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MONTHLY STATISTICS PACKAGE

City of Calgary

December
2021



creb.com

December 2021

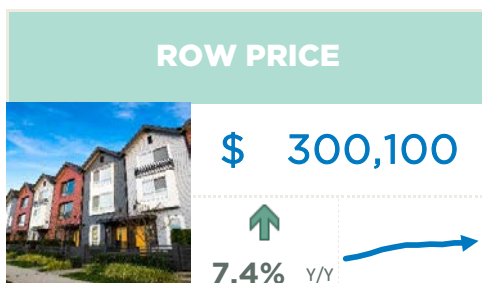
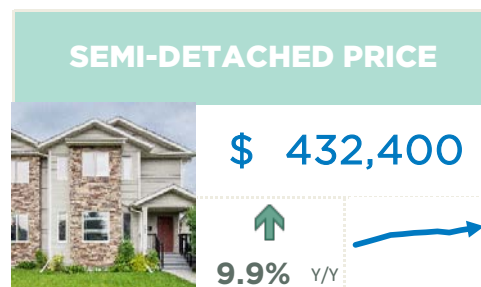
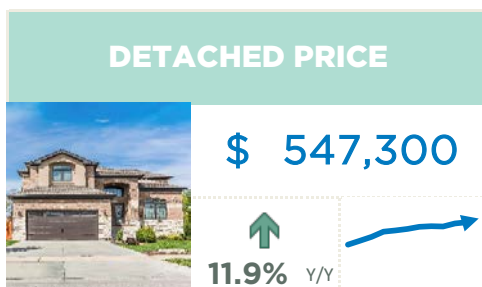
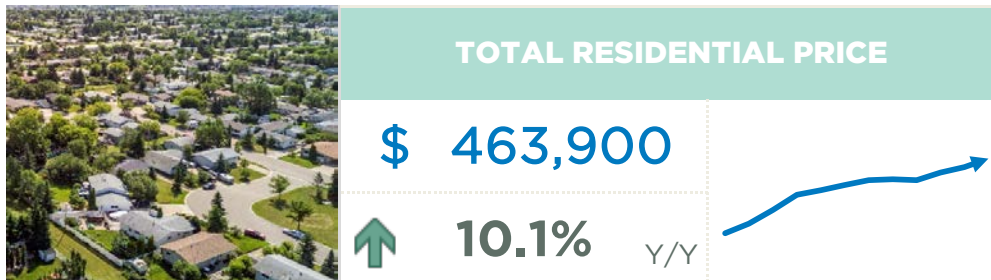
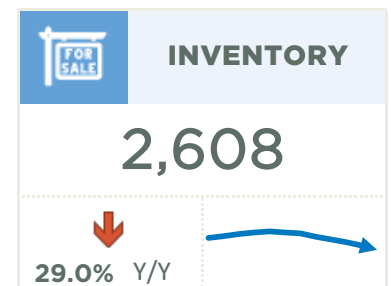
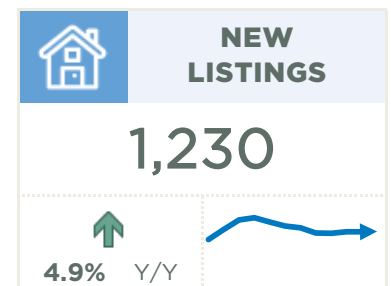
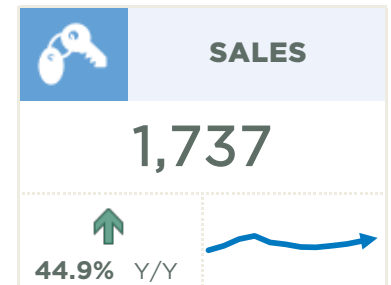
2021 record year for home sales

City of Calgary, January 4, 2021 - Thanks to exceptionally high sales in December, 2021 was a record year for home sales. Calgary sales reached 27,686 units this year, nearly 72 per cent higher than last year and over 44 per cent higher than the 10-year average.

“Concerns over inflation and rising lending rates likely created more urgency with buyers over the past few months. However, as is the case in many other cities, the supply has not kept pace with the demand causing strong price growth,” said CREB® Chief Economist Ann-Marie Lurie.

As of December, the unadjusted benchmark price rose by nearly one per cent over last month and was sitting over 10 per cent higher than last year’s figures. Overall, the 2021 benchmark price rose by over eight per cent compared to last year for a total of \$451,567, just shy of the annual record high set back in 2015.

We are entering 2022 with some of the tightest conditions seen in over a decade. As of December, inventory levels are nearly 25 per cent lower than long term averages for the month. This will have an impact on our housing market as we move through 2022. More details on the housing market forecast for 2022 will be released on Jan. 25.



December 2021

December 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	1,007	40%	646	8%	898	-43%	156%	0.89	-59%	\$547,300	12%
Semi	135	5%	106	-10%	215	-34%	127%	1.59	-37%	\$432,400	10%
Row	288	70%	184	10%	439	-28%	157%	1.52	-58%	\$300,100	7%
Apartment	307	66%	294	2%	1,056	-10%	104%	3.44	-46%	\$252,000	3%
Total Residential	1,737	45%	1,230	5%	2,608	-29%	141%	1.50	-51%	\$463,900	10%

Year-to-Date

December 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	17,038	71%	21,192	38%	2,345	-16%	80%	1.65	-51%	\$529,483	10%
Semi	2,571	55%	3,453	24%	457	-20%	74%	2.13	-48%	\$420,433	8%
Row	3,936	83%	5,519	36%	860	-2%	71%	2.62	-47%	\$294,983	6%
Apartment	4,141	73%	7,504	26%	1,634	10%	55%	4.74	-37%	\$251,358	2%
Total Residential	27,686	71%	37,668	34%	5,296	-7%	74%	2.30	-46%	\$451,567	8%



Detached

With 17,038 sales in 2021, home sales remained slightly lower than the record high set in 2005. While a new record was not set, sales are still over 40 per cent higher than long-term averages and supply challenges likely prevented stronger sales this year. New listings rose, but it was not enough to offset sales, causing inventories to ease. In the detached sector, average inventory levels were over 23 per cent lower than long-term trends. With only 898 units in inventory in December, we are entering 2022 with the lowest detached inventory on record. Strong sales relative to inventory levels caused the months of supply to dip below one month, which is tighter than levels recorded in the spring market. Tightening conditions over the past several months once again weighed on prices. The detached benchmark price rose by nearly one per cent compared with last month and is nearly 12 per cent higher than last year's levels. Overall, the detached sector has recorded the largest annual price gain at nearly 10 per cent, not only recovering from the 2015 annual high, but exceeding it by nearly three per cent.



Semi-Detached

In 2021, there were 2,571 semi-detached sales, an annual gain of 55 per cent and over 47 per cent higher than longer-term trends. Relative affordability and less supply choice in the detached sector caused many to consider semi-detached properties. However, like other property types, semi-detached sales growth outpaced new-listings growth, especially at the end of the year, causing significant declines in inventory levels and the months of supply, which has remained below two for the past three months. Tight conditions have caused further price growth, as December prices were nearly 10 per cent higher than last year. Overall, on an annual basis, semi-detached home prices improved by eight per cent, reaching a new record high. However, prices have not recovered across all districts, as the City Centre, North East and South districts have not seen full price recovery.



Row

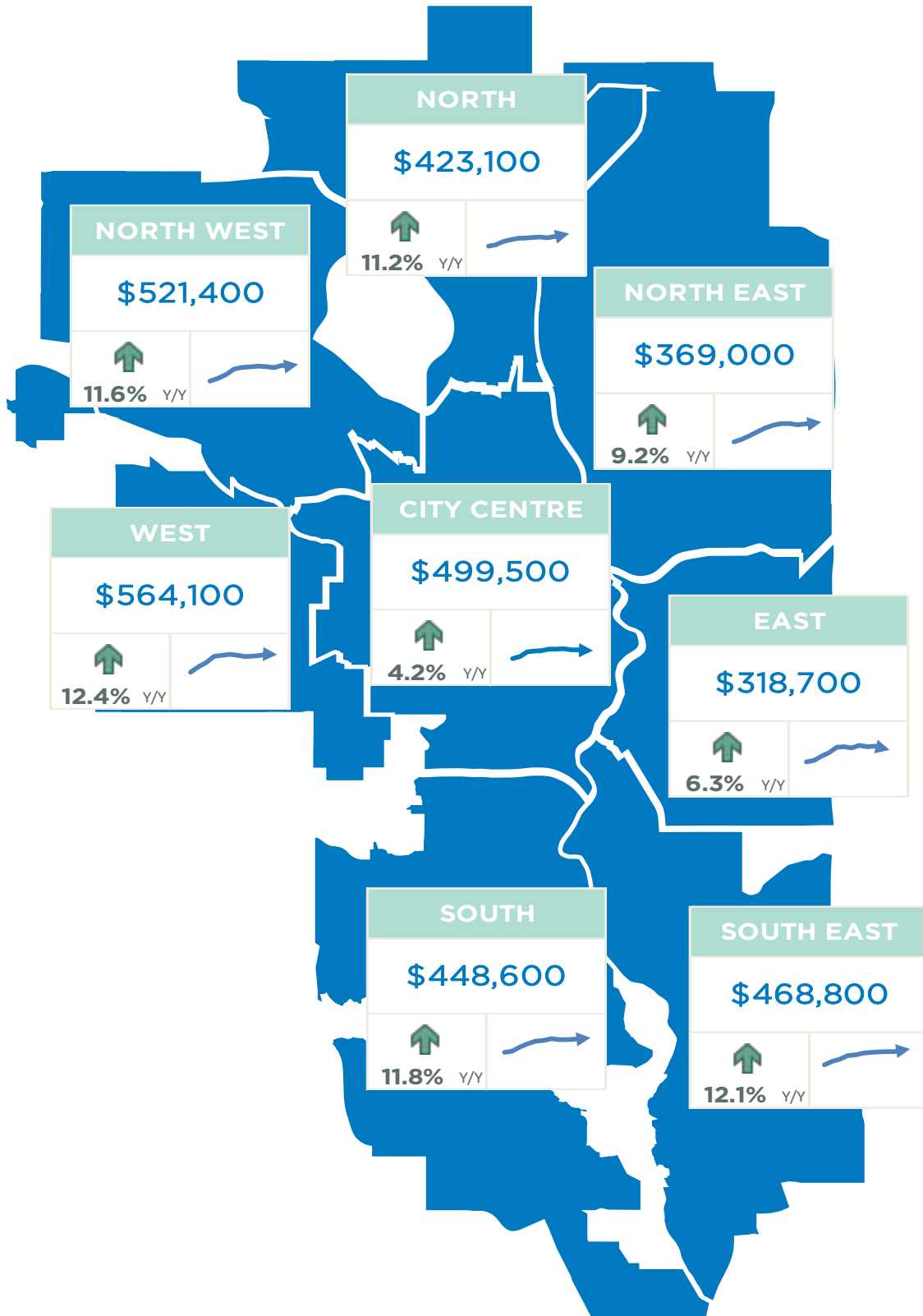
Over the past few months, row properties have increased in popularity, reporting strong sales growth that has outpaced the growth in new listings. This has created much tighter conditions and is supporting stronger price growth. Inventories were not as much of a challenge earlier in the year, so the pace of price growth was not as high as the growth seen among some of the other property types during that time. However, benchmark prices rose by six per cent on an annual basis, supporting some price recovery. Despite the gains, prices remain nearly nine per cent lower than the previous high.



Apartment

Record sales in December were not enough to support annual record-high sales for this property type. Unlike the other property types, the apartment condominium sector has not experienced many supply challenges, as inventories this year generally remained above historical levels. However, the growth in sales was enough to help shift the market from one that favoured the buyer to one that was relatively balanced. The balanced conditions did support modest annual price growth of just over two per cent. Each district saw some improvement in price this year, varying from less than one per cent growth in the City Centre to over six per cent growth in the West district. Despite these price gains, prices are still recovering across all districts and citywide prices remain 14 per cent lower than previous highs recorded in 2014.

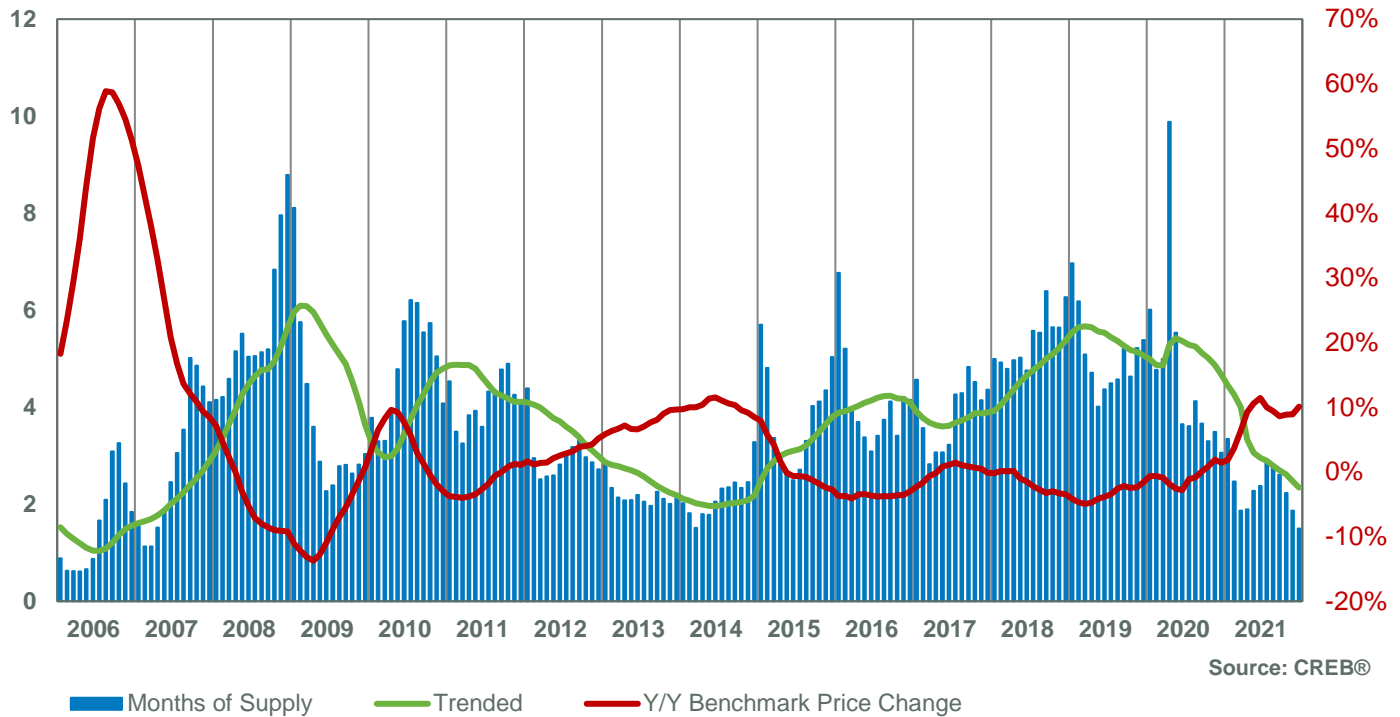
December 2021 District Total Residential Benchmark Price



	Dec-20	Dec-21	Y/Y % Change	2020	2021	% Change
CITY OF CALGARY						
Total Sales	1,199	1,737	44.87%	16,149	27,686	71.44%
Total Sales Volume	\$535,619,133	\$830,245,656	55.01%	\$7,392,712,164	\$13,641,006,518	84.52%
New Listings	1,172	1,230	4.95%	28,165	37,668	33.74%
Inventory	3,672	2,608	-28.98%	5,718	5,296	-7.39%
Months of Supply	3.06	1.50	-50.97%	4.25	2.30	-45.98%
Sales to New Listings	102.30%	141.22%	38.92%	57.34%	73.50%	16.16%
Sales to List Price	96.53%	98.52%	1.99%	96.49%	98.11%	1.62%
Days on Market	59	47	-20.44%	55	40	-27.27%
Benchmark Price	\$421,300	\$463,900	10.11%	\$417,158	\$451,567	8.25%
Median Price	\$402,000	\$430,500	7.09%	\$410,000	\$444,500	8.41%
Average Price	\$446,722	\$477,977	7.00%	\$457,781	\$492,704	7.63%
Index	191	210	10.10%	189	205	8.25%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Dec. 2021

	Dec-20	Dec-21	Y/Y % Change	2020	2021	% Change
DETACHED						
Total Sales	717	1,007	40.45%	9,948	17,038	71.27%
Total Sales Volume	\$381,977,963	\$591,524,898	54.86%	\$5,363,150,319	\$9,971,912,427	85.93%
New Listings	600	646	7.67%	15,364	21,192	37.93%
Inventory	1,566	898	-42.66%	2,778	2,345	-15.60%
Months of Supply	2.18	0.89	-59.17%	3.35	1.65	-50.72%
Sales to New Listings Ratio	119.50%	155.88%	36.38%	64.75%	80.40%	15.65%
Sales to List Price Ratio	96.56%	98.96%	2.40%	96.55%	98.36%	1.81%
Days on Market	54	39	-26.86%	50	33	-34.00%
Benchmark Price	\$489,300	\$547,300	11.85%	\$482,583	\$529,483	9.72%
Median Price	\$458,900	\$525,000	14.40%	\$470,000	\$517,000	10.00%
Average Price	\$532,745	\$587,413	10.26%	\$539,118	\$585,275	8.56%
APARTMENT						
Total Sales	185	307	65.95%	2,393	4,141	73.05%
Total Sales Volume	\$45,408,151	\$80,368,066	76.99%	\$603,468,728	\$1,104,929,023	83.10%
New Listings	287	294	2.44%	5,952	7,504	26.08%
Inventory	1,169	1,056	-9.67%	1,490	1,634	9.65%
Months of Supply	6.32	3.44	-45.56%	7.47	4.74	-36.64%
Sales to New Listings Ratio	64.46%	104.42%	39.96%	40.20%	55.18%	14.98%
Sales to List Price Ratio	95.48%	96.18%	0.70%	95.35%	96.34%	0.99%
Days on Market	73	67	-8.80%	67	61	-8.96%
Benchmark Price	\$244,800	\$252,000	2.94%	\$245,300	\$251,358	2.47%
Median Price	\$212,500	\$235,000	10.59%	\$225,000	\$230,000	2.22%
Average Price	\$245,449	\$261,785	6.66%	\$252,181	\$266,827	5.81%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	128	135	5.47%	1,663	2,571	54.60%
Total Sales Volume	\$57,991,172	\$66,975,349	15.49%	\$762,079,625	\$1,282,682,871	68.31%
New Listings	118	106	-10.17%	2,786	3,453	23.94%
Inventory	325	215	-33.85%	570	457	-19.90%
Months of Supply	2.54	1.59	-37.28%	4.11	2.13	-48.19%
Sales to New Listings Ratio	108.47%	127.36%	18.88%	59.69%	74.46%	14.77%
Sales to List Price Ratio	97.14%	98.57%	1.47%	96.91%	98.17%	1.30%
Days on Market	61	50	-17.45%	61	40	-34.43%
Benchmark Price	\$393,600	\$432,400	9.86%	\$389,100	\$420,433	8.05%
Median Price	\$369,750	\$455,000	23.06%	\$375,000	\$420,000	12.00%
Average Price	\$453,056	\$496,114	9.50%	\$458,256	\$498,904	8.87%
CITY OF CALGARY ROW						
Total Sales	169	288	70.41%	2,145	3,936	83.50%
Total Sales Volume	\$50,241,847	\$91,377,343	81.87%	\$664,013,492	\$1,281,482,197	92.99%
New Listings	167	184	10.18%	4,063	5,519	35.84%
Inventory	612	439	-28.27%	880	860	-2.23%
Months of Supply	3.62	1.52	-57.91%	4.92	2.62	-46.72%
Sales to New Listings Ratio	101.20%	156.52%	55.32%	52.79%	71.32%	18.52%
Sales to List Price Ratio	96.62%	97.74%	1.16%	96.63%	97.66%	1.07%
Days on Market	67	52	-21.47%	61	47	-22.95%
Benchmark Price	\$279,400	\$300,100	7.41%	\$278,167	\$294,983	6.05%
Median Price	\$268,000	\$297,750	11.10%	\$285,000	\$300,000	5.26%
Average Price	\$297,289	\$317,282	6.73%	\$309,563	\$325,580	5.17%

For a list of definitions, see page 29.

