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MONTHLY STATISTICS PACKAGE

City of Calgary

September
2022



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September 2022

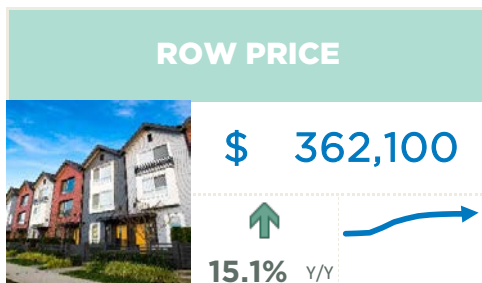
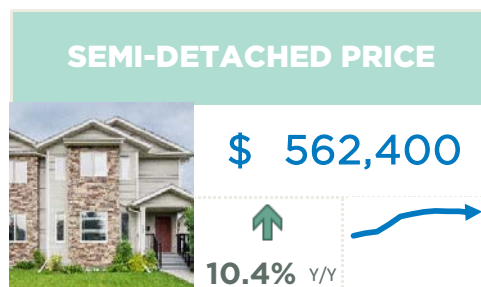
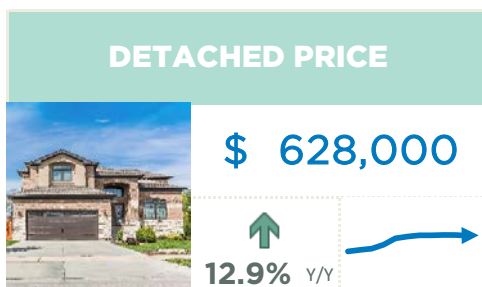
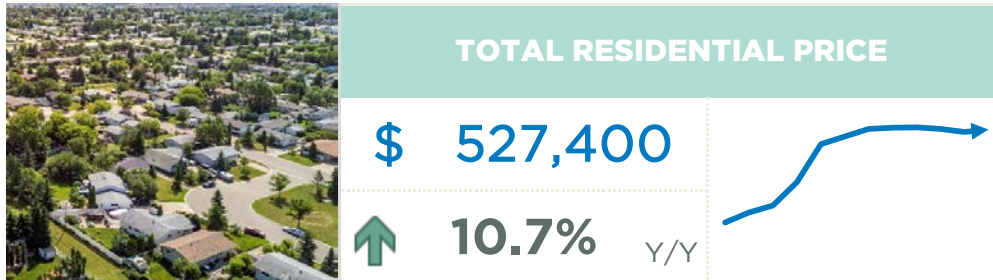
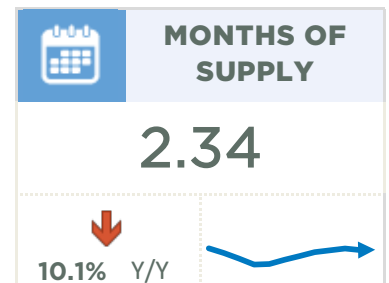
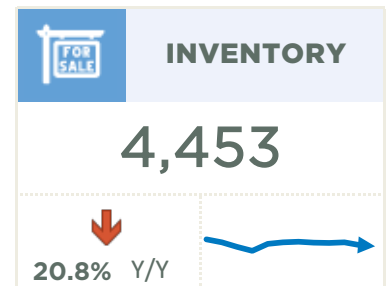
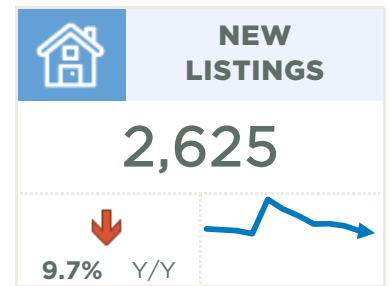
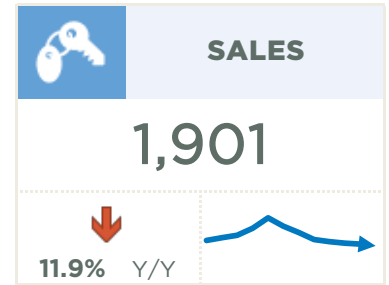
Demand shifting to more affordable options

City of Calgary, October 3, 2022 - Strong sales for condominium apartment and row properties was not enough to offset declines reported for other property types. This caused city sales to ease by nearly 12 per cent compared to last year. However, with 1,901 sales in September, activity is still far stronger than levels achieved prior to the pandemic and is well above long-term trends for September. Despite recent pullbacks in sales and thanks to strong levels earlier in the year, year-to-date sales remain 15 per cent higher than last year's levels.

"While demand is easing especially for higher priced detached and semi-detached product, purchasers are still active in the affordable segments of the market, cushioning much of the impact on sales," said CREB® Chief Economist Ann-Marie Lurie. "At the same time, we are seeing new listings ease, preventing the market from becoming oversupplied and supporting more balanced conditions."

In September, new listings declined by ten per cent. With a sales-to-new-listings ratio of 72 per cent it was enough to prevent any gain in inventory levels, which declined over last month and were nearly 21 per cent lower than last year's levels. The adjustments in both sales and supply levels have caused the months of supply to remain relatively low at less than three months.

The shift to more balanced conditions is causing some adjustments to home prices. While prices have slid from the highs seen in May, as of September, benchmark prices remain 11 per cent higher than last year and six per cent higher than levels reported at the beginning of the year.



September 2022

September 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	971	-23%	1,381	-12%	2,218	-11%	70%	2.28	15%	\$628,000	13%
Semi	153	-27%	238	-20%	381	-27%	64%	2.49	1%	\$562,400	10%
Row	327	3%	401	-4%	582	-34%	82%	1.78	-35%	\$362,100	15%
Apartment	450	23%	605	-4%	1,272	-26%	74%	2.83	-40%	\$277,900	11%
Total Residential	1,901	-12%	2,625	-10%	4,453	-21%	72%	2.34	-10%	\$527,400	11%

Year-to-Date

September 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	13,427	0%	18,704	3%	2,187	-17%	72%	1.47	-17%	\$632,111	16%
Semi	2,127	6%	2,884	-2%	372	-26%	74%	1.58	-30%	\$567,600	13%
Row	4,397	44%	5,424	17%	656	-30%	81%	1.34	-51%	\$353,967	15%
Apartment	5,026	60%	7,064	14%	1,306	-25%	71%	2.34	-53%	\$270,456	8%
Total Residential	24,977	15%	34,076	7%	4,522	-22%	73%	1.63	-32%	\$532,100	14%



Detached

For the sixth consecutive month, sales activity has slowed in the detached market and is now offsetting the gains recorded in the first quarter. The recent decline in sales has been mostly driven by a reduction in the under \$500,000 segment of the market, as a significant reduction in supply for those price ranges have left little options for potential purchasers. At the same time, detached sales continue to improve for homes priced between \$600,000 - \$999,999. This higher price range group has reported the largest growth in new listings and overall supply levels.

While the overall detached market is far more balanced than it was earlier this year, for homes priced below \$500,000 conditions remain relatively tight. This is likely causing divergent trends in pricing activity based on price range.

Overall, detached prices eased by nearly one per cent over the last month with the largest monthly decline occurring in the City Centre district. Despite monthly adjustments, prices remain nearly 13 per cent higher than last year.



Semi-Detached

Further pullback in sales this month was not enough to offset gains from earlier in the year as year-to-date sales remained six per cent higher than last year's levels. While new listings in this segment can vary month-to-month, year-to-date new listings have remained just slightly lower than levels achieved last year. This kept inventories at levels that are still far below long-term trends. The recent pullback in sales was enough to cause the months of supply to push up relative to levels seen earlier in the year. However, with less than three months of supply, conditions remain relatively tight for this property type.

While conditions do remain tight, prices still trended down following higher than expected gains earlier this year. Overall, benchmark prices remain over 10 per cent higher than levels reported last year.



Row

Row sales activity improved over last year's levels, contributing to the year-to-date record high pace of sales. Recent pullbacks in new listings and strong sales activity has caused inventory levels to remain low, keeping the months of supply below two months. With conditions remaining tight, prices stay mostly unchanged compared to last month and are 15 per cent higher than prices reported in September 2021. The highest year-over-year price gains occurred in the North district.

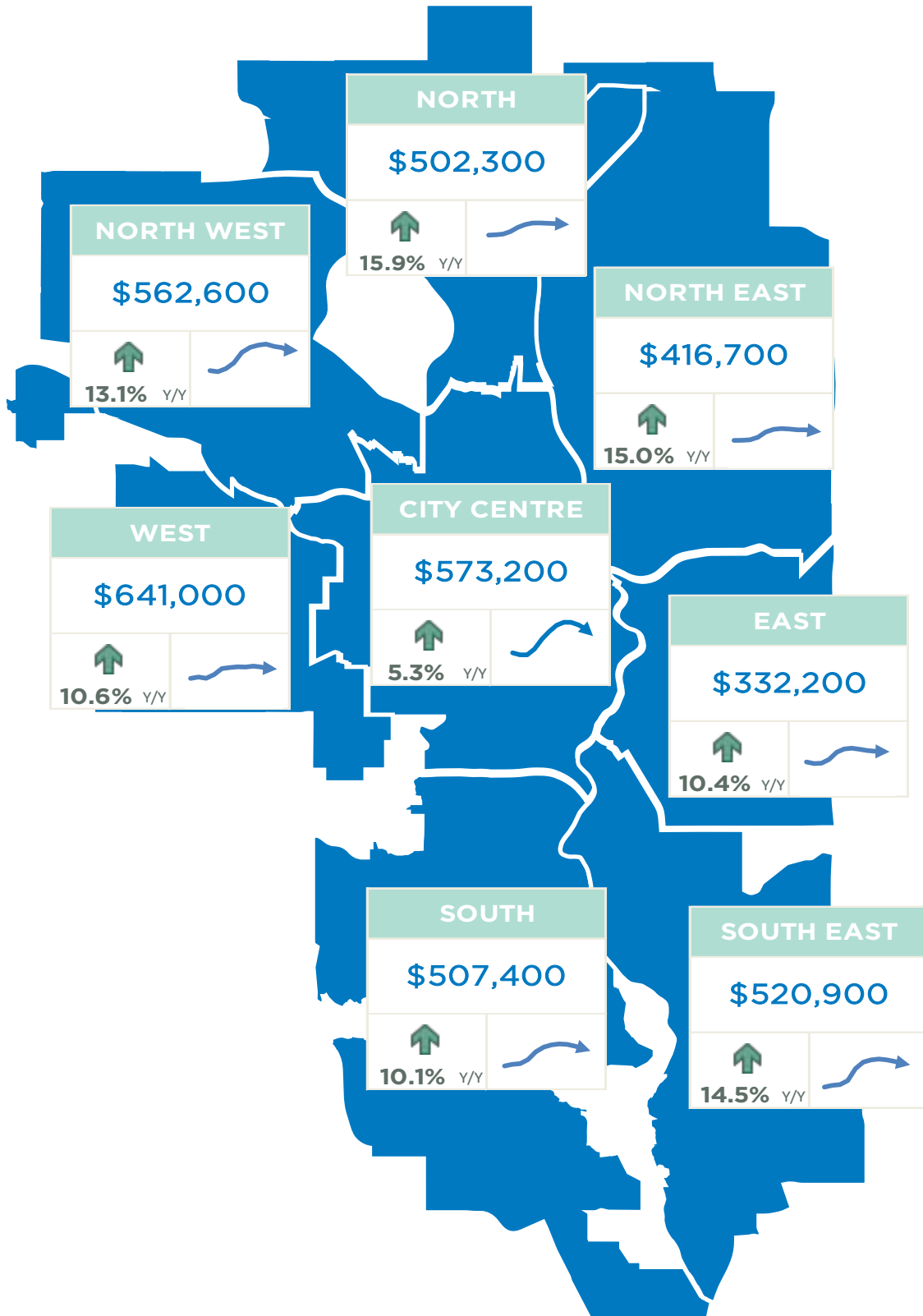


Apartment

With a new September record, apartment condominium sales continue to rise relative to last year, contributing to year-to-date sales of 5,026, a 60 per cent gain over last year. While new listings also improved so far this year, it has not been enough to prevent some easing in inventory levels. Unlike the other sectors, since 2016, inventories have generally been higher for apartment condominium. It is only the strong demand this year that has caused this market to shift from buyers' market conditions reported throughout most of last year to one that is now relatively balanced.

Relatively balanced conditions prevented any significant shift in prices this month compared to last month and overall, apartment condominium prices remain over 10 per cent higher than last year's levels. Despite recent gains, prices remain below the 2014 high.

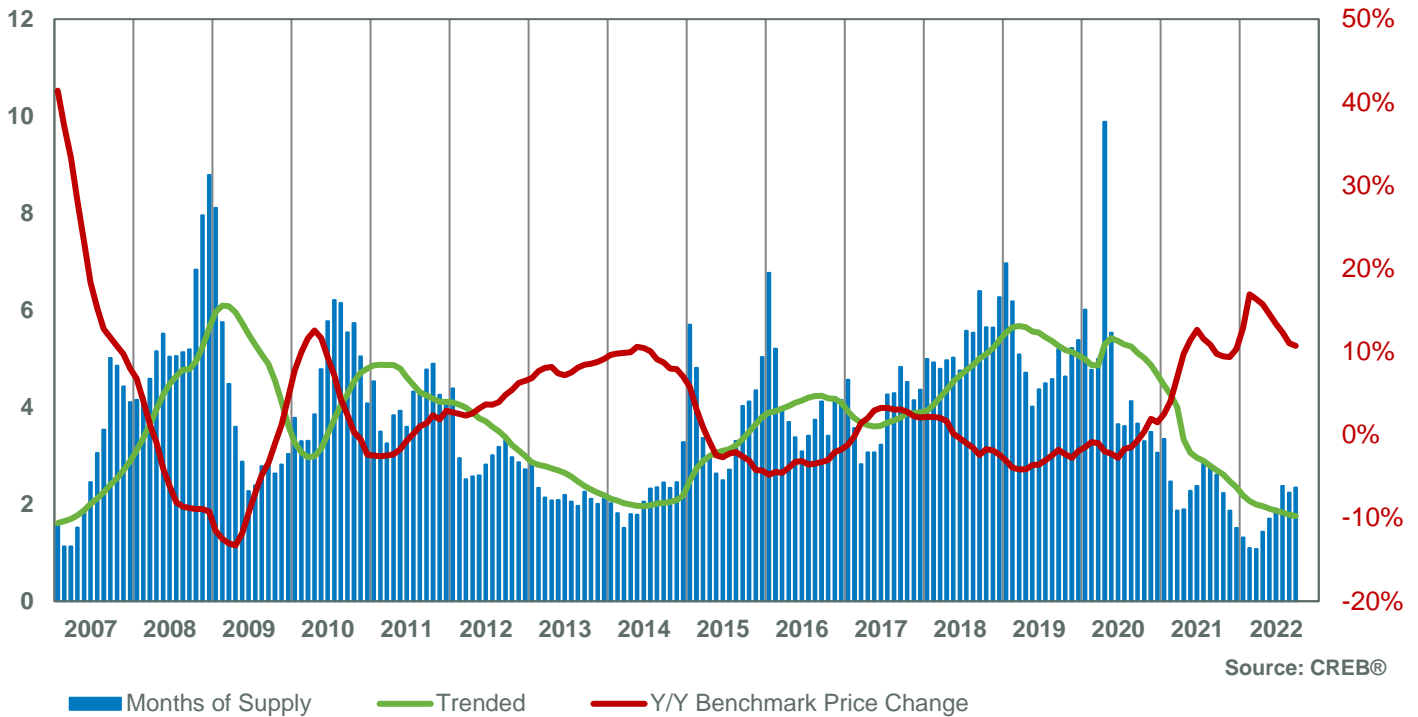
September 2022 District Total Residential Benchmark Price



	Sep-21	Sep-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
CITY OF CALGARY						
Total Sales	2,157	1,901	-11.87%	21,658	24,977	15.32%
Total Sales Volume	\$1,023,138,526	\$949,518,138	-7.20%	\$10,719,019,397	\$12,995,507,282	21.24%
New Listings	2,907	2,625	-9.70%	31,939	34,076	6.69%
Inventory	5,621	4,453	-20.78%	5,793	4,522	-21.95%
Months of Supply	2.61	2.34	-10.11%	2.41	1.63	-32.32%
Sales to New Listings	74.20%	72.42%	-1.78%	67.81%	73.30%	5.49%
Sales to List Price	97.18%	97.95%	0.78%	98.13%	100.31%	2.18%
Days on Market	44	39	-11.47%	38	28	-26.32%
Benchmark Price	\$476,300	\$527,400	10.73%	\$467,867	\$532,100	13.73%
Median Price	\$425,000	\$460,000	8.24%	\$445,000	\$479,900	7.84%
Average Price	\$474,334	\$499,484	5.30%	\$494,922	\$520,299	5.13%
Index	236	262	10.70%	228	258	12.77%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Sep. 2022

