



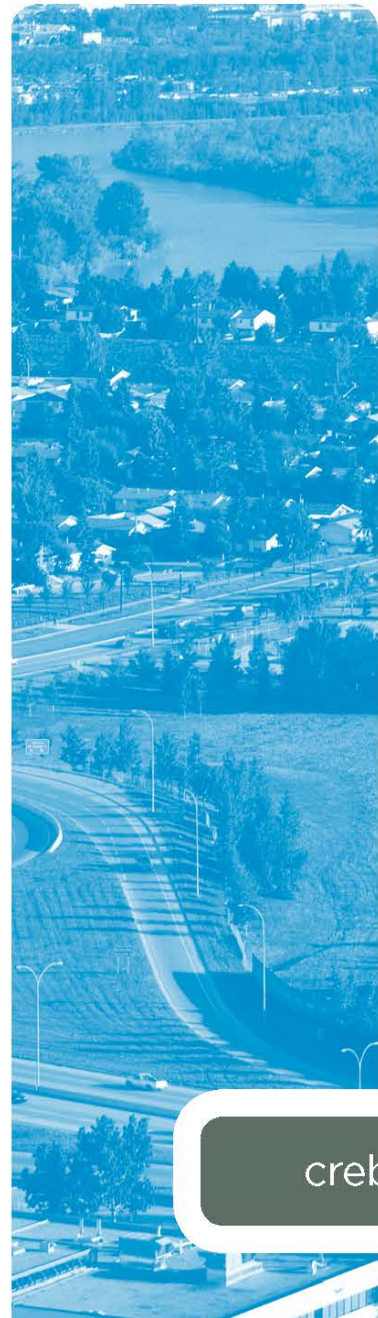
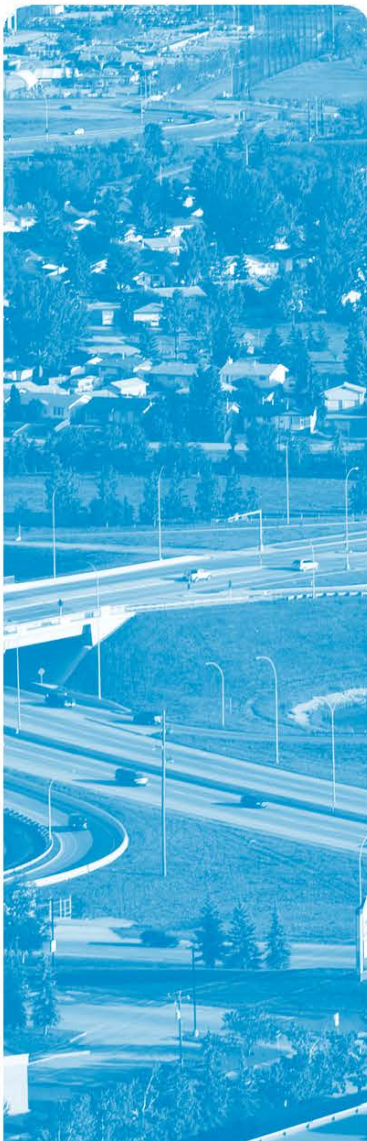
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MONTHLY STATISTICS PACKAGE

# City of Calgary

April 2021



[creb.com](https://creb.com)

April 2021

## Demand for homes remain high with record sales in April

**City of Calgary, May 3, 2021** - There were 3,209 sales in April, a new record high for the month, as Calgary's housing market continues to bounce back from the pandemic lows recorded in 2020.

"Despite entering the third wave of COVID-19, there is more optimism of economic recovery when the economy re-opens," said CREB® chief economist Ann-Marie Lurie.

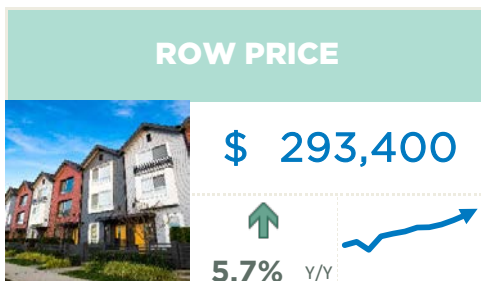
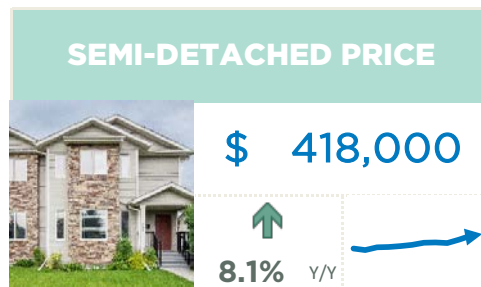
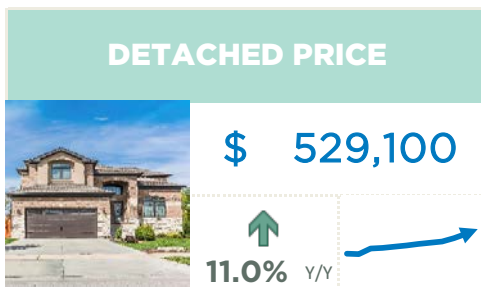
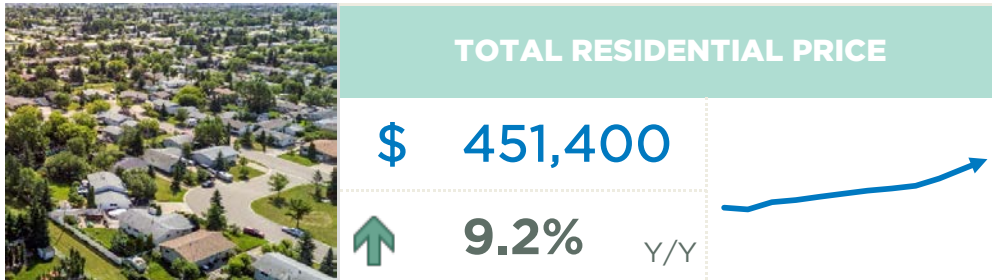
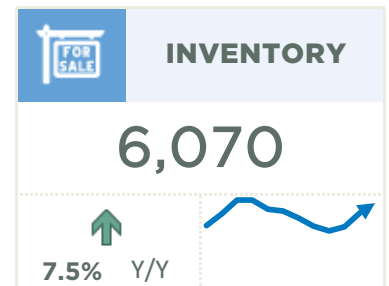
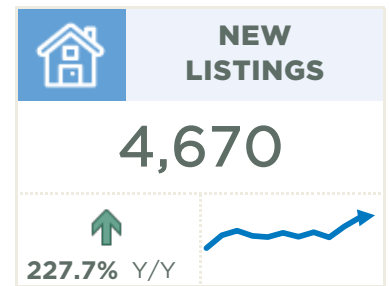
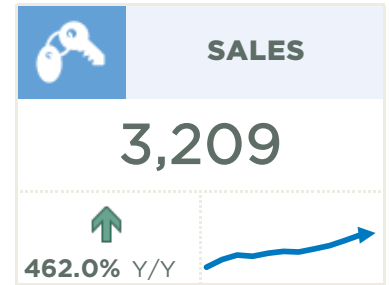
"However, the recent surge in home sales could be a result of potential buyers wanting to enter the market before any further changes occur in prices, interest rates and lending policy. This could erode some of their purchasing power."

Recent price gains and tight market conditions have also encouraged many sellers to list their home this month. However, demand was strong enough to absorb the additional supply, ensuring the market continues to favour the seller.

With 4,670 new listings coming onto the market in April, inventory levels trended up relative to last month and last year. With the elevated sales, the months of supply remains below two months.

Persistently tight market conditions are causing significant upward pressure on prices. For the second consecutive month, the unadjusted benchmark price rose by more than two per cent compared with the previous month and more than nine per cent compared with last year's levels.

While sales improved across most price ranges, product priced above \$600,000 represented 25 per cent of the sales that occurred this month. This is a significant increase from last year when they only represented 12 per cent of sales. The shift in distribution is causing both the average and median prices to record double-digit year-over-year price gains.



## April 2021

### April 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	2,046	504%	2,772	254%	2,780	-1%	74%	1.36	-84%	\$529,100	11%
Semi	299	398%	433	159%	536	-12%	69%	1.79	-82%	\$418,000	8%
Row	424	451%	628	188%	944	11%	68%	2.23	-80%	\$293,400	6%
Apartment	440	363%	837	224%	1,810	33%	53%	4.11	-71%	\$251,900	4%
<b>Total Residential</b>	<b>3,209</b>	<b>462%</b>	<b>4,670</b>	<b>228%</b>	<b>6,070</b>	<b>8%</b>	<b>69%</b>	<b>1.89</b>	<b>-81%</b>	<b>\$451,400</b>	<b>9%</b>

### Year-to-Date

### April 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	5,765	160%	8,070	73%	2,200	-20%	71%	1.53	-69%	\$510,200	7%
Semi	888	123%	1,293	42%	426	-30%	69%	1.92	-68%	\$404,625	5%
Row	1,217	141%	2,021	59%	827	-2%	60%	2.72	-59%	\$286,950	3%
Apartment	1,280	91%	2,828	52%	1,561	11%	45%	4.88	-42%	\$248,350	2%
<b>Total Residential</b>	<b>9,150</b>	<b>141%</b>	<b>14,212</b>	<b>63%</b>	<b>5,014</b>	<b>-10%</b>	<b>64%</b>	<b>2.19</b>	<b>-63%</b>	<b>\$437,100</b>	<b>5%</b>



### Detached

Detached homes hit a new record high for the month with 2,046 sales in April. Gains in new listings helped support stronger sales, but they did little to ease the persistent sellers' market conditions. The months of supply remained well below two months in this segment, which is contributing to a steady climb in prices. As of April, the benchmark price rose to \$529,100. This is nearly 11 per cent higher than last year and more than \$30,000 higher than levels recorded at the start of 2021. The recent gains were enough to push the benchmark price to a new high, reflecting full price recovery from 2014 levels. Strong price gains occurred across most districts in the city thanks to persistently tight conditions. However, the pace of price adjustments did vary depending on location. The City Centre district has seen the slowest rebound and prices remain nearly seven per cent below previous highs.



### Semi-Detached

Following several months of strong sales, year-to-date sales reached record highs in April with 888 sales. This is the only property type to reach record highs based on year-to-date figures. Gains occurred across every district and price range. Like the other sectors, gains in new listings were not enough to move the market out of sellers' conditions, as the months of supply remained below two months. The tight market conditions supported price growth across all districts, with the strongest year-over-year gains occurring in the North, North West, and South East districts. In April, year-over-year price gains in these districts were above 12 per cent, which was enough to support new monthly record-high prices.



### Row

After the first four months of the year, row sales totalled 1,217 units. This the best start to the year since 2007, and well above long-term averages. New listings in this sector have also been on the rise, causing inventories to trend up. Supply has risen above levels recorded last April, but strong sales compared to inventory levels have caused the months of supply to remain just above two months. This is significantly lower than the longer-term average, which is closer to four months. While these conditions have only persisted over the past three months, prices have been slower to climb. As of April, row benchmark prices climbed to \$293,400. Prices have been trending up across all districts of the city, but they remain well below previous highs.

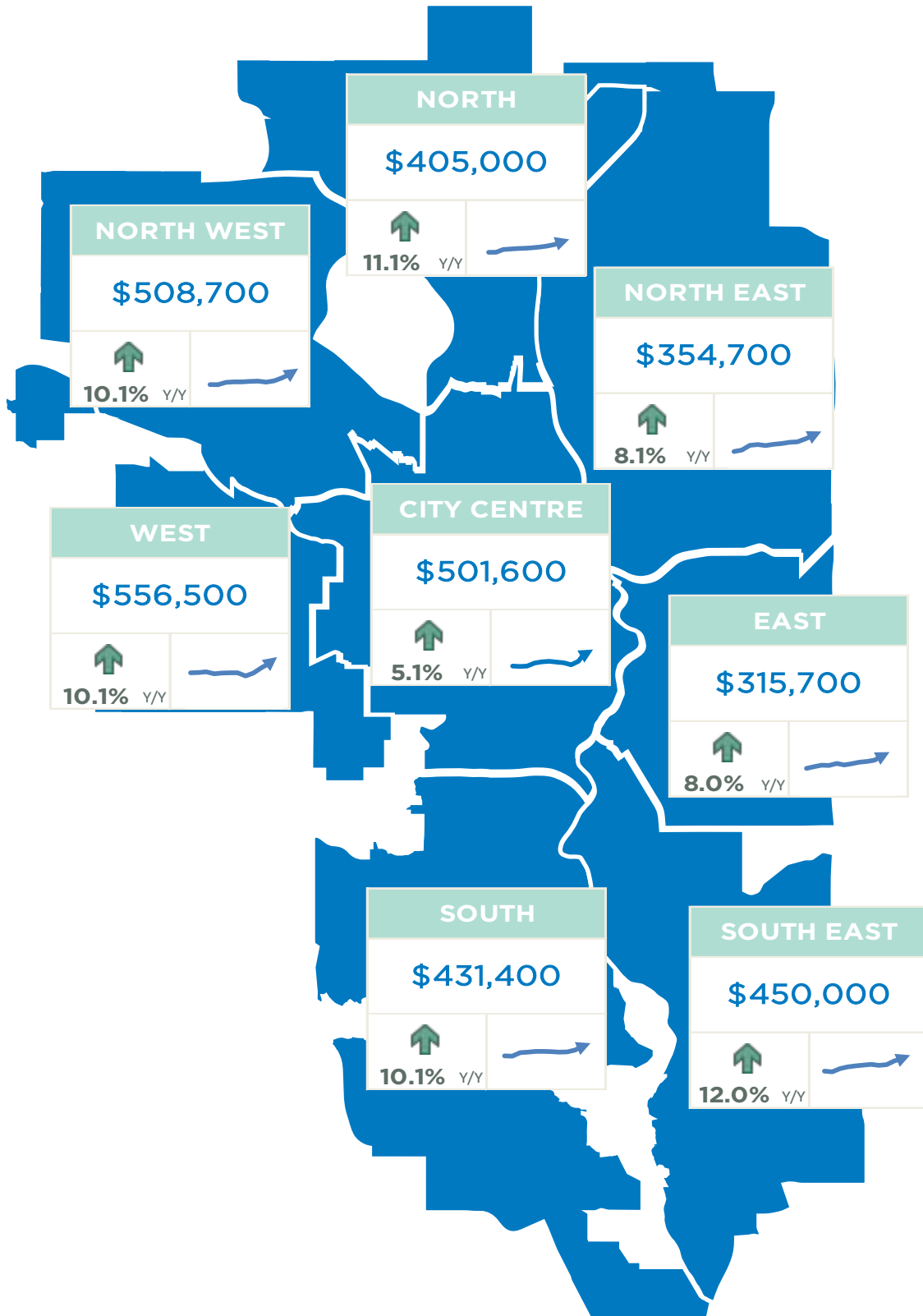


### Apartment

Further improvements in April resulted in 1,280 year-to-date sales in this sector, which is the strongest sales seen over the past six years. New listings also remained high compared to typical levels and inventories continued to rise. There was more inventory in the market, but the improvement in sales did cause further reductions in the months of supply. In April, the months of supply was just over four months. This is fairly consistent with longer-term trends and reflects the most balanced conditions seen for some time. With less oversupply in the market, prices have been trending up and in April the benchmark price was \$251,900. This is more than three per cent higher than last year. Price improvements did vary by location and it will take some time for prices to recover to previous highs. For example, there was a two per cent year-over-year increase in the City Centre, where most of the condo sales occur, but prices remain nearly 17 per cent lower than previous highs.

April 2021

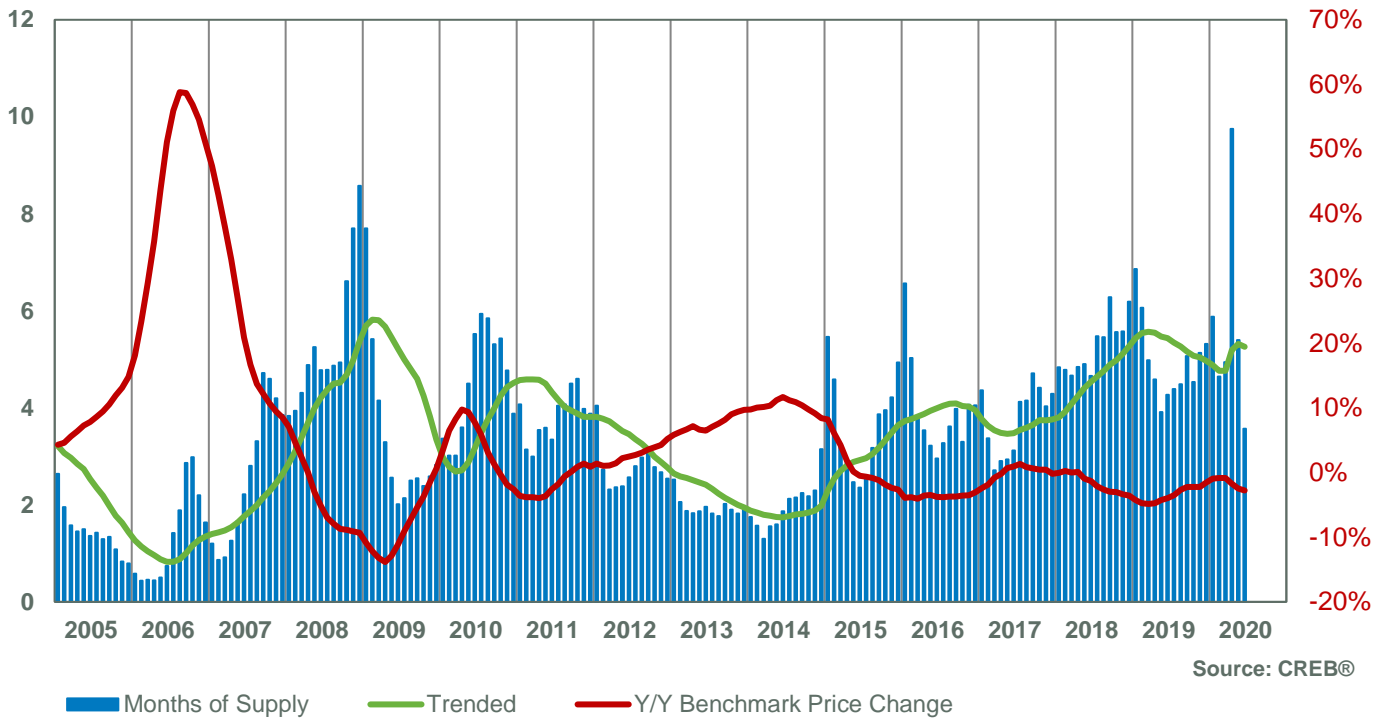
District Total Residential Benchmark Price