December 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	104	84	123.81%	260	2.50	\$683,200	7.34%	0.28%
North East	193	137	140.88%	123	0.64	\$408,500	9.43%	0.69%
North	131	92	142.39%	80	0.61	\$486,200	12.86%	1.50%
North West	106	58	182.76%	90	0.85	\$595,000	12.31%	2.02%
West	90	55	163.64%	123	1.37	\$738,200	14.54%	-0.86%
South	196	111	176.58%	119	0.61	\$528,100	12.67%	1.25%
South East	144	74	194.59%	50	0.35	\$515,000	13.14%	0.84%
East	39	29	134.48%	45	1.15	\$367,000	5.58%	-1.16%
TOTAL CITY	1,007	646	155.88%	898	0.89	\$547,300	11.85%	0.87%
Apartment								
City Centre	128	129	99.22%	533	4.16	\$271,200	-1.45%	-0.29%
North East	15	16	93.75%	52	3.47	\$222,300	3.16%	1.28%
North	22	25	88.00%	69	3.14	\$218,000	2.59%	1.54%
North West	31	25	124.00%	87	2.81	\$244,400	7.67%	-0.20%
West	27	29	93.10%	103	3.81	\$240,400	8.88%	0.21%
South	48	40	120.00%	105	2.19	\$225,500	8.31%	1.26%
South East	28	20	140.00%	88	3.14	\$246,500	10.09%	-0.72%
East	8	10	80.00%	18	2.25	\$188,200	7.73%	2.34%
TOTAL CITY	307	294	104.42%	1,056	3.44	\$252,000	2.94%	0.16%
Semi-detached								
City Centre	42	22	190.91%	107	2.55	\$751,400	6.78%	0.83%
North East	27	30	90.00%	34	1.26	\$312,300	8.51%	1.13%
North	12	5	240.00%	4	0.33	\$372,000	11.21%	0.68%
North West	10	8	125.00%	10	1.00	\$417,000	13.07%	0.07%
West	13	13	100.00%	30	2.31	\$525,700	12.64%	-0.87%
South	8	15	53.33%	16	2.00	\$351,300	11.88%	0.89%
South East	14	8	175.00%	3	0.21	\$355,400	12.65%	0.57%
East	7	5	140.00%	11	1.57	\$302,900	6.88%	-0.75%
TOTAL CITY	135	106	127.36%	215	1.59	\$432,400	9.86%	0.60%
Row								
City Centre	41	25	164.00%	101	2.46	\$464,000	3.94%	0.59%
North East	41	21	195.24%	59	1.44	\$194,800	7.27%	0.05%
North	41	19	215.79%	27	0.66	\$270,500	9.96%	3.44%
North West	25	27	92.59%	62	2.48	\$312,900	9.56%	0.74%
West	27	24	112.50%	72	2.67	\$344,200	5.78%	-1.52%
South	55	32	171.88%	66	1.20	\$254,300	7.62%	-1.62%
South East	49	33	148.48%	41	0.84	\$299,800	9.46%	0.77%
East	6	2	300.00%	8	1.33	\$185,000	10.25%	-1.54%
TOTAL CITY	288	184	156.52%	439	1.52	\$300,100	7.41%	0.33%

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

City of Calgary

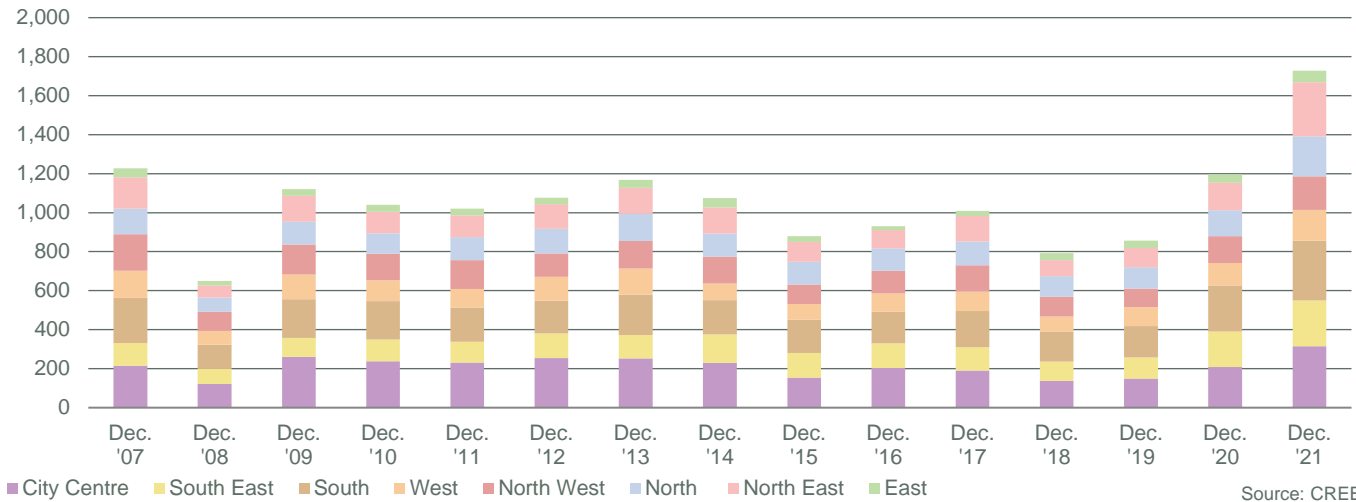
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Dec. 2021

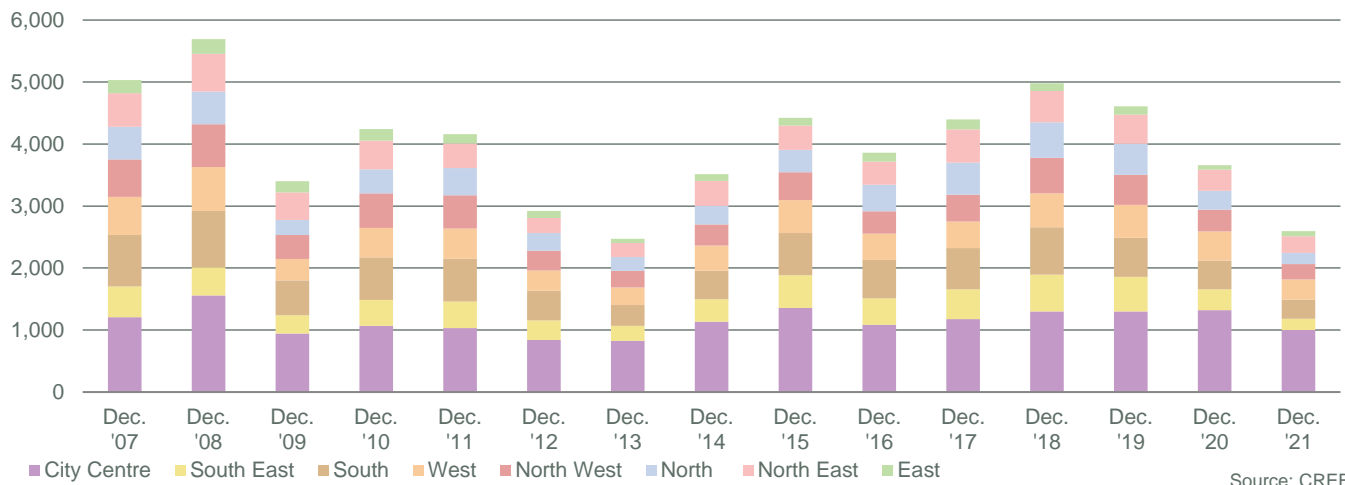
TOTAL SALES

DECEMBER



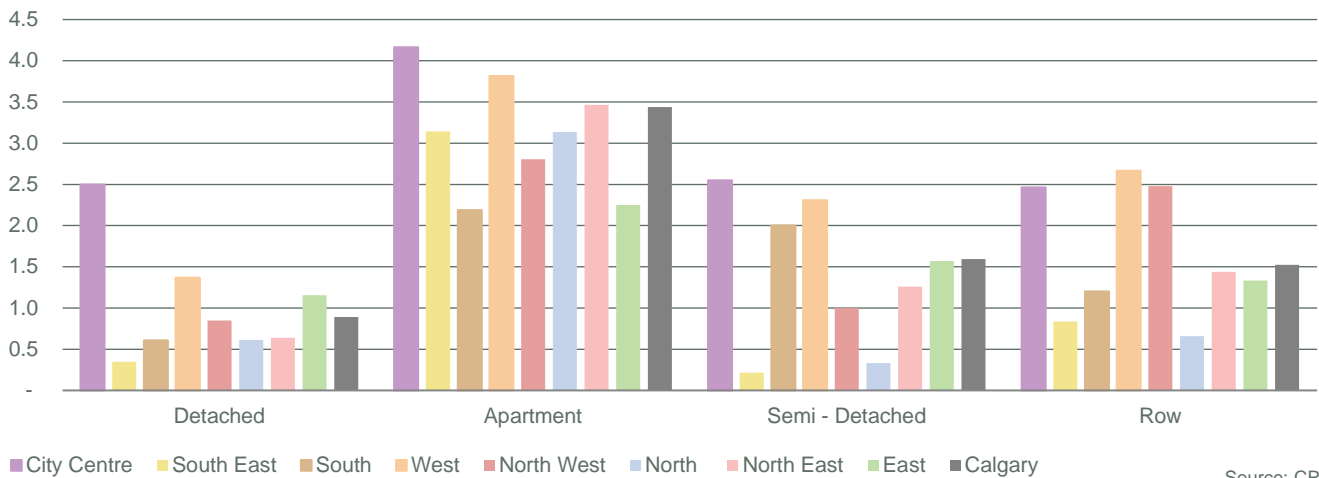
TOTAL INVENTORY

DECEMBER

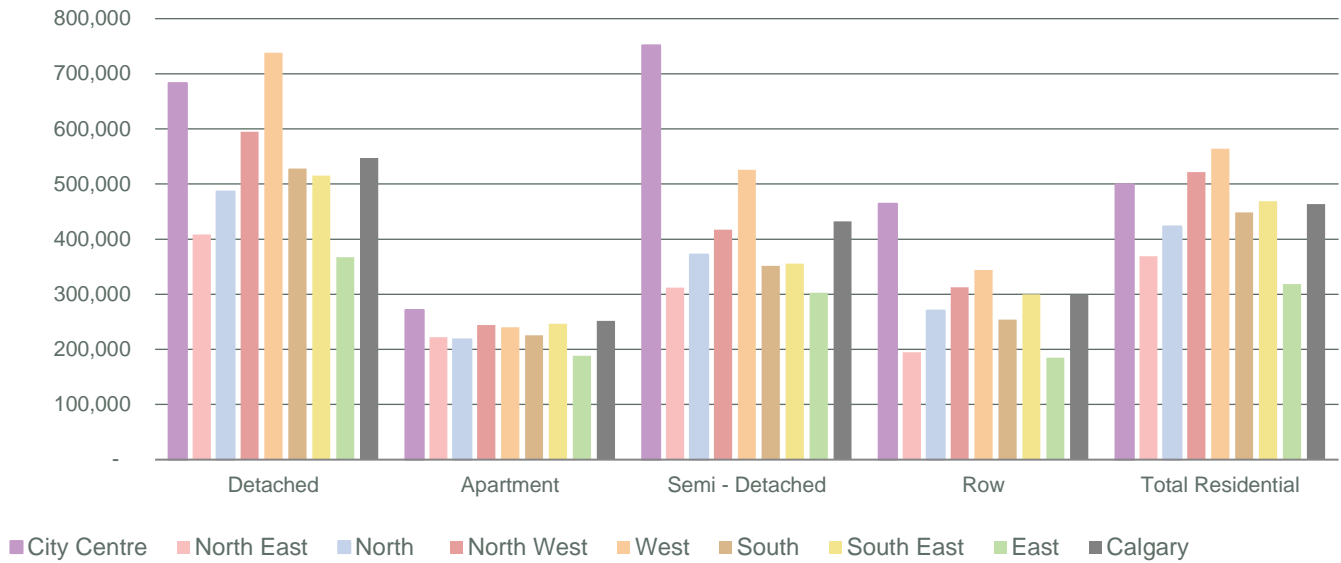


MONTHS OF SUPPLY

DECEMBER

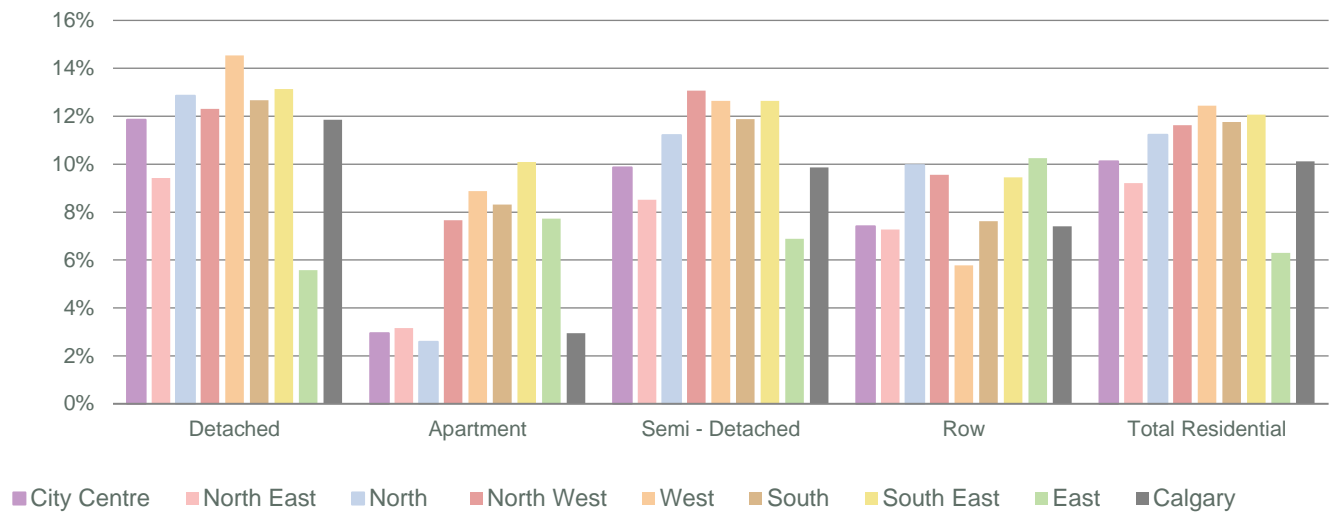


BENCHMARK PRICE - DECEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER

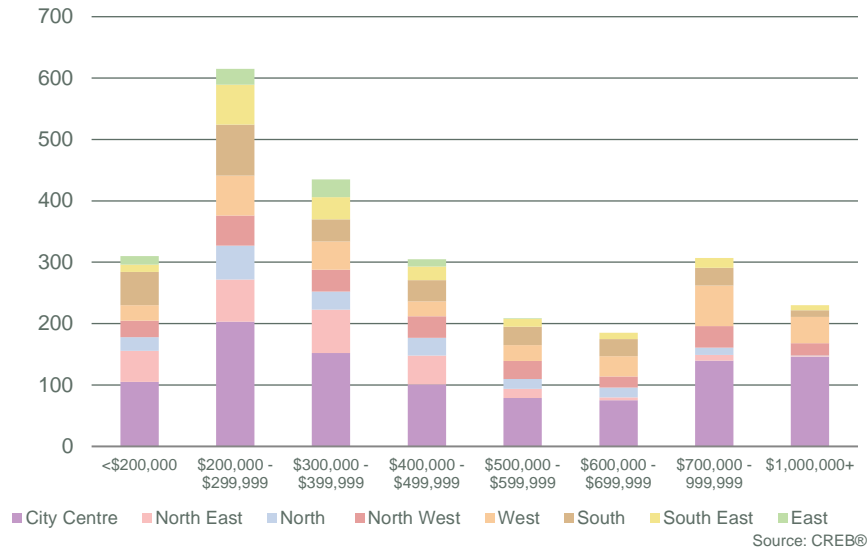


Source: CREB®

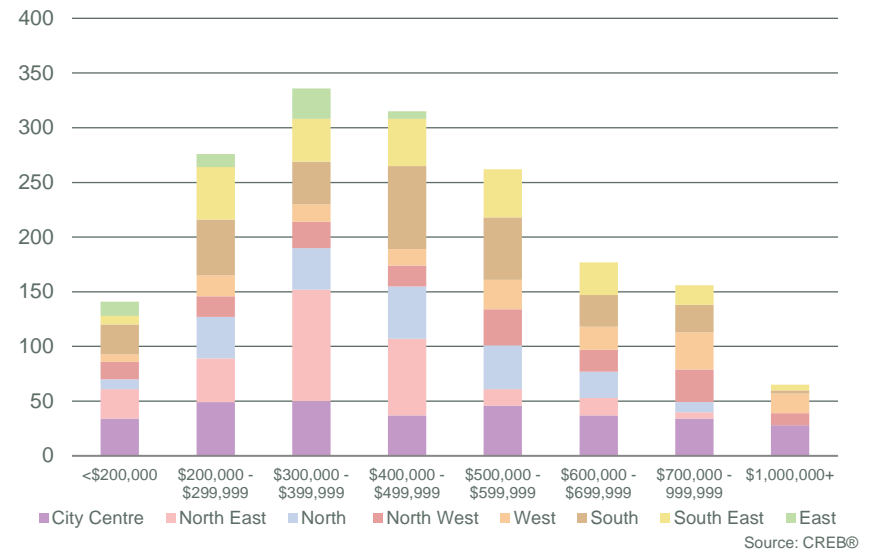
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