	Sep-21	Sep-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
DETACHED						
Total Sales	1,264	971	-23.18%	13,455	13,427	-0.21%
Total Sales Volume	\$730,738,151	\$620,287,513	-15.11%	\$7,891,435,768	\$8,841,813,316	12.04%
New Listings	1,562	1,381	-11.59%	18,145	18,704	3.08%
Inventory	2,502	2,218	-11.35%	2,628	2,187	-16.77%
Months of Supply	1.98	2.28	15.40%	1.76	1.47	-16.59%
Sales to New Listings Ratio	80.92%	70.31%	-10.61%	74.15%	71.79%	-2.37%
Sales to List Price Ratio	97.09%	97.78%	0.69%	98.36%	100.79%	2.42%
Days on Market	36	36	0.35%	31	23	-25.81%
Benchmark Price	\$556,300	\$628,000	12.89%	\$546,078	\$632,111	15.75%
Median Price	\$505,000	\$570,000	12.87%	\$516,000	\$599,000	16.09%
Average Price	\$578,116	\$638,813	10.50%	\$586,506	\$658,510	12.28%
APARTMENT						
Total Sales	365	450	23.29%	3,143	5,026	59.91%
Total Sales Volume	\$94,253,999	\$138,887,578	47.35%	\$826,261,805	\$1,416,991,447	71.49%
New Listings	632	605	-4.27%	6,218	7,064	13.61%
Inventory	1,723	1,272	-26.18%	1,731	1,306	-24.55%
Months of Supply	4.72	2.83	-40.12%	4.96	2.34	-52.82%
Sales to New Listings Ratio	57.75%	74.38%	16.63%	50.55%	71.15%	20.60%
Sales to List Price Ratio	96.61%	98.73%	2.12%	96.40%	97.80%	1.41%
Days on Market	65	46	-28.94%	60	42	-30.00%
Benchmark Price	\$251,000	\$277,900	10.72%	\$249,811	\$270,456	8.26%
Median Price	\$226,000	\$246,000	8.85%	\$230,000	\$249,700	8.57%
Average Price	\$258,230	\$308,639	19.52%	\$262,890	\$281,932	7.24%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	210	153	-27.14%	2,003	2,127	6.19%
Total Sales Volume	\$97,666,328	\$77,895,655	-20.24%	\$1,002,796,822	\$1,168,328,845	16.51%
New Listings	296	238	-19.59%	2,939	2,884	-1.87%
Inventory	519	381	-26.59%	501	372	-25.68%
Months of Supply	2.47	2.49	0.76%	2.25	1.58	-30.01%
Sales to New Listings Ratio	70.95%	64.29%	-6.66%	68.15%	73.75%	5.60%
Sales to List Price Ratio	97.97%	98.10%	0.13%	98.21%	100.19%	2.02%
Days on Market	42	37	-13.89%	39	27	-30.77%
Benchmark Price	\$509,200	\$562,400	10.45%	\$502,989	\$567,600	12.85%
Median Price	\$400,000	\$472,900	18.23%	\$420,000	\$495,000	17.86%
Average Price	\$465,078	\$509,122	9.47%	\$500,647	\$549,285	9.72%
CITY OF CALGARY ROW						
Total Sales	318	327	2.83%	3,057	4,397	43.83%
Total Sales Volume	\$100,480,048	\$112,447,392	11.91%	\$998,525,001	\$1,568,373,674	57.07%
New Listings	417	401	-3.84%	4,637	5,424	16.97%
Inventory	877	582	-33.64%	933	656	-29.72%
Months of Supply	2.76	1.78	-35.46%	2.75	1.34	-51.14%
Sales to New Listings Ratio	76.26%	81.55%	5.29%	65.93%	81.07%	15.14%
Sales to List Price Ratio	97.60%	97.87%	0.27%	97.66%	100.05%	2.45%
Days on Market	52	38	-27.06%	46	29	-36.96%
Benchmark Price	\$314,500	\$362,100	15.14%	\$307,833	\$353,967	14.99%
Median Price	\$295,000	\$330,000	11.86%	\$300,000	\$348,000	16.00%
Average Price	\$315,975	\$343,876	8.83%	\$326,636	\$356,692	9.20%

For a list of definitions, see page 29.

September 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	97	184	52.72%	402	4.14	\$793,900	5.90%	-2.80%
North East	145	226	64.16%	373	2.57	\$469,800	16.06%	-0.91%
North	130	169	76.92%	235	1.81	\$584,800	17.97%	-0.14%
North West	121	154	78.57%	236	1.95	\$654,300	15.42%	0.85%
West	102	135	75.56%	204	2.00	\$805,300	11.89%	0.44%
South	221	291	75.95%	436	1.97	\$599,700	12.03%	-1.88%
South East	122	183	66.67%	246	2.02	\$618,300	17.57%	-0.61%
East	32	35	91.43%	67	2.09	\$381,200	11.66%	0.37%
TOTAL CITY	971	1,381	70.31%	2,218	2.28	\$628,000	12.89%	-0.79%
Apartment								
City Centre	181	300	60.33%	686	3.79	\$304,700	7.74%	-0.94%
North East	35	37	94.59%	69	1.97	\$215,200	17.98%	0.33%
North	39	36	108.33%	65	1.67	\$253,000	19.40%	1.16%
North West	38	43	88.37%	108	2.84	\$244,800	10.47%	-0.49%
West	26	43	60.47%	93	3.58	\$288,700	11.94%	-0.31%
South	50	71	70.42%	115	2.30	\$246,100	16.30%	2.12%
South East	61	64	95.31%	114	1.87	\$285,600	19.15%	2.62%
East	20	11	181.82%	22	1.10	\$172,100	13.52%	0.00%
TOTAL CITY	450	605	74.38%	1,272	2.83	\$277,900	10.72%	0.07%
Semi-detached								
City Centre	35	82	42.68%	163	4.66	\$793,500	9.48%	-1.59%
North East	19	28	67.86%	53	2.79	\$332,000	14.01%	-1.07%
North	27	34	79.41%	35	1.30	\$452,300	17.42%	0.13%
North West	9	14	64.29%	23	2.56	\$540,400	11.22%	0.17%
West	16	15	106.67%	23	1.44	\$669,500	10.24%	-0.87%
South	23	36	63.89%	39	1.70	\$434,400	13.96%	-1.27%
South East	18	17	105.88%	29	1.61	\$428,900	14.62%	-1.29%
East	4	12	33.33%	14	3.50	\$282,400	11.49%	0.36%
TOTAL CITY	153	238	64.29%	381	2.49	\$562,400	10.45%	-1.21%
Row								
City Centre	30	48	62.50%	101	3.37	\$509,000	9.56%	2.87%
North East	50	54	92.59%	108	2.16	\$252,300	18.51%	0.20%
North	69	59	116.95%	83	1.20	\$341,200	21.04%	-0.50%
North West	31	53	58.49%	63	2.03	\$363,200	16.78%	0.22%
West	30	41	73.17%	60	2.00	\$383,500	17.10%	1.27%
South	71	72	98.61%	71	1.00	\$301,700	14.98%	0.07%
South East	35	60	58.33%	75	2.14	\$363,000	19.76%	-1.49%
East	9	10	90.00%	16	1.78	\$202,800	9.44%	0.55%
TOTAL CITY	327	401	81.55%	582	1.78	\$362,100	15.14%	0.22%

*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



Sep. 2022

TOTAL SALES

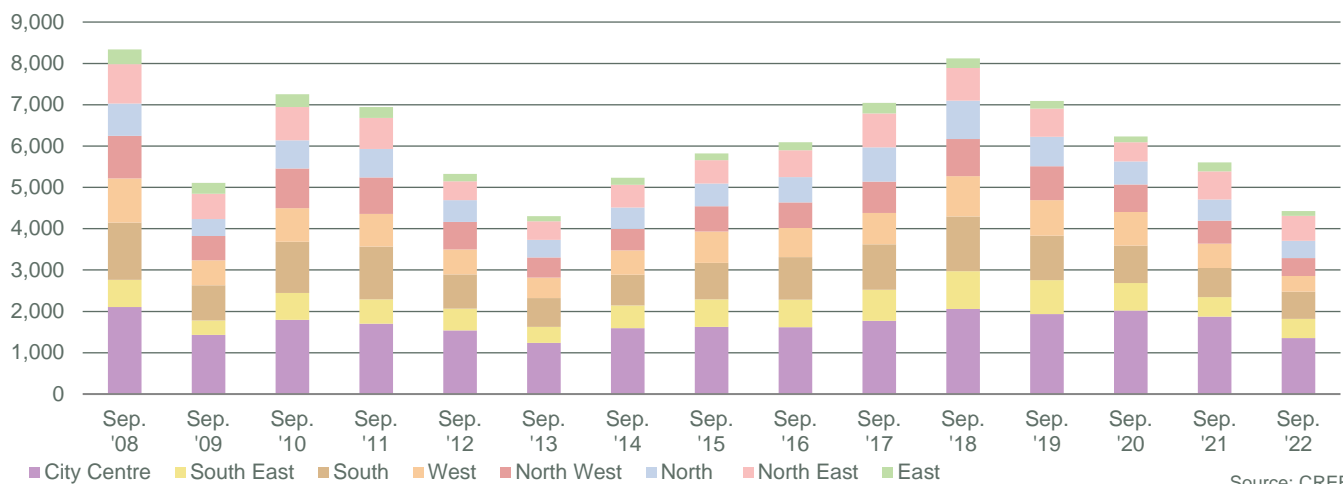
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

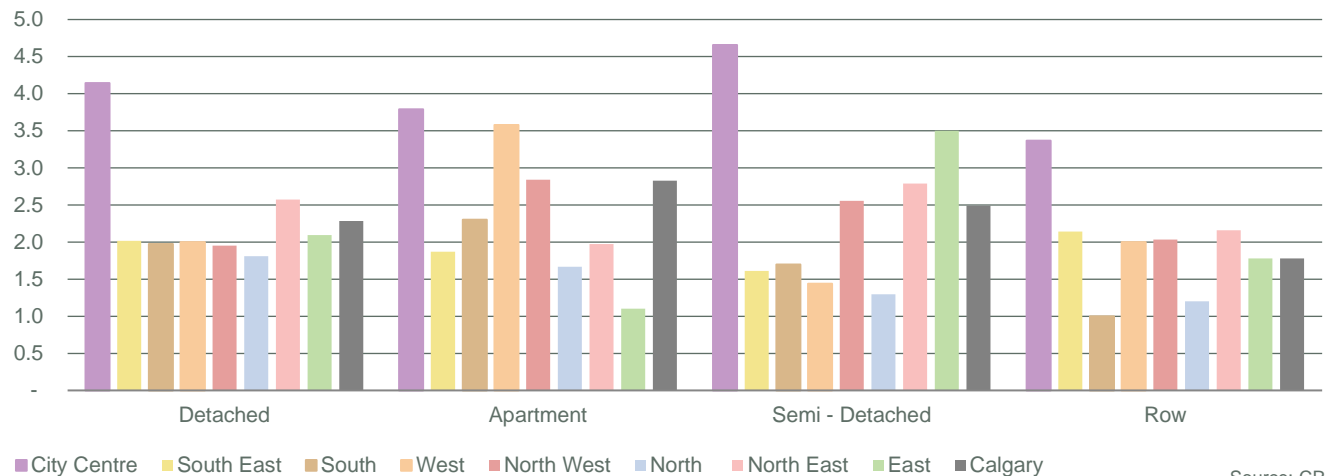
SEPTEMBER



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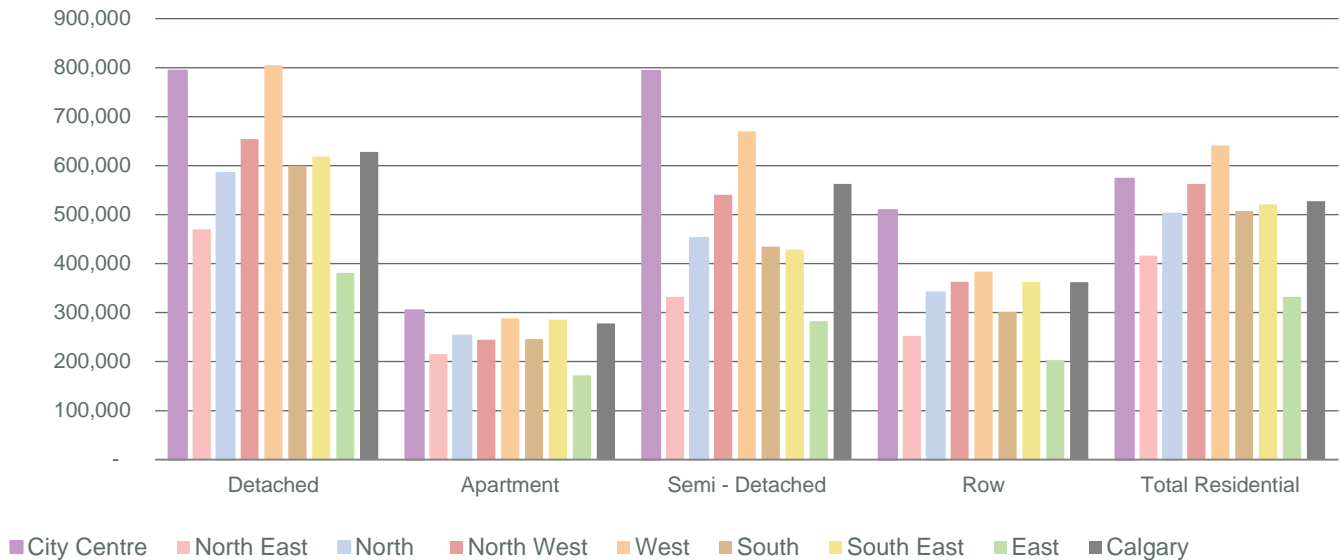
MONTHS OF SUPPLY

SEPTEMBER



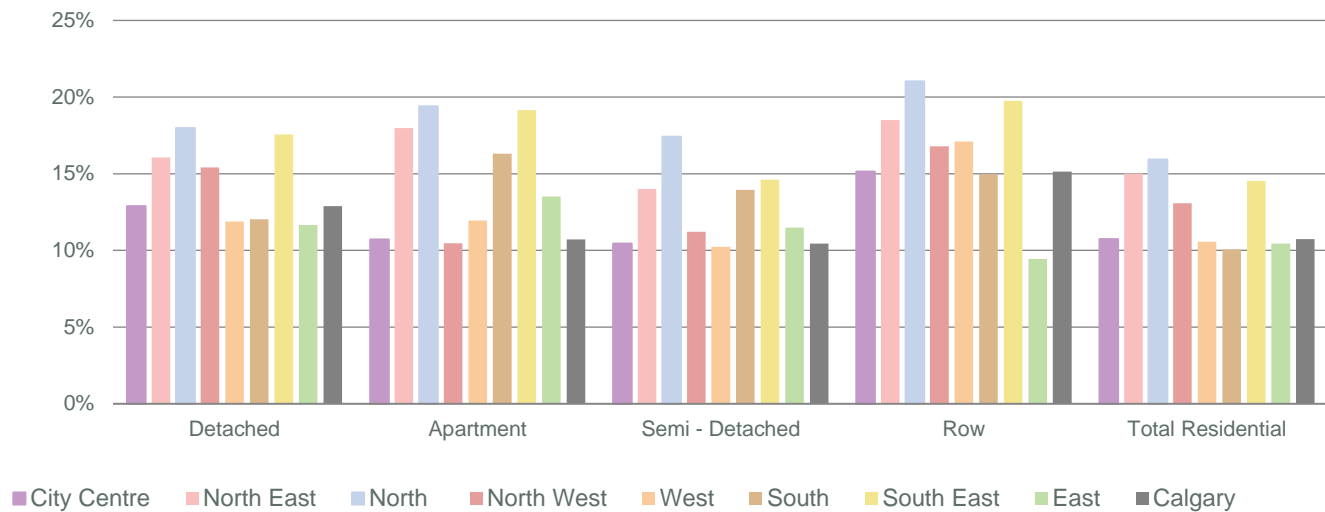
Source: CREB®

BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER

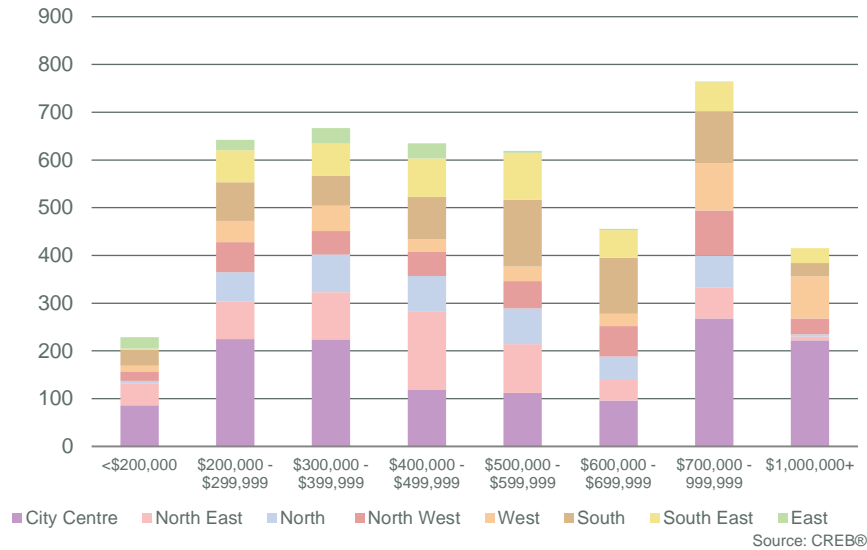


Source: CREB®

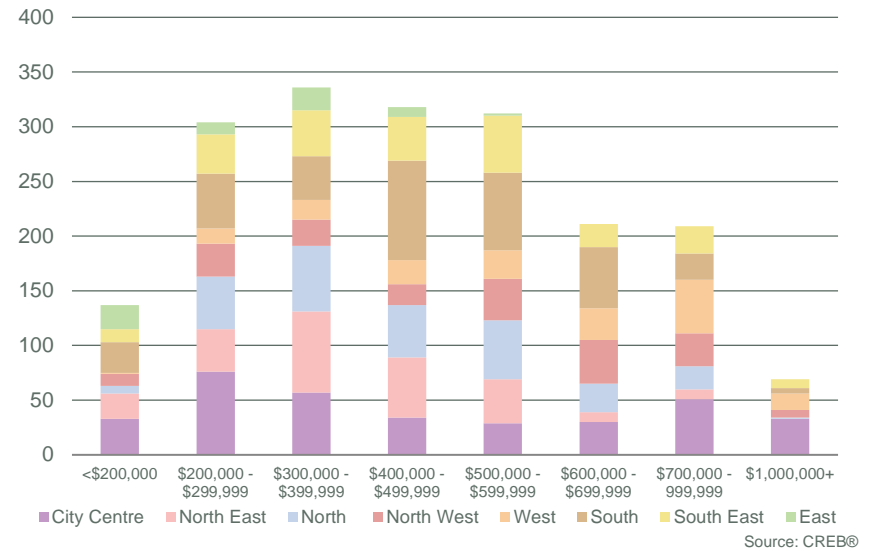
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

