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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2022



creb.com

August 2022

Supply levels ease with fewer new listings in August

City of Calgary, September 1, 2022 - August sales activity was comparable to the strong levels recorded last year and well above long-term trends for the month.

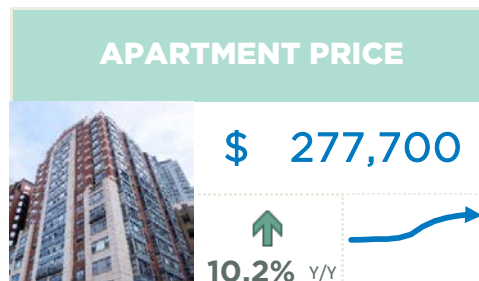
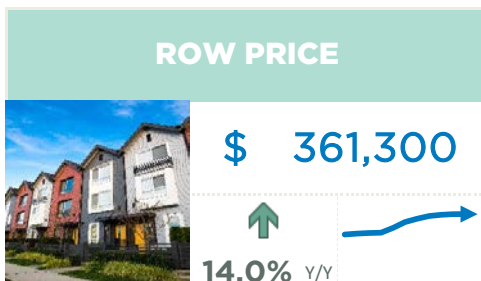
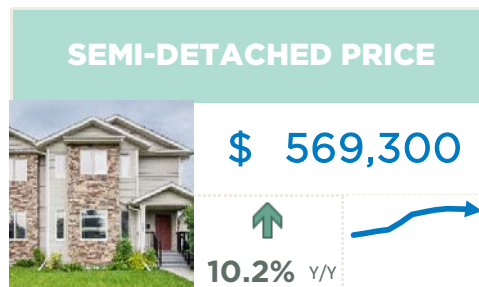
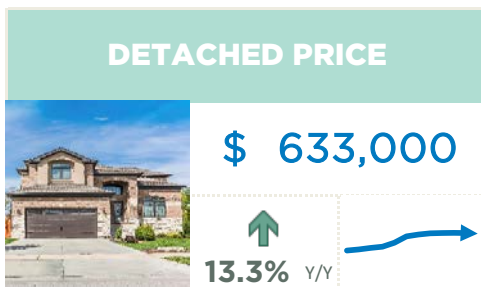
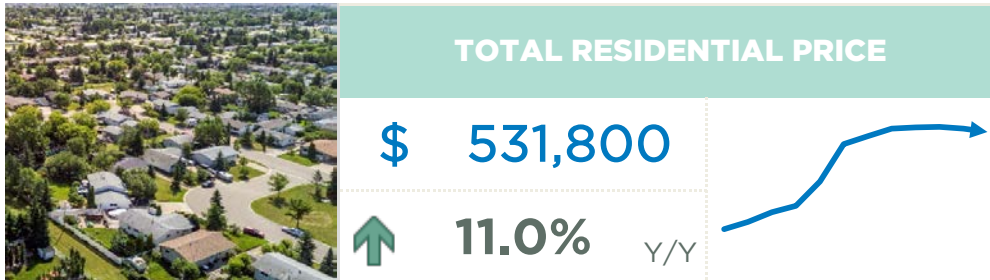
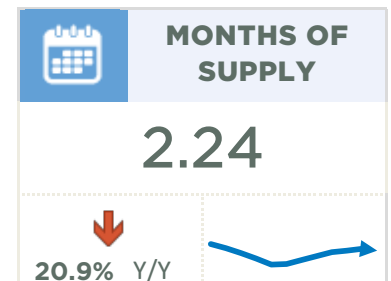
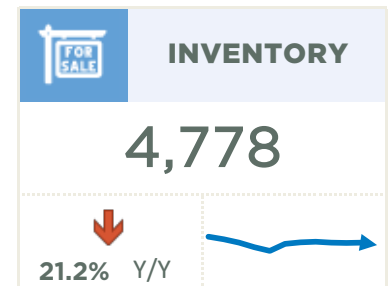
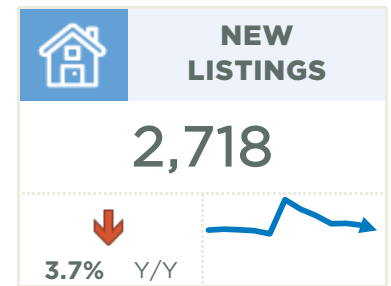
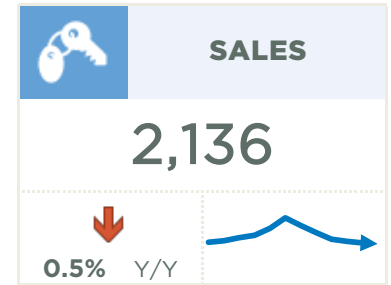
While sales have remained relatively strong, there continues to be a shift towards more affordable options as the year-over-year pullback in detached sales was nearly matched by gains for multi-family product types.

“While higher lending rates have slowed activity in the detached market, we are still seeing homebuyers shift to more affordable options which is keeping sales activity relatively strong,” said CREB® Chief Economist Ann-Marie Lurie. “This makes Calgary different than some of the larger cities in the country which have recorded significant pullbacks in sales.”

At the same time, new listings continue to trend down, preventing any supply gains or a substantial shift in the months of supply.

Despite year-over-year gains in new listings, the spread between new listings and sales this month narrowed compared to the past three months. This caused total inventory to trend down and prevented any significant shift in the months of supply. The months of supply in August remained at just above two months, not as tight as earlier in the year, but still below levels traditionally seen this time of year.

For the third month in a row, benchmark prices eased declining to \$531,800. While the reduction reflects shifting market conditions, it is important to note that previous gains are not lost, and prices remain over 11 per cent higher than last year.



August 2022

August 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	1,067	-18%	1,480	-6%	2,389	-14%	72%	2.24	4%	\$633,000	13%
Semi	170	-3%	207	-23%	379	-31%	82%	2.23	-28%	\$569,300	10%
Row	375	9%	378	-8%	615	-36%	99%	1.64	-41%	\$361,300	14%
Apartment	524	58%	653	14%	1,395	-22%	80%	2.66	-50%	\$277,700	10%
Total Residential	2,136	0%	2,718	-4%	4,778	-21%	79%	2.24	-21%	\$531,800	11%

Year-to-Date

August 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	12,461	2%	17,323	4%	2,183	-17%	72%	1.40	-19%	\$632,625	16%
Semi	1,974	10%	2,645	0%	371	-26%	75%	1.50	-32%	\$568,250	13%
Row	4,070	49%	5,023	19%	665	-29%	81%	1.31	-52%	\$352,950	15%
Apartment	4,576	65%	6,459	16%	1,310	-24%	71%	2.29	-54%	\$269,525	8%
Total Residential	23,081	18%	31,450	8%	4,529	-22%	73%	1.57	-34%	\$532,688	14%



Detached

Sales continued to trend down compared to levels seen earlier in the year and August of last year. While the recent declines have not offset the strong gains reported earlier in the year, conditions are changing in this segment of the market. At the same time, we have seen listings continue to ease in for lower-priced homes. This is causing persistently tight conditions for homes priced below \$500,000. Meanwhile, supply gains in the higher price range of the market are supporting more balanced conditions. Easing demand has had an impact on prices which have trended down relative to the high levels achieved in May. However, with a benchmark price of \$633,000, levels are still over 13 per cent higher than last year.



Semi-Detached

There was a significant pullback in new listings relative to a slight easing of sales for semi-detached properties this month. This caused the sales-to-new-listings ratio to push above 80 per cent for the first time since April while total inventory dropped relative to levels seen over the past several months and last year. Like the detached sector, conditions do vary depending on price ranges with the lower-price ranges continuing to see relatively tight market conditions. Despite the adjustment this month, prices still trended down compared to May levels. However, like other property types, price levels are over 10 per cent higher than last year with a benchmark price of \$569,300.



Row

Despite sales trending down relative to levels seen earlier in the year, the row-home market remains strong and year-to-date levels are nearly 50 per cent higher than last year. At the same time, there was a notable decline in new listings this month causing a decline in inventory levels. This prevented any significant adjustments to the months of supply which remained below two months. While market conditions remain relatively tight, home prices have remained fairly stable over the past few months. Overall, the benchmark price for row properties in August was over 14 per cent higher than levels reported last year.

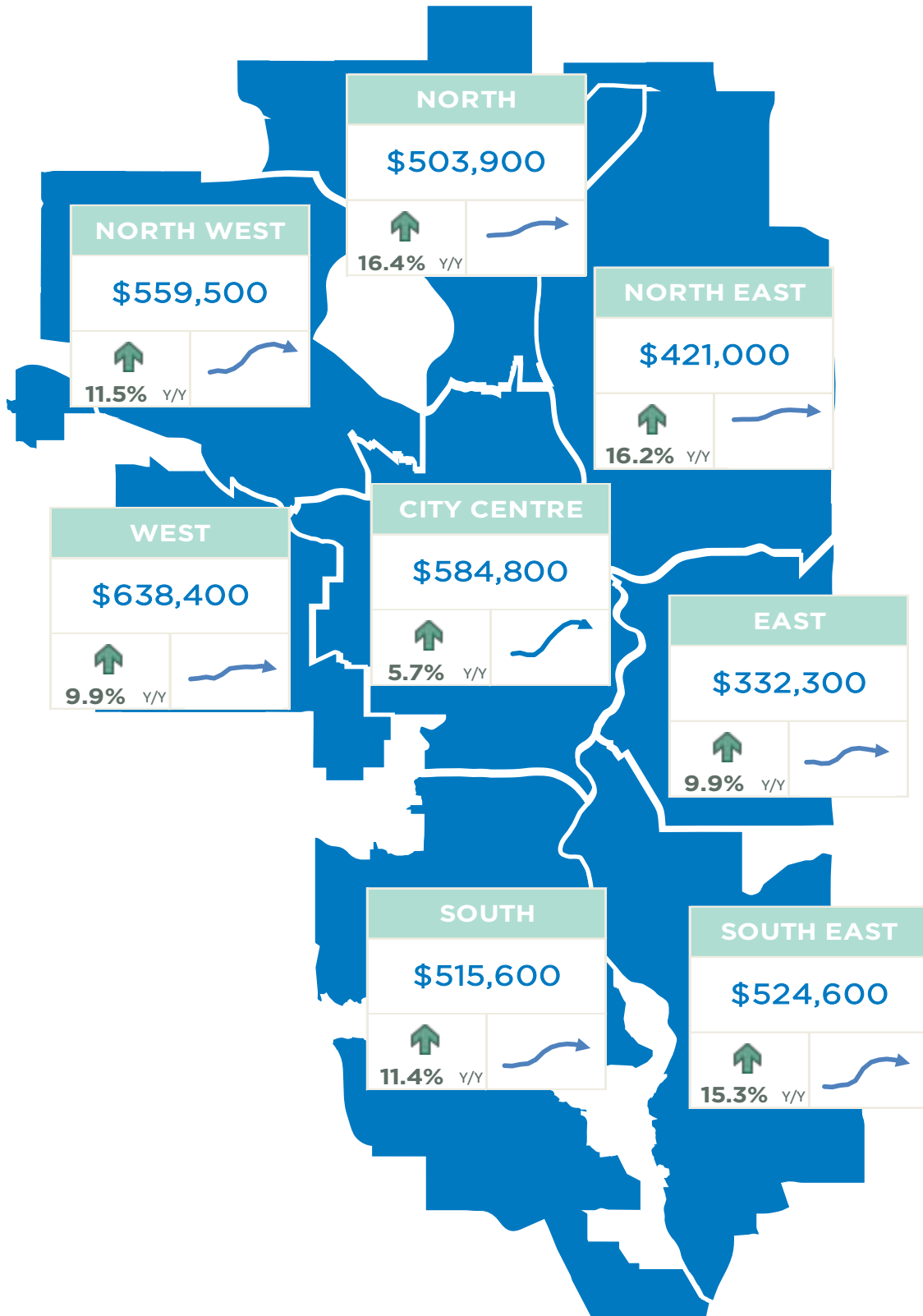


Apartment

Sales activity improved in August, contributing to year-to-date record sales of 4,576 units, which is an increase of 65 per cent compared to last year. Some of this growth was possible thanks to this segment of the market having more supply. However, the recent growth in sales relative to new listings has caused the supply gap to narrow. Though conditions have shifted over the past month, prices remain relatively stable compared to July but are over 10 per cent higher than last year's prices. Despite the recent gains in prices, apartment condominium sales remain below peak prices set back in 2014.

August 2022

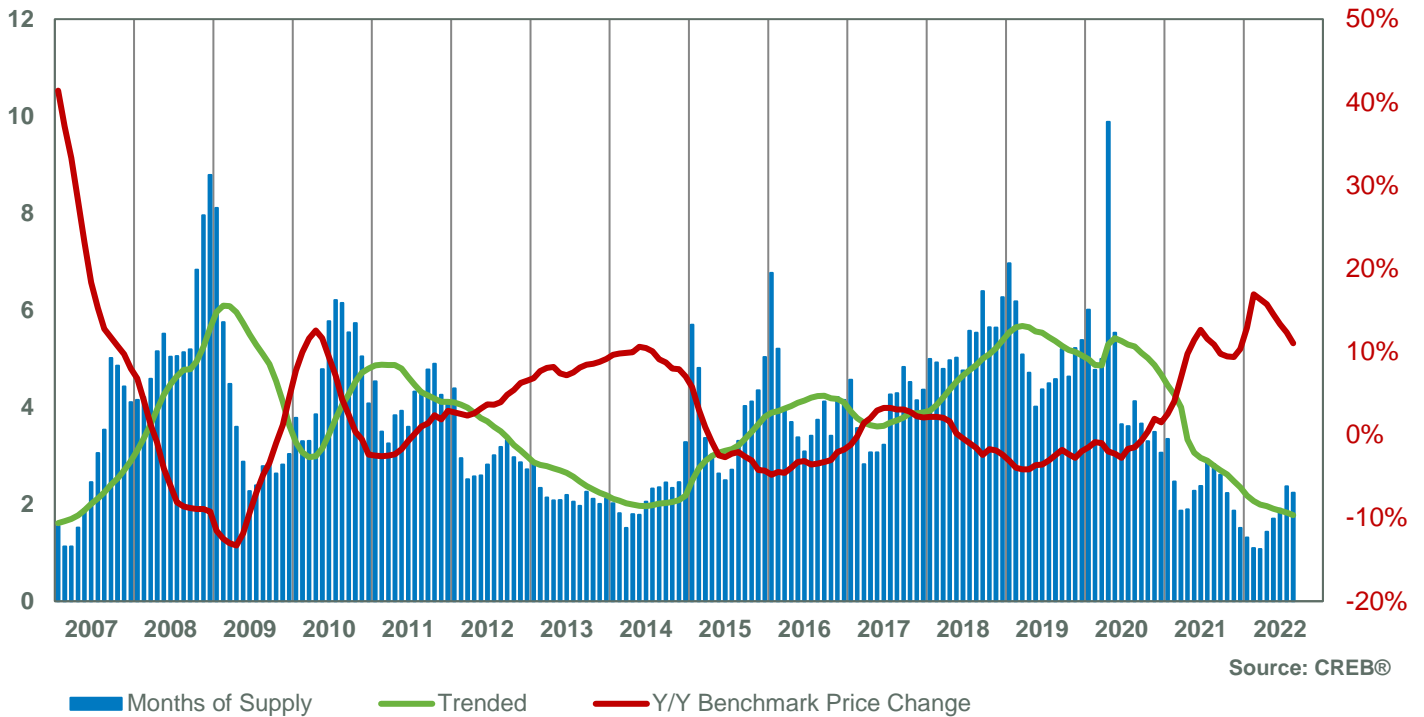
District Total Residential Benchmark Price



	Aug-21	Aug-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
CITY OF CALGARY						
Total Sales	2,146	2,136	-0.47%	19,501	23,081	18.36%
Total Sales Volume	\$1,045,830,153	\$1,035,959,394	-0.94%	\$9,695,880,871	\$12,049,409,795	24.27%
New Listings	2,823	2,718	-3.72%	29,032	31,450	8.33%
Inventory	6,065	4,778	-21.22%	5,815	4,529	-22.11%
Months of Supply	2.83	2.24	-20.85%	2.39	1.57	-34.19%
Sales to New Listings	76.02%	78.59%	2.57%	67.17%	73.39%	6.22%
Sales to List Price	97.93%	97.97%	0.04%	98.23%	100.50%	2.27%
Days on Market	42	35	-15.82%	38	27	-28.95%
Benchmark Price	\$479,000	\$531,800	11.02%	\$466,813	\$532,688	14.11%
Median Price	\$439,250	\$438,700	-0.13%	\$448,000	\$480,000	7.14%
Average Price	\$487,339	\$485,000	-0.48%	\$497,199	\$522,049	5.00%
Index	216	264	22.12%	206	242	17.66%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Aug. 2022

	Aug-21	Aug-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
DETACHED						
Total Sales	1,295	1,067	-17.61%	12,191	12,461	2.21%
Total Sales Volume	\$764,563,880	\$678,988,885	-11.19%	\$7,160,697,617	\$8,224,946,453	14.86%
New Listings	1,569	1,480	-5.67%	16,583	17,323	4.46%
Inventory	2,775	2,389	-13.91%	2,644	2,183	-17.43%
Months of Supply	2.14	2.24	4.49%	1.73	1.40	-19.22%
Sales to New Listings Ratio	82.54%	72.09%	-10.44%	73.52%	71.93%	-1.58%
Sales to List Price Ratio	98.15%	98.13%	-0.01%	98.49%	101.02%	2.53%
Days on Market	36	31	-12.46%	31	22	-29.03%
Benchmark Price	\$558,700	\$633,000	13.30%	\$544,800	\$632,625	16.12%
Median Price	\$515,000	\$574,500	11.55%	\$518,000	\$600,000	15.83%
Average Price	\$590,397	\$636,353	7.78%	\$587,376	\$660,055	12.37%
APARTMENT						
Total Sales	332	524	57.83%	2,778	4,576	64.72%
Total Sales Volume	\$85,858,292	\$141,572,385	64.89%	\$732,007,806	\$1,278,103,869	74.60%
New Listings	572	653	14.16%	5,586	6,459	15.63%
Inventory	1,783	1,395	-21.76%	1,732	1,310	-24.35%
Months of Supply	5.37	2.66	-50.43%	4.99	2.29	-54.07%
Sales to New Listings Ratio	58.04%	80.25%	22.20%	49.73%	70.85%	21.12%
Sales to List Price Ratio	96.13%	97.06%	0.94%	96.37%	97.70%	1.33%
Days on Market	63	44	-29.63%	59	42	-28.81%
Benchmark Price	\$252,100	\$277,700	10.15%	\$249,663	\$269,525	7.96%
Median Price	\$225,000	\$240,000	6.67%	\$230,000	\$249,900	8.65%
Average Price	\$258,609	\$270,176	4.47%	\$263,502	\$279,306	6.00%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	176	170	-3.41%	1,793	1,974	10.09%
Total Sales Volume	\$86,112,125	\$87,514,809	1.63%	\$905,130,494	\$1,090,433,191	20.47%
New Listings	270	207	-23.33%	2,643	2,645	0.08%
Inventory	547	379	-30.71%	499	371	-25.63%
Months of Supply	3.11	2.23	-28.27%	2.23	1.50	-32.45%
Sales to New Listings Ratio	65.19%	82.13%	16.94%	67.84%	74.63%	6.79%
Sales to List Price Ratio	98.12%	98.06%	-0.07%	98.23%	100.34%	2.15%
Days on Market	38	34	-10.09%	38	26	-31.58%
Benchmark Price	\$516,800	\$569,300	10.16%	\$502,213	\$568,250	13.15%
Median Price	\$432,000	\$472,500	9.38%	\$424,400	\$495,000	16.64%
Average Price	\$489,273	\$514,793	5.22%	\$504,813	\$552,398	9.43%
CITY OF CALGARY ROW						
Total Sales	343	375	9.33%	2,739	4,070	48.59%
Total Sales Volume	\$109,295,856	\$127,883,315	17.01%	\$898,044,954	\$1,455,926,282	62.12%
New Listings	412	378	-8.25%	4,220	5,023	19.03%
Inventory	960	615	-35.94%	940	665	-29.30%
Months of Supply	2.80	1.64	-41.40%	2.75	1.31	-52.42%
Sales to New Listings Ratio	83.25%	99.21%	15.95%	64.91%	81.03%	16.12%
Sales to List Price Ratio	97.74%	98.06%	0.32%	97.66%	100.22%	2.62%
Days on Market	47	35	-26.15%	46	28	-39.13%
Benchmark Price	\$316,800	\$361,300	14.05%	\$307,000	\$352,950	14.97%
Median Price	\$297,000	\$339,500	14.31%	\$301,000	\$349,900	16.25%
Average Price	\$318,647	\$341,022	7.02%	\$327,873	\$357,721	9.10%

For a list of definitions, see page 29.

