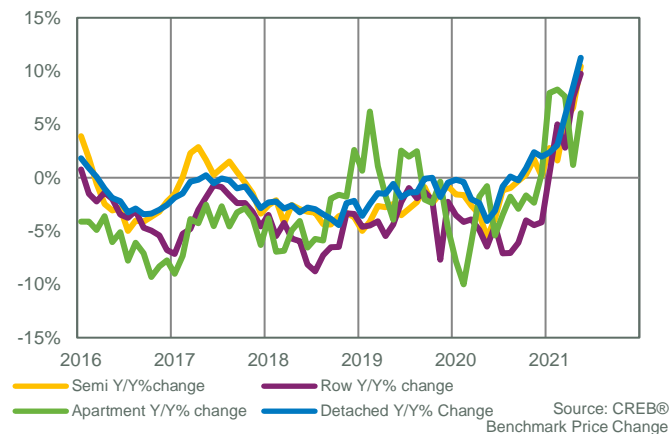
NORTHEAST INVENTORY AND SALES



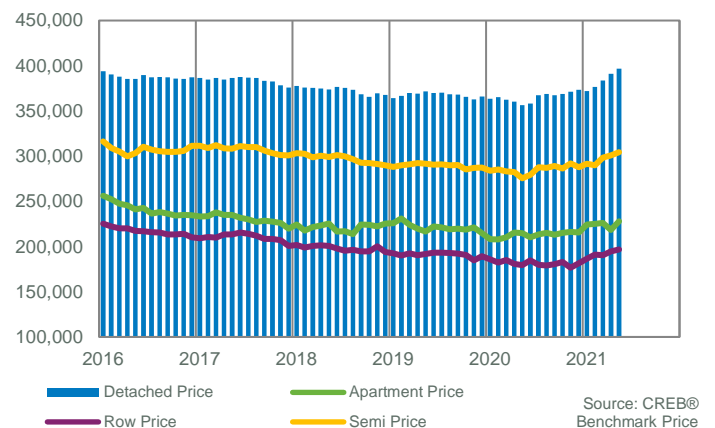
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