	Apr-20	Apr-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	571	3,209	462.00%	3,794	9,150	141.17%
Total Sales Volume	\$241,726,161	\$1,634,324,929	576.11%	\$1,687,450,109	\$4,562,389,477	170.37%
New Listings	1,425	4,670	227.72%	8,717	14,212	63.04%
Inventory	5,645	6,070	7.53%	5,586	5,014	-10.24%
Months of Supply	9.89	1.89	-80.87%	5.89	2.19	-62.78%
Sales to New Listings	40.07%	68.72%	28.65%	43.52%	64.38%	20.86%
Sales to List Price	95.74%	98.45%	2.71%	96.33%	98.19%	1.86%
Days on Market	55	33	-40.16%	57	39	-31.58%
Benchmark Price	\$413,200	\$451,400	9.24%	\$414,875	\$437,100	5.36%
Median Price	\$393,500	\$455,000	15.63%	\$405,000	\$450,000	11.11%
Average Price	\$423,338	\$509,294	20.30%	\$444,768	\$498,622	12.11%
Index	187	204	9.25%	190	192	1.46%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Apr. 2021

	Apr-20	Apr-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
<b>DETACHED</b>						
Total Sales	339	2,046	503.54%	2,221	5,765	159.57%
Total Sales Volume	\$169,460,277	\$1,216,942,579	618.13%	\$1,173,801,385	\$3,379,592,970	187.92%
New Listings	782	2,772	254.48%	4,674	8,070	72.66%
Inventory	2,822	2,780	-1.49%	2,736	2,200	-19.59%
Months of Supply	8.32	1.36	-83.68%	4.93	1.53	-69.02%
Sales to New Listings Ratio	43.35%	73.81%	30.46%	47.52%	71.44%	23.92%
Sales to List Price Ratio	95.80%	98.70%	2.90%	96.36%	98.45%	2.09%
Days on Market	49	25	-49.36%	52	32	-38.46%
Benchmark Price	\$476,700	\$529,100	10.99%	\$478,100	\$510,200	6.71%
Median Price	\$450,000	\$523,000	16.22%	\$465,000	\$518,000	11.40%
Average Price	\$499,883	\$594,791	18.99%	\$528,501	\$586,226	10.92%
<b>APARTMENT</b>						
Total Sales	95	440	363.16%	669	1,280	91.33%
Total Sales Volume	\$23,276,274	\$116,700,934	401.37%	\$171,105,219	\$332,998,467	94.62%
New Listings	258	837	224.42%	1,861	2,828	51.96%
Inventory	1,363	1,810	32.80%	1,403	1,561	11.23%
Months of Supply	14.35	4.11	-71.33%	8.39	4.88	-41.87%
Sales to New Listings Ratio	36.82%	52.57%	15.75%	35.95%	45.26%	9.31%
Sales to List Price Ratio	94.86%	96.78%	1.91%	95.74%	96.35%	0.62%
Days on Market	64	57	-10.56%	64	60	-6.25%
Benchmark Price	\$243,200	\$251,900	3.58%	\$244,075	\$248,350	1.75%
Median Price	\$228,000	\$234,000	2.63%	\$230,000	\$230,000	0.00%
Average Price	\$245,013	\$265,229	8.25%	\$255,763	\$260,155	1.72%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	60	299	398.33%	398	888	123.12%
Total Sales Volume	\$26,149,087	\$160,790,605	514.90%	\$184,830,131	\$453,228,391	145.21%
New Listings	167	433	159.28%	909	1,293	42.24%
Inventory	608	536	-11.84%	605	426	-29.55%
Months of Supply	10.13	1.79	-82.31%	6.08	1.92	-68.42%
Sales to New Listings Ratio	35.93%	69.05%	33.12%	43.78%	68.68%	24.89%
Sales to List Price Ratio	96.17%	98.45%	2.38%	96.52%	98.22%	1.75%
Days on Market	59	36	-39.19%	64	41	-35.94%
Benchmark Price	\$386,800	\$418,000	8.07%	\$399,200	\$387,943	-2.82%
Median Price	\$354,950	\$450,000	26.78%	\$380,000	\$425,000	11.84%
Average Price	\$435,818	\$537,761	23.39%	\$464,397	\$510,392	9.90%
<b>CITY OF CALGARY ROW</b>						
Total Sales	77	424	450.65%	506	1,217	140.51%
Total Sales Volume	\$22,840,523	\$139,890,811	512.47%	\$157,713,374	\$396,569,649	151.45%
New Listings	218	628	188.07%	1,273	2,021	58.76%
Inventory	852	944	10.80%	842	827	-1.78%
Months of Supply	11.06	2.23	-79.88%	6.65	2.72	-59.16%
Sales to New Listings Ratio	35.32%	67.52%	32.19%	39.75%	60.22%	20.47%
Sales to List Price Ratio	95.69%	97.67%	2.07%	96.49%	97.53%	1.08%
Days on Market	67	45	-33.48%	64	49	-23.44%
Benchmark Price	\$277,600	\$293,400	5.69%	\$279,800	\$286,950	2.56%
Median Price	\$284,000	\$305,000	7.39%	\$290,000	\$300,000	3.45%
Average Price	\$296,630	\$329,931	11.23%	\$311,687	\$325,858	4.55%

For a list of definitions, see page 29.

April 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
<b>Detached</b>								
City Centre	245	397	61.71%	626	2.56	\$671,800	4.87%	1.40%
North East	220	346	63.58%	347	1.58	\$391,000	8.52%	1.96%
North	268	365	73.42%	321	1.20	\$462,800	12.66%	1.76%
North West	304	415	73.25%	360	1.18	\$586,200	12.13%	3.44%
West	205	283	72.44%	334	1.63	\$726,200	13.06%	4.11%
South	426	486	87.65%	388	0.91	\$503,900	11.02%	2.46%
South East	318	378	84.13%	281	0.88	\$492,500	13.53%	2.26%
East	57	97	58.76%	110	1.93	\$363,700	7.25%	2.16%
<b>TOTAL CITY</b>	<b>2,046</b>	<b>2,772</b>	<b>73.81%</b>	<b>2,780</b>	<b>1.36</b>	<b>\$529,100</b>	<b>10.99%</b>	<b>2.48%</b>
<b>Apartment</b>								
City Centre	180	439	41.00%	1,039	5.77	\$277,300	2.32%	-0.22%
North East	19	31	61.29%	72	3.79	\$218,300	1.21%	-3.54%
North	30	48	62.50%	94	3.13	\$214,600	2.93%	0.33%
North West	46	59	77.97%	116	2.52	\$239,100	2.18%	4.46%
West	54	84	64.29%	152	2.81	\$244,200	8.97%	2.48%
South	50	89	56.18%	170	3.40	\$221,800	6.28%	0.86%
South East	50	75	66.67%	138	2.76	\$226,100	5.21%	3.05%
East	11	12	91.67%	28	2.55	\$182,400	-2.98%	-2.67%
<b>TOTAL CITY</b>	<b>440</b>	<b>837</b>	<b>52.57%</b>	<b>1,810</b>	<b>4.11</b>	<b>\$251,900</b>	<b>3.58%</b>	<b>0.76%</b>
<b>Semi-detached</b>								
City Centre	111	165	67.27%	238	2.14	\$732,200	5.29%	0.19%
North East	34	42	80.95%	54	1.59	\$300,800	6.55%	0.84%
North	30	44	68.18%	37	1.23	\$358,500	12.28%	2.52%
North West	22	35	62.86%	30	1.36	\$413,100	12.41%	3.38%
West	30	39	76.92%	61	2.03	\$518,600	2.63%	2.59%
South	37	50	74.00%	51	1.38	\$335,200	9.83%	2.73%
South East	25	43	58.14%	37	1.48	\$341,300	12.20%	3.74%
East	9	14	64.29%	27	3.00	\$295,600	7.02%	1.72%
<b>TOTAL CITY</b>	<b>299</b>	<b>433</b>	<b>69.05%</b>	<b>536</b>	<b>1.79</b>	<b>\$418,000</b>	<b>8.07%</b>	<b>1.73%</b>
<b>Row</b>								
City Centre	84	125	67.20%	230	2.74	\$471,600	8.44%	1.48%
North East	34	69	49.28%	117	3.44	\$192,100	6.13%	0.95%
North	66	83	79.52%	101	1.53	\$248,300	4.24%	0.49%
North West	44	78	56.41%	93	2.11	\$293,900	1.03%	2.37%
West	38	76	50.00%	135	3.55	\$345,700	10.62%	1.68%
South	73	90	81.11%	127	1.74	\$251,100	6.13%	1.29%
South East	77	92	83.70%	116	1.51	\$285,500	2.59%	2.70%
East	8	15	53.33%	24	3.00	\$177,700	7.05%	2.66%
<b>TOTAL CITY</b>	<b>424</b>	<b>628</b>	<b>67.52%</b>	<b>944</b>	<b>2.23</b>	<b>\$293,400</b>	<b>5.69%</b>	<b>1.59%</b>

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

## City of Calgary

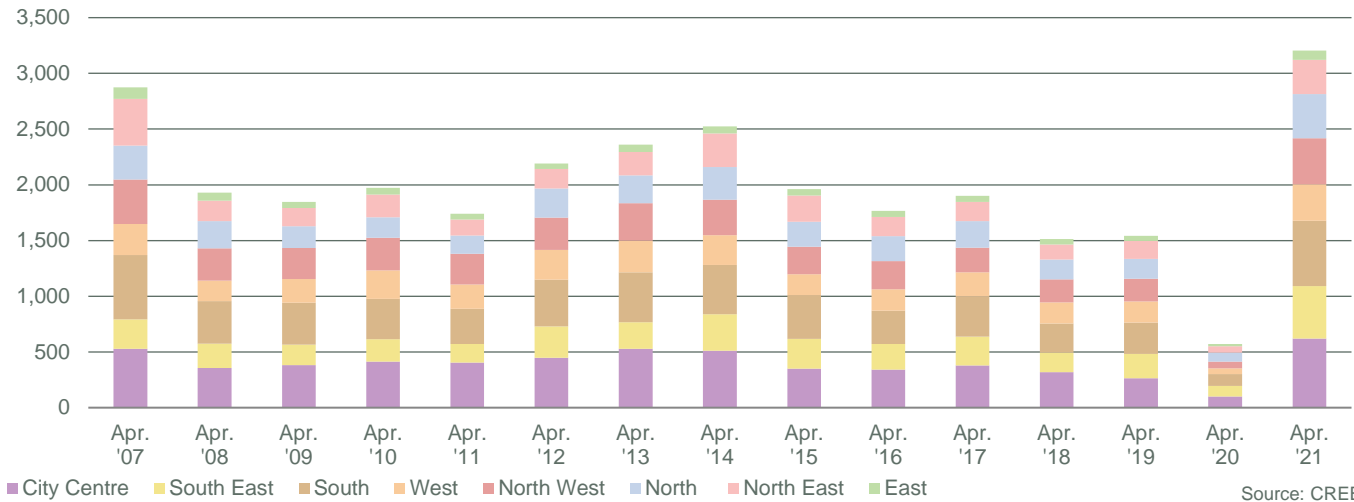
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Apr. 2021

TOTAL SALES

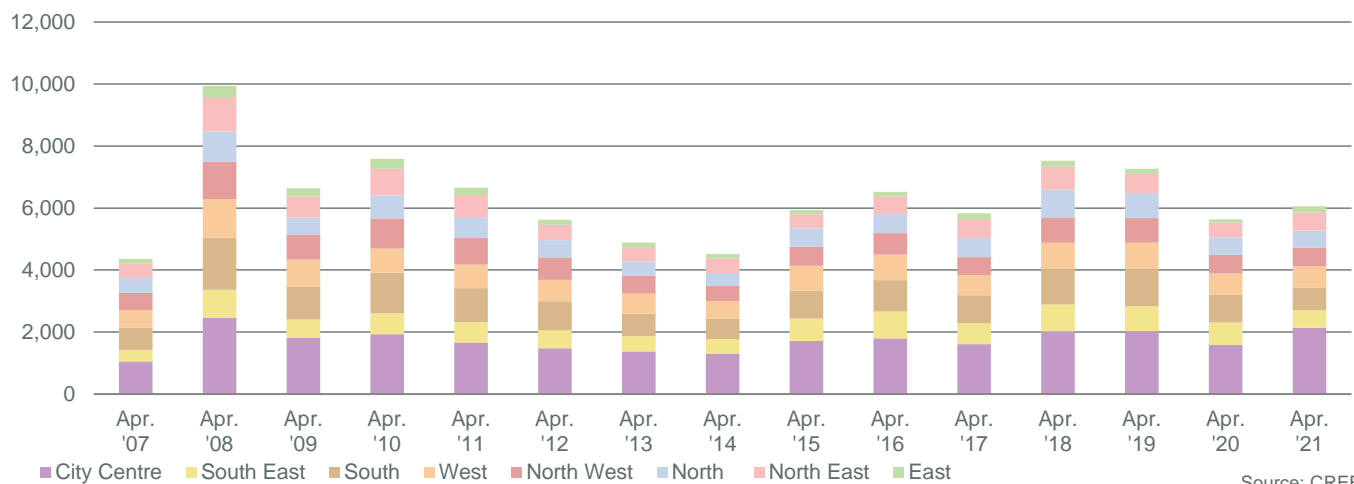
APRIL



Source: CREB®

TOTAL INVENTORY

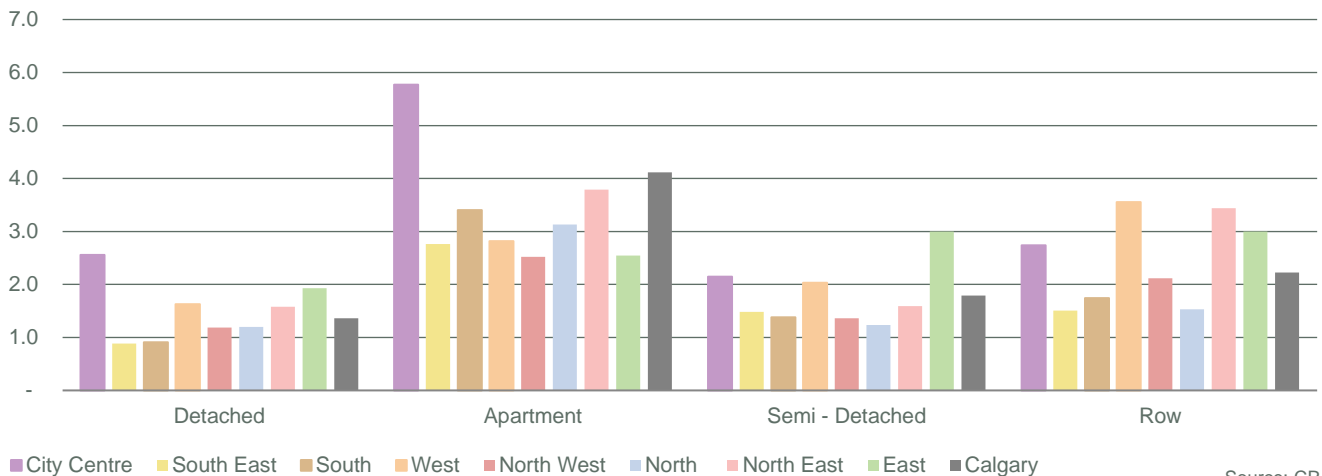
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Source: CREB®

MONTHS OF SUPPLY

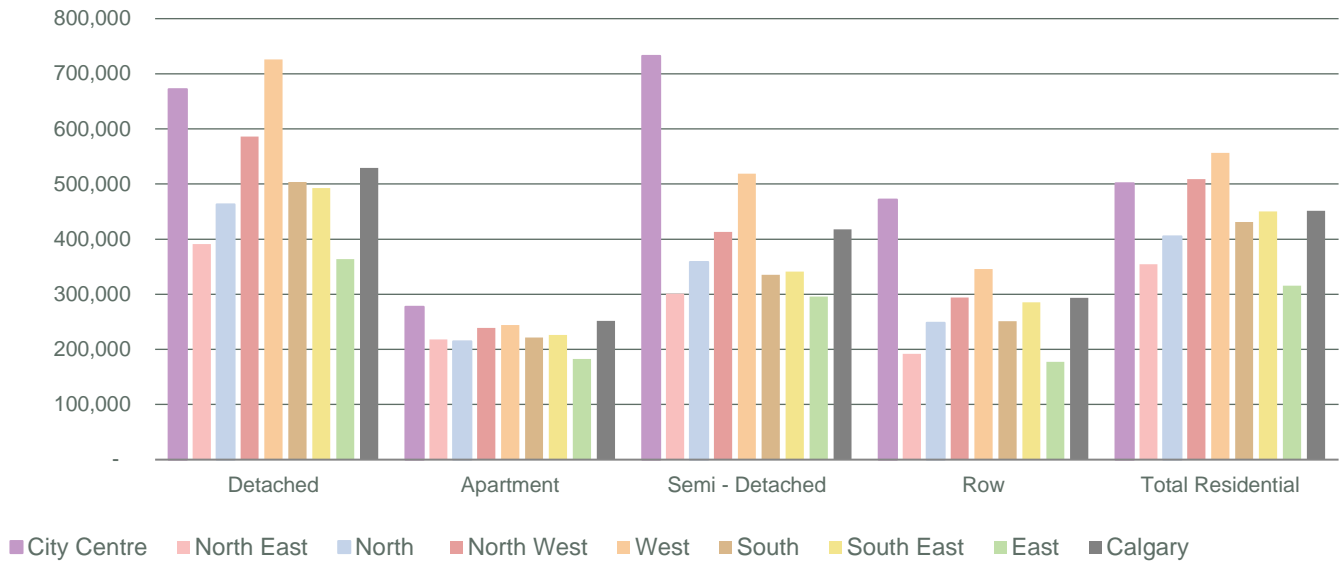
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Source: CREB®



