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MONTHLY STATISTICS PACKAGE

City of Calgary

December
2022



creb.com

December 2022

2022 saw record-high sales and double-digit price growth

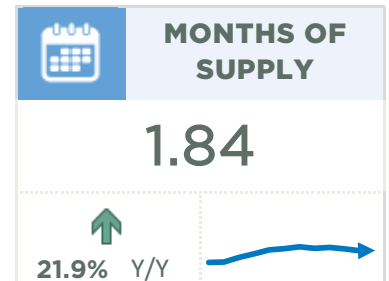
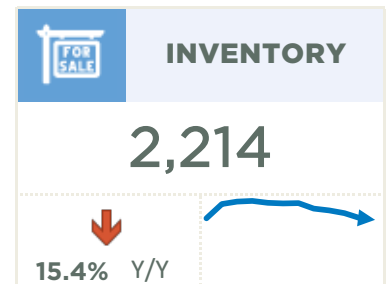
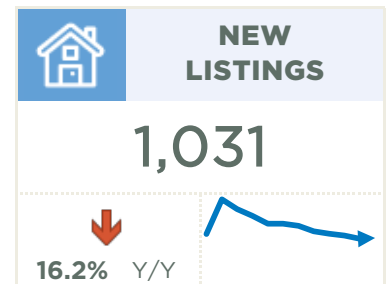
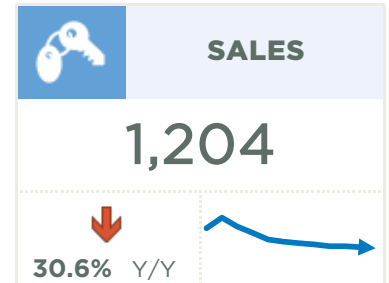
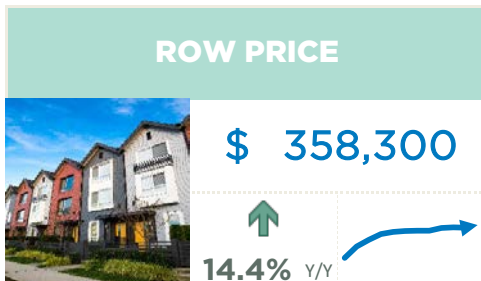
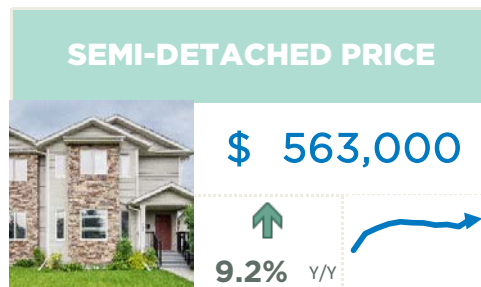
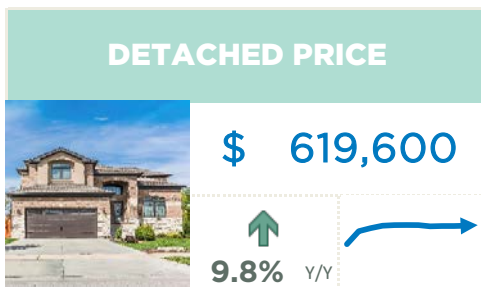
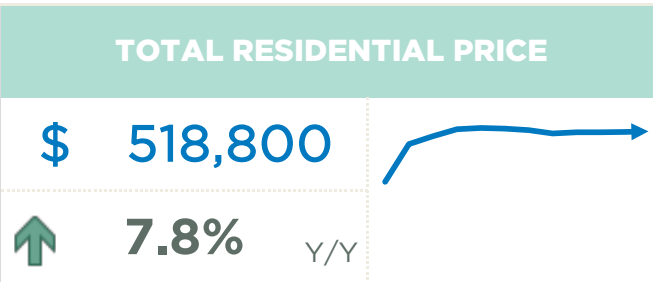
City of Calgary, Jan. 3, 2023 – December sales eased, however, slowing sales over the second half of 2022 were not enough to offset earlier gains as sales reached a record high of 29,672 units in 2022.

Over the past several months, the pullback in sales was also met with a significant pullback in new listings, causing further declines in inventory levels. As of December, there were 2,214 units available in Inventory, making it the lowest level of inventory reported for December in over a decade.

“Housing market conditions have changed significantly throughout the year, as sales activity slowed following steep rate gains throughout the later part of the year,” said CREB® Chief Economist Ann-Marie Lurie. “However, Calgary continues to report activity that is better than levels seen before the pandemic and higher than long-term trends for the city. At the same time, we have faced persistently low inventory levels, which have prevented a more significant adjustment in home prices this year.”

Benchmark prices eased to \$518,800 in December, down nearly five percent from the peak price in May but almost eight percent higher than last December. While prices have trended down annually, they remain over 12 percent higher than last year’s levels.

The housing market in 2022 generally outperformed expectations both in terms of sales and price growth. For more information on the 2023 housing market, join us at our [Forecast Conference](#) on Jan. 24.



December 2022

December 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	617	-39%	495	-23%	1,061	18%	125%	1.72	92%	\$619,600	10%
Semi	87	-36%	104	-3%	228	5%	84%	2.62	63%	\$563,000	9%
Row	189	-34%	145	-22%	275	-38%	130%	1.46	-6%	\$358,300	14%
Apartment	311	1%	287	-2%	650	-39%	108%	2.09	-39%	\$274,800	9%
Total Residential	1,204	-31%	1,031	-16%	2,214	-15%	117%	1.84	22%	\$518,800	8%

Year-to-Date

December 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	15,795	-7%	21,200	0%	2,022	-14%	75%	1.54	-7%	\$629,350	14%
Semi	2,503	-3%	3,306	-4%	349	-24%	76%	1.67	-22%	\$566,075	12%
Row	5,153	31%	6,125	11%	585	-32%	84%	1.36	-48%	\$355,308	15%
Apartment	6,221	50%	8,262	10%	1,203	-26%	75%	2.32	-51%	\$271,975	9%
Total Residential	29,672	7%	38,893	3%	4,159	-21%	76%	1.68	-27%	\$529,317	12%



Detached

The detached market has felt most of the impact of higher rates as a pullback in sales in the year's second half contributed to the year-to-date decline of over seven percent. While there have been some gains in new listings over the last quarter, much of the growth has occurred in the market's upper-end, supporting more balanced conditions. However, supply levels for lower-priced homes remain low relative to the sales activity, causing that market segment to continue favouring the seller. Overall, the detached market has seen activity shift away from the strong sellers' conditions reported earlier in the year. Prices in the detached market have trended down in the second half of the year, as the December benchmark price of \$619,600 has eased by just over four percent from the June high. The recent adjustments have not erased all the earlier gains, as benchmark prices reported an annual gain of over 14 percent. Annual price growth has ranged from a high of 19 percent in the South East, North and North East districts to a low of nearly eight percent in the City Centre.



Semi-Detached

Further declines in sales this month contributed to the year-to-date sales decline of nearly three percent. While sales have eased relative to last year's record levels, activity is still far stronger than long-term trends and levels reported prior to the pandemic. At the same time, new listings have been trending down for this property type, keeping the inventory and months of supply relatively low compared to historical levels. While conditions are not as tight as earlier in the year, there has been some downward pressure on prices. The monthly benchmark price peaked in May of this year and has eased by nearly four percent since then. However, on an annual basis, benchmark prices remain nearly 12 percent higher than in 2021. The North district reported a higher annual price gain of over 18 percent.



Row

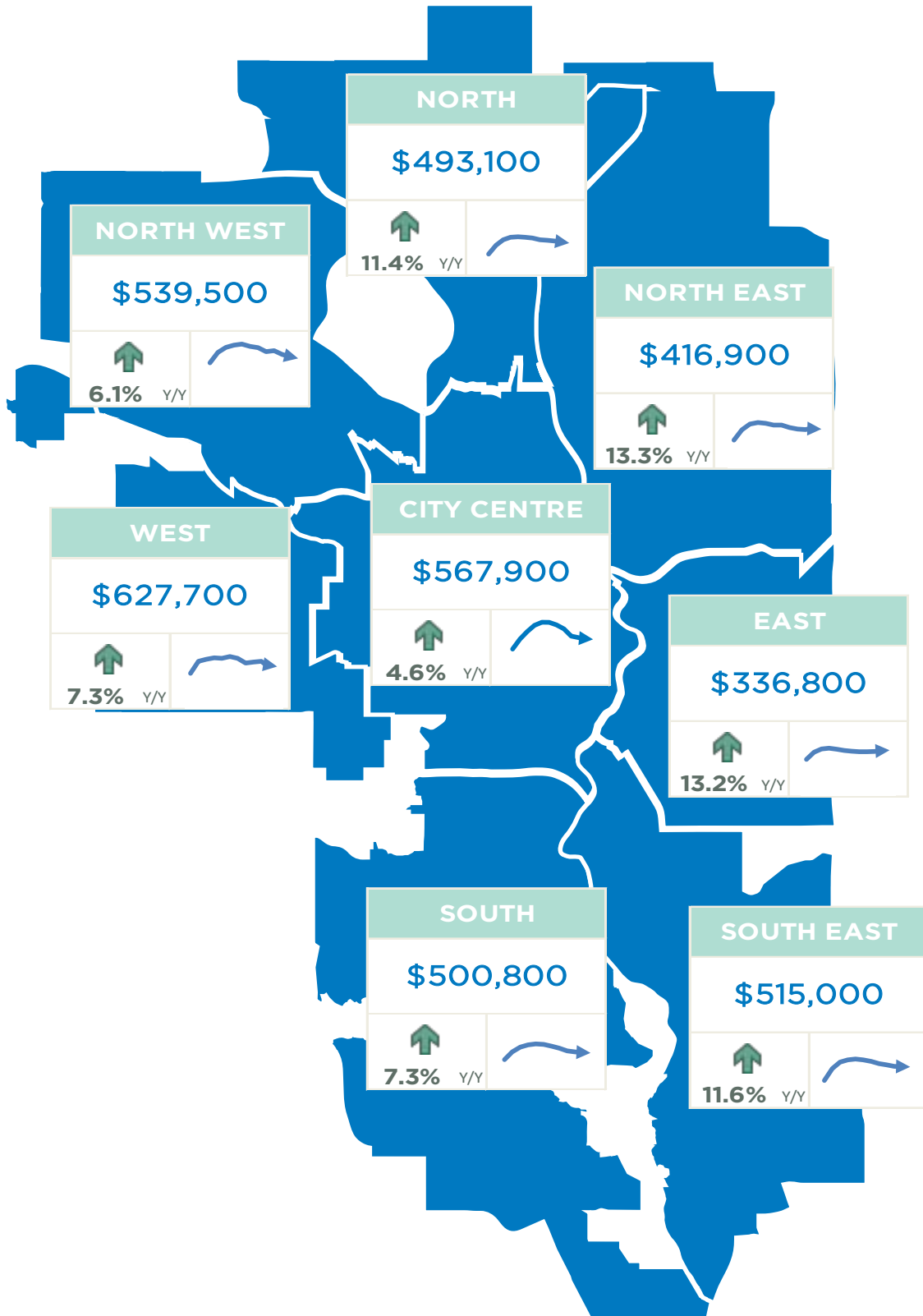
Significant reductions in new listings weighed on sales over the last few months of the year. Despite recent shifts, annual sales in the city reached a new record high, with 5,153 sales in 2022. Not only was it a record year, but sales were nearly double long-term trends. Higher lending rates are driving more purchasers toward the more affordable row options. While new listings were still higher than last year's levels on an annual basis, the recent pullback combined with relatively strong sales has caused inventory levels to fall. As of December, inventory levels were at the lowest since 2013. This has ensured that this segment of the market continues to favour the seller. While prices have eased by just over one percent from the June peak, overall year-to-date prices are nearly 15 percent higher than last year.



Apartment

Unlike other property types, apartment condominium sales continue to rise above the previous year's levels throughout the year. This caused year-to-date sales to rise by 50 percent to 6,221 units, a new record high. Demand for affordable product, along with renewed investor interest thanks to rental rate growth, helped support sales growth. Gains in this sector were also possible thanks to the growth in annual new listings. However, like other sectors, the increase in new listings was not enough to outweigh the sales growth, and inventory levels trended down to levels not seen since 2013. After several years of being oversupplied, the shift to tighter conditions supported annual price gains of nearly nine percent. While price gains occurred across every district, city-wide prices remain well below the previous highs reached back in 2014.

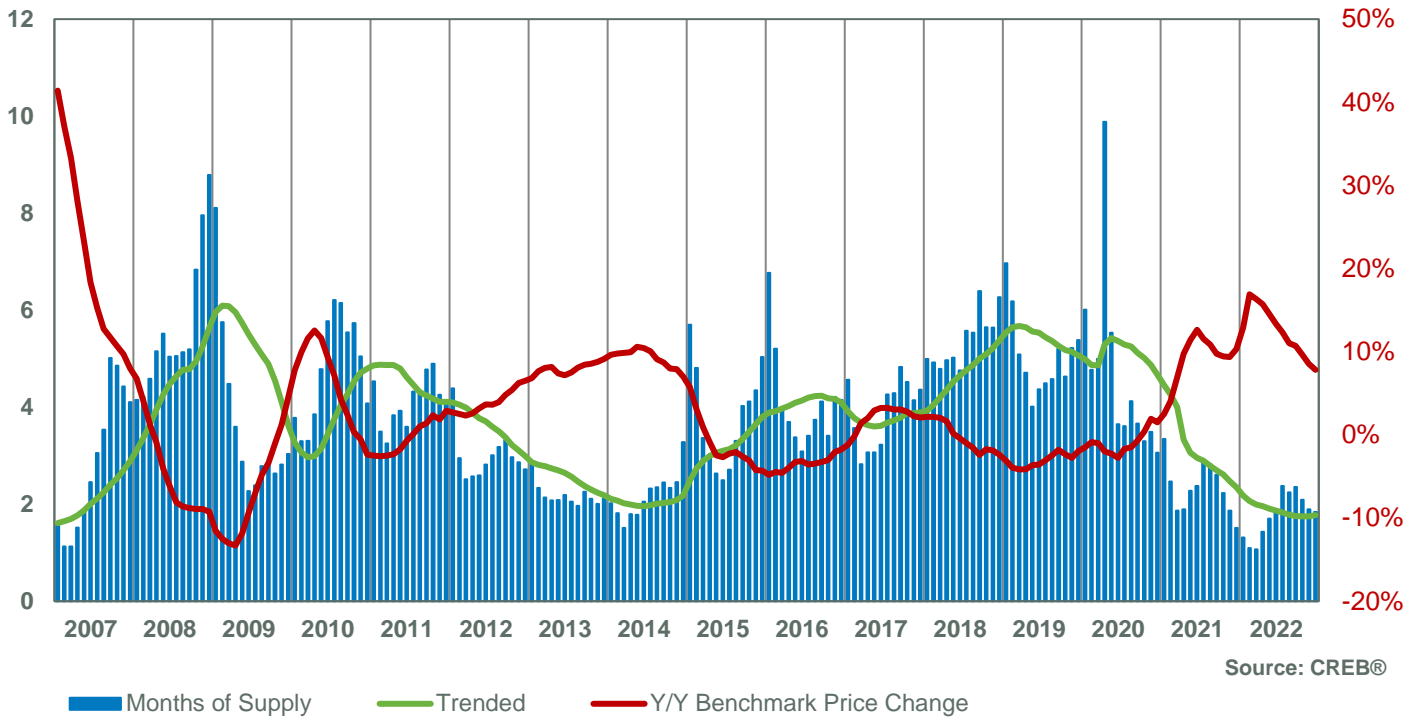
December 2022 District Total Residential Benchmark Price



	Dec-21	Dec-22	Y/Y % Change	2021	2022	% Change
CITY OF CALGARY						
Total Sales	1,735	1,204	-30.61%	27,685	29,672	7.18%
Total Sales Volume	\$828,203,865	\$596,258,278	-28.01%	\$13,639,198,727	\$15,336,413,230	12.44%
New Listings	1,231	1,031	-16.25%	37,667	38,893	3.25%
Inventory	2,618	2,214	-15.43%	5,297	4,159	-21.49%
Months of Supply	1.51	1.84	21.87%	2.30	1.68	-26.74%
Sales to New Listings	140.94%	116.78%	-24.16%	73.50%	76.29%	2.79%
Sales to List Price	98.53%	97.42%	-1.11%	98.11%	99.88%	1.76%
Days on Market	47	46	-2.94%	40	30	-25.00%
Benchmark Price	\$481,200	\$518,800	7.81%	\$470,750	\$529,317	12.44%
Median Price	\$430,000	\$451,250	4.94%	\$444,500	\$475,000	6.86%
Average Price	\$477,351	\$495,231	3.75%	\$492,657	\$516,865	4.91%
Index	239	258	7.83%	234	263	12.44%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Dec. 2022

	Dec-21	Dec-22	Y/Y % Change	2021	2022	% Change
DETACHED						
Total Sales	1,006	617	-38.67%	17,037	15,795	-7.29%
Total Sales Volume	\$590,021,398	\$394,211,110	-33.19%	\$9,970,362,927	\$10,357,978,608	3.89%
New Listings	646	495	-23.37%	21,192	21,200	0.04%
Inventory	902	1,061	17.63%	2,346	2,022	-13.78%
Months of Supply	0.90	1.72	91.79%	1.65	1.54	-7.00%
Sales to New Listings Ratio	155.73%	124.65%	-31.08%	80.39%	74.50%	-5.89%
Sales to List Price Ratio	98.97%	97.34%	-1.63%	98.36%	100.32%	1.95%
Days on Market	39	46	16.19%	33	25	-24.24%
Benchmark Price	\$564,300	\$619,600	9.80%	\$549,800	\$629,350	14.47%
Median Price	\$524,950	\$570,000	8.58%	\$517,000	\$592,500	14.60%
Average Price	\$586,502	\$638,916	8.94%	\$585,218	\$655,776	12.06%
APARTMENT						
Total Sales	307	311	1.30%	4,142	6,221	50.19%
Total Sales Volume	\$80,466,566	\$88,116,676	9.51%	\$1,105,307,523	\$1,763,271,200	59.53%
New Listings	293	287	-2.05%	7,501	8,262	10.15%
Inventory	1,057	650	-38.51%	1,634	1,203	-26.41%
Months of Supply	3.44	2.09	-39.30%	4.73	2.32	-51.01%
Sales to New Listings Ratio	104.78%	108.36%	3.58%	55.22%	75.30%	20.08%
Sales to List Price Ratio	96.19%	96.91%	0.72%	96.34%	97.44%	1.10%
Days on Market	67	49	-26.76%	61	44	-27.87%
Benchmark Price	\$251,700	\$274,800	9.18%	\$250,267	\$271,975	8.67%
Median Price	\$235,000	\$258,500	10.00%	\$230,000	\$250,000	8.70%
Average Price	\$262,106	\$283,333	8.10%	\$266,854	\$283,439	6.22%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	135	87	-35.56%	2,571	2,503	-2.64%
Total Sales Volume	\$66,924,058	\$47,318,075	-29.30%	\$1,282,631,580	\$1,377,404,614	7.39%
New Listings	107	104	-2.80%	3,454	3,306	-4.28%
Inventory	217	228	5.07%	457	349	-23.68%
Months of Supply	1.61	2.62	63.04%	2.13	1.67	-21.61%
Sales to New Listings Ratio	126.17%	83.65%	-42.51%	74.44%	75.71%	1.28%
Sales to List Price Ratio	98.49%	97.96%	-0.54%	98.16%	99.86%	1.73%
Days on Market	50	43	-13.64%	40	29	-27.50%
Benchmark Price	\$515,800	\$563,000	9.15%	\$505,550	\$566,075	11.97%
Median Price	\$455,000	\$512,000	12.53%	\$420,000	\$492,000	17.14%
Average Price	\$495,734	\$543,886	9.71%	\$498,884	\$550,301	10.31%
CITY OF CALGARY ROW						
Total Sales	287	189	-34.15%	3,935	5,153	30.95%
Total Sales Volume	\$90,791,843	\$66,612,417	-26.63%	\$1,280,896,697	\$1,837,758,808	43.47%
New Listings	185	145	-21.62%	5,520	6,125	10.96%
Inventory	442	275	-37.78%	861	585	-31.97%
Months of Supply	1.54	1.46	-5.52%	2.62	1.36	-48.05%
Sales to New Listings Ratio	155.14%	130.34%	-24.79%	71.29%	84.13%	12.84%
Sales to List Price Ratio	97.85%	98.15%	0.32%	97.67%	99.80%	2.18%
Days on Market	53	42	-19.48%	47	30	-36.17%
Benchmark Price	\$313,300	\$358,300	14.36%	\$309,483	\$355,308	14.81%
Median Price	\$297,500	\$350,000	17.65%	\$300,000	\$347,500	15.83%
Average Price	\$316,348	\$352,447	11.41%	\$325,514	\$356,639	9.56%

For a list of definitions, see page 29.

December 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	70	58	120.69%	227	3.24	\$793,700	5.77%	0.61%
North East	104	99	105.05%	229	2.20	\$472,100	15.03%	-0.96%
North	87	59	147.46%	98	1.13	\$575,500	13.53%	-0.67%
North West	81	60	135.00%	99	1.22	\$626,600	7.77%	-1.07%
West	50	44	113.64%	92	1.84	\$793,200	8.97%	1.54%
South	127	103	123.30%	172	1.35	\$593,900	8.79%	-0.02%
South East	75	51	147.06%	93	1.24	\$613,000	14.60%	0.29%
East	22	20	110.00%	41	1.86	\$387,200	14.59%	0.23%
TOTAL CITY	617	495	124.65%	1,061	1.72	\$619,600	9.80%	-0.02%
Apartment								
City Centre	139	126	110.32%	360	2.59	\$300,700	6.82%	-0.30%
North East	17	19	89.47%	37	2.18	\$215,300	17.52%	1.46%
North	23	22	104.55%	26	1.13	\$252,300	16.81%	-0.43%
North West	28	11	254.55%	41	1.46	\$242,200	9.30%	0.25%
West	27	32	84.38%	64	2.37	\$290,700	13.69%	-0.62%
South	42	35	120.00%	54	1.29	\$243,500	12.42%	-0.45%
South East	29	35	82.86%	57	1.97	\$278,800	12.46%	-4.46%
East	6	7	85.71%	11	1.83	\$171,900	13.24%	1.06%
TOTAL CITY	311	287	108.36%	650	2.09	\$274,800	9.18%	-0.79%
Semi-detached								
City Centre	22	26	84.62%	95	4.32	\$799,600	8.83%	0.35%
North East	12	19	63.16%	29	2.42	\$336,200	13.39%	-0.50%
North	13	19	68.42%	20	1.54	\$443,100	12.95%	-1.01%
North West	7	4	175.00%	17	2.43	\$530,700	6.67%	0.36%
West	5	7	71.43%	20	4.00	\$669,100	8.60%	0.84%
South	14	11	127.27%	18	1.29	\$431,700	10.75%	-0.14%
South East	8	15	53.33%	22	2.75	\$426,200	12.22%	0.38%
East	6	3	200.00%	6	1.00	\$289,600	15.98%	0.31%
TOTAL CITY	87	104	83.65%	228	2.62	\$563,000	9.15%	0.04%
Row								
City Centre	19	25	76.00%	59	3.11	\$502,600	12.74%	-0.40%
North East	29	16	181.25%	39	1.34	\$253,100	19.11%	0.48%
North	25	23	108.70%	34	1.36	\$341,700	16.90%	1.03%
North West	21	11	190.91%	21	1.00	\$355,900	11.99%	0.82%
West	15	20	75.00%	28	1.87	\$362,300	10.90%	-4.08%
South	41	28	146.43%	44	1.07	\$300,600	17.70%	-0.33%
South East	30	15	200.00%	40	1.33	\$371,600	21.04%	1.50%
East	9	6	150.00%	8	0.89	\$202,500	9.88%	-1.41%
TOTAL CITY	189	145	130.34%	275	1.46	\$358,300	14.36%	-0.11%

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

City of Calgary

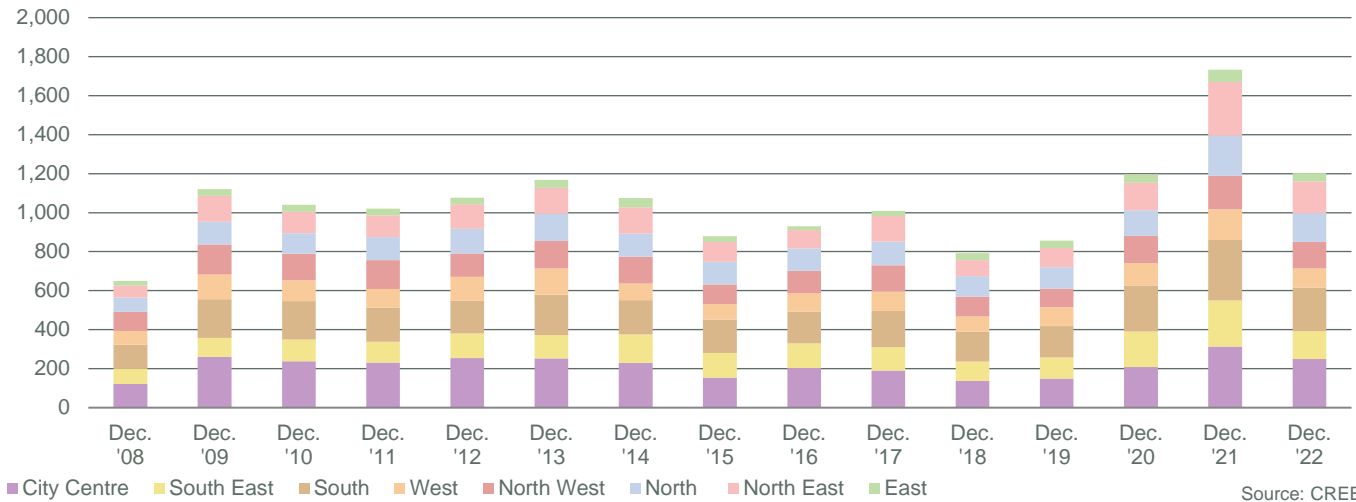
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Dec. 2022

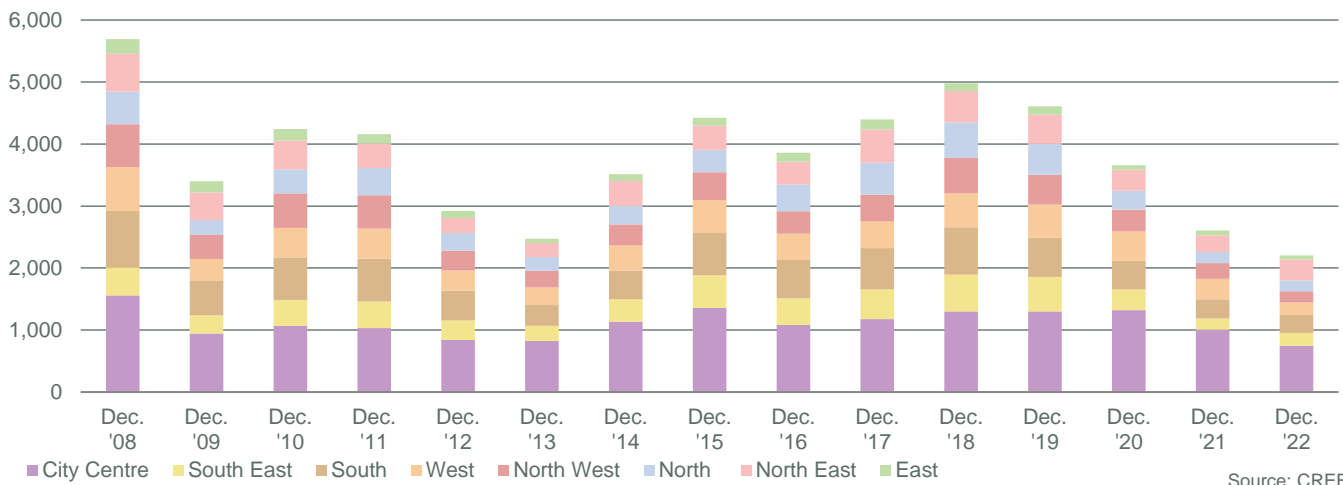
TOTAL SALES

DECEMBER



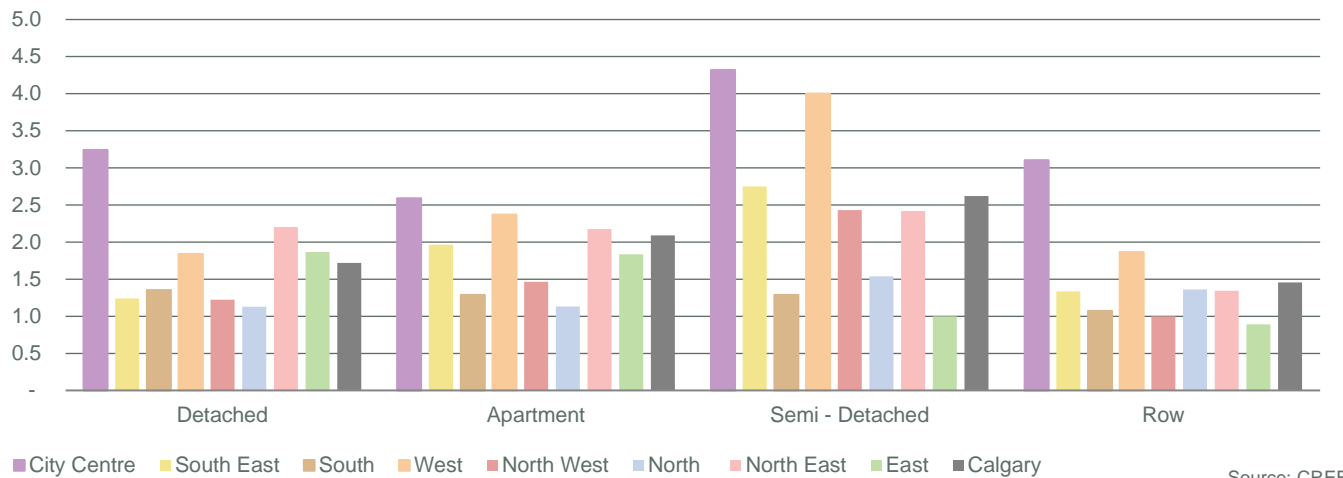
TOTAL INVENTORY

DECEMBER

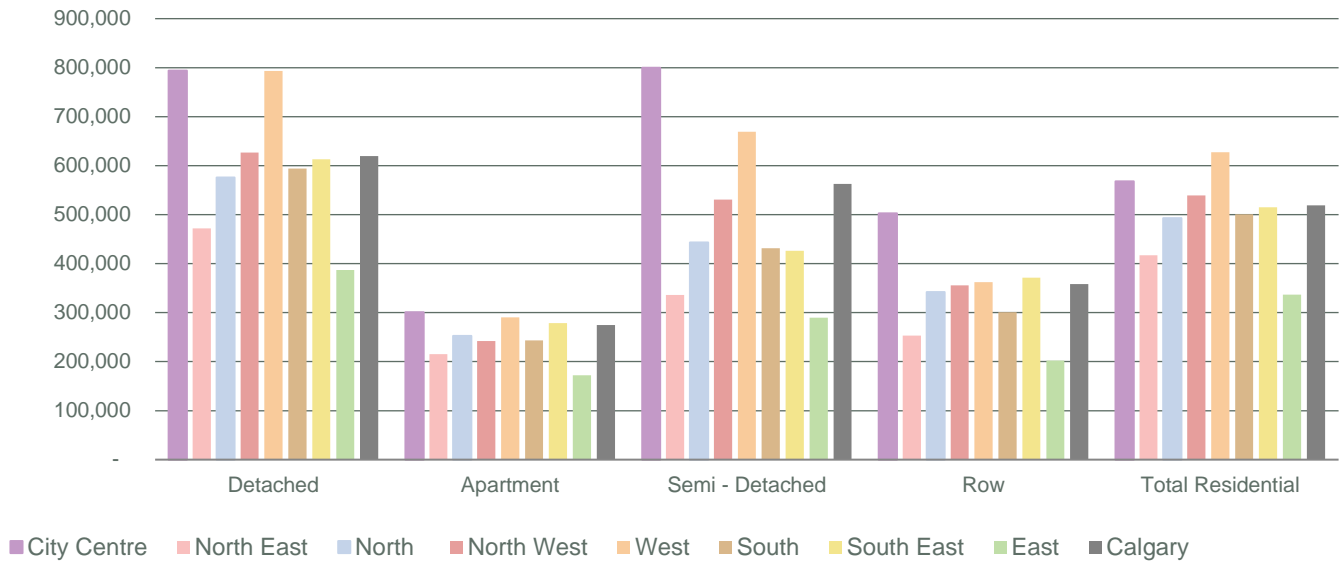


MONTHS OF SUPPLY

DECEMBER

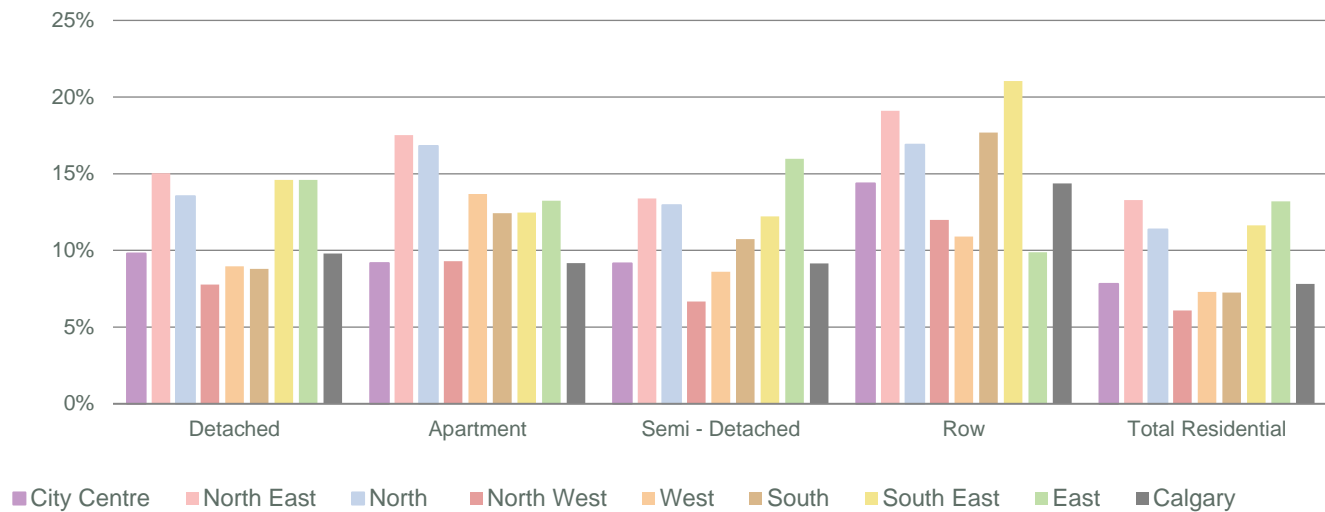


BENCHMARK PRICE - DECEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER

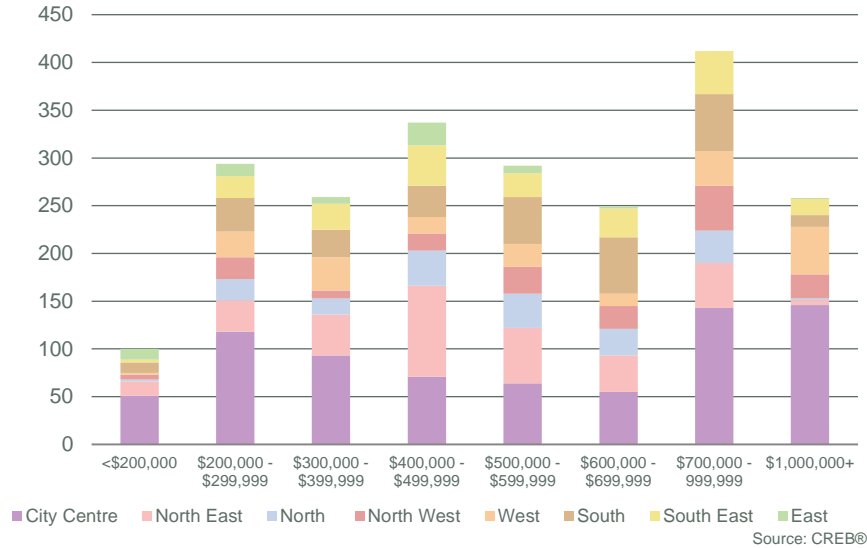


Source: CREB®

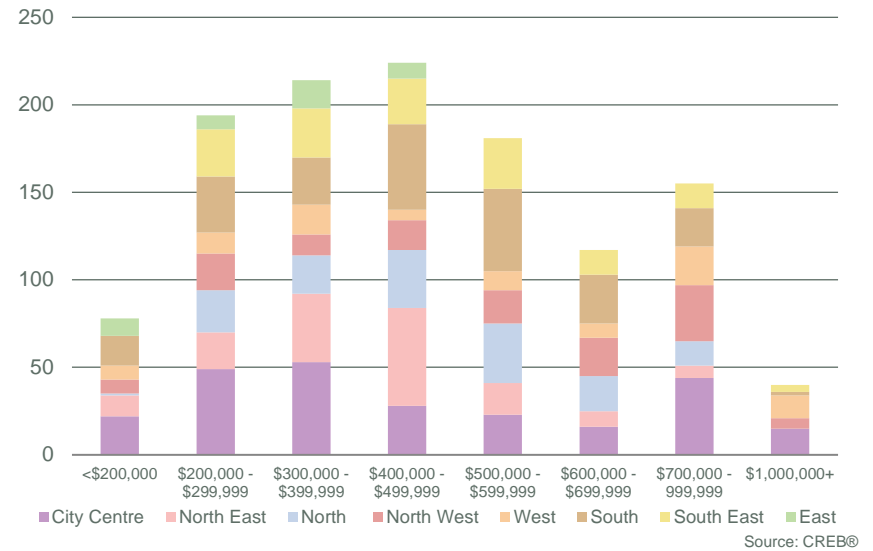
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001	1973	1992
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

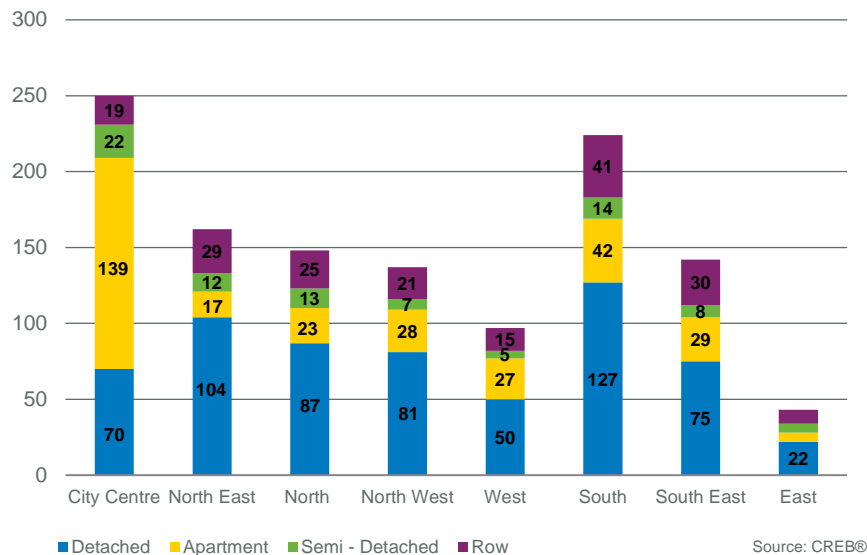
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



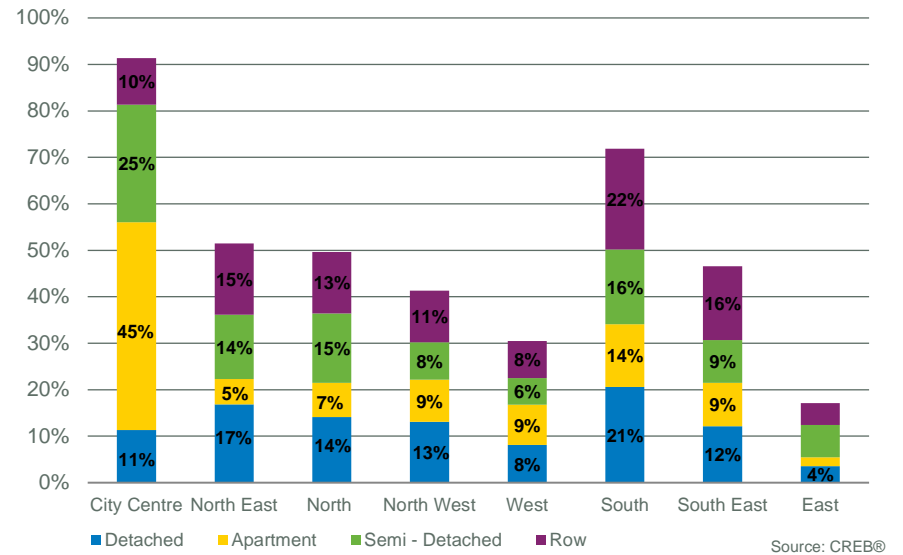
TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER



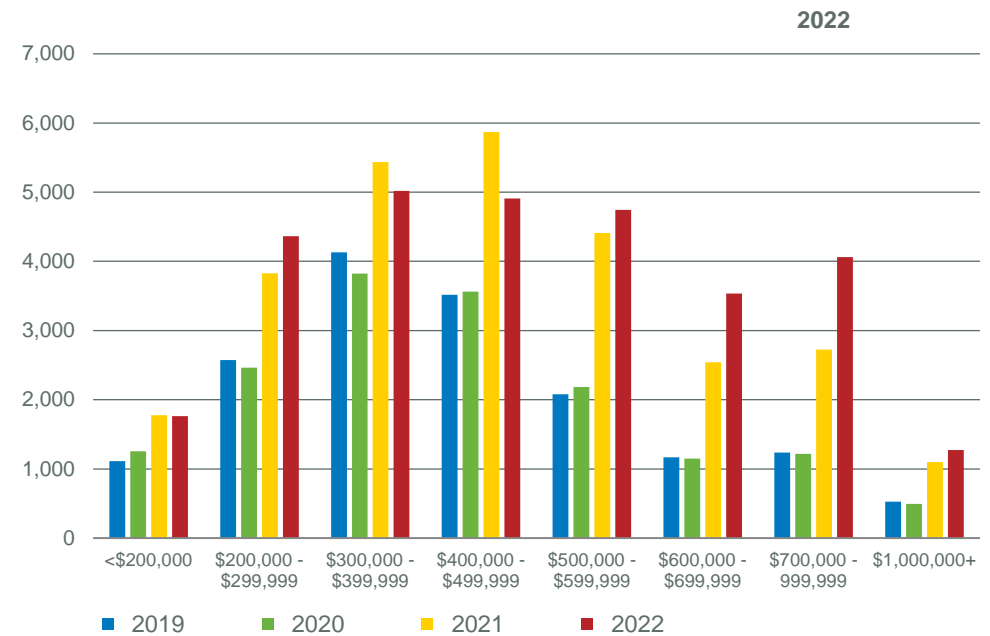
SHARE OF CITY WIDE SALES - DECEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	2,618
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	490,257	477,351
Index	218	222	229	233	237	238	239	238	236	237	238	239
2022												
Sales	2,004	3,293	4,091	3,399	3,063	2,839	2,249	2,133	1,895	1,857	1,645	1,204
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	2,718	2,626	2,175	1,611	1,031
Inventory	2,626	3,606	4,388	4,873	5,213	5,403	5,342	4,782	4,459	3,888	3,113	2,214
Days on Market	44	25	20	22	25	27	31	35	39	40	40	46
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900	539,900	531,800	527,400	523,900	520,200	518,800
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000	438,400	460,000	460,000	445,000	451,250
Average Price	511,944	547,841	537,853	532,310	519,911	517,787	491,452	485,173	498,867	509,598	490,087	495,231
Index	246	260	267	270	271	270	268	264	262	260	258	258

	Dec-21	Dec-22	2021	2022
CALGARY TOTAL SALES				
<\$100,000	2	1	23	19
\$100,000 - \$149,999	40	14	448	334
\$150,000 - \$199,999	99	63	1,306	1,412
\$200,000 - \$249,999	109	107	1,690	2,292
\$250,000 - \$299,999	168	87	2,137	2,074
\$300,000 - \$349,999	153	91	2,412	2,363
\$350,000 - \$399,999	185	123	3,024	2,655
\$400,000 - \$449,999	168	108	3,084	2,433
\$450,000 - \$499,999	150	116	2,786	2,478
\$500,000 - \$549,999	143	93	2,397	2,380
\$550,000 - \$599,999	119	88	2,012	2,363
\$600,000 - \$649,999	85	60	1,383	1,881
\$650,000 - \$699,999	94	57	1,157	1,653
\$700,000 - \$749,999	47	55	818	1,204
\$750,000 - \$799,999	39	40	659	966
\$800,000 - \$849,999	25	19	438	689
\$850,000 - \$899,999	14	20	341	576
\$900,000 - \$949,999	14	15	235	349
\$950,000 - \$999,999	16	7	234	277
\$1,000,000 - \$1,299,999	42	19	613	696
\$1,300,000 - \$1,499,999	9	4	170	214
\$1,500,000 - \$1,999,999	10	14	196	233
\$2,000,000 +	4	3	122	131
	1,735	1,204	27,685	29,672

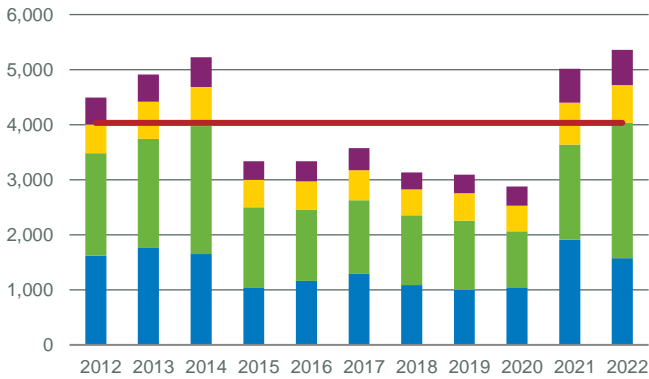
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

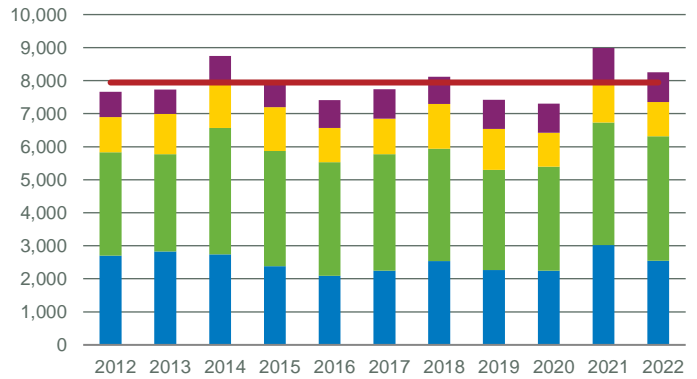
2022



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

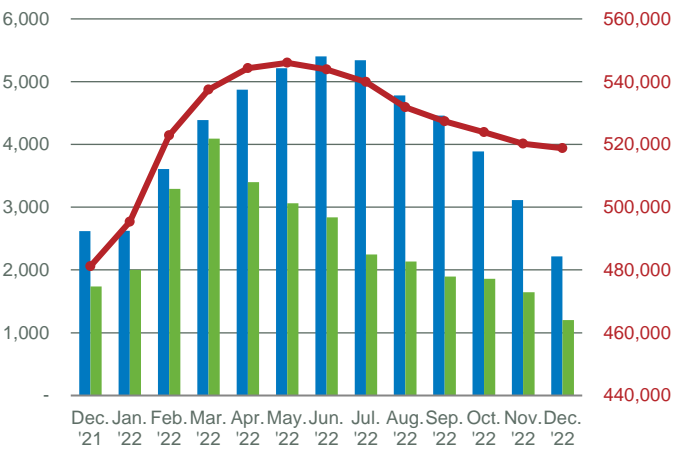
CITY OF CALGARY TOTAL NEW LISTINGS

2022



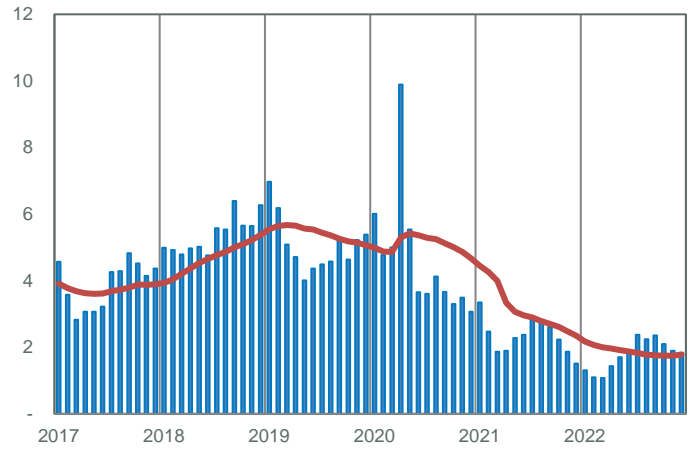
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



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

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



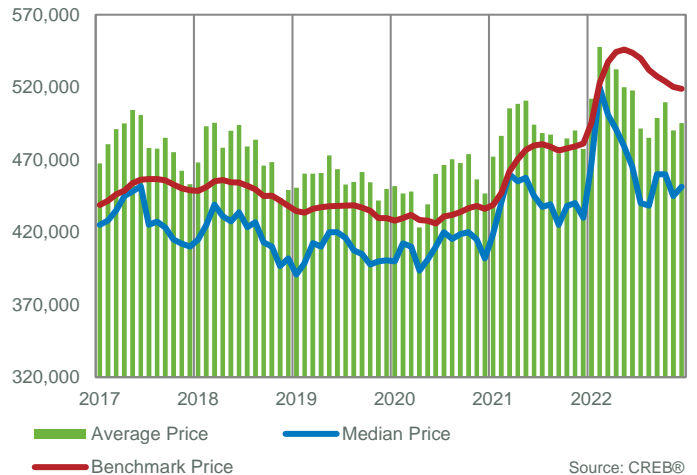
Legend: Months of Supply, Trended. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



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

CITY OF CALGARY TOTAL PRICES

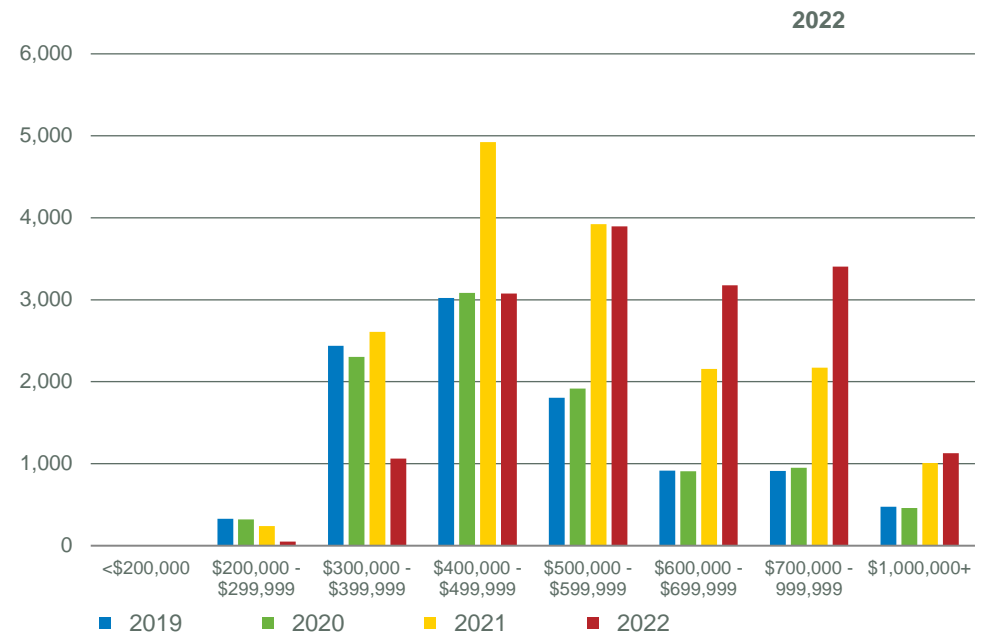


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	733	1,122	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	902
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	586,480	586,502
Index	200	204	211	215	218	219	219	219	218	218	219	221
2022												
Sales	1,146	1,896	2,267	1,849	1,616	1,483	1,131	1,064	969	942	815	617
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,382	1,151	849	495
Inventory	897	1,690	2,204	2,467	2,558	2,665	2,596	2,392	2,220	1,948	1,570	1,061
Days on Market	33	14	14	18	22	24	29	31	36	36	37	46
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500	643,600	633,000	628,000	623,900	619,700	619,600
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,000	582,000	561,000	570,000
Average Price	626,121	678,313	670,542	669,575	659,734	668,438	637,536	637,127	639,406	655,625	623,835	638,916
Index	228	243	250	253	254	253	252	248	246	244	242	242

	Dec-21	Dec-22	2021	2022
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	1
\$150,000 - \$199,999	1	-	5	2
\$200,000 - \$249,999	-	-	18	7
\$250,000 - \$299,999	20	1	222	45
\$300,000 - \$349,999	45	13	801	271
\$350,000 - \$399,999	112	33	1,808	792
\$400,000 - \$449,999	125	68	2,499	1,358
\$450,000 - \$499,999	121	84	2,423	1,717
\$500,000 - \$549,999	130	74	2,141	1,856
\$550,000 - \$599,999	102	66	1,783	2,038
\$600,000 - \$649,999	78	57	1,205	1,702
\$650,000 - \$699,999	81	53	951	1,475
\$700,000 - \$749,999	40	43	637	1,049
\$750,000 - \$799,999	34	34	505	827
\$800,000 - \$849,999	20	16	369	548
\$850,000 - \$899,999	12	15	276	461
\$900,000 - \$949,999	11	15	191	288
\$950,000 - \$999,999	13	7	194	230
\$1,000,000 - \$1,299,999	39	16	552	593
\$1,300,000 - \$1,499,999	9	4	162	198
\$1,500,000 - \$1,999,999	10	14	179	216
\$2,000,000 +	3	3	116	120
	1,006	617	17,037	15,795

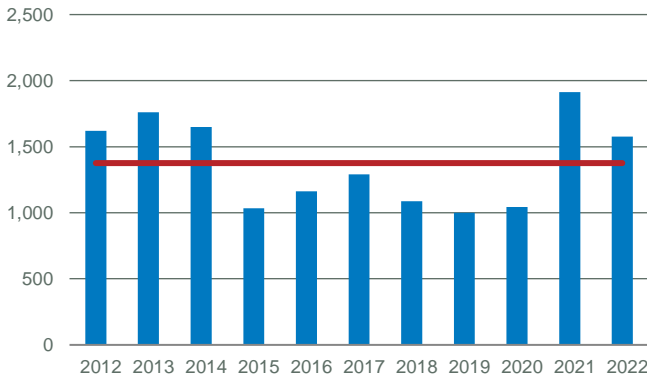
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

2022

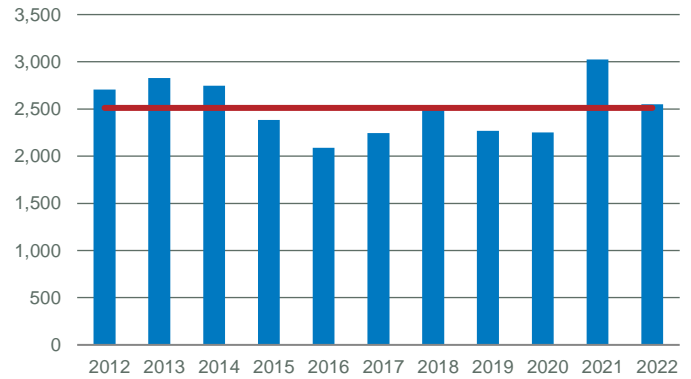


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

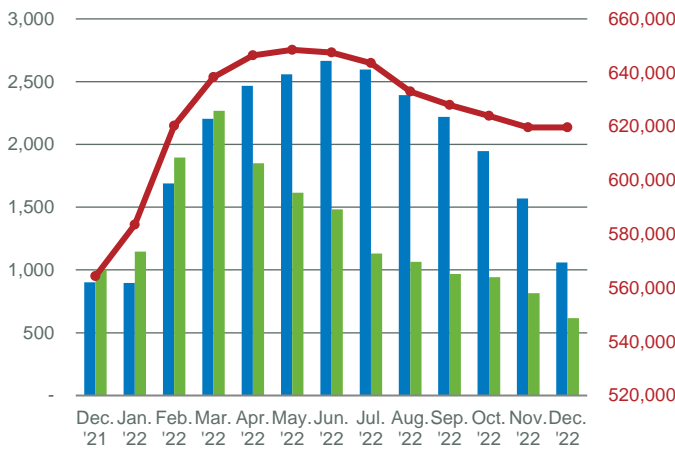
2022



■ Detached — 10 Year Average

Source: CREB®

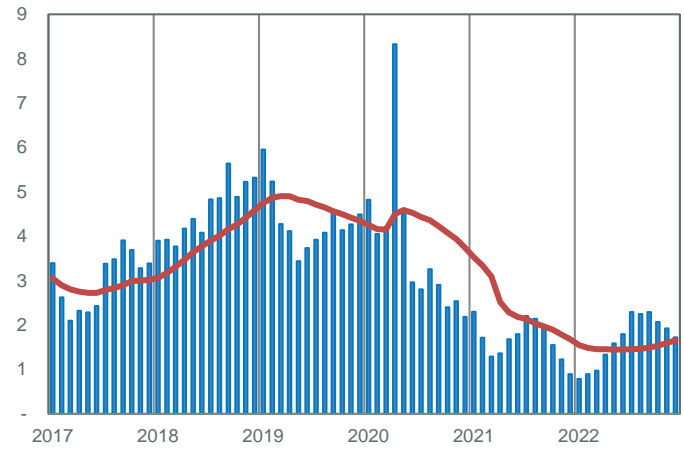
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

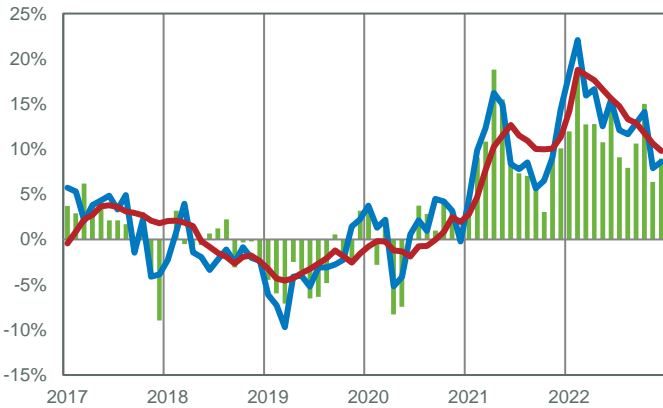
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE

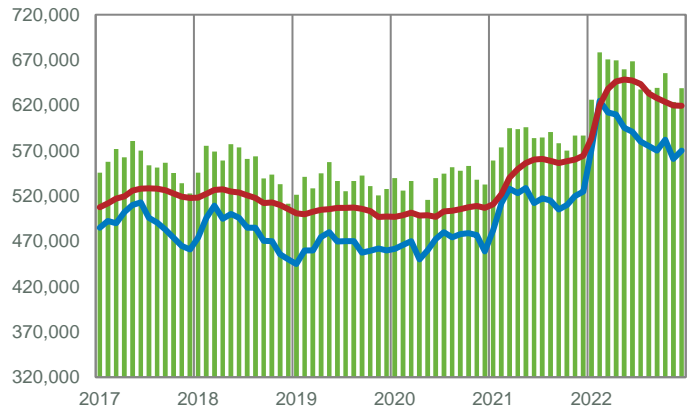


■ Average Price Y/Y% Change ■ Median Price Y/Y% Change

— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



■ Average Price ■ Median Price

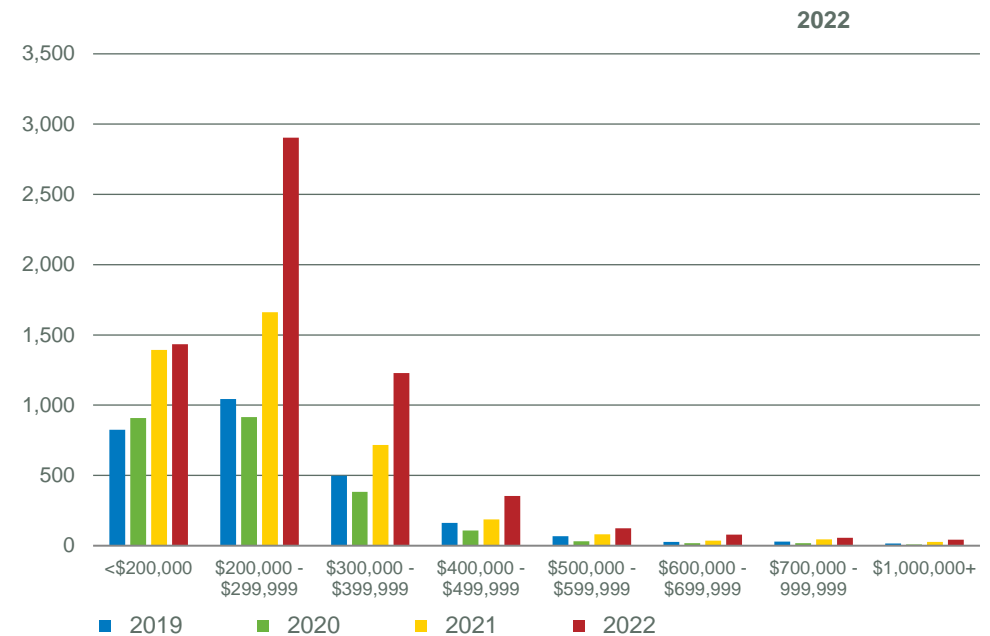
— Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	629	578	513	524	449	437	448	311
New Listings	550	694	994	893	948	931	795	653	605	533	379	287
Inventory	1,061	1,069	1,166	1,277	1,415	1,526	1,573	1,394	1,273	1,139	888	650
Days on Market	71	57	38	34	34	34	37	44	46	52	47	49
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400	278,800	277,700	277,900	277,800	277,000	274,800
Median Price	234,000	252,500	259,000	249,950	254,500	246,250	248,900	240,000	247,000	250,000	250,000	258,500
Average Price	268,056	274,158	290,839	276,383	289,072	279,585	276,145	270,176	303,391	297,383	292,124	283,333
Index	206	209	216	221	224	226	227	226	226	226	226	224

	Dec-21	Dec-22	2021	2022
CALGARY TOTAL SALES				
<\$100,000	1	-	21	18
\$100,000 - \$149,999	35	12	392	304
\$150,000 - \$199,999	71	48	979	1,112
\$200,000 - \$249,999	65	81	994	1,667
\$250,000 - \$299,999	51	64	668	1,237
\$300,000 - \$349,999	38	40	440	758
\$350,000 - \$399,999	22	38	276	470
\$400,000 - \$449,999	11	12	118	215
\$450,000 - \$499,999	4	6	68	138
\$500,000 - \$549,999	4	1	45	65
\$550,000 - \$599,999	2	3	35	58
\$600,000 - \$649,999	-	1	25	45
\$650,000 - \$699,999	1	1	10	34
\$700,000 - \$749,999	-	1	11	13
\$750,000 - \$799,999	-	1	5	15
\$800,000 - \$849,999	-	-	8	9
\$850,000 - \$899,999	-	-	9	6
\$900,000 - \$949,999	-	-	4	6
\$950,000 - \$999,999	-	-	8	8
\$1,000,000 - \$1,299,999	1	2	9	16
\$1,300,000 - \$1,499,999	-	-	3	5
\$1,500,000 - \$1,999,999	-	-	9	12
\$2,000,000 +	1	-	5	10
	307	311	4,142	6,221

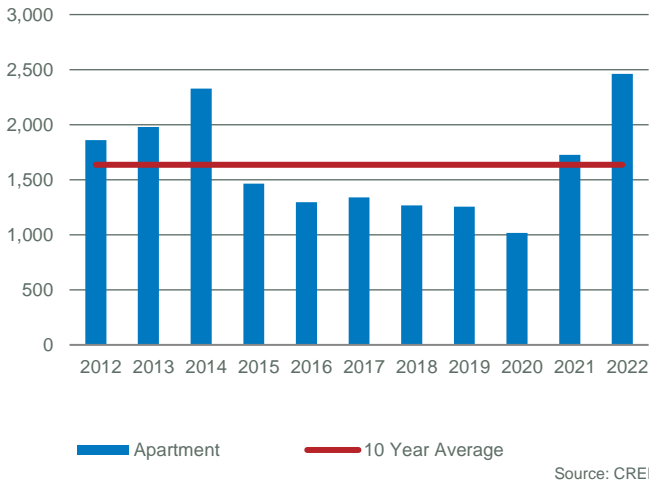
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

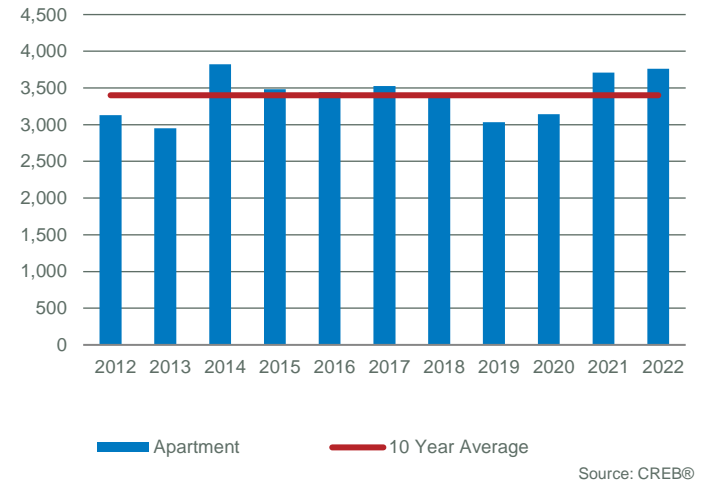
CITY OF CALGARY APARTMENT SALES

2022

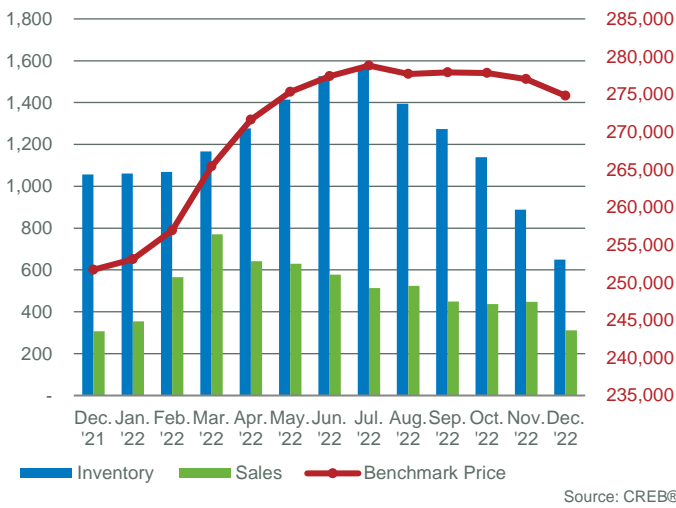


CITY OF CALGARY APARTMENT NEW LISTINGS

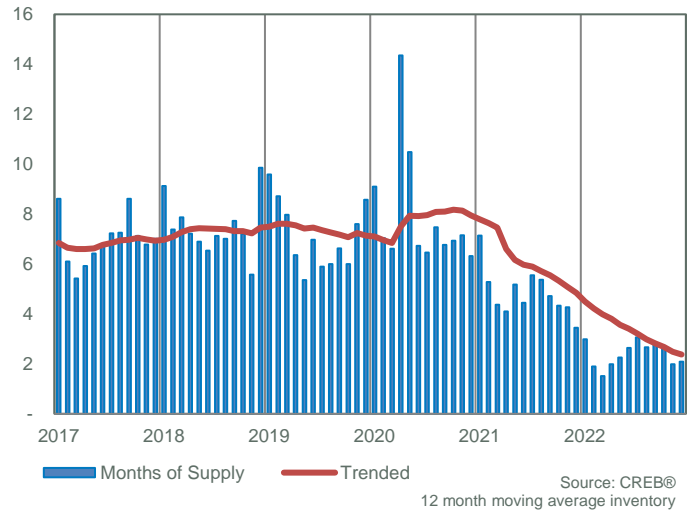
2022



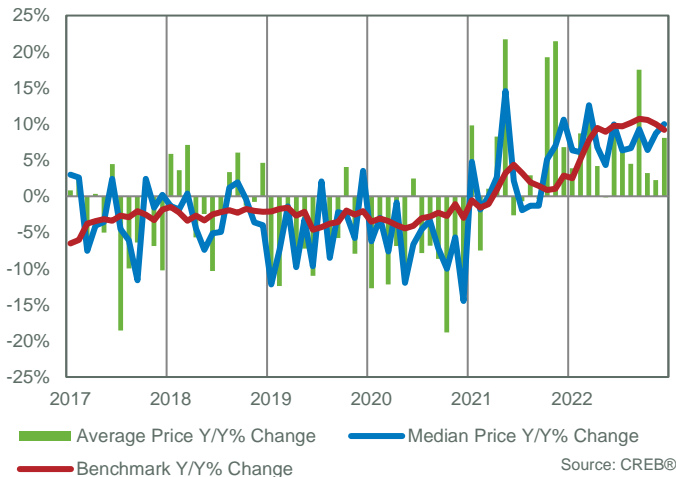
CITY OF CALGARY APARTMENT INVENTORY AND SALES



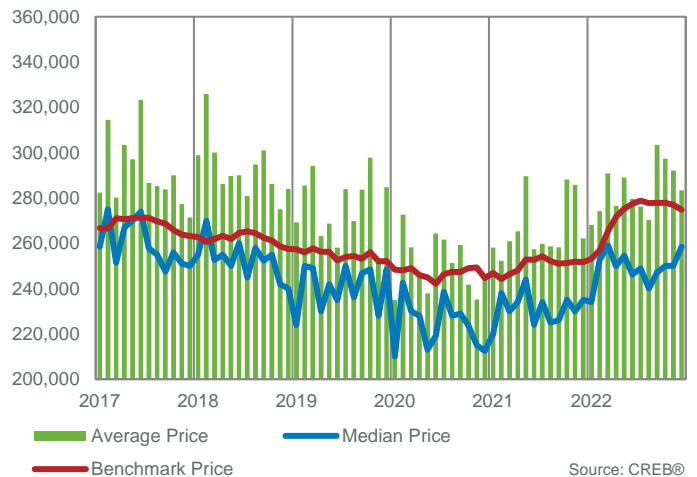
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



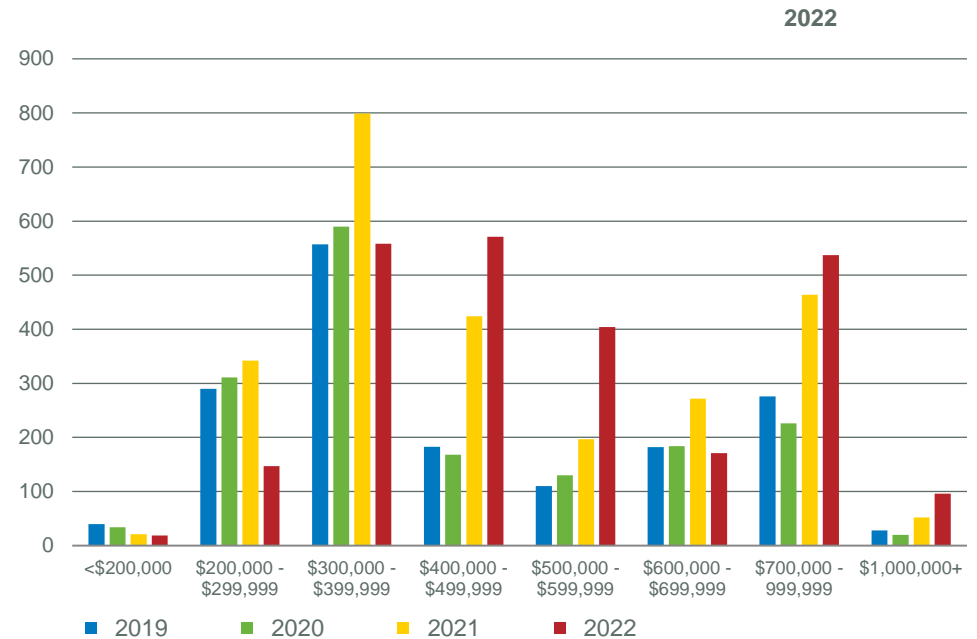
CITY OF CALGARY APARTMENT PRICES



	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	296	345	304	264	223	173	170	152	158	133	87
New Listings	267	395	462	371	358	311	274	207	238	187	132	104
Inventory	243	314	384	391	408	415	435	379	381	335	270	228
Days on Market	35	25	20	22	24	25	29	34	36	39	45	43
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600	577,000	569,300	562,400	558,700	562,800	563,000
Median Price	512,500	510,500	515,000	506,759	485,000	485,000	430,000	472,500	472,769	468,750	493,000	512,000
Average Price	558,489	563,081	584,388	563,340	541,943	541,181	512,733	514,793	507,623	536,375	587,101	543,886
Index	249	261	270	273	275	274	272	268	265	263	265	265

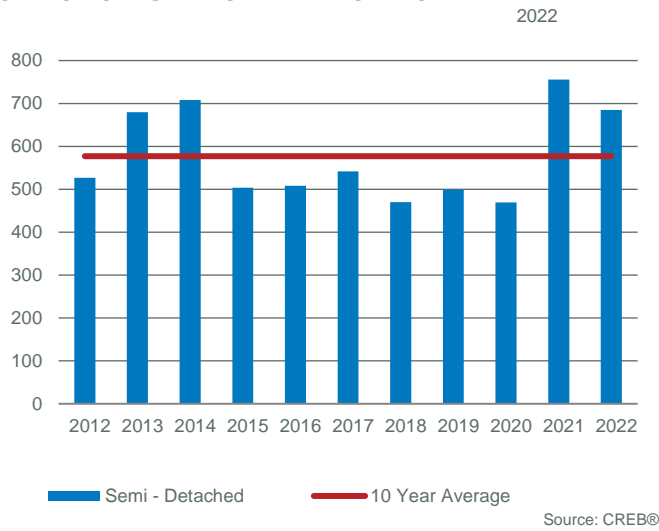
	Dec-21	Dec-22	2021	2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	2
\$150,000 - \$199,999	2	-	19	17
\$200,000 - \$249,999	4	2	84	29
\$250,000 - \$299,999	18	1	258	118
\$300,000 - \$349,999	16	6	336	268
\$350,000 - \$399,999	16	14	463	290
\$400,000 - \$449,999	10	5	265	269
\$450,000 - \$499,999	19	12	159	302
\$500,000 - \$549,999	3	15	85	286
\$550,000 - \$599,999	9	6	112	118
\$600,000 - \$649,999	3	1	113	73
\$650,000 - \$699,999	10	3	159	98
\$700,000 - \$749,999	7	8	148	115
\$750,000 - \$799,999	5	5	145	110
\$800,000 - \$849,999	5	3	55	119
\$850,000 - \$899,999	2	5	54	100
\$900,000 - \$949,999	2	-	35	55
\$950,000 - \$999,999	2	-	27	38
\$1,000,000 - \$1,299,999	2	1	44	83
\$1,300,000 - \$1,499,999	-	-	3	11
\$1,500,000 - \$1,999,999	-	-	4	2
\$2,000,000 +	-	-	1	-
	135	87	2,571	2,503

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

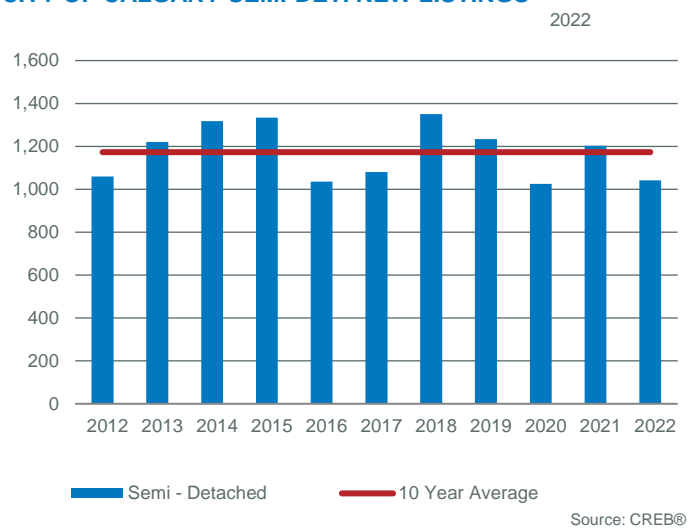


Source: CREB®

CITY OF CALGARY SEMI-DET. SALES



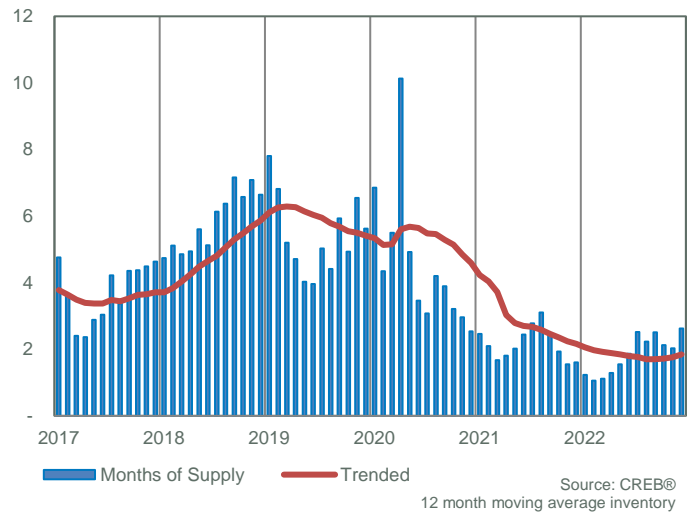
CITY OF CALGARY SEMI-DET. NEW LISTINGS



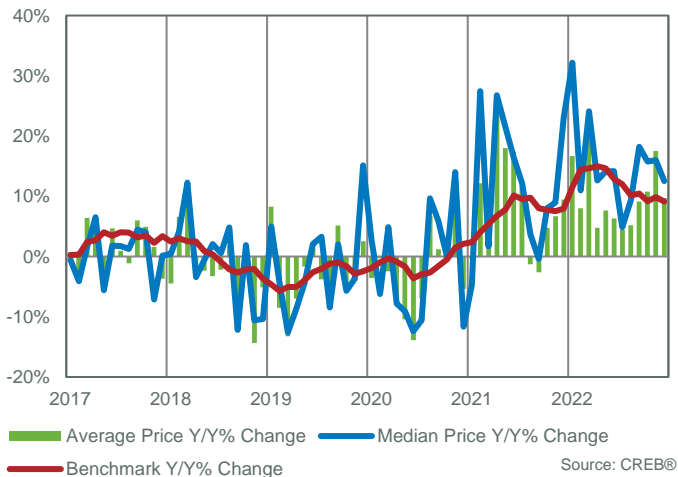
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



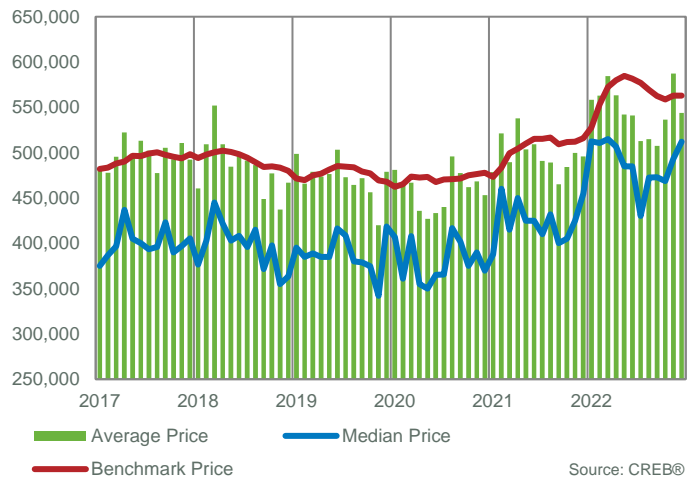
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



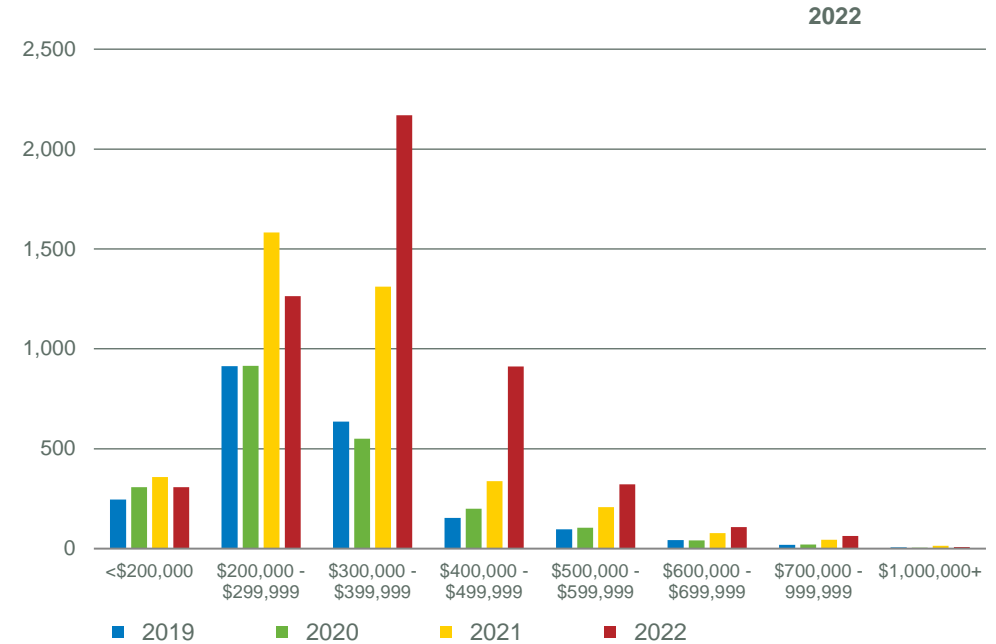
CITY OF CALGARY SEMI-DET. PRICES



	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	325	320	249	189
New Listings	364	692	883	782	771	654	500	378	401	304	251	145
Inventory	425	533	634	738	832	797	738	617	585	466	385	275
Days on Market	58	30	19	20	24	27	30	35	38	37	35	42
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700	362,500	361,300	362,100	361,000	358,700	358,300
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500	330,000	335,000	352,500	350,000
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022	345,810	356,314	356,673	352,447
Index	191	201	208	214	215	215	215	214	214	214	212	212

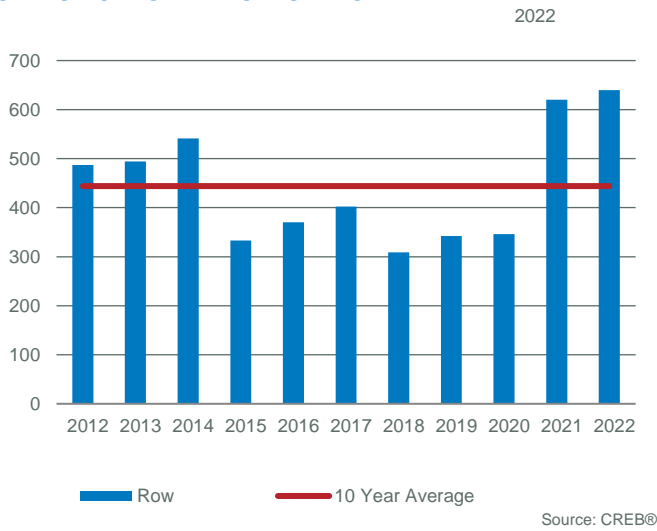
	Dec-21	Dec-22	2021	2022
CALGARY TOTAL SALES				
<\$100,000	1	-	2	-
\$100,000 - \$149,999	5	2	54	27
\$150,000 - \$199,999	25	15	303	281
\$200,000 - \$249,999	40	24	594	589
\$250,000 - \$299,999	79	21	989	674
\$300,000 - \$349,999	54	32	835	1,066
\$350,000 - \$399,999	35	38	477	1,103
\$400,000 - \$449,999	22	23	202	591
\$450,000 - \$499,999	6	14	136	321
\$500,000 - \$549,999	6	3	126	173
\$550,000 - \$599,999	6	13	82	149
\$600,000 - \$649,999	4	1	40	61
\$650,000 - \$699,999	2	-	37	46
\$700,000 - \$749,999	-	3	22	27
\$750,000 - \$799,999	-	-	4	14
\$800,000 - \$849,999	-	-	6	13
\$850,000 - \$899,999	-	-	2	9
\$900,000 - \$949,999	1	-	5	-
\$950,000 - \$999,999	1	-	5	1
\$1,000,000 - \$1,299,999	-	-	8	4
\$1,300,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,999,999	-	-	4	3
\$2,000,000 +	-	-	-	1
	287	189	3,935	5,153

CITY OF CALGARY ROW SALES BY PRICE RANGE

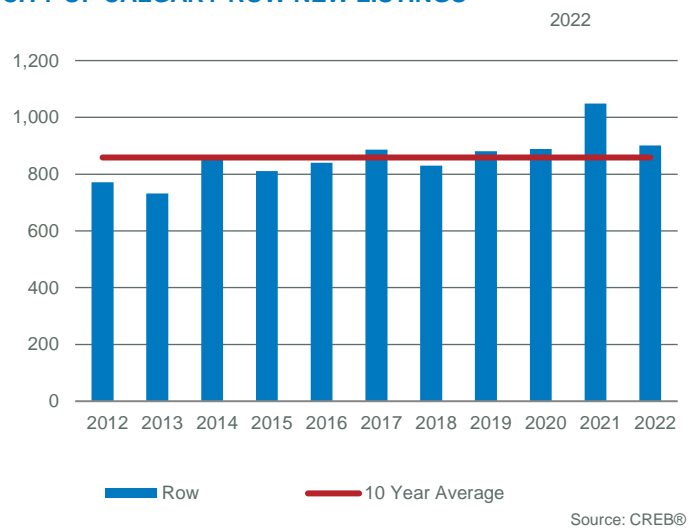


Source: CREB®

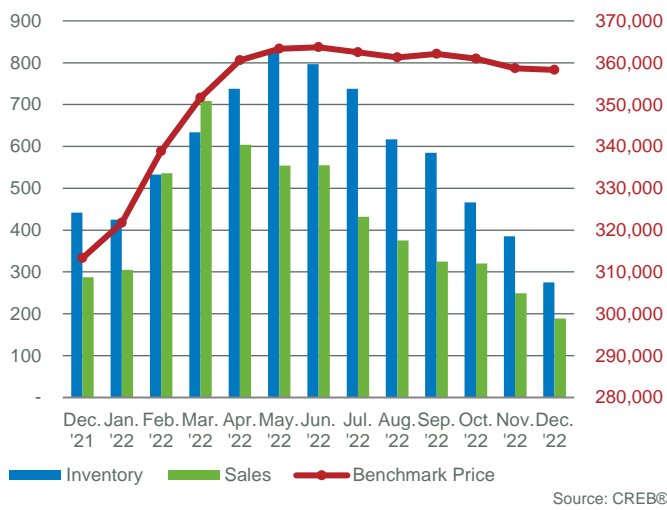
CITY OF CALGARY ROW SALES



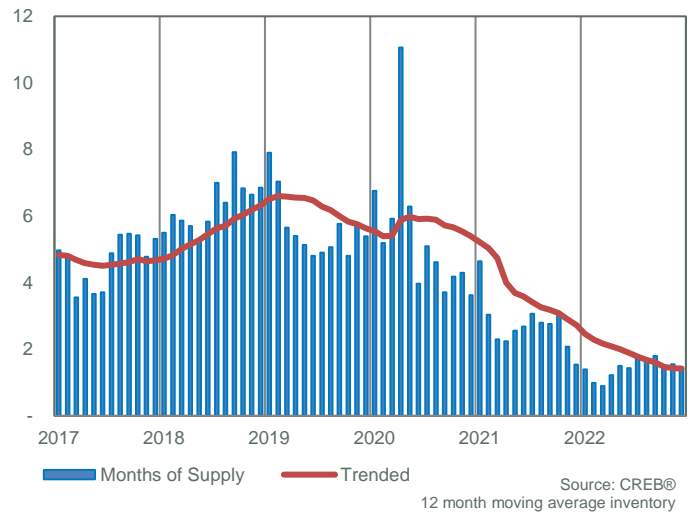
CITY OF CALGARY ROW NEW LISTINGS



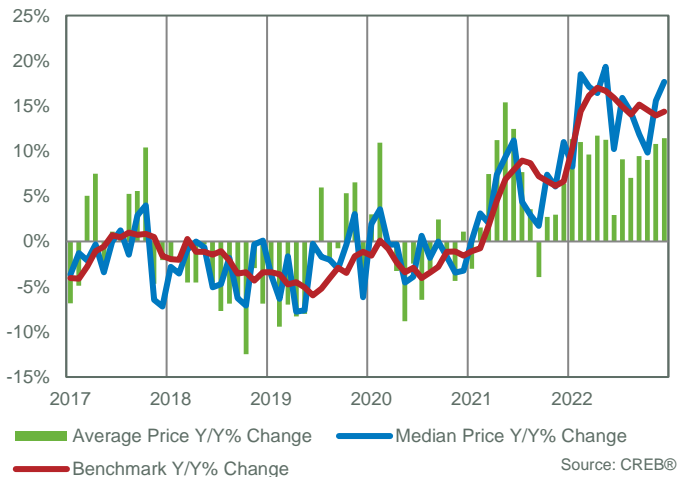
CITY OF CALGARY ROW INVENTORY AND SALES



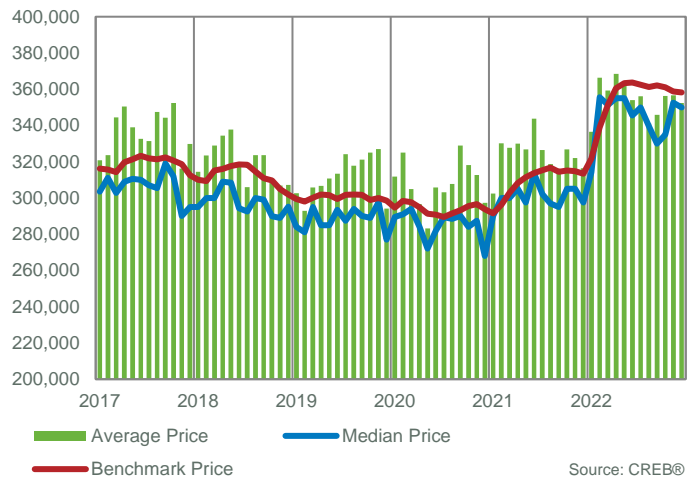
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

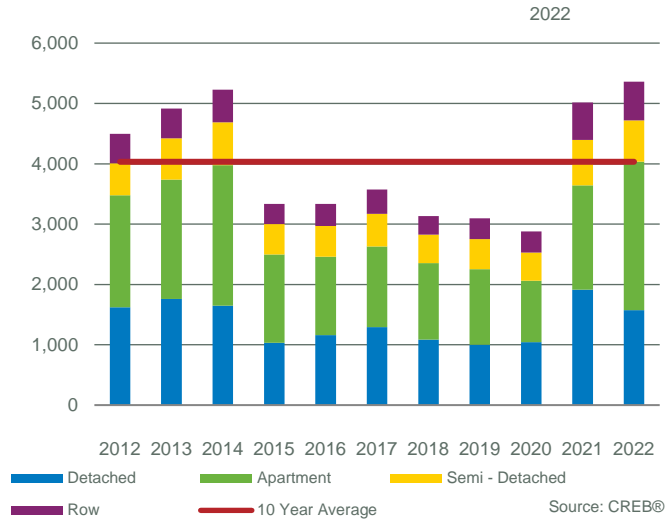


CITY OF CALGARY ROW PRICES

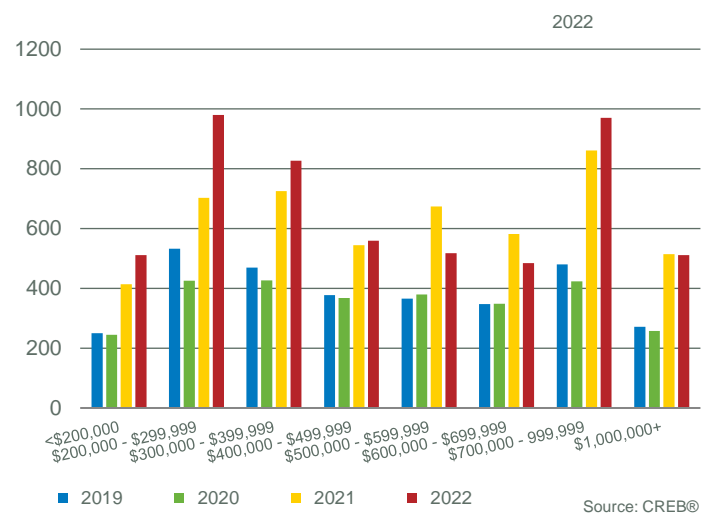


CITY CENTRE

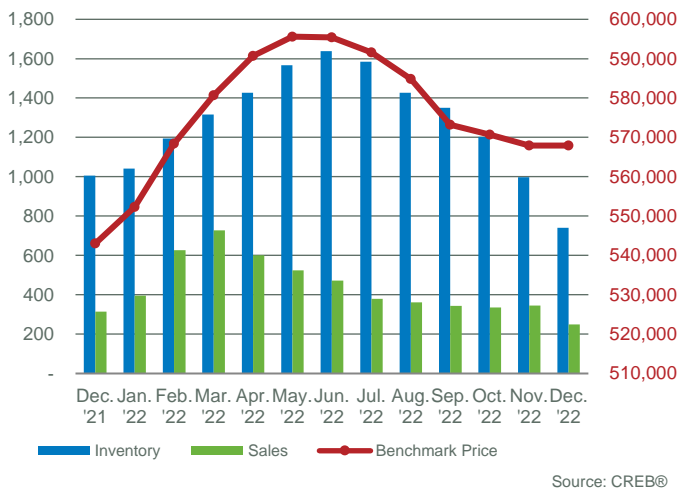
CITY CENTRE TOTAL SALES



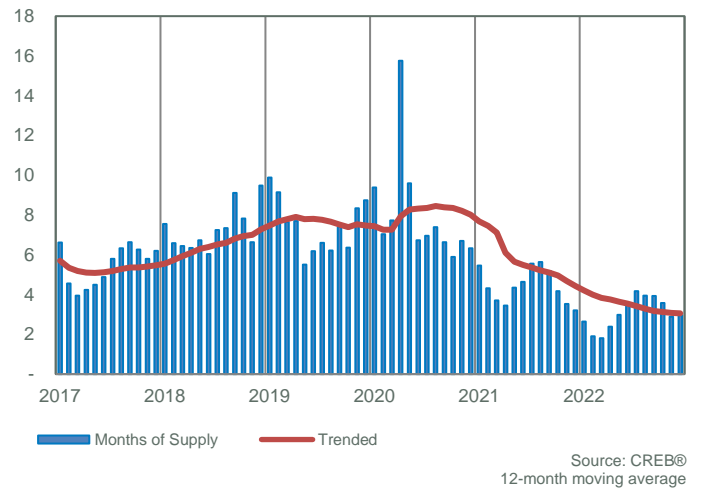
CITY CENTRE TOTAL SALES BY PRICE RANGE



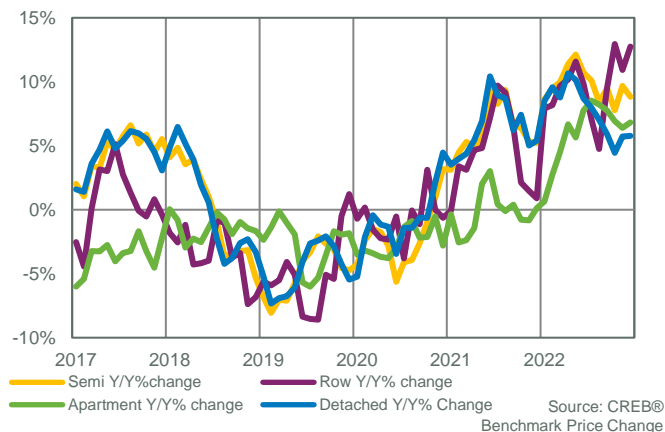
CITY CENTRE INVENTORY AND SALES



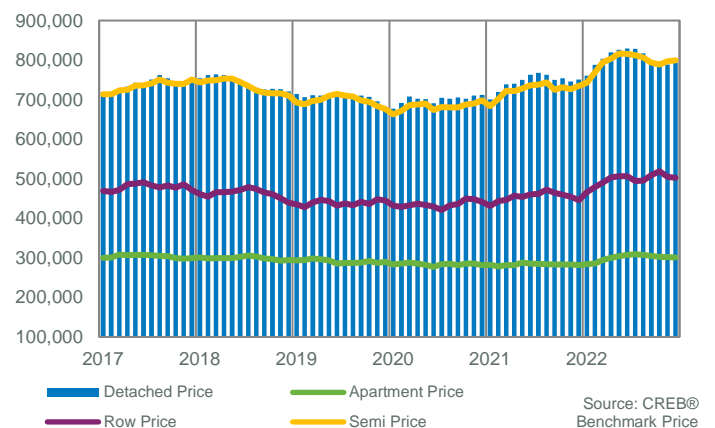
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

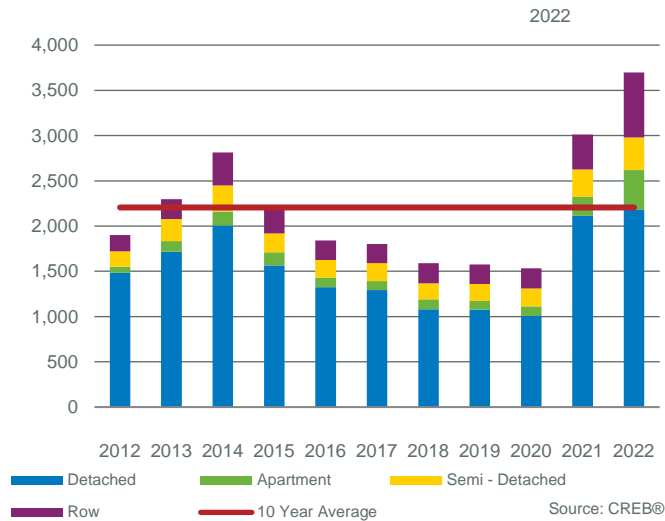


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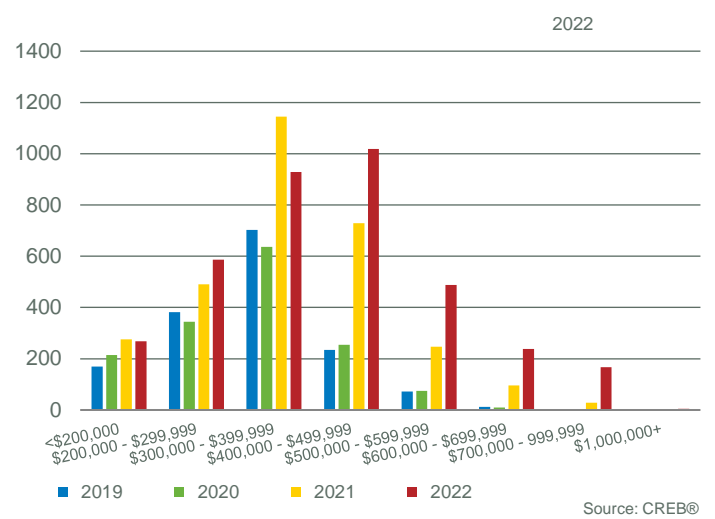


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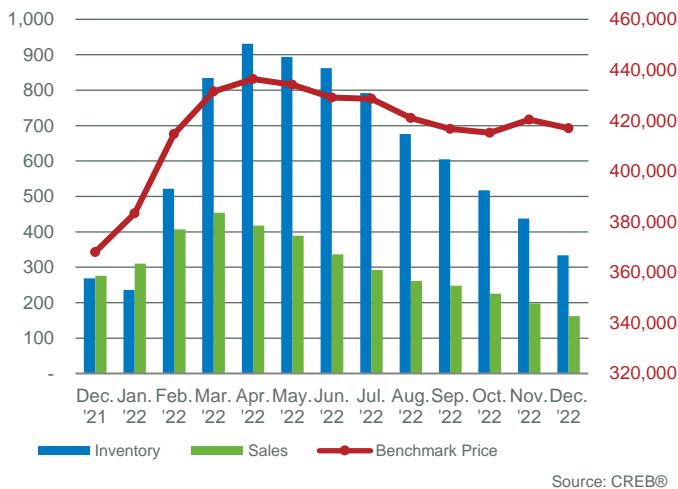
NORTHEAST TOTAL SALES



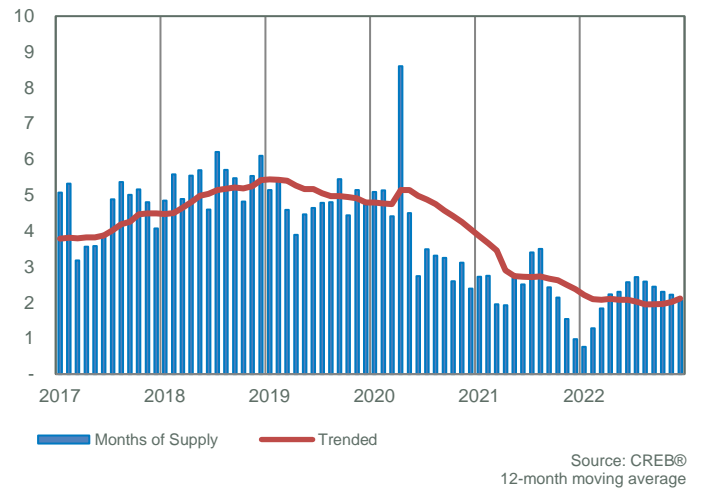
NORTHEAST TOTAL SALES BY PRICE RANGE



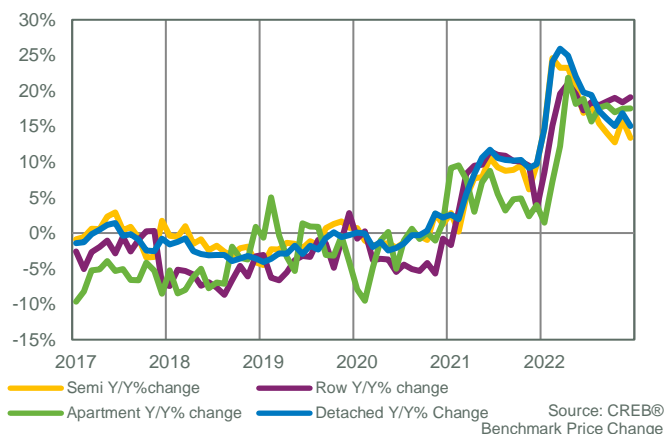
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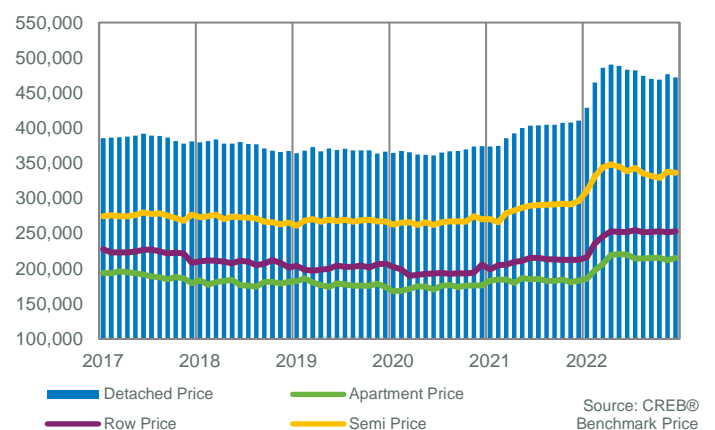
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

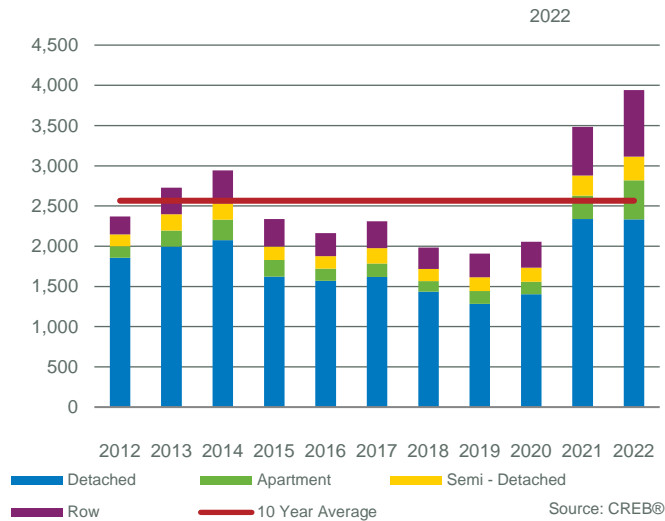


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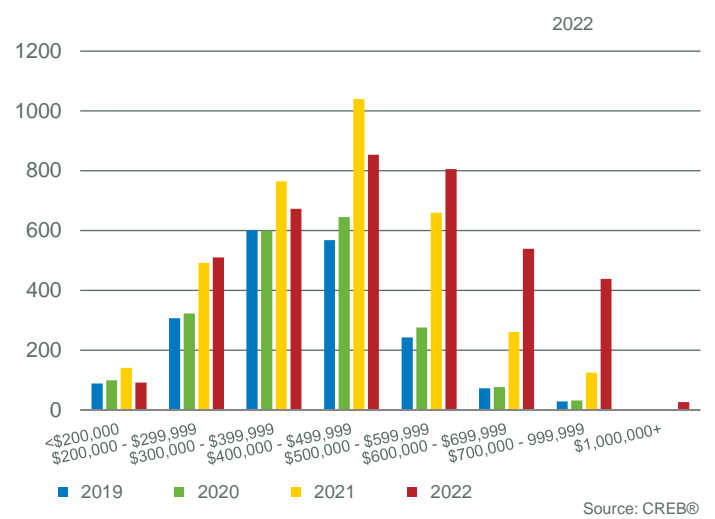


NORTH

NORTH TOTAL SALES



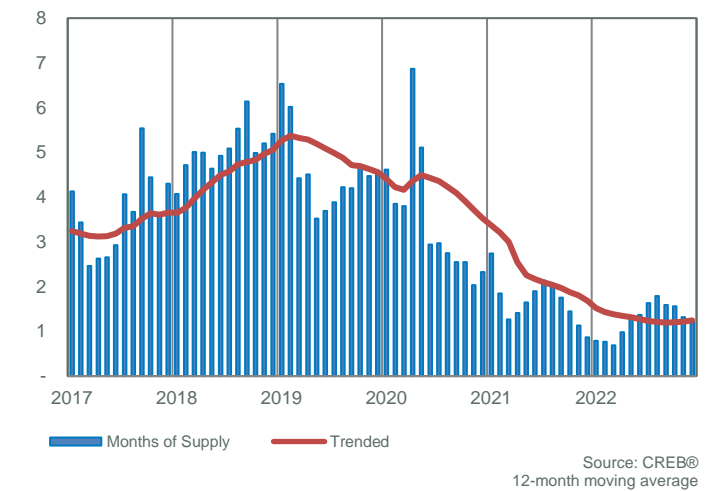
NORTH TOTAL SALES BY PRICE RANGE



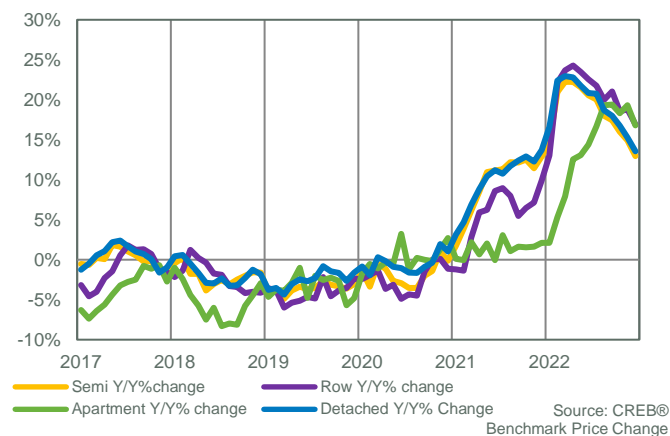
NORTH INVENTORY AND SALES



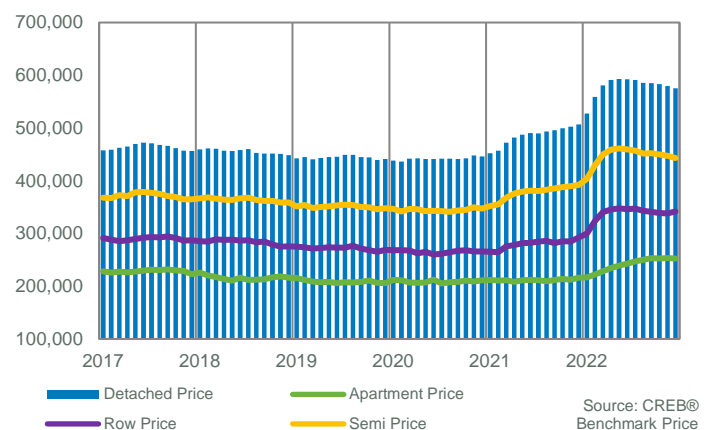
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

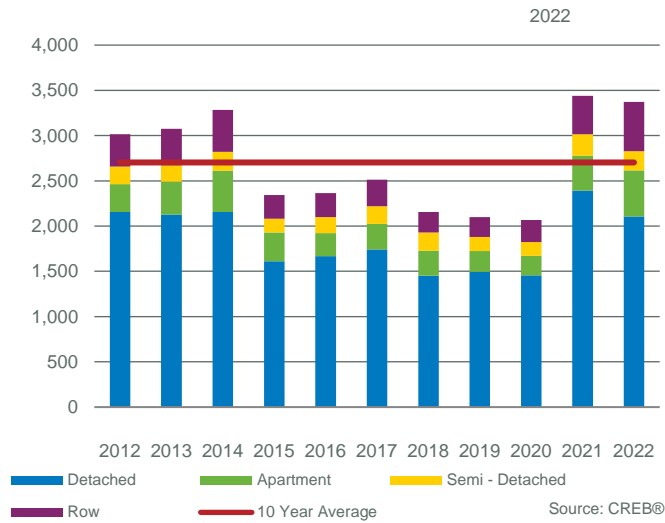


NORTH PRICES

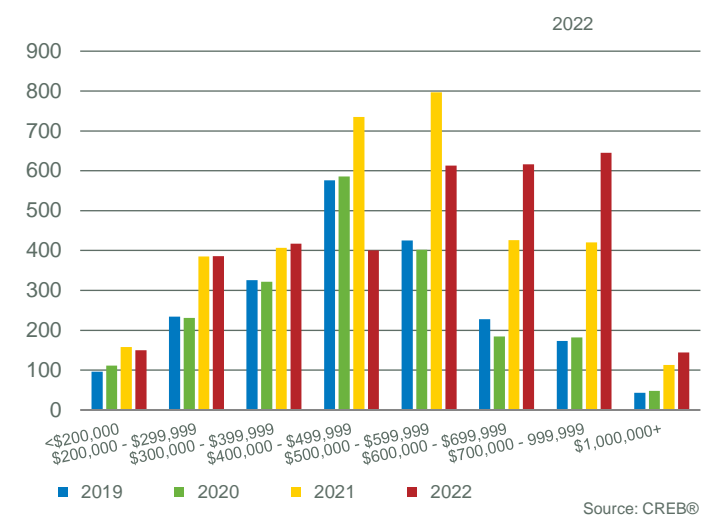


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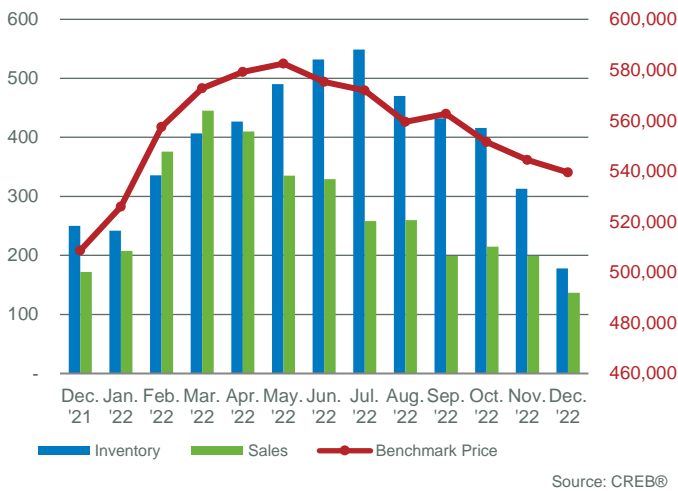
NORTHWEST TOTAL SALES



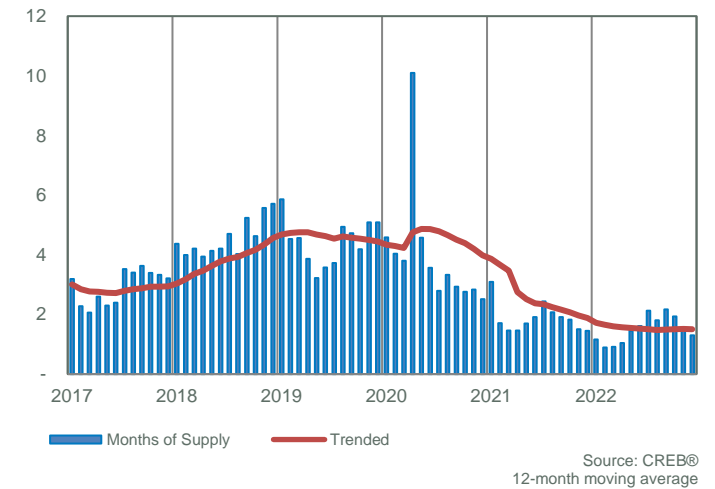
NORTHWEST TOTAL SALES BY PRICE RANGE



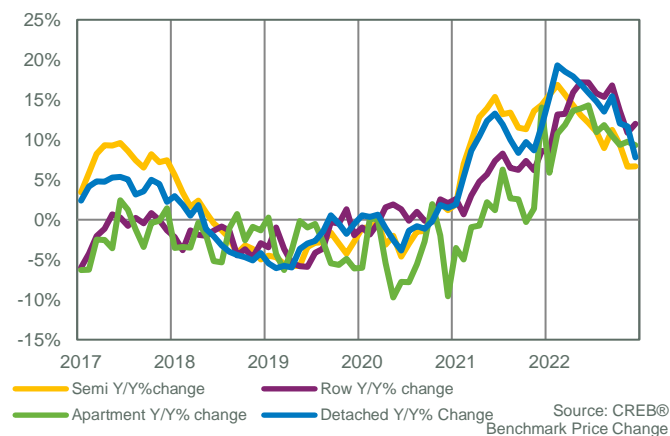
NORTHWEST INVENTORY AND SALES



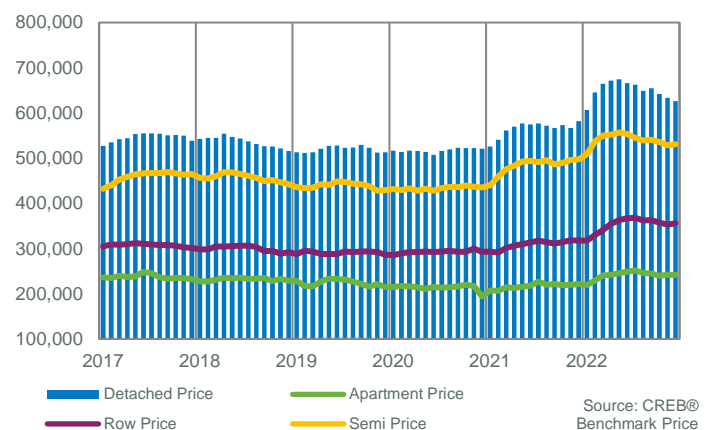
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

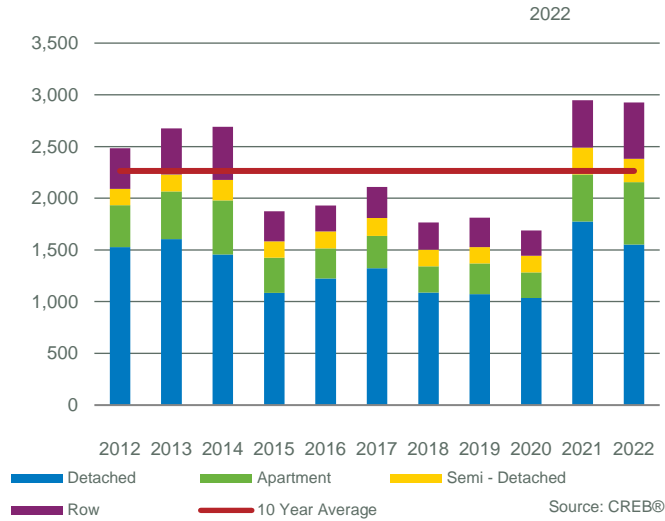


NORTHWEST PRICES

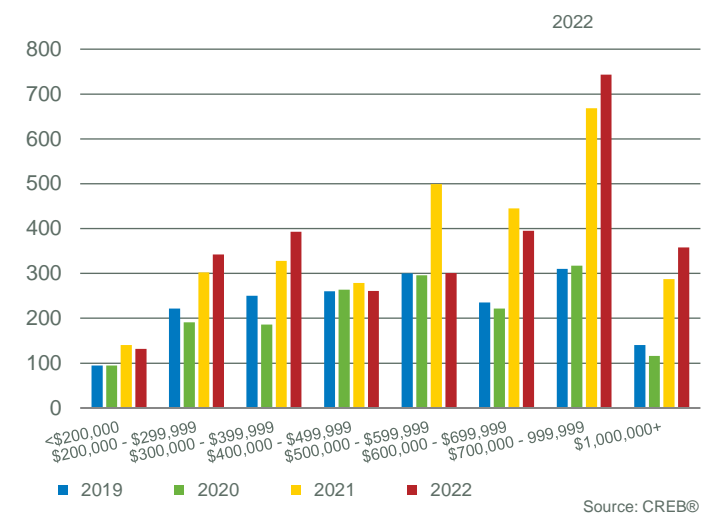


WEST

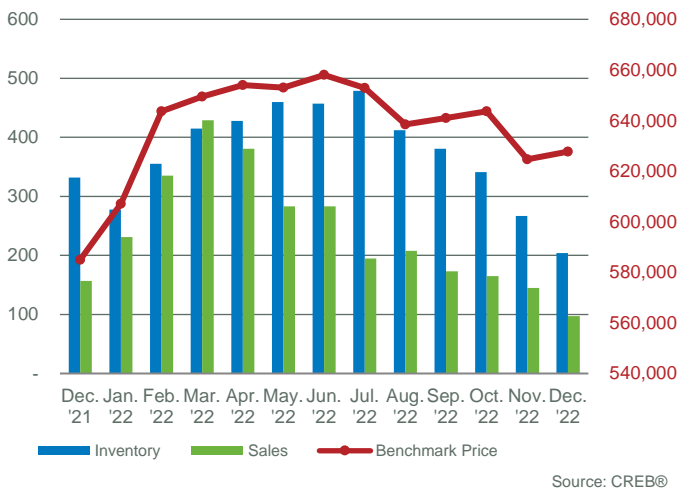
WEST TOTAL SALES



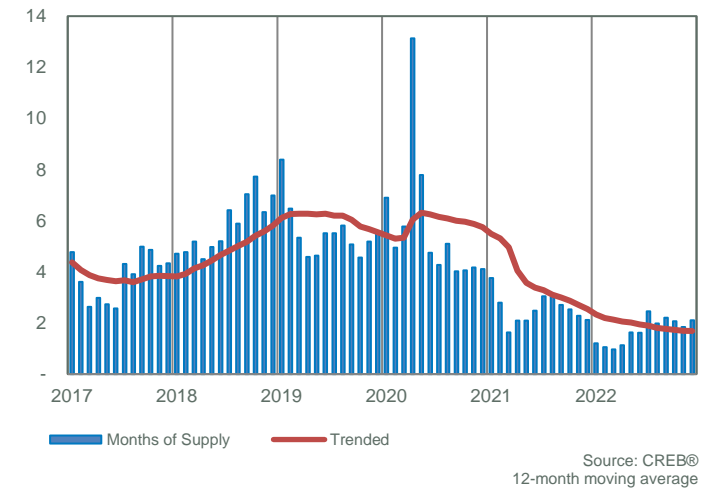
WEST TOTAL SALES BY PRICE RANGE



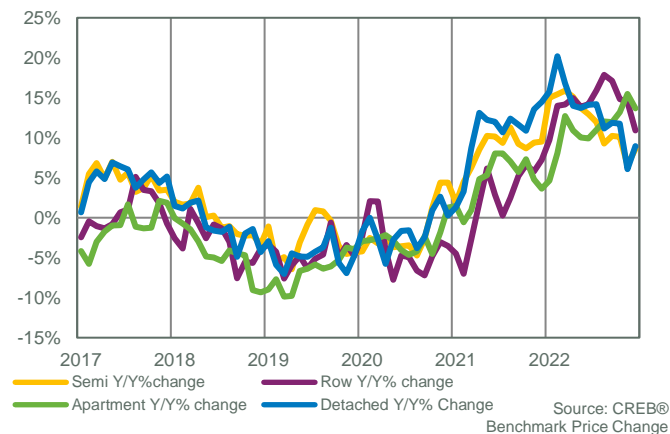
WEST INVENTORY AND SALES



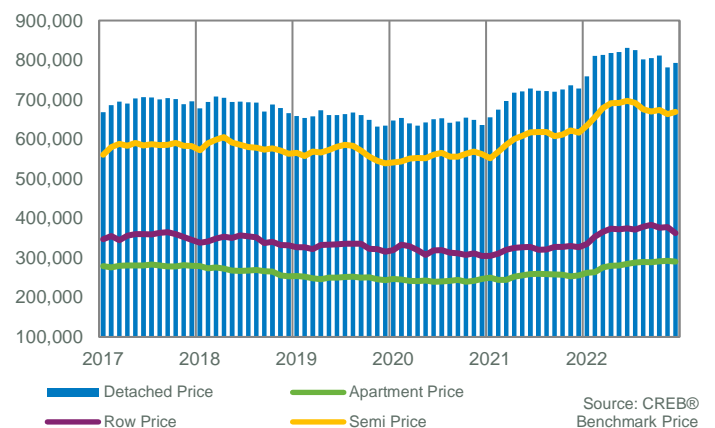
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

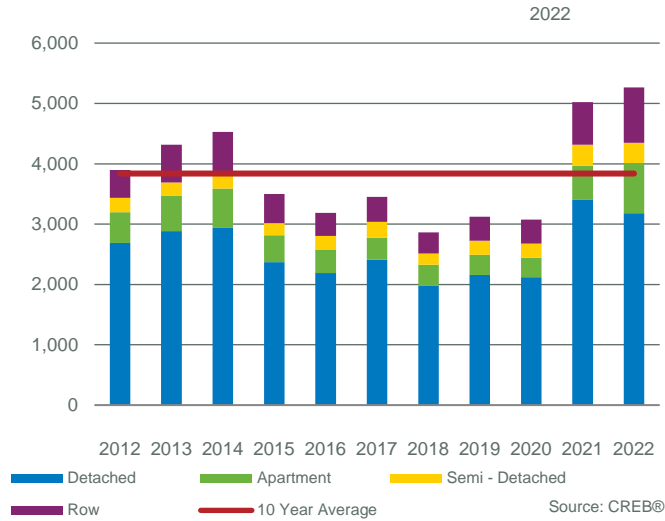


WEST PRICES

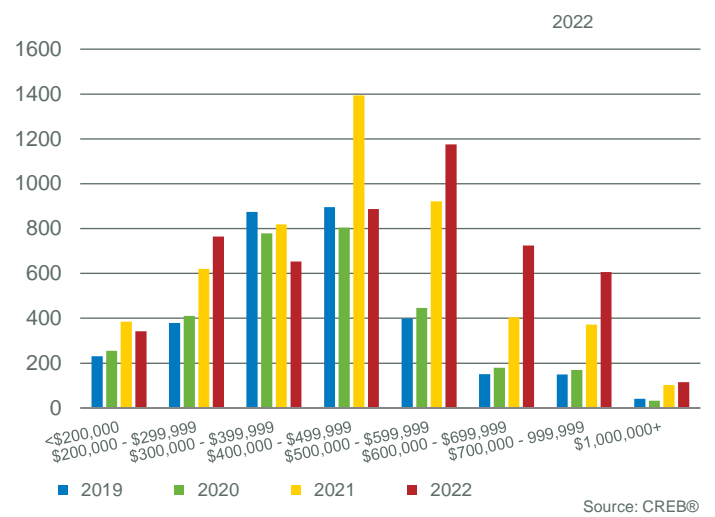


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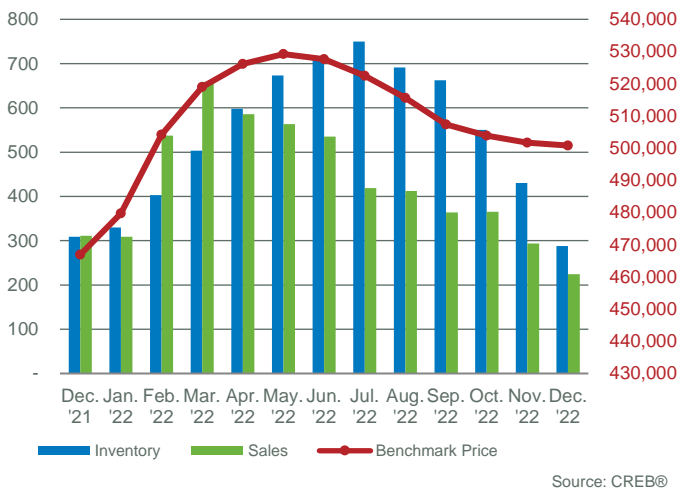
SOUTH TOTAL SALES



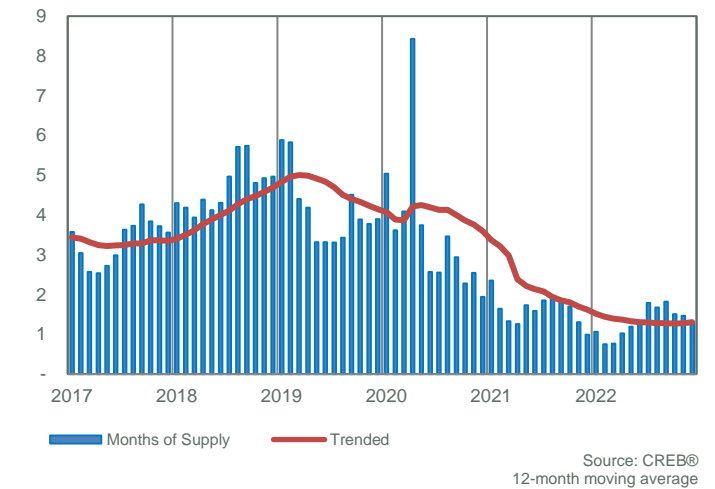
SOUTH TOTAL SALES BY PRICE RANGE



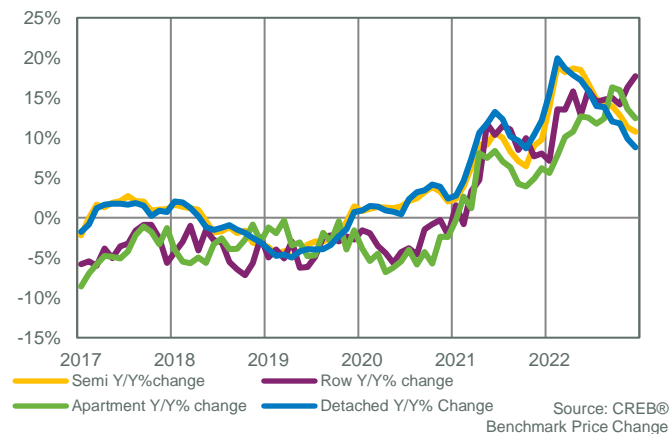
SOUTH INVENTORY AND SALES



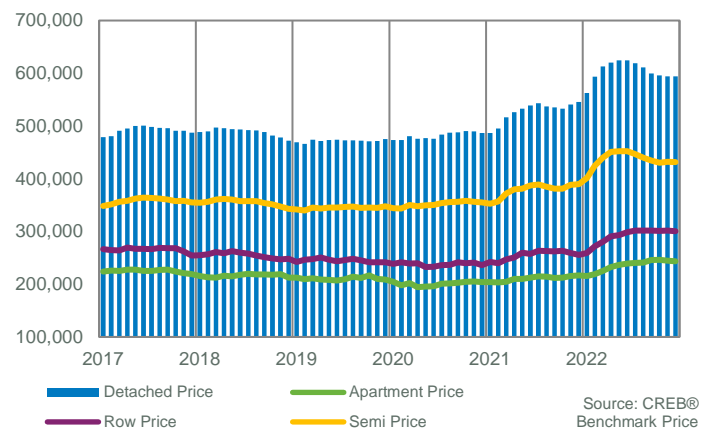
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

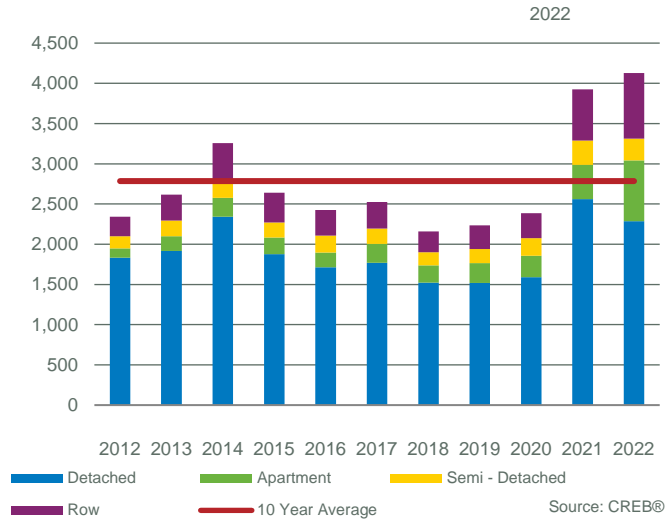


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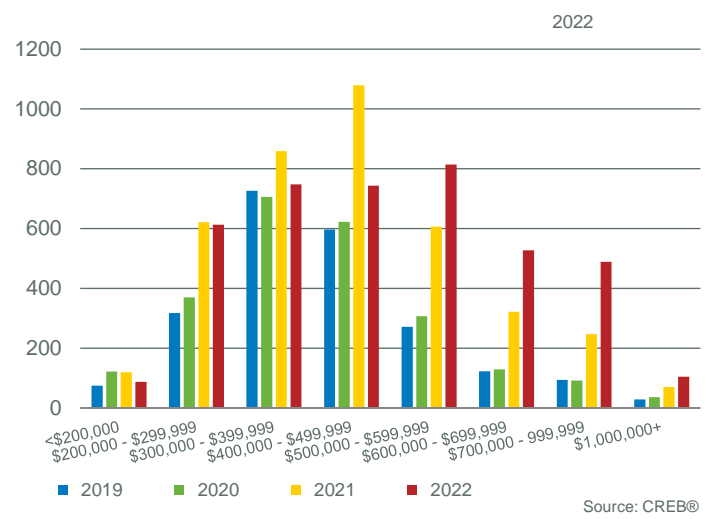


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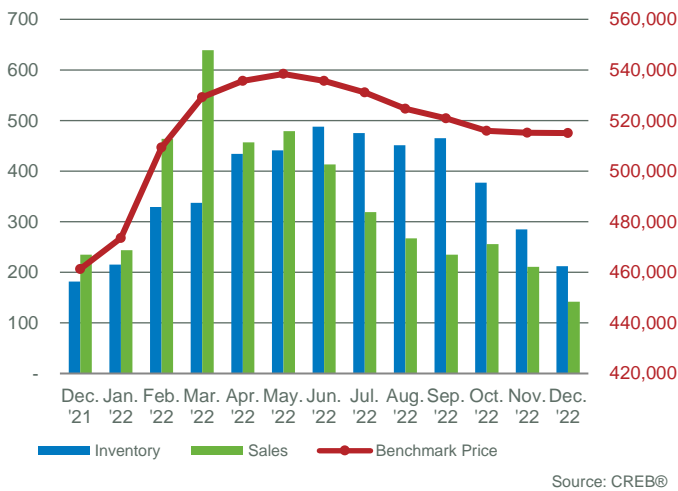
SOUTHEAST TOTAL SALES



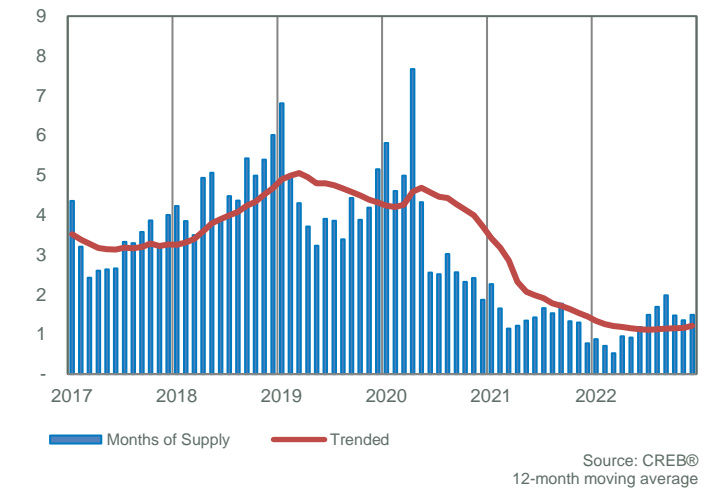
SOUTHEAST TOTAL SALES BY PRICE RANGE



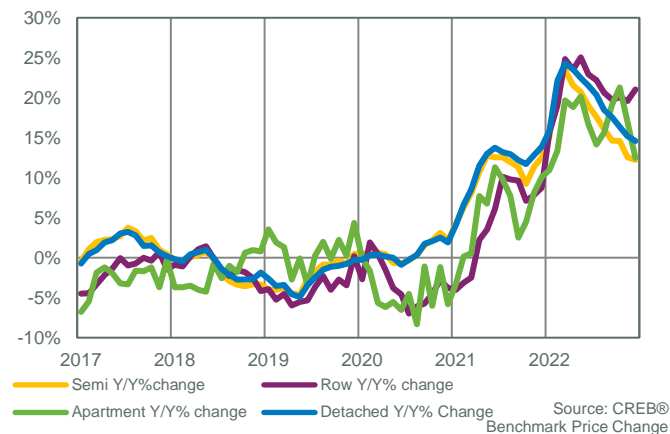
SOUTHEAST INVENTORY AND SALES



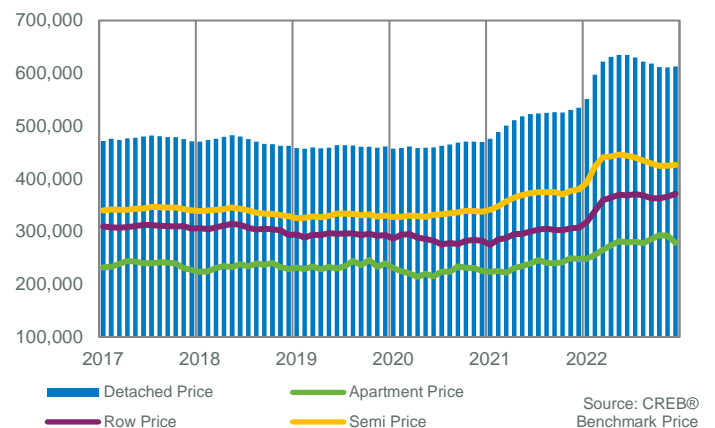
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

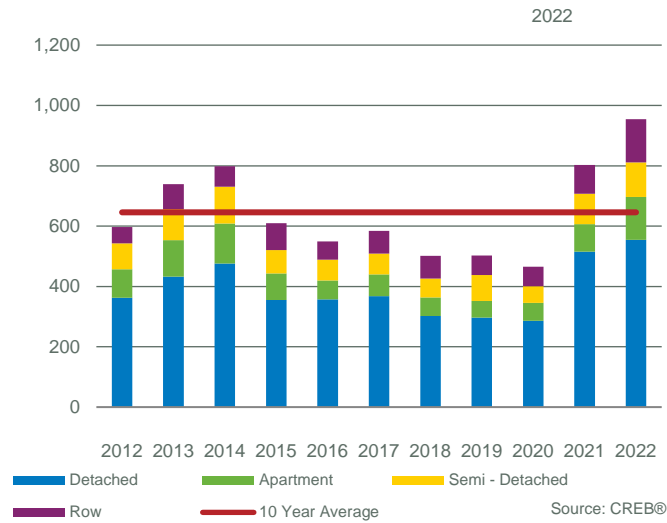


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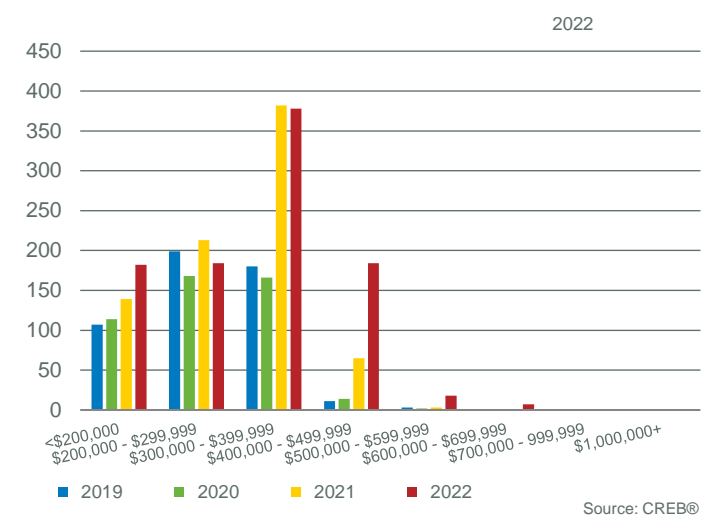


EAST

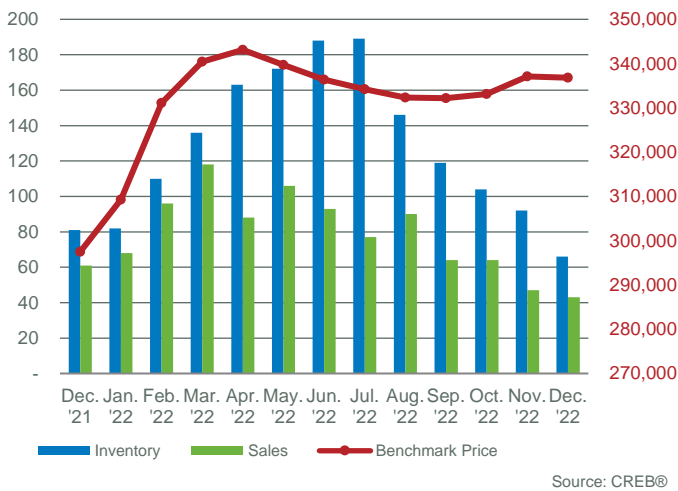
EAST TOTAL SALES



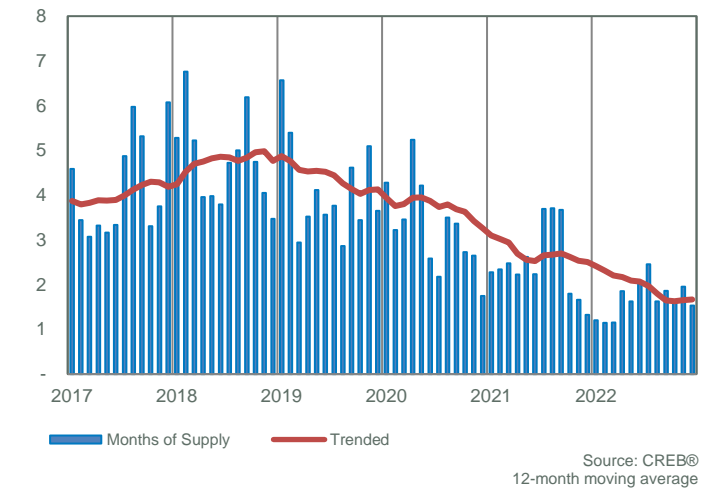
EAST TOTAL SALES BY PRICE RANGE



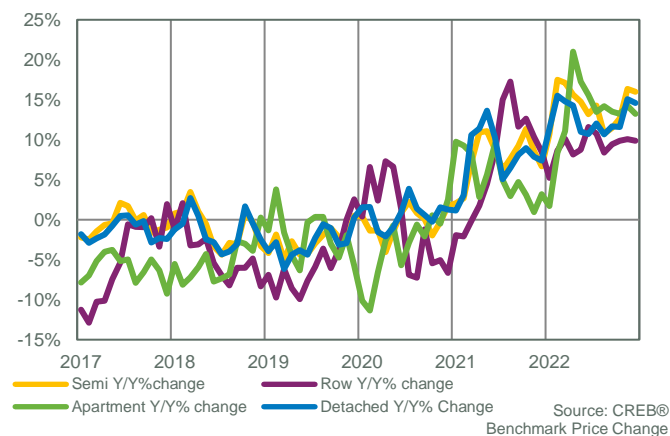
EAST INVENTORY AND SALES



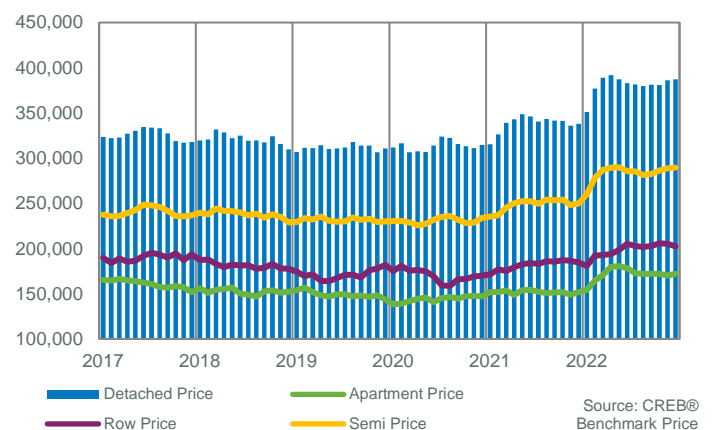
EAST MONTHS OF INVENTORY

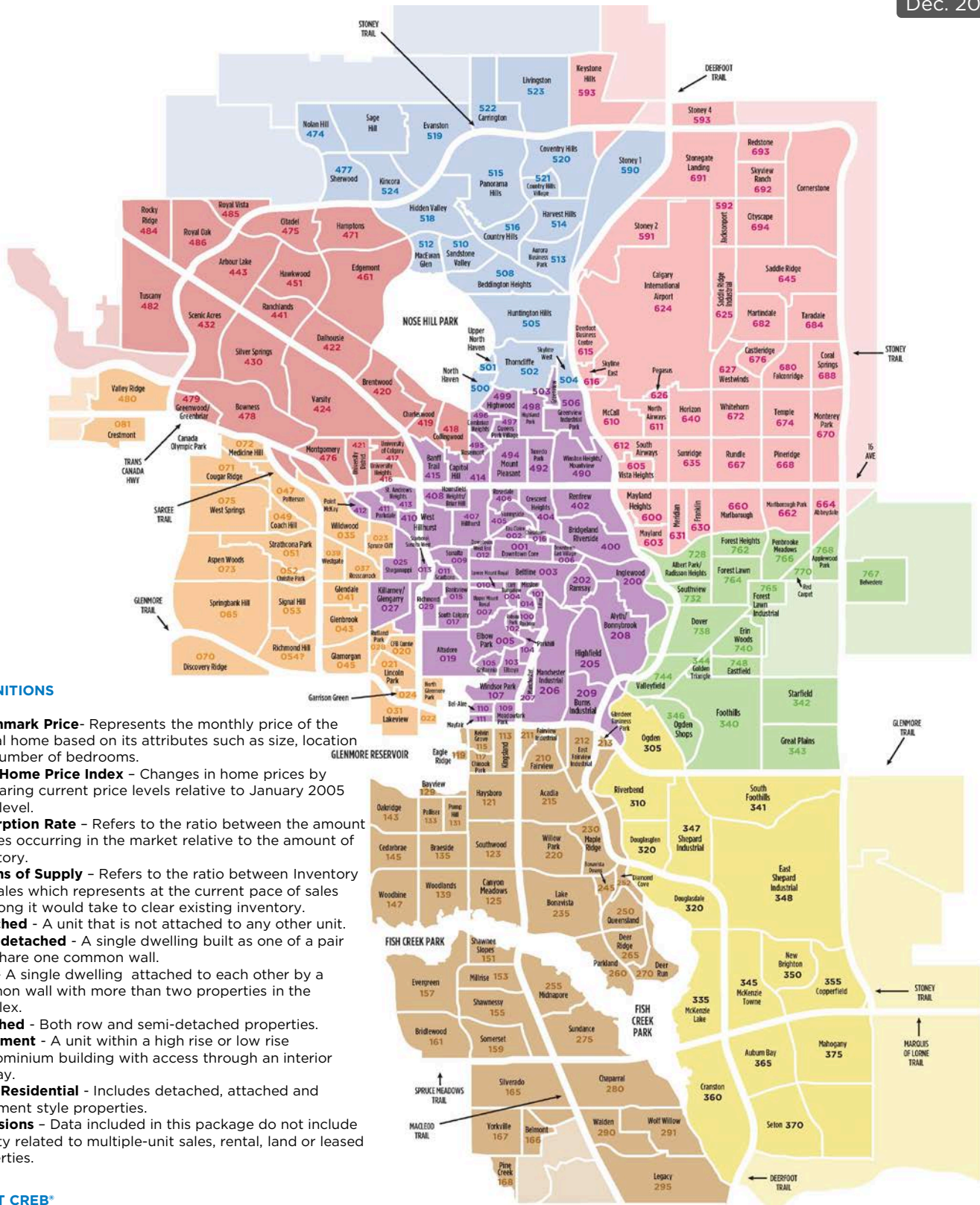


EAST PRICE CHANGE



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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