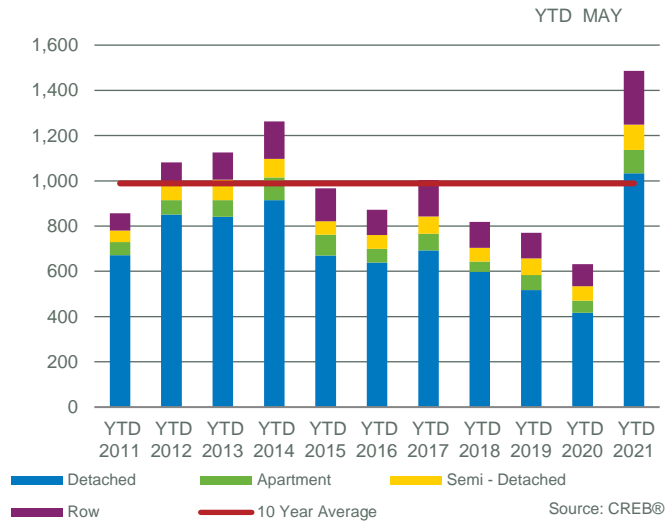


NORTHEAST PRICES

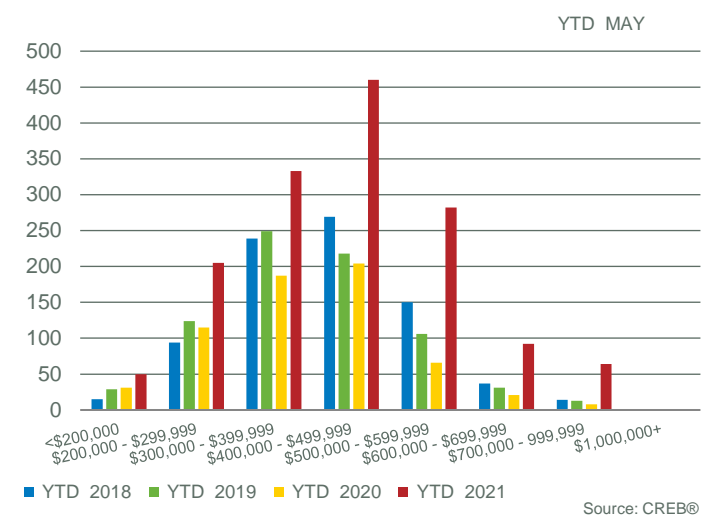


NORTH

NORTH TOTAL SALES



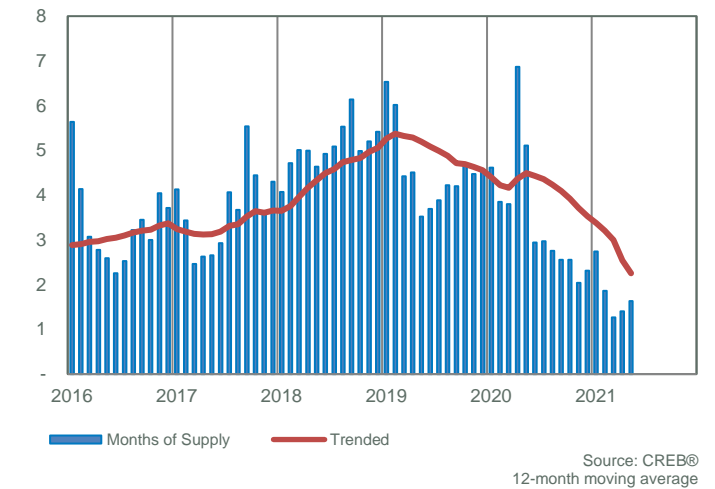
NORTH TOTAL SALES BY PRICE RANGE



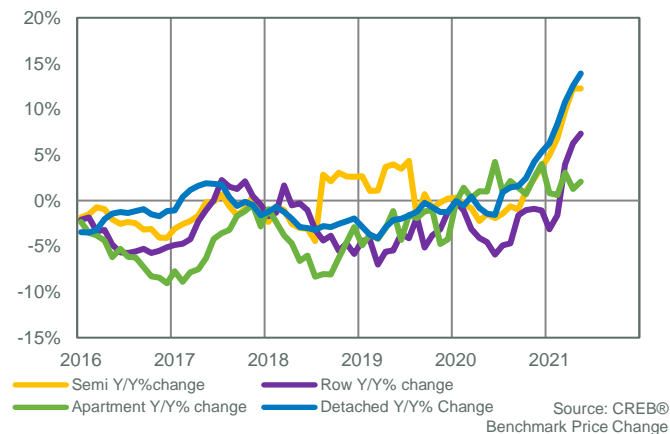
NORTH INVENTORY AND SALES



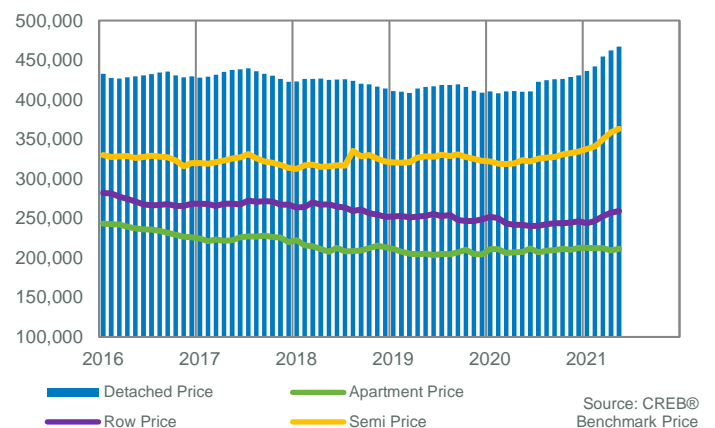
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

