



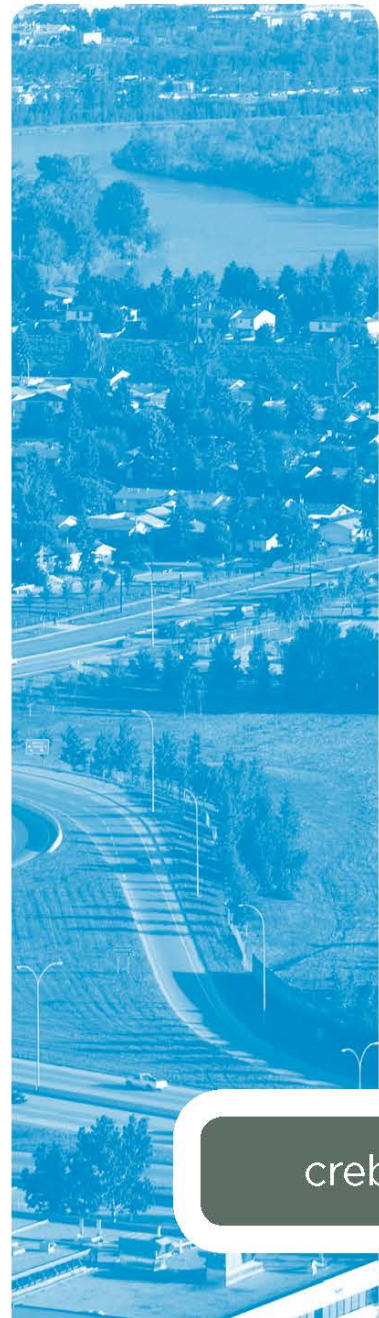
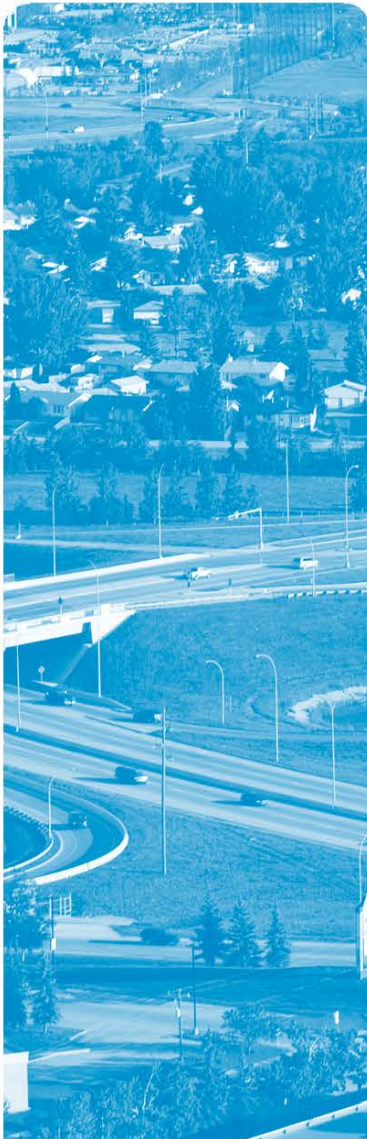
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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

June 2021



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June 2021

## Supply trends up, but market still favours the seller

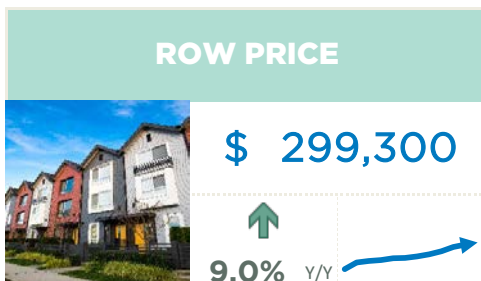
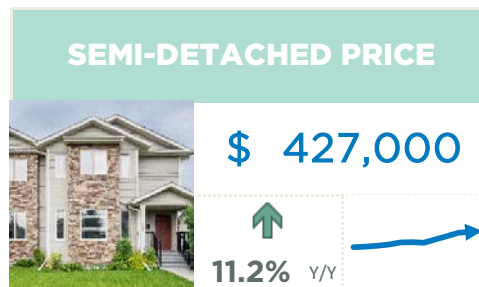
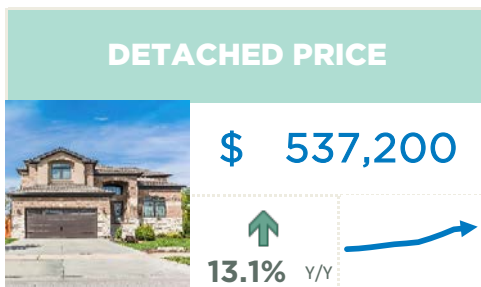
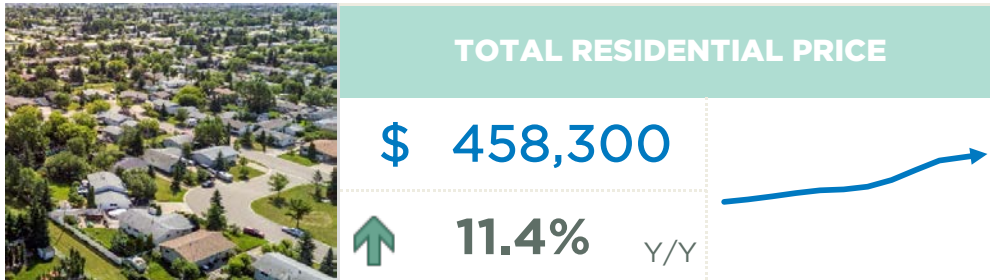
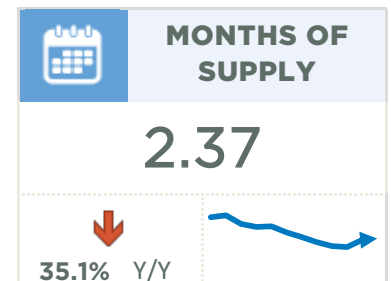
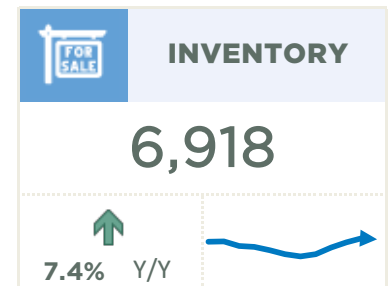
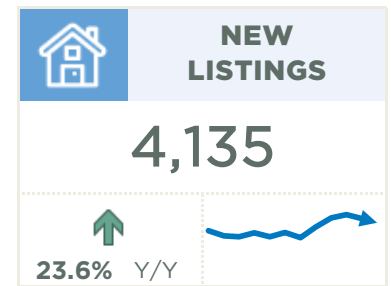
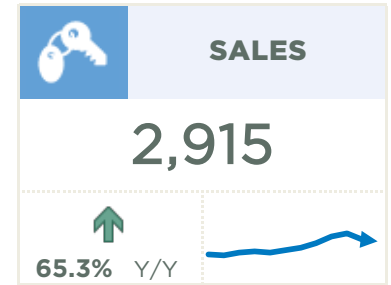
**City of Calgary, July 2, 2021** - Calgary's housing market is showing few signs of letting up, as sales reached 2,915 units in June - a record high for the month.

"It is taking time for supply to catch up with the demand in the market," said CREB® chief economist Ann-Marie Lurie.

"Through the early spring market, many buyers did not have a lot of choice, but the recent improvements in supply are providing more options for those purchasers and supporting the strong sales we continue to see in June. At the same time, gains in inventory are taking some pressure off the market as it starts to trend towards more balanced conditions."

New listings in June totalled 4,135, the second-highest level ever recorded for the month. This caused inventories to trend up to 6,918 units. While this is higher than longer-term averages, it was balanced by strong sales and the months of supply remained relatively tight at 2.4 months. However, this is still an improvement from earlier in the year when the months of supply was below two.

As the market moves toward more balanced conditions, we are also starting to see the pace of price growth slow. The benchmark home price continued to trend up in June, but the monthly gain slowed to less than one per cent. While the pace of growth is slowing, as of June, the benchmark price was 11 per cent higher than levels recorded last year.