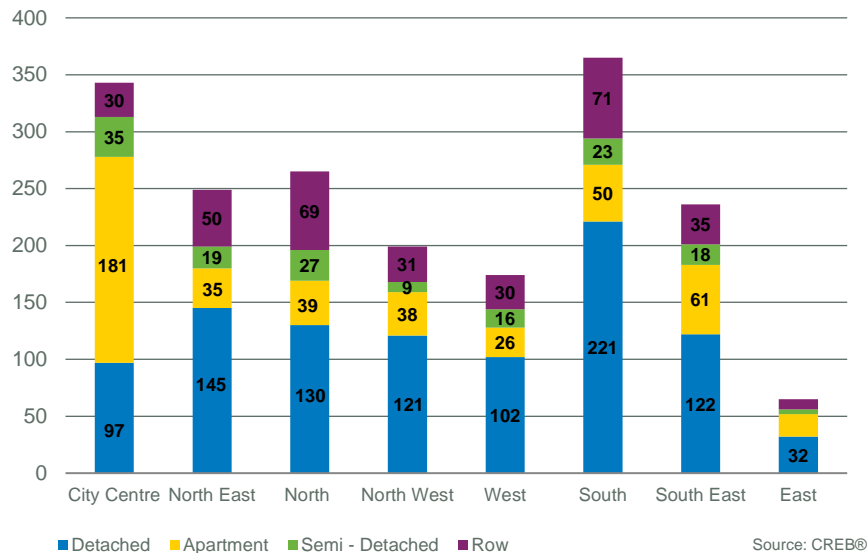
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



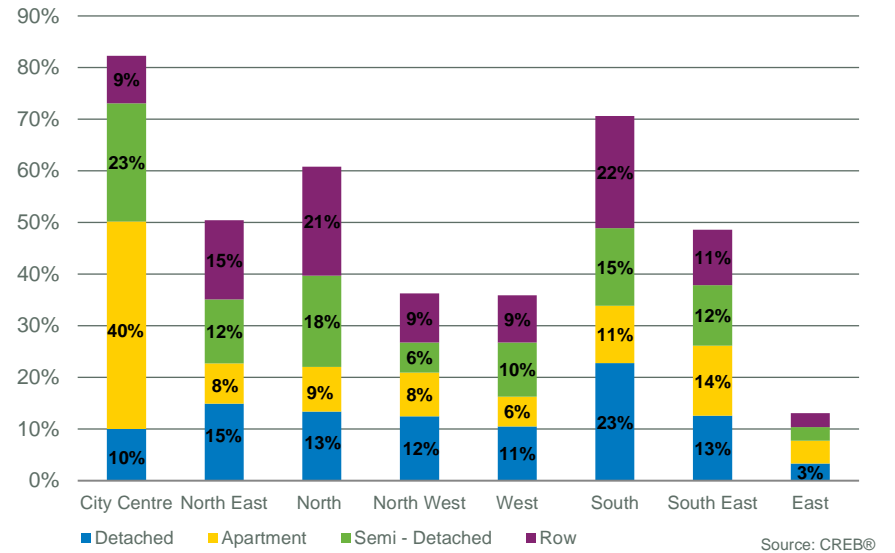
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



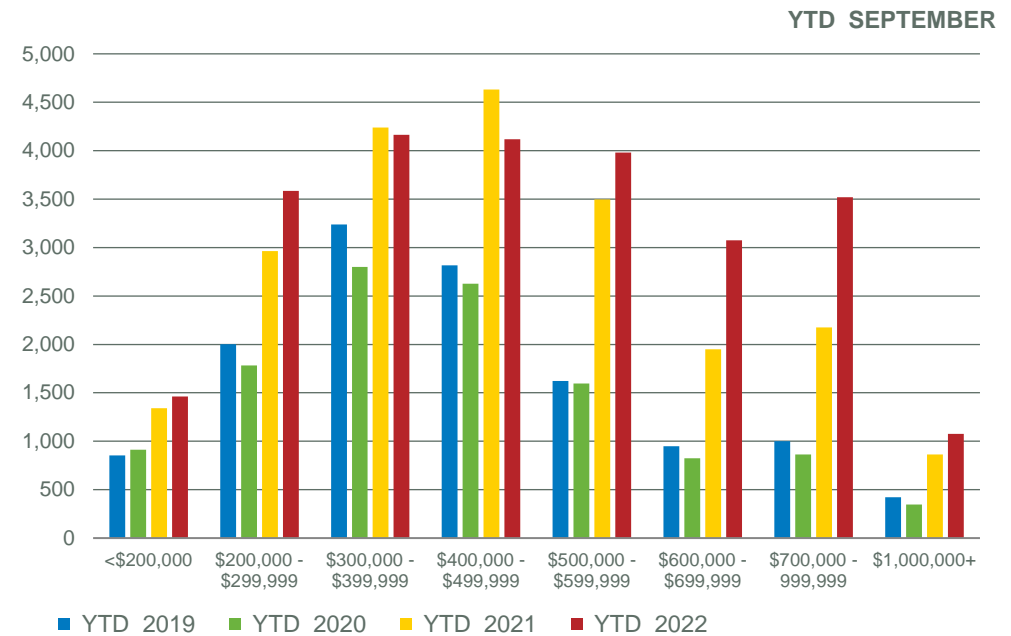
SHARE OF CITY WIDE SALES - SEPTEMBER



	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	218	222	229	233	237	238	239	238	236	237	238	239
2022												
Sales	2,004	3,295	4,091	3,399	3,065	2,838	2,249	2,135	1,901			
New Listings	2,474	4,651	5,492	4,585	4,297	4,056	3,178	2,718	2,625			
Inventory	2,628	3,606	4,389	4,874	5,212	5,405	5,345	4,782	4,453			
Days on Market	44	25	20	22	25	27	31	35	39			
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900	539,900	531,800	527,400			
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000	438,400	460,000			
Average Price	511,944	547,881	537,853	532,310	520,161	517,915	491,452	485,106	499,484			
Index	246	260	267	270	271	270	268	264	262			

	Sep-21	Sep-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	1	5	11	19
\$100,000 - \$149,999	45	20	330	282
\$150,000 - \$199,999	126	112	999	1,160
\$200,000 - \$249,999	147	159	1,326	1,865
\$250,000 - \$299,999	187	145	1,636	1,719
\$300,000 - \$349,999	189	180	1,846	1,980
\$350,000 - \$399,999	254	156	2,393	2,185
\$400,000 - \$449,999	232	133	2,439	2,049
\$450,000 - \$499,999	222	187	2,192	2,069
\$500,000 - \$549,999	160	155	1,898	1,982
\$550,000 - \$599,999	155	160	1,598	1,998
\$600,000 - \$649,999	97	104	1,075	1,637
\$650,000 - \$699,999	78	107	875	1,437
\$700,000 - \$749,999	58	61	653	1,036
\$750,000 - \$799,999	53	48	528	838
\$800,000 - \$849,999	25	32	344	598
\$850,000 - \$899,999	30	32	269	505
\$900,000 - \$949,999	18	18	196	303
\$950,000 - \$999,999	7	18	186	239
\$1,000,000 - \$1,299,999	38	33	471	597
\$1,300,000 - \$1,499,999	12	7	133	184
\$1,500,000 - \$1,999,999	10	15	161	182
\$2,000,000 +	13	14	99	113
	2,157	1,901	21,658	24,977

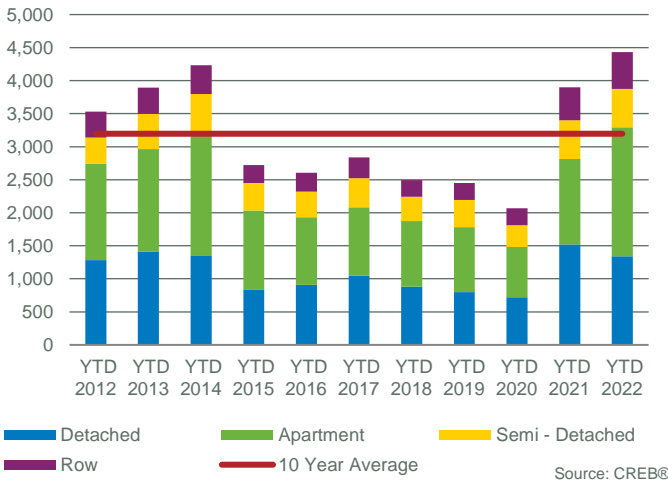
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

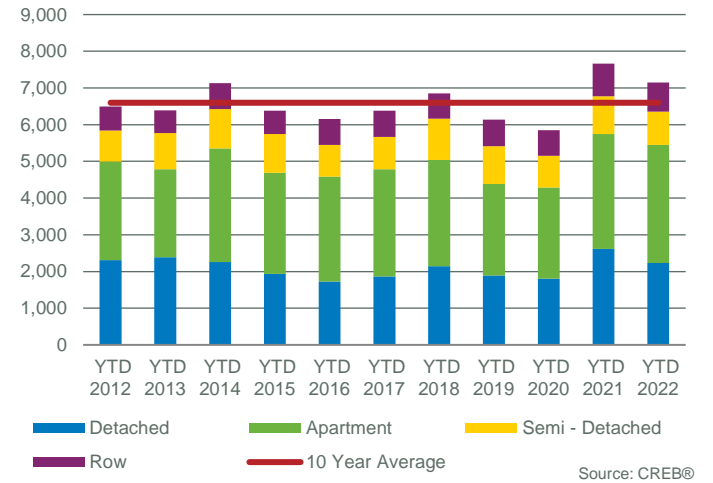
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER

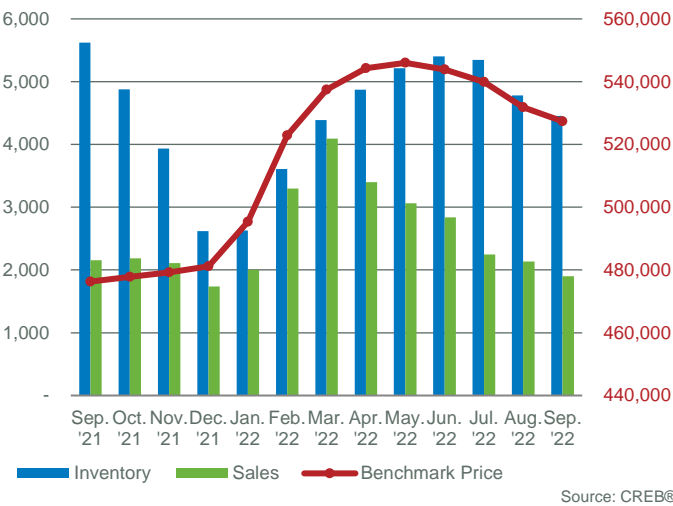


CITY OF CALGARY TOTAL NEW LISTINGS

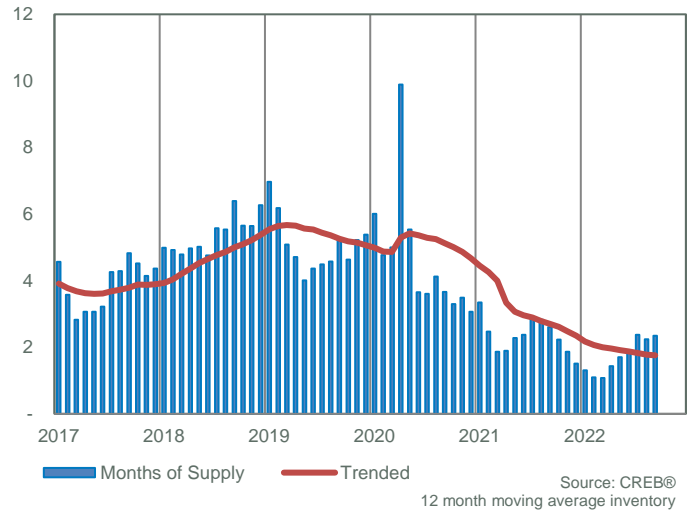
YTD SEPTEMBER



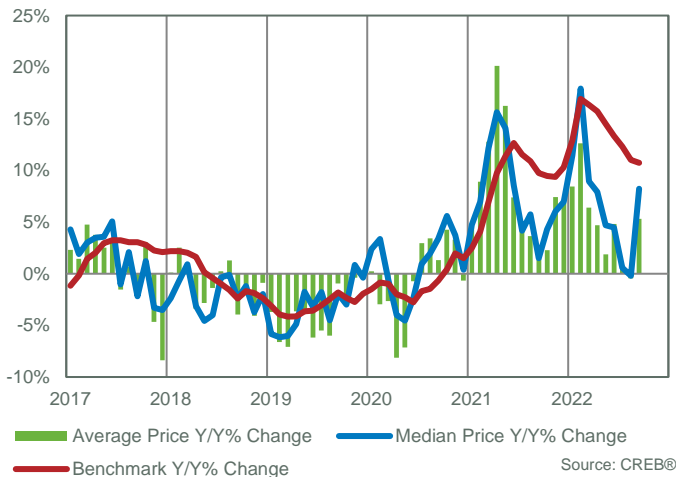
CITY OF CALGARY TOTAL INVENTORY AND SALES



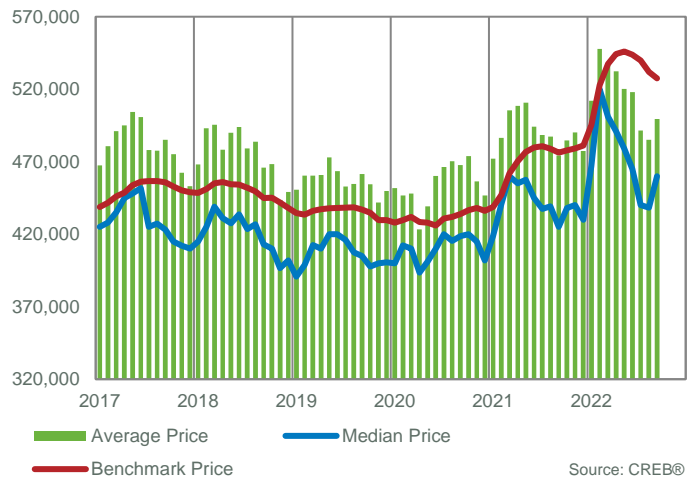
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



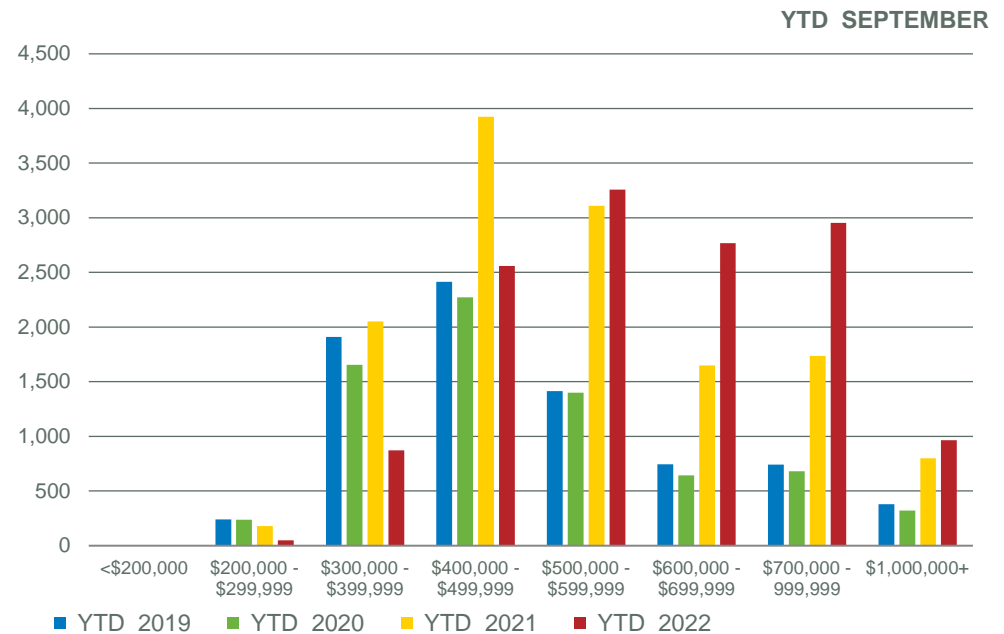
CITY OF CALGARY TOTAL PRICES



	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	1,131	1,066	971			
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,381			
Inventory	898	1,690	2,204	2,467	2,557	2,665	2,597	2,391	2,218			
Days on Market	33	14	14	18	22	24	29	31	36			
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500	643,600	633,000	628,000			
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,000			
Average Price	626,121	678,424	670,542	669,575	660,347	668,438	637,536	636,707	638,813			
Index	228	243	250	253	254	253	252	248	246			

	Sep-21	Sep-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	1	-	1
\$150,000 - \$199,999	-	-	4	2
\$200,000 - \$249,999	2	-	14	6
\$250,000 - \$299,999	21	5	166	42
\$300,000 - \$349,999	60	27	616	226
\$350,000 - \$399,999	159	52	1,437	646
\$400,000 - \$449,999	186	73	2,001	1,120
\$450,000 - \$499,999	187	138	1,922	1,438
\$500,000 - \$549,999	139	115	1,695	1,525
\$550,000 - \$599,999	140	139	1,415	1,734
\$600,000 - \$649,999	85	92	931	1,483
\$650,000 - \$699,999	66	96	718	1,284
\$700,000 - \$749,999	43	50	510	912
\$750,000 - \$799,999	40	40	404	717
\$800,000 - \$849,999	21	22	288	471
\$850,000 - \$899,999	26	27	221	409
\$900,000 - \$949,999	17	17	161	247
\$950,000 - \$999,999	4	16	153	197
\$1,000,000 - \$1,299,999	34	30	423	517
\$1,300,000 - \$1,499,999	12	7	127	173
\$1,500,000 - \$1,999,999	9	13	152	172
\$2,000,000 +	13	10	97	104
	1,264	971	13,455	13,427