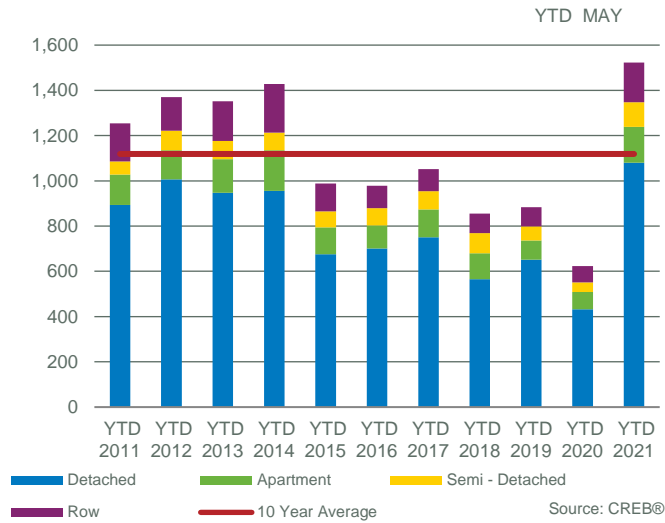


NORTH PRICES

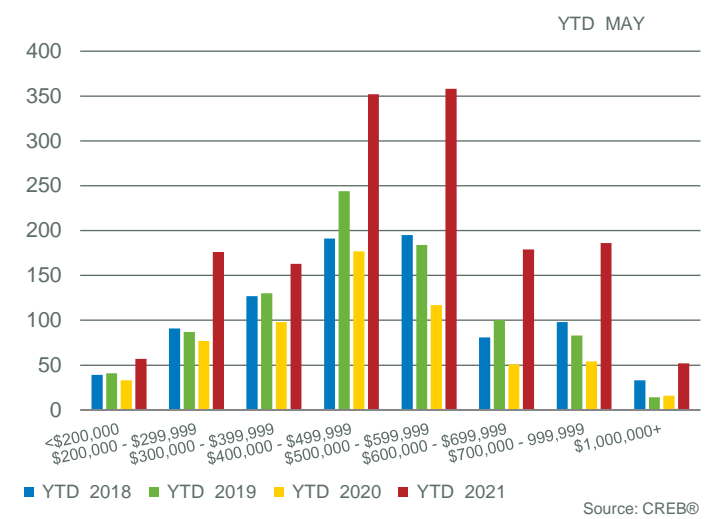


NORTHWEST

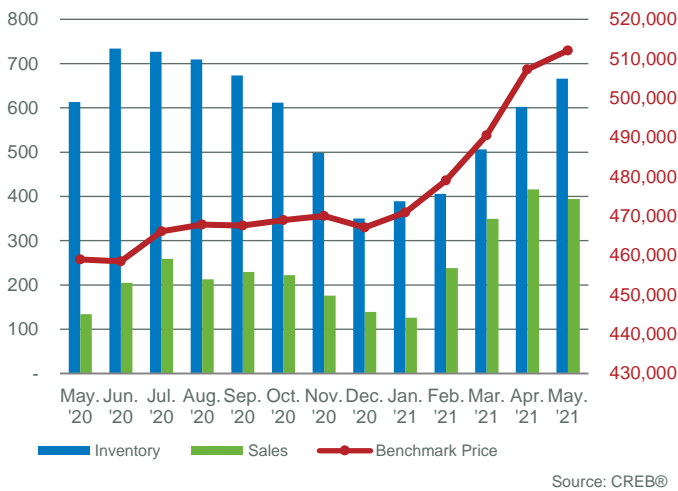
NORTHWEST TOTAL SALES



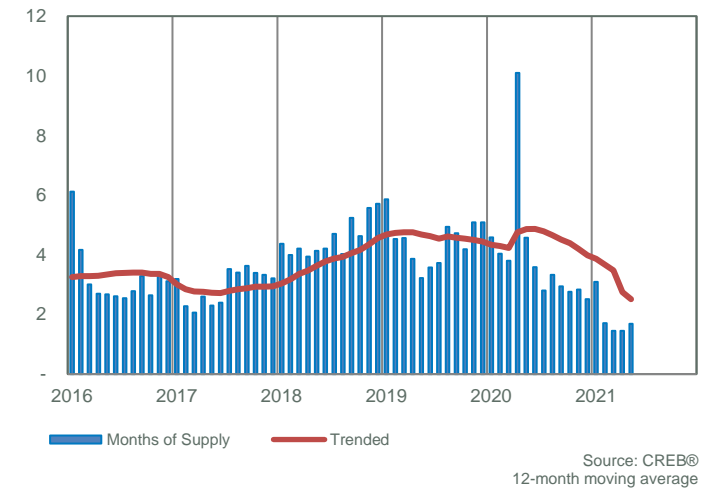
NORTHWEST TOTAL SALES BY PRICE RANGE



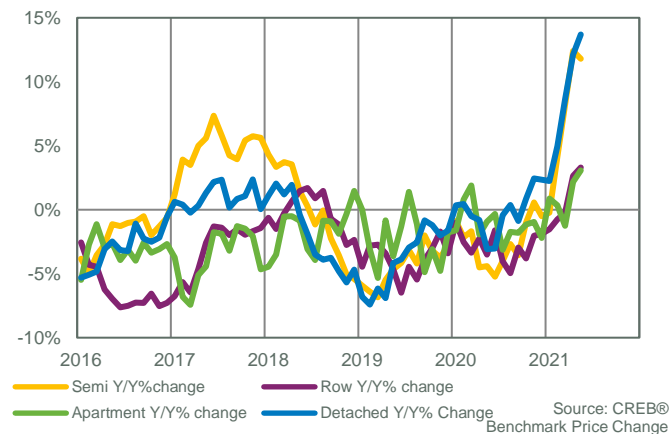
NORTHWEST INVENTORY AND SALES



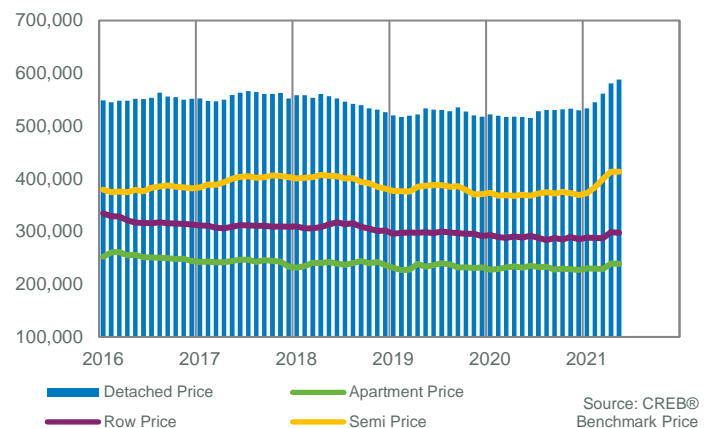
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

