



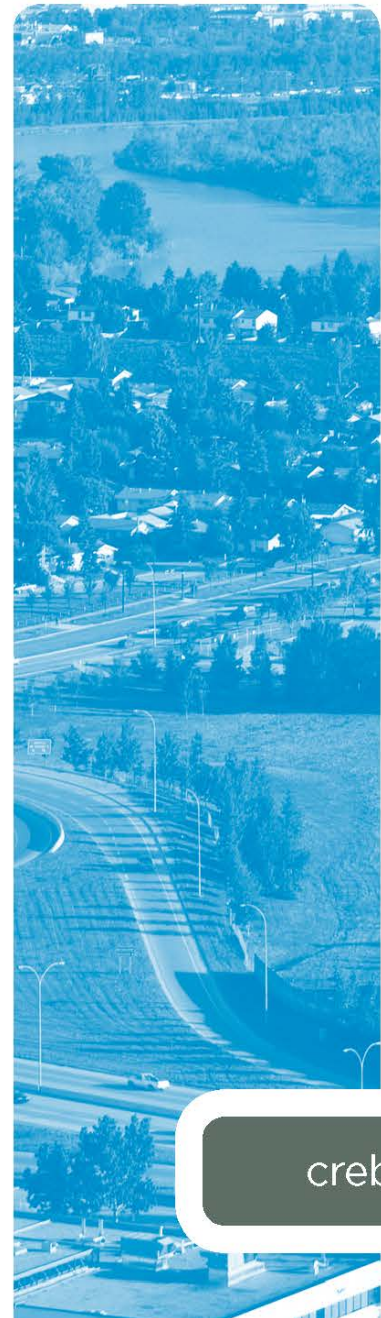
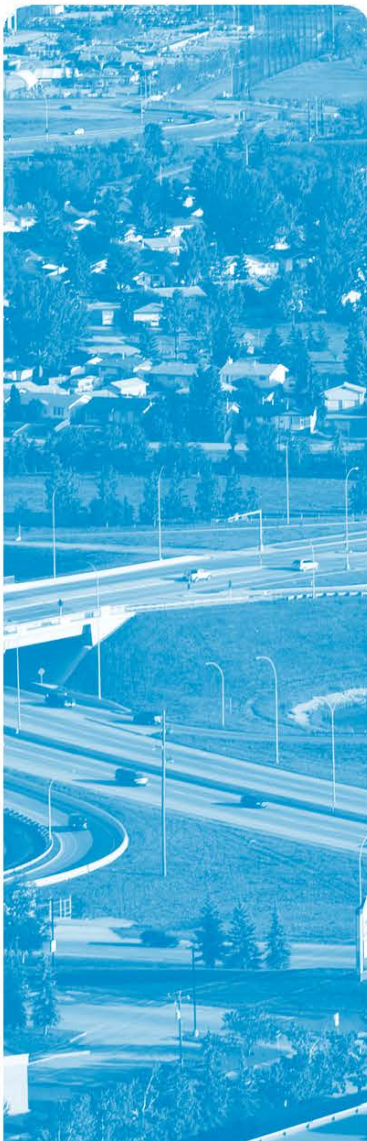
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MONTHLY STATISTICS PACKAGE

City of Calgary

January 2021



creb.com

January 2021

January sales signal strong start to 2021

City of Calgary, February 1, 2021 - January sales were the highest they have been for the month since 2014, as housing market momentum from the end of 2020 carried over into the start of 2021.

Sales activity improved across all product types and across all price ranges.

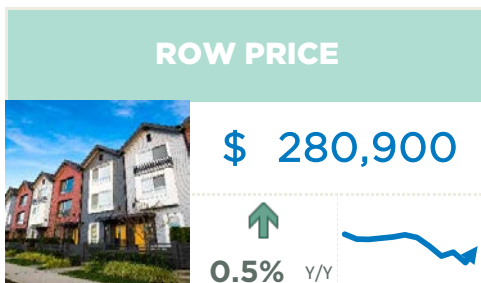
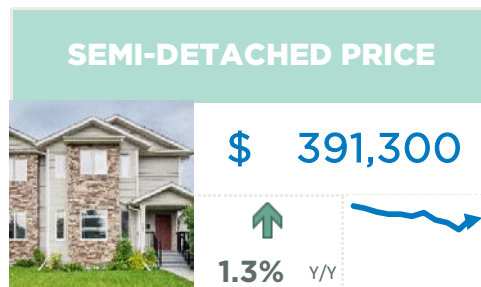
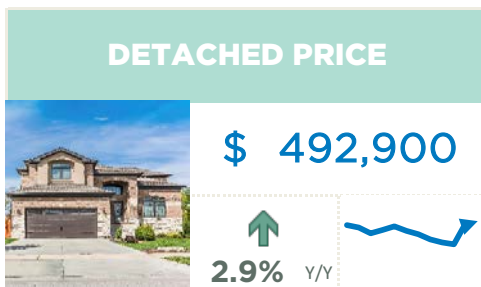
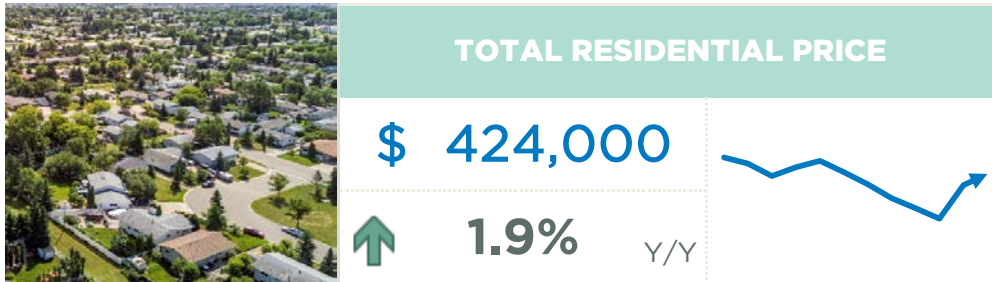
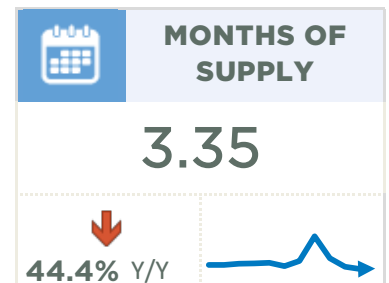
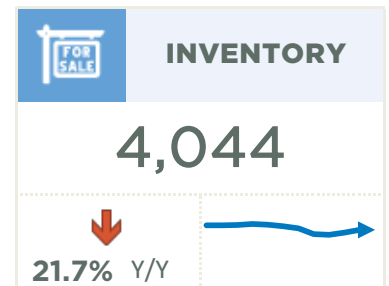
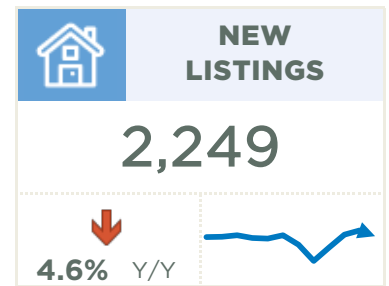
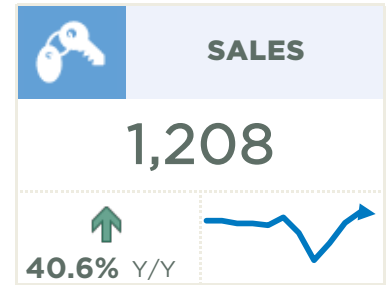
“Discount lending rates are exceptionally low, which is likely attracting all types of buyers back into the market,” said CREB® chief economist Ann-Marie Lurie.

“New listings in the market were also slightly higher than what was available over the past two months, which is providing more options to purchasers.”

January’s new listings were 2,249 relative to the 1,208 sales in the market, causing inventories to edge up over December levels. These types of movements are typical for January, but 2021 is starting the year with 4,044 units in inventory. This is far lower than the past six years.

Benchmark prices remained at levels relatively consistent with prices recorded at the end of 2020, but they reflect a year-over-year gain just below two per cent.

Average and median prices recorded higher year-over-year gains, likely due to larger gains in sales in the higher end of the market. Those segments do not have the same inventory constraints as lower-priced product.



January 2021

January 2021

	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	732	42%	1,113	-8%	1,685	-32%	66%	2.30	-52%	\$492,900	3%
Semi	141	68%	212	-12%	343	-40%	67%	2.43	-65%	\$391,300	1%
Row	150	33%	372	10%	698	-9%	40%	4.65	-31%	\$280,900	1%
Apartment	185	26%	552	-3%	1,318	-2%	34%	7.12	-22%	\$245,100	0%
Total Residential	1,208	41%	2,249	-5%	4,044	-22%	54%	3.35	-44%	\$424,000	2%

Year-to-Date

January 2021

	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	732	42%	1,113	-8%	1,685	-32%	66%	2.30	-52%	\$492,900	3%
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Total Residential	1,208	41%	2,249	-5%	4,044	-22%	54%	3.35	-44%	\$424,000	2%



Detached

January sales activity improved across most price ranges. However, limited inventories for homes priced below \$500,000 ensured conditions in those segments remained firmly in sellers' market territory. This likely prevented stronger sales improvements in this portion of the market. However, with better supply options at the upper end of the market, sales activity improved. The citywide months of supply was just over two months, a significant drop from last January where levels were nearly five months. The tighter conditions in this segment supported further gains in prices, which currently sit nearly three per cent above last year's levels. Year-over-year price gains range significantly throughout the districts of the city. The largest gains occurred in the North and South East districts. Prices remained relatively unchanged over the previous year in the City Centre and West districts.



Semi-Detached

January sales activity rose over last year's levels due to gains across most districts. The West end district continues to see slower activity than the previous year. New listings improved from December levels. This is causing some monthly gains in inventories, but inventory remains well below levels seen last year and the months of supply remained below three months. Price activity did vary depending on location. Year over year, prices remain over one per cent higher than last year's levels thanks to strong gains in the North and South East districts. However, persistently high levels of inventory compared to sales contributed to the significant price decline occurring in the West district.



Row

Thanks to gains across nearly every district, sales activity improved compared to the previous year. Unlike the detached and semi-detached sectors, row new listings trended up relative to last month and levels recorded last year. The rise did result in some monthly gains in inventory levels and caused the months of supply to rise to nearly five months. This is not entirely unusual activity for January. The months of supply remains well below last year's levels at nearly seven months. Citywide row pricing remained relatively stable compared to last year and last month. However, there was significant variation depending on location. Year-over-year price gains exceeded four per cent in the City Centre, West and East districts. Meanwhile, prices eased by over three per cent in the North and South East districts.

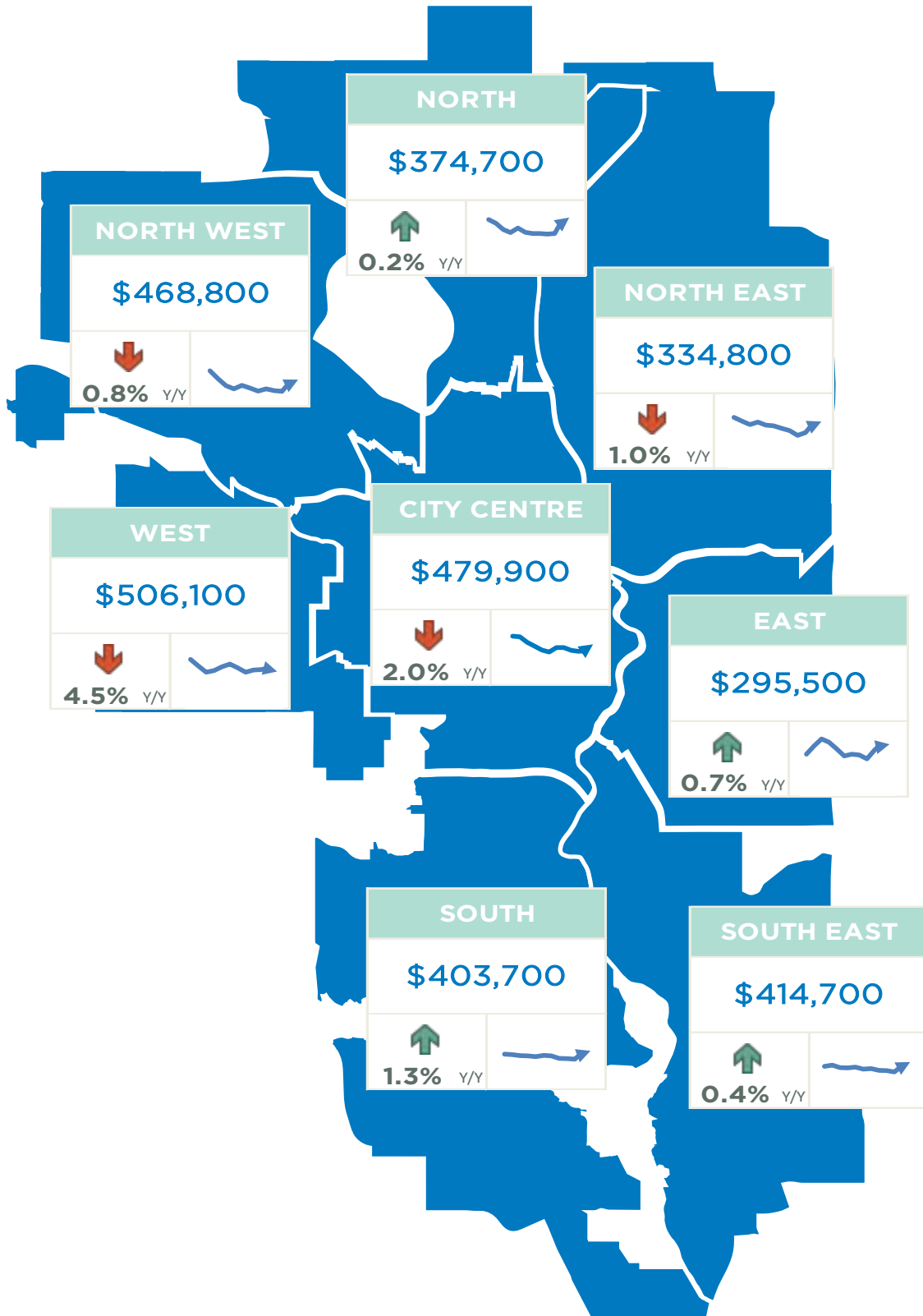


Apartment

For the third month in a row, apartment condominium sales rose above levels recorded in the previous year. January levels are the best we have seen since 2014. While new listings have eased compared to last year, they recorded a significant jump over December levels, keeping inventories elevated relative to sales activity. While prices remain well below previous highs, there were some districts that recorded year-over-year gains. The strongest gains occurred in the North East, East and South districts. However, prices continue to fall in the City Centre, West and South East districts.

January 2021

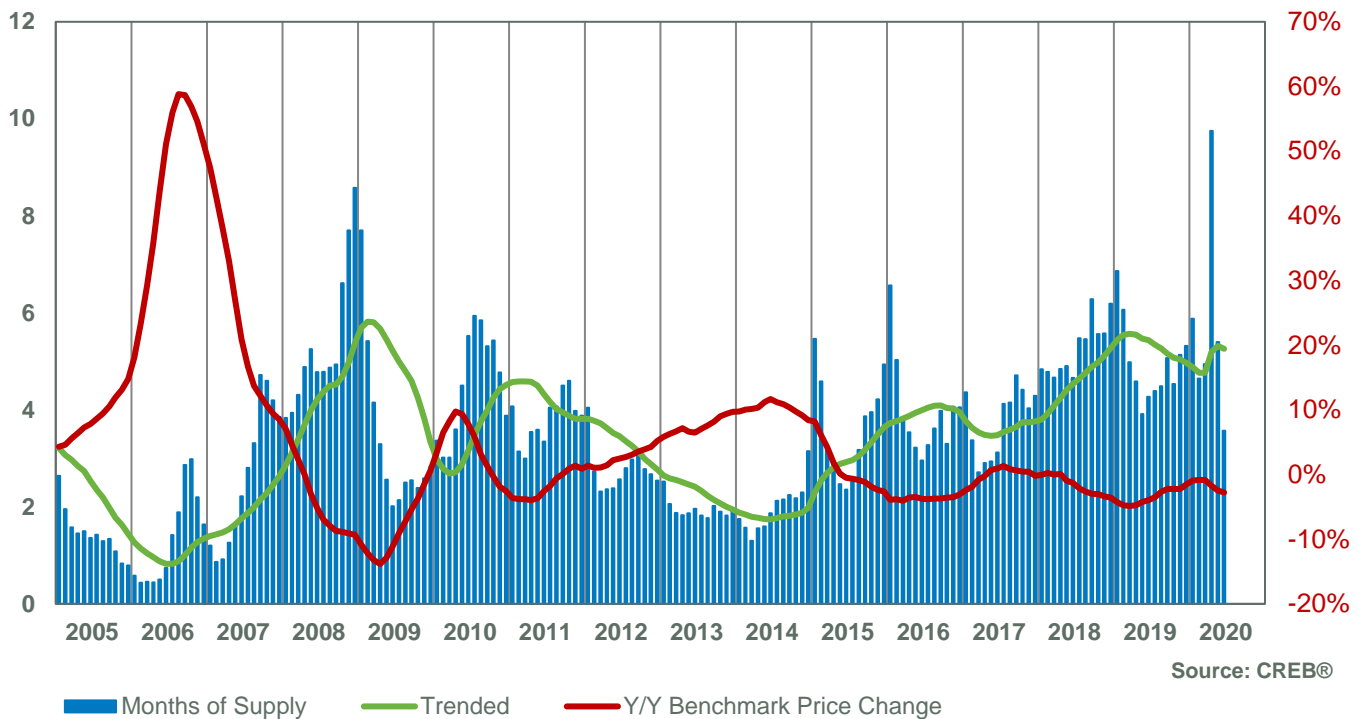
District Total Residential Benchmark Price



	Jan-20	Jan-21	Y/Y % Change	2020	2021	% Change
CITY OF CALGARY						
Total Sales	859	1,208	40.63%	859	1,208	40.63%
Total Sales Volume	\$388,057,874	\$569,862,019	46.85%	\$388,057,874	\$569,862,019	46.85%
New Listings	2,357	2,249	-4.58%	2,357	2,249	-4.58%
Inventory	5,168	4,044	-21.75%	5,168	4,044	-21.75%
Months of Supply	6.02	3.35	-44.36%	6.02	3.35	-44.36%
Sales to New Listings	36.44%	53.71%	17.27%	36.44%	53.71%	17.27%
Sales to List Price	96.08%	97.06%	0.98%	96.08%	97.06%	0.98%
Days on Market	67	57	-14.86%	67	57	-14.93%
Benchmark Price	\$416,100	\$424,000	1.90%	\$416,100	\$424,000	1.90%
Median Price	\$400,000	\$418,750	4.69%	\$400,000	\$418,750	4.69%
Average Price	\$451,755	\$471,740	4.42%	\$451,755	\$471,740	4.42%
Index	188	192	1.91%	190	189	-0.46%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jan. 2021

	Jan-20	Jan-21	Y/Y % Change	2020	2021	% Change
DETACHED						
Total Sales	515	732	42.14%	515	732	42.14%
Total Sales Volume	\$277,900,274	\$409,553,280	47.37%	\$277,900,274	\$409,553,280	47.37%
New Listings	1,210	1,113	-8.02%	1,210	1,113	-8.02%
Inventory	2,487	1,685	-32.25%	2,487	1,685	-32.25%
Months of Supply	4.83	2.30	-52.33%	4.83	2.30	-52.33%
Sales to New Listings Ratio	42.56%	65.77%	23.21%	42.56%	65.77%	23.21%
Sales to List Price Ratio	96.01%	97.25%	1.24%	96.01%	97.25%	1.24%
Days on Market	61	53	-13.40%	61	53	-13.11%
Benchmark Price	\$478,900	\$492,900	2.92%	\$478,900	\$492,900	2.92%
Median Price	\$461,500	\$482,158	4.48%	\$461,500	\$482,158	4.48%
Average Price	\$539,612	\$559,499	3.69%	\$539,612	\$559,499	3.69%
APARTMENT						
Total Sales	147	185	25.85%	147	185	25.85%
Total Sales Volume	\$34,540,503	\$47,627,571	37.89%	\$34,540,503	\$47,627,571	37.89%
New Listings	568	552	-2.82%	568	552	-2.82%
Inventory	1,341	1,318	-1.72%	1,341	1,318	-1.72%
Months of Supply	9.12	7.12	-21.90%	9.12	7.12	-21.90%
Sales to New Listings Ratio	25.88%	33.51%	7.63%	25.88%	33.51%	7.63%
Sales to List Price Ratio	95.47%	95.42%	-0.05%	95.47%	95.42%	-0.05%
Days on Market	77	65	-16.14%	77	65	-15.58%
Benchmark Price	\$246,100	\$245,100	-0.41%	\$246,100	\$245,100	-0.41%
Median Price	\$210,000	\$220,000	4.76%	\$210,000	\$220,000	4.76%
Average Price	\$234,969	\$257,446	9.57%	\$234,969	\$257,446	9.57%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	84	141	67.86%	84	141	67.86%
Total Sales Volume	\$40,391,169	\$67,327,104	66.69%	\$40,391,169	\$67,327,104	66.69%
New Listings	240	212	-11.67%	240	212	-11.67%
Inventory	576	343	-40.45%	576	343	-40.45%
Months of Supply	6.86	2.43	-64.52%	6.86	2.43	-64.52%
Sales to New Listings Ratio	35.00%	66.51%	31.51%	35.00%	66.51%	31.51%
Sales to List Price Ratio	96.60%	97.16%	0.58%	96.60%	97.16%	0.58%
Days on Market	71	59	-16.98%	71	59	-16.90%
Benchmark Price	\$386,400	\$391,300	1.27%	\$399,200	\$387,943	-2.82%
Median Price	\$406,750	\$387,500	-4.73%	\$406,750	\$387,500	-4.73%
Average Price	\$480,847	\$477,497	-0.70%	\$480,847	\$477,497	-0.70%
CITY OF CALGARY ROW						
Total Sales	113	150	32.74%	113	150	32.74%
Total Sales Volume	\$35,225,928	\$45,354,064	28.75%	\$35,225,928	\$45,354,064	28.75%
New Listings	339	372	9.73%	339	372	9.73%
Inventory	764	698	-8.64%	764	698	-8.64%
Months of Supply	6.76	4.65	-31.17%	6.76	4.65	-31.17%
Sales to New Listings Ratio	33.33%	40.32%	6.99%	33.33%	40.32%	6.99%
Sales to List Price Ratio	96.61%	96.89%	0.30%	96.61%	96.89%	0.30%
Days on Market	79	67	-14.98%	79	67	-15.19%
Benchmark Price	\$279,400	\$280,900	0.54%	\$279,400	\$280,900	0.54%
Median Price	\$289,500	\$290,000	0.17%	\$289,500	\$290,000	0.17%
Average Price	\$311,734	\$302,360	-3.01%	\$311,734	\$302,360	-3.01%

For a list of definitions, see page 29.

January 2021	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	102	199	51.26%	388	3.80	\$629,300	0.11%	-1.19%
North East	89	123	72.36%	191	2.15	\$372,000	2.37%	-0.35%
North	86	129	66.67%	177	2.06	\$436,400	6.28%	1.25%
North West	90	136	66.18%	190	2.11	\$538,800	2.24%	0.73%
West	90	128	70.31%	237	2.63	\$659,600	0.00%	2.33%
South	143	201	71.14%	252	1.76	\$467,900	2.99%	-0.26%
South East	111	151	73.51%	183	1.65	\$461,100	5.61%	1.30%
East	21	43	48.84%	49	2.33	\$346,500	1.46%	-0.32%
TOTAL CITY	732	1,113	65.77%	1,685	2.30	\$492,900	2.92%	0.49%
Apartment								
City Centre	89	298	29.87%	729	8.19	\$271,000	-1.06%	0.33%
North East	16	22	72.73%	52	3.25	\$224,500	7.93%	4.18%
North	12	33	36.36%	81	6.75	\$214,500	0.56%	0.19%
North West	9	35	25.71%	108	12.00	\$229,900	0.88%	1.28%
West	16	51	31.37%	114	7.13	\$224,200	-1.10%	2.05%
South	25	61	40.98%	125	5.00	\$216,100	2.51%	-0.46%
South East	14	37	37.84%	84	6.00	\$220,600	-4.50%	-0.99%
East	5	14	35.71%	22	4.40	\$185,600	4.21%	4.98%
TOTAL CITY	185	552	33.51%	1,318	7.12	\$245,100	-0.41%	0.62%
Semi-detached								
City Centre	47	75	62.67%	136	2.89	\$689,200	0.53%	-2.06%
North East	17	24	70.83%	33	1.94	\$291,700	2.82%	1.36%
North	10	12	83.33%	17	1.70	\$337,400	4.88%	0.87%
North West	9	19	47.37%	29	3.22	\$372,500	-0.24%	1.00%
West	14	32	43.75%	60	4.29	\$477,600	-4.21%	-1.24%
South	24	24	100.00%	30	1.25	\$310,900	1.20%	-0.99%
South East	11	15	73.33%	22	2.00	\$316,500	3.40%	0.32%
East	9	6	150.00%	9	1.00	\$284,200	1.46%	0.28%
TOTAL CITY	141	212	66.51%	343	2.43	\$391,300	1.27%	-0.51%
Row								
City Centre	26	89	29.21%	188	7.23	\$449,900	4.26%	-1.21%
North East	14	45	31.11%	85	6.07	\$186,300	0.27%	2.59%
North	20	43	46.51%	77	3.85	\$238,300	-3.68%	-0.96%
North West	18	37	48.65%	63	3.50	\$288,400	-1.54%	0.98%
West	17	51	33.33%	100	5.88	\$324,100	5.06%	-0.43%
South	26	59	44.07%	93	3.58	\$244,700	1.24%	3.55%
South East	24	41	58.54%	75	3.13	\$266,800	-3.37%	-2.38%
East	5	6	83.33%	12	2.40	\$171,000	4.52%	1.91%
TOTAL CITY	150	372	40.32%	698	4.65	\$280,900	0.54%	0.14%

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

City of Calgary

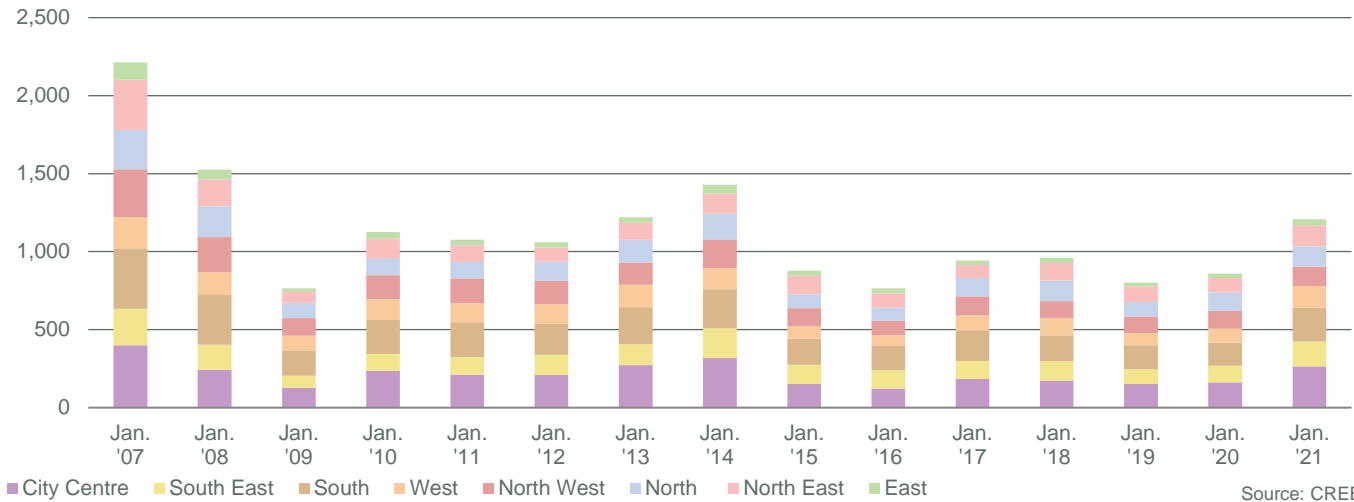
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jan. 2021

TOTAL SALES

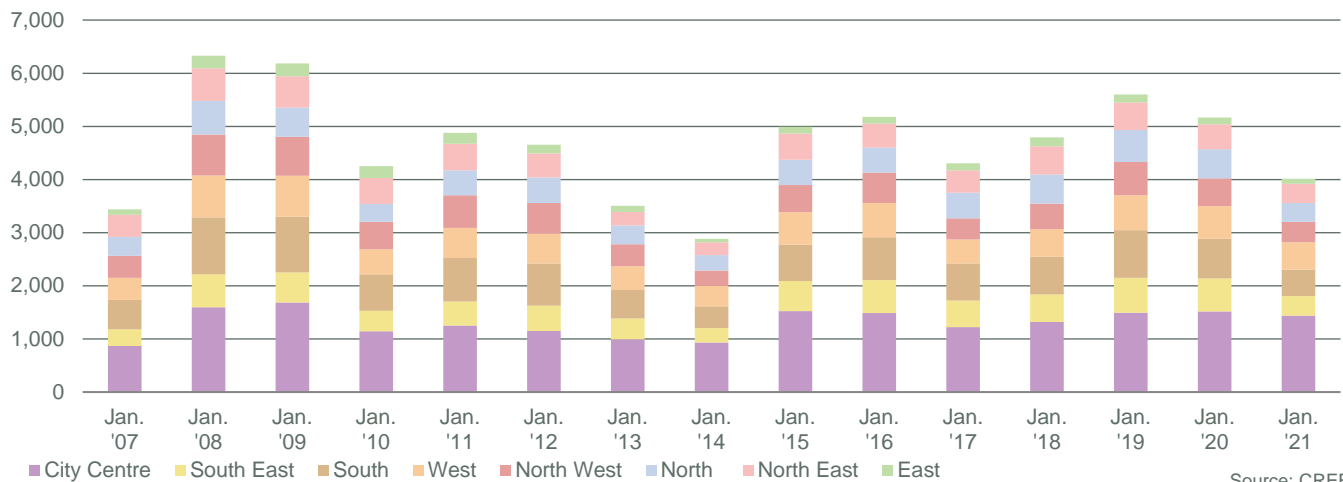
JANUARY



Source: CREB®

TOTAL INVENTORY

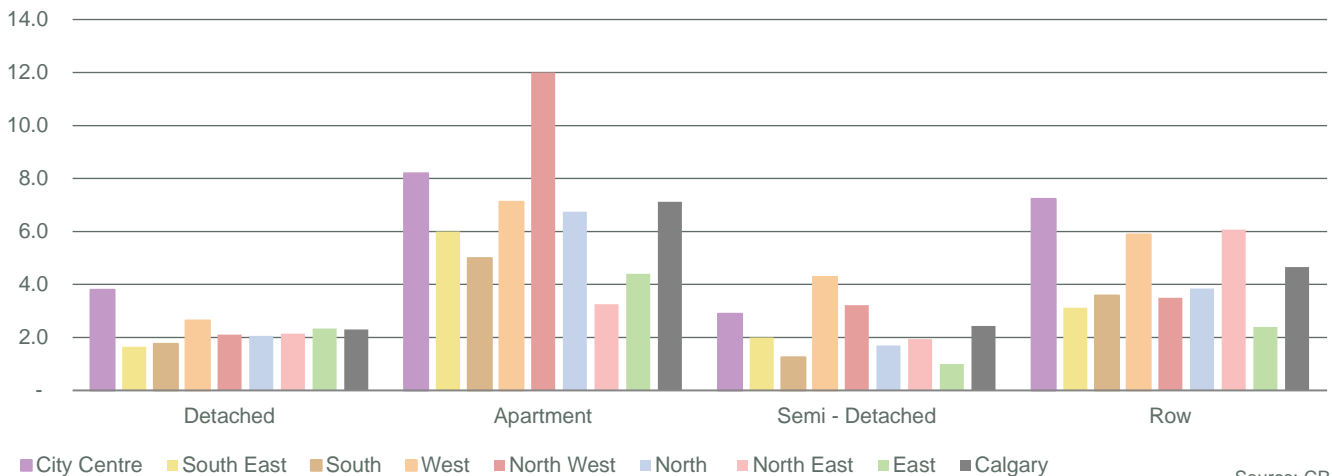
JANUARY



Source: CREB®

MONTHS OF SUPPLY

JANUARY



Source: CREB®

BENCHMARK PRICE - JANUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY

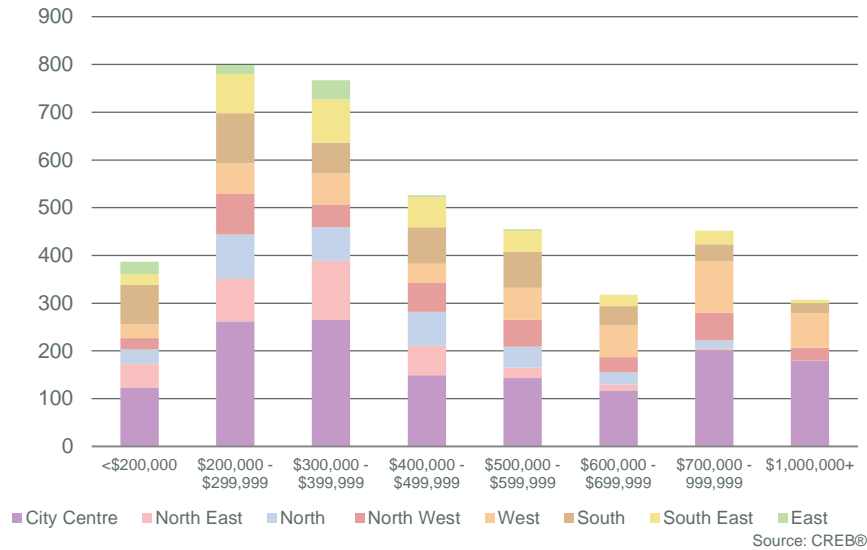


Source: CREB®

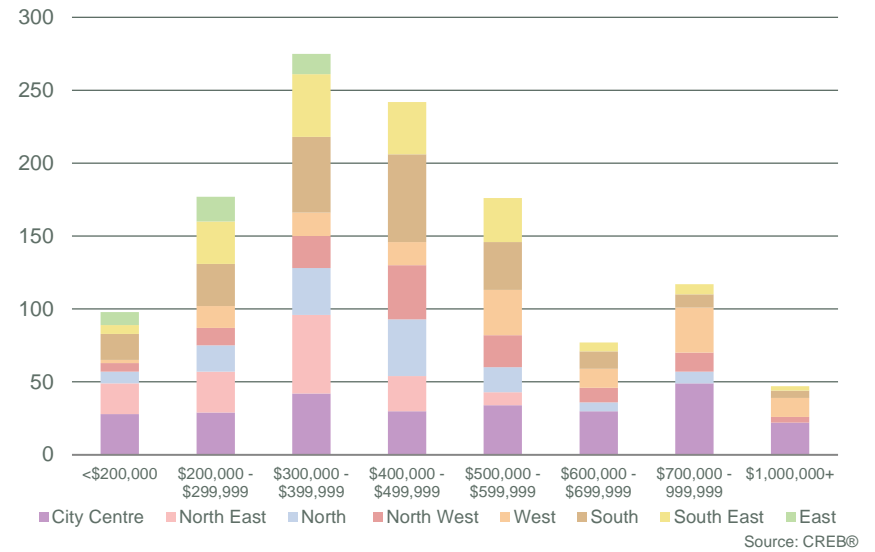
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

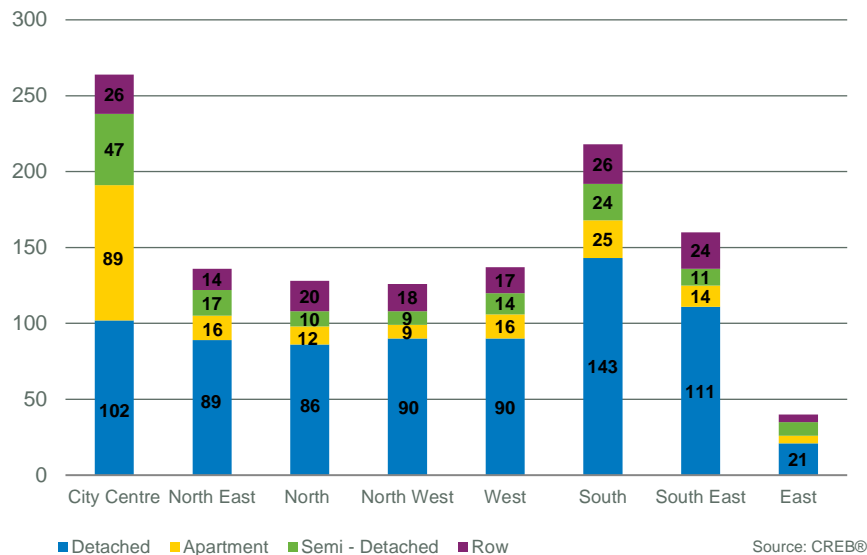
TOTAL INVENTORY BY PRICE RANGE - JANUARY



TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



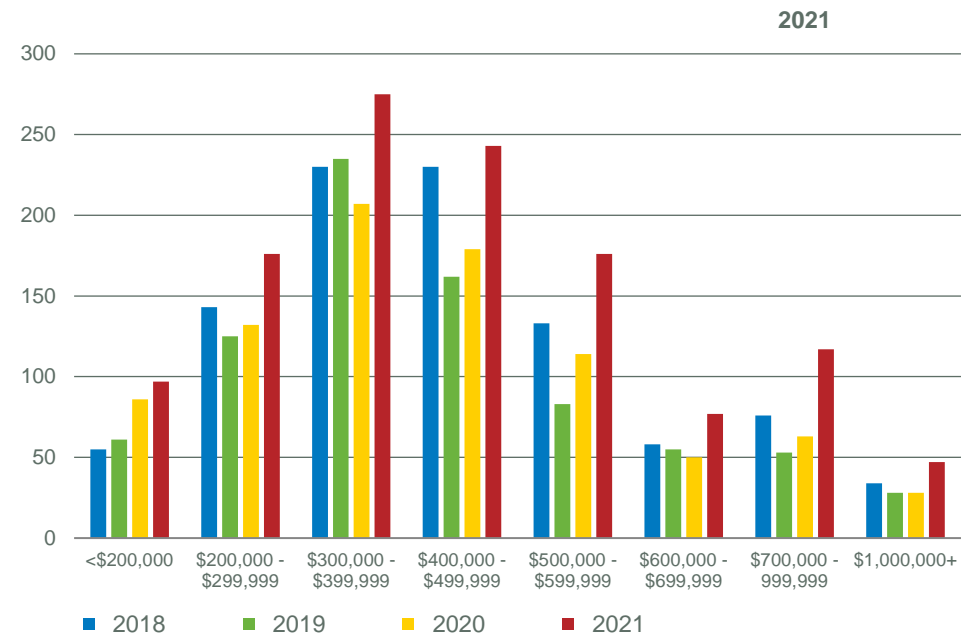
SHARE OF CITY WIDE SALES - JANUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	859	1,190	1,174	571	1,078	1,763	1,835	1,574	1,706	1,763	1,437	1,200
New Listings	2,357	2,517	2,418	1,425	2,419	3,346	3,022	2,582	2,738	2,460	1,728	1,172
Inventory	5,168	5,678	5,868	5,650	5,974	6,446	6,637	6,513	6,265	5,832	5,034	3,684
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	415,000	402,000
Average Price	451,755	446,690	448,130	423,338	439,257	460,099	466,266	470,271	467,696	473,869	456,400	446,726
Index	188	188	188	187	187	187	190	190	191	192	192	191
2021												
Sales	1,208											
New Listings	2,249											
Inventory	4,044											
Days on Market	57											
Benchmark Price	424,000											
Median Price	418,750											
Average Price	471,740											
Index	192											

	Jan-20	Jan-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	3	1	3	1
\$100,000 - \$149,999	21	20	21	20
\$150,000 - \$199,999	62	76	62	76
\$200,000 - \$249,999	55	83	55	83
\$250,000 - \$299,999	77	93	77	93
\$300,000 - \$349,999	85	136	85	136
\$350,000 - \$399,999	122	139	122	139
\$400,000 - \$449,999	105	135	105	135
\$450,000 - \$499,999	74	108	74	108
\$500,000 - \$549,999	66	100	66	100
\$550,000 - \$599,999	48	76	48	76
\$600,000 - \$649,999	33	46	33	46
\$650,000 - \$699,999	17	31	17	31
\$700,000 - \$749,999	16	42	16	42
\$750,000 - \$799,999	15	14	15	14
\$800,000 - \$849,999	13	21	13	21
\$850,000 - \$899,999	8	12	8	12
\$900,000 - \$949,999	9	12	9	12
\$950,000 - \$999,999	2	16	2	16
\$1,000,000 - \$1,299,999	15	31	15	31
\$1,300,000 - \$1,499,999	6	5	6	5
\$1,500,000 - \$1,999,999	1	5	1	5
\$2,000,000 +	6	6	6	6
	859	1,208	859	1,208

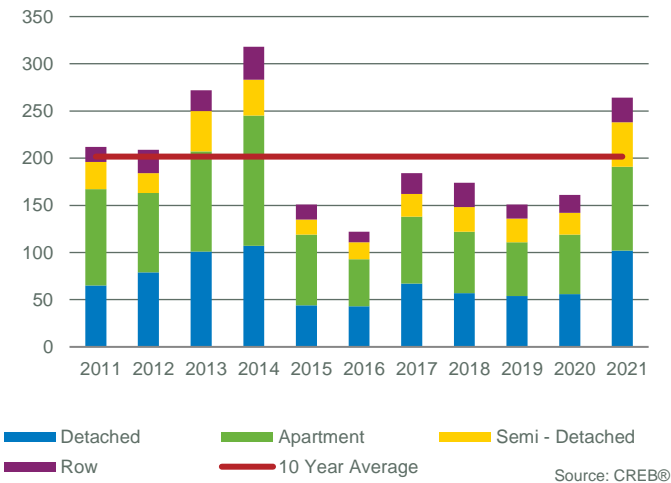
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

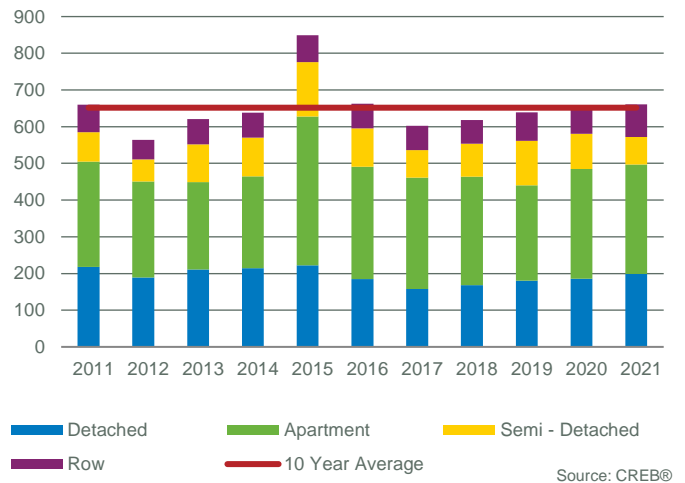
CITY OF CALGARY TOTAL SALES

2021

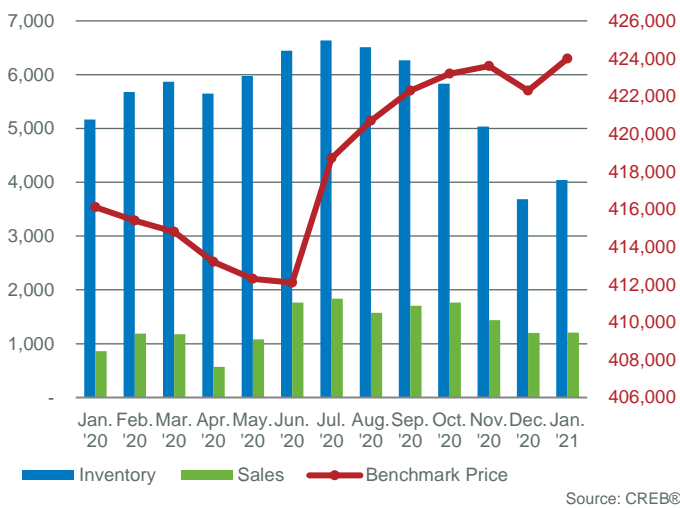


CITY OF CALGARY TOTAL NEW LISTINGS

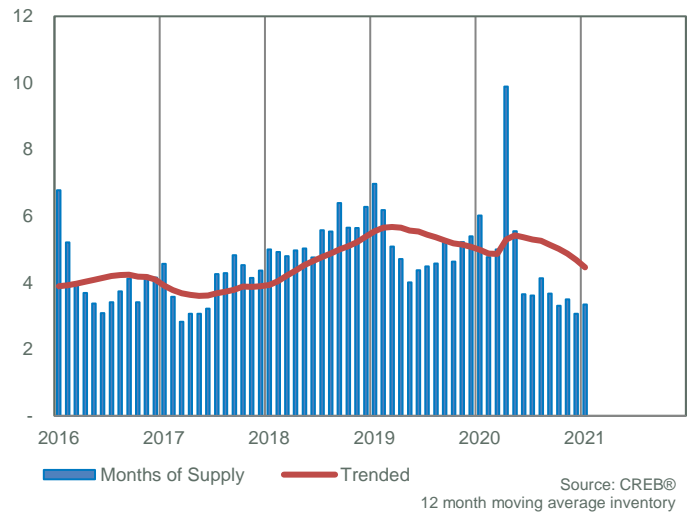
2021



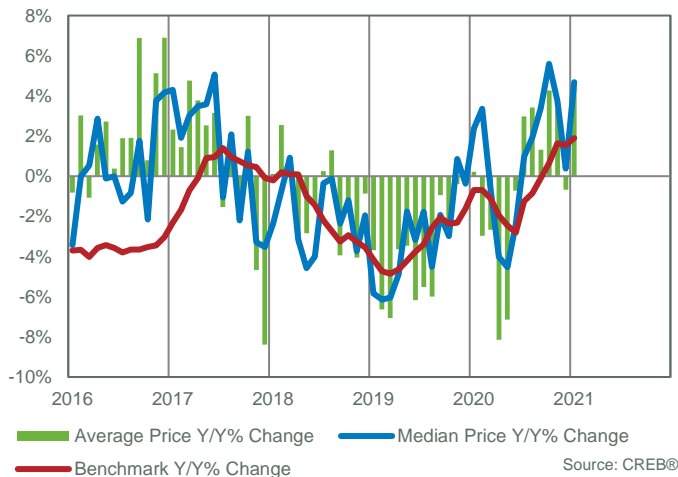
CITY OF CALGARY TOTAL INVENTORY AND SALES



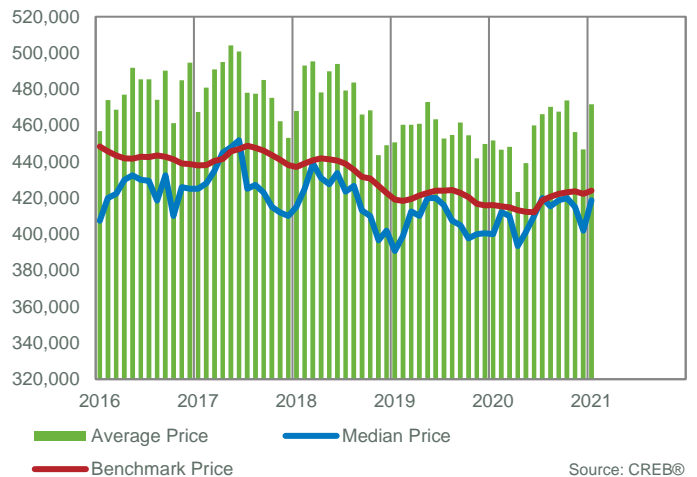
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



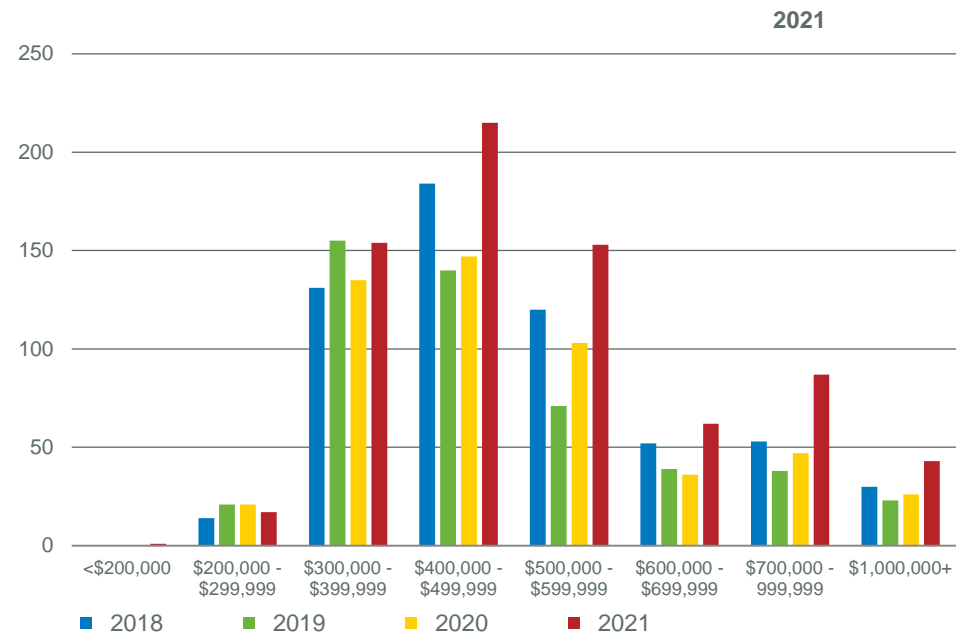
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,137	883	718
New Listings	1,210	1,339	1,343	782	1,361	1,900	1,664	1,480	1,480	1,324	893	600
Inventory	2,487	2,750	2,892	2,824	3,019	3,275	3,291	3,238	3,074	2,732	2,249	1,569
Days on Market	61	53	47	49	54	50	49	46	50	47	51	54
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	477,000	458,700
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,656	547,754	553,199	538,025	532,626
Index	195	194	194	194	193	193	198	198	199	199	200	199
2021												
Sales	732											
New Listings	1,113											
Inventory	1,685											
Days on Market	53											
Benchmark Price	492,900											
Median Price	482,158											
Average Price	559,499											
Index	200											

	Jan-20	Jan-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	-	1
\$200,000 - \$249,999	5	2	5	2
\$250,000 - \$299,999	16	15	16	15
\$300,000 - \$349,999	43	62	43	62
\$350,000 - \$399,999	92	92	92	92
\$400,000 - \$449,999	82	117	82	117
\$450,000 - \$499,999	65	98	65	98
\$500,000 - \$549,999	61	92	61	92
\$550,000 - \$599,999	42	61	42	61
\$600,000 - \$649,999	25	39	25	39
\$650,000 - \$699,999	11	23	11	23
\$700,000 - \$749,999	13	29	13	29
\$750,000 - \$799,999	10	10	10	10
\$800,000 - \$849,999	8	17	8	17
\$850,000 - \$899,999	6	8	6	8
\$900,000 - \$949,999	8	10	8	10
\$950,000 - \$999,999	2	13	2	13
\$1,000,000 - \$1,299,999	13	28	13	28
\$1,300,000 - \$1,499,999	6	4	6	4
\$1,500,000 - \$1,999,999	1	5	1	5
\$2,000,000 +	6	6	6	6
	515	732	515	732

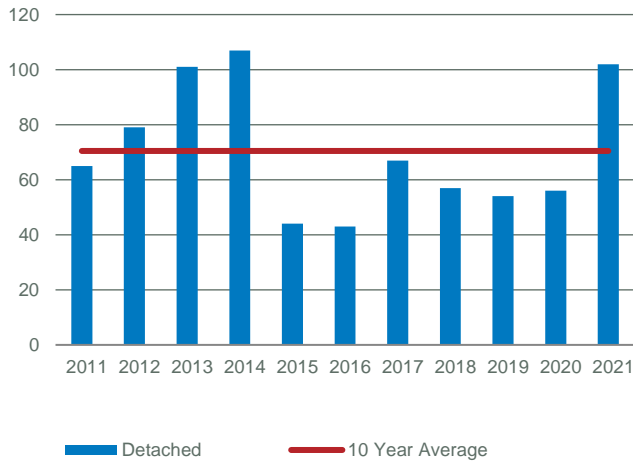
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

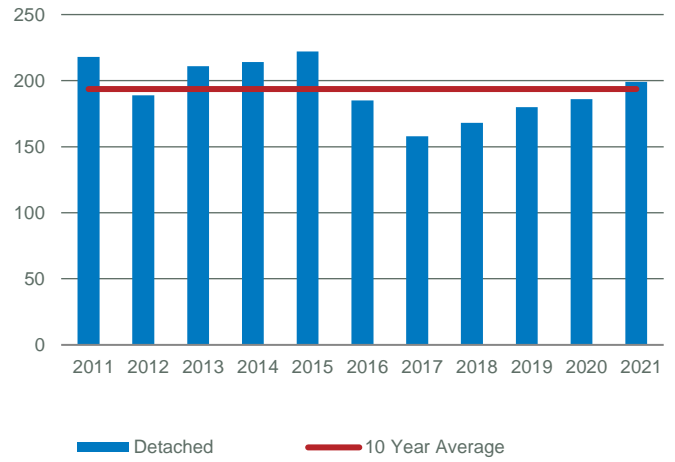
2021



Source: CREB®

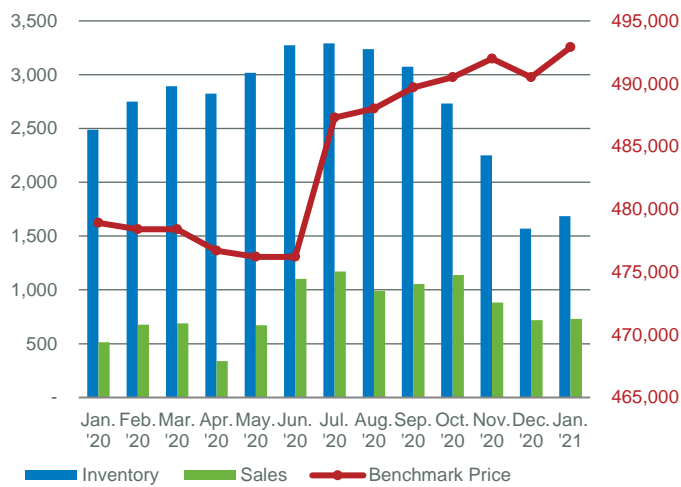
CITY OF CALGARY DETACHED NEW LISTINGS

2021



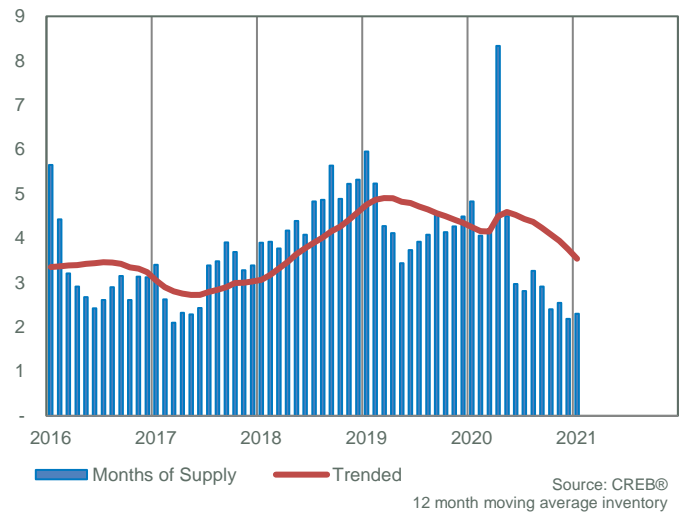
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



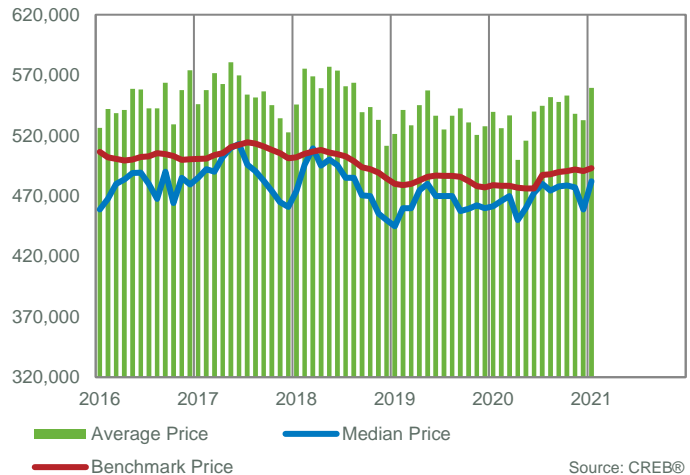
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

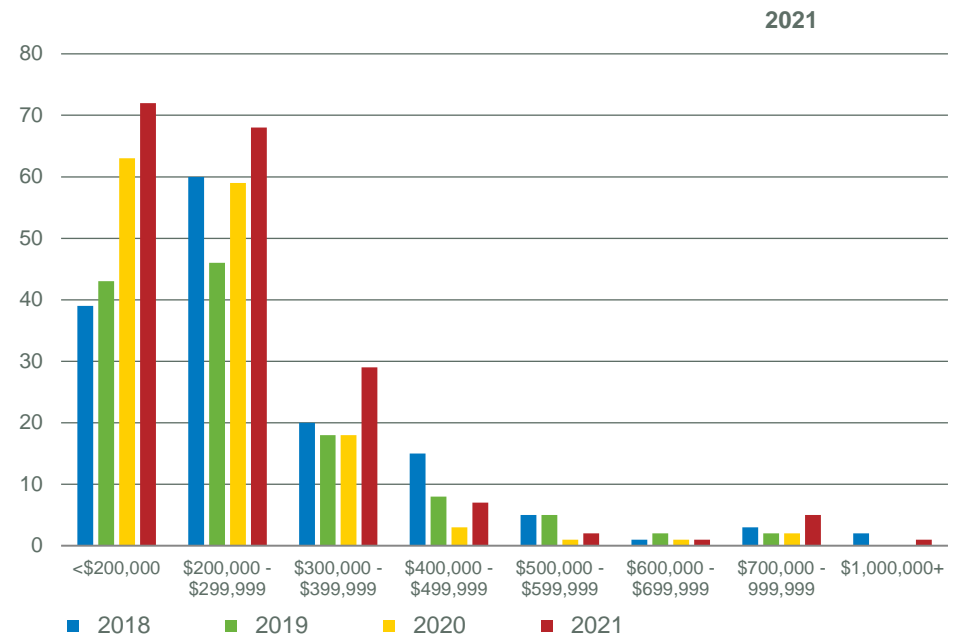


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	147	209	218	95	135	232	263	223	242	234	210	185
New Listings	568	559	476	258	449	672	641	495	582	561	409	288
Inventory	1,341	1,473	1,444	1,366	1,418	1,565	1,705	1,671	1,643	1,627	1,509	1,177
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	235,219	245,449
Index	170	169	168	168	168	166	168	171	172	172	170	168
2021												
Sales	185											
New Listings	552											
Inventory	1,318											
Days on Market	65											
Benchmark Price	245,100											
Median Price	220,000											
Average Price	257,446											
Index	169											

	Jan-20	Jan-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	2	1	2	1
\$100,000 - \$149,999	17	16	17	16
\$150,000 - \$199,999	44	55	44	55
\$200,000 - \$249,999	31	47	31	47
\$250,000 - \$299,999	28	21	28	21
\$300,000 - \$349,999	11	21	11	21
\$350,000 - \$399,999	7	8	7	8
\$400,000 - \$449,999	2	6	2	6
\$450,000 - \$499,999	1	1	1	1
\$500,000 - \$549,999	1	2	1	2
\$550,000 - \$599,999	-	-	-	-
\$600,000 - \$649,999	1	1	1	1
\$650,000 - \$699,999	-	-	-	-
\$700,000 - \$749,999	1	-	1	-
\$750,000 - \$799,999	1	1	1	1
\$800,000 - \$849,999	-	2	-	2
\$850,000 - \$899,999	-	1	-	1
\$900,000 - \$949,999	-	1	-	1
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	-	1	-	1
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	147	185	147	185

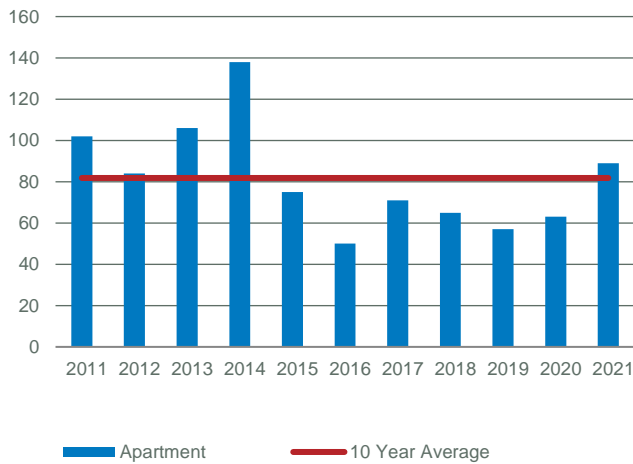
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2021



Source: CREB®

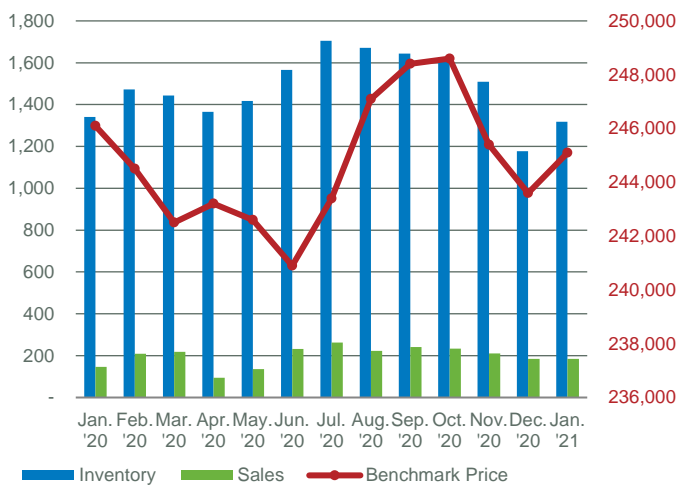
CITY OF CALGARY APARTMENT NEW LISTINGS

2021



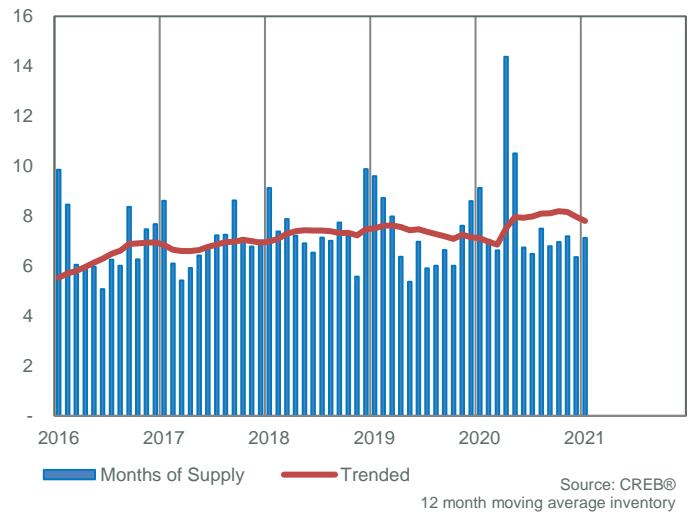
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



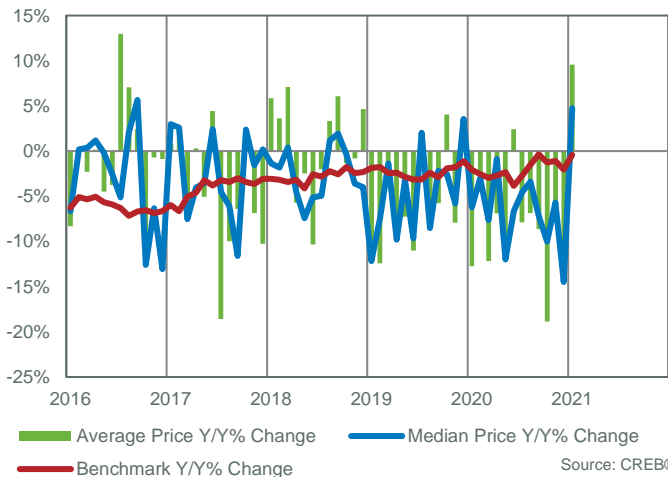
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



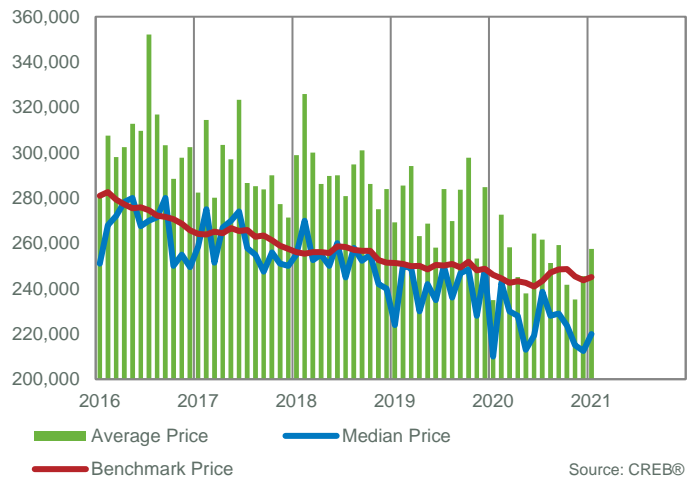
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

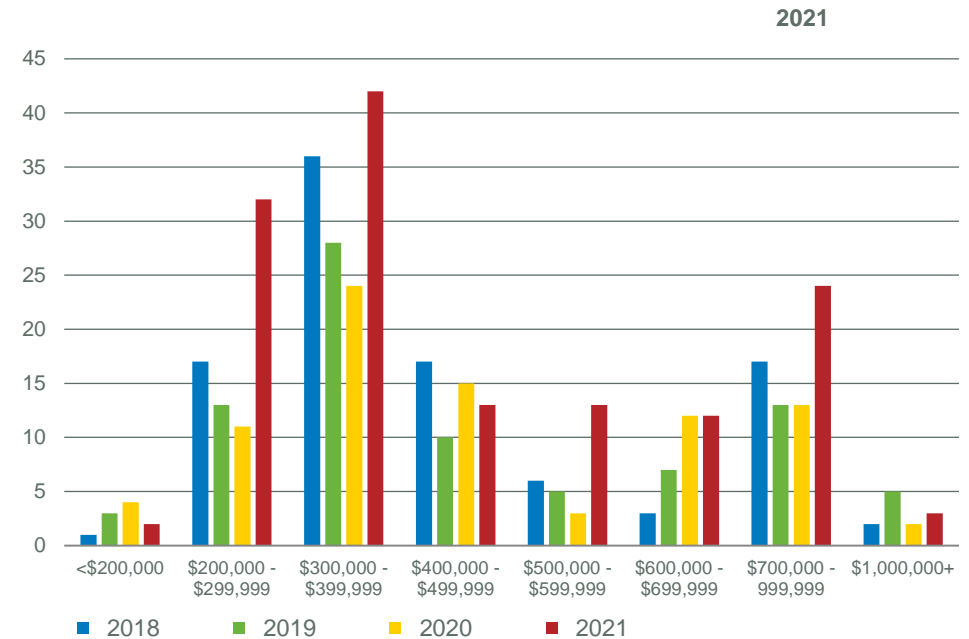


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	325
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	453,056
Index	196	195	197	196	196	194	198	198	198	199	200	199
2021												
Sales	141											
New Listings	212											
Inventory	343											
Days on Market	59											
Benchmark Price	391,300											
Median Price	387,500											
Average Price	477,497											
Index	198											

	Jan-20	Jan-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	4	2	4	2
\$200,000 - \$249,999	6	6	6	6
\$250,000 - \$299,999	5	26	5	26
\$300,000 - \$349,999	9	16	9	16
\$350,000 - \$399,999	15	26	15	26
\$400,000 - \$449,999	11	8	11	8
\$450,000 - \$499,999	4	5	4	5
\$500,000 - \$549,999	1	2	1	2
\$550,000 - \$599,999	2	11	2	11
\$600,000 - \$649,999	6	5	6	5
\$650,000 - \$699,999	6	7	6	7
\$700,000 - \$749,999	2	13	2	13
\$750,000 - \$799,999	4	3	4	3
\$800,000 - \$849,999	5	2	5	2
\$850,000 - \$899,999	2	2	2	2
\$900,000 - \$949,999	-	1	-	1
\$950,000 - \$999,999	-	3	-	3
\$1,000,000 - \$1,299,999	2	2	2	2
\$1,300,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	84	141	84	141

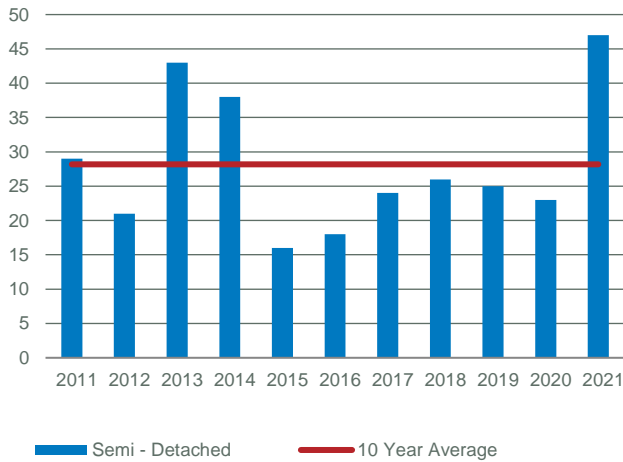
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

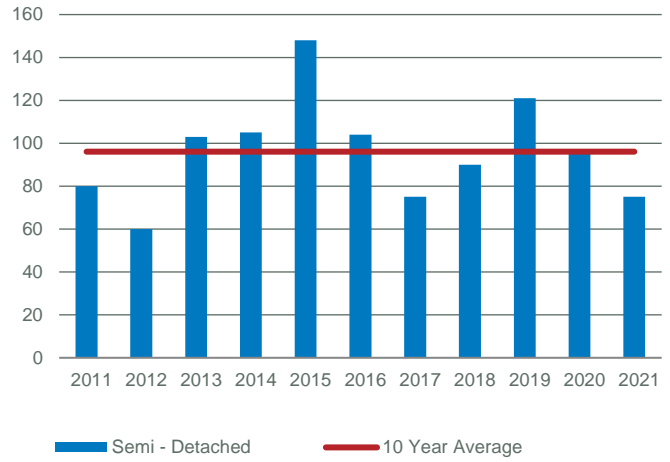
2021



Source: CREB®

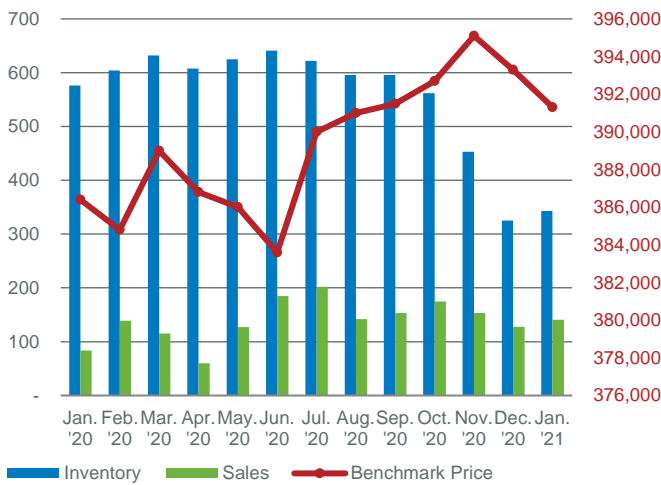
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2021



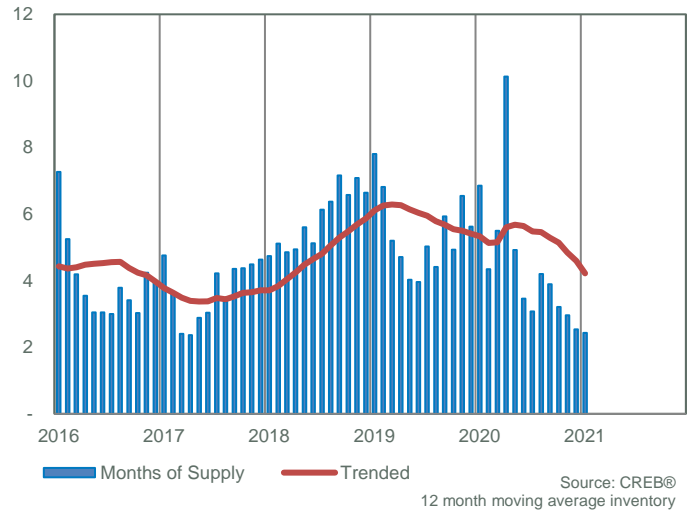
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



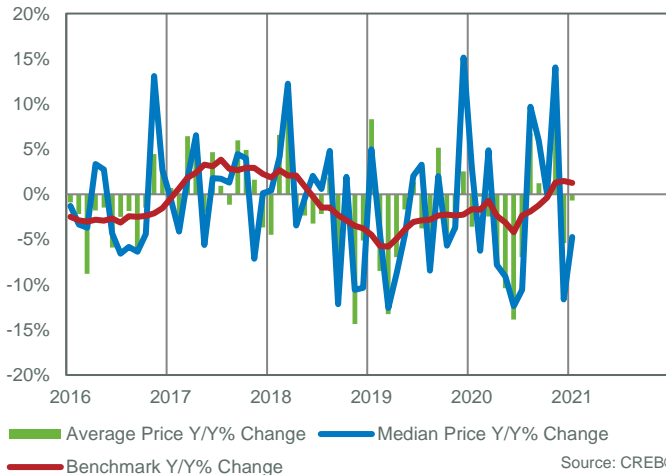
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



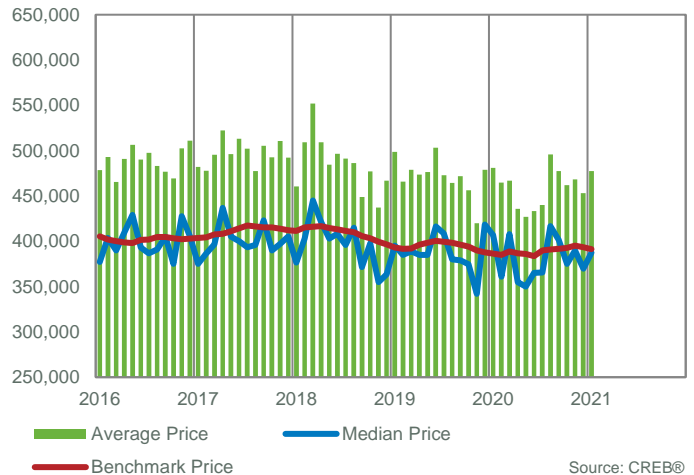
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

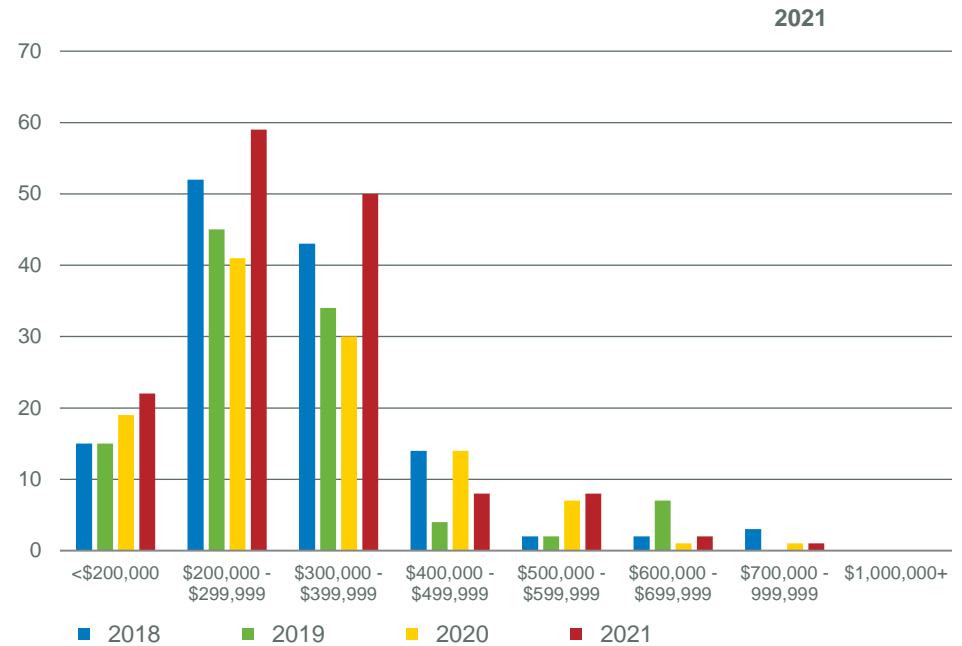


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	823	613
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	268,000
Average Price	311,734	324,991	304,924	296,630	283,243	305,710	303,214	307,714	328,992	318,144	312,655	297,313
Index	174	175	175	173	170	171	169	173	174	175	175	174
2021												
Sales	150											
New Listings	372											
Inventory	698											
Days on Market	67											
Benchmark Price	280,900											
Median Price	290,000											
Average Price	302,360											
Index	175											

	Jan-20	Jan-21	2020	2021
CALGARY TOTAL SALES				
<\$100,000	1	-	1	-
\$100,000 - \$149,999	4	4	4	4
\$150,000 - \$199,999	14	18	14	18
\$200,000 - \$249,999	13	28	13	28
\$250,000 - \$299,999	28	31	28	31
\$300,000 - \$349,999	22	37	22	37
\$350,000 - \$399,999	8	13	8	13
\$400,000 - \$449,999	10	4	10	4
\$450,000 - \$499,999	4	4	4	4
\$500,000 - \$549,999	3	4	3	4
\$550,000 - \$599,999	4	4	4	4
\$600,000 - \$649,999	1	1	1	1
\$650,000 - \$699,999	-	1	-	1
\$700,000 - \$749,999	-	-	-	-
\$750,000 - \$799,999	-	-	-	-
\$800,000 - \$849,999	-	-	-	-
\$850,000 - \$899,999	-	1	-	1
\$900,000 - \$949,999	1	-	1	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	-	-	-	-
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	113	150	113	150

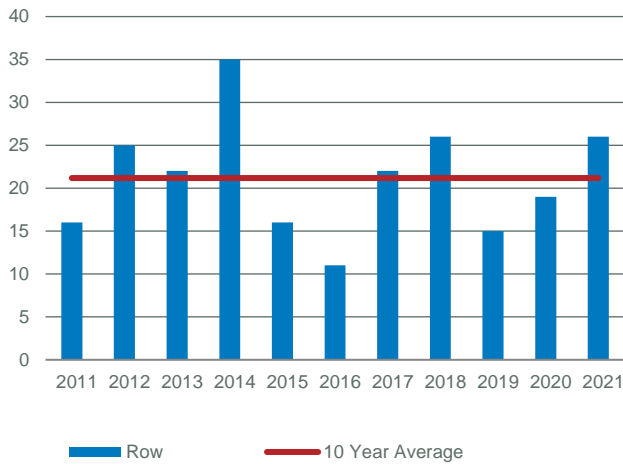
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

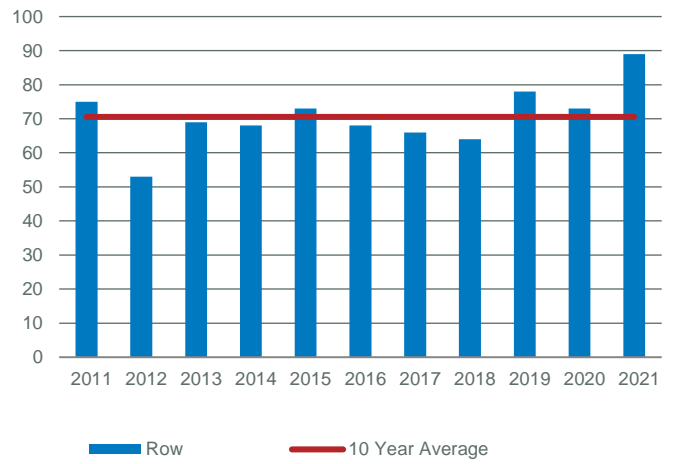
2021



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

2021



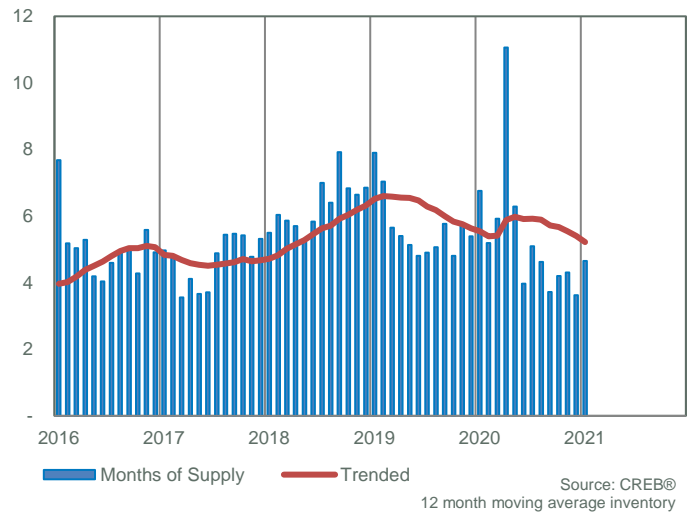
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



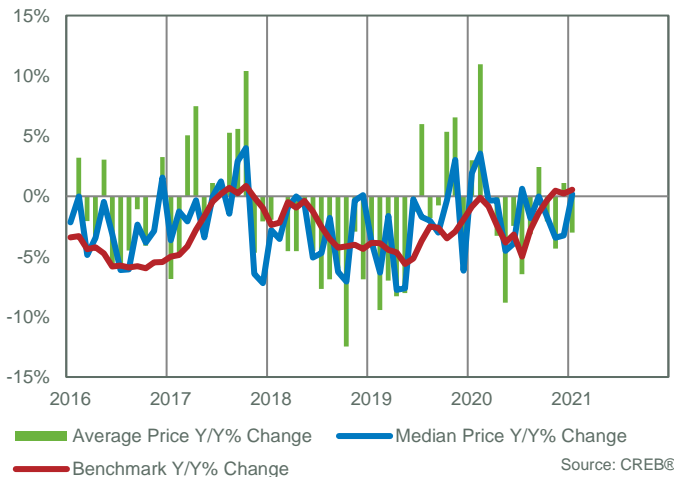
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



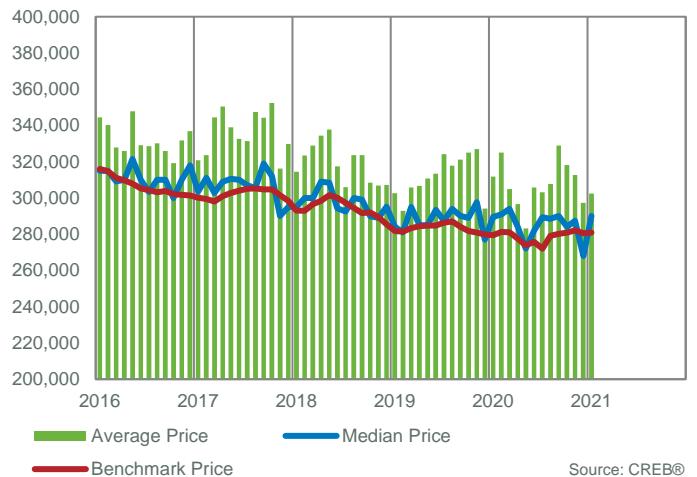
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

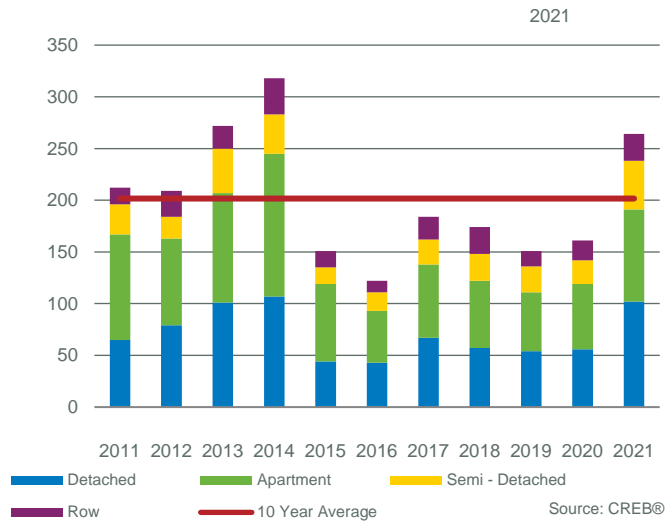
CITY OF CALGARY ROW PRICES



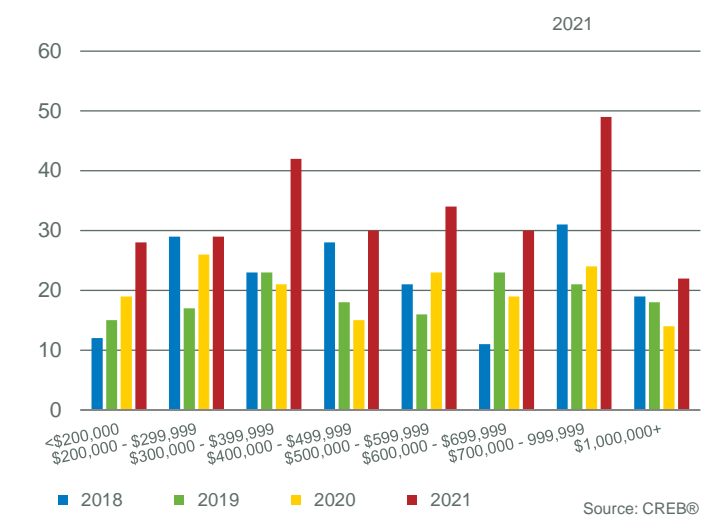
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



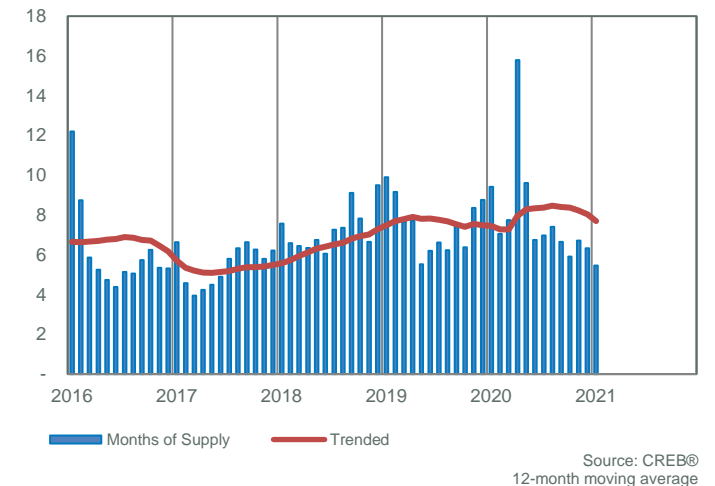
CITY CENTRE TOTAL SALES BY PRICE RANGE



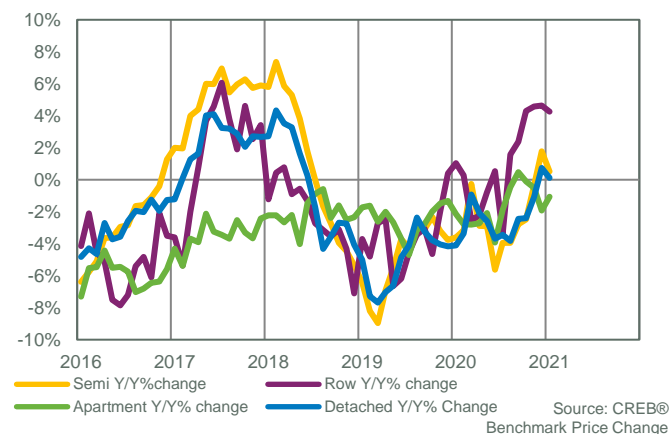
CITY CENTRE INVENTORY AND SALES



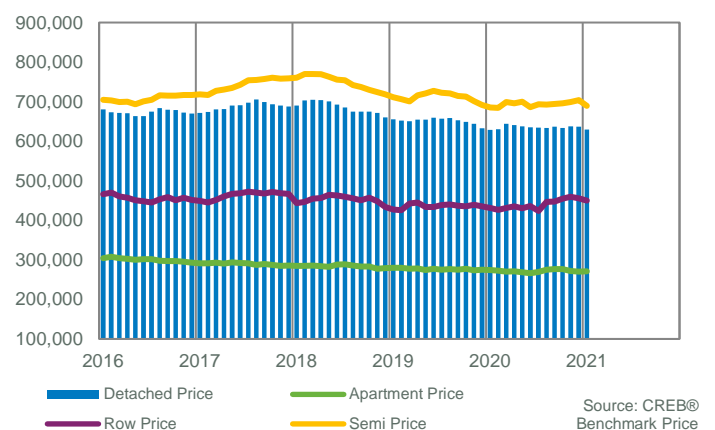
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

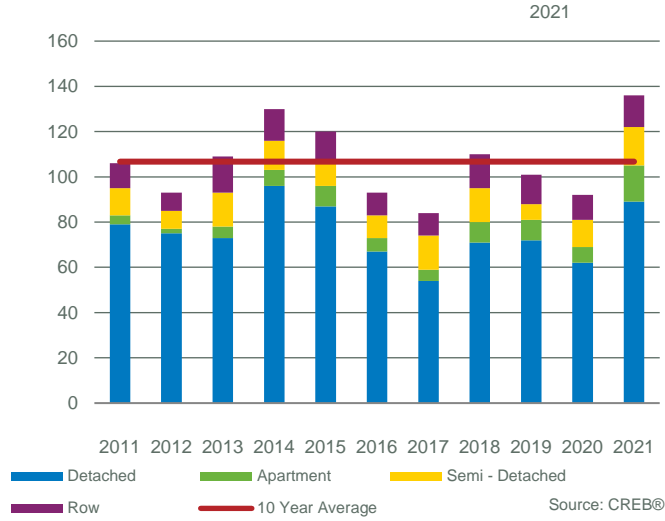


CITY CENTRE PRICES

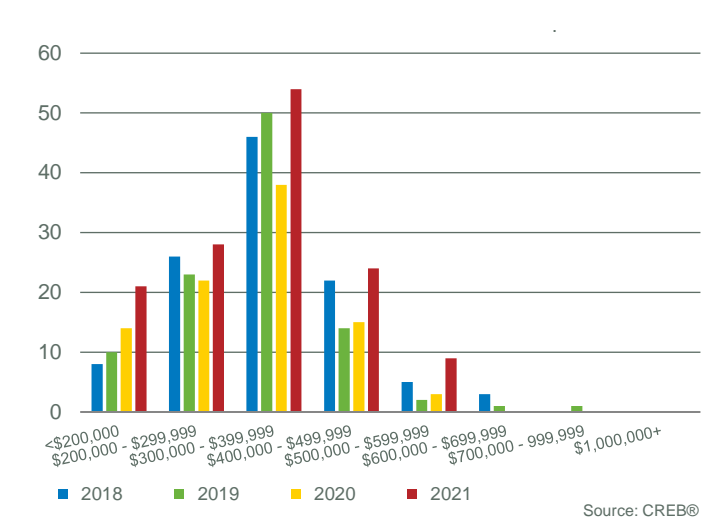


NORTHEAST

NORTHEAST TOTAL SALES



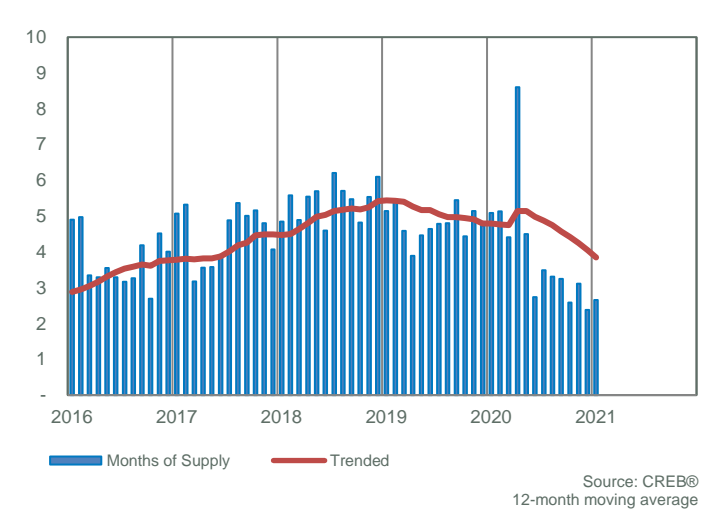
NORTHEAST TOTAL SALES BY PRICE RANGE



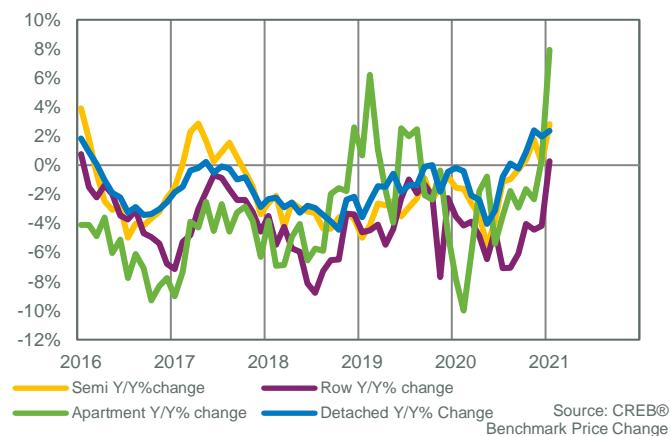
NORTHEAST INVENTORY AND SALES



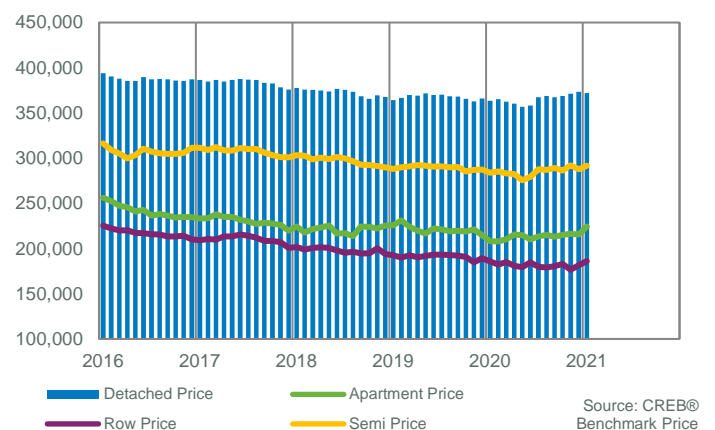
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

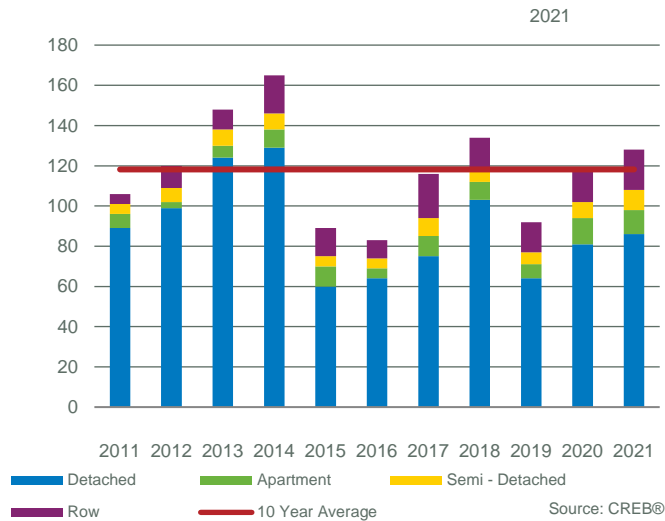


NORTHEAST PRICES

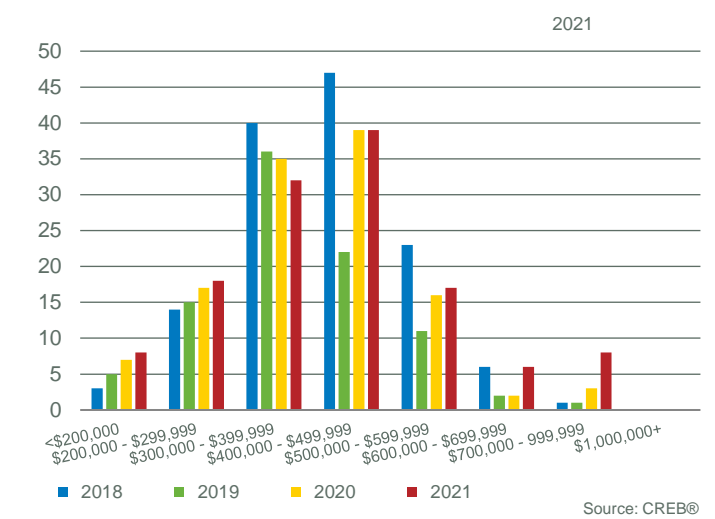


NORTH

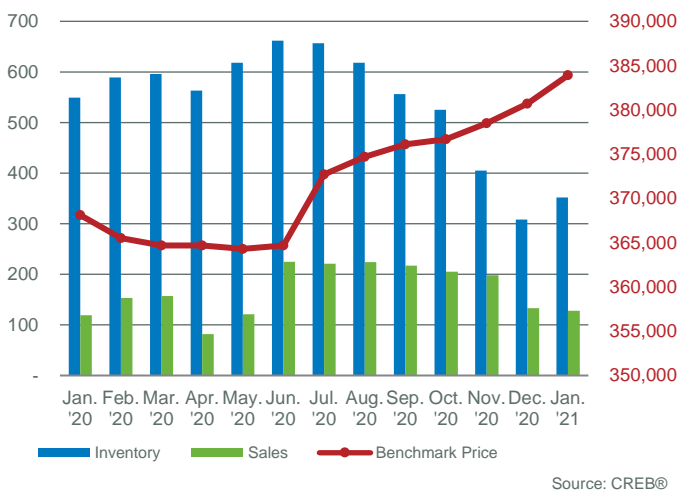
NORTH TOTAL SALES



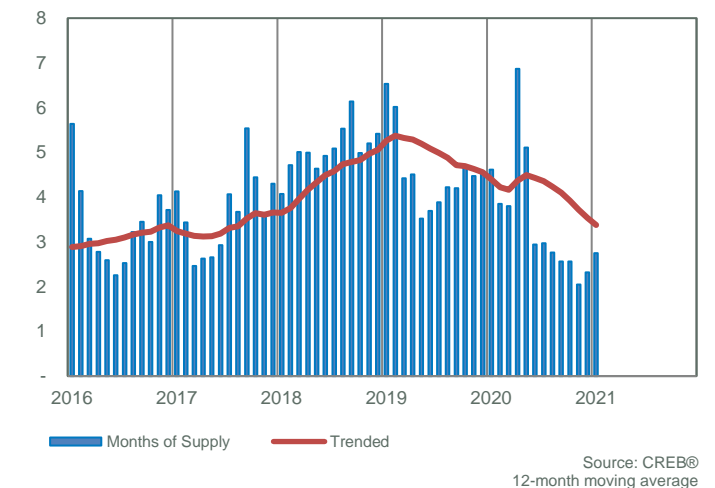
NORTH TOTAL SALES BY PRICE RANGE



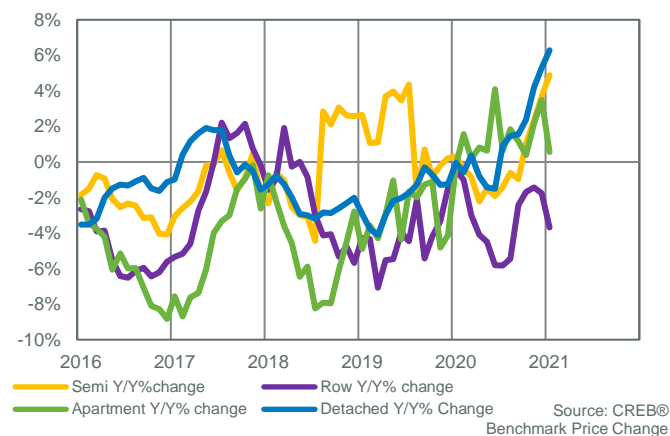
NORTH INVENTORY AND SALES



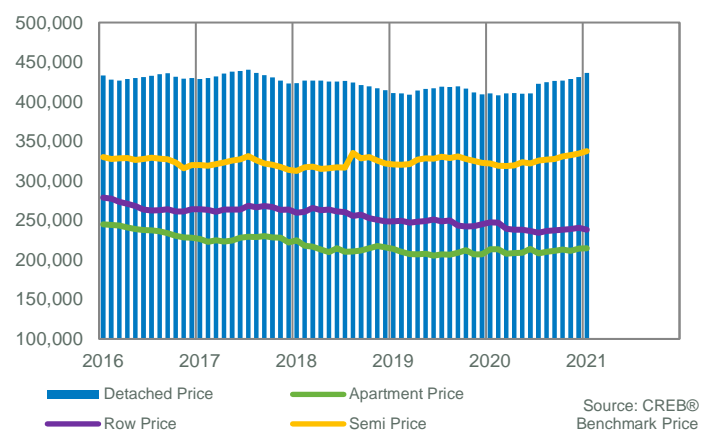
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

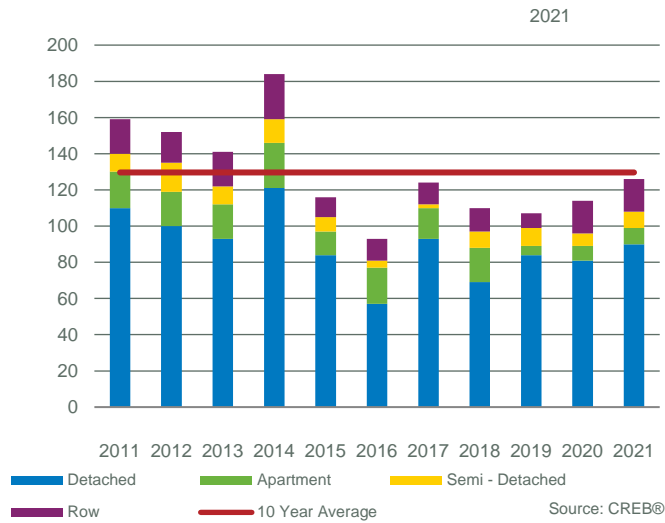


NORTH PRICES

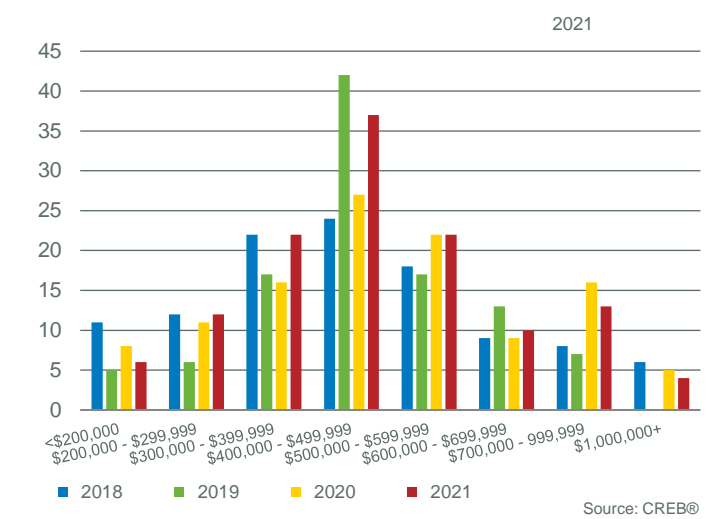


NORTHWEST

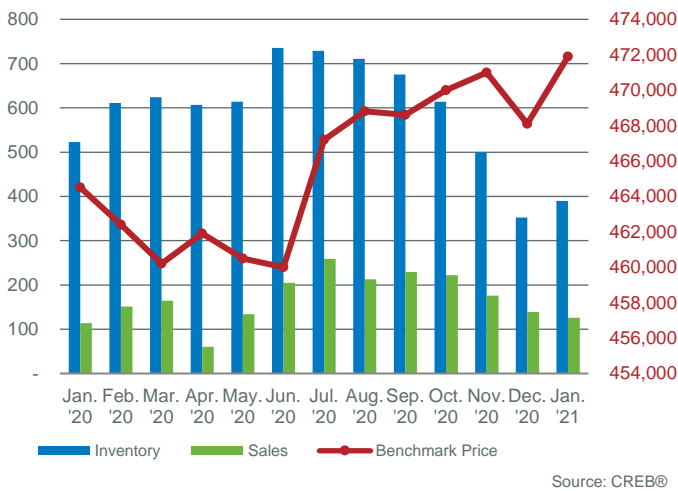
NORTHWEST TOTAL SALES



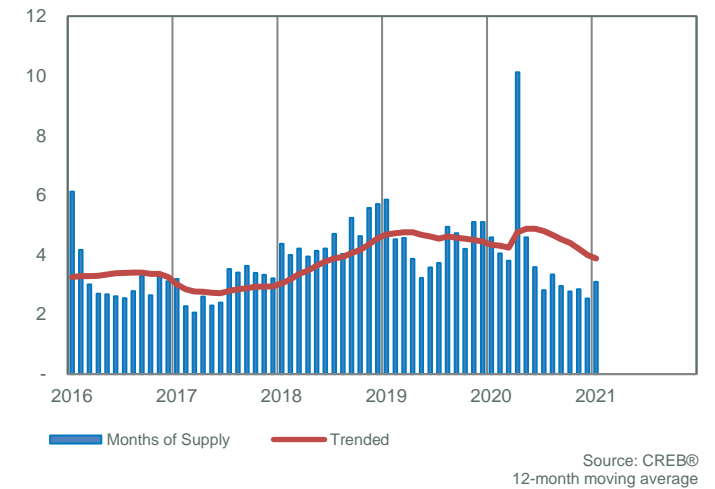
NORTHWEST TOTAL SALES BY PRICE RANGE



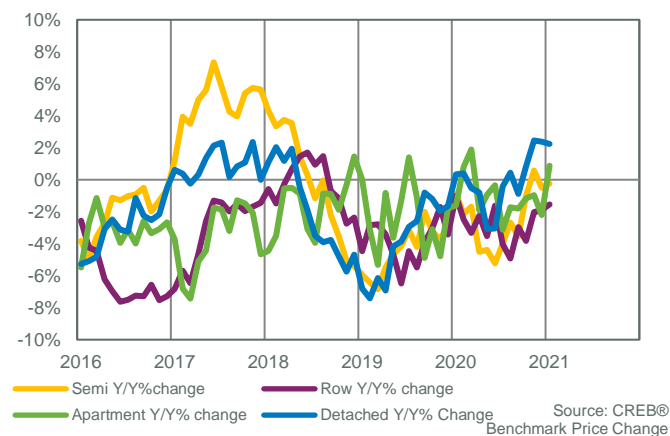
NORTHWEST INVENTORY AND SALES



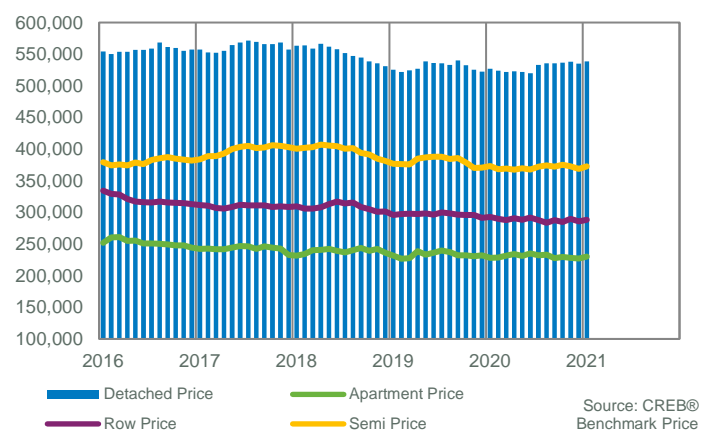
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

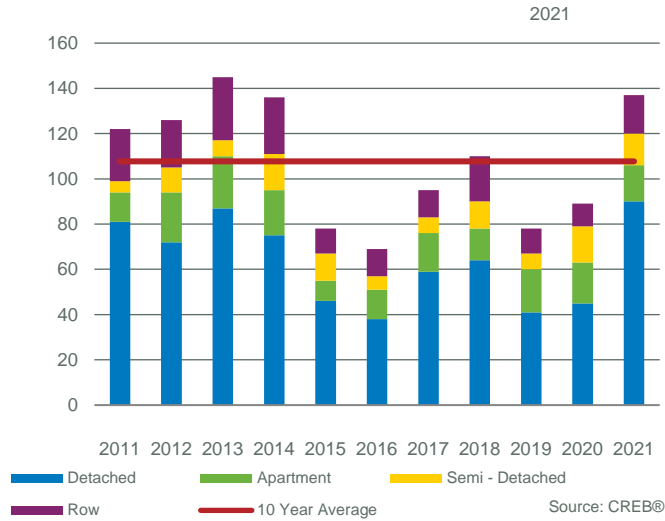


NORTHWEST PRICES

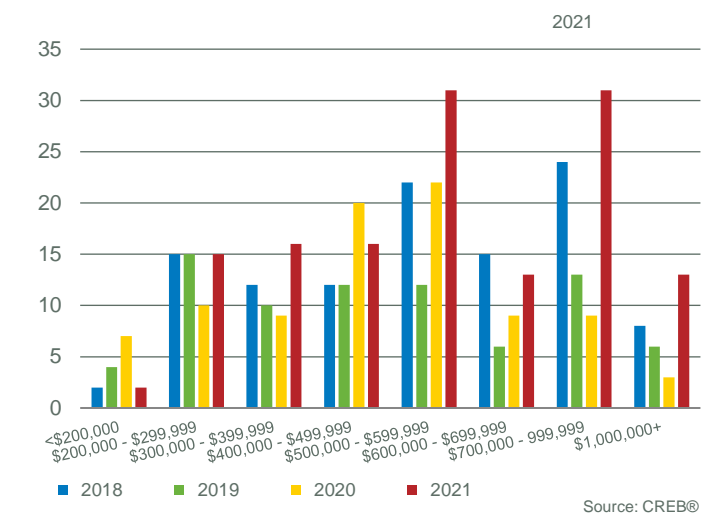


WEST

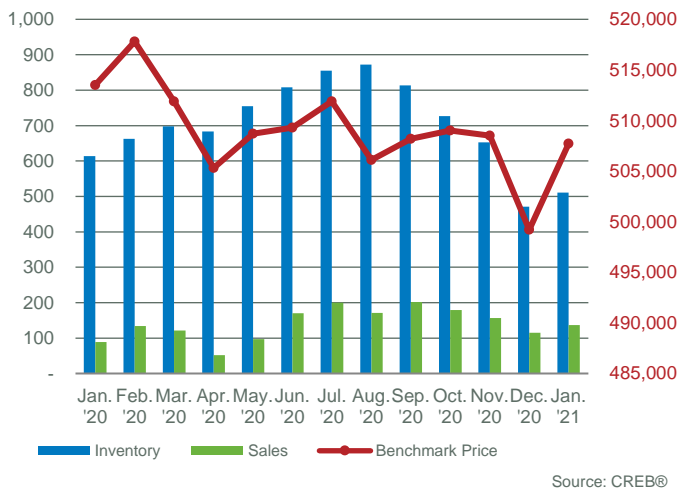
WEST TOTAL SALES



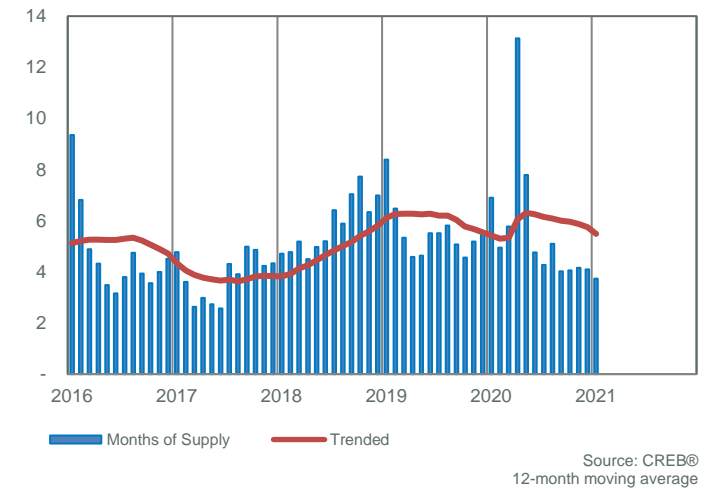
WEST TOTAL SALES BY PRICE RANGE



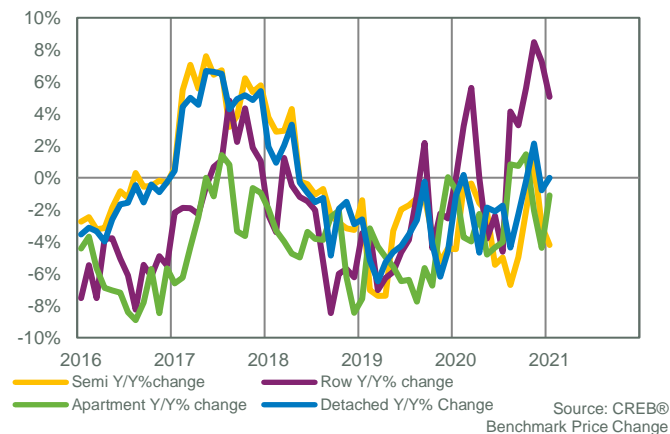
WEST INVENTORY AND SALES



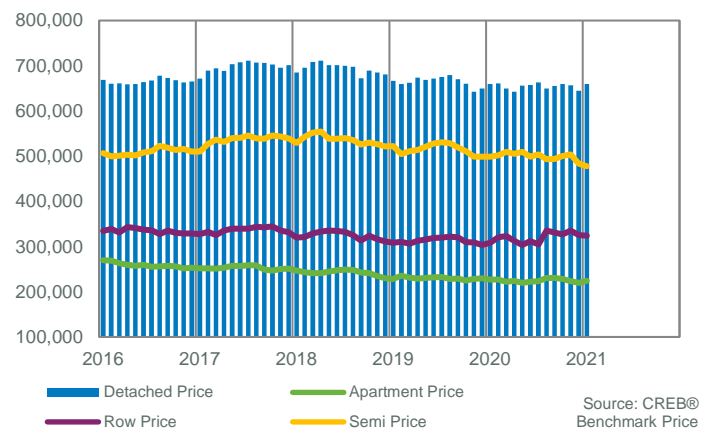
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

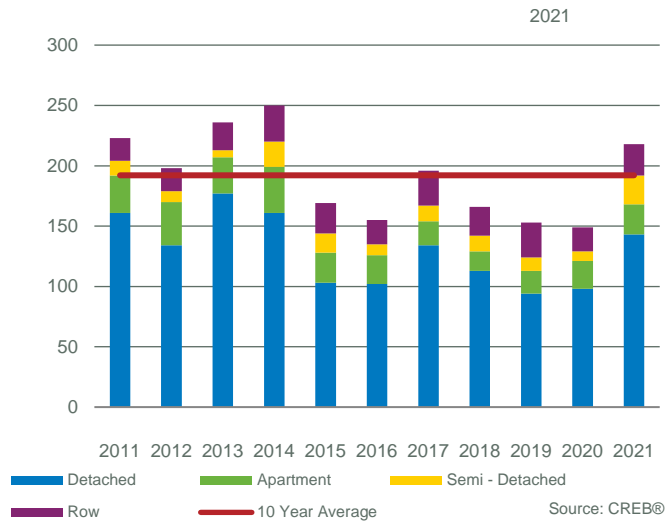


WEST PRICES

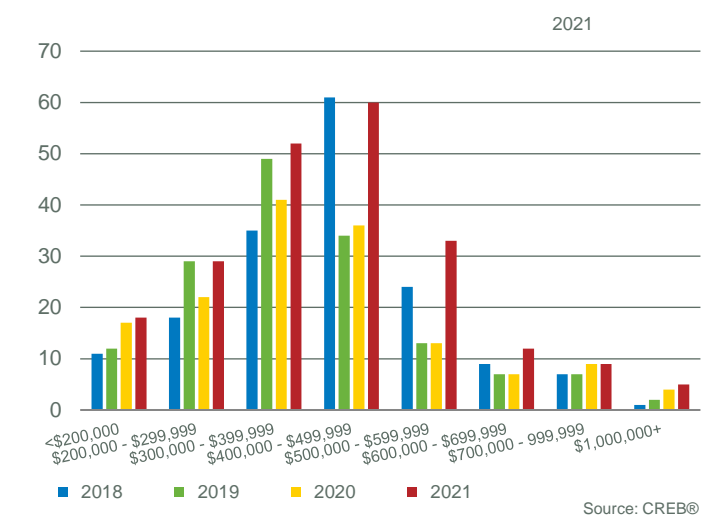


SOUTH

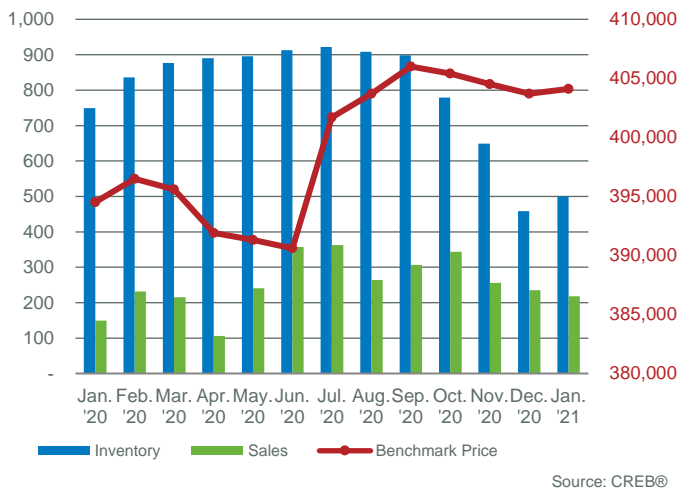
SOUTH TOTAL SALES



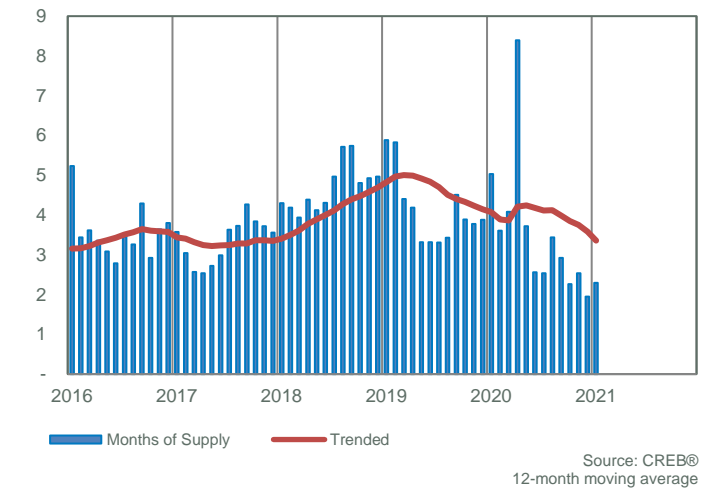
SOUTH TOTAL SALES BY PRICE RANGE



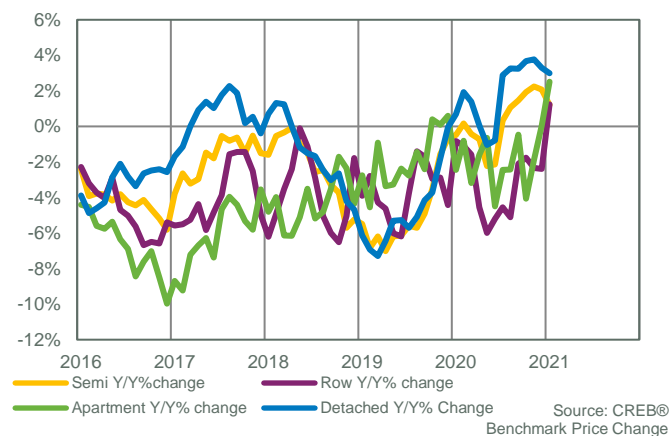
SOUTH INVENTORY AND SALES



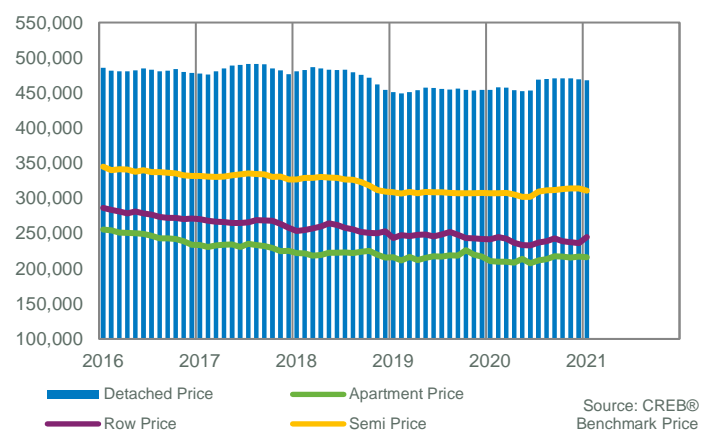
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

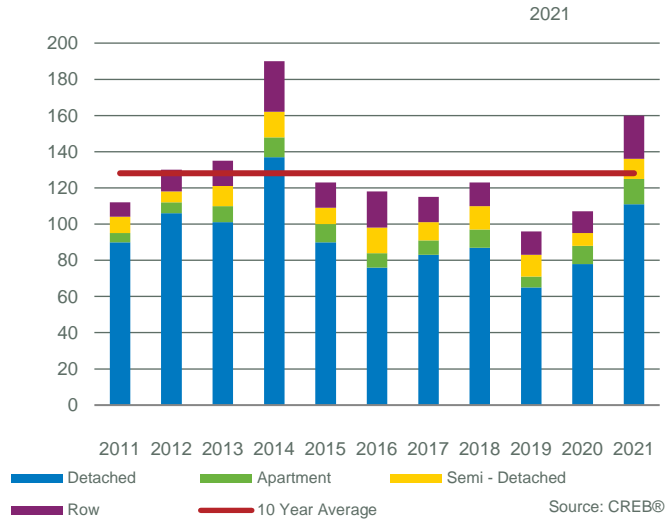


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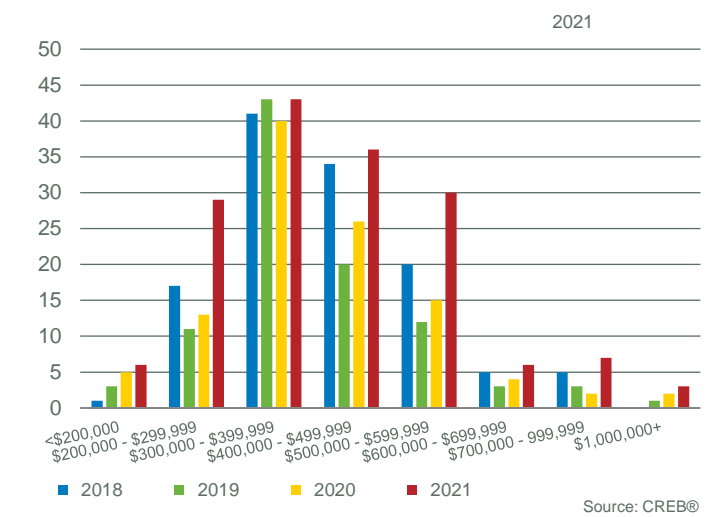


SOUTHEAST

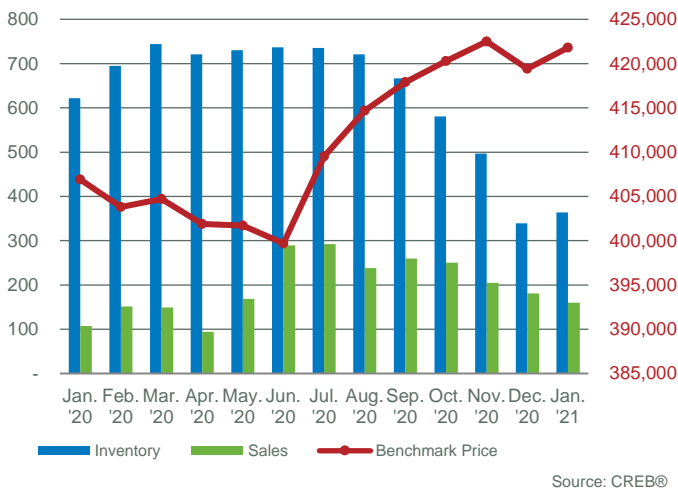
SOUTHEAST TOTAL SALES



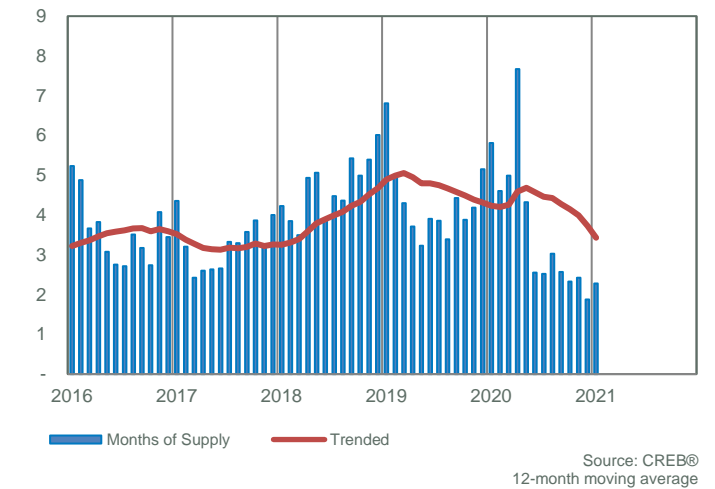
SOUTHEAST TOTAL SALES BY PRICE RANGE



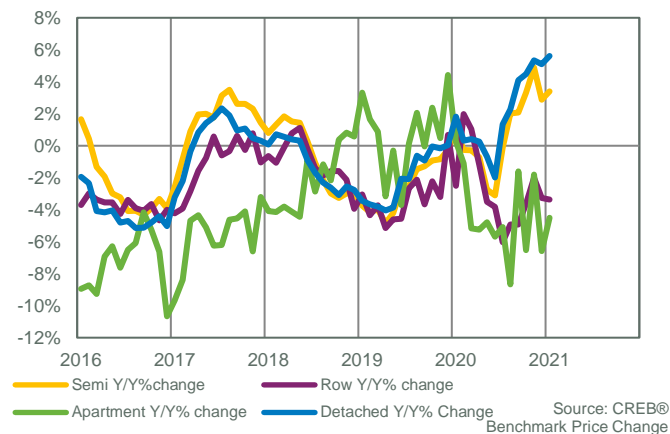
SOUTHEAST INVENTORY AND SALES



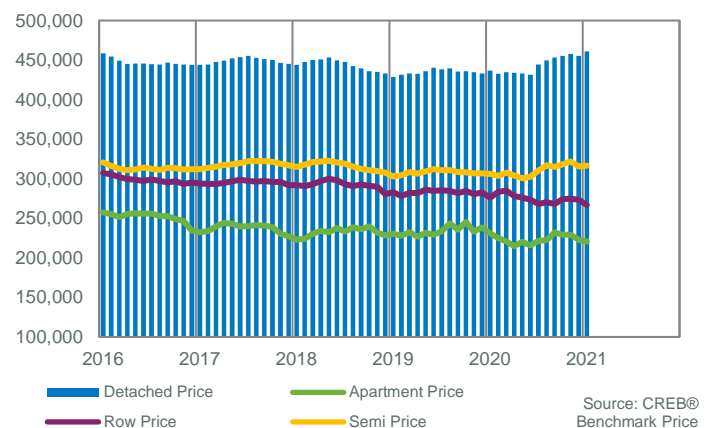
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

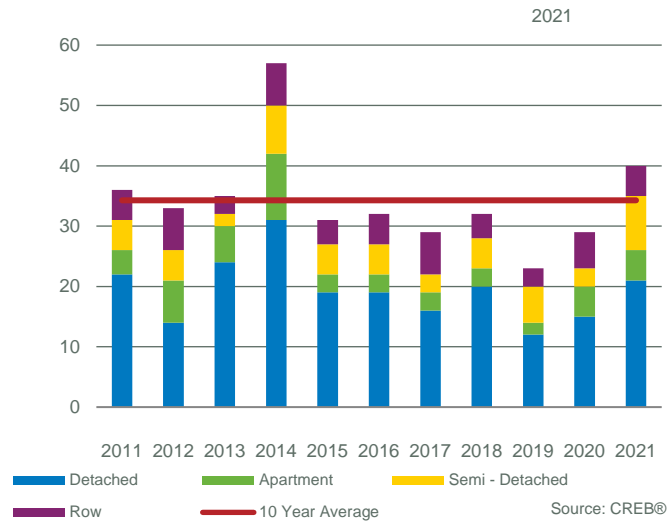


SOUTHEAST PRICES

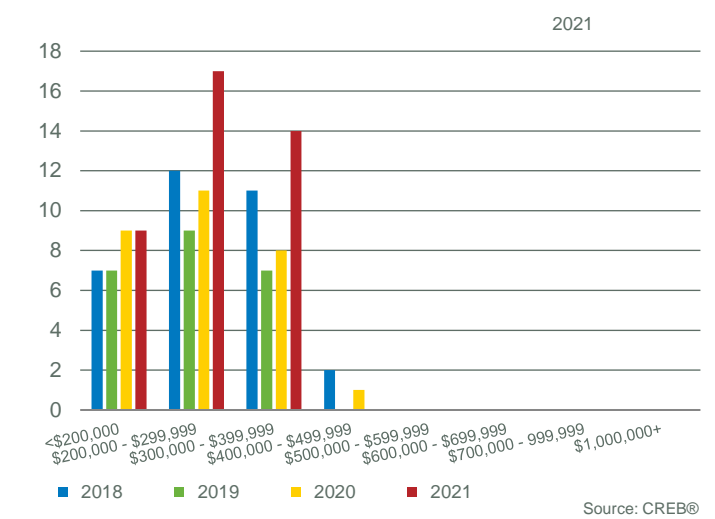


EAST

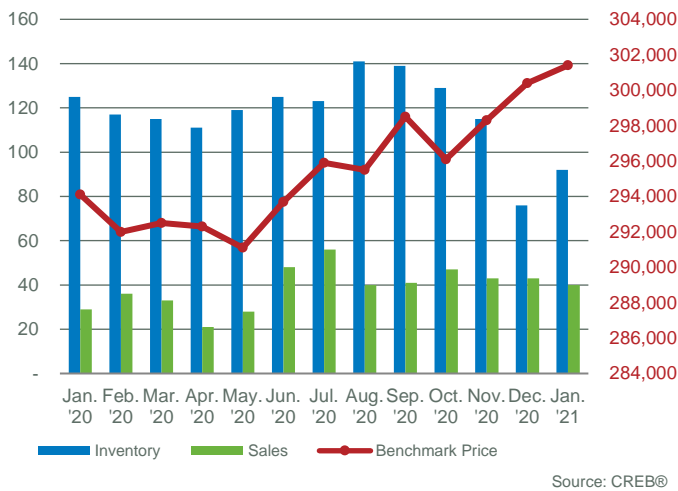
EAST TOTAL SALES



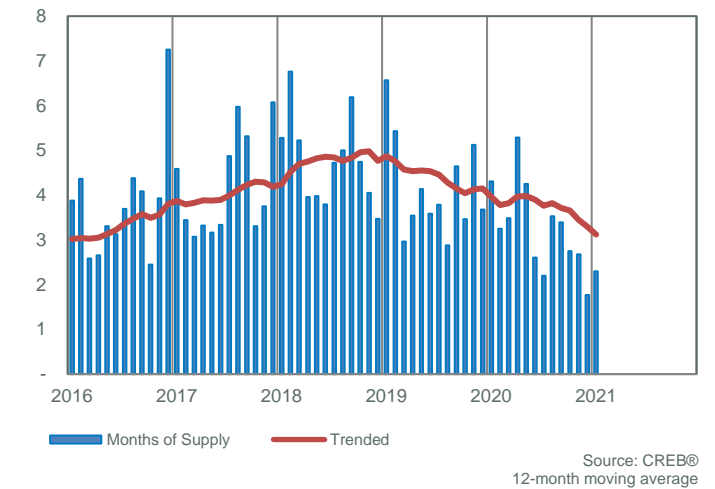
EAST TOTAL SALES BY PRICE RANGE



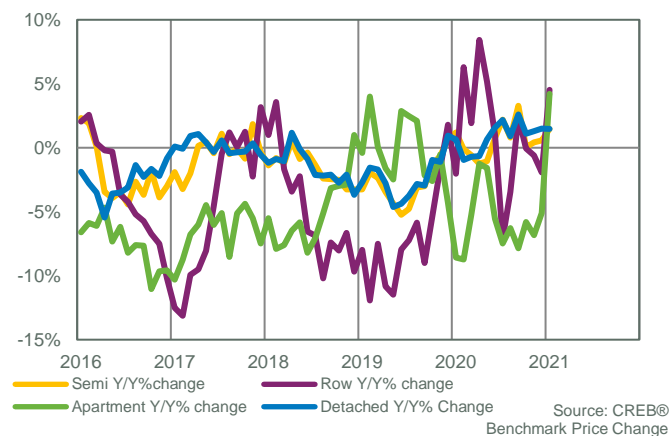
EAST INVENTORY AND SALES



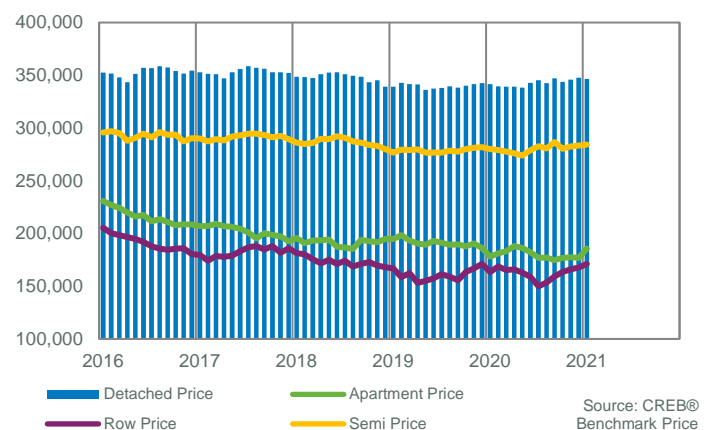
EAST MONTHS OF INVENTORY

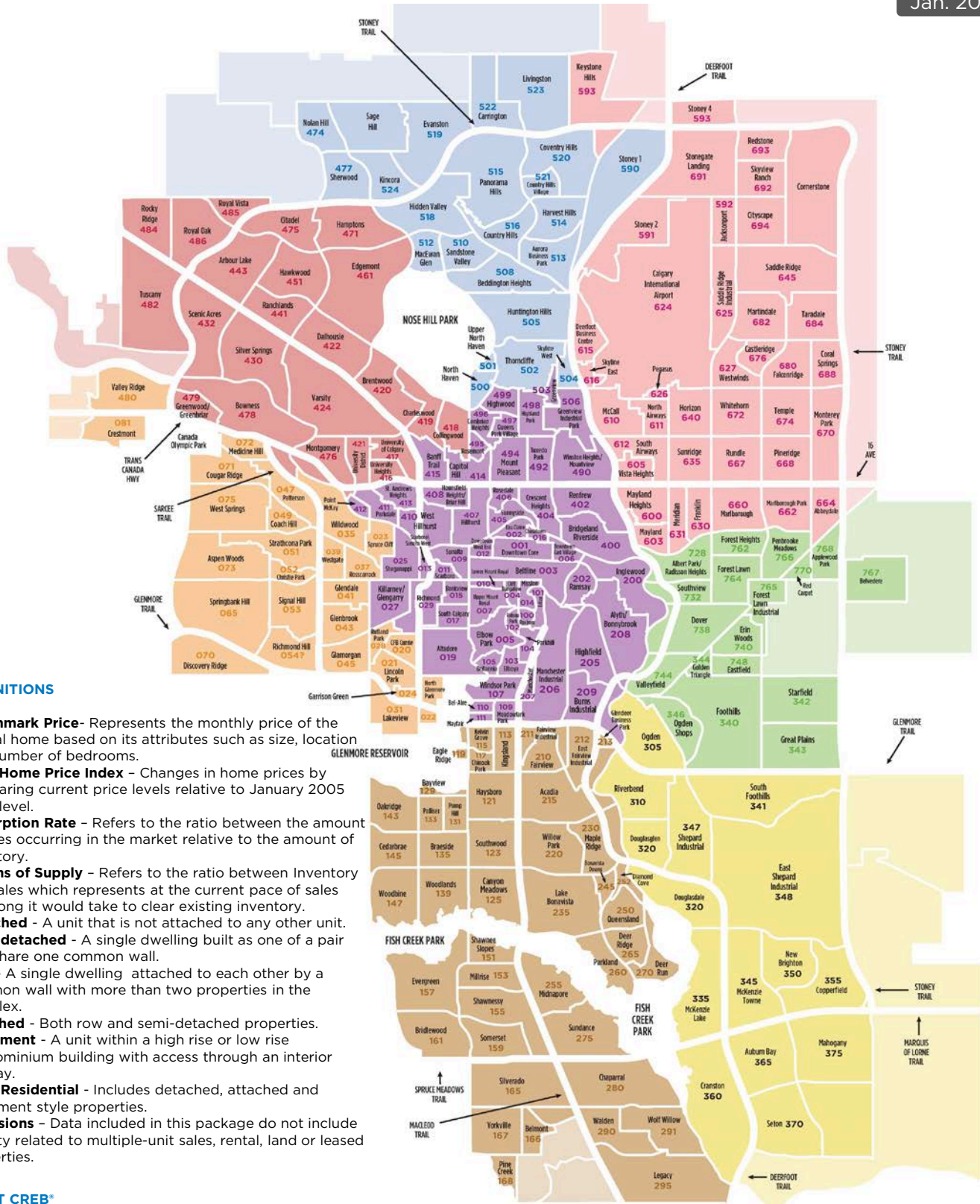


EAST PRICE CHANGE



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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