August 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	86	177	48.59%	431	5.01	\$816,800	7.01%	-1.42%
North East	156	223	69.96%	403	2.58	\$474,100	17.18%	-1.66%
North	153	211	72.51%	267	1.75	\$585,600	18.69%	-0.96%
North West	150	197	76.14%	266	1.77	\$648,800	13.53%	-2.05%
West	98	125	78.40%	230	2.35	\$801,800	11.14%	-2.87%
South	226	315	71.75%	457	2.02	\$611,200	13.82%	-1.24%
South East	144	184	78.26%	237	1.65	\$622,100	18.47%	-1.27%
East	53	45	117.78%	80	1.51	\$379,800	10.66%	-0.42%
TOTAL CITY	1,067	1,480	72.09%	2,389	2.24	\$633,000	13.30%	-1.65%
Apartment								
City Centre	195	275	70.91%	732	3.75	\$307,600	8.23%	-0.52%
North East	32	44	72.73%	91	2.84	\$214,500	17.60%	0.05%
North	47	61	77.05%	78	1.66	\$250,100	19.32%	1.34%
North West	53	55	96.36%	120	2.26	\$246,000	11.82%	-2.19%
West	52	57	91.23%	95	1.83	\$289,600	12.03%	0.56%
South	77	76	101.32%	119	1.55	\$241,000	12.41%	0.33%
South East	56	67	83.58%	123	2.20	\$278,300	15.62%	-0.82%
East	12	18	66.67%	37	3.08	\$172,100	14.20%	-0.41%
TOTAL CITY	524	653	80.25%	1,395	2.66	\$277,700	10.15%	-0.39%
Semi-detached								
City Centre	30	64	46.88%	152	5.07	\$806,300	8.42%	-0.70%
North East	22	21	104.76%	57	2.59	\$335,600	15.41%	-2.16%
North	28	26	107.69%	35	1.25	\$451,700	18.00%	-1.18%
North West	19	19	100.00%	24	1.26	\$539,500	8.95%	-0.99%
West	16	22	72.73%	29	1.81	\$675,400	9.27%	-2.41%
South	28	25	112.00%	32	1.14	\$440,000	14.29%	-1.57%
South East	17	25	68.00%	32	1.88	\$434,500	16.08%	-1.29%
East	10	5	200.00%	14	1.40	\$281,400	10.74%	-1.33%
TOTAL CITY	170	207	82.13%	379	2.23	\$569,300	10.16%	-1.33%
Row								
City Centre	50	47	106.38%	112	2.24	\$494,800	4.74%	0.08%
North East	52	70	74.29%	124	2.38	\$251,800	17.99%	-1.14%
North	46	67	68.66%	104	2.26	\$342,900	19.98%	-1.18%
North West	39	36	108.33%	58	1.49	\$362,400	15.34%	-1.49%
West	41	31	132.26%	56	1.37	\$378,700	17.86%	1.99%
South	81	71	114.08%	82	1.01	\$301,500	14.77%	0.00%
South East	50	46	108.70%	59	1.18	\$368,500	20.62%	-0.59%
East	15	9	166.67%	15	1.00	\$201,700	8.38%	-0.54%
TOTAL CITY	375	378	99.21%	615	1.64	\$361,300	14.05%	-0.33%

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

City of Calgary

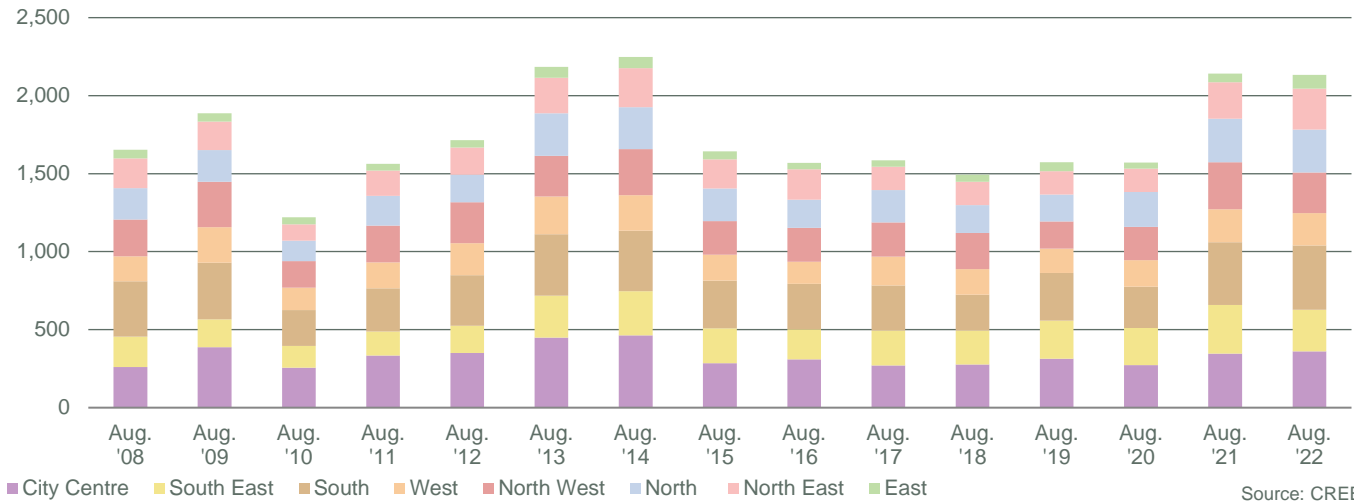
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Aug. 2022

TOTAL SALES

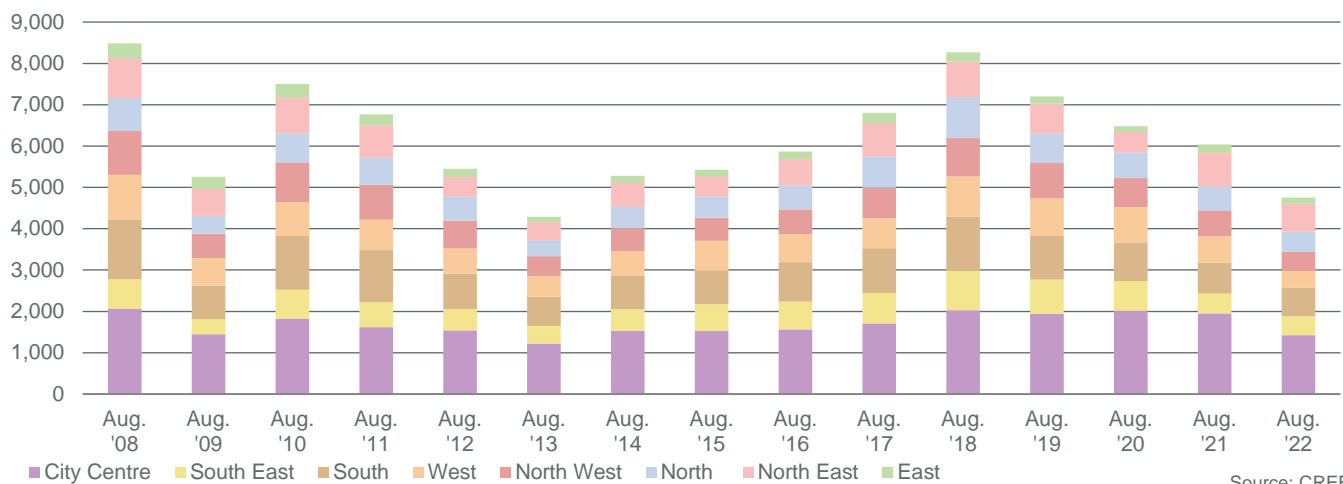
AUGUST



Source: CREB®

TOTAL INVENTORY

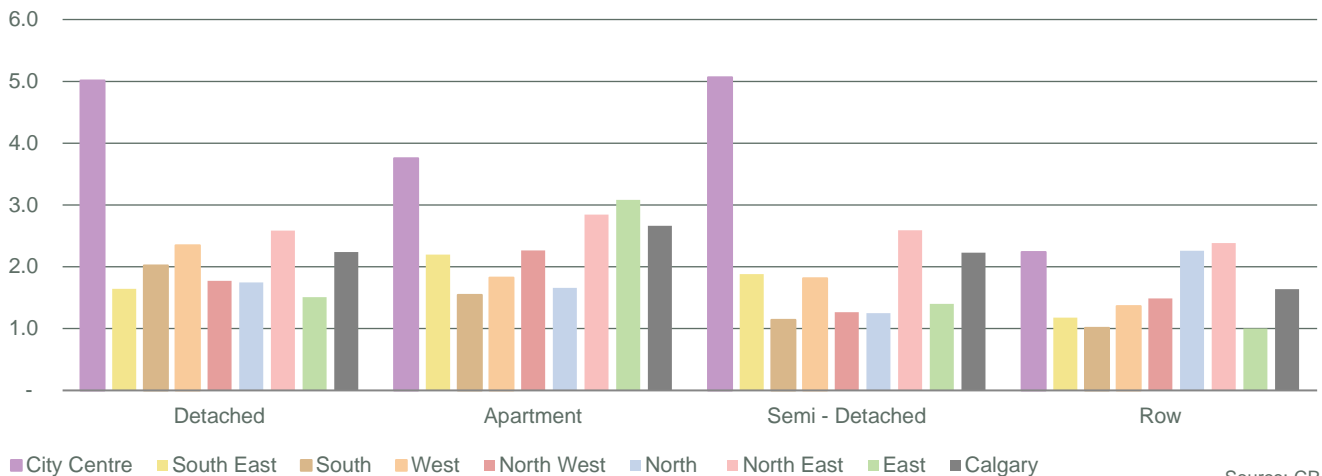
AUGUST



Source: CREB®

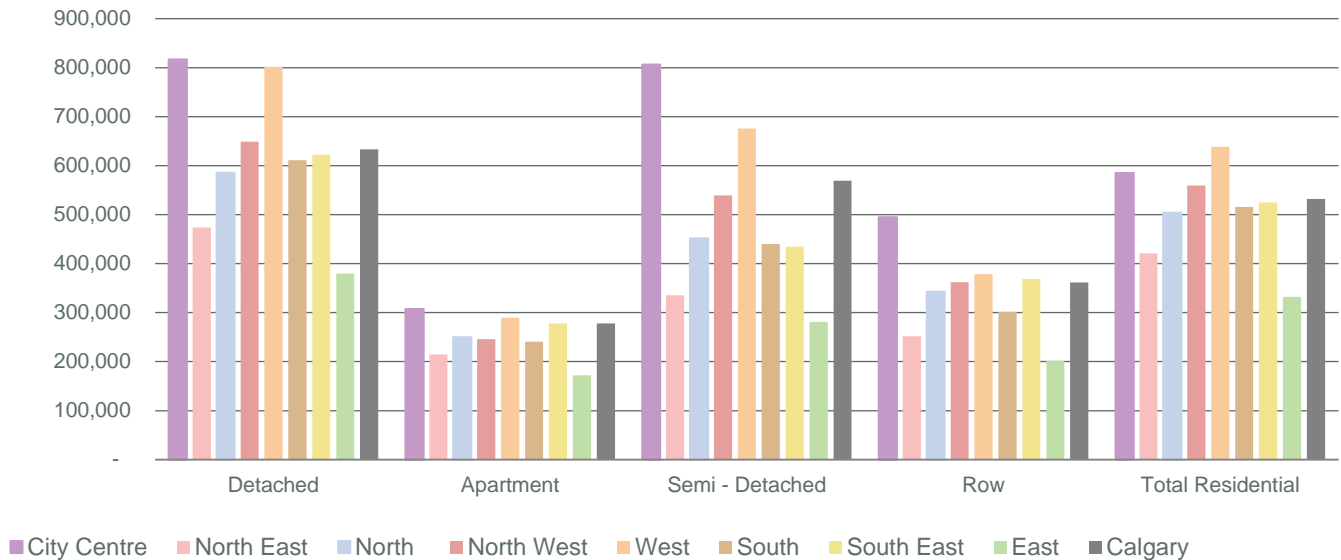
MONTHS OF SUPPLY

AUGUST



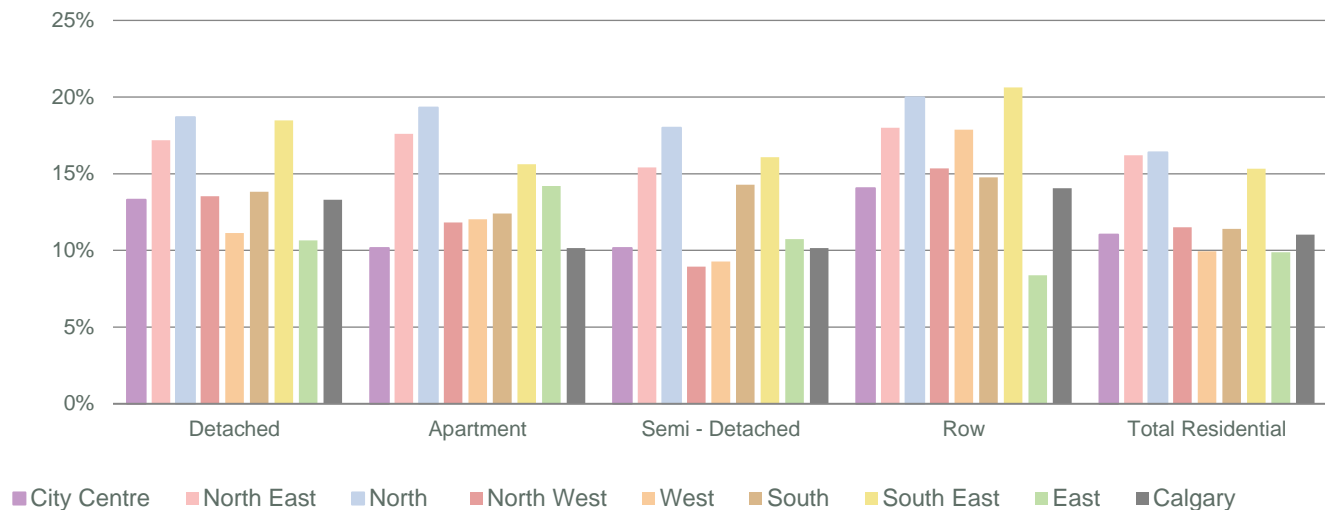
Source: CREB®

BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

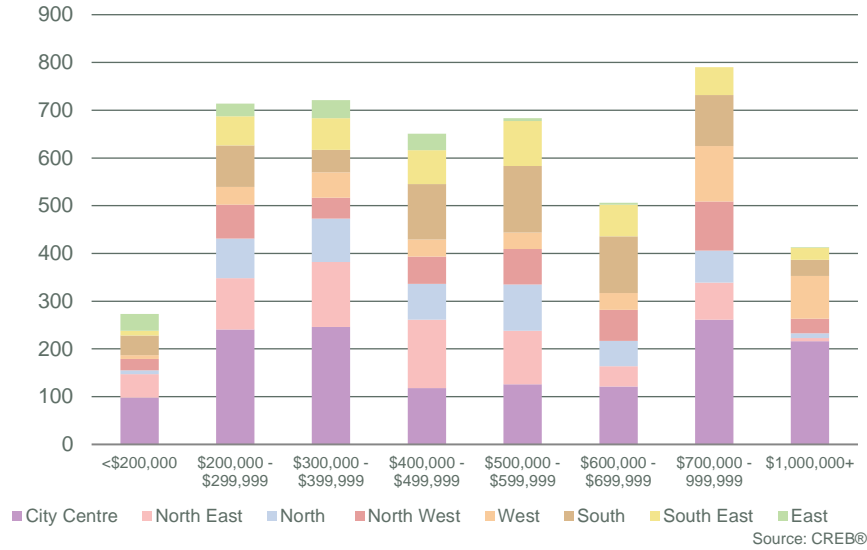


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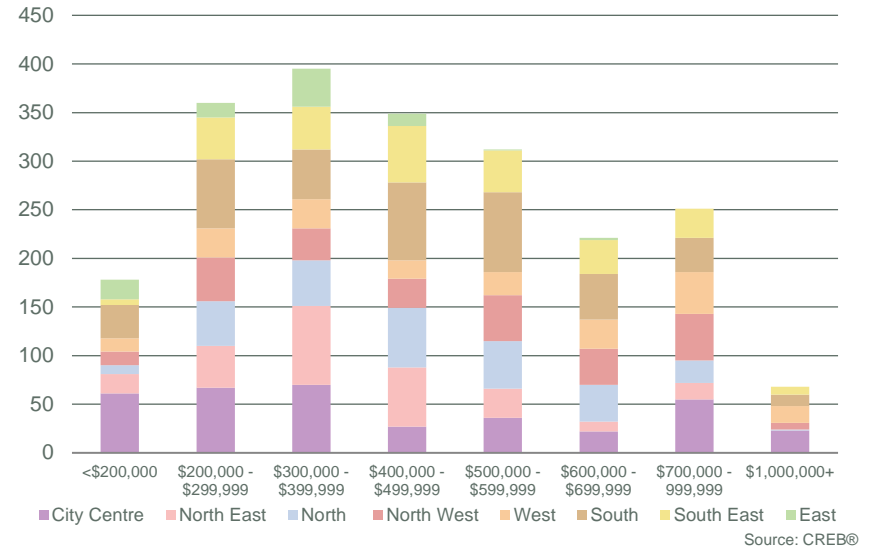
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

