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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

January 2022



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January 2022

## Sellers' market conditions continue to impact prices

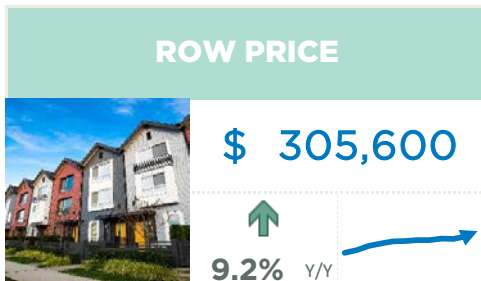
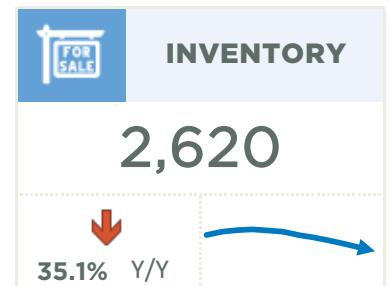
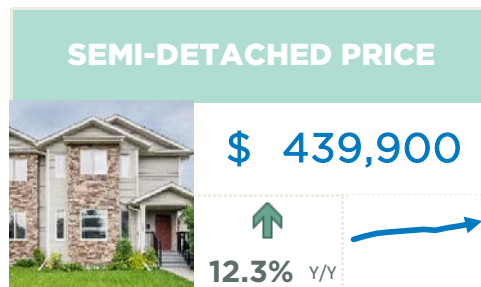
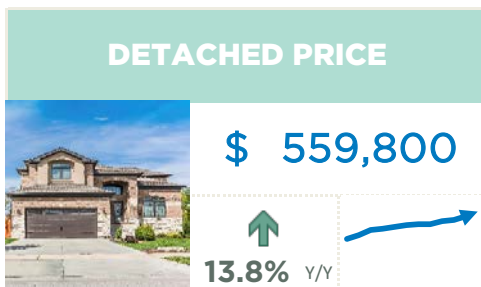
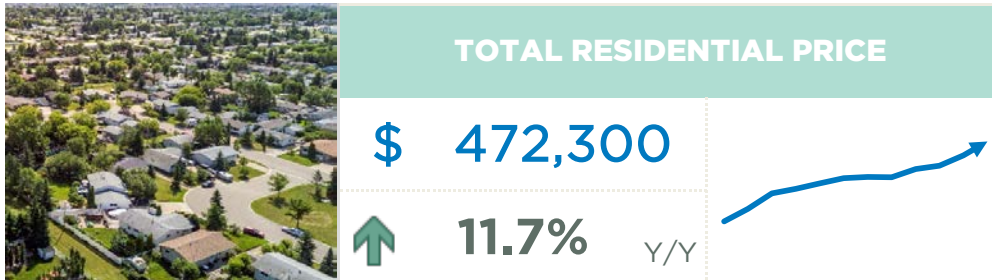
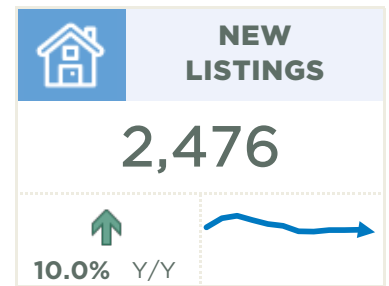
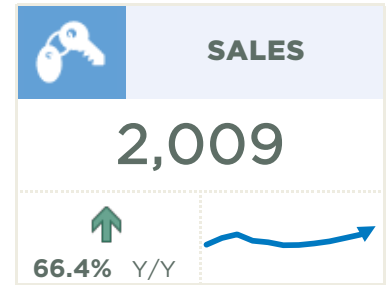
City of Calgary, February 1, 2022 - Thanks to persistently strong sales, inventory levels in the city eased to 2,620 units, the lowest levels seen since 2006. This caused the months of supply to remain exceptionally low for this time of year at 1.3 months.

The tight market conditions contributed to further upward pressure on prices. The unadjusted benchmark price in January reached \$472,300, a monthly gain of nearly two per cent and a year-over-year gain of 12 per cent.

"Expected gains in lending rates are contributing to persistently strong demand in the housing market, as purchasers are eager to get ahead of any increases," said CREB® Chief Economist Ann-Marie Lurie.

"We did see more listings this month, but it did little to change the market balance or take any pressure off prices. This was expected, as these conditions should persist for several more months."

There were 2,009 sales in January, well below record levels, but over 98 per cent higher than long-term trends. At the same time, 2,476 new listings came onto the market, resulting in a sales-to-new-listings ratio of 81 per cent. This is far higher than levels traditionally recorded in January.





## January 2022

### January 2022

	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	1,148	57%	1,295	16%	895	-47%	89%	0.78	-66%	\$559,800	14%
Semi	199	42%	267	26%	242	-30%	75%	1.22	-51%	\$439,900	12%
Row	305	103%	363	-2%	422	-39%	84%	1.38	-70%	\$305,600	9%
Apartment	357	94%	551	0%	1,061	-19%	65%	2.97	-58%	\$251,200	2%
<b>Total Residential</b>	<b>2,009</b>	<b>66%</b>	<b>2,476</b>	<b>10%</b>	<b>2,620</b>	<b>-35%</b>	<b>81%</b>	<b>1.30</b>	<b>-61%</b>	<b>\$472,300</b>	<b>12%</b>

### Year-to-Date

### January 2022

	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	1,148	57%	1,295	16%	895	-47%	89%	0.78	-66%	\$559,800	14%
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Row	305	103%	363	-2%	422	-39%	84%	1.38	-70%	\$305,600	9%
Apartment	357	94%	551	0%	1,061	-19%	65%	2.97	-58%	\$251,200	2%
<b>Total Residential</b>	<b>2,009</b>	<b>66%</b>	<b>2,476</b>	<b>10%</b>	<b>2,620</b>	<b>-35%</b>	<b>81%</b>	<b>1.30</b>	<b>-61%</b>	<b>\$472,300</b>	<b>12%</b>



### Detached

New listings improved in January, reaching 1,295 units. However, with 1,148 sales in the month, inventory levels continued to fall. Limited levels of supply are likely preventing stronger sales growth for this property type. Detached inventory levels fell to a new record low at 895 units and for the second month in a row the months of supply remained below one month. The exceptionally tight conditions caused prices to rise. In January, the unadjusted benchmark price rose by \$12,000 compared with December, a monthly gain of over two per cent and a year-over-year gain of 14 per cent. While the gains compared with January 2021 are significant, much of last year's price growth did not occur until the spring.



### Semi-Detached

January saw a boost in new listings compared to the low levels seen at the end of 2021. This helped support further gains in sales. Despite the increase in new listings, inventory levels remained relatively low. With only 242 units in inventory, levels are 46 per cent lower than longer-term trends. Low inventories and strong sales resulted in a months of supply of just over one month, far lower than both last year and longer-term averages. The tight market conditions caused prices to trend up compared with last month, resulting in a January benchmark price of \$439,900. Prices trended up in every district, but the monthly gains were not as high in the North West and City Centre as they were in the rest of the city.



### Row

January row sales rose to 305 units, more than double the levels traditionally seen at this time of year. The improvement in sales was related to the level of new listings this month. New listings are still lower than traditional levels, but they did rise from figures seen over the last few months of 2021. Inventories eased slightly compared to last month, but with only 422 units in inventory, supply levels remain well below long term-trends. As a result, the market continues to favour the seller. Persistently tight market conditions caused prices to increase for row-style properties. However, the pace of growth was not as high as what we've seen in the detached segment of the market. January's benchmark price reached \$305,600, nearly two per cent higher than last month and nine per cent higher than last year.

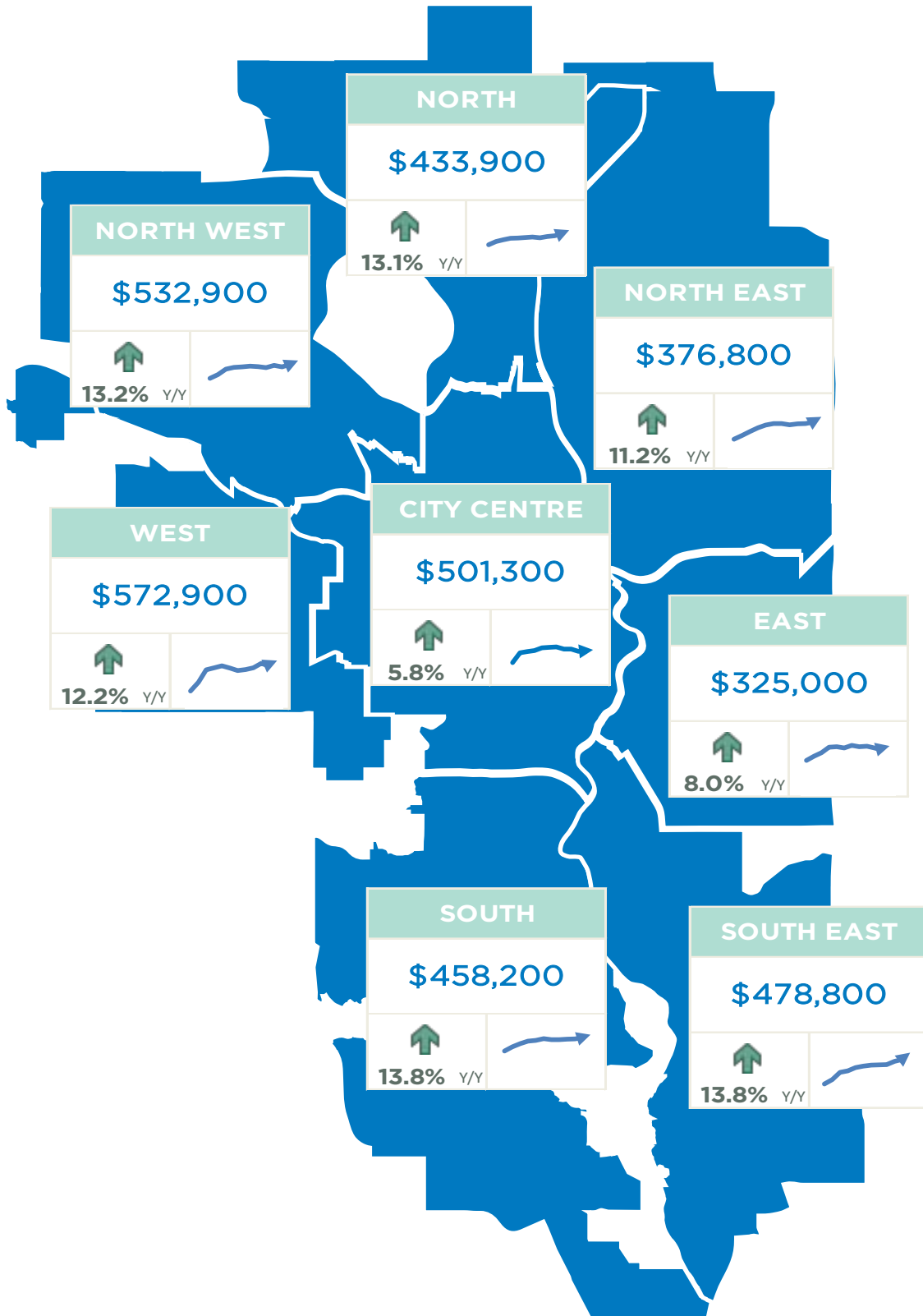


### Apartment

With 357 sales in January, levels were the highest they have been for the month since 2007. The improvement in sales was supported by the number of new listings that came onto the market. In January, there were 551 new listings added to the market. With just over 1,000 units in inventory, there is more supply available in the apartment condominium sector than in any other sector. Despite the improvement in sales, the months of supply has remained at three months, reflecting relatively balanced conditions. With fewer supply challenges in this market, prices have remained relatively unchanged compared to last month. The unadjusted benchmark price of \$251,200 in this sector is over two per cent higher than last year.

January 2022

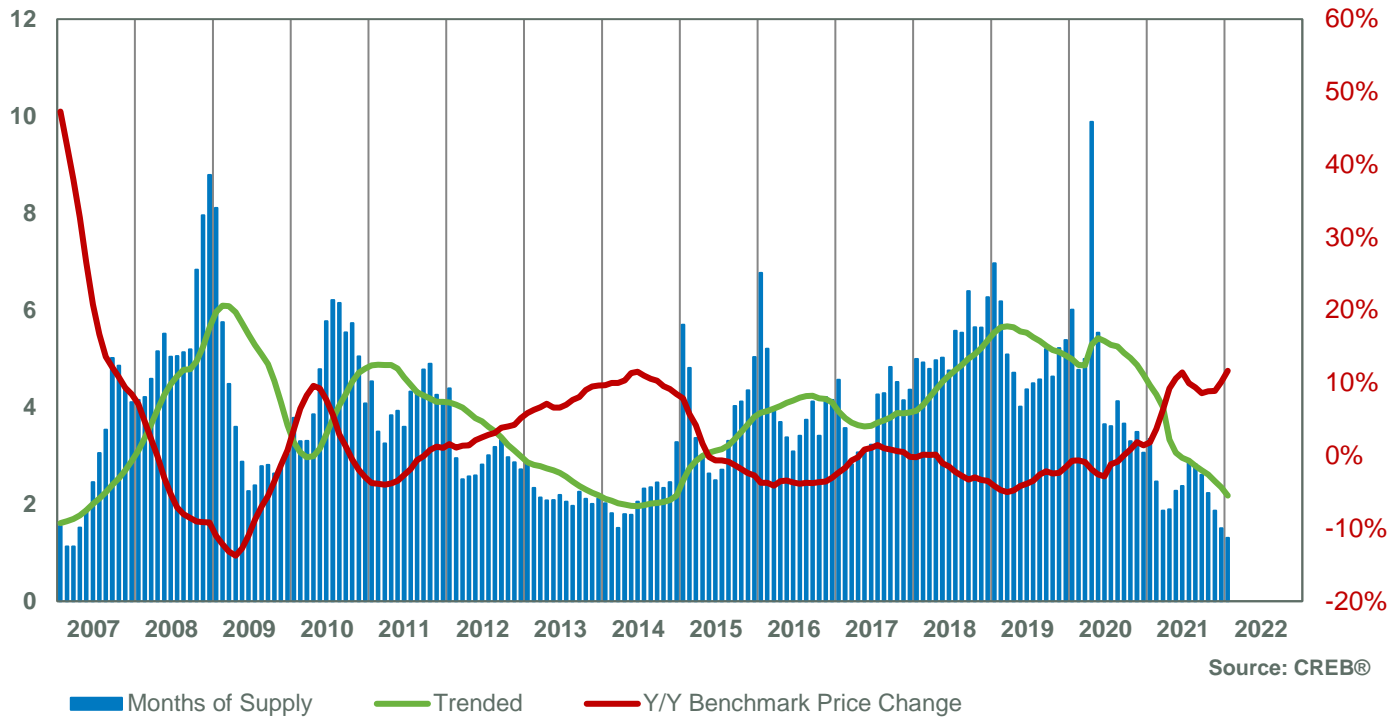
District Total Residential Benchmark Price



	Jan-21	Jan-22	Y/Y % Change	2021	2022	% Change
<b>CITY OF CALGARY</b>						
Total Sales	1,207	2,009	66.45%	1,207	2,009	66.45%
Total Sales Volume	\$569,728,612	\$1,025,998,535	80.09%	\$569,728,612	\$1,025,998,535	80.09%
New Listings	2,250	2,476	10.04%	2,250	2,476	10.04%
Inventory	4,038	2,620	-35.12%	4,038	2,620	-35.12%
Months of Supply	3.35	1.30	-61.02%	3.35	1.30	-61.02%
Sales to New Listings	53.64%	81.14%	27.49%	53.64%	81.14%	27.49%
Sales to List Price	97.06%	100.51%	3.45%	97.06%	100.51%	3.45%
Days on Market	57	44	-24.08%	57	44	-22.81%
Benchmark Price	\$422,900	\$472,300	11.68%	\$422,900	\$472,300	11.68%
Median Price	\$419,000	\$466,000	11.22%	\$419,000	\$466,000	11.22%
Average Price	\$472,020	\$510,701	8.19%	\$472,020	\$510,701	8.19%
Index	192	214	11.68%	189	207	9.08%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jan. 2022

	Jan-21	Jan-22	Y/Y % Change	2021	2022	% Change
<b>DETACHED</b>						
Total Sales	733	1,148	56.62%	733	1,148	56.62%
Total Sales Volume	\$409,894,780	\$716,536,770	74.81%	\$409,894,780	\$716,536,770	74.81%
New Listings	1,114	1,295	16.25%	1,114	1,295	16.25%
Inventory	1,684	895	-46.85%	1,684	895	-46.85%
Months of Supply	2.30	0.78	-66.07%	2.30	0.78	-66.07%
Sales to New Listings Ratio	65.80%	88.65%	22.85%	65.80%	88.65%	22.85%
Sales to List Price Ratio	97.25%	101.24%	3.98%	97.25%	101.24%	3.98%
Days on Market	53	33	-38.19%	53	33	-37.74%
Benchmark Price	\$492,000	\$559,800	13.78%	\$492,000	\$559,800	13.78%
Median Price	\$482,000	\$570,000	18.26%	\$482,000	\$570,000	18.26%
Average Price	\$559,202	\$624,161	11.62%	\$559,202	\$624,161	11.62%
<b>APARTMENT</b>						
Total Sales	184	357	94.02%	184	357	94.02%
Total Sales Volume	\$47,473,570	\$95,726,375	101.64%	\$47,473,570	\$95,726,375	101.64%
New Listings	552	551	-0.18%	552	551	-0.18%
Inventory	1,313	1,061	-19.19%	1,313	1,061	-19.19%
Months of Supply	7.14	2.97	-58.35%	7.14	2.97	-58.35%
Sales to New Listings Ratio	33.33%	64.79%	31.46%	33.33%	64.79%	31.46%
Sales to List Price Ratio	95.40%	96.55%	1.15%	95.40%	96.55%	1.15%
Days on Market	65	70	8.03%	65	70	7.69%
Benchmark Price	\$245,200	\$251,200	2.45%	\$245,200	\$251,200	2.45%
Median Price	\$220,000	\$234,000	6.36%	\$220,000	\$234,000	6.36%
Average Price	\$258,009	\$268,141	3.93%	\$258,009	\$268,141	3.93%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	140	199	42.14%	140	199	42.14%
Total Sales Volume	\$67,006,198	\$111,060,803	65.75%	\$67,006,198	\$111,060,803	65.75%
New Listings	212	267	25.94%	212	267	25.94%
Inventory	345	242	-29.86%	345	242	-29.86%
Months of Supply	2.46	1.22	-50.65%	2.46	1.22	-50.65%
Sales to New Listings Ratio	66.04%	74.53%	8.49%	66.04%	74.53%	8.49%
Sales to List Price Ratio	97.20%	101.23%	4.15%	97.20%	101.23%	4.15%
Days on Market	59	35	-40.56%	59	35	-40.68%
Benchmark Price	\$391,700	\$439,900	12.31%	\$391,700	\$439,900	12.31%
Median Price	\$387,750	\$510,000	31.53%	\$387,750	\$510,000	31.53%
Average Price	\$478,616	\$558,094	16.61%	\$478,616	\$558,094	16.61%
<b>CITY OF CALGARY ROW</b>						
Total Sales	150	305	103.33%	150	305	103.33%
Total Sales Volume	\$45,354,064	\$102,674,587	126.38%	\$45,354,064	\$102,674,587	126.38%
New Listings	372	363	-2.42%	372	363	-2.42%
Inventory	696	422	-39.37%	696	422	-39.37%
Months of Supply	4.64	1.38	-70.18%	4.64	1.38	-70.18%
Sales to New Listings Ratio	40.32%	84.02%	43.70%	40.32%	84.02%	43.70%
Sales to List Price Ratio	96.89%	98.56%	1.72%	96.89%	98.56%	1.72%
Days on Market	67	58	-13.50%	67	58	-13.43%
Benchmark Price	\$279,900	\$305,600	9.18%	\$279,900	\$305,600	9.18%
Median Price	\$290,000	\$314,000	8.28%	\$290,000	\$314,000	8.28%
Average Price	\$302,360	\$336,638	11.34%	\$302,360	\$336,638	11.34%

For a list of definitions, see page 29.