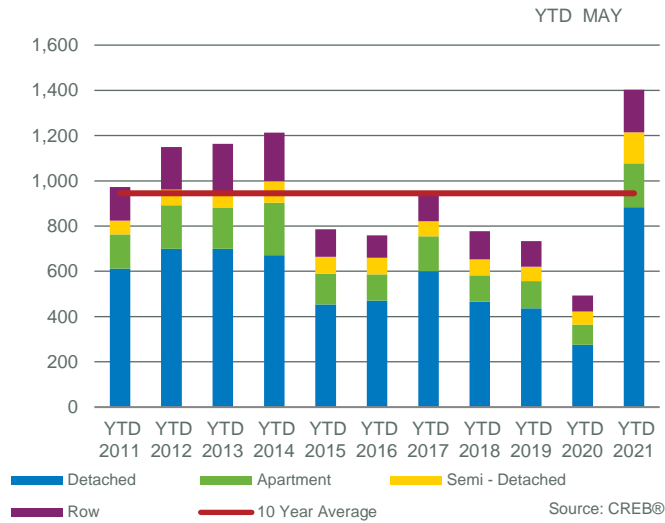


NORTHWEST PRICES

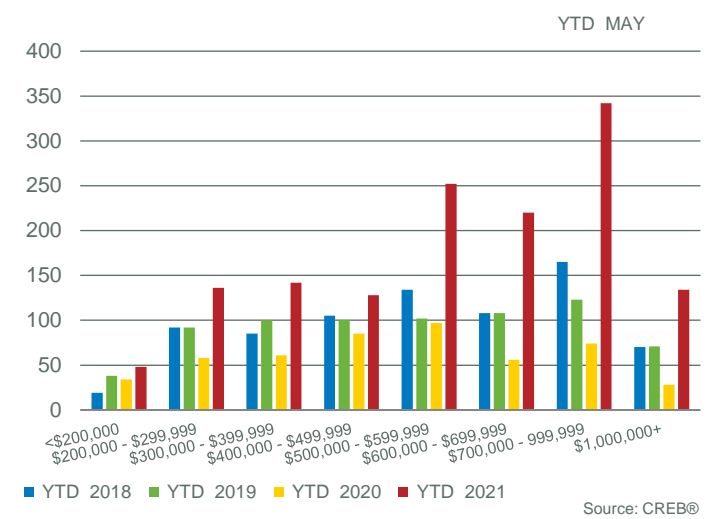


WEST

WEST TOTAL SALES



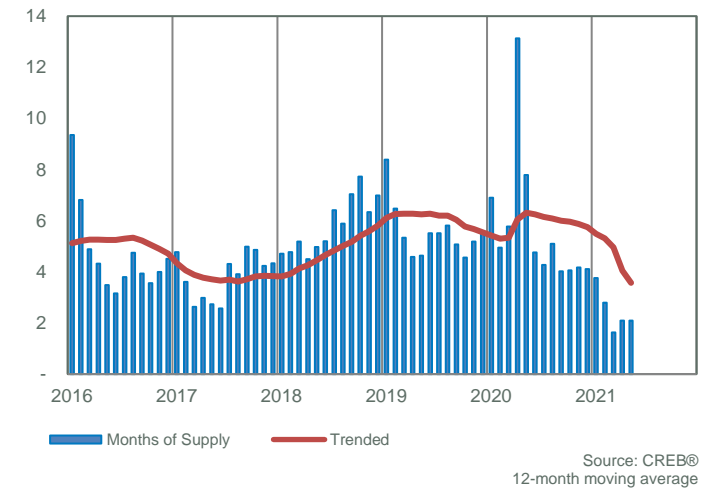
WEST TOTAL SALES BY PRICE RANGE



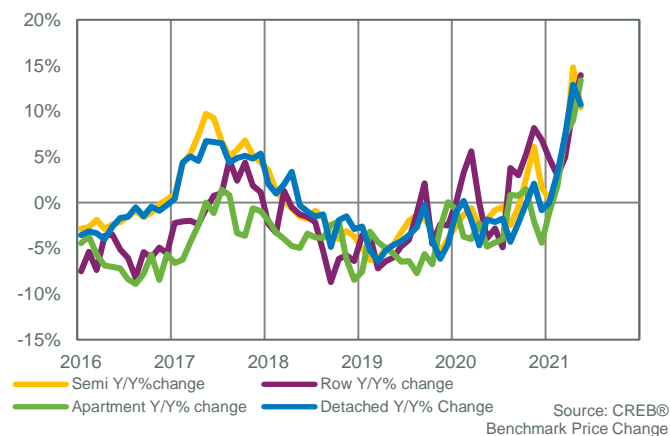
WEST INVENTORY AND SALES



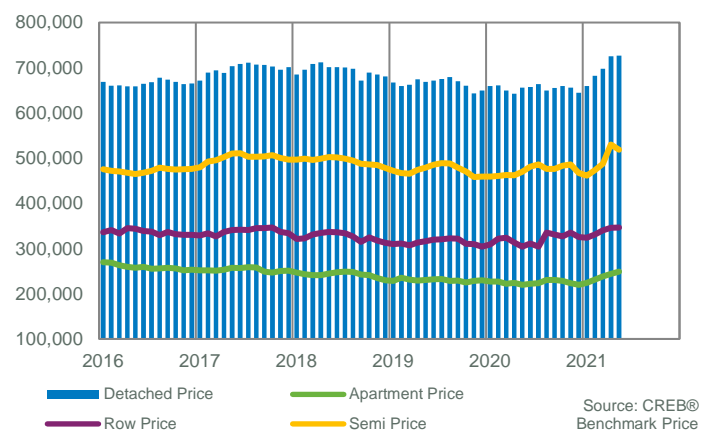
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