## BENCHMARK PRICE - APRIL



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL

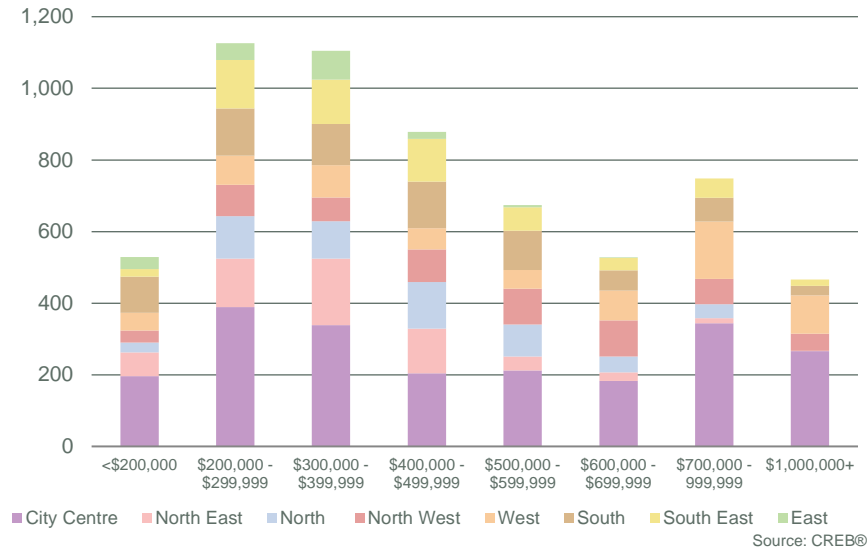


Source: CREB®

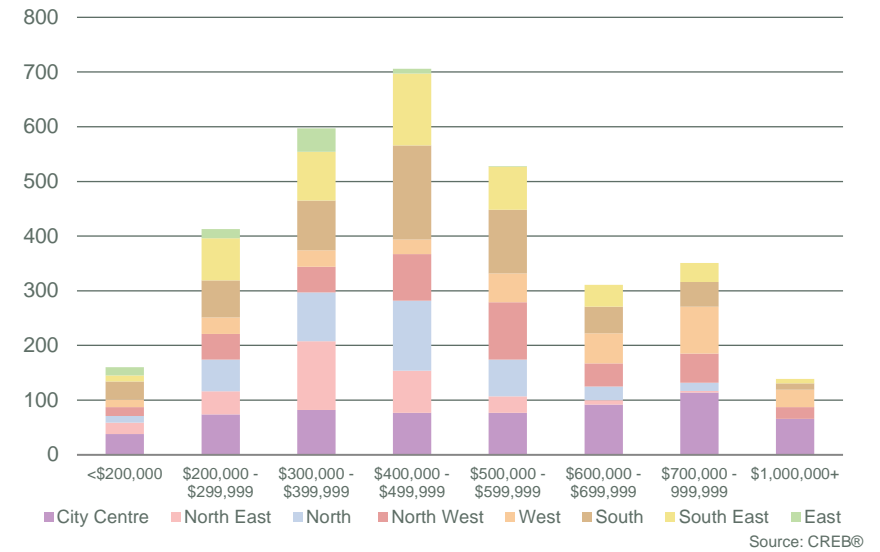
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

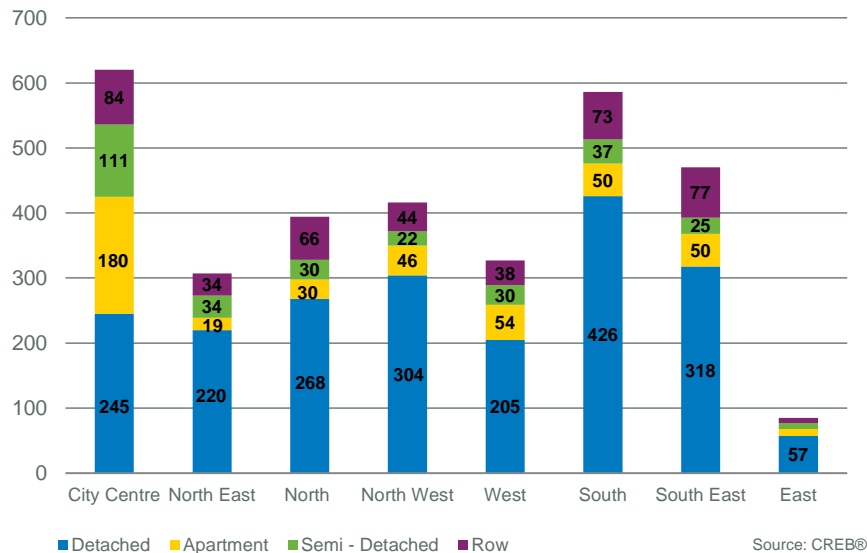
TOTAL INVENTORY BY PRICE RANGE - APRIL



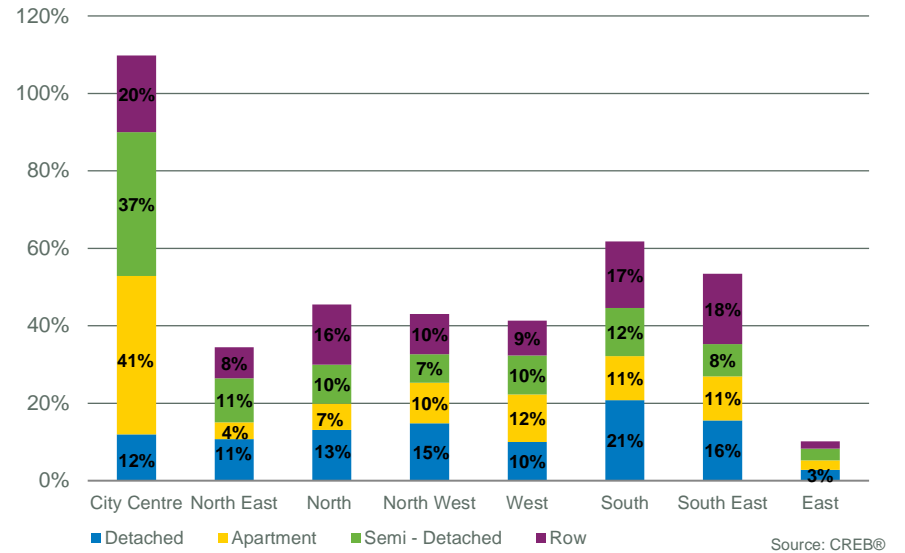
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



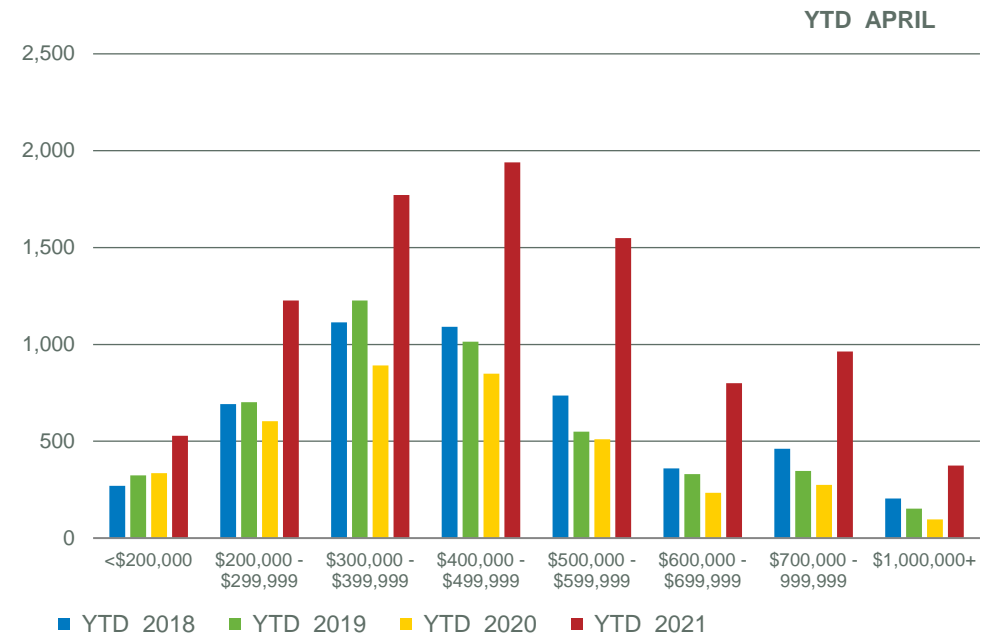
SHARE OF CITY WIDE SALES - APRIL



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
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	3,345	3,021	2,578	2,737	2,460	1,727	1,172
Inventory	5,163	5,673	5,863	5,645	5,969	6,442	6,630	6,502	6,253	5,820	5,022	3,673
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	446,722
Index	188	188	188	187	187	187	190	190	191	192	192	191
<b>2021</b>												
Sales	1,206	1,832	2,903	3,209								
New Listings	2,250	2,851	4,441	4,670								
Inventory	4,039	4,523	5,423	6,070								
Days on Market	57	45	35	33								
Benchmark Price	424,000	431,100	441,900	451,400								
Median Price	419,000	440,944	459,900	455,000								
Average Price	472,100	486,620	505,416	509,294								
Index	192	195	200	204								

	Apr-20	Apr-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	3	2	9	8
\$100,000 - \$149,999	10	37	86	120
\$150,000 - \$199,999	37	121	241	400
\$200,000 - \$249,999	40	191	253	556
\$250,000 - \$299,999	55	222	351	670
\$300,000 - \$349,999	68	249	383	781
\$350,000 - \$399,999	77	348	509	990
\$400,000 - \$449,999	77	382	476	1,038
\$450,000 - \$499,999	57	324	372	902
\$500,000 - \$549,999	44	285	306	842
\$550,000 - \$599,999	33	244	204	706
\$600,000 - \$649,999	22	185	141	456
\$650,000 - \$699,999	13	126	92	343
\$700,000 - \$749,999	6	92	76	285
\$750,000 - \$799,999	6	96	63	230
\$800,000 - \$849,999	6	52	58	159
\$850,000 - \$899,999	-	40	26	107
\$900,000 - \$949,999	2	37	33	83
\$950,000 - \$999,999	2	35	18	100
\$1,000,000 - \$1,299,999	9	84	56	218
\$1,300,000 - \$1,499,999	-	19	15	52
\$1,500,000 - \$1,999,999	3	19	15	63
\$2,000,000 +	1	19	11	41
	<b>571</b>	<b>3,209</b>	<b>3,794</b>	<b>9,150</b>

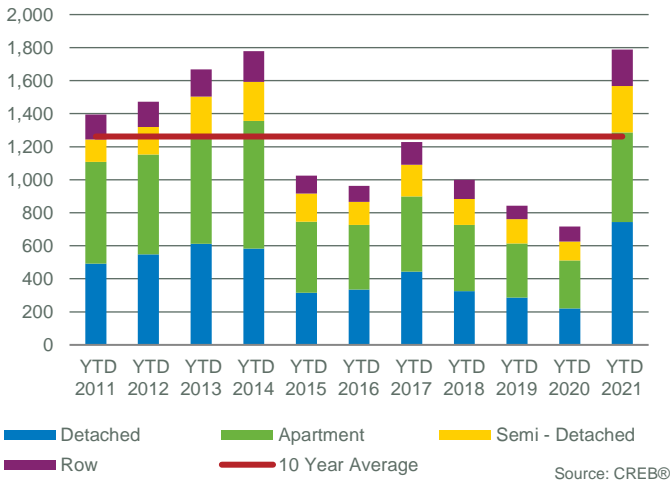
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

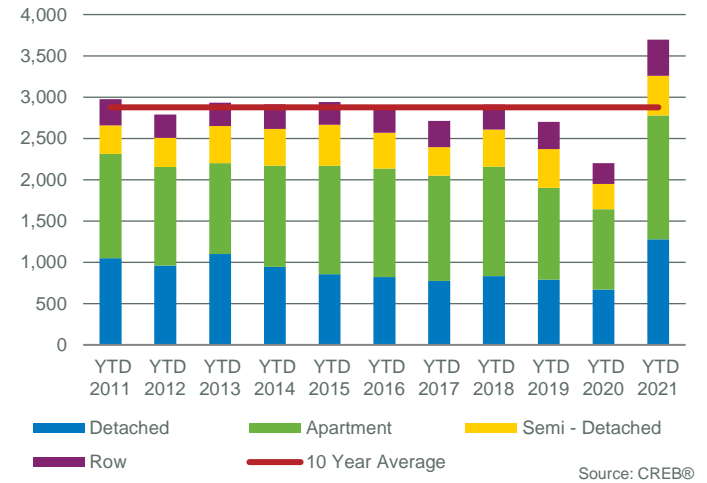
CITY OF CALGARY TOTAL SALES

YTD APRIL



CITY OF CALGARY TOTAL NEW LISTINGS

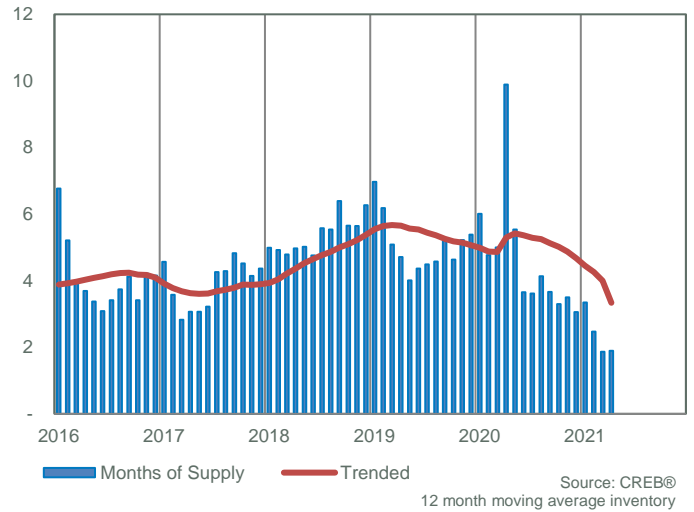
YTD APRIL



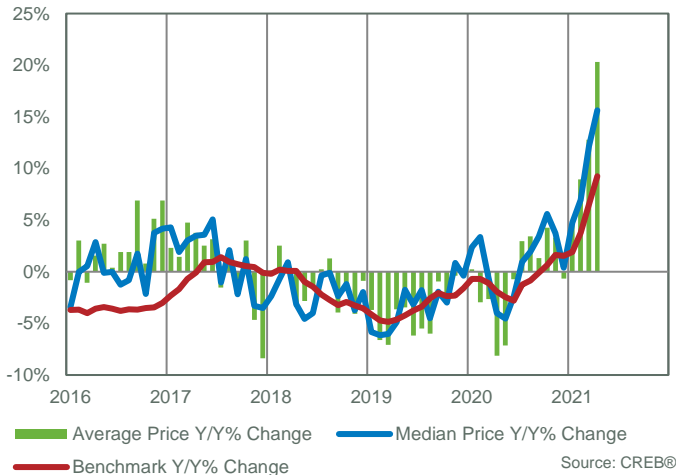
CITY OF CALGARY TOTAL INVENTORY AND SALES



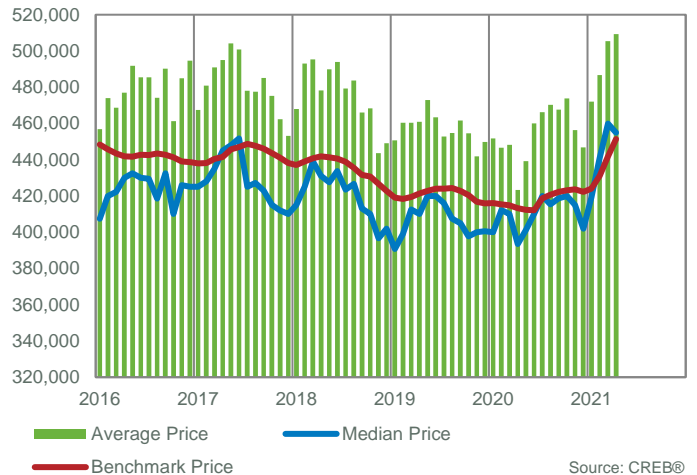
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



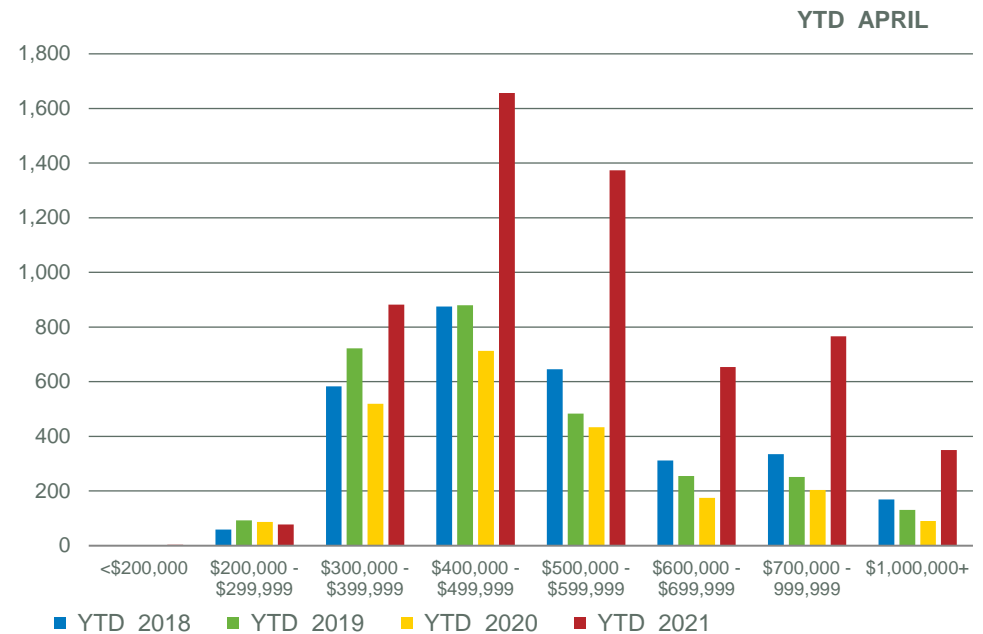
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
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	1,899	1,664	1,479	1,479	1,324	893	600
Inventory	2,485	2,748	2,890	2,822	3,017	3,274	3,288	3,234	3,069	2,727	2,245	1,566
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
<b>2021</b>												
Sales	732	1,121	1,866	2,046								
New Listings	1,114	1,572	2,612	2,772								
Inventory	1,684	1,927	2,410	2,780								
Days on Market	53	37	29	25								
Benchmark Price	492,900	502,500	516,300	529,100								
Median Price	482,158	512,000	527,950	523,000								
Average Price	559,499	573,855	594,751	594,791								
Index	200	204	210	215								