January 2022	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	152	184	82.61%	239	1.57	\$688,200	9.38%	0.73%
North East	204	205	99.51%	110	0.54	\$418,000	12.37%	2.33%
North	160	176	90.91%	86	0.54	\$500,900	14.83%	3.02%
North West	132	153	86.27%	94	0.71	\$611,900	14.65%	2.84%
West	123	121	101.65%	98	0.80	\$753,200	14.16%	2.03%
South	192	227	84.58%	136	0.71	\$539,900	15.49%	2.23%
South East	137	178	76.97%	82	0.60	\$527,300	14.36%	2.39%
East	48	43	111.63%	35	0.73	\$374,700	8.14%	2.10%
<b>TOTAL CITY</b>	<b>1,148</b>	<b>1,295</b>	<b>88.65%</b>	<b>895</b>	<b>0.78</b>	<b>\$559,800</b>	<b>13.78%</b>	<b>2.28%</b>
<b>Apartment</b>								
City Centre	131	286	45.80%	575	4.39	\$268,600	-1.68%	-0.96%
North East	38	19	200.00%	26	0.68	\$221,400	-1.38%	-0.40%
North	32	25	128.00%	54	1.69	\$217,100	2.02%	-0.41%
North West	25	37	67.57%	85	3.40	\$243,300	5.83%	-0.45%
West	38	49	77.55%	99	2.61	\$239,600	6.21%	-0.33%
South	39	75	52.00%	122	3.13	\$228,000	8.57%	1.11%
South East	49	49	100.00%	76	1.55	\$248,600	11.98%	0.85%
East	5	11	45.45%	23	4.60	\$186,500	1.52%	-0.90%
<b>TOTAL CITY</b>	<b>357</b>	<b>551</b>	<b>64.79%</b>	<b>1,061</b>	<b>2.97</b>	<b>\$251,200</b>	<b>2.45%</b>	<b>-0.32%</b>
<b>Semi-detached</b>								
City Centre	70	109	64.22%	119	1.70	\$757,500	9.91%	0.81%
North East	28	39	71.79%	37	1.32	\$320,400	9.88%	2.59%
North	17	22	77.27%	9	0.53	\$379,500	12.41%	2.02%
North West	15	24	62.50%	17	1.13	\$420,400	12.86%	0.82%
West	24	24	100.00%	25	1.04	\$539,500	17.00%	2.63%
South	21	25	84.00%	20	0.95	\$360,600	15.99%	2.65%
South East	13	13	100.00%	4	0.31	\$364,400	15.13%	2.53%
East	11	11	100.00%	11	1.00	\$310,900	9.39%	2.64%
<b>TOTAL CITY</b>	<b>199</b>	<b>267</b>	<b>74.53%</b>	<b>242</b>	<b>1.22</b>	<b>\$439,900</b>	<b>12.31%</b>	<b>1.73%</b>
<b>Row</b>								
City Centre	43	71	60.56%	104	2.42	\$475,700	7.89%	2.52%
North East	41	52	78.85%	61	1.49	\$196,600	5.47%	0.92%
North	28	43	65.12%	39	1.39	\$275,700	13.04%	1.92%
North West	36	32	112.50%	46	1.28	\$315,500	9.40%	0.83%
West	45	38	118.42%	55	1.22	\$346,300	6.82%	0.61%
South	57	52	109.62%	52	0.91	\$259,900	6.21%	2.20%
South East	49	64	76.56%	50	1.02	\$307,400	14.79%	2.54%
East	5	10	50.00%	13	2.60	\$184,500	7.89%	-0.27%
<b>TOTAL CITY</b>	<b>305</b>	<b>363</b>	<b>84.02%</b>	<b>422</b>	<b>1.38</b>	<b>\$305,600</b>	<b>9.18%</b>	<b>1.83%</b>

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

## City of Calgary

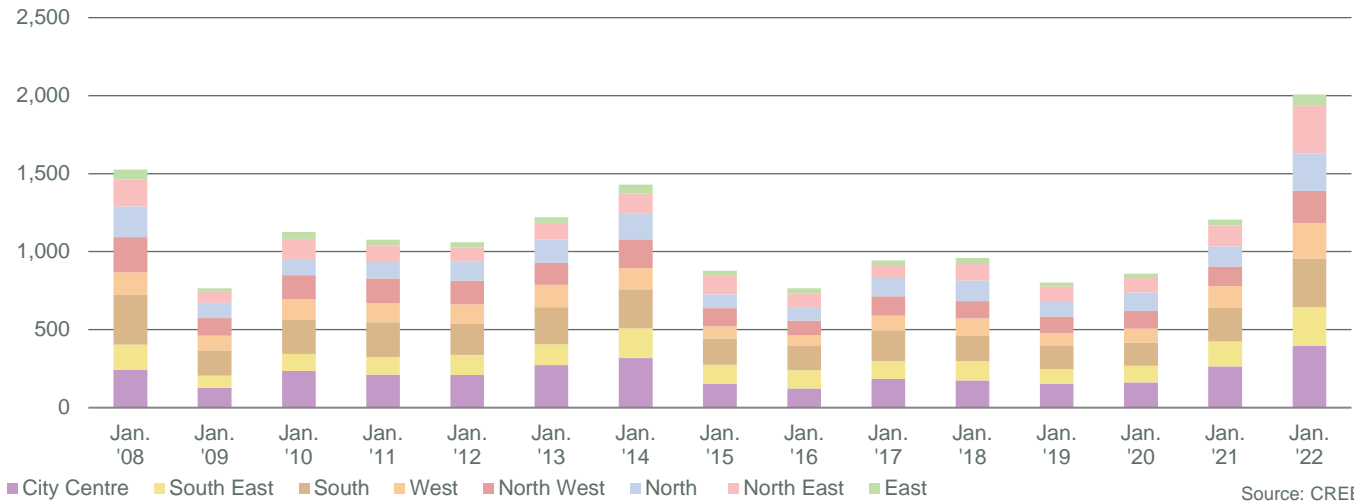
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jan. 2022

TOTAL SALES

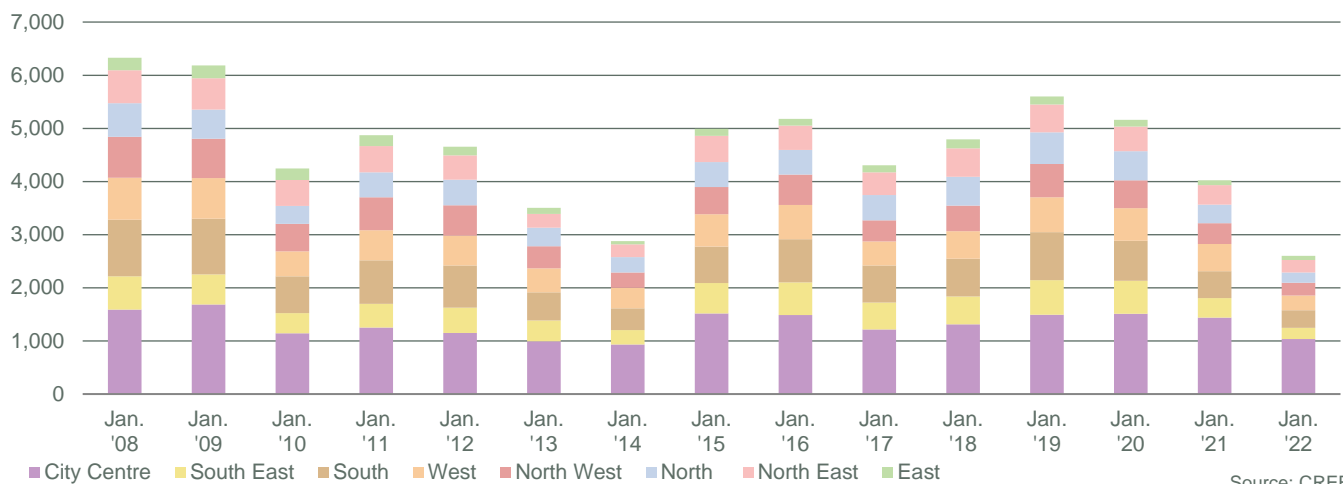
JANUARY



Source: CREB®

TOTAL INVENTORY

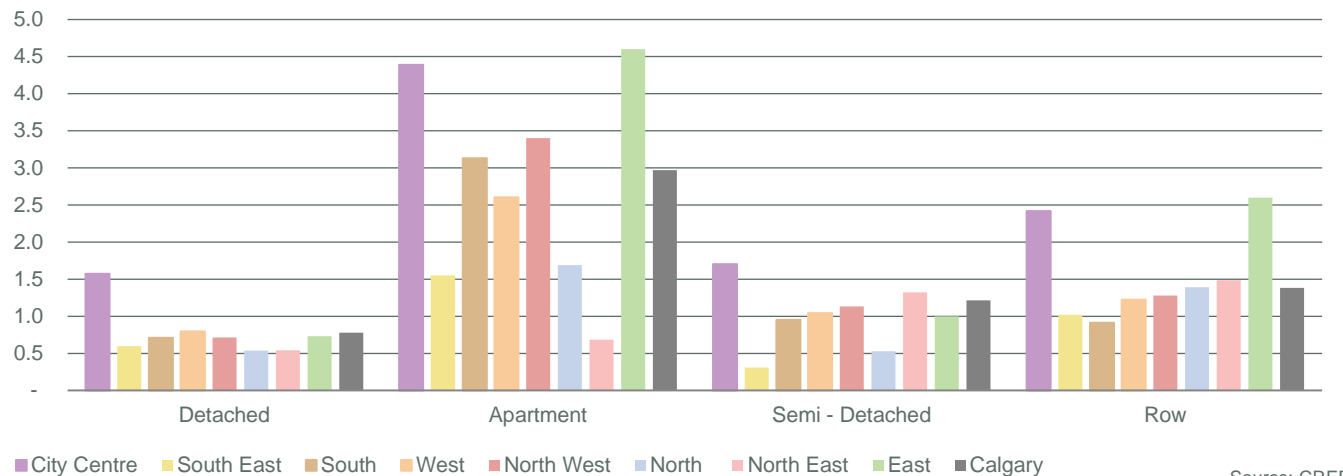
JANUARY



Source: CREB®

MONTHS OF SUPPLY

JANUARY



Source: CREB®

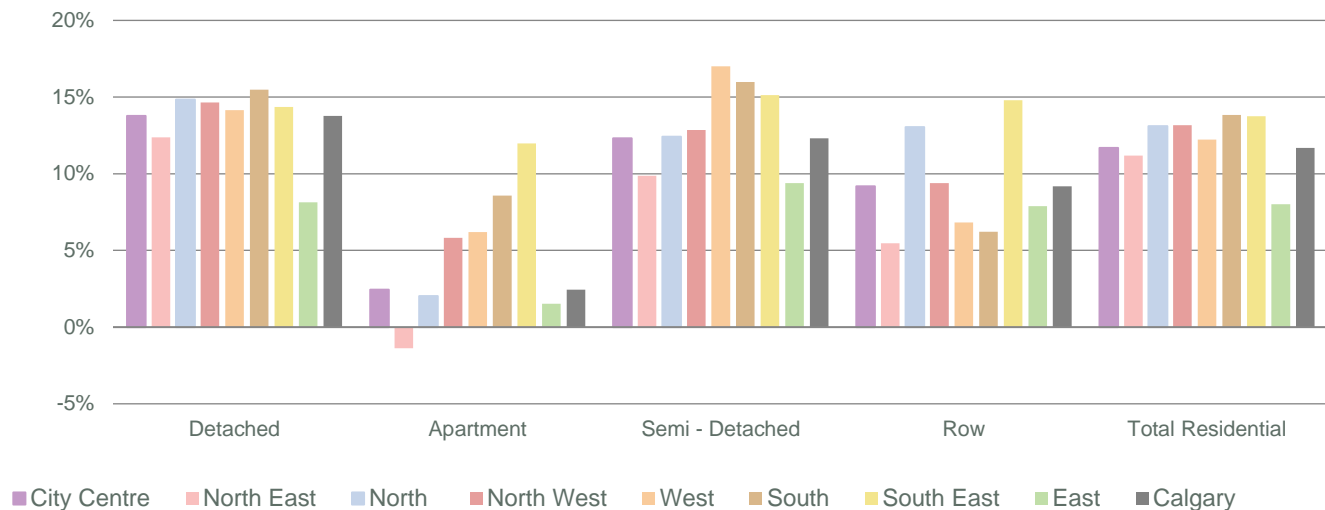


## BENCHMARK PRICE - JANUARY



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY

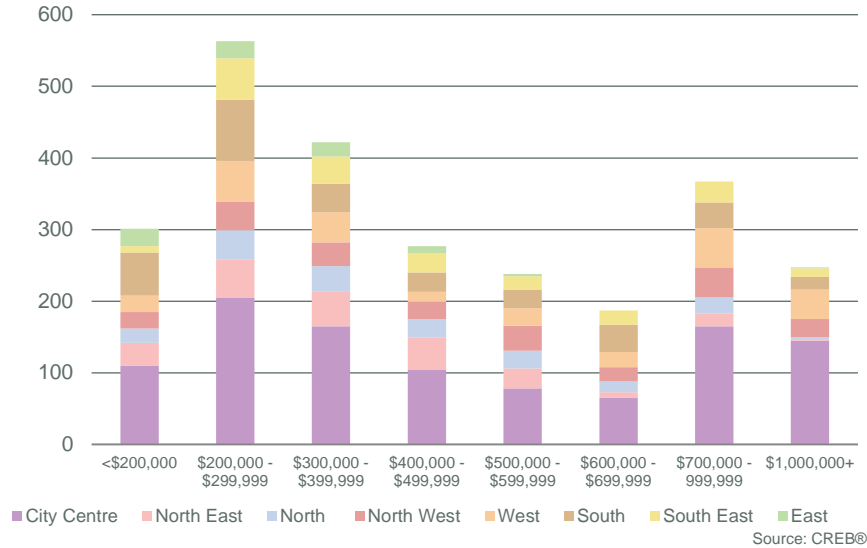


Source: CREB®

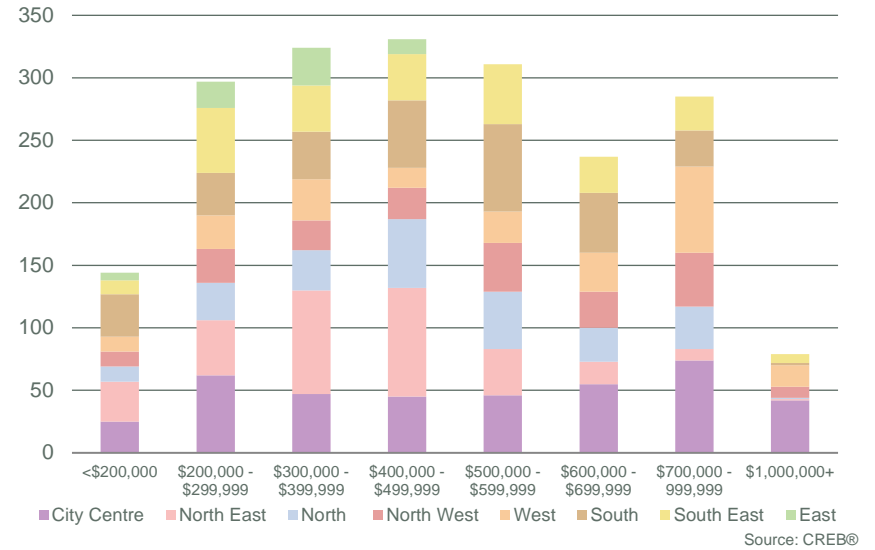
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

