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MONTHLY STATISTICS PACKAGE

# City of Calgary

November  
2021



[creb.com](https://creb.com)

**November 2021**

## Persistent sellers' market conditions drive up prices

**City of Calgary, December 1, 2021** - Driven by growth in demand for all property types, there were 2,110 sales in November, just shy of the record for the month set in 2005.

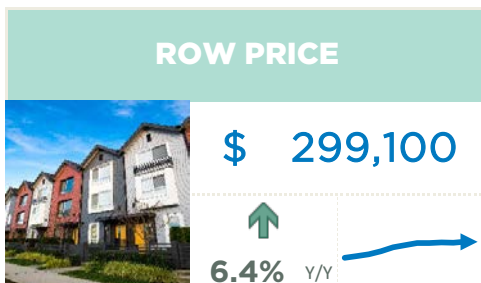
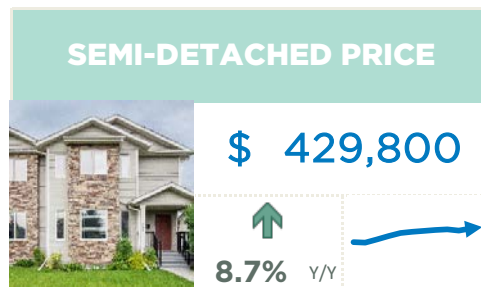
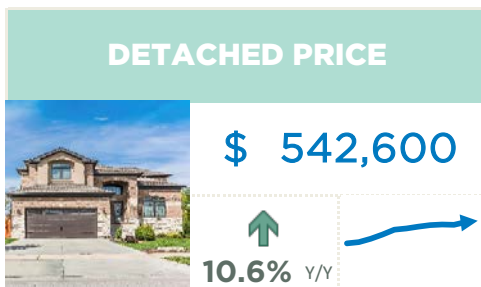
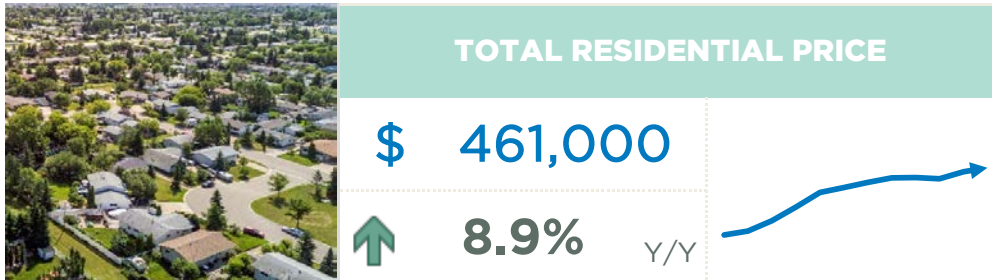
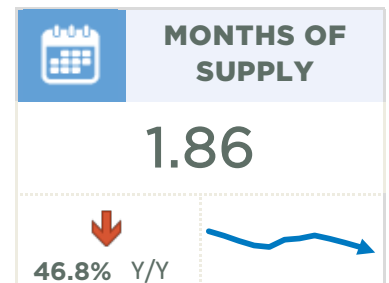
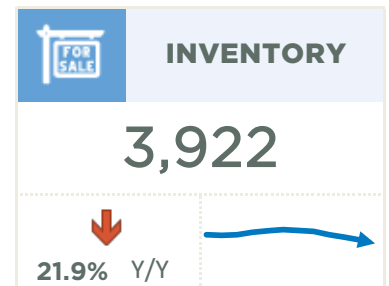
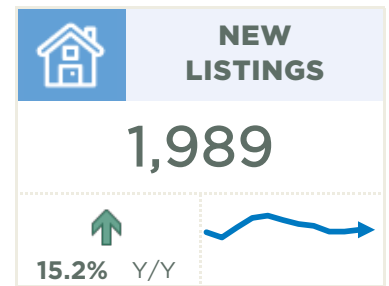
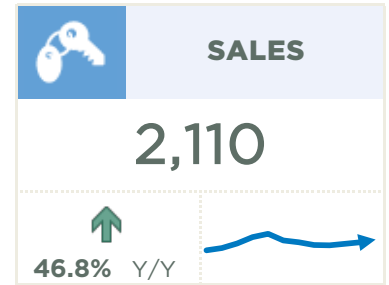
"Lending rates are expected to increase next year, which has created a sense of urgency among purchasers who want to get into the housing market before rates rise," said CREB® Chief Economist Ann-Marie Lurie.

"At the same time, supply levels have struggled to keep pace, causing tight conditions and additional price gains."

New listings in November totalled 1,989 units, which was fewer than the number of sales this month. With a sales-to-new-listings ratio of over 100 per cent, inventory levels dropped to 3,922 units and the months of supply dipped below two months.

It is not unusual to see new listings and inventories trend down at this time of year, but slower sales are also typical. Instead, sales have remained at roughly the same levels seen since August.

Persistent demand and slow supply reaction caused the benchmark price to trend up this month to \$461,000, an increase compared with last month and nearly nine per cent higher than levels recorded last year.



## November 2021

### November 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	1,246	41%	1,052	18%	1,526	-32%	118%	1.22	-52%	\$542,600	11%
Semi	211	38%	172	4%	316	-30%	123%	1.50	-49%	\$429,800	9%
Row	321	68%	304	16%	664	-19%	106%	2.07	-52%	\$299,100	6%
Apartment	332	58%	461	13%	1,416	-6%	72%	4.27	-40%	\$251,700	1%
<b>Total Residential</b>	<b>2,110</b>	<b>47%</b>	<b>1,989</b>	<b>15%</b>	<b>3,922</b>	<b>-22%</b>	<b>106%</b>	<b>1.86</b>	<b>-47%</b>	<b>\$461,000</b>	<b>9%</b>

### Year-to-Date

### November 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	16,034	74%	20,547	39%	2,477	-14%	78%	1.70	-51%	\$527,864	10%
Semi	2,436	59%	3,337	25%	478	-19%	73%	2.16	-49%	\$419,345	8%
Row	3,649	85%	5,335	37%	898	-1%	68%	2.71	-46%	\$294,518	6%
Apartment	3,834	74%	7,210	27%	1,687	11%	53%	4.84	-36%	\$251,309	2%
<b>Total Residential</b>	<b>25,953</b>	<b>74%</b>	<b>36,429</b>	<b>35%</b>	<b>5,539</b>	<b>-6%</b>	<b>71%</b>	<b>2.35</b>	<b>-46%</b>	<b>\$450,445</b>	<b>8%</b>



### Detached

Conditions in the detached home sector continued to tighten in November, with a sales-to-new-listings ratio that pushed up to 118 per cent and the months of supply dropping to 1.2 months. These are levels not seen since the spring. More than half of sales occurred in the \$400,000 - \$600,000 price range, but the largest sales gains occurred for properties priced above \$600,000. This is, in part, related to more supply choice in the upper end of the market compared with the lower end. On a year-to-date basis, homes priced above \$600,000 now reflect nearly 31 per cent of all sales, far higher than the 23 per cent recorded last year. Benchmark prices rose to \$542,600, a new monthly record and nearly 11 per cent higher than last year's levels. Year-over-year price gains have occurred in every district, with the strongest growth occurring in the West, where gains exceeded 13 per cent. The City Centre remains the only district where prices remain below 2014 highs.



### Semi-Detached

Another record-high month of sales pushed year-to-date sales to 2,436 units. This is not only a year-to-date record, but also 13 per cent higher than the annual record set in 2014. With less supply choice in the detached sector, many buyers have shifted their focus to semi-detached homes. However, like the detached sector, semi-detached supply levels have been struggling to keep up, as the months of supply dipped below two months in November. So far this year, most sales have occurred in the \$300,000 - \$400,000 range, but activity has increased at the upper end of the market, where semi-detached homes priced above \$700,000 now reflect more than 20 per cent of all sales. This is a significant shift compared to last year, where this segment represented only 15 per cent of semi-detached sales. Thanks to gains in all districts, the semi-detached benchmark price rose to \$429,800, which is nearly nine per cent higher than last year. On a year-to-date basis, prices have recovered in all districts except the City Centre, North East and South.



### Row

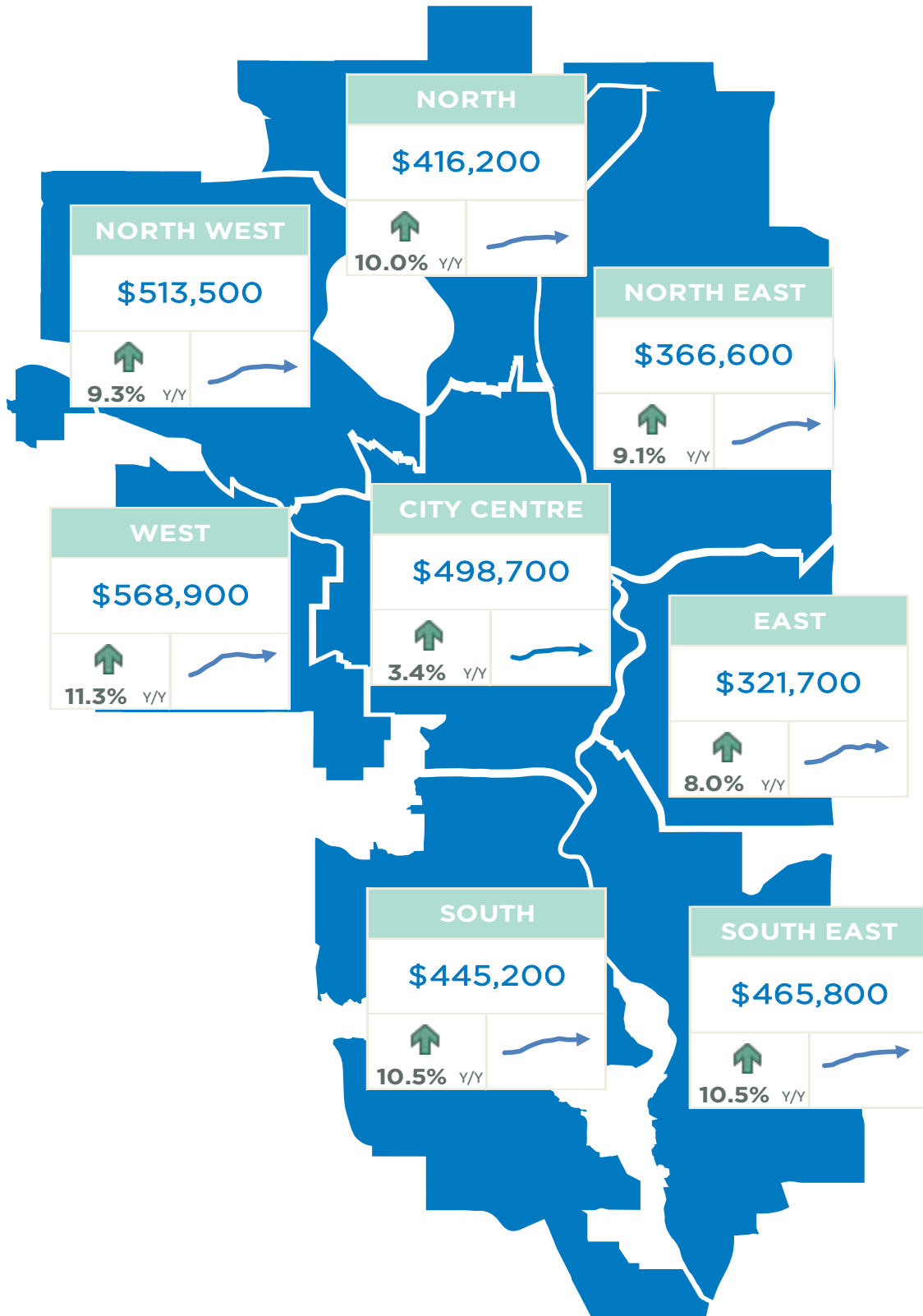
Row properties have not faced the same supply challenges as semi-detached properties so far this year. As a result, the row sector has seen the largest growth in sales, which have already surpassed the annual record high. Row properties often offer a more affordable alternative to detached homes for consumers who are looking for more space than an apartment condominium. Nearly 83 per cent of all sales that occurred in this sector were priced below \$400,000. While row supply levels have not been as tight as in the detached or semi-detached sectors, strong demand has caused inventories to fall. This is contributing to tighter market conditions in this segment as well. With less supply/demand pressures for this property type, prices have not experienced the same gains seen among detached or semi-detached homes. On a year-to-date basis, the benchmark price was six per cent lower than last year, but it remains lower than previous highs set in 2015.



### Apartment

The apartment condominium sector recorded another month of strong growth, contributing to year-to-date sales of 3,834. Sales remain far from record highs, but this is still the highest level of activity seen since 2014. Improving sales led to slightly tighter conditions in this market, but inventory levels were high relative to historical levels, making this segment an outlier compared with the other property types. Supply challenges have not been as prevalent for apartment condominiums, so prices growth and recovery in the sector have remained far lower than the other property types. However, on a year-to-date basis, prices have improved by more than two per cent in a reversal of the steady annual decline recorded since 2015.

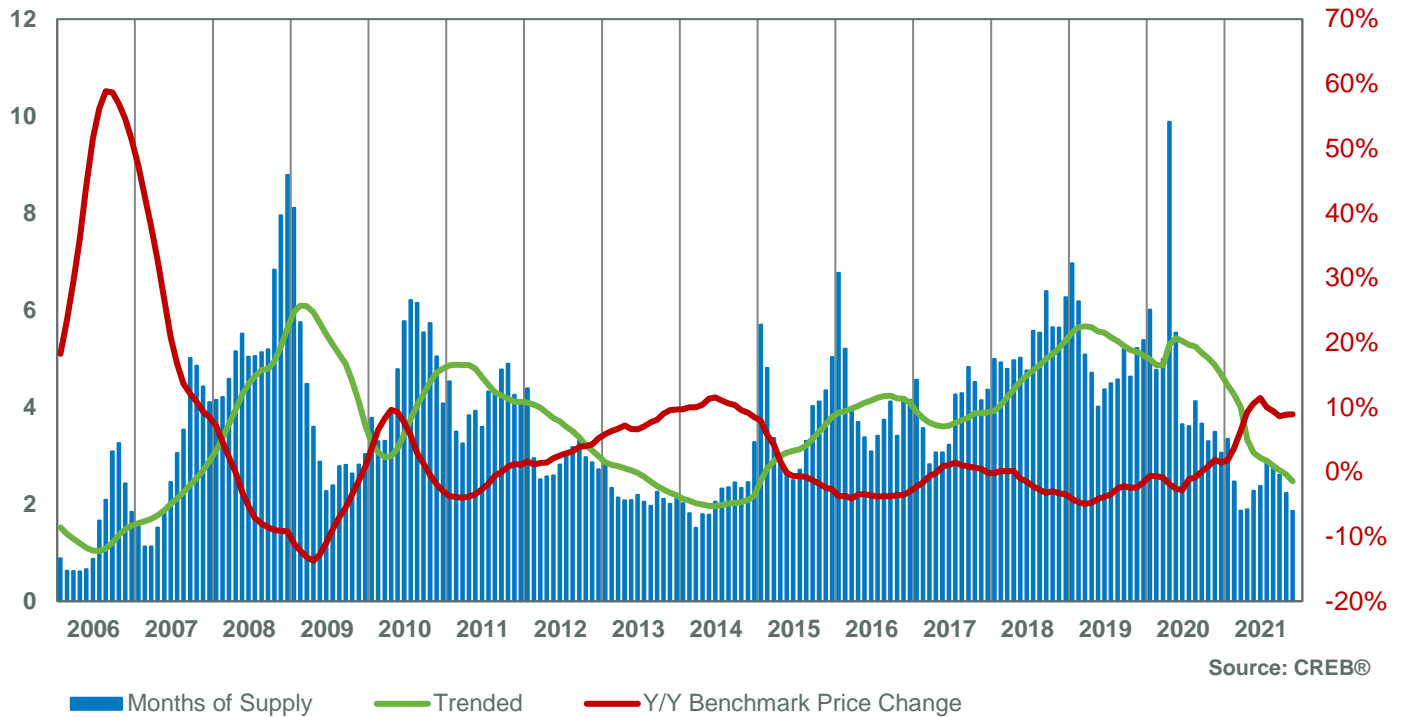
## November 2021 District Total Residential Benchmark Price



	Nov-20	Nov-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	1,437	2,110	46.83%	14,950	25,953	73.60%
Total Sales Volume	\$655,846,178	\$1,036,347,547	58.02%	\$6,857,093,031	\$12,817,806,362	86.93%
New Listings	1,727	1,989	15.17%	26,993	36,429	34.96%
Inventory	5,020	3,922	-21.87%	5,904	5,539	-6.18%
Months of Supply	3.49	1.86	-46.79%	4.34	2.35	-45.96%
Sales to New Listings	83.21%	106.08%	22.88%	55.38%	71.24%	15.86%
Sales to List Price	96.58%	98.16%	1.58%	96.49%	98.10%	1.61%
Days on Market	55	46	-15.81%	55	39	-29.09%
Benchmark Price	\$423,300	\$461,000	8.91%	\$416,782	\$450,445	8.08%
Median Price	\$415,000	\$440,000	6.02%	\$412,000	\$445,000	8.01%
Average Price	\$456,400	\$491,160	7.62%	\$458,668	\$493,885	7.68%
Index	192	209	8.91%	189	203	7.53%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Nov. 2021