	Apr-20	Apr-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	-	4
\$200,000 - \$249,999	2	1	12	4
\$250,000 - \$299,999	14	17	75	74
\$300,000 - \$349,999	28	78	162	285
\$350,000 - \$399,999	55	213	357	597
\$400,000 - \$449,999	65	317	386	864
\$450,000 - \$499,999	52	275	327	793
\$500,000 - \$549,999	41	257	262	753
\$550,000 - \$599,999	27	226	171	621
\$600,000 - \$649,999	17	163	109	386
\$650,000 - \$699,999	11	98	66	268
\$700,000 - \$749,999	3	71	52	219
\$750,000 - \$799,999	4	69	47	178
\$800,000 - \$849,999	5	42	44	133
\$850,000 - \$899,999	-	30	22	86
\$900,000 - \$949,999	2	29	26	64
\$950,000 - \$999,999	2	29	13	86
\$1,000,000 - \$1,299,999	7	75	49	201
\$1,300,000 - \$1,499,999	-	18	15	48
\$1,500,000 - \$1,999,999	3	18	15	61
\$2,000,000 +	1	19	11	40
	339	2,046	2,221	5,765

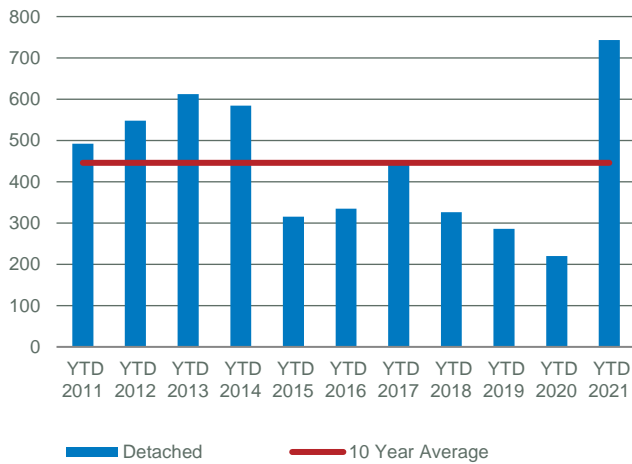
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

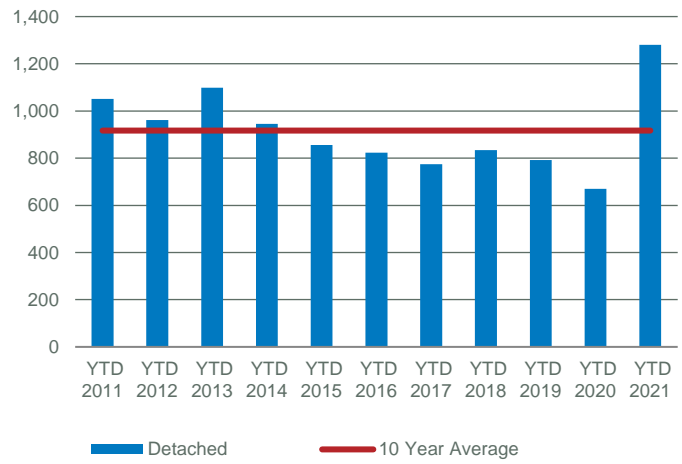
YTD APRIL



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



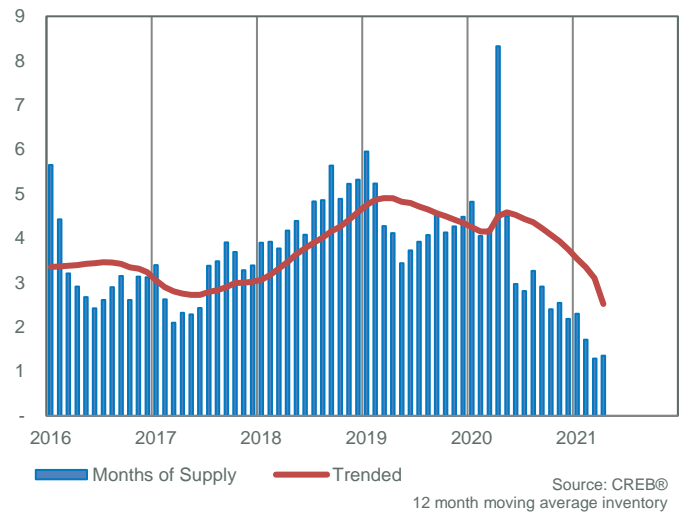
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



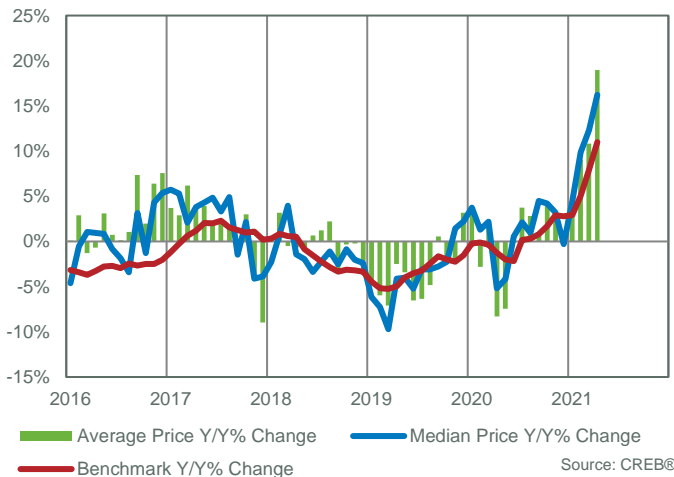
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



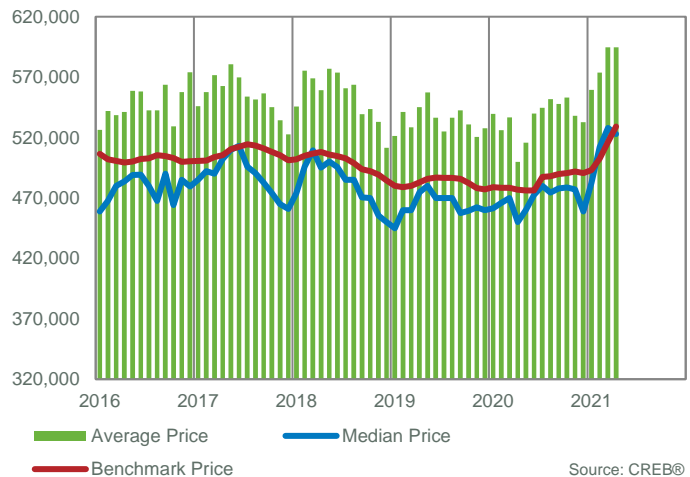
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

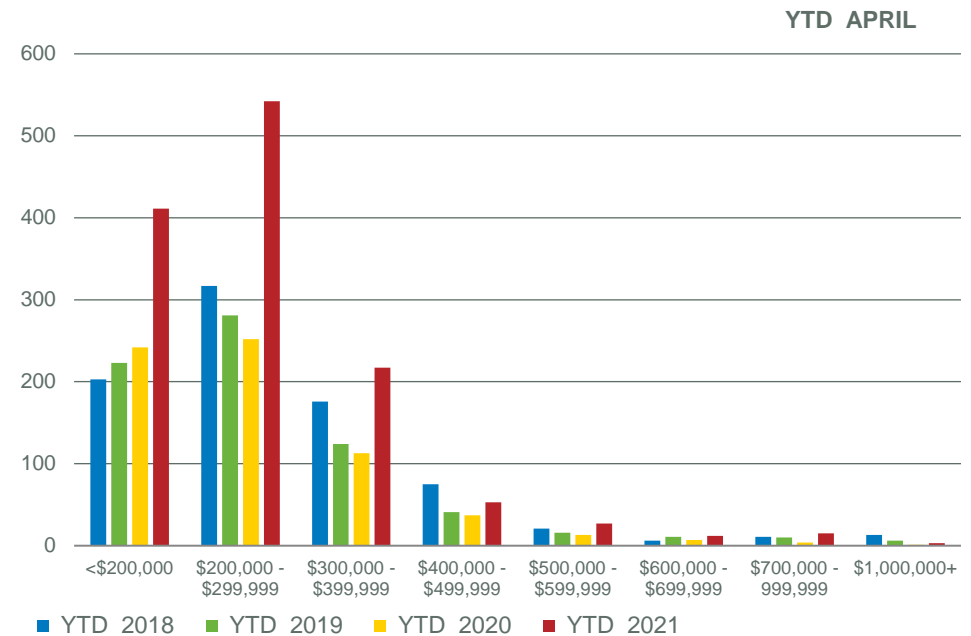


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	147	209	218	95	135	232	263	223	242	234	210	185
New Listings	568	559	476	258	449	672	640	495	582	561	407	288
Inventory	1,338	1,470	1,441	1,363	1,415	1,562	1,701	1,667	1,639	1,623	1,503	1,171
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
<b>2021</b>												
Sales	184	271	385	440								
New Listings	552	571	868	837								
Inventory	1,315	1,432	1,685	1,810								
Days on Market	65	70	53	57								
Benchmark Price	245,100	246,400	250,000	251,900								
Median Price	220,000	238,000	230,000	234,000								
Average Price	258,009	252,223	260,965	265,229								
Index	169	170	173	174								

	Apr-20	Apr-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	3	2	8	8
\$100,000 - \$149,999	6	35	60	105
\$150,000 - \$199,999	26	92	174	298
\$200,000 - \$249,999	20	123	137	337
\$250,000 - \$299,999	18	64	115	205
\$300,000 - \$349,999	11	53	71	137
\$350,000 - \$399,999	3	29	42	80
\$400,000 - \$449,999	5	13	21	37
\$450,000 - \$499,999	1	8	16	16
\$500,000 - \$549,999	1	4	10	14
\$550,000 - \$599,999	-	5	3	13
\$600,000 - \$649,999	1	3	5	9
\$650,000 - \$699,999	-	2	2	3
\$700,000 - \$749,999	-	2	2	2
\$750,000 - \$799,999	-	1	1	2
\$800,000 - \$849,999	-	1	-	5
\$850,000 - \$899,999	-	1	1	3
\$900,000 - \$949,999	-	-	-	2
\$950,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,299,999	-	-	1	1
\$1,300,000 - \$1,499,999	-	1	-	2
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	95	440	669	1,280

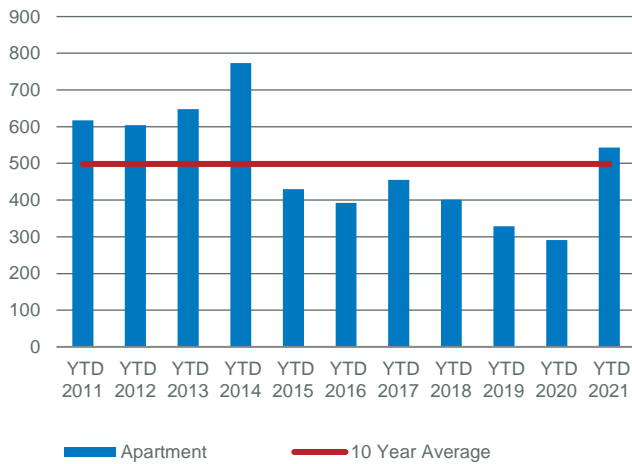
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

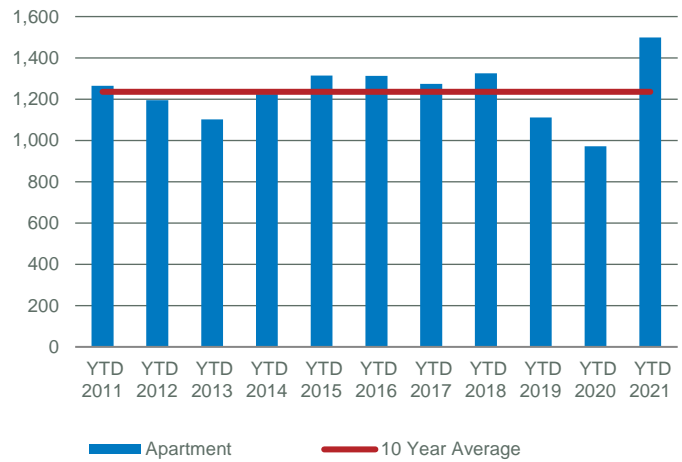
YTD APRIL



Source: CREB®

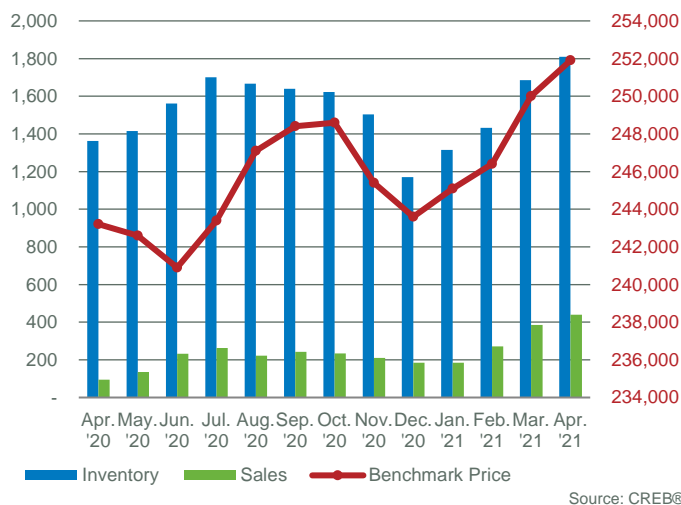
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



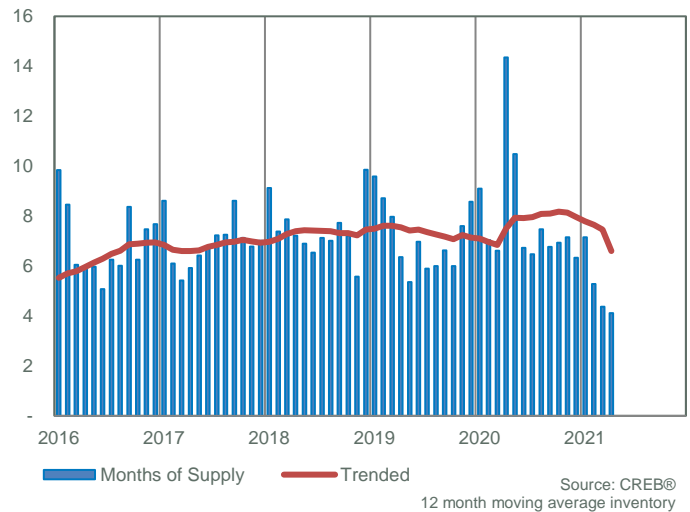
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



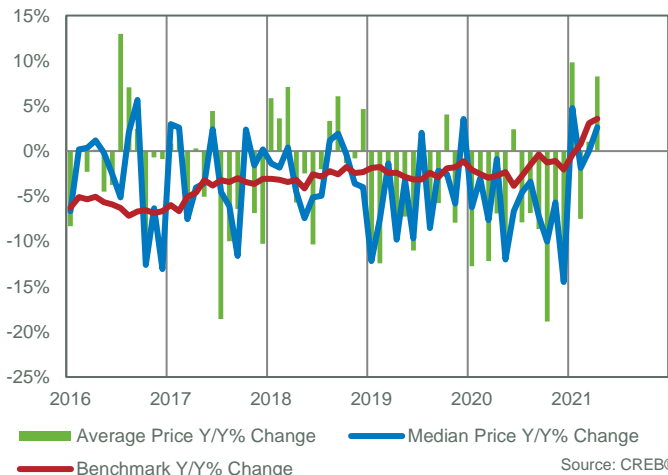
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



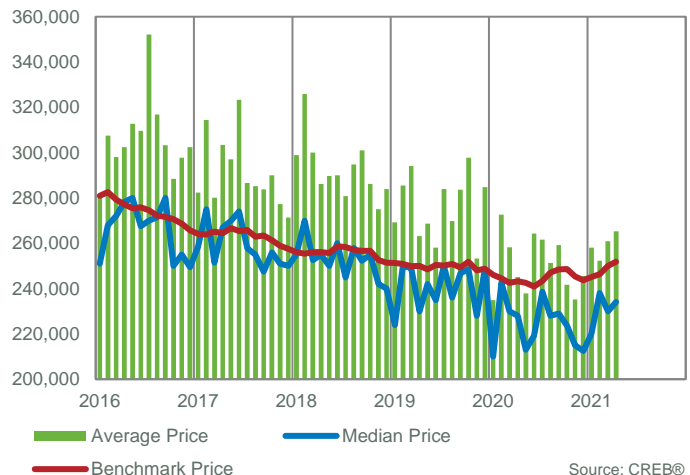
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



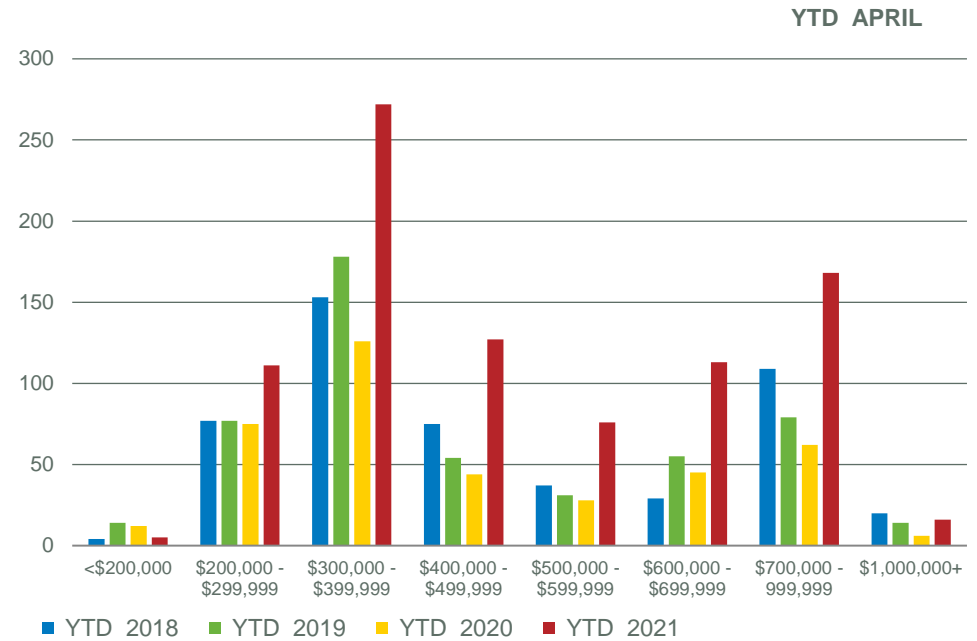
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
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
<b>2021</b>												
Sales	140	180	269	299								
New Listings	212	254	394	433								
Inventory	345	374	450	536								
Days on Market	59	41	38	36								
Benchmark Price	391,300	398,300	410,900	418,000								
Median Price	387,750	462,500	414,900	450,000								
Average Price	478,372	522,359	488,629	537,761								
Index	198	202	208	212								