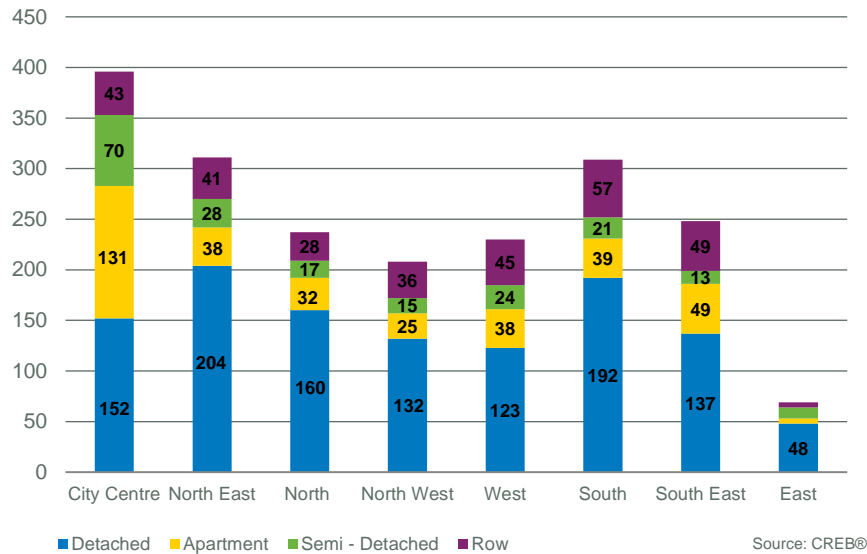
TOTAL INVENTORY BY PRICE RANGE - JANUARY



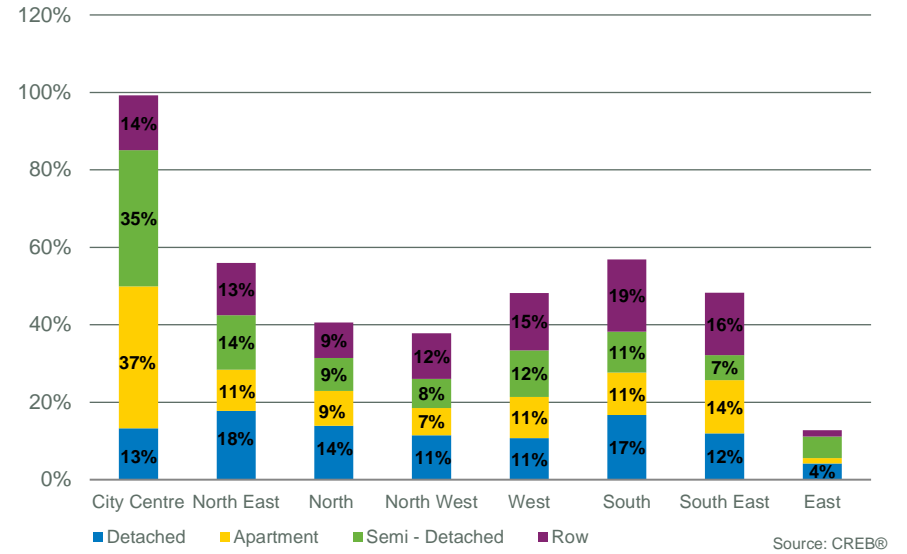
TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



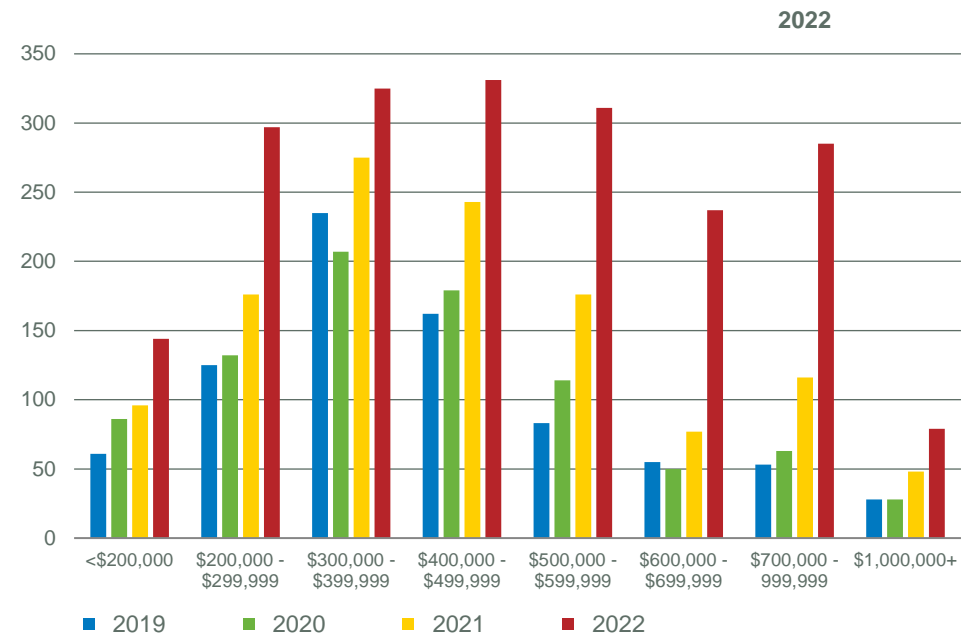
SHARE OF CITY WIDE SALES - JANUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	1,207	1,831	2,903	3,205	2,981	2,914	2,314	2,146	2,156	2,184	2,108	1,736
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,823	2,906	2,501	1,999	1,231
Inventory	4,038	4,521	5,422	6,077	6,789	6,920	6,682	6,065	5,619	4,876	3,933	2,617
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	430,250
Average Price	472,020	486,490	505,459	508,659	510,631	494,163	488,484	487,097	474,424	484,668	490,252	477,651
Index	192	195	200	204	206	208	208	208	208	209	209	210
<b>2022</b>												
Sales	2,009											
New Listings	2,476											
Inventory	2,620											
Days on Market	44											
Benchmark Price	472,300											
Median Price	466,000											
Average Price	510,701											
Index	214											

	Jan-21	Jan-22	2021	2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	4	1	4
\$100,000 - \$149,999	20	28	20	28
\$150,000 - \$199,999	75	112	75	112
\$200,000 - \$249,999	83	135	83	135
\$250,000 - \$299,999	93	162	93	162
\$300,000 - \$349,999	137	162	137	162
\$350,000 - \$399,999	138	163	138	163
\$400,000 - \$449,999	135	173	135	173
\$450,000 - \$499,999	108	158	108	158
\$500,000 - \$549,999	100	148	100	148
\$550,000 - \$599,999	76	163	76	163
\$600,000 - \$649,999	46	133	46	133
\$650,000 - \$699,999	31	104	31	104
\$700,000 - \$749,999	42	93	42	93
\$750,000 - \$799,999	14	59	14	59
\$800,000 - \$849,999	21	52	21	52
\$850,000 - \$899,999	12	46	12	46
\$900,000 - \$949,999	12	18	12	18
\$950,000 - \$999,999	15	17	15	17
\$1,000,000 - \$1,299,999	32	43	32	43
\$1,300,000 - \$1,499,999	5	12	5	12
\$1,500,000 - \$1,999,999	5	17	5	17
\$2,000,000 +	6	7	6	7
	1,207	2,009	1,207	2,009

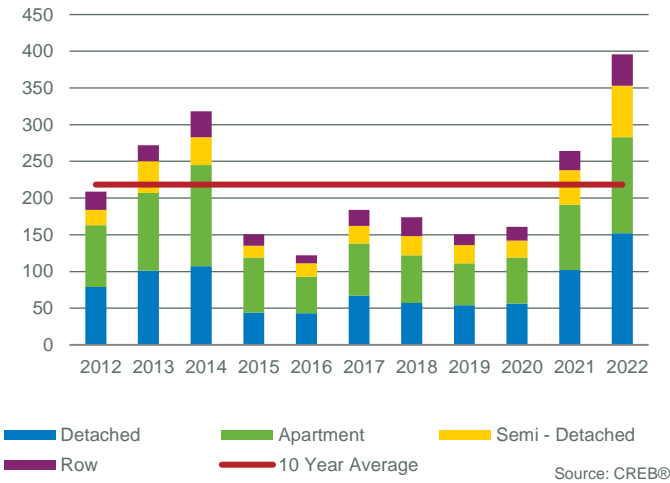
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

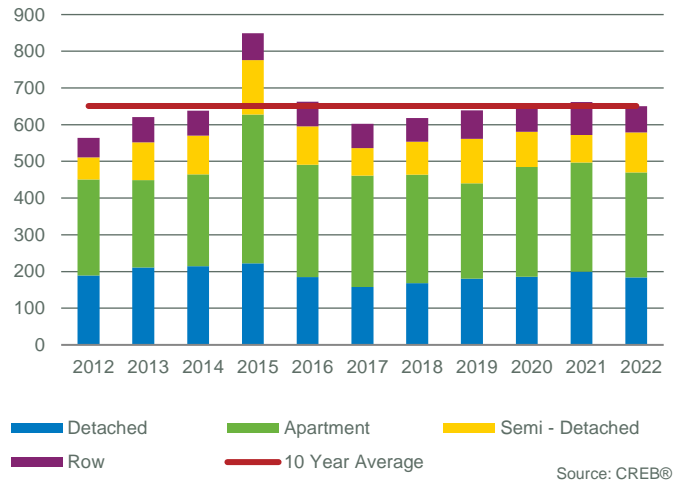
CITY OF CALGARY TOTAL SALES

2022



CITY OF CALGARY TOTAL NEW LISTINGS

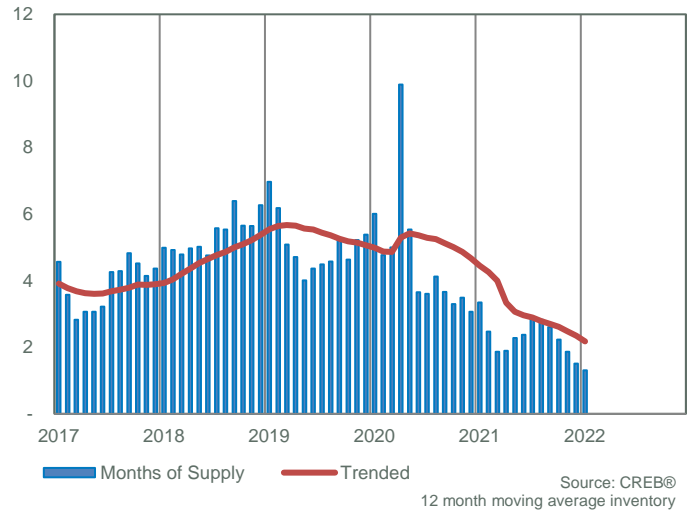
2022



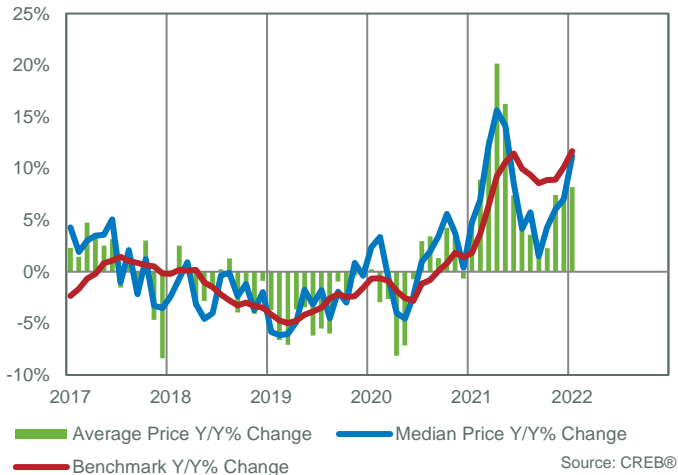
CITY OF CALGARY TOTAL INVENTORY AND SALES



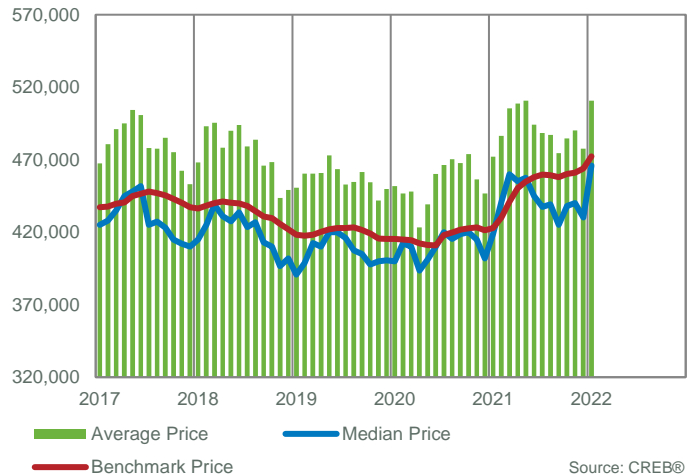
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

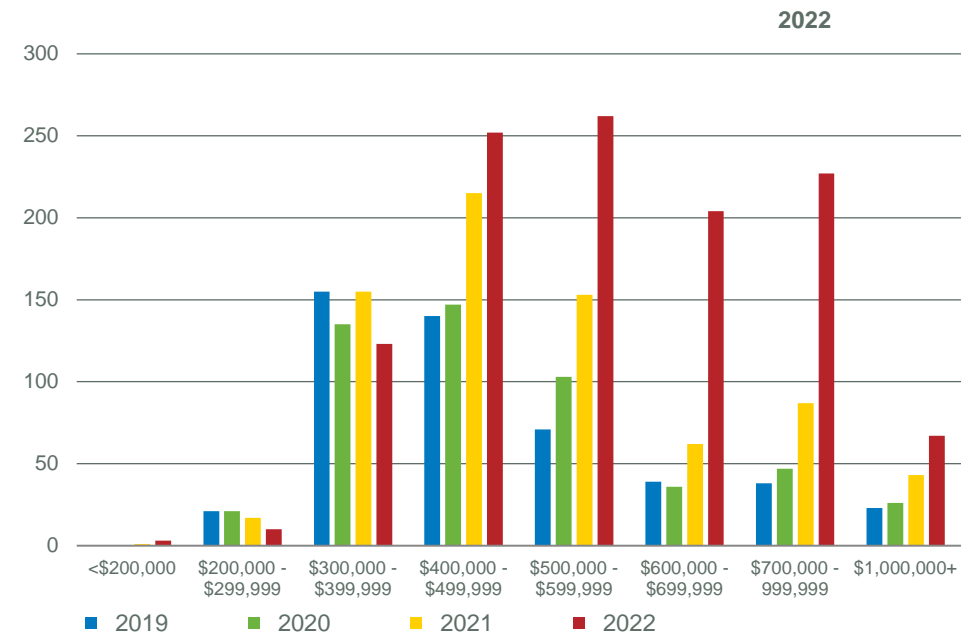




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	733	1,121	1,865	2,042	1,908	1,818	1,409	1,295	1,264	1,331	1,245	1,006
New Listings	1,114	1,572	2,611	2,770	2,731	2,393	1,823	1,569	1,561	1,350	1,052	646
Inventory	1,684	1,926	2,409	2,780	3,200	3,262	3,112	2,775	2,500	2,064	1,525	902
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	586,750
Index	200	204	210	215	217	219	220	219	219	220	221	223
<b>2022</b>												
Sales	1,148											
New Listings	1,295											
Inventory	895											
Days on Market	33											
Benchmark Price	559,800											
Median Price	570,000											
Average Price	624,161											
Index	228											

	Jan-21	Jan-22	2021	2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	2	-	2
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	1	1	1
\$200,000 - \$249,999	2	2	2	2
\$250,000 - \$299,999	15	8	15	8
\$300,000 - \$349,999	63	38	63	38
\$350,000 - \$399,999	92	85	92	85
\$400,000 - \$449,999	117	137	117	137
\$450,000 - \$499,999	98	115	98	115
\$500,000 - \$549,999	92	122	92	122
\$550,000 - \$599,999	61	140	61	140
\$600,000 - \$649,999	39	116	39	116
\$650,000 - \$699,999	23	88	23	88
\$700,000 - \$749,999	29	81	29	81
\$750,000 - \$799,999	10	43	10	43
\$800,000 - \$849,999	17	36	17	36
\$850,000 - \$899,999	8	37	8	37
\$900,000 - \$949,999	10	15	10	15
\$950,000 - \$999,999	13	15	13	15
\$1,000,000 - \$1,299,999	28	32	28	32
\$1,300,000 - \$1,499,999	4	12	4	12
\$1,500,000 - \$1,999,999	5	16	5	16
\$2,000,000 +	6	7	6	7
	<b>733</b>	<b>1,148</b>	<b>733</b>	<b>1,148</b>

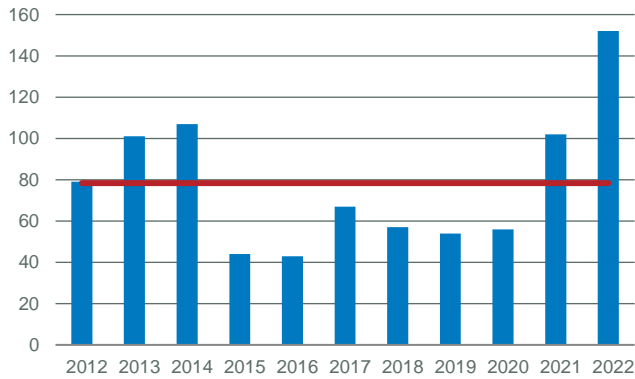
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