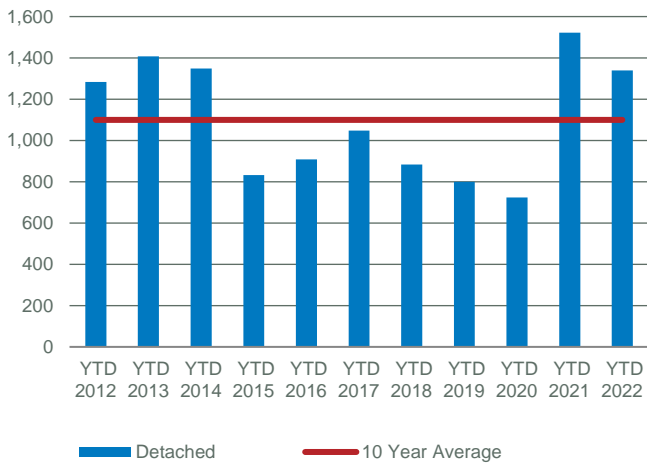
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

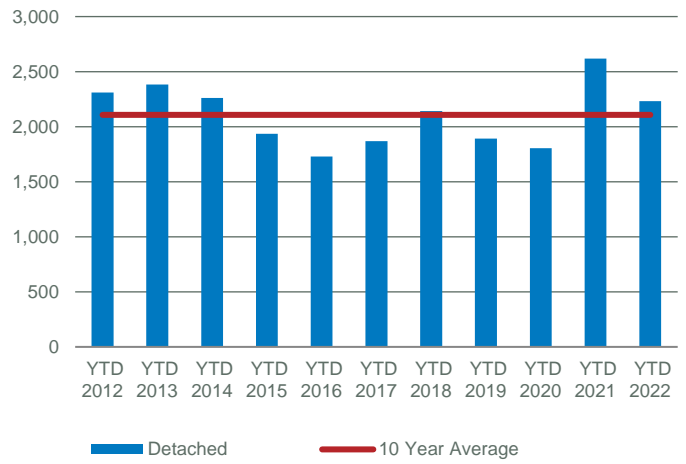
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



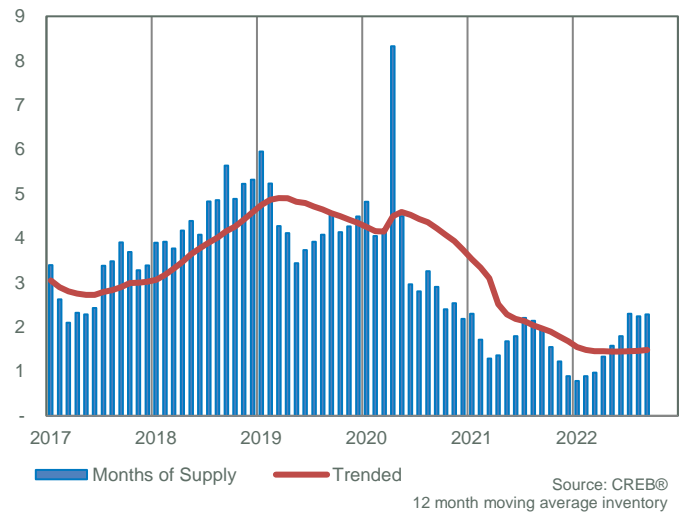
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



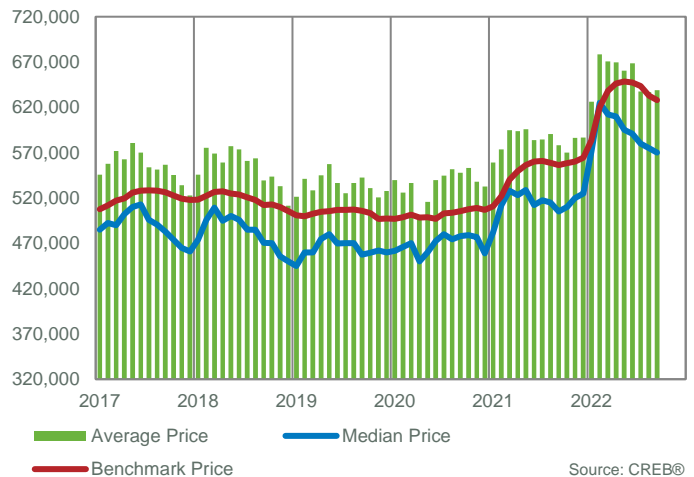
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

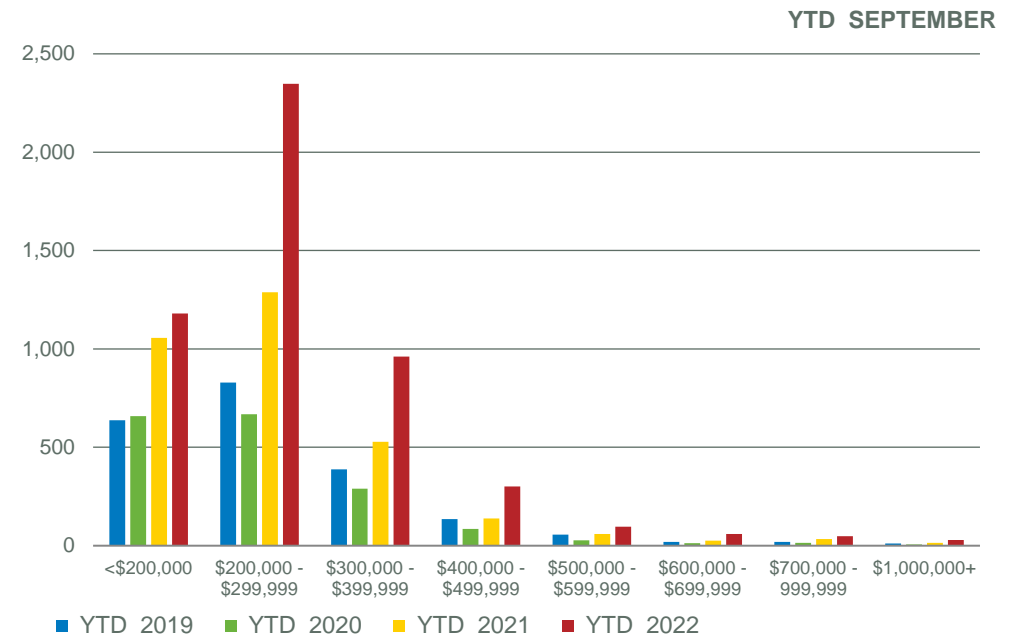


Source: CREB®

	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	201	199	201	202	206	206	207	205	204	205	205	205
2022												
Sales	355	565	770	642	630	577	513	524	450			
New Listings	550	694	994	893	948	931	796	653	605			
Inventory	1,061	1,069	1,166	1,277	1,414	1,526	1,574	1,395	1,272			
Days on Market	71	57	38	34	34	34	37	44	46			
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400	278,800	277,700	277,900			
Median Price	234,000	252,500	259,000	249,950	254,250	246,500	248,900	240,000	246,000			
Average Price	268,056	274,158	290,839	276,383	288,861	279,799	276,145	270,176	308,639			
Index	206	209	216	221	224	226	227	226	226			

	Sep-21	Sep-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	1	2	11	16
\$100,000 - \$149,999	40	19	293	258
\$150,000 - \$199,999	97	91	752	906
\$200,000 - \$249,999	83	118	773	1,343
\$250,000 - \$299,999	56	80	515	1,005
\$300,000 - \$349,999	32	49	318	601
\$350,000 - \$399,999	24	30	210	361
\$400,000 - \$449,999	10	15	86	182
\$450,000 - \$499,999	10	11	52	119
\$500,000 - \$549,999	2	8	33	55
\$550,000 - \$599,999	1	5	26	42
\$600,000 - \$649,999	2	4	20	32
\$650,000 - \$699,999	-	4	6	28
\$700,000 - \$749,999	1	2	7	10
\$750,000 - \$799,999	1	2	4	11
\$800,000 - \$849,999	-	2	8	8
\$850,000 - \$899,999	1	-	5	6
\$900,000 - \$949,999	-	-	3	6
\$950,000 - \$999,999	1	-	6	8
\$1,000,000 - \$1,299,999	2	2	7	9
\$1,300,000 - \$1,499,999	-	-	3	4
\$1,500,000 - \$1,999,999	1	2	4	7
\$2,000,000 +	-	4	1	9
	365	450	3,143	5,026

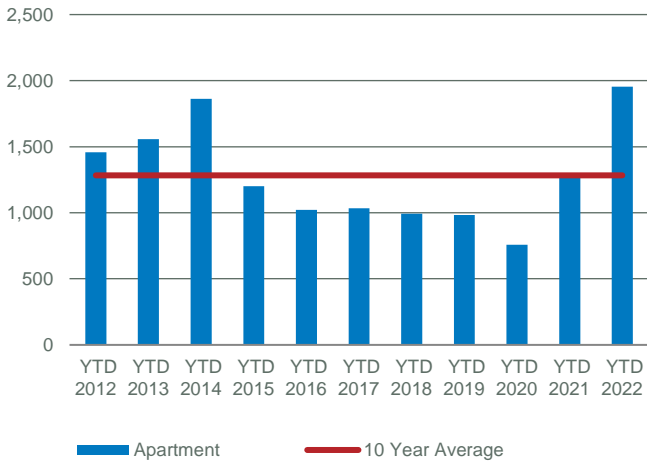
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

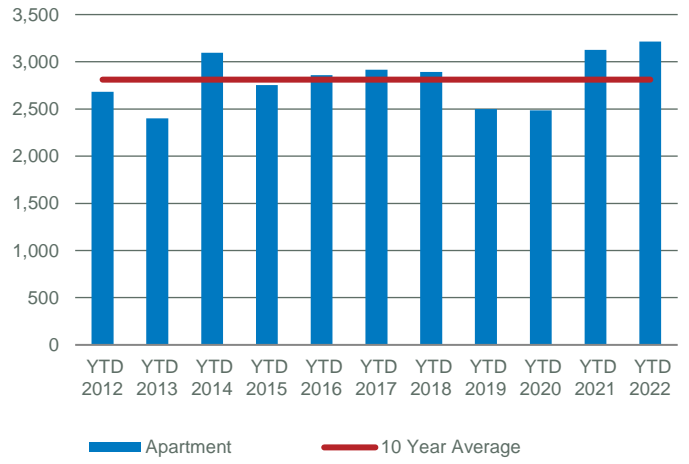
YTD SEPTEMBER



Source: CREB®

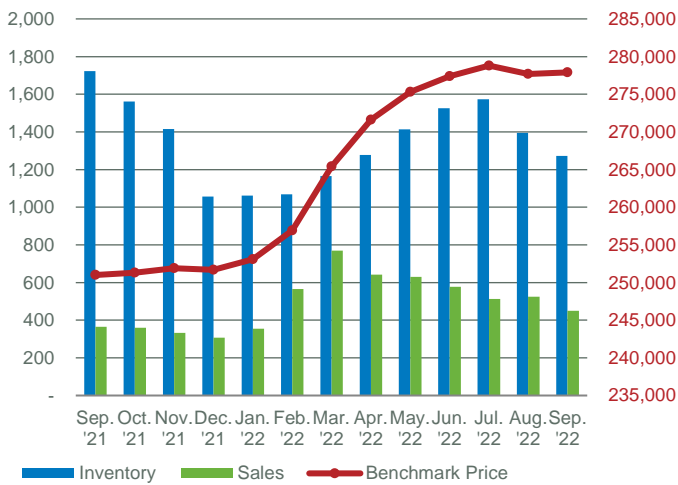
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD SEPTEMBER



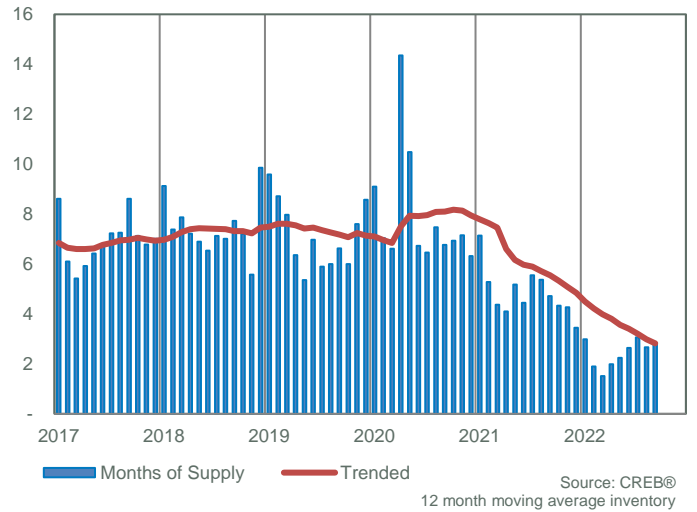
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



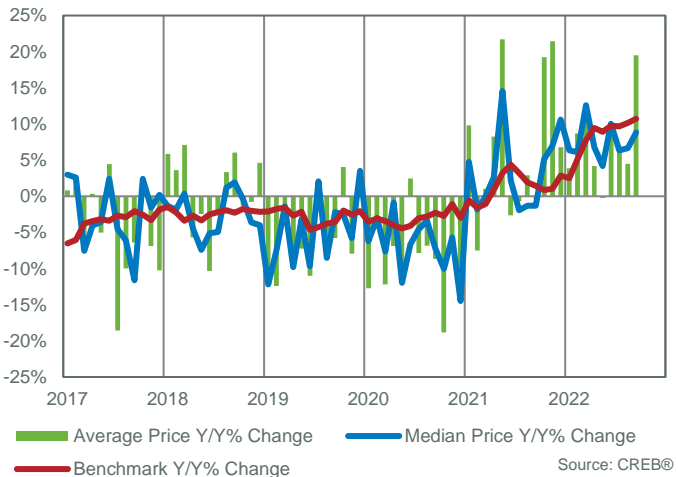
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



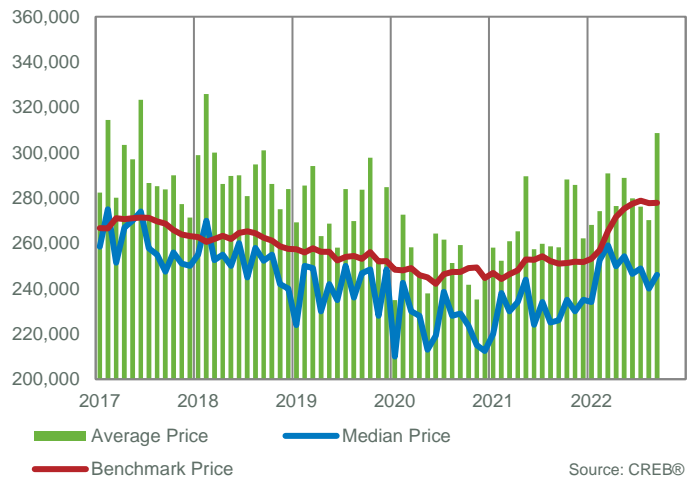
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



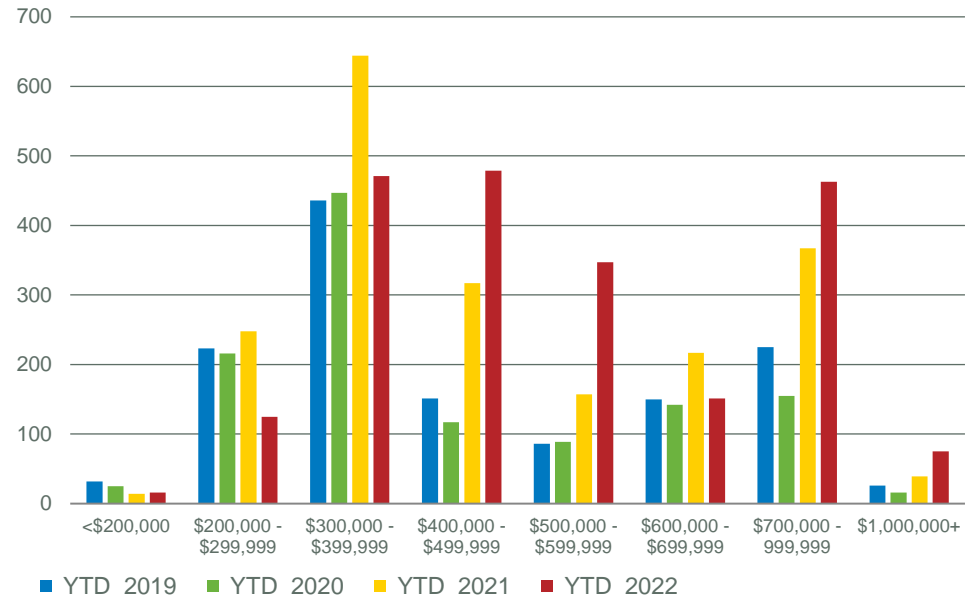
Source: CREB®

	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	153			
New Listings	267	395	462	371	358	311	274	208	238			
Inventory	244	314	384	391	408	415	435	380	381			
Days on Market	35	26	20	22	24	25	29	34	37			
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600	577,000	569,300	562,400			
Median Price	512,500	510,000	515,000	506,759	485,000	485,000	430,000	472,500	472,900			
Average Price	558,489	562,319	584,388	563,340	541,943	541,181	512,733	514,793	509,122			
Index	249	261	270	273	275	274	272	268	265			