	Nov-20	Nov-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
<b>DETACHED</b>						
Total Sales	883	1,246	41.11%	9,231	16,034	73.70%
Total Sales Volume	\$475,076,287	\$730,058,734	53.67%	\$4,981,172,356	\$9,384,438,029	88.40%
New Listings	893	1,052	17.81%	14,764	20,547	39.17%
Inventory	2,244	1,526	-32.00%	2,888	2,477	-14.26%
Months of Supply	2.54	1.22	-51.81%	3.44	1.70	-50.64%
Sales to New Listings Ratio	98.88%	118.44%	19.56%	62.52%	78.04%	15.51%
Sales to List Price Ratio	96.62%	98.19%	1.57%	96.55%	98.31%	1.77%
Days on Market	51	40	-20.78%	50	33	-34.00%
Benchmark Price	\$490,800	\$542,600	10.55%	\$481,973	\$527,864	9.52%
Median Price	\$477,000	\$520,000	9.01%	\$472,000	\$516,000	9.32%
Average Price	\$538,025	\$585,922	8.90%	\$539,614	\$585,284	8.46%
<b>APARTMENT</b>						
Total Sales	210	332	58.10%	2,208	3,834	73.64%
Total Sales Volume	\$49,395,889	\$94,856,641	92.03%	\$558,060,577	\$1,024,560,957	83.59%
New Listings	407	461	13.27%	5,665	7,210	27.27%
Inventory	1,502	1,416	-5.73%	1,520	1,687	11.00%
Months of Supply	7.15	4.27	-40.37%	7.57	4.84	-36.07%
Sales to New Listings Ratio	51.60%	72.02%	20.42%	38.98%	53.18%	14.20%
Sales to List Price Ratio	95.22%	95.99%	0.77%	95.34%	96.35%	1.01%
Days on Market	66	69	4.77%	67	61	-8.96%
Benchmark Price	\$248,100	\$251,700	1.45%	\$245,345	\$251,309	2.43%
Median Price	\$215,000	\$230,000	6.98%	\$225,000	\$230,000	2.22%
Average Price	\$235,219	\$285,713	21.47%	\$252,745	\$267,230	5.73%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	153	211	37.91%	1,535	2,436	58.70%
Total Sales Volume	\$71,656,871	\$105,415,429	47.11%	\$704,088,453	\$1,215,707,522	72.66%
New Listings	165	172	4.24%	2,668	3,337	25.07%
Inventory	453	316	-30.24%	592	478	-19.36%
Months of Supply	2.96	1.50	-49.42%	4.24	2.16	-49.18%
Sales to New Listings Ratio	92.73%	122.67%	29.95%	57.53%	73.00%	15.47%
Sales to List Price Ratio	97.14%	97.79%	0.68%	96.89%	98.15%	1.30%
Days on Market	61	49	-19.55%	61	40	-34.43%
Benchmark Price	\$395,400	\$429,800	8.70%	\$388,691	\$419,345	7.89%
Median Price	\$390,000	\$425,000	8.97%	\$375,000	\$418,000	11.47%
Average Price	\$468,346	\$499,599	6.67%	\$458,690	\$499,059	8.80%
<b>CITY OF CALGARY ROW</b>						
Total Sales	191	321	68.06%	1,976	3,649	84.67%
Total Sales Volume	\$59,717,130	\$106,016,744	77.53%	\$613,771,645	\$1,193,099,854	94.39%
New Listings	262	304	16.03%	3,896	5,335	36.94%
Inventory	821	664	-19.12%	904	898	-0.63%
Months of Supply	4.30	2.07	-51.88%	5.03	2.71	-46.19%
Sales to New Listings Ratio	72.90%	105.59%	32.69%	50.72%	68.40%	17.68%
Sales to List Price Ratio	96.76%	100.37%	3.74%	96.63%	97.88%	1.30%
Days on Market	60	46	-23.07%	61	46	-24.59%
Benchmark Price	\$281,000	\$299,100	6.44%	\$278,055	\$294,518	5.92%
Median Price	\$287,500	\$305,000	6.09%	\$286,250	\$300,416	4.95%
Average Price	\$312,655	\$330,270	5.63%	\$310,613	\$326,966	5.26%

For a list of definitions, see page 29.

November 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
<b>Detached</b>								
City Centre	150	129	116.28%	357	2.38	\$681,300	6.99%	-0.63%
North East	191	146	130.82%	220	1.15	\$405,700	9.24%	0.30%
North	167	143	116.78%	144	0.86	\$479,000	11.73%	0.82%
North West	166	124	133.87%	166	1.00	\$583,200	9.44%	-1.20%
West	117	105	111.43%	191	1.63	\$744,600	13.45%	1.39%
South	253	224	112.95%	241	0.95	\$521,600	10.93%	0.52%
South East	152	136	111.76%	134	0.88	\$510,700	11.58%	0.95%
East	45	40	112.50%	65	1.44	\$371,300	7.31%	-0.46%
<b>TOTAL CITY</b>	<b>1,246</b>	<b>1,052</b>	<b>118.44%</b>	<b>1,526</b>	<b>1.22</b>	<b>\$542,600</b>	<b>10.55%</b>	<b>0.31%</b>
<b>Apartment</b>								
City Centre	146	200	73.00%	734	5.03	\$272,000	-2.79%	-1.31%
North East	12	21	57.14%	61	5.08	\$219,500	1.57%	-1.83%
North	28	38	73.68%	90	3.21	\$214,700	2.14%	-0.32%
North West	31	39	79.49%	112	3.61	\$244,900	7.27%	-0.24%
West	32	46	69.57%	128	4.00	\$239,900	6.72%	0.08%
South	48	56	85.71%	144	3.00	\$222,700	5.70%	1.88%
South East	25	53	47.17%	124	4.96	\$248,300	8.19%	3.29%
East	9	7	128.57%	20	2.22	\$183,900	5.09%	-2.54%
<b>TOTAL CITY</b>	<b>332</b>	<b>461</b>	<b>72.02%</b>	<b>1,416</b>	<b>4.27</b>	<b>\$251,700</b>	<b>1.45%</b>	<b>-0.20%</b>
<b>Semi-detached</b>								
City Centre	59	70	84.29%	168	2.85	\$745,200	6.67%	-0.24%
North East	33	26	126.92%	40	1.21	\$308,800	5.72%	-0.35%
North	23	13	176.92%	13	0.57	\$369,300	11.07%	0.74%
North West	18	13	138.46%	15	0.83	\$416,700	11.87%	0.70%
West	19	13	146.15%	34	1.79	\$530,300	9.07%	1.84%
South	28	12	233.33%	15	0.54	\$348,200	10.89%	0.78%
South East	23	15	153.33%	10	0.43	\$353,400	9.75%	1.76%
East	7	8	87.50%	19	2.71	\$305,100	8.00%	-0.97%
<b>TOTAL CITY</b>	<b>211</b>	<b>172</b>	<b>122.67%</b>	<b>316</b>	<b>1.50</b>	<b>\$429,800</b>	<b>8.70%</b>	<b>0.47%</b>
<b>Row</b>								
City Centre	46	64	71.88%	147	3.20	\$461,300	2.47%	-0.97%
North East	37	38	97.37%	97	2.62	\$194,700	10.25%	-0.92%
North	52	29	179.31%	59	1.13	\$261,500	7.00%	-0.49%
North West	29	26	111.54%	73	2.52	\$310,600	7.18%	-0.16%
West	33	43	76.74%	104	3.15	\$349,500	4.27%	1.33%
South	56	59	94.92%	100	1.79	\$258,500	8.84%	-2.08%
South East	55	39	141.03%	63	1.15	\$297,500	8.02%	0.92%
East	12	4	300.00%	16	1.33	\$187,900	13.19%	-0.27%
<b>TOTAL CITY</b>	<b>321</b>	<b>304</b>	<b>105.59%</b>	<b>664</b>	<b>2.07</b>	<b>\$299,100</b>	<b>6.44%</b>	<b>-0.40%</b>

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

## City of Calgary

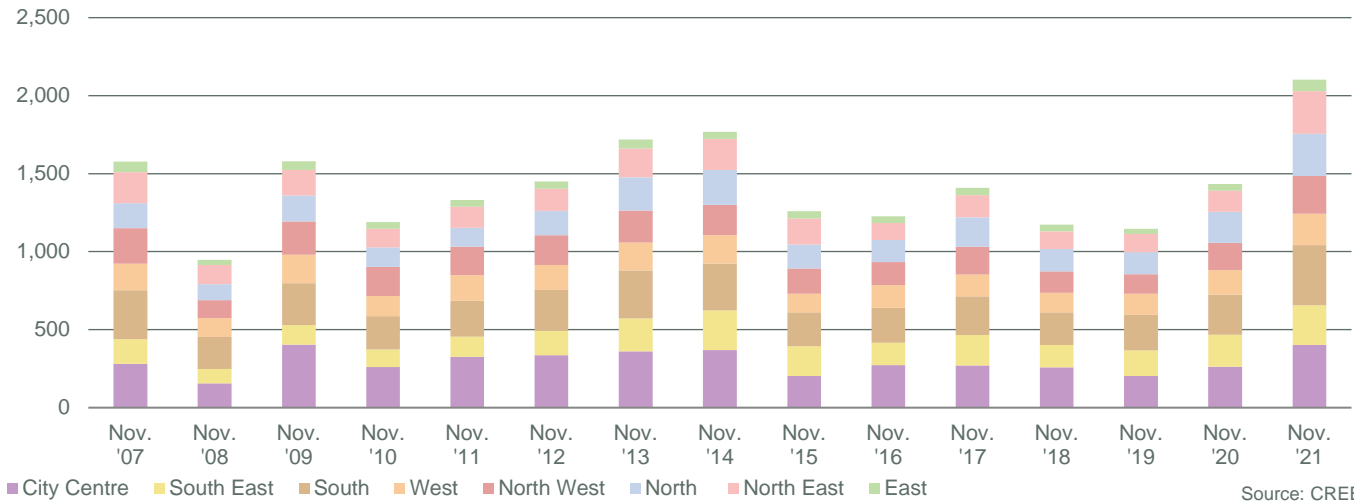
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Nov. 2021

TOTAL SALES

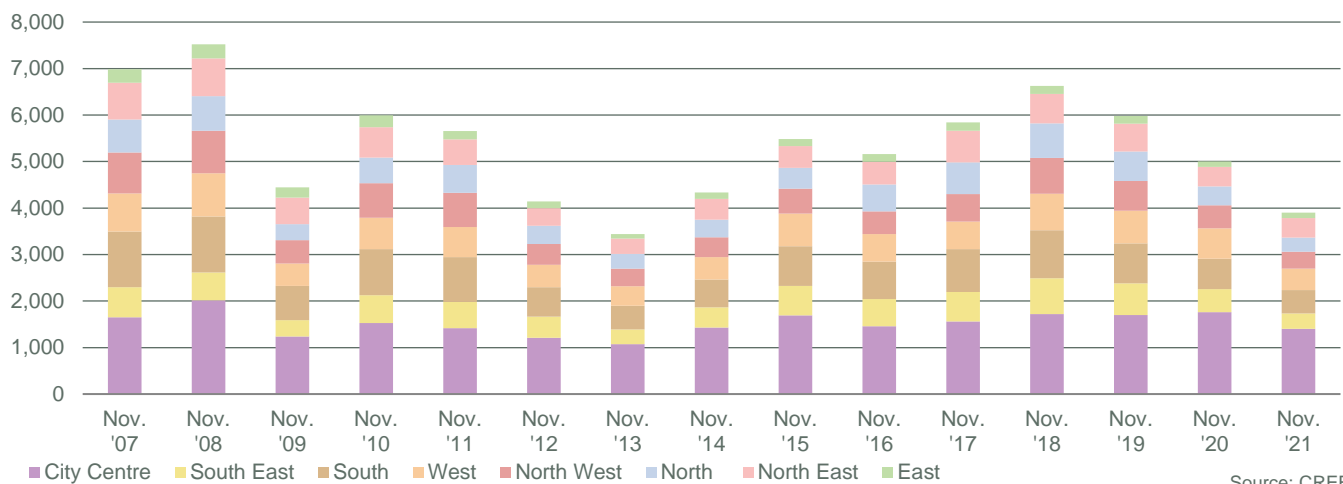
NOVEMBER



Source: CREB®

TOTAL INVENTORY

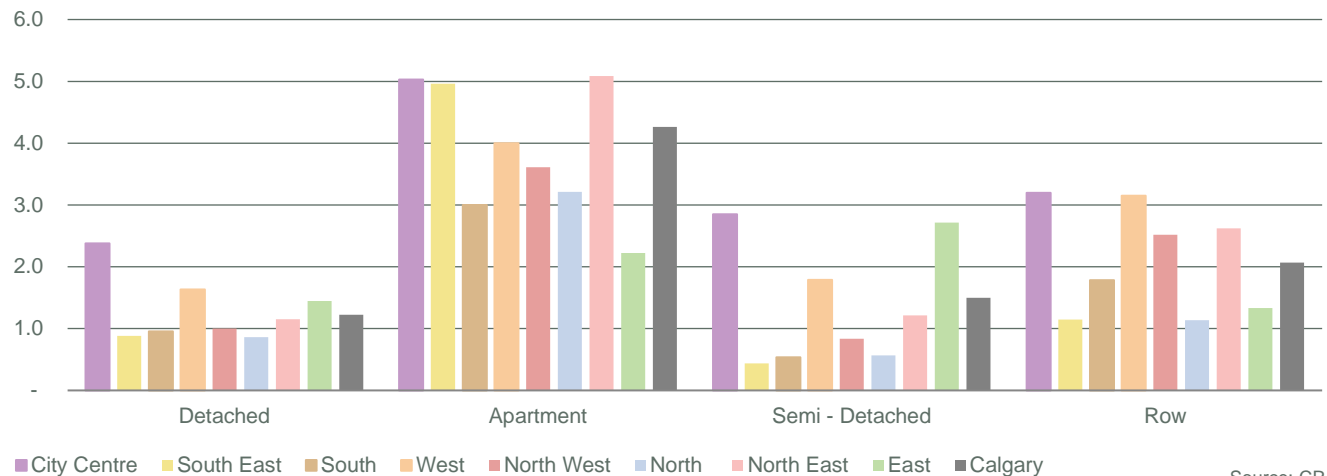
NOVEMBER



Source: CREB®

MONTHS OF SUPPLY

NOVEMBER



Source: CREB®



## BENCHMARK PRICE - NOVEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

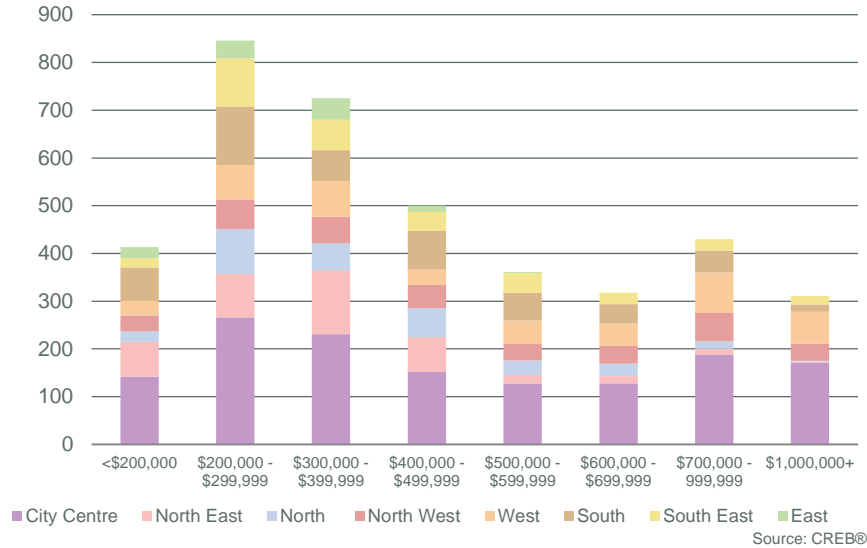


Source: CREB®

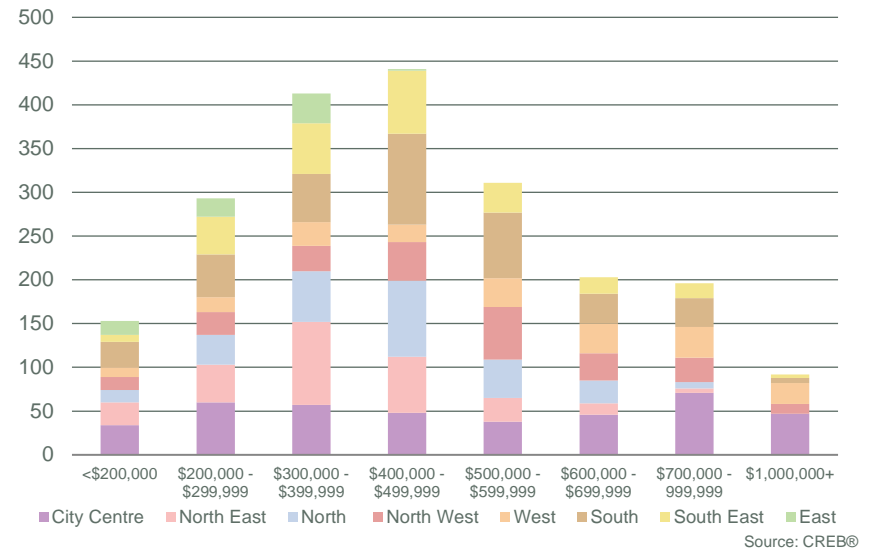
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