2022

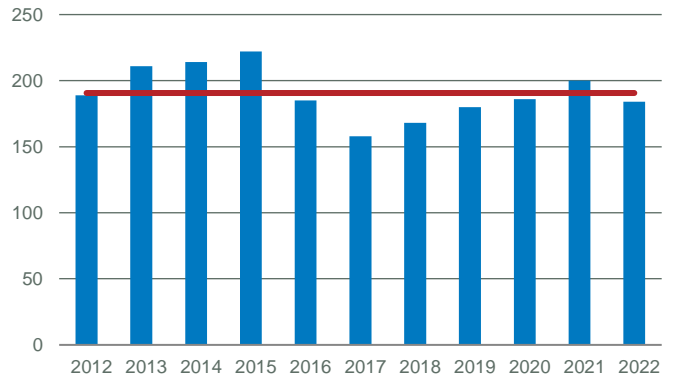


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

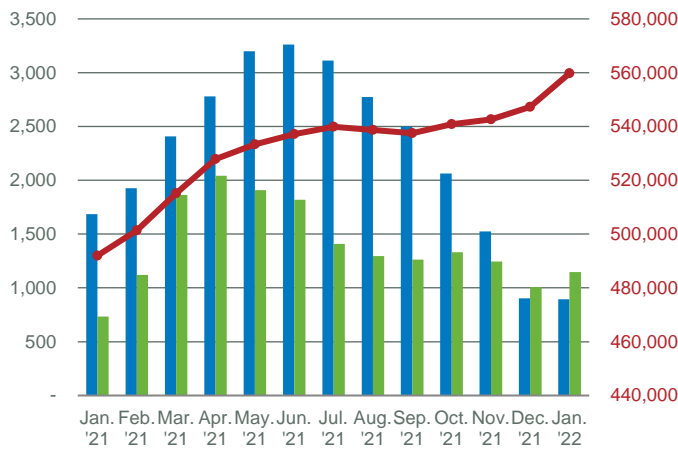
2022



■ Detached — 10 Year Average

Source: CREB®

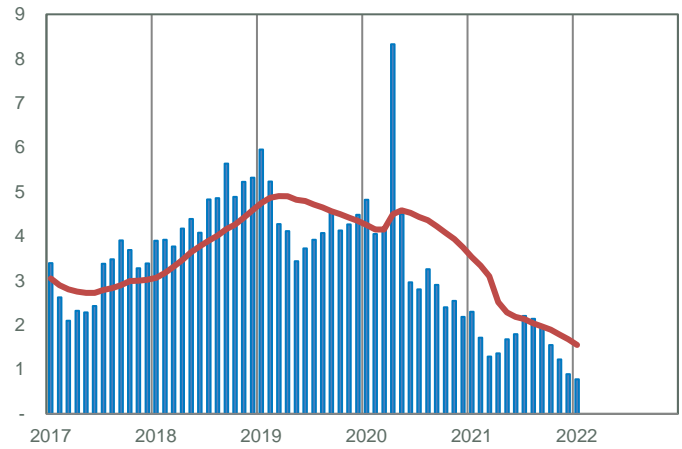
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

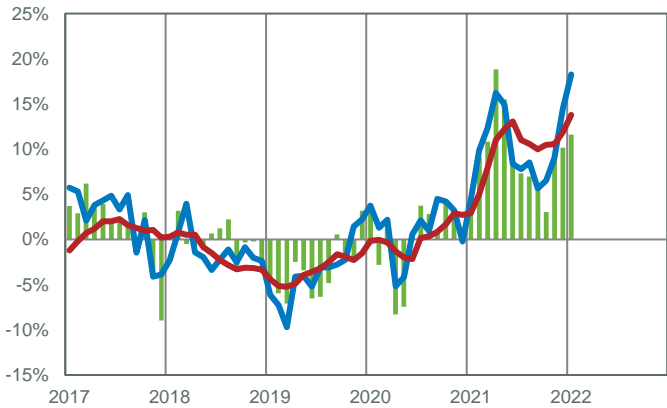
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE

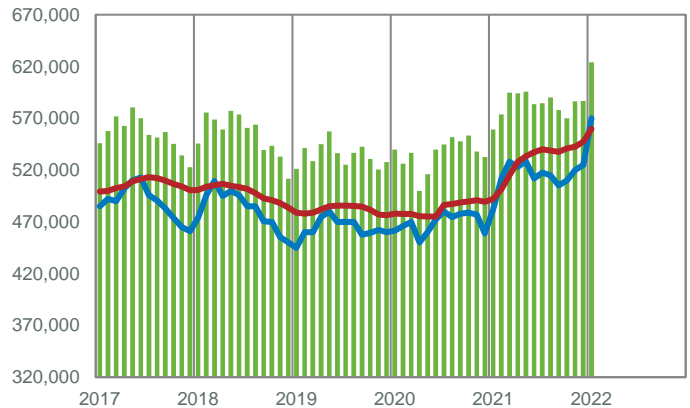


■ Average Price Y/Y% Change ■ Median Price Y/Y% Change

— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



■ Average Price ■ Median Price

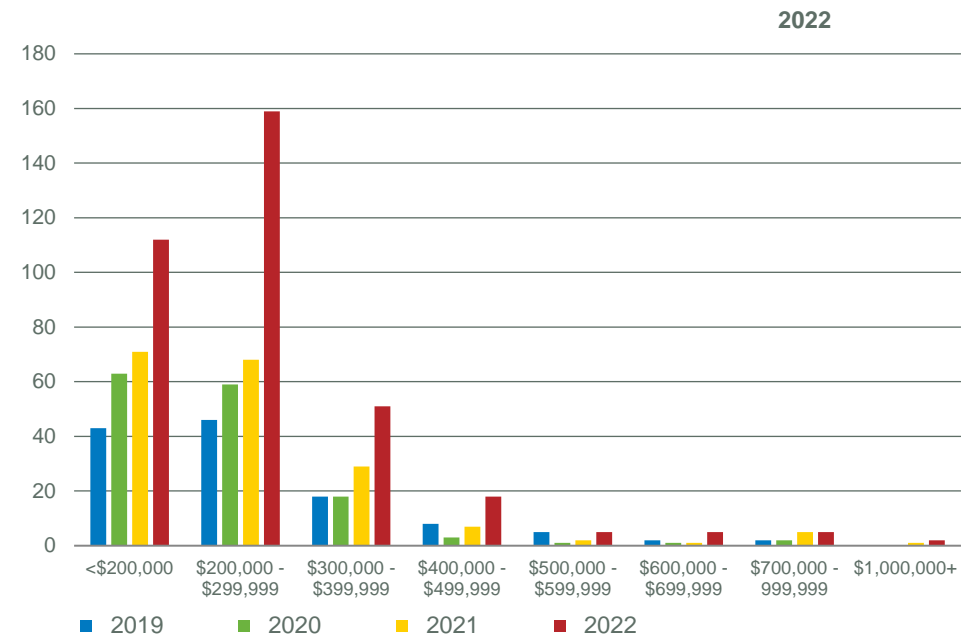
— Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
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	1,562	1,417	1,059
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	262,106
Index	170	170	173	174	175	175	176	175	175	174	174	174
<b>2022</b>												
Sales	357											
New Listings	551											
Inventory	1,061											
Days on Market	70											
Benchmark Price	251,200											
Median Price	234,000											
Average Price	268,141											
Index	174											

	Jan-21	Jan-22	2021	2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	2	1	2
\$100,000 - \$149,999	16	26	16	26
\$150,000 - \$199,999	54	84	54	84
\$200,000 - \$249,999	47	89	47	89
\$250,000 - \$299,999	21	70	21	70
\$300,000 - \$349,999	21	32	21	32
\$350,000 - \$399,999	8	19	8	19
\$400,000 - \$449,999	6	6	6	6
\$450,000 - \$499,999	1	12	1	12
\$500,000 - \$549,999	2	2	2	2
\$550,000 - \$599,999	-	3	-	3
\$600,000 - \$649,999	1	3	1	3
\$650,000 - \$699,999	-	2	-	2
\$700,000 - \$749,999	-	1	-	1
\$750,000 - \$799,999	1	2	1	2
\$800,000 - \$849,999	2	-	2	-
\$850,000 - \$899,999	1	1	1	1
\$900,000 - \$949,999	1	1	1	1
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	1	1	1	1
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	-	-	-	-
	184	357	184	357

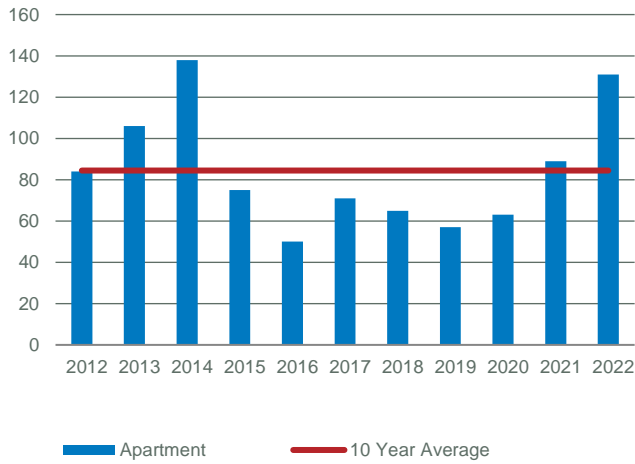
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

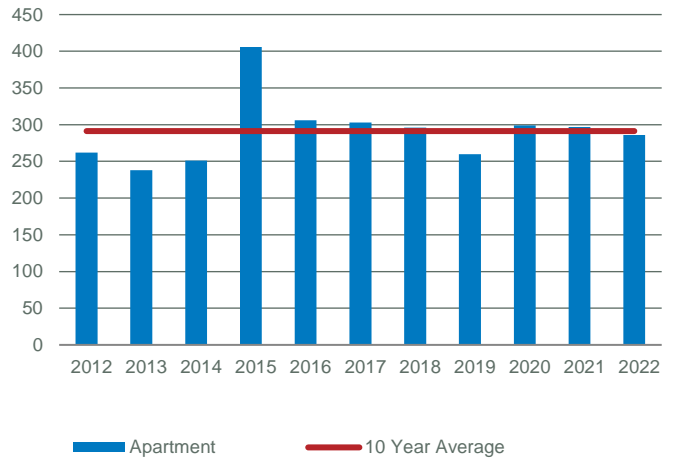
2022



Source: CREB®

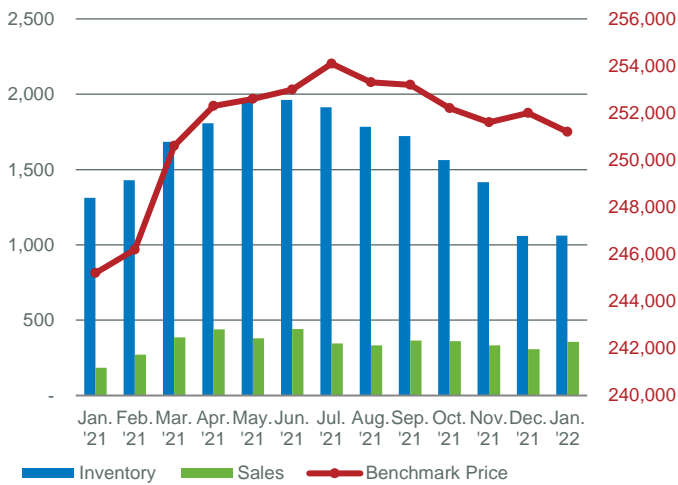
CITY OF CALGARY APARTMENT NEW LISTINGS

2022



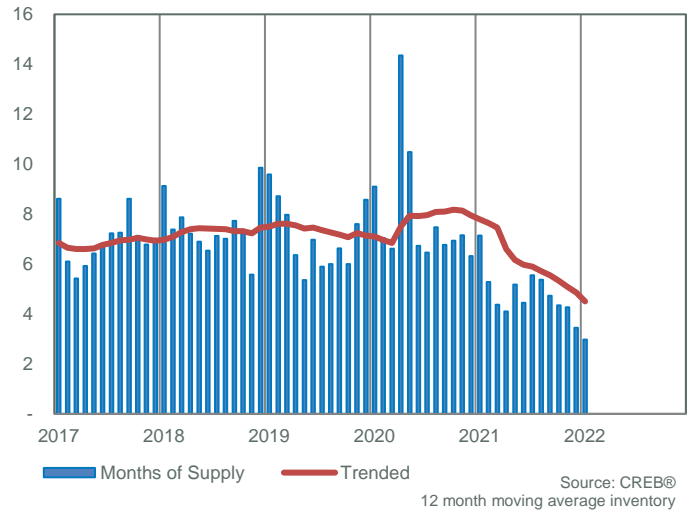
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



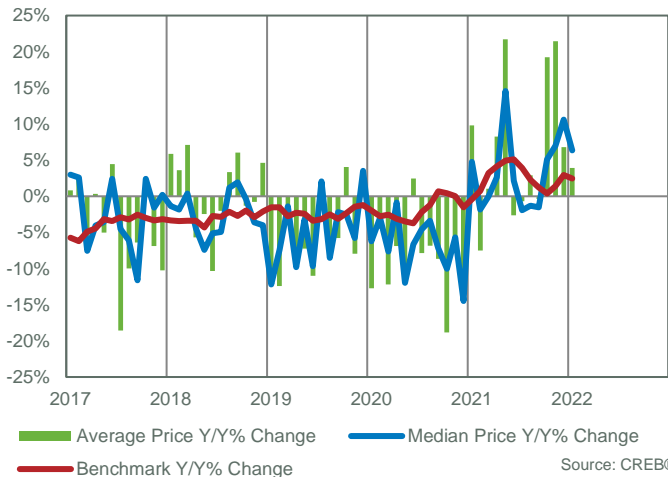
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



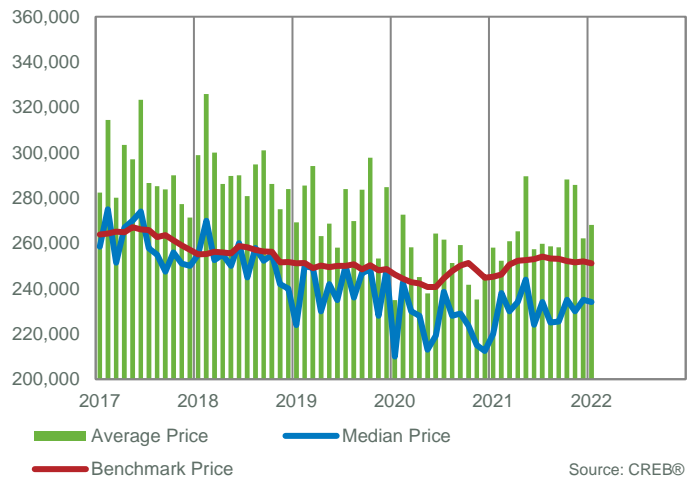
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



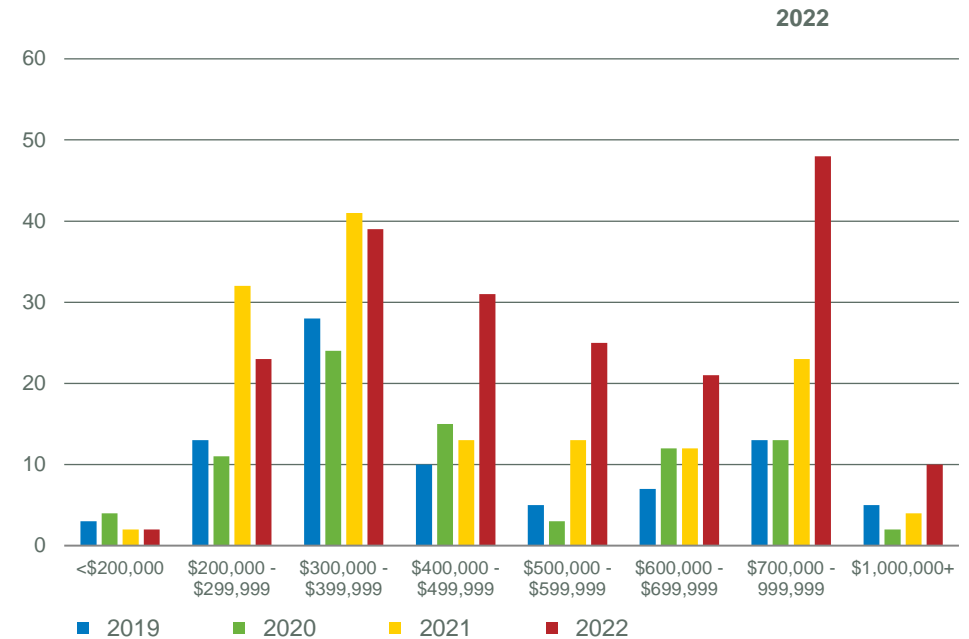
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
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	107
Inventory	345	375	451	540	560	593	580	547	519	428	326	216
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
<b>2022</b>												
Sales	199											
New Listings	267											
Inventory	242											
Days on Market	35											
Benchmark Price	439,900											
Median Price	510,000											
Average Price	558,094											
Index	223											

	Jan-21	Jan-22	2021	2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	2	2	2	2
\$200,000 - \$249,999	6	2	6	2
\$250,000 - \$299,999	26	21	26	21
\$300,000 - \$349,999	16	21	16	21
\$350,000 - \$399,999	25	18	25	18
\$400,000 - \$449,999	8	13	8	13
\$450,000 - \$499,999	5	18	5	18
\$500,000 - \$549,999	2	17	2	17
\$550,000 - \$599,999	11	8	11	8
\$600,000 - \$649,999	5	11	5	11
\$650,000 - \$699,999	7	10	7	10
\$700,000 - \$749,999	13	10	13	10
\$750,000 - \$799,999	3	14	3	14
\$800,000 - \$849,999	2	14	2	14
\$850,000 - \$899,999	2	6	2	6
\$900,000 - \$949,999	1	2	1	2
\$950,000 - \$999,999	2	2	2	2
\$1,000,000 - \$1,299,999	3	10	3	10
\$1,300,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	140	199	140	199