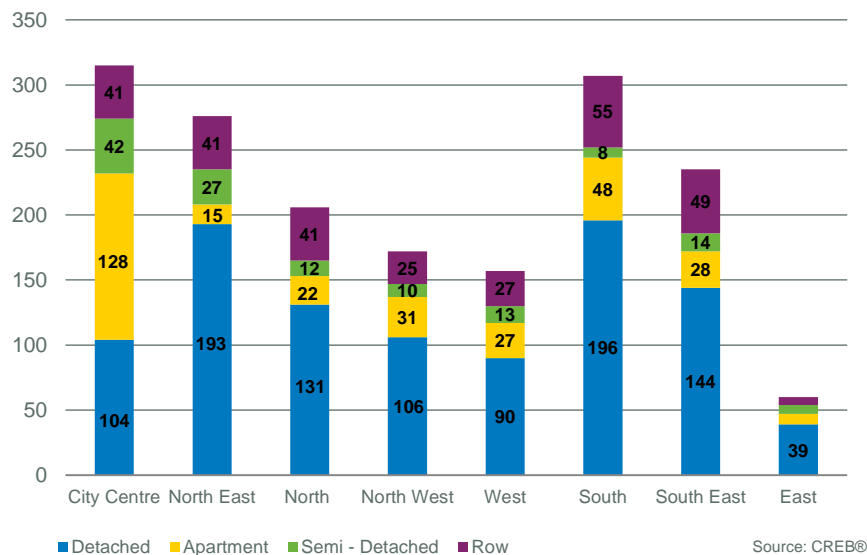
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



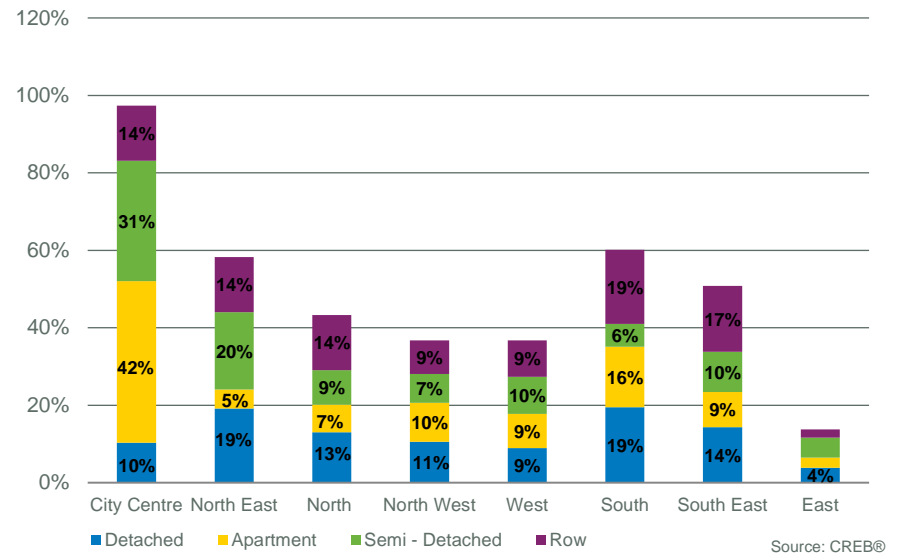
TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER



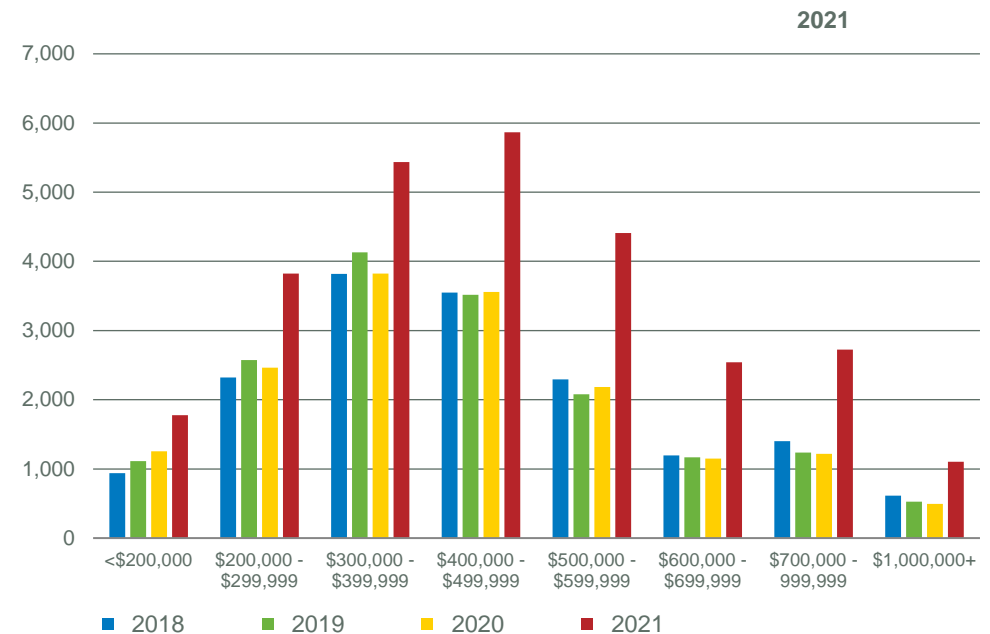
SHARE OF CITY WIDE SALES - DECEMBER



	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	1,199
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
2021												
Sales	1,207	1,831	2,903	3,205	2,981	2,914	2,314	2,146	2,156	2,184	2,108	1,737
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,823	2,906	2,501	1,999	1,230
Inventory	4,038	4,521	5,422	6,077	6,789	6,920	6,682	6,065	5,619	4,875	3,932	2,608
Days on Market	57	45	35	33	32	34	40	42	44	43	47	47
Benchmark Price	422,900	430,100	440,900	450,400	454,800	457,900	459,700	459,200	457,900	460,100	461,000	463,900
Median Price	419,000	440,888	459,900	455,000	457,500	445,000	437,500	439,250	425,000	438,000	440,000	430,500
Average Price	472,020	486,490	505,459	508,659	510,631	494,163	488,484	487,097	474,424	484,668	490,252	477,977
Index	192	195	200	204	206	208	208	208	208	209	209	210

	Dec-20	Dec-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	1	4	33	25
\$100,000 - \$149,999	28	39	317	447
\$150,000 - \$199,999	78	98	904	1,305
\$200,000 - \$249,999	92	109	1,032	1,690
\$250,000 - \$299,999	109	167	1,432	2,135
\$300,000 - \$349,999	126	153	1,684	2,412
\$350,000 - \$399,999	161	186	2,141	3,025
\$400,000 - \$449,999	145	168	1,933	3,084
\$450,000 - \$499,999	118	149	1,627	2,784
\$500,000 - \$549,999	93	143	1,270	2,397
\$550,000 - \$599,999	56	119	913	2,012
\$600,000 - \$649,999	43	85	653	1,383
\$650,000 - \$699,999	27	95	498	1,158
\$700,000 - \$749,999	26	48	350	819
\$750,000 - \$799,999	18	40	283	660
\$800,000 - \$849,999	17	24	210	437
\$850,000 - \$899,999	9	14	149	341
\$900,000 - \$949,999	8	14	117	235
\$950,000 - \$999,999	5	16	108	234
\$1,000,000 - \$1,299,999	22	43	273	615
\$1,300,000 - \$1,499,999	5	9	78	170
\$1,500,000 - \$1,999,999	9	10	90	196
\$2,000,000 +	3	4	54	122
	1,199	1,737	16,149	27,686

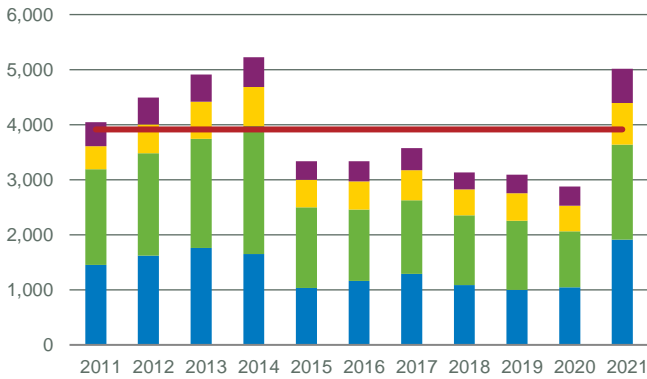
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

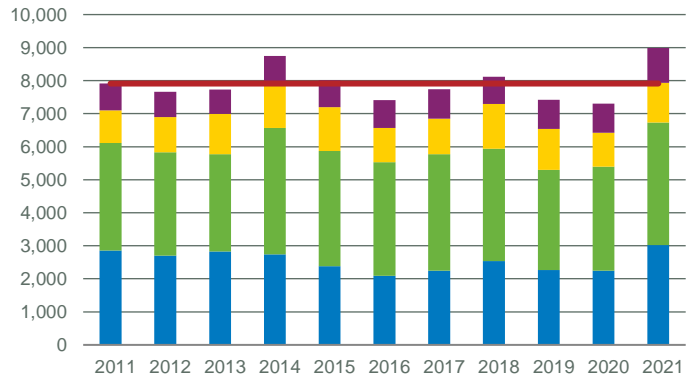
2021



Source: CREB®

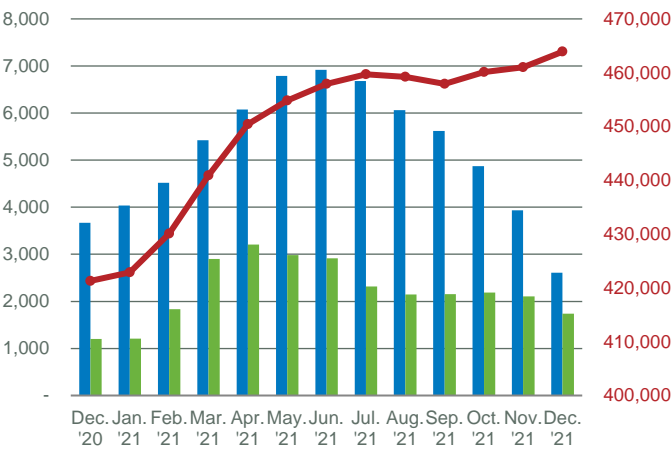
CITY OF CALGARY TOTAL NEW LISTINGS

2021



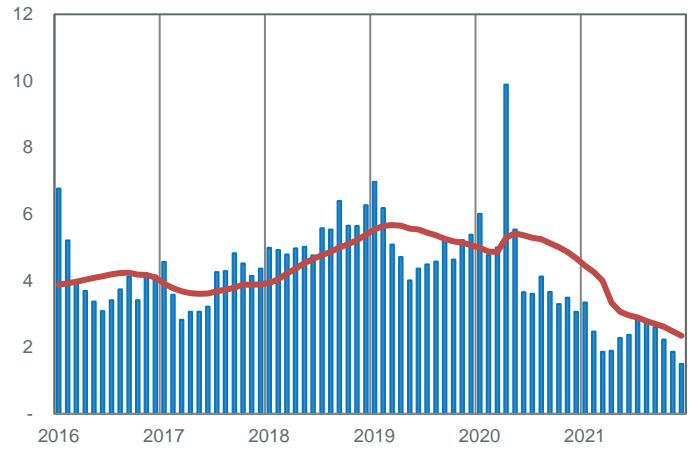
Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



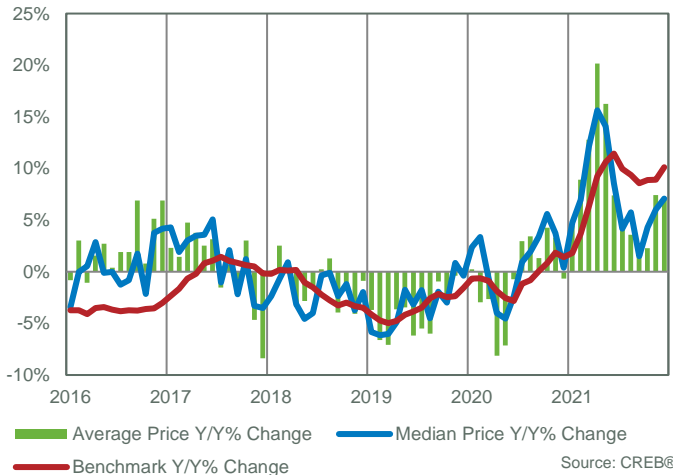
Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



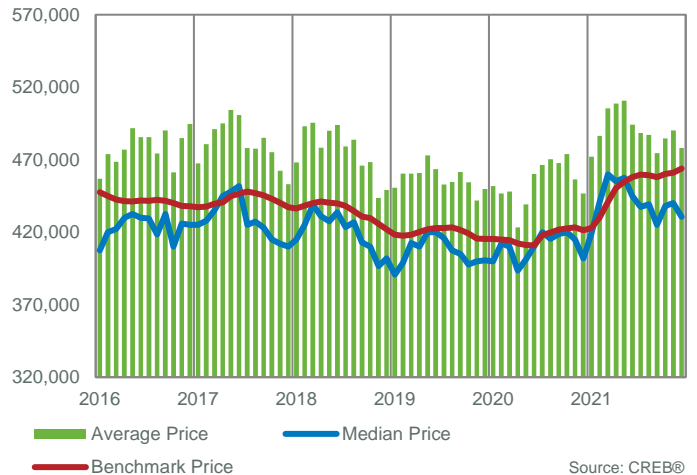
Source: CREB®
12 month moving average inventory

CITY OF CALGARY TOTAL PRICE CHANGE



Source: CREB®

CITY OF CALGARY TOTAL PRICES

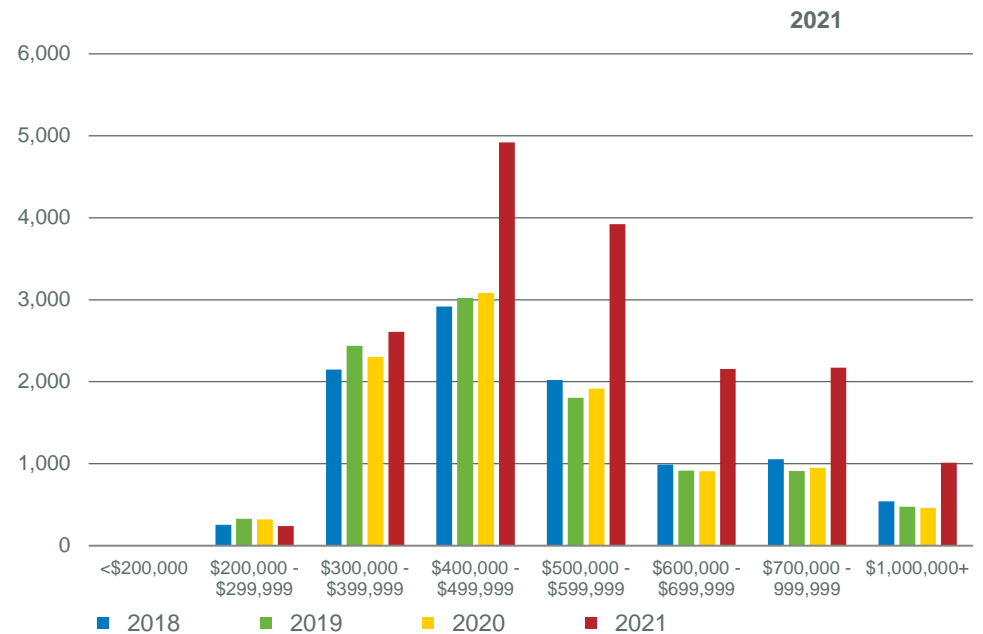


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,137	883	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
2021												
Sales	733	1,121	1,865	2,042	1,908	1,818	1,409	1,295	1,264	1,331	1,245	1,007
New Listings	1,114	1,572	2,611	2,770	2,731	2,393	1,823	1,569	1,561	1,350	1,052	646
Inventory	1,684	1,926	2,409	2,780	3,200	3,262	3,112	2,775	2,500	2,064	1,525	898
Days on Market	53	37	29	25	26	27	33	36	36	39	40	39
Benchmark Price	492,000	501,400	515,100	527,900	533,300	537,200	539,900	538,700	537,500	540,900	542,600	547,300
Median Price	482,000	512,000	527,900	523,000	528,750	512,000	517,350	515,000	505,000	510,000	520,000	525,000
Average Price	559,202	573,855	594,770	593,962	595,748	583,717	584,472	589,995	578,116	570,051	586,472	587,413
Index	200	204	210	215	217	219	220	219	219	220	221	223

	Dec-20	Dec-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	3	5
\$200,000 - \$249,999	4	-	37	18
\$250,000 - \$299,999	21	20	285	222
\$300,000 - \$349,999	65	45	760	801
\$350,000 - \$399,999	123	112	1,542	1,808
\$400,000 - \$449,999	121	125	1,641	2,499
\$450,000 - \$499,999	98	120	1,442	2,421
\$500,000 - \$549,999	82	130	1,130	2,141
\$550,000 - \$599,999	42	102	787	1,783
\$600,000 - \$649,999	38	78	530	1,205
\$650,000 - \$699,999	24	81	378	951
\$700,000 - \$749,999	20	41	259	638
\$750,000 - \$799,999	13	34	218	505
\$800,000 - \$849,999	14	20	171	369
\$850,000 - \$899,999	7	12	119	276
\$900,000 - \$949,999	5	11	96	191
\$950,000 - \$999,999	4	13	89	194
\$1,000,000 - \$1,299,999	20	40	247	554
\$1,300,000 - \$1,499,999	5	9	74	162
\$1,500,000 - \$1,999,999	8	10	87	179
\$2,000,000 +	3	3	53	116
	717	1,007	9,948	17,038