	Sep-21	Sep-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	1	2
\$150,000 - \$199,999	-	2	13	14
\$200,000 - \$249,999	8	2	65	22
\$250,000 - \$299,999	31	9	183	103
\$300,000 - \$349,999	34	18	267	233
\$350,000 - \$399,999	31	12	377	238
\$400,000 - \$449,999	25	25	204	235
\$450,000 - \$499,999	13	22	113	244
\$500,000 - \$549,999	8	17	66	247
\$550,000 - \$599,999	9	7	91	100
\$600,000 - \$649,999	6	4	95	65
\$650,000 - \$699,999	9	6	122	86
\$700,000 - \$749,999	13	8	117	92
\$750,000 - \$799,999	12	5	116	99
\$800,000 - \$849,999	4	7	42	108
\$850,000 - \$899,999	3	5	41	81
\$900,000 - \$949,999	1	1	28	50
\$950,000 - \$999,999	1	2	23	33
\$1,000,000 - \$1,299,999	2	1	34	67
\$1,300,000 - \$1,499,999	-	-	2	7
\$1,500,000 - \$1,999,999	-	-	2	1
\$2,000,000 +	-	-	1	-
	210	153	2,003	2,127

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

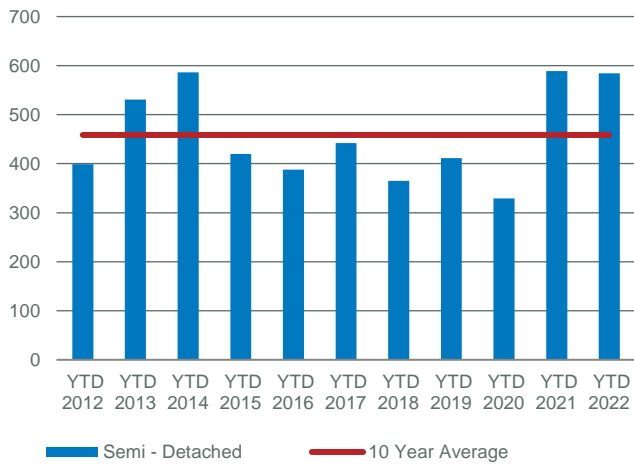
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

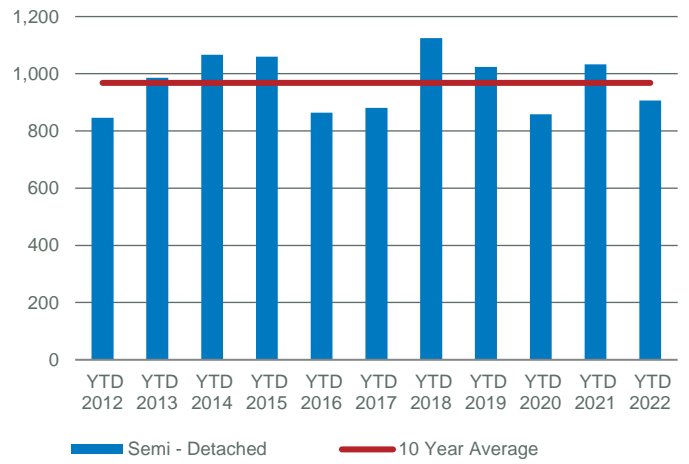
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



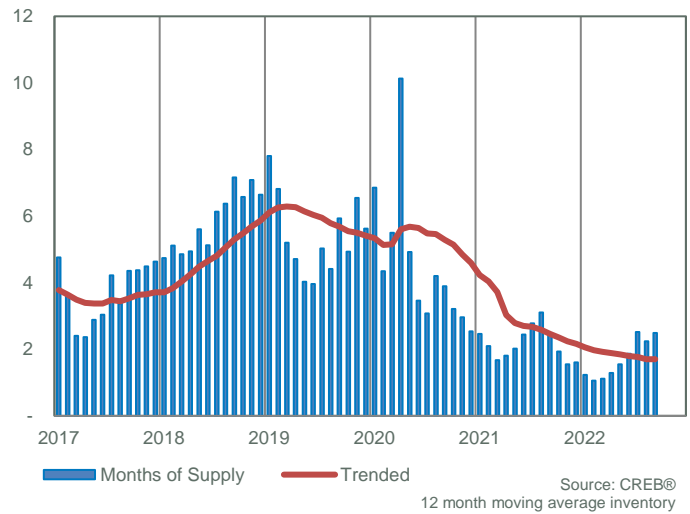
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



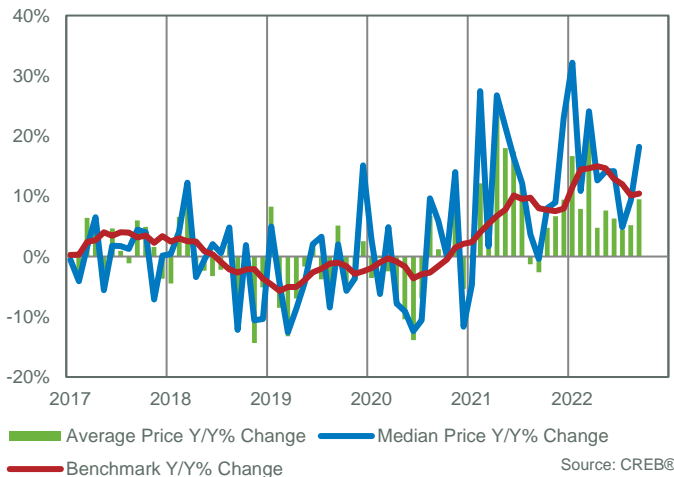
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



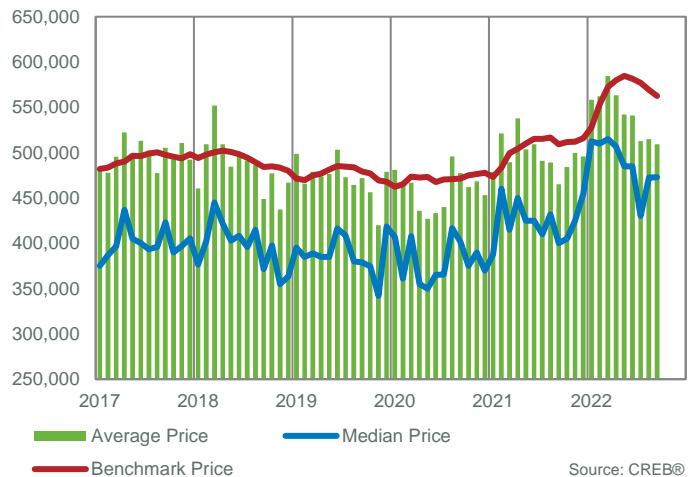
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

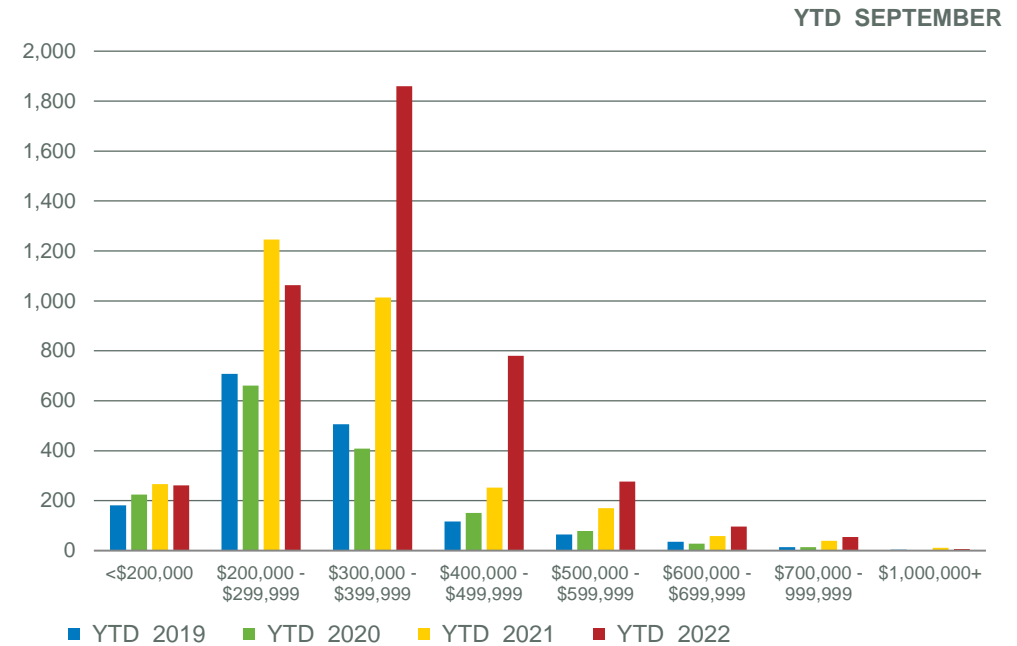


Source: CREB®

	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	327			
New Listings	364	692	883	782	771	655	499	377	401			
Inventory	425	533	635	739	833	799	739	616	582			
Days on Market	58	30	19	20	24	27	30	35	38			
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700	362,500	361,300	362,100			
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500	330,000			
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022	343,876			
Index	191	201	208	214	215	215	215	214	214			

	Sep-21	Sep-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	2	-	2
\$100,000 - \$149,999	5	-	36	21
\$150,000 - \$199,999	29	19	230	238
\$200,000 - \$249,999	54	39	474	494
\$250,000 - \$299,999	79	51	772	569
\$300,000 - \$349,999	63	86	645	920
\$350,000 - \$399,999	40	62	369	940
\$400,000 - \$449,999	11	20	148	512
\$450,000 - \$499,999	12	16	105	268
\$500,000 - \$549,999	11	15	104	155
\$550,000 - \$599,999	5	9	66	122
\$600,000 - \$649,999	4	4	29	57
\$650,000 - \$699,999	3	1	29	39
\$700,000 - \$749,999	1	1	19	22
\$750,000 - \$799,999	-	1	4	11
\$800,000 - \$849,999	-	1	6	11
\$850,000 - \$899,999	-	-	2	9
\$900,000 - \$949,999	-	-	4	-
\$950,000 - \$999,999	1	-	4	1
\$1,000,000 - \$1,299,999	-	-	7	4
\$1,300,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,999,999	-	-	3	2
\$2,000,000 +	-	-	-	-
	318	327	3,057	4,397

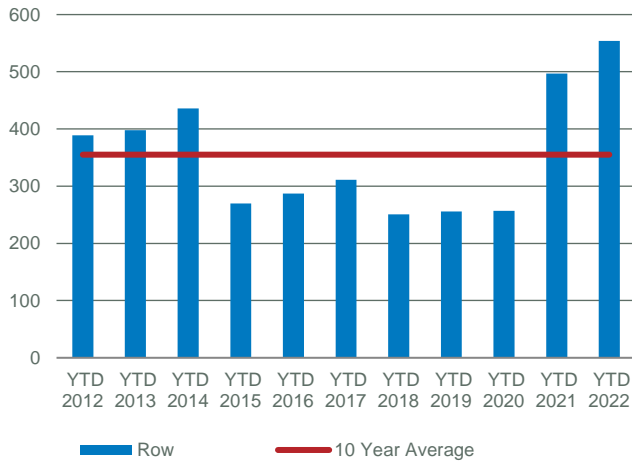
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

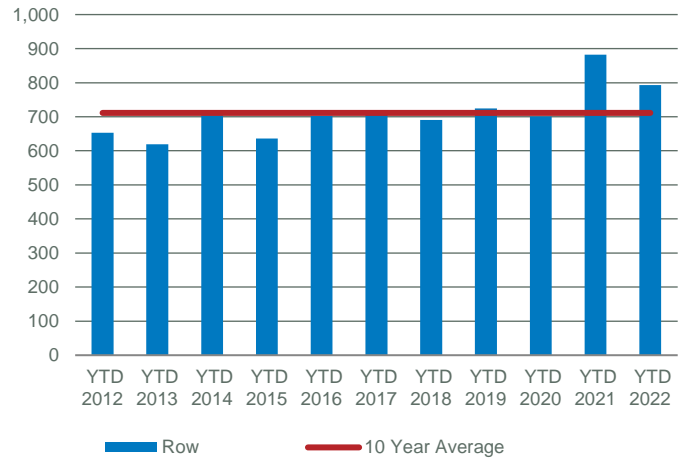
YTD SEPTEMBER



Source: CREB®

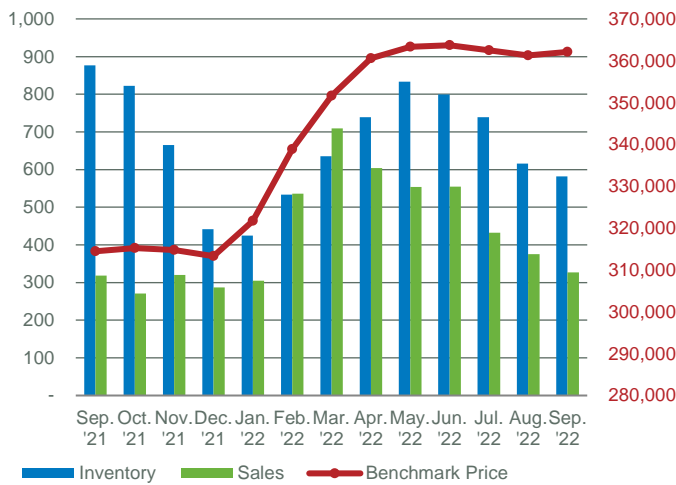
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



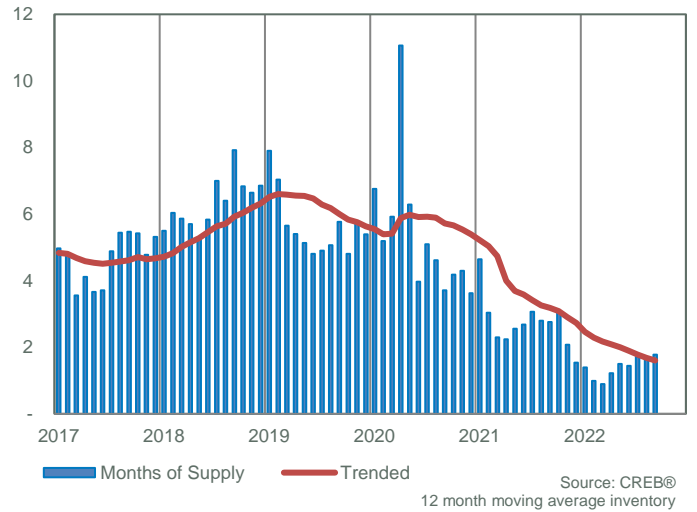
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



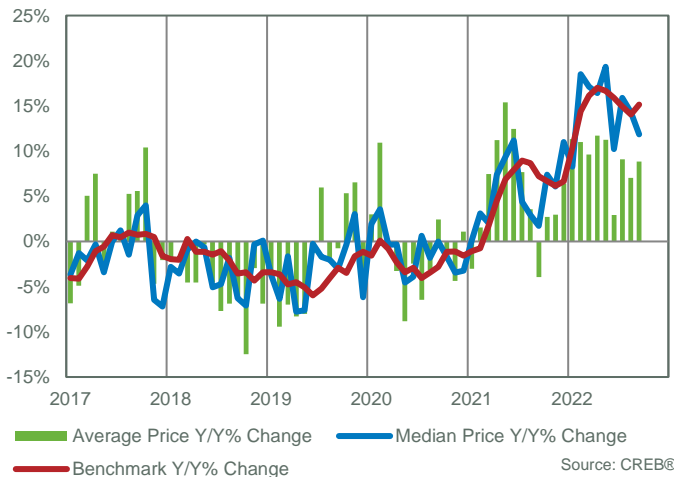
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



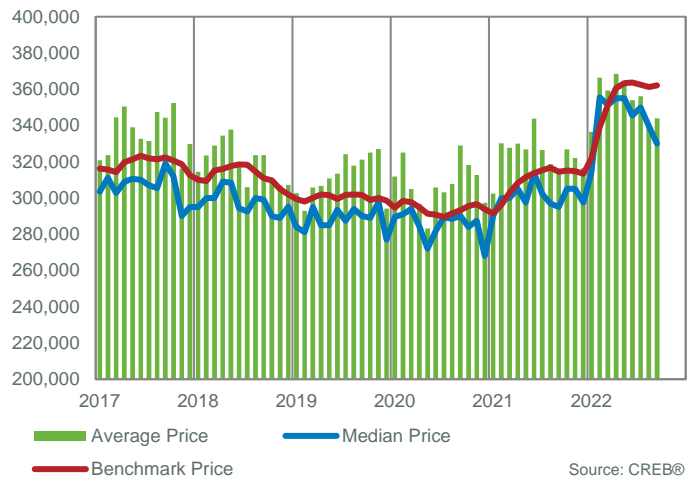
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