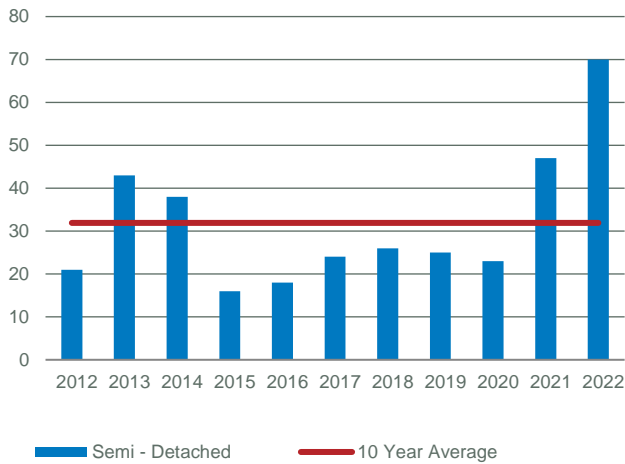
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

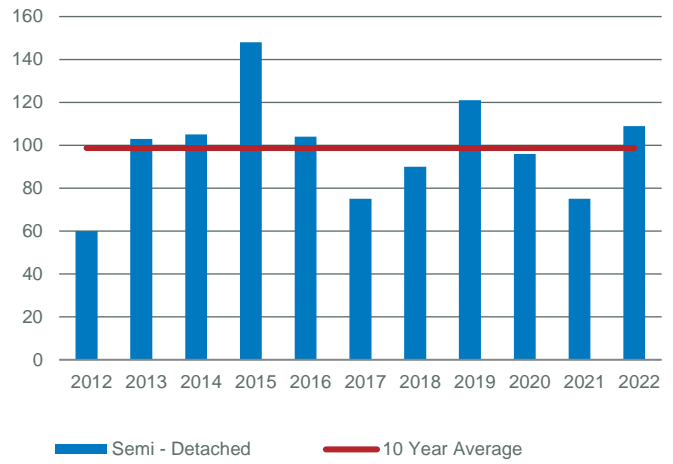
2022



Source: CREB®

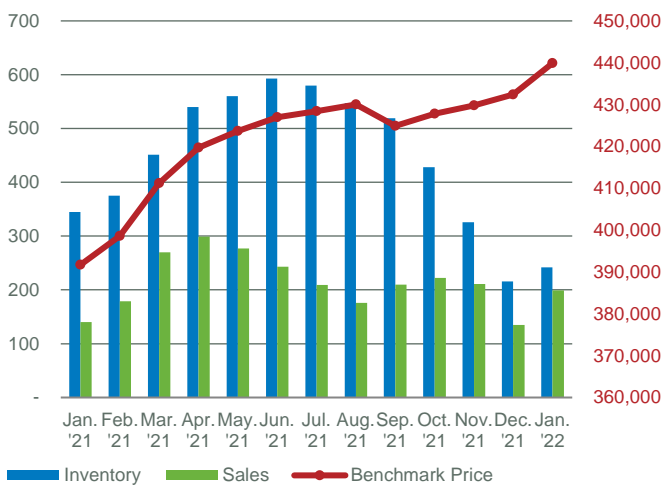
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2022



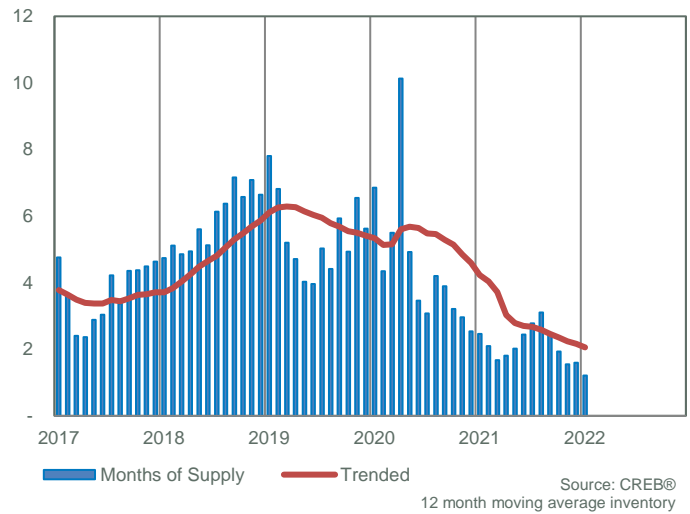
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



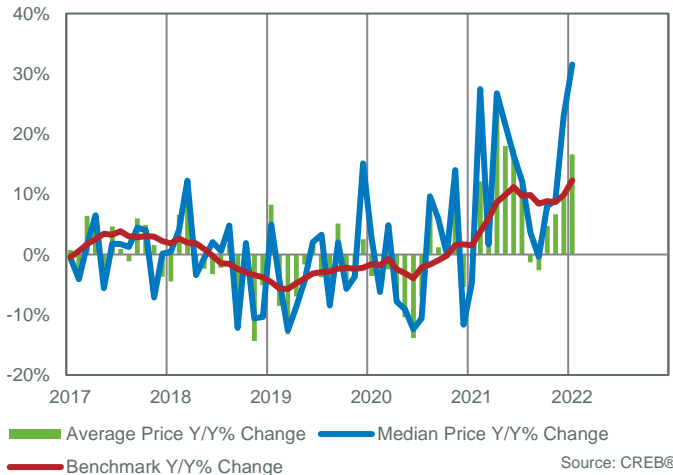
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



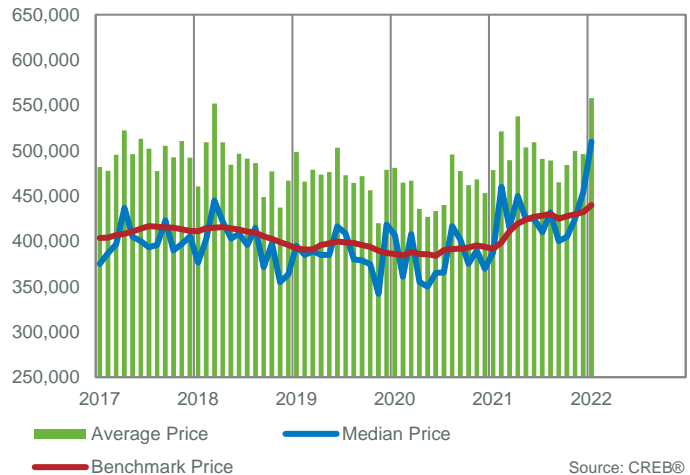
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

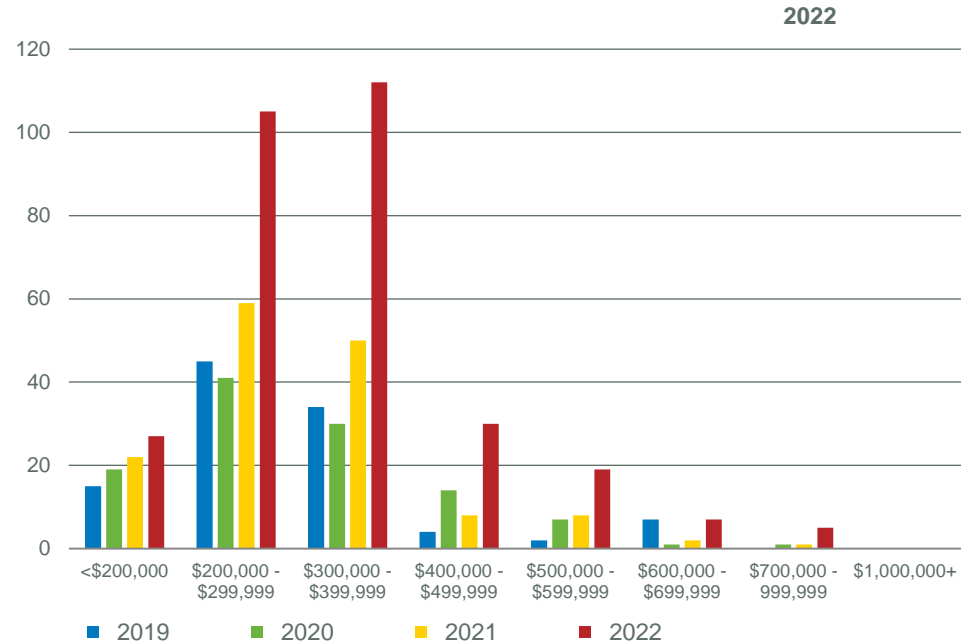


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
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	440
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	317,675
Index	174	177	179	183	185	186	187	187	187	187	186	187
<b>2022</b>												
Sales	305											
New Listings	363											
Inventory	422											
Days on Market	58											
Benchmark Price	305,600											
Median Price	314,000											
Average Price	336,638											
Index	190											

	Jan-21	Jan-22	2021	2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	4	2	4	2
\$150,000 - \$199,999	18	25	18	25
\$200,000 - \$249,999	28	42	28	42
\$250,000 - \$299,999	31	63	31	63
\$300,000 - \$349,999	37	71	37	71
\$350,000 - \$399,999	13	41	13	41
\$400,000 - \$449,999	4	17	4	17
\$450,000 - \$499,999	4	13	4	13
\$500,000 - \$549,999	4	7	4	7
\$550,000 - \$599,999	4	12	4	12
\$600,000 - \$649,999	1	3	1	3
\$650,000 - \$699,999	1	4	1	4
\$700,000 - \$749,999	-	1	-	1
\$750,000 - \$799,999	-	-	-	-
\$800,000 - \$849,999	-	2	-	2
\$850,000 - \$899,999	1	2	1	2
\$900,000 - \$949,999	-	-	-	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	-	-	-	-
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	150	305	150	305

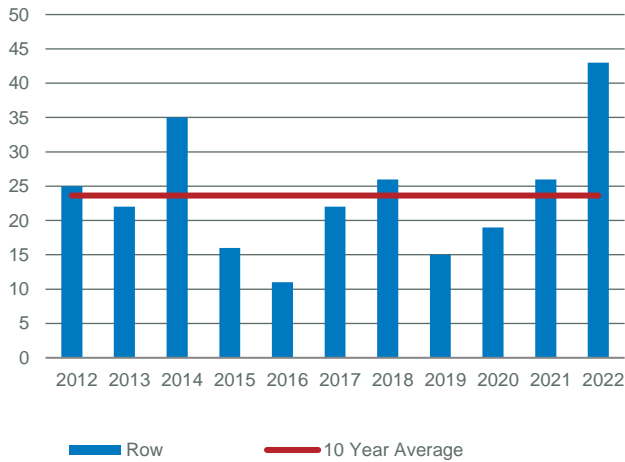
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

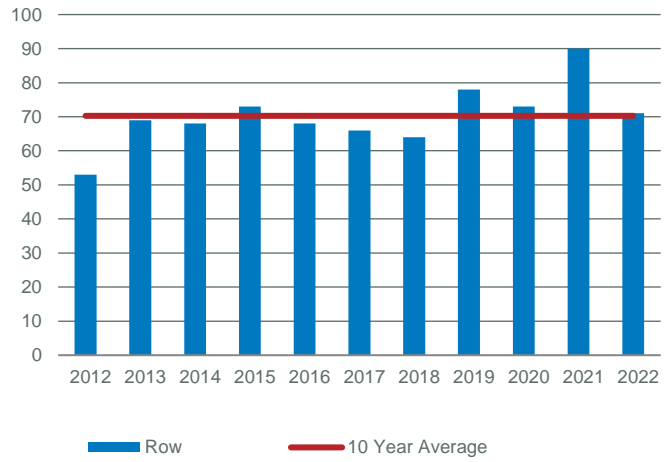
2022



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

2022



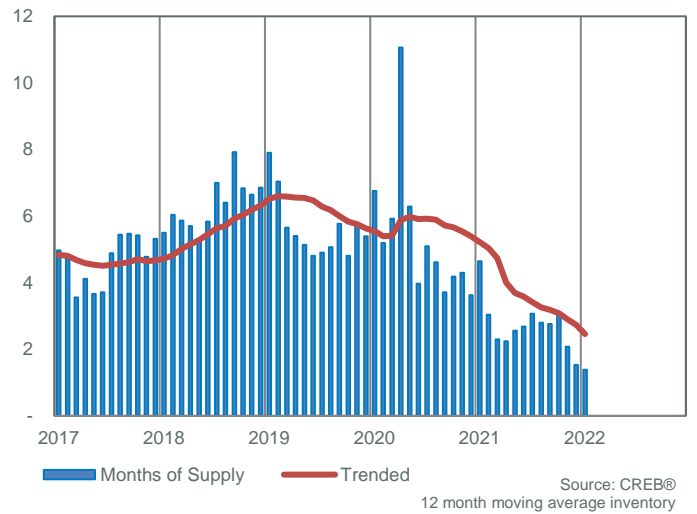
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



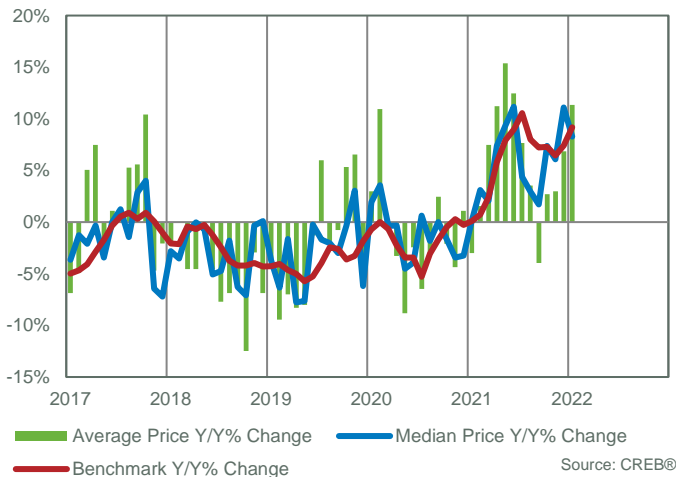
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



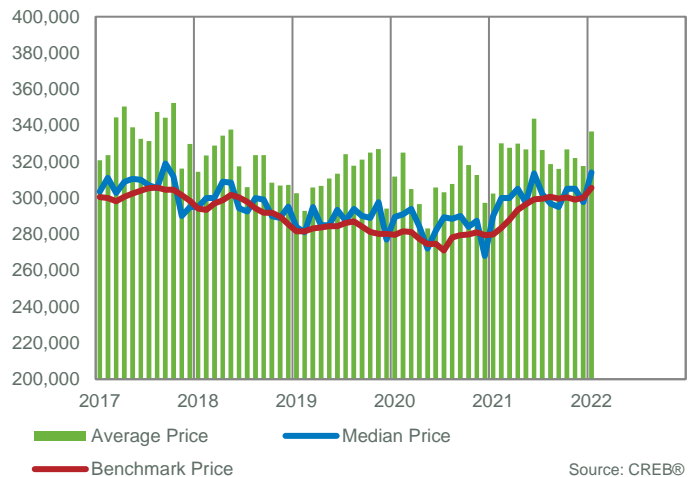
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

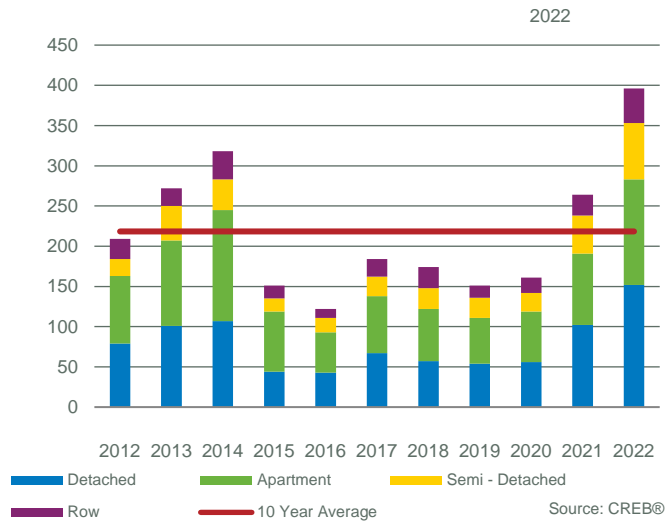


Source: CREB®

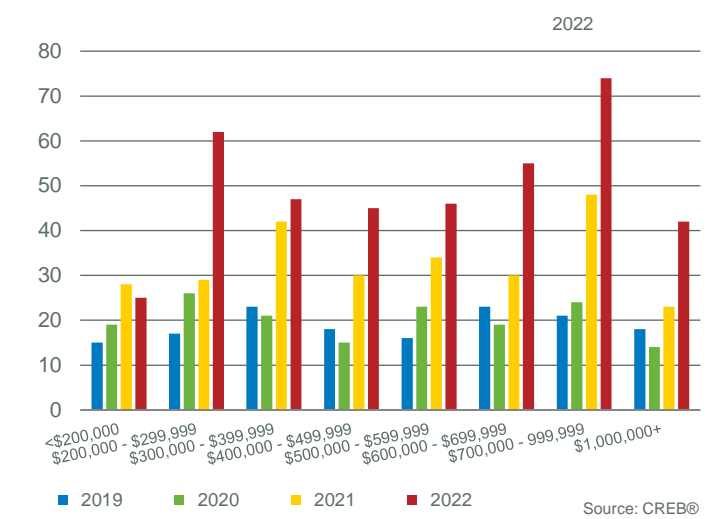


**CITY CENTRE**

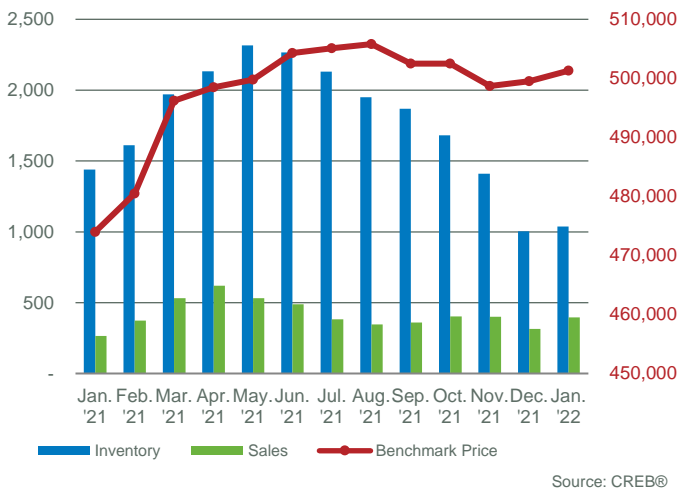
**CITY CENTRE TOTAL SALES**



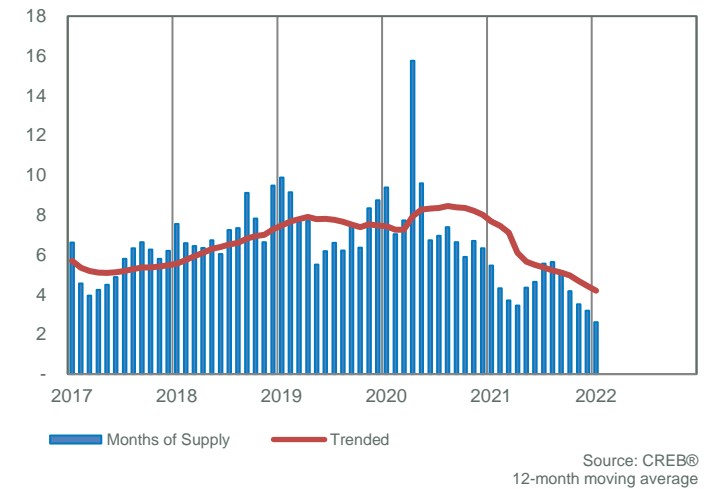
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



