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MONTHLY STATISTICS PACKAGE

City of Calgary

February
2024



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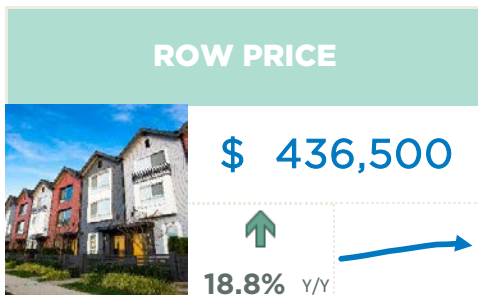
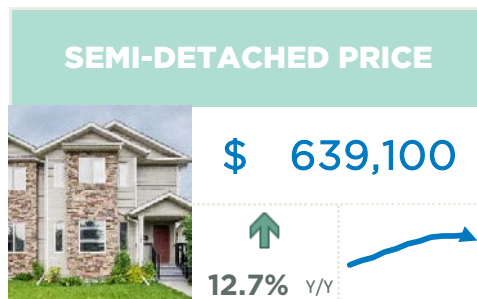
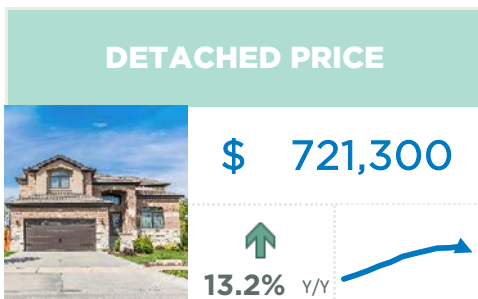
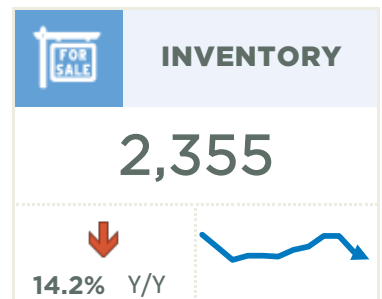
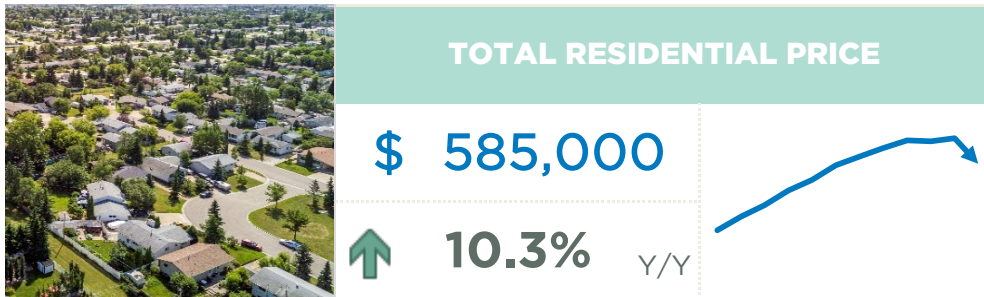
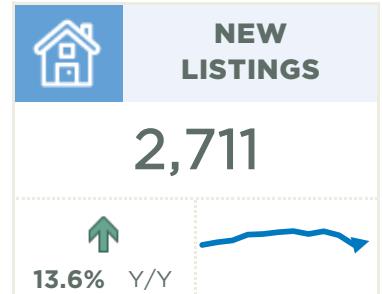
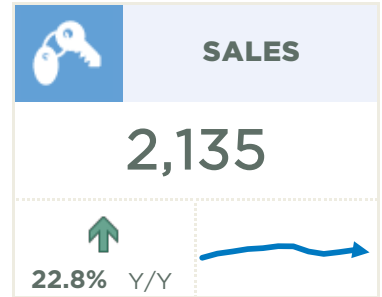
February 2024

Low inventory and high demand drive price gains in February

City of Calgary, March 1, 2023 - New listings continued to rise in February, reaching 2,711 units. However, the rise in new listings supported further growth in sales, which increased by nearly 23 per cent compared to last year for a total of 2,135 units. The shift in sales and new listings kept the sales to new listings ratio exceptionally high at 79 per cent ensuring inventories remained near historic lows. Low supply and higher sales caused the months of supply to fall to just over one month, nearly as tight as levels seen during the spring of last year.

“Purchasers are acting quickly when new supply comes onto the market, preventing inventory growth in the market,” said Ann-Marie Lurie, Chief Economist at CREB®. “It is this strong demand and low supply that continues to drive price gains in Calgary. The biggest supply challenge is for homes priced under \$500,000, which saw inventories fall by 31 per cent compared to last February. At the same time, we are starting to see supply levels rise for higher priced homes supporting more balanced conditions in the upper end.”

In February, the unadjusted benchmark price was \$585,000, an over two per cent gain compared to last month and over 10 per cent higher than levels reported at this time last year. Our most affordable East district is experiencing the highest year-over-year price growth at 25 per cent, while the relatively better-supplied City Centre has reported the slowest price growth in the city at under five per cent.



February 2024

February 2024

	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	954	20%	1,195	5%	1,053	-18%	80%	1.10	-32%	\$721,300	13%
Semi	191	36%	223	16%	222	-13%	86%	1.16	-36%	\$639,100	13%
Row	352	12%	457	27%	307	-6%	77%	0.87	-16%	\$436,500	19%
Apartment	638	30%	836	20%	773	-12%	76%	1.21	-32%	\$329,600	17%
Total Residential	2,135	23%	2,711	14%	2,355	-14%	79%	1.10	-30%	\$585,000	10%

Year-to-Date

February 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,687	25%	2,149	7%	1,025	-16%	79%	1.21	-32%	\$711,750	13%
Semi	322	28%	446	30%	221	-8%	72%	1.37	-28%	\$632,050	12%
Row	649	24%	779	22%	282	-12%	83%	0.87	-29%	\$431,450	19%
Apartment	1,126	39%	1,474	19%	728	-12%	76%	1.29	-37%	\$326,800	18%
Total Residential	3,784	29%	4,848	14%	2,255	-13%	78%	1.19	-33%	\$578,650	10%



Detached

In February, 1,195 new listings came onto the market, of which 75 per cent were priced over \$600,000. While new listings did improve over last month in line with seasonal expectations, levels are still below typical levels for February. At the same time, sales in February rose to 954 units, a year-over-year gain of 20 per cent. The growth in sales was driven by where we saw listings growth, but with a sales-to-new listings ratio of nearly 80 per cent, inventory levels were near record lows for February. Exceptionally tight market conditions drove further price growth. In February, the unadjusted detached benchmark price rose to \$721,300, nearly three per cent higher than last month and over 13 per cent higher than last February. While prices rose across every district, the most significant year-over-year gains occurred in the North East and East districts.



Semi-Detached

Last month's rise in listings compared to sales was short-lived, as the 223 new listings this month were met with 191 sales, driving up the sales-to-new-listings ratio to 86 per cent. This prevented any significant change to the low inventory situation and caused the months of supply to fall to just over one month. In February, the unadjusted benchmark price reached \$639,100, a monthly gain of over two per cent and 13 per cent higher than last year. Year-over-year price gains ranged from a low of 10 per cent in the City Centre to over 26 per cent in the East district.



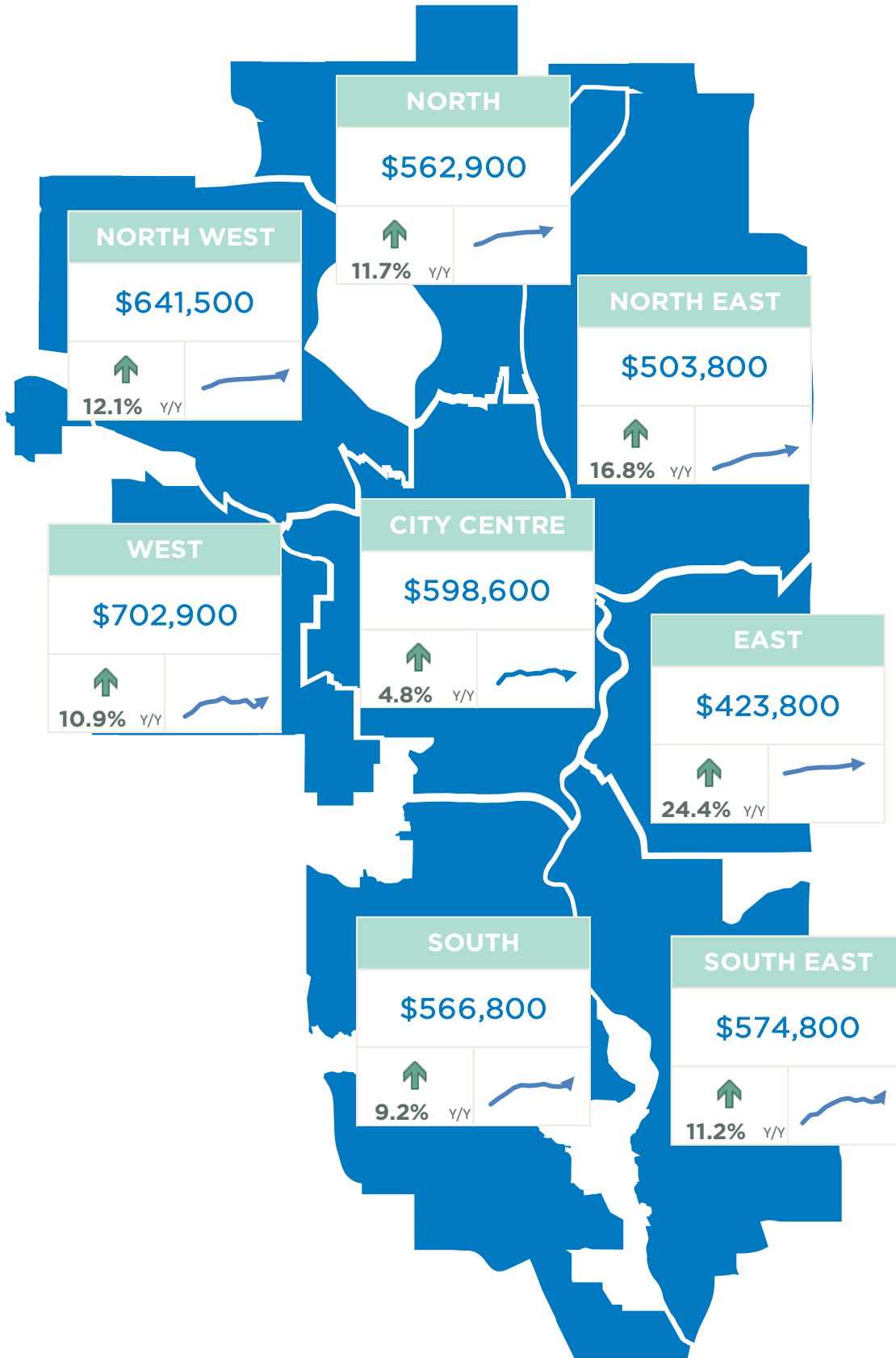
Row

New listings rose to 457 units in February, contributing to the year-to-date increase in new listings of 22 per cent. The rise in new listings supported sales growth, preventing any significant change to the low inventory situation. For the second consecutive month, the months of supply were below one month. The exceptionally tight market conditions have contributed to strong price growth for row properties. In February, the unadjusted detached price reached \$436,500, over 2 per cent higher than last month and nearly 19 per cent higher than levels reported last February. Prices rose across all districts, with the highest growth occurring in the most affordable districts.



Apartment

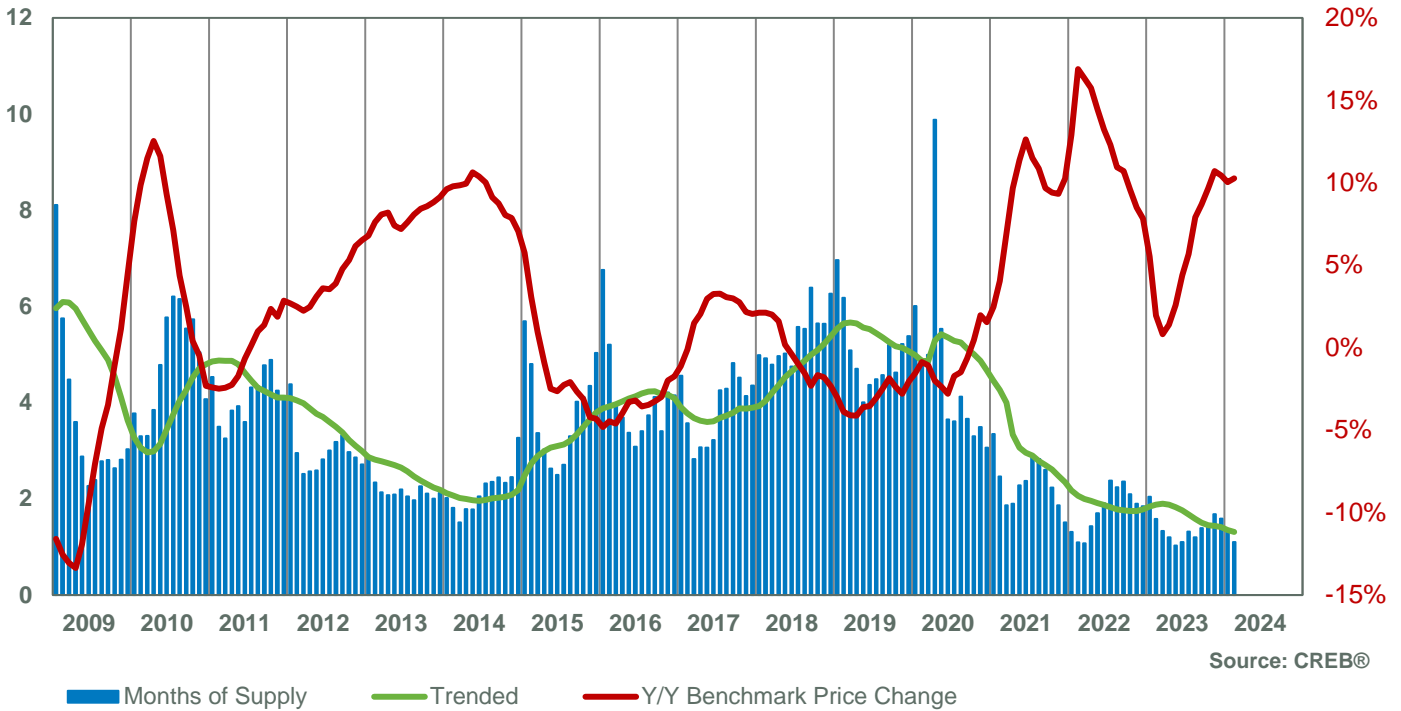
Sales in February reached 638 units, contributing to the year-to-date sales increase of 39 per cent. Relative affordability has supported the strong demand for apartment-style homes, and sales growth has been possible thanks to the continued growth in new listings. Inventory levels trended up over the last month in line with seasonal expectations. However, inventory levels declined by 12 per cent compared to last year, ensuring the market continued to favour the seller with just over one month of supply. Persistently tight conditions continued to place upward pressure on home prices. Prices have steadily increased since January of last year, and as of February, they reached \$329,600, a 17 per cent gain over last February. Prices rose across every district in the city, with year-over-year gains surpassing 19 per cent in all districts except the City Centre, which reported a year-over-year gain of 13 per cent.



	Feb-23	Feb-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
CITY OF CALGARY						
Total Sales	1,738	2,135	22.84%	2,936	3,784	28.88%
Total Sales Volume	\$880,858,321	\$1,245,047,057	41.34%	\$1,490,059,339	\$2,183,969,842	46.57%
New Listings	2,386	2,711	13.62%	4,238	4,848	14.39%
Inventory	2,746	2,355	-14.24%	2,599	2,255	-13.24%
Months of Supply	1.58	1.10	-30.19%	1.77	1.19	-32.68%
Sales to New Listings	72.84%	78.75%	5.91%	69.28%	78.05%	8.77%
Sales to List Price	99.45%	101.02%	1.57%	99.06%	100.52%	1.46%
Days on Market	33	24	-26.75%	37	28	-23.22%
Benchmark Price	\$530,500	\$585,000	10.27%	\$525,300	\$578,650	10.16%
Median Price	\$460,000	\$548,500	19.24%	\$461,094	\$537,000	16.46%
Average Price	\$506,823	\$583,160	15.06%	\$507,513	\$577,159	13.72%
Index	247	272	10.30%	246	263	6.83%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Feb-23	Feb-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
DETACHED						
Total Sales	793	954	20.30%	1,354	1,687	24.59%
Total Sales Volume	\$538,935,277	\$741,340,413	37.56%	\$915,306,448	\$1,297,862,900	41.80%
New Listings	1,136	1,195	5.19%	2,015	2,149	6.65%
Inventory	1,288	1,053	-18.25%	1,214	1,025	-15.57%
Months of Supply	1.62	1.10	-32.04%	1.79	1.21	-32.24%
Sales to New Listings Ratio	69.81%	79.83%	10.03%	67.20%	78.50%	11.31%
Sales to List Price Ratio	99.81%	101.08%	1.27%	99.32%	100.60%	1.27%
Days on Market	31	25	-20.81%	35	29	-19.57%
Benchmark Price	\$637,300	\$721,300	13.18%	\$630,600	\$711,750	12.87%
Median Price	\$603,000	\$710,000	17.74%	\$601,500	\$700,000	16.38%
Average Price	\$679,616	\$777,086	14.34%	\$676,002	\$769,332	13.81%
APARTMENT						
Total Sales	491	638	29.94%	808	1,126	39.36%
Total Sales Volume	\$137,824,198	\$212,004,360	53.82%	\$228,018,928	\$376,465,617	65.10%
New Listings	696	836	20.11%	1,241	1,474	18.78%
Inventory	876	773	-11.76%	824	728	-11.71%
Months of Supply	1.78	1.21	-32.09%	2.04	1.29	-36.65%
Sales to New Listings Ratio	70.55%	76.32%	5.77%	65.11%	76.39%	11.28%
Sales to List Price Ratio	98.28%	100.09%	1.81%	98.05%	99.62%	1.57%
Days on Market	36	26	-27.14%	39	30	-23.07%
Benchmark Price	\$281,200	\$329,600	17.21%	\$277,100	\$326,800	17.94%
Median Price	\$262,500	\$315,000	20.00%	\$260,000	\$311,000	19.62%
Average Price	\$280,701	\$332,295	18.38%	\$282,202	\$334,339	18.48%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	140	191	36.43%	251	322	28.29%
Total Sales Volume	\$81,937,127	\$127,318,344	55.39%	\$146,652,918	\$214,789,786	46.46%
New Listings	193	223	15.54%	343	446	30.03%
Inventory	255	222	-12.94%	240	221	-8.13%
Months of Supply	1.82	1.16	-36.19%	1.91	1.37	-28.38%
Sales to New Listings Ratio	72.54%	85.65%	13.11%	73.18%	72.20%	-0.98%
Sales to List Price Ratio	99.81%	101.23%	1.42%	99.41%	100.92%	1.52%
Days on Market	36	26	-26.16%	41	30	-26.59%
Benchmark Price	\$566,900	\$639,100	12.74%	\$564,250	\$632,050	12.02%
Median Price	\$533,940	\$595,000	11.44%	\$532,500	\$605,000	13.62%
Average Price	\$585,265	\$666,588	13.90%	\$584,275	\$667,049	14.17%
CITY OF CALGARY ROW						
Total Sales	314	352	12.10%	523	649	24.09%
Total Sales Volume	\$122,161,719	\$164,383,941	34.56%	\$200,081,044	\$294,851,539	47.37%
New Listings	361	457	26.59%	639	779	21.91%
Inventory	327	307	-6.12%	321	282	-12.15%
Months of Supply	1.04	0.87	-16.25%	1.23	0.87	-29.21%
Sales to New Listings Ratio	86.98%	77.02%	-9.96%	81.85%	83.31%	1.47%
Sales to List Price Ratio	100.20%	102.43%	2.22%	99.78%	101.70%	1.93%
Days on Market	34	20	-42.12%	36	24	-32.02%
Benchmark Price	\$367,400	\$436,500	18.81%	\$361,800	\$431,450	19.25%
Median Price	\$373,200	\$465,000	24.60%	\$370,000	\$451,000	21.89%
Average Price	\$389,050	\$467,000	20.04%	\$382,564	\$454,317	18.76%

For a list of definitions, see page 29.

February 2024	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	115	139	82.73%	189	1.64	\$888,100	11.00%	1.96%
North East	138	180	76.67%	159	1.15	\$578,100	18.58%	1.74%
North	113	145	77.93%	124	1.10	\$670,600	13.87%	2.19%
North West	121	148	81.76%	100	0.83	\$766,100	13.94%	4.22%
West	94	125	75.20%	106	1.13	\$915,900	13.99%	2.90%
South	193	250	77.20%	198	1.03	\$685,600	10.78%	2.74%
South East	138	153	90.20%	121	0.88	\$696,200	13.06%	3.34%
East	34	41	82.93%	27	0.79	\$499,400	26.72%	1.24%
TOTAL CITY	954	1,195	79.83%	1,053	1.10	\$721,300	13.18%	2.72%
Apartment								
City Centre	280	405	69.14%	439	1.57	\$345,700	12.61%	1.35%
North East	42	47	89.36%	41	0.98	\$291,100	28.52%	1.82%
North	44	47	93.62%	39	0.89	\$317,400	23.36%	1.60%
North West	43	56	76.79%	59	1.37	\$305,500	20.85%	2.14%
West	49	64	76.56%	53	1.08	\$341,100	19.06%	1.67%
South	86	101	85.15%	69	0.80	\$302,400	22.08%	1.82%
South East	72	90	80.00%	58	0.81	\$353,100	19.13%	3.03%
East	22	26	84.62%	15	0.68	\$241,700	33.68%	1.17%
TOTAL CITY	638	836	76.32%	773	1.21	\$329,600	17.21%	1.73%
Semi-detached								
City Centre	53	82	64.63%	119	2.25	\$866,900	9.72%	2.04%
North East	23	19	121.05%	17	0.74	\$417,100	20.31%	2.53%
North	20	18	111.11%	13	0.65	\$511,600	12.94%	1.81%
North West	19	21	90.48%	16	0.84	\$626,300	16.11%	1.87%
West	17	28	60.71%	24	1.41	\$759,800	13.47%	3.71%
South	25	23	108.70%	13	0.52	\$505,200	12.84%	2.29%
South East	22	23	95.65%	16	0.73	\$494,700	13.28%	3.41%
East	10	8	125.00%	4	0.40	\$375,300	26.11%	0.64%
TOTAL CITY	191	223	85.65%	222	1.16	\$639,100	12.74%	2.26%
Row								
City Centre	50	78	64.10%	64	1.28	\$585,500	14.67%	2.86%
North East	63	75	84.00%	52	0.83	\$347,700	28.59%	2.11%
North	45	60	75.00%	32	0.71	\$413,600	17.73%	1.55%
North West	28	43	65.12%	27	0.96	\$431,600	19.66%	2.47%
West	40	44	90.91%	34	0.85	\$447,200	20.12%	1.98%
South	53	63	84.13%	35	0.66	\$388,700	25.10%	3.21%
South East	58	78	74.36%	53	0.91	\$445,500	16.99%	2.79%
East	11	11	100.00%	6	0.55	\$274,500	37.32%	2.35%
TOTAL CITY	352	457	77.02%	307	0.87	\$436,500	18.81%	2.37%

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

City of Calgary

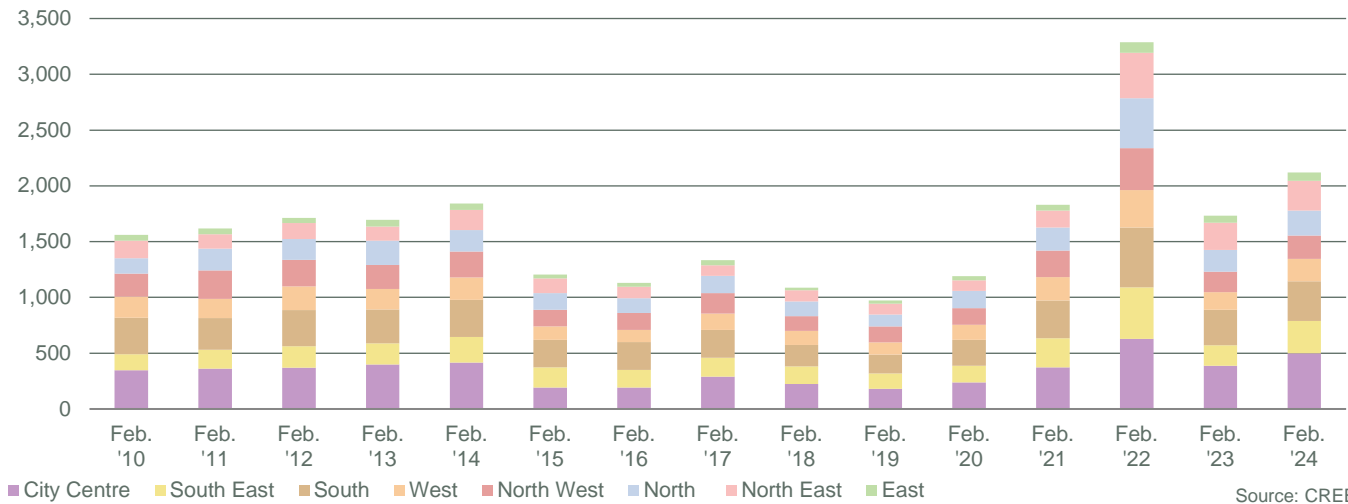
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Feb. 2024

TOTAL SALES

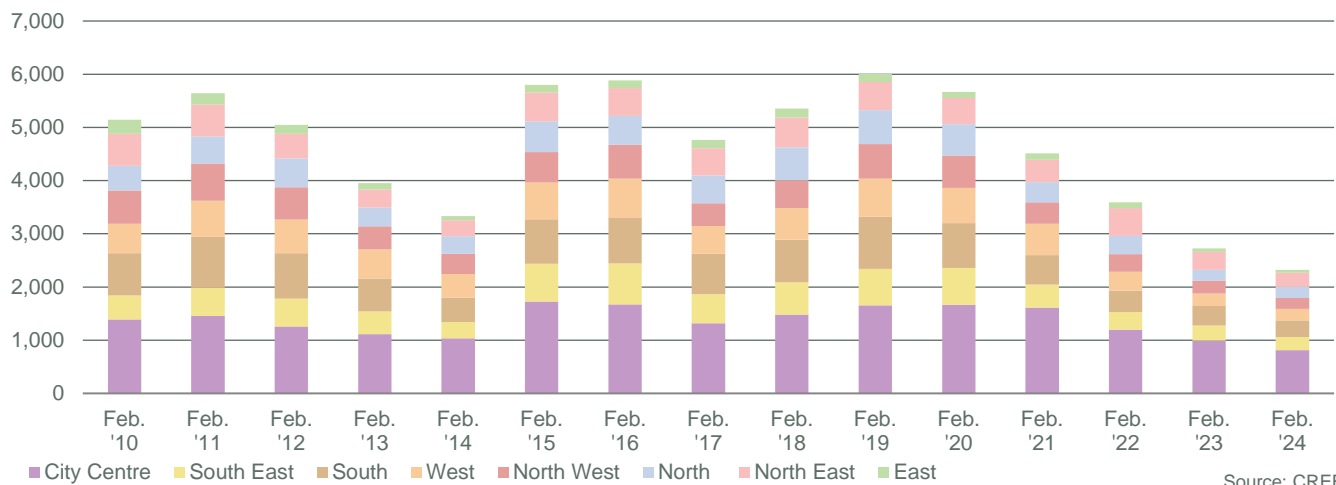
FEBRUARY



Source: CREB®

TOTAL INVENTORY

FEBRUARY



Source: CREB®

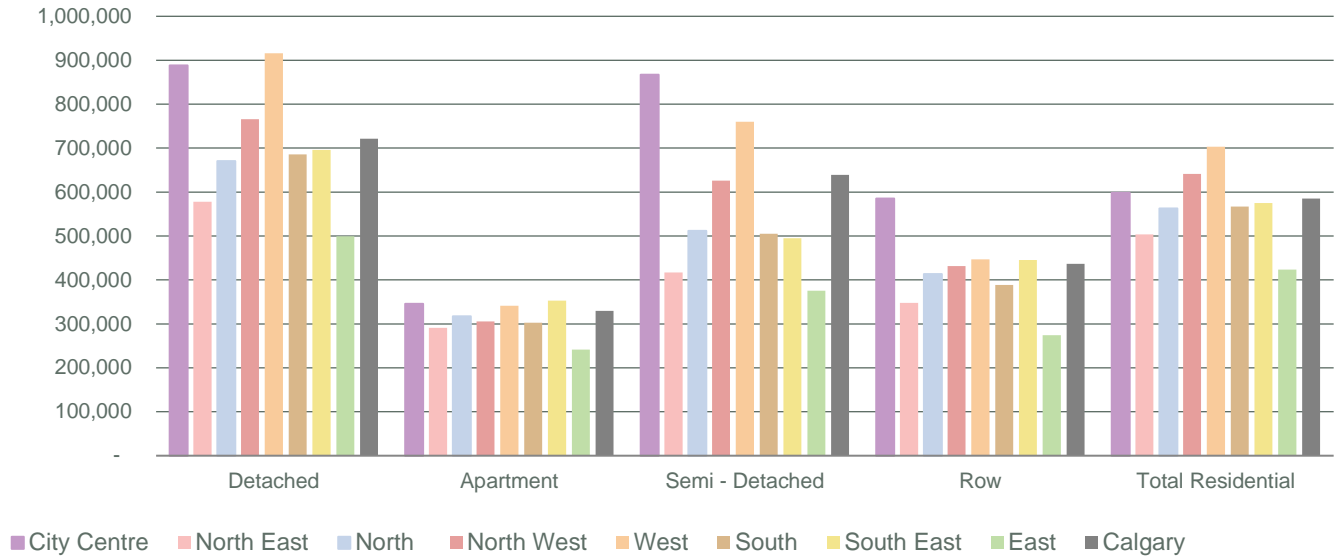
MONTHS OF SUPPLY

FEBRUARY



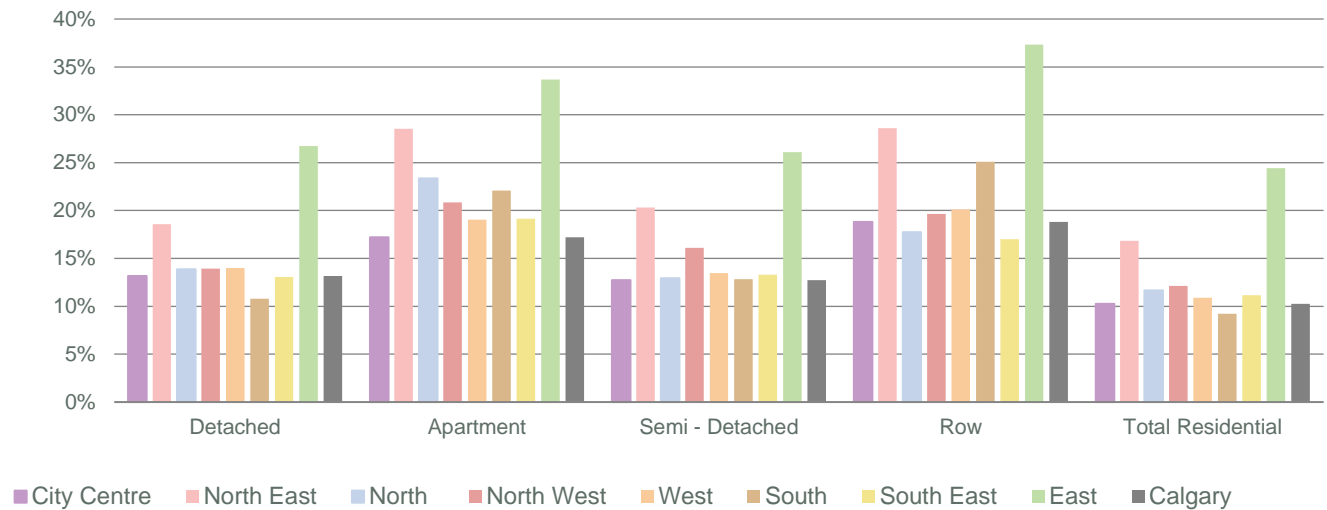
Source: CREB®

BENCHMARK PRICE - FEBRUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY

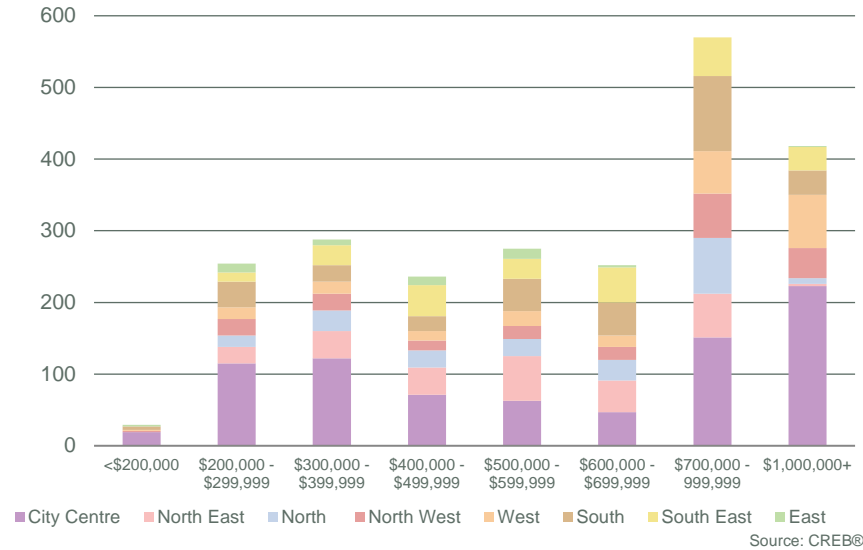


Source: CREB®

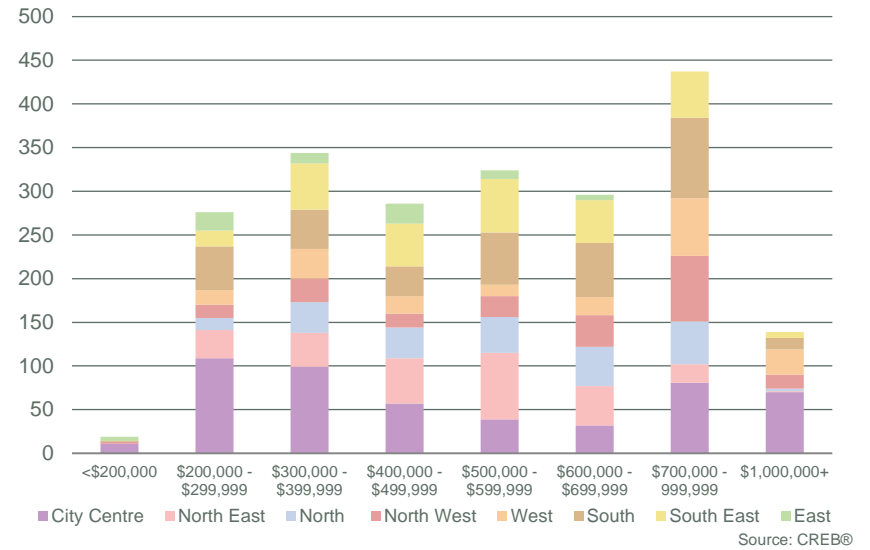
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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 - FEBRUARY



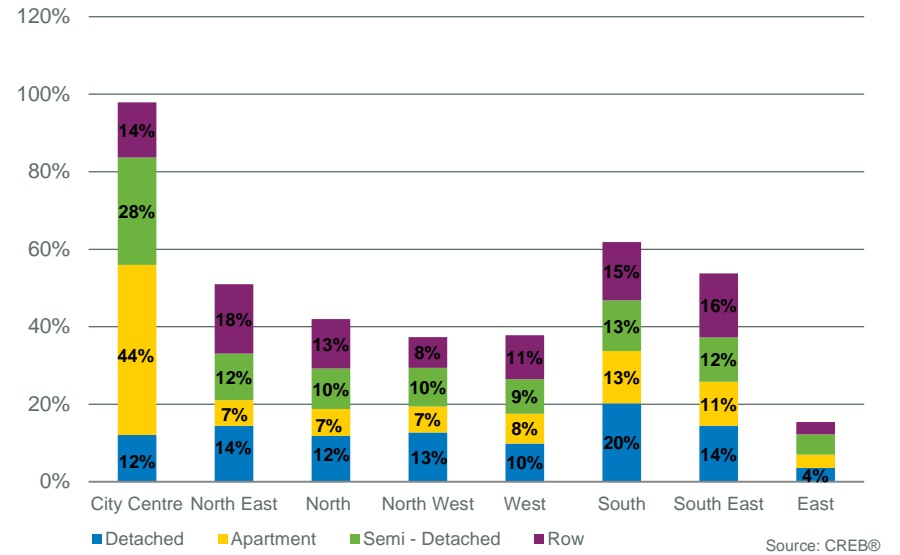
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



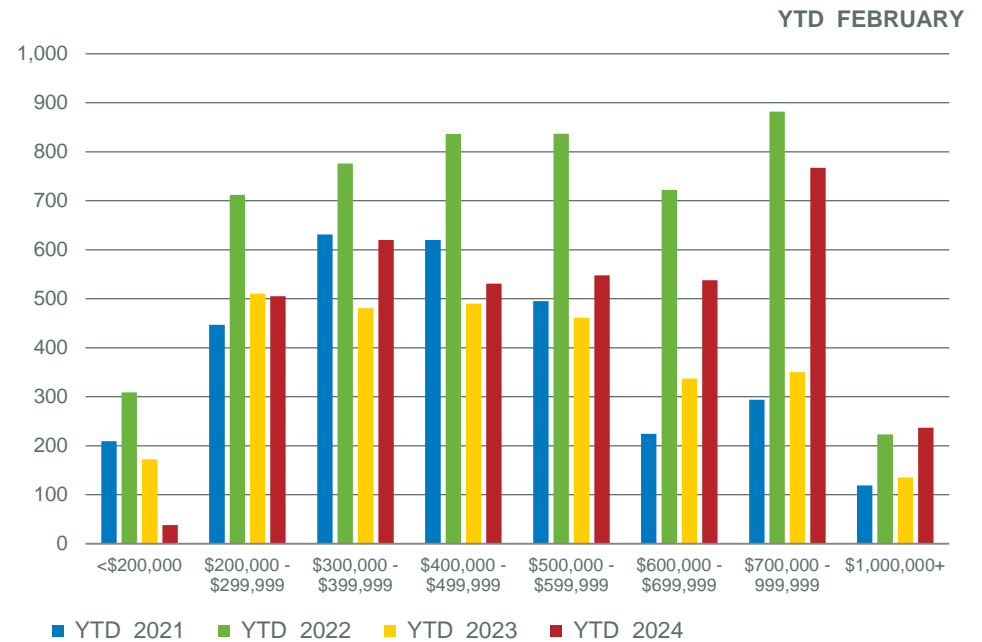
SHARE OF CITY WIDE SALES - FEBRUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	1,198	1,738	2,424	2,686	3,117	3,140	2,644	2,716	2,431	2,169	1,784	1,364
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,685	2,227	1,248
Inventory	2,451	2,746	3,234	3,234	3,214	3,469	3,498	3,267	3,382	3,204	2,999	2,166
Days on Market	42	33	27	24	24	22	23	25	25	27	29	33
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700	570,700	570,300	571,600	572,700	570,100
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	503,400	495,000	498,944	504,250
Average Price	508,515	506,823	535,903	548,585	552,412	552,122	539,730	522,750	548,579	546,085	539,874	540,244
Index	242	247	251	255	259	263	264	265	265	266	266	265
2024												
Sales	1,649	2,135										
New Listings	2,137	2,711										
Inventory	2,154	2,355										
Days on Market	34	24										
Benchmark Price	572,300	585,000										
Median Price	523,000	548,500										
Average Price	569,389	583,160										
Index	266	272										

	Feb-23	Feb-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	2	-	2	-
\$100,000 - \$149,999	17	5	35	5
\$150,000 - \$199,999	76	14	135	33
\$200,000 - \$249,999	162	106	264	198
\$250,000 - \$299,999	164	170	246	307
\$300,000 - \$349,999	128	189	227	347
\$350,000 - \$399,999	141	155	254	273
\$400,000 - \$449,999	148	131	245	252
\$450,000 - \$499,999	134	156	245	279
\$500,000 - \$549,999	146	149	237	274
\$550,000 - \$599,999	135	180	224	274
\$600,000 - \$649,999	102	154	189	288
\$650,000 - \$699,999	85	143	148	250
\$700,000 - \$749,999	69	122	106	227
\$750,000 - \$799,999	52	112	80	201
\$800,000 - \$849,999	39	90	59	142
\$850,000 - \$899,999	30	54	52	90
\$900,000 - \$949,999	15	40	31	60
\$950,000 - \$999,999	15	25	22	47
\$1,000,000 - \$1,299,999	44	83	75	137
\$1,300,000 - \$1,499,999	10	23	19	39
\$1,500,000 - \$1,999,999	17	22	28	40
\$2,000,000 +	7	12	13	21
	1,738	2,135	2,936	3,784

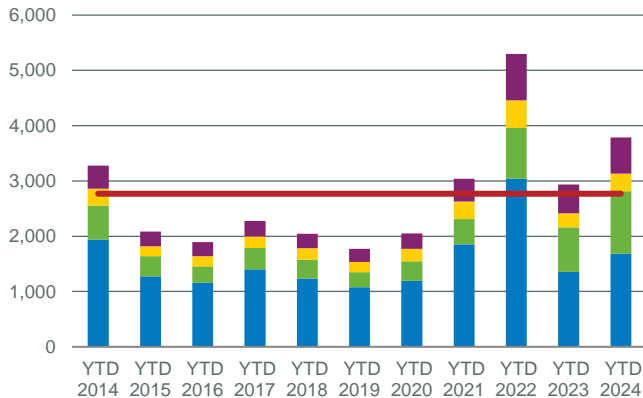
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

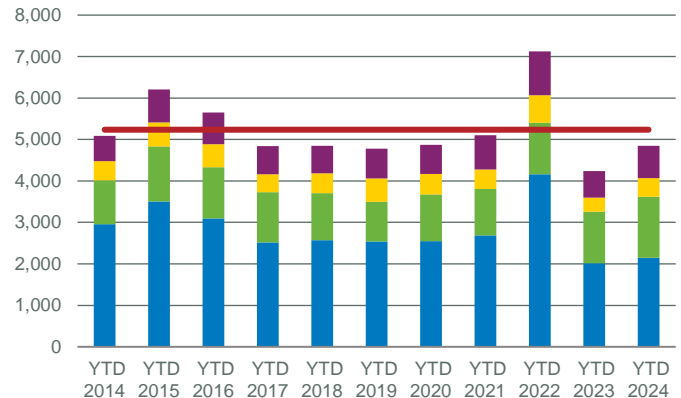
YTD FEBRUARY



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

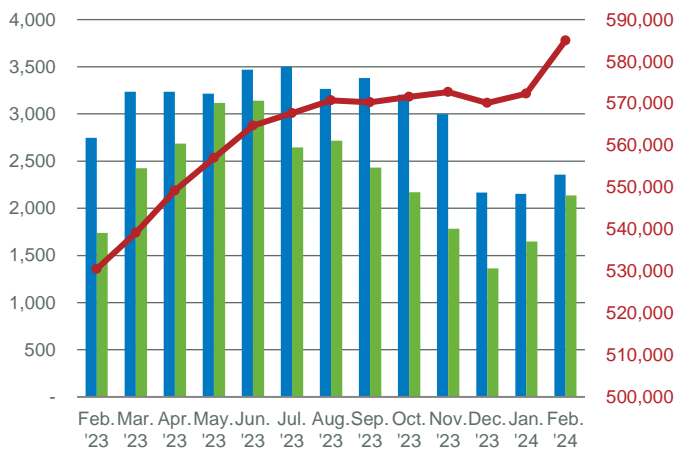
CITY OF CALGARY TOTAL NEW LISTINGS

YTD FEBRUARY



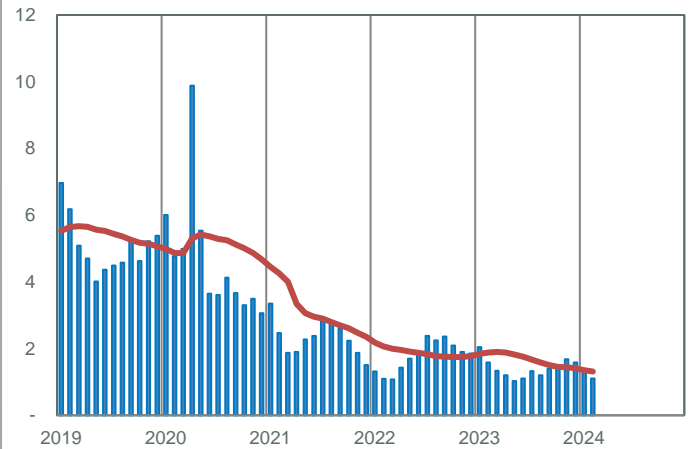
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



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

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



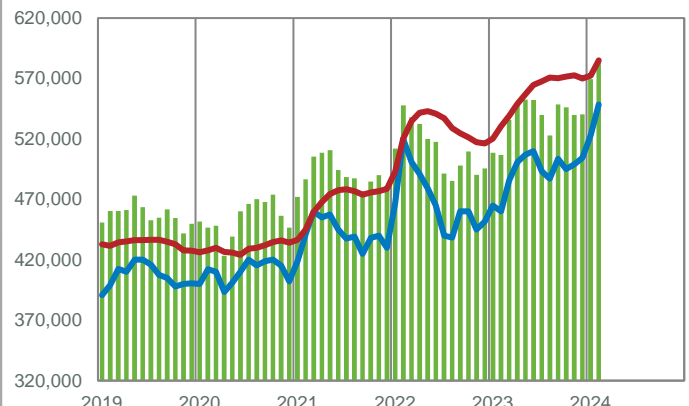
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

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

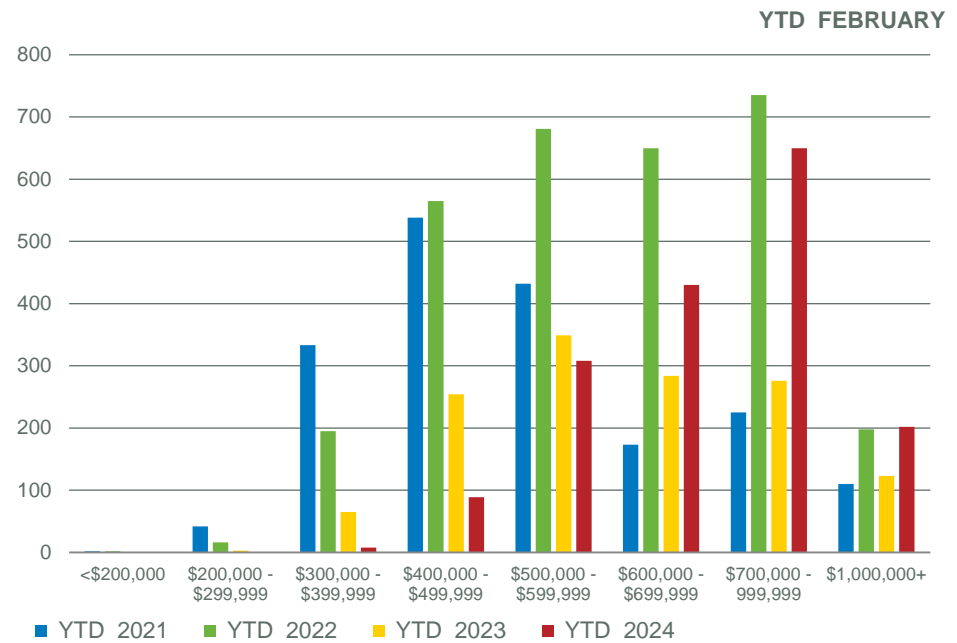


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	597
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	574
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,676	1,672	1,591	1,434	1,021
Days on Market	42	31	26	22	22	20	22	24	25	27	32	34
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500	696,700	696,100	697,600	699,500	697,400
Median Price	599,000	603,000	635,000	655,000	657,464	650,000	652,000	641,900	650,000	649,900	650,000	645,000
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,937	728,084	726,568	723,430	734,093
Index	256	262	266	272	277	281	284	286	286	287	287	286
2024												
Sales	733	954										
New Listings	954	1,195										
Inventory	996	1,053										
Days on Market	34	25										
Benchmark Price	702,200	721,300										
Median Price	690,000	710,000										
Average Price	759,239	777,086										
Index	288	296										

	Feb-23	Feb-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	2	-	2	-
\$250,000 - \$299,999	1	-	1	-
\$300,000 - \$349,999	3	-	12	-
\$350,000 - \$399,999	29	5	53	8
\$400,000 - \$449,999	70	11	118	28
\$450,000 - \$499,999	72	28	136	61
\$500,000 - \$549,999	99	65	166	127
\$550,000 - \$599,999	114	116	183	181
\$600,000 - \$649,999	81	112	155	220
\$650,000 - \$699,999	74	121	129	210
\$700,000 - \$749,999	58	110	89	205
\$750,000 - \$799,999	42	100	63	182
\$800,000 - \$849,999	34	73	44	115
\$850,000 - \$899,999	18	42	34	72
\$900,000 - \$949,999	11	32	26	46
\$950,000 - \$999,999	14	18	20	30
\$1,000,000 - \$1,299,999	39	68	66	112
\$1,300,000 - \$1,499,999	10	21	19	35
\$1,500,000 - \$1,999,999	15	20	26	35
\$2,000,000 +	7	12	12	20
	793	954	1,354	1,687

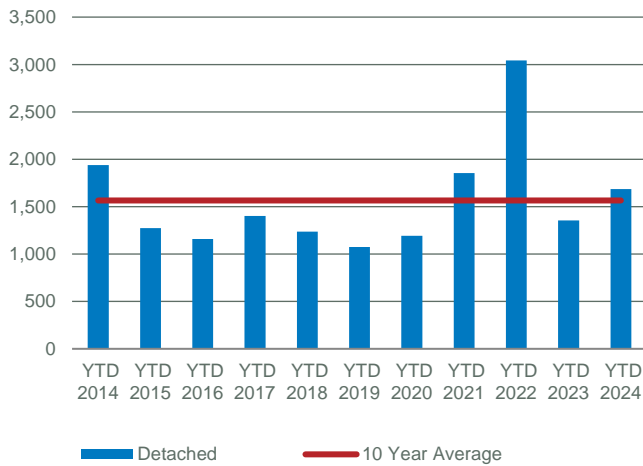
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

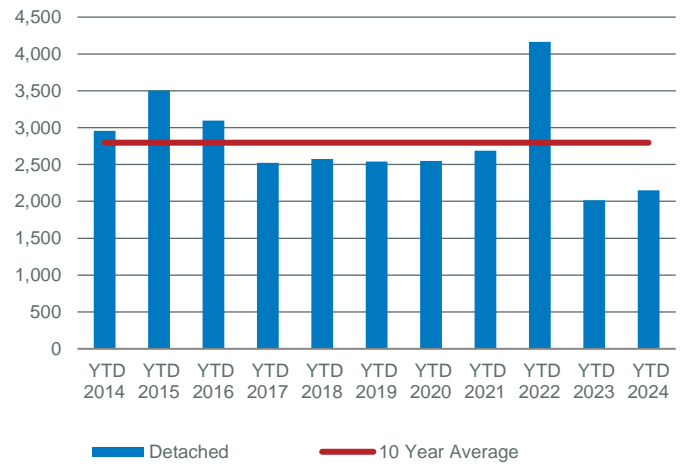
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



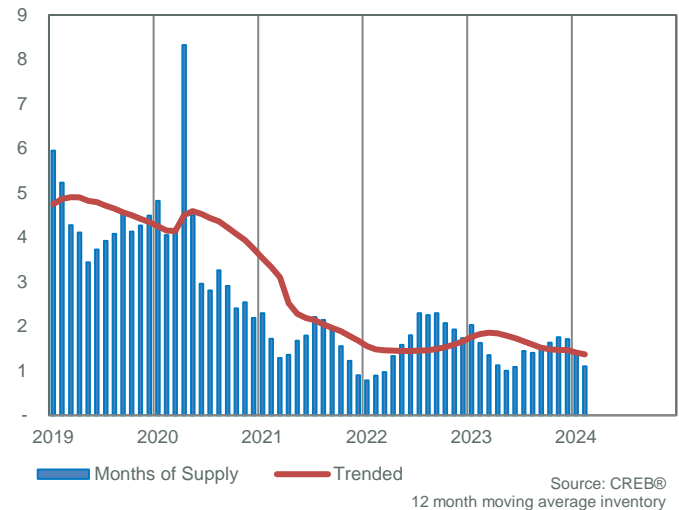
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



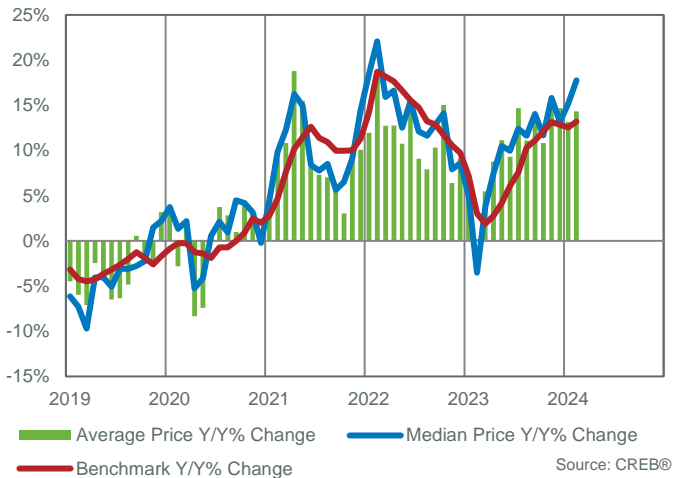
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



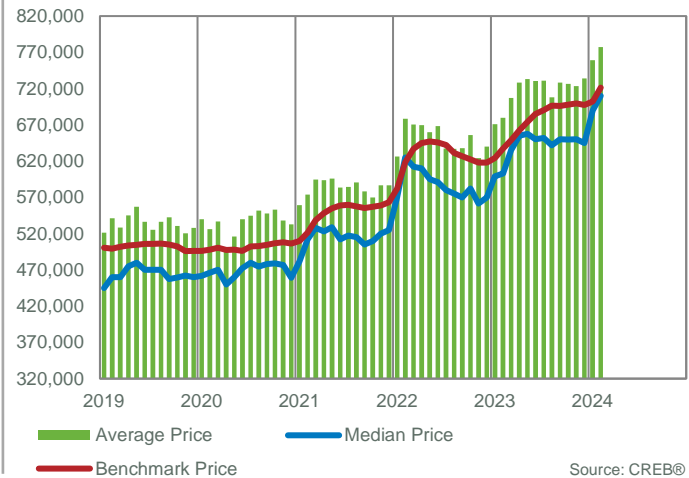
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

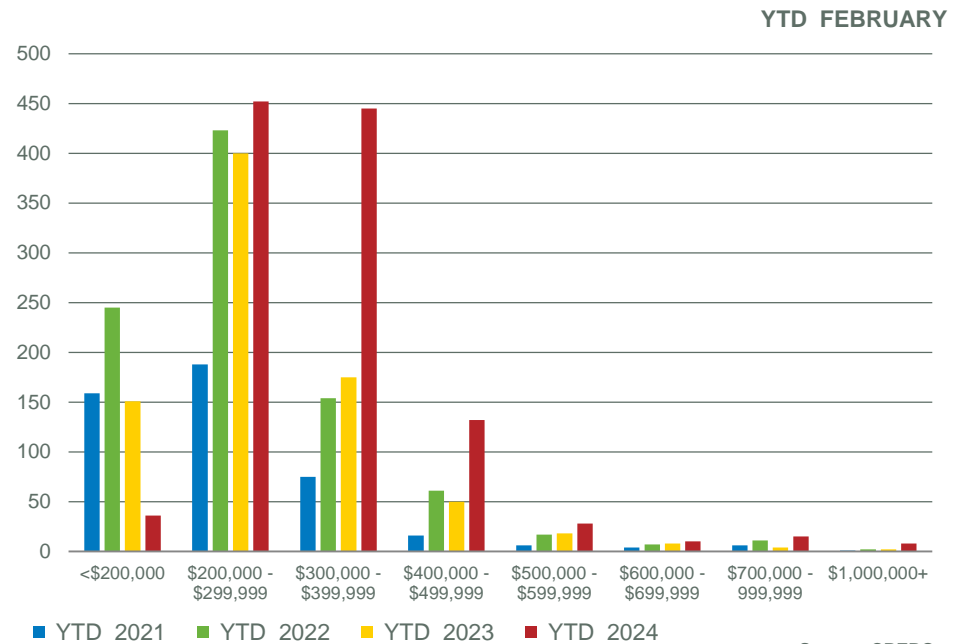


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	317	491	679	734	857	856	771	873	705	640	562	398
New Listings	545	696	919	950	1,025	1,062	924	893	925	728	677	373
Inventory	772	876	1,002	1,089	1,090	1,119	1,115	968	1,027	953	883	676
Days on Market	44	36	32	27	29	28	28	30	28	29	29	34
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900	309,100	312,800	316,600	320,100	321,400
Median Price	258,000	262,500	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500	293,000	296,000
Average Price	284,526	280,701	305,439	296,950	307,504	301,977	308,424	309,989	316,343	321,721	315,060	313,822
Index	200	206	211	215	218	222	224	226	229	232	234	235
2024												
Sales	488	638										
New Listings	638	836										
Inventory	682	773										
Days on Market	35	26										
Benchmark Price	324,000	329,600										
Median Price	308,000	315,000										
Average Price	337,011	332,295										
Index	237	241										

	Feb-23	Feb-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	2	-	2	-
\$100,000 - \$149,999	17	5	34	5
\$150,000 - \$199,999	65	14	115	31
\$200,000 - \$249,999	132	101	211	189
\$250,000 - \$299,999	127	145	189	263
\$300,000 - \$349,999	65	160	111	280
\$350,000 - \$399,999	33	103	64	165
\$400,000 - \$449,999	16	49	29	80
\$450,000 - \$499,999	15	29	21	52
\$500,000 - \$549,999	10	11	13	18
\$550,000 - \$599,999	1	4	5	10
\$600,000 - \$649,999	4	7	6	8
\$650,000 - \$699,999	1	1	2	2
\$700,000 - \$749,999	1	1	1	2
\$750,000 - \$799,999	-	-	-	3
\$800,000 - \$849,999	-	2	1	4
\$850,000 - \$899,999	-	2	1	3
\$900,000 - \$949,999	1	-	1	-
\$950,000 - \$999,999	-	2	-	3
\$1,000,000 - \$1,299,999	-	1	-	3
\$1,300,000 - \$1,499,999	-	-	-	1
\$1,500,000 - \$1,999,999	1	1	1	4
\$2,000,000 +	-	-	1	-
	491	638	808	1,126

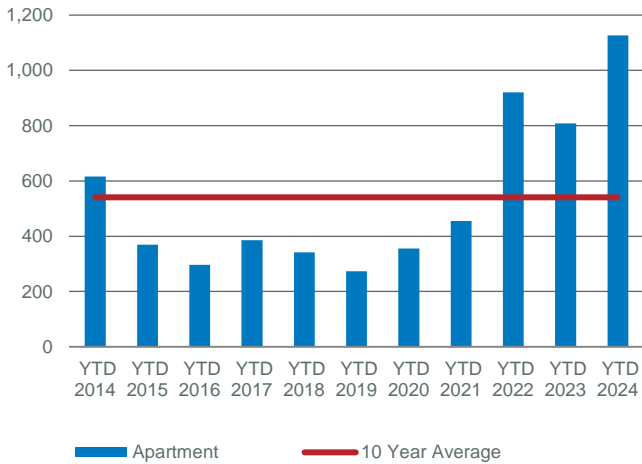
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

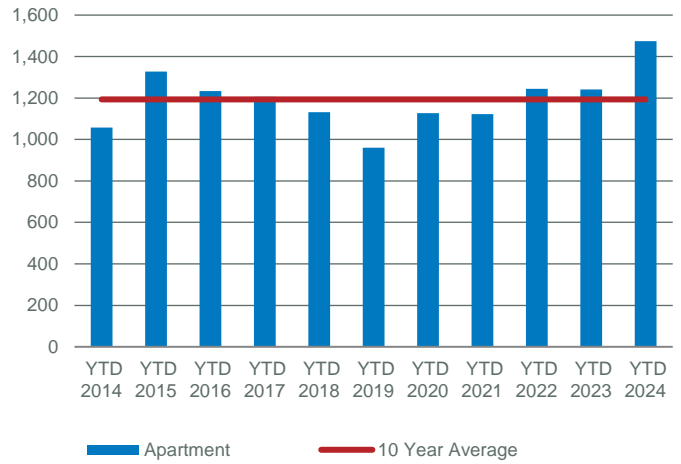
YTD FEBRUARY



Source: CREB®

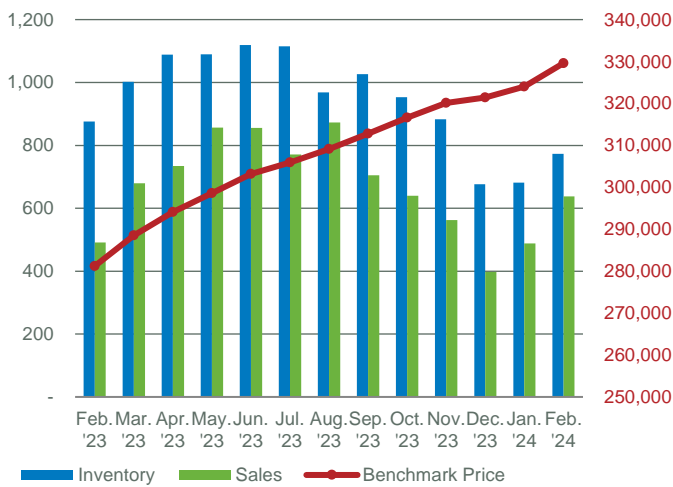
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



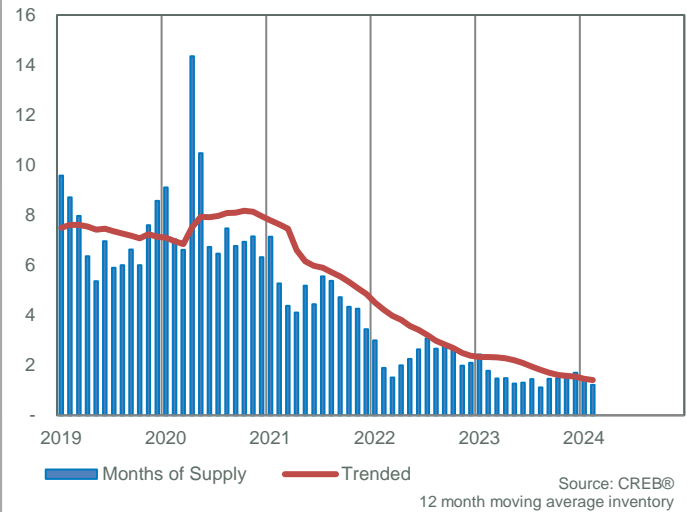
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



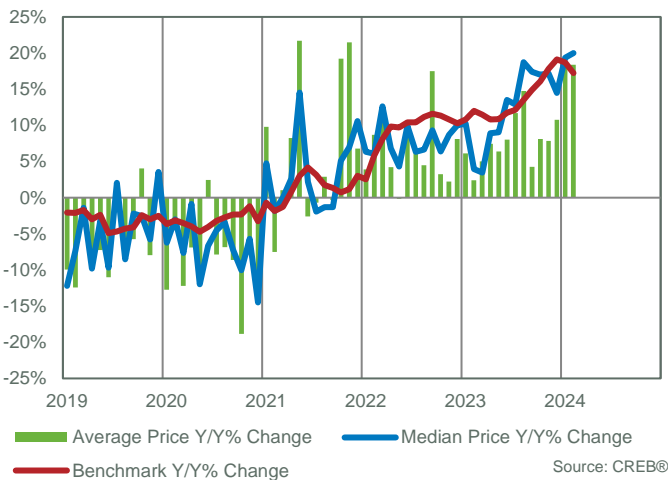
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



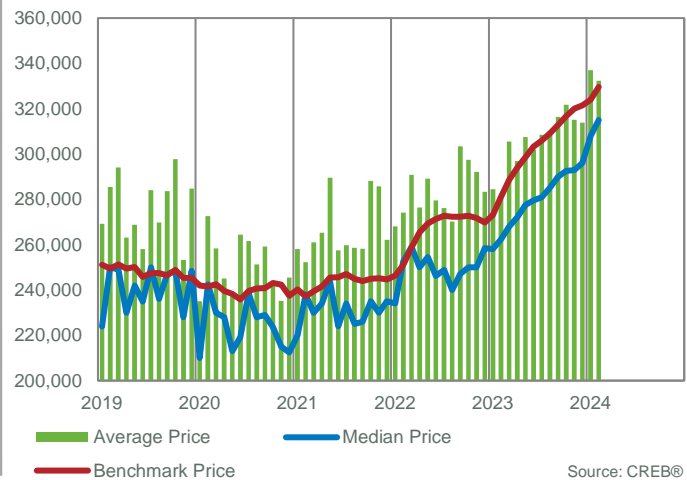
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

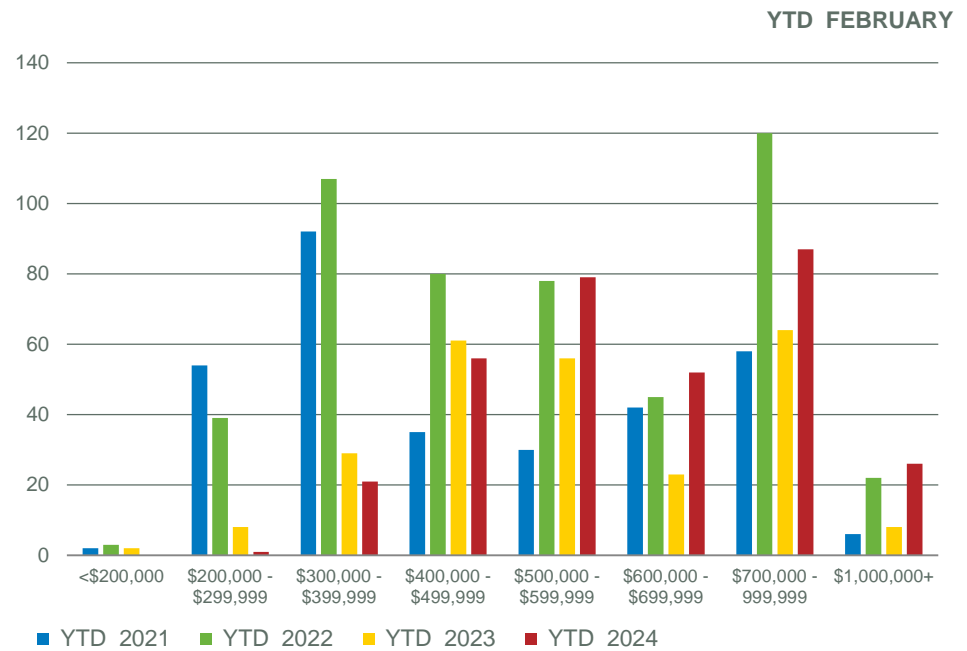


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	111	140	217	233	279	238	211	196	190	179	139	116
New Listings	150	193	280	266	268	318	248	236	276	237	182	99
Inventory	225	255	286	286	234	269	256	247	294	288	273	182
Days on Market	47	36	29	25	25	19	20	22	26	25	27	33
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800	623,200	621,300	628,700	628,700	627,100
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	527,950	542,250	539,999	582,000	540,000
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,128	602,784	614,741	630,138	585,490
Index	301	304	311	318	322	329	331	334	333	337	337	336
2024												
Sales	131	191										
New Listings	223	223										
Inventory	219	222										
Days on Market	35	26										
Benchmark Price	625,000	639,100										
Median Price	610,000	595,000										
Average Price	667,721	666,588										
Index	335	343										

	Feb-23	Feb-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	2	-	2	-
\$200,000 - \$249,999	-	-	3	-
\$250,000 - \$299,999	3	1	5	1
\$300,000 - \$349,999	11	1	19	3
\$350,000 - \$399,999	4	9	10	18
\$400,000 - \$449,999	15	19	23	32
\$450,000 - \$499,999	20	14	38	24
\$500,000 - \$549,999	22	23	39	38
\$550,000 - \$599,999	11	31	17	41
\$600,000 - \$649,999	8	16	13	31
\$650,000 - \$699,999	5	9	10	21
\$700,000 - \$749,999	5	8	11	13
\$750,000 - \$799,999	9	10	16	13
\$800,000 - \$849,999	5	13	14	21
\$850,000 - \$899,999	12	8	17	13
\$900,000 - \$949,999	3	8	4	13
\$950,000 - \$999,999	1	5	2	14
\$1,000,000 - \$1,299,999	3	13	7	21
\$1,300,000 - \$1,499,999	-	2	-	3
\$1,500,000 - \$1,999,999	1	1	1	1
\$2,000,000 +	-	-	-	1
	140	191	251	322

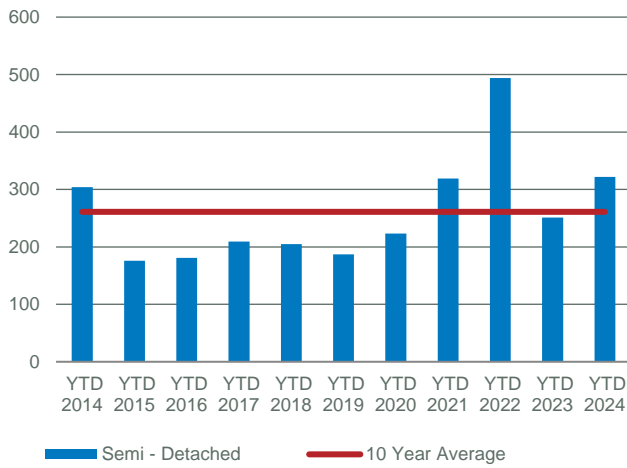
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

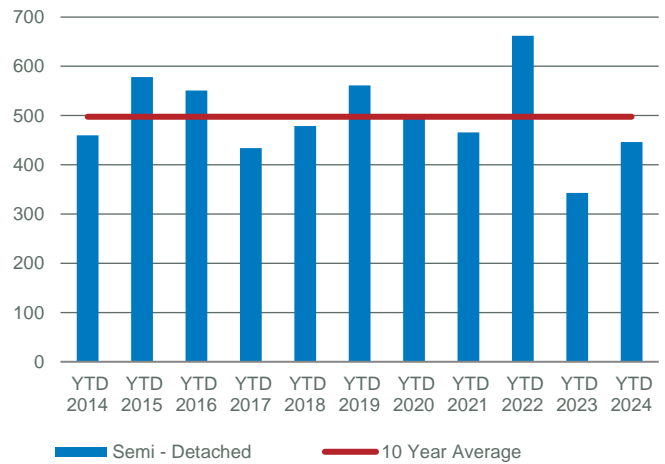
YTD FEBRUARY



Source: CREB®

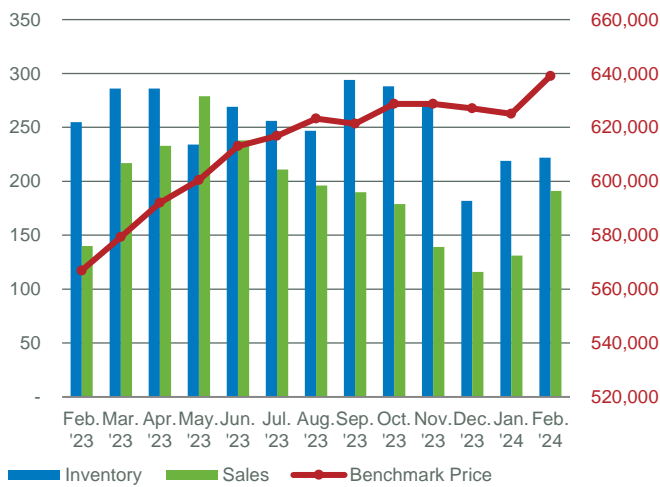
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



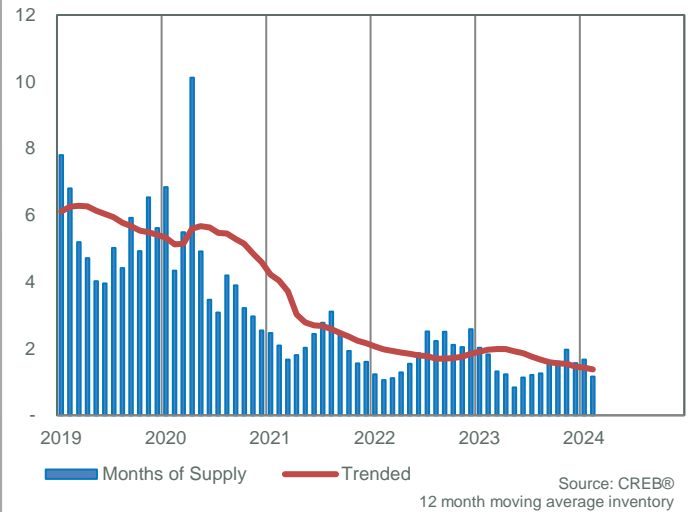
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



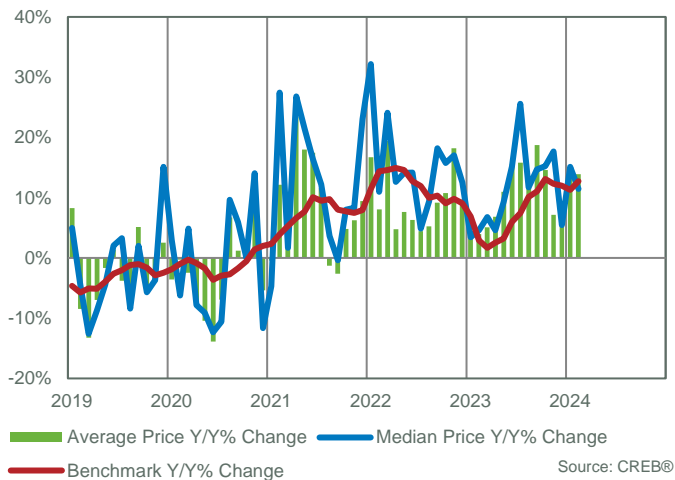
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



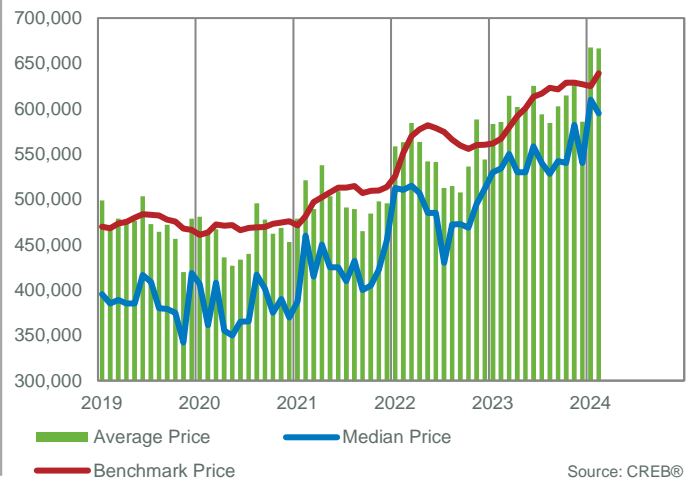
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

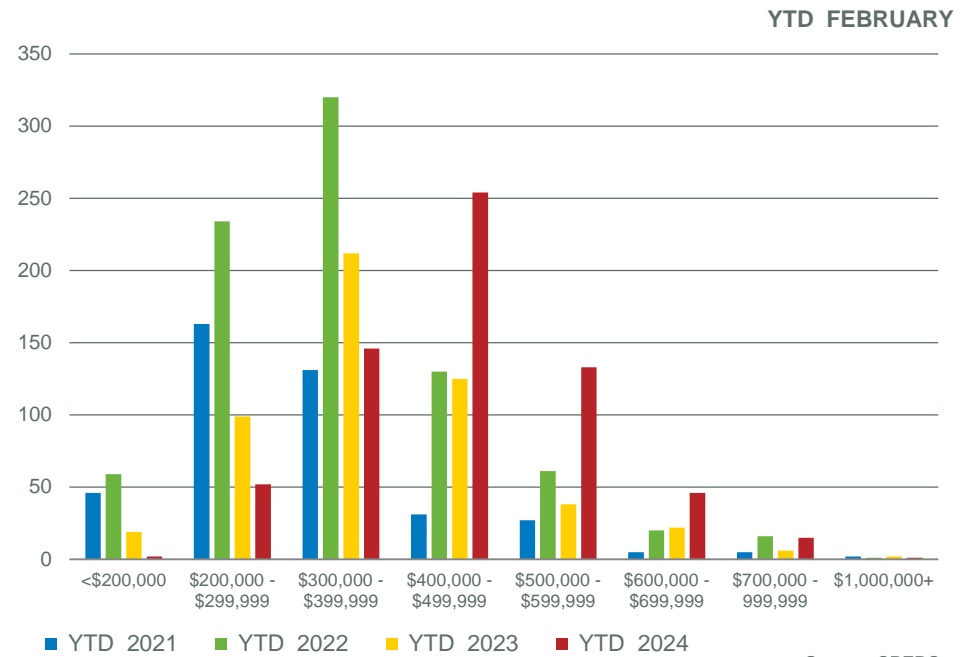


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	209	314	387	416	496	525	467	454	396	376	267	253
New Listings	278	361	506	438	562	608	488	486	473	419	370	202
Inventory	315	327	402	397	406	424	399	376	389	372	409	287
Days on Market	39	34	21	22	20	19	20	20	21	23	22	29
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500	413,200	419,400	425,200	429,100	425,100
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,948	402,000	415,700
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	419,264	427,772	405,109	418,265
Index	228	235	239	244	250	256	261	265	269	272	275	272
2024												
Sales	297	352										
New Listings	322	457										
Inventory	257	307										
Days on Market	30	20										
Benchmark Price	426,400	436,500										
Median Price	434,200	465,000										
Average Price	439,285	467,000										
Index	273	279										

	Feb-23	Feb-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	1	-
\$150,000 - \$199,999	9	-	18	2
\$200,000 - \$249,999	28	5	48	9
\$250,000 - \$299,999	33	24	51	43
\$300,000 - \$349,999	49	28	85	64
\$350,000 - \$399,999	75	38	127	82
\$400,000 - \$449,999	47	52	75	112
\$450,000 - \$499,999	27	85	50	142
\$500,000 - \$549,999	15	50	19	91
\$550,000 - \$599,999	9	29	19	42
\$600,000 - \$649,999	9	19	15	29
\$650,000 - \$699,999	5	12	7	17
\$700,000 - \$749,999	5	3	5	7
\$750,000 - \$799,999	1	2	1	3
\$800,000 - \$849,999	-	2	-	2
\$850,000 - \$899,999	-	2	-	2
\$900,000 - \$949,999	-	-	-	1
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	2	1	2	1
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	314	352	523	649

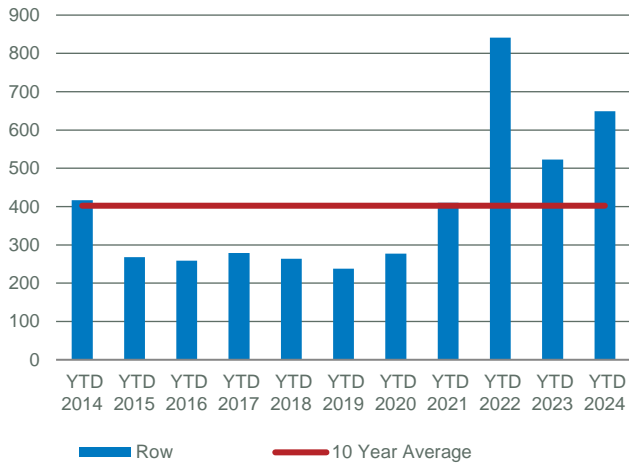
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

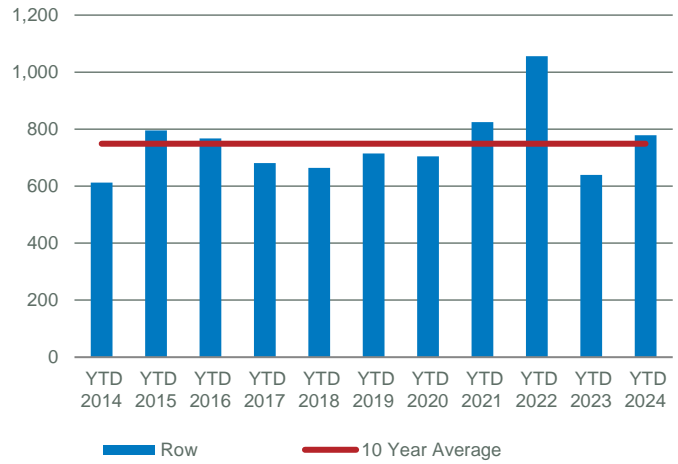
YTD FEBRUARY



Source: CREB®

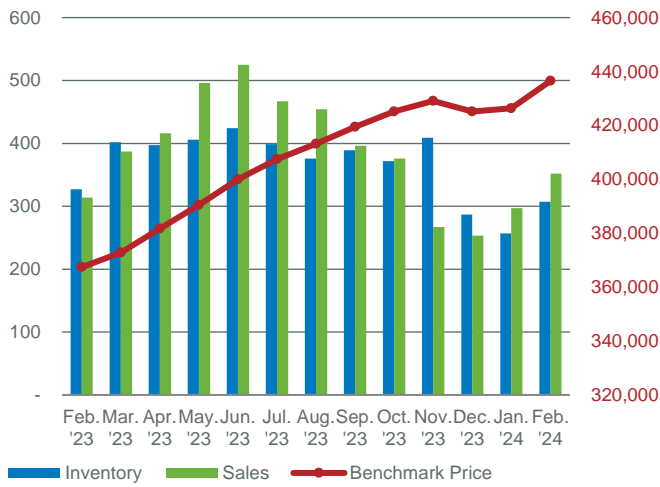
CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



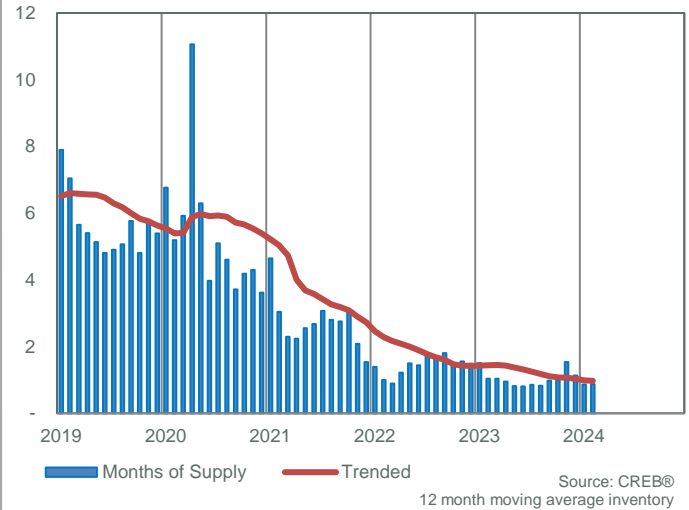
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



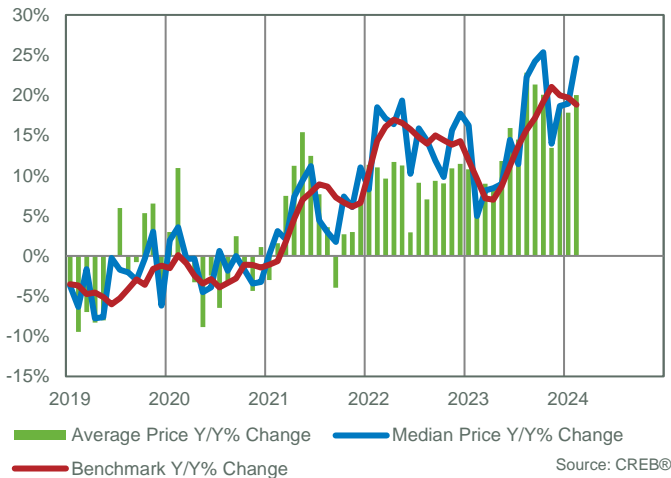
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



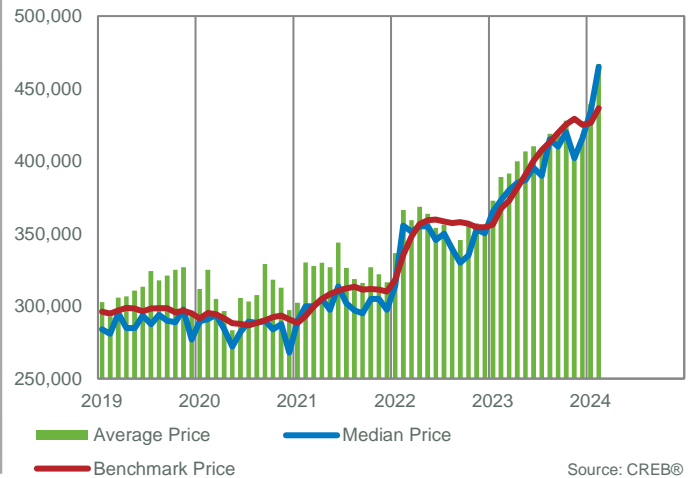
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

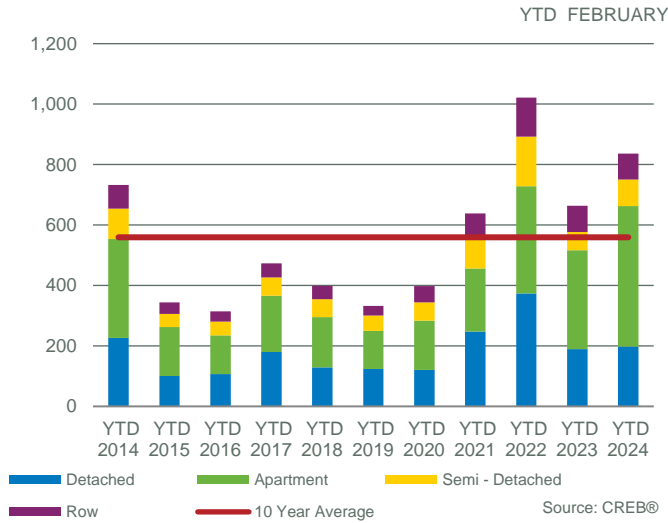
CITY OF CALGARY ROW PRICES



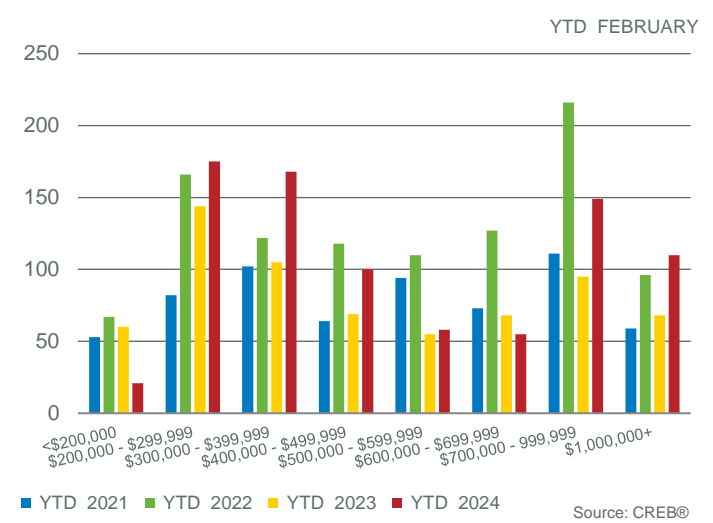
Source: CREB®

CITY CENTRE

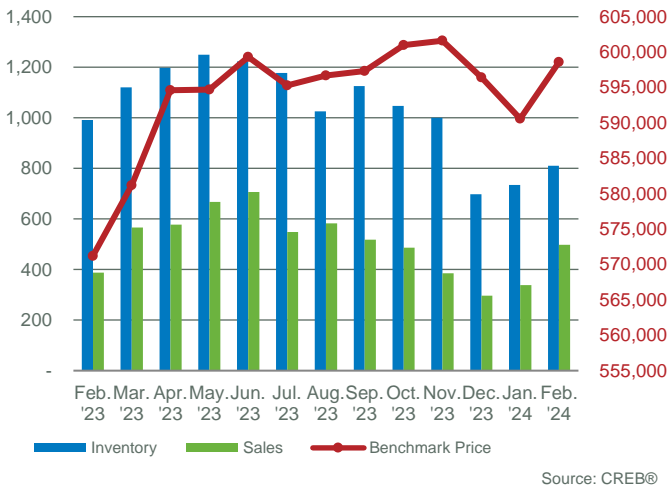
CITY CENTRE TOTAL SALES



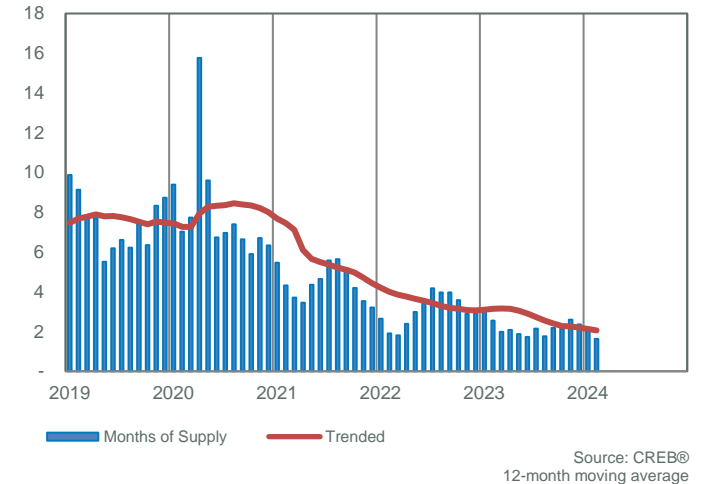
CITY CENTRE TOTAL SALES BY PRICE RANGE



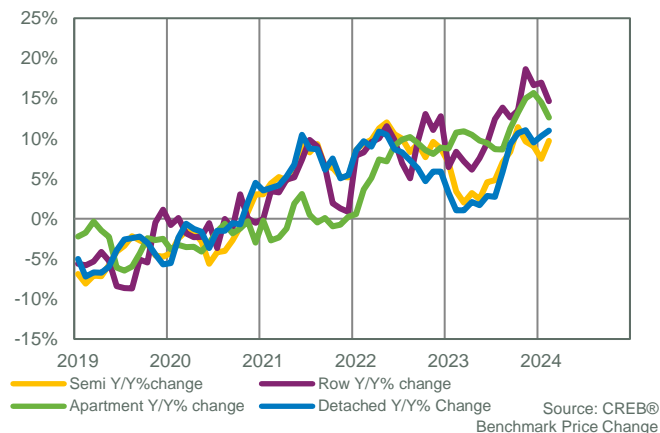
CITY CENTRE INVENTORY AND SALES



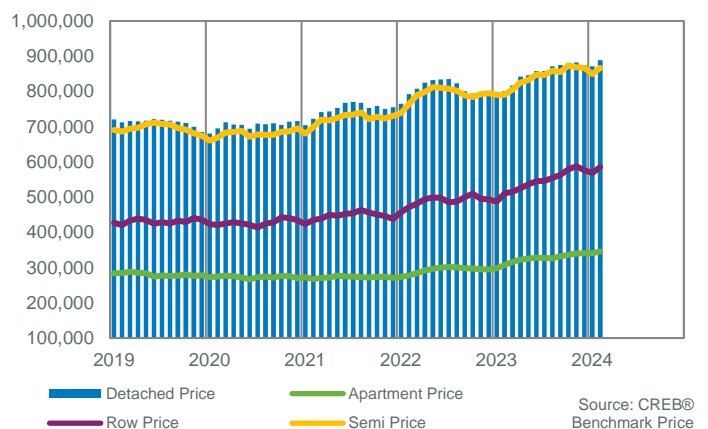
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

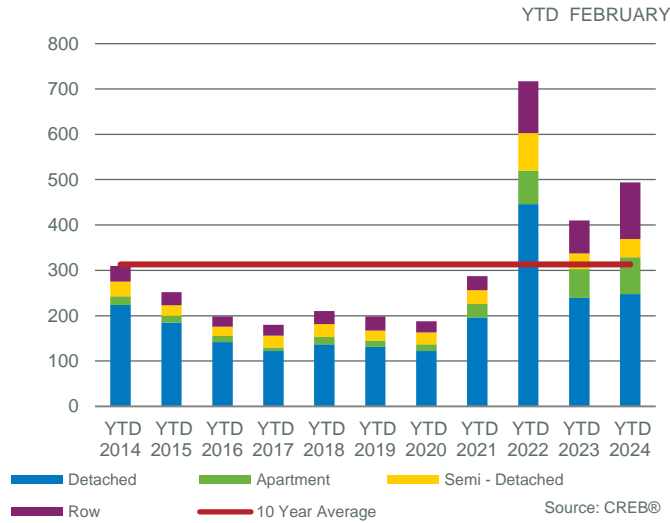


CITY CENTRE PRICES

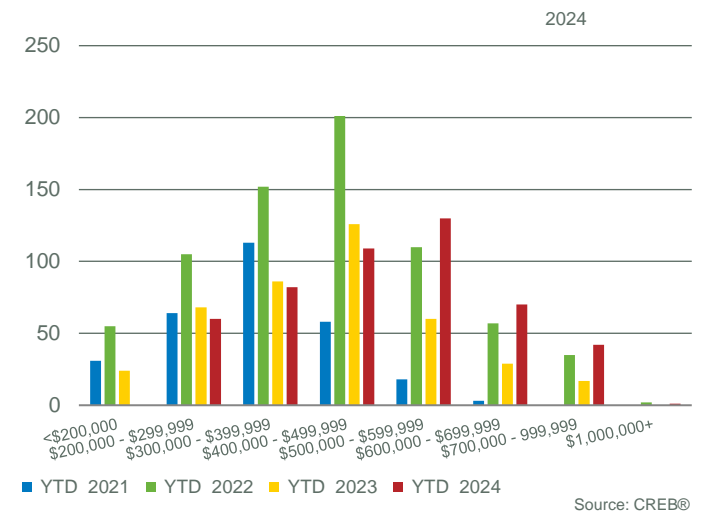


NORTHEAST

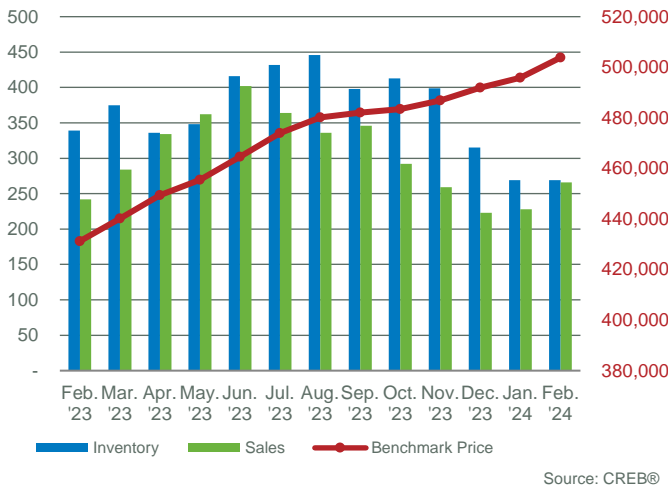
NORTHEAST TOTAL SALES



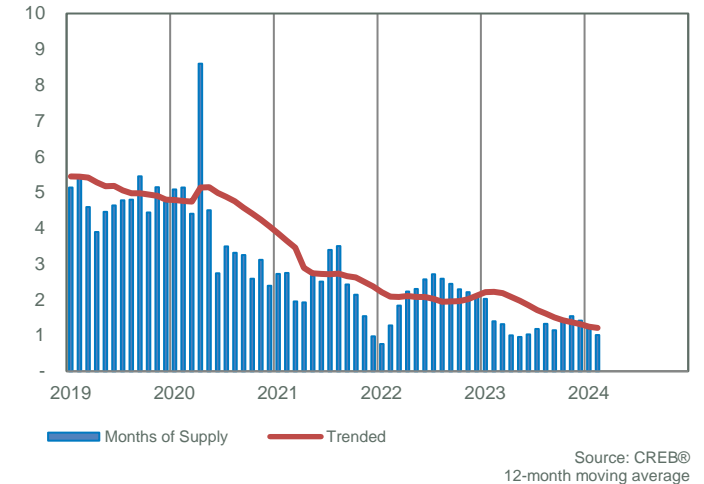
NORTHEAST TOTAL SALES BY PRICE RANGE



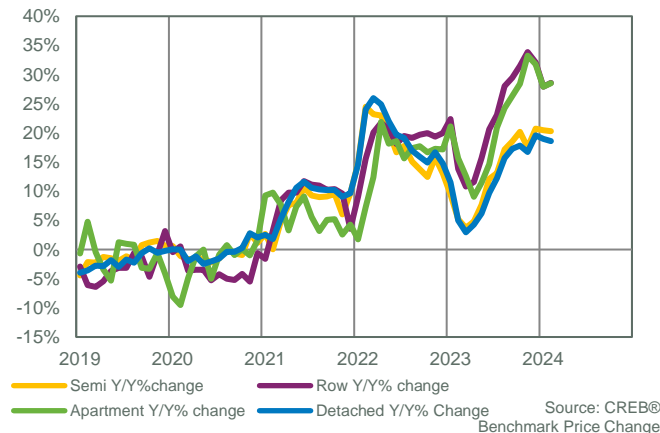
NORTHEAST INVENTORY AND SALES



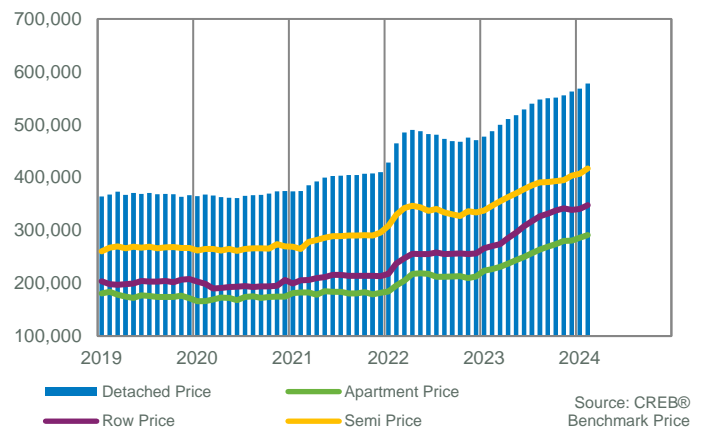
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

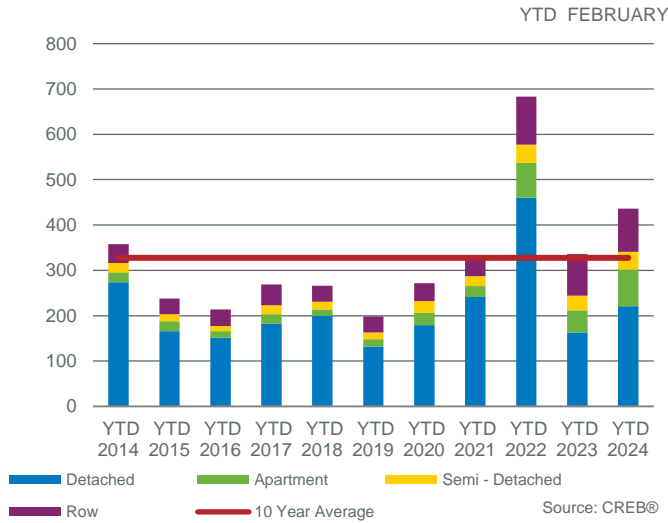


NORTHEAST PRICES

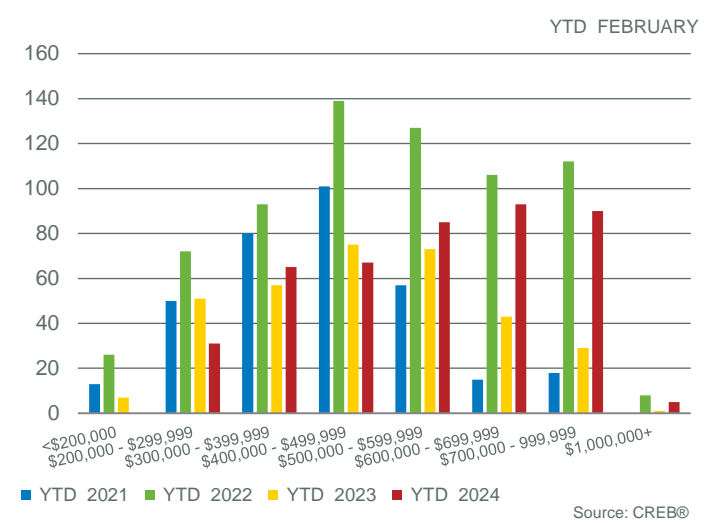


NORTH

NORTH TOTAL SALES



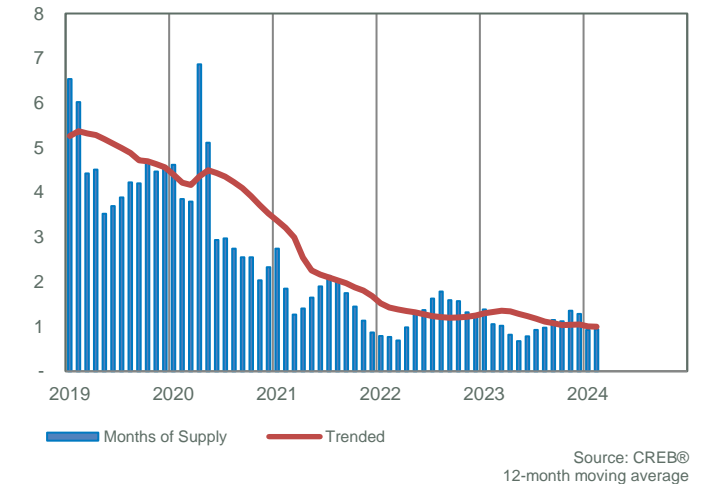
NORTH TOTAL SALES BY PRICE RANGE



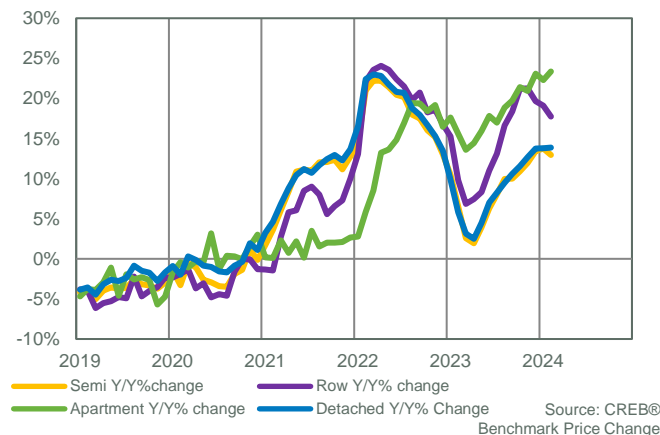
NORTH INVENTORY AND SALES



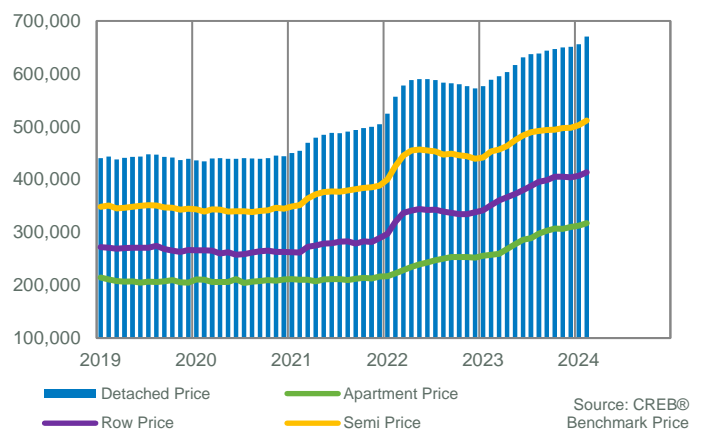
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

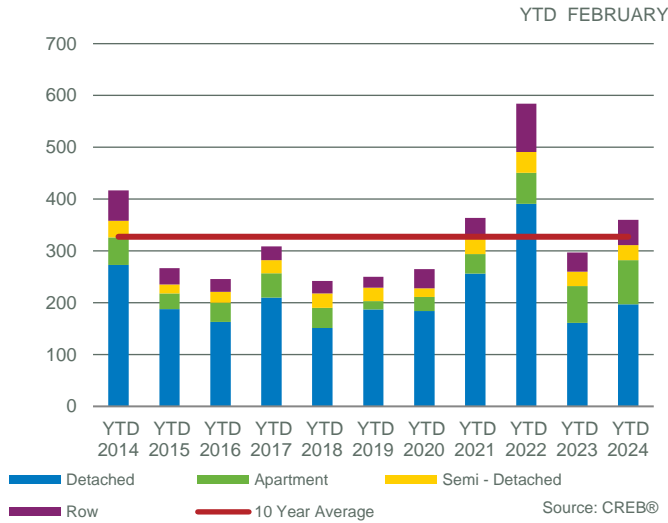


NORTH PRICES

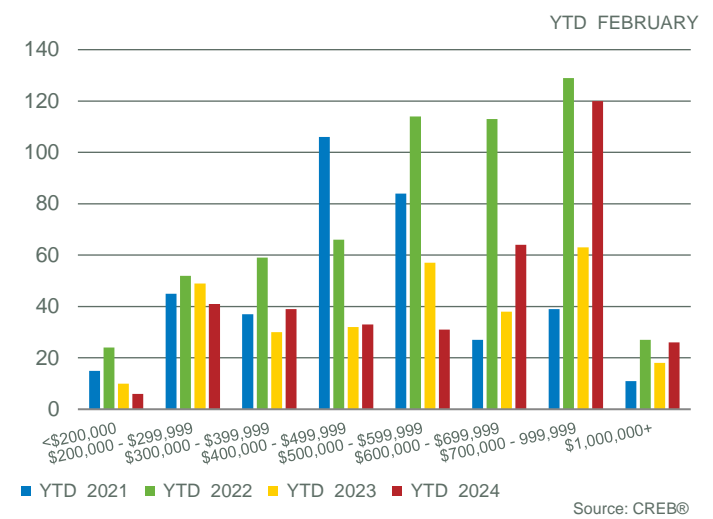


NORTHWEST

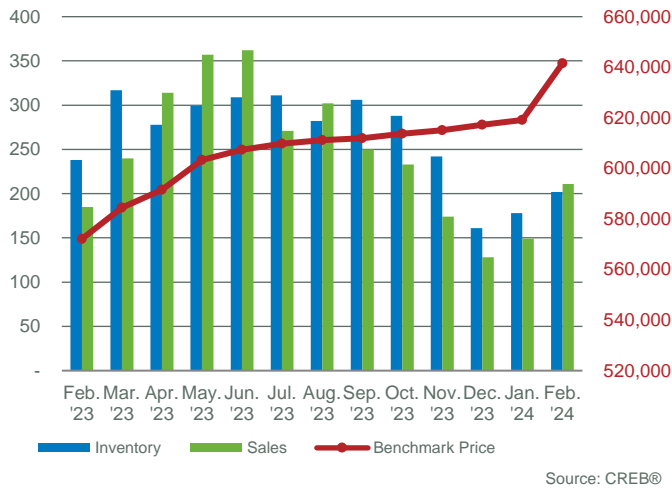
NORTHWEST TOTAL SALES



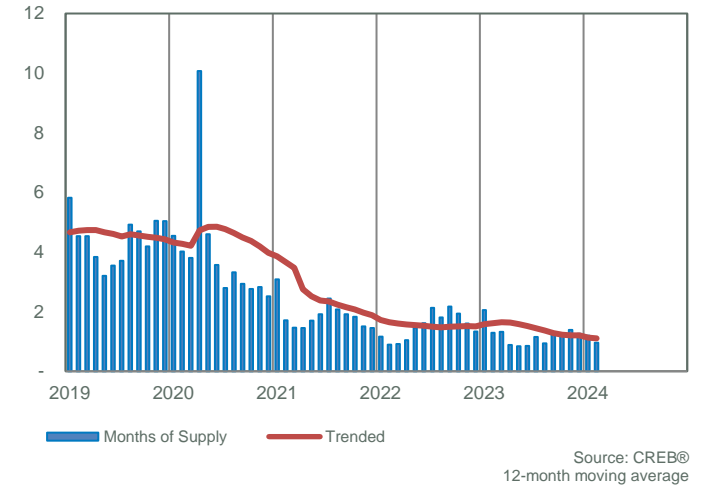
NORTHWEST TOTAL SALES BY PRICE RANGE



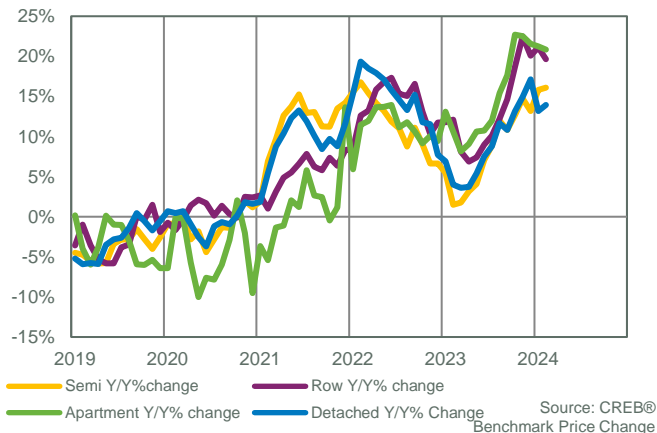
NORTHWEST INVENTORY AND SALES



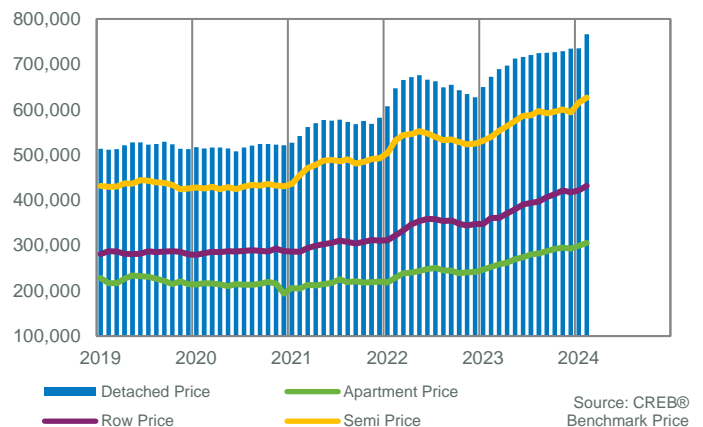
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

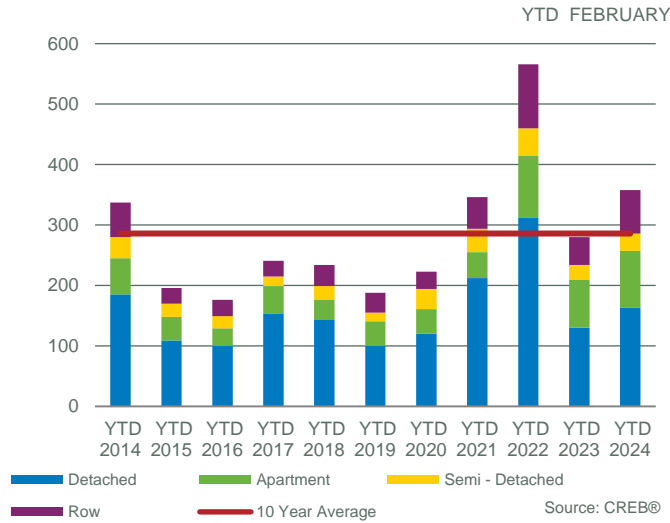


NORTHWEST PRICES

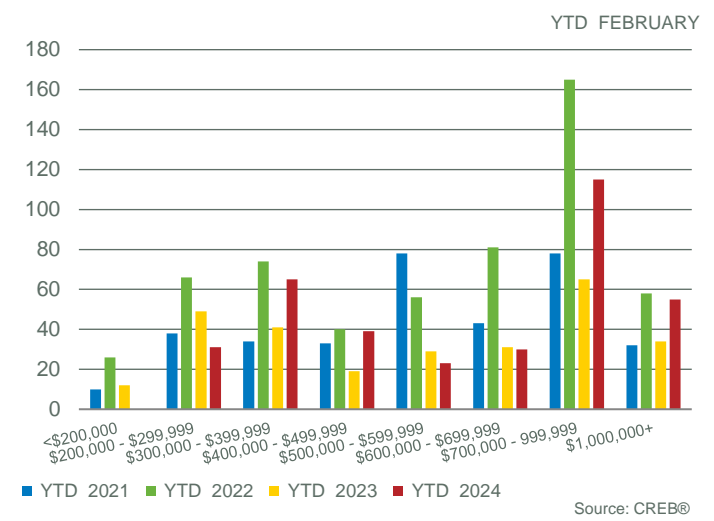


WEST

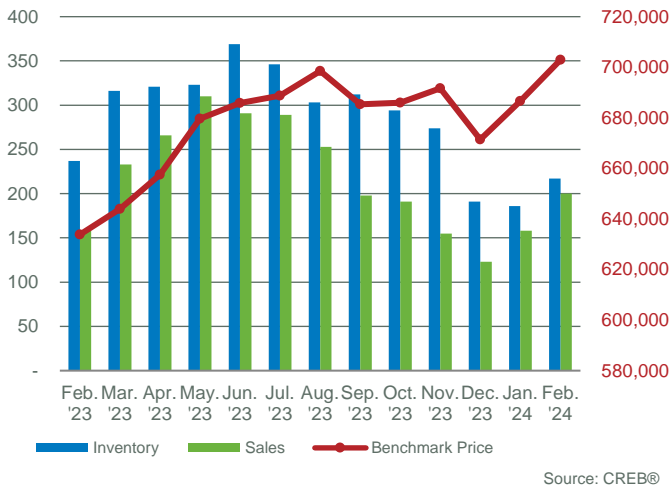
WEST TOTAL SALES



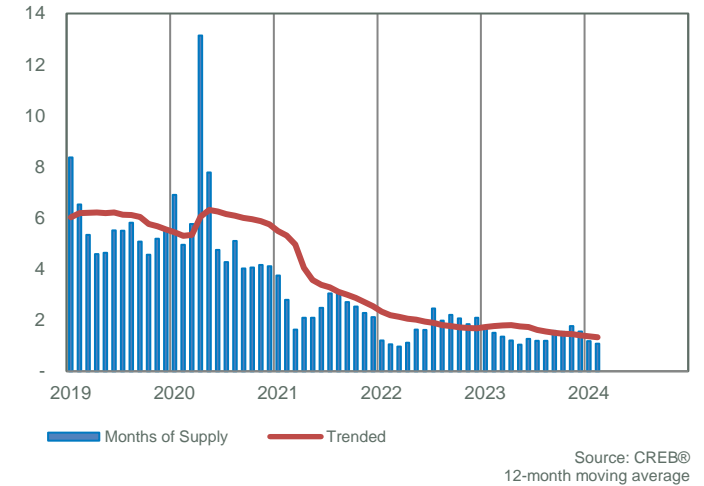
WEST TOTAL SALES BY PRICE RANGE



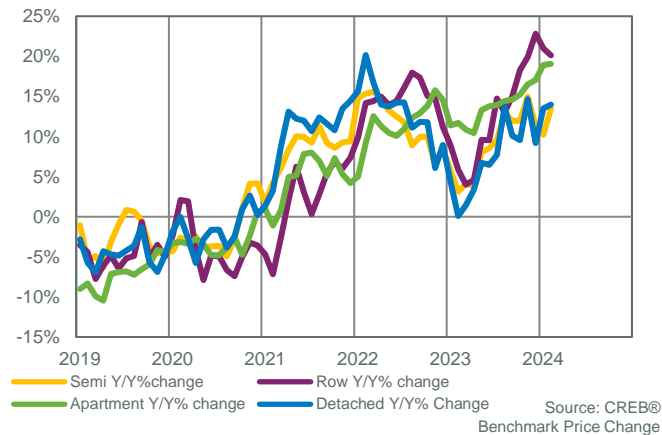
WEST INVENTORY AND SALES



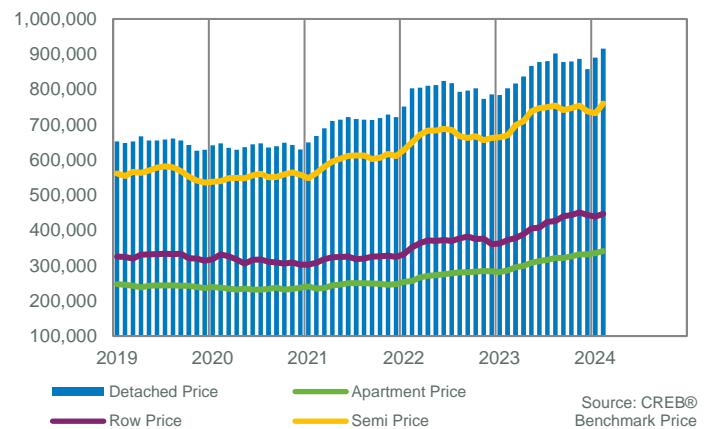
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

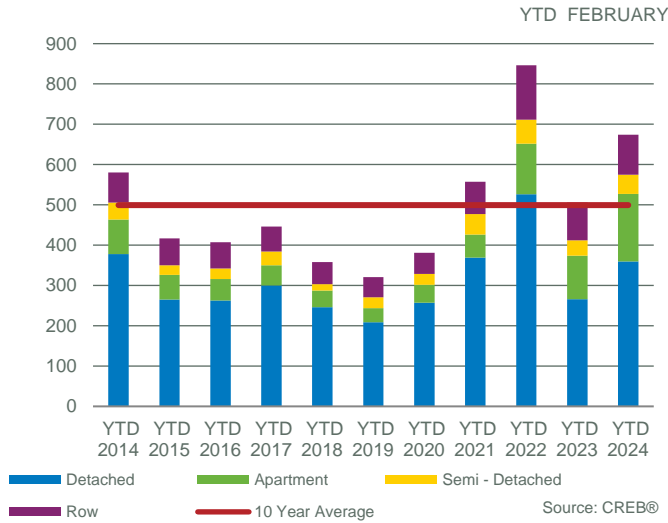


WEST PRICES

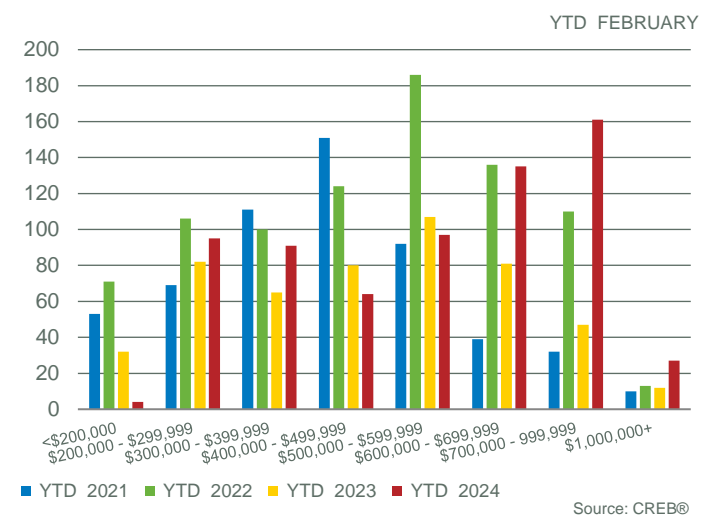


SOUTH

SOUTH TOTAL SALES



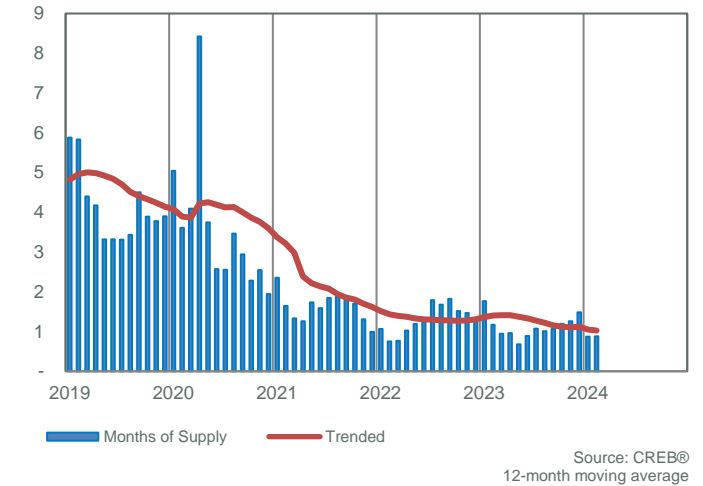
SOUTH TOTAL SALES BY PRICE RANGE



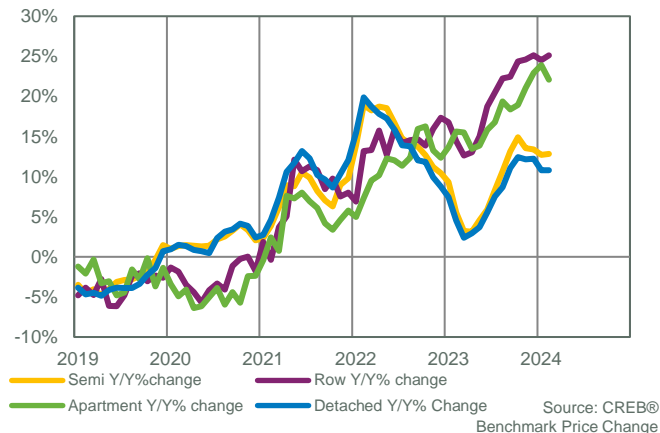
SOUTH INVENTORY AND SALES



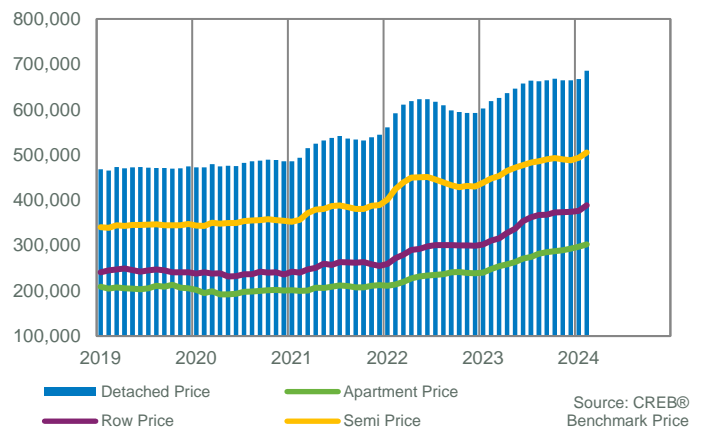
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

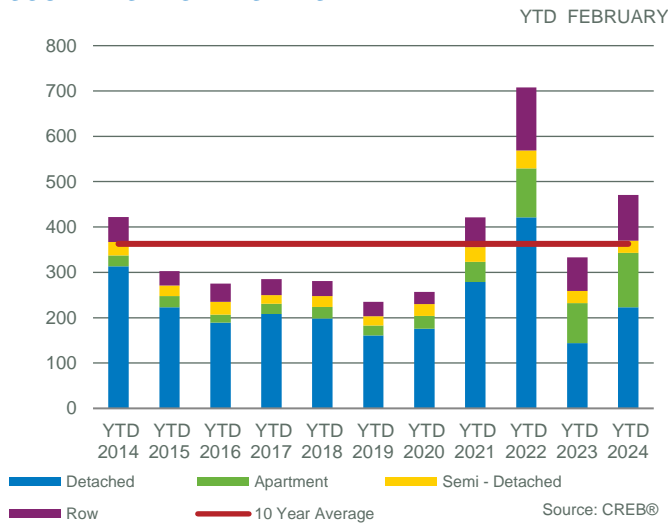


SOUTH PRICES

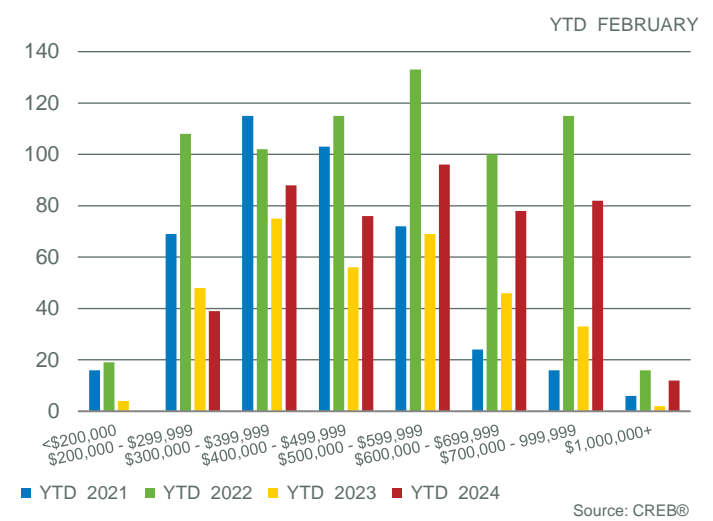


SOUTHEAST

SOUTHEAST TOTAL SALES



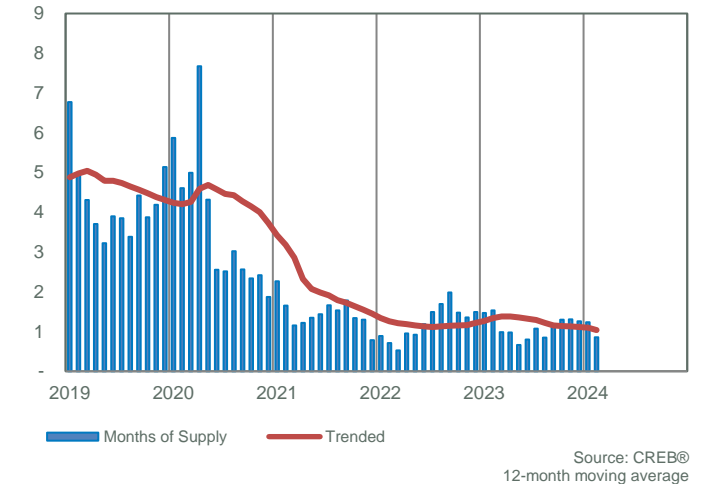
SOUTHEAST TOTAL SALES BY PRICE RANGE



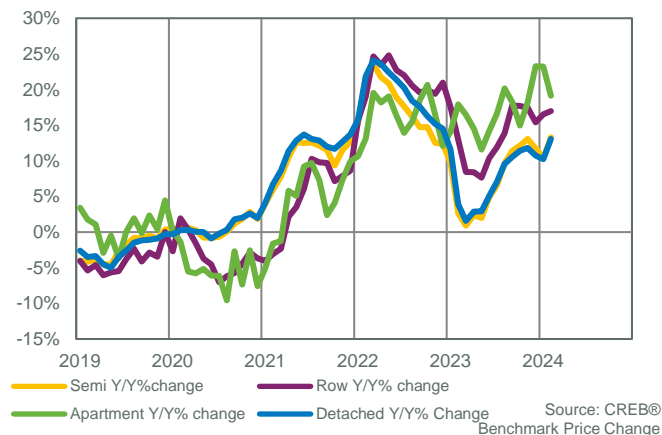
SOUTHEAST INVENTORY AND SALES



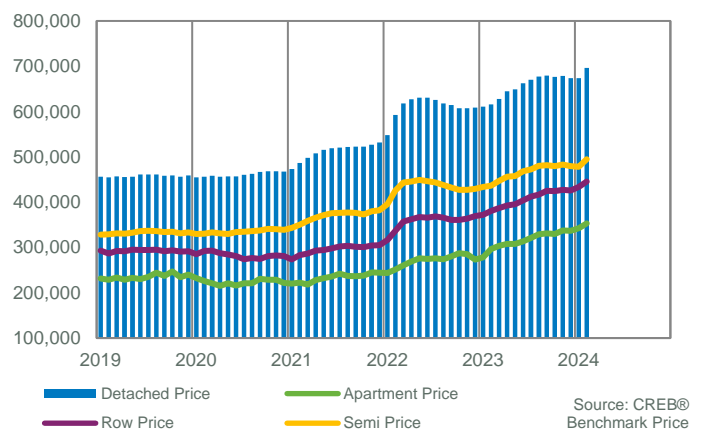
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

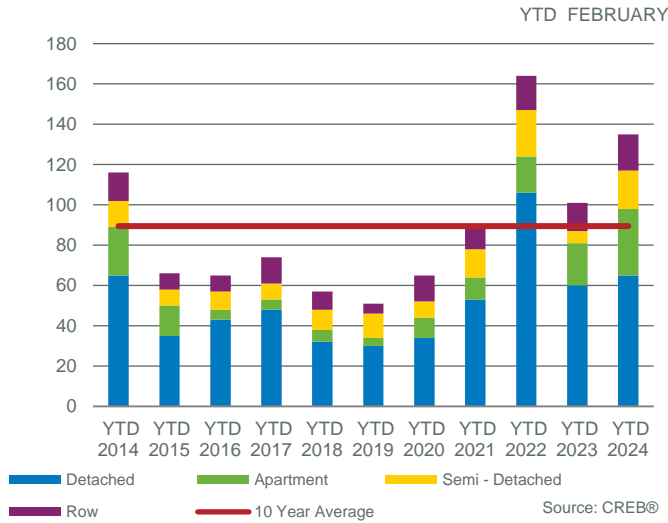


SOUTHEAST PRICES

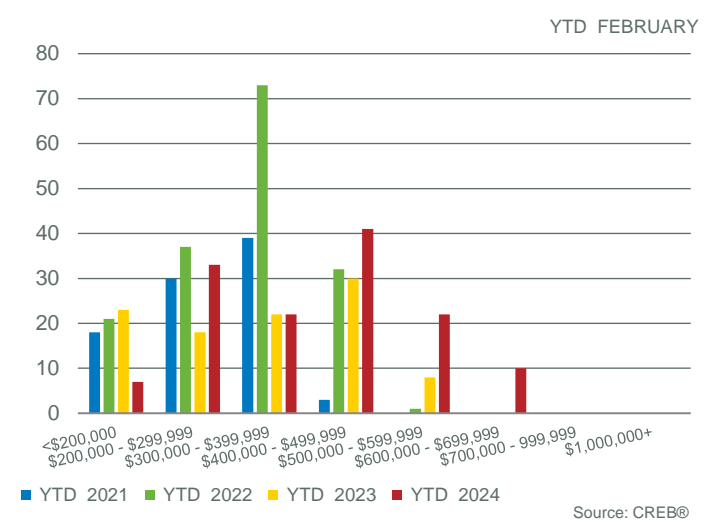


EAST

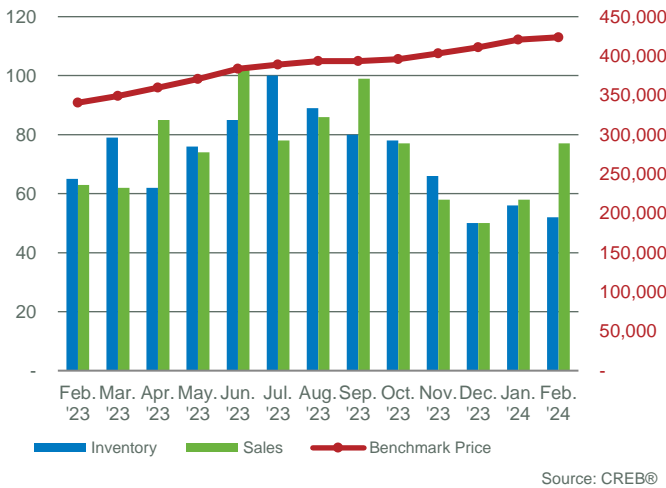
EAST TOTAL SALES



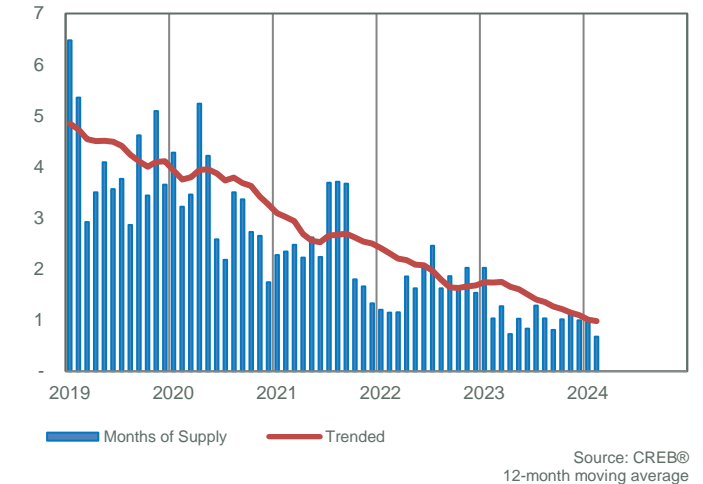
EAST TOTAL SALES BY PRICE RANGE



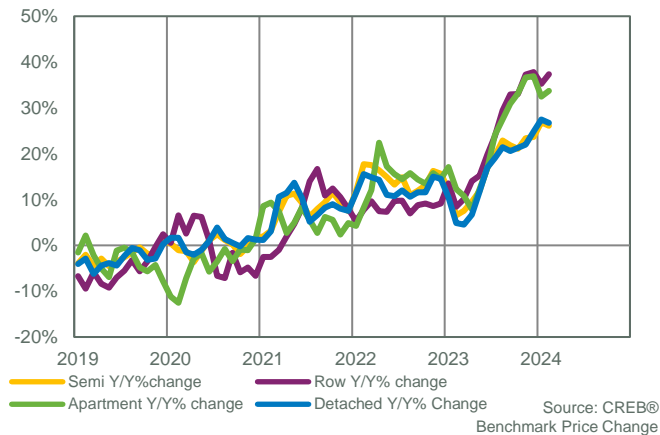
EAST INVENTORY AND SALES



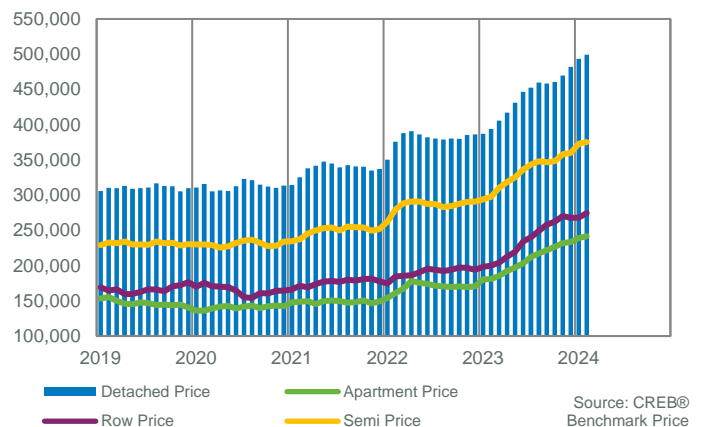
EAST MONTHS OF INVENTORY

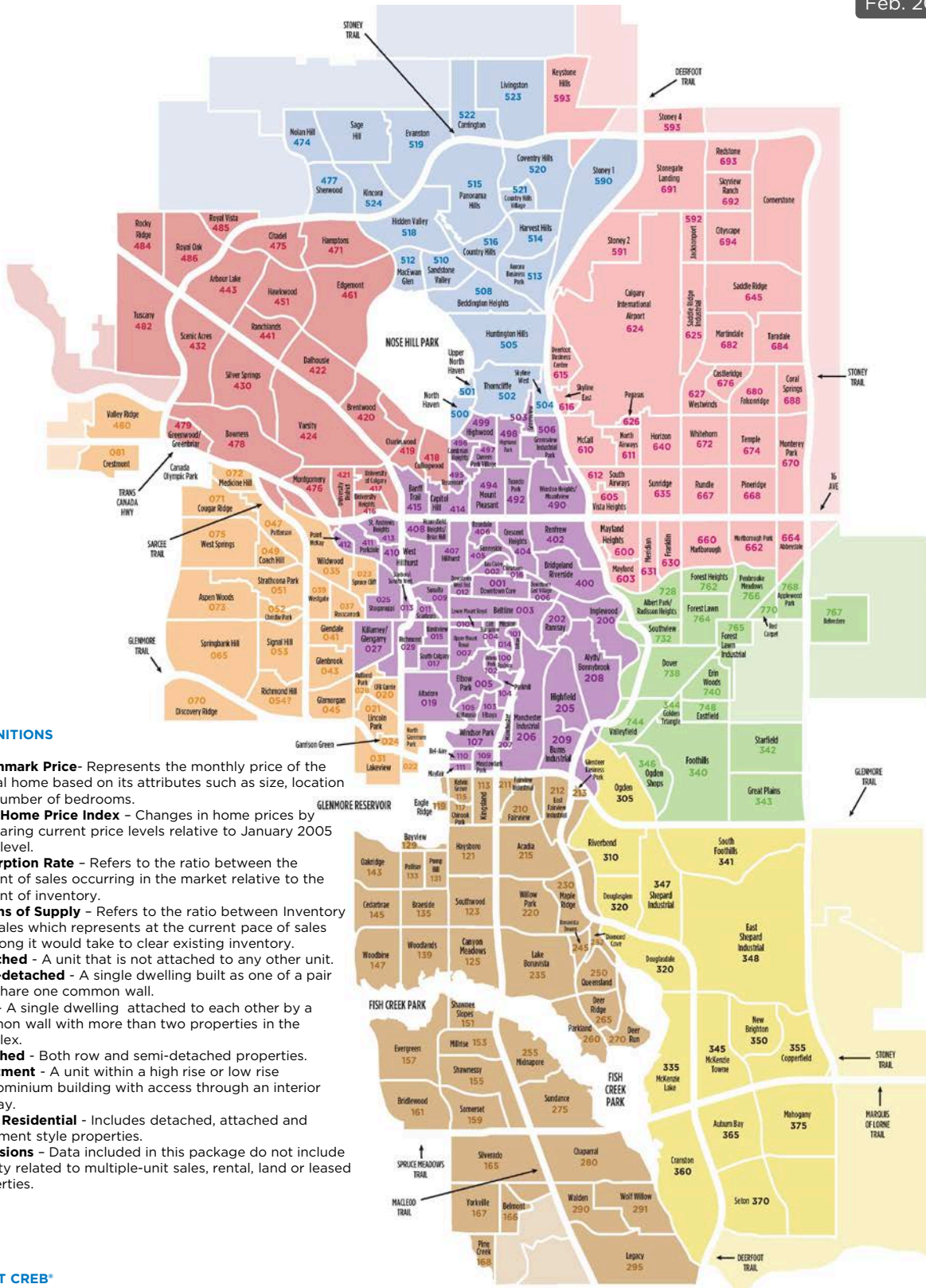


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

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

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