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MONTHLY STATISTICS PACKAGE

City of Calgary

March 2022



creb.com

March 2022

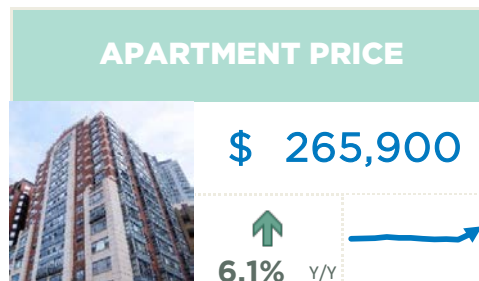
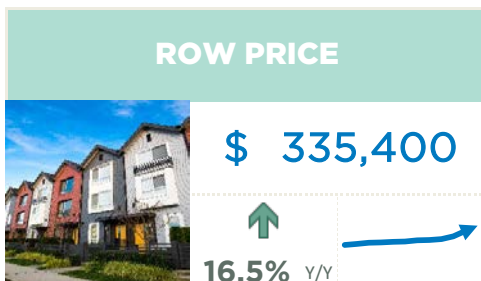
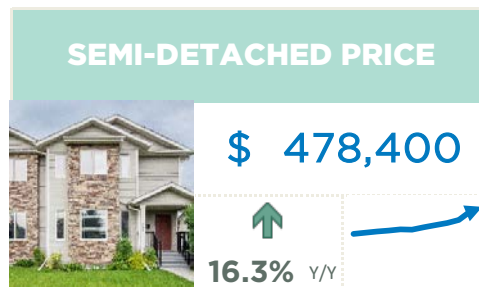
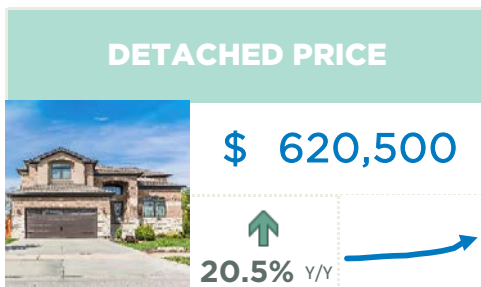
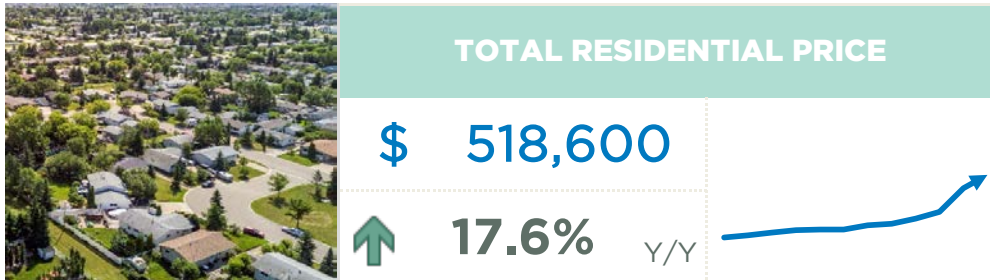
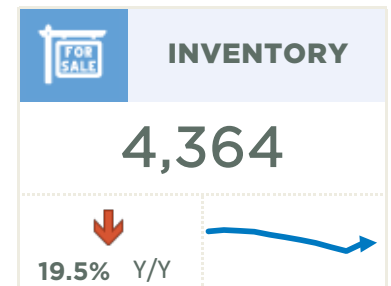
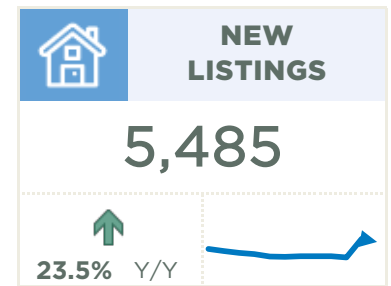
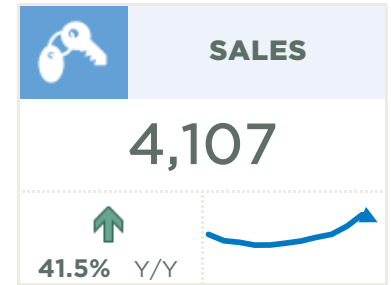
Record high sales seen again in March

City of Calgary, April 1, 2022 - For the second month in a row, sales activity not only reached a monthly high but also hit new all-time record highs for any given month. Gains occurred across all property types as they all hit new all-time record highs.

An increase in new listings this month helped support the growth in sales activity. However, inventories have remained relatively low, ensuring the market continues to favour the seller.

“While supply levels have improved from levels seen over the past four months, inventory levels are still well below what we traditionally see in March, thanks to stronger than expected sales activity,” said CREB® Chief Economist Ann-Marie Lurie. “With just over one month of supply in the market, the persistently tight market conditions continue to place significant upward pressure on prices.” With an unadjusted benchmark price of \$518,600 this month, the monthly gain increased by another four per cent. After three consecutive gains, prices have risen by nearly \$55,000 since December and currently sit nearly 18 per cent higher than last year’s levels.

Despite the strong start to the year, price gains and rising lending rates are expected to weigh on demand in the second half of this year. Nonetheless, persistently tight conditions will likely continue to impact the market over the next several months.



March 2022

March 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	2,280	22%	3,152	21%	2,191	-9%	72%	0.96	-26%	\$620,500	20%
Semi	347	29%	456	16%	374	-17%	76%	1.08	-35%	\$478,400	16%
Row	709	85%	881	55%	634	-28%	80%	0.89	-61%	\$335,400	16%
Apartment	771	100%	996	15%	1,165	-31%	77%	1.51	-65%	\$265,900	6%
Total Residential	4,107	41%	5,485	24%	4,364	-20%	75%	1.06	-43%	\$518,600	18%

Year-to-Date

March 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	5,328	43%	7,320	38%	1,593	-21%	73%	0.90	-45%	\$592,233	18%
Semi	843	43%	1,118	30%	310	-21%	75%	1.10	-45%	\$459,900	15%
Row	1,550	95%	1,938	39%	531	-33%	80%	1.03	-66%	\$320,700	13%
Apartment	1,692	101%	2,240	13%	1,099	-26%	76%	1.95	-63%	\$258,200	4%
Total Residential	9,413	58%	12,616	32%	3,533	-24%	75%	1.13	-52%	\$496,767	15%



Detached

Sales continued to surge in March reaching record highs, thanks to a boost in new listings. Year-over-year sales growth occurred in every district of the city except the City Centre. The pullback in the City Centre is likely related to the significant drop in new listings, providing less choice for potential buyers. The months of supply for detached homes has been below one month since December. The exceptionally tight conditions have had a significant impact on home prices. The benchmark price for detached properties rose to \$620,500 in March, which is over \$73,000 higher than December levels and 20 per cent higher than levels recorded last year. Gains in prices have also caused a significant shift in the distribution of homes, where over 57 per cent of the available supply is priced over \$600,000.



Semi-Detached

Semi-detached sales posted another record month of sales and year-to-date sales are over 43 per cent higher than last year. Improvements in new listings helped support some of the growth in sales but did little to improve change the inventory situation. Inventory levels remain relatively low causing the months of supply to remain nearly 70 per cent lower than long term trends for this time of year. Tight conditions caused prices to trend up again this month, for an unadjusted monthly gain of nearly four per cent. Prices trended up across all districts and are 16 per cent higher than last March. Year-over-year price gains have ranged from a low of nine per cent in the City Centre to a high of nearly 22 per cent in the North district.



Row

Row sales reached an all-time record high this month, contributing to year-to-date sales of 1,550 units, which is a 96 per cent increase over last year. An increase in new listings helped support the strong sales, however, inventory levels have been steadily declining compared to the previous year and are at the lowest March levels seen compared to the past seven years. Strong sales this month combined with the lower inventory levels saw the months of supply push below one month. The persistently tight conditions have placed significant upward pressure on prices. In March, the benchmark price reached \$335,400, which is over four per cent higher than last month and nearly 17 per cent higher than last year. While strong gains have occurred across all districts of the city, the North East, North West, South and East districts have not yet recorded full price recovery from their previous highs.

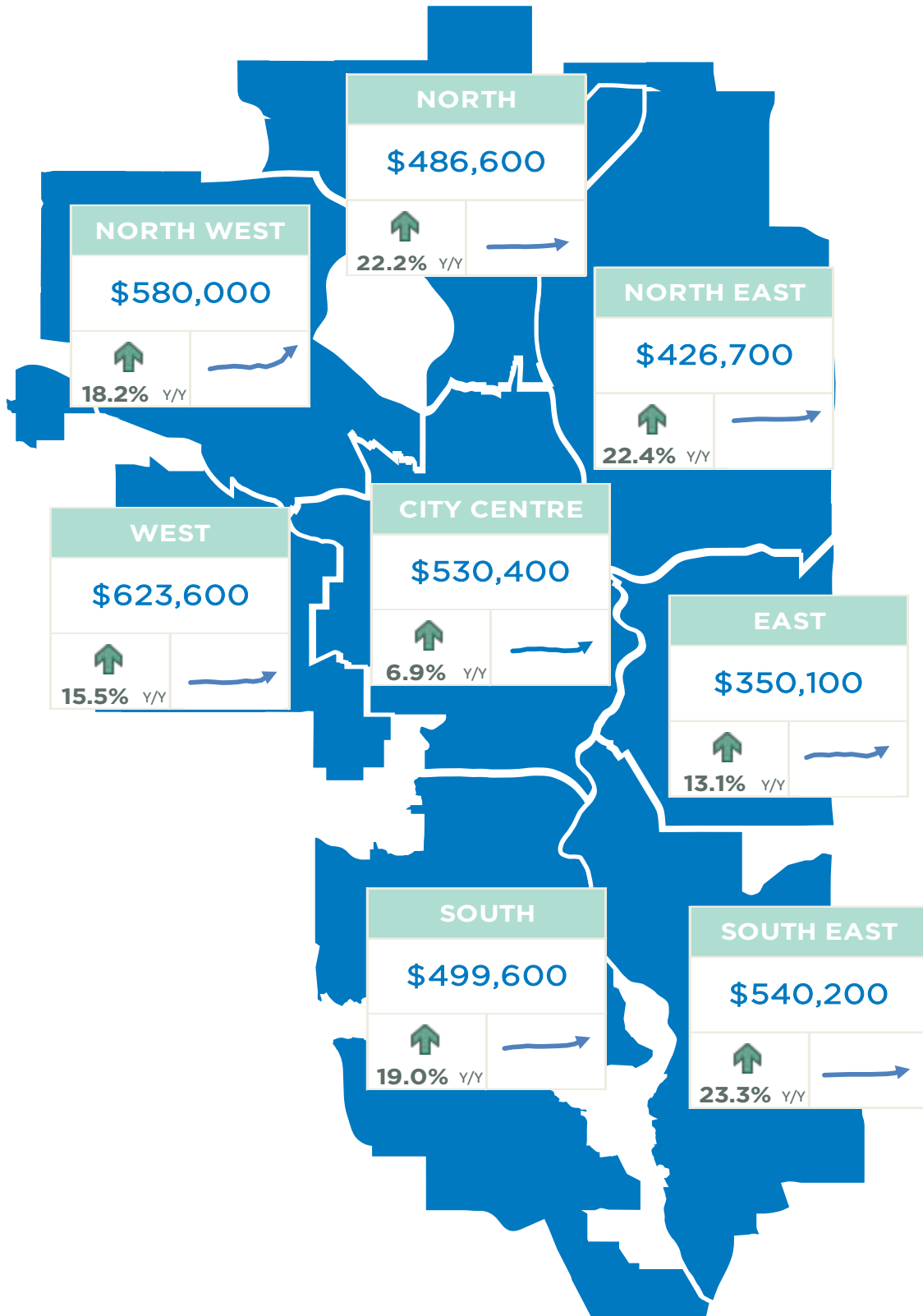


Apartment

Apartment sales continued to surge in March, contributing to the best start of the year on record. The sudden shift in demand could be related to less supply choice in lower price ranges for other property types, causing many to turn to the condominium market. The rise in sales has outpaced the growth in new listings, causing inventories to ease compared to last year and the months of supply to drop to the lowest recorded since 2007. After several months of tight conditions, we are seeing upward pressure on prices. In March, the benchmark price rose to \$265,900 nearly three per cent higher than last month and six per cent higher than last year. The recent gain in price has helped support some price recovery in this sector, but prices remain over 11 per cent below previous highs.

March 2022

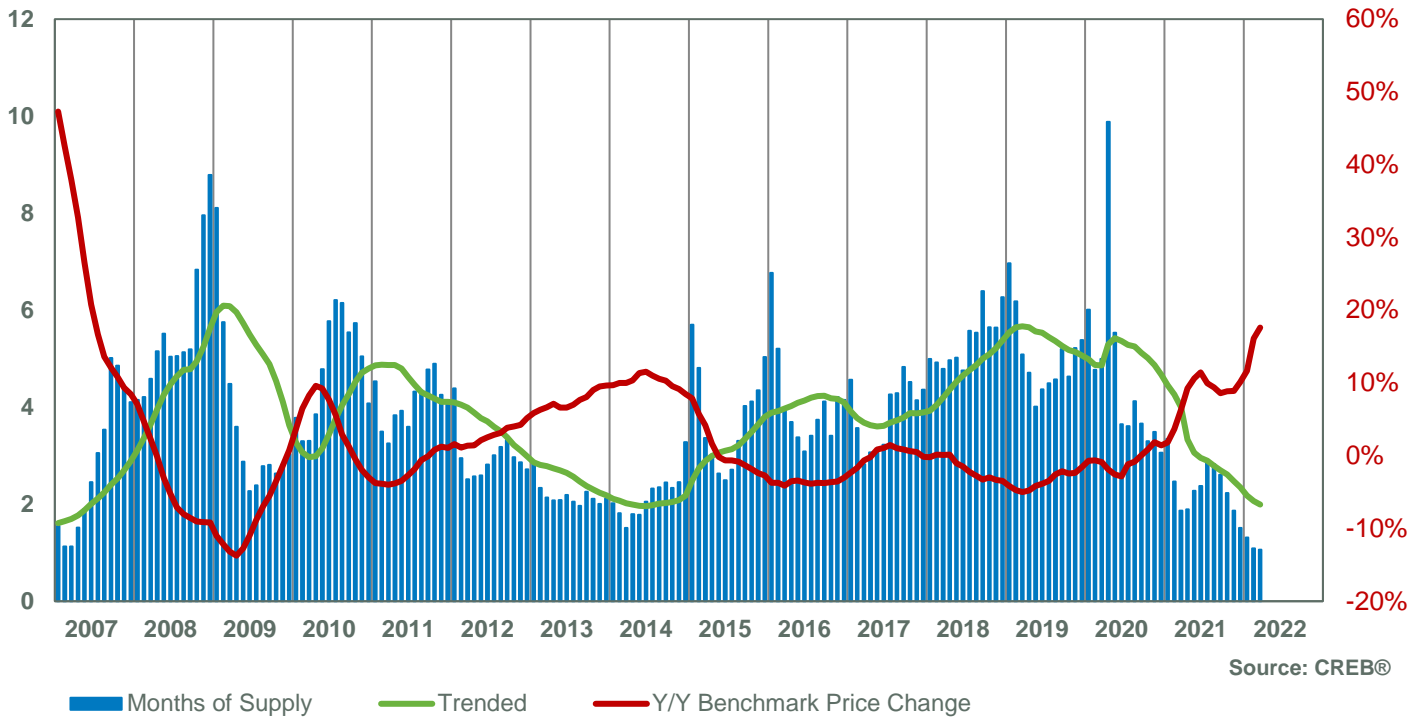
District Total Residential Benchmark Price



	Mar-21	Mar-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
CITY OF CALGARY						
Total Sales	2,903	4,107	41.47%	5,941	9,413	58.44%
Total Sales Volume	\$1,467,347,839	\$2,210,728,862	50.66%	\$2,927,839,631	\$5,045,147,899	72.32%
New Listings	4,440	5,485	23.54%	9,540	12,616	32.24%
Inventory	5,422	4,364	-19.51%	4,660	3,533	-24.19%
Months of Supply	1.87	1.06	-43.11%	2.35	1.13	-52.15%
Sales to New Listings	65.38%	74.88%	9.49%	62.27%	74.61%	12.34%
Sales to List Price	98.49%	101.77%	3.28%	98.05%	102.03%	3.98%
Days on Market	35	20	-43.18%	43	27	-37.21%
Benchmark Price	\$440,900	\$518,600	17.62%	\$431,300	\$496,767	15.18%
Median Price	\$459,900	\$501,000	8.94%	\$445,000	\$500,000	12.36%
Average Price	\$505,459	\$538,283	6.49%	\$492,819	\$535,977	8.76%
Index	200	235	17.61%	191	212	11.08%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Mar. 2022