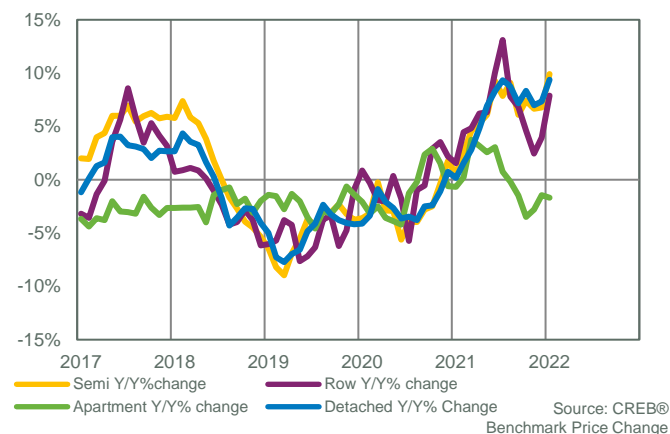
**CITY CENTRE INVENTORY AND SALES**



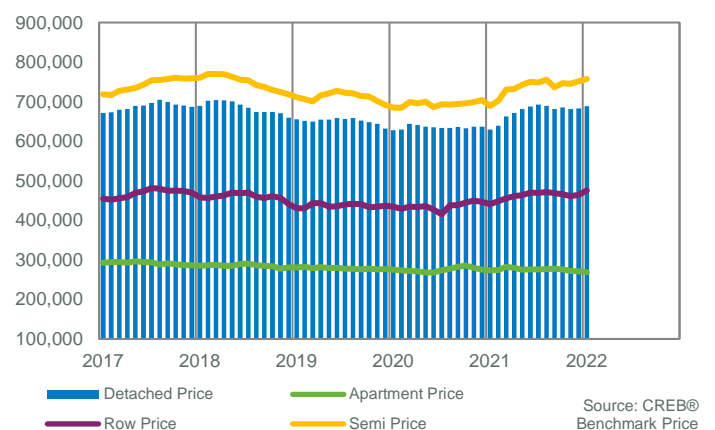
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

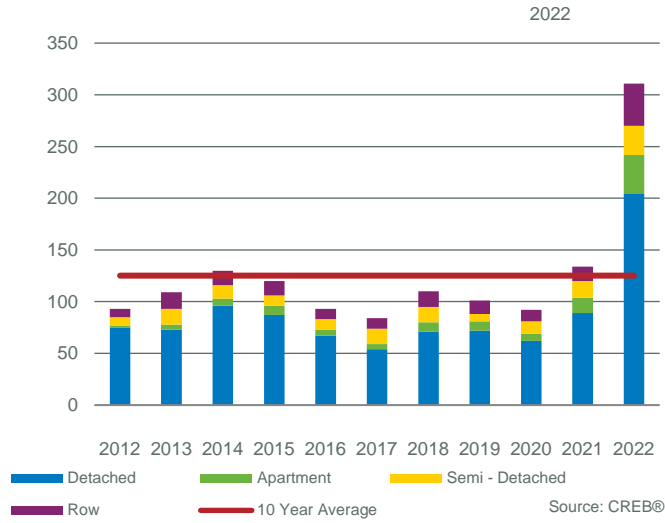


**CITY CENTRE PRICES**

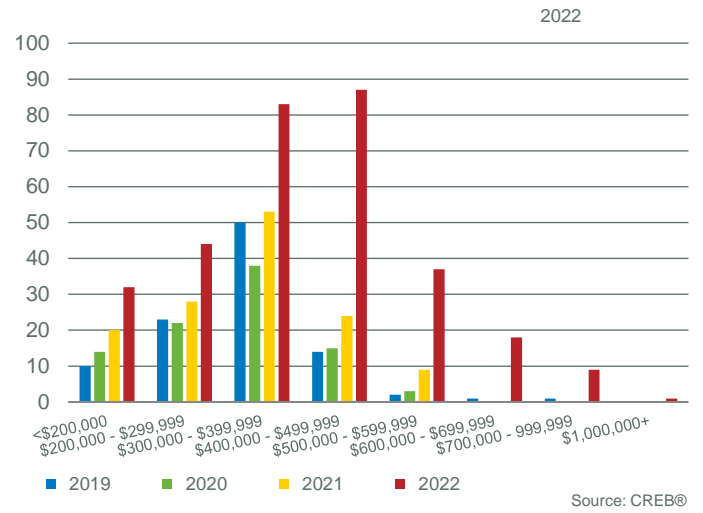


**NORTHEAST**

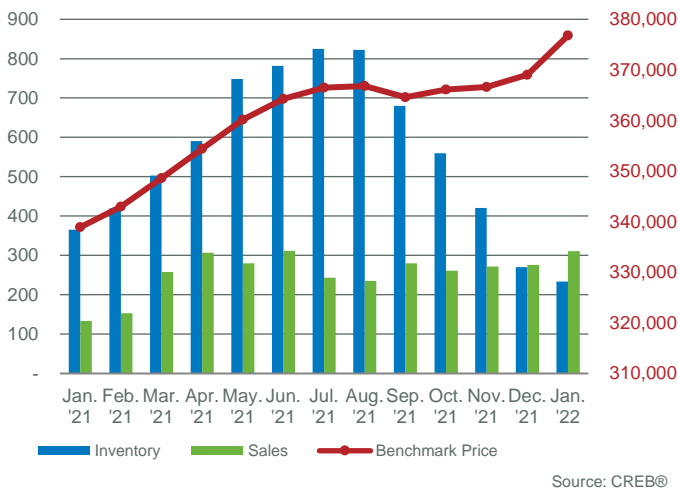
**NORTHEAST TOTAL SALES**



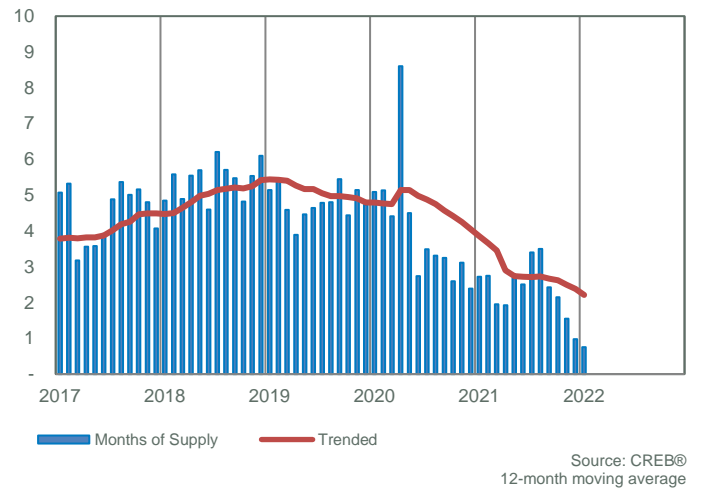
**NORTHEAST TOTAL SALES BY PRICE RANGE**



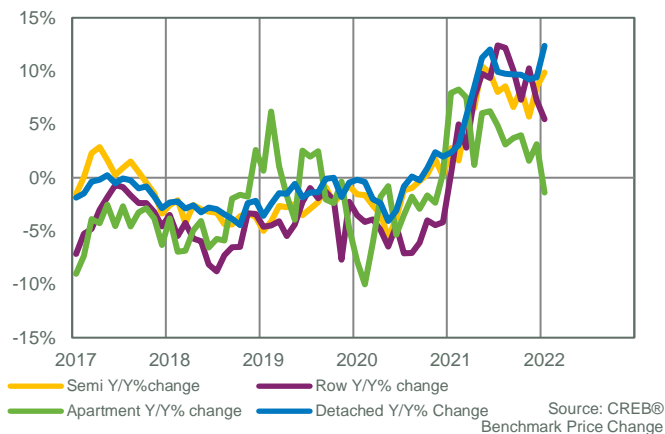
**NORTHEAST INVENTORY AND SALES**



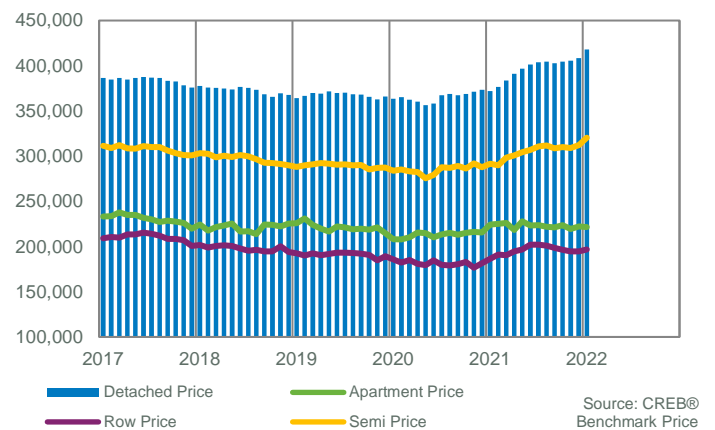
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

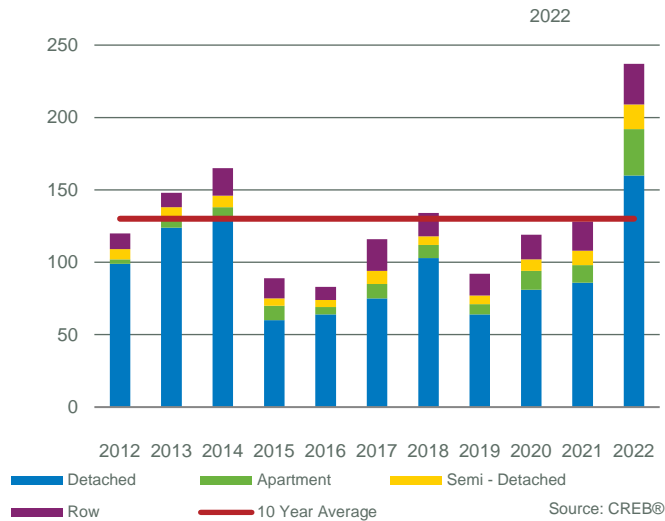


**NORTHEAST PRICES**

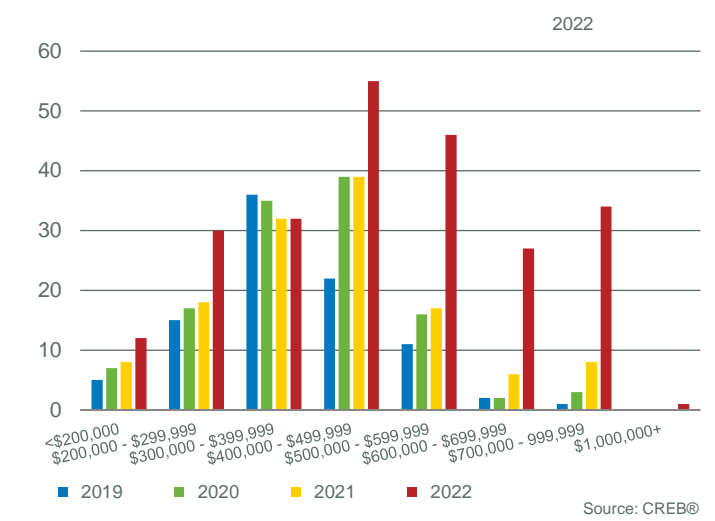


**NORTH**

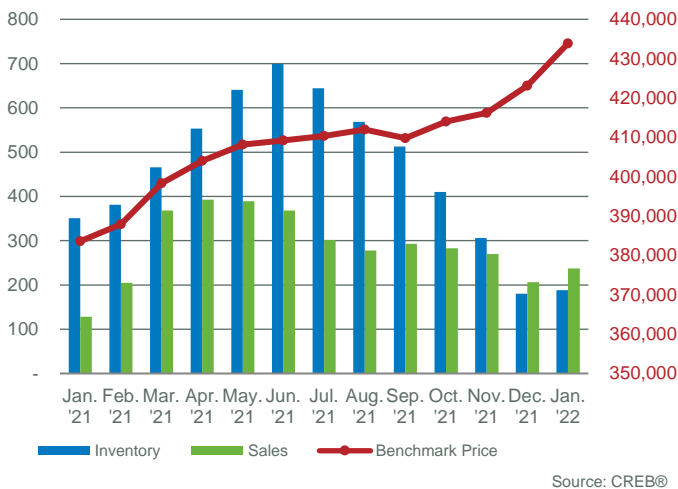
**NORTH TOTAL SALES**



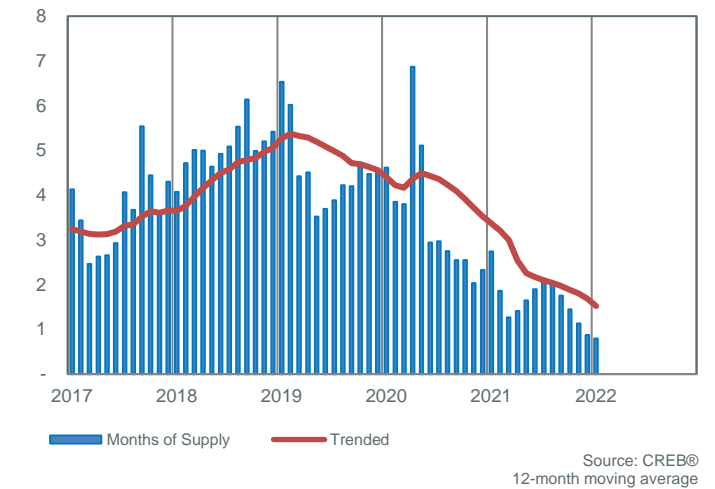
**NORTH TOTAL SALES BY PRICE RANGE**



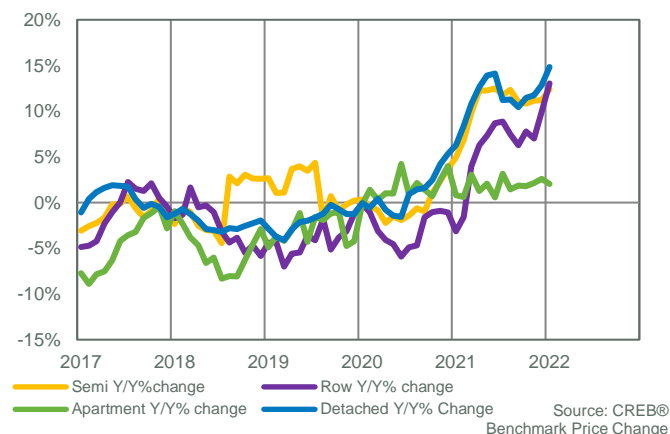
**NORTH INVENTORY AND SALES**



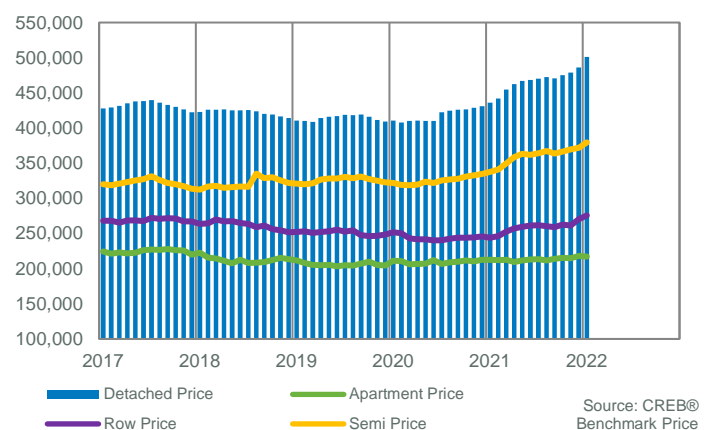
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