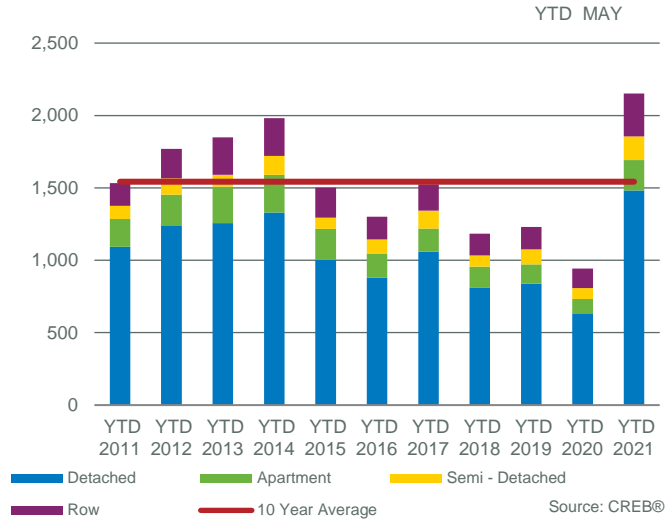


WEST PRICES

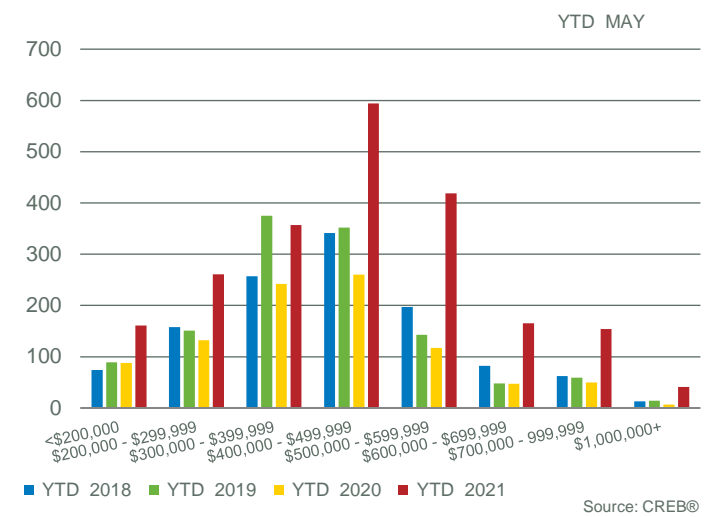


SOUTH

SOUTH TOTAL SALES



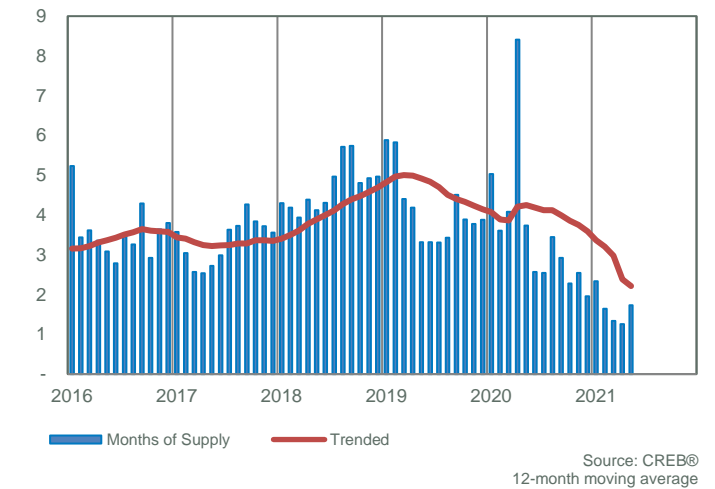
SOUTH TOTAL SALES BY PRICE RANGE



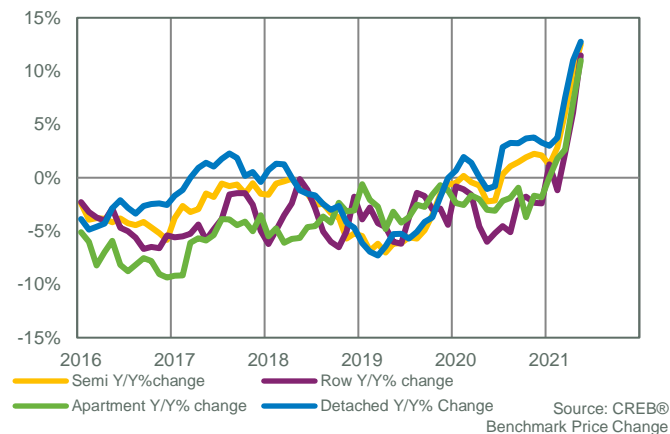
SOUTH INVENTORY AND SALES



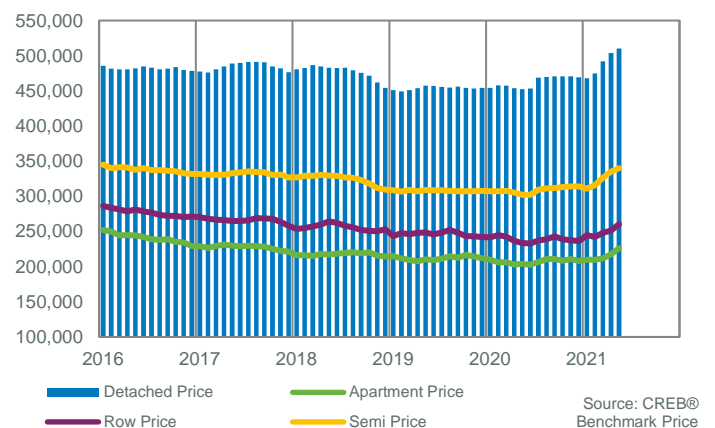
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