## June 2021

### June 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	1,819	65%	2,393	26%	3,261	0%	76%	1.79	-40%	\$537,200	13%
Semi	243	31%	383	28%	592	-8%	63%	2.44	-30%	\$427,000	11%
Row	411	69%	611	29%	1,101	14%	67%	2.68	-33%	\$299,300	9%
Apartment	442	91%	748	11%	1,964	26%	59%	4.44	-34%	\$253,000	5%
<b>Total Residential</b>	<b>2,915</b>	<b>65%</b>	<b>4,135</b>	<b>24%</b>	<b>6,918</b>	<b>7%</b>	<b>70%</b>	<b>2.37</b>	<b>-35%</b>	<b>\$458,300</b>	<b>11%</b>

### Year-to-Date

### June 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	9,494	138%	13,195	66%	2,544	-11%	72%	1.61	-63%	\$517,817	9%
Semi	1,410	99%	2,056	41%	477	-22%	69%	2.03	-61%	\$411,983	7%
Row	2,045	129%	3,295	56%	914	5%	62%	2.68	-54%	\$290,083	4%
Apartment	2,101	103%	4,373	47%	1,694	18%	48%	4.84	-42%	\$249,983	3%
<b>Total Residential</b>	<b>15,050</b>	<b>127%</b>	<b>22,919</b>	<b>58%</b>	<b>5,628</b>	<b>-3%</b>	<b>66%</b>	<b>2.24</b>	<b>-57%</b>	<b>\$443,250</b>	<b>7%</b>



### Detached

Despite some modest improvements in inventory levels, strong sales in June have kept the detached sector of the market firmly in sellers' market conditions.

With a sales-to-new-listings ratio of 76 per cent and the months of supply below two months, benchmark home prices continue to rise. The unadjusted detached benchmark price totalled \$537,200 in June, nearly one per cent higher than last month and 13 per cent higher than last year's levels.

Despite the sellers' market conditions in the detached sector, there is some variation depending on location. The districts with the strongest demand relative to supply are the North, North West, South, South East and East districts. Each of these districts has less than two months of supply in June, which is well below longer-term averages. The tightness in these areas has also resulted in the highest year-over-year price gains.

The City Centre has not experienced the same tight conditions as other districts and is the only district where detached prices have yet to recover from previous highs.



### Semi-Detached

The pace of semi-detached sales growth is showing some signs of slowing, but year-to-date sales remain at record highs. New listings have also reached new highs so far this year. However, the growth in sales has outpaced the growth in new listings, preventing any significant shift in inventory levels.

With 592 units in inventory in June, levels have trended up from the start of the year. However, with the months of supply currently sitting at two-and-a-half months, conditions continue to favour the seller.

The persistent sellers' market conditions have caused benchmark prices to trend up, reaching \$427,000 in June. Gains have occurred across all districts so far this year, but the amount of growth has ranged from a low of less than five per cent to a high of nearly 10 per cent. Despite these gains, only the North, West and South East districts have seen prices recover to previous highs.



### Row

After the first half of the year, row sales totalled 2,045, their highest mark since 2007. Those sales have been met with record-high new listings. This has caused inventories to trend up over recent months to levels higher than what we typically see at this time of year.

The higher inventories have not been a problem, as they've been balanced by strong sales. The month of supply remains below three months and this sector continues to favour the seller. Recent gains in the months of supply are helping the market move toward more balanced conditions, but it is too soon to see the shift impact pricing. In June, citywide row prices totalled \$299,300, one per cent higher than last month and nine per cent higher than last year's levels. Prices have improved across most districts, but they remain well below previous highs.



### Apartment

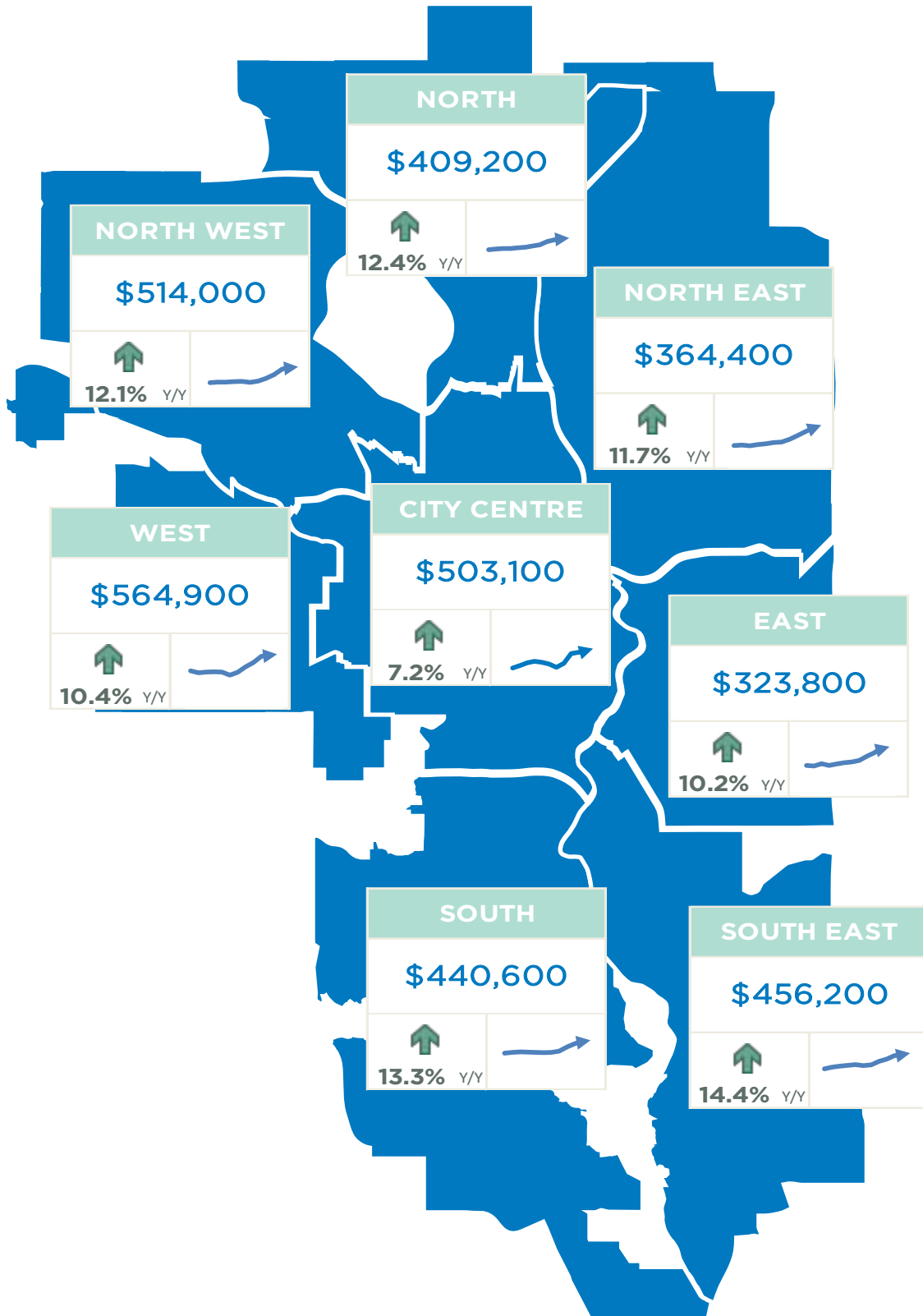
Recent price gains have encouraged more people to sell their condominiums this year, causing both new listings and overall inventories to increase relative to the previous year. At the same time, relative affordability has supported sales totals that have improved from the exceptionally low levels recorded over the previous six years.

The result has been inventories that remain elevated compared to historical levels, but strong sales have helped bring the months of supply down to levels more consistent with balanced market conditions.

The balanced conditions have been supporting some price recovery in the market. Prices have trended up over the first half of the year and on a year-to-date basis they currently sit nearly three per cent higher than last year. Prices have risen across all districts, but the largest price gain occurred in the West district. However, overall, prices remain nearly 15 per cent below previous highs.