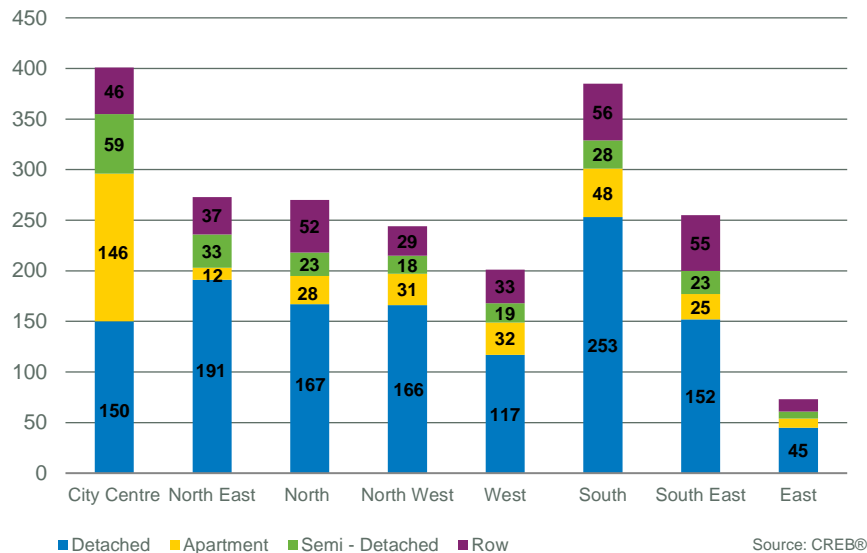
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



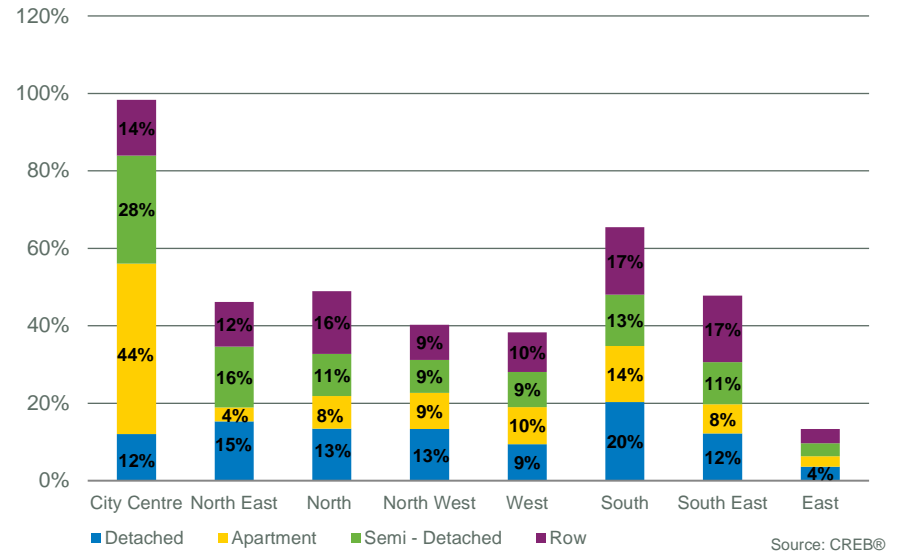
TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER



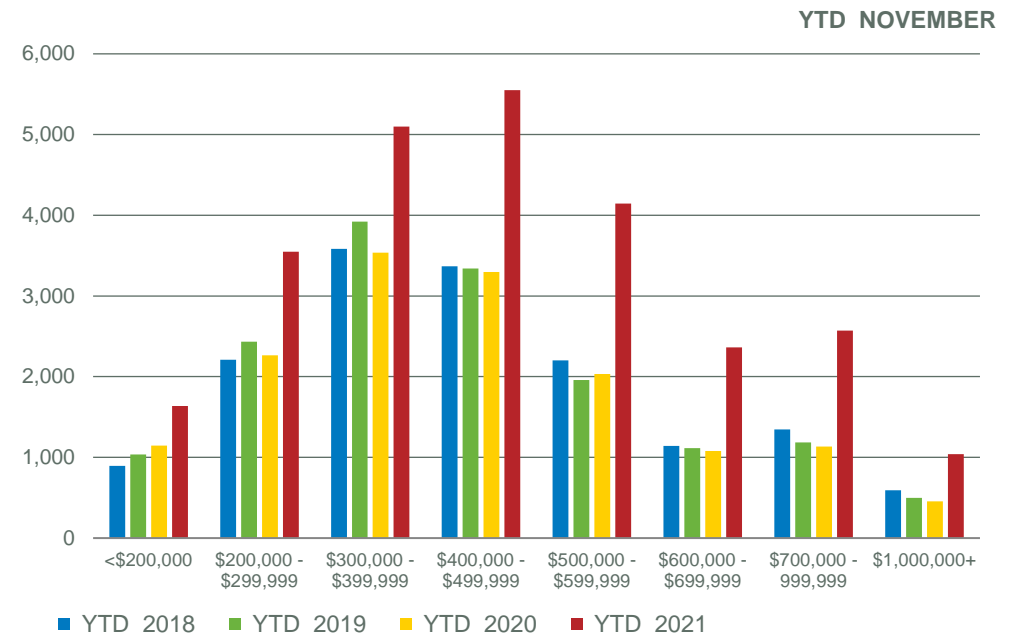
SHARE OF CITY WIDE SALES - NOVEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	859	1,190	1,174	571	1,078	1,763	1,835	1,574	1,706	1,763	1,437	1,199
New Listings	2,357	2,517	2,418	1,425	2,419	3,336	3,021	2,577	2,736	2,460	1,727	1,172
Inventory	5,163	5,673	5,863	5,645	5,969	6,433	6,621	6,495	6,248	5,818	5,020	3,672
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59
Benchmark Price	415,400	414,900	414,500	412,300	411,200	410,900	418,000	419,800	421,700	422,600	423,300	421,300
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	186	186	190	190	191	192	192	191
<b>2021</b>												
Sales	1,207	1,831	2,903	3,205	2,981	2,914	2,314	2,147	2,156	2,185	2,110	
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,824	2,906	2,501	1,989	
Inventory	4,038	4,521	5,422	6,077	6,789	6,920	6,682	6,066	5,620	4,877	3,922	
Days on Market	57	45	35	33	32	34	40	42	44	43	46	
Benchmark Price	422,900	430,100	440,900	450,400	454,800	457,900	459,700	459,200	457,900	460,100	461,000	
Median Price	419,000	440,888	459,900	455,000	457,500	445,000	437,500	439,500	425,000	438,000	440,000	
Average Price	472,020	486,490	505,459	508,659	510,631	494,163	488,484	488,035	474,424	485,201	491,160	
Index	192	195	200	204	206	208	208	208	208	209	209	

	Nov-20	Nov-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	5	5	32	22
\$100,000 - \$149,999	30	40	289	408
\$150,000 - \$199,999	78	108	826	1,207
\$200,000 - \$249,999	98	120	940	1,581
\$250,000 - \$299,999	129	173	1,323	1,968
\$300,000 - \$349,999	129	215	1,558	2,259
\$350,000 - \$399,999	188	200	1,980	2,839
\$400,000 - \$449,999	164	222	1,788	2,916
\$450,000 - \$499,999	133	220	1,509	2,636
\$500,000 - \$549,999	133	183	1,177	2,254
\$550,000 - \$599,999	89	130	857	1,892
\$600,000 - \$649,999	66	109	610	1,298
\$650,000 - \$699,999	40	94	471	1,063
\$700,000 - \$749,999	49	55	324	771
\$750,000 - \$799,999	22	46	265	620
\$800,000 - \$849,999	13	30	193	413
\$850,000 - \$899,999	13	33	140	327
\$900,000 - \$949,999	12	16	109	221
\$950,000 - \$999,999	10	16	103	218
\$1,000,000 - \$1,299,999	14	60	251	572
\$1,300,000 - \$1,499,999	6	9	73	161
\$1,500,000 - \$1,999,999	14	15	81	187
\$2,000,000 +	2	11	51	120
	<b>1,437</b>	<b>2,110</b>	<b>14,950</b>	<b>25,953</b>

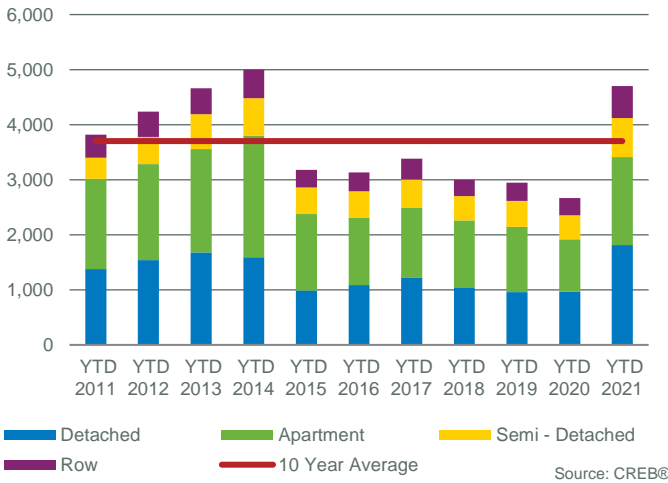
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

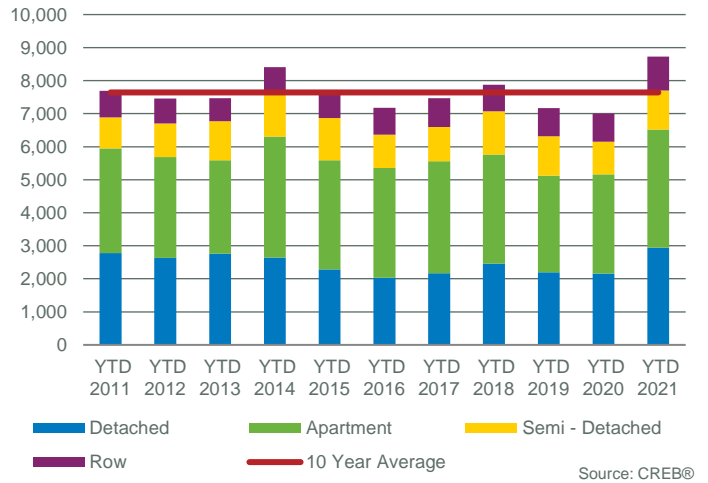
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

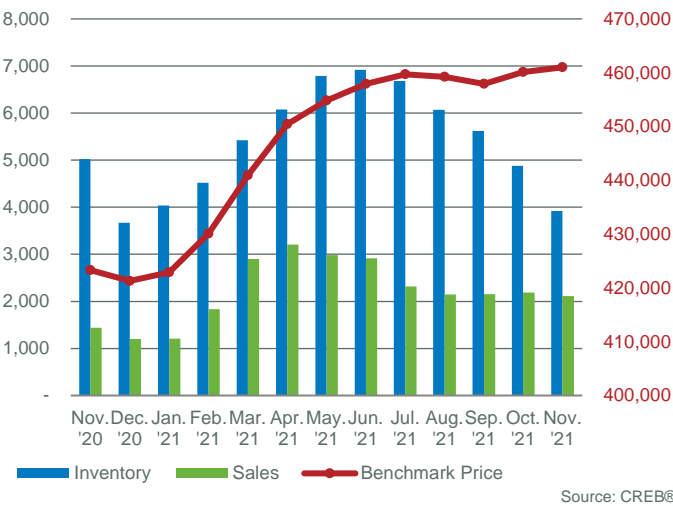


CITY OF CALGARY TOTAL NEW LISTINGS

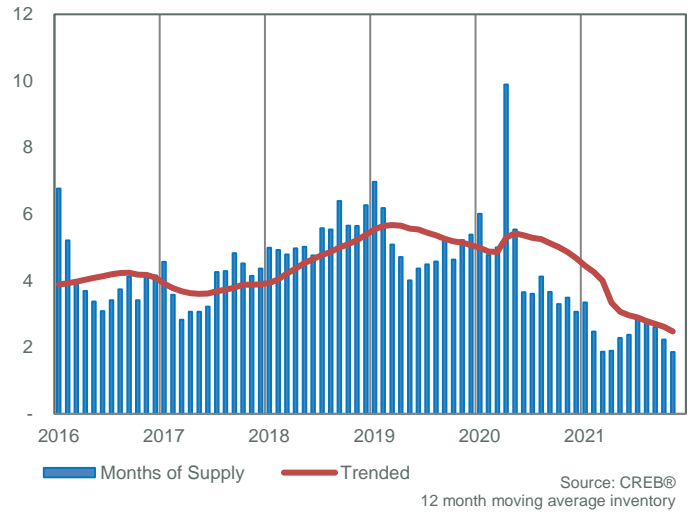
YTD NOVEMBER



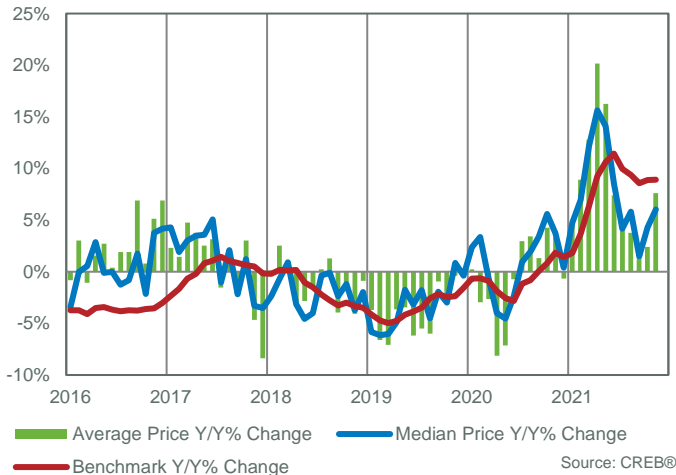
CITY OF CALGARY TOTAL INVENTORY AND SALES



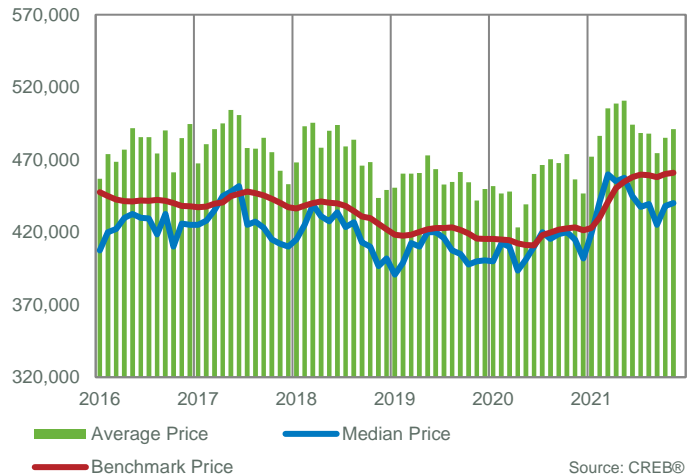
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



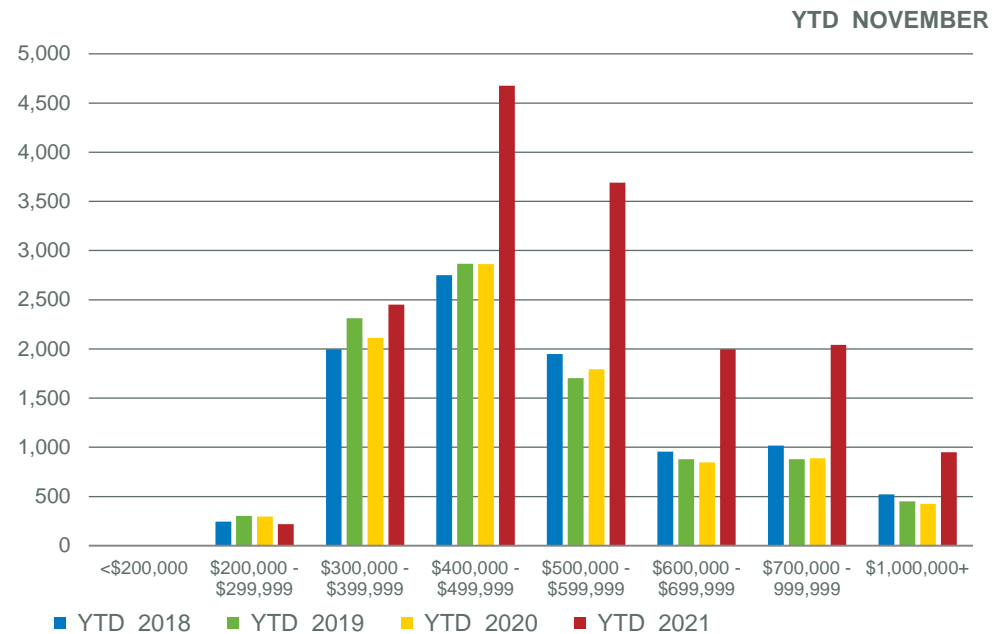
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,137	883	717
New Listings	1,210	1,339	1,343	782	1,361	1,891	1,664	1,478	1,479	1,324	893	600
Inventory	2,485	2,748	2,890	2,822	3,017	3,266	3,280	3,228	3,065	2,726	2,244	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	458,900
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,656	547,754	553,199	538,025	532,745
Index	195	194	194	194	194	193	198	198	199	199	200	199
<b>2021</b>												
Sales	733	1,121	1,865	2,042	1,908	1,818	1,409	1,296	1,264	1,332	1,246	
New Listings	1,114	1,572	2,611	2,770	2,731	2,393	1,823	1,570	1,561	1,350	1,052	
Inventory	1,684	1,926	2,409	2,780	3,200	3,262	3,112	2,776	2,501	2,066	1,526	
Days on Market	53	37	29	25	26	27	33	36	36	39	40	
Benchmark Price	492,000	501,400	515,100	527,900	533,300	537,200	539,900	538,700	537,500	540,900	542,600	
Median Price	482,000	512,000	527,900	523,000	528,750	512,000	517,350	515,000	505,000	510,000	520,000	
Average Price	559,202	573,855	594,770	593,962	595,748	583,717	584,472	591,469	578,116	570,862	585,922	
Index	200	204	210	215	217	219	220	219	219	220	221	