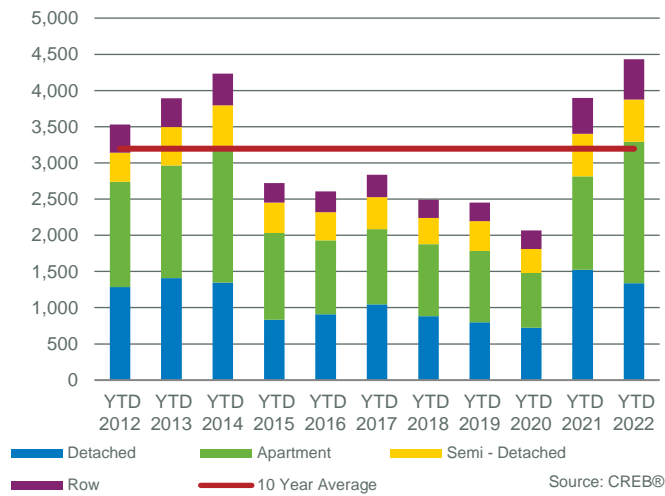


Source: CREB®

CITY CENTRE

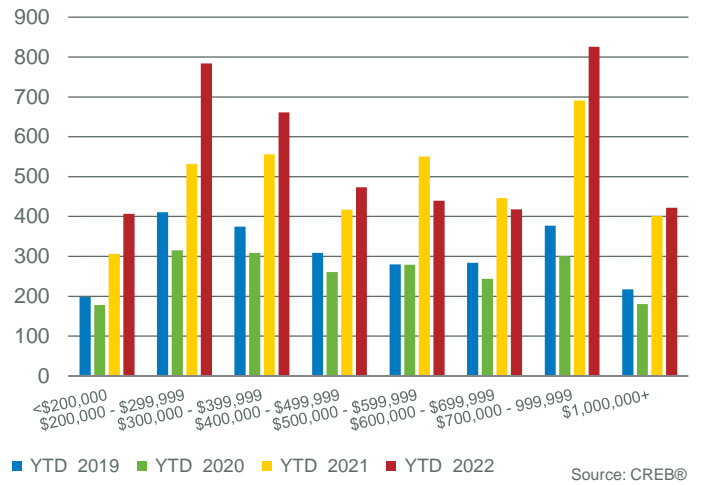
CITY CENTRE TOTAL SALES

YTD SEPTEMBER



CITY CENTRE TOTAL SALES BY PRICE RANGE

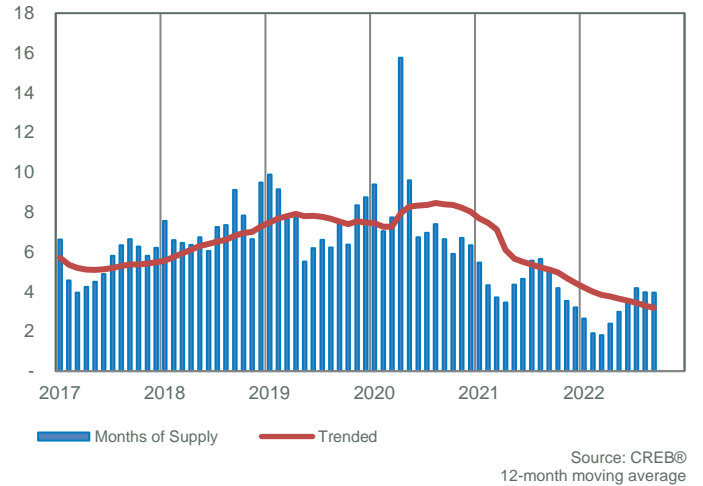
YTD SEPTEMBER



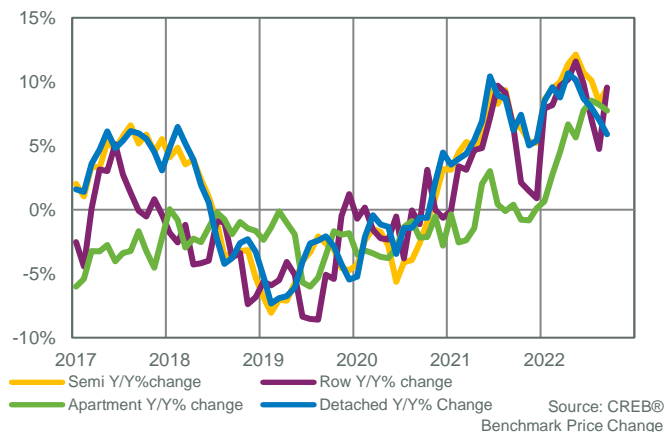
CITY CENTRE INVENTORY AND SALES



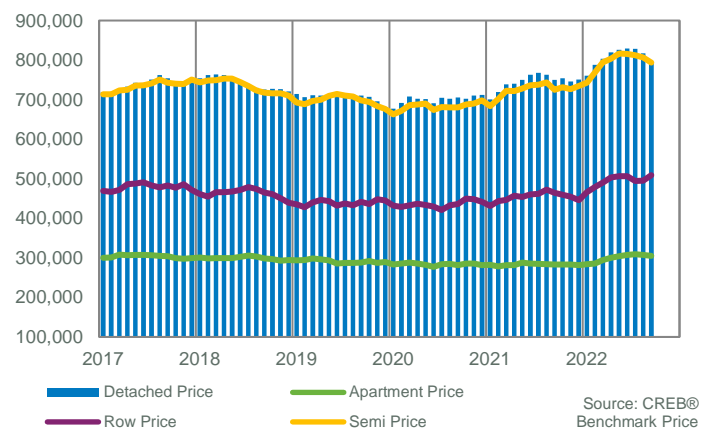
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

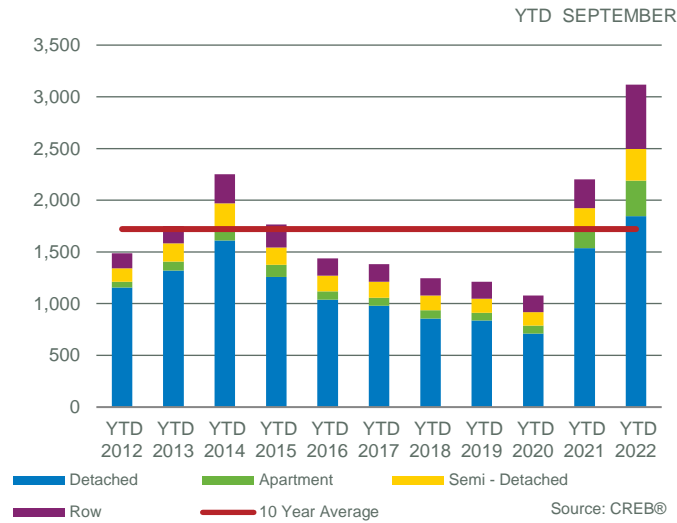


CITY CENTRE PRICES

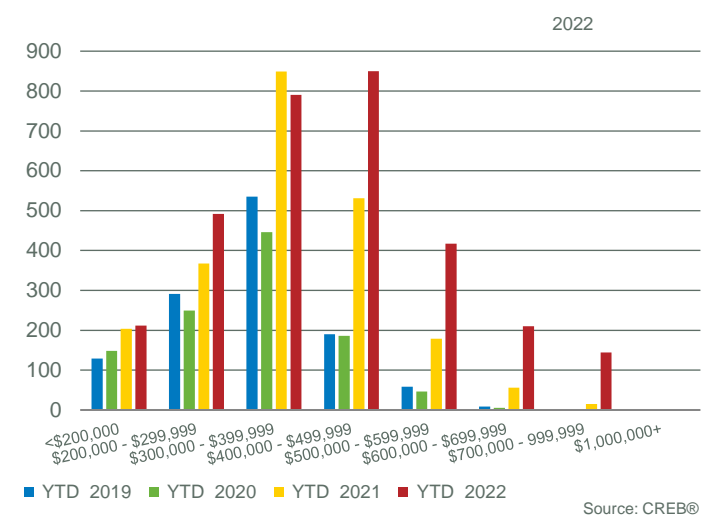


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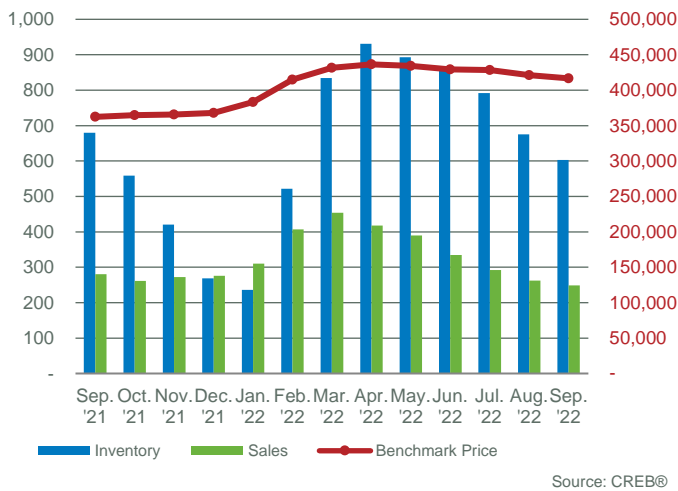
NORTHEAST TOTAL SALES



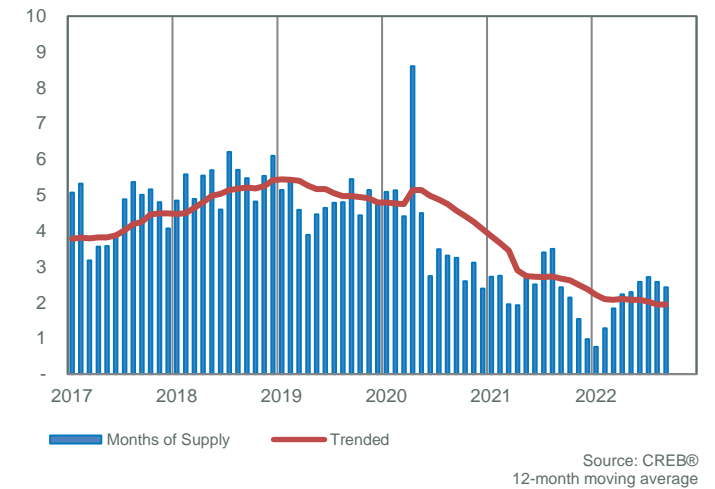
NORTHEAST TOTAL SALES BY PRICE RANGE



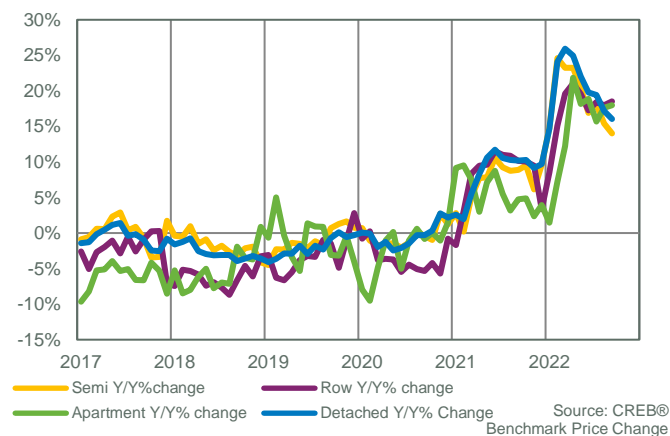
NORTHEAST INVENTORY AND SALES



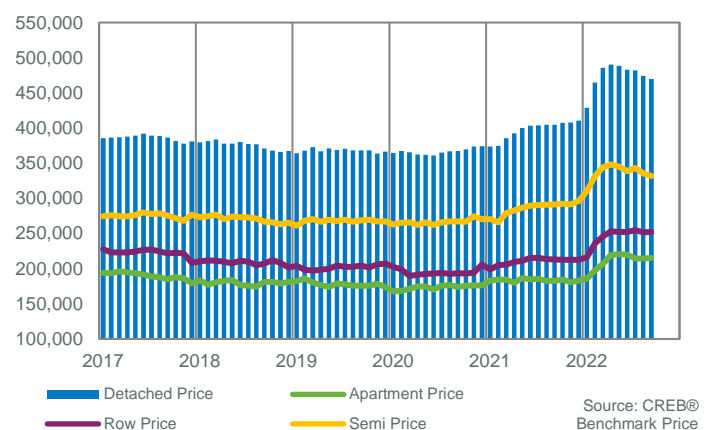
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

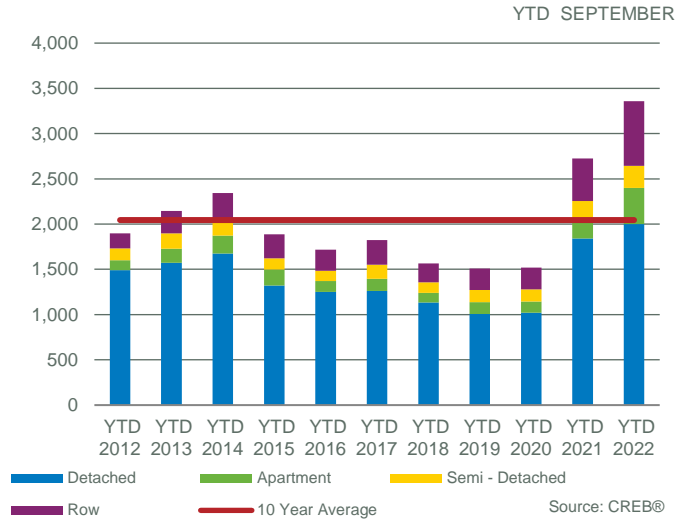


NORTHEAST PRICES

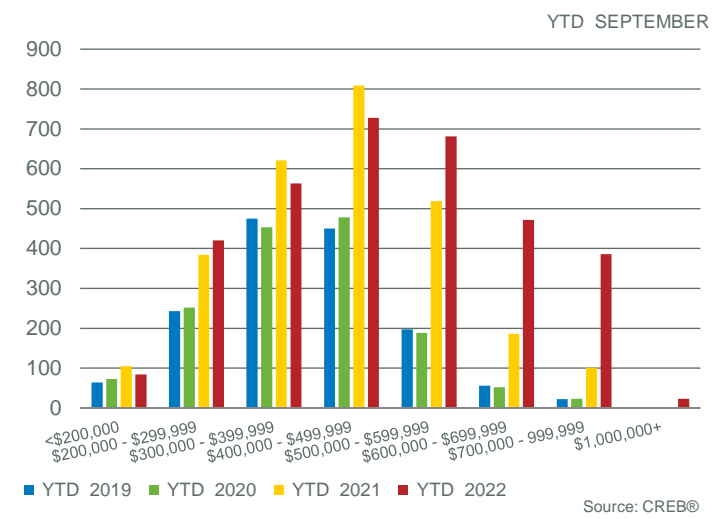


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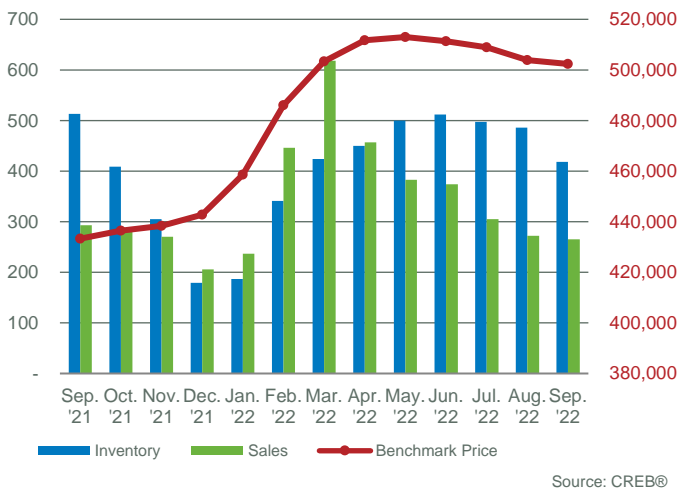
NORTH TOTAL SALES



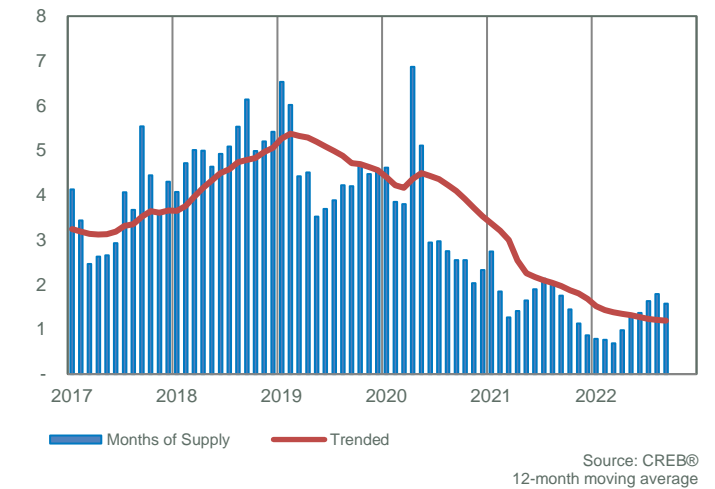
NORTH TOTAL SALES BY PRICE RANGE



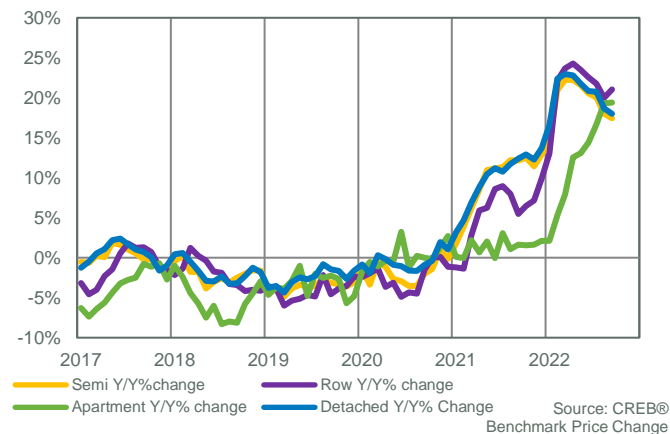
NORTH INVENTORY AND SALES



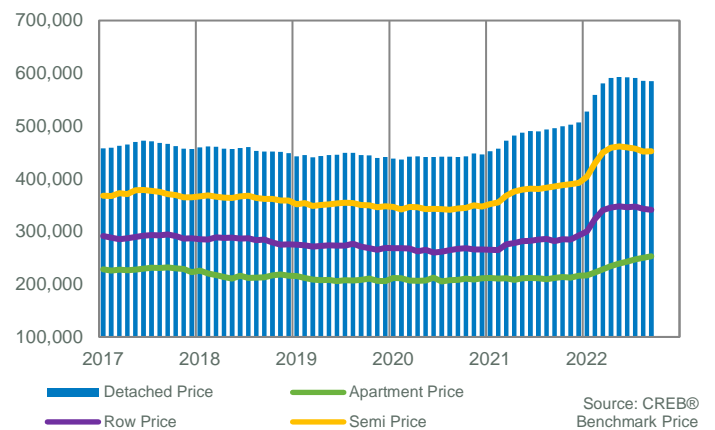
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