June 2021

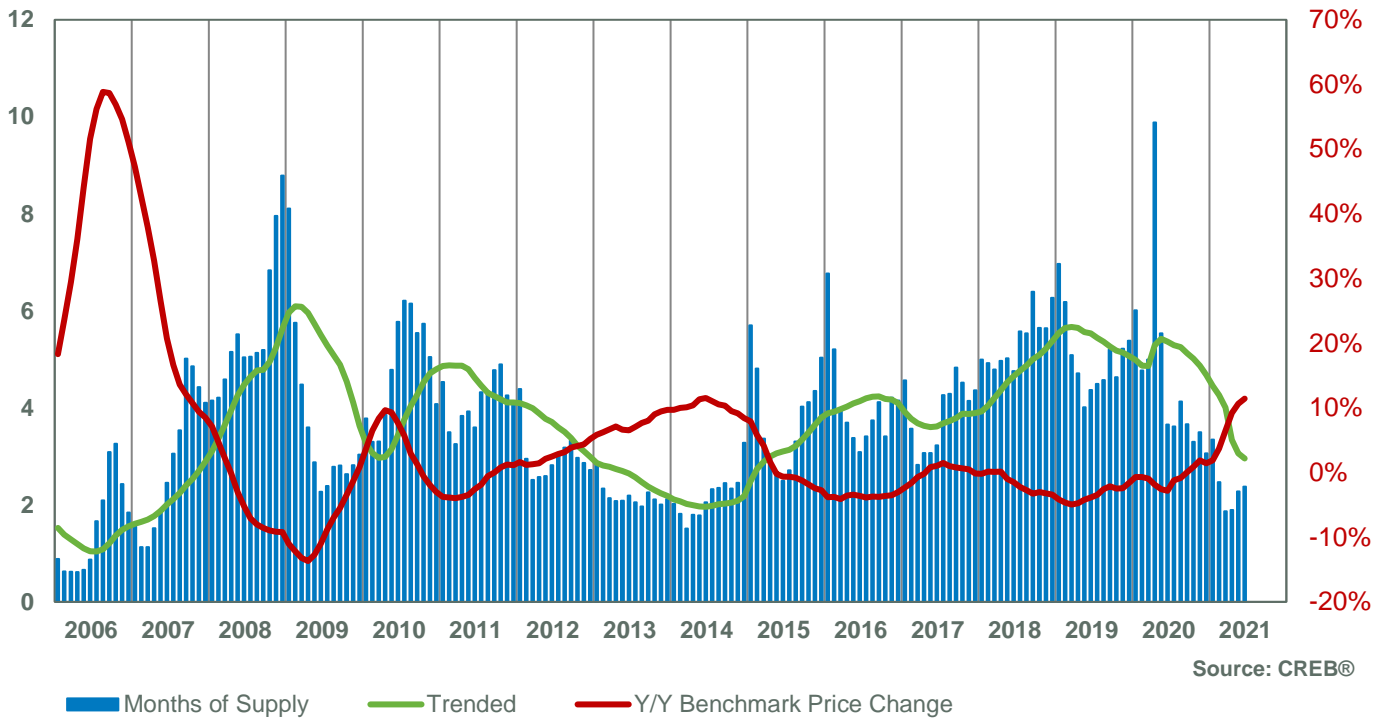
District Total Residential Benchmark Price



	Jun-20	Jun-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	1,763	2,915	65.34%	6,635	15,050	126.83%
Total Sales Volume	\$811,154,626	\$1,440,332,724	77.57%	\$2,972,123,420	\$7,527,747,558	153.28%
New Listings	3,345	4,135	23.62%	14,481	22,919	58.27%
Inventory	6,442	6,918	7.39%	5,793	5,628	-2.83%
Months of Supply	3.65	2.37	-35.05%	5.24	2.24	-57.16%
Sales to New Listings	52.71%	70.50%	17.79%	45.82%	65.67%	19.85%
Sales to List Price	96.43%	98.36%	1.93%	96.27%	98.31%	2.04%
Days on Market	55	34	-38.76%	57	37	-35.09%
Benchmark Price	\$411,300	\$458,300	11.43%	\$413,483	\$443,250	7.20%
Median Price	\$410,000	\$445,000	8.54%	\$405,500	\$450,000	10.97%
Average Price	\$460,099	\$494,111	7.39%	\$447,946	\$500,183	11.66%
Index	186	208	11.43%	189	196	3.75%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jun. 2021

	Jun-20	Jun-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,103	1,819	64.91%	3,995	9,494	137.65%
Total Sales Volume	\$595,341,056	\$1,061,544,993	78.31%	\$2,115,264,792	\$5,579,109,164	163.75%
New Listings	1,899	2,393	26.01%	7,934	13,195	66.31%
Inventory	3,274	3,261	-0.40%	2,873	2,544	-11.45%
Months of Supply	2.97	1.79	-39.60%	4.31	1.61	-62.74%
Sales to New Listings Ratio	58.08%	76.01%	17.93%	50.35%	71.95%	21.60%
Sales to List Price Ratio	96.59%	98.69%	2.10%	96.33%	98.59%	2.26%
Days on Market	50	27	-45.87%	52	30	-42.31%
Benchmark Price	\$475,100	\$537,200	13.07%	\$476,500	\$517,817	8.67%
Median Price	\$472,500	\$512,000	8.36%	\$465,000	\$519,000	11.61%
Average Price	\$539,747	\$583,587	8.12%	\$529,478	\$587,646	10.99%
<b>APARTMENT</b>						
Total Sales	232	442	90.52%	1,036	2,101	102.80%
Total Sales Volume	\$61,329,678	\$113,787,555	85.53%	\$264,554,286	\$556,521,041	110.36%
New Listings	672	748	11.31%	2,982	4,373	46.65%
Inventory	1,562	1,964	25.74%	1,432	1,694	18.35%
Months of Supply	6.73	4.44	-34.00%	8.29	4.84	-41.64%
Sales to New Listings Ratio	34.52%	59.09%	24.57%	34.74%	48.04%	13.30%
Sales to List Price Ratio	94.14%	96.46%	2.32%	95.21%	96.43%	1.22%
Days on Market	73	55	-24.36%	67	58	-13.43%
Benchmark Price	\$240,700	\$253,000	5.11%	\$242,850	\$249,983	2.94%
Median Price	\$219,250	\$224,000	2.17%	\$225,000	\$230,000	2.22%
Average Price	\$264,352	\$257,438	-2.62%	\$255,361	\$264,884	3.73%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	185	243	31.35%	710	1,410	98.59%
Total Sales Volume	\$80,196,473	\$123,697,651	54.24%	\$319,233,259	\$717,961,118	124.90%
New Listings	300	383	27.67%	1,458	2,056	41.02%
Inventory	641	592	-7.64%	614	477	-22.44%
Months of Supply	3.46	2.44	-29.69%	5.19	2.03	-60.94%
Sales to New Listings Ratio	61.67%	63.45%	1.78%	48.70%	68.58%	19.88%
Sales to List Price Ratio	96.96%	97.97%	1.04%	96.64%	98.29%	1.71%
Days on Market	60	37	-39.19%	64	38	-40.63%
Benchmark Price	\$384,000	\$427,000	11.20%	\$399,200	\$387,943	-2.82%
Median Price	\$365,000	\$424,900	16.41%	\$366,350	\$425,000	16.01%
Average Price	\$433,494	\$509,044	17.43%	\$449,624	\$509,192	13.25%
<b>CITY OF CALGARY ROW</b>						
Total Sales	243	411	69.14%	894	2,045	128.75%
Total Sales Volume	\$74,287,419	\$141,302,525	90.21%	\$273,071,083	\$674,156,236	146.88%
New Listings	474	611	28.90%	2,107	3,295	56.38%
Inventory	965	1,101	14.09%	874	914	4.56%
Months of Supply	3.97	2.68	-32.54%	5.87	2.68	-54.29%
Sales to New Listings Ratio	51.27%	67.27%	16.00%	42.43%	62.06%	19.63%
Sales to List Price Ratio	96.49%	97.81%	1.37%	96.46%	97.64%	1.23%
Days on Market	58	39	-32.69%	63	46	-26.98%
Benchmark Price	\$274,700	\$299,300	8.96%	\$278,167	\$290,083	4.28%
Median Price	\$282,000	\$313,500	11.17%	\$285,000	\$303,500	6.49%
Average Price	\$305,710	\$343,802	12.46%	\$305,449	\$329,661	7.93%

For a list of definitions, see page 29.