	Nov-20	Nov-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	4
\$200,000 - \$249,999	1	3	33	18
\$250,000 - \$299,999	30	20	264	202
\$300,000 - \$349,999	51	70	695	756
\$350,000 - \$399,999	142	113	1,419	1,696
\$400,000 - \$449,999	142	168	1,520	2,375
\$450,000 - \$499,999	116	184	1,344	2,302
\$500,000 - \$549,999	116	157	1,048	2,010
\$550,000 - \$599,999	77	119	745	1,680
\$600,000 - \$649,999	51	96	492	1,127
\$650,000 - \$699,999	32	79	354	870
\$700,000 - \$749,999	37	41	239	597
\$750,000 - \$799,999	14	35	205	471
\$800,000 - \$849,999	11	27	157	349
\$850,000 - \$899,999	9	25	112	264
\$900,000 - \$949,999	10	13	91	180
\$950,000 - \$999,999	9	13	85	181
\$1,000,000 - \$1,299,999	14	55	227	514
\$1,300,000 - \$1,499,999	6	8	69	153
\$1,500,000 - \$1,999,999	13	11	79	170
\$2,000,000 +	2	8	50	114
	883	1,246	9,231	16,034

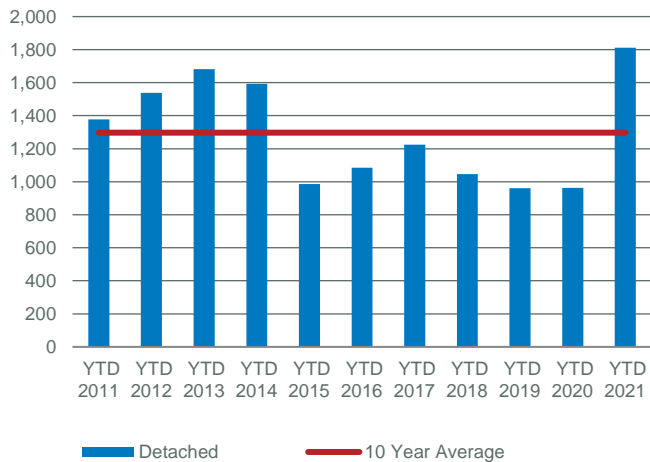
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

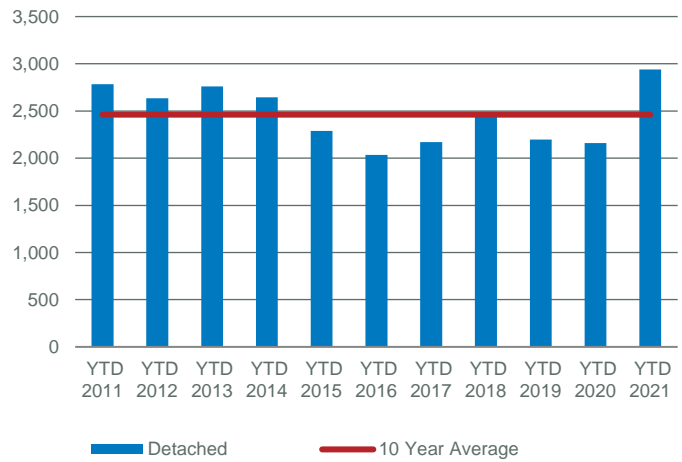
YTD NOVEMBER



Source: CREB®

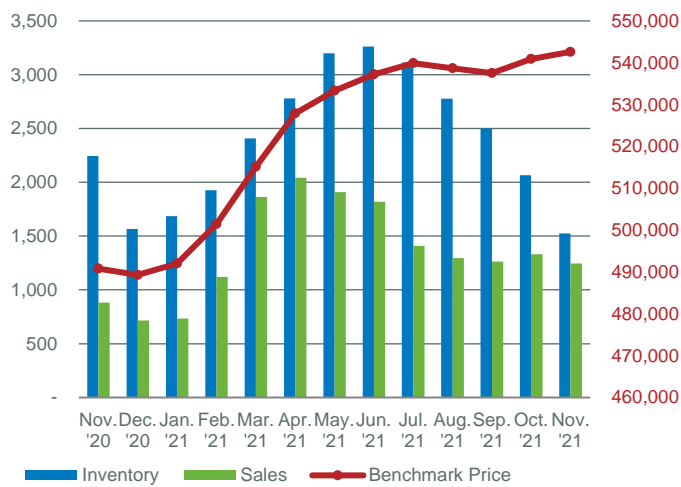
CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



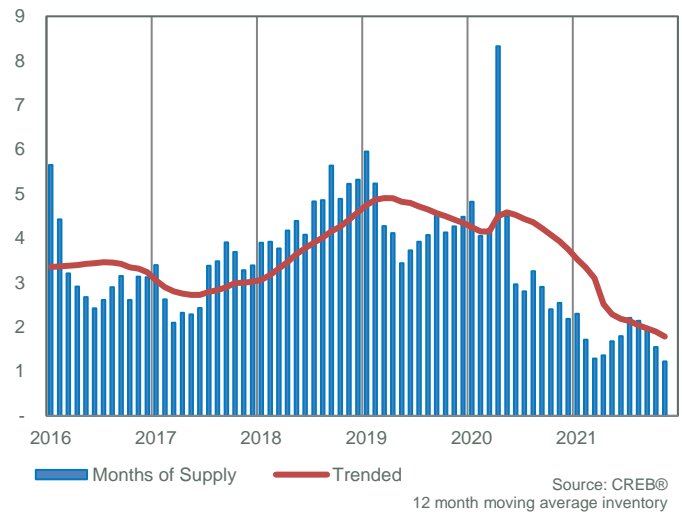
Source: CREB®

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

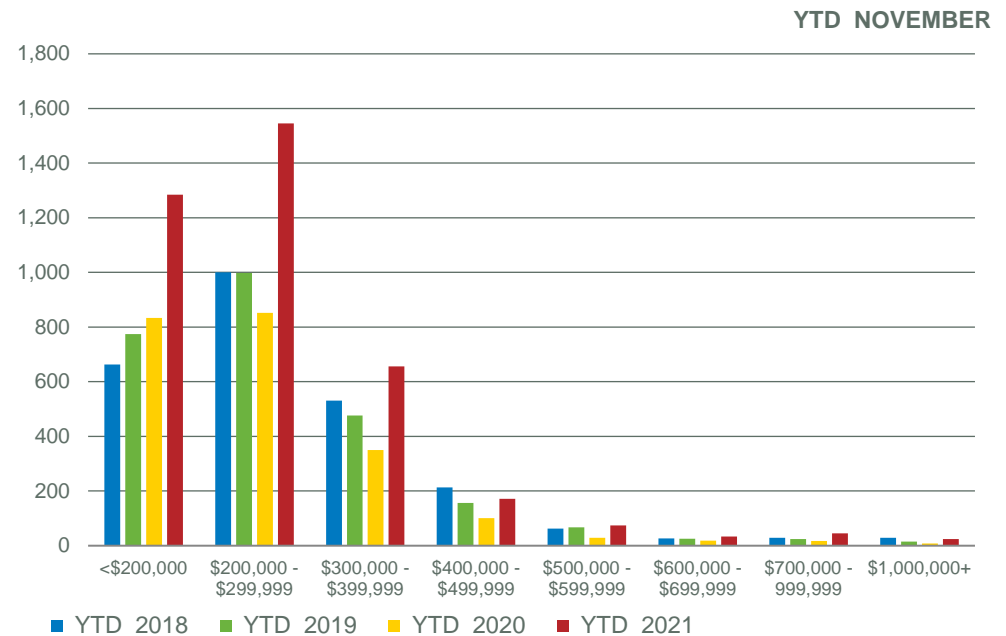


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	147	209	218	95	135	232	263	223	242	234	210	185
New Listings	568	559	476	258	449	671	640	495	581	561	407	287
Inventory	1,338	1,470	1,441	1,363	1,415	1,561	1,700	1,666	1,638	1,622	1,502	1,169
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
<b>2021</b>												
Sales	184	271	385	440	379	442	345	332	364	360	332	
New Listings	552	571	868	837	797	747	642	572	632	531	461	
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,561	1,416	
Days on Market	65	70	53	57	53	55	64	63	65	59	69	
Benchmark Price	245,200	246,200	250,600	252,300	252,600	253,000	254,100	253,300	253,200	252,200	251,700	
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	234,000	225,000	225,500	235,000	230,000	
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,170	288,118	285,713	
Index	170	170	173	174	175	175	176	175	175	174	174	

	Nov-20	Nov-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	5	4	28	20
\$100,000 - \$149,999	23	33	215	357
\$150,000 - \$199,999	57	77	590	908
\$200,000 - \$249,999	51	72	474	929
\$250,000 - \$299,999	37	46	378	616
\$300,000 - \$349,999	15	43	222	402
\$350,000 - \$399,999	10	21	128	254
\$400,000 - \$449,999	6	11	61	107
\$450,000 - \$499,999	1	7	40	64
\$500,000 - \$549,999	1	2	22	41
\$550,000 - \$599,999	-	2	7	33
\$600,000 - \$649,999	2	3	11	25
\$650,000 - \$699,999	1	3	7	9
\$700,000 - \$749,999	1	1	5	11
\$750,000 - \$799,999	-	-	6	5
\$800,000 - \$849,999	-	-	4	8
\$850,000 - \$899,999	-	2	1	9
\$900,000 - \$949,999	-	-	1	4
\$950,000 - \$999,999	-	1	-	8
\$1,000,000 - \$1,299,999	-	-	5	8
\$1,300,000 - \$1,499,999	-	-	1	3
\$1,500,000 - \$1,999,999	-	2	1	9
\$2,000,000 +	-	2	1	4
	210	332	2,208	3,834

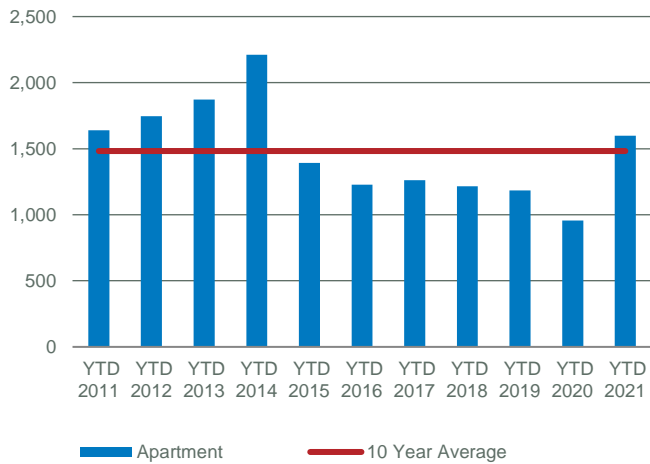
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD NOVEMBER



Source: CREB®

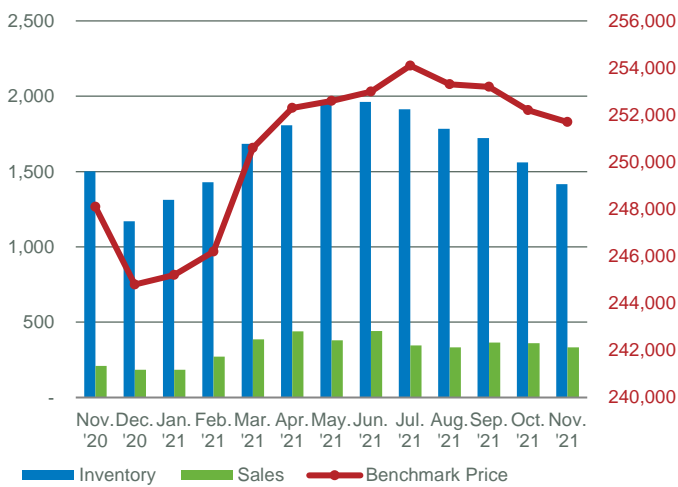
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD NOVEMBER



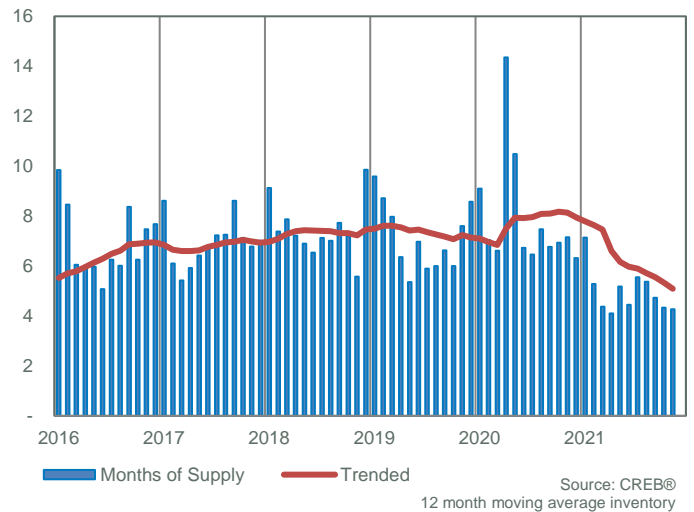
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



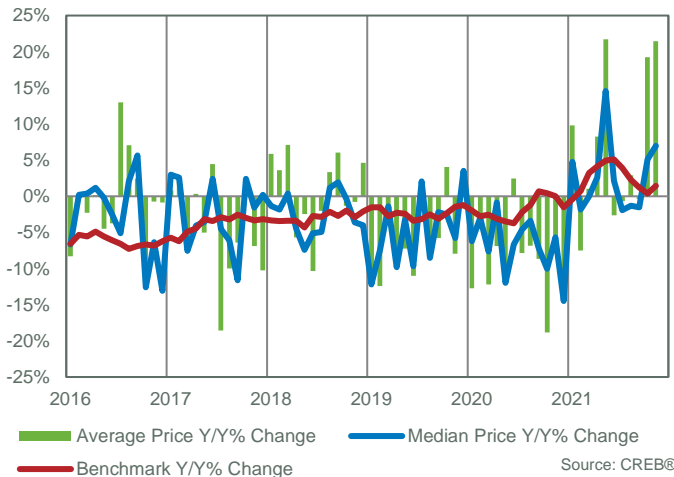
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



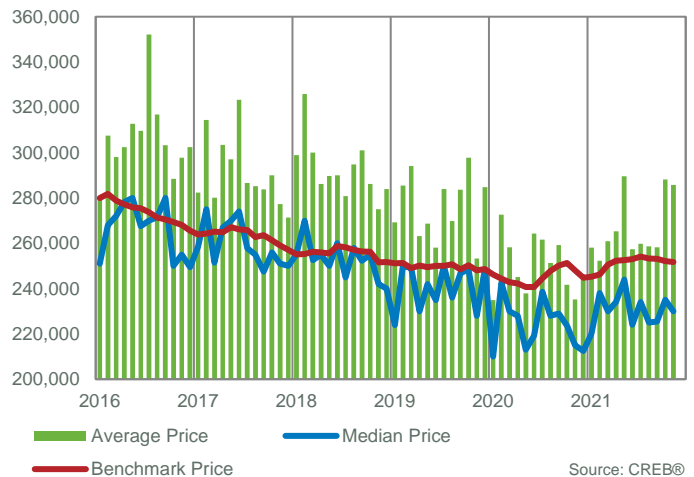
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Source: CREB®

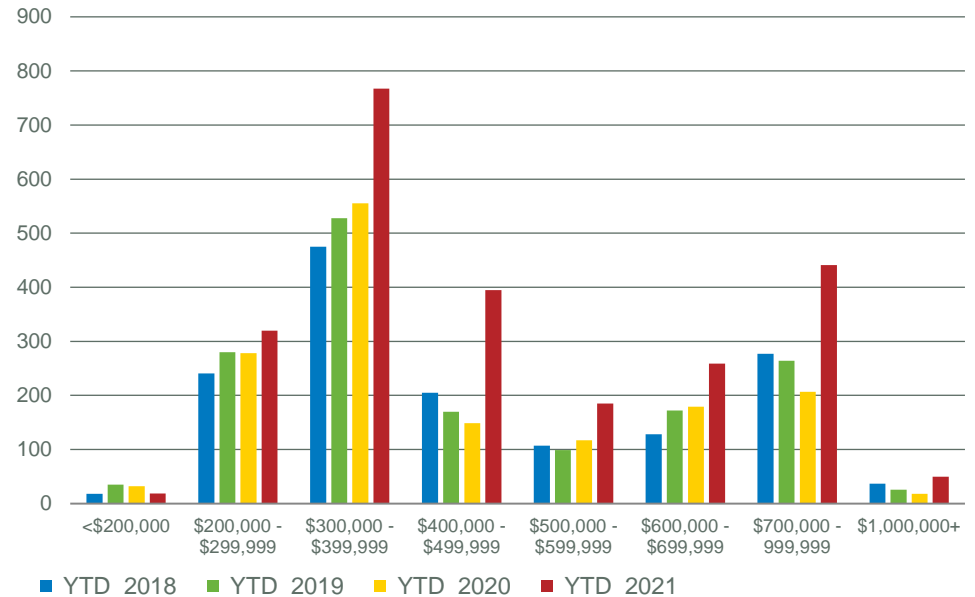


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	84	139	115	60	127	185	202	142	153	175	153	128
New Listings	240	254	248	167	249	300	288	241	279	237	165	118
Inventory	576	604	632	608	625	641	622	596	596	562	453	325
Days on Market	71	63	64	59	71	60	60	65	53	55	61	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
<b>2021</b>												
Sales	140	179	270	299	277	243	209	176	210	222	211	
New Listings	212	254	393	436	376	382	320	270	296	226	172	
Inventory	345	375	451	540	560	593	580	547	519	428	316	
Days on Market	59	40	38	36	30	37	37	38	42	39	49	
Benchmark Price	391,700	398,600	411,200	419,700	423,700	427,000	428,400	430,000	424,900	427,800	429,800	
Median Price	387,750	460,000	414,950	450,000	425,000	424,900	410,000	432,000	400,000	405,000	425,000	
Average Price	478,616	521,224	489,356	537,761	503,552	509,071	490,949	489,273	465,078	484,213	499,599	
Index	198	202	208	212	214	216	217	218	215	217	218	