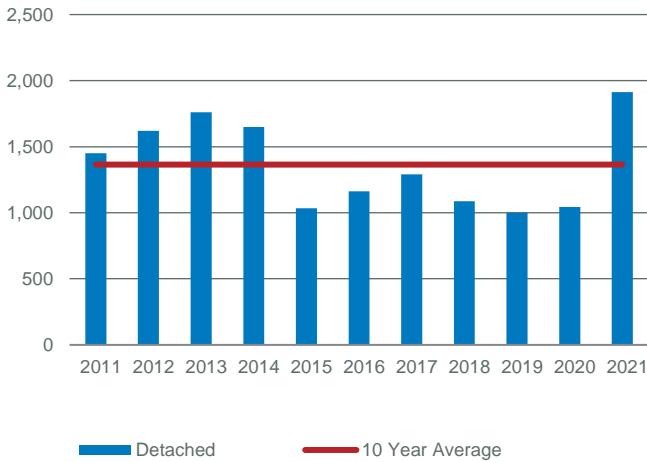
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

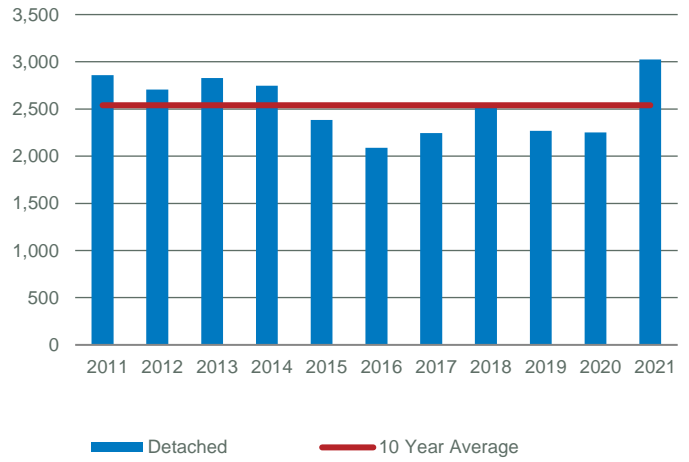
2021



Source: CREB®

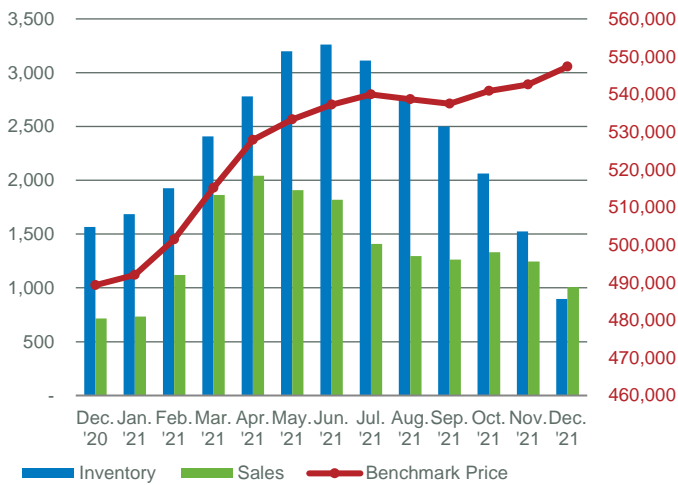
CITY OF CALGARY DETACHED NEW LISTINGS

2021



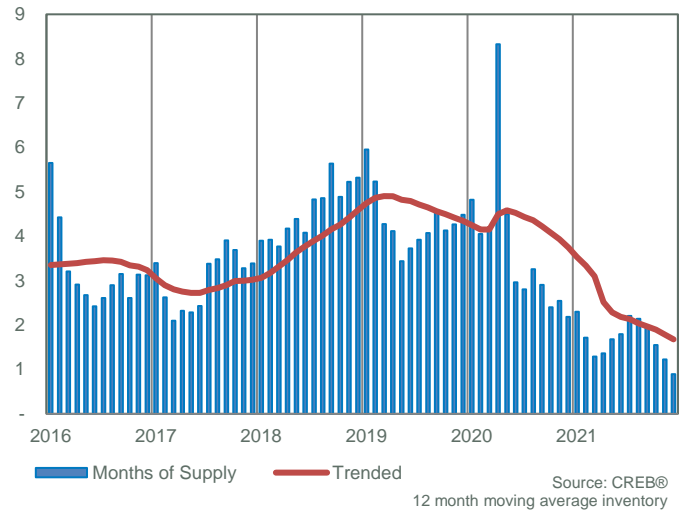
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



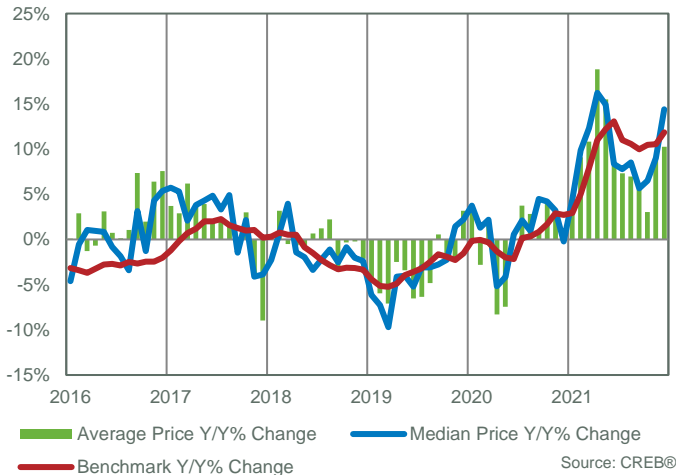
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



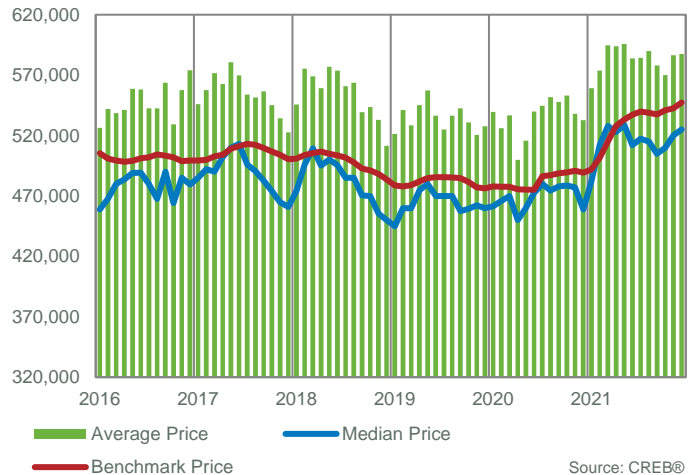
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

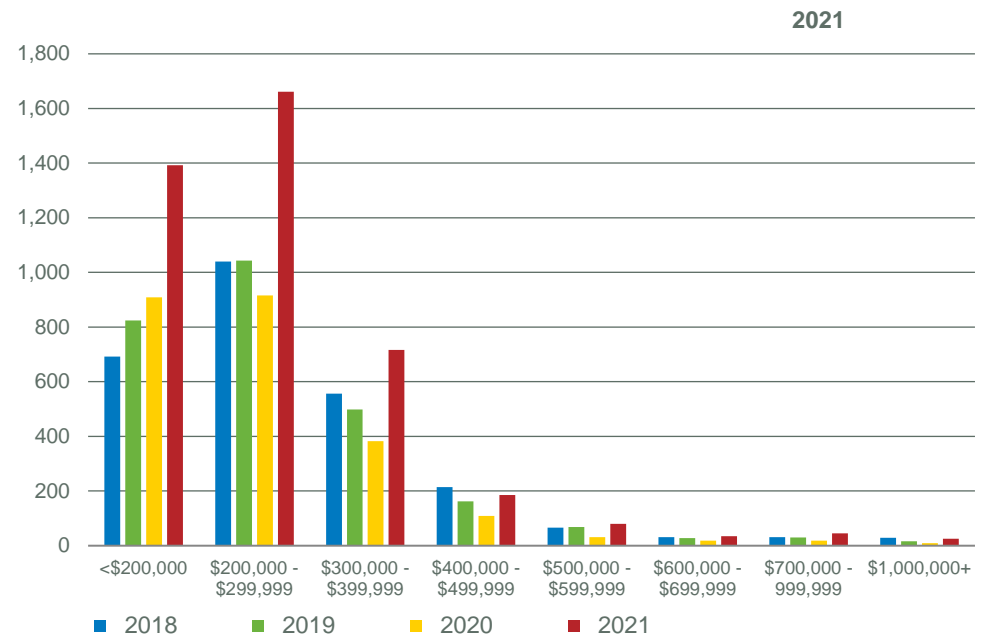


Source: CREB®

	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	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
2021												
Sales	184	271	385	440	379	442	345	332	364	360	332	307
New Listings	552	571	868	837	797	747	642	572	632	531	461	294
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,561	1,416	1,056
Days on Market	65	70	53	57	53	55	64	63	65	59	69	67
Benchmark Price	245,200	246,200	250,600	252,300	252,600	253,000	254,100	253,300	253,200	252,200	251,600	252,000
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	234,000	225,000	225,500	235,000	230,000	235,000
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,170	288,118	285,713	261,785
Index	170	170	173	174	175	175	176	175	175	174	174	174

	Dec-20	Dec-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	1	2	29	22
\$100,000 - \$149,999	22	35	237	392
\$150,000 - \$199,999	53	70	643	978
\$200,000 - \$249,999	40	65	514	994
\$250,000 - \$299,999	24	51	402	667
\$300,000 - \$349,999	19	38	241	440
\$350,000 - \$399,999	14	22	142	276
\$400,000 - \$449,999	6	11	67	118
\$450,000 - \$499,999	2	4	42	68
\$500,000 - \$549,999	1	4	23	45
\$550,000 - \$599,999	1	2	8	35
\$600,000 - \$649,999	-	-	11	25
\$650,000 - \$699,999	-	1	7	10
\$700,000 - \$749,999	-	-	5	11
\$750,000 - \$799,999	-	-	6	5
\$800,000 - \$849,999	1	-	5	8
\$850,000 - \$899,999	-	-	1	9
\$900,000 - \$949,999	-	-	1	4
\$950,000 - \$999,999	-	-	-	8
\$1,000,000 - \$1,299,999	1	1	6	9
\$1,300,000 - \$1,499,999	-	-	1	3
\$1,500,000 - \$1,999,999	-	-	1	9
\$2,000,000 +	-	1	1	5
	185	307	2,393	4,141

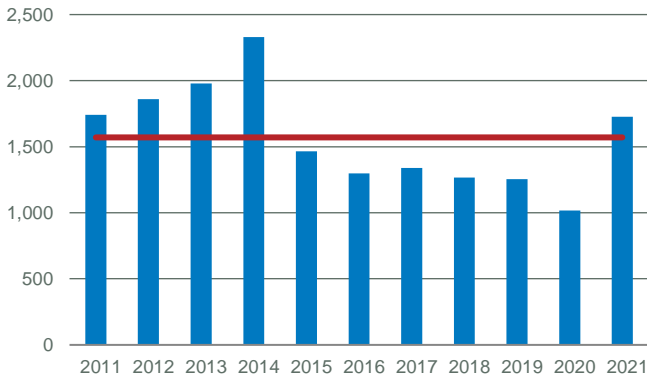
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2021

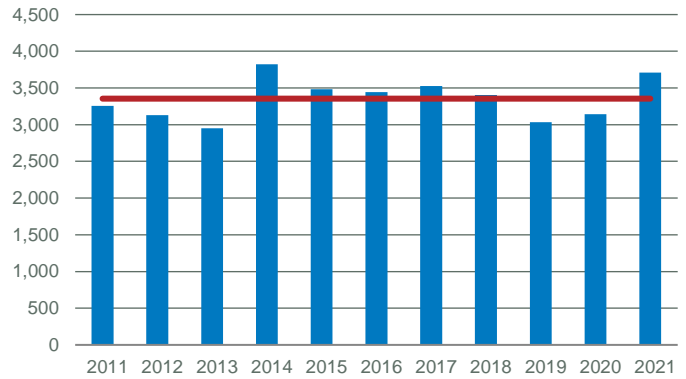


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

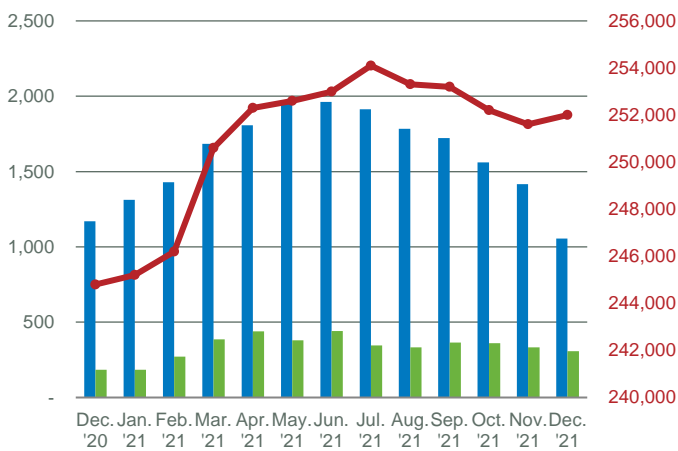
2021



Apartment 10 Year Average

Source: CREB®

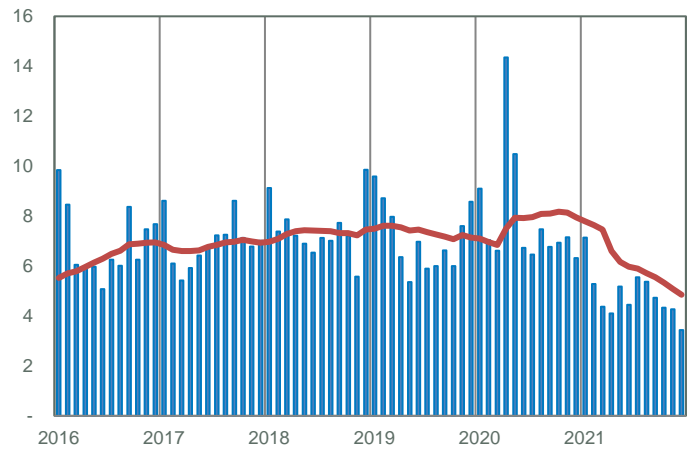
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

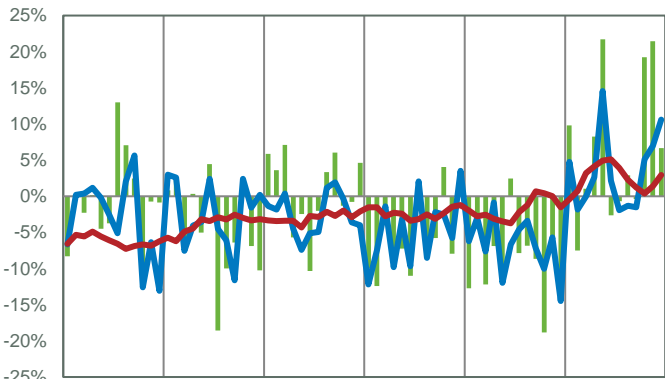
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®
12 month moving average inventory

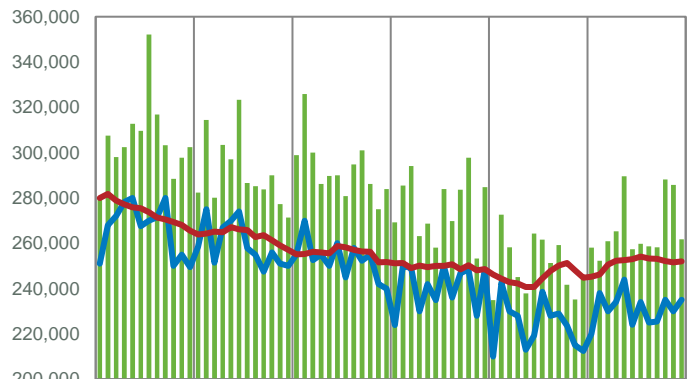
CITY OF CALGARY APARTMENT PRICE CHANGE



Average Price Y/Y% Change Median Price Y/Y% Change Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY APARTMENT PRICES



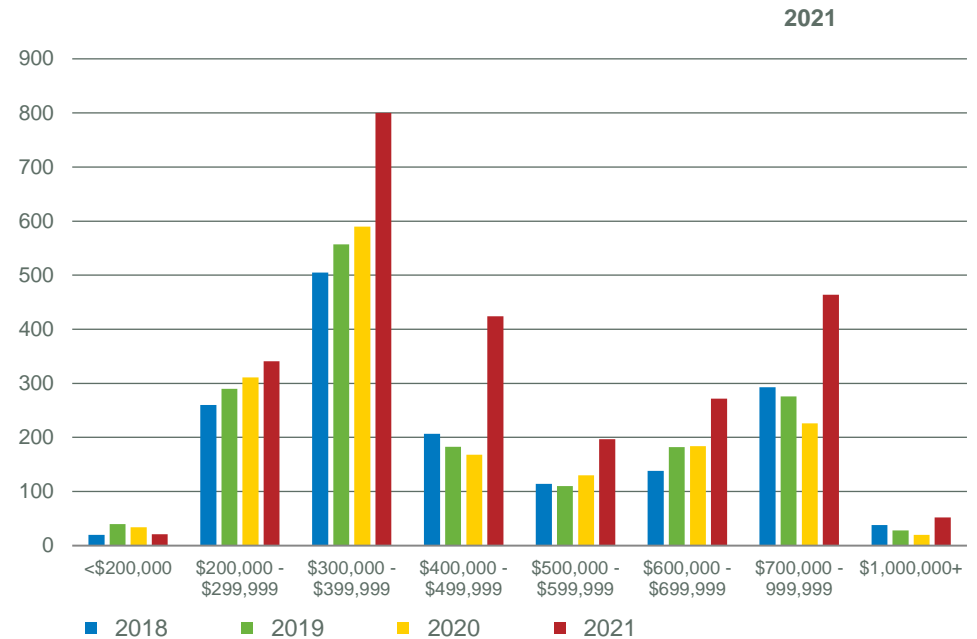
Average Price Median Price Benchmark Price