June 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	170	329	51.67%	712	4.19	\$687,600	8.32%	0.92%
North East	212	306	69.28%	464	2.19	\$401,400	12.03%	1.21%
North	255	303	84.16%	380	1.49	\$468,200	14.11%	0.28%
North West	266	351	75.78%	417	1.57	\$587,200	14.02%	-0.12%
West	173	288	60.07%	390	2.25	\$733,100	11.55%	0.88%
South	401	457	87.75%	484	1.21	\$515,900	13.78%	1.14%
South East	275	277	99.28%	284	1.03	\$499,600	15.78%	0.97%
East	64	77	83.12%	116	1.81	\$373,200	8.90%	0.21%
<b>TOTAL CITY</b>	<b>1,819</b>	<b>2,393</b>	<b>76.01%</b>	<b>3,261</b>	<b>1.79</b>	<b>\$537,200</b>	<b>13.07%</b>	<b>0.73%</b>
<b>Apartment</b>								
City Centre	176	328	53.66%	1,087	6.18	\$276,200	3.06%	0.47%
North East	25	33	75.76%	76	3.04	\$223,300	6.28%	-1.98%
North	35	58	60.34%	118	3.37	\$213,200	0.57%	0.76%
North West	32	55	58.18%	126	3.94	\$241,600	2.72%	1.38%
West	56	84	66.67%	165	2.95	\$247,700	11.73%	-0.56%
South	61	89	68.54%	200	3.28	\$221,300	9.18%	-2.21%
South East	49	77	63.64%	153	3.12	\$237,800	11.28%	2.10%
East	7	15	46.67%	31	4.43	\$187,100	2.63%	-0.95%
<b>TOTAL CITY</b>	<b>442</b>	<b>748</b>	<b>59.09%</b>	<b>1,964</b>	<b>4.44</b>	<b>\$253,000</b>	<b>5.11%</b>	<b>0.16%</b>
<b>Semi-detached</b>								
City Centre	77	125	61.60%	240	3.12	\$749,900	9.27%	1.02%
North East	32	57	56.14%	86	2.69	\$306,900	9.84%	0.85%
North	24	35	68.57%	43	1.79	\$361,600	12.40%	-0.41%
North West	15	21	71.43%	38	2.53	\$413,800	12.54%	0.10%
West	19	43	44.19%	65	3.42	\$523,900	8.83%	0.98%
South	31	44	70.45%	53	1.71	\$344,700	14.10%	1.41%
South East	32	37	86.49%	31	0.97	\$346,200	14.52%	0.96%
East	12	18	66.67%	33	2.75	\$302,600	8.50%	0.33%
<b>TOTAL CITY</b>	<b>243</b>	<b>383</b>	<b>63.45%</b>	<b>592</b>	<b>2.44</b>	<b>\$427,000</b>	<b>11.20%</b>	<b>0.78%</b>
<b>Row</b>								
City Centre	65	93	69.89%	223	3.43	\$470,300	10.04%	1.51%
North East	43	76	56.58%	156	3.63	\$202,000	9.37%	2.59%
North	54	99	54.55%	157	2.91	\$261,200	8.74%	0.73%
North West	47	74	63.51%	110	2.34	\$305,400	4.66%	2.62%
West	62	68	91.18%	145	2.34	\$348,100	11.97%	0.46%
South	64	94	68.09%	143	2.23	\$256,600	10.13%	-1.46%
South East	65	85	76.47%	133	2.05	\$292,500	5.67%	1.92%
East	11	19	57.89%	30	2.73	\$185,600	16.66%	-0.54%
<b>TOTAL CITY</b>	<b>411</b>	<b>611</b>	<b>67.27%</b>	<b>1,101</b>	<b>2.68</b>	<b>\$299,300</b>	<b>8.96%</b>	<b>0.98%</b>

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

## City of Calgary

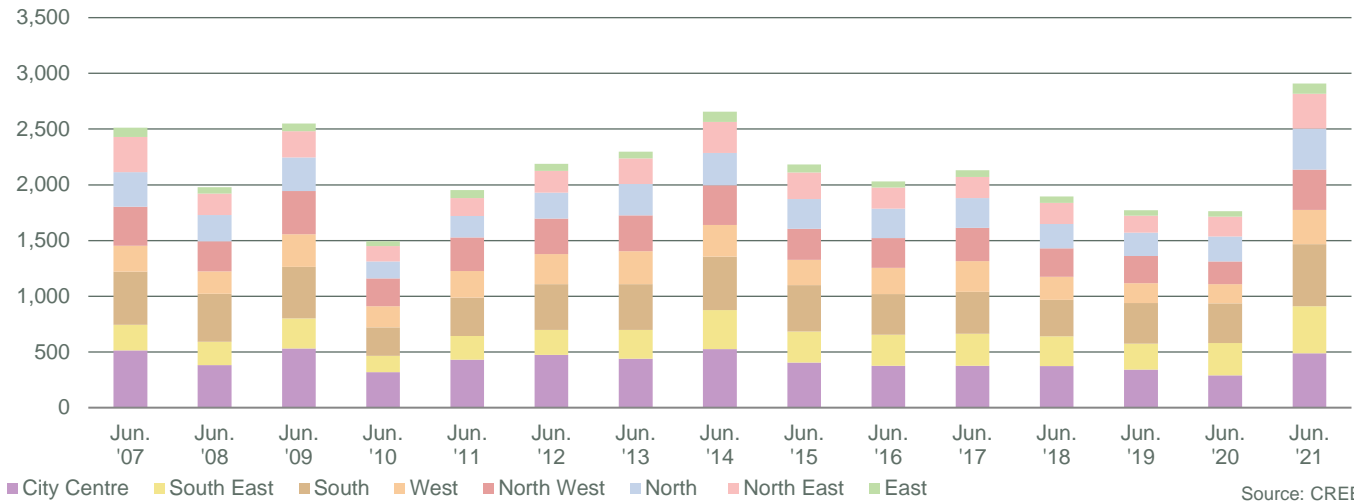
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2021