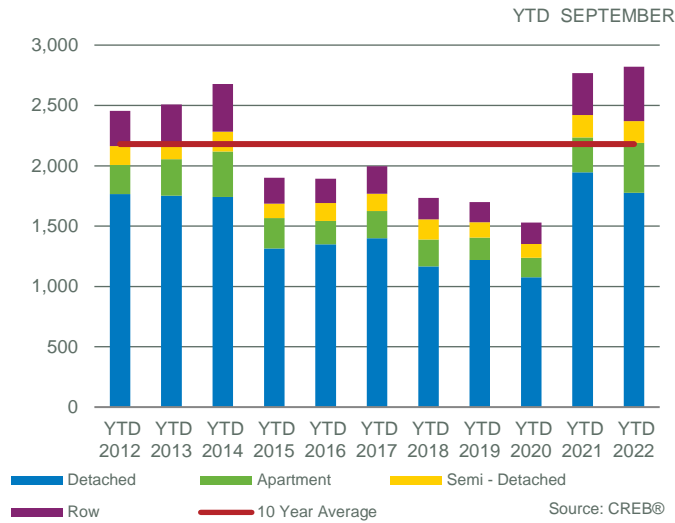


NORTH PRICES

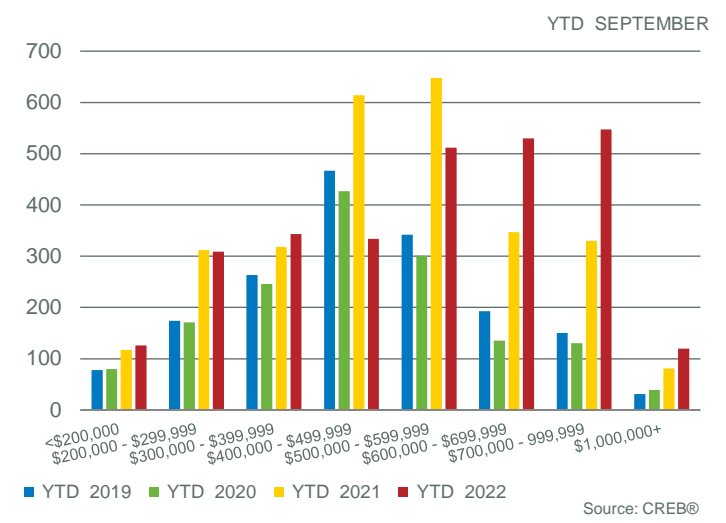


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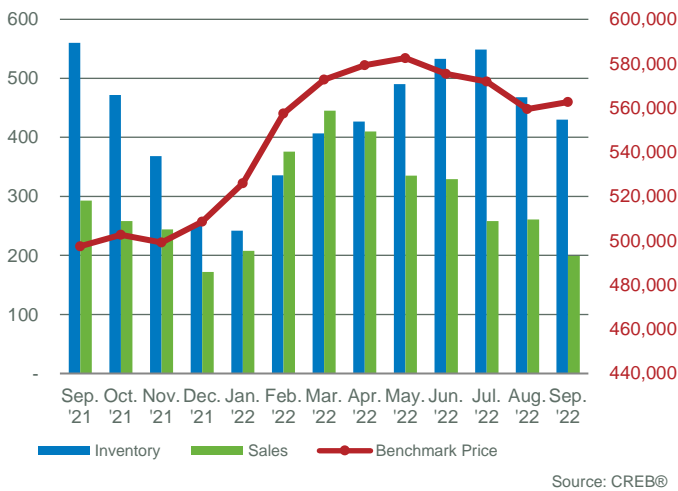
NORTHWEST TOTAL SALES



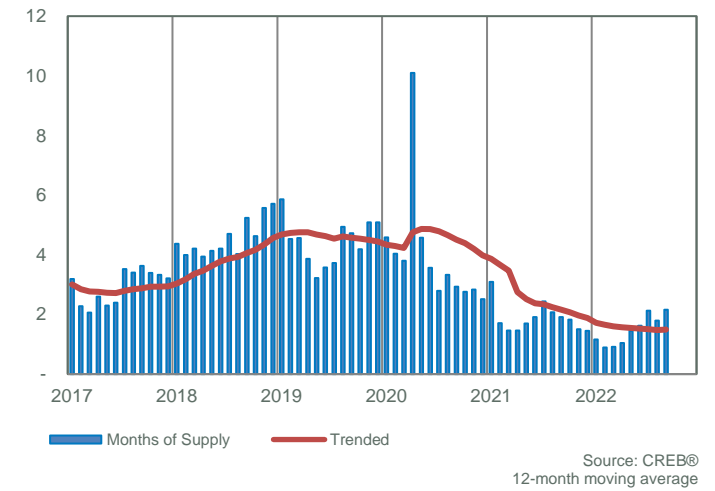
NORTHWEST TOTAL SALES BY PRICE RANGE



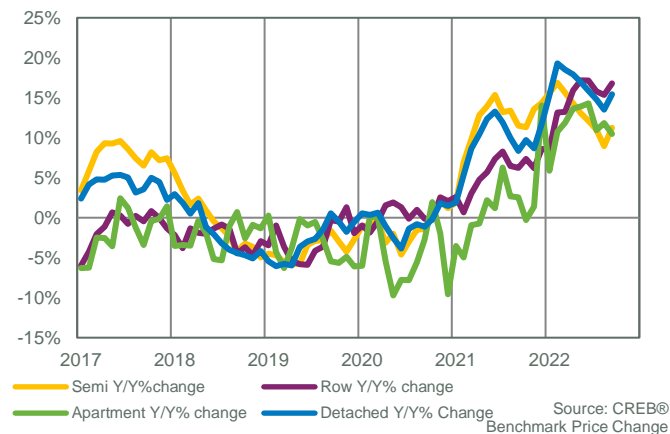
NORTHWEST INVENTORY AND SALES



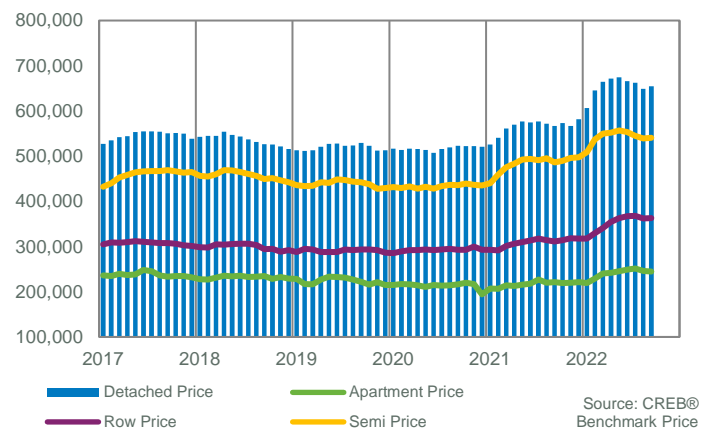
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

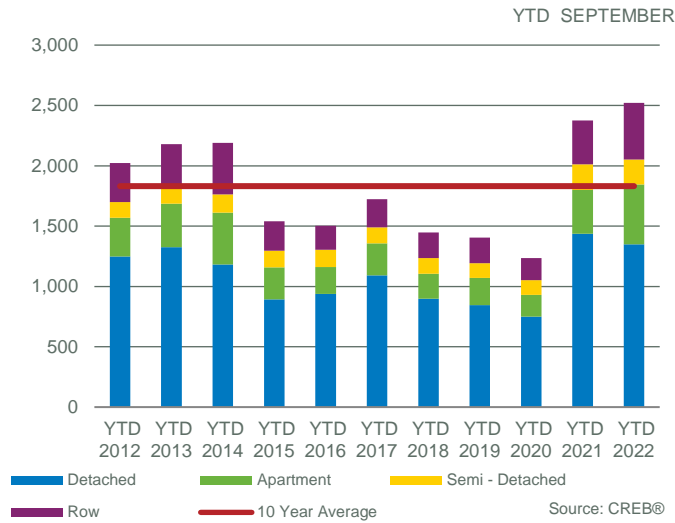


NORTHWEST PRICES

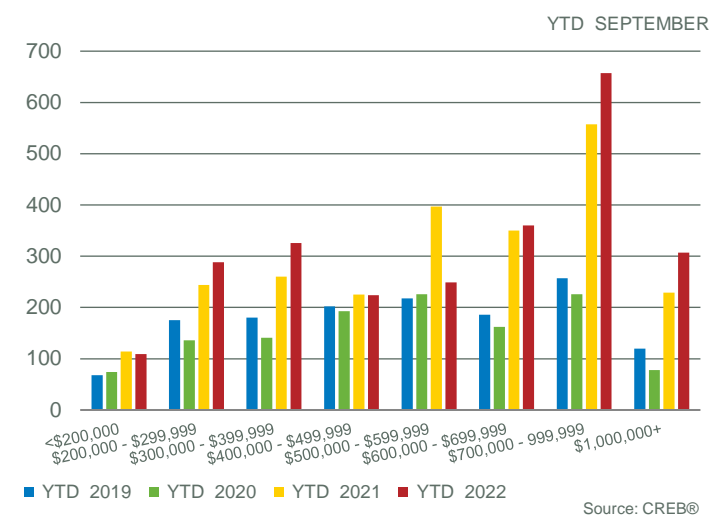


WEST

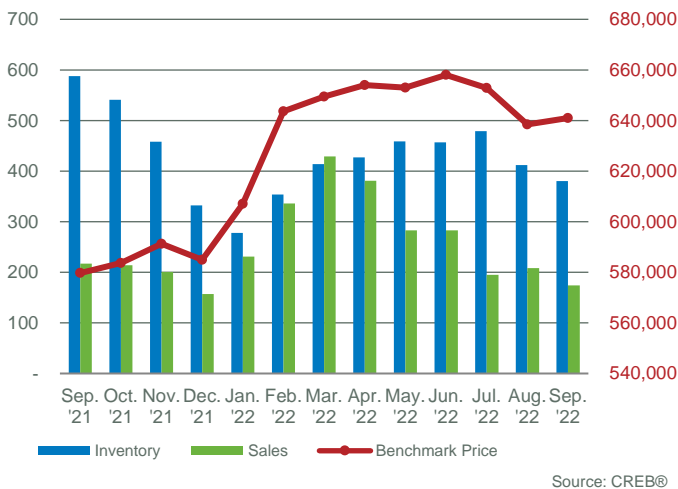
WEST TOTAL SALES



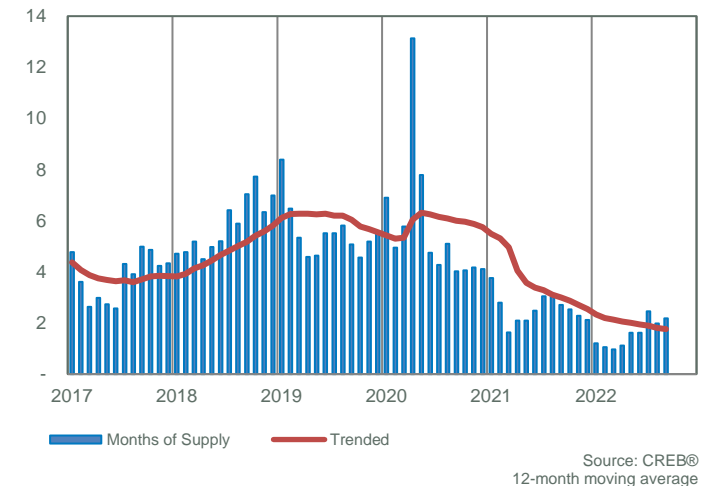
WEST TOTAL SALES BY PRICE RANGE



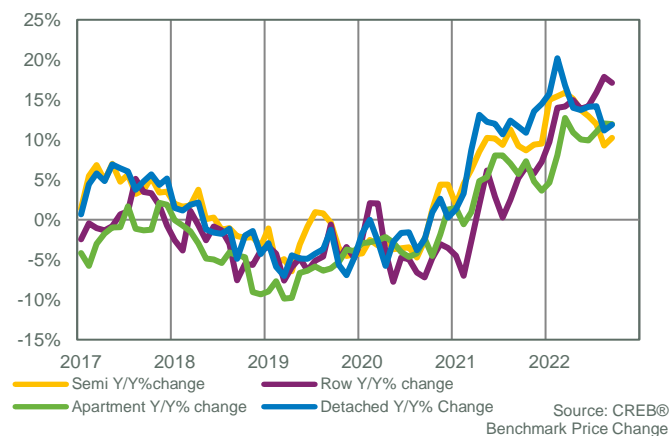
WEST INVENTORY AND SALES



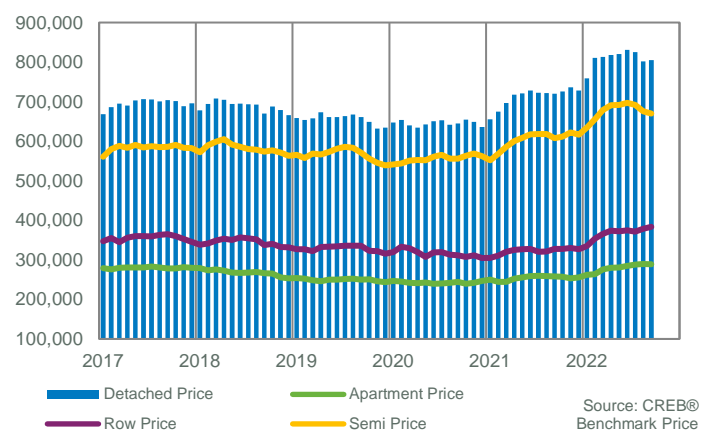
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

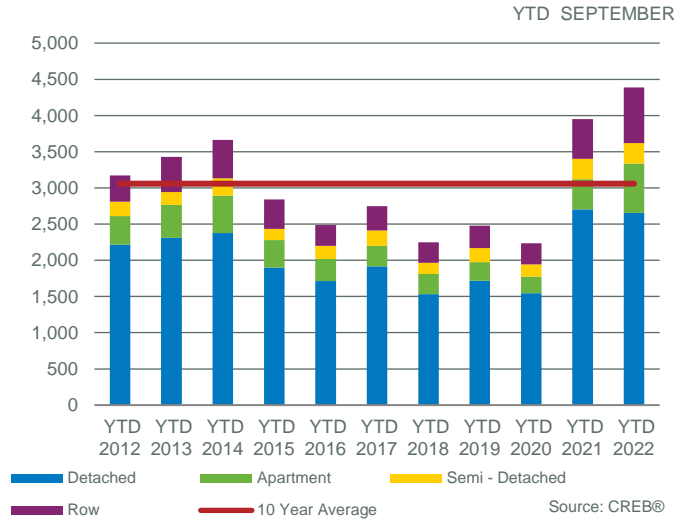


WEST PRICES

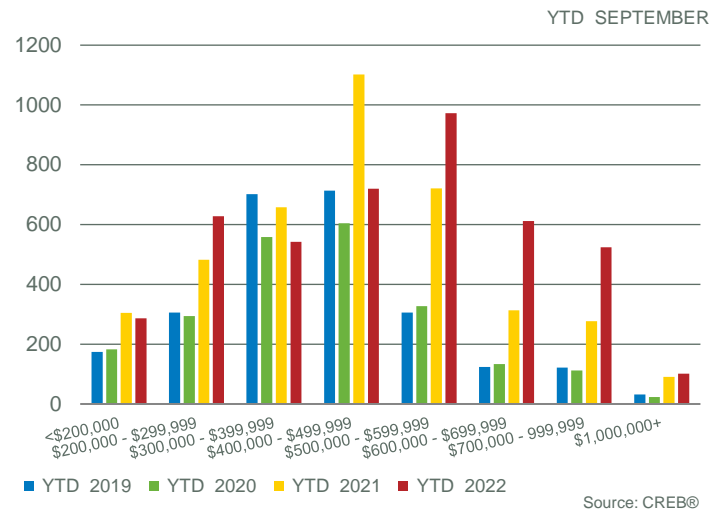


SOUTH

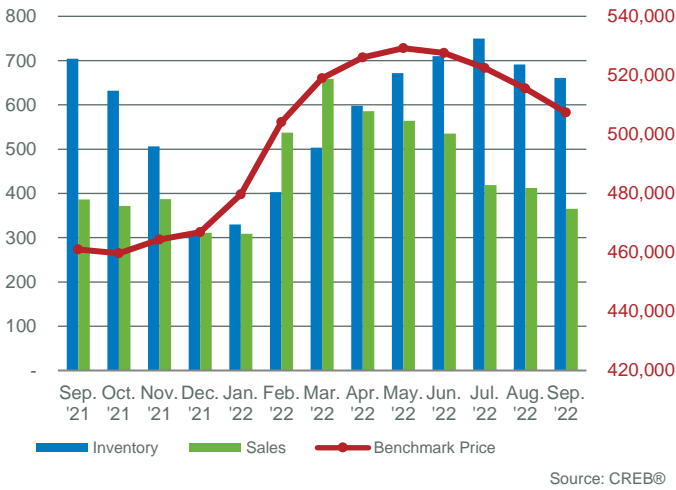
SOUTH TOTAL SALES



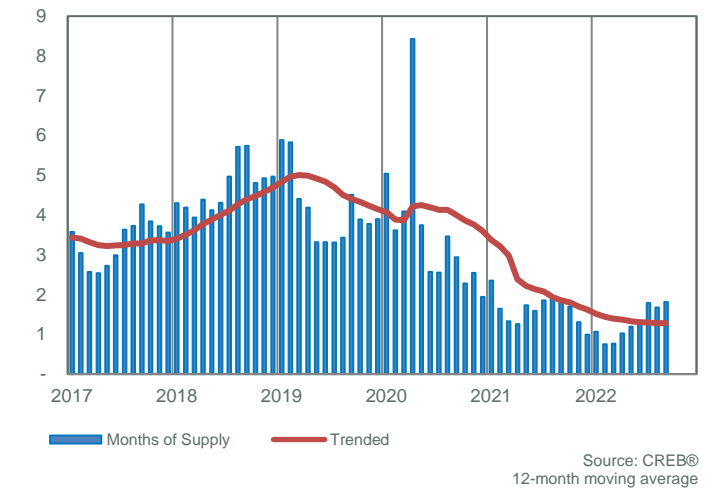
SOUTH TOTAL SALES BY PRICE RANGE



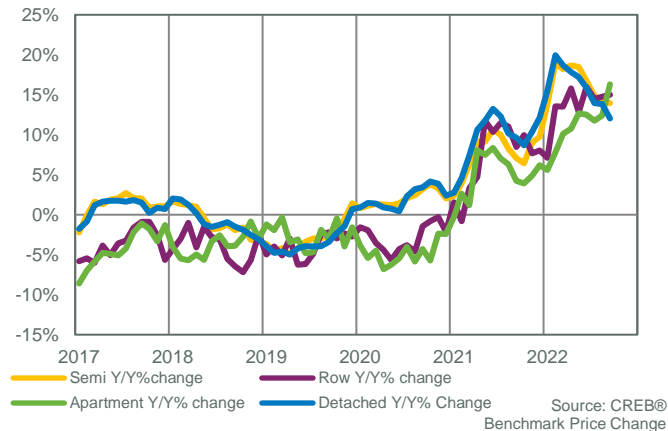
SOUTH INVENTORY AND SALES



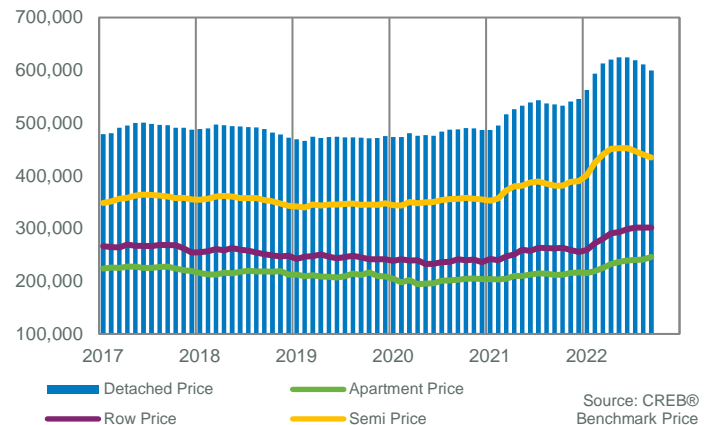
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