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	179	270	299	277	243	209	176	210	222	211	135
New Listings	212	254	393	436	376	382	320	270	296	226	182	106
Inventory	345	375	451	540	560	593	580	547	519	428	326	215
Days on Market	59	40	38	36	30	37	37	38	42	39	49	50
Benchmark Price	391,700	398,600	411,200	419,700	423,700	427,000	428,400	430,000	424,900	427,800	429,800	432,400
Median Price	387,750	460,000	414,950	450,000	425,000	424,900	410,000	432,000	400,000	405,000	425,000	455,000
Average Price	478,616	521,224	489,356	537,761	503,552	509,071	490,949	489,273	465,078	484,213	499,599	496,114
Index	198	202	208	212	214	216	217	218	215	217	218	219

	Dec-20	Dec-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	8	2
\$150,000 - \$199,999	2	2	26	19
\$200,000 - \$249,999	11	4	100	84
\$250,000 - \$299,999	22	17	211	257
\$300,000 - \$349,999	18	16	308	336
\$350,000 - \$399,999	17	17	282	464
\$400,000 - \$449,999	9	10	107	265
\$450,000 - \$499,999	10	19	61	159
\$500,000 - \$549,999	5	3	46	85
\$550,000 - \$599,999	8	9	84	112
\$600,000 - \$649,999	3	3	84	113
\$650,000 - \$699,999	2	10	100	159
\$700,000 - \$749,999	6	7	75	148
\$750,000 - \$799,999	5	6	56	146
\$800,000 - \$849,999	2	4	32	54
\$850,000 - \$899,999	2	2	27	54
\$900,000 - \$949,999	3	2	19	35
\$950,000 - \$999,999	1	2	17	27
\$1,000,000 - \$1,299,999	1	2	17	44
\$1,300,000 - \$1,499,999	-	-	1	3
\$1,500,000 - \$1,999,999	1	-	2	4
\$2,000,000 +	-	-	-	1
	128	135	1,663	2,571

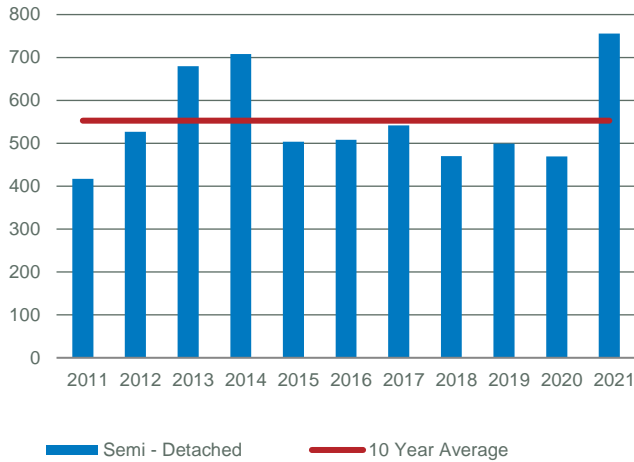
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

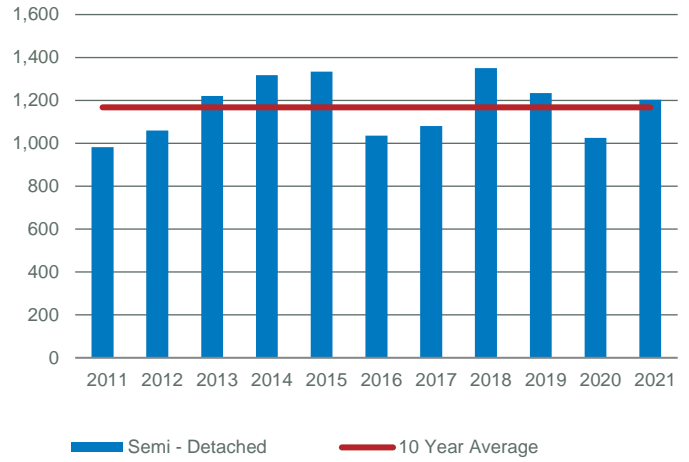
2021



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

2021



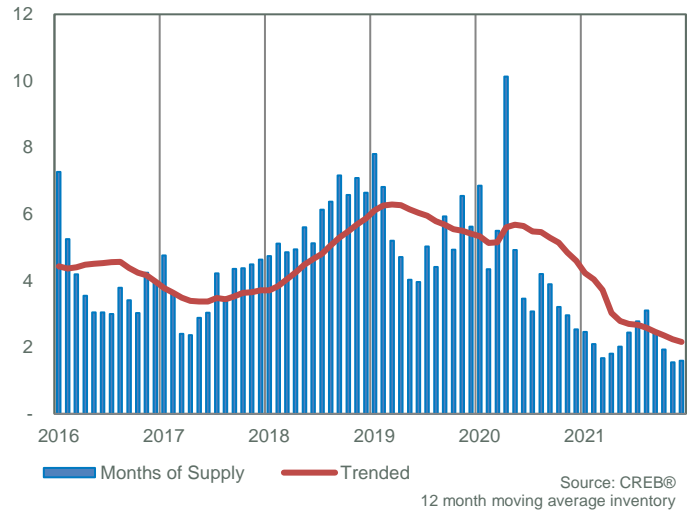
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



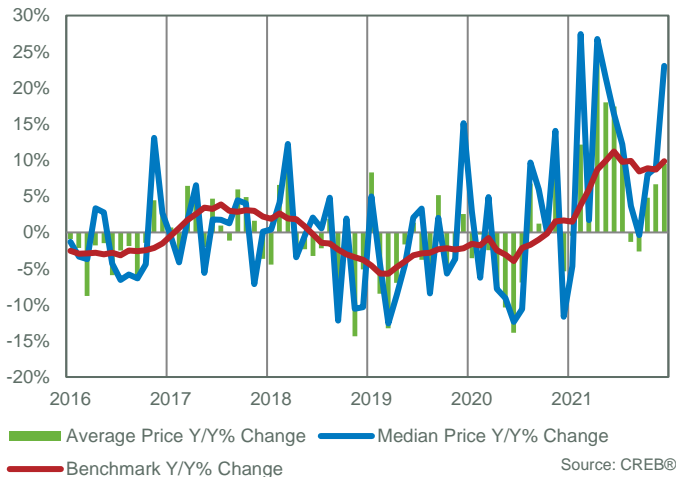
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



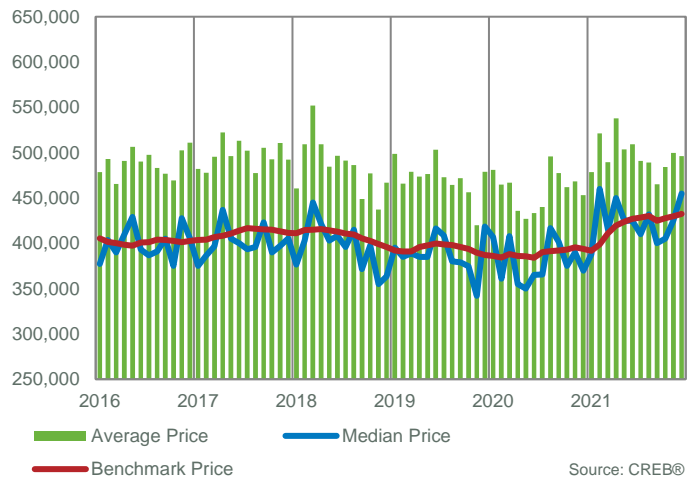
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

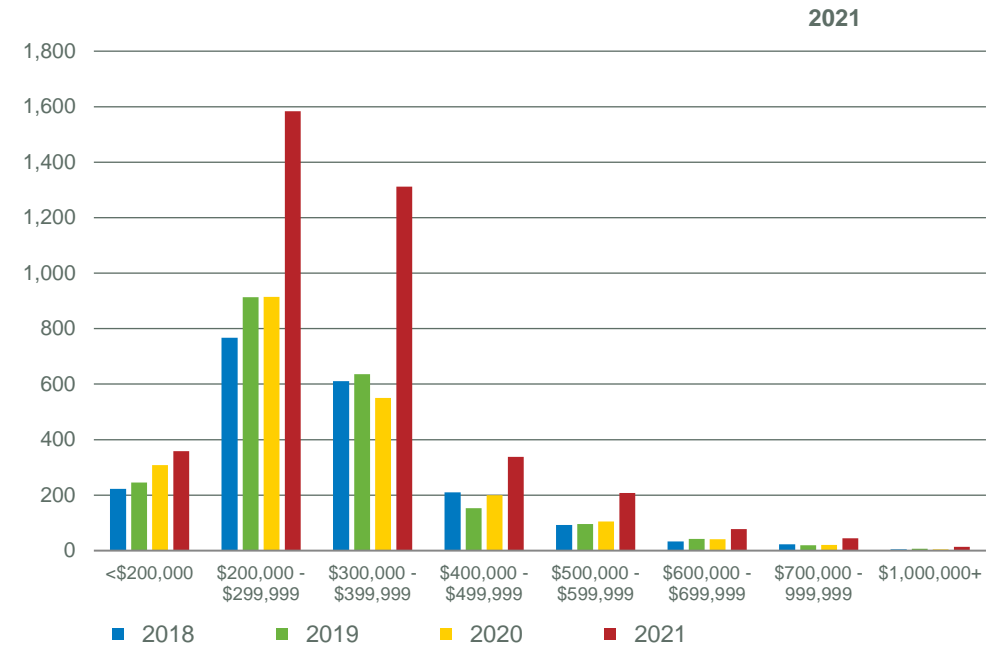


Source: CREB®

	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	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
2021												
Sales	150	260	383	424	417	411	351	343	318	271	320	288
New Listings	372	453	568	632	658	612	513	412	417	394	304	184
Inventory	696	790	879	950	1,066	1,102	1,077	960	877	822	665	439
Days on Market	67	53	45	45	41	39	45	47	52	46	46	52
Benchmark Price	279,900	283,600	287,900	293,400	296,400	299,300	299,600	300,600	299,600	300,300	299,100	300,100
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000	297,000	295,000	305,000	305,000	297,750
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	318,647	315,975	326,783	321,943	317,282
Index	174	177	179	183	185	186	187	187	187	187	186	187

	Dec-20	Dec-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	-	2	4	3
\$100,000 - \$149,999	6	4	72	53
\$150,000 - \$199,999	23	25	232	303
\$200,000 - \$249,999	37	40	381	594
\$250,000 - \$299,999	42	79	534	989
\$300,000 - \$349,999	24	54	375	835
\$350,000 - \$399,999	7	35	175	477
\$400,000 - \$449,999	9	22	118	202
\$450,000 - \$499,999	8	6	82	136
\$500,000 - \$549,999	5	6	71	126
\$550,000 - \$599,999	5	6	34	82
\$600,000 - \$649,999	2	4	28	40
\$650,000 - \$699,999	1	3	13	38
\$700,000 - \$749,999	-	-	11	22
\$750,000 - \$799,999	-	-	3	4
\$800,000 - \$849,999	-	-	2	6
\$850,000 - \$899,999	-	-	2	2
\$900,000 - \$949,999	-	1	1	5
\$950,000 - \$999,999	-	1	2	5
\$1,000,000 - \$1,299,999	-	-	3	8
\$1,300,000 - \$1,499,999	-	-	2	2
\$1,500,000 - \$1,999,999	-	-	-	4
\$2,000,000 +	-	-	-	-
	169	288	2,145	3,936

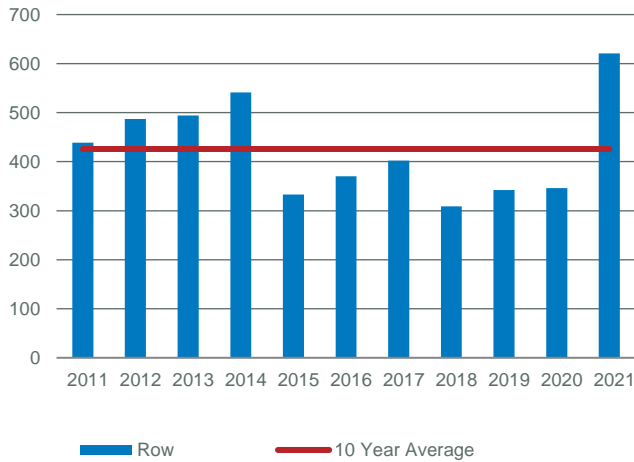
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

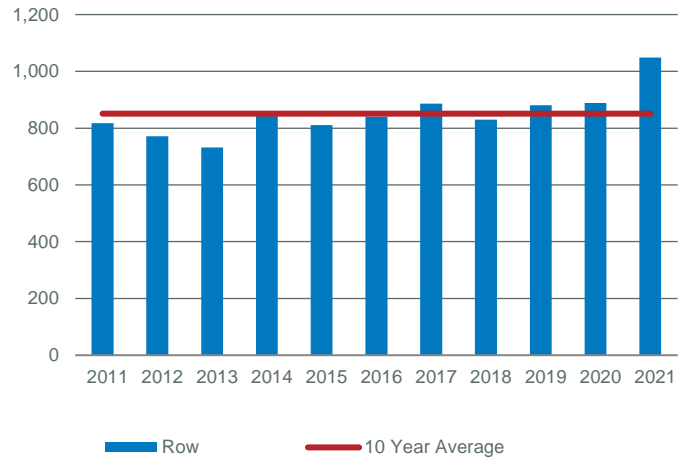
CITY OF CALGARY ROW SALES

2021

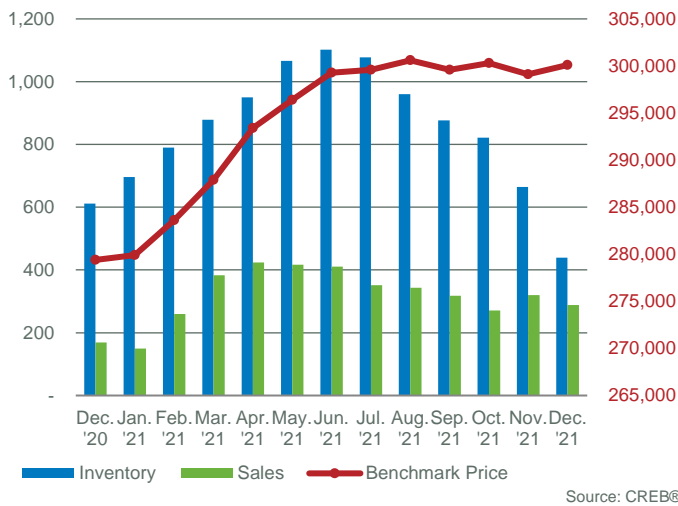


CITY OF CALGARY ROW NEW LISTINGS

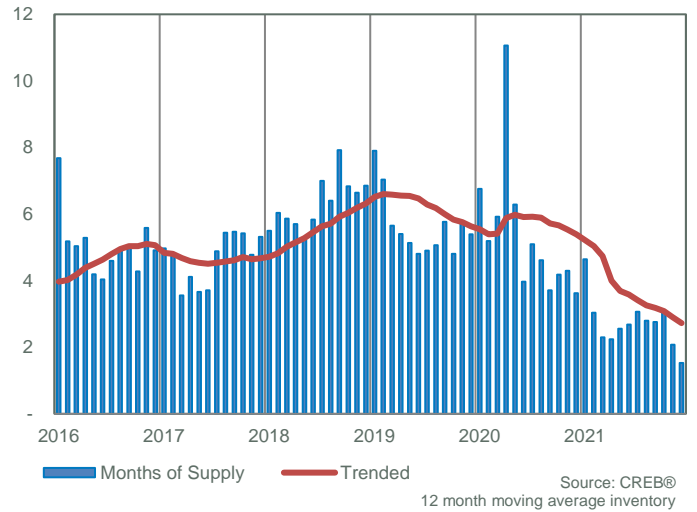
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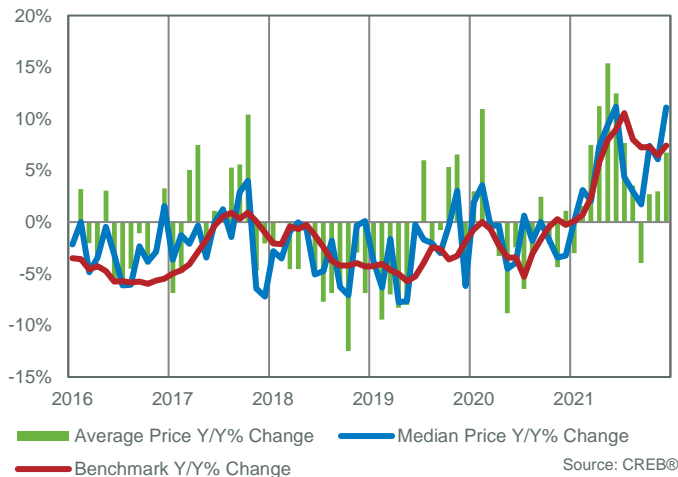
CITY OF CALGARY ROW INVENTORY AND SALES



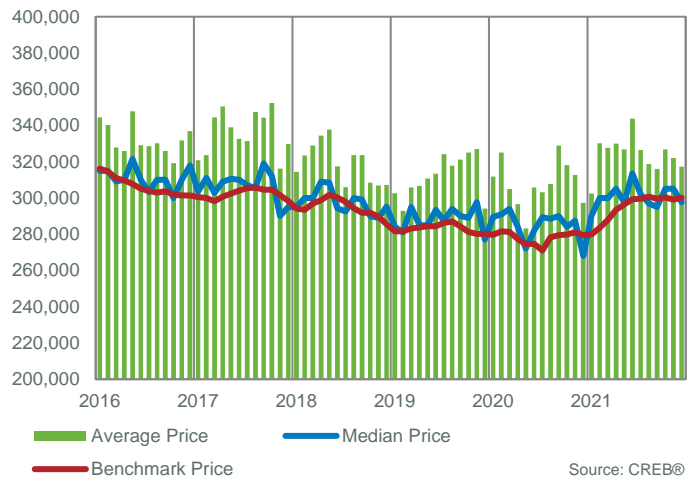
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