	Apr-20	Apr-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	1	1
\$150,000 - \$199,999	-	2	11	4
\$200,000 - \$249,999	6	6	31	26
\$250,000 - \$299,999	4	25	44	85
\$300,000 - \$349,999	15	29	63	101
\$350,000 - \$399,999	14	56	63	171
\$400,000 - \$449,999	1	31	34	83
\$450,000 - \$499,999	1	19	10	44
\$500,000 - \$549,999	-	10	10	32
\$550,000 - \$599,999	5	5	18	44
\$600,000 - \$649,999	4	15	24	52
\$650,000 - \$699,999	1	21	21	61
\$700,000 - \$749,999	3	15	20	55
\$750,000 - \$799,999	2	26	15	48
\$800,000 - \$849,999	1	9	14	19
\$850,000 - \$899,999	-	9	3	17
\$900,000 - \$949,999	-	7	6	16
\$950,000 - \$999,999	-	5	4	13
\$1,000,000 - \$1,299,999	2	8	6	12
\$1,300,000 - \$1,499,999	-	-	-	2
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	-	-	-	1
	60	299	398	888

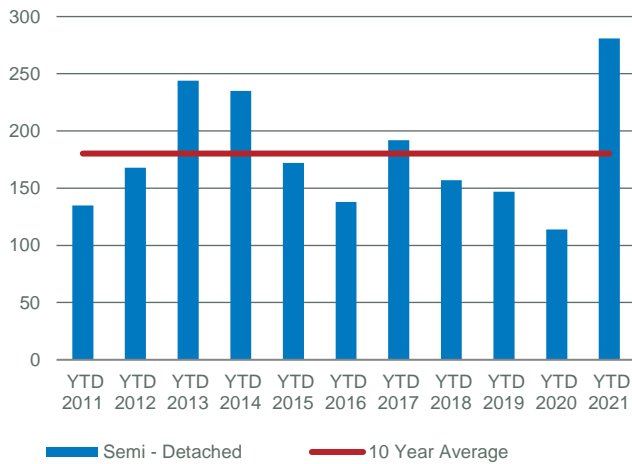
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

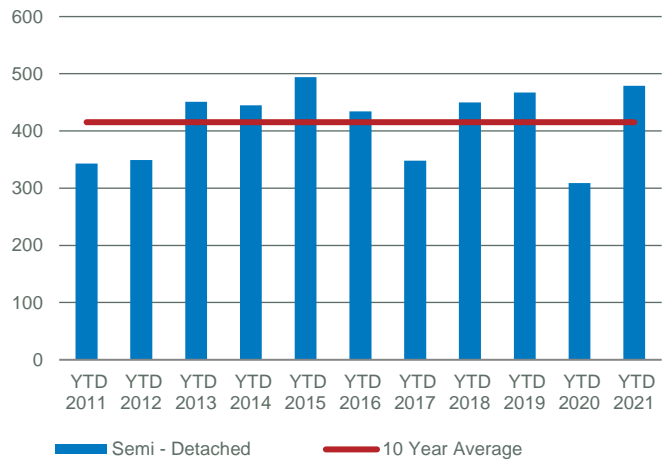
YTD APRIL



Source: CREB®

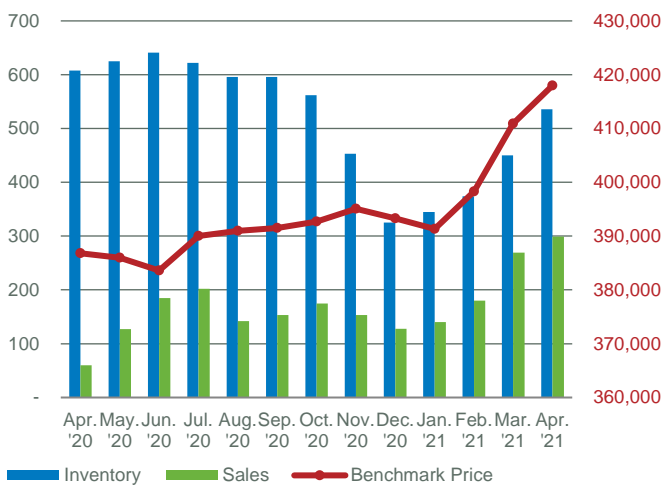
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



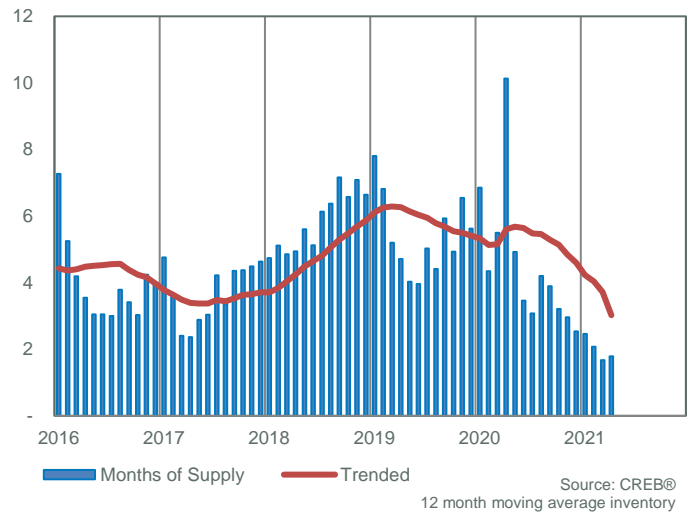
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



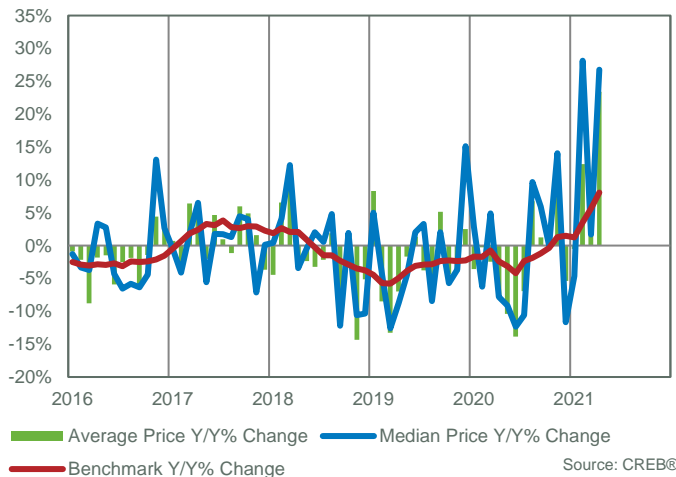
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



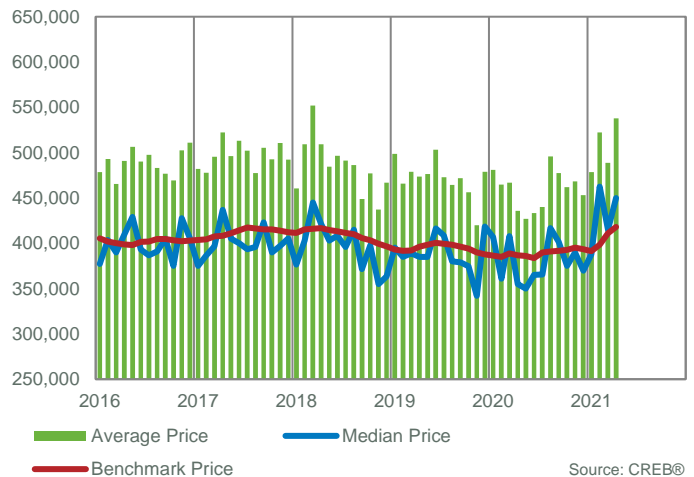
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

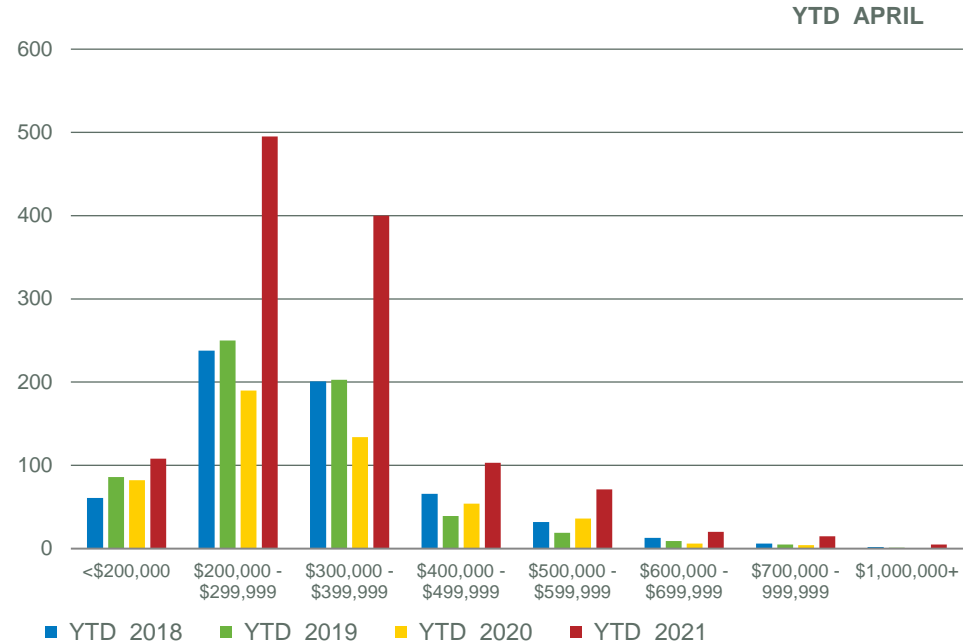


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	113	164	152	77	145	243	200	218	256	217	191	169
New Listings	339	365	351	218	360	474	429	363	397	338	262	166
Inventory	764	851	900	852	912	965	1,019	1,005	949	908	821	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	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	297,289
Index	174	175	175	173	170	171	169	173	174	175	175	174
<b>2021</b>												
Sales	150	260	383	424								
New Listings	372	454	567	628								
Inventory	695	790	878	944								
Days on Market	67	53	45	45								
Benchmark Price	280,900	284,700	288,800	293,400								
Median Price	290,000	300,000	300,000	305,000								
Average Price	302,360	330,078	327,688	329,931								
Index	175	177	179	182								

	Apr-20	Apr-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	3	2	25	14
\$150,000 - \$199,999	11	26	56	94
\$200,000 - \$249,999	12	61	73	189
\$250,000 - \$299,999	19	116	117	306
\$300,000 - \$349,999	14	89	87	258
\$350,000 - \$399,999	5	50	47	142
\$400,000 - \$449,999	6	21	35	54
\$450,000 - \$499,999	3	22	19	49
\$500,000 - \$549,999	2	14	24	43
\$550,000 - \$599,999	1	8	12	28
\$600,000 - \$649,999	-	4	3	9
\$650,000 - \$699,999	1	5	3	11
\$700,000 - \$749,999	-	4	2	9
\$750,000 - \$799,999	-	-	-	2
\$800,000 - \$849,999	-	-	-	2
\$850,000 - \$899,999	-	-	-	1
\$900,000 - \$949,999	-	1	1	1
\$950,000 - \$999,999	-	-	1	-
\$1,000,000 - \$1,299,999	-	1	-	4
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	-	-	-
	77	424	506	1,217

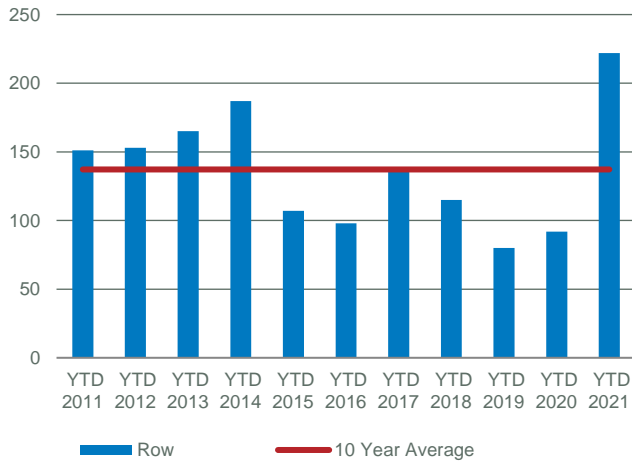
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

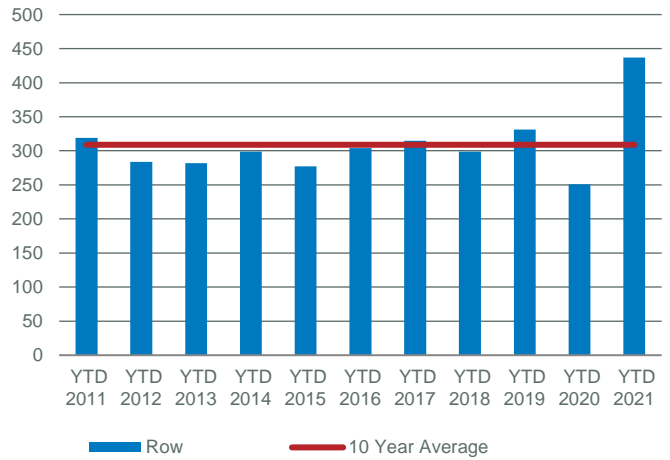
YTD APRIL



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



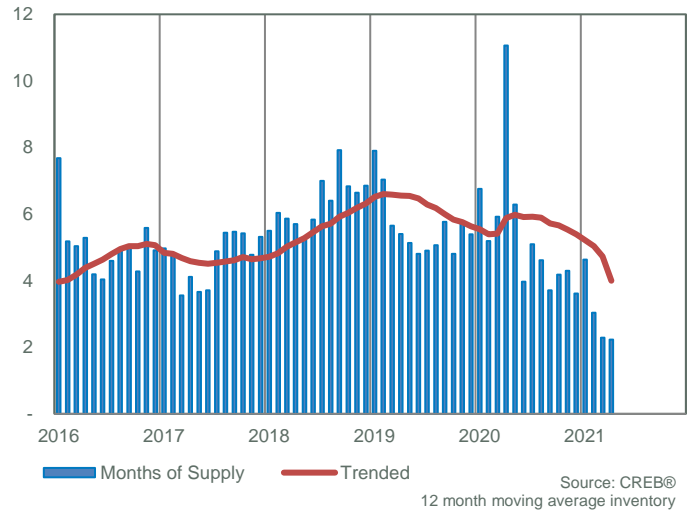
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



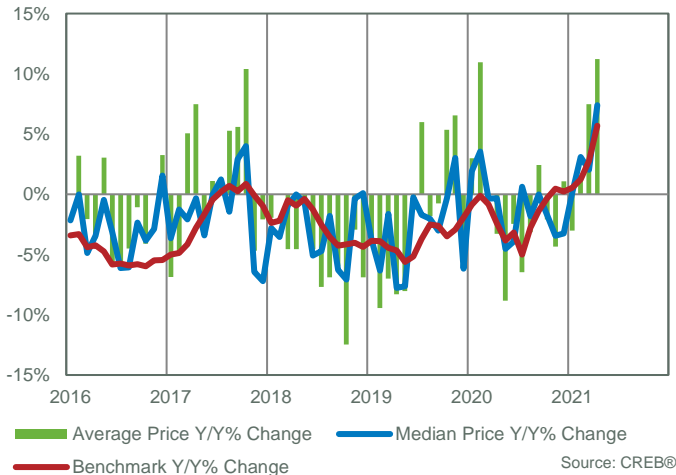
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



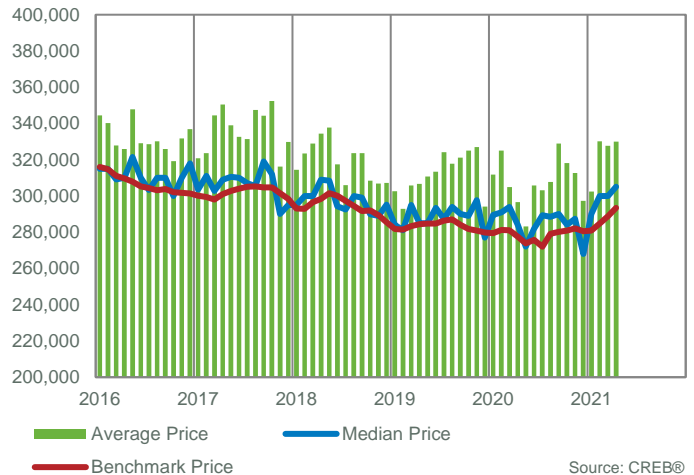
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