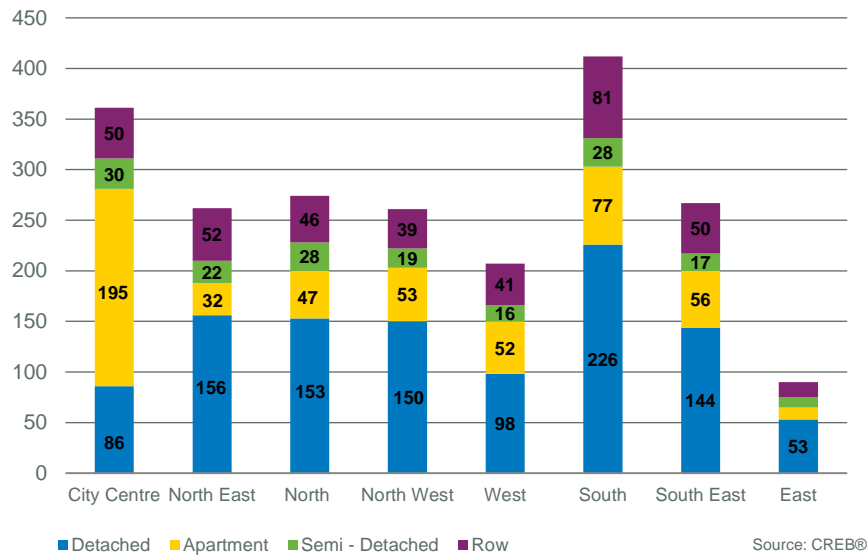
TOTAL INVENTORY BY PRICE RANGE - AUGUST



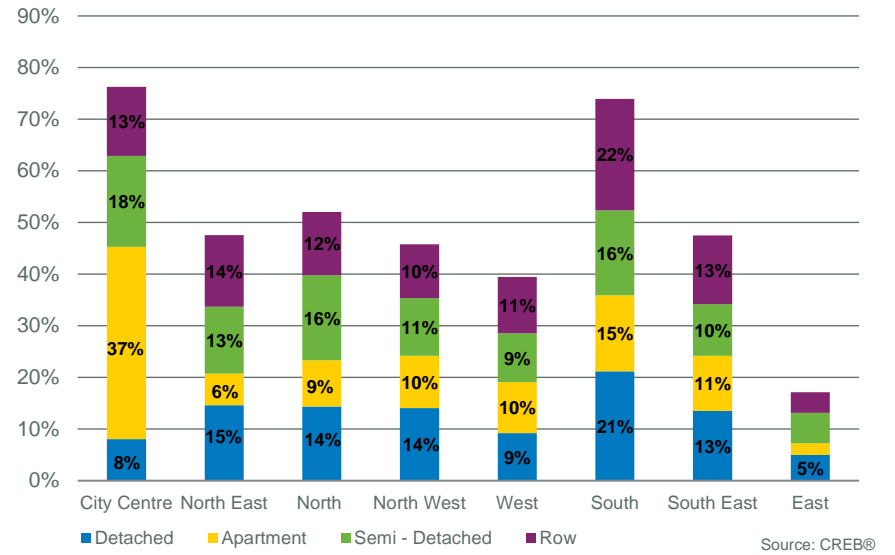
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



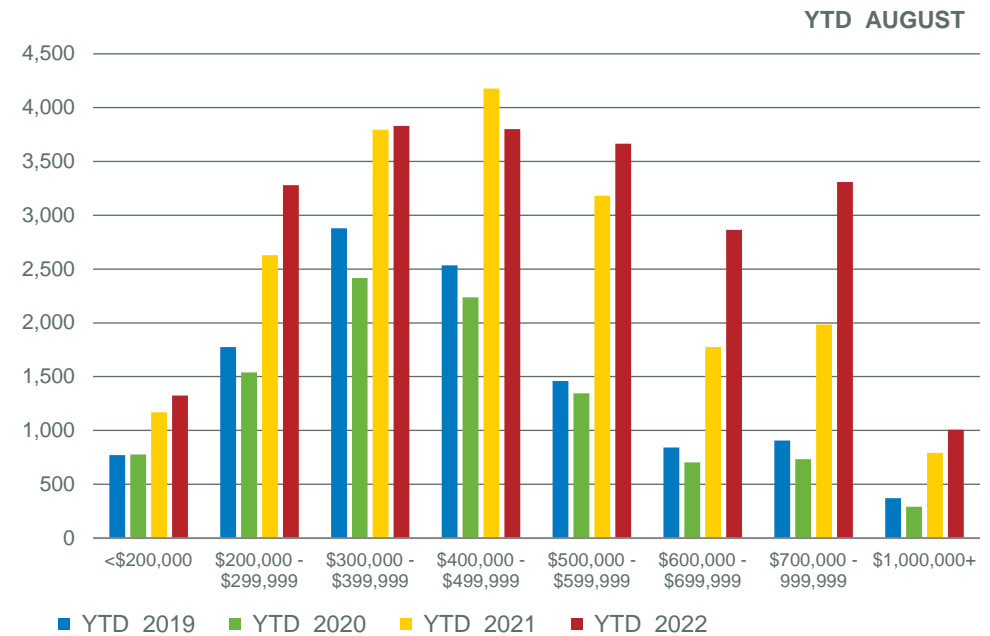
SHARE OF CITY WIDE SALES - AUGUST



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	1,207	1,832	2,903	3,204	2,981	2,914	2,314	2,146	2,157	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	2,499	1,998	1,231
Inventory	4,038	4,521	5,422	6,078	6,790	6,921	6,682	6,065	5,621	4,876	3,932	2,619
Days on Market	57	45	35	33	32	34	40	42	44	43	47	47
Benchmark Price	438,700	447,200	461,900	470,300	476,800	479,900	480,700	479,000	476,300	477,800	479,200	481,200
Median Price	419,000	440,944	459,900	455,000	457,500	445,000	437,500	439,250	425,000	438,000	440,000	430,000
Average Price	472,020	486,470	505,459	508,498	510,631	494,163	488,484	487,339	474,334	484,668	490,252	477,351
Index	198	202	208	212	215	217	217	216	215	216	216	217
2022												
Sales	2,004	3,295	4,091	3,399	3,065	2,838	2,253	2,136				
New Listings	2,474	4,651	5,492	4,585	4,296	4,056	3,178	2,718				
Inventory	2,628	3,606	4,389	4,874	5,211	5,404	5,341	4,778				
Days on Market	44	25	20	22	25	27	31	35				
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900	539,900	531,800				
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000	438,700				
Average Price	511,944	547,881	537,853	532,310	520,161	517,915	491,982	485,000				
Index	223	236	242	270	271	270	268	264				

	Aug-21	Aug-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	1	-	10	14
\$100,000 - \$149,999	39	29	285	262
\$150,000 - \$199,999	104	149	873	1,048
\$200,000 - \$249,999	149	190	1,179	1,706
\$250,000 - \$299,999	167	170	1,449	1,574
\$300,000 - \$349,999	220	207	1,657	1,800
\$350,000 - \$399,999	213	188	2,139	2,029
\$400,000 - \$449,999	230	173	2,207	1,918
\$450,000 - \$499,999	226	176	1,970	1,883
\$500,000 - \$549,999	183	172	1,738	1,828
\$550,000 - \$599,999	145	142	1,443	1,838
\$600,000 - \$649,999	95	107	978	1,534
\$650,000 - \$699,999	107	114	797	1,330
\$700,000 - \$749,999	60	77	595	974
\$750,000 - \$799,999	41	65	475	790
\$800,000 - \$849,999	27	44	319	566
\$850,000 - \$899,999	24	29	239	473
\$900,000 - \$949,999	14	25	178	285
\$950,000 - \$999,999	14	11	179	221
\$1,000,000 - \$1,299,999	41	34	433	564
\$1,300,000 - \$1,499,999	15	15	121	177
\$1,500,000 - \$1,999,999	20	6	151	168
\$2,000,000 +	11	13	86	99
	2,146	2,136	19,501	23,081

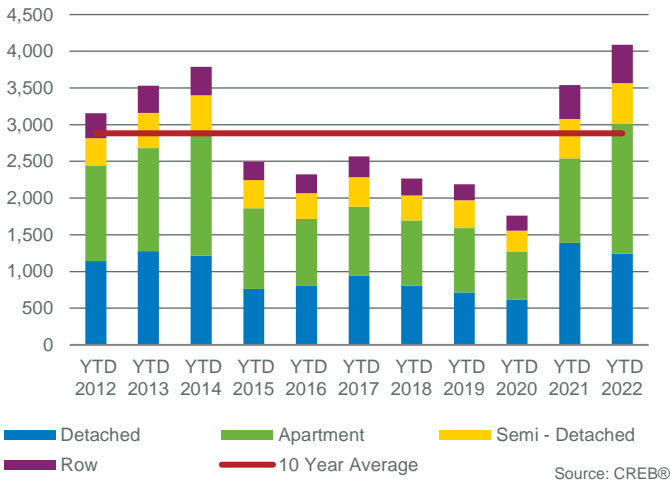
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

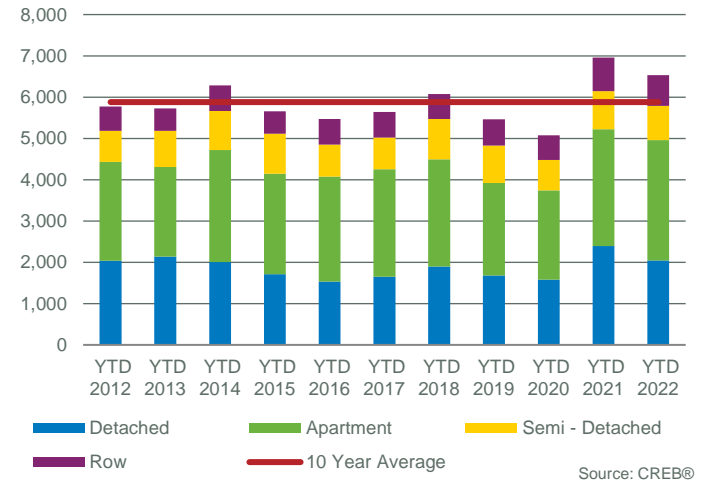
CITY OF CALGARY TOTAL SALES

YTD AUGUST



CITY OF CALGARY TOTAL NEW LISTINGS

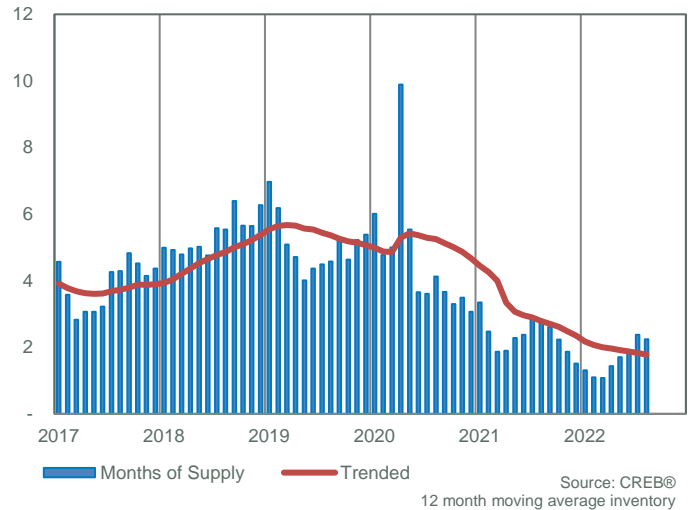
YTD AUGUST



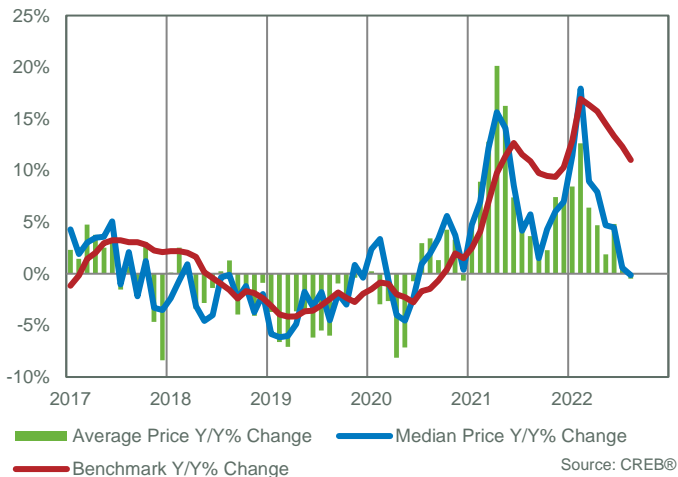
CITY OF CALGARY TOTAL INVENTORY AND SALES



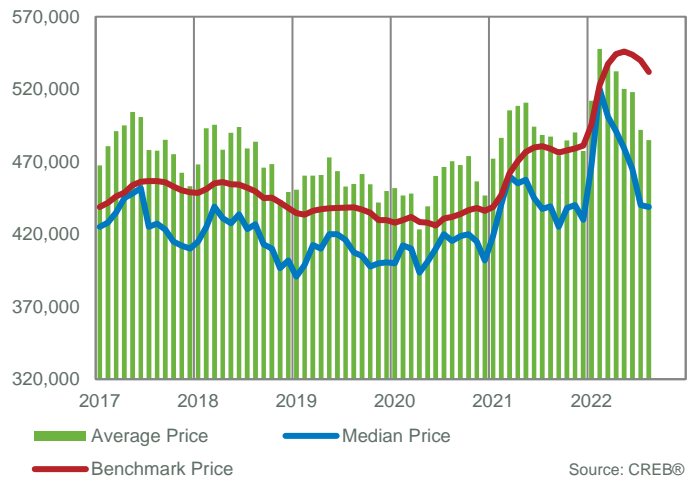
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



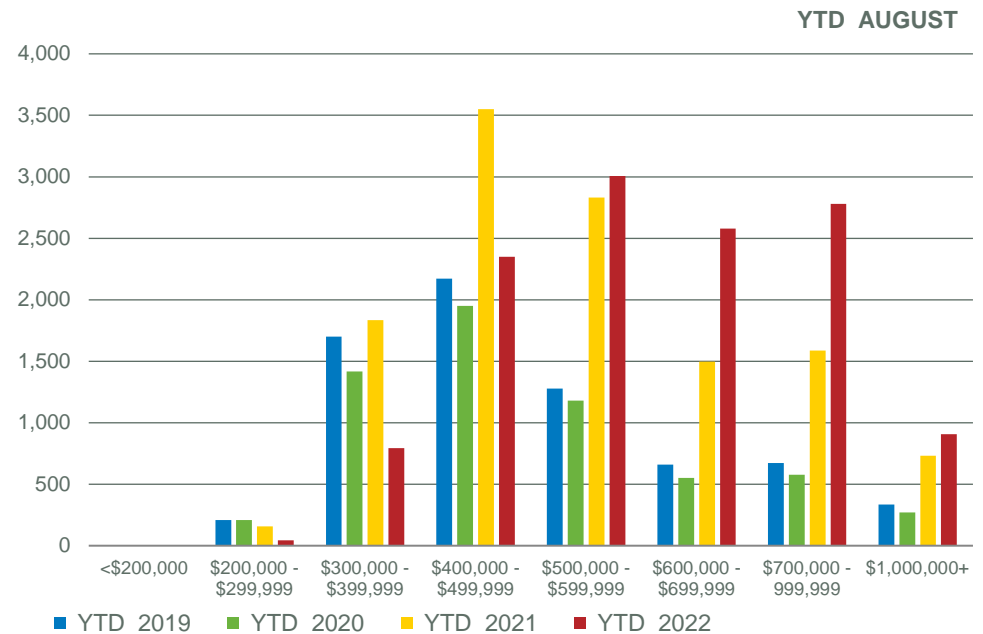
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	733	1,122	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	1,349	1,052	646
Inventory	1,684	1,926	2,409	2,781	3,201	3,263	3,112	2,775	2,502	2,065	1,526	903
Days on Market	53	37	29	25	26	27	33	36	36	39	40	39
Benchmark Price	510,900	522,200	540,000	549,500	556,200	560,100	560,800	558,700	556,300	558,300	560,300	564,300
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	573,745	594,770	593,751	595,748	583,717	584,472	590,397	578,116	570,051	586,472	586,502
Index	200	204	211	215	218	219	219	219	218	218	219	221
2022												
Sales	1,146	1,897	2,267	1,849	1,617	1,483	1,135	1,067				
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480				
Inventory	898	1,690	2,204	2,467	2,557	2,665	2,594	2,389				
Days on Market	33	14	14	18	22	24	29	31				
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500	643,600	633,000				
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	574,500				
Average Price	626,121	678,424	670,542	669,575	660,347	668,438	638,074	636,353				
Index	228	243	250	253	254	253	252	248				

	Aug-21	Aug-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	4	2
\$200,000 - \$249,999	2	1	12	6
\$250,000 - \$299,999	17	7	145	37
\$300,000 - \$349,999	66	36	556	199
\$350,000 - \$399,999	126	63	1,278	594
\$400,000 - \$449,999	192	98	1,815	1,049
\$450,000 - \$499,999	199	124	1,735	1,301
\$500,000 - \$549,999	160	138	1,556	1,411
\$550,000 - \$599,999	132	125	1,275	1,595
\$600,000 - \$649,999	80	97	846	1,392
\$650,000 - \$699,999	95	102	652	1,188
\$700,000 - \$749,999	50	68	467	861
\$750,000 - \$799,999	30	61	364	677
\$800,000 - \$849,999	22	36	267	449
\$850,000 - \$899,999	20	23	195	382
\$900,000 - \$949,999	11	19	144	230
\$950,000 - \$999,999	12	9	149	181
\$1,000,000 - \$1,299,999	38	30	389	487
\$1,300,000 - \$1,499,999	15	12	115	166
\$1,500,000 - \$1,999,999	17	6	143	160
\$2,000,000 +	11	12	84	94
	1,295	1,067	12,191	12,461