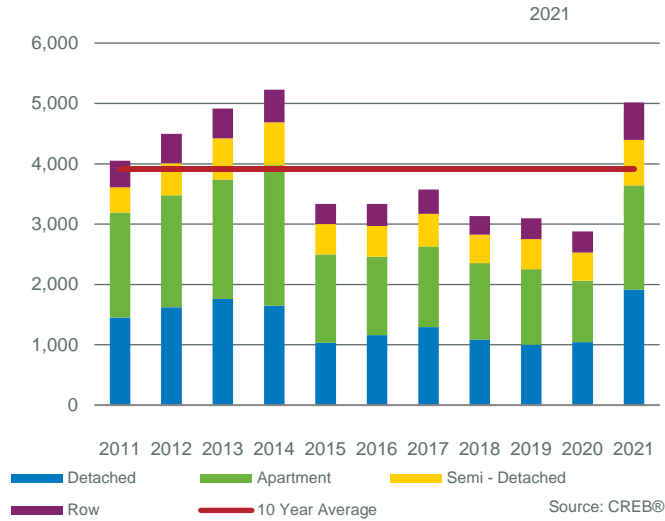


CITY OF CALGARY ROW PRICES

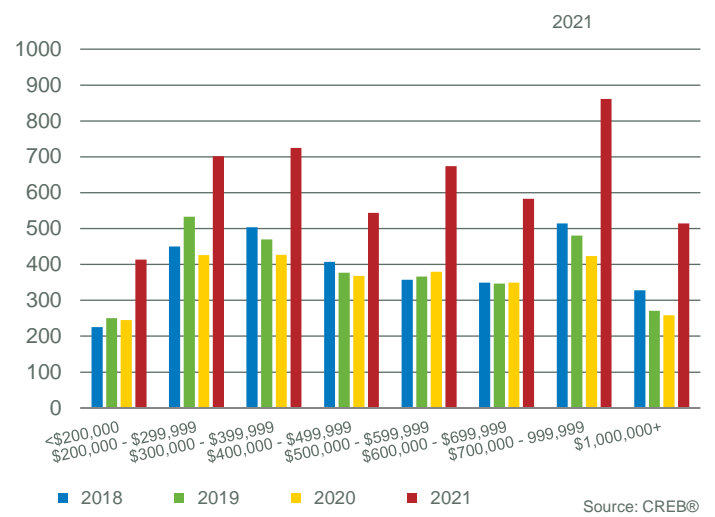


CITY CENTRE

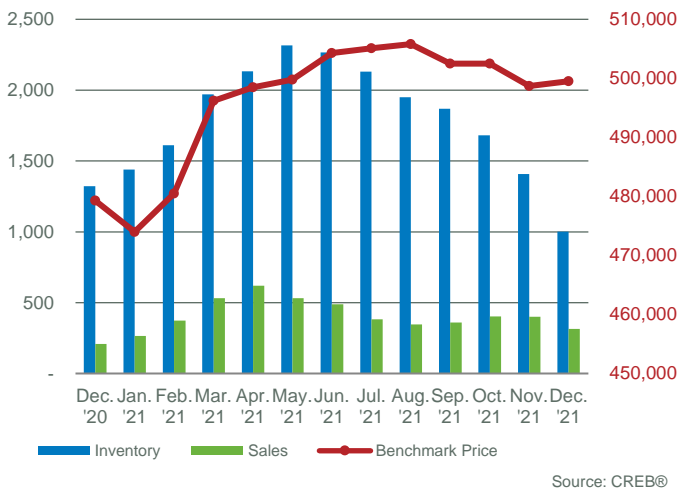
CITY CENTRE TOTAL SALES



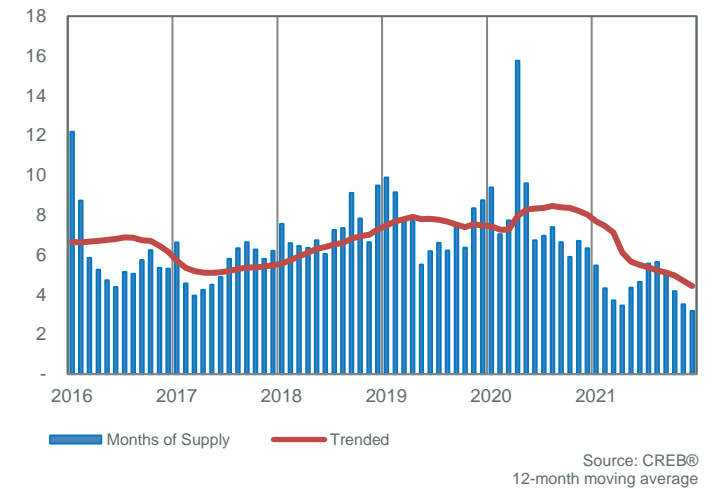
CITY CENTRE TOTAL SALES BY PRICE RANGE



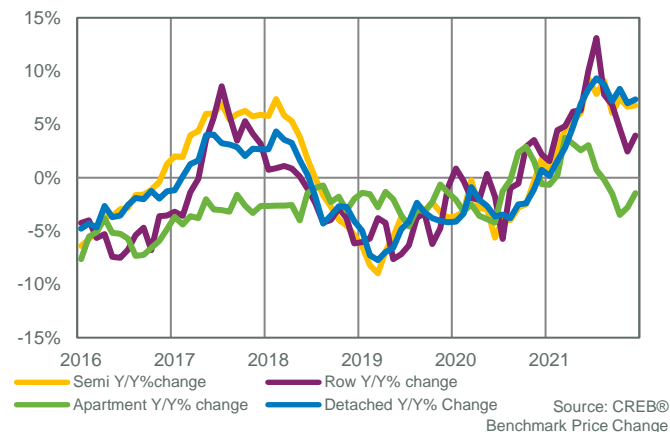
CITY CENTRE INVENTORY AND SALES



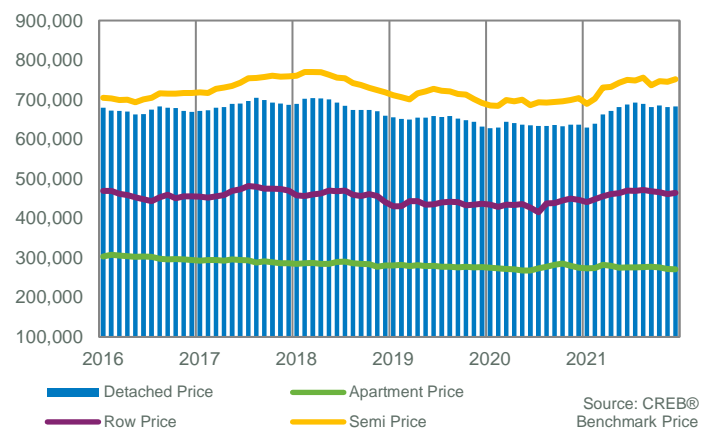
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

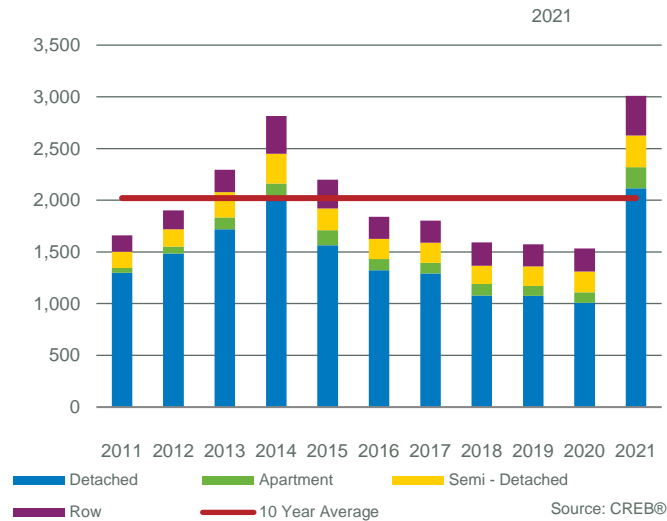


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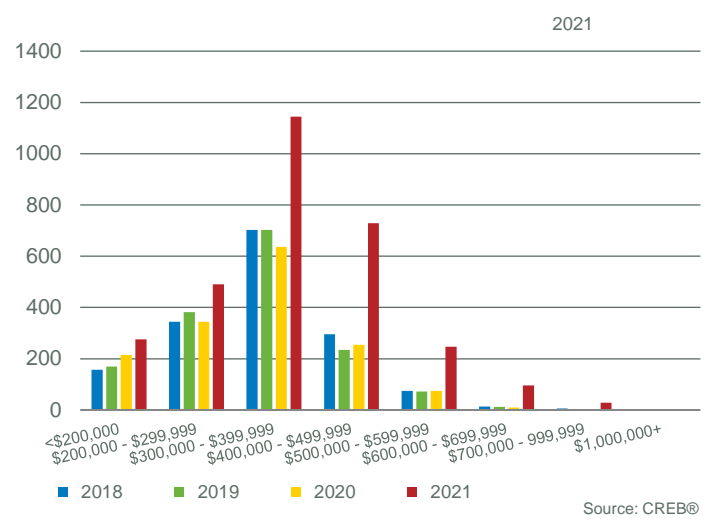


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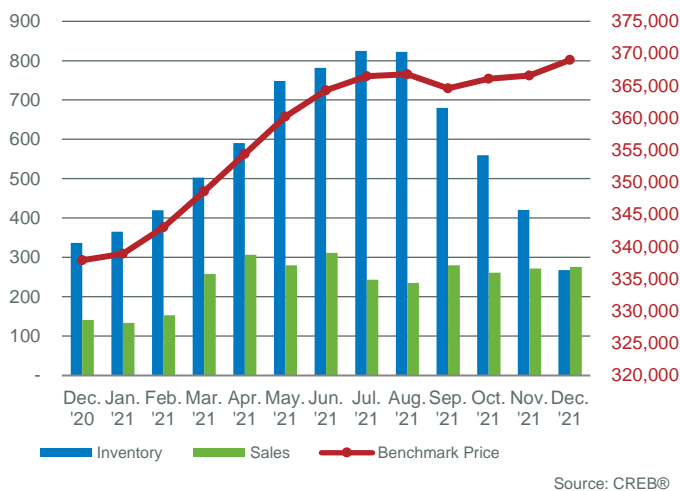
NORTHEAST TOTAL SALES



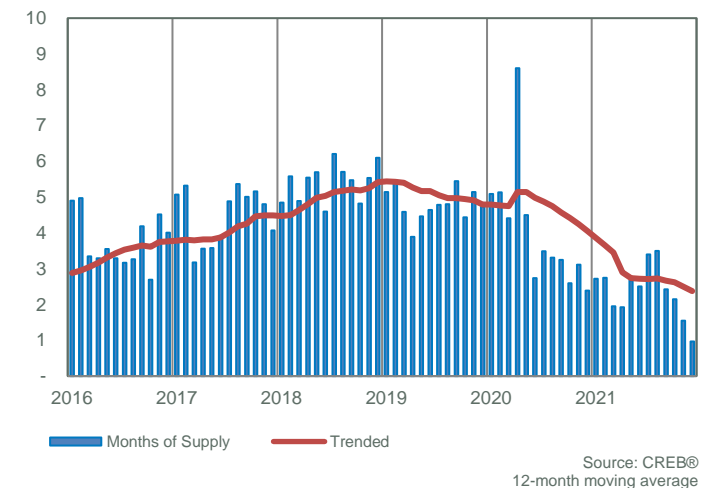
NORTHEAST TOTAL SALES BY PRICE RANGE



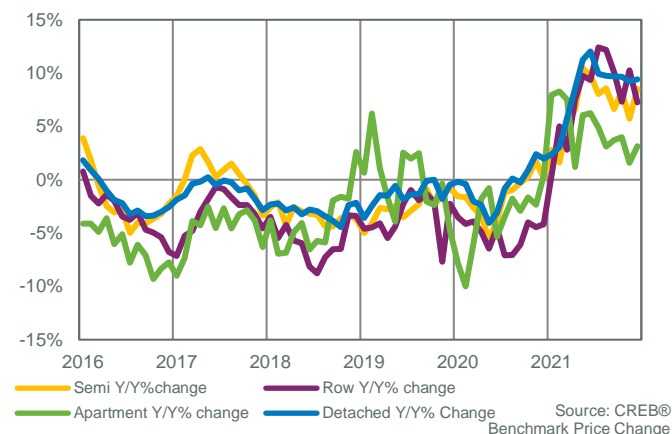
NORTHEAST INVENTORY AND SALES



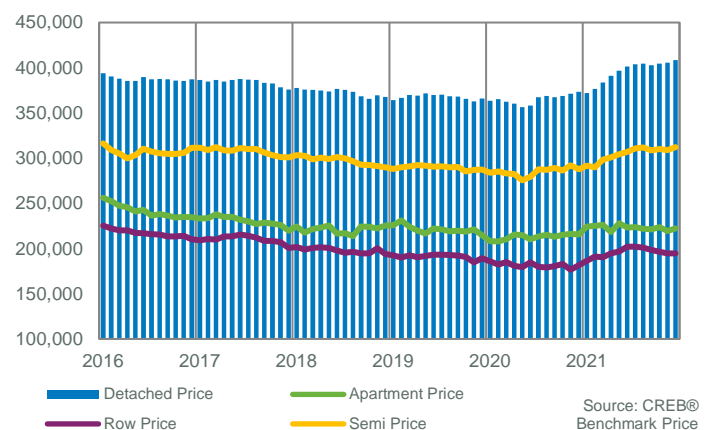
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

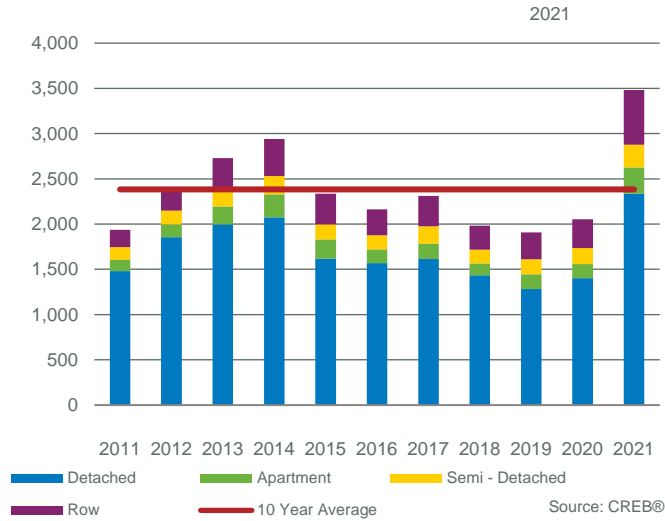


NORTHEAST PRICES

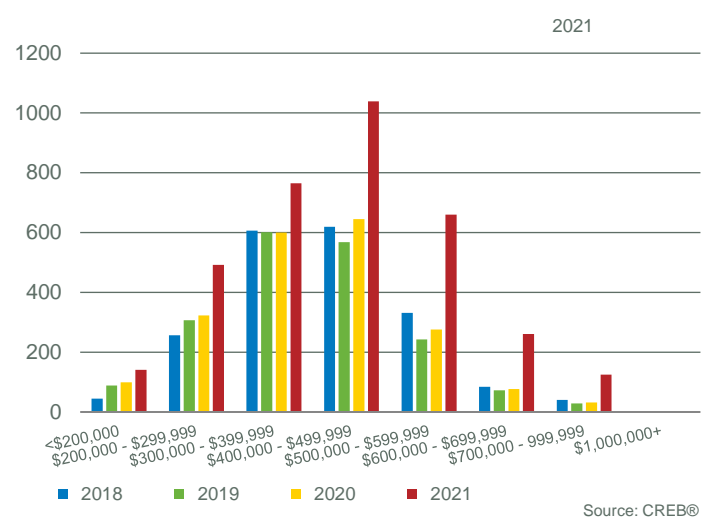


NORTH

NORTH TOTAL SALES



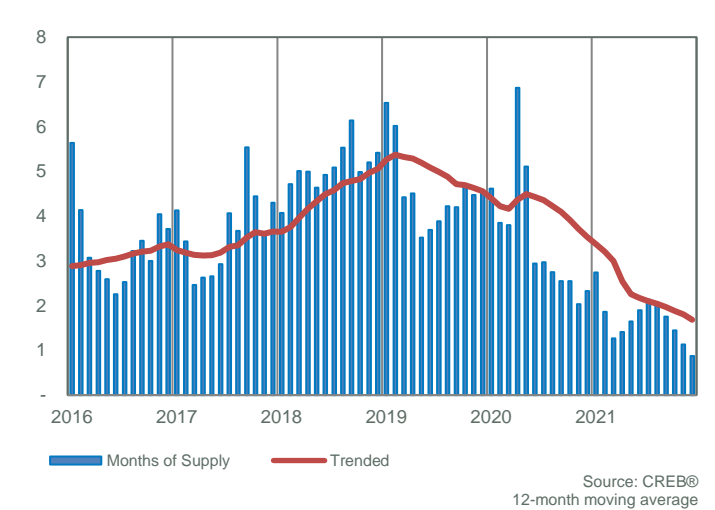
NORTH TOTAL SALES BY PRICE RANGE



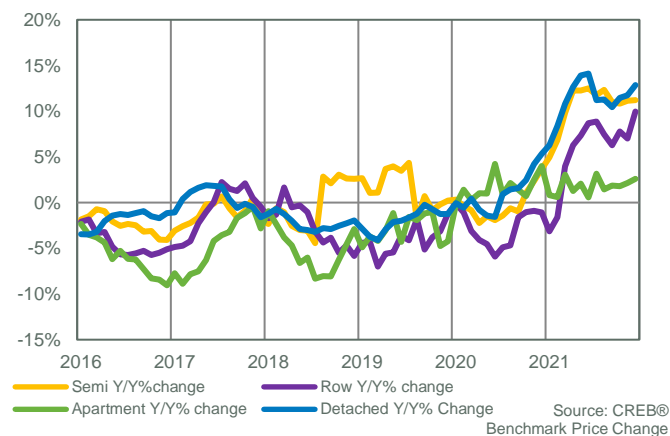
NORTH INVENTORY AND SALES



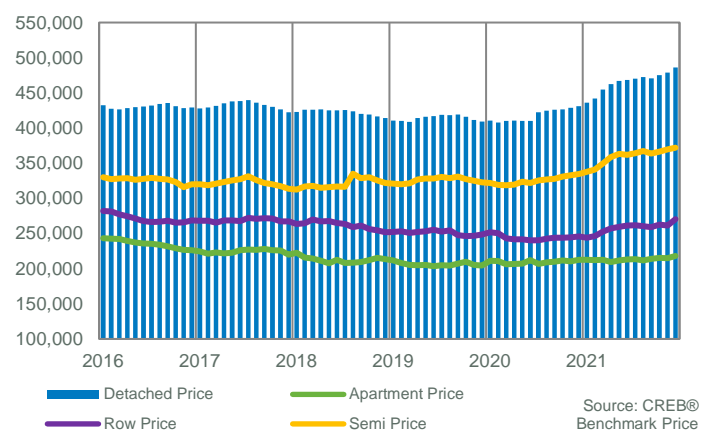
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

