



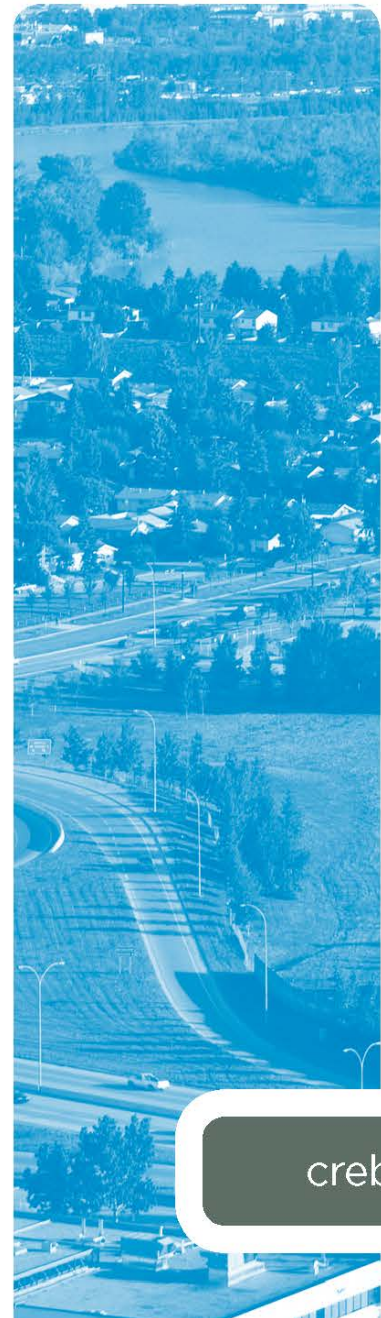
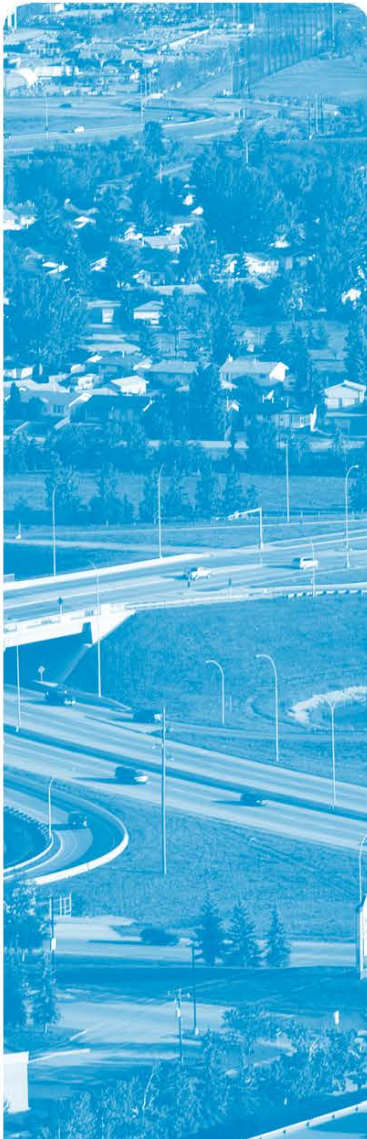
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MONTHLY STATISTICS PACKAGE

City of Calgary

December
2020



creb.com

December 2020

Amidst economic challenges, housing market ends 2020 on a high note

City of Calgary, January 4, 2020 - With December sales of 1,199, this is the highest December total since 2007.

"Housing demand over the second-half of 2020 was far stronger than anticipated and nearly offset the initial impact caused by the shutdowns in spring. Even with the further restrictions imposed in December, it did not have the same negative impact on housing activity like we saw in the earlier part of the year," said CREB® chief economist Ann-Marie Lurie.

Attractive interest rates along with prices that remain lower than several years ago have likely supported some of the recovery in the second half of the year. However, it is important to note that annual sales activity declined by one per cent compared to last year and remain well below long-term averages.

New listings in December increased by 11 per cent. However, the number of sales exceeded the number of new listings in December contributing to further declines in inventory.

Reductions in supply and improving demand in the second half of the year have contributed to some of the recent price improvements in the market. However, the recent gain in the benchmark price was not enough to offset earlier pullbacks as the annual residential benchmark price in Calgary declined by one per cent over last year.

The pandemic has resulted in a significant shift in economic conditions, yet the housing market is entering 2021 in far more balanced conditions than we have seen in over five years. This will help provide some cushion for the market moving into 2021, but conditions will continue to vary depending on price range, location, and product type.

More information about the 2021 housing market forecast for Calgary will be available at the CREB® Forecast on Tuesday, January 26, 2021.

For more event details, please visit crebforecast.com.



TOTAL RESIDENTIAL PRICE

\$ 422,300

↑ 1.5% Y/Y



DETACHED PRICE



\$ 490,500

↑ 2.8% Y/Y



SEMI-DETACHED PRICE



\$ 393,300

↑ 1.5% Y/Y



ROW PRICE

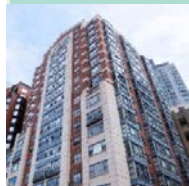


\$ 280,500

↑ 0.2% Y/Y



APARTMENT PRICE



\$ 243,600

↓ 2.1% Y/Y



SALES

1,199

↑ 40.1% Y/Y



NEW LISTINGS

1,172

↑ 10.5% Y/Y



INVENTORY

3,670

↓ 20.4% Y/Y



MONTHS OF SUPPLY

3.06

↓ 43.2% Y/Y



December 2020

December 2020

	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	717	43%	600	8%	1,560	-31%	120%	2.18	-52%	\$490,500	3%
Semi	128	39%	118	2%	324	-37%	108%	2.53	-55%	\$393,300	1%
Row	169	33%	166	11%	611	-11%	102%	3.62	-33%	\$280,500	0%
Apartment	185	38%	288	20%	1,175	2%	64%	6.35	-26%	\$243,600	-2%
Total Residential	1,199	40%	1,172	10%	3,670	-20%	102%	3.06	-43%	\$422,300	2%

Year-to-Date

December 2020

	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	9,950	1%	15,376	-11%	2,782	-20%	65%	3.36	-20%	\$483,567	0%
Semi	1,663	0%	2,786	-14%	570	-20%	60%	4.11	-20%	\$389,183	-1%
Row	2,145	2%	4,064	-5%	881	-9%	53%	4.93	-10%	\$278,633	-2%
Apartment	2,394	-10%	5,959	-2%	1,495	-1%	40%	7.49	10%	\$244,692	-2%
Total Residential	16,152	-1%	28,185	-9%	5,728	-14%	57%	4.26	-13%	\$417,892	-1%



Detached

Stronger sales in the second half of the year were enough to offset earlier pullbacks as detached sales totalled 9,950, just slightly higher than last years' levels. Despite the modest gain, detached sales activity remains at the lower levels recorded since the more stringent stress test was introduced in 2018. Supply adjustments is causing sellers' market conditions for detached homes across all districts except the West and City Centre. This has helped support some price recovery in the market over the past several months.

Annual city-wide price remains relatively flat compared to last year, but there were notable annual gains in both the South and South East districts which both recorded price gains of nearly two per cent. Despite some of the annual shifts seen, prices remain well below previous highs in all districts of the city.



Semi-Detached

Sales growth in the North East, North, West and South East district were offset by declines in the City Centre, North West, South and East districts. Sales this year of 1,663 were similar to levels recorded last year. While sales did not improve across each district, there were reductions in supply across all districts and is helping to reduce the months of supply. These reductions are starting to impact prices, but it was not enough to offset earlier pullbacks. City wide semi-detached prices eased by over one per cent in 2020, with the largest declines occurring in the City Centre, North West and West areas.



Row

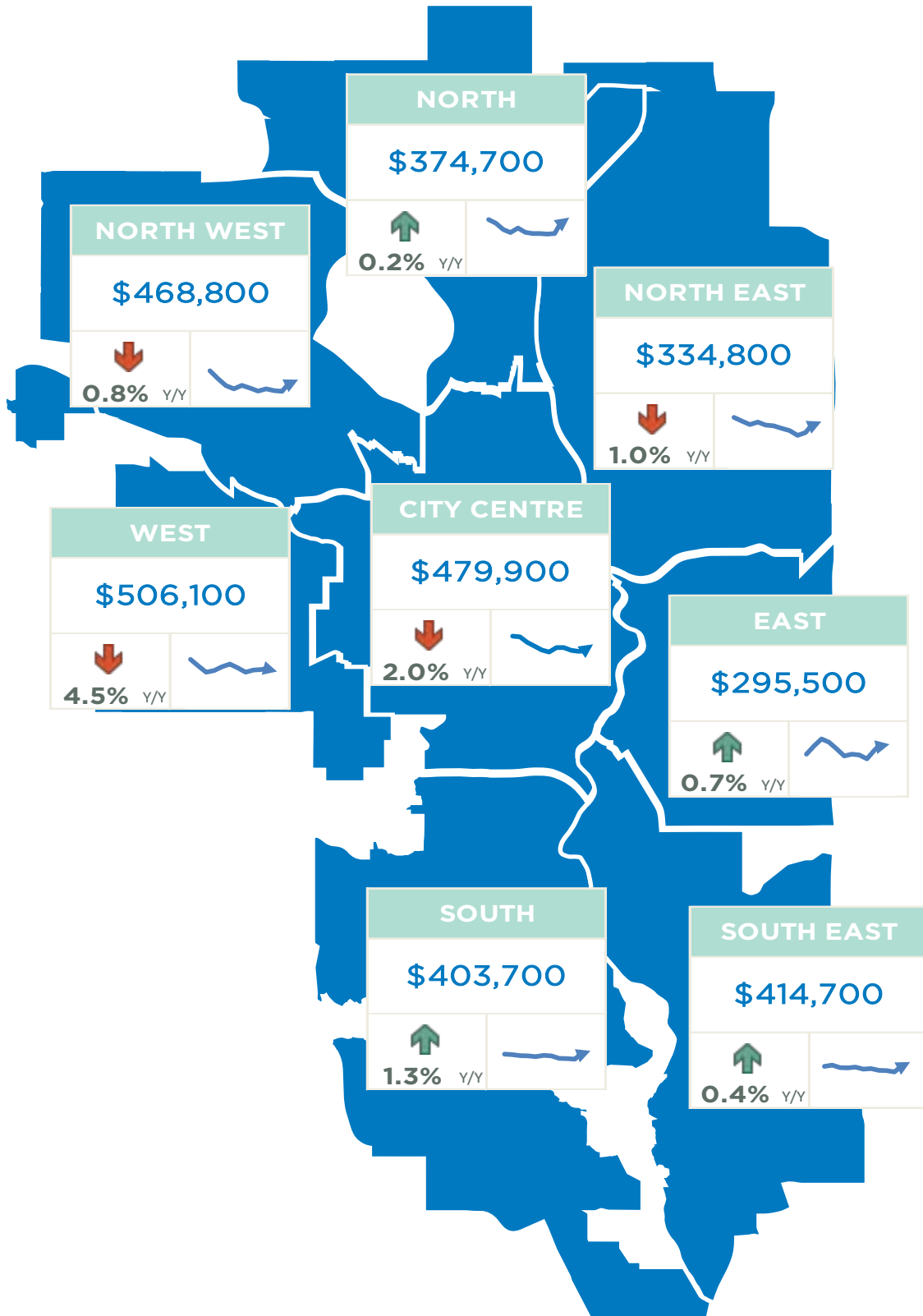
Slower sales in the west district were not enough to offset the gains recorded in the rest of the city. Row sales totalled 2,145 in 2020, nearly two per cent higher than last years' levels. Despite the gains, levels continue to remain below long-term averages for the city. Rising sales were generally met with a reduction in supply. This is causing the months of supply to trend down, especially over the second half of the year. The decline in the months of supply was enough to help support some stability in prices. However, the adjustment did not occur soon enough and annual prices eased by nearly two per cent compared to the previous year and remain nearly 14 per cent below previous highs. Price adjustments did vary depending on location. The steepest decline occurred in the North East with a year-over-year decline of five per cent. The strongest gain occurred in the West district with a two per cent rise.



Apartment

Sales this month were the best December since 2014. However, it was not enough to offset earlier pullbacks as apartment condominium sales eased by ten per cent in 2020. This is the slowest year for apartment condo sales since 2001 and the only property type to record a significant annual decline in sales. Unlike other property types, supply levels have not adjusted in the same way and this segment remains oversupplied. Prices have trended down over the past two months due to excess supply. On an annual basis, the benchmark price declined by over two per cent this year and is over 16 per cent below the highs set in 2015.

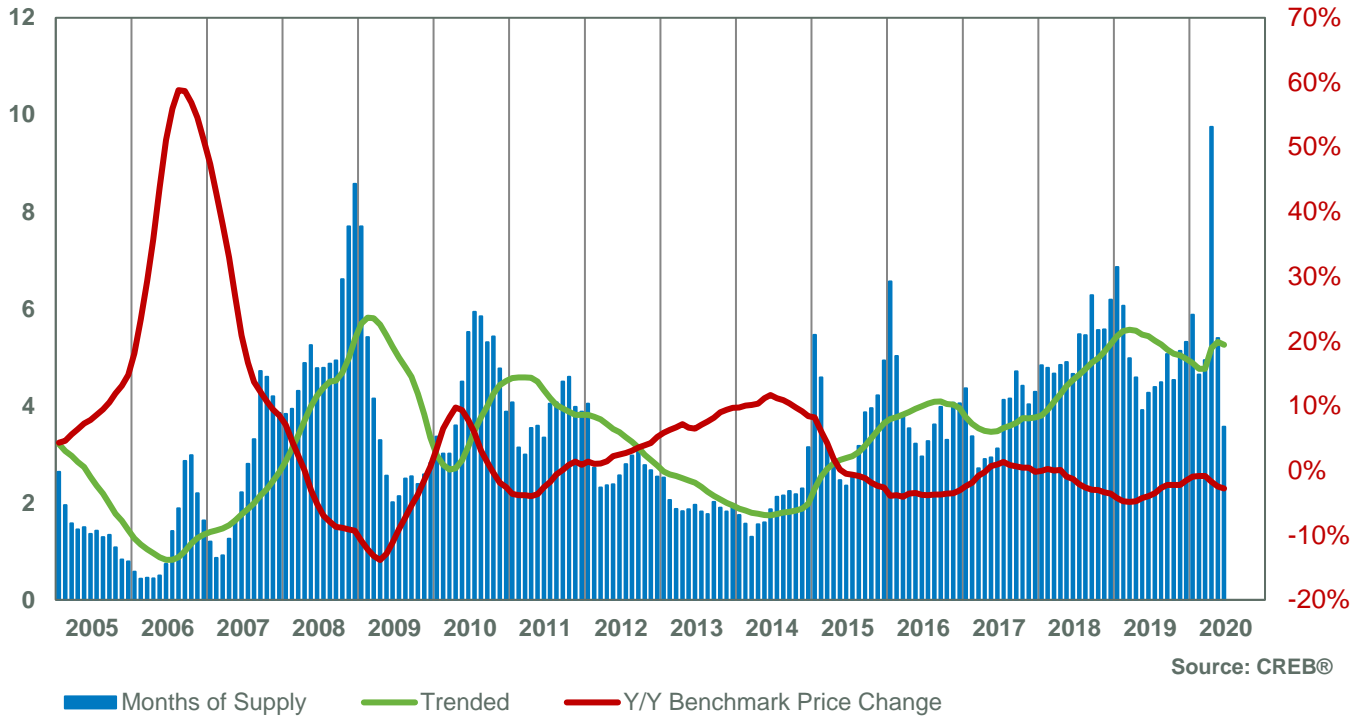
December 2020 District Total Residential Benchmark Price



	Dec-19	Dec-20	Y/Y % Change	2019	2020	% Change
CITY OF CALGARY						
Total Sales	856	1,199	40.07%	16,344	16,152	-1.17%
Total Sales Volume	\$384,998,996	\$537,692,085	39.66%	\$7,488,478,103	\$7,397,564,115	-1.21%
New Listings	1,061	1,172	10.46%	30,910	28,185	-8.82%
Inventory	4,613	3,670	-20.44%	6,663	5,728	-14.04%
Months of Supply	5.39	3.06	-43.20%	4.89	4.26	-13.02%
Sales to New Listings	80.68%	102.30%	21.63%	52.88%	57.31%	4.43%
Sales to List Price	95.03%	96.96%	1.92%	96.46%	96.53%	0.07%
Days on Market	66	59	-9.72%	59	55	-6.78%
Benchmark Price	\$415,900	\$422,300	1.54%	\$420,750	\$417,892	-0.68%
Median Price	\$400,500	\$402,000	0.37%	\$410,000	\$410,000	0.00%
Average Price	\$449,765	\$448,450	-0.29%	\$458,179	\$457,997	-0.04%
Index	188	191	1.54%	190	189	-0.68%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Dec. 2020

	Dec-19	Dec-20	Y/Y % Change	2019	2020	% Change
DETACHED						
Total Sales	503	717	42.54%	9,898	9,950	0.53%
Total Sales Volume	\$265,436,521	\$381,723,963	43.81%	\$5,304,302,981	\$5,365,479,819	1.15%
New Listings	555	600	8.11%	17,347	15,376	-11.36%
Inventory	2,259	1,560	-30.94%	3,470	2,782	-19.82%
Months of Supply	4.49	2.18	-51.55%	4.21	3.36	-20.24%
Sales to New Listings Ratio	90.63%	119.50%	28.87%	57.06%	64.71%	7.65%
Sales to List Price Ratio	94.37%	96.56%	2.19%	96.45%	96.56%	0.11%
Days on Market	65	53	-17.18%	54	50	-7.41%
Benchmark Price	\$477,200	\$490,500	2.79%	\$482,575	\$483,567	0.21%
Median Price	\$460,000	\$458,500	-0.33%	\$465,000	\$470,000	1.08%
Average Price	\$527,707	\$532,390	0.89%	\$535,896	\$539,244	0.62%
APARTMENT						
Total Sales	134	185	38.06%	2,669	2,394	-10.30%
Total Sales Volume	\$38,159,949	\$45,408,151	18.99%	\$735,245,787	\$603,664,228	-17.90%
New Listings	241	288	19.50%	6,082	5,959	-2.02%
Inventory	1,152	1,175	2.00%	1,515	1,495	-1.34%
Months of Supply	8.60	6.35	-26.12%	6.81	7.49	10.00%
Sales to New Listings Ratio	55.60%	64.24%	8.63%	43.88%	40.17%	-3.71%
Sales to List Price Ratio	96.11%	95.48%	-0.63%	95.88%	95.35%	-0.53%
Days on Market	71	73	3.72%	72	67	-6.94%
Benchmark Price	\$248,700	\$243,600	-2.05%	\$250,000	\$244,692	-2.12%
Median Price	\$248,500	\$212,500	-14.49%	\$241,900	\$225,000	-6.99%
Average Price	\$284,776	\$245,449	-13.81%	\$275,476	\$252,157	-8.46%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	92	128	39.13%	1,666	1,663	-0.18%
Total Sales Volume	\$44,053,663	\$57,984,024	31.62%	\$788,094,210	\$762,072,476	-3.30%
New Listings	116	118	1.72%	3,224	2,786	-13.59%
Inventory	517	324	-37.33%	714	570	-20.17%
Months of Supply	5.62	2.53	-54.96%	5.14	4.11	-20.03%
Sales to New Listings Ratio	79.31%	108.47%	29.16%	51.67%	59.69%	8.02%
Sales to List Price Ratio	96.92%	97.13%	0.21%	96.84%	96.91%	0.07%
Days on Market	66	61	-7.59%	64	61	-4.69%
Benchmark Price	\$387,600	\$393,300	1.47%	\$399,200	\$387,943	-2.82%
Median Price	\$418,500	\$369,750	-11.65%	\$383,250	\$375,000	-2.15%
Average Price	\$478,844	\$453,000	-5.40%	\$473,046	\$458,252	-3.13%
CITY OF CALGARY ROW						
Total Sales	127	169	33.07%	2,111	2,145	1.61%
Total Sales Volume	\$37,348,863	\$52,575,947	40.77%	\$660,835,125	\$666,347,592	0.83%
New Listings	149	166	11.41%	4,257	4,064	-4.53%
Inventory	685	611	-10.80%	964	881	-8.65%
Months of Supply	5.39	3.62	-32.97%	5.48	4.93	-10.10%
Sales to New Listings Ratio	85.23%	101.81%	16.57%	49.59%	52.78%	3.19%
Sales to List Price Ratio	96.50%	101.10%	4.77%	96.72%	96.97%	0.25%
Days on Market	64	67	4.37%	63	61	-3.17%
Benchmark Price	\$279,900	\$280,500	0.21%	\$283,383	\$278,633	-1.68%
Median Price	\$277,000	\$272,350	-1.68%	\$288,000	\$285,000	-1.04%
Average Price	\$294,086	\$311,100	5.79%	\$313,044	\$310,652	-0.76%

For a list of definitions, see page 26.

December 2020	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	81	91	89.01%	363	4.48	\$636,900	0.73%	-0.05%
North East	94	91	103.30%	186	1.98	\$373,300	1.97%	0.51%
North	88	74	118.92%	154	1.75	\$431,000	5.30%	0.51%
North West	93	83	112.05%	169	1.82	\$534,900	2.37%	-0.59%
West	65	63	103.17%	229	3.52	\$644,600	-0.78%	-1.80%
South	163	110	148.18%	239	1.47	\$469,100	3.30%	-0.30%
South East	103	69	149.28%	168	1.63	\$455,200	5.10%	-0.55%
East	26	16	162.50%	37	1.42	\$347,600	1.49%	0.46%
TOTAL CITY	717	600	119.50%	1,560	2.18	\$490,500	2.79%	-0.30%
Apartment								
City Centre	61	145	42.07%	663	10.87	\$270,100	-1.92%	-0.66%
North East	11	17	64.71%	51	4.64	\$215,500	0.37%	-0.28%
North	6	22	27.27%	71	11.83	\$214,100	3.48%	1.23%
North West	19	26	73.08%	102	5.37	\$227,000	-2.20%	-0.57%
West	19	15	126.67%	93	4.89	\$219,700	-4.40%	-1.74%
South	27	42	64.29%	104	3.85	\$217,100	0.05%	0.60%
South East	35	17	205.88%	76	2.17	\$222,800	-6.58%	-2.75%
East	7	3	233.33%	14	2.00	\$176,800	-5.10%	-0.45%
TOTAL CITY	185	288	64.24%	1,175	6.35	\$243,600	-2.05%	-0.73%
Semi-detached								
City Centre	36	34	105.88%	135	3.75	\$703,700	1.78%	0.73%
North East	19	18	105.56%	29	1.53	\$287,800	0.14%	-1.47%
North	15	11	136.36%	16	1.07	\$334,500	3.69%	0.60%
North West	11	13	84.62%	22	2.00	\$368,800	-0.51%	-0.99%
West	10	13	76.92%	53	5.30	\$483,600	-3.01%	-4.01%
South	18	10	180.00%	36	2.00	\$314,000	2.08%	0.00%
South East	14	13	107.69%	20	1.43	\$315,500	2.87%	-2.02%
East	5	6	83.33%	13	2.60	\$283,400	0.57%	0.32%
TOTAL CITY	128	118	108.47%	324	2.53	\$393,300	1.47%	-0.46%
Row								
City Centre	31	35	88.57%	163	5.26	\$455,400	4.64%	-0.87%
North East	17	25	68.00%	66	3.88	\$181,600	-4.17%	2.83%
North	24	21	114.29%	65	2.71	\$240,600	-1.76%	0.71%
North West	16	20	80.00%	59	3.69	\$285,600	-1.89%	-1.45%
West	21	20	105.00%	93	4.43	\$325,500	7.25%	-2.92%
South	26	25	104.00%	78	3.00	\$236,300	-2.40%	-0.51%
South East	29	14	207.14%	71	2.45	\$273,300	-3.26%	-0.55%
East	5	6	83.33%	11	2.20	\$167,800	-1.93%	1.15%
TOTAL CITY	169	166	101.81%	611	3.62	\$280,500	0.21%	-0.60%

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

City of Calgary

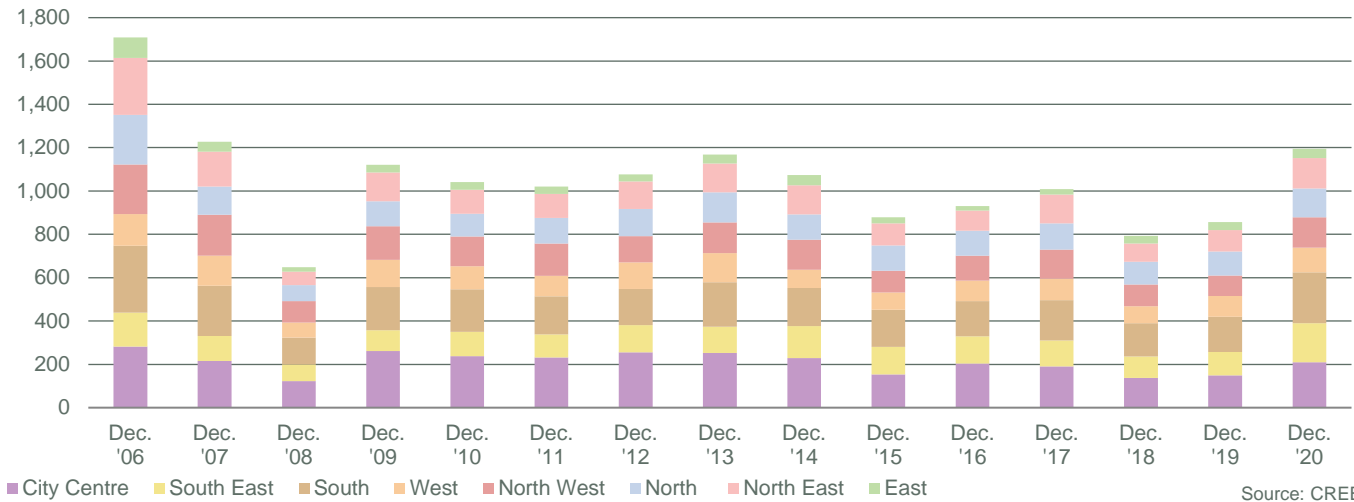
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Dec. 2020

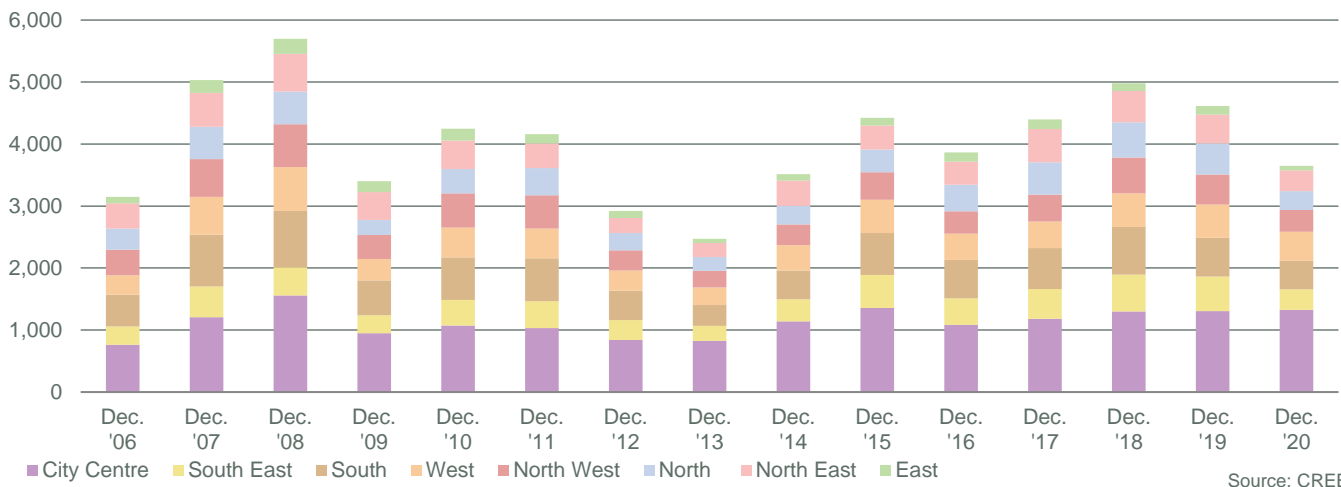
TOTAL SALES

DECEMBER



TOTAL INVENTORY

DECEMBER



MONTHS OF SUPPLY

DECEMBER



BENCHMARK PRICE - DECEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER

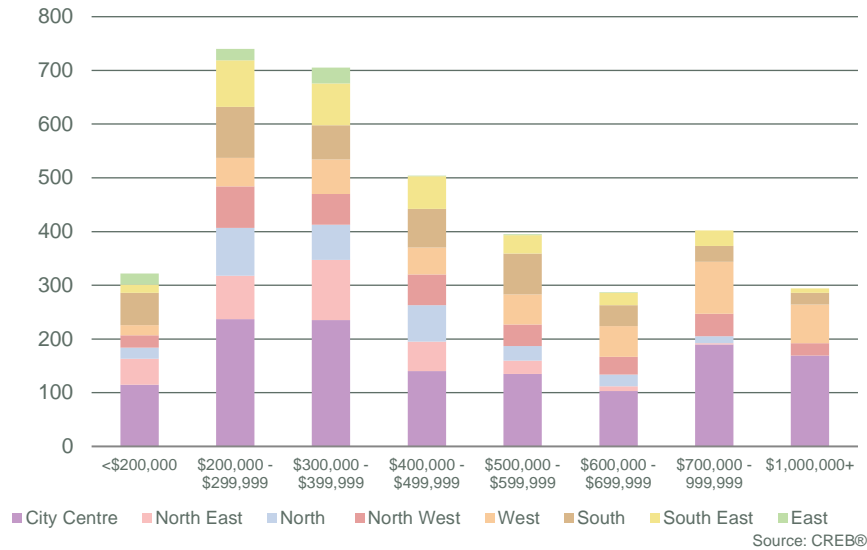


Source: CREB®

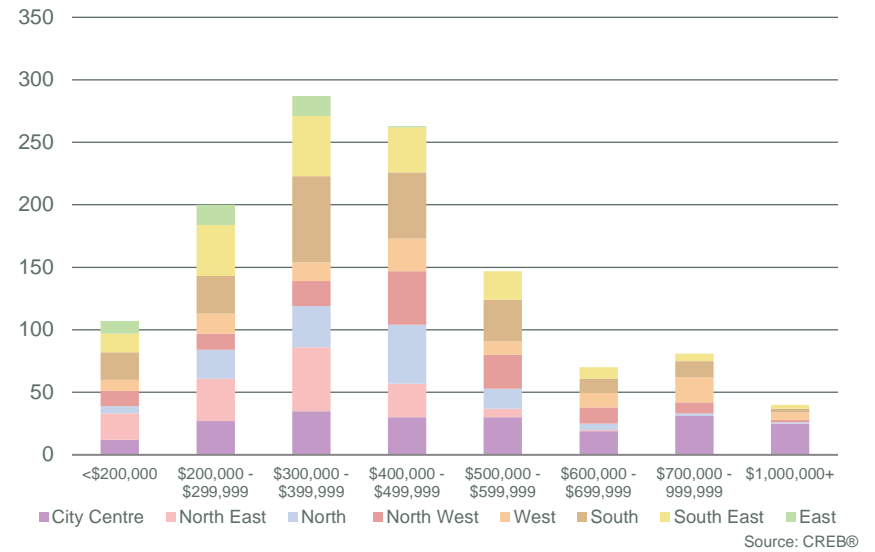
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	1997	1983	1999	1974	1991
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

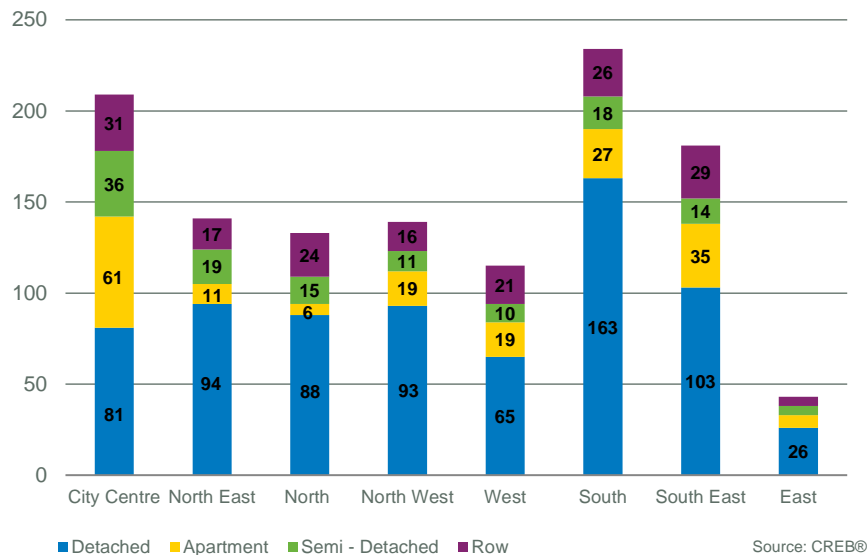
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



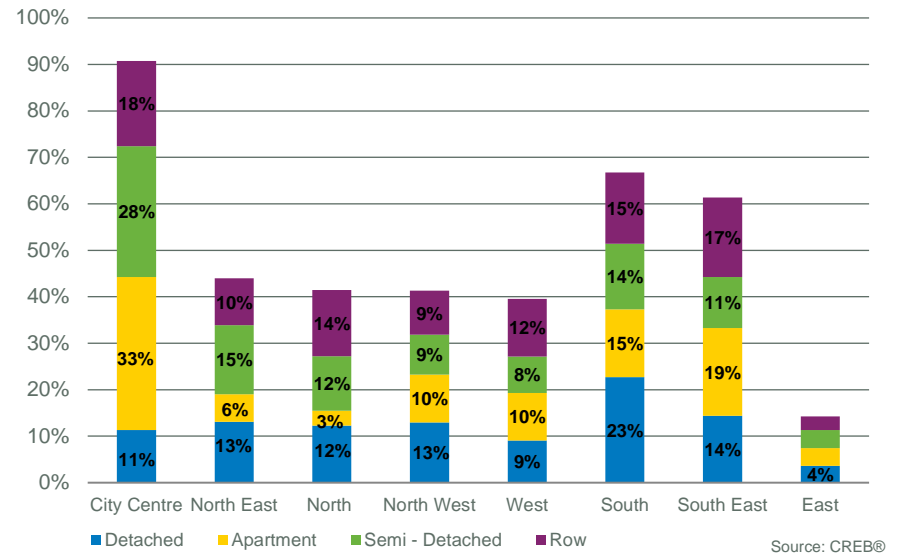
TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER

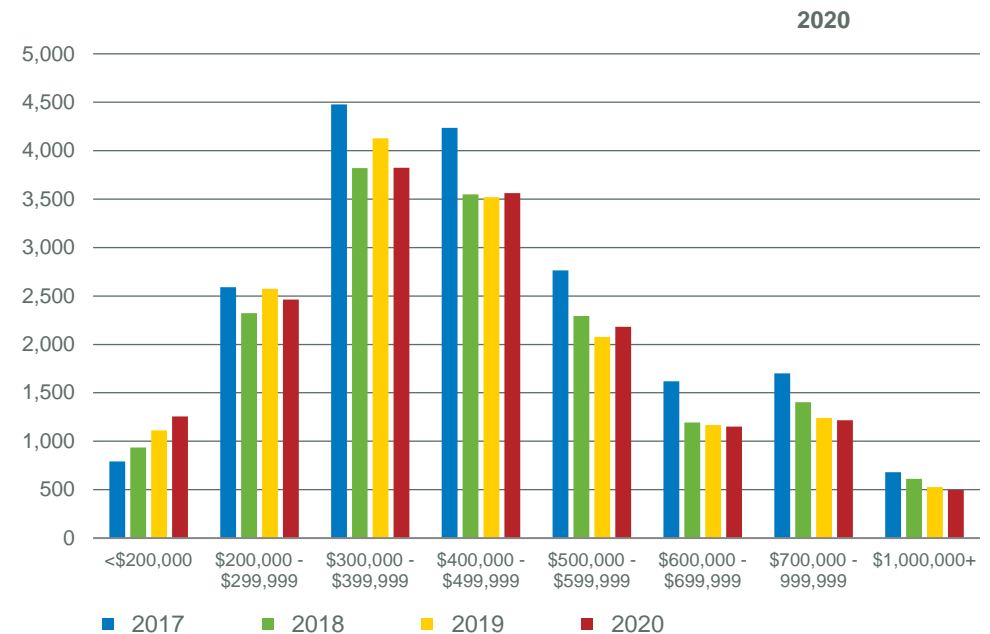


SHARE OF CITY WIDE SALES - DECEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	802	972	1,327	1,542	1,912	1,772	1,641	1,573	1,363	1,438	1,146	856
New Listings	2,569	2,206	2,976	3,123	3,413	3,128	2,718	2,783	2,713	2,371	1,849	1,061
Inventory	5,590	6,010	6,752	7,266	7,670	7,744	7,373	7,201	7,090	6,663	5,984	4,613
Days on Market	72	63	61	54	56	55	58	59	59	56	64	66
Benchmark Price	419,000	418,300	419,400	421,400	422,700	424,000	424,000	424,300	422,700	420,500	416,800	415,900
Median Price	390,750	398,875	412,500	410,000	420,000	420,000	416,000	407,500	405,000	397,750	400,000	400,500
Average Price	450,752	460,322	460,368	460,877	473,010	463,462	452,806	454,680	461,595	454,506	441,806	449,765
Index	190	189	190	191	191	192	192	192	191	190	189	188
2020												
Sales	859	1,190	1,174	571	1,078	1,763	1,835	1,574	1,706	1,764	1,439	1,199
New Listings	2,357	2,517	2,418	1,425	2,419	3,346	3,022	2,582	2,737	2,462	1,728	1,172
Inventory	5,168	5,678	5,868	5,650	5,974	6,446	6,637	6,513	6,264	5,833	5,031	3,670
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59
Benchmark Price	416,100	415,400	414,800	413,200	412,300	412,100	418,700	420,700	422,300	423,200	423,600	422,300
Median Price	400,000	412,250	410,000	393,500	401,000	410,000	420,000	415,400	418,750	420,000	414,500	402,000
Average Price	451,755	446,690	448,130	423,338	439,257	460,099	466,266	470,271	467,696	474,904	456,098	448,450
Index	188	188	188	187	187	187	190	190	191	192	192	191

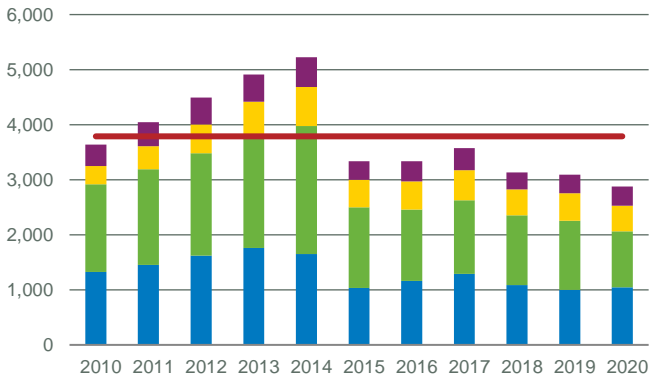
	Dec-19	Dec-20	2019	2020
CALGARY TOTAL SALES				
<\$100,000	3	1	19	33
\$100,000 - \$149,999	19	28	254	317
\$150,000 - \$199,999	52	78	839	905
\$200,000 - \$249,999	56	92	1,102	1,032
\$250,000 - \$299,999	84	108	1,471	1,432
\$300,000 - \$349,999	94	126	1,913	1,684
\$350,000 - \$399,999	115	161	2,216	2,141
\$400,000 - \$449,999	99	146	1,986	1,934
\$450,000 - \$499,999	81	118	1,533	1,627
\$500,000 - \$549,999	70	93	1,204	1,270
\$550,000 - \$599,999	49	56	874	913
\$600,000 - \$649,999	29	43	667	653
\$650,000 - \$699,999	24	27	502	498
\$700,000 - \$749,999	14	25	376	349
\$750,000 - \$799,999	13	18	284	283
\$800,000 - \$849,999	12	17	203	210
\$850,000 - \$899,999	6	9	172	149
\$900,000 - \$949,999	5	8	102	117
\$950,000 - \$999,999	3	5	101	108
\$1,000,000 - \$1,299,999	18	22	272	273
\$1,300,000 - \$1,499,999	5	5	111	78
\$1,500,000 - \$1,999,999	2	9	88	90
\$2,000,000 +	3	4	55	56
	856	1,199	16,344	16,152

CITY OF CALGARY TOTAL SALES BY PRICE RANGE


Source: CREB®

CITY OF CALGARY TOTAL SALES

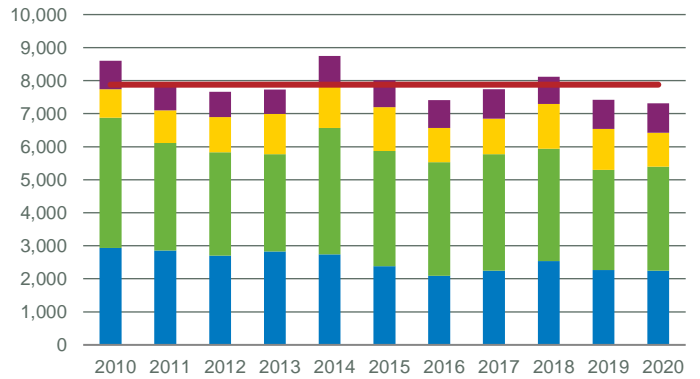
2020



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

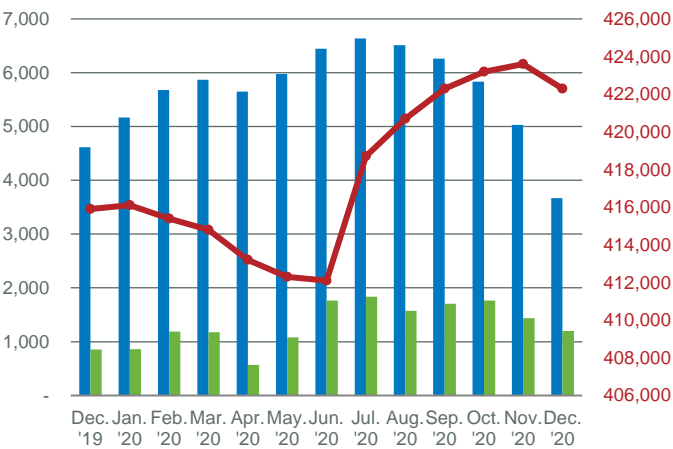
CITY OF CALGARY TOTAL NEW LISTINGS

2020



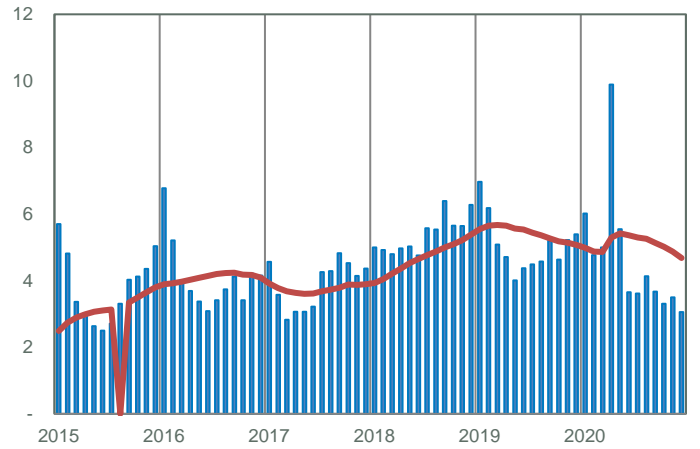
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



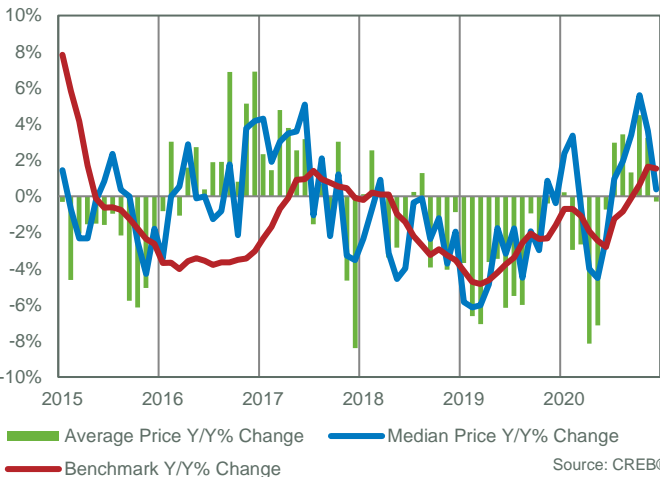
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



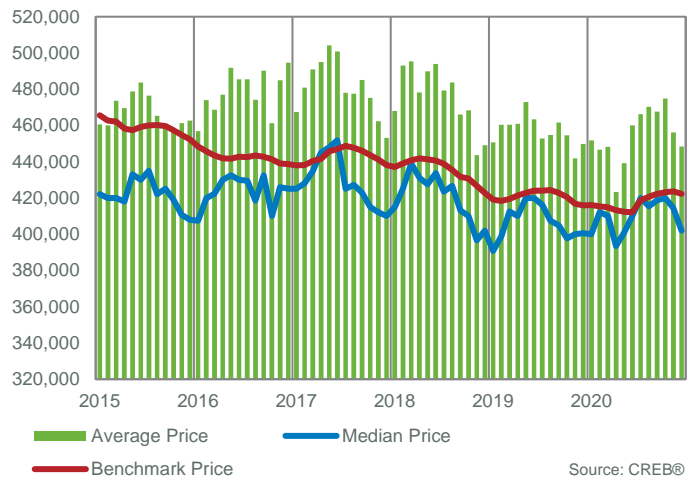
Legend: Months of Supply, Trended. Source: CREB®

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

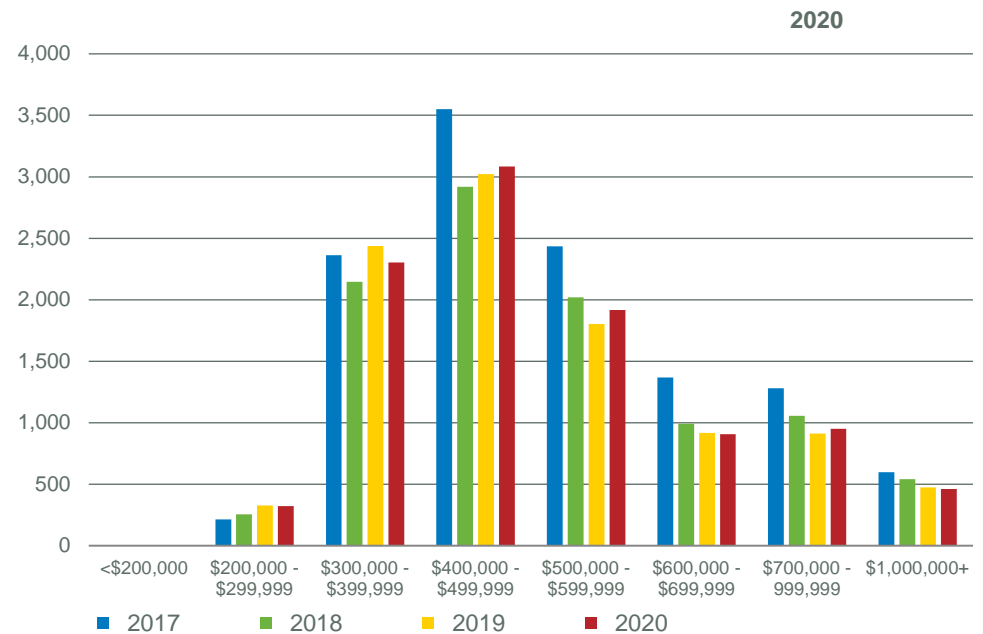


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	487	588	816	926	1,177	1,094	999	938	821	846	703	503
New Listings	1,358	1,180	1,699	1,786	2,010	1,785	1,604	1,586	1,514	1,322	948	555
Inventory	2,899	3,076	3,490	3,813	4,046	4,082	3,918	3,824	3,732	3,499	3,002	2,259
Days on Market	67	62	57	48	50	49	50	54	55	52	59	65
Benchmark Price	479,900	478,900	480,100	482,800	485,800	486,800	486,500	486,500	485,800	482,400	478,200	477,200
Median Price	444,900	459,950	460,000	474,625	480,000	469,950	470,000	470,000	457,500	459,450	462,135	460,000
Average Price	521,221	541,232	528,494	545,055	557,235	536,350	525,073	536,512	542,523	530,764	520,553	527,707
Index	195	195	195	196	197	198	198	198	197	196	194	194
2020												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,138	884	717
New Listings	1,210	1,339	1,343	782	1,361	1,900	1,664	1,480	1,479	1,325	893	600
Inventory	2,487	2,750	2,892	2,824	3,019	3,275	3,291	3,238	3,073	2,732	2,247	1,560
Days on Market	61	53	47	49	54	50	49	46	50	47	51	53
Benchmark Price	478,900	478,400	478,400	476,700	476,200	476,200	487,300	488,000	489,700	490,500	492,000	490,500
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000	478,800	476,750	458,500
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,656	547,754	554,734	537,737	532,390
Index	195	194	194	194	193	193	198	198	199	199	200	199

	Dec-19	Dec-20	2019	2020
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	3
\$200,000 - \$249,999	7	4	37	37
\$250,000 - \$299,999	18	21	290	286
\$300,000 - \$349,999	45	65	868	760
\$350,000 - \$399,999	81	123	1,570	1,542
\$400,000 - \$449,999	83	122	1,660	1,642
\$450,000 - \$499,999	71	98	1,361	1,442
\$500,000 - \$549,999	60	82	1,059	1,130
\$550,000 - \$599,999	40	42	745	787
\$600,000 - \$649,999	22	38	552	530
\$650,000 - \$699,999	16	24	365	378
\$700,000 - \$749,999	8	19	268	258
\$750,000 - \$799,999	10	13	203	218
\$800,000 - \$849,999	10	14	156	171
\$850,000 - \$899,999	4	7	135	119
\$900,000 - \$949,999	2	5	75	96
\$950,000 - \$999,999	1	4	76	89
\$1,000,000 - \$1,299,999	15	20	238	247
\$1,300,000 - \$1,499,999	5	5	105	74
\$1,500,000 - \$1,999,999	2	8	80	87
\$2,000,000 +	3	3	52	54
	503	717	9,898	9,950

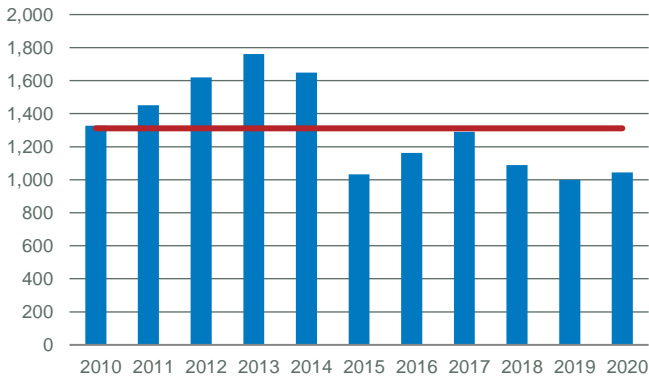
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

2020

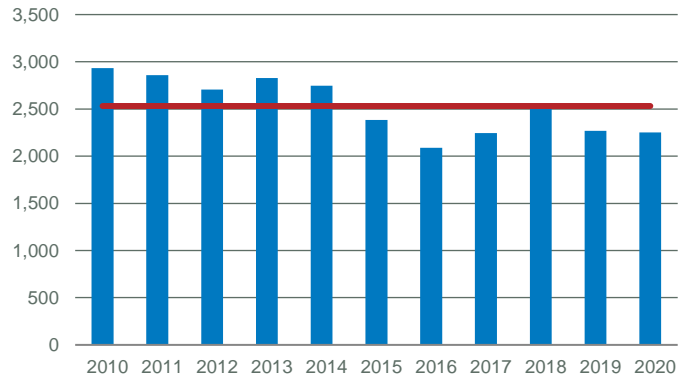


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

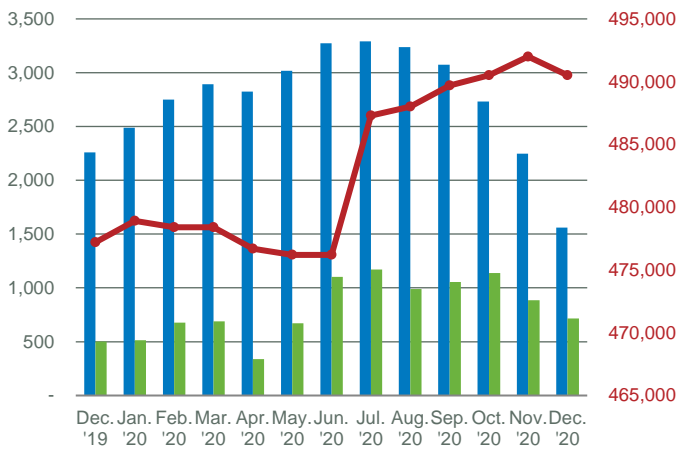
2020



■ Detached — 10 Year Average

Source: CREB®

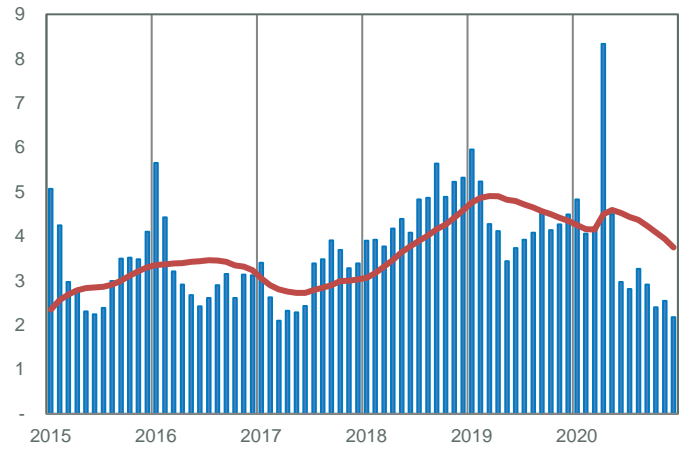
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ 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

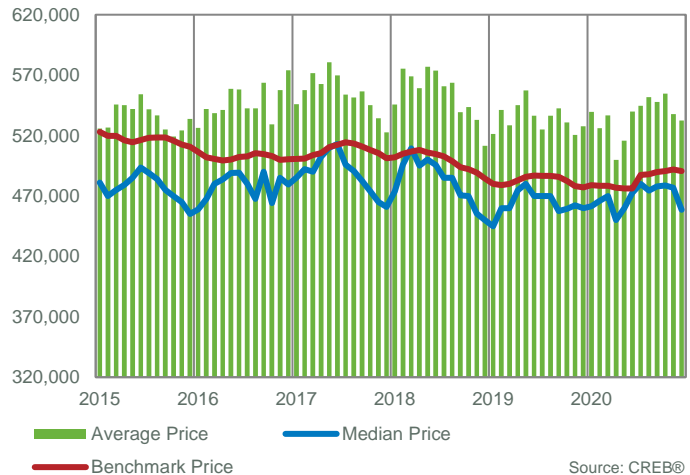


■ Average Price Y/Y% Change ■ Median Price Y/Y% Change

— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



■ Average Price ■ Median Price

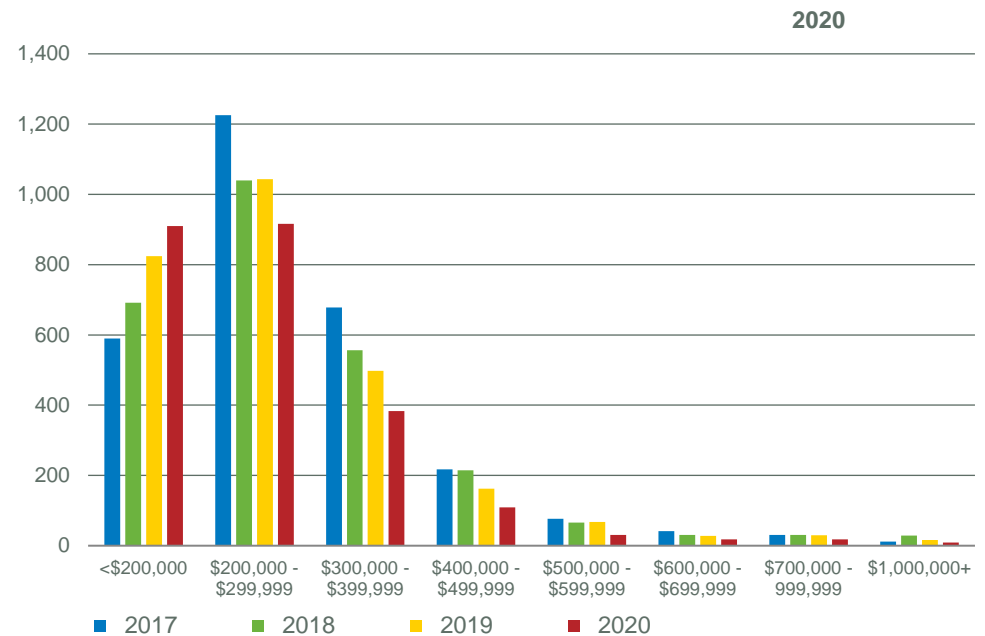
— Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	124	150	189	249	313	261	289	280	244	248	188	134
New Listings	512	449	577	563	624	668	493	564	502	445	444	241
Inventory	1,190	1,310	1,510	1,585	1,681	1,821	1,706	1,683	1,620	1,492	1,431	1,152
Days on Market	81	71	74	68	70	71	76	69	70	73	75	71
Benchmark Price	251,300	250,900	249,900	250,000	248,400	250,500	250,200	250,900	249,300	251,800	248,100	248,700
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	236,000	246,750	248,500	228,000	248,500
Average Price	269,283	285,468	294,108	263,170	268,731	258,064	283,978	269,848	283,636	297,767	253,251	284,776
Index	174	173	173	173	172	173	173	173	172	174	171	172
2020												
Sales	147	209	218	95	135	232	263	223	242	234	211	185
New Listings	568	559	476	258	449	672	641	495	582	562	409	288
Inventory	1,341	1,473	1,444	1,366	1,418	1,565	1,705	1,671	1,643	1,628	1,509	1,175
Days on Market	77	62	58	64	67	73	70	62	67	66	66	73
Benchmark Price	246,100	244,500	242,500	243,200	242,600	240,900	243,400	247,100	248,400	248,600	245,400	243,600
Median Price	210,000	242,500	230,000	228,000	213,000	219,250	238,600	228,000	229,000	223,605	215,000	212,500
Average Price	234,969	272,642	258,286	245,013	237,921	264,352	261,609	251,339	259,151	241,641	235,030	245,449
Index	170	169	168	168	168	166	168	171	172	172	170	168

	Dec-19	Dec-20	2019	2020
CALGARY TOTAL SALES				
<\$100,000	2	1	14	29
\$100,000 - \$149,999	13	22	203	237
\$150,000 - \$199,999	35	53	607	644
\$200,000 - \$249,999	17	40	586	514
\$250,000 - \$299,999	28	24	457	402
\$300,000 - \$349,999	12	19	311	241
\$350,000 - \$399,999	10	14	187	142
\$400,000 - \$449,999	4	6	107	67
\$450,000 - \$499,999	2	2	55	42
\$500,000 - \$549,999	1	1	34	23
\$550,000 - \$599,999	-	1	34	8
\$600,000 - \$649,999	2	-	20	11
\$650,000 - \$699,999	1	-	8	7
\$700,000 - \$749,999	2	-	12	5
\$750,000 - \$799,999	1	-	5	6
\$800,000 - \$849,999	-	1	3	5
\$850,000 - \$899,999	-	-	3	1
\$900,000 - \$949,999	3	-	4	1
\$950,000 - \$999,999	-	-	3	-
\$1,000,000 - \$1,299,999	1	1	7	6
\$1,300,000 - \$1,499,999	-	-	3	1
\$1,500,000 - \$1,999,999	-	-	3	1
\$2,000,000 +	-	-	3	1
	134	185	2,669	2,394

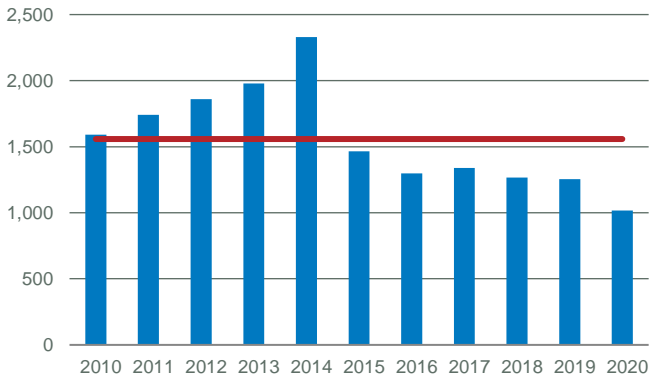
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2020

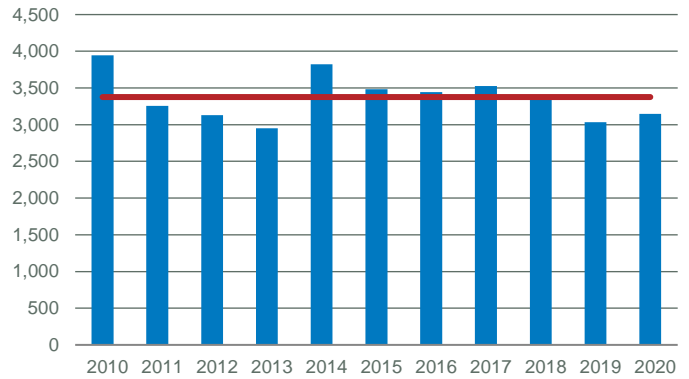


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

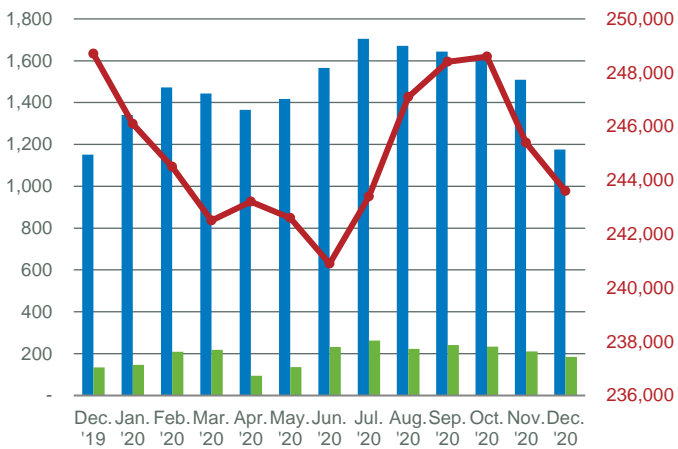
2020



Apartment 10 Year Average

Source: CREB®

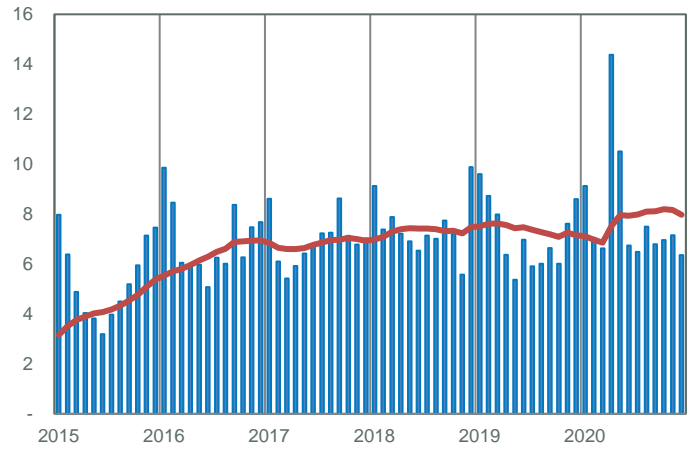
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

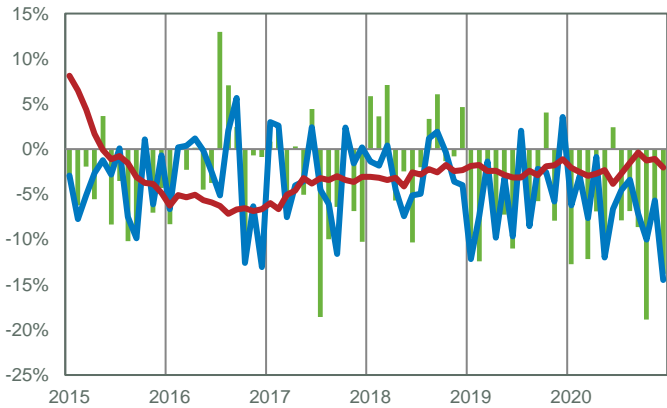
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE

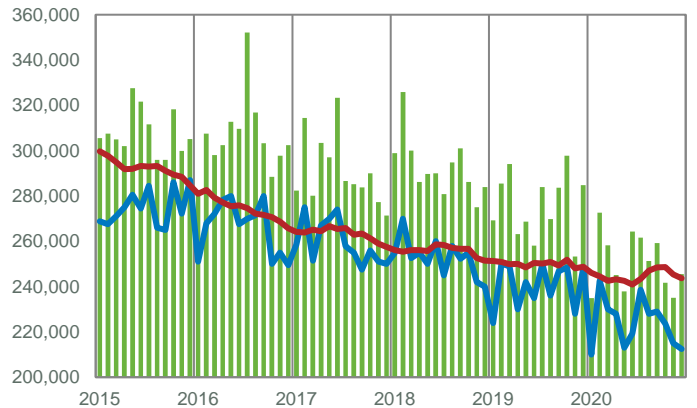


Average Price Y/Y% Change Median Price Y/Y% Change

Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Average Price Median Price

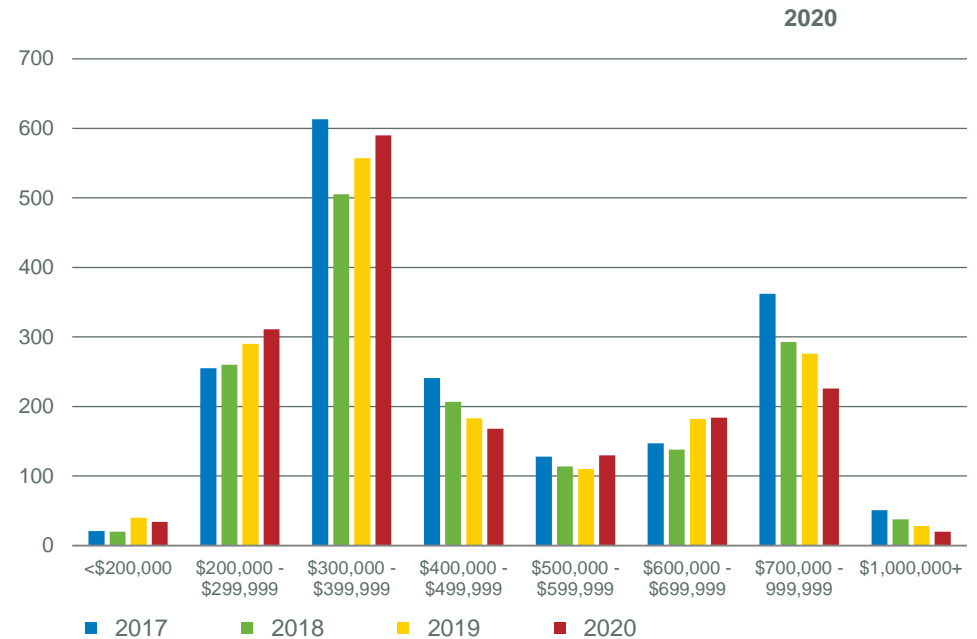
Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	84	103	148	167	201	192	148	161	125	144	101	92
New Listings	308	253	313	314	339	287	275	273	305	238	203	116
Inventory	656	702	769	787	809	760	744	711	741	710	661	517
Days on Market	67	59	66	59	61	65	63	69	64	60	66	66
Benchmark Price	392,900	391,500	391,900	396,300	398,500	400,400	399,400	398,500	396,300	394,100	390,000	387,600
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	408,750	380,000	379,000	374,850	342,000	418,500
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	472,845	464,369	471,812	456,360	419,890	478,844
Index	199	198	199	201	202	203	202	202	201	200	198	196
2020												
Sales	84	139	115	60	127	185	202	142	153	175	153	128
New Listings	240	254	248	167	249	300	288	241	279	237	165	118
Inventory	576	604	632	608	625	641	622	596	596	562	453	324
Days on Market	71	63	64	59	71	60	60	65	53	55	61	61
Benchmark Price	386,400	384,800	389,000	386,800	386,000	383,600	390,000	391,000	391,500	392,700	395,100	393,300
Median Price	406,750	360,965	408,000	354,950	349,900	365,000	365,493	416,750	401,500	375,000	390,000	369,750
Average Price	480,847	464,719	466,904	435,818	426,824	433,494	439,999	495,667	477,593	462,068	468,346	453,000
Index	196	195	197	196	196	194	198	198	198	199	200	199

	Dec-19	Dec-20	2019	2020
CALGARY TOTAL SALES				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	2	-	9	8
\$150,000 - \$199,999	3	2	30	26
\$200,000 - \$249,999	4	11	92	100
\$250,000 - \$299,999	6	22	198	211
\$300,000 - \$349,999	18	18	306	308
\$350,000 - \$399,999	11	17	251	282
\$400,000 - \$449,999	7	9	128	107
\$450,000 - \$499,999	6	10	55	61
\$500,000 - \$549,999	3	5	49	46
\$550,000 - \$599,999	8	8	61	84
\$600,000 - \$649,999	4	3	68	84
\$650,000 - \$699,999	6	2	114	100
\$700,000 - \$749,999	4	6	91	75
\$750,000 - \$799,999	2	5	71	56
\$800,000 - \$849,999	2	2	42	32
\$850,000 - \$899,999	2	2	32	27
\$900,000 - \$949,999	-	3	19	19
\$950,000 - \$999,999	2	1	21	17
\$1,000,000 - \$1,299,999	2	1	25	17
\$1,300,000 - \$1,499,999	-	-	2	1
\$1,500,000 - \$1,999,999	-	1	1	2
\$2,000,000 +	-	-	-	-
	92	128	1,666	1,663

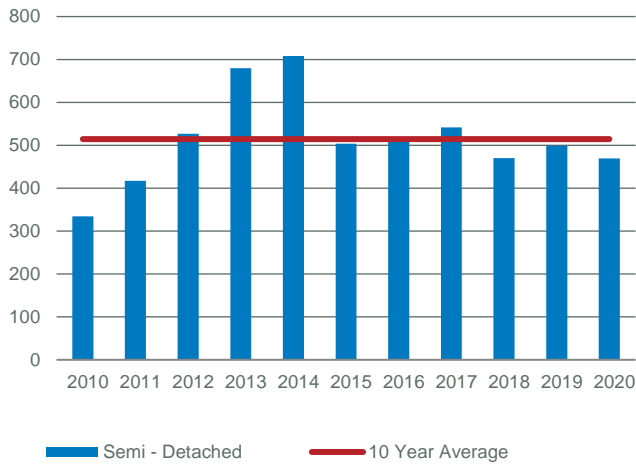
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

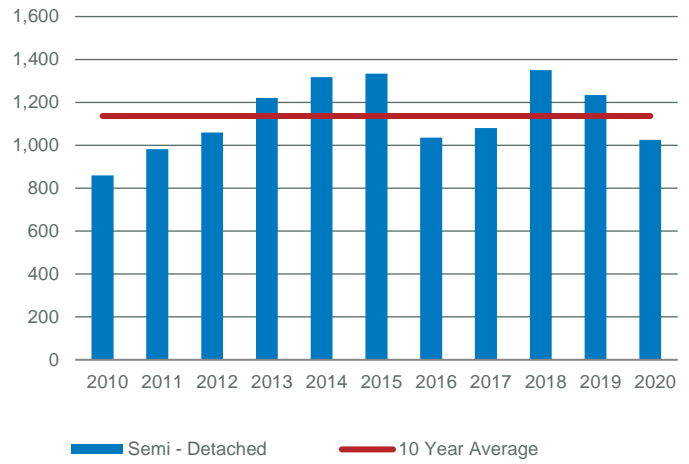
2020



Source: CREB®

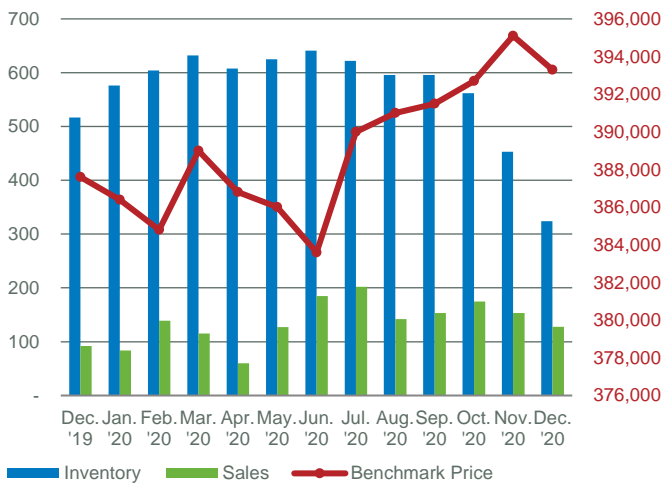
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2020



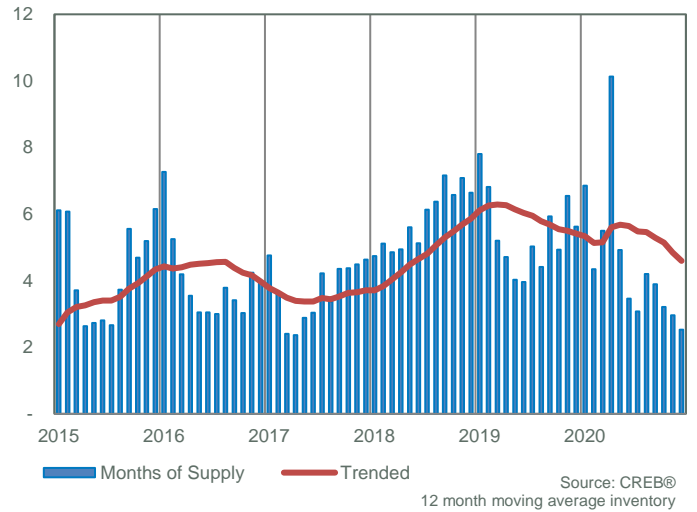
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



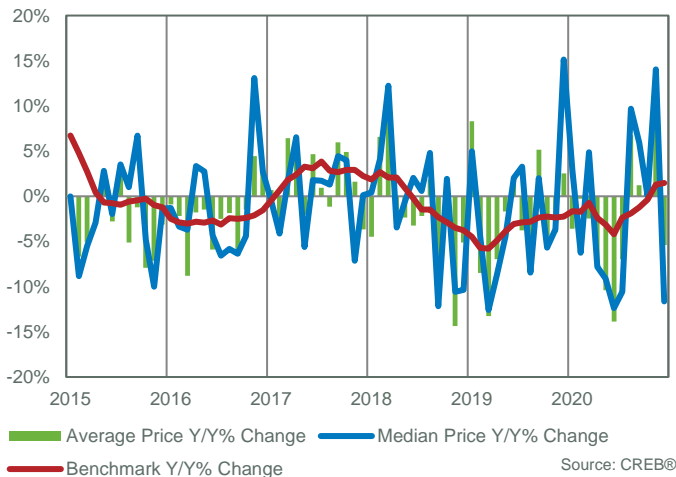
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



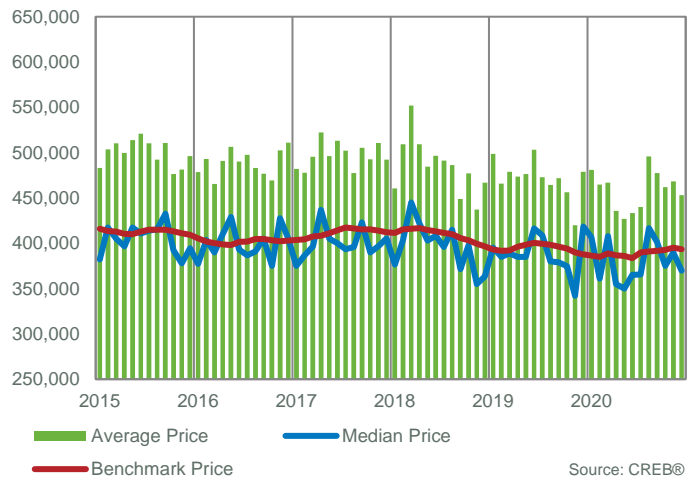
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

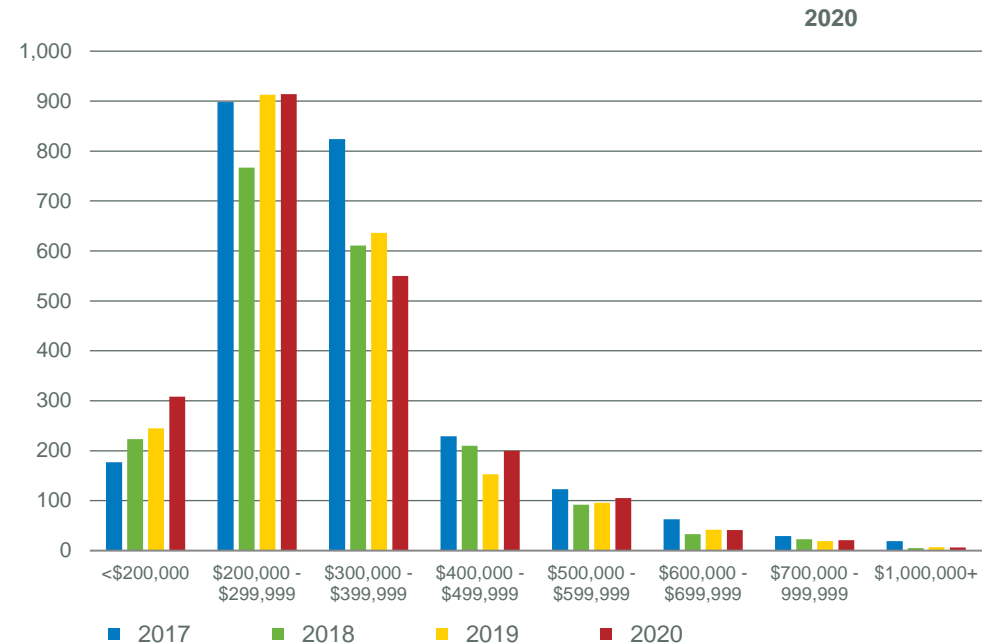


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	107	131	174	200	221	225	205	194	173	200	154	127
New Listings	391	324	387	460	440	388	346	360	392	366	254	149
Inventory	845	922	983	1,081	1,134	1,081	1,005	983	997	962	890	685
Days on Market	85	64	65	61	61	60	69	60	62	51	69	64
Benchmark Price	281,800	281,500	283,400	284,400	284,700	284,700	286,300	287,100	284,100	281,800	280,900	279,900
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	287,500	293,875	290,000	288,950	297,750	277,000
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,179	317,744	321,152	324,959	326,890	294,086
Index	175	175	176	177	177	177	178	178	177	175	175	174
2020												
Sales	113	164	152	77	145	243	200	218	256	217	191	169
New Listings	339	365	351	218	360	474	429	366	397	338	261	166
Inventory	764	851	900	852	912	965	1,019	1,008	952	911	822	611
Days on Market	79	58	57	67	71	58	49	59	60	64	60	67
Benchmark Price	279,400	281,200	281,000	277,600	273,800	275,700	272,000	279,100	280,200	280,900	282,200	280,500
Median Price	289,500	291,000	294,000	284,000	272,000	282,000	289,300	288,500	290,000	284,000	287,500	272,350
Average Price	311,734	324,991	304,924	296,630	283,243	305,710	303,214	307,714	328,992	318,144	312,655	311,100
Index	174	175	175	173	170	171	169	173	174	175	175	174

	Dec-19	Dec-20	2019	2020
CALGARY TOTAL SALES				
<\$100,000	1	-	4	4
\$100,000 - \$149,999	4	6	42	72
\$150,000 - \$199,999	14	23	199	232
\$200,000 - \$249,999	28	37	387	381
\$250,000 - \$299,999	32	41	526	533
\$300,000 - \$349,999	19	24	428	375
\$350,000 - \$399,999	13	7	208	175
\$400,000 - \$449,999	5	9	91	118
\$450,000 - \$499,999	2	8	62	82
\$500,000 - \$549,999	6	5	62	71
\$550,000 - \$599,999	1	5	34	34
\$600,000 - \$649,999	1	2	27	28
\$650,000 - \$699,999	1	1	15	13
\$700,000 - \$749,999	-	-	5	11
\$750,000 - \$799,999	-	-	5	3
\$800,000 - \$849,999	-	-	2	2
\$850,000 - \$899,999	-	-	2	2
\$900,000 - \$949,999	-	-	4	1
\$950,000 - \$999,999	-	-	1	2
\$1,000,000 - \$1,299,999	-	-	2	3
\$1,300,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,999,999	-	-	4	-
\$2,000,000 +	-	1	-	1
	127	169	2,111	2,145

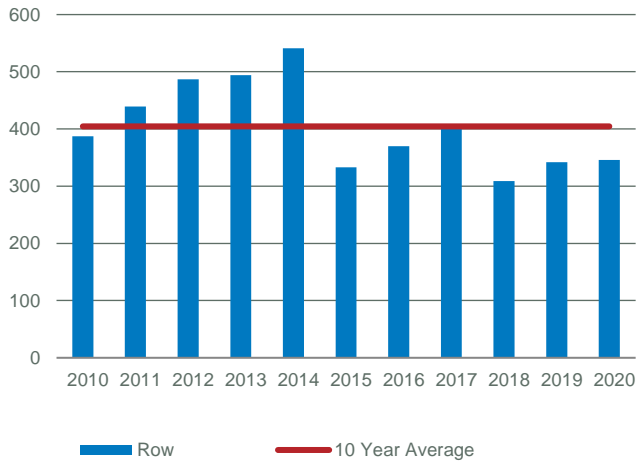
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

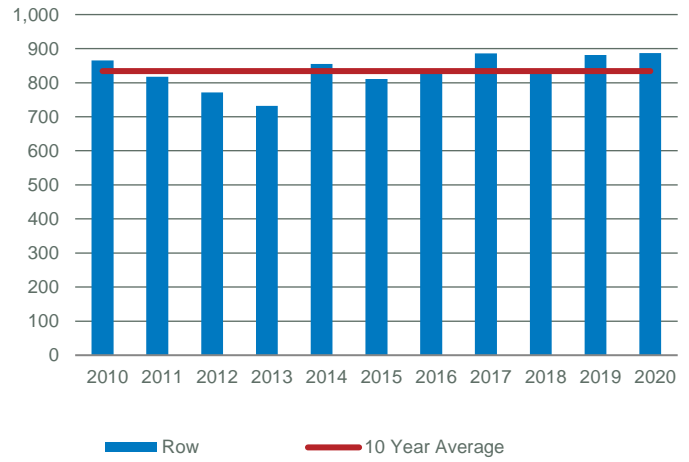
CITY OF CALGARY ROW SALES

2020

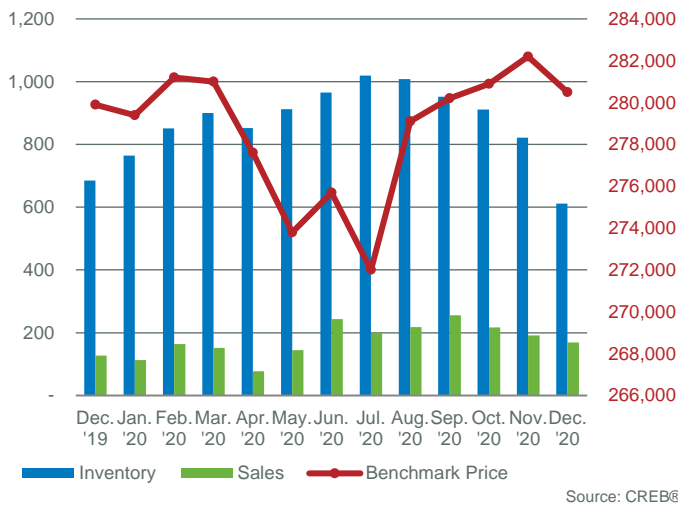


CITY OF CALGARY ROW NEW LISTINGS

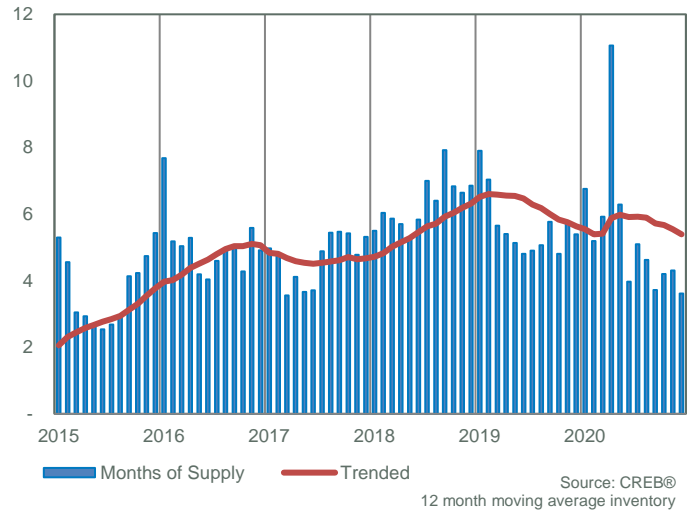
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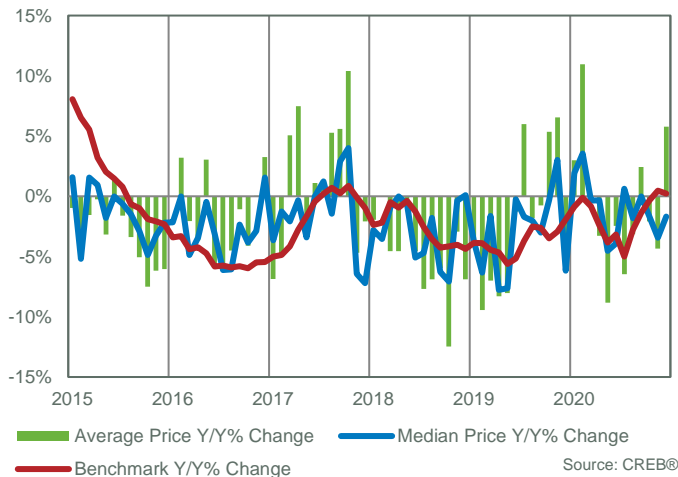
CITY OF CALGARY ROW INVENTORY AND SALES



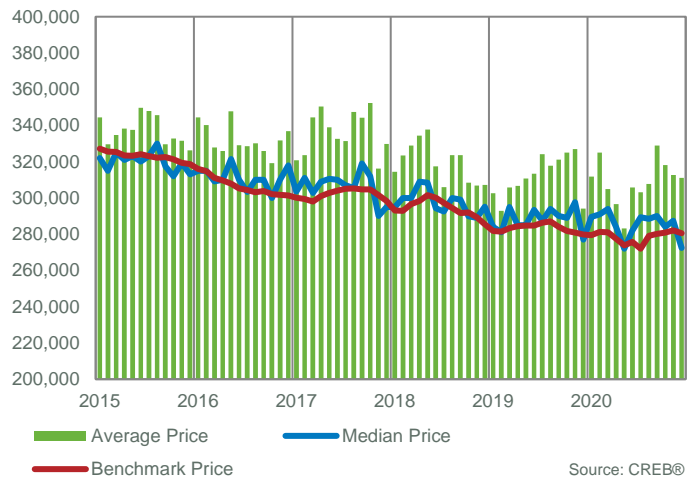
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

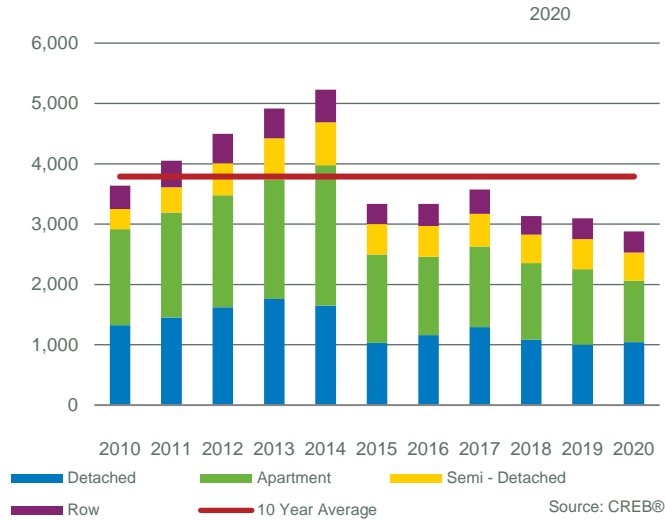


CITY OF CALGARY ROW PRICES

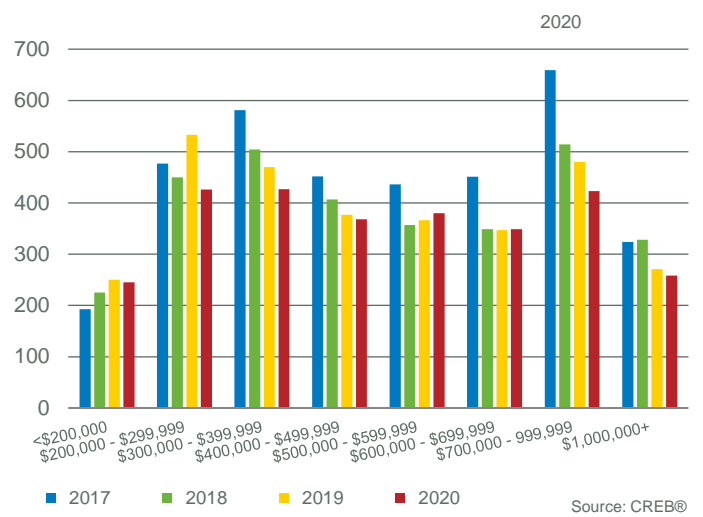


CITY CENTRE

CITY CENTRE TOTAL SALES



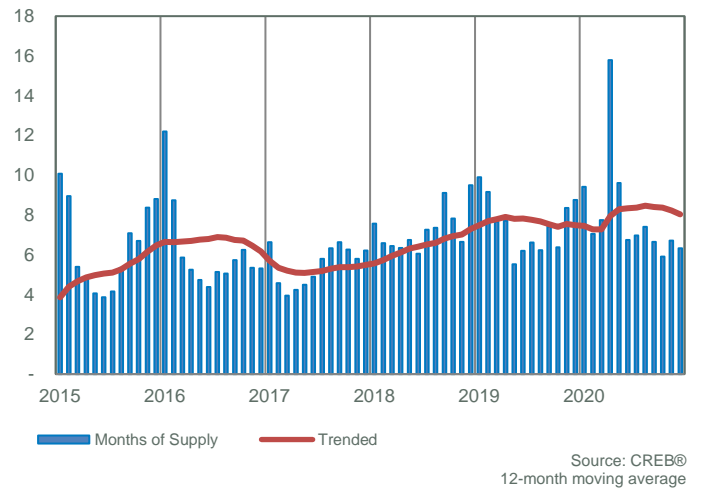
CITY CENTRE TOTAL SALES BY PRICE RANGE



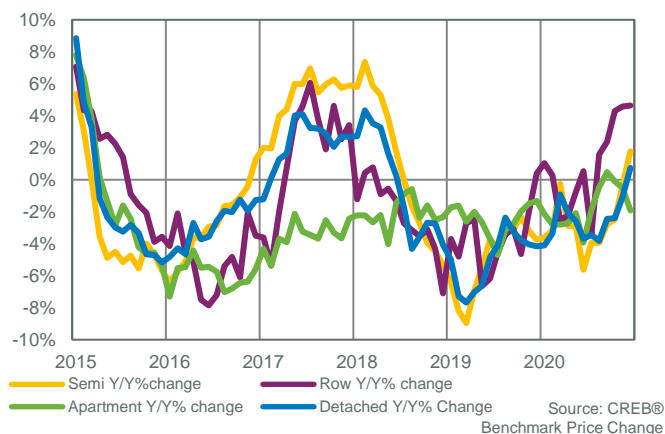
CITY CENTRE INVENTORY AND SALES



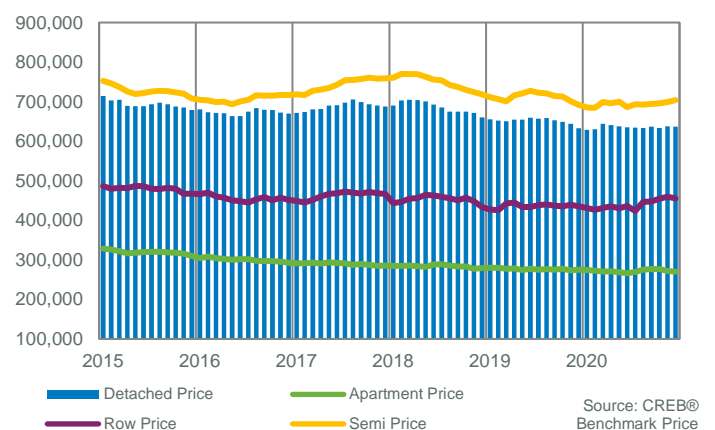
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

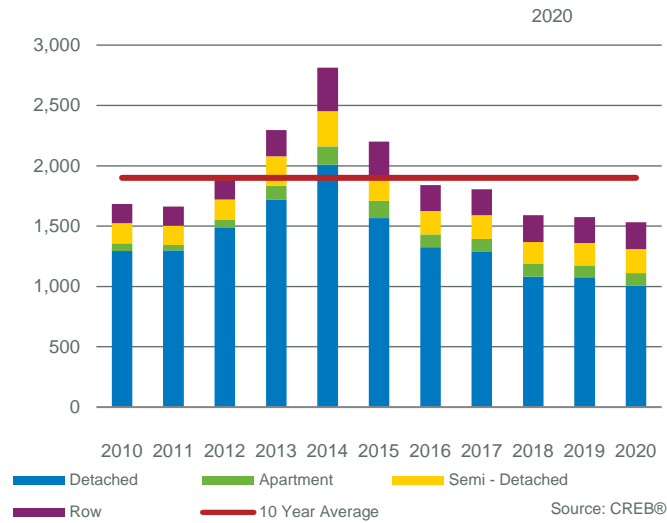


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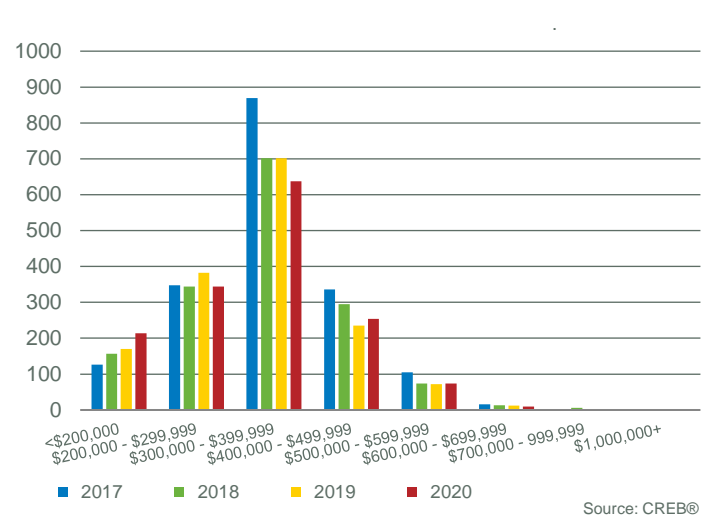


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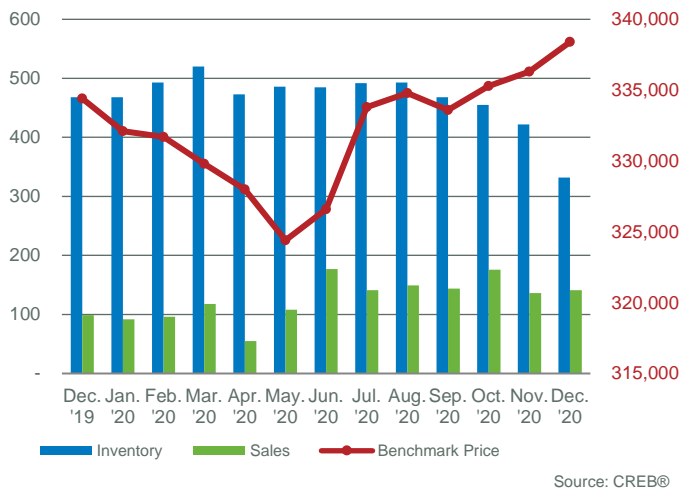
NORTHEAST TOTAL SALES



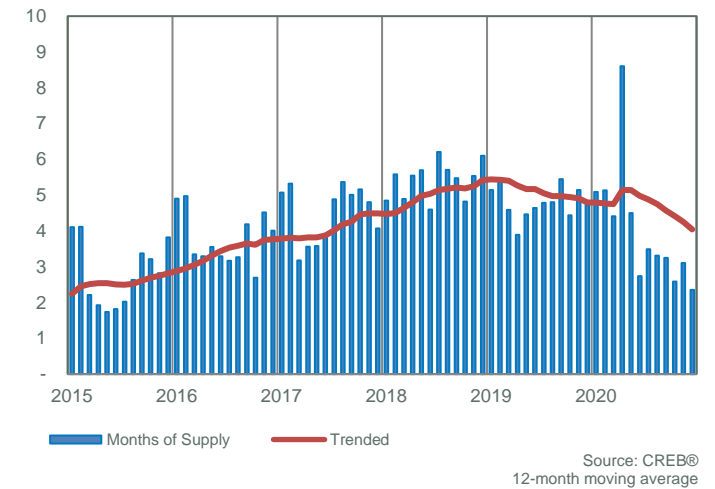
NORTHEAST TOTAL SALES BY PRICE RANGE



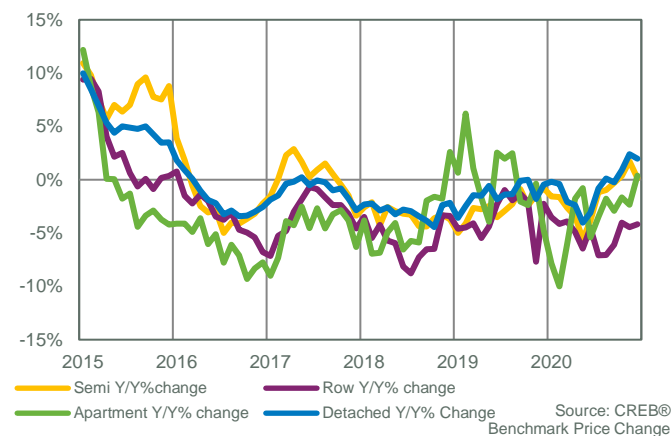
NORTHEAST INVENTORY AND SALES



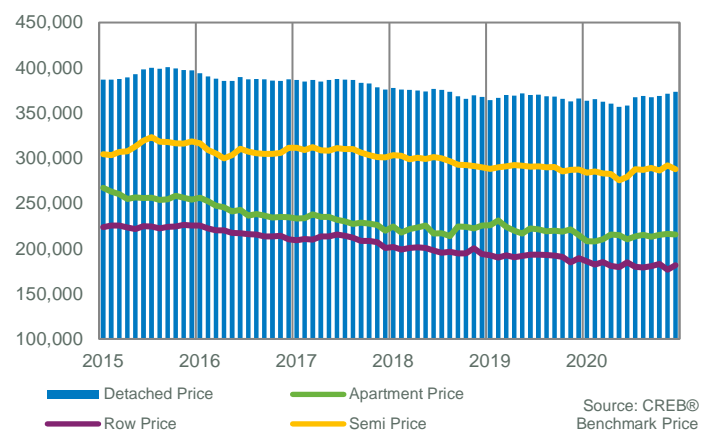
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

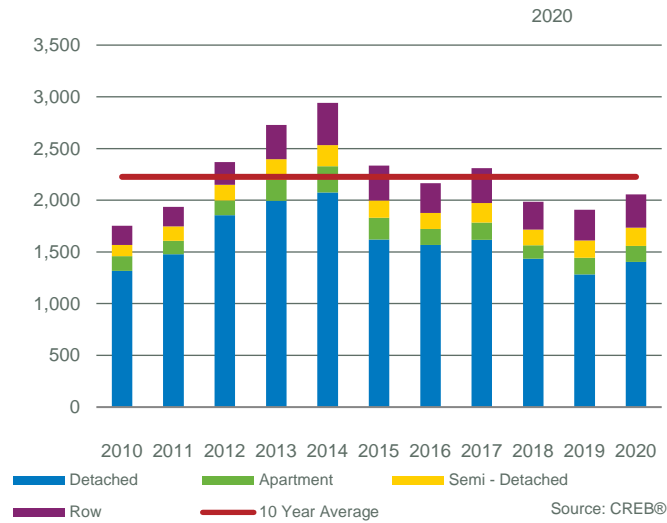


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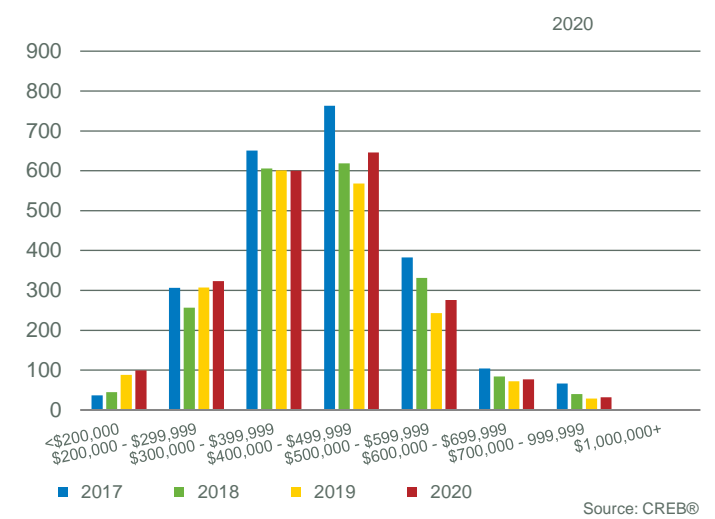


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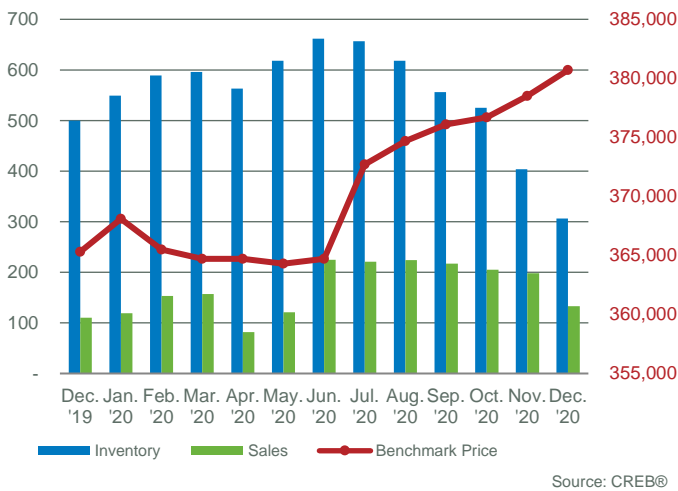
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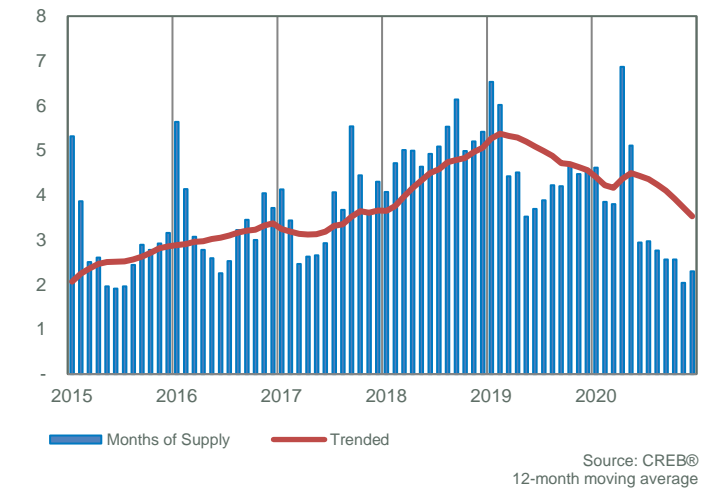
NORTH TOTAL SALES BY PRICE RANGE



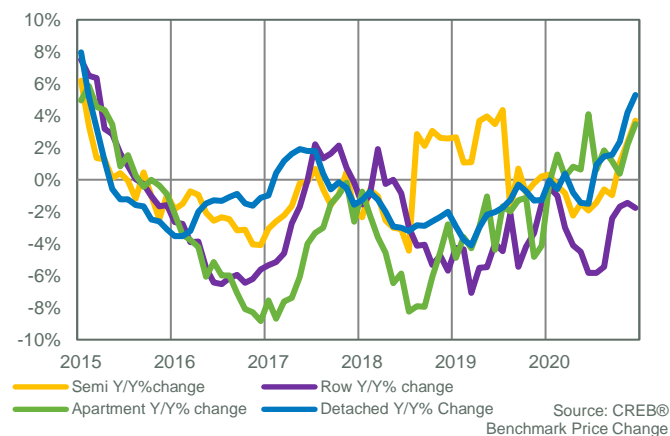
NORTH INVENTORY AND SALES



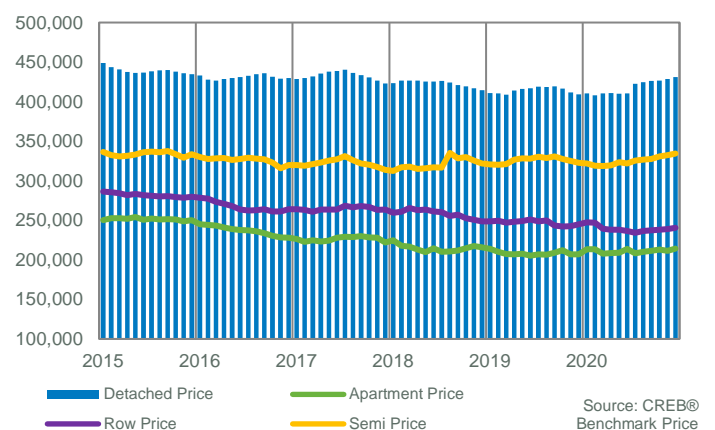
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

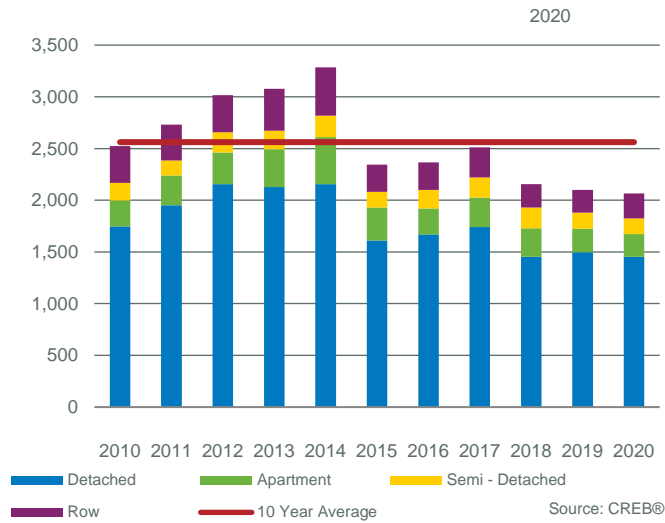


NORTH PRICES

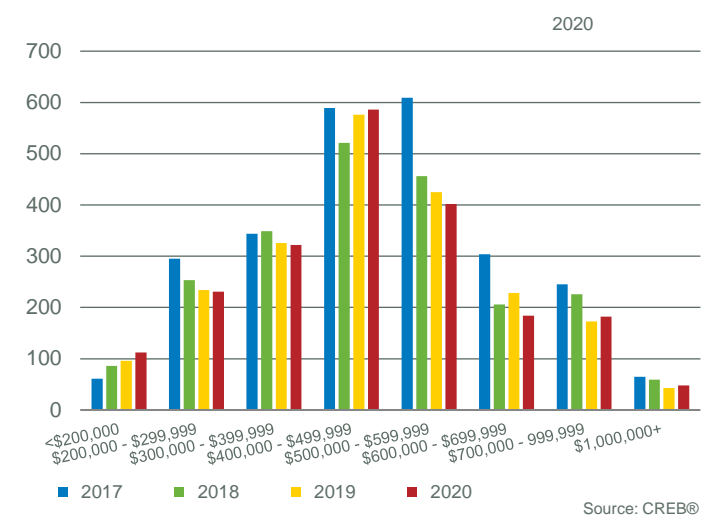


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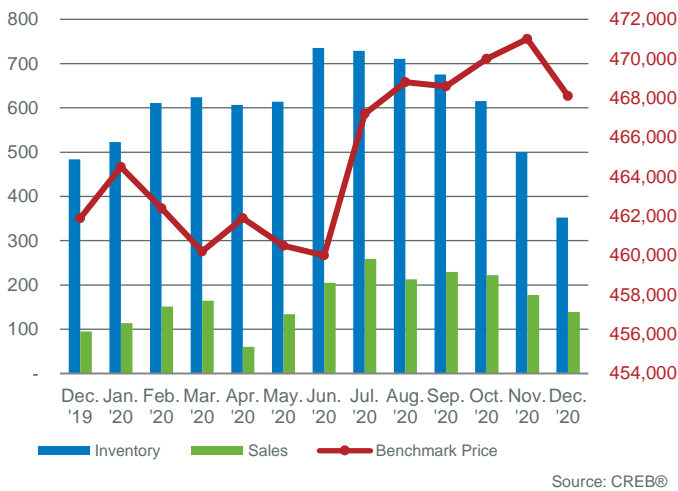
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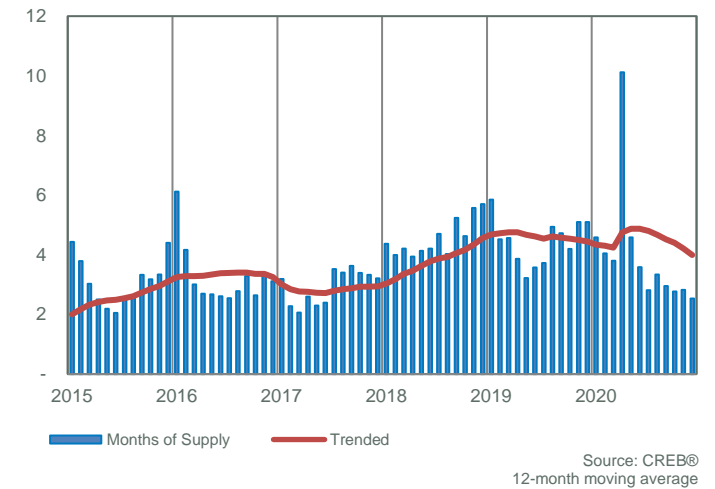
NORTHWEST TOTAL SALES BY PRICE RANGE



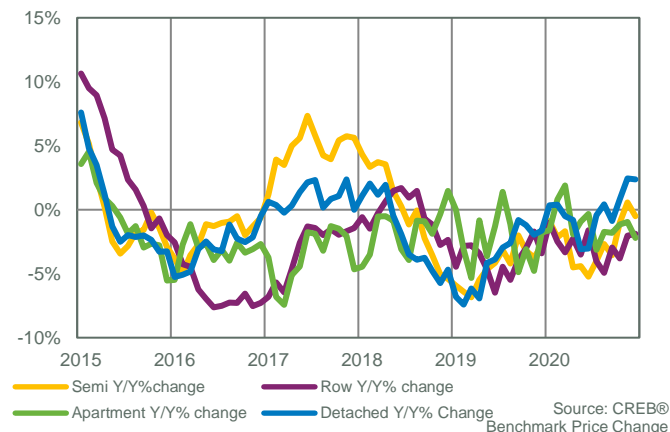
NORTHWEST INVENTORY AND SALES



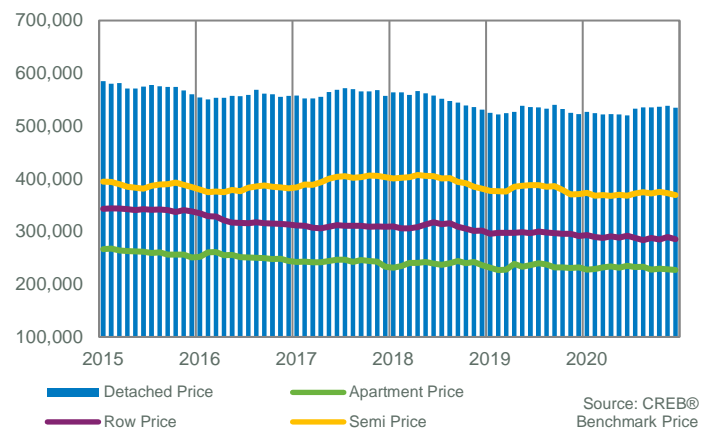
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

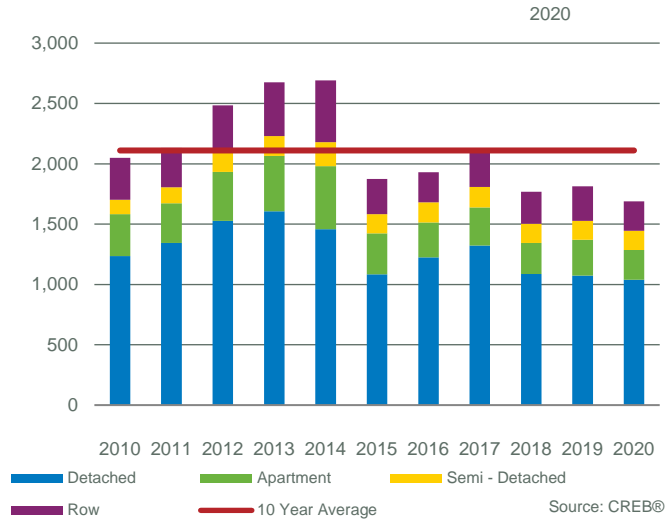


NORTHWEST PRICES

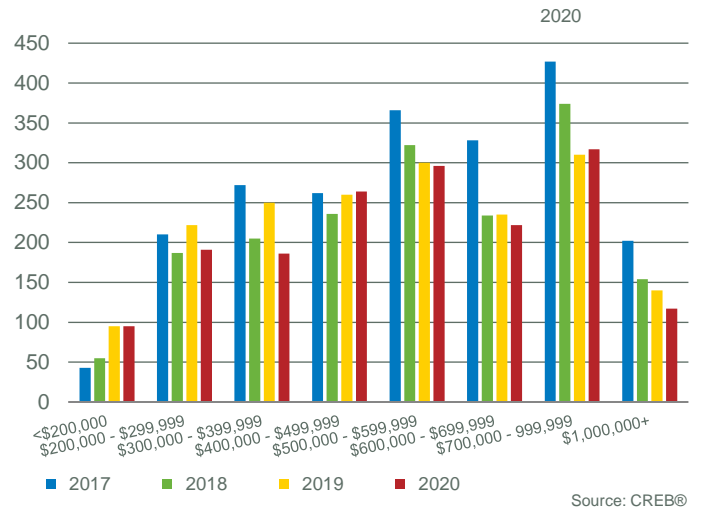


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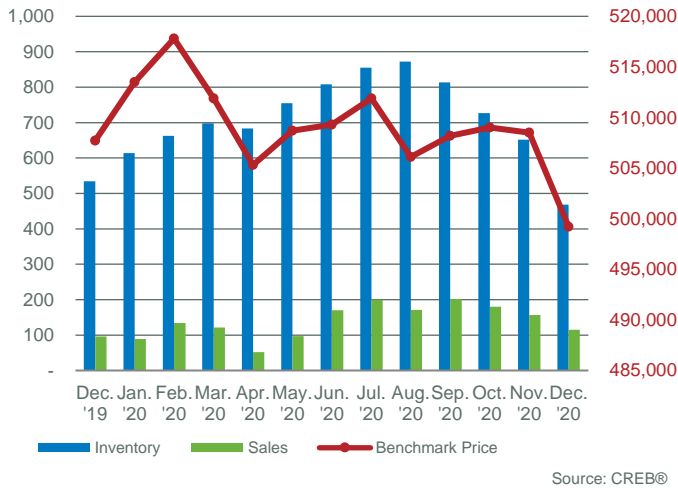
WEST TOTAL SALES



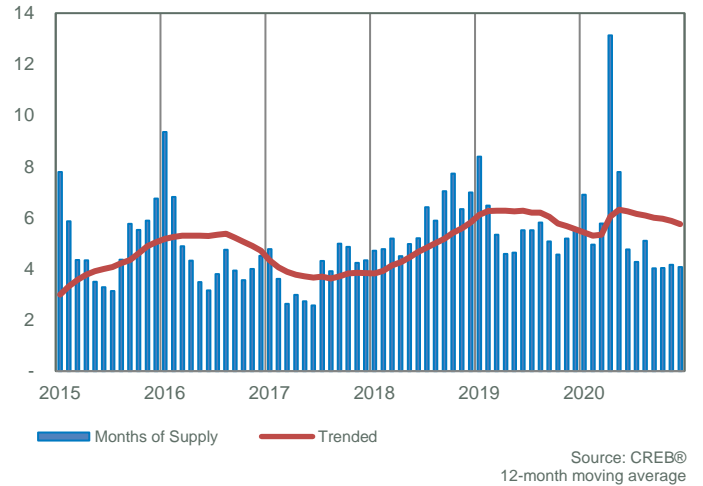
WEST TOTAL SALES BY PRICE RANGE



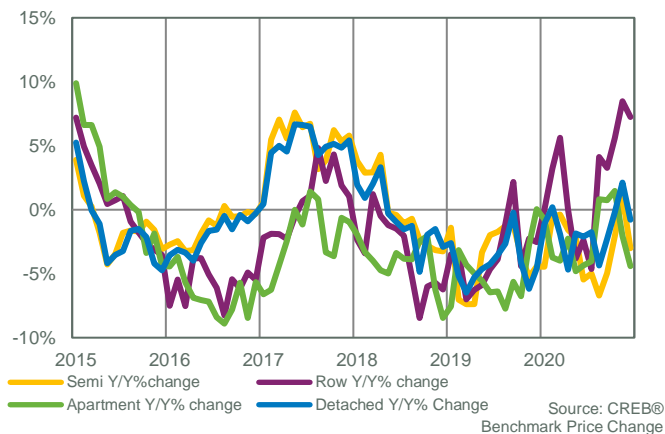
WEST INVENTORY AND SALES



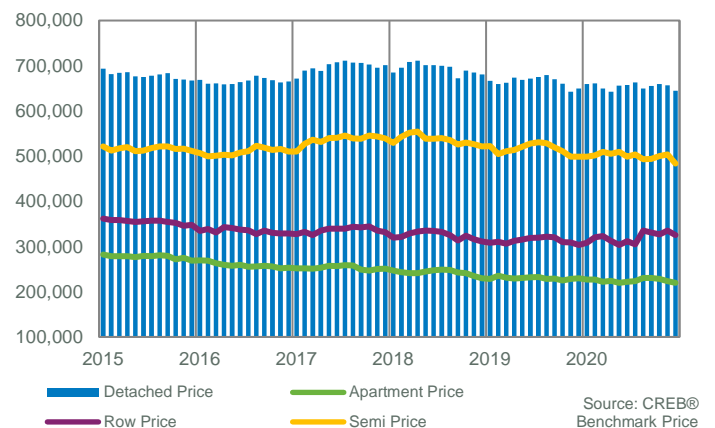
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

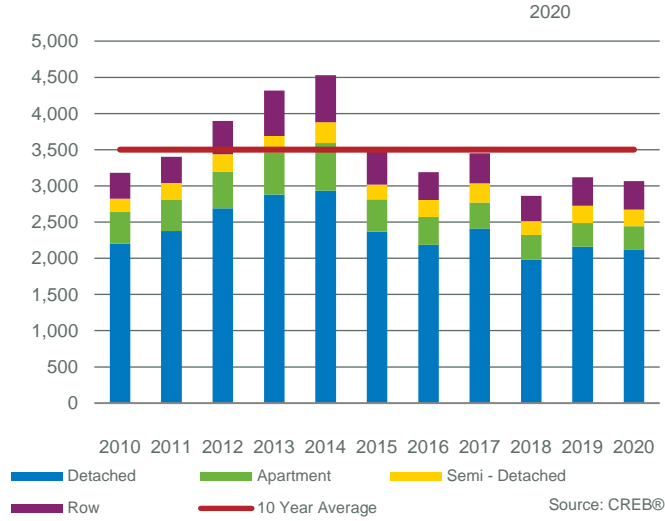


WEST PRICES

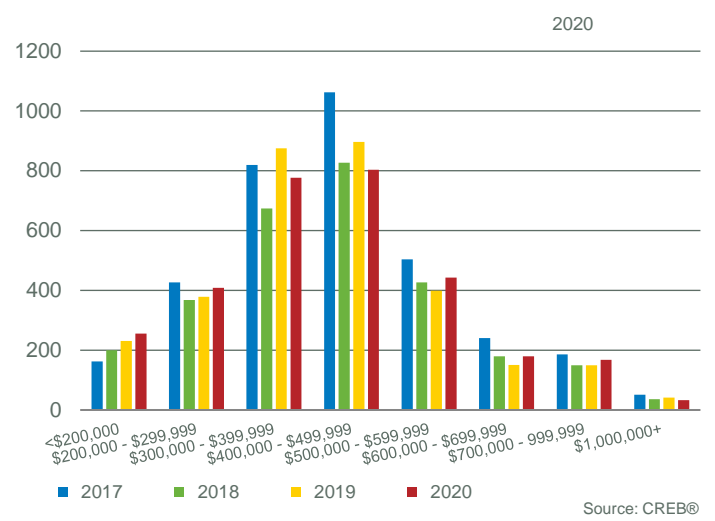


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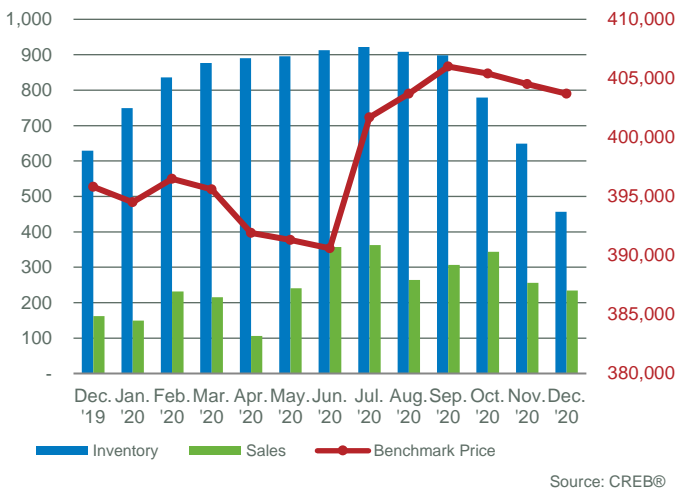
SOUTH TOTAL SALES



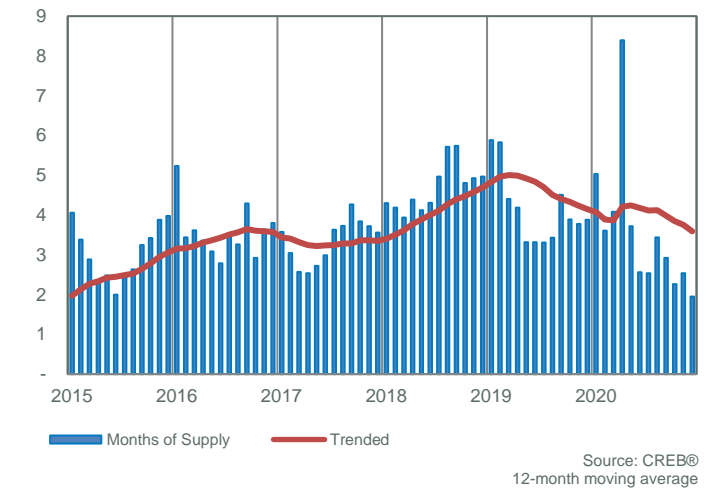
SOUTH TOTAL SALES BY PRICE RANGE



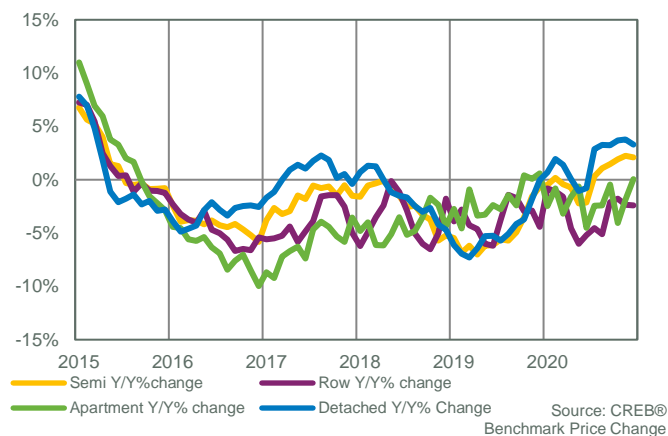
SOUTH INVENTORY AND SALES



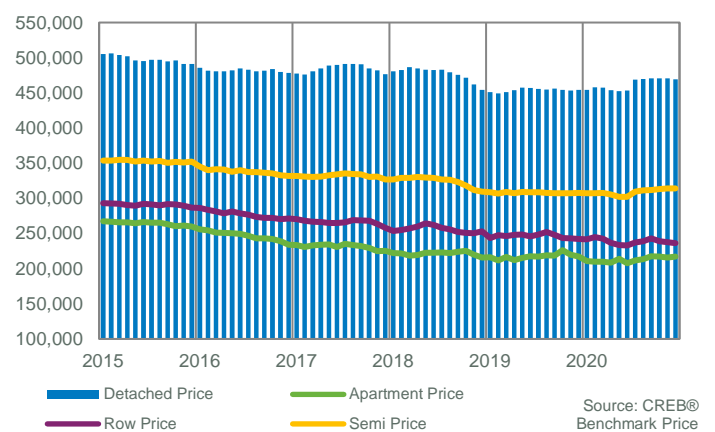
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

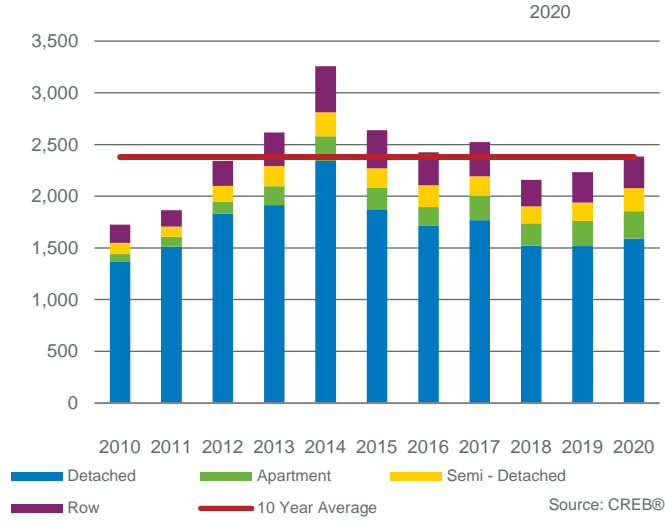


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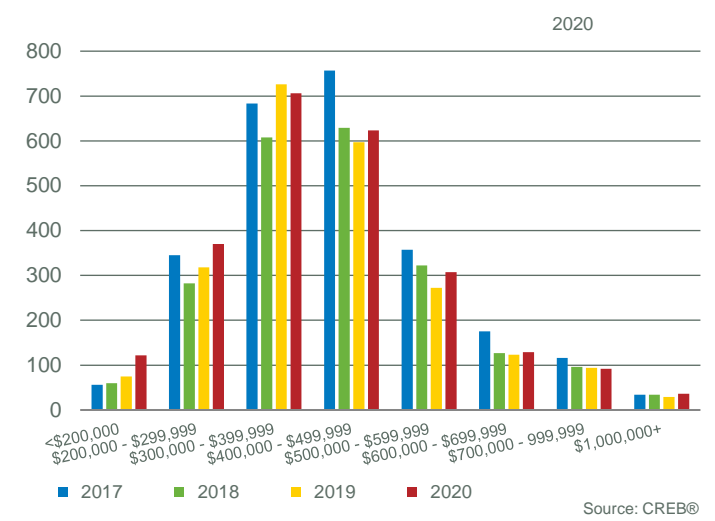


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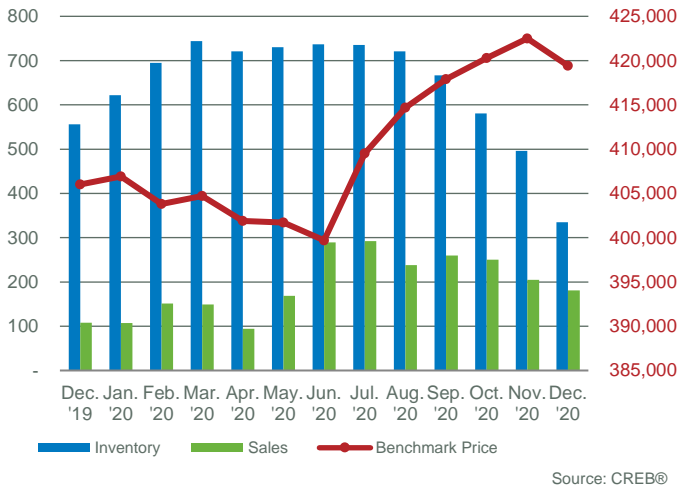
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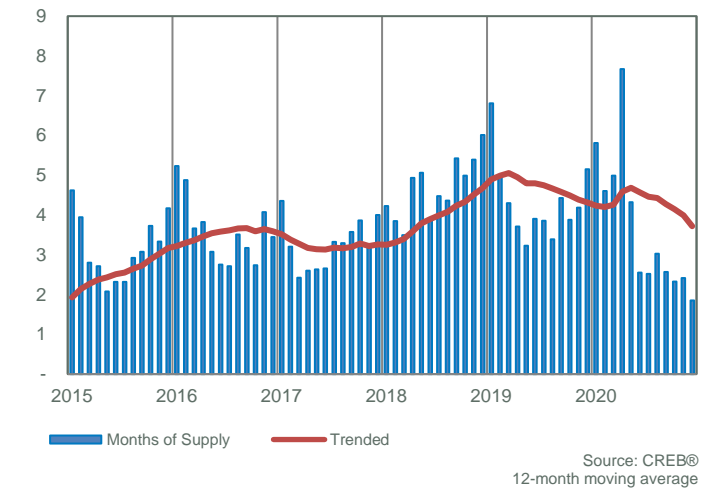
SOUTHEAST TOTAL SALES BY PRICE RANGE



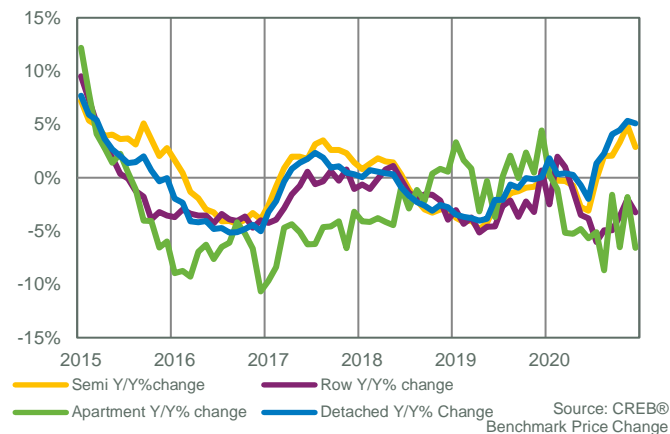
SOUTHEAST INVENTORY AND SALES



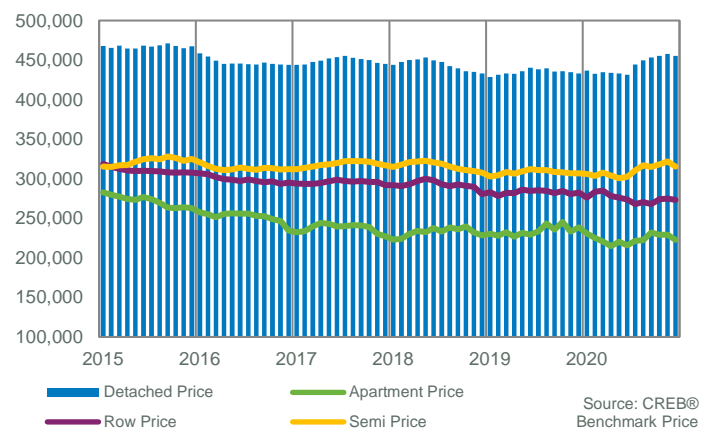
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

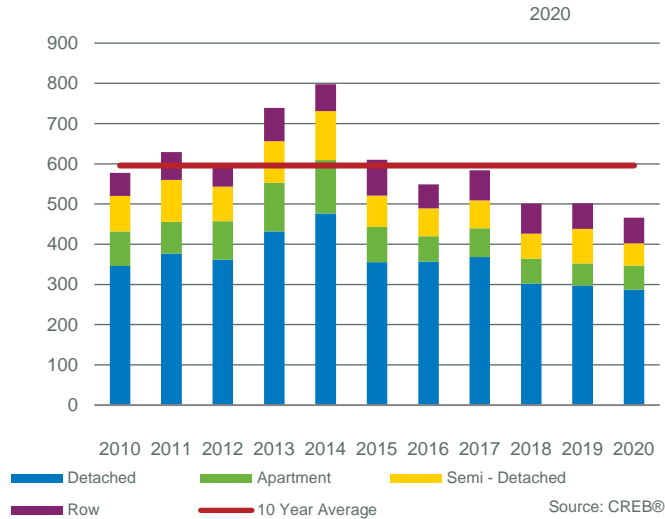


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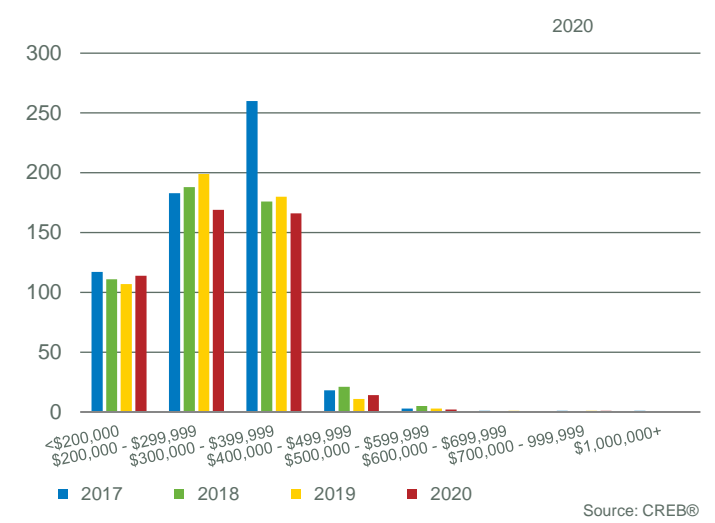


EAST

EAST TOTAL SALES



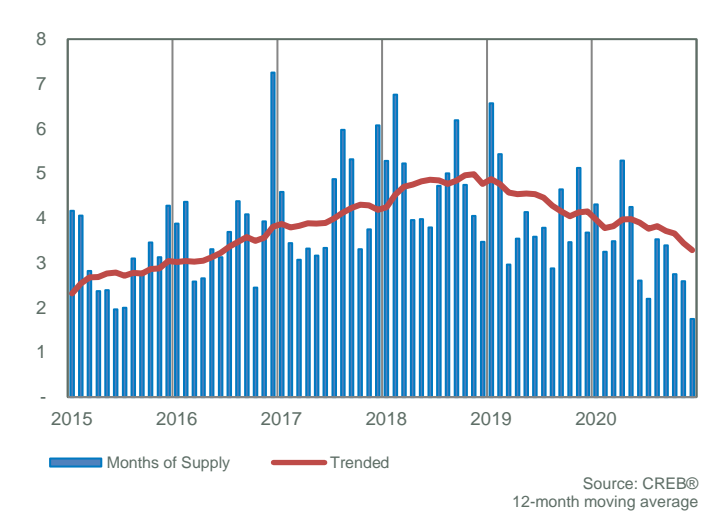
EAST TOTAL SALES BY PRICE RANGE



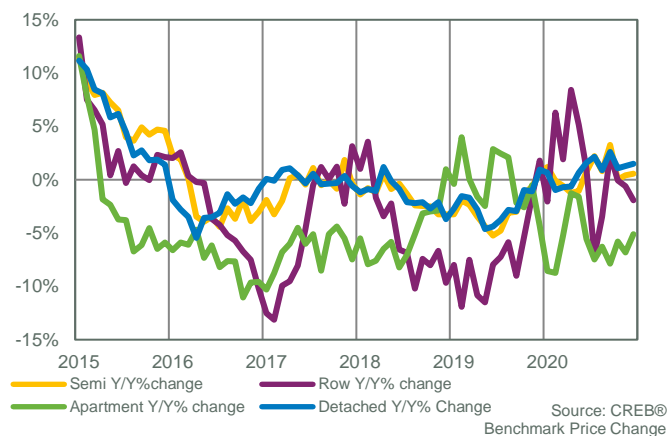
EAST INVENTORY AND SALES



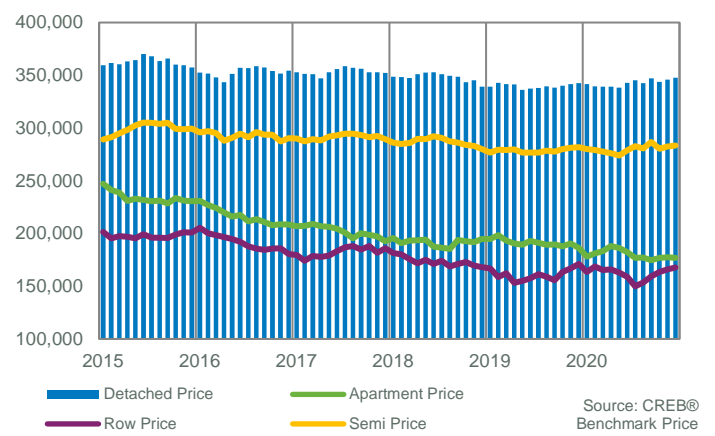
EAST MONTHS OF INVENTORY

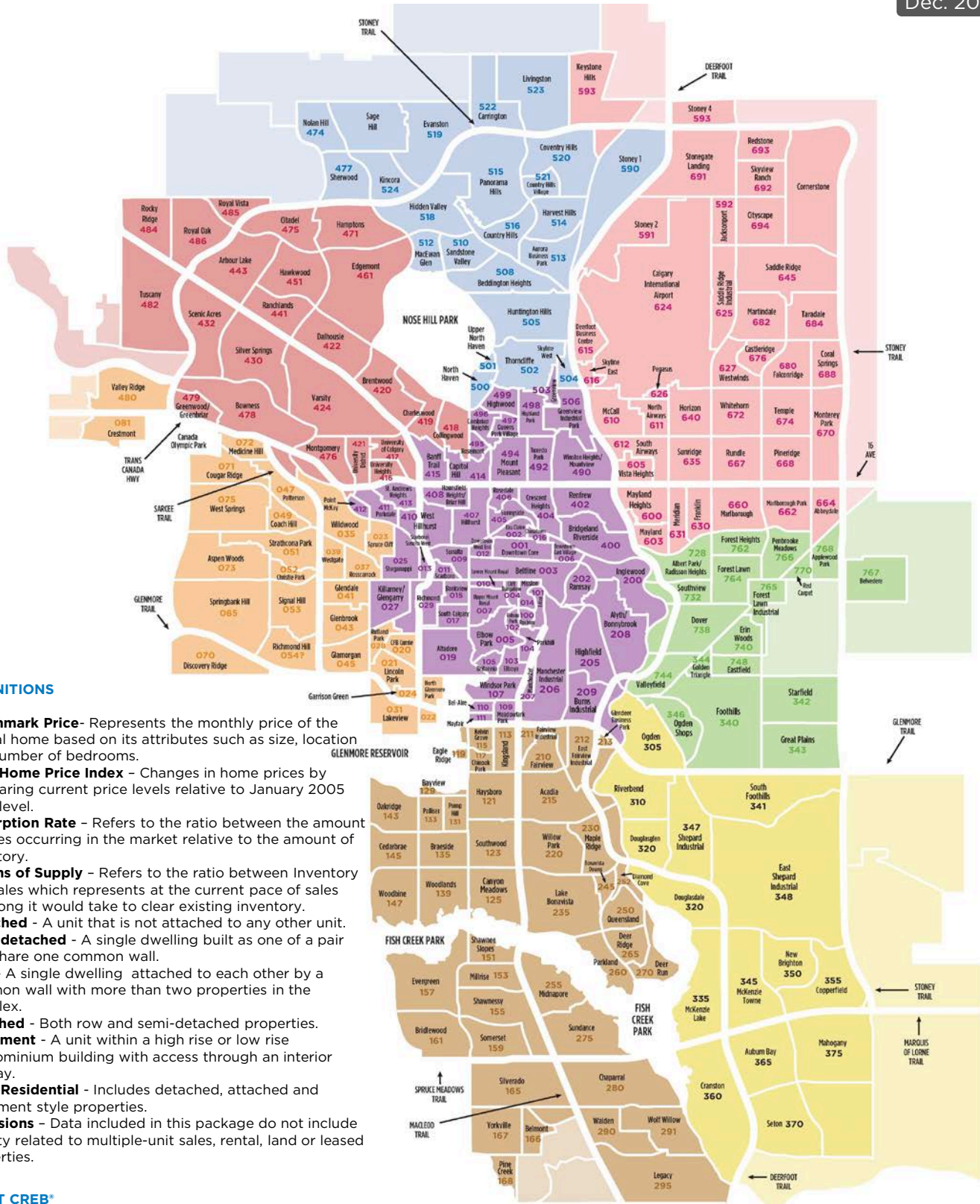


EAST PRICE CHANGE



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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