	Nov-20	Nov-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	-	8	2
\$150,000 - \$199,999	2	2	24	17
\$200,000 - \$249,999	5	10	89	80
\$250,000 - \$299,999	22	26	189	240
\$300,000 - \$349,999	27	26	290	320
\$350,000 - \$399,999	21	30	265	447
\$400,000 - \$449,999	8	25	98	255
\$450,000 - \$499,999	8	17	51	140
\$500,000 - \$549,999	8	11	41	82
\$550,000 - \$599,999	8	4	76	103
\$600,000 - \$649,999	10	8	81	110
\$650,000 - \$699,999	5	9	98	149
\$700,000 - \$749,999	11	11	69	141
\$750,000 - \$799,999	7	11	51	140
\$800,000 - \$849,999	2	3	30	50
\$850,000 - \$899,999	3	6	25	52
\$900,000 - \$949,999	2	3	16	33
\$950,000 - \$999,999	1	2	16	25
\$1,000,000 - \$1,299,999	-	4	16	42
\$1,300,000 - \$1,499,999	-	1	1	3
\$1,500,000 - \$1,999,999	1	2	1	4
\$2,000,000 +	-	-	-	1
	153	211	1,535	2,436

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

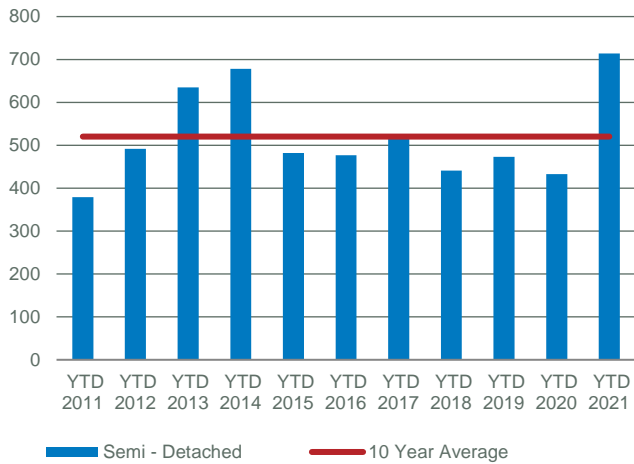
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

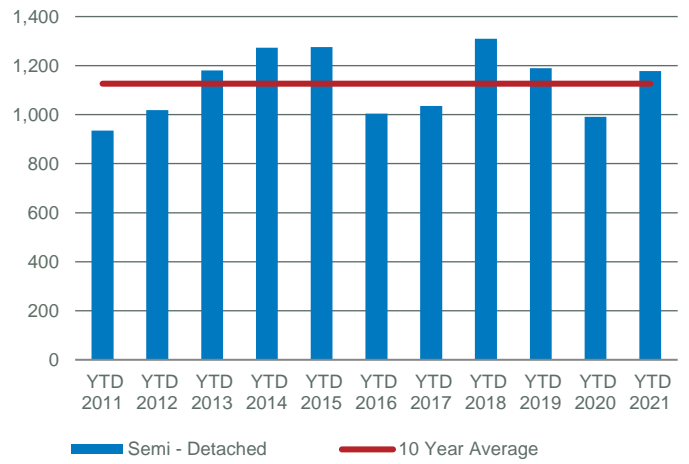
YTD NOVEMBER



Source: CREB®

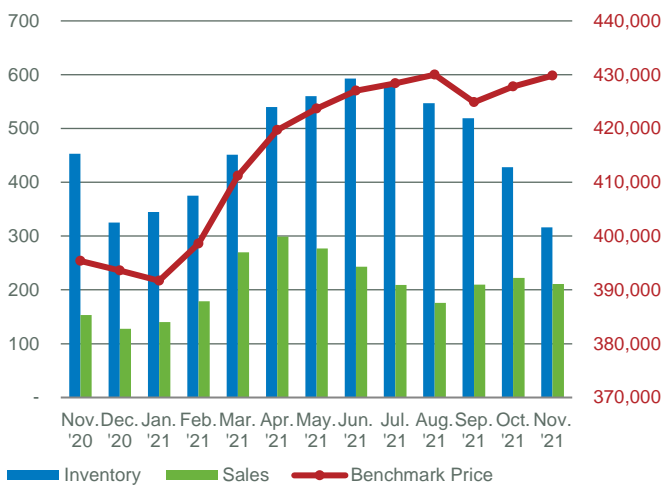
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD NOVEMBER



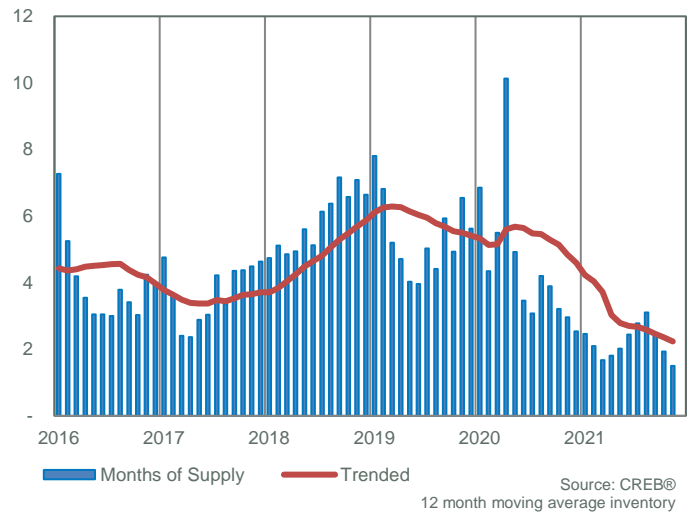
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



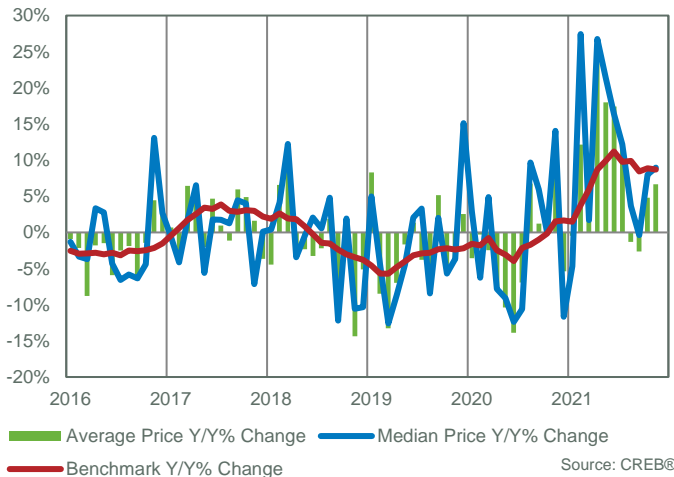
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



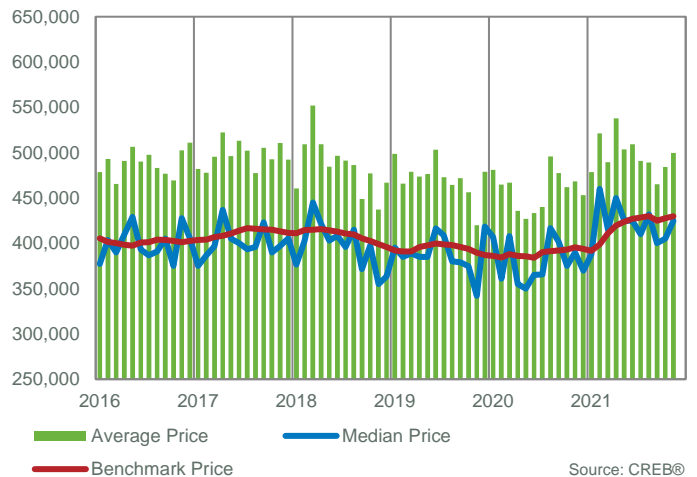
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

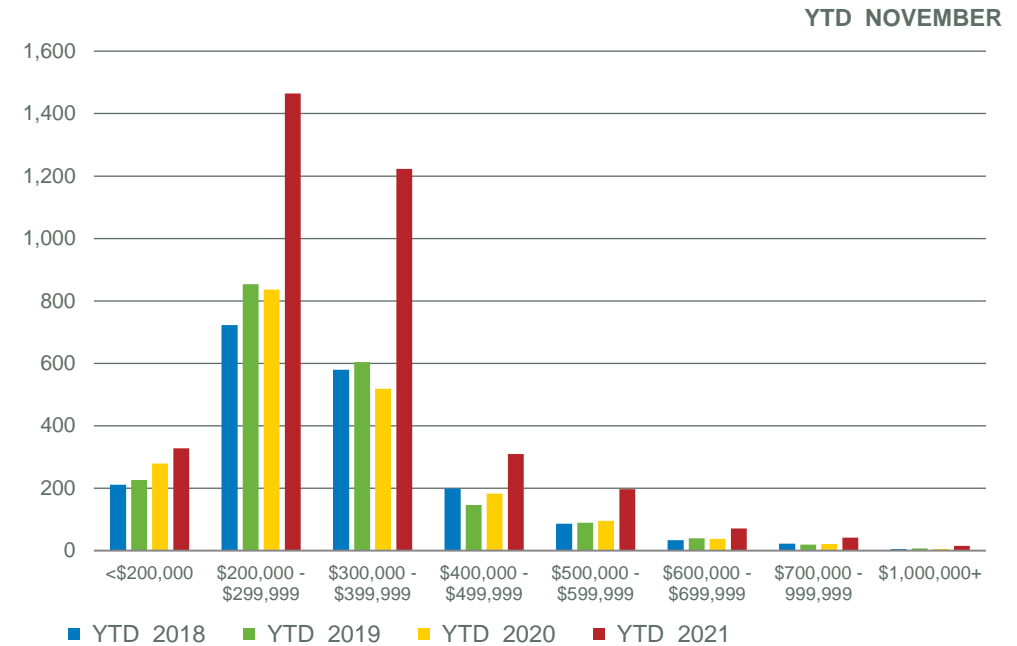


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
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	167
Inventory	764	851	900	852	912	965	1,019	1,005	949	908	821	612
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
<b>2021</b>												
Sales	150	260	383	424	417	411	351	343	318	271	321	
New Listings	372	453	568	632	658	612	513	412	417	394	304	
Inventory	696	790	879	950	1,066	1,102	1,077	960	877	822	664	
Days on Market	67	53	45	45	41	39	45	47	52	46	46	
Benchmark Price	279,900	283,600	287,900	293,400	296,400	299,300	299,600	300,600	299,600	300,300	299,100	
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000	297,000	295,000	305,000	305,000	
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	318,647	315,975	326,783	330,270	
Index	174	177	179	183	185	186	187	187	187	187	186	

	Nov-20	Nov-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	4	1
\$100,000 - \$149,999	5	7	66	49
\$150,000 - \$199,999	19	29	209	278
\$200,000 - \$249,999	41	35	344	554
\$250,000 - \$299,999	40	81	492	910
\$300,000 - \$349,999	36	76	351	781
\$350,000 - \$399,999	15	36	168	442
\$400,000 - \$449,999	8	18	109	179
\$450,000 - \$499,999	8	12	74	130
\$500,000 - \$549,999	8	13	66	121
\$550,000 - \$599,999	4	5	29	76
\$600,000 - \$649,999	3	2	26	36
\$650,000 - \$699,999	2	3	12	35
\$700,000 - \$749,999	-	2	11	22
\$750,000 - \$799,999	1	-	3	4
\$800,000 - \$849,999	-	-	2	6
\$850,000 - \$899,999	1	-	2	2
\$900,000 - \$949,999	-	-	1	4
\$950,000 - \$999,999	-	-	2	4
\$1,000,000 - \$1,299,999	-	1	3	8
\$1,300,000 - \$1,499,999	-	-	2	2
\$1,500,000 - \$1,999,999	-	-	-	4
\$2,000,000 +	-	1	-	1
	191	321	1,976	3,649

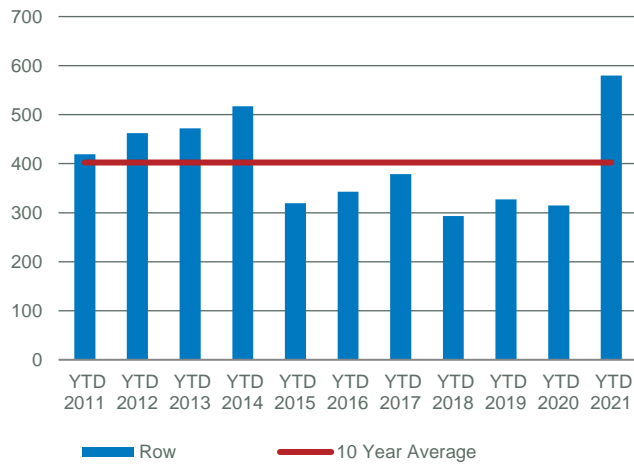
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

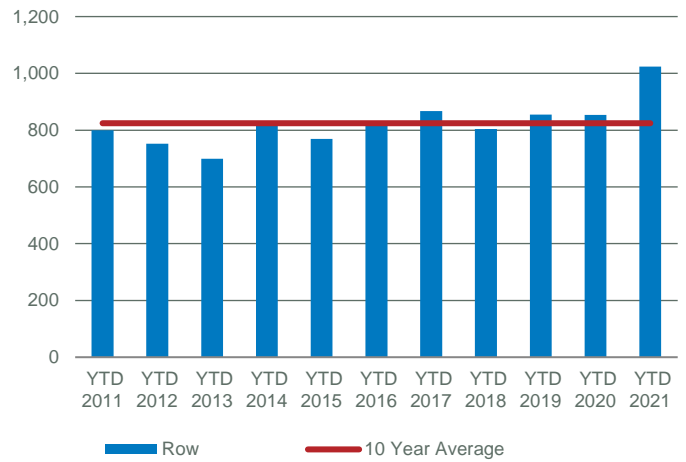
YTD NOVEMBER



Source: CREB®

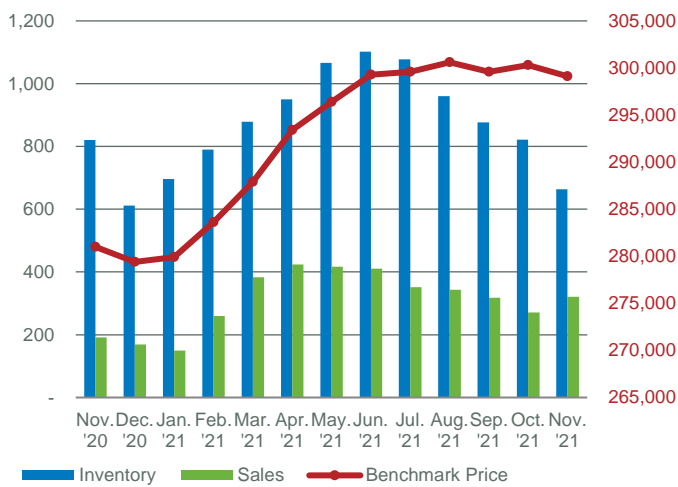
CITY OF CALGARY ROW NEW LISTINGS

YTD NOVEMBER



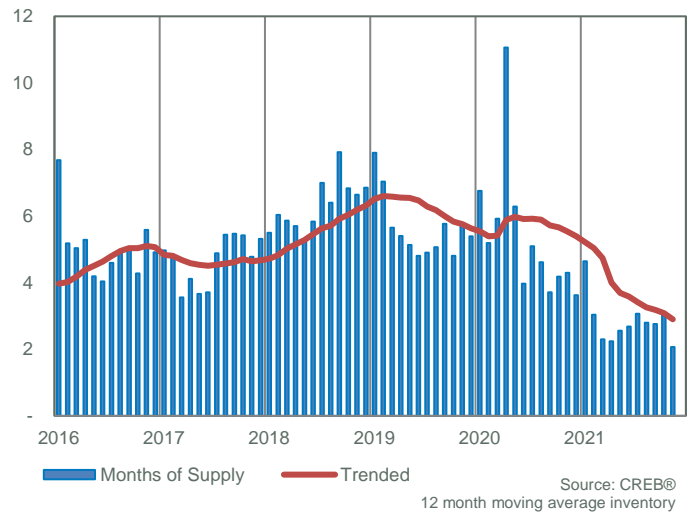
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



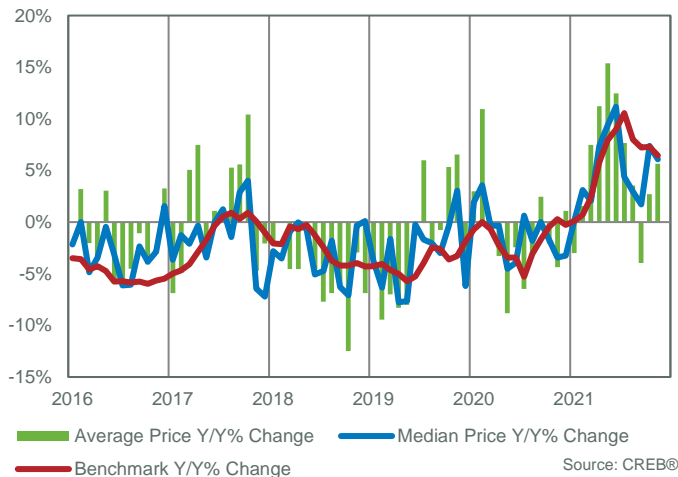
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