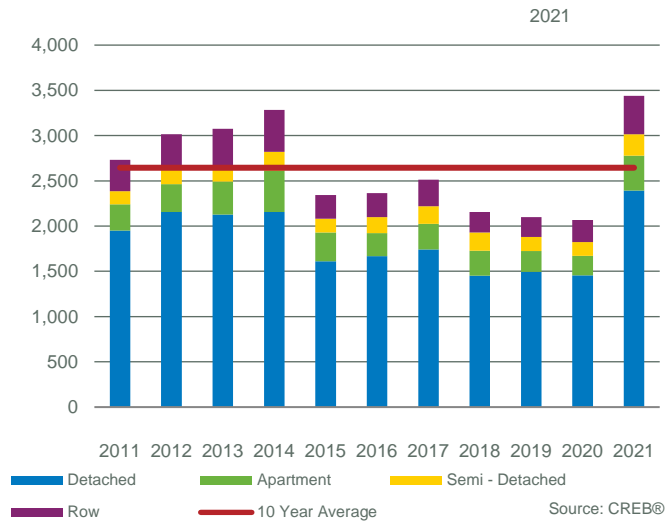


NORTH PRICES

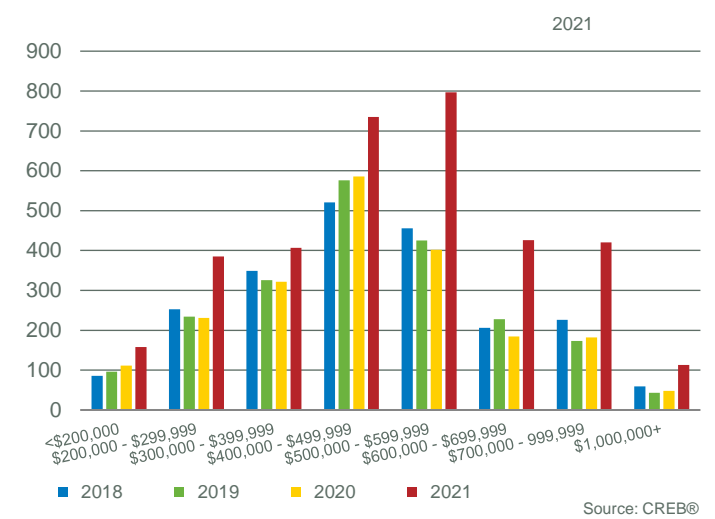


NORTHWEST

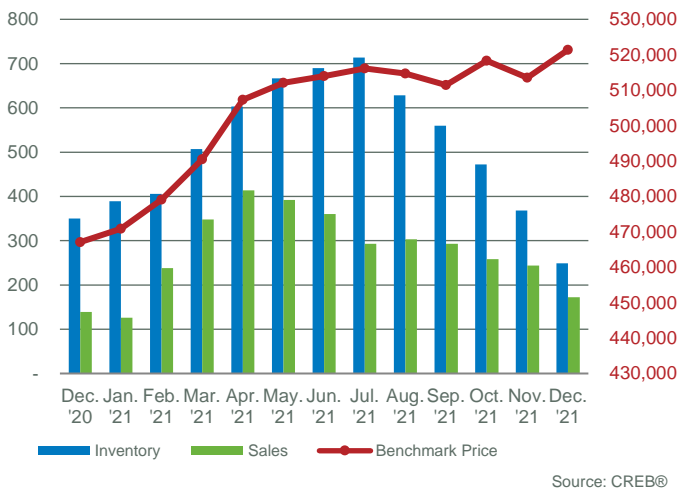
NORTHWEST TOTAL SALES



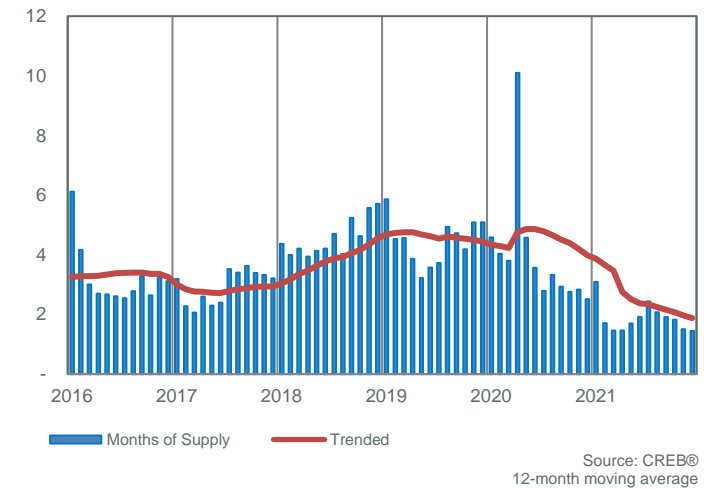
NORTHWEST TOTAL SALES BY PRICE RANGE



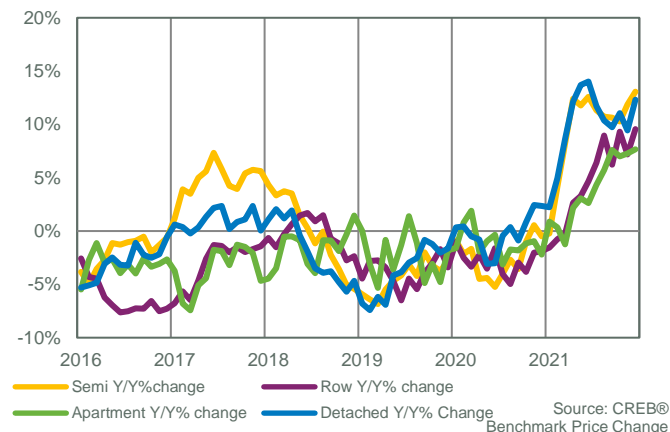
NORTHWEST INVENTORY AND SALES



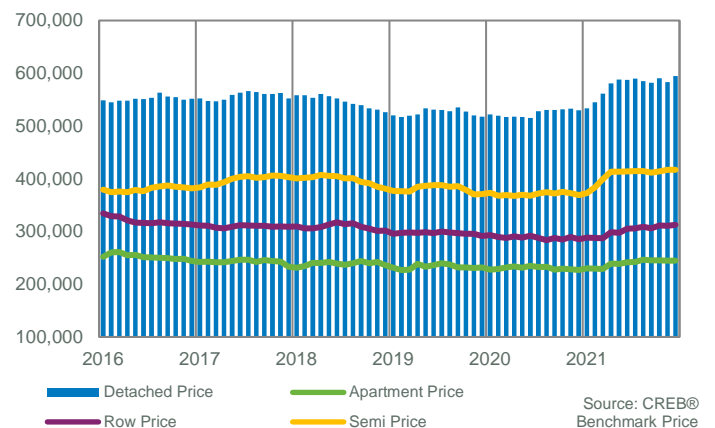
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

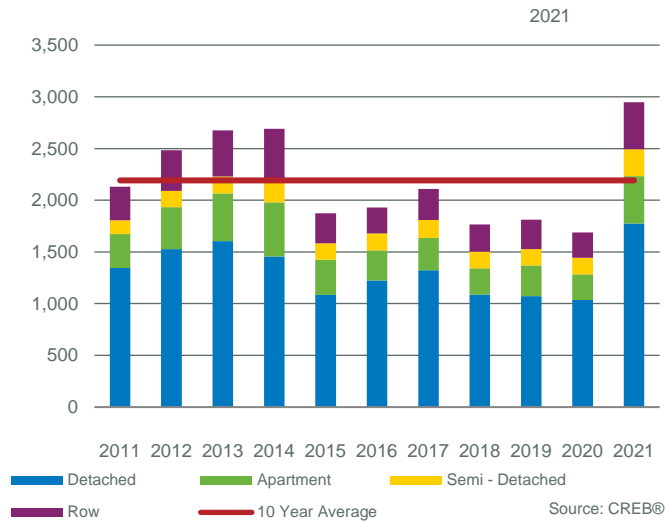


NORTHWEST PRICES

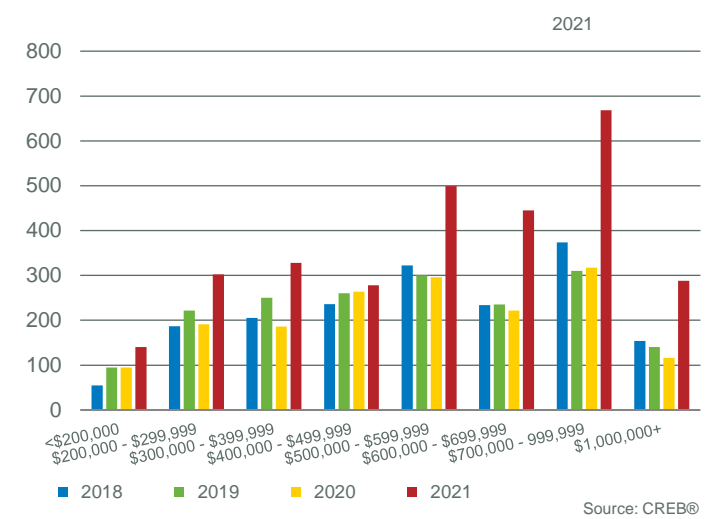


WEST

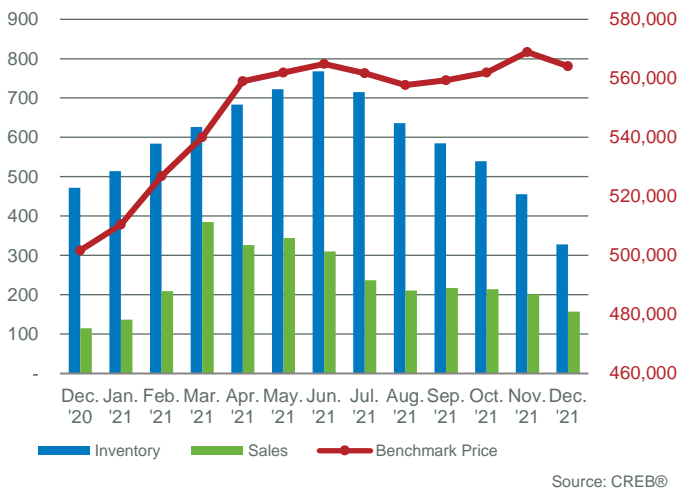
WEST TOTAL SALES



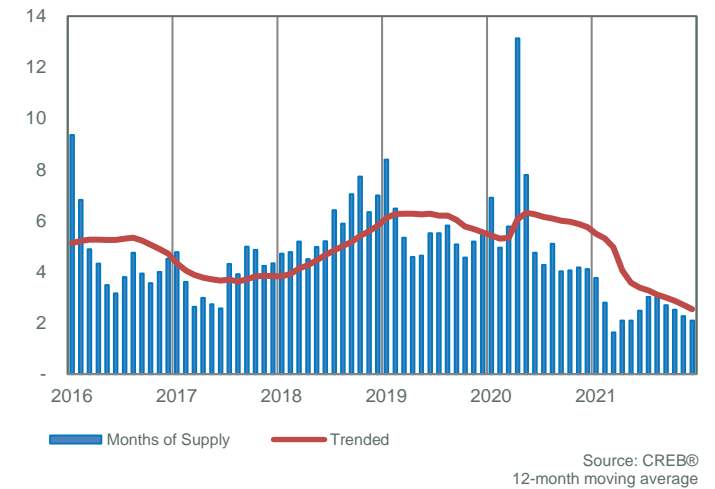
WEST TOTAL SALES BY PRICE RANGE



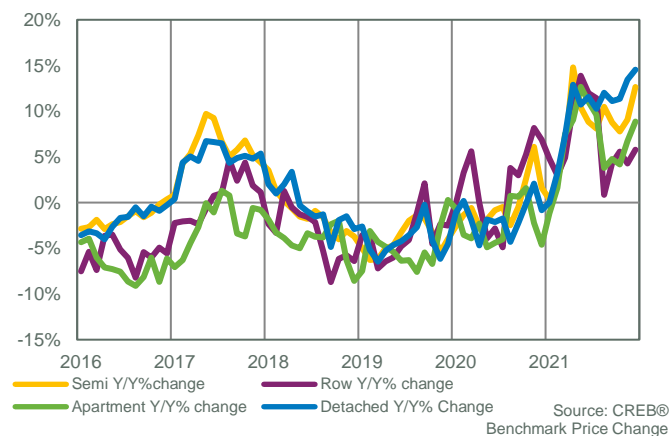
WEST INVENTORY AND SALES



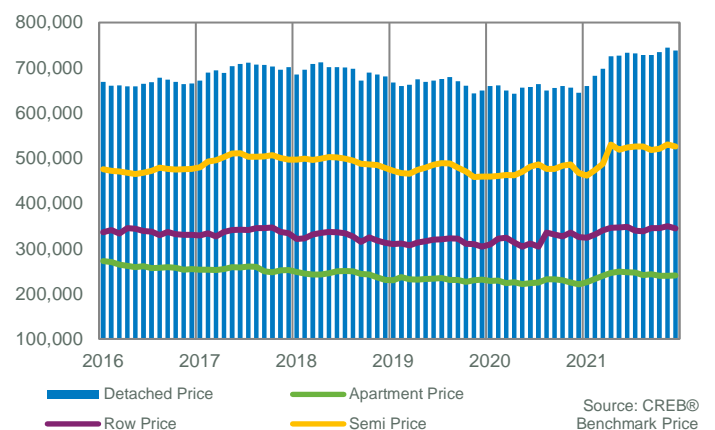
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

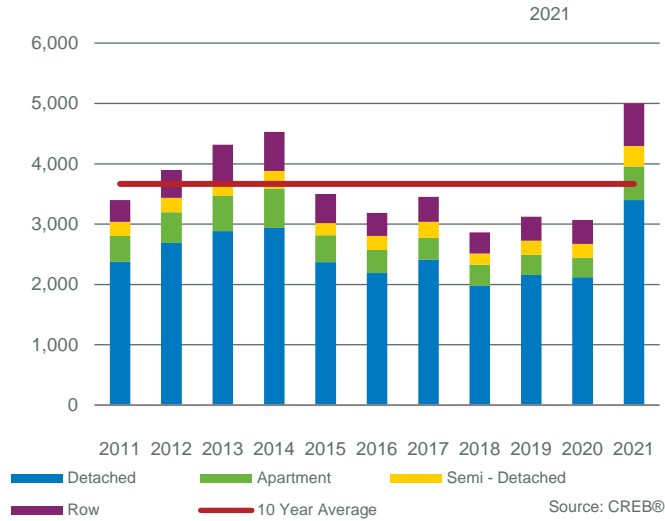


WEST PRICES

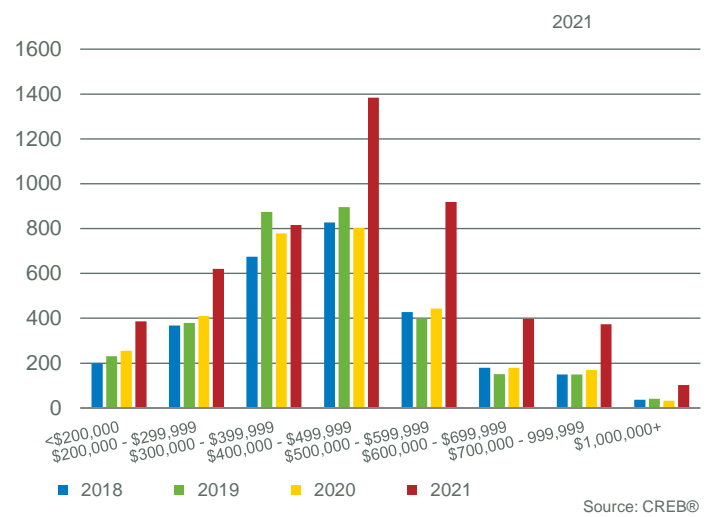


SOUTH

SOUTH TOTAL SALES



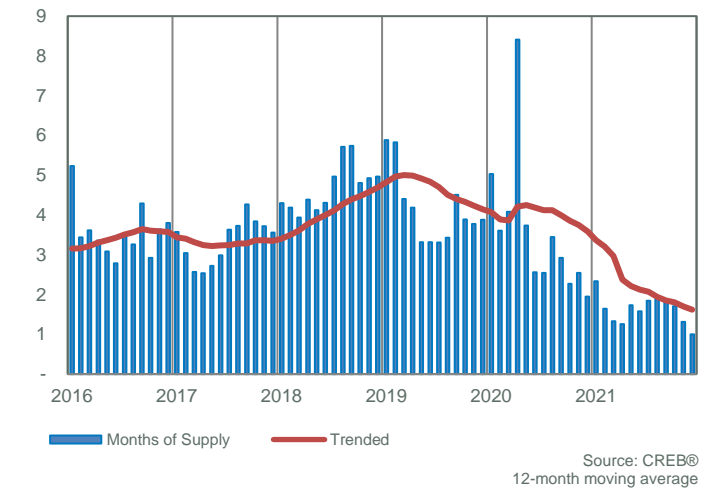
SOUTH TOTAL SALES BY PRICE RANGE



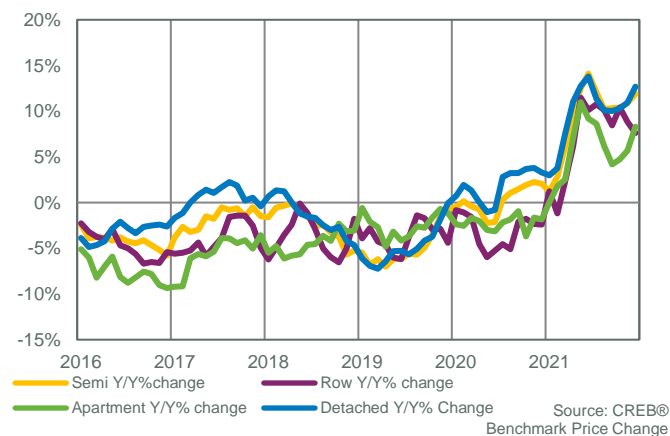
SOUTH INVENTORY AND SALES



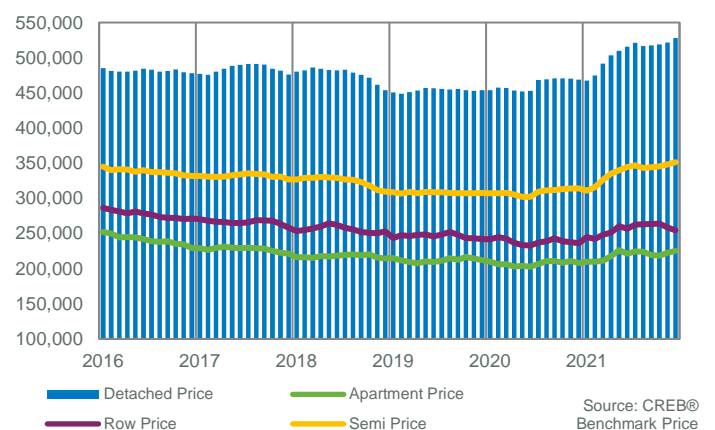
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