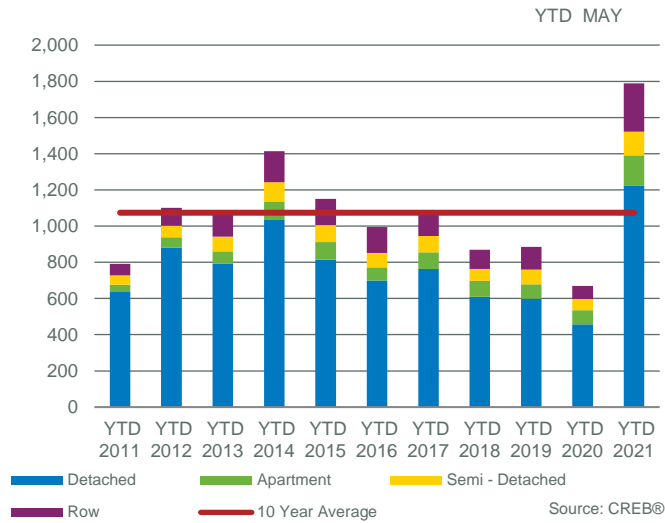


SOUTH PRICES

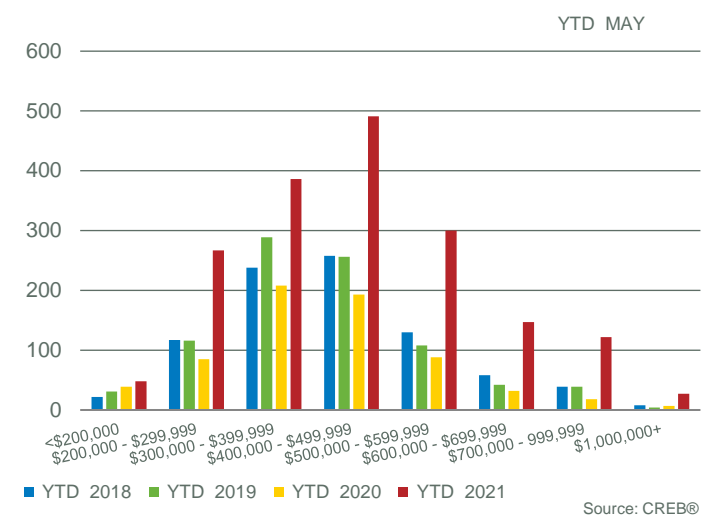


SOUTHEAST

SOUTHEAST TOTAL SALES



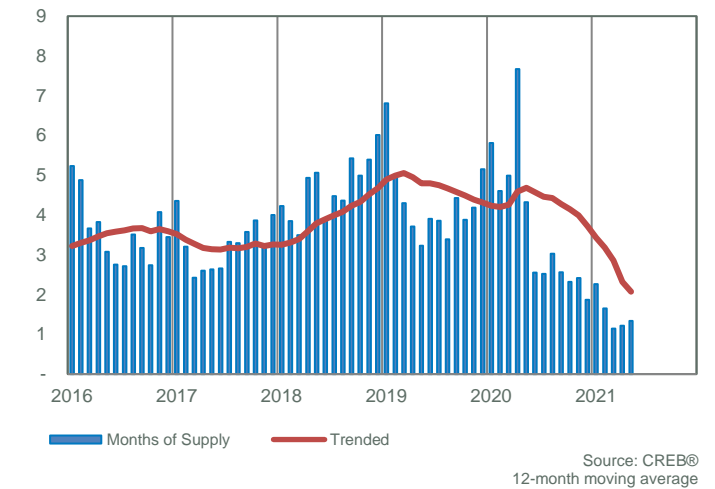
SOUTHEAST TOTAL SALES BY PRICE RANGE



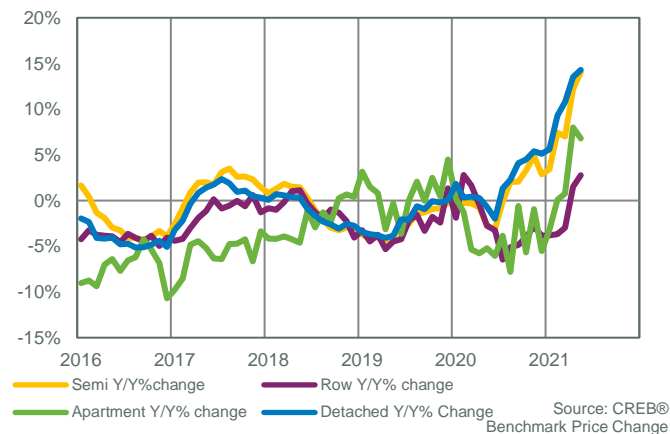
SOUTHEAST INVENTORY AND SALES



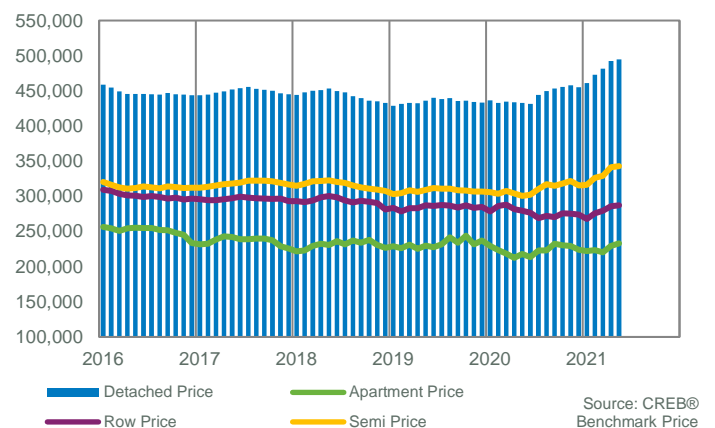
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