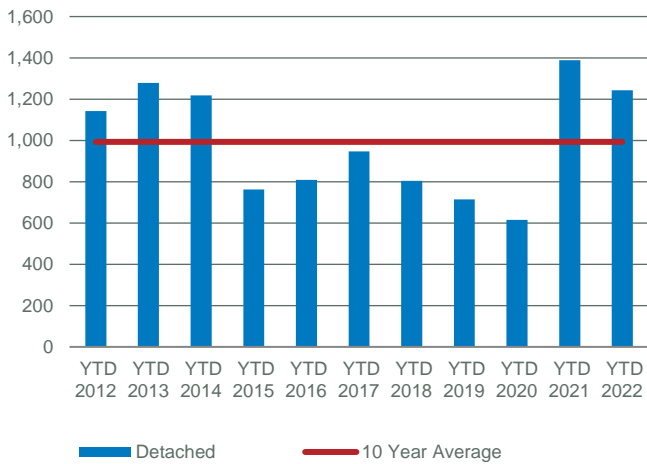
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

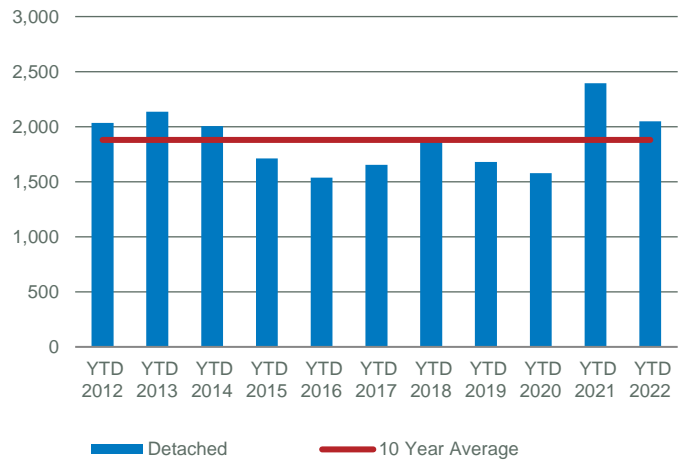
YTD AUGUST



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



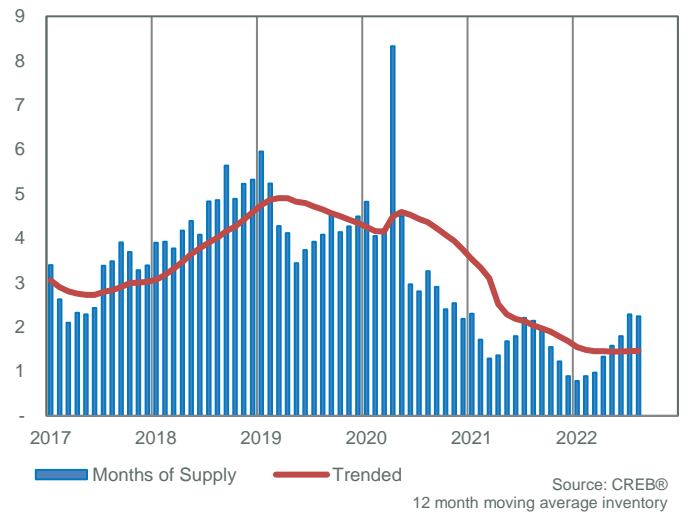
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



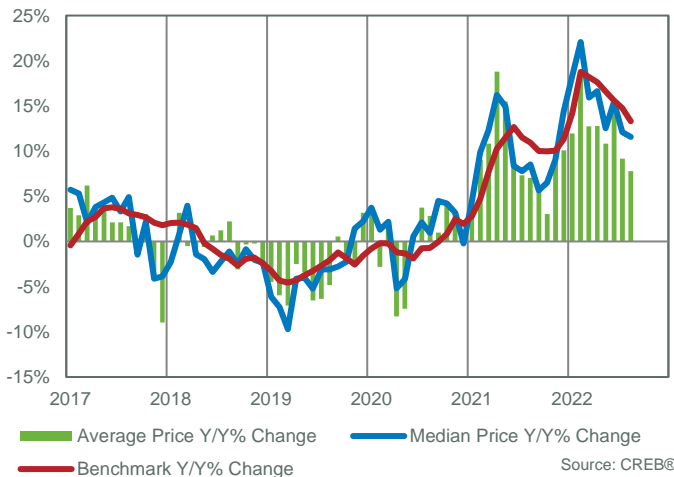
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



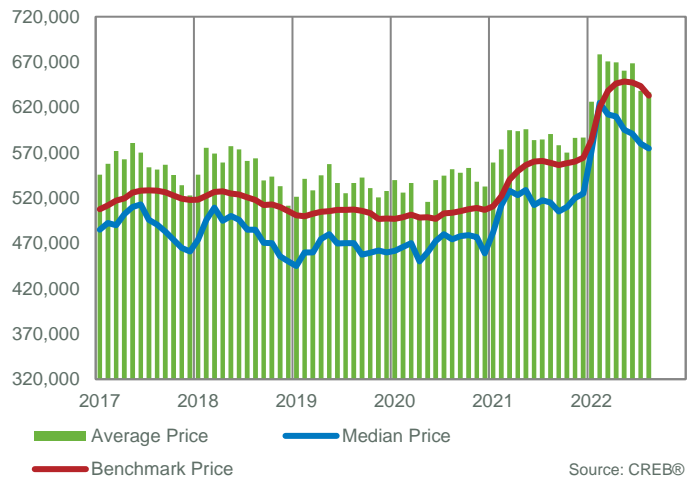
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

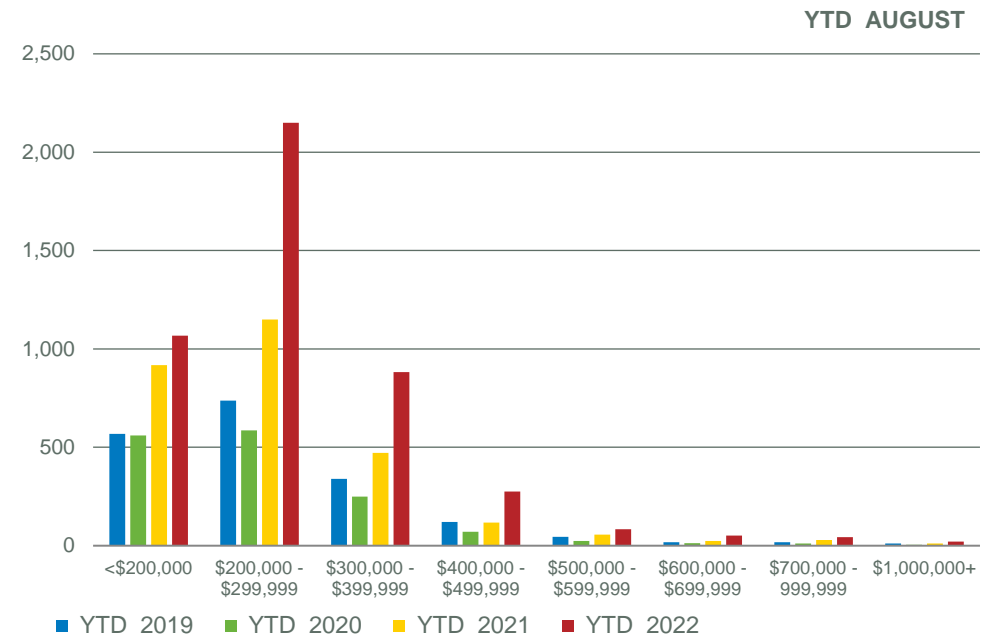


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	184	271	385	440	379	442	345	332	365	360	332	307
New Listings	552	571	868	837	797	747	642	572	632	530	460	293
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,561	1,415	1,057
Days on Market	65	70	53	57	53	55	64	63	65	59	69	67
Benchmark Price	246,900	244,200	246,300	248,100	252,800	252,700	254,200	252,100	251,000	251,300	251,900	251,700
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	234,000	225,000	226,000	235,000	230,000	235,000
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,230	288,118	285,713	262,106
Index	177	175	177	178	181	181	182	181	180	180	181	181
2022												
Sales	355	565	770	642	630	577	513	524				
New Listings	550	694	994	893	948	931	796	653				
Inventory	1,061	1,069	1,166	1,277	1,414	1,526	1,574	1,395				
Days on Market	71	57	38	34	34	34	37	44				
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400	278,800	277,700				
Median Price	234,000	252,500	259,000	249,950	254,250	246,500	248,900	240,000				
Average Price	268,056	274,158	290,839	276,383	288,861	279,799	276,145	270,176				
Index	182	184	190	221	224	226	227	226				

	Aug-21	Aug-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	1	-	10	14
\$100,000 - \$149,999	35	29	253	239
\$150,000 - \$199,999	73	118	655	815
\$200,000 - \$249,999	88	138	690	1,225
\$250,000 - \$299,999	47	95	459	925
\$300,000 - \$349,999	35	71	286	552
\$350,000 - \$399,999	26	33	186	331
\$400,000 - \$449,999	7	11	76	167
\$450,000 - \$499,999	10	7	42	108
\$500,000 - \$549,999	3	4	31	47
\$550,000 - \$599,999	1	5	25	37
\$600,000 - \$649,999	2	1	18	28
\$650,000 - \$699,999	1	5	6	24
\$700,000 - \$749,999	-	1	6	8
\$750,000 - \$799,999	-	1	3	9
\$800,000 - \$849,999	1	1	8	6
\$850,000 - \$899,999	-	-	4	6
\$900,000 - \$949,999	-	1	3	6
\$950,000 - \$999,999	-	1	5	8
\$1,000,000 - \$1,299,999	1	-	5	7
\$1,300,000 - \$1,499,999	-	1	3	4
\$1,500,000 - \$1,999,999	1	-	3	5
\$2,000,000 +	-	1	1	5
	332	524	2,778	4,576

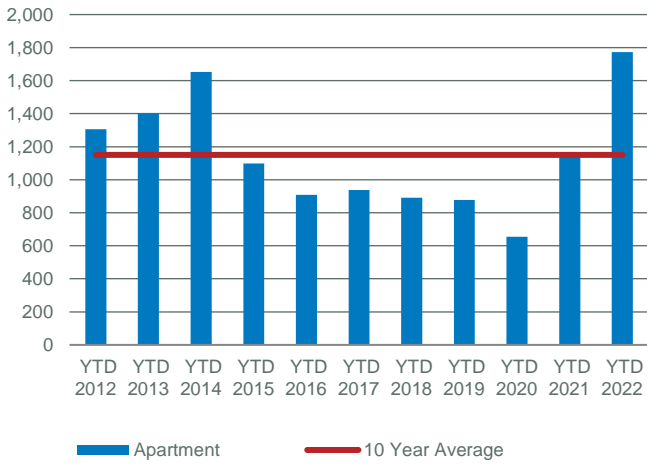
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD AUGUST



Source: CREB®

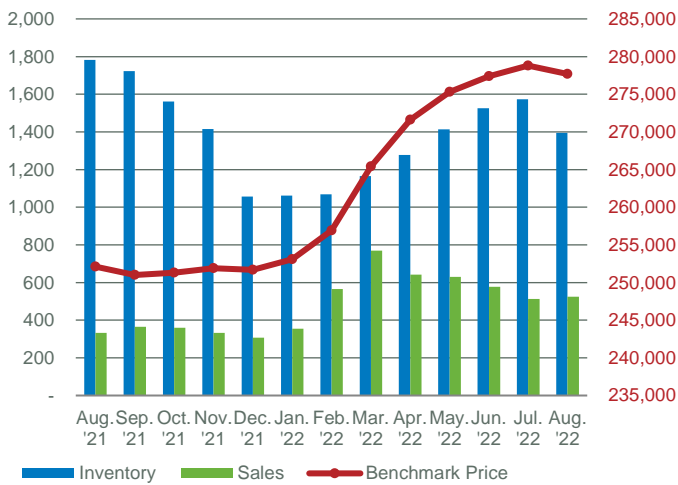
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD AUGUST



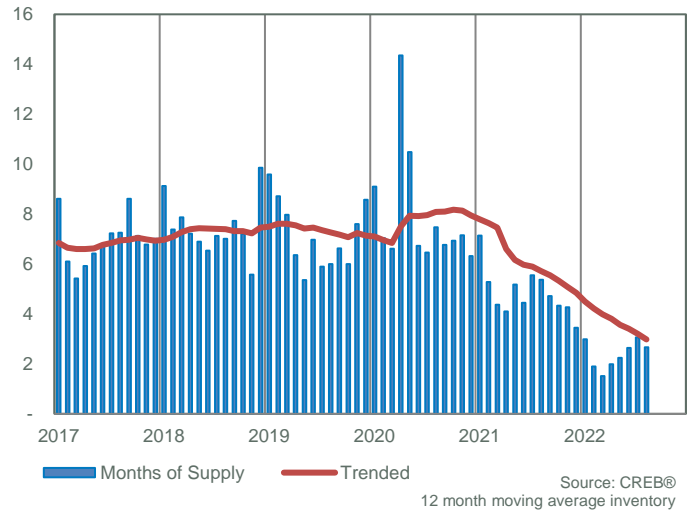
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



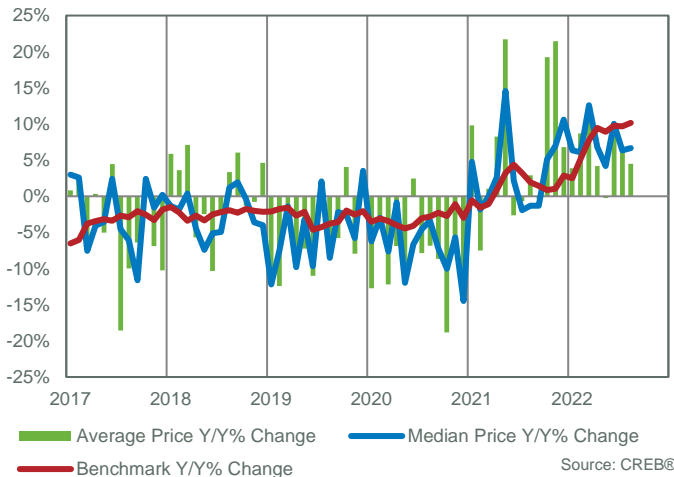
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



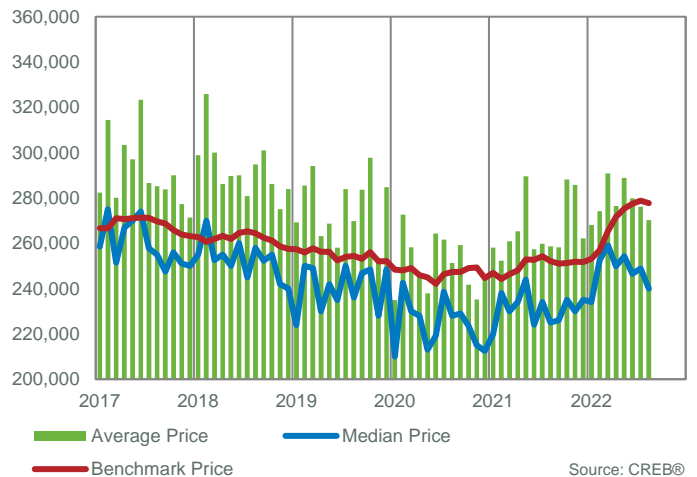
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

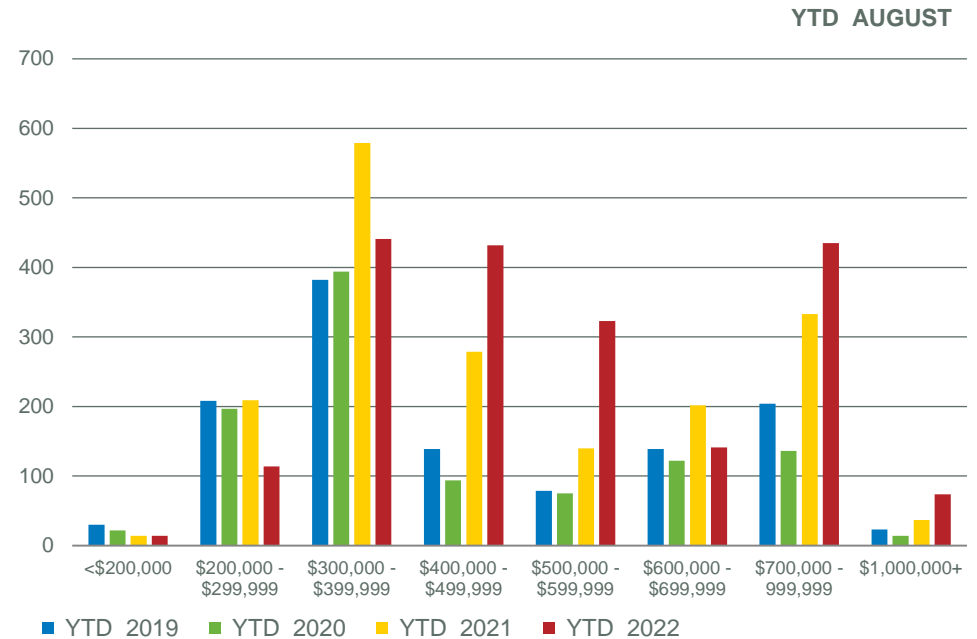


Source: CREB®

	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	473,300	483,600	499,200	504,400	510,000	515,100	515,300	516,800	509,200	511,700	512,200	515,800
Median Price	387,750	460,000	414,950	450,000	425,000	424,900	410,000	432,000	400,000	405,000	425,000	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	495,734
Index	223	228	235	238	240	243	243	243	240	241	241	243
2022												
Sales	198	297	345	304	264	223	173	170				
New Listings	267	395	462	371	357	311	275	207				
Inventory	244	314	384	391	407	414	435	379				
Days on Market	35	26	20	22	24	25	29	34				
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600	577,000	569,300				
Median Price	512,500	510,000	515,000	506,759	485,000	485,000	430,000	472,500				
Average Price	558,489	562,319	584,388	563,340	541,943	541,181	512,733	514,793				
Index	249	261	270	273	275	274	272	268				