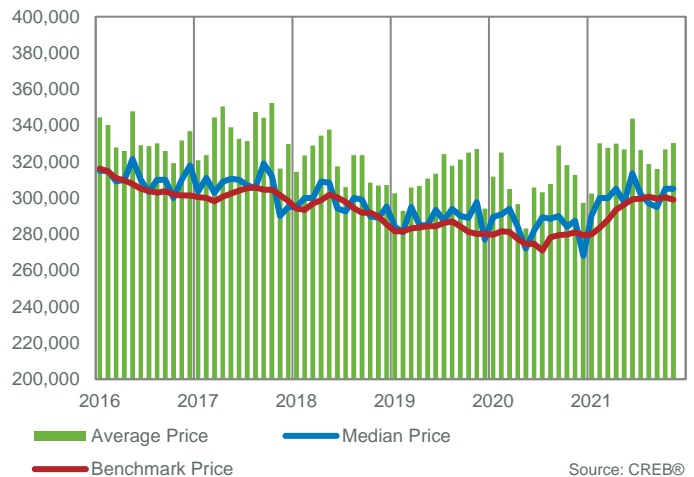
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

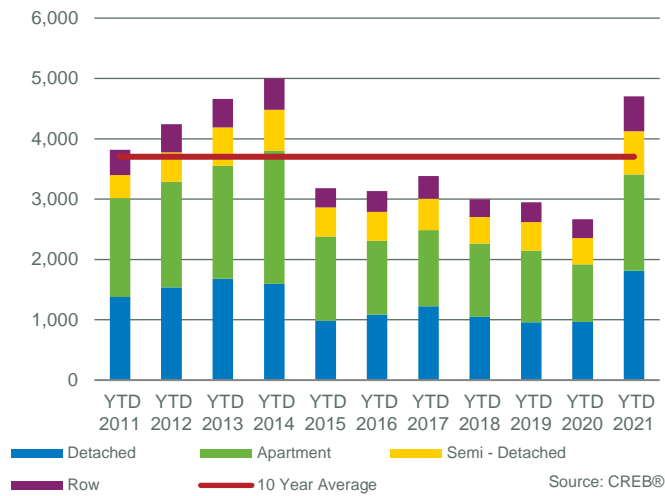


Source: CREB®

**CITY CENTRE**

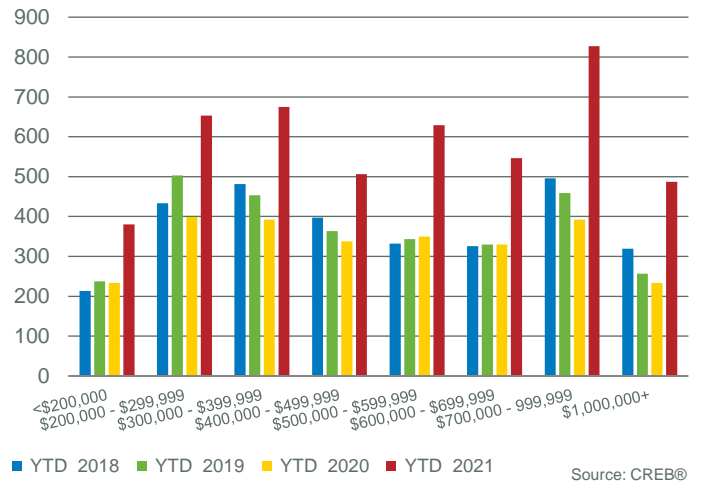
**CITY CENTRE TOTAL SALES**

YTD NOVEMBER

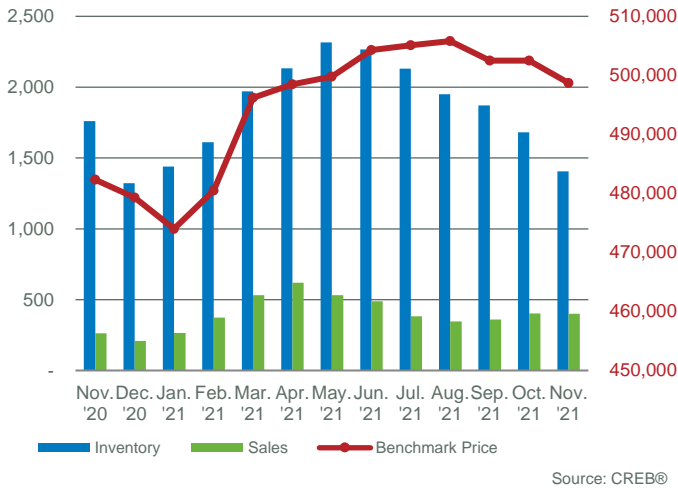


**CITY CENTRE TOTAL SALES BY PRICE RANGE**

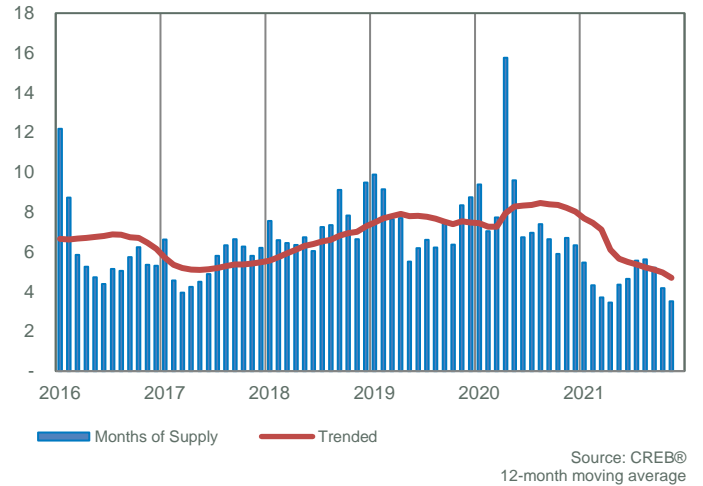
YTD NOVEMBER



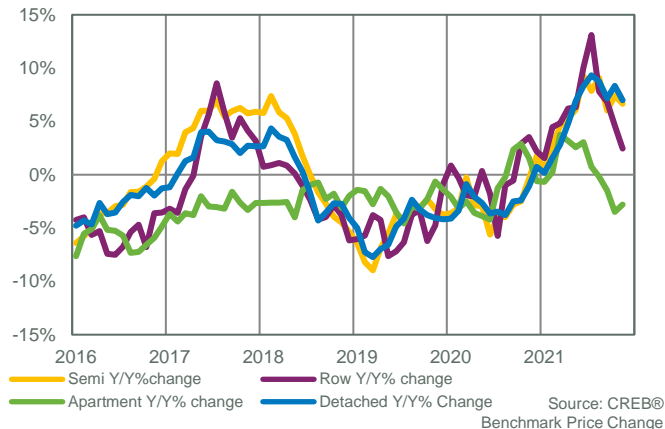
**CITY CENTRE INVENTORY AND SALES**



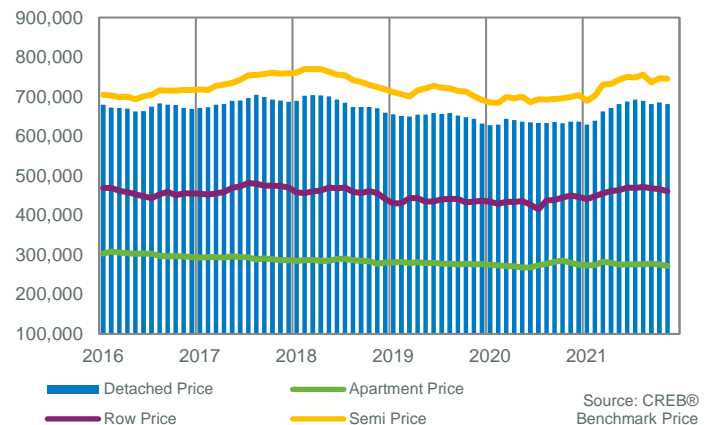
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

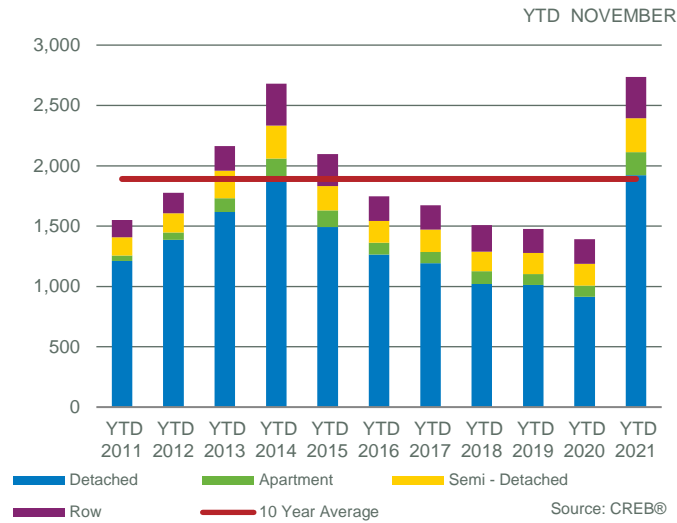


**CITY CENTRE PRICES**

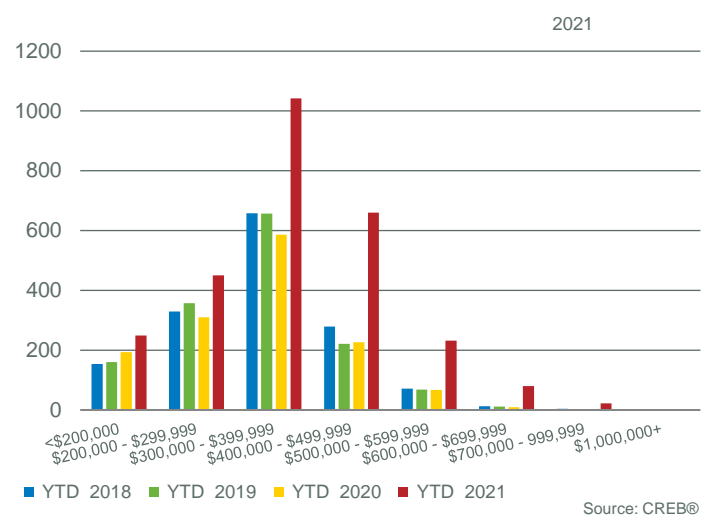


**NORTHEAST**

**NORTHEAST TOTAL SALES**



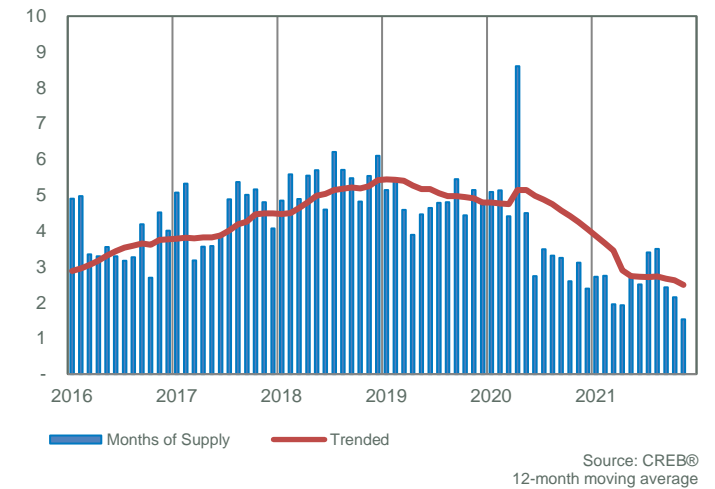
**NORTHEAST TOTAL SALES BY PRICE RANGE**



**NORTHEAST INVENTORY AND SALES**



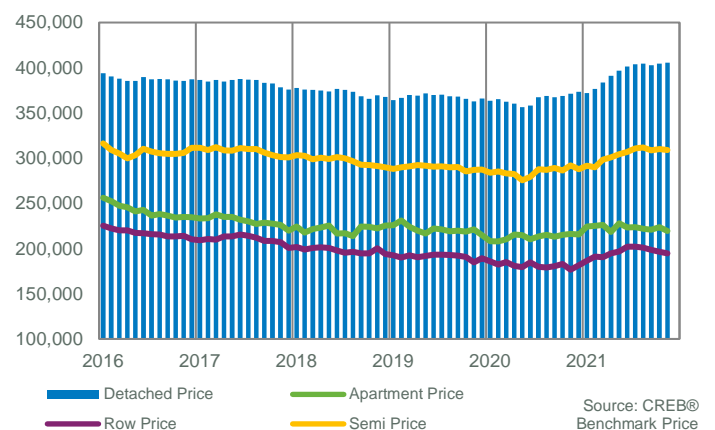
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

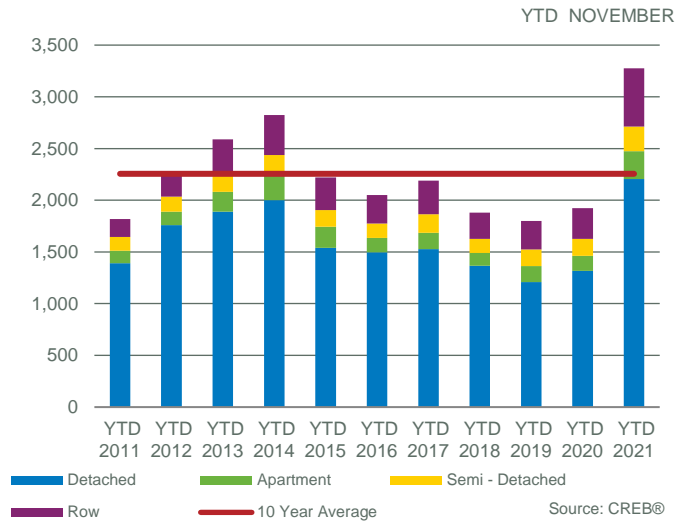


**NORTHEAST PRICES**

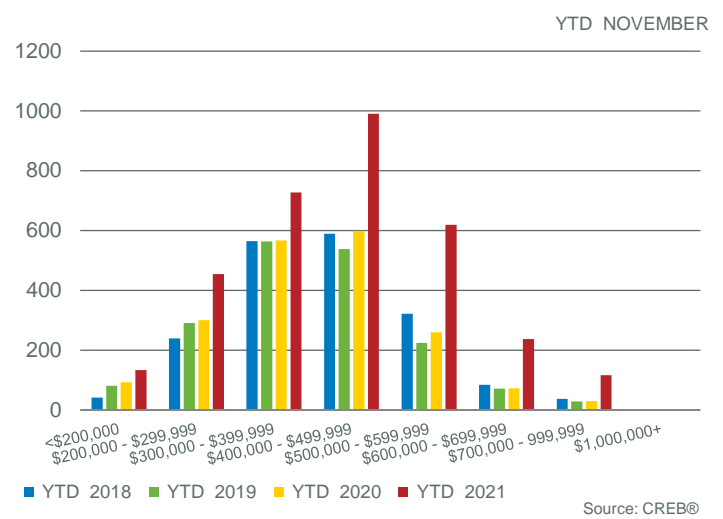


**NORTH**

**NORTH TOTAL SALES**



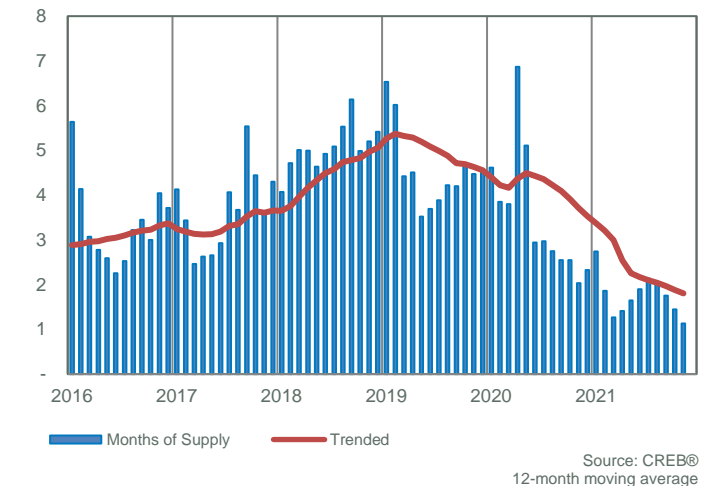
**NORTH TOTAL SALES BY PRICE RANGE**



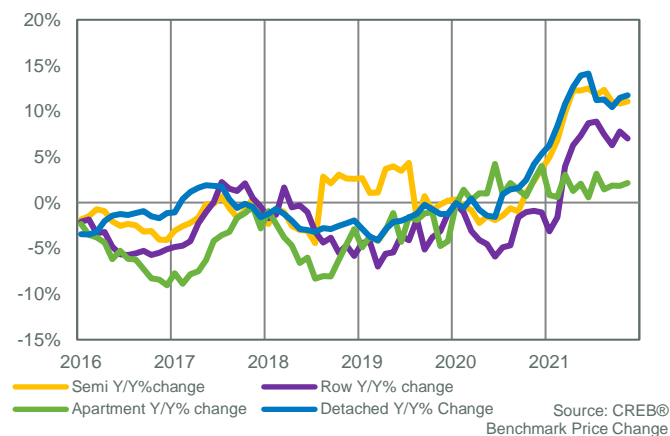
**NORTH INVENTORY AND SALES**



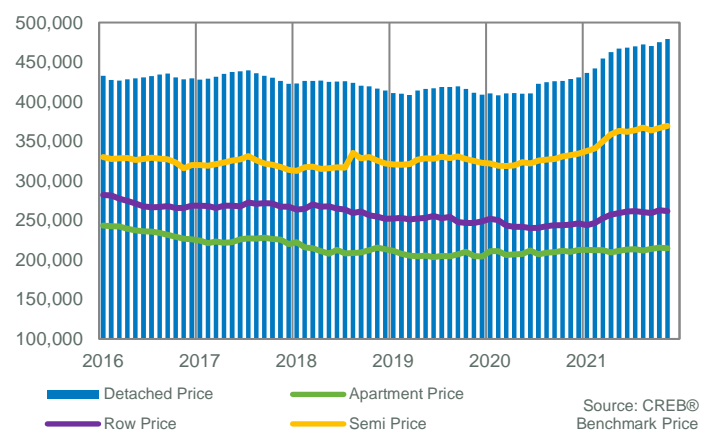
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