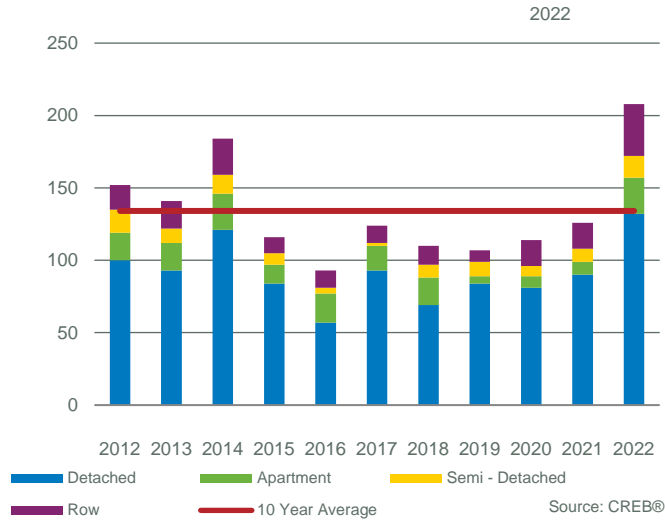


**NORTH PRICES**

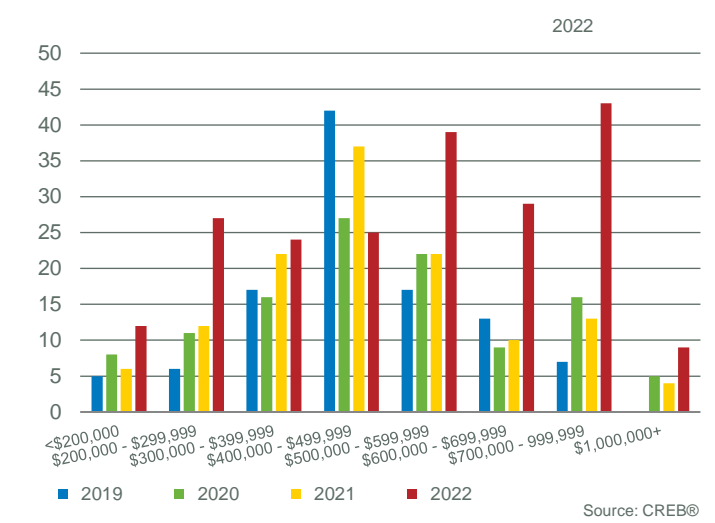


**NORTHWEST**

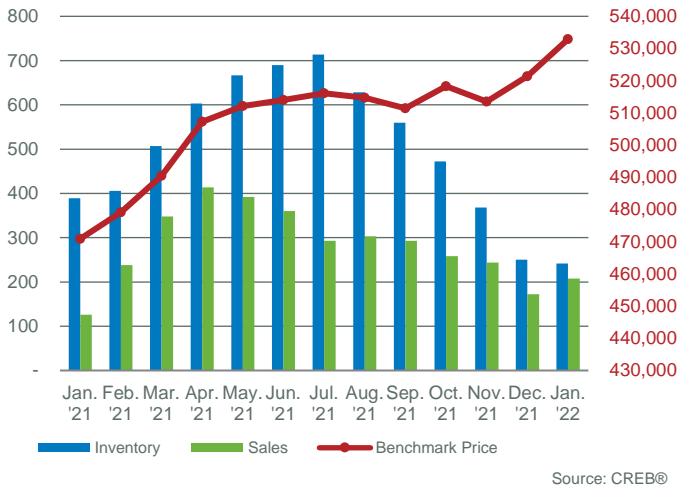
**NORTHWEST TOTAL SALES**



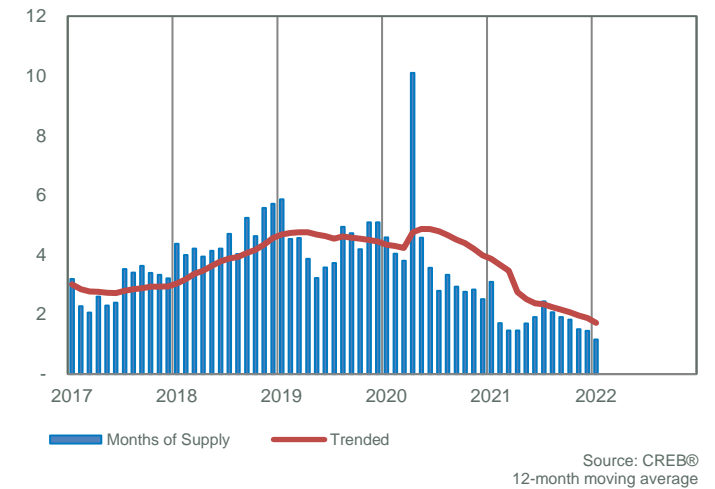
**NORTHWEST TOTAL SALES BY PRICE RANGE**



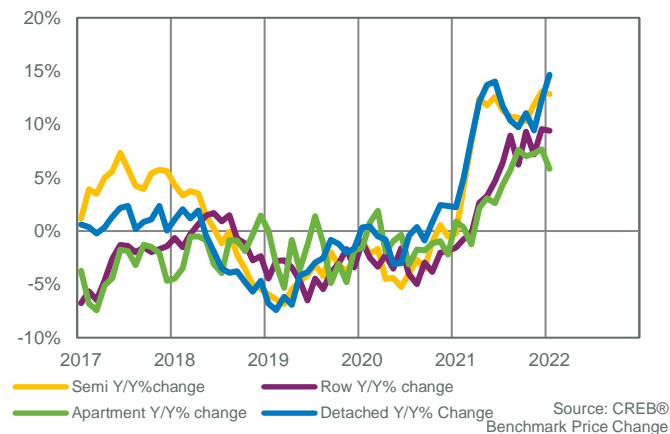
**NORTHWEST INVENTORY AND SALES**



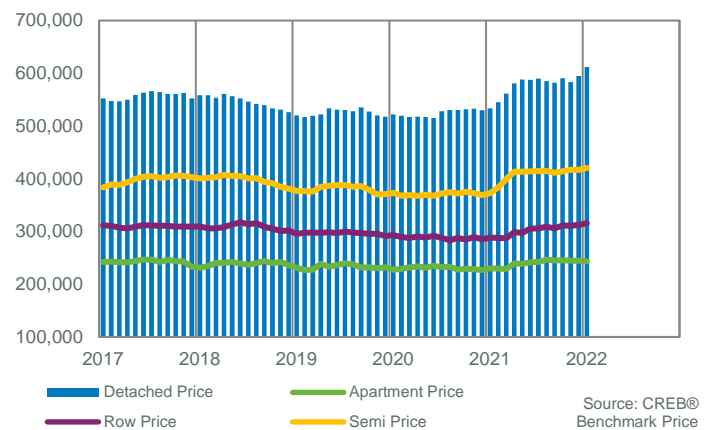
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



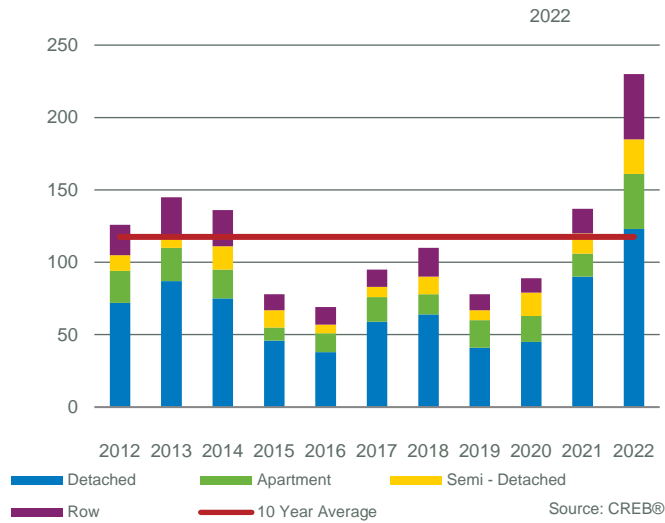
**NORTHWEST PRICES**



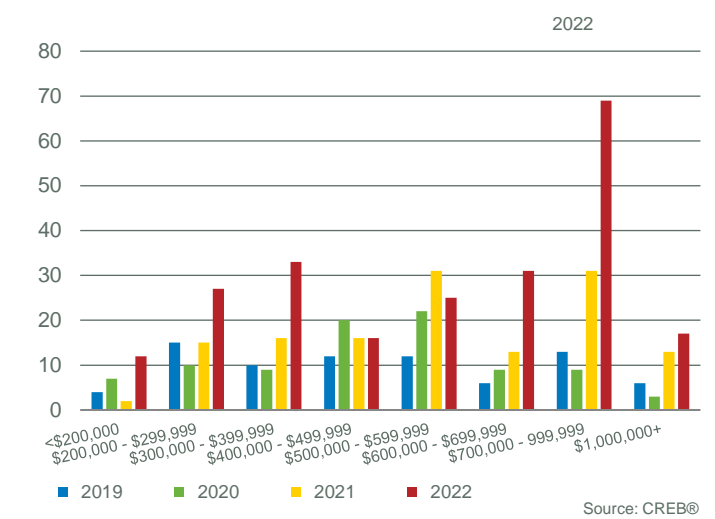


WEST

WEST TOTAL SALES



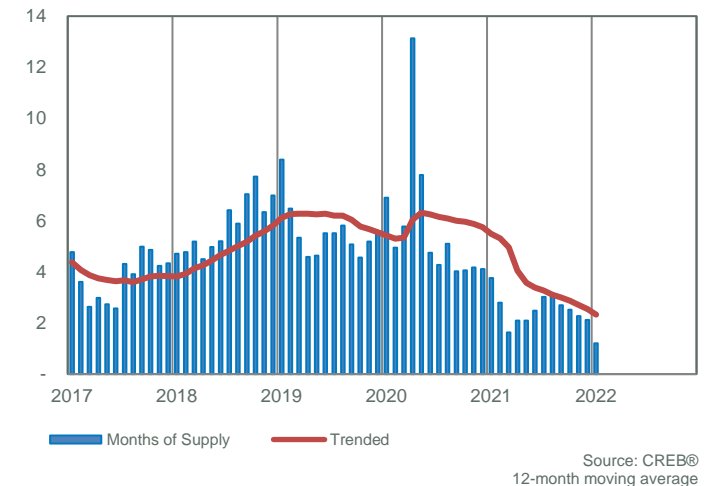
WEST TOTAL SALES BY PRICE RANGE



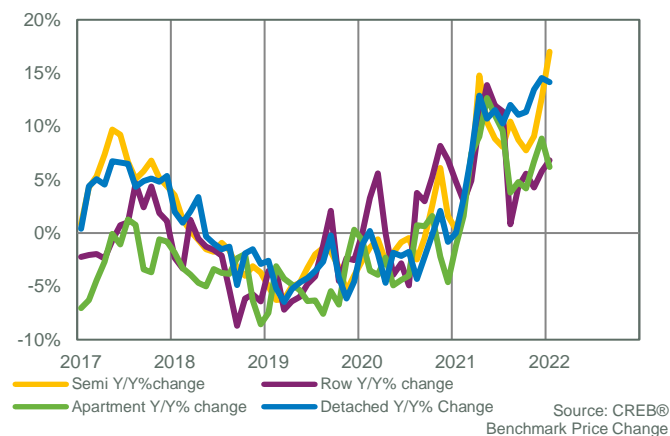
WEST INVENTORY AND SALES



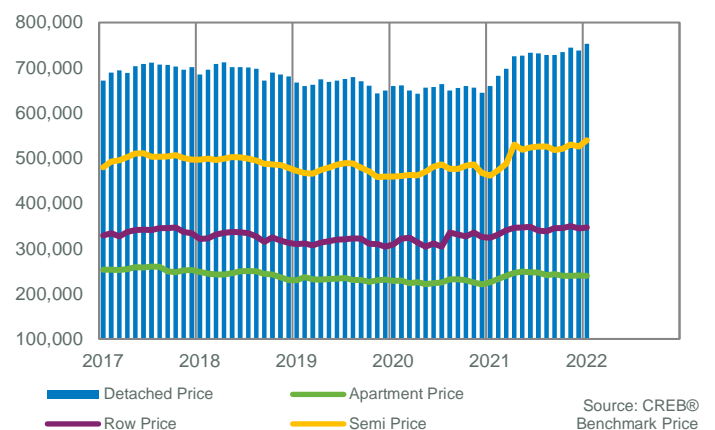
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

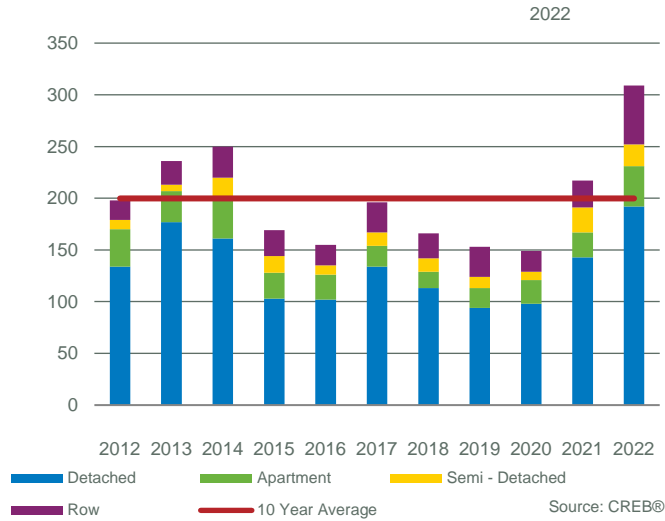


WEST PRICES

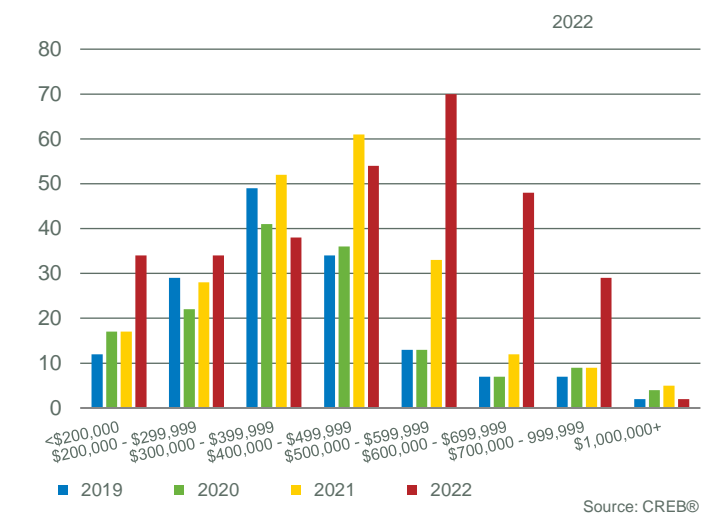


**SOUTH**

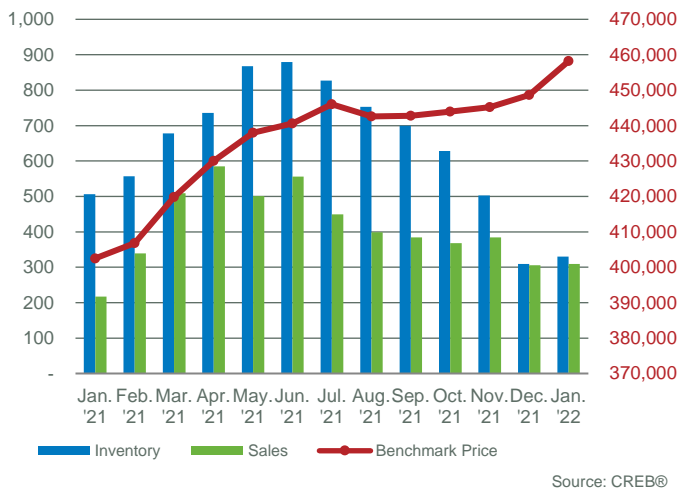
**SOUTH TOTAL SALES**



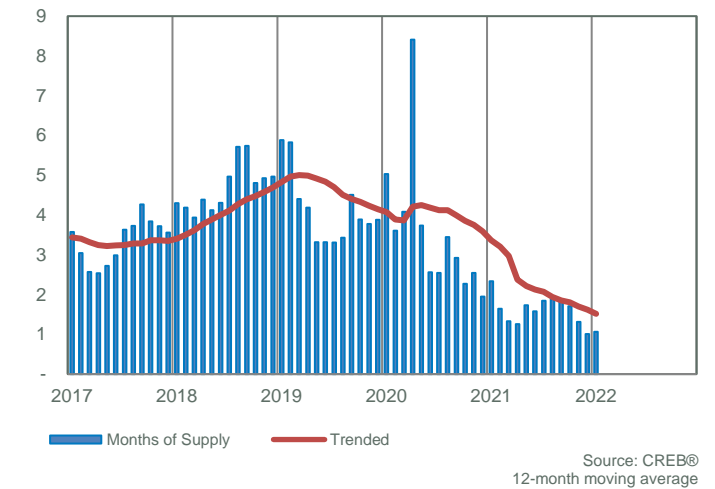
**SOUTH TOTAL SALES BY PRICE RANGE**



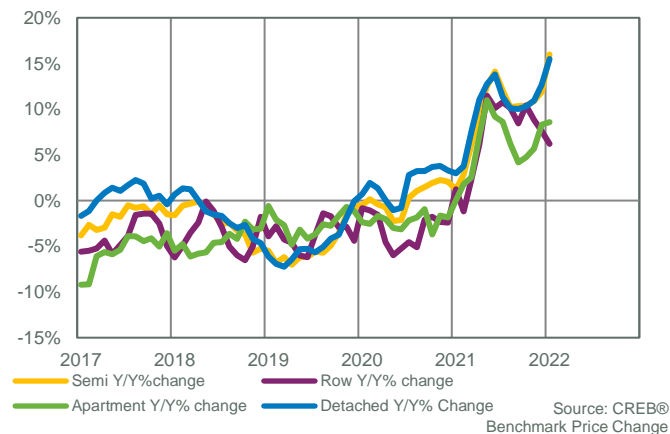
**SOUTH INVENTORY AND SALES**



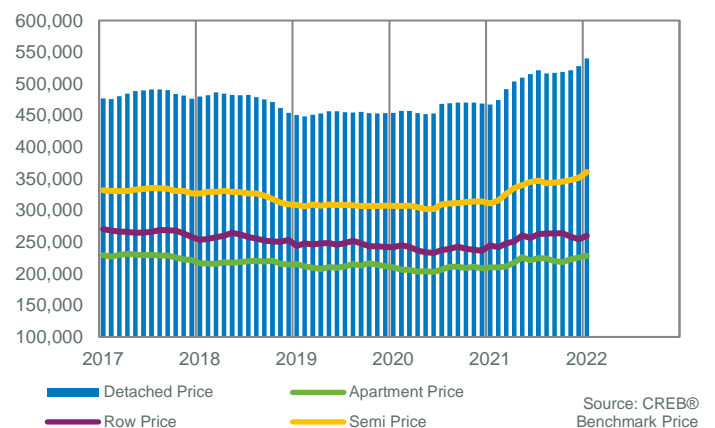
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