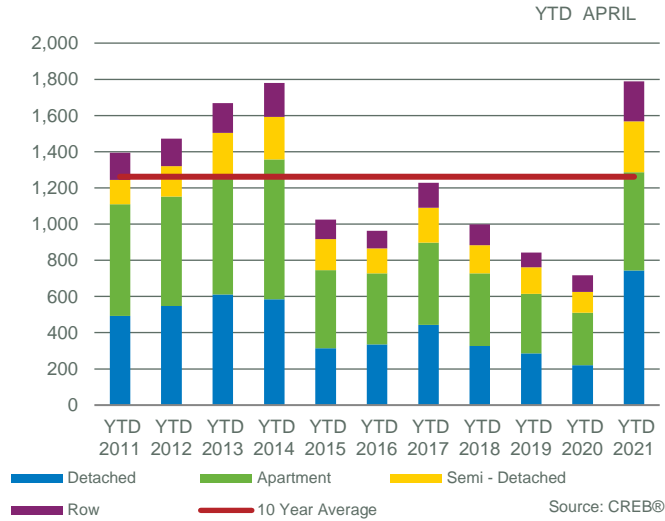
CITY OF CALGARY ROW PRICES



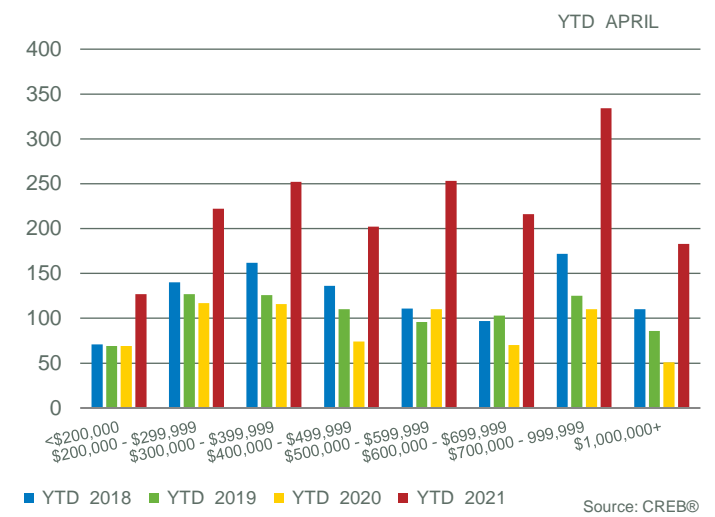
Source: CREB®

CITY CENTRE

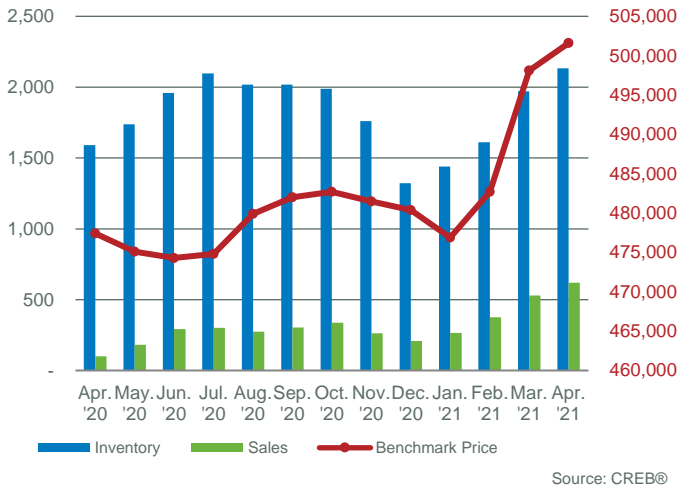
CITY CENTRE TOTAL SALES



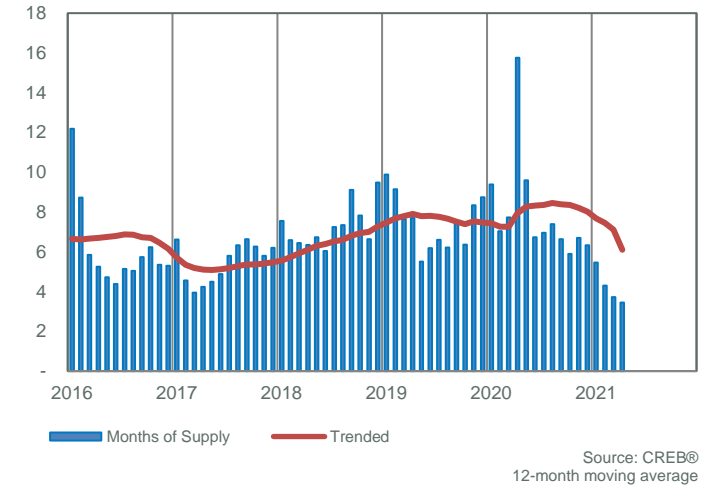
CITY CENTRE TOTAL SALES BY PRICE RANGE



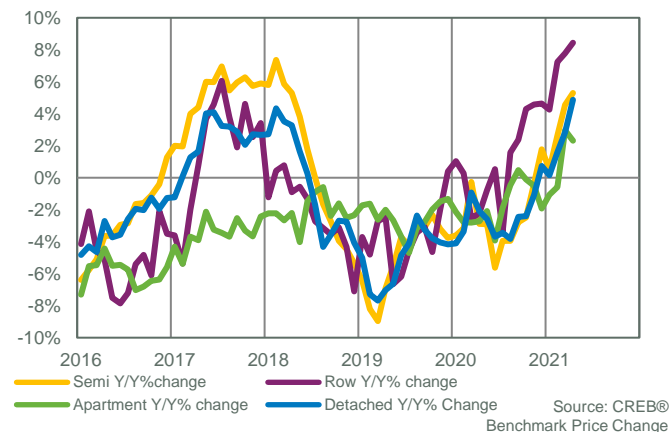
CITY CENTRE INVENTORY AND SALES



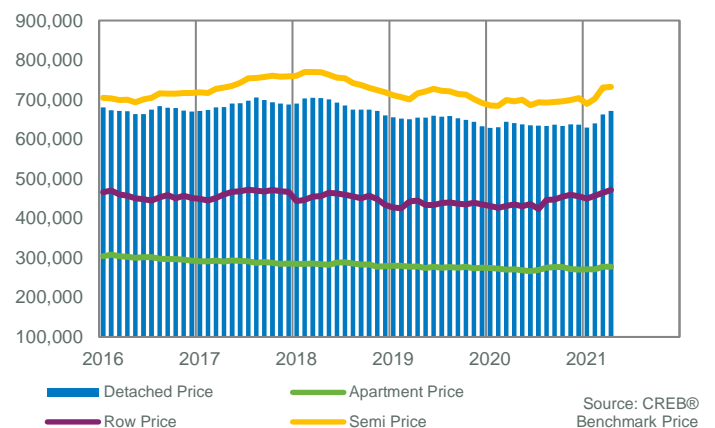
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

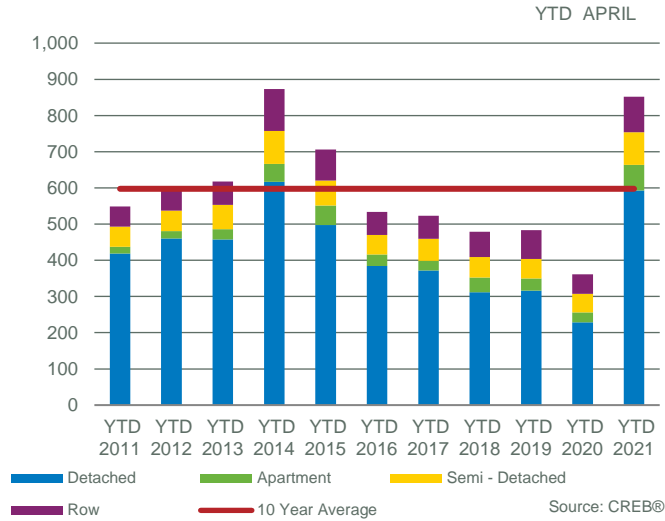


CITY CENTRE PRICES

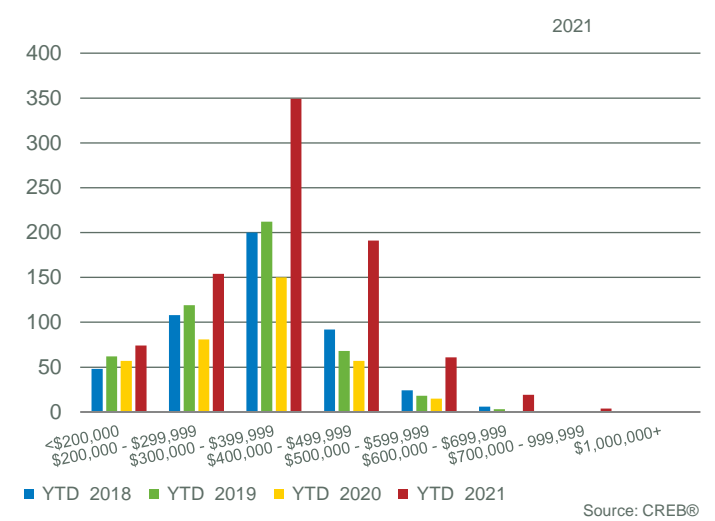


**NORTHEAST**

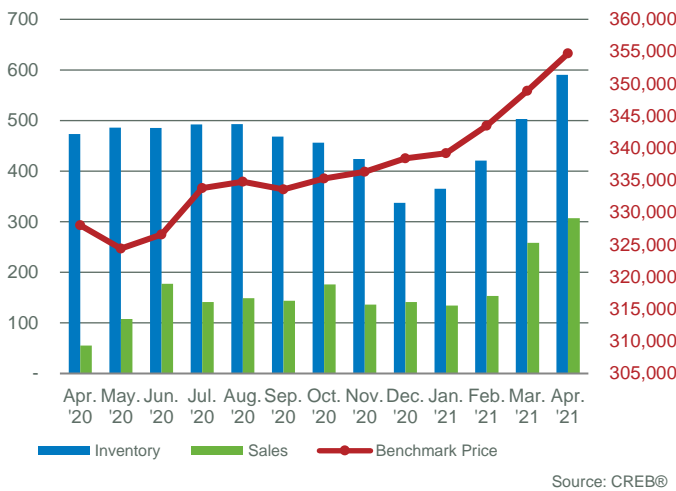
**NORTHEAST TOTAL SALES**



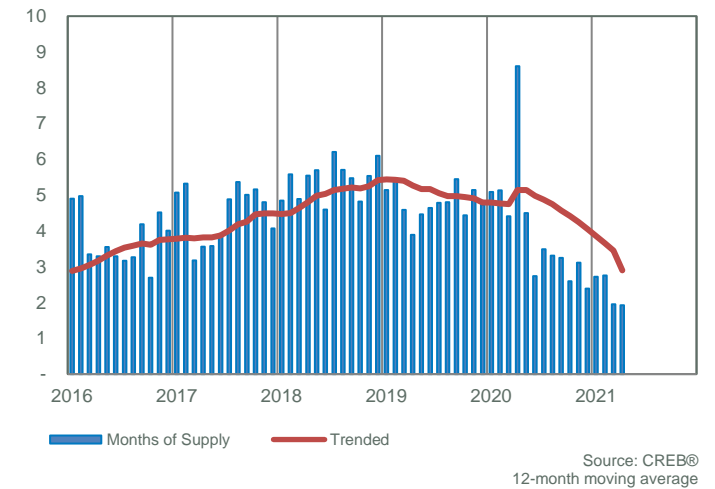
**NORTHEAST TOTAL SALES BY PRICE RANGE**



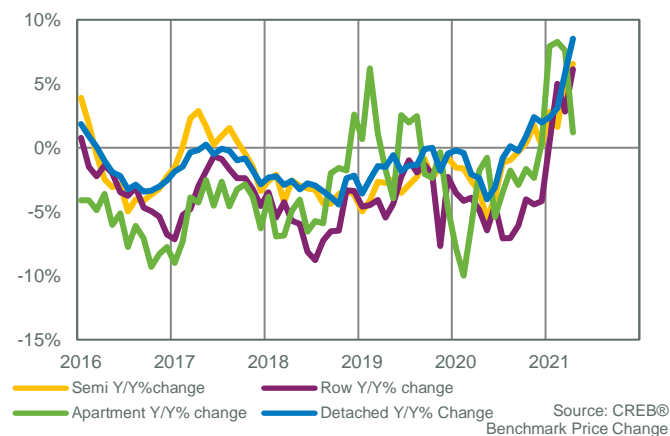
**NORTHEAST INVENTORY AND SALES**



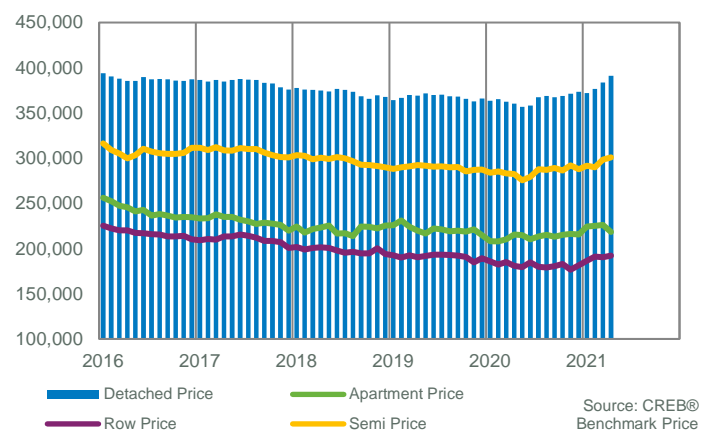
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

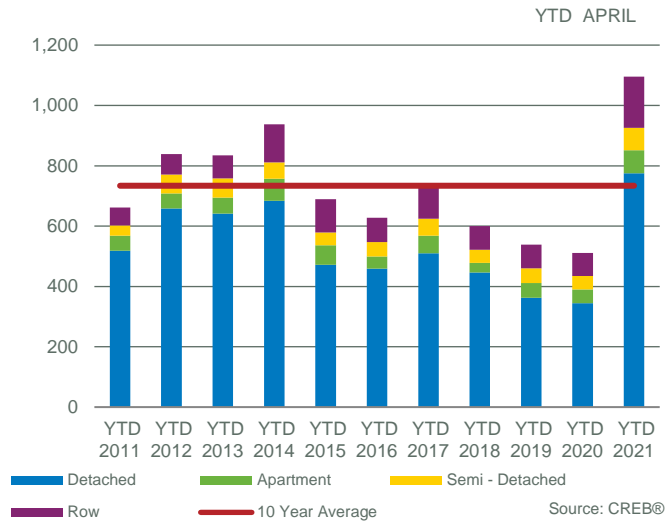


**NORTHEAST PRICES**

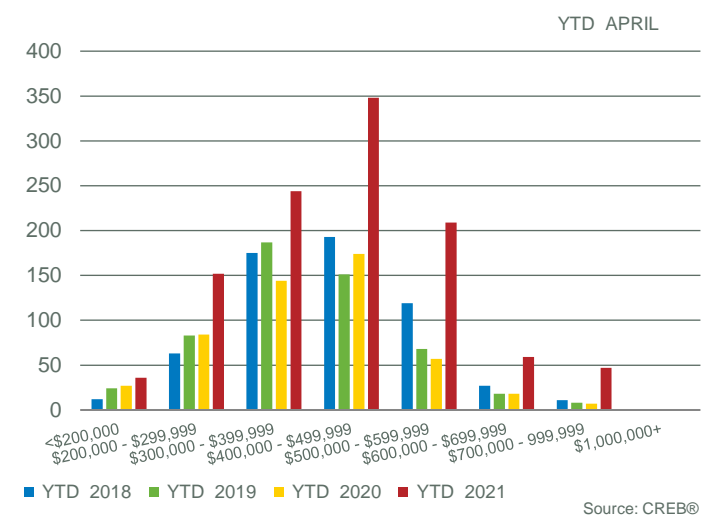


**NORTH**

**NORTH TOTAL SALES**



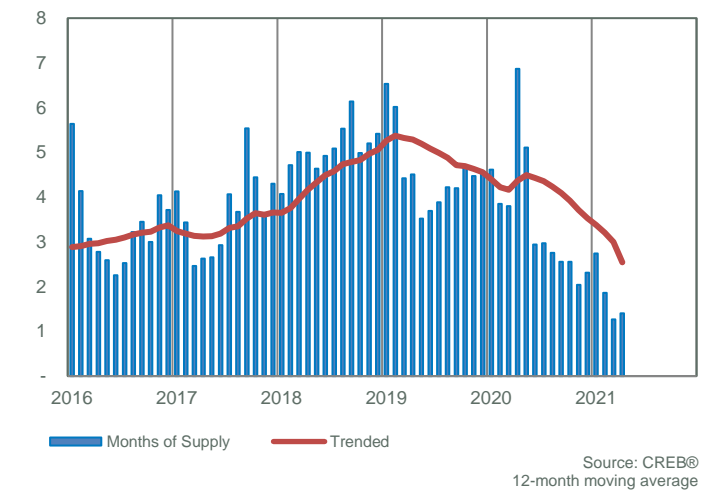
**NORTH TOTAL SALES BY PRICE RANGE**



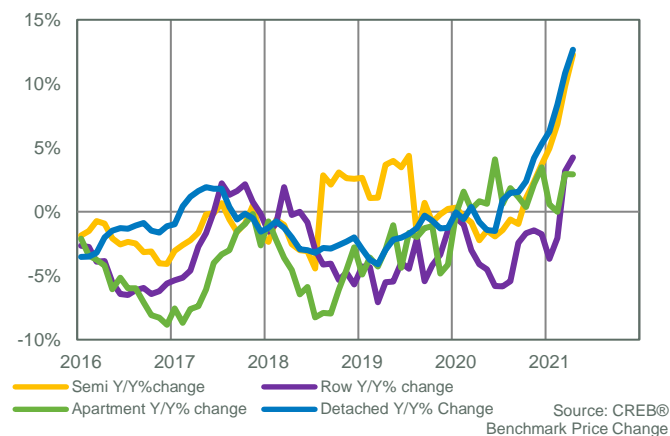
**NORTH INVENTORY AND SALES**



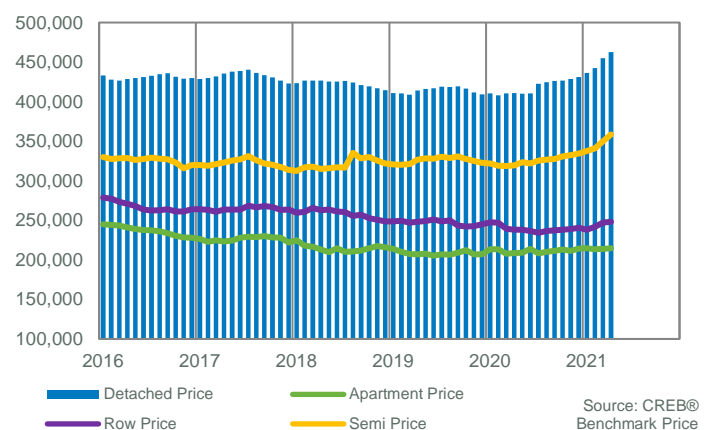
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