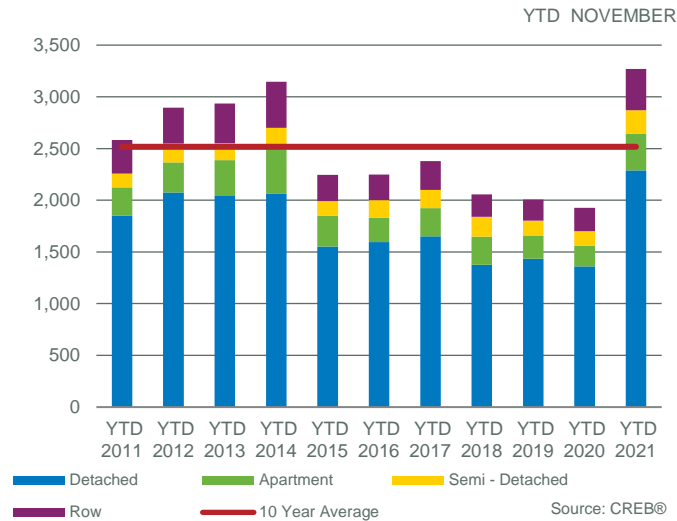


**NORTH PRICES**

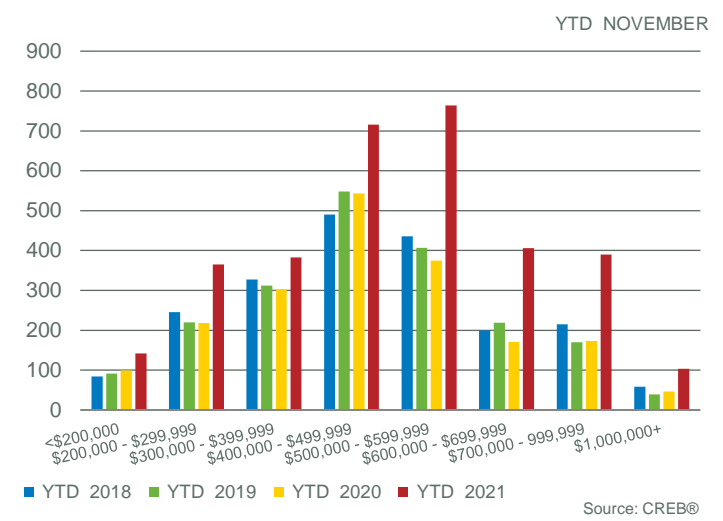


**NORTHWEST**

**NORTHWEST TOTAL SALES**



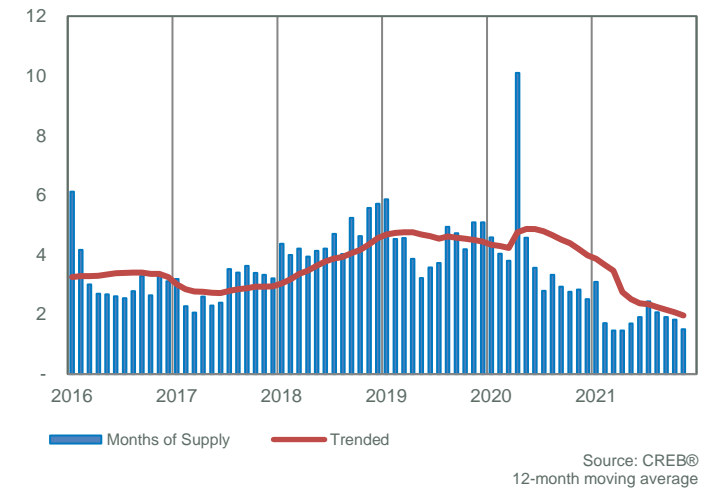
**NORTHWEST TOTAL SALES BY PRICE RANGE**



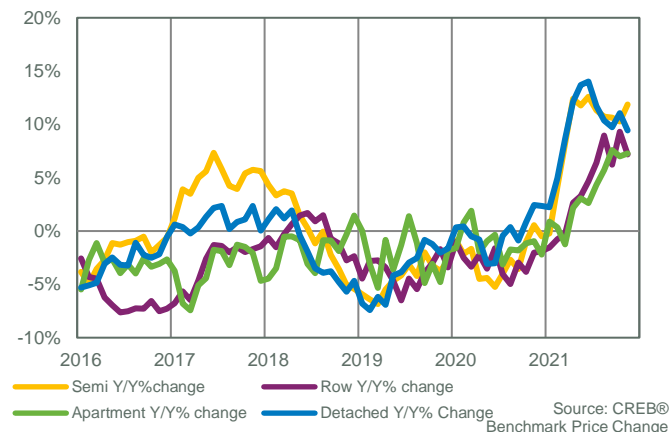
**NORTHWEST INVENTORY AND SALES**



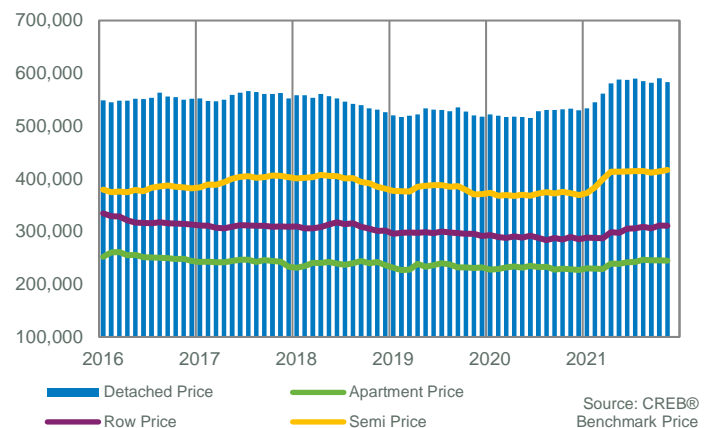
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



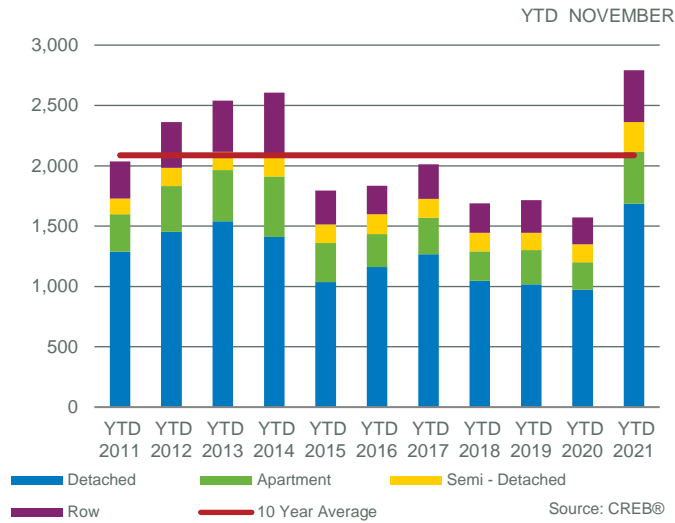
**NORTHWEST PRICES**



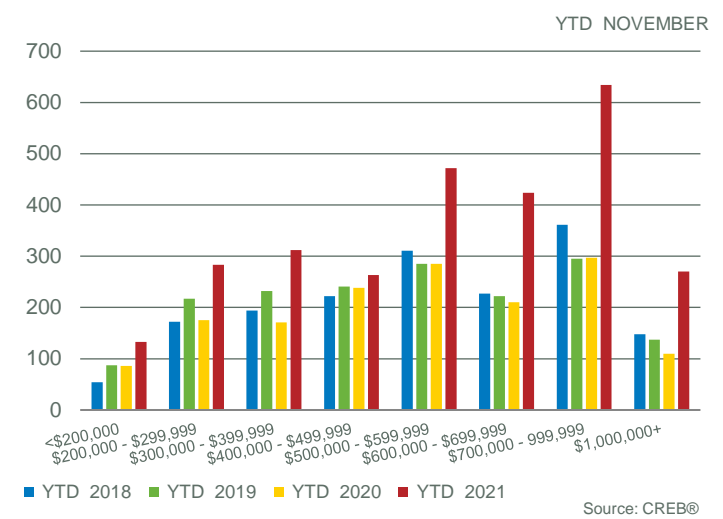


WEST

WEST TOTAL SALES



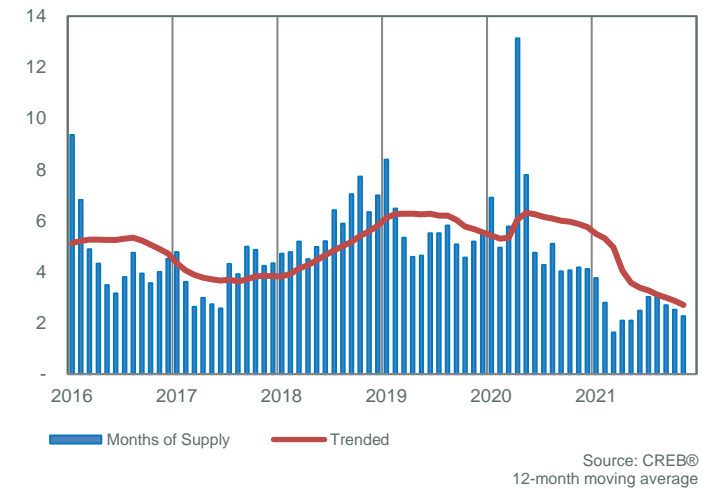
WEST TOTAL SALES BY PRICE RANGE



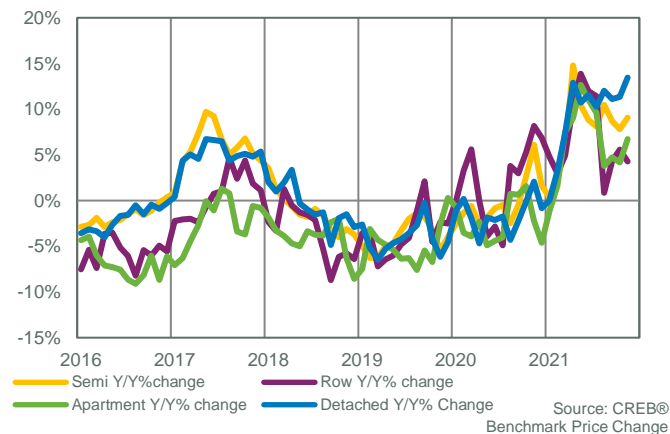
WEST INVENTORY AND SALES



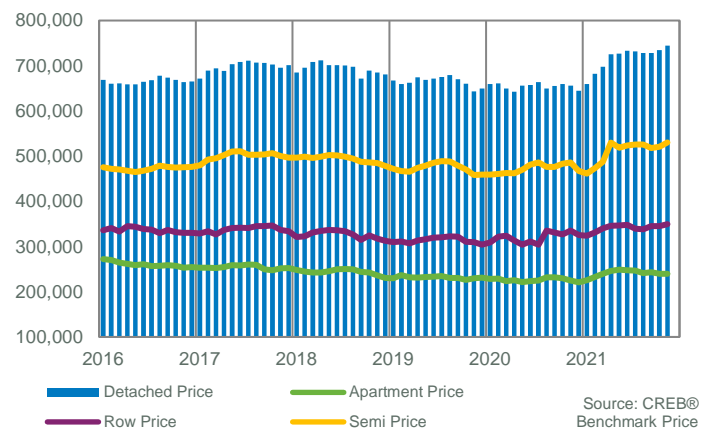
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

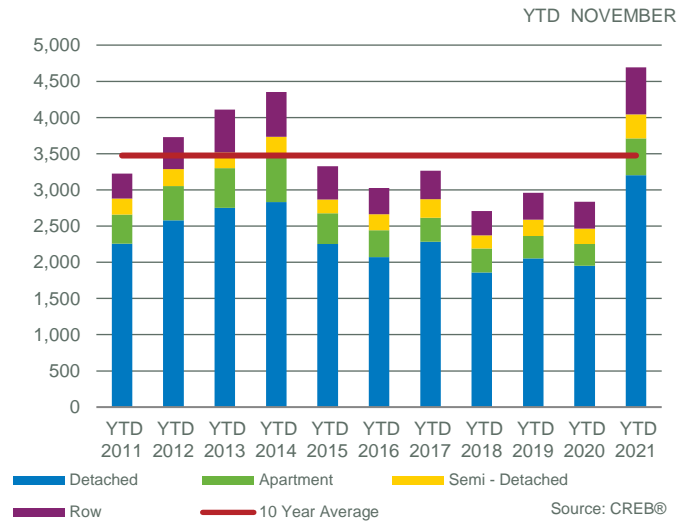


WEST PRICES

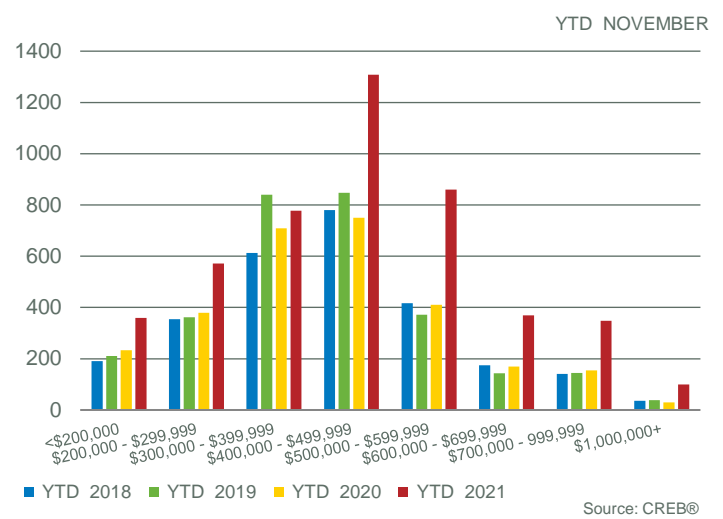


**SOUTH**

**SOUTH TOTAL SALES**



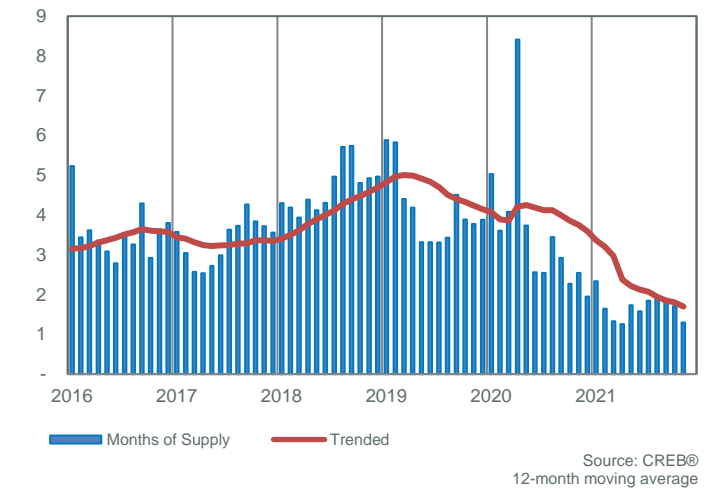
**SOUTH TOTAL SALES BY PRICE RANGE**



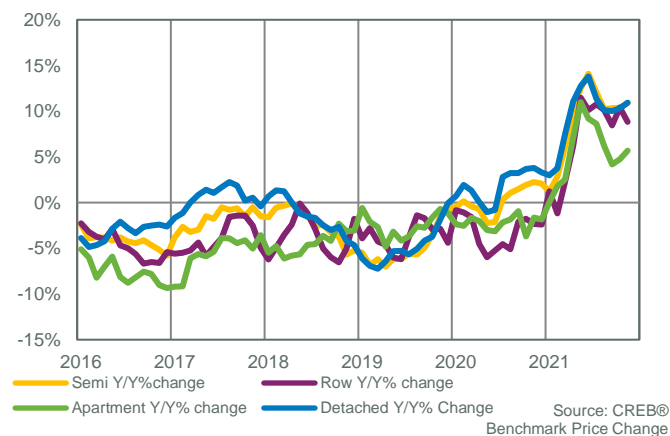
**SOUTH INVENTORY AND SALES**



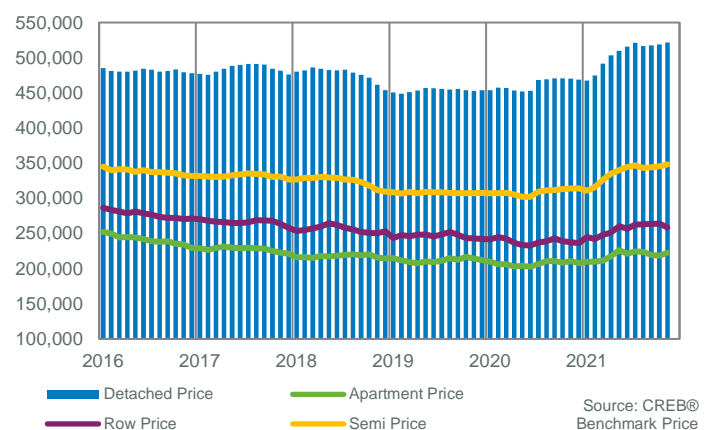
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