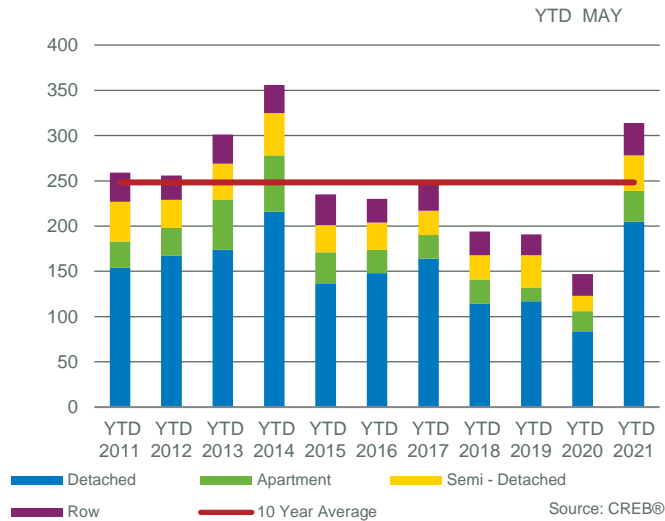


SOUTHEAST PRICES

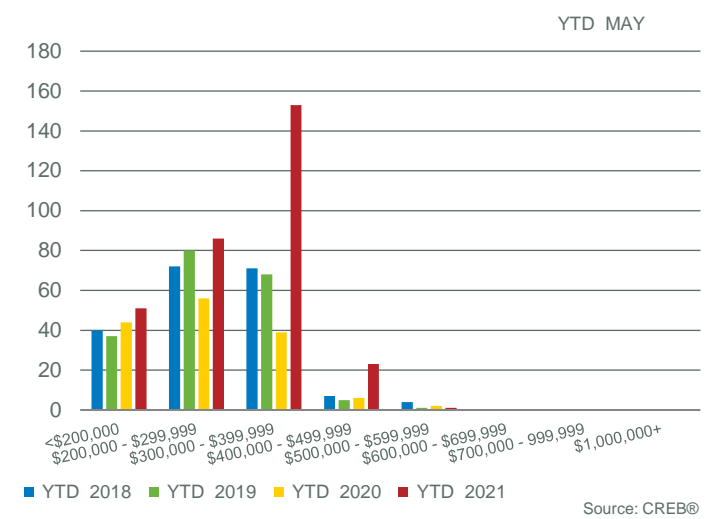


EAST

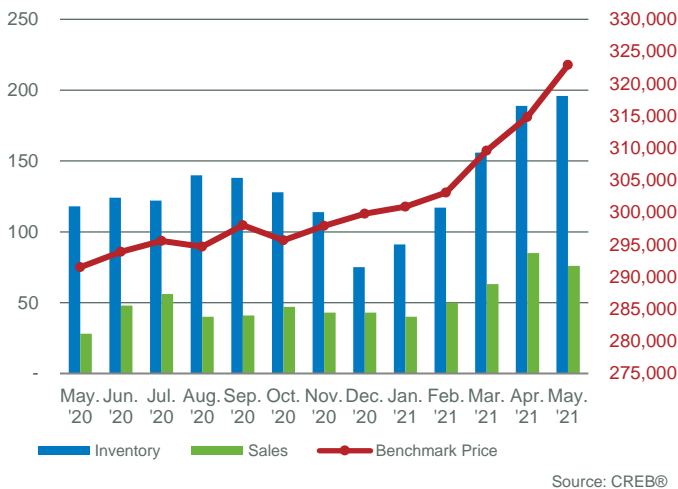
EAST TOTAL SALES



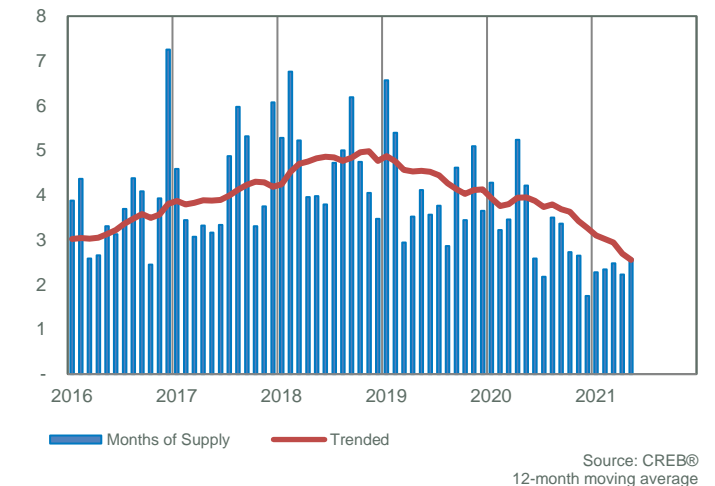
EAST TOTAL SALES BY PRICE RANGE



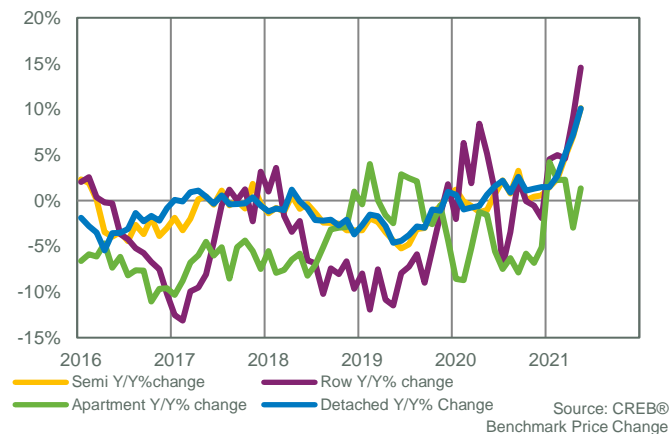