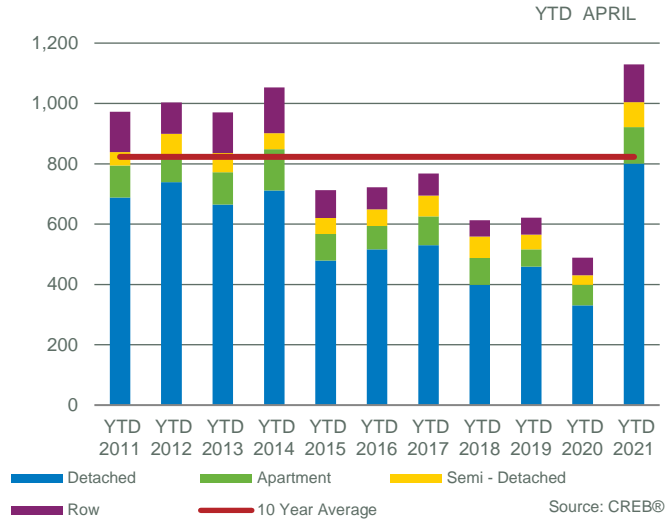


**NORTH PRICES**

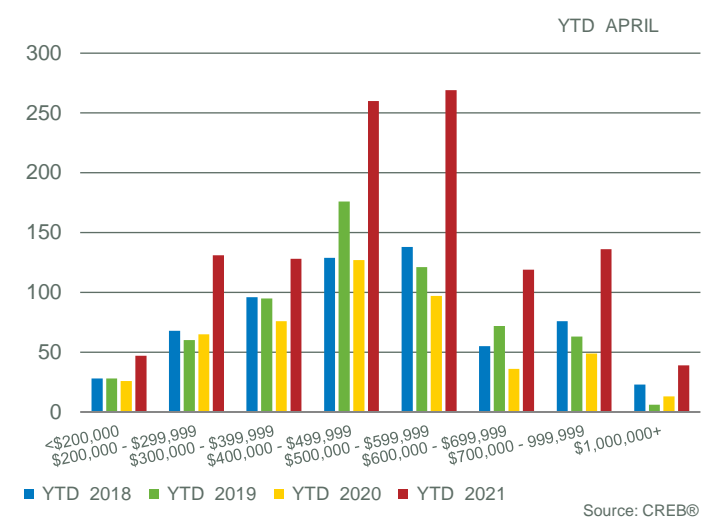


**NORTHWEST**

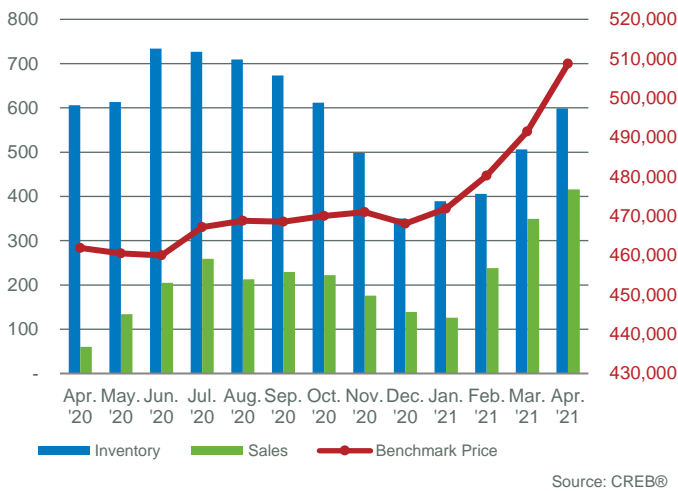
**NORTHWEST TOTAL SALES**



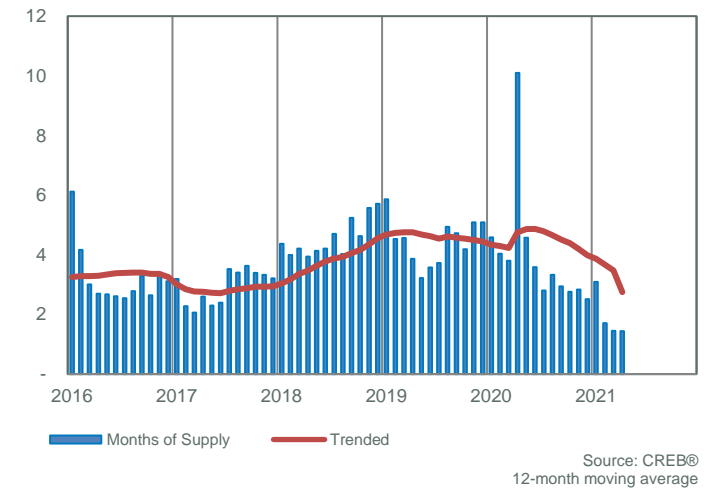
**NORTHWEST TOTAL SALES BY PRICE RANGE**



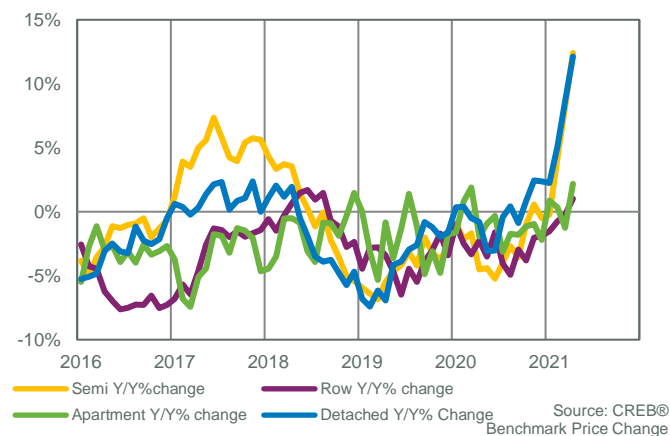
**NORTHWEST INVENTORY AND SALES**



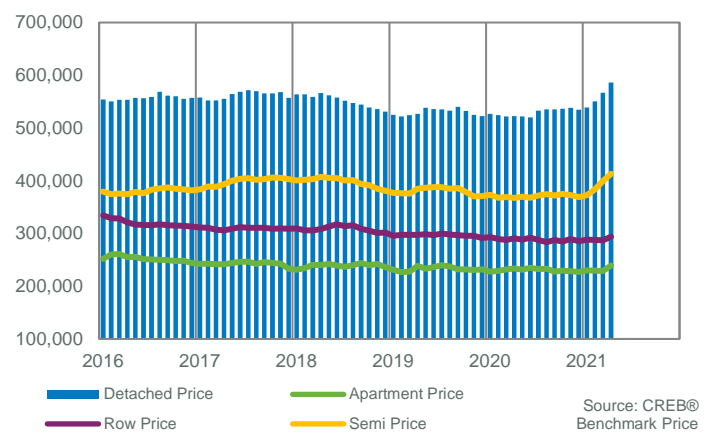
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



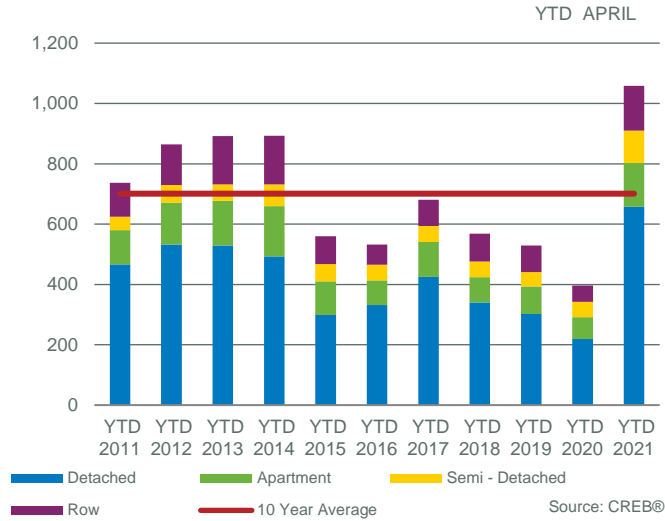
**NORTHWEST PRICES**



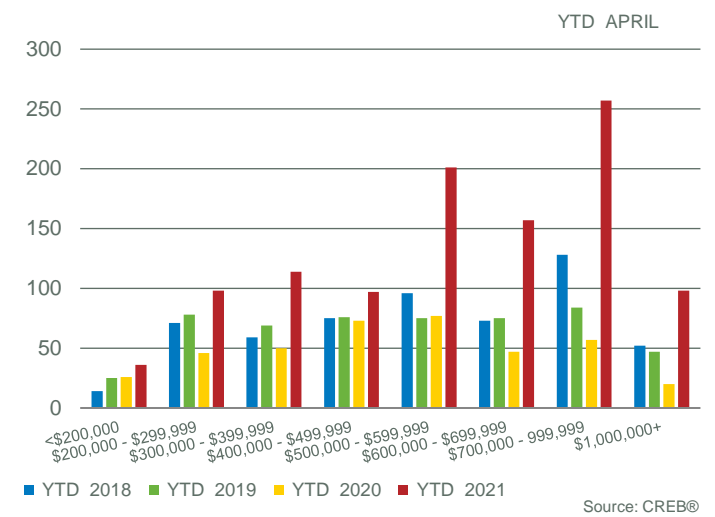


WEST

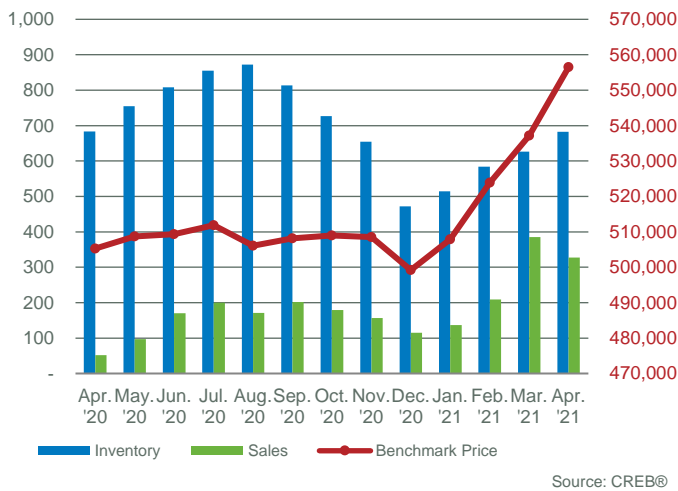
WEST TOTAL SALES



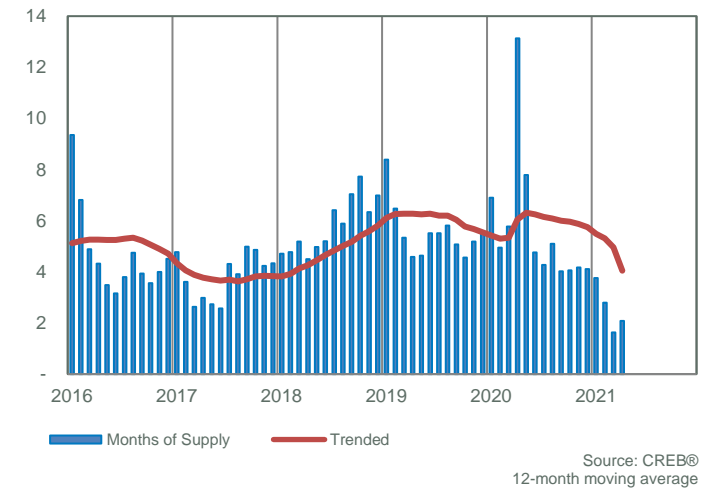
WEST TOTAL SALES BY PRICE RANGE



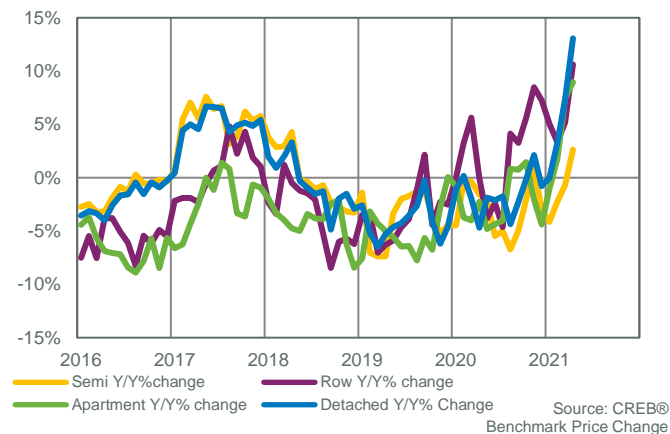
WEST INVENTORY AND SALES



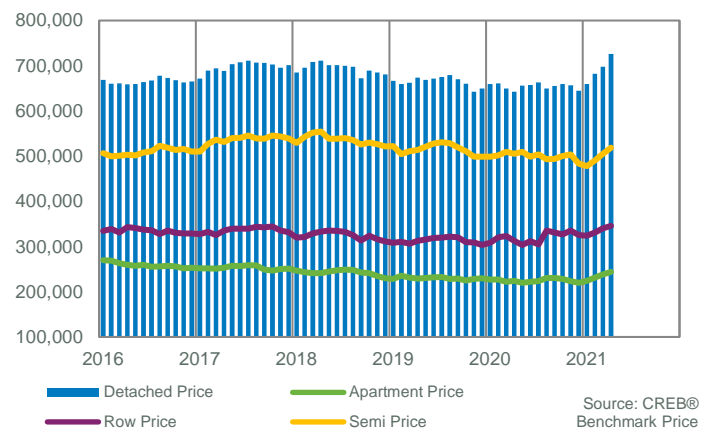
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

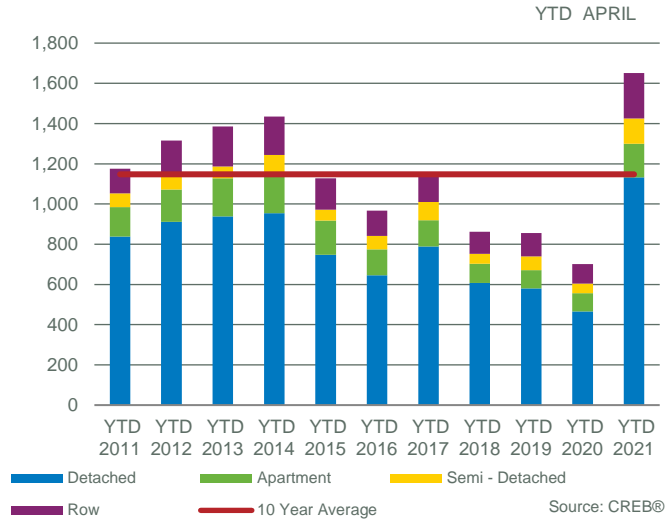


WEST PRICES

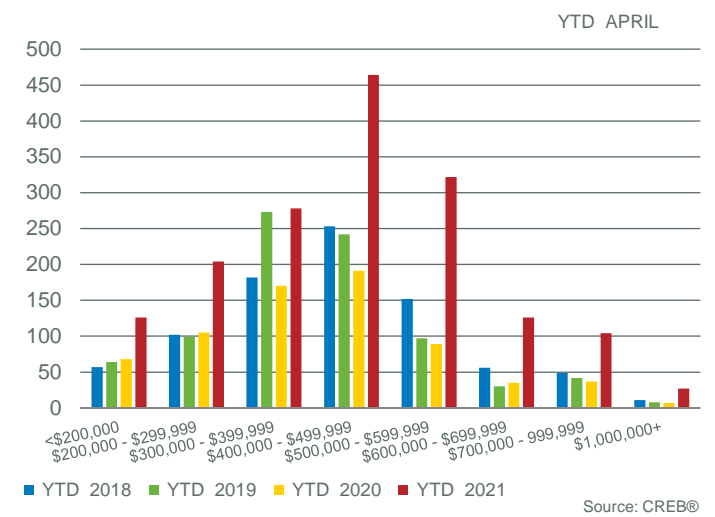


**SOUTH**

**SOUTH TOTAL SALES**



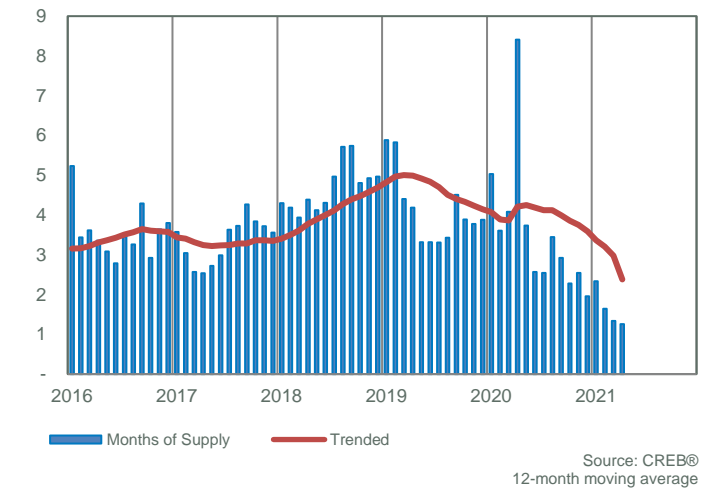
**SOUTH TOTAL SALES BY PRICE RANGE**



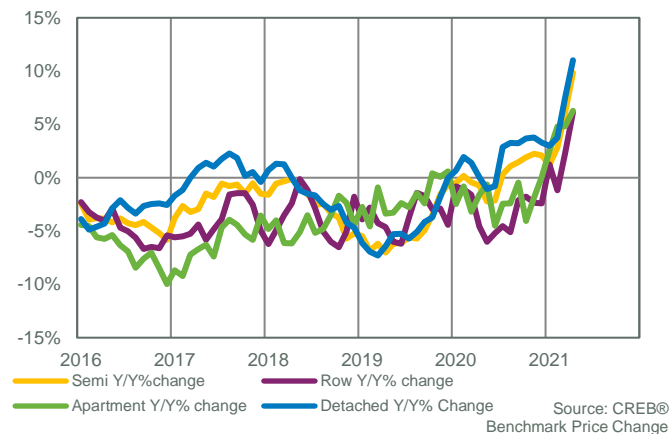
**SOUTH INVENTORY AND SALES**



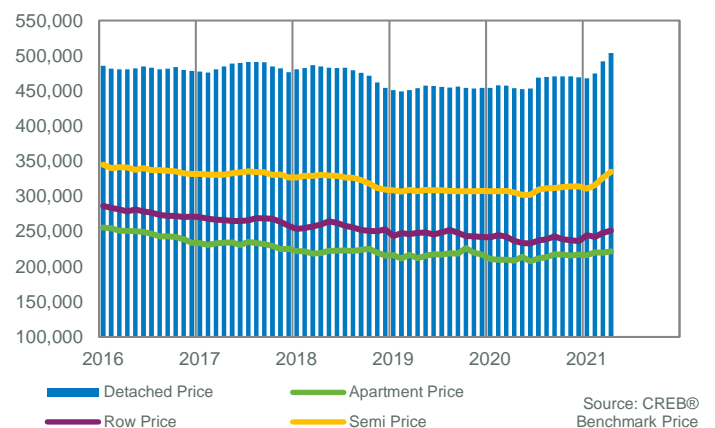
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