	Aug-21	Aug-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	1	2
\$150,000 - \$199,999	3	2	13	12
\$200,000 - \$249,999	6	2	57	20
\$250,000 - \$299,999	11	6	152	94
\$300,000 - \$349,999	29	26	233	215
\$350,000 - \$399,999	30	22	346	226
\$400,000 - \$449,999	17	21	179	210
\$450,000 - \$499,999	13	24	100	222
\$500,000 - \$549,999	9	22	58	230
\$550,000 - \$599,999	9	5	82	93
\$600,000 - \$649,999	11	4	89	61
\$650,000 - \$699,999	8	5	113	80
\$700,000 - \$749,999	7	5	104	84
\$750,000 - \$799,999	10	3	104	94
\$800,000 - \$849,999	4	7	38	101
\$850,000 - \$899,999	4	5	38	76
\$900,000 - \$949,999	2	5	27	49
\$950,000 - \$999,999	1	-	22	31
\$1,000,000 - \$1,299,999	1	4	32	66
\$1,300,000 - \$1,499,999	-	2	2	7
\$1,500,000 - \$1,999,999	1	-	2	1
\$2,000,000 +	-	-	1	-
	176	170	1,793	1,974

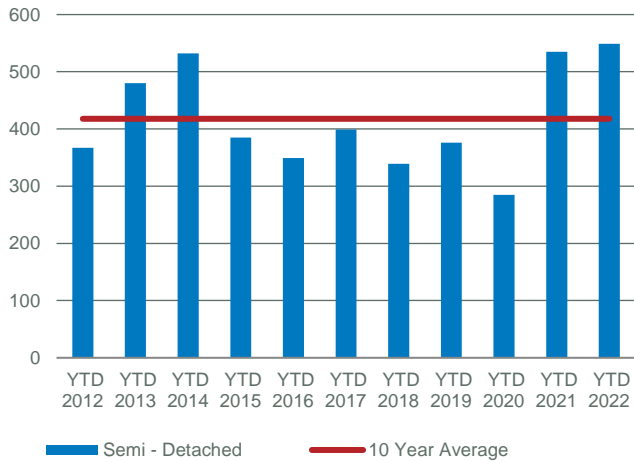
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

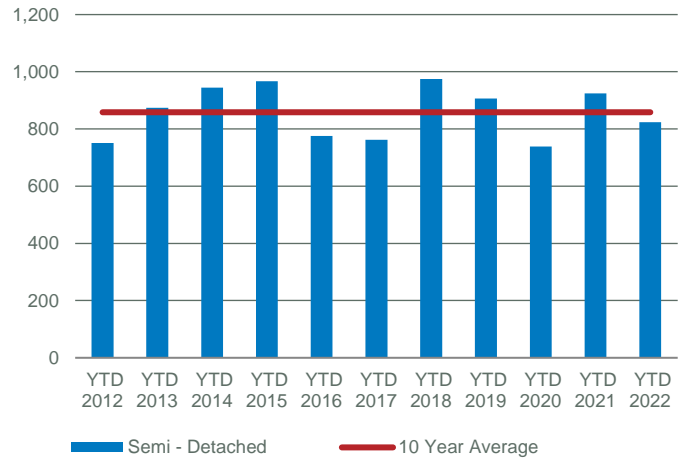
YTD AUGUST



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD AUGUST



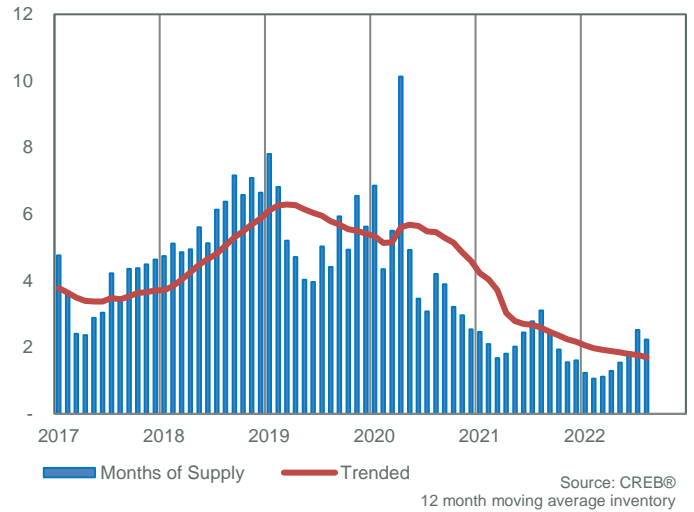
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



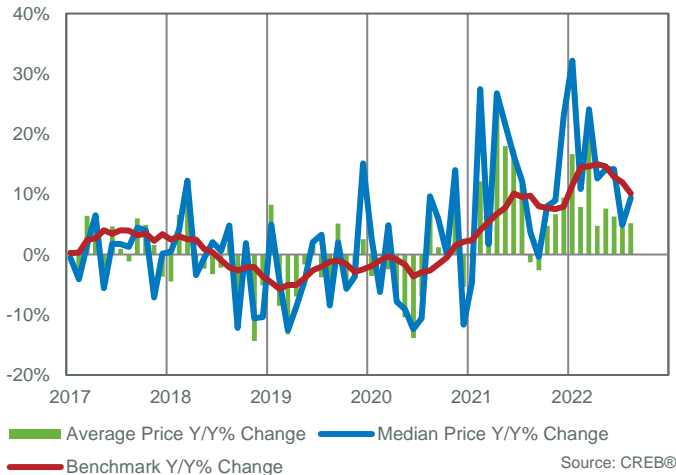
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



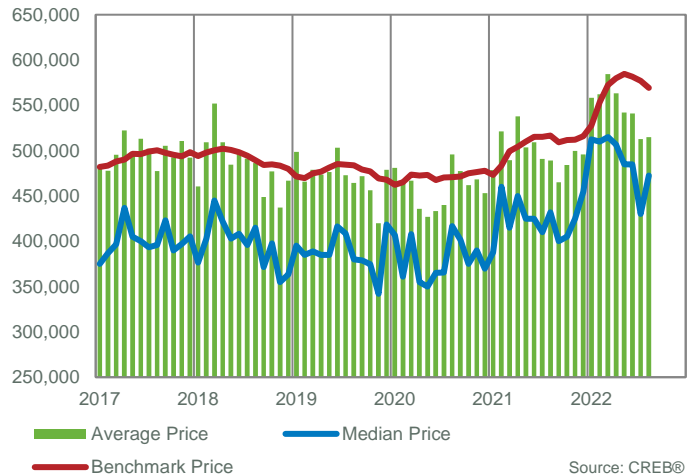
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

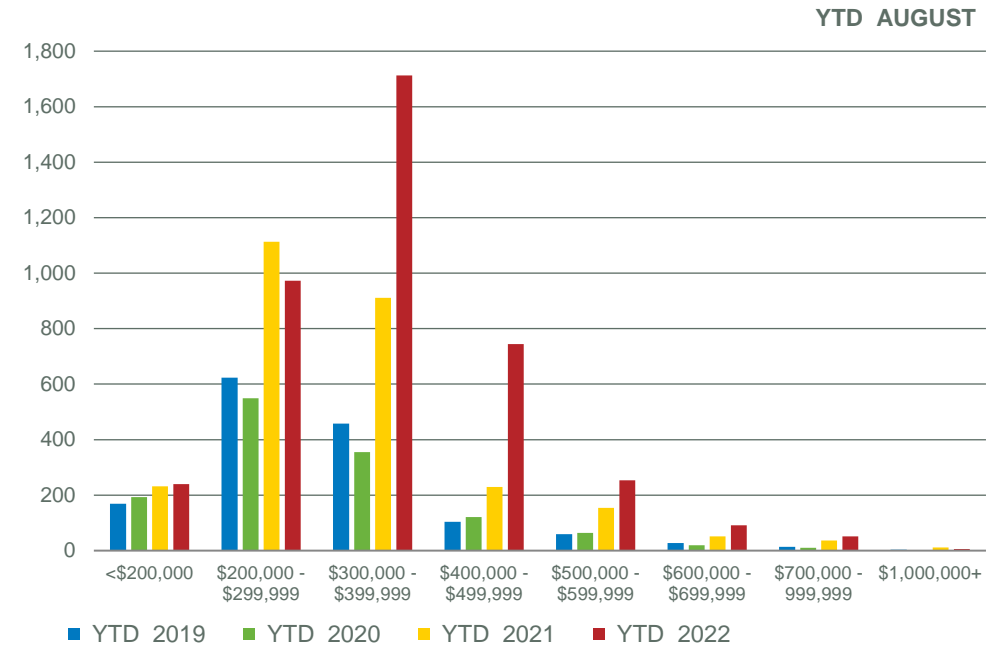


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	291,500	296,200	302,700	308,200	311,400	313,800	315,400	316,800	314,500	315,200	314,800	313,300
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	173	175	179	183	184	186	187	188	186	187	186	186
2022												
Sales	305	536	709	604	554	555	432	375				
New Listings	364	692	883	782	771	655	498	378				
Inventory	425	533	635	739	833	799	738	615				
Days on Market	58	30	19	20	24	27	30	35				
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700	362,500	361,300				
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500				
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022				
Index	191	201	208	214	215	215	215	214				

	Aug-21	Aug-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	4	-	31	21
\$150,000 - \$199,999	28	29	201	219
\$200,000 - \$249,999	53	49	420	455
\$250,000 - \$299,999	92	62	693	518
\$300,000 - \$349,999	90	74	582	834
\$350,000 - \$399,999	31	70	329	878
\$400,000 - \$449,999	14	43	137	492
\$450,000 - \$499,999	4	21	93	252
\$500,000 - \$549,999	11	8	93	140
\$550,000 - \$599,999	3	7	61	113
\$600,000 - \$649,999	2	5	25	53
\$650,000 - \$699,999	3	2	26	38
\$700,000 - \$749,999	3	3	18	21
\$750,000 - \$799,999	1	-	4	10
\$800,000 - \$849,999	-	-	6	10
\$850,000 - \$899,999	-	1	2	9
\$900,000 - \$949,999	1	-	4	-
\$950,000 - \$999,999	1	1	3	1
\$1,000,000 - \$1,299,999	1	-	7	4
\$1,300,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,999,999	1	-	3	2
\$2,000,000 +	-	-	-	-
	343	375	2,739	4,070

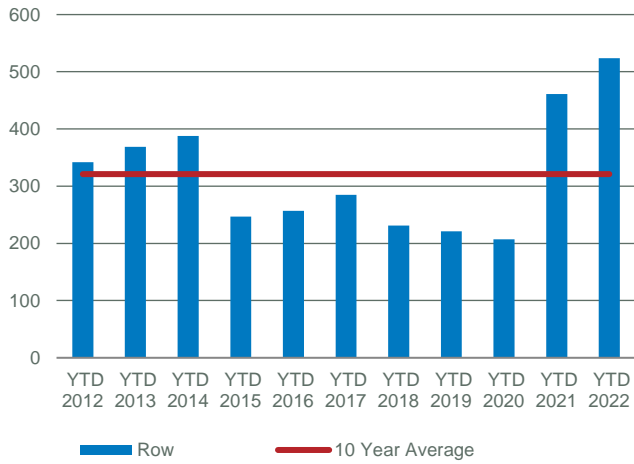
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

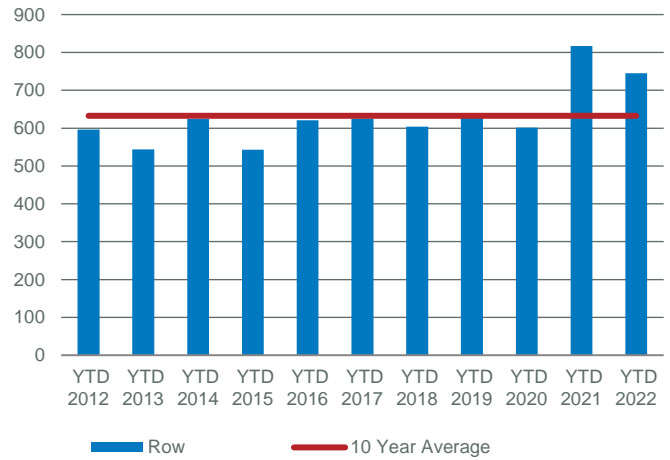
YTD AUGUST



Source: CREB®

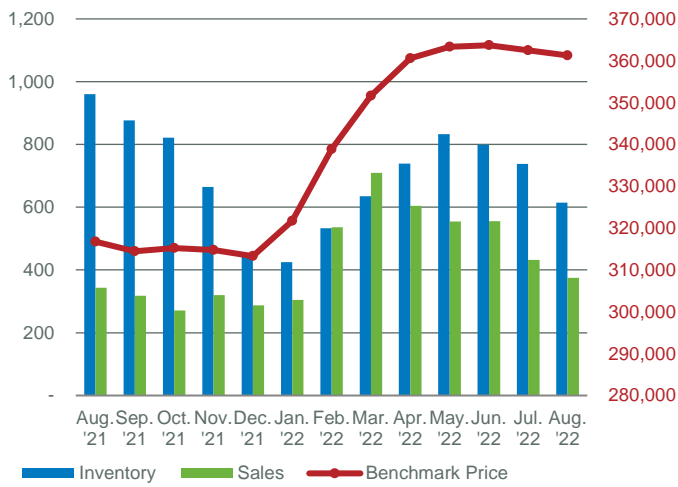
CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



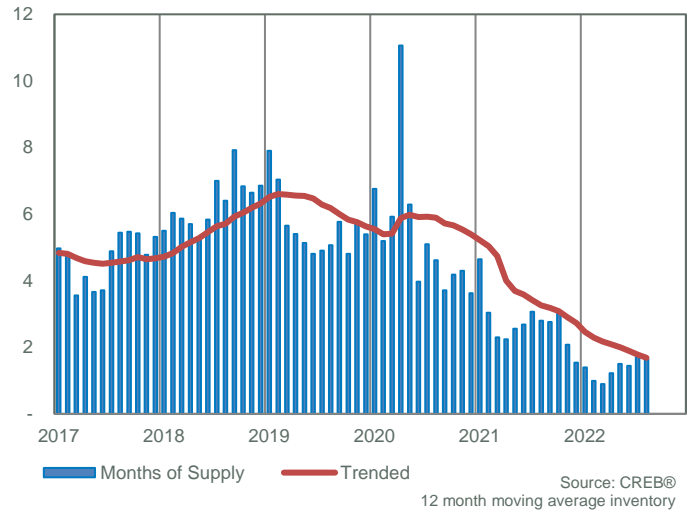
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



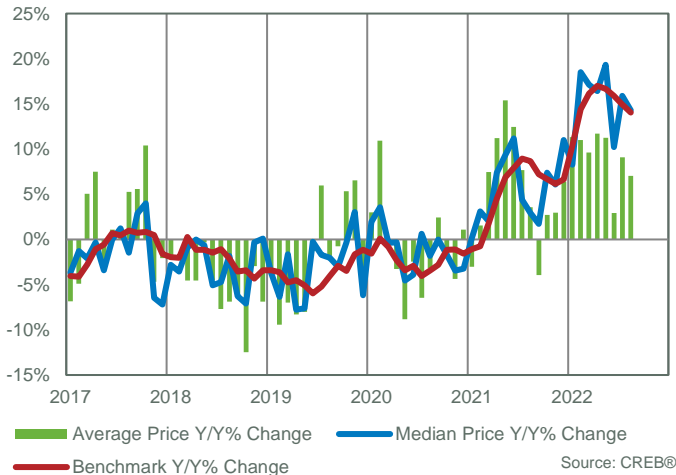
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



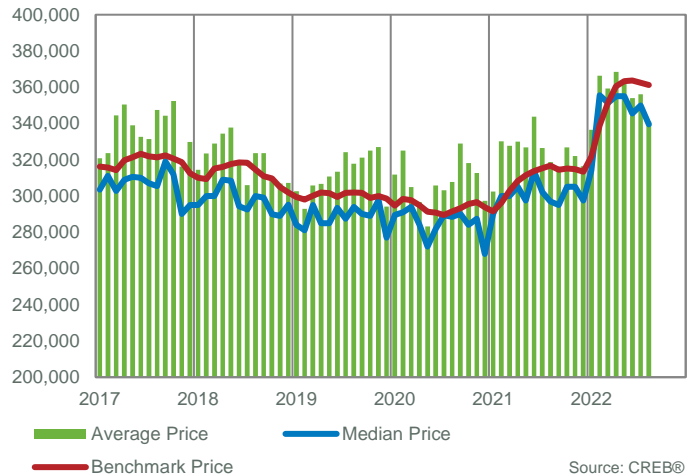
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

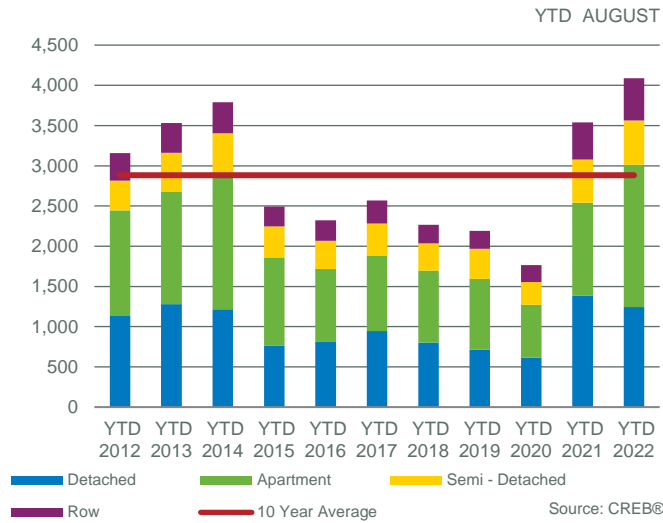
CITY OF CALGARY ROW PRICES



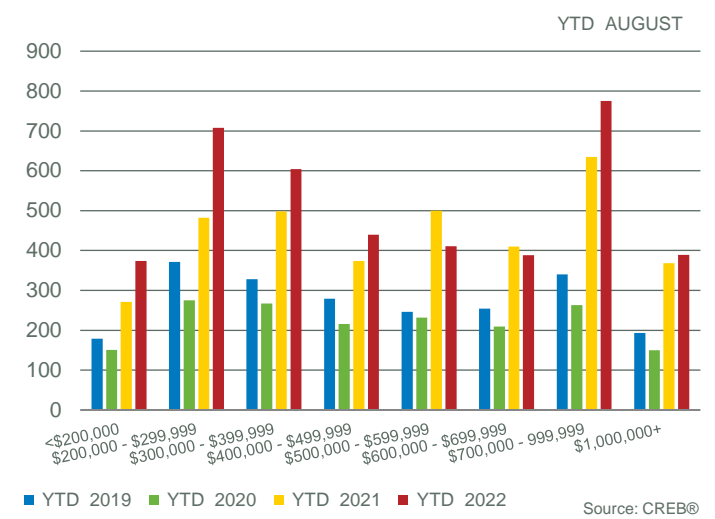
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CITY CENTRE