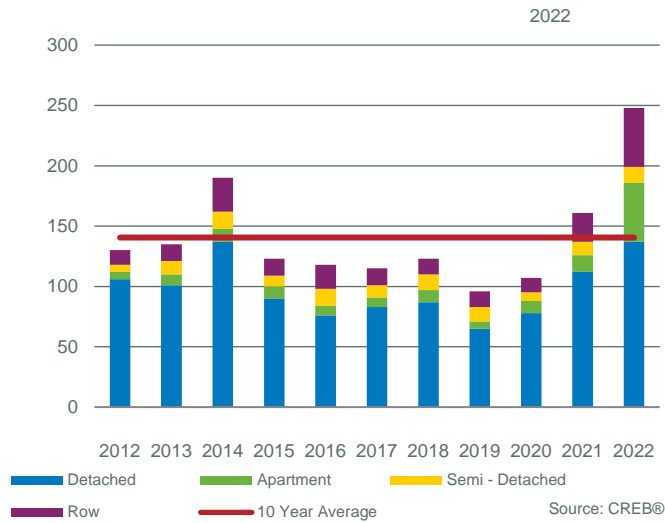


**SOUTH PRICES**

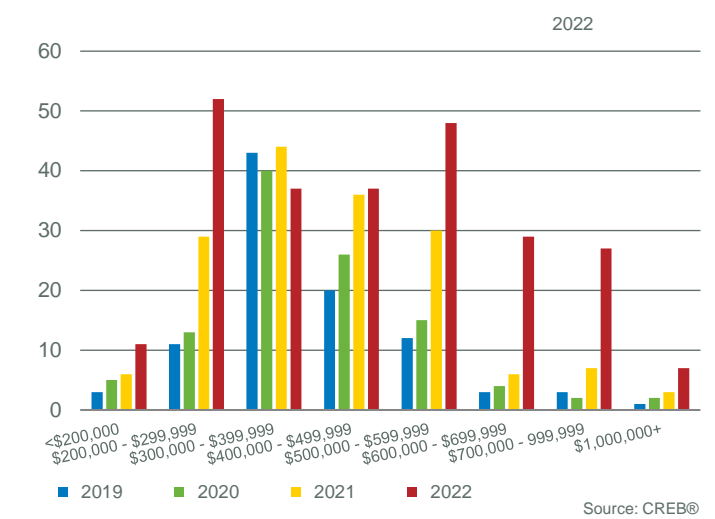


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



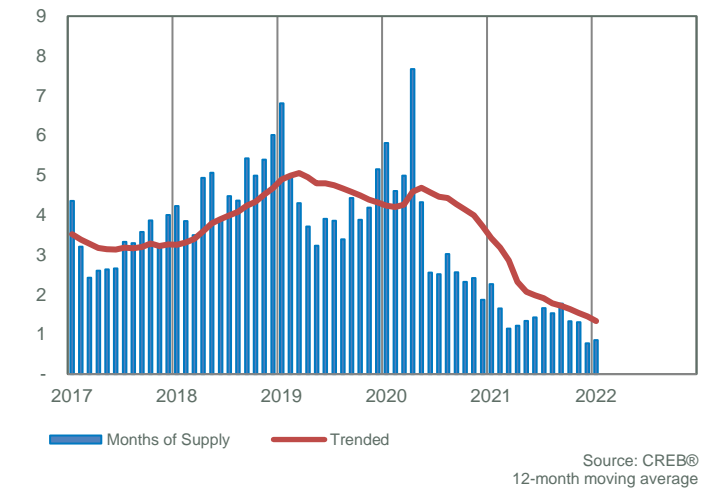
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



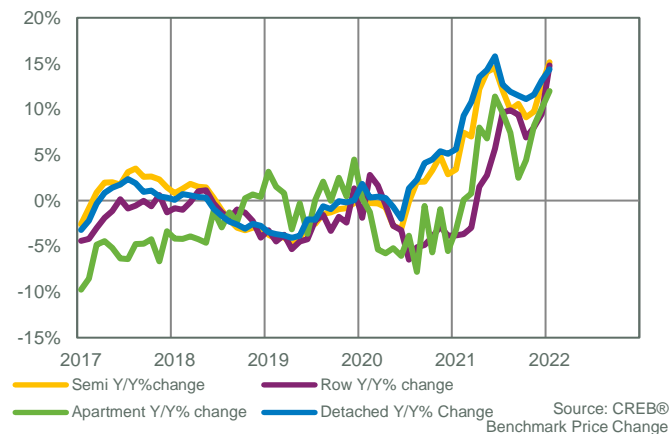
**SOUTHEAST INVENTORY AND SALES**



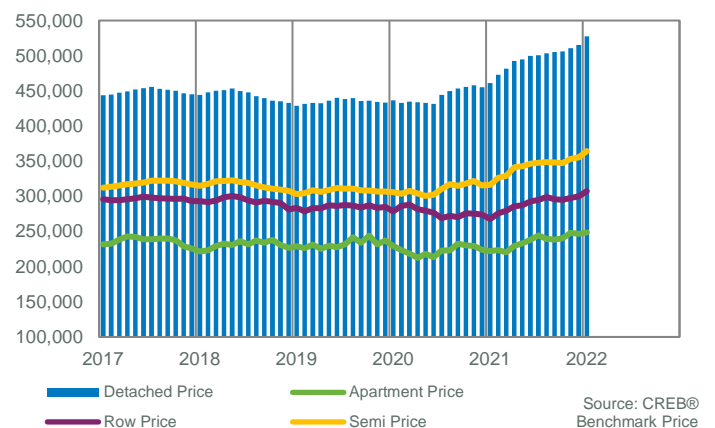
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

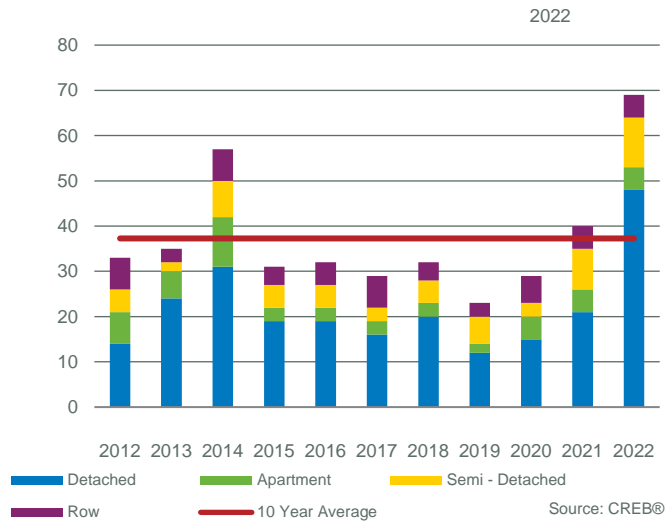


**SOUTHEAST PRICES**

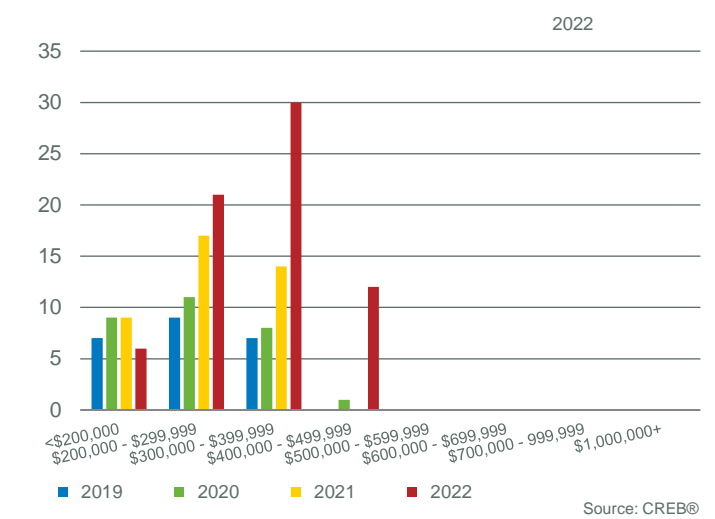


**EAST**

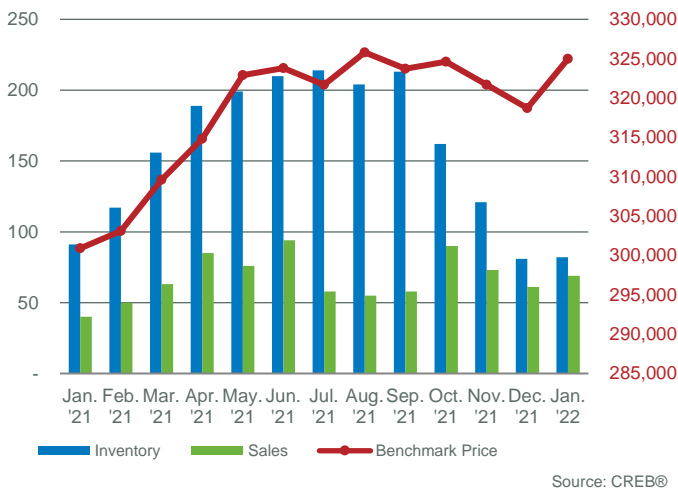
**EAST TOTAL SALES**



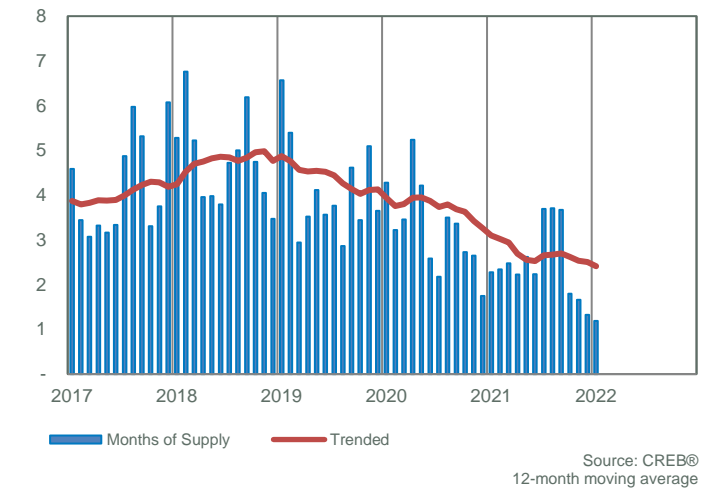
**EAST TOTAL SALES BY PRICE RANGE**



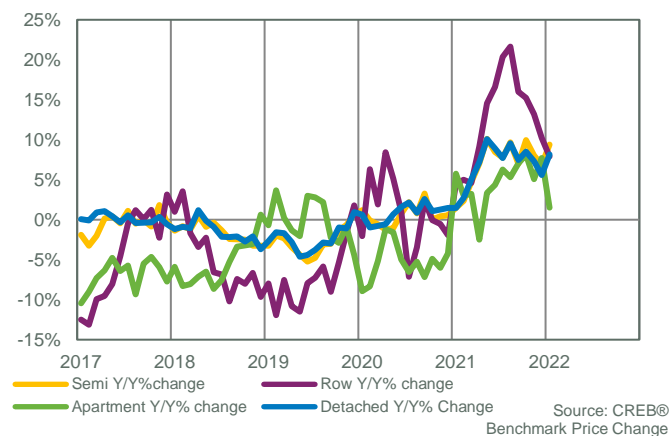
**EAST INVENTORY AND SALES**



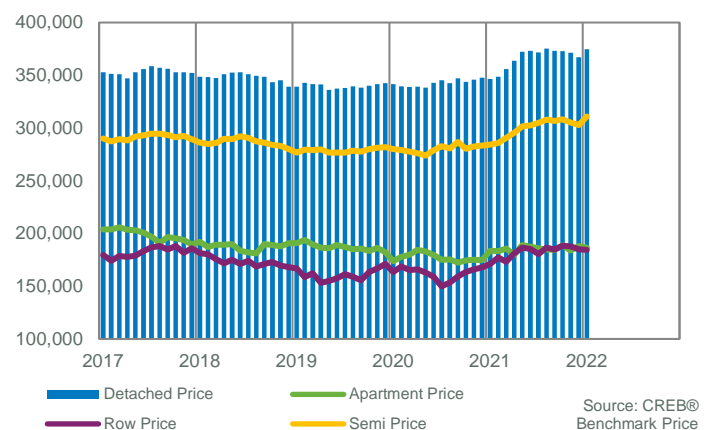
**EAST MONTHS OF INVENTORY**

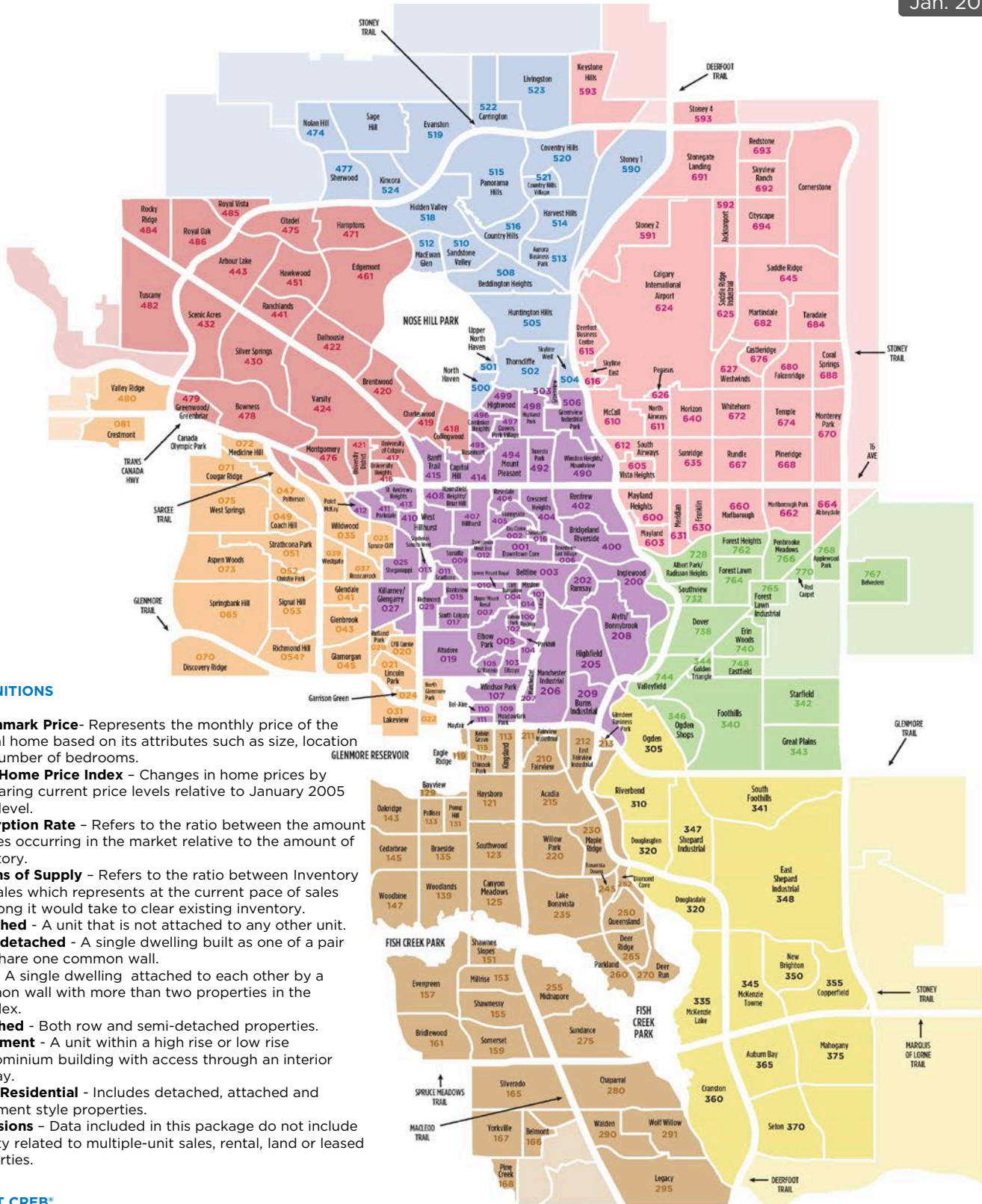


**EAST PRICE CHANGE**



**EAST PRICES**





**DEFINITIONS**

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

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