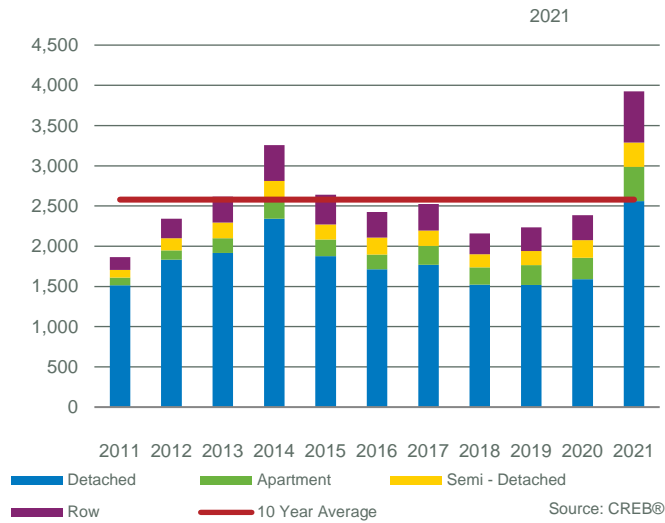


SOUTH PRICES

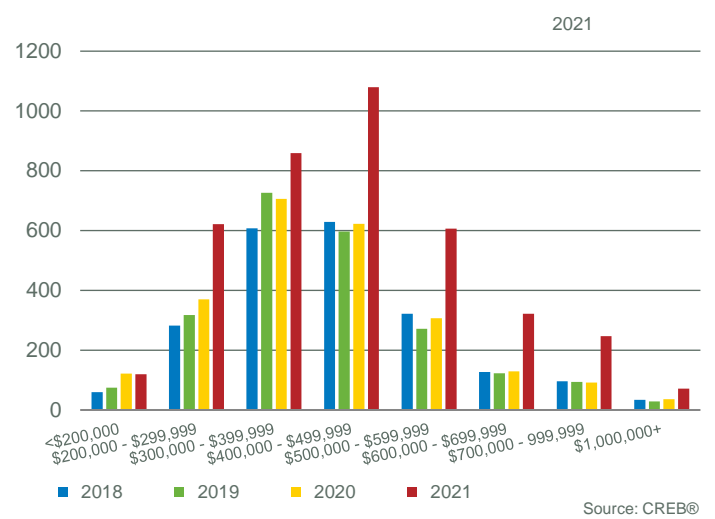


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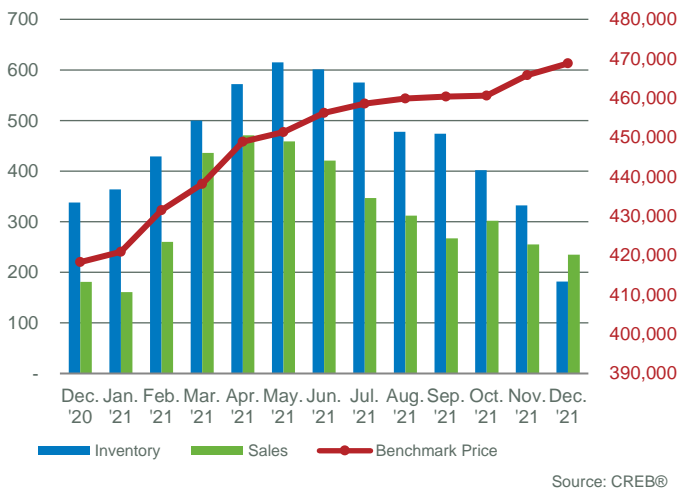
SOUTHEAST TOTAL SALES



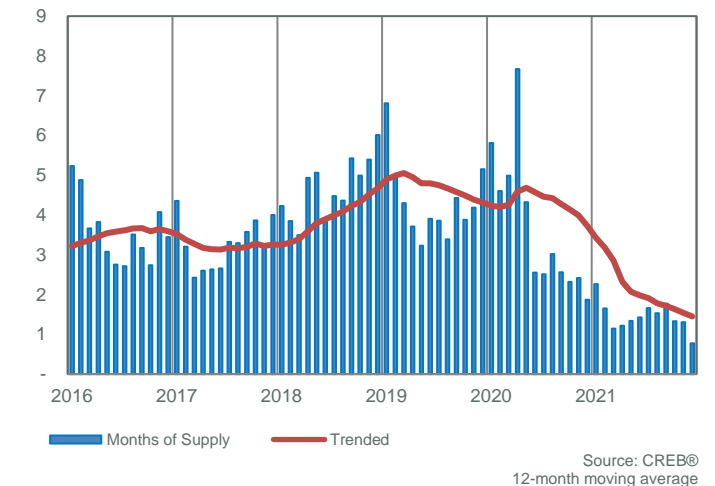
SOUTHEAST TOTAL SALES BY PRICE RANGE



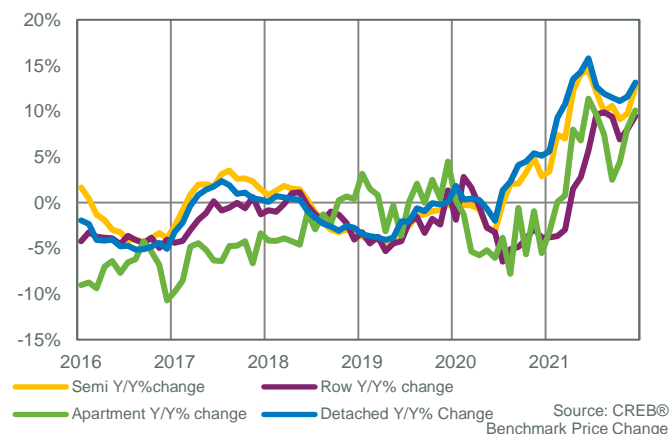
SOUTHEAST INVENTORY AND SALES



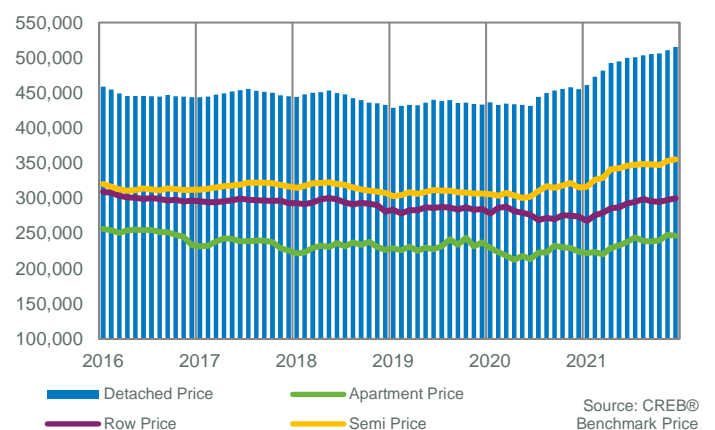
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

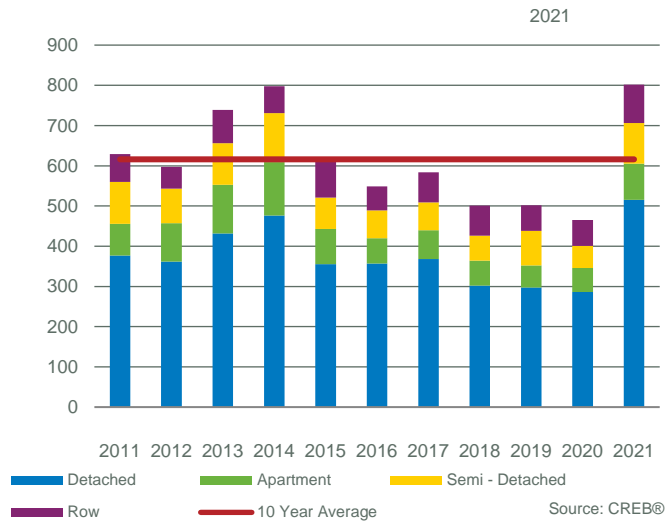


SOUTHEAST PRICES

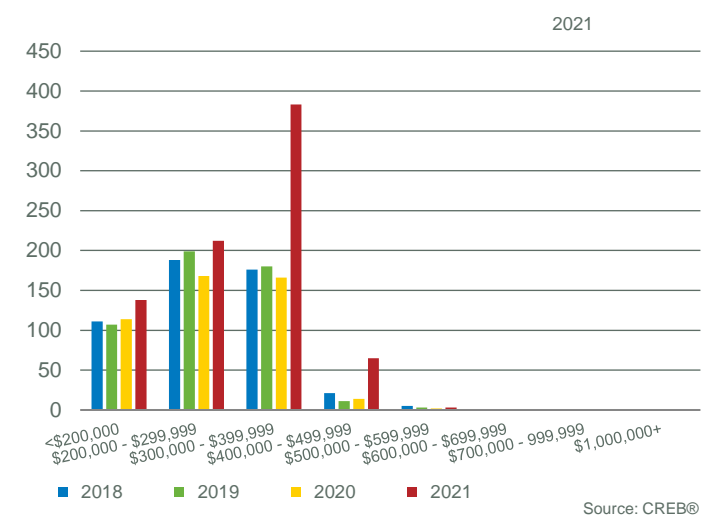


EAST

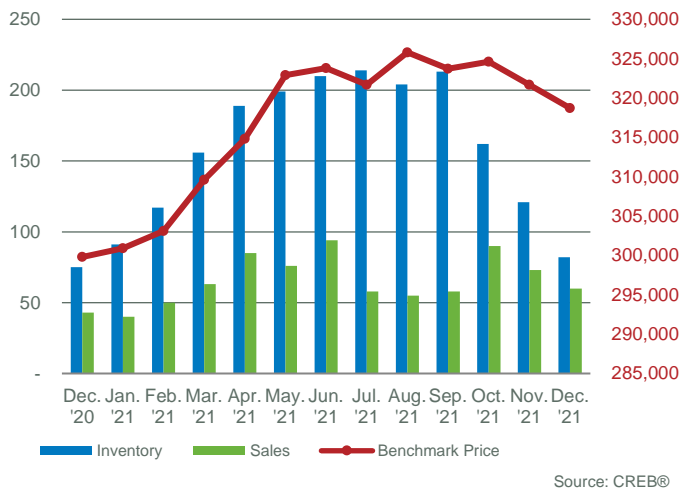
EAST TOTAL SALES



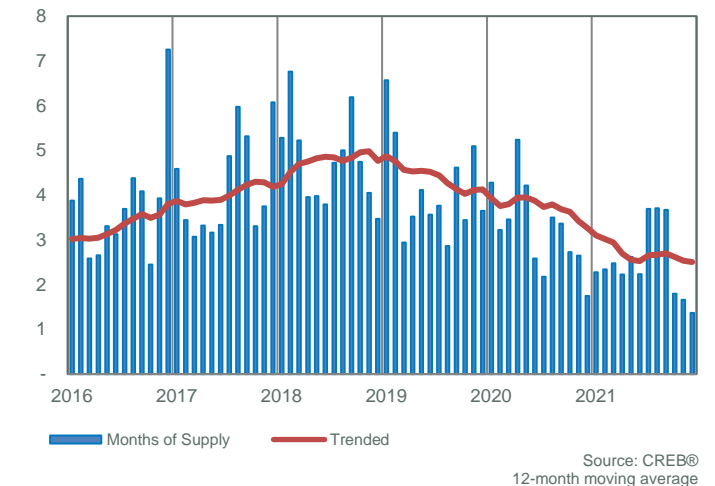
EAST TOTAL SALES BY PRICE RANGE



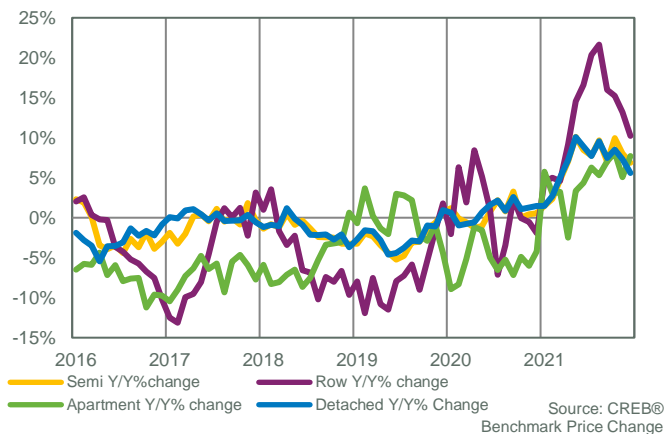
EAST INVENTORY AND SALES



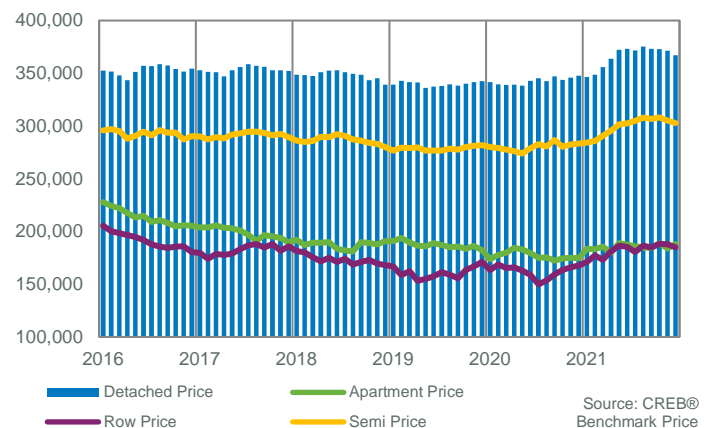
EAST MONTHS OF INVENTORY

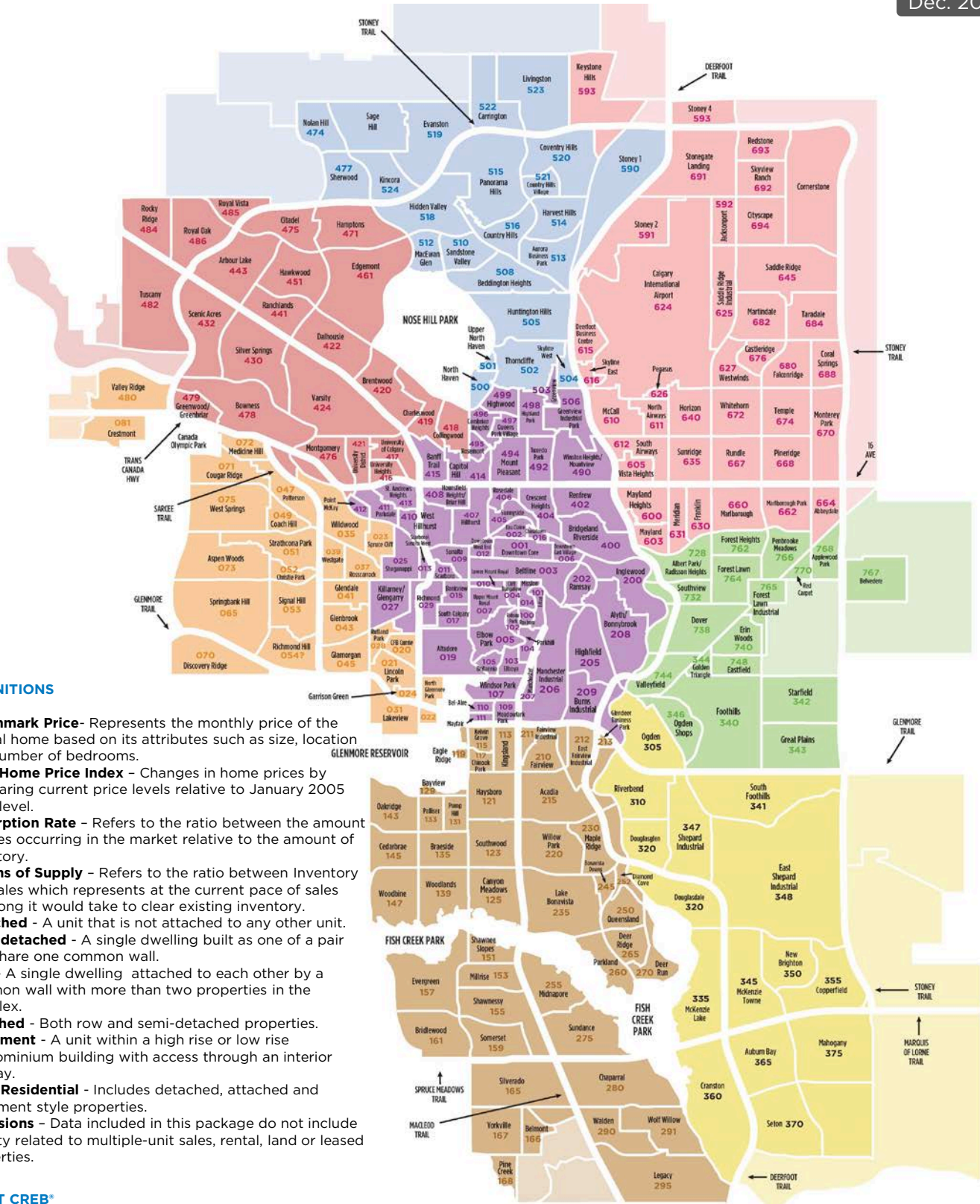


EAST PRICE CHANGE



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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