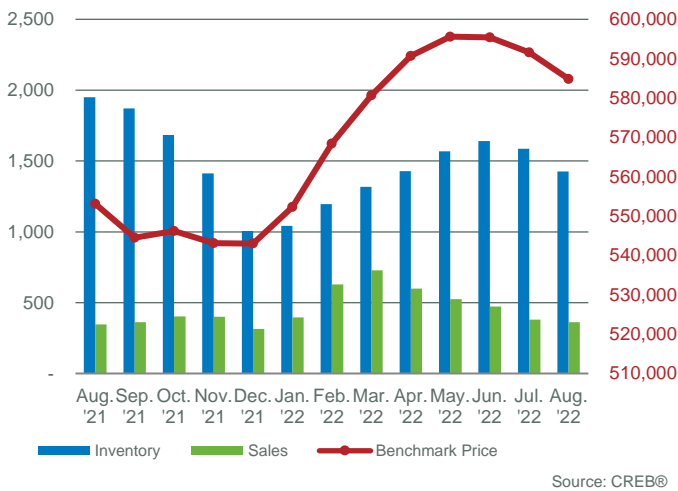
CITY CENTRE TOTAL SALES



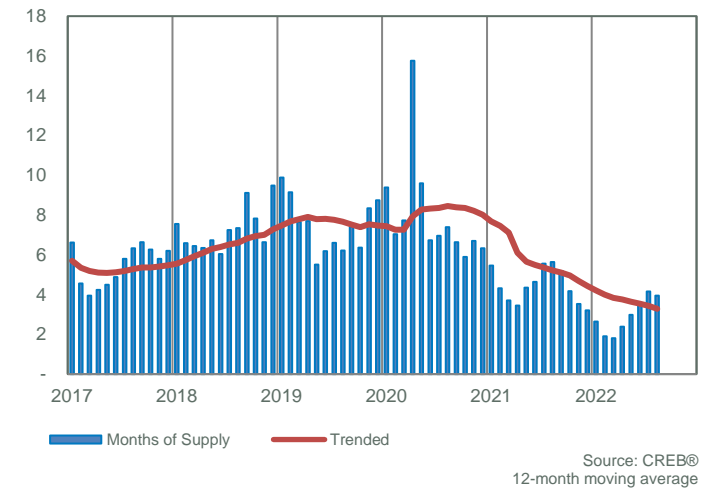
CITY CENTRE TOTAL SALES BY PRICE RANGE



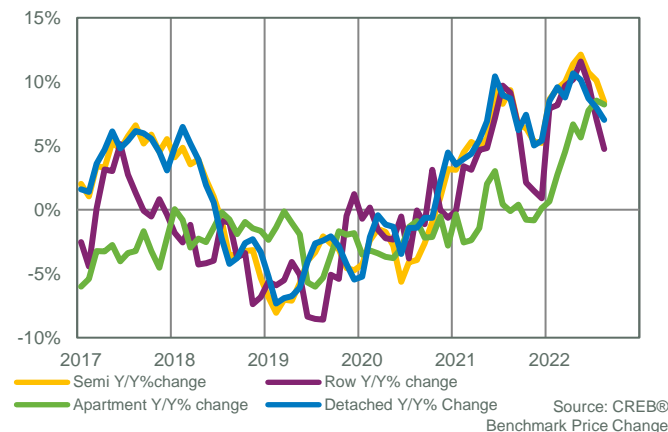
CITY CENTRE INVENTORY AND SALES



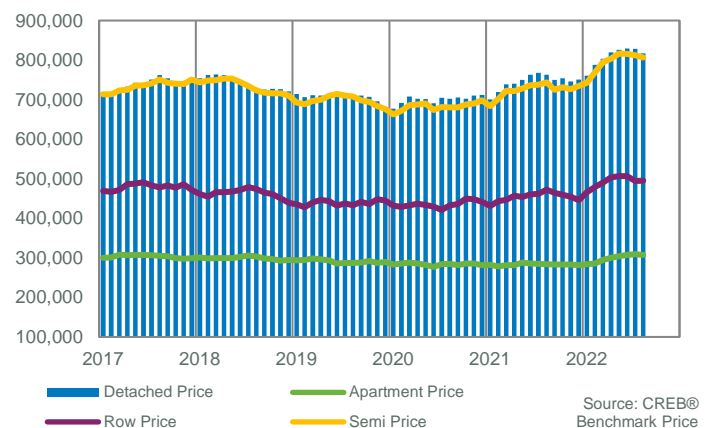
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

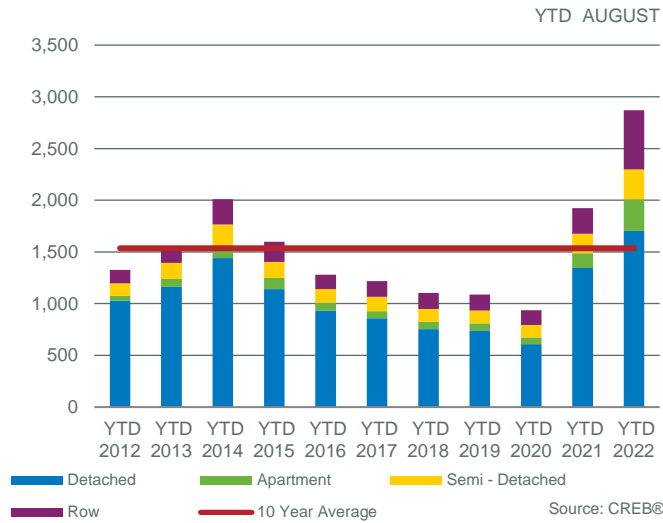


CITY CENTRE PRICES

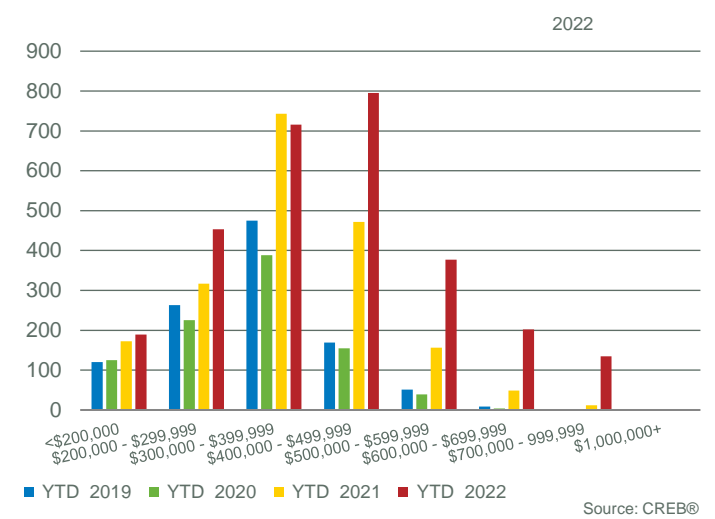


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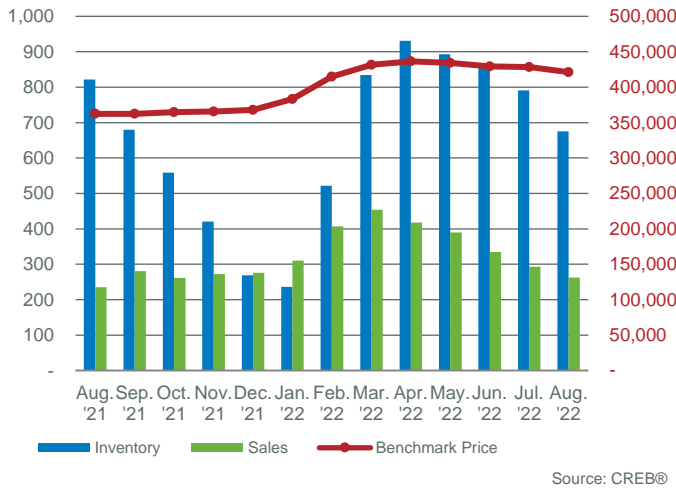
NORTHEAST TOTAL SALES



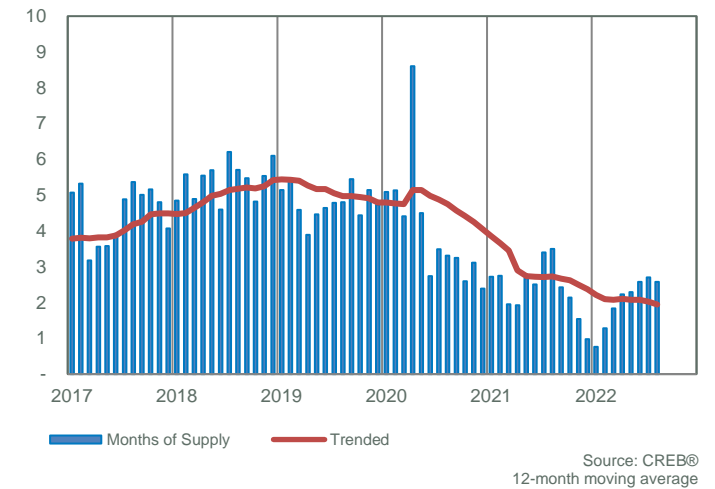
NORTHEAST TOTAL SALES BY PRICE RANGE



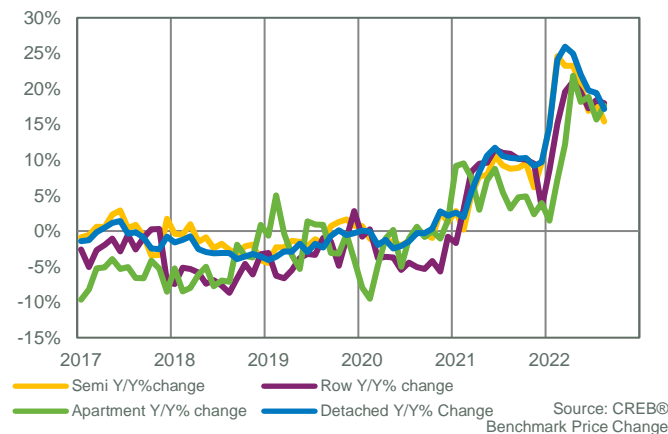
NORTHEAST INVENTORY AND SALES



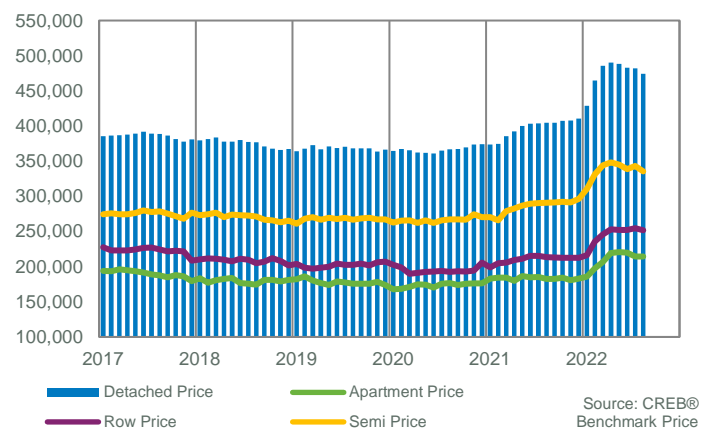
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

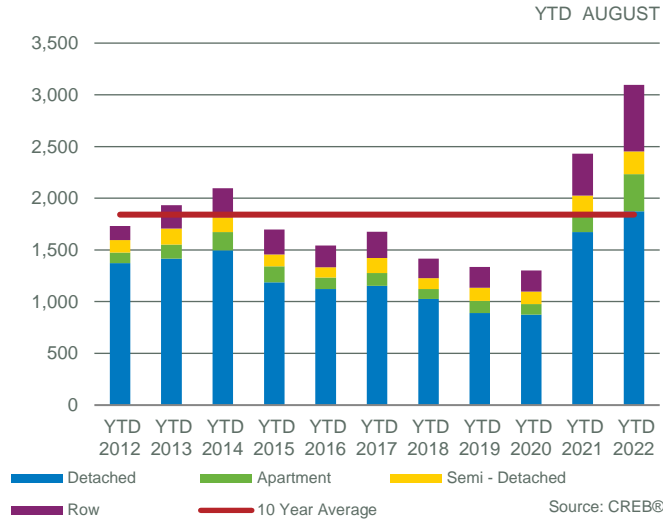


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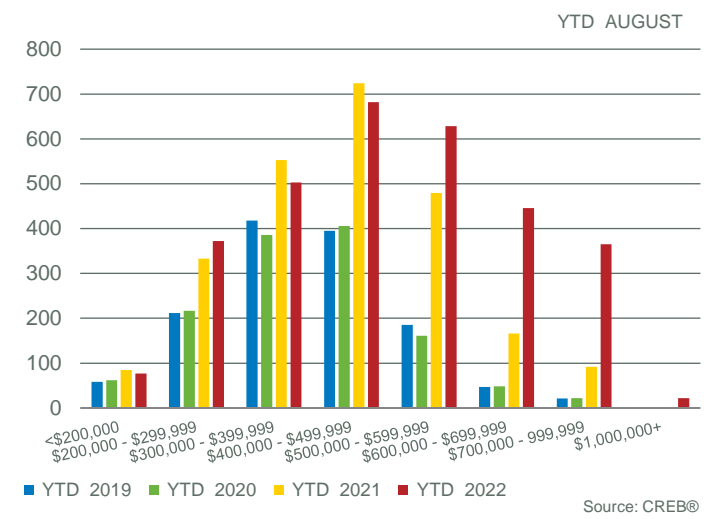


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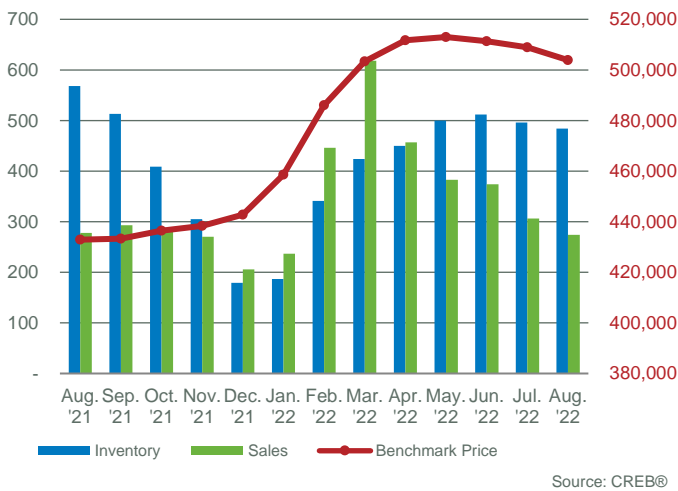
NORTH TOTAL SALES



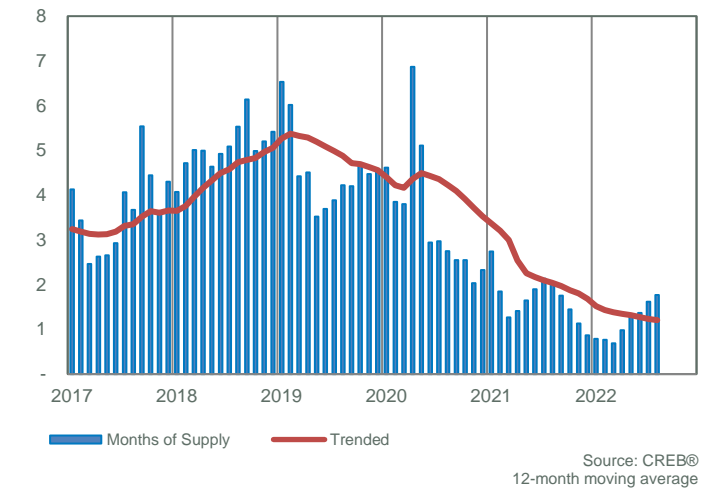
NORTH TOTAL SALES BY PRICE RANGE



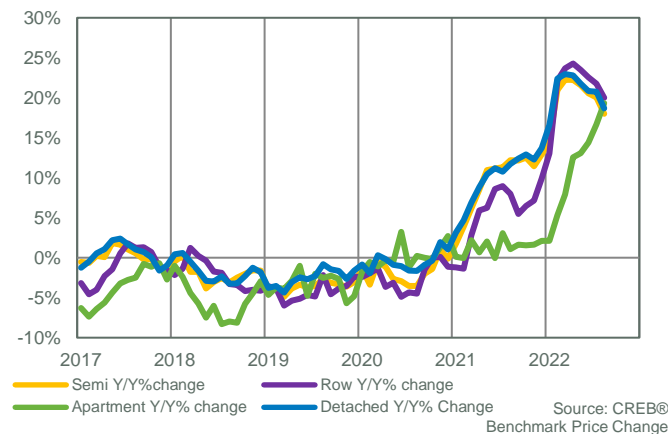
NORTH INVENTORY AND SALES



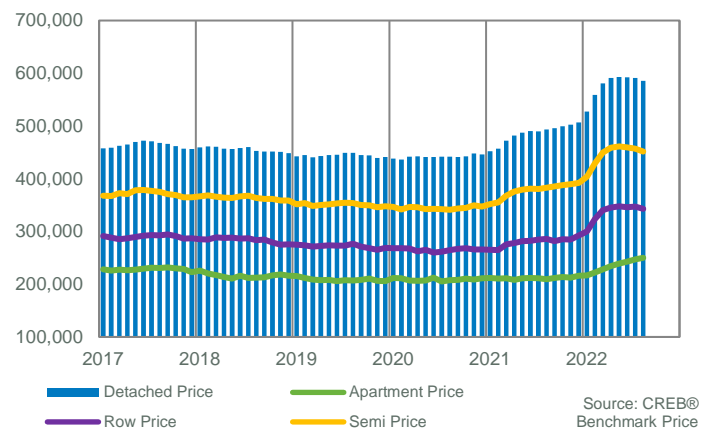
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