	Mar-21	Mar-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
DETACHED						
Total Sales	1,865	2,280	22.25%	3,719	5,328	43.26%
Total Sales Volume	\$1,109,245,622	\$1,528,784,280	37.82%	\$2,162,431,890	\$3,535,767,318	63.51%
New Listings	2,611	3,152	20.72%	5,297	7,320	38.19%
Inventory	2,409	2,191	-9.05%	2,006	1,593	-20.60%
Months of Supply	1.29	0.96	-25.60%	1.62	0.90	-44.58%
Sales to New Listings Ratio	71.43%	72.34%	0.91%	70.21%	72.79%	2.58%
Sales to List Price Ratio	98.78%	102.39%	3.61%	98.31%	102.84%	4.53%
Days on Market	29	14	-51.49%	36	18	-50.00%
Benchmark Price	\$515,100	\$620,500	20.46%	\$502,833	\$592,233	17.78%
Median Price	\$527,900	\$611,900	15.91%	\$515,000	\$607,000	17.86%
Average Price	\$594,770	\$670,519	12.74%	\$581,455	\$663,620	14.13%
APARTMENT						
Total Sales	385	771	100.26%	840	1,692	101.43%
Total Sales Volume	\$100,471,546	\$224,162,822	123.11%	\$216,297,532	\$474,481,899	119.37%
New Listings	868	996	14.75%	1,991	2,240	12.51%
Inventory	1,683	1,165	-30.78%	1,475	1,099	-25.53%
Months of Supply	4.37	1.51	-65.43%	5.27	1.95	-63.03%
Sales to New Listings Ratio	44.35%	77.41%	33.05%	42.19%	75.54%	33.35%
Sales to List Price Ratio	96.45%	98.19%	1.74%	96.13%	97.74%	1.61%
Days on Market	53	38	-28.62%	61	51	-16.39%
Benchmark Price	\$250,600	\$265,900	6.11%	\$247,333	\$258,200	4.39%
Median Price	\$230,000	\$259,000	12.61%	\$230,000	\$250,250	8.80%
Average Price	\$260,965	\$290,743	11.41%	\$257,497	\$280,427	8.90%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	270	347	28.52%	589	843	43.12%
Total Sales Volume	\$132,126,139	\$203,104,003	53.72%	\$292,431,369	\$481,173,643	64.54%
New Listings	393	456	16.03%	859	1,118	30.15%
Inventory	451	374	-17.07%	390	310	-20.58%
Months of Supply	1.67	1.08	-35.47%	1.99	1.10	-44.51%
Sales to New Listings Ratio	68.70%	76.10%	7.39%	68.57%	75.40%	6.83%
Sales to List Price Ratio	98.40%	101.00%	2.63%	98.08%	101.32%	3.30%
Days on Market	38	20	-46.07%	44	26	-40.91%
Benchmark Price	\$411,200	\$478,400	16.34%	\$400,500	\$459,900	14.83%
Median Price	\$414,950	\$515,000	24.11%	\$410,000	\$511,500	24.76%
Average Price	\$489,356	\$585,314	19.61%	\$496,488	\$570,787	14.96%
CITY OF CALGARY ROW						
Total Sales	383	709	85.12%	793	1,550	95.46%
Total Sales Volume	\$125,504,533	\$254,677,758	102.92%	\$256,678,839	\$553,725,039	115.73%
New Listings	568	881	55.11%	1,393	1,938	39.12%
Inventory	879	634	-27.87%	788	531	-32.60%
Months of Supply	2.30	0.89	-61.04%	2.98	1.03	-65.52%
Sales to New Listings Ratio	67.43%	80.48%	13.05%	56.93%	79.98%	23.05%
Sales to List Price Ratio	97.67%	101.92%	4.35%	97.46%	101.31%	3.96%
Days on Market	45	19	-57.31%	52	31	-40.38%
Benchmark Price	\$287,900	\$335,400	16.50%	\$283,800	\$320,700	13.00%
Median Price	\$300,000	\$351,400	17.13%	\$299,000	\$348,000	16.39%
Average Price	\$327,688	\$359,207	9.62%	\$323,681	\$357,242	10.37%

For a list of definitions, see page 29.

March 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
Detached								
City Centre	232	346	67.05%	390	1.68	\$738,000	11.43%	2.83%
North East	264	564	46.81%	540	2.05	\$475,100	23.89%	6.67%
North	371	476	77.94%	268	0.72	\$564,400	24.15%	4.69%
North West	296	374	79.14%	218	0.74	\$670,600	19.45%	2.85%
West	251	326	76.99%	203	0.81	\$817,900	17.28%	2.56%
South	424	551	76.95%	298	0.70	\$593,700	20.82%	3.83%
South East	369	413	89.35%	183	0.50	\$599,900	24.56%	4.73%
East	71	97	73.20%	77	1.08	\$401,700	12.84%	3.66%
TOTAL CITY	2,280	3,152	72.34%	2,191	0.96	\$620,500	20.46%	4.04%
Apartment								
City Centre	315	459	68.63%	636	2.02	\$281,400	-0.28%	2.22%
North East	52	83	62.65%	77	1.48	\$250,300	10.70%	4.60%
North	65	70	92.86%	44	0.68	\$229,100	7.86%	2.51%
North West	55	72	76.39%	105	1.91	\$260,900	13.98%	3.29%
West	74	84	88.10%	101	1.36	\$261,600	9.05%	6.04%
South	85	116	73.28%	113	1.33	\$235,800	11.59%	3.01%
South East	103	88	117.05%	61	0.59	\$265,300	20.37%	5.07%
East	22	23	95.65%	25	1.14	\$208,800	12.50%	4.09%
TOTAL CITY	771	996	77.41%	1,165	1.51	\$265,900	6.11%	3.26%
Semi-detached								
City Centre	102	131	77.86%	159	1.56	\$799,800	9.44%	2.70%
North East	47	78	60.26%	68	1.45	\$358,700	20.25%	6.57%
North	43	56	76.79%	29	0.67	\$425,900	21.79%	5.00%
North West	27	36	75.00%	28	1.04	\$456,800	14.31%	2.67%
West	36	40	90.00%	30	0.83	\$576,500	18.18%	3.41%
South	42	48	87.50%	25	0.60	\$394,400	20.87%	2.84%
South East	40	49	81.63%	20	0.50	\$411,100	24.95%	4.58%
East	10	18	55.56%	15	1.50	\$331,000	13.90%	3.76%
TOTAL CITY	347	456	76.10%	374	1.08	\$478,400	16.34%	3.68%
Row								
City Centre	81	116	69.83%	125	1.54	\$495,600	8.83%	3.34%
North East	96	162	59.26%	142	1.48	\$221,600	16.45%	4.78%
North	140	156	89.74%	81	0.58	\$311,700	23.30%	5.13%
North West	68	76	89.47%	53	0.78	\$338,200	17.80%	3.58%
West	69	96	71.88%	80	1.16	\$385,300	13.29%	3.80%
South	110	121	90.91%	65	0.59	\$280,300	13.07%	3.36%
South East	128	138	92.75%	71	0.55	\$351,100	25.66%	6.94%
East	17	16	106.25%	16	0.94	\$199,200	15.08%	3.91%
TOTAL CITY	709	881	80.48%	634	0.89	\$335,400	16.50%	4.45%

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

City of Calgary

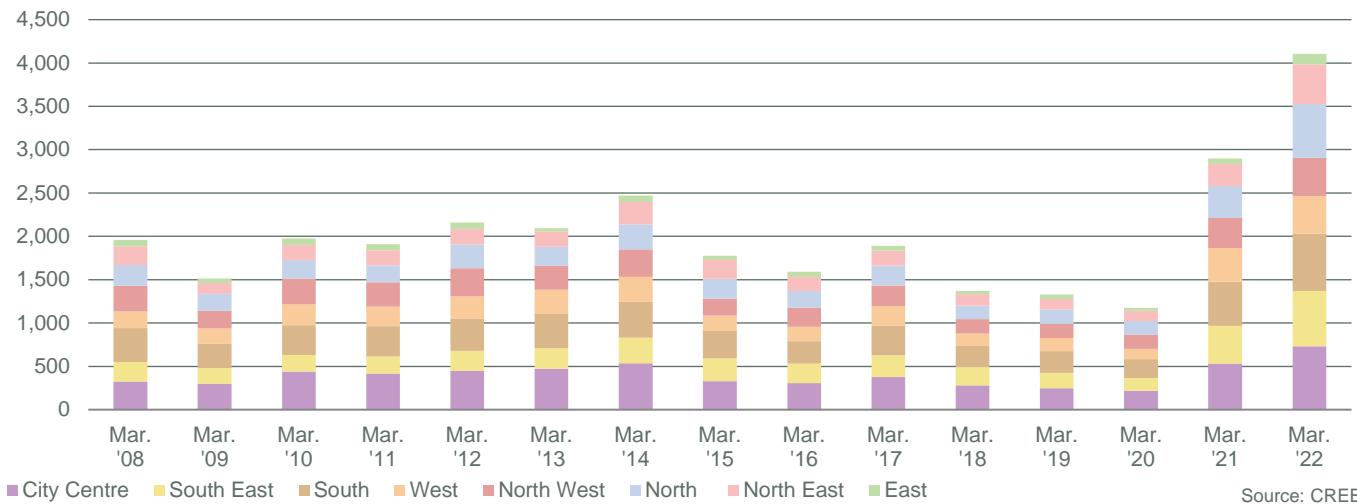
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Mar. 2022

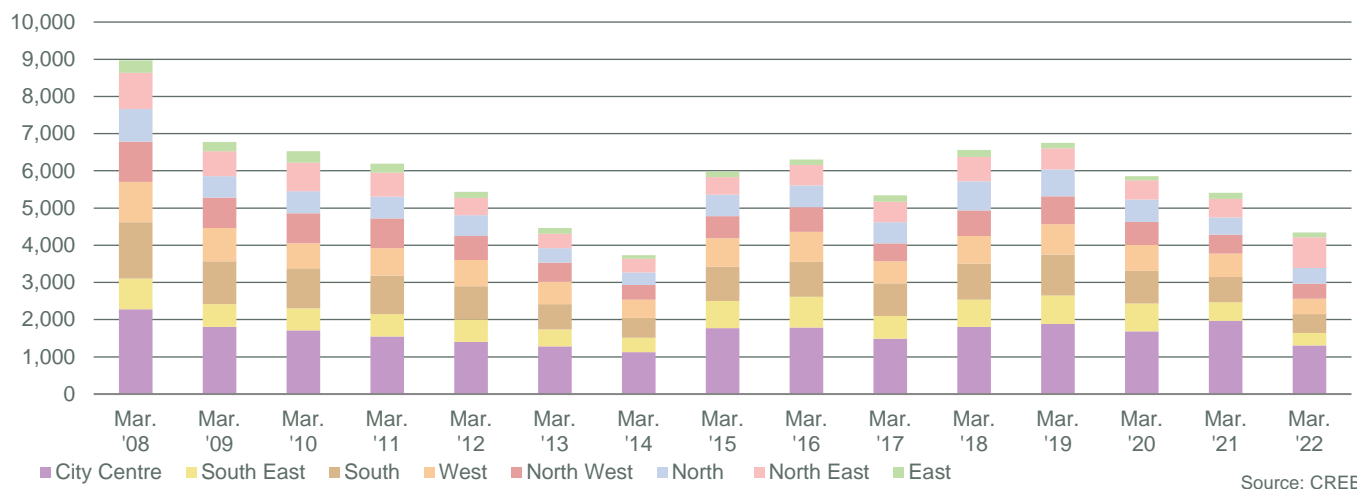
TOTAL SALES

MARCH



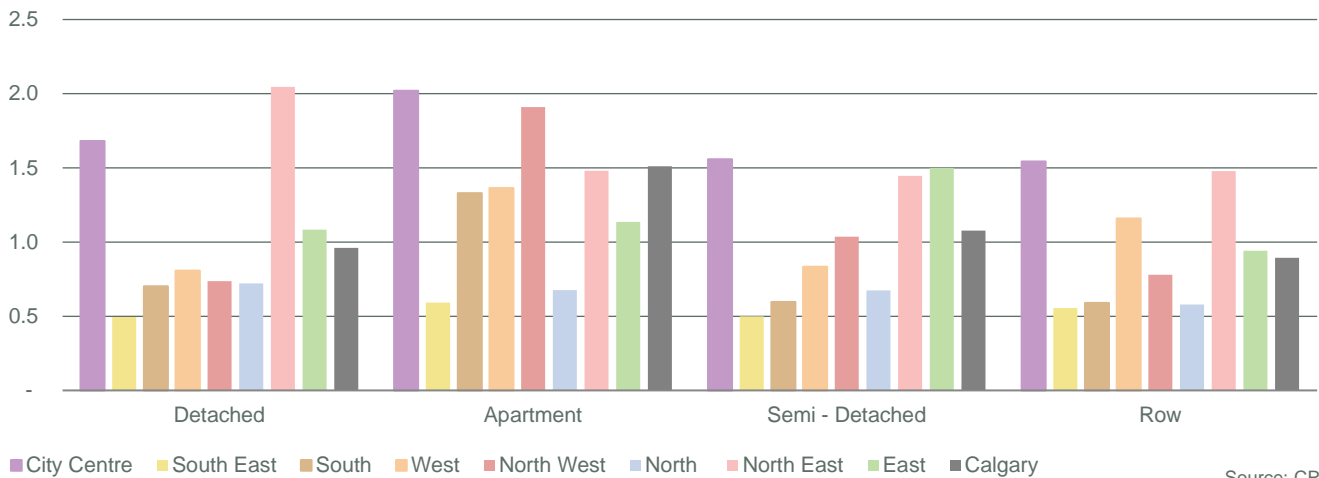
TOTAL INVENTORY

MARCH

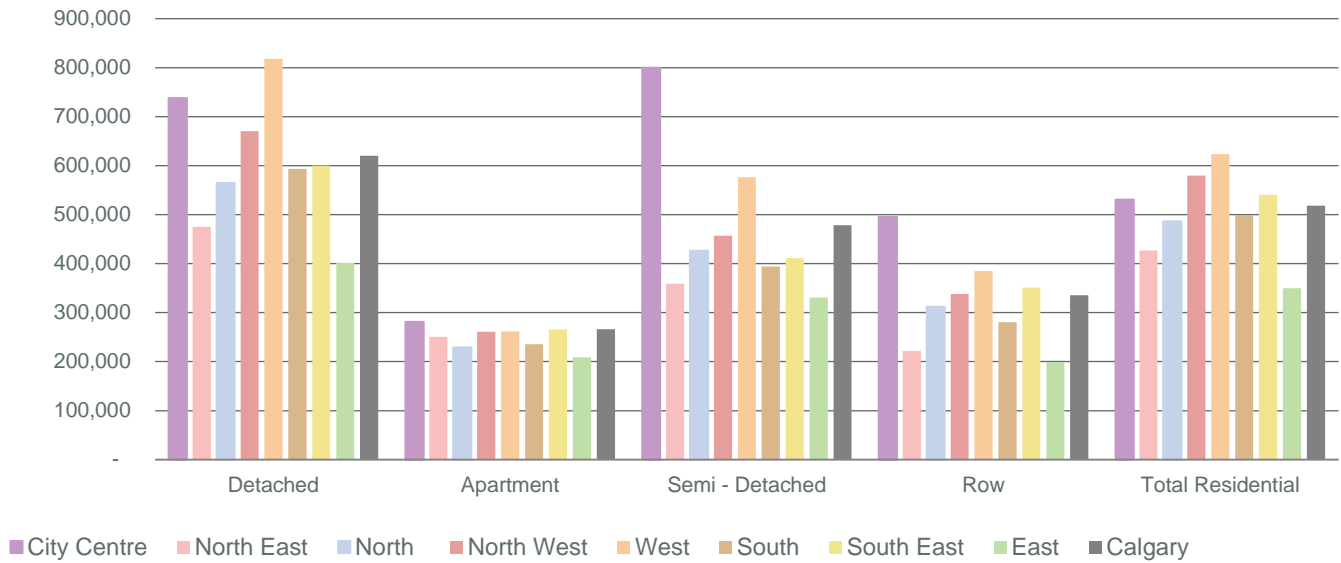


MONTHS OF SUPPLY

MARCH

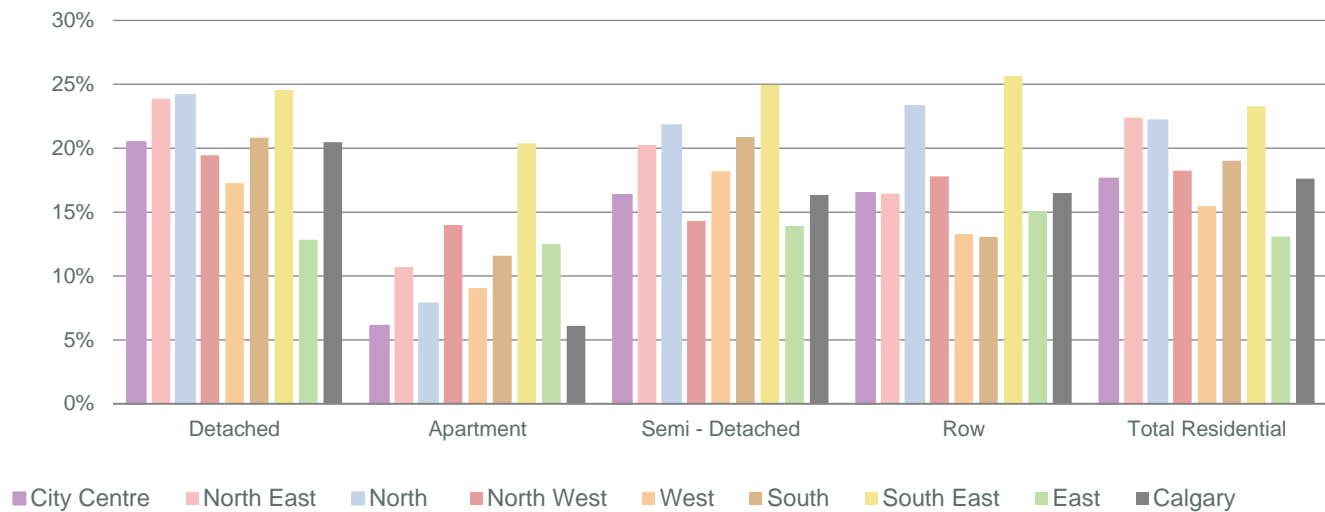


BENCHMARK PRICE - MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

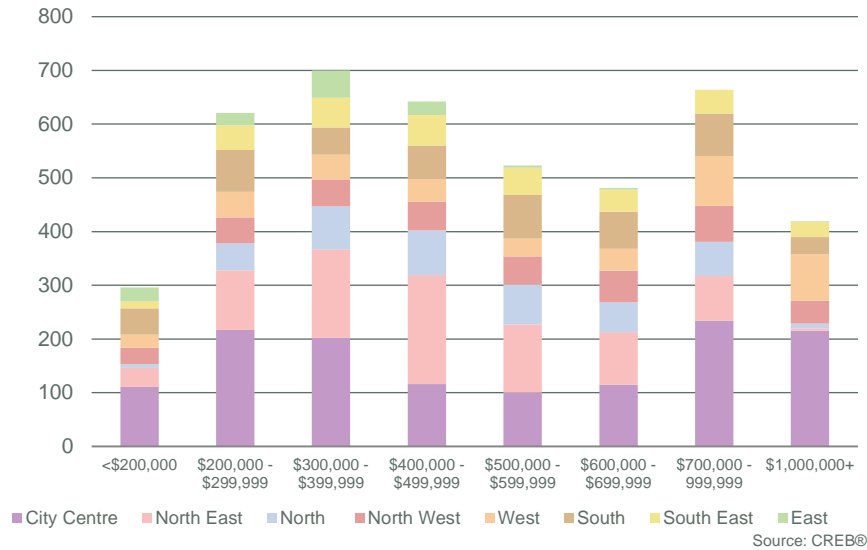


Source: CREB®

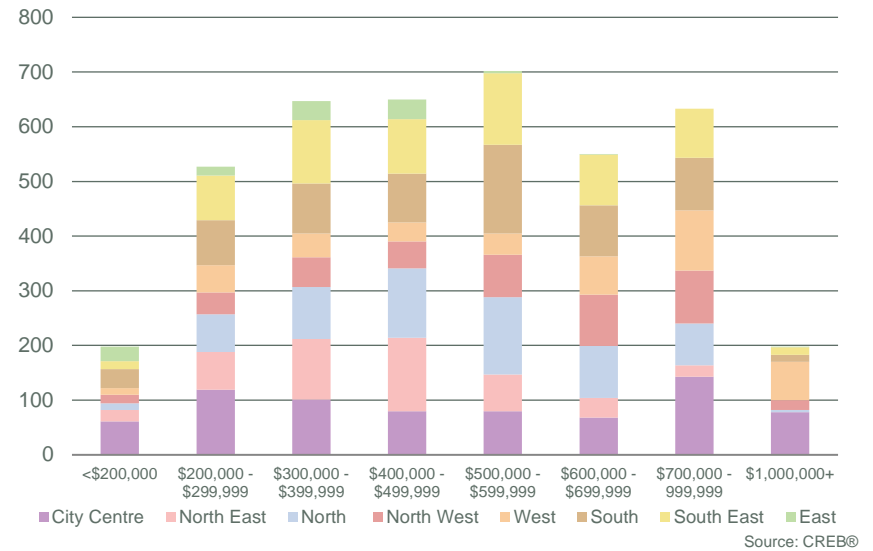
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	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