TOTAL SALES

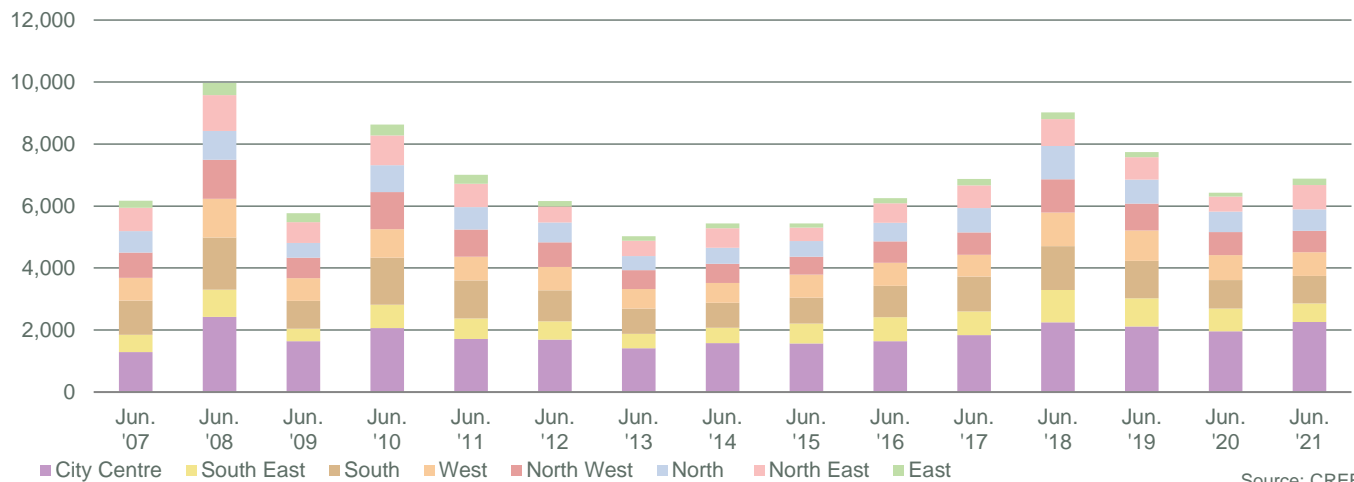
JUNE



Source: CREB®

TOTAL INVENTORY

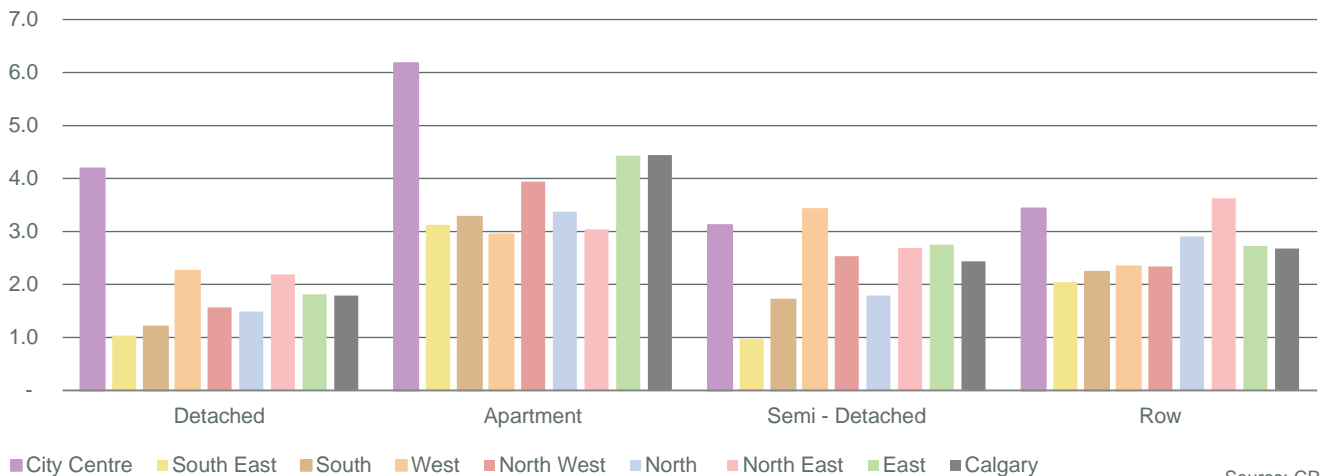
JUNE



Source: CREB®

MONTHS OF SUPPLY

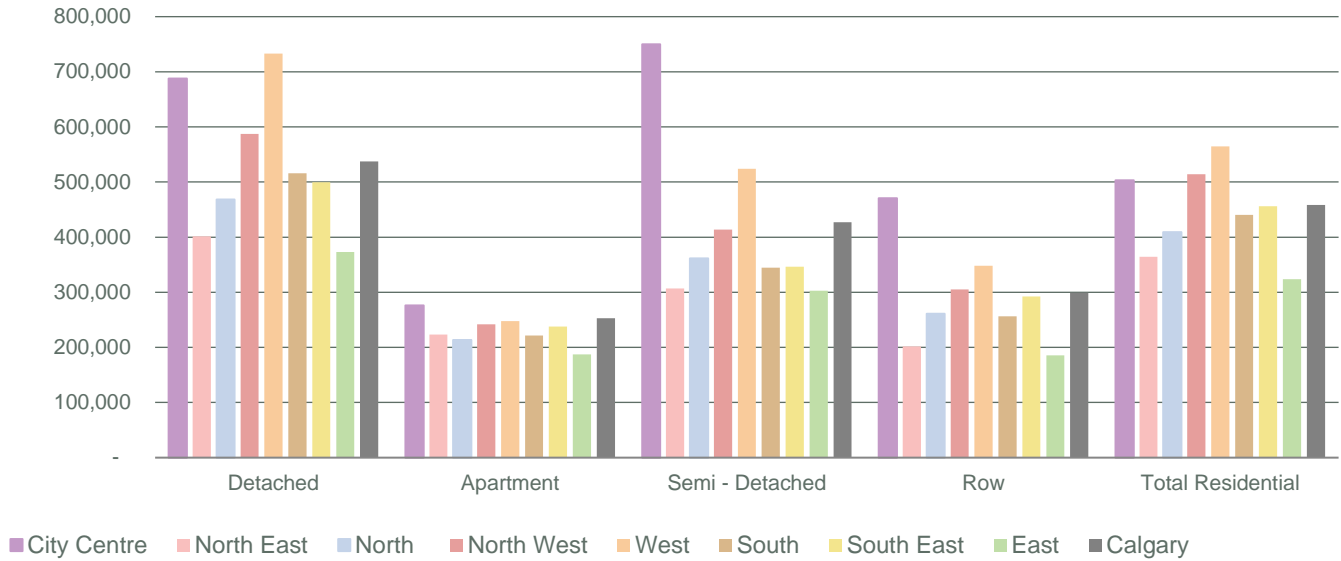
JUNE



Source: CREB®

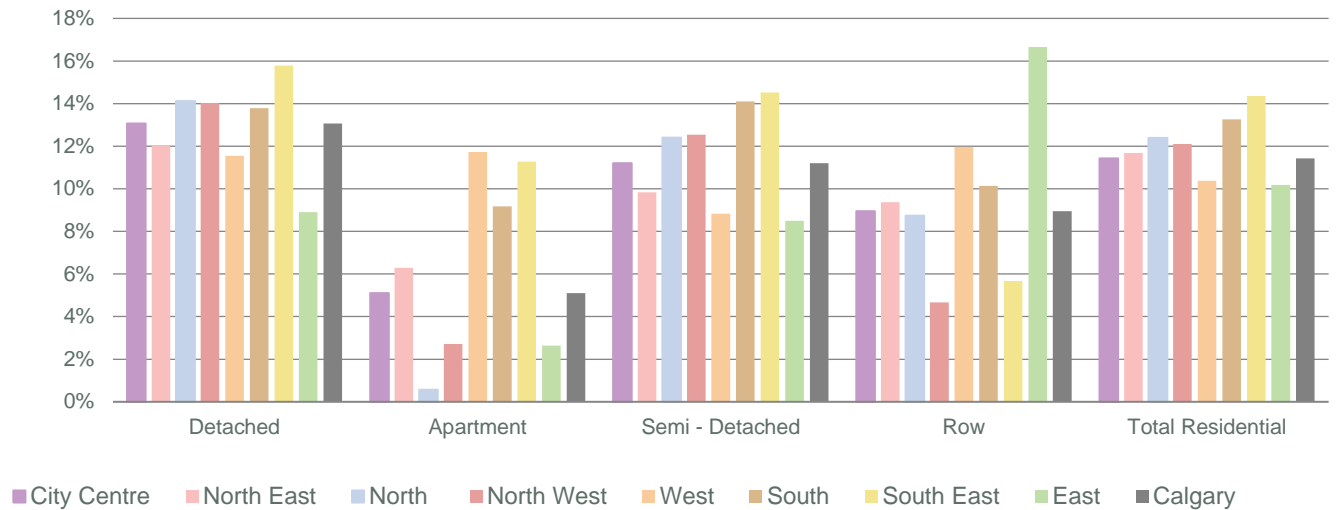


## BENCHMARK PRICE - JUNE



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

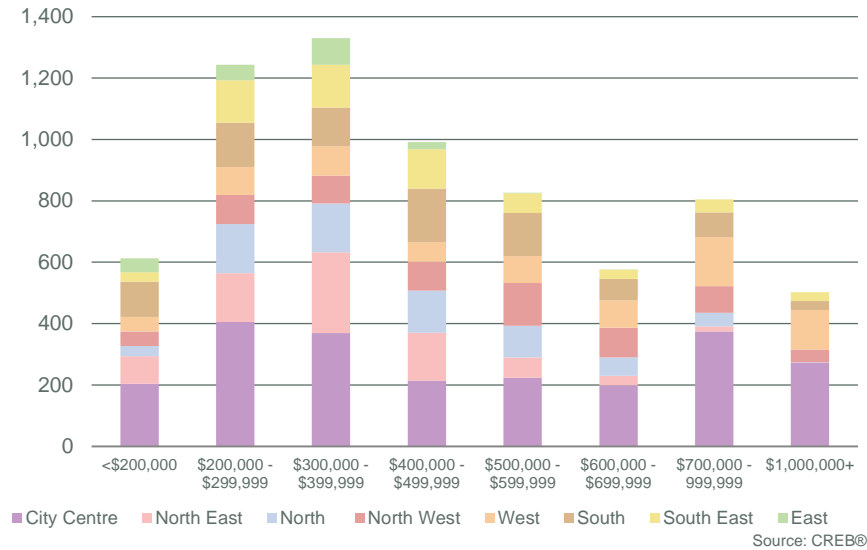


Source: CREB®

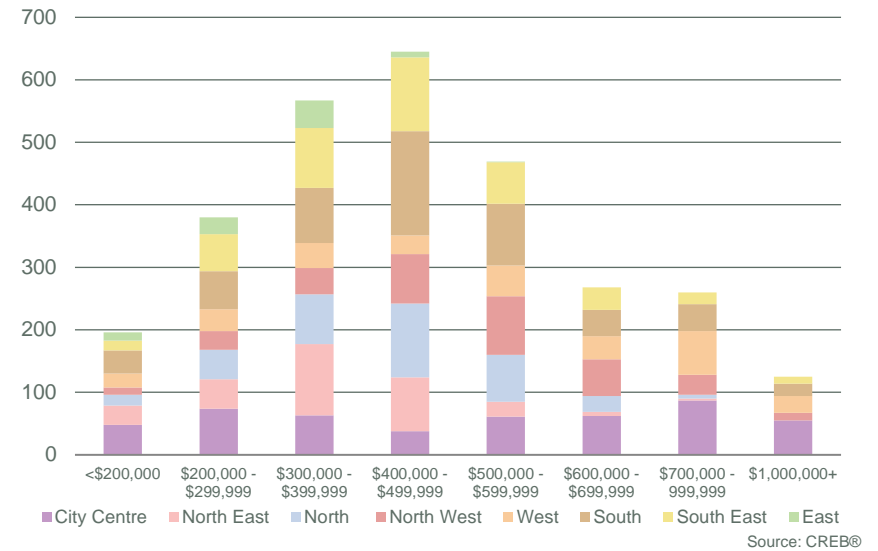
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

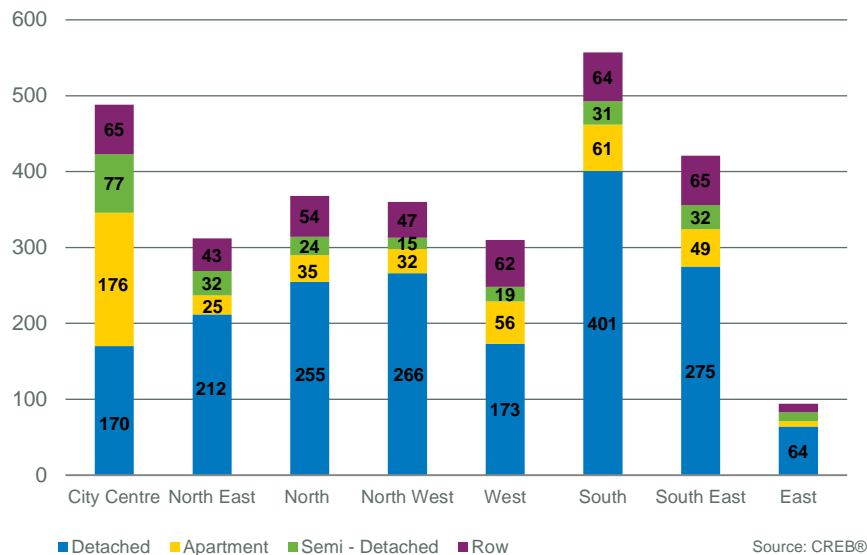
TOTAL INVENTORY BY PRICE RANGE - JUNE



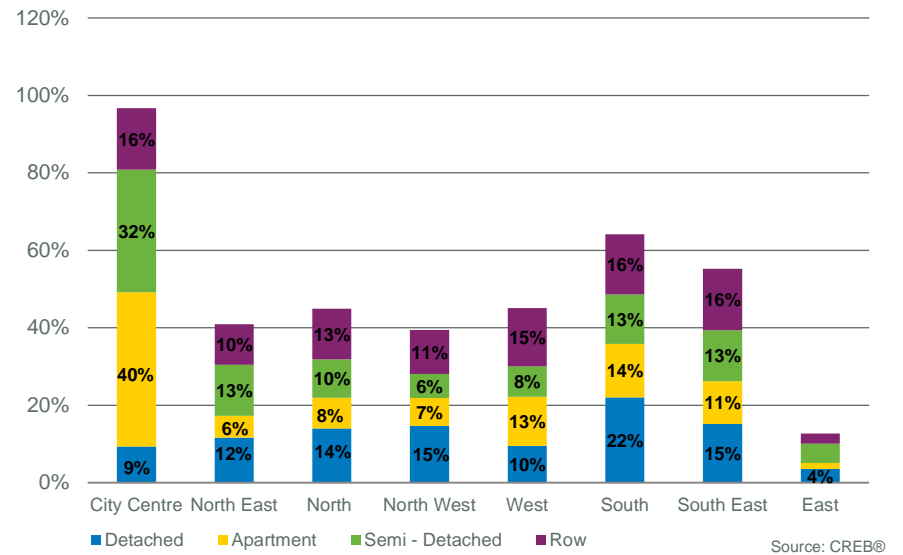
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE

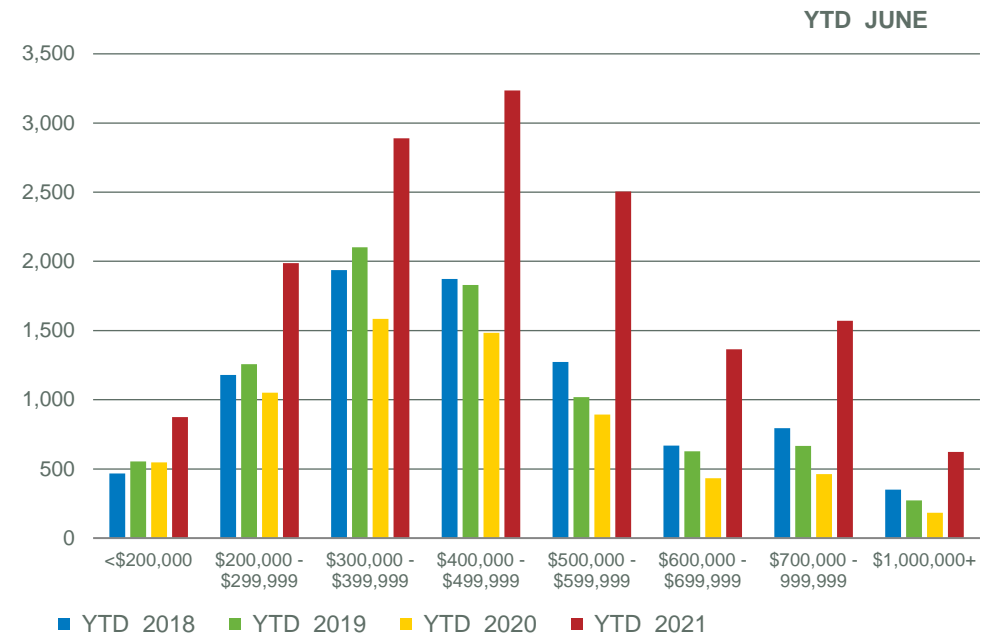


SHARE OF CITY WIDE SALES - JUNE



	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	1,199
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	3,674
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59
Benchmark Price	415,700	415,200	414,600	412,600	411,500	411,300	418,300	420,100	422,100	423,200	423,600	421,600
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	186	186	190	190	191	192	192	191
<b>2021</b>												
Sales	1,207	1,832	2,902	3,209	2,985	2,915						
New Listings	2,250	2,851	4,440	4,679	4,564	4,135						
Inventory	4,040	4,523	5,423	6,078	6,788	6,918						
Days on Market	57	45	35	33	32	34						
Benchmark Price	423,400	430,500	441,500	450,600	455,200	458,300						
Median Price	419,000	440,944	459,900	455,000	458,000	445,000						
Average Price	472,020	486,620	505,397	509,276	510,978	494,111						
Index	192	195	200	204	206	208						

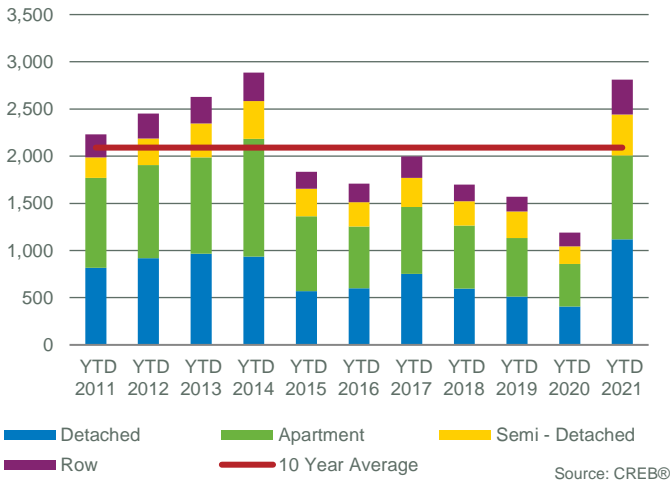
	Jun-20	Jun-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	4	-	15	8
\$100,000 - \$149,999	27	48	138	201
\$150,000 - \$199,999	92	150	395	665
\$200,000 - \$249,999	109	174	423	902
\$250,000 - \$299,999	171	206	627	1,085
\$300,000 - \$349,999	180	241	687	1,244
\$350,000 - \$399,999	235	326	897	1,646
\$400,000 - \$449,999	213	338	821	1,723
\$450,000 - \$499,999	172	308	662	1,513
\$500,000 - \$549,999	147	257	525	1,361
\$550,000 - \$599,999	111	213	368	1,145
\$600,000 - \$649,999	66	150	254	761
\$650,000 - \$699,999	56	119	178	603
\$700,000 - \$749,999	31	79	125	456
\$750,000 - \$799,999	30	58	108	382
\$800,000 - \$849,999	18	33	84	254
\$850,000 - \$899,999	15	39	54	193
\$900,000 - \$949,999	9	27	47	146
\$950,000 - \$999,999	20	24	44	140
\$1,000,000 - \$1,299,999	36	59	108	346
\$1,300,000 - \$1,499,999	6	27	26	95
\$1,500,000 - \$1,999,999	8	26	30	116
\$2,000,000 +	7	13	19	65
	<b>1,763</b>	<b>2,915</b>	<b>6,635</b>	<b>15,050</b>

**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**


Source: CREB®

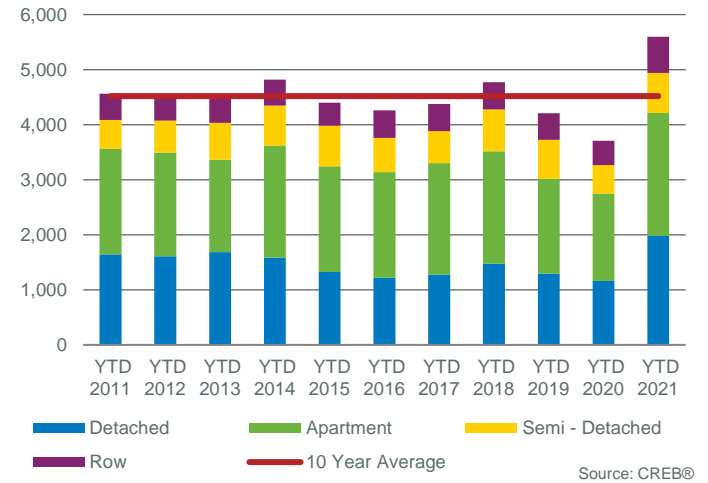
CITY OF CALGARY TOTAL SALES

YTD JUNE

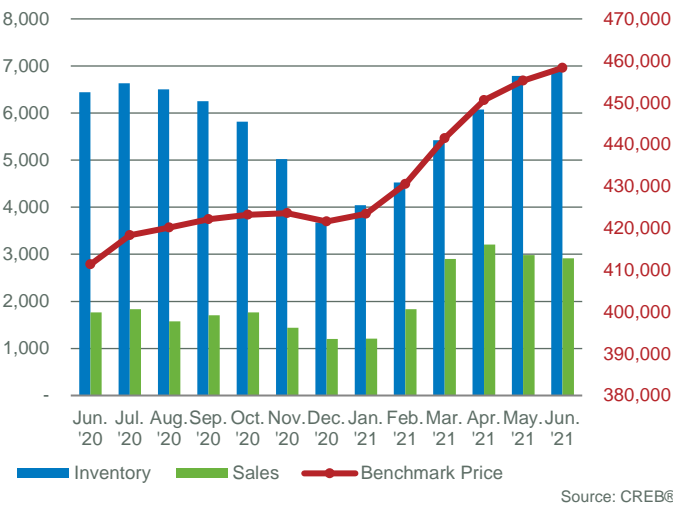


CITY OF CALGARY TOTAL NEW LISTINGS

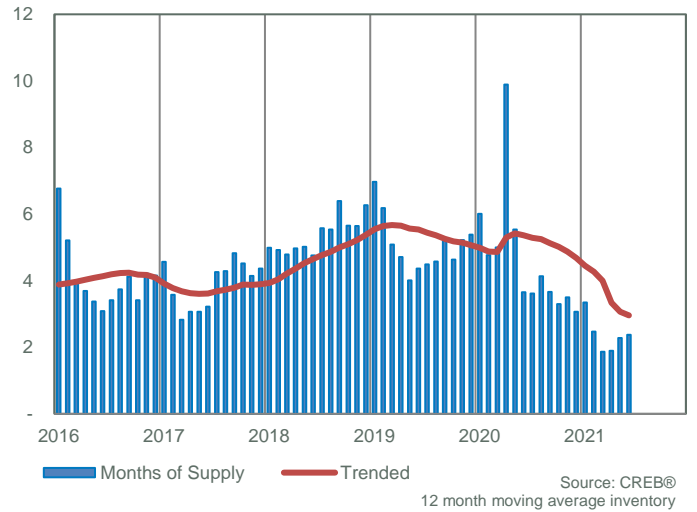
YTD JUNE



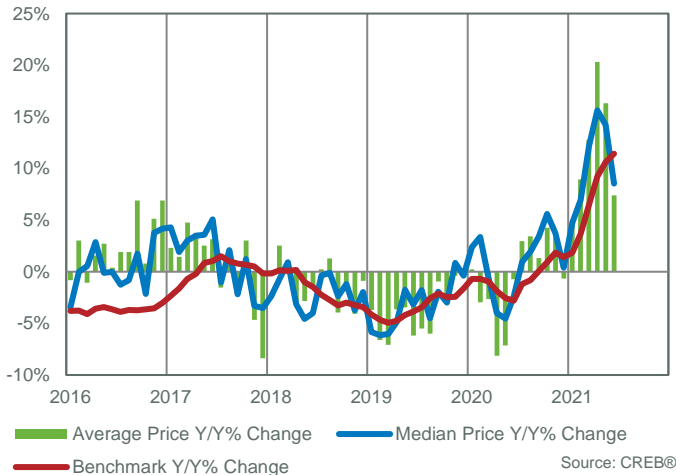
CITY OF CALGARY TOTAL INVENTORY AND SALES



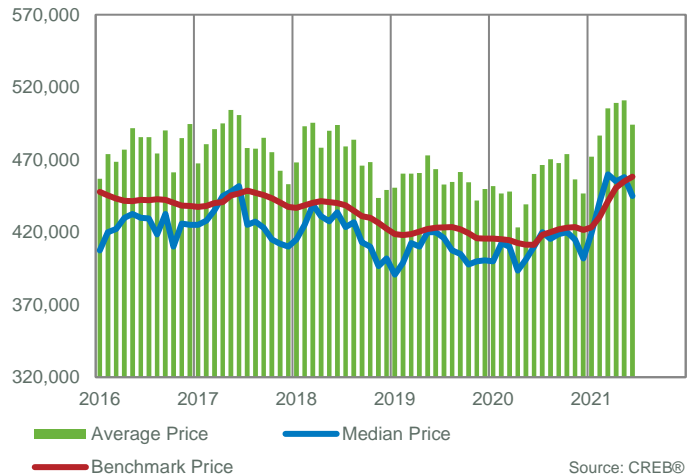
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



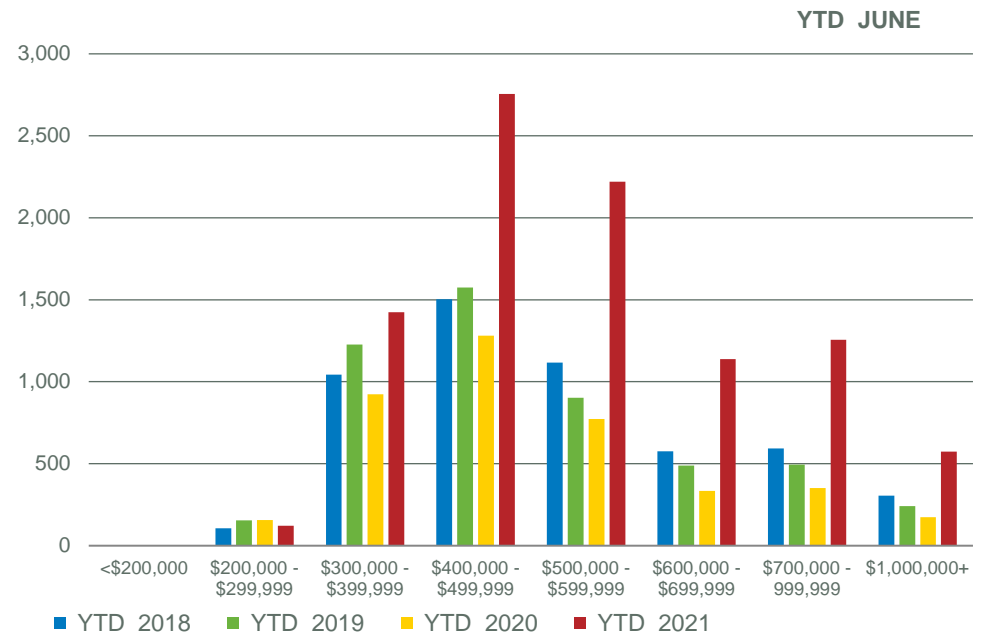
CITY OF CALGARY TOTAL PRICES



	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	717
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	1,567
Days on Market	61	53	47	49	54	50	49	46	50	47	51	54
Benchmark Price	478,000	477,500	477,500	475,600	475,300	475,100	486,400	487,100	488,800	489,600	490,800	489,300
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000	478,800	477,000	458,900
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,656	547,754	553,199	538,025	532,745
Index	195	194	194	194	194	193	198	198	199	199	200	199
<b>2021</b>												
Sales	733	1,121	1,865	2,046	1,910	1,819						
New Listings	1,114	1,572	2,611	2,774	2,731	2,393						
Inventory	1,685	1,927	2,410	2,781	3,199	3,261						
Days on Market	53	37	29	25	26	27						
Benchmark Price	492,000	501,400	515,100	527,900	533,300	537,200						
Median Price	482,000	512,000	527,900	523,000	528,750	512,000						
Average Price	559,202	573,855	594,770	594,763	595,941	583,587						
Index	200	204	210	215	217	219						

	Jun-20	Jun-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	1	4
\$200,000 - \$249,999	1	3	15	7
\$250,000 - \$299,999	42	22	141	115
\$300,000 - \$349,999	83	75	298	432
\$350,000 - \$399,999	160	201	625	992
\$400,000 - \$449,999	188	275	695	1,419
\$450,000 - \$499,999	152	275	587	1,336
\$500,000 - \$549,999	131	232	459	1,216
\$550,000 - \$599,999	95	195	314	1,005
\$600,000 - \$649,999	53	133	204	659
\$650,000 - \$699,999	40	93	131	480
\$700,000 - \$749,999	23	59	86	353
\$750,000 - \$799,999	22	43	79	292
\$800,000 - \$849,999	16	27	67	215
\$850,000 - \$899,999	11	33	43	160
\$900,000 - \$949,999	9	24	39	118
\$950,000 - \$999,999	20	20	38	117
\$1,000,000 - \$1,299,999	36	47	99	311
\$1,300,000 - \$1,499,999	6	25	26	89
\$1,500,000 - \$1,999,999	8	24	30	111
\$2,000,000 +	6	13	18	63
	1,103	1,819	3,995	9,494

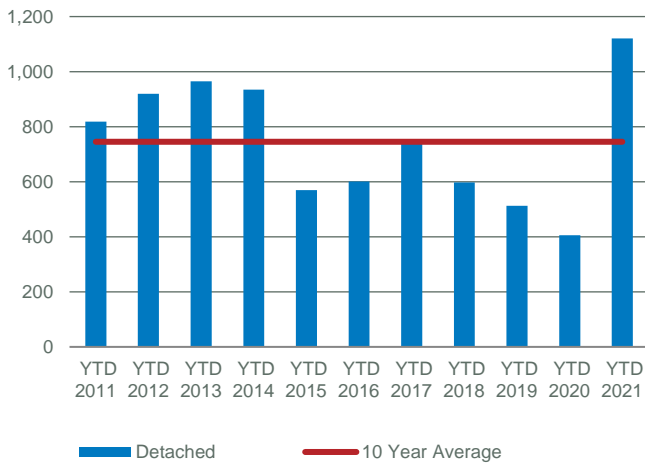
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

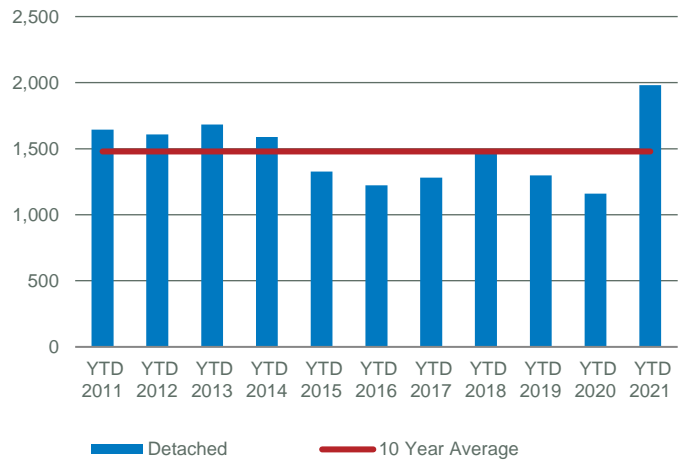
YTD JUNE



Source: CREB®

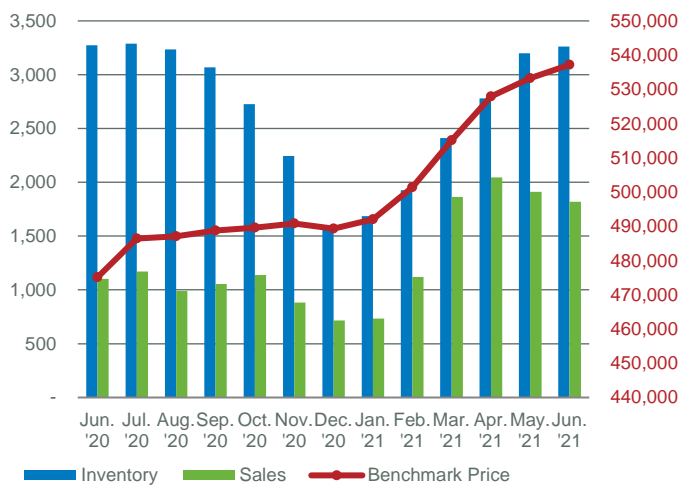
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



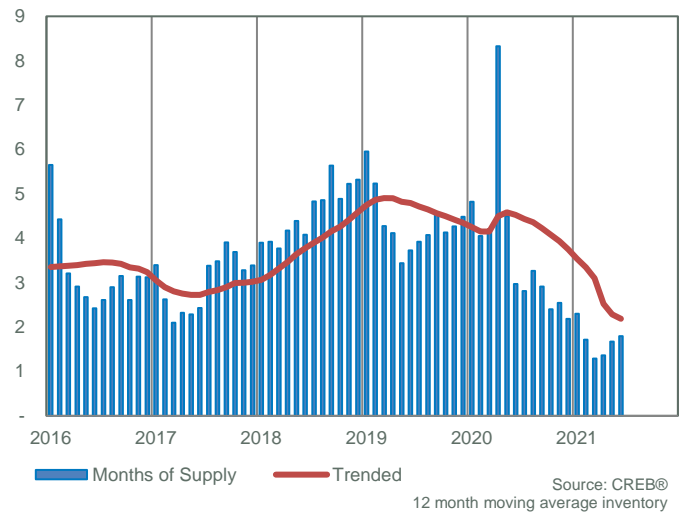
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