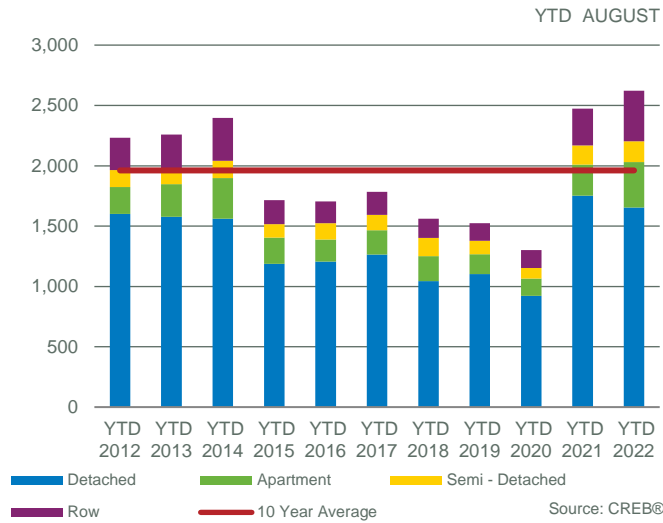


NORTH PRICES

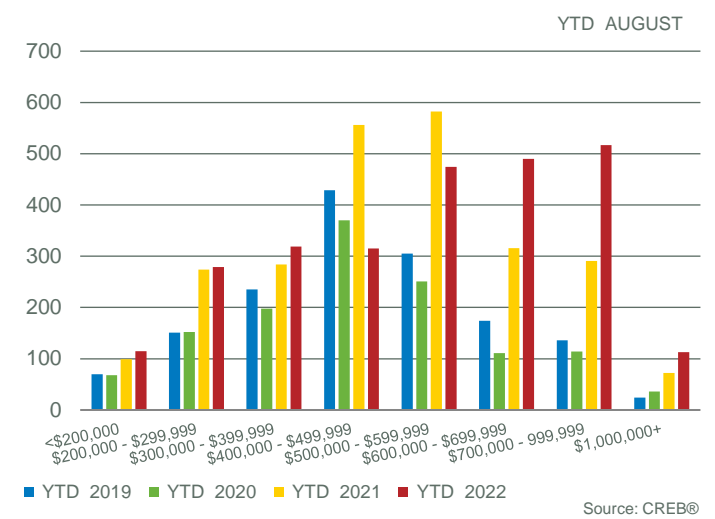


NORTHWEST

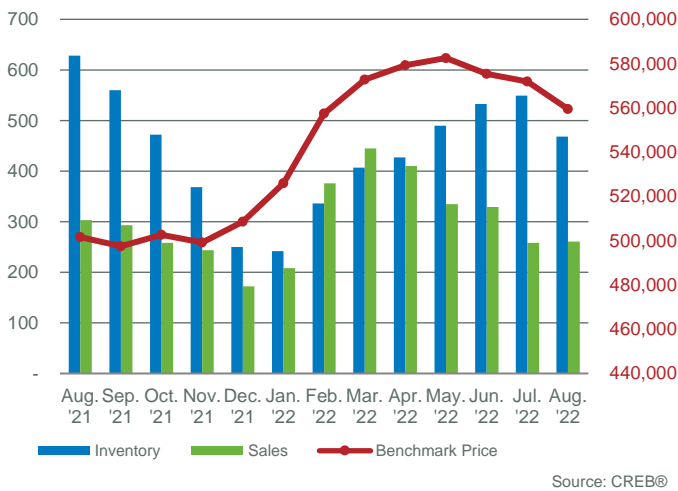
NORTHWEST TOTAL SALES



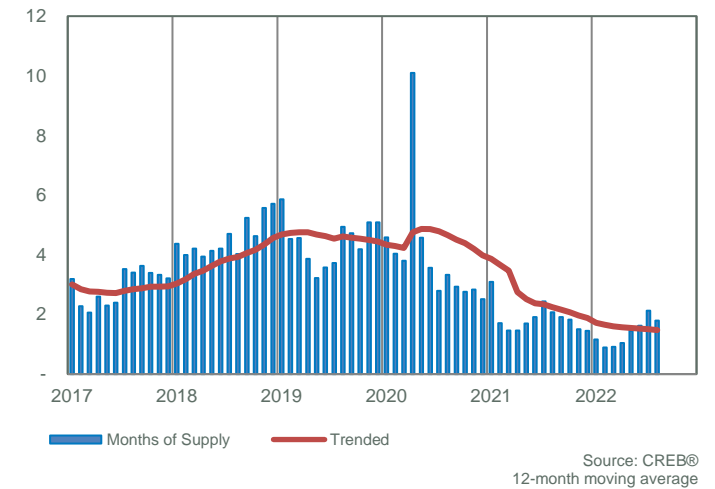
NORTHWEST TOTAL SALES BY PRICE RANGE



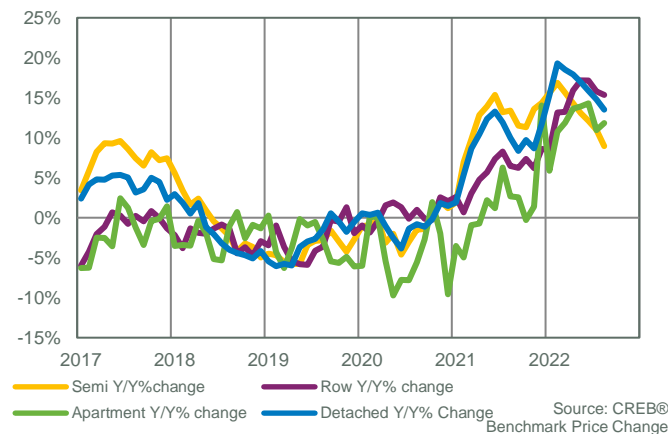
NORTHWEST INVENTORY AND SALES



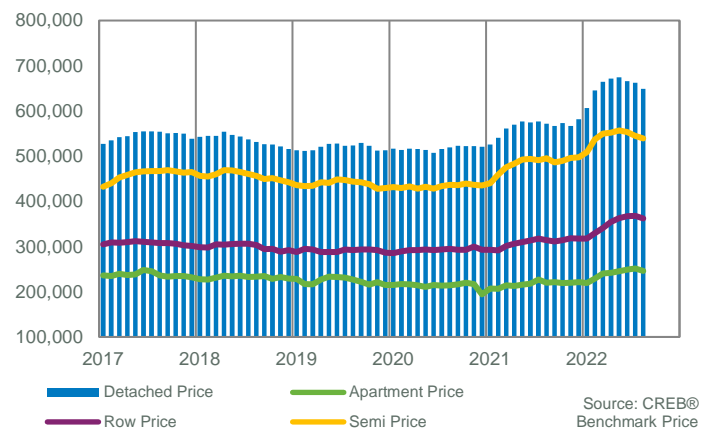
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

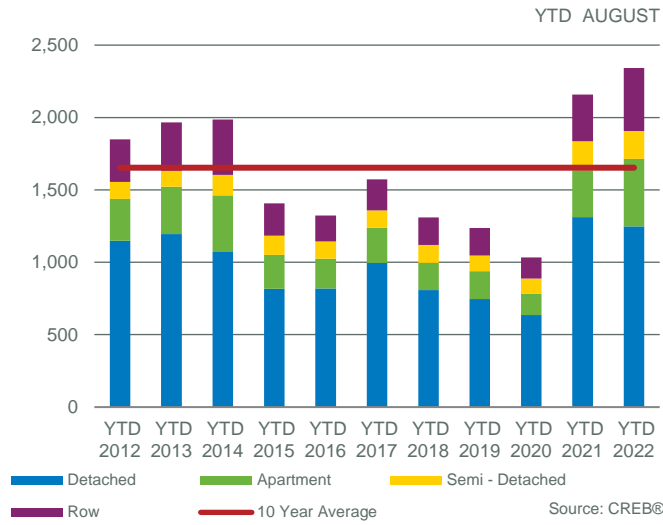


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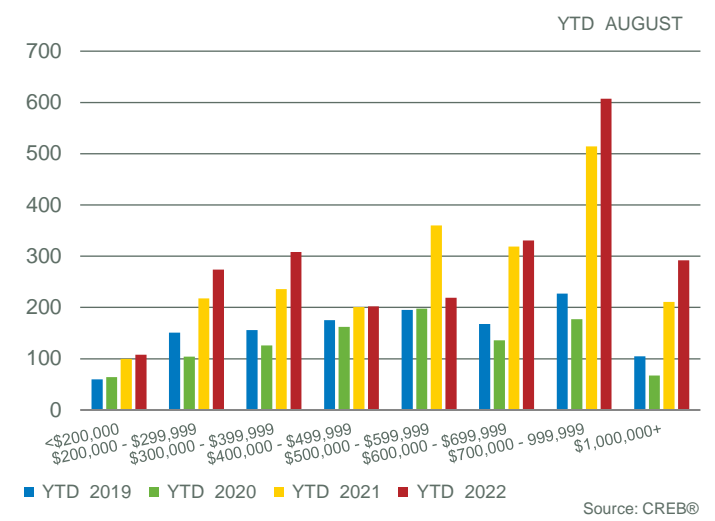


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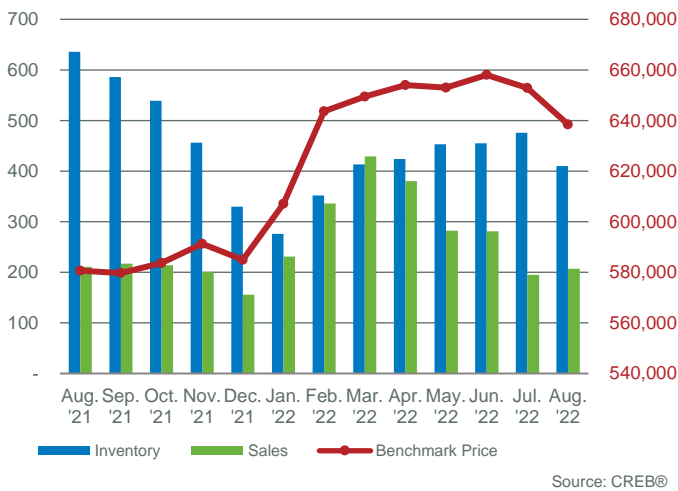
WEST TOTAL SALES



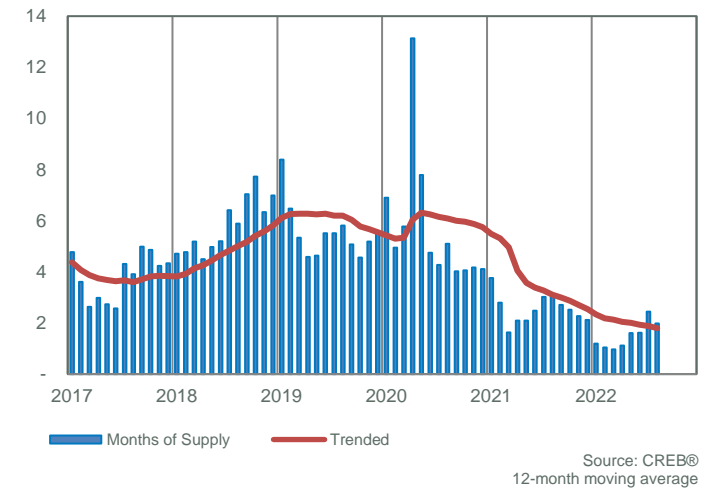
WEST TOTAL SALES BY PRICE RANGE



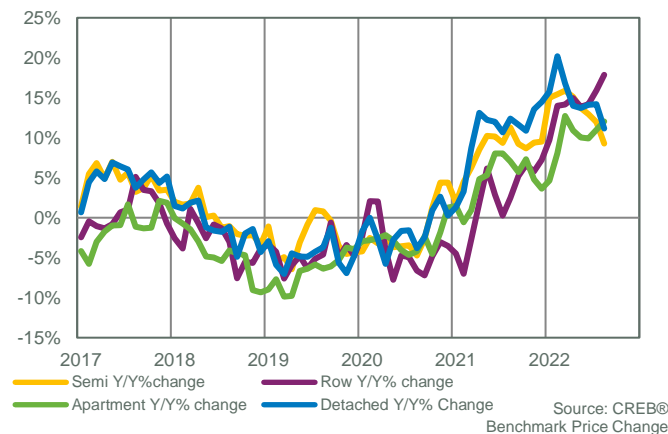
WEST INVENTORY AND SALES



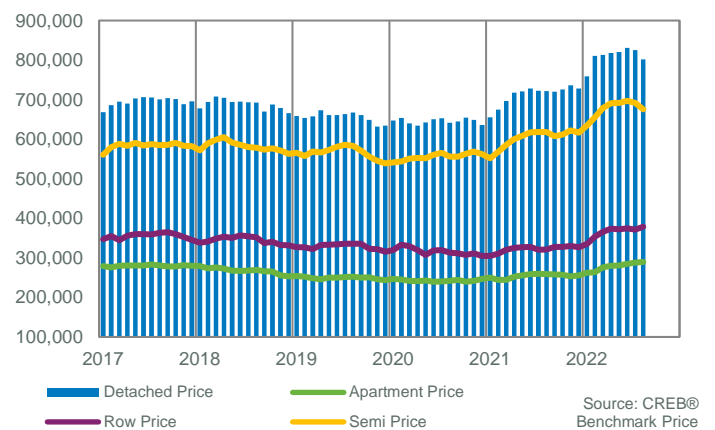
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

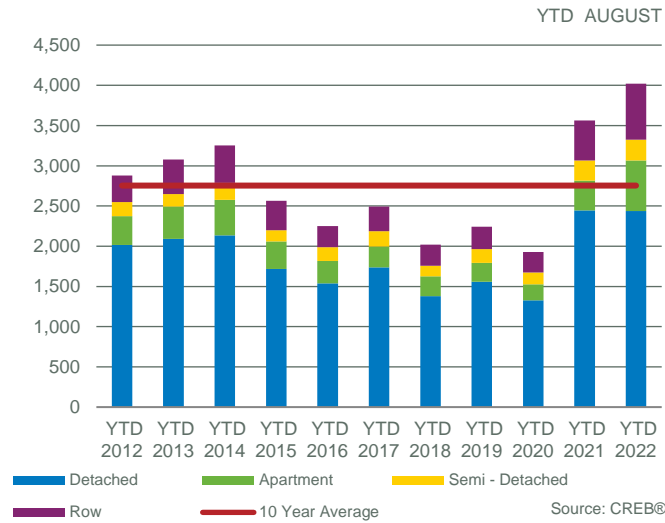


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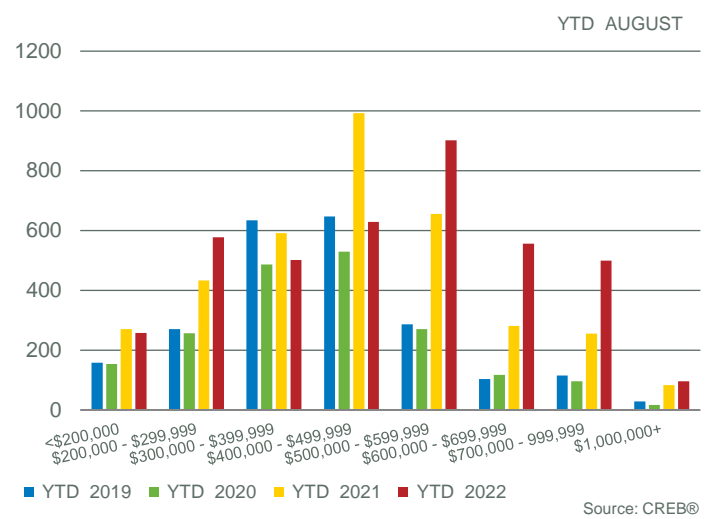


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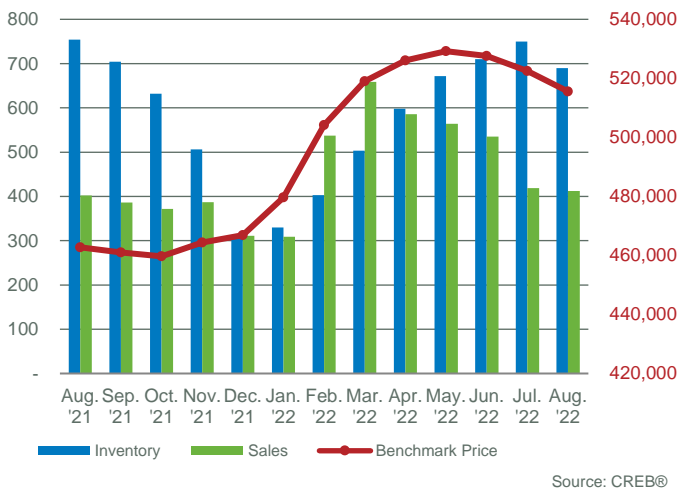
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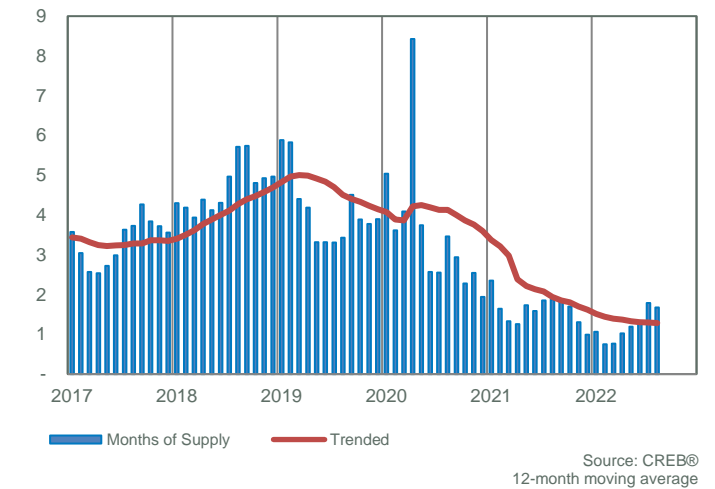
SOUTH TOTAL SALES BY PRICE RANGE