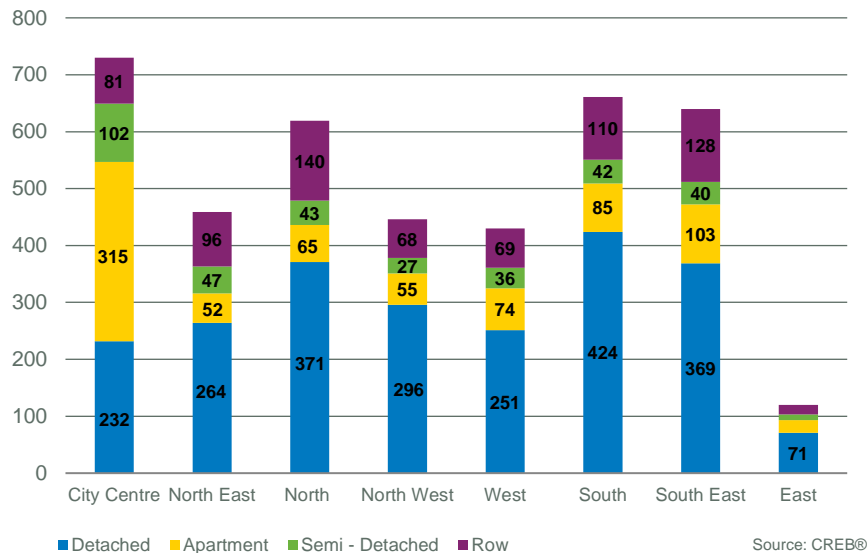
TOTAL INVENTORY BY PRICE RANGE - MARCH



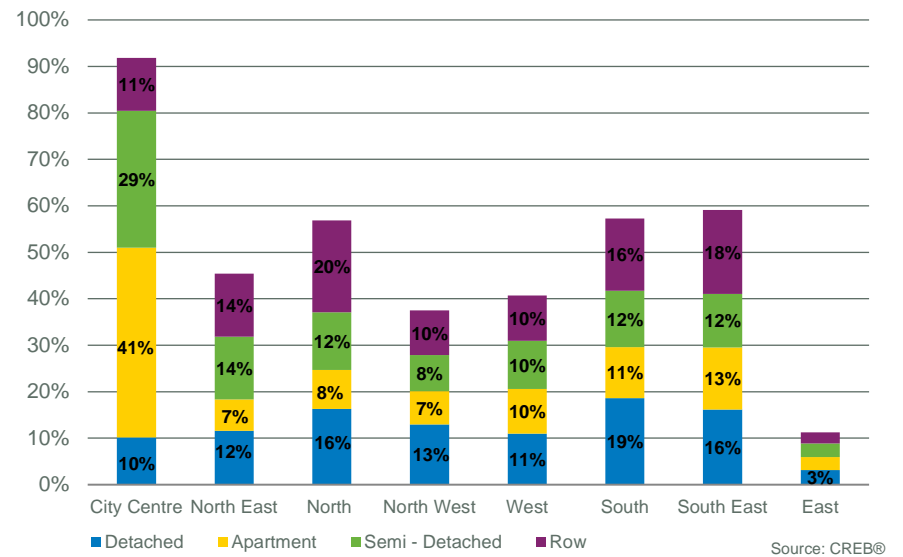
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH

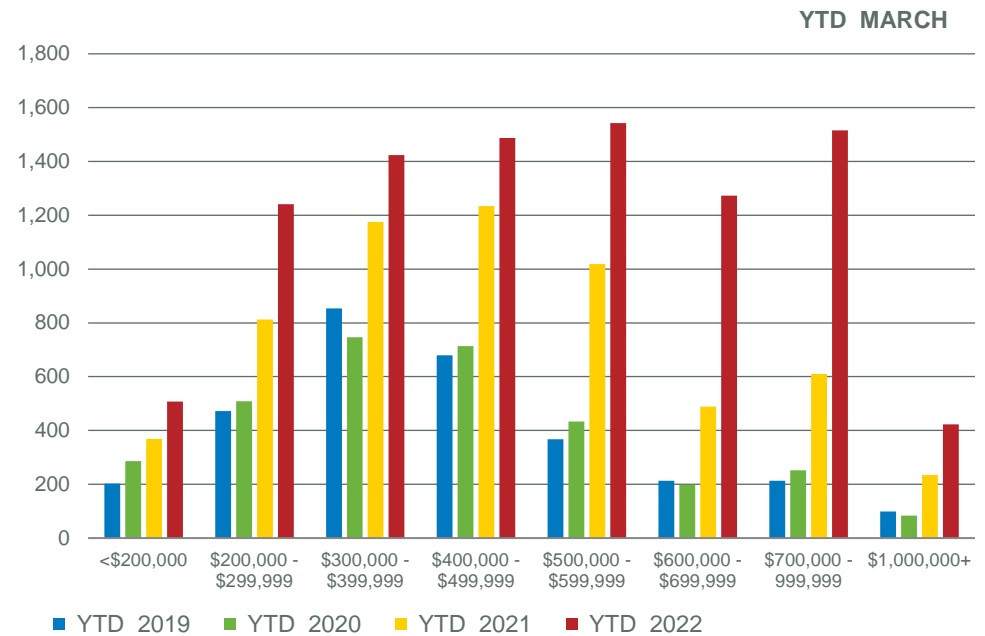


SHARE OF CITY WIDE SALES - MARCH



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	1,207	1,831	2,903	3,204	2,981	2,914	2,314	2,146	2,156	2,184	2,108	1,735
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,823	2,907	2,501	1,999	1,231
Inventory	4,038	4,521	5,422	6,078	6,790	6,921	6,682	6,065	5,620	4,877	3,934	2,620
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	430,000
Average Price	472,020	486,490	505,459	508,498	510,631	494,163	488,484	487,097	474,424	484,668	490,252	477,323
Index	192	195	200	204	206	208	208	208	208	209	209	210
2022												
Sales	2,005	3,301	4,107									
New Listings	2,477	4,654	5,485									
Inventory	2,630	3,605	4,364									
Days on Market	44	25	20									
Benchmark Price	472,300	499,400	518,600									
Median Price	467,500	520,000	501,000									
Average Price	511,860	547,755	538,283									
Index	214	226	235									

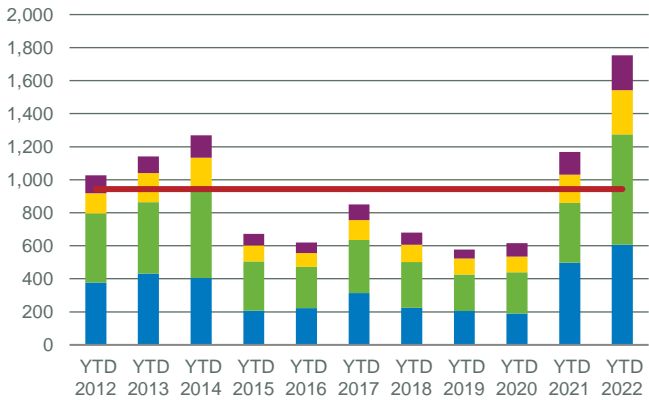
	Mar-21	Mar-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	2	-	6	7
\$100,000 - \$149,999	33	46	83	111
\$150,000 - \$199,999	124	152	279	389
\$200,000 - \$249,999	169	288	365	617
\$250,000 - \$299,999	197	239	448	624
\$300,000 - \$349,999	233	285	533	657
\$350,000 - \$399,999	311	362	642	767
\$400,000 - \$449,999	328	338	656	762
\$450,000 - \$499,999	287	312	578	725
\$500,000 - \$549,999	275	338	557	738
\$550,000 - \$599,999	248	364	461	804
\$600,000 - \$649,999	146	298	271	686
\$650,000 - \$699,999	119	252	218	587
\$700,000 - \$749,999	100	181	192	444
\$750,000 - \$799,999	75	147	134	357
\$800,000 - \$849,999	58	107	107	254
\$850,000 - \$899,999	32	95	67	222
\$900,000 - \$949,999	23	61	46	140
\$950,000 - \$999,999	28	42	64	99
\$1,000,000 - \$1,299,999	63	115	135	239
\$1,300,000 - \$1,499,999	11	36	33	73
\$1,500,000 - \$1,999,999	29	34	44	74
\$2,000,000 +	12	15	22	37
	2,903	4,107	5,941	9,413

CITY OF CALGARY TOTAL SALES BY PRICE RANGE


Source: CREB®

CITY OF CALGARY TOTAL SALES

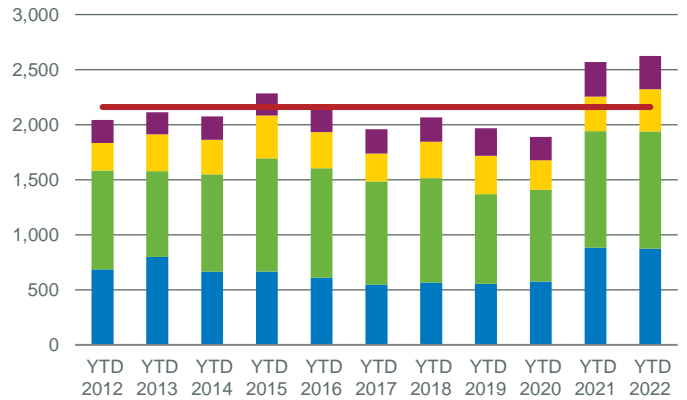
YTD MARCH



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

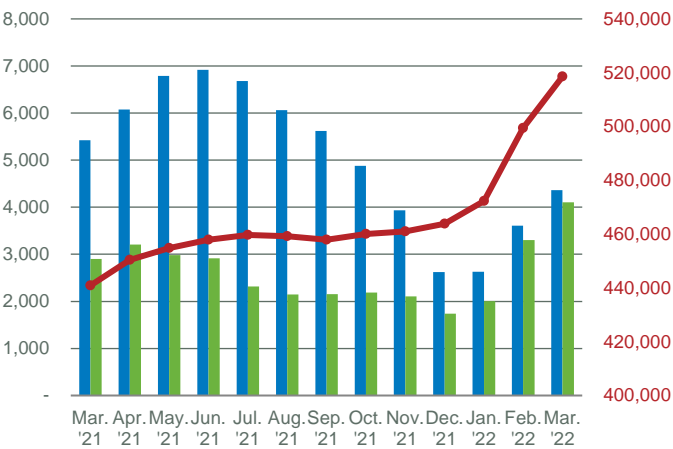
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



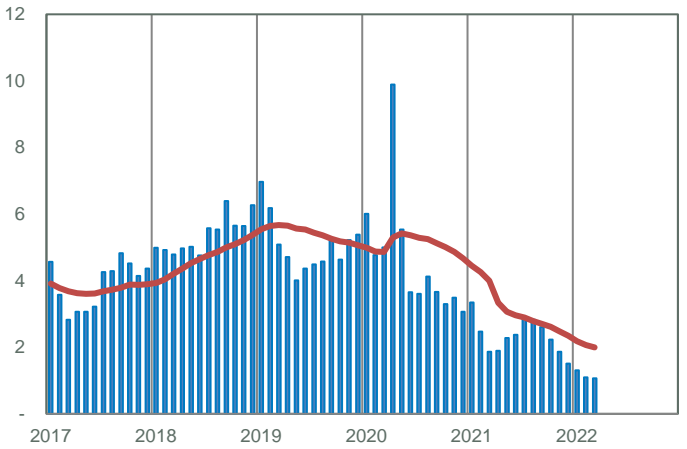
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



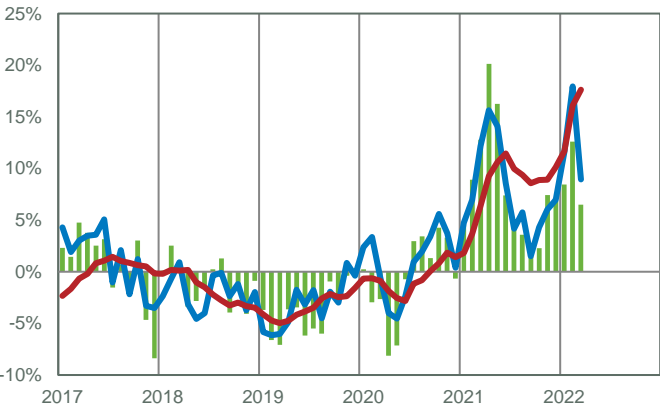
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



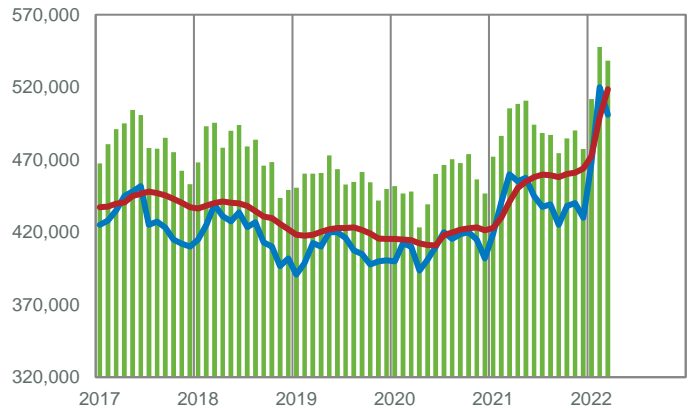
Legend: Months of Supply, Trended. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



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

CITY OF CALGARY TOTAL PRICES

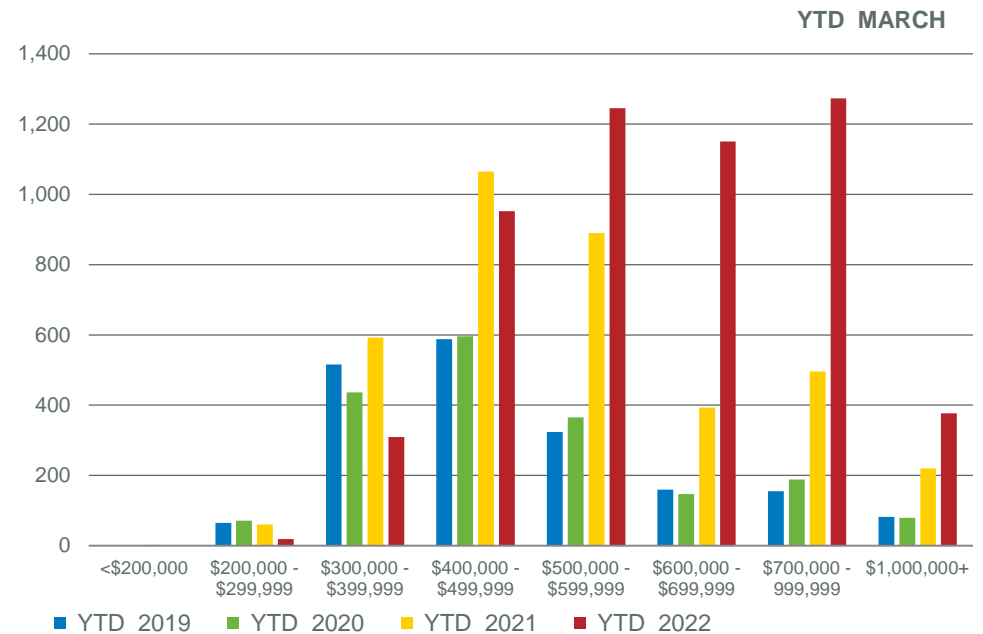


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	733	1,121	1,865	2,041	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	1,562	1,350	1,052	646
Inventory	1,684	1,926	2,409	2,781	3,201	3,263	3,112	2,775	2,501	2,065	1,526	903
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	524,950
Average Price	559,202	573,855	594,770	593,751	595,748	583,717	584,472	589,995	578,116	570,051	586,472	586,502
Index	200	204	210	215	217	219	220	219	219	220	221	223
2022												
Sales	1,146	1,902	2,280									
New Listings	1,295	2,873	3,152									
Inventory	899	1,689	2,191									
Days on Market	33	14	14									
Benchmark Price	559,800	596,400	620,500									
Median Price	570,600	625,000	611,900									
Average Price	626,003	678,014	670,519									
Index	228	243	253									