EAST INVENTORY AND SALES



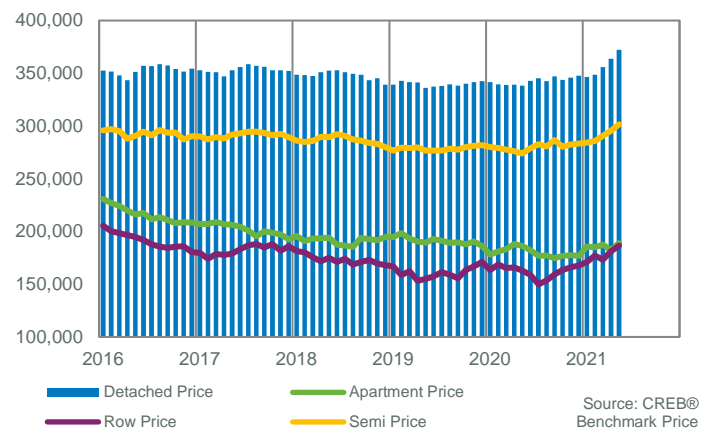
EAST MONTHS OF INVENTORY

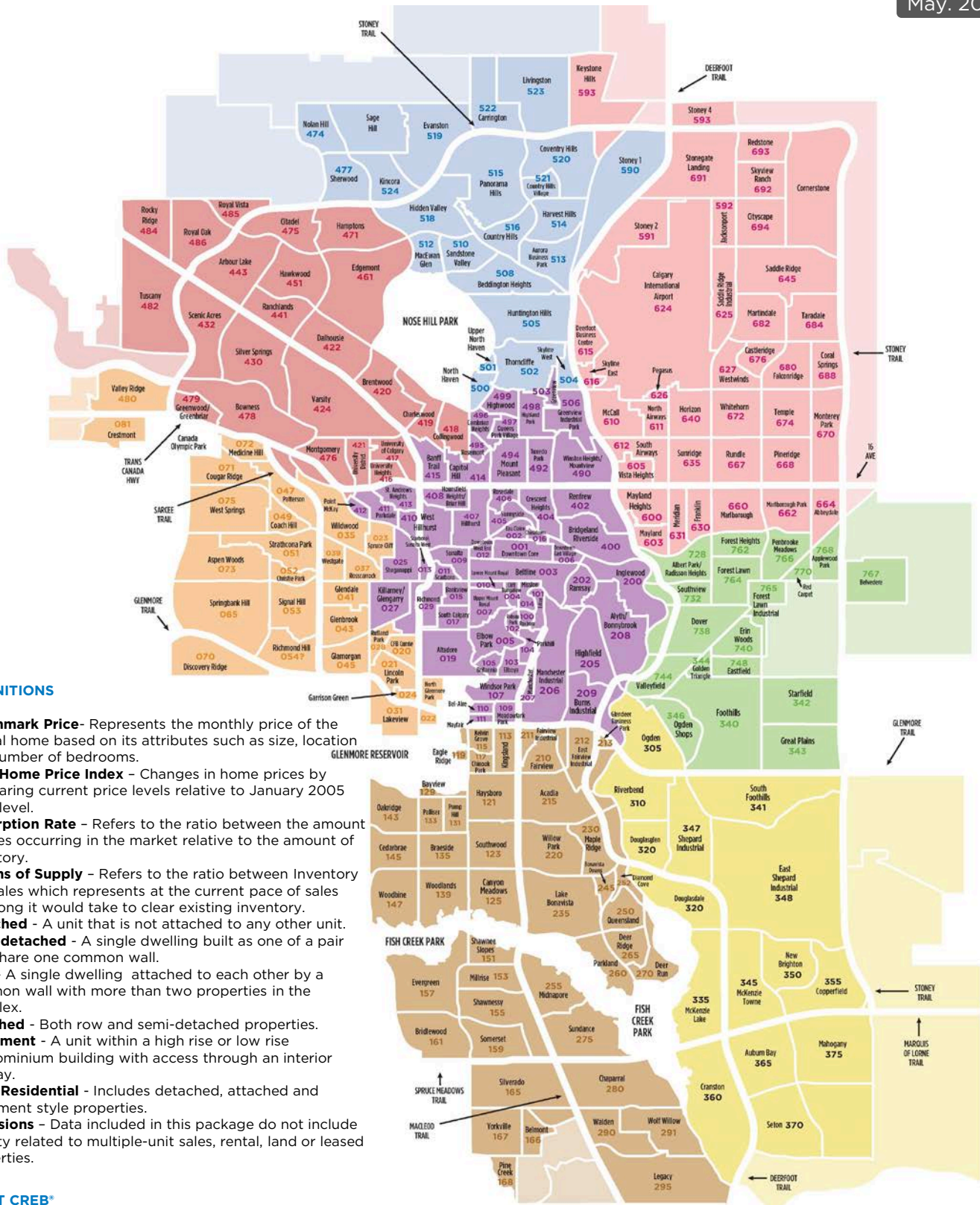


EAST PRICE CHANGE



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.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.