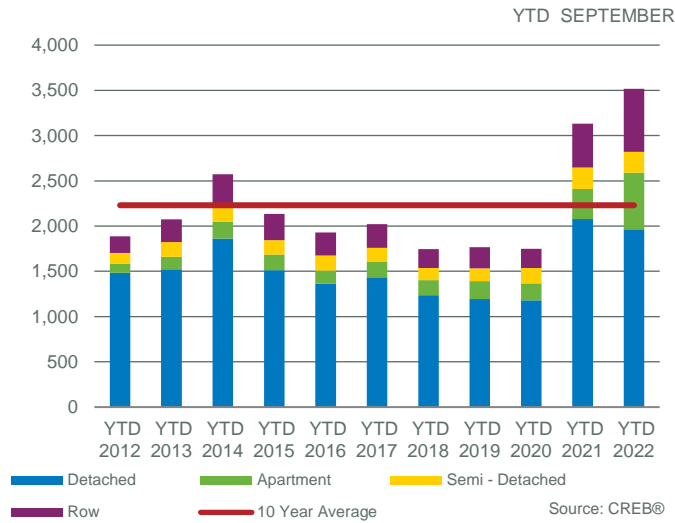


SOUTH PRICES

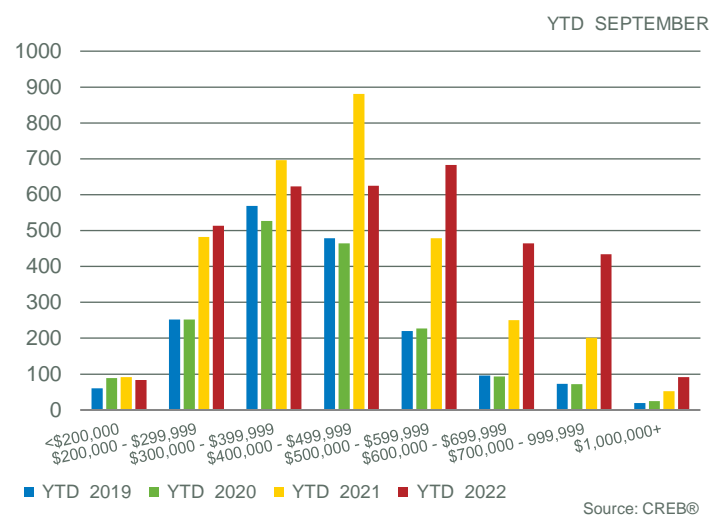


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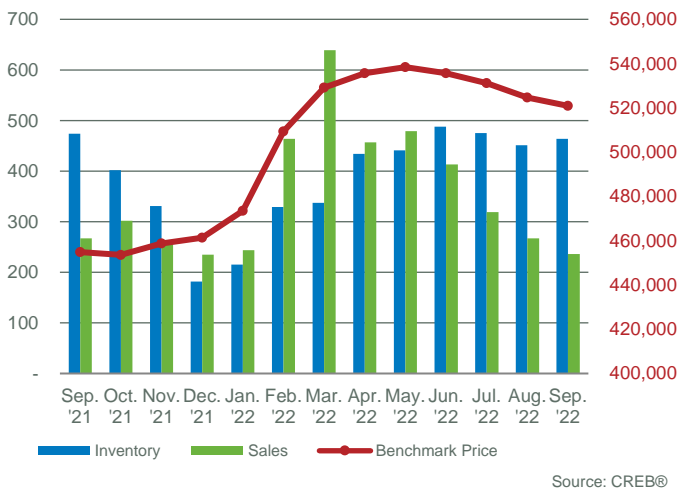
SOUTHEAST TOTAL SALES



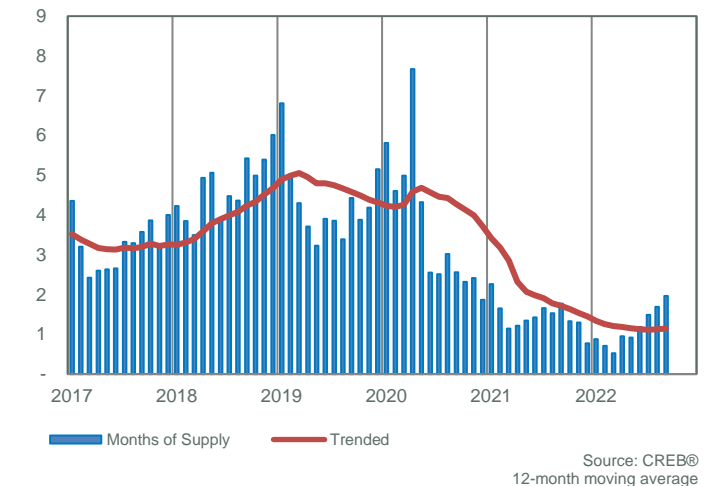
SOUTHEAST TOTAL SALES BY PRICE RANGE



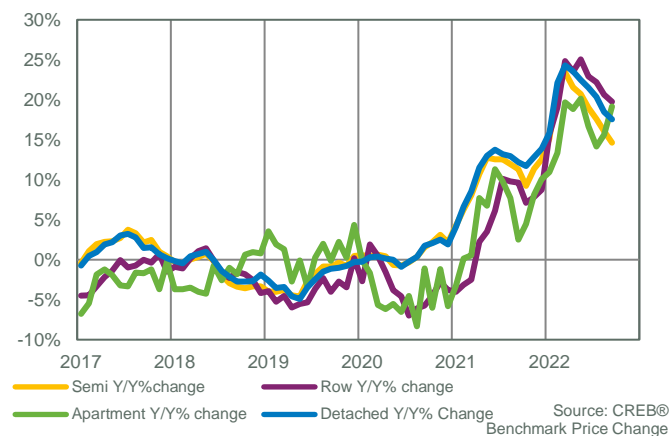
SOUTHEAST INVENTORY AND SALES



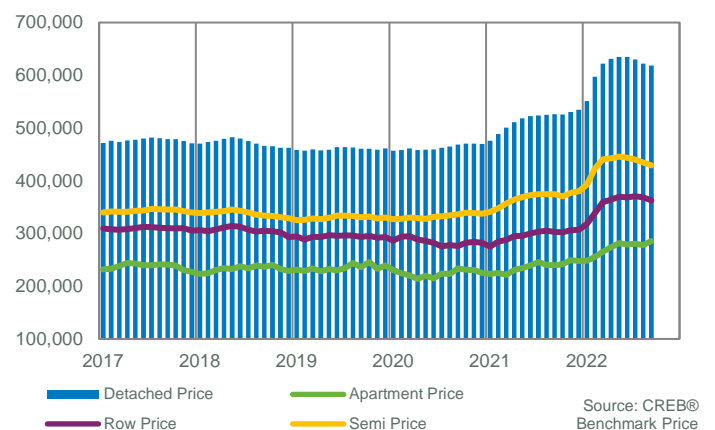
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

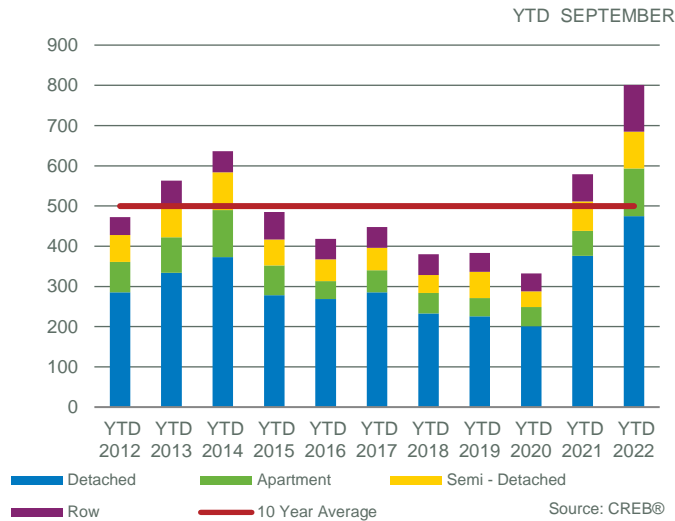


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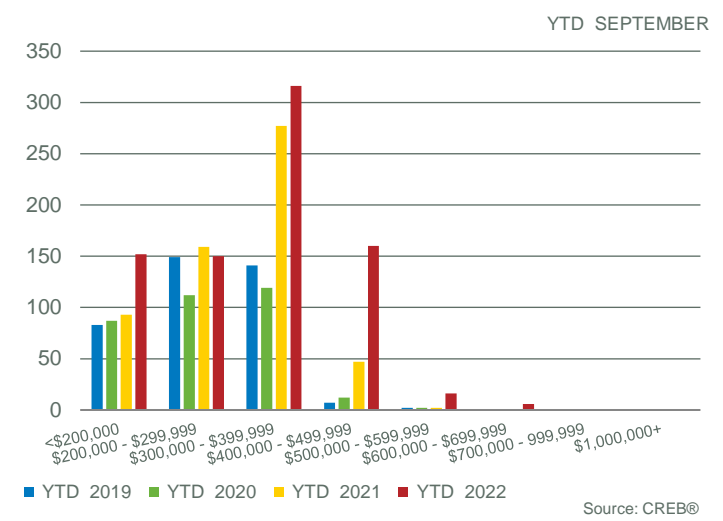


EAST

EAST TOTAL SALES



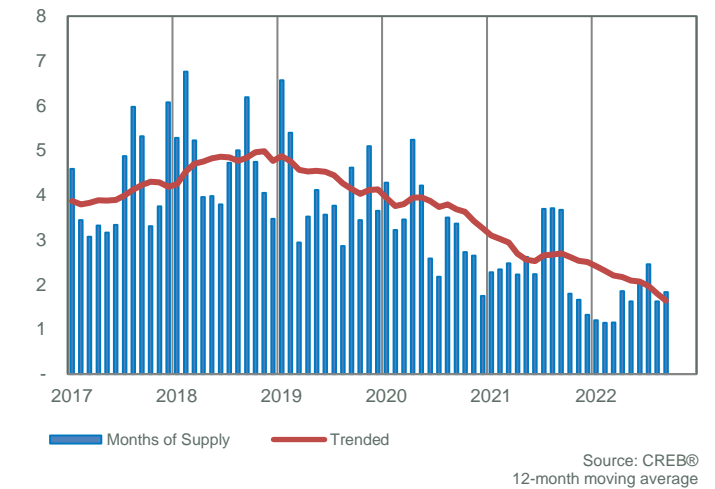
EAST TOTAL SALES BY PRICE RANGE



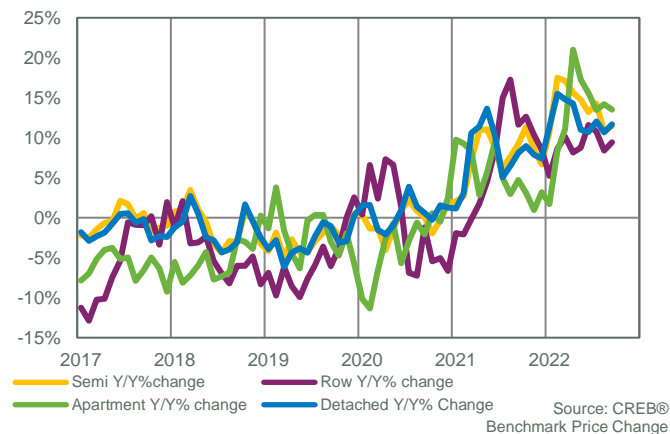
EAST INVENTORY AND SALES



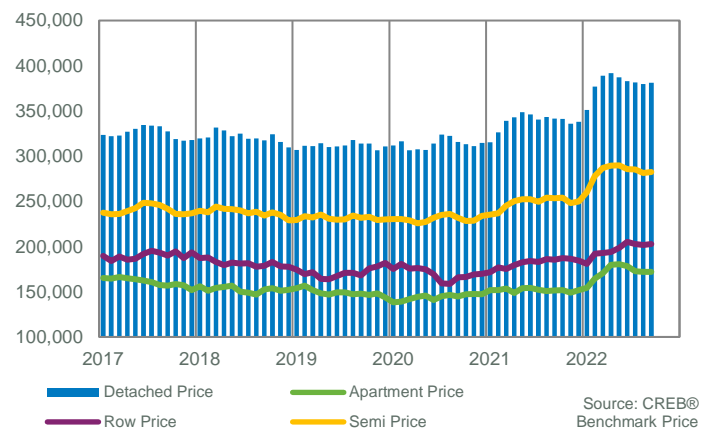
EAST MONTHS OF INVENTORY

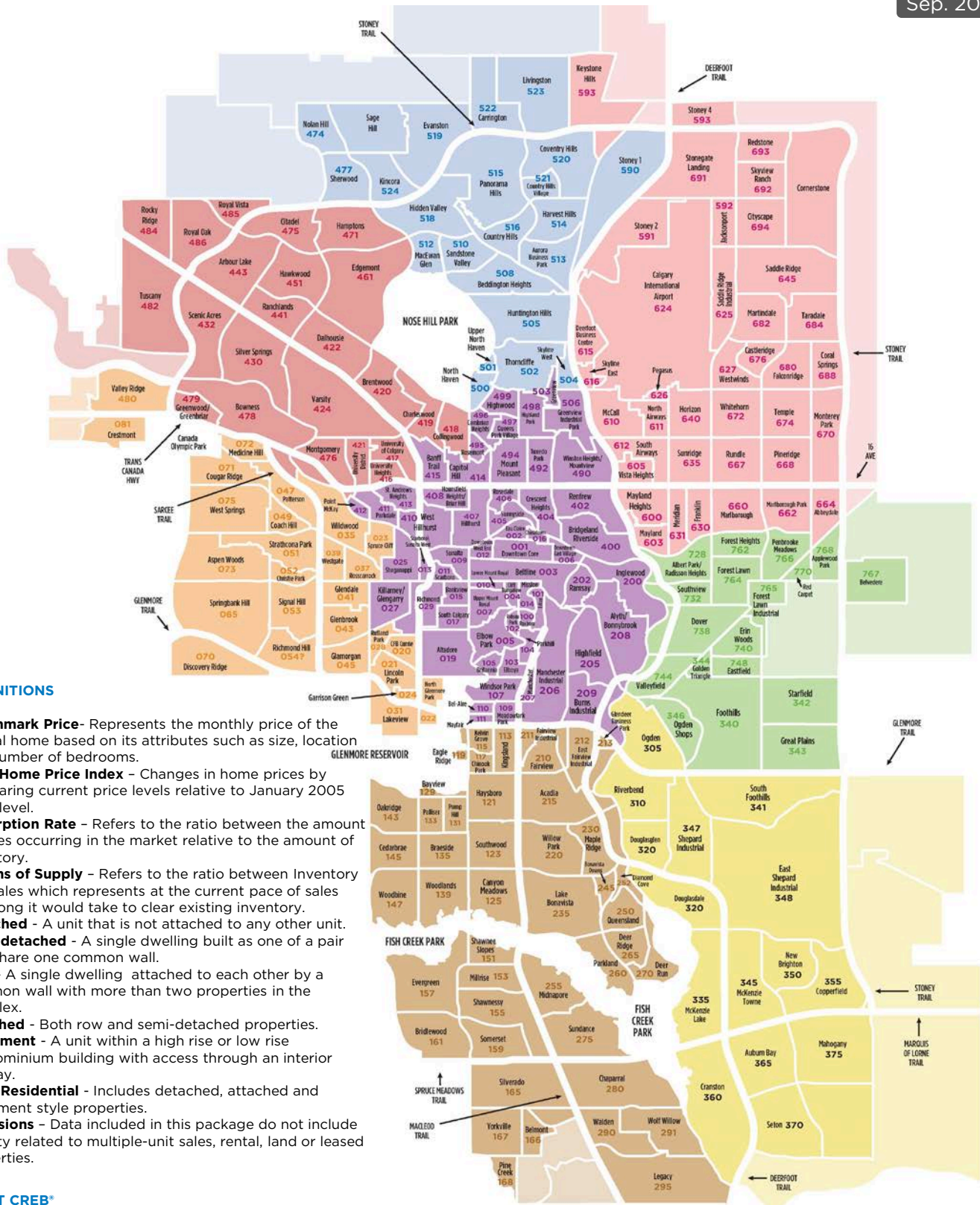


EAST PRICE CHANGE



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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