	Mar-21	Mar-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	3	2
\$200,000 - \$249,999	-	1	3	3
\$250,000 - \$299,999	18	1	57	16
\$300,000 - \$349,999	79	17	208	72
\$350,000 - \$399,999	180	97	384	237
\$400,000 - \$449,999	272	170	547	442
\$450,000 - \$499,999	256	217	518	510
\$500,000 - \$549,999	243	256	496	559
\$550,000 - \$599,999	215	305	394	686
\$600,000 - \$649,999	128	273	223	627
\$650,000 - \$699,999	92	227	170	524
\$700,000 - \$749,999	87	165	148	396
\$750,000 - \$799,999	62	127	109	298
\$800,000 - \$849,999	51	86	91	201
\$850,000 - \$899,999	27	77	56	183
\$900,000 - \$949,999	18	52	35	116
\$950,000 - \$999,999	26	30	57	79
\$1,000,000 - \$1,299,999	60	102	126	202
\$1,300,000 - \$1,499,999	10	31	30	68
\$1,500,000 - \$1,999,999	28	33	43	72
\$2,000,000 +	12	13	21	35
	1,865	2,280	3,719	5,328

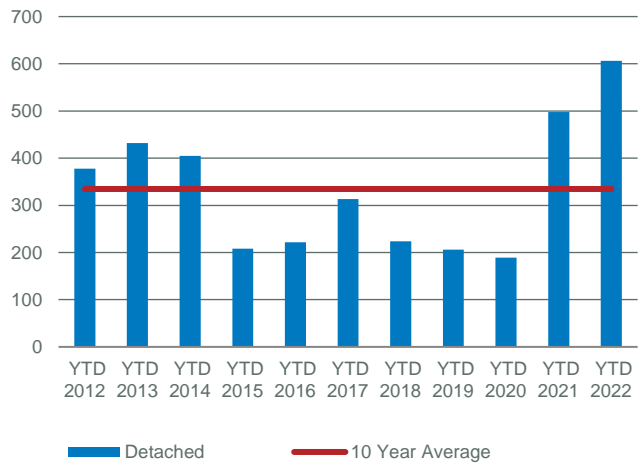
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

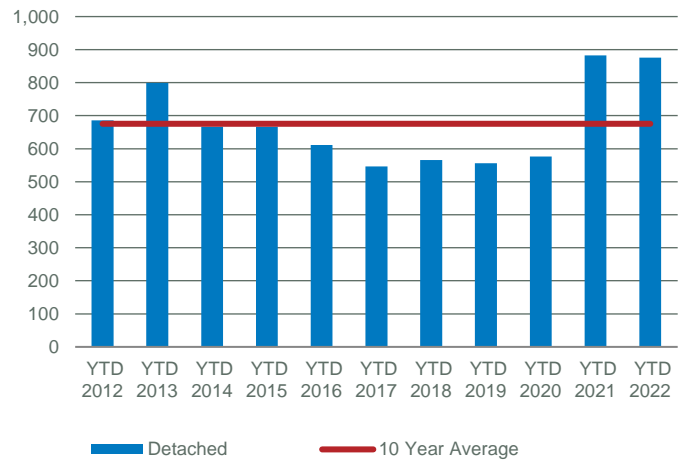
YTD MARCH



Source: CREB®

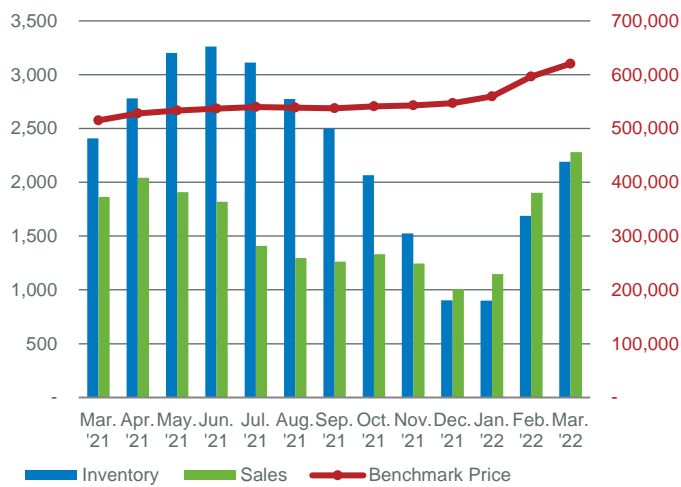
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MARCH



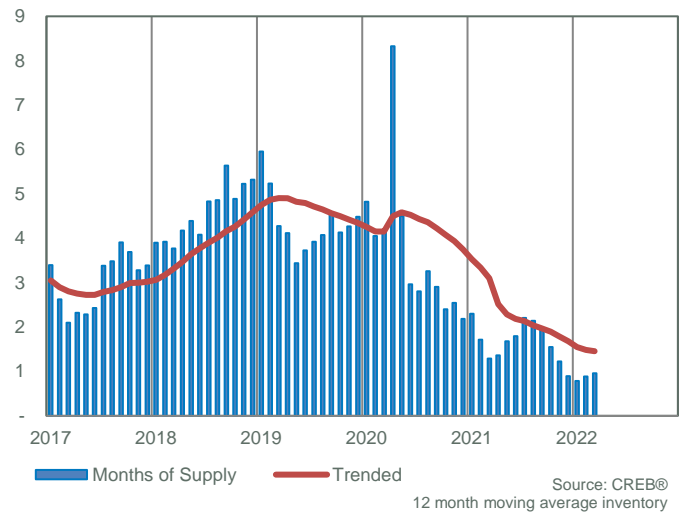
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



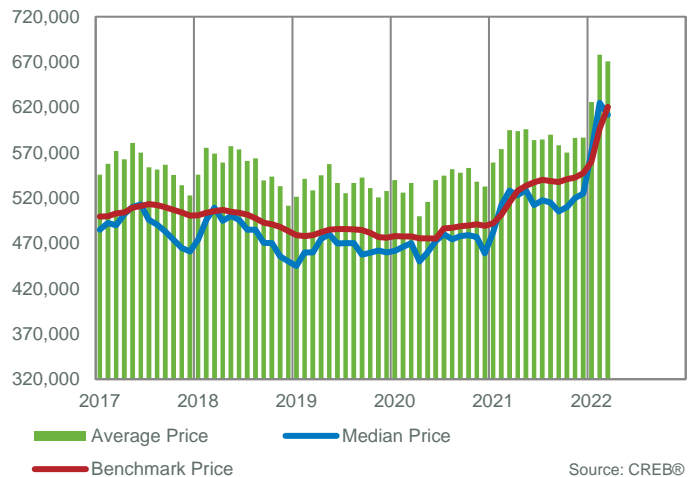
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

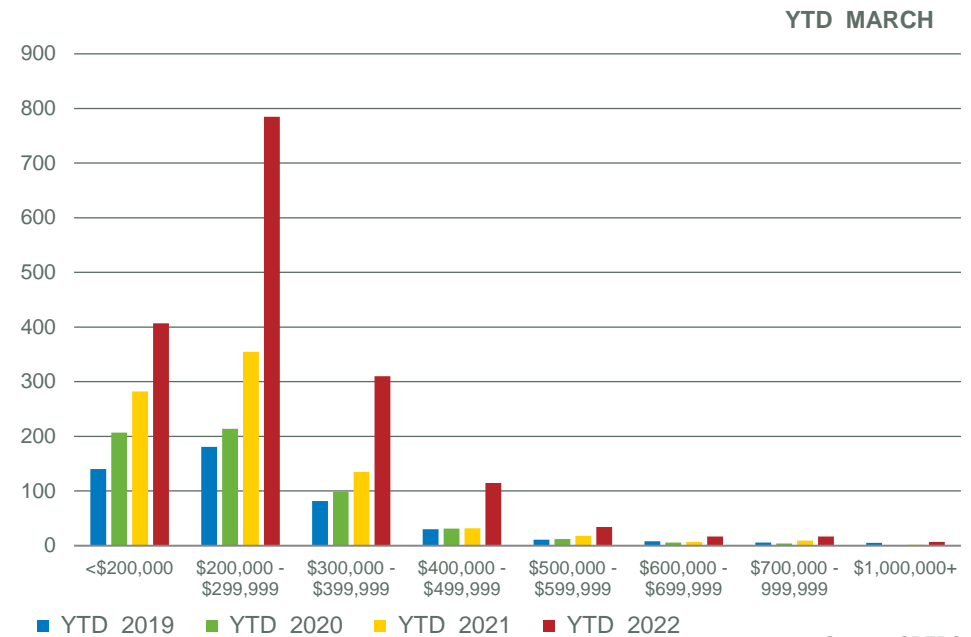


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	293
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,562	1,417	1,058
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
2022												
Sales	355	566	771									
New Listings	550	694	996									
Inventory	1,062	1,069	1,165									
Days on Market	71	57	38									
Benchmark Price	251,200	257,500	265,900									
Median Price	234,000	252,750	259,000									
Average Price	268,056	274,133	290,743									
Index	174	178	184									

	Mar-21	Mar-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	2	-	6	7
\$100,000 - \$149,999	27	41	70	100
\$150,000 - \$199,999	94	121	206	300
\$200,000 - \$249,999	105	195	214	419
\$250,000 - \$299,999	62	166	141	366
\$300,000 - \$349,999	38	92	84	187
\$350,000 - \$399,999	22	64	51	123
\$400,000 - \$449,999	10	33	24	62
\$450,000 - \$499,999	6	21	8	53
\$500,000 - \$549,999	5	10	10	19
\$550,000 - \$599,999	7	7	8	15
\$600,000 - \$649,999	3	6	6	10
\$650,000 - \$699,999	-	4	1	7
\$700,000 - \$749,999	-	-	-	3
\$750,000 - \$799,999	-	1	1	4
\$800,000 - \$849,999	1	2	4	2
\$850,000 - \$899,999	1	2	2	3
\$900,000 - \$949,999	1	-	2	3
\$950,000 - \$999,999	-	1	-	2
\$1,000,000 - \$1,299,999	-	2	1	3
\$1,300,000 - \$1,499,999	1	1	1	1
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	2	-	2
	385	771	840	1,692

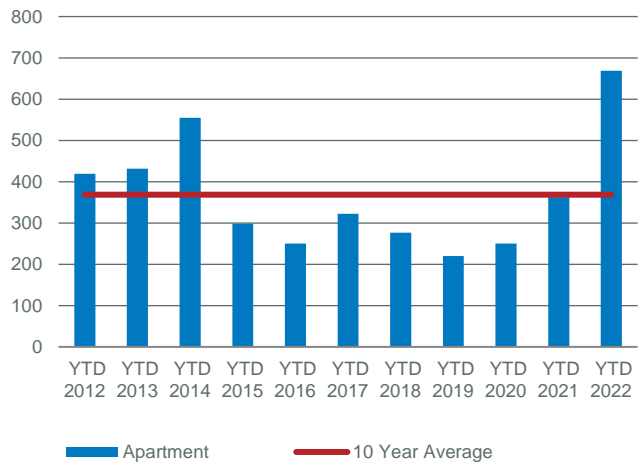
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

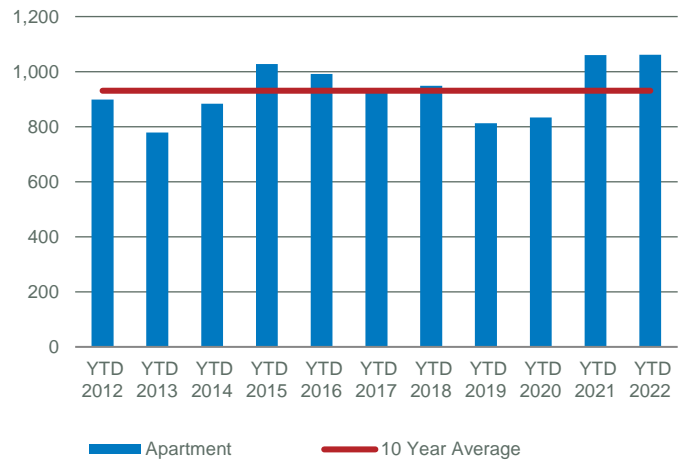
YTD MARCH



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MARCH



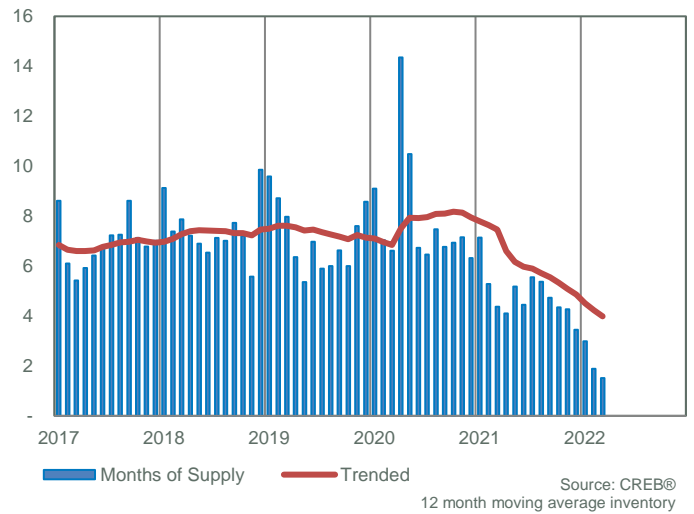
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



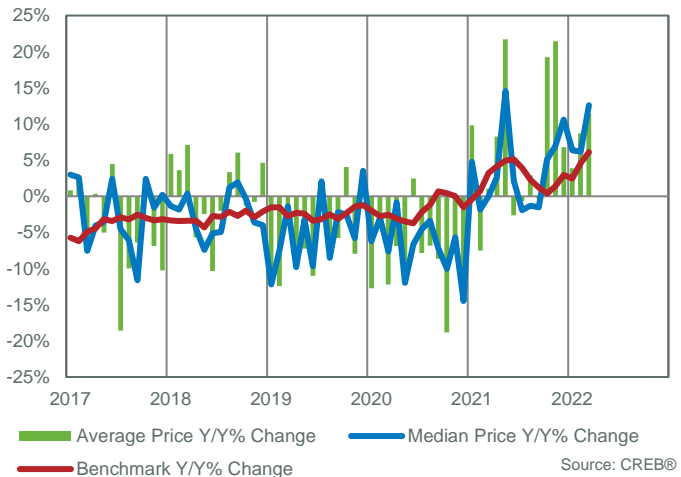
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



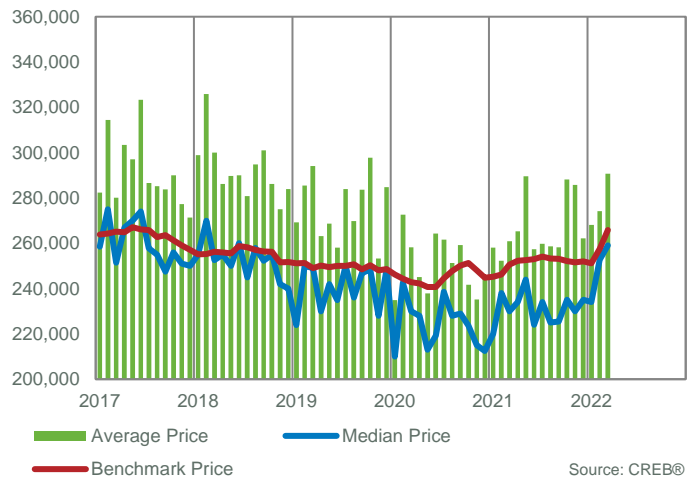
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

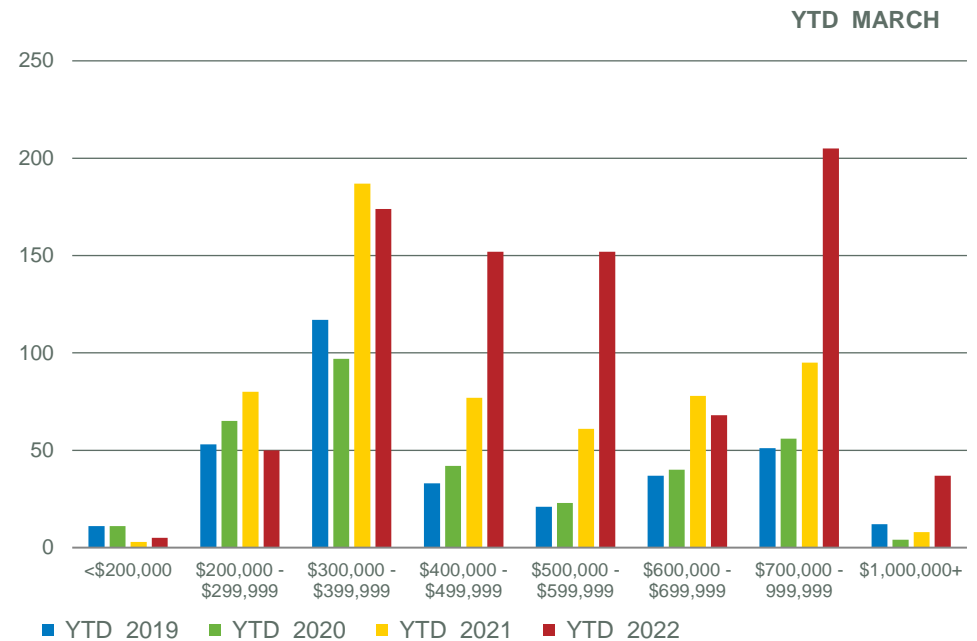


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	107
Inventory	345	375	451	540	560	593	580	547	519	428	326	217
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	495,373
Index	198	202	208	212	214	216	217	218	215	217	218	219
2022												
Sales	199	297	347									
New Listings	267	395	456									
Inventory	243	313	374									
Days on Market	35	26	20									
Benchmark Price	439,900	461,400	478,400									
Median Price	510,000	510,000	515,000									
Average Price	558,094	562,319	585,314									
Index	223	234	242									