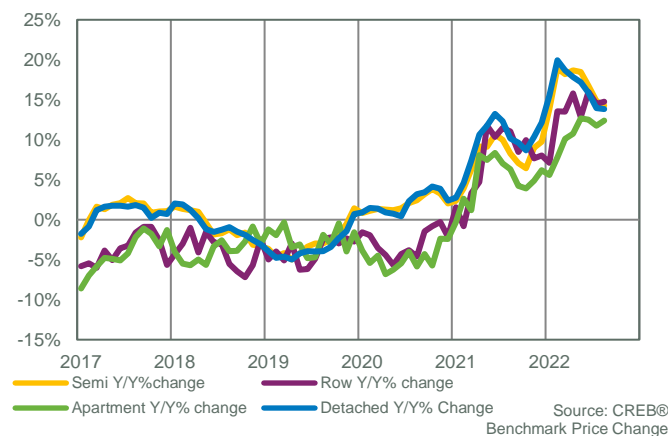
SOUTH INVENTORY AND SALES



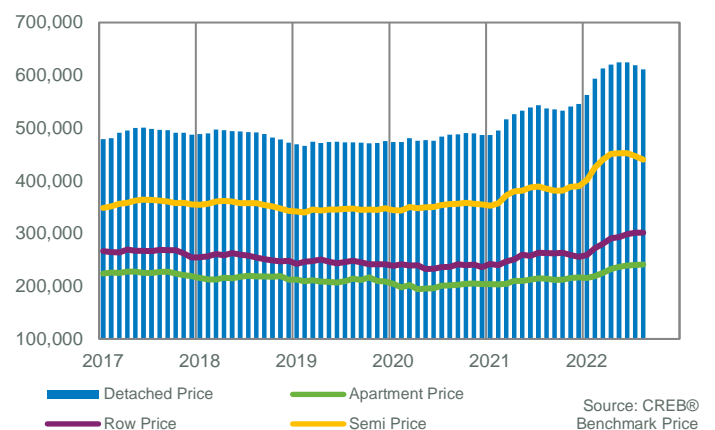
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

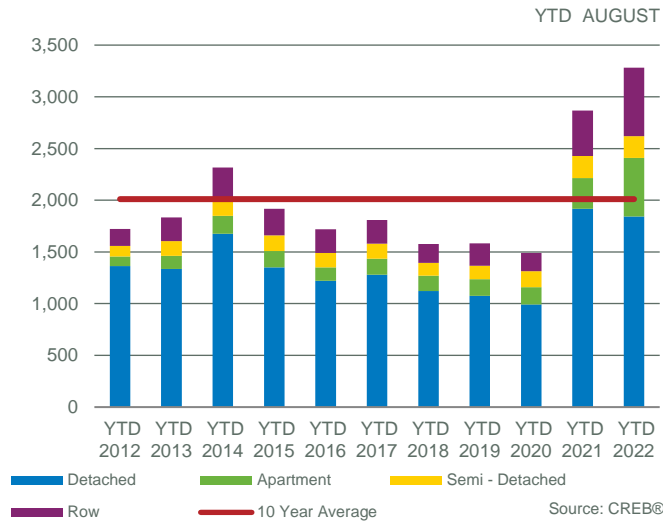


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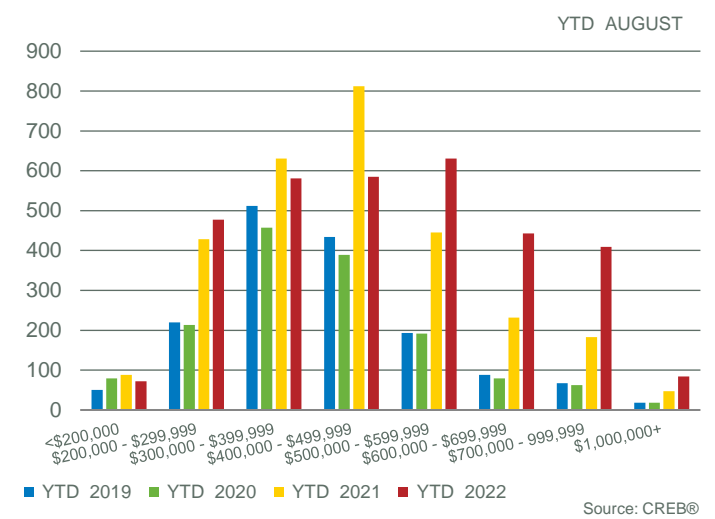


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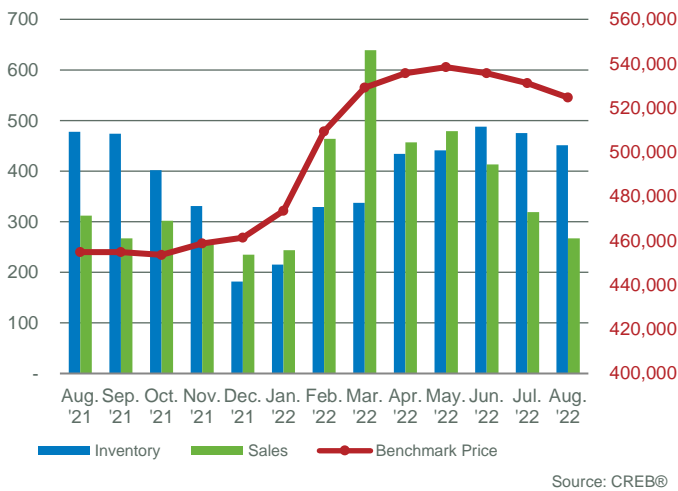
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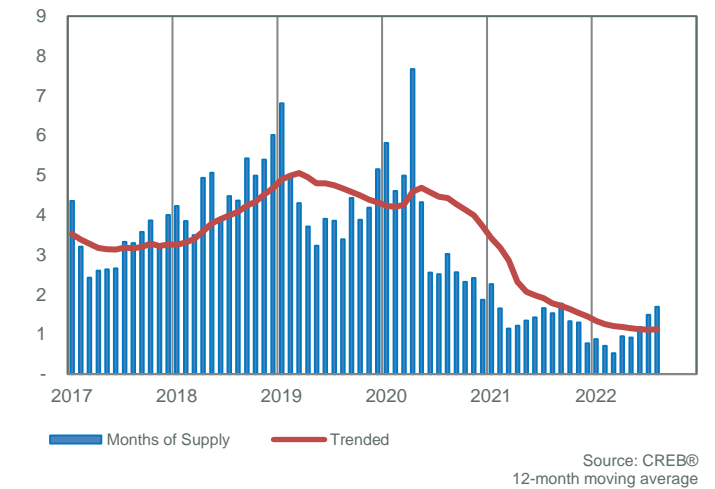
SOUTHEAST TOTAL SALES BY PRICE RANGE



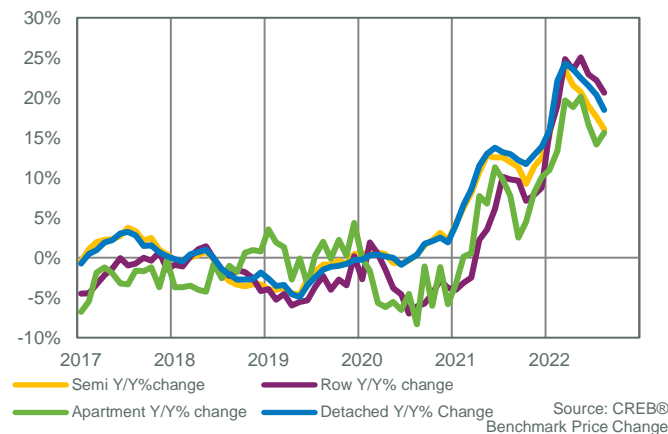
SOUTHEAST INVENTORY AND SALES



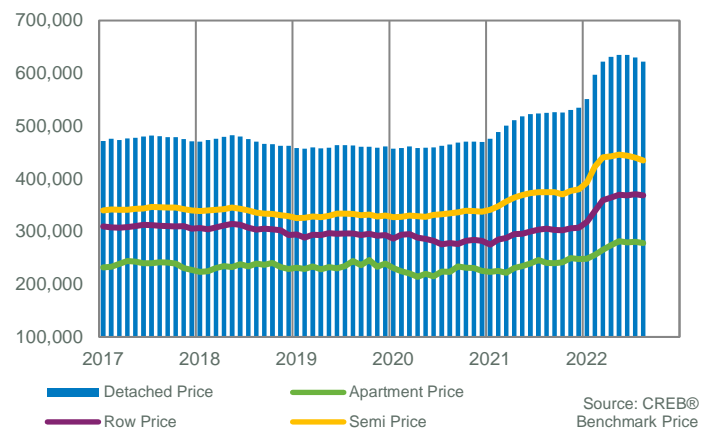
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

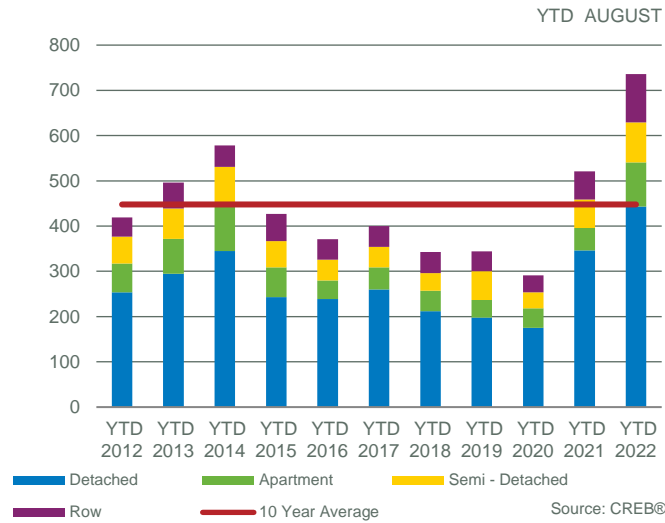


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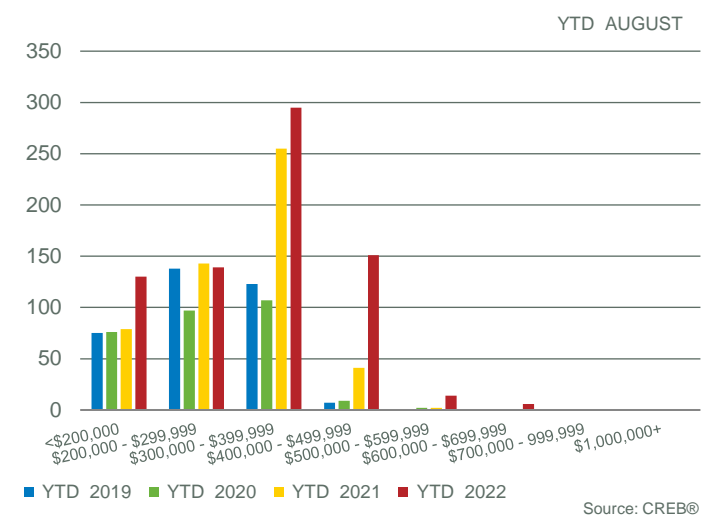


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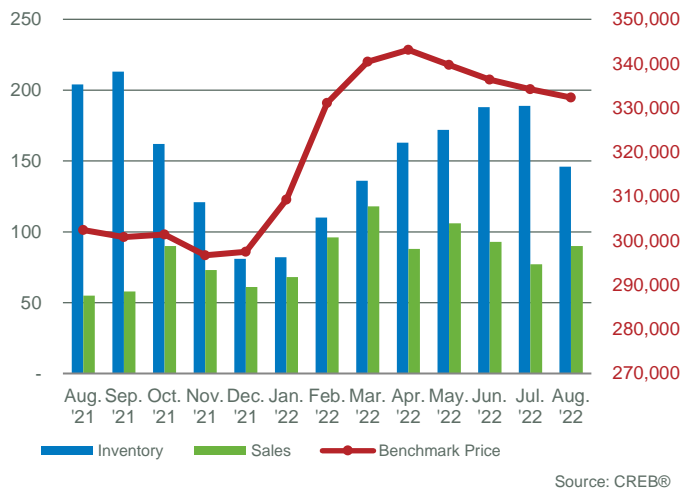
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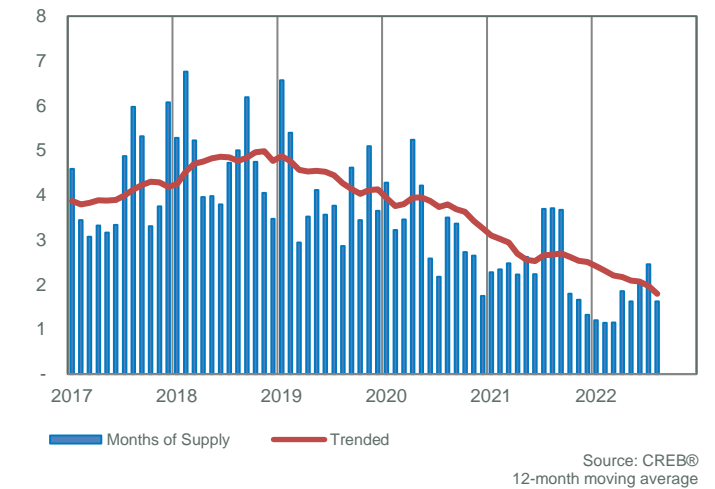
EAST TOTAL SALES BY PRICE RANGE



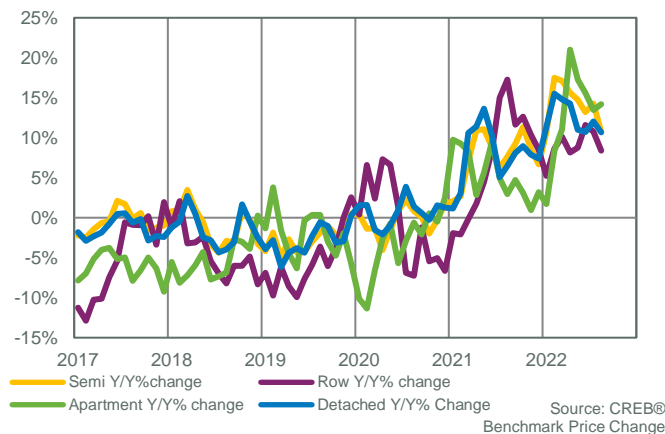
EAST INVENTORY AND SALES



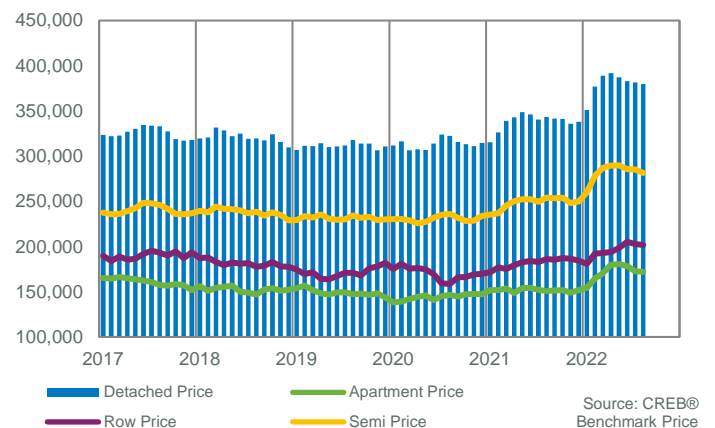
EAST MONTHS OF INVENTORY

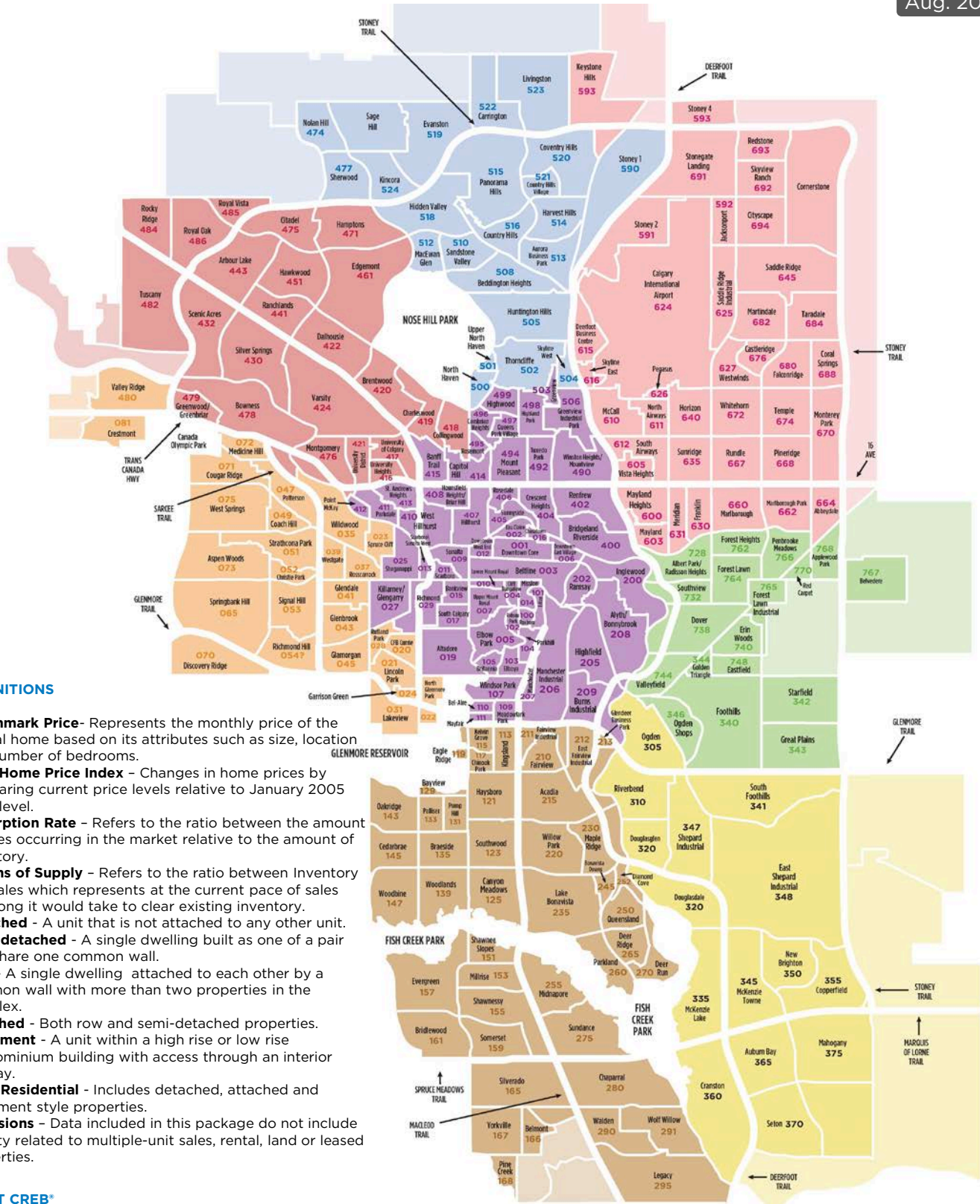


EAST PRICE CHANGE



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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