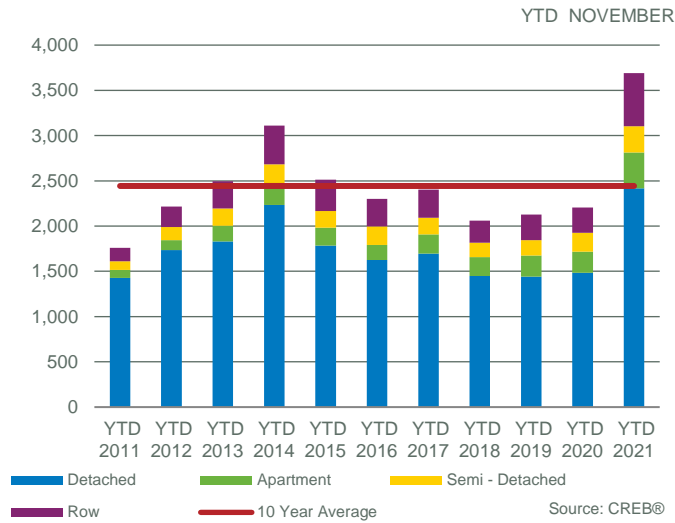


**SOUTH PRICES**

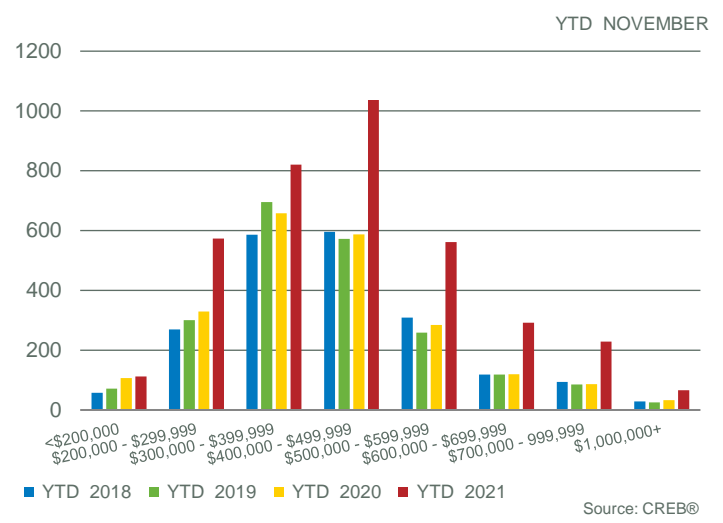


**SOUTHEAST**

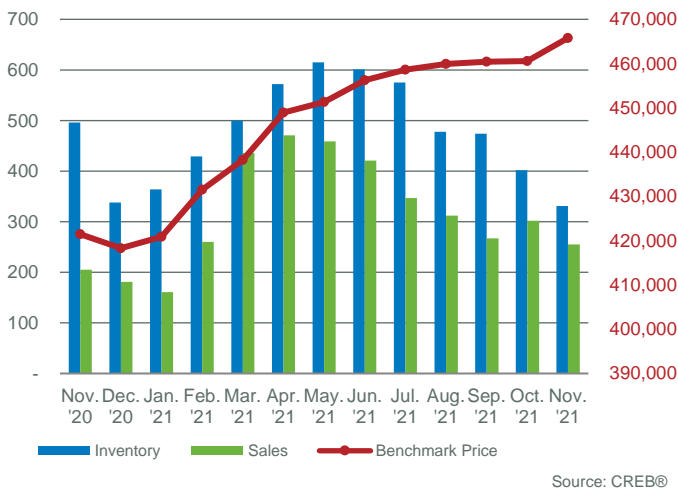
**SOUTHEAST TOTAL SALES**



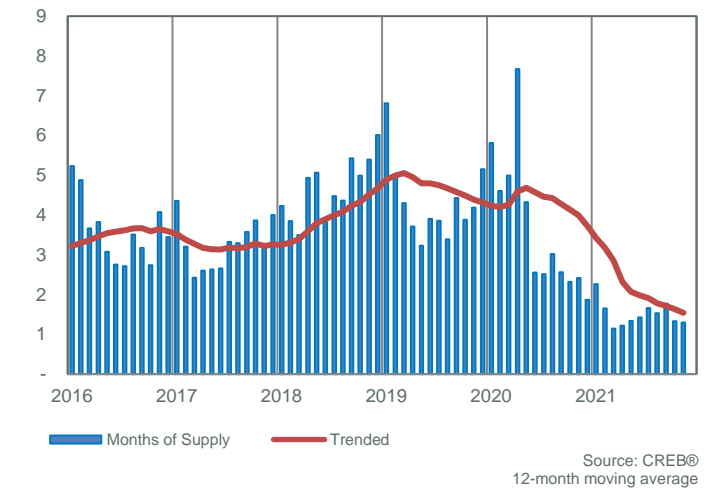
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



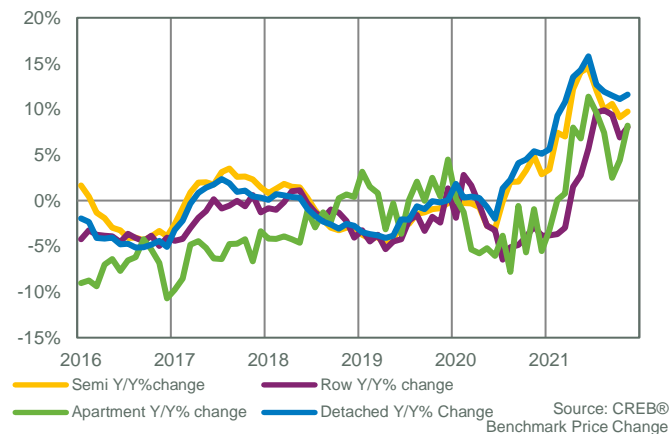
**SOUTHEAST INVENTORY AND SALES**



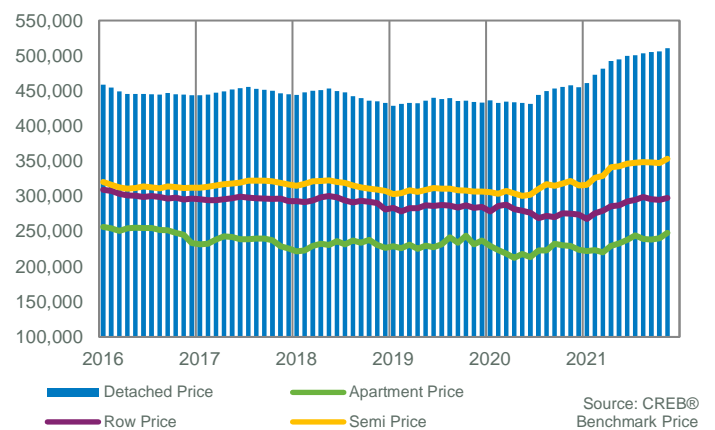
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

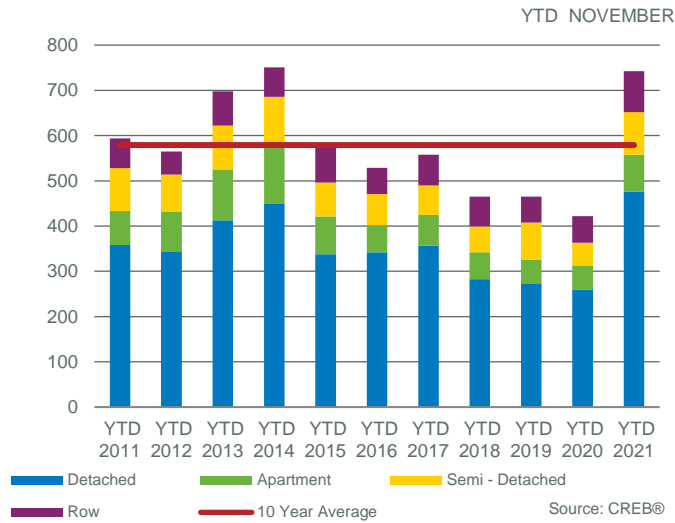


**SOUTHEAST PRICES**

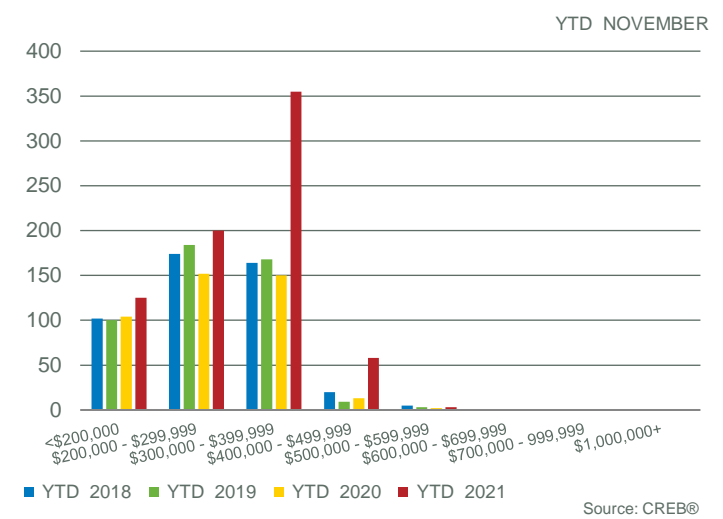


**EAST**

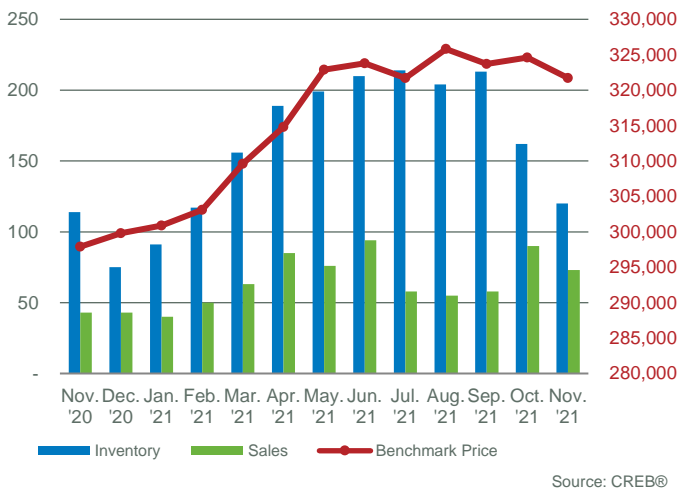
**EAST TOTAL SALES**



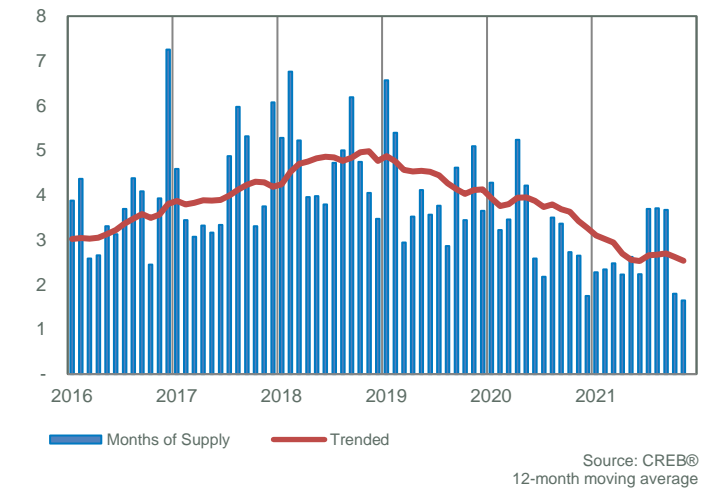
**EAST TOTAL SALES BY PRICE RANGE**



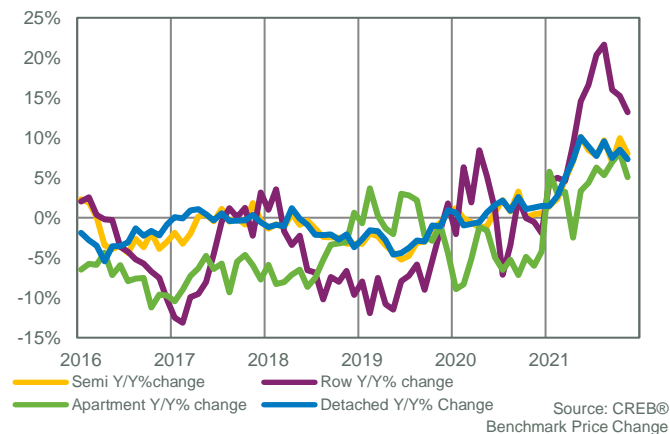
**EAST INVENTORY AND SALES**



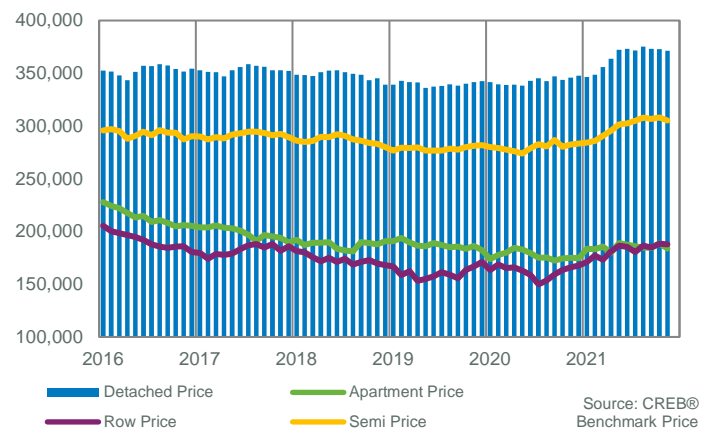
**EAST MONTHS OF INVENTORY**

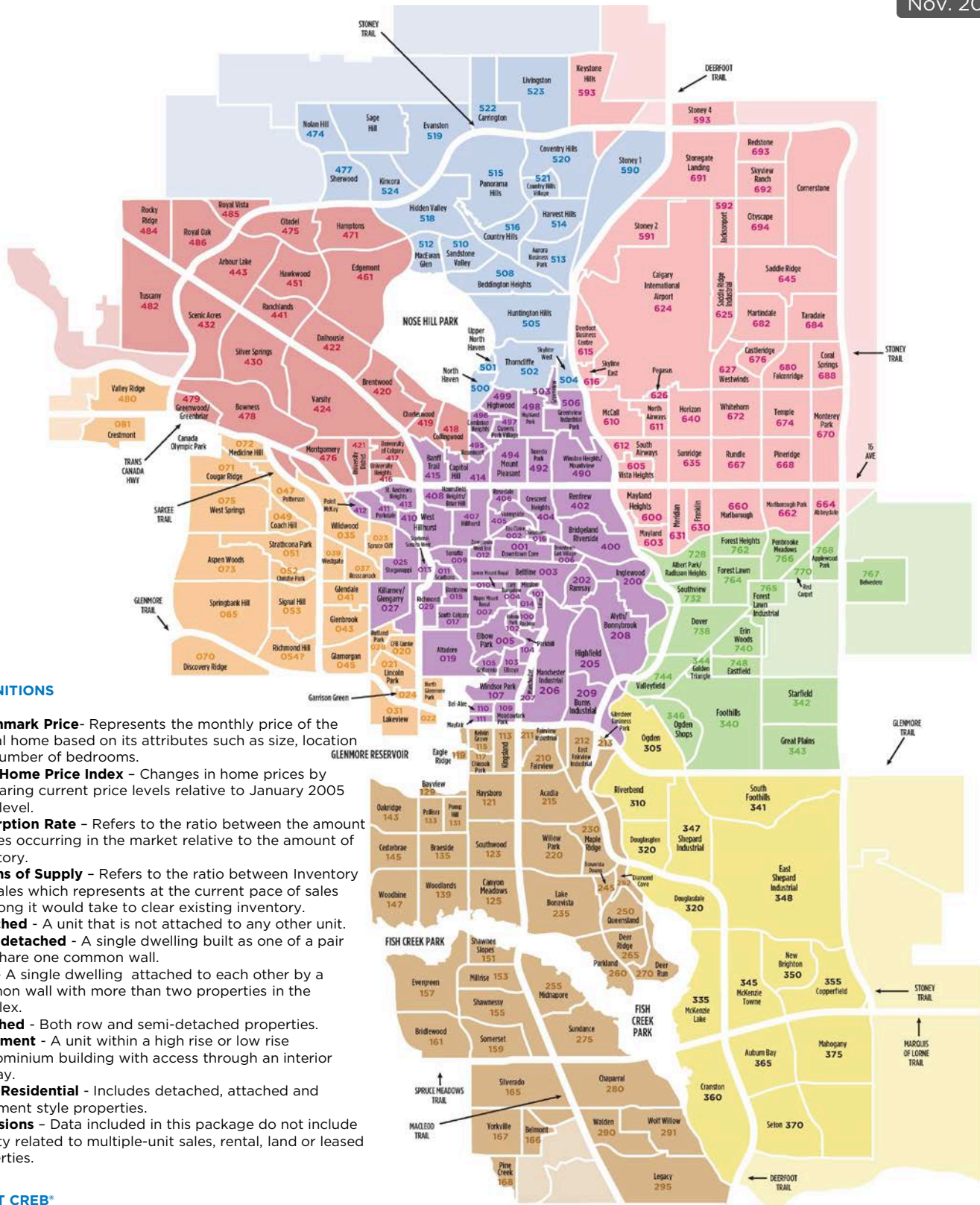


**EAST PRICE CHANGE**



**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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