	Mar-21	Mar-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	1	-
\$150,000 - \$199,999	-	2	2	5
\$200,000 - \$249,999	7	1	20	7
\$250,000 - \$299,999	19	10	60	43
\$300,000 - \$349,999	34	28	72	86
\$350,000 - \$399,999	61	38	115	88
\$400,000 - \$449,999	28	36	52	76
\$450,000 - \$499,999	14	35	25	76
\$500,000 - \$549,999	11	47	22	102
\$550,000 - \$599,999	20	27	39	50
\$600,000 - \$649,999	13	8	37	29
\$650,000 - \$699,999	23	15	41	39
\$700,000 - \$749,999	11	12	39	36
\$750,000 - \$799,999	12	19	22	52
\$800,000 - \$849,999	4	18	10	46
\$850,000 - \$899,999	4	16	8	32
\$900,000 - \$949,999	4	9	9	21
\$950,000 - \$999,999	2	11	7	18
\$1,000,000 - \$1,299,999	2	10	5	32
\$1,300,000 - \$1,499,999	-	4	2	4
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	-	-	1	-
	270	347	589	843

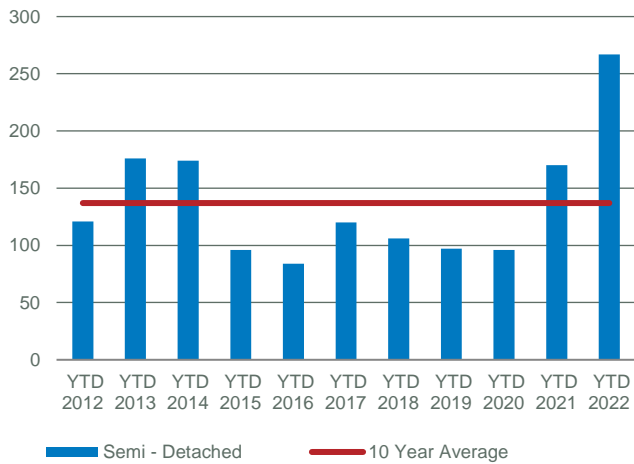
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

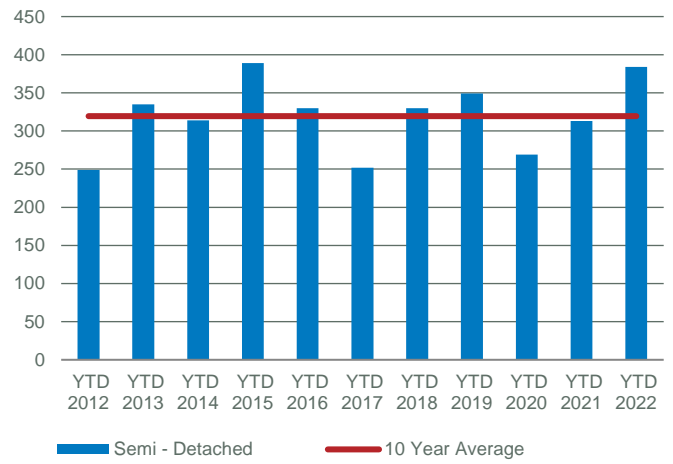
YTD MARCH



Source: CREB®

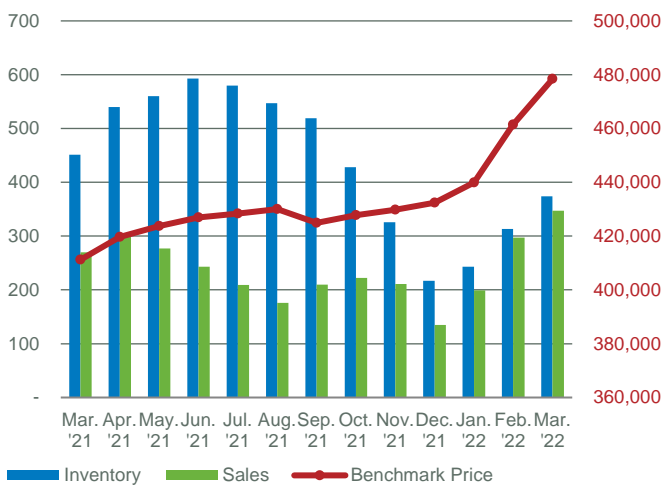
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



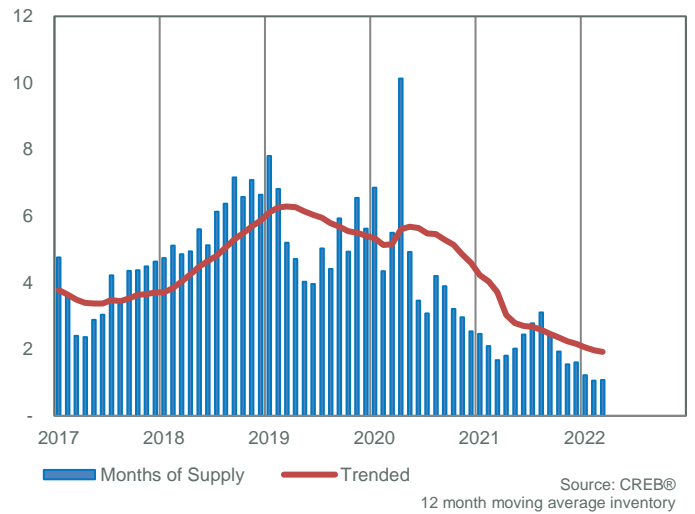
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



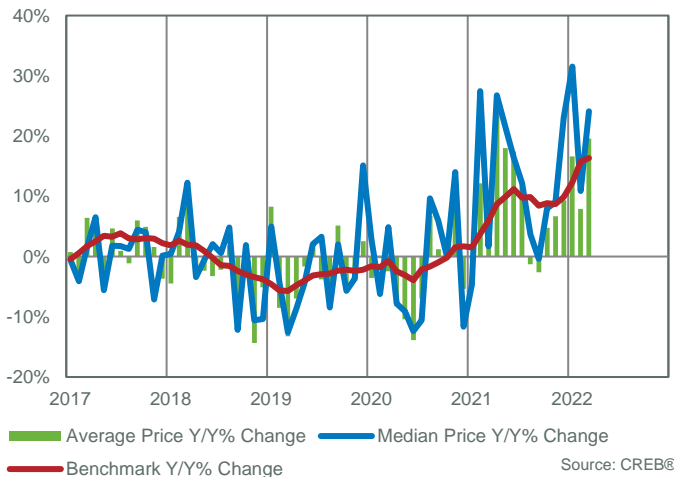
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



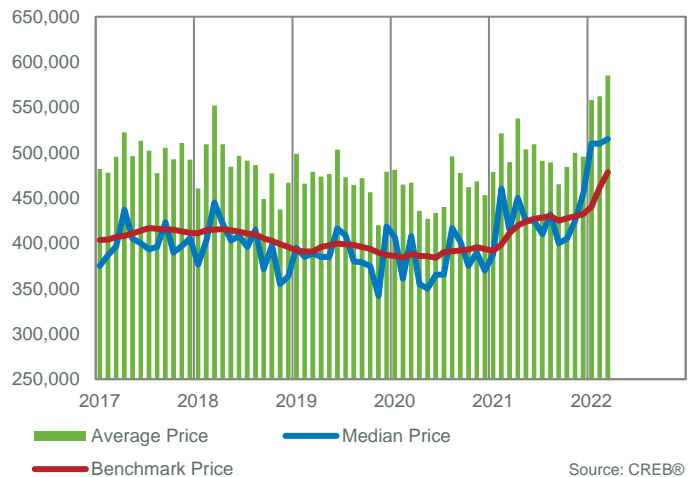
Source: CREB®

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

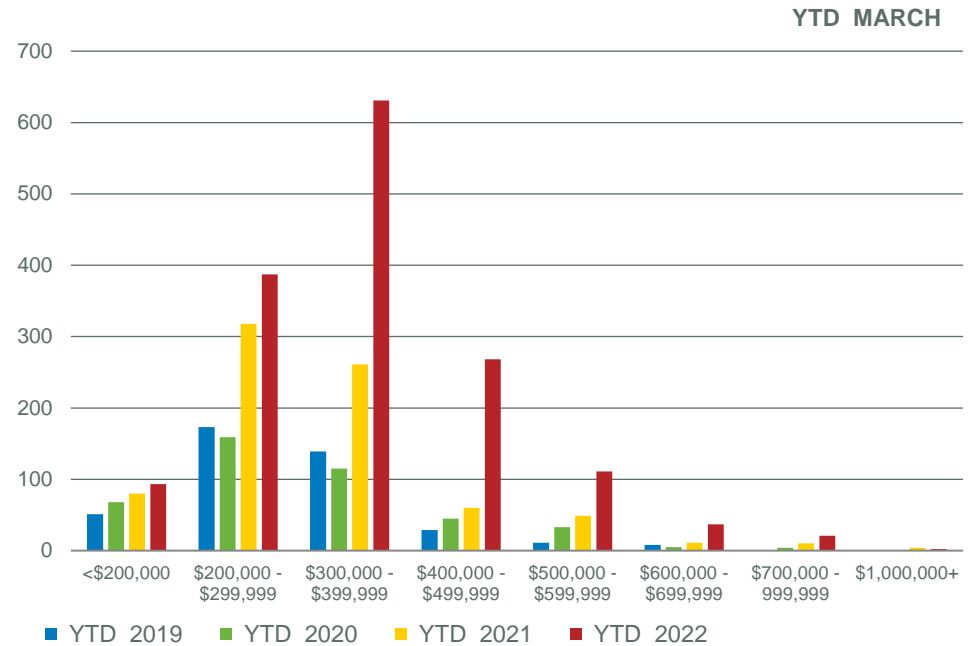


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	150	260	383	424	417	411	351	343	318	271	320	287
New Listings	372	453	568	632	658	612	513	412	417	394	304	185
Inventory	696	790	879	950	1,066	1,102	1,077	960	877	822	665	442
Days on Market	67	53	45	45	41	39	45	47	52	46	46	53
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	297,500
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	318,647	315,975	326,783	321,943	316,348
Index	174	177	179	183	185	186	187	187	187	187	186	187
2022												
Sales	305	536	709									
New Listings	365	692	881									
Inventory	426	534	634									
Days on Market	58	30	19									
Benchmark Price	305,600	321,100	335,400									
Median Price	314,000	355,559	351,400									
Average Price	336,589	366,395	359,207									
Index	190	200	209									

	Mar-21	Mar-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	5	5	12	11
\$150,000 - \$199,999	29	29	68	82
\$200,000 - \$249,999	57	91	128	188
\$250,000 - \$299,999	98	62	190	199
\$300,000 - \$349,999	82	148	169	312
\$350,000 - \$399,999	48	163	92	319
\$400,000 - \$449,999	18	99	33	182
\$450,000 - \$499,999	11	39	27	86
\$500,000 - \$549,999	16	25	29	58
\$550,000 - \$599,999	6	25	20	53
\$600,000 - \$649,999	2	11	5	20
\$650,000 - \$699,999	4	6	6	17
\$700,000 - \$749,999	2	4	5	9
\$750,000 - \$799,999	1	-	2	3
\$800,000 - \$849,999	2	1	2	5
\$850,000 - \$899,999	-	-	1	4
\$900,000 - \$949,999	-	-	-	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	1	1	3	2
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	1	-	1	-
\$2,000,000 +	-	-	-	-
	383	709	793	1,550

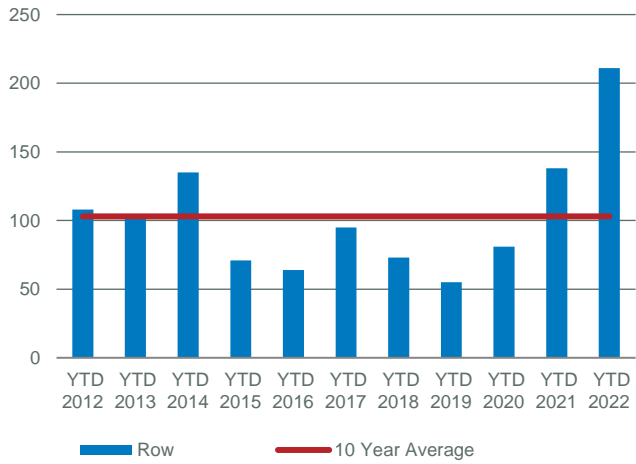
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

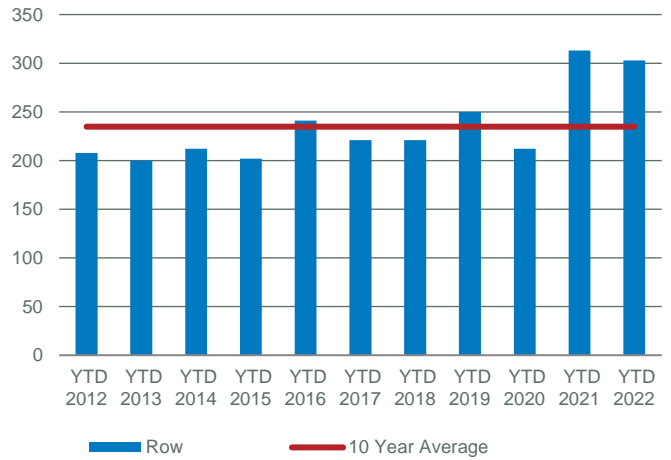
YTD MARCH



Source: CREB®

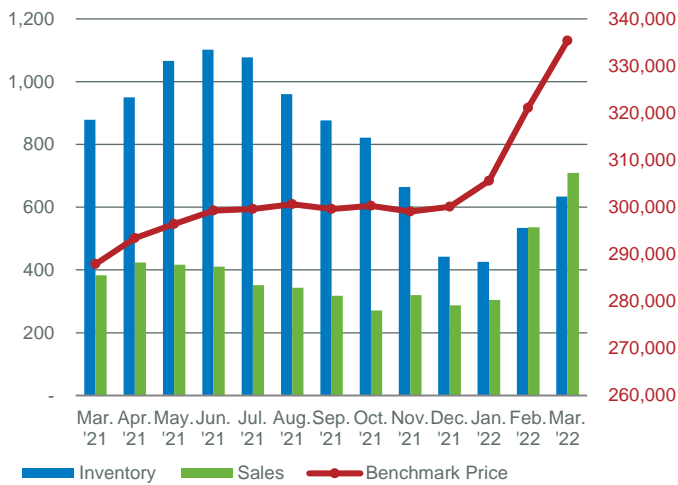
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



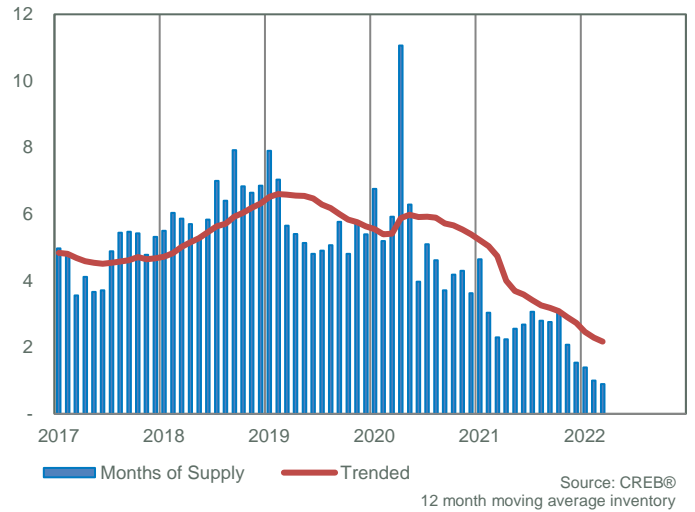
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



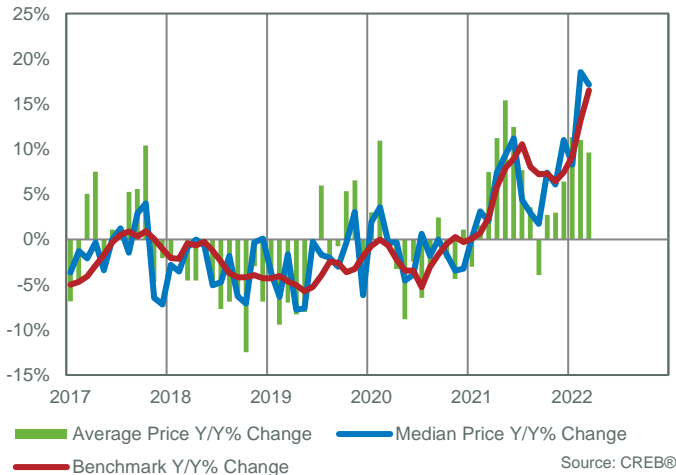
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



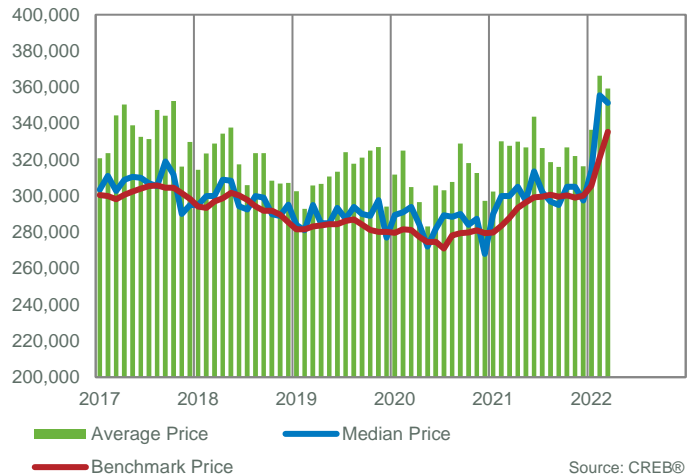
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

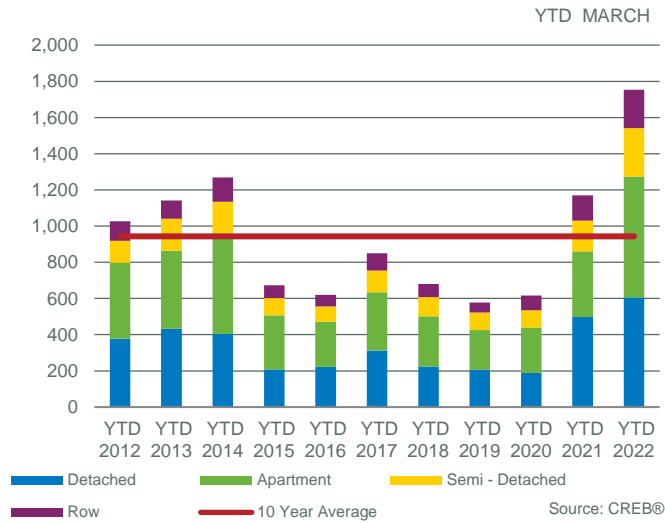
CITY OF CALGARY ROW PRICES



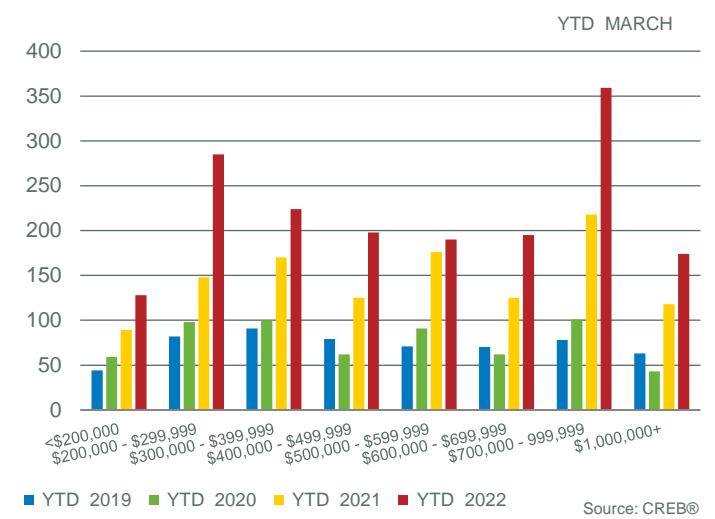
Source: CREB®

CITY CENTRE

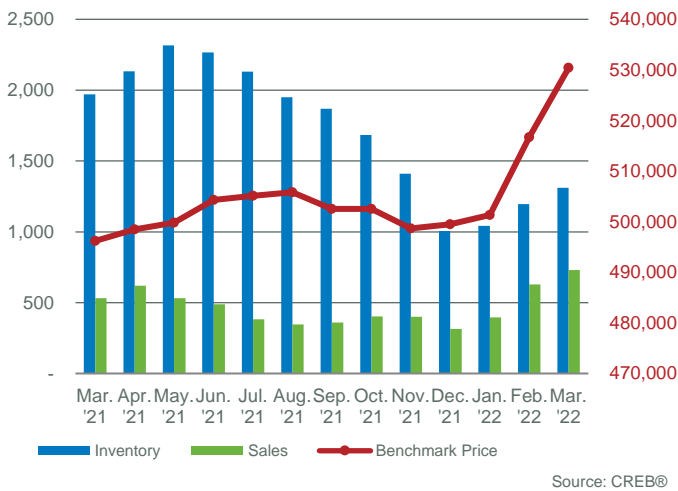
CITY CENTRE TOTAL SALES



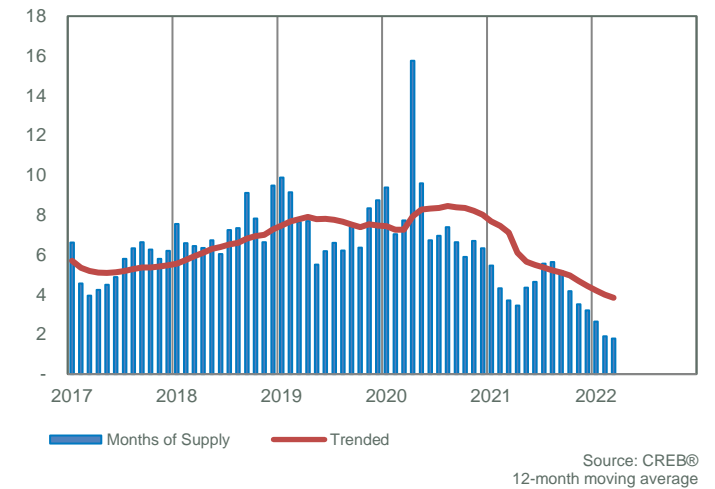
CITY CENTRE TOTAL SALES BY PRICE RANGE



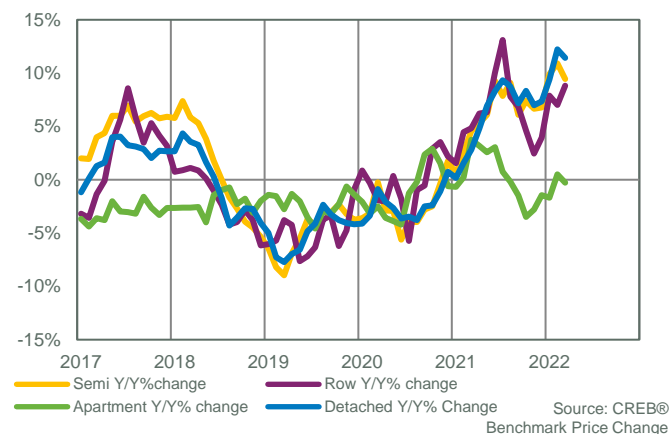
CITY CENTRE INVENTORY AND SALES



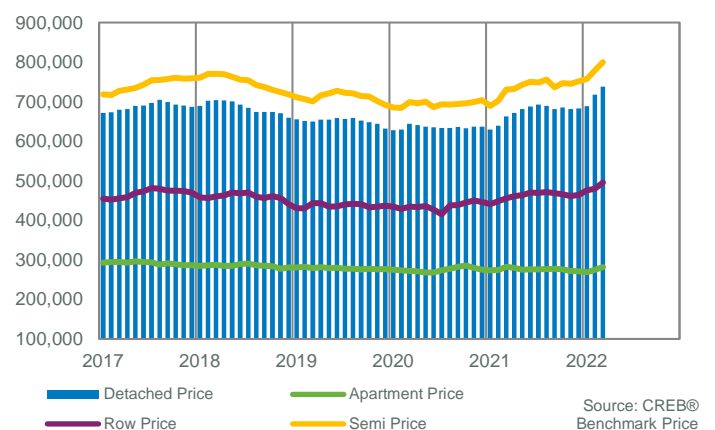
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

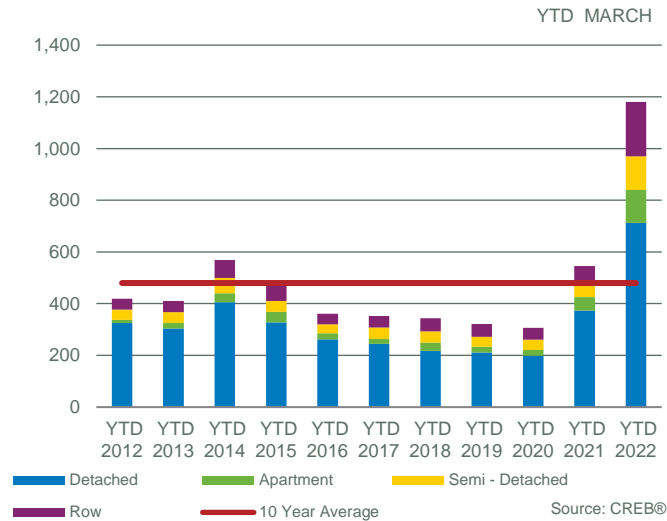


CITY CENTRE PRICES

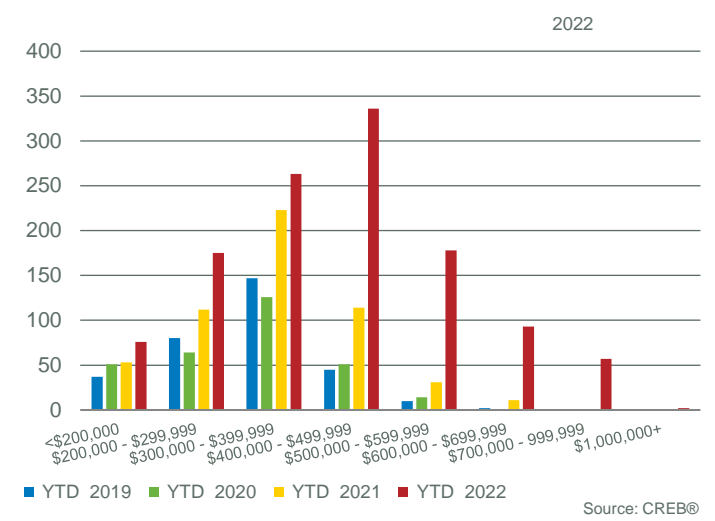


NORTHEAST

NORTHEAST TOTAL SALES



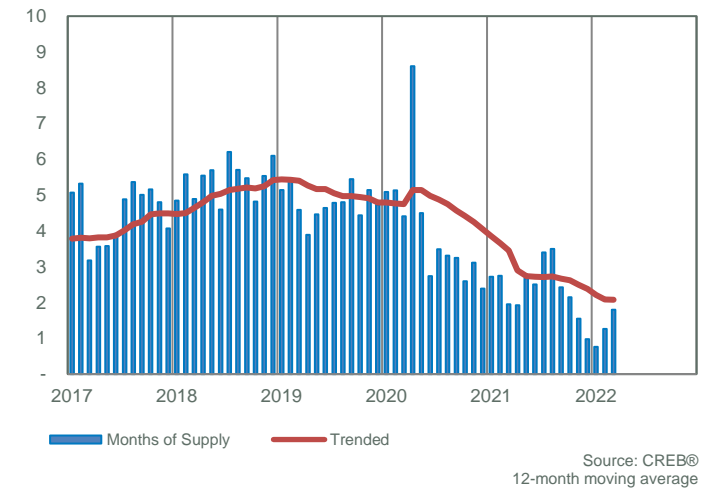
NORTHEAST TOTAL SALES BY PRICE RANGE



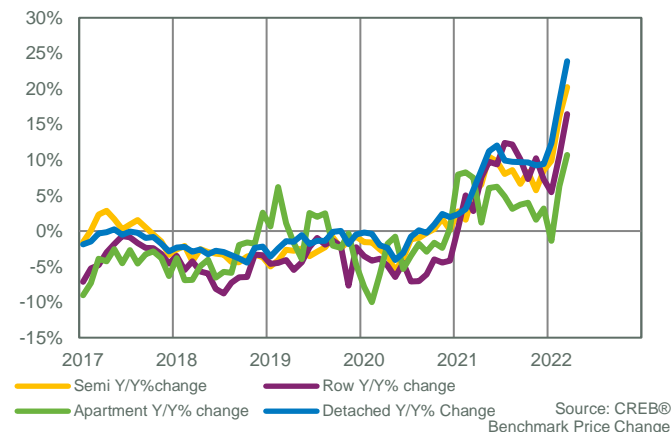
NORTHEAST INVENTORY AND SALES



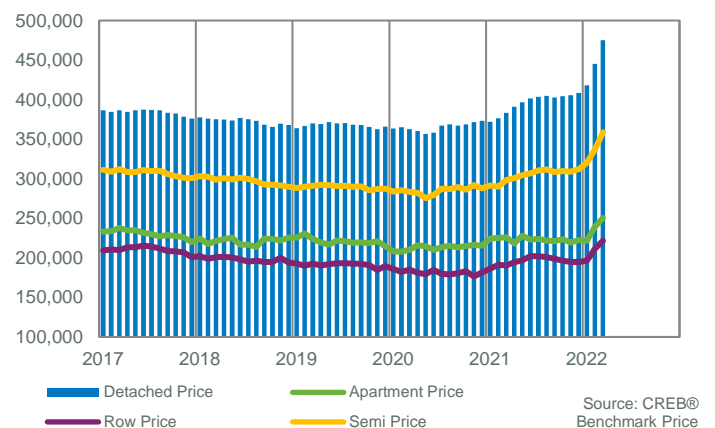
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

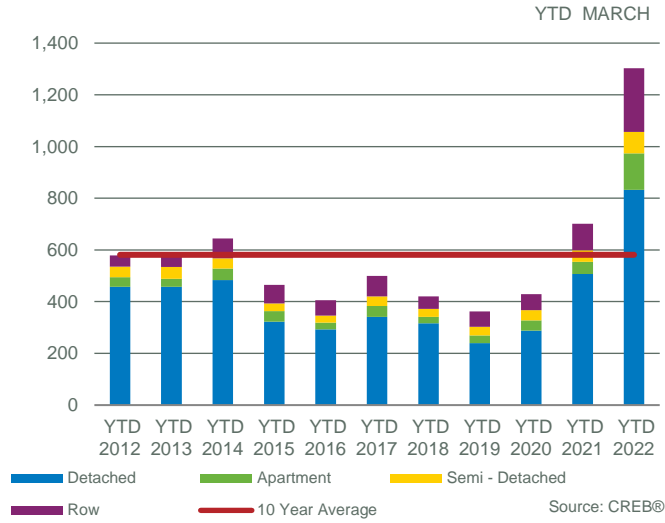


NORTHEAST PRICES

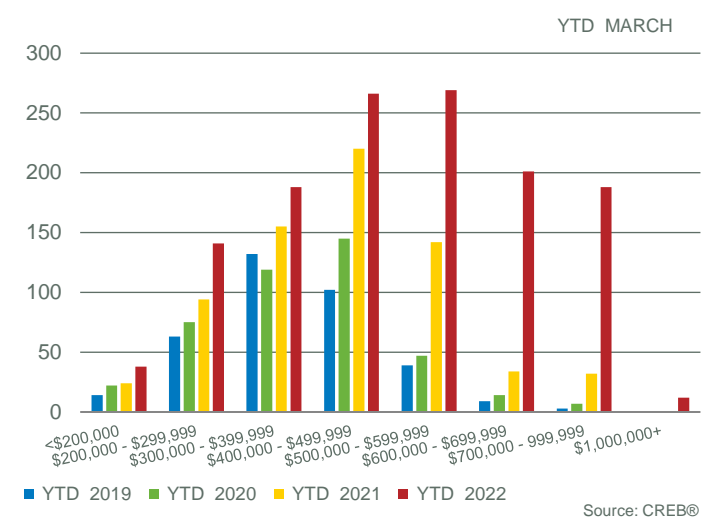


NORTH

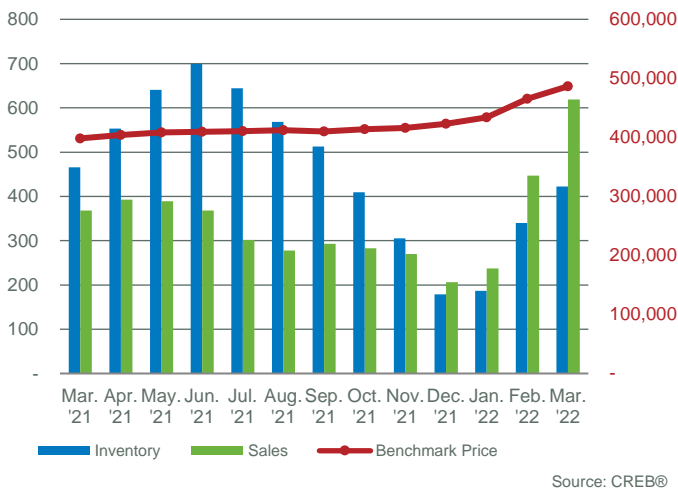
NORTH TOTAL SALES



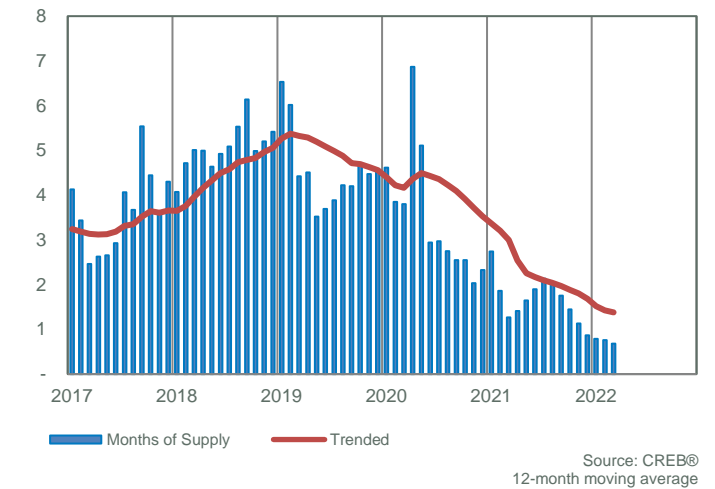
NORTH TOTAL SALES BY PRICE RANGE



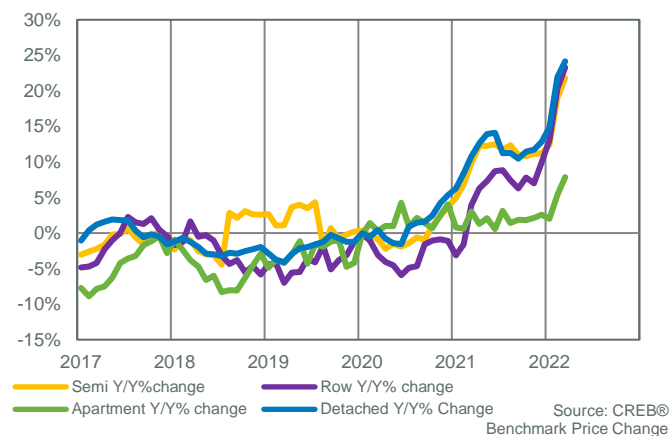
NORTH INVENTORY AND SALES



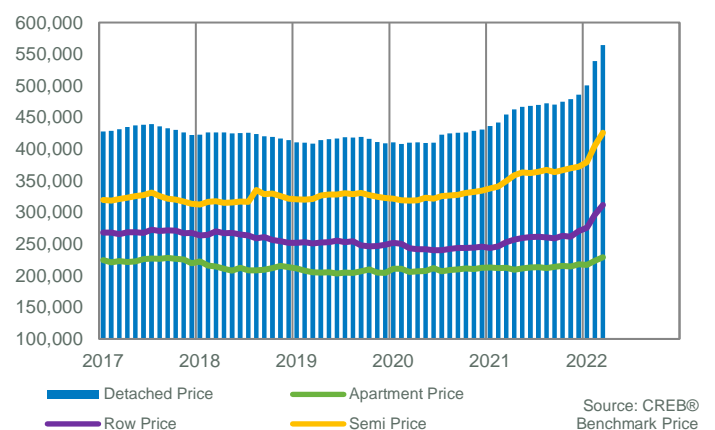
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

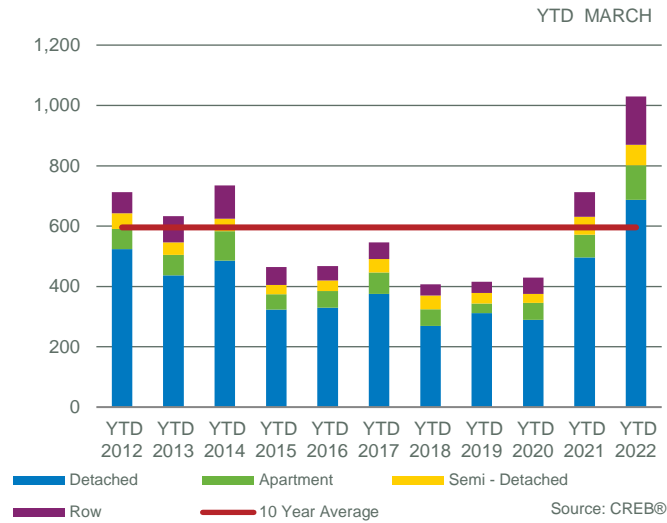


NORTH PRICES

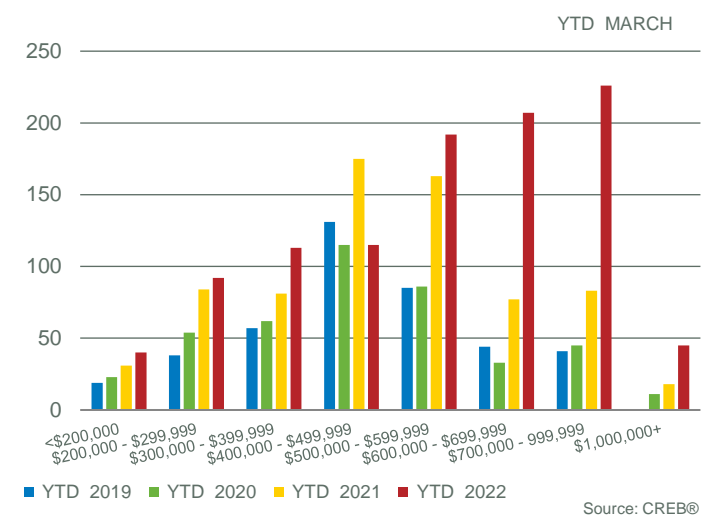


NORTHWEST

NORTHWEST TOTAL SALES



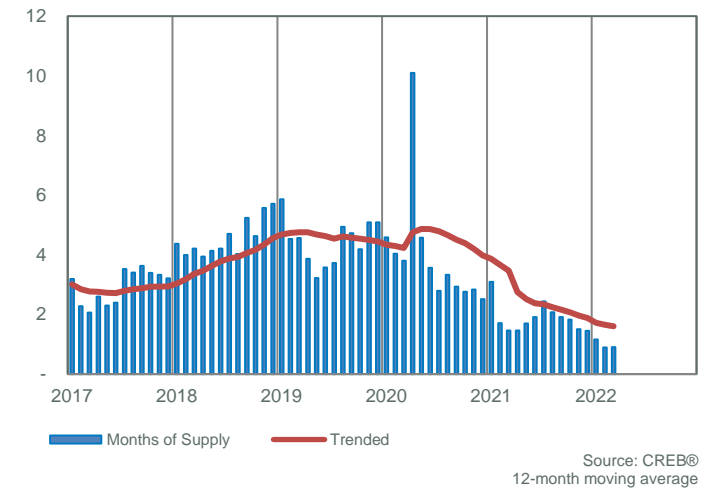
NORTHWEST TOTAL SALES BY PRICE RANGE



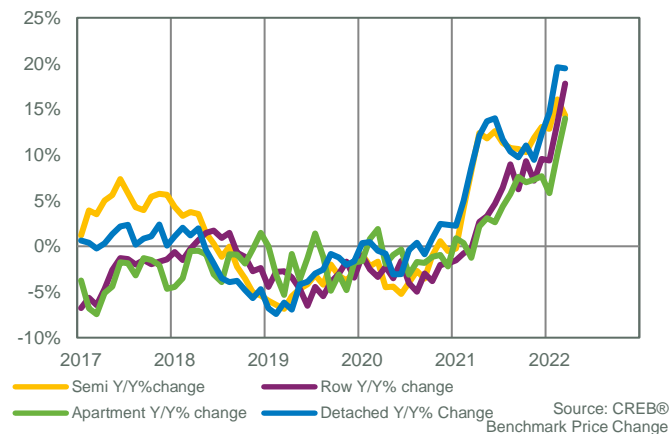
NORTHWEST INVENTORY AND SALES



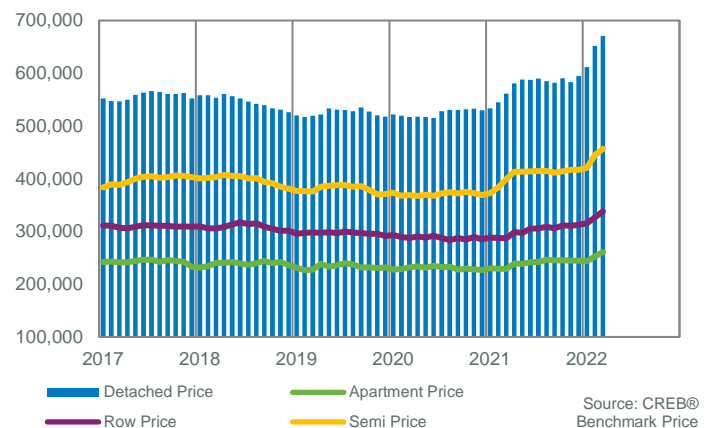
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

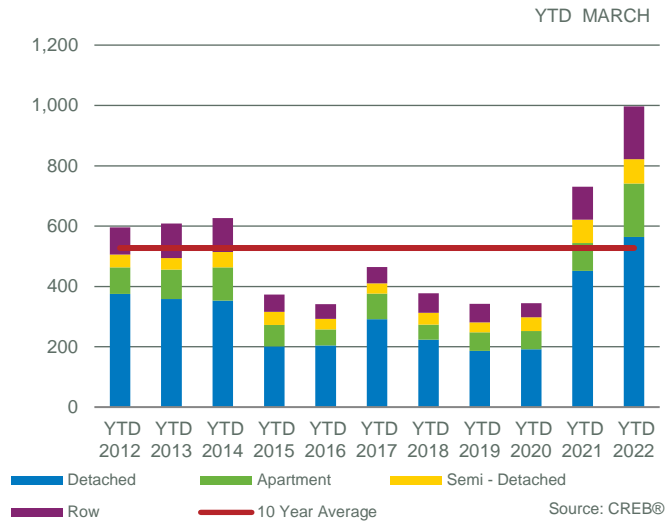


NORTHWEST PRICES

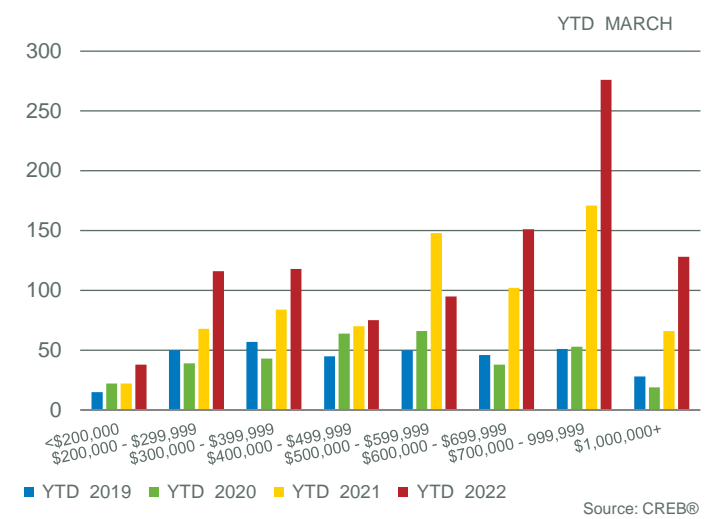


WEST

WEST TOTAL SALES



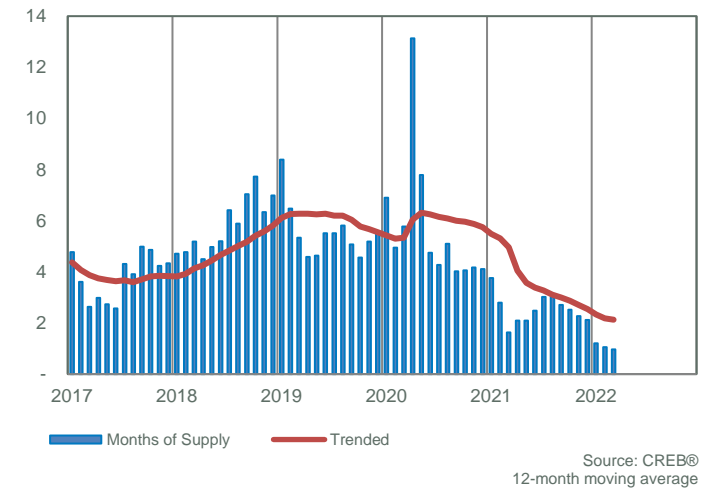
WEST TOTAL SALES BY PRICE RANGE



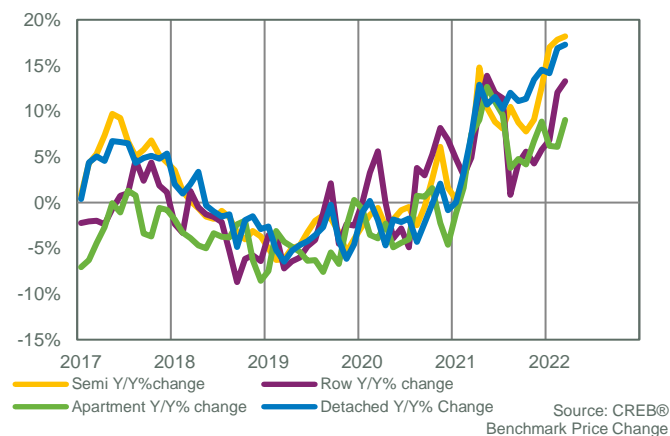
WEST INVENTORY AND SALES



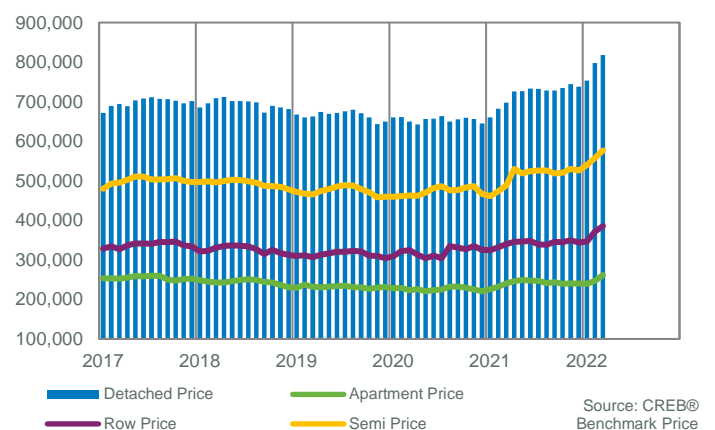
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

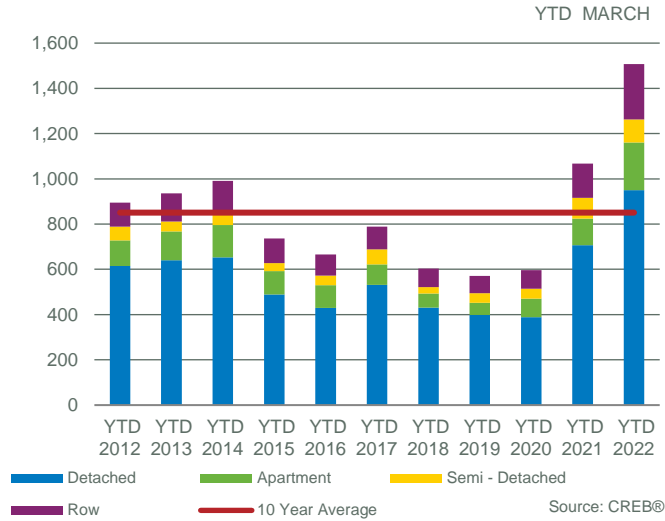


WEST PRICES

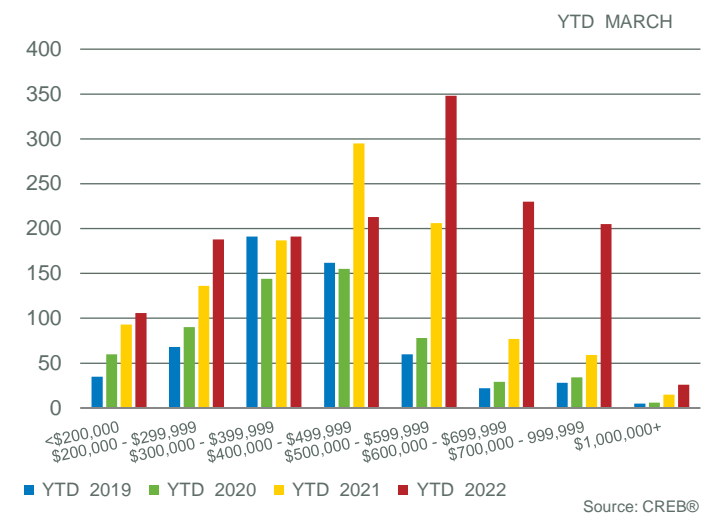


SOUTH

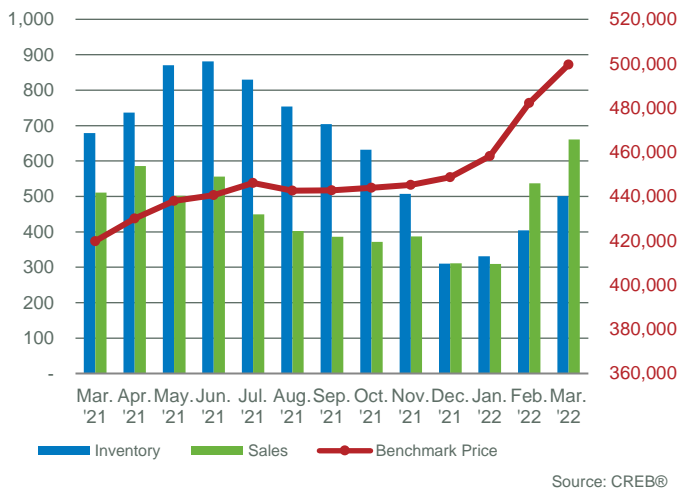
SOUTH TOTAL SALES



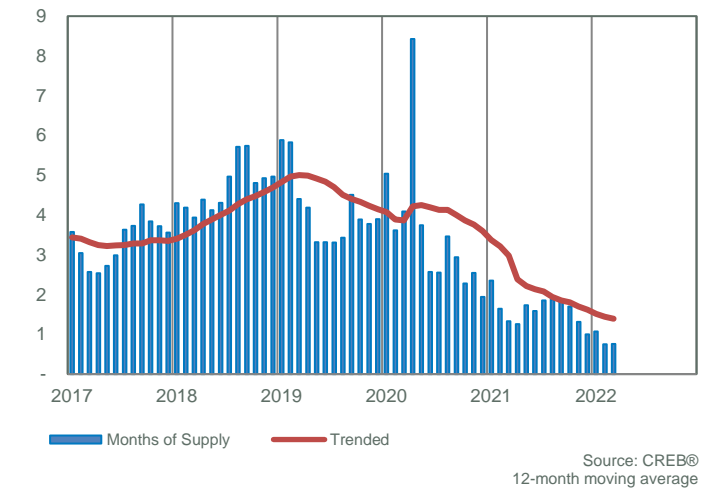
SOUTH TOTAL SALES BY PRICE RANGE



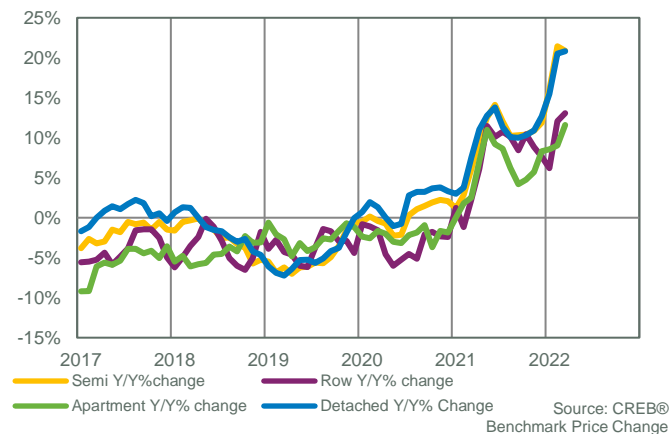
SOUTH INVENTORY AND SALES



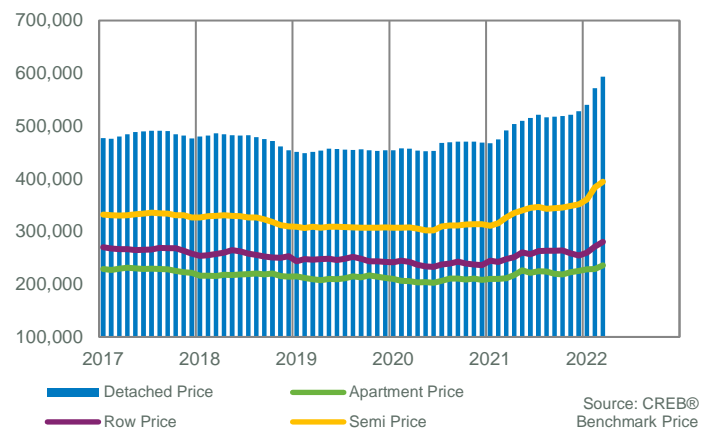
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

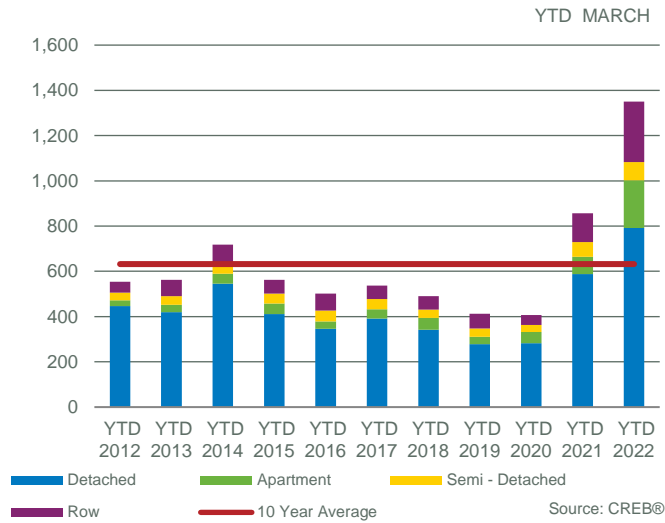


SOUTH PRICES

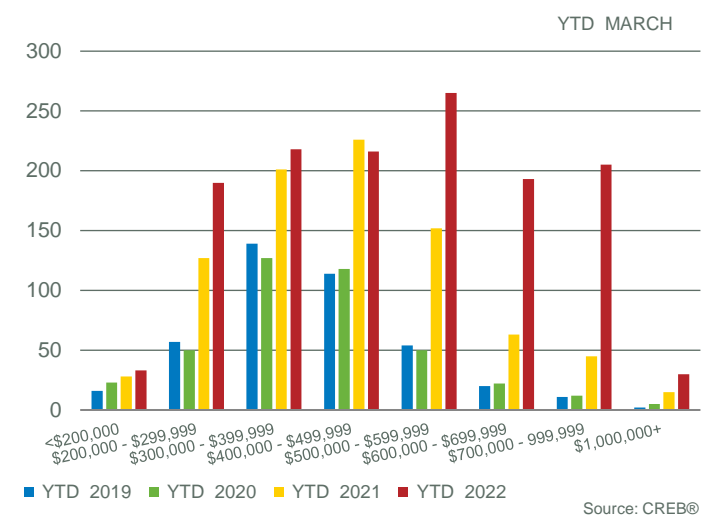


SOUTHEAST

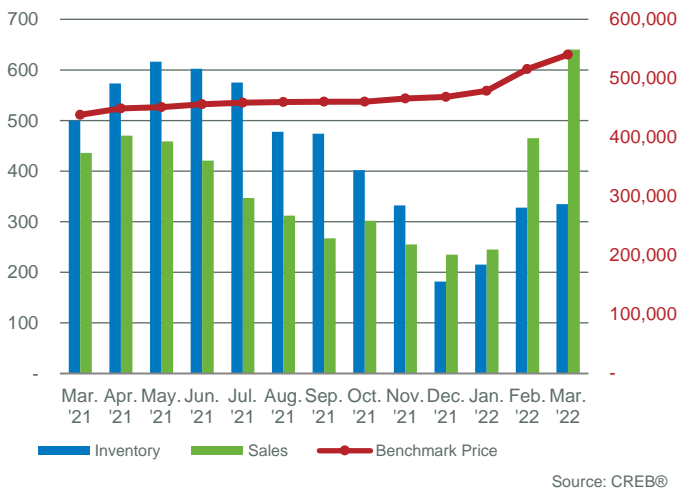
SOUTHEAST TOTAL SALES



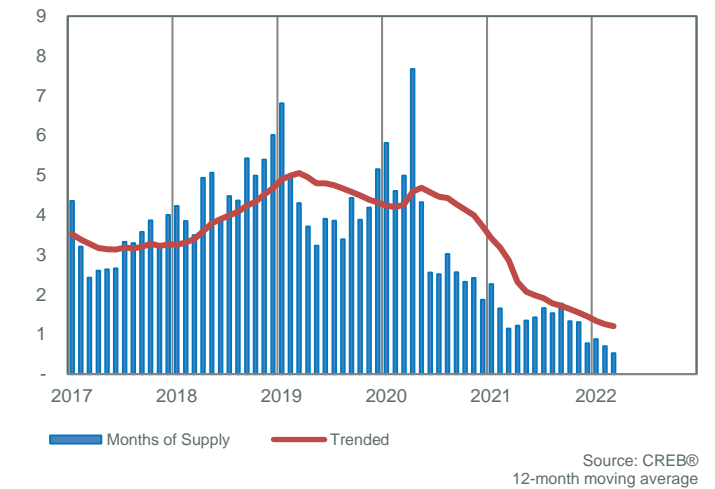
SOUTHEAST TOTAL SALES BY PRICE RANGE



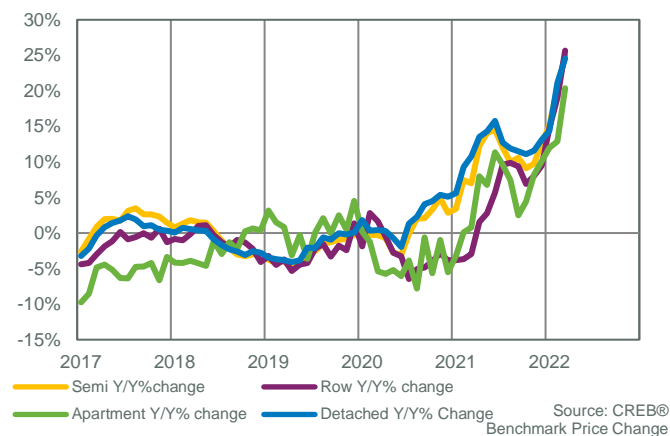
SOUTHEAST INVENTORY AND SALES



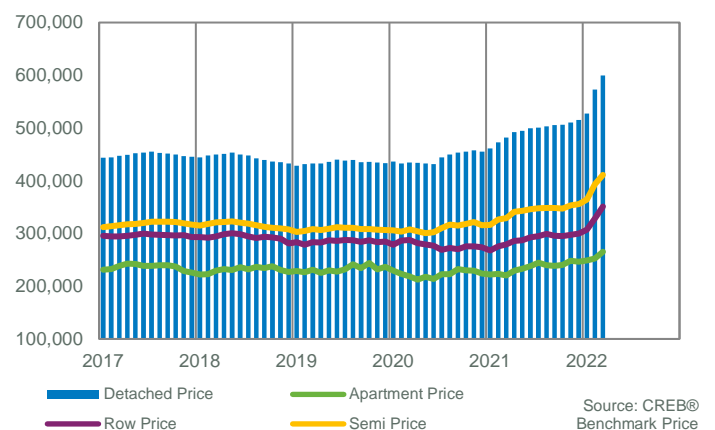
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

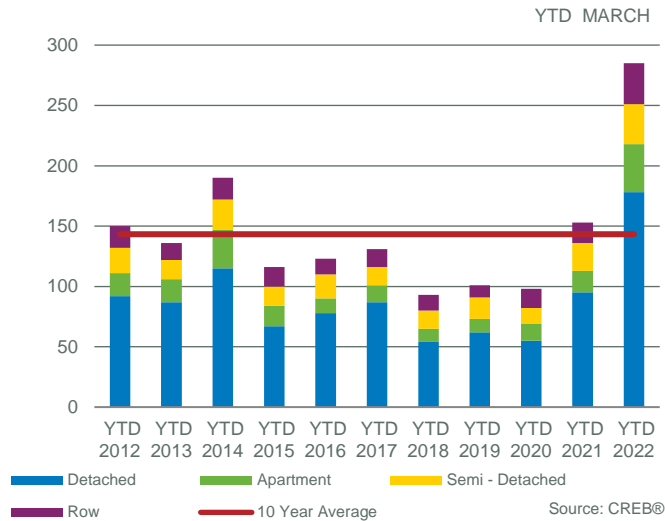


SOUTHEAST PRICES

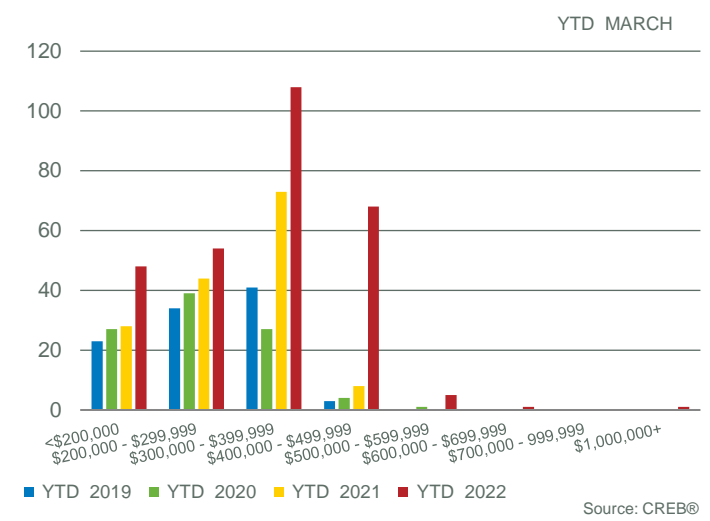


EAST

EAST TOTAL SALES



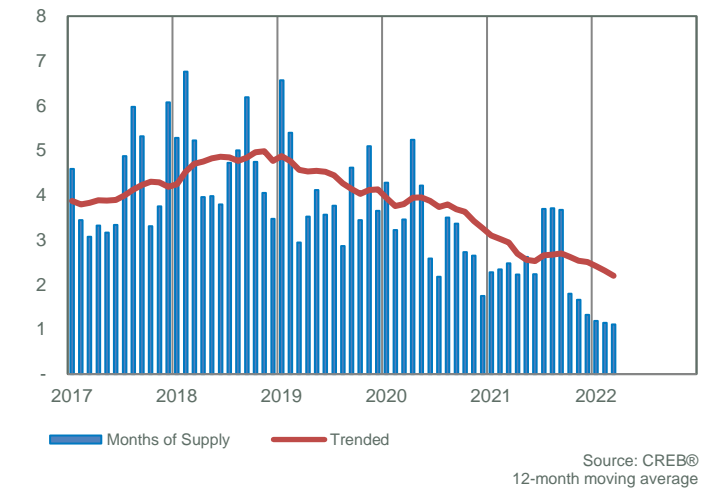
EAST TOTAL SALES BY PRICE RANGE



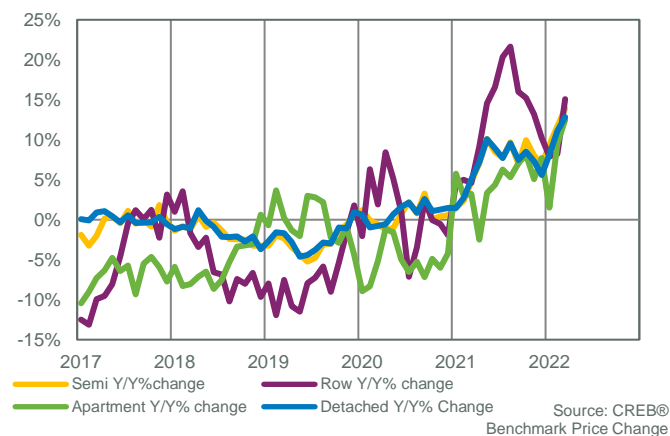
EAST INVENTORY AND SALES



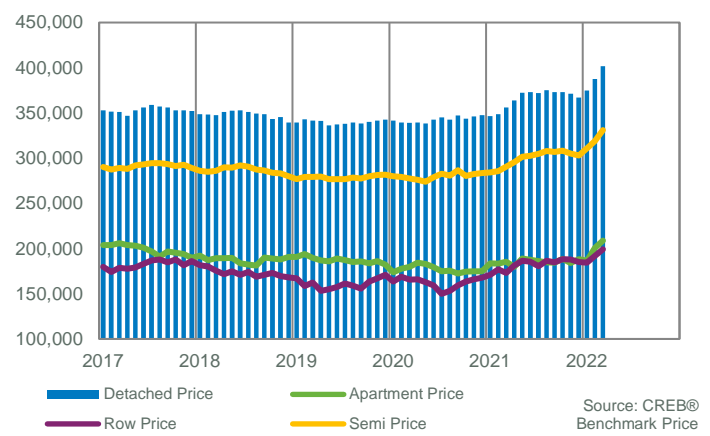
EAST MONTHS OF INVENTORY

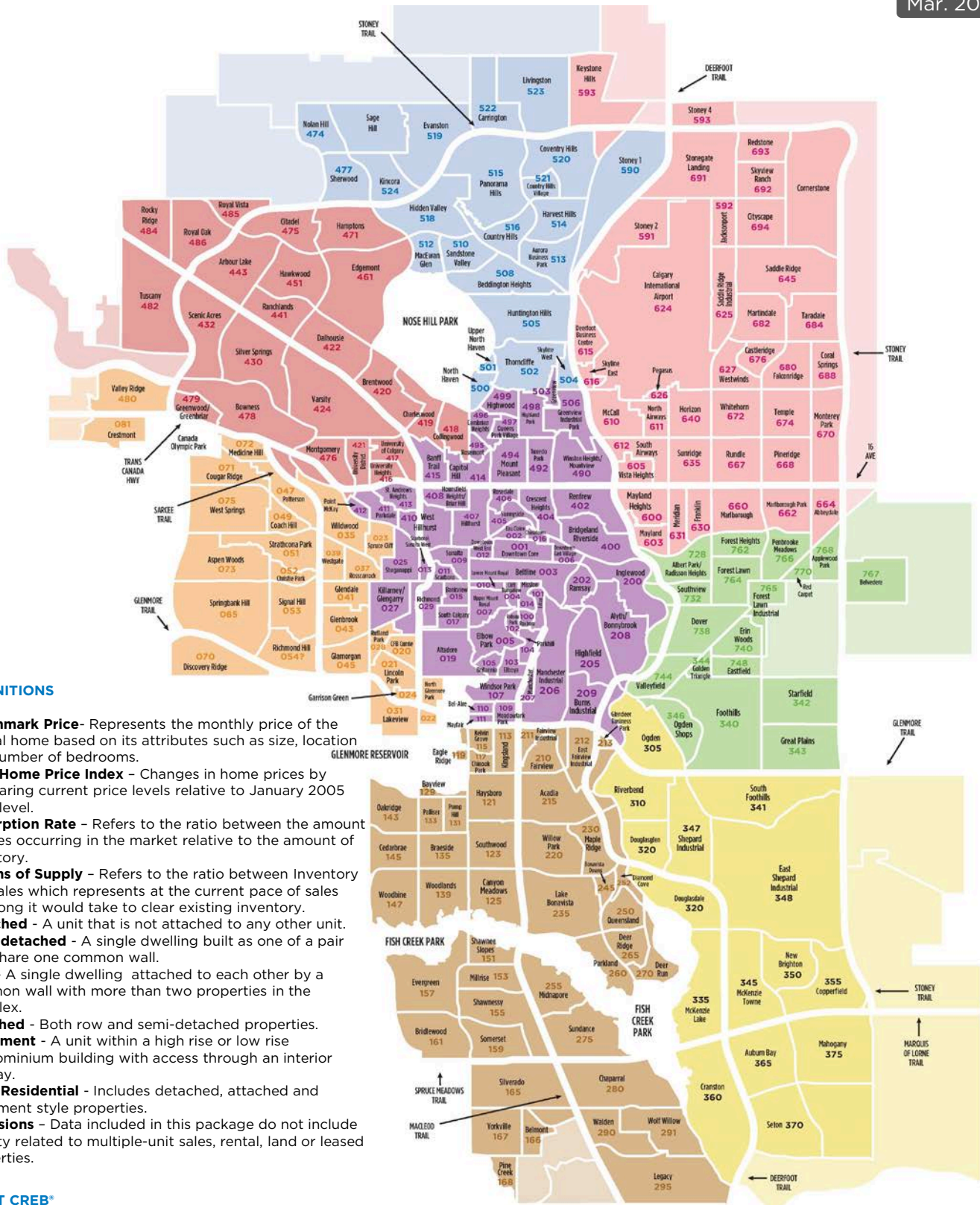


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

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

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