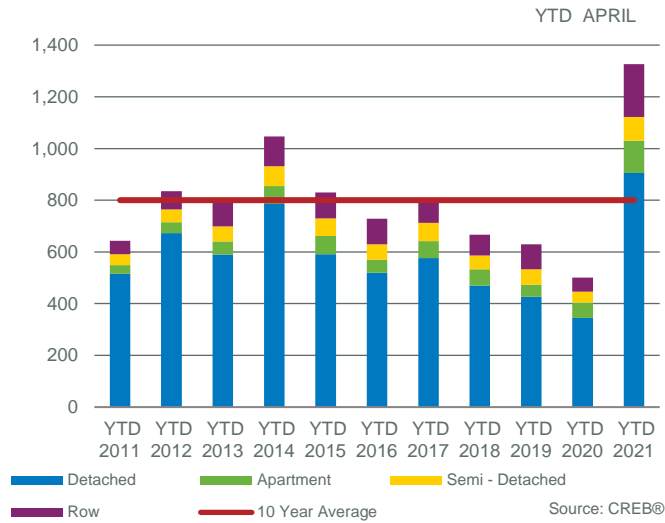


**SOUTH PRICES**

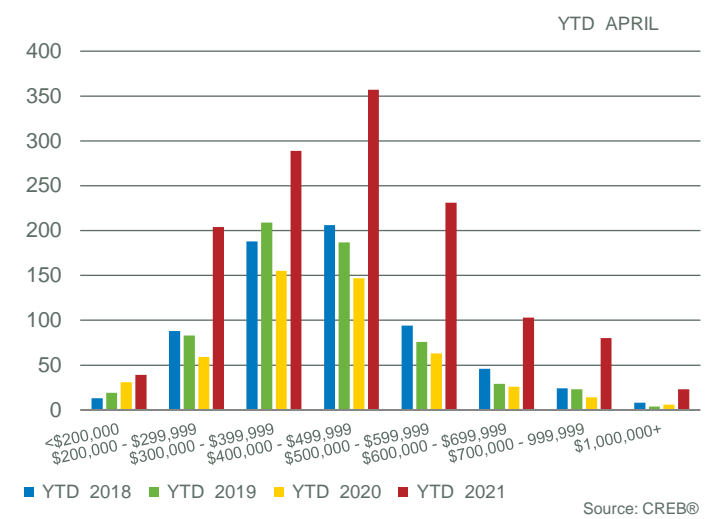


**SOUTHEAST**

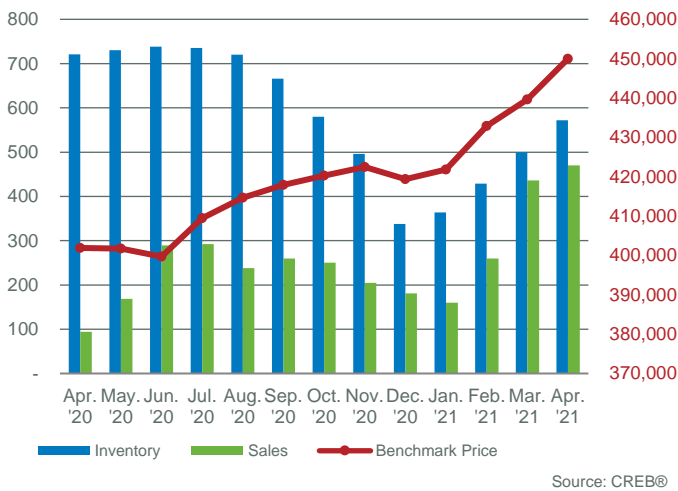
**SOUTHEAST TOTAL SALES**



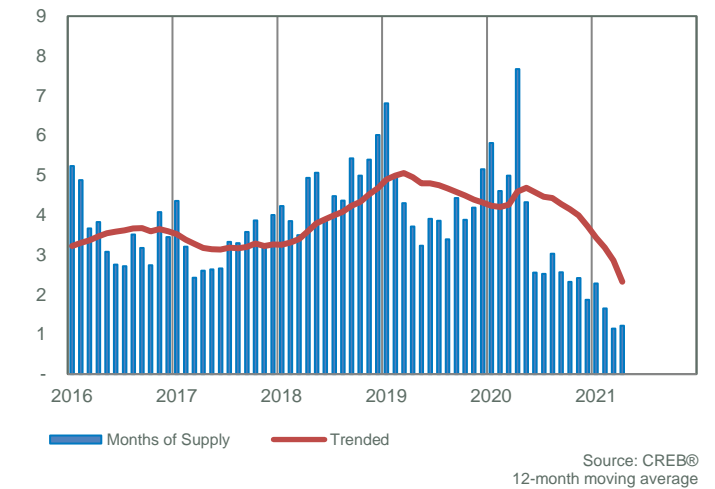
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



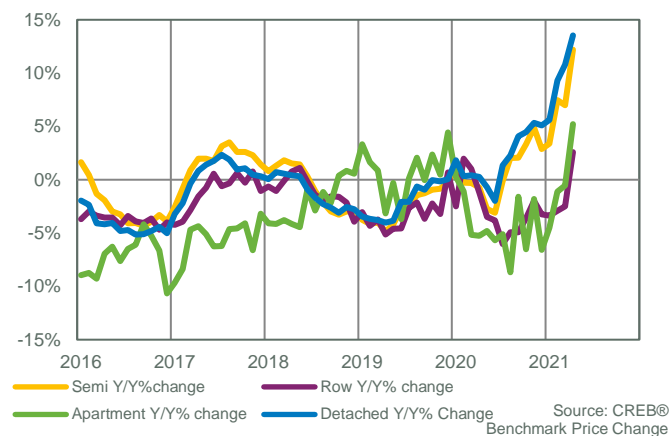
**SOUTHEAST INVENTORY AND SALES**



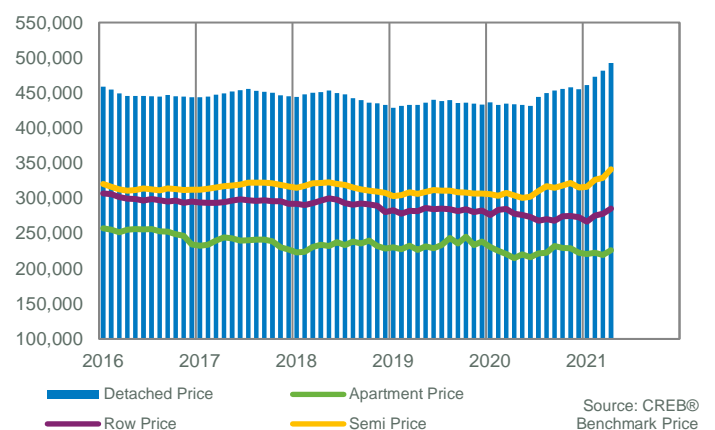
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

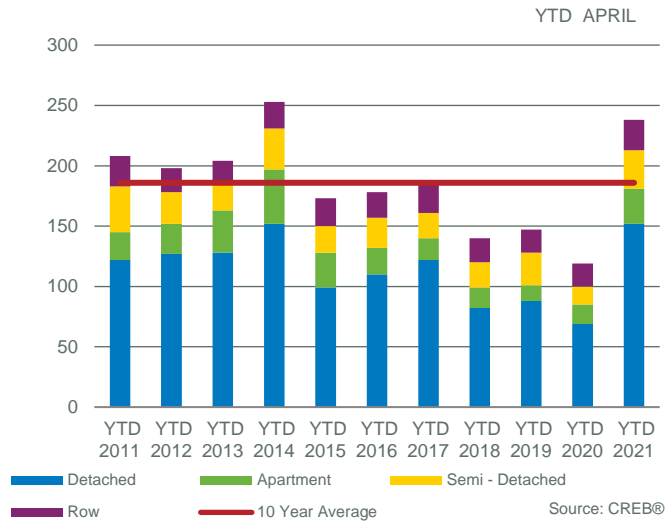


**SOUTHEAST PRICES**

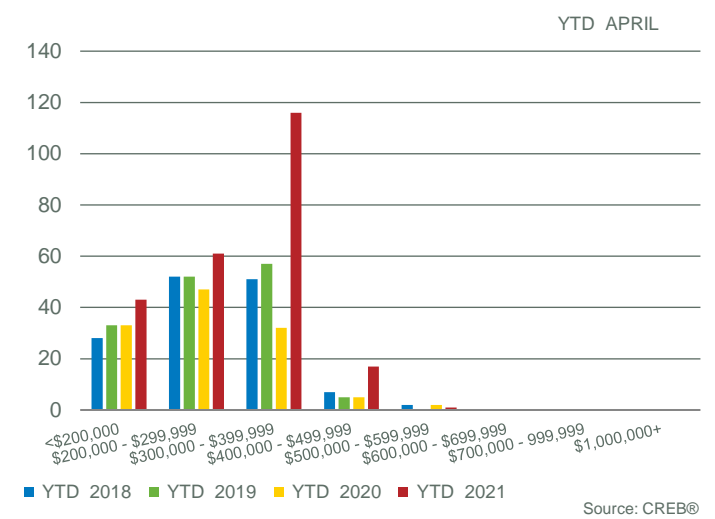


**EAST**

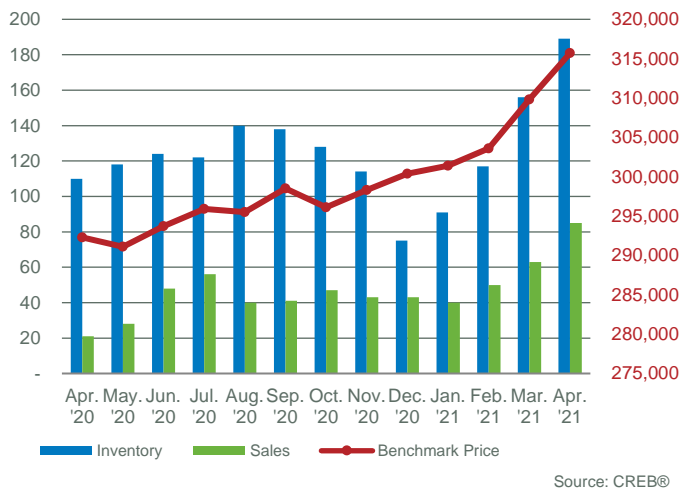
**EAST TOTAL SALES**



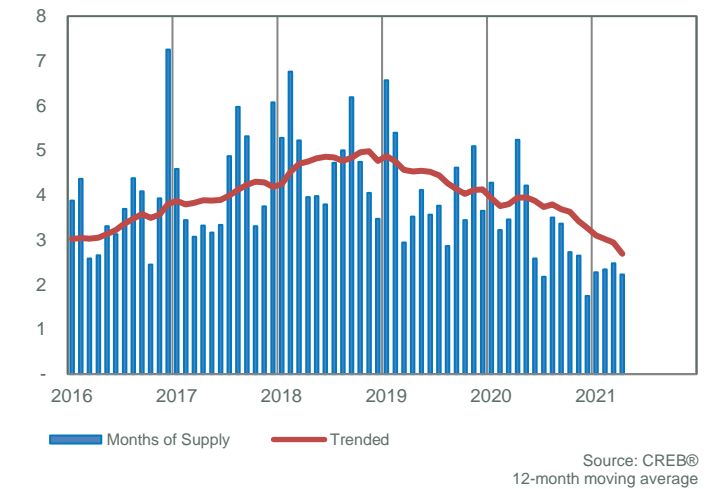
**EAST TOTAL SALES BY PRICE RANGE**



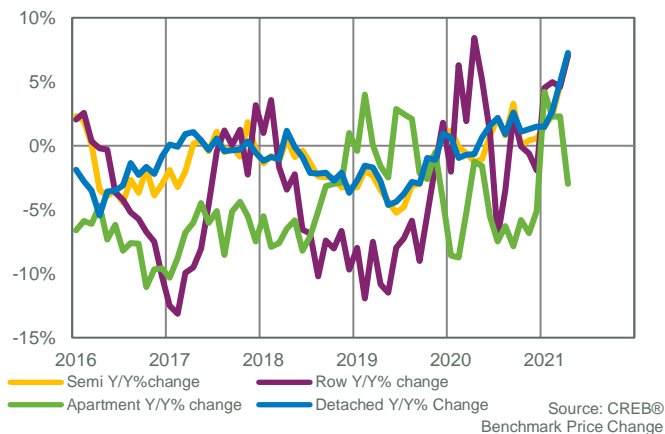
**EAST INVENTORY AND SALES**



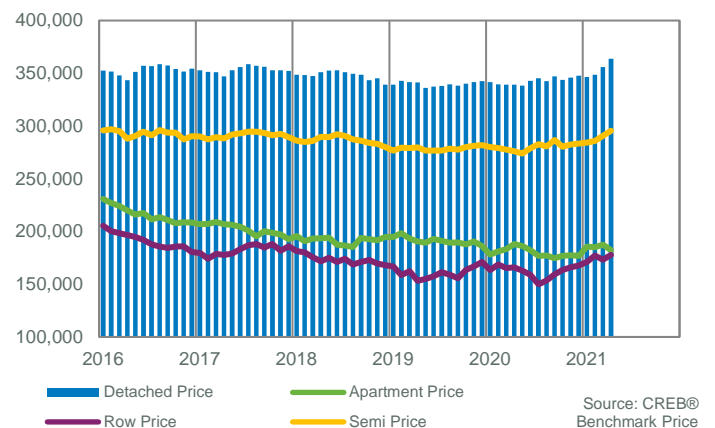
**EAST MONTHS OF INVENTORY**

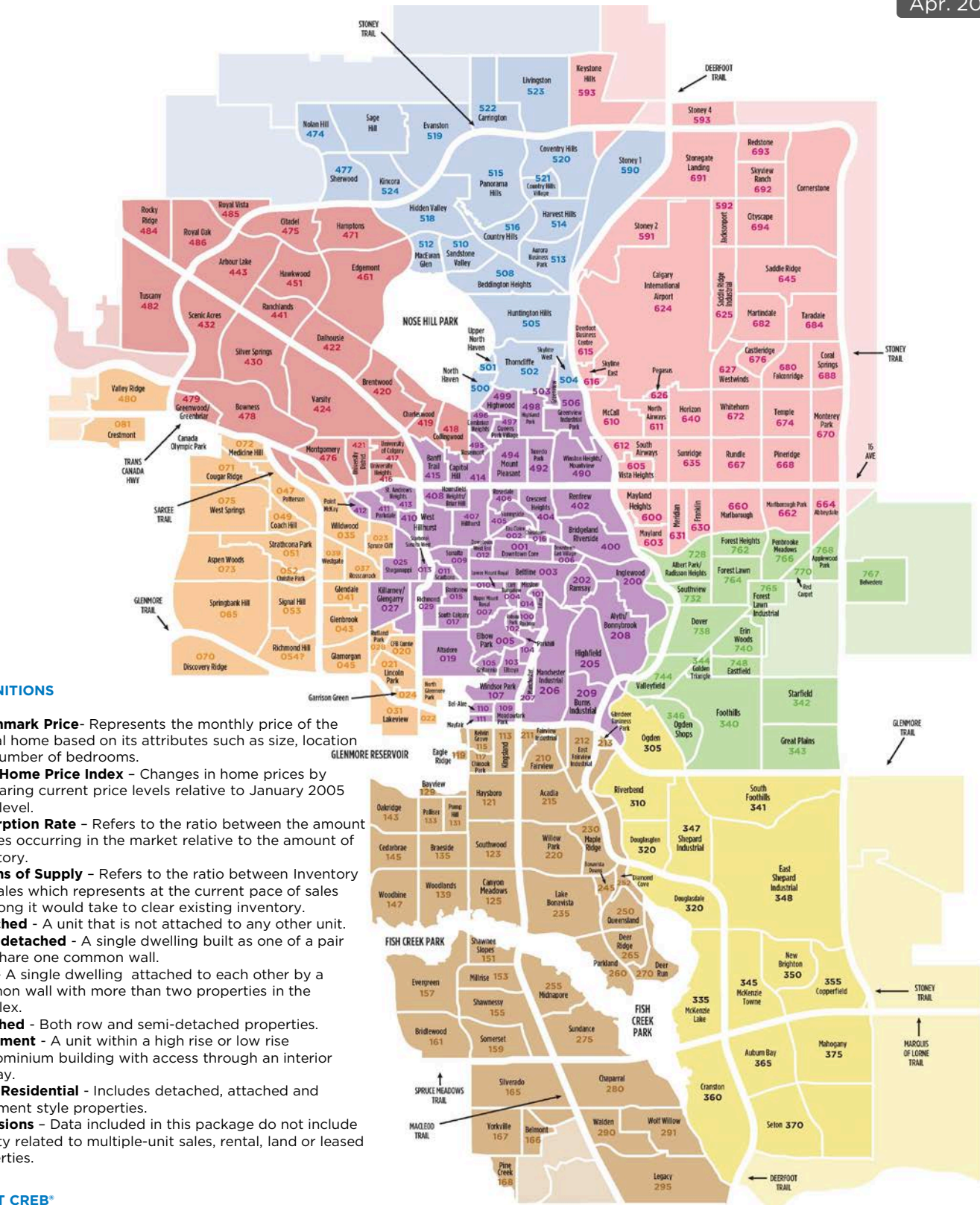


**EAST PRICE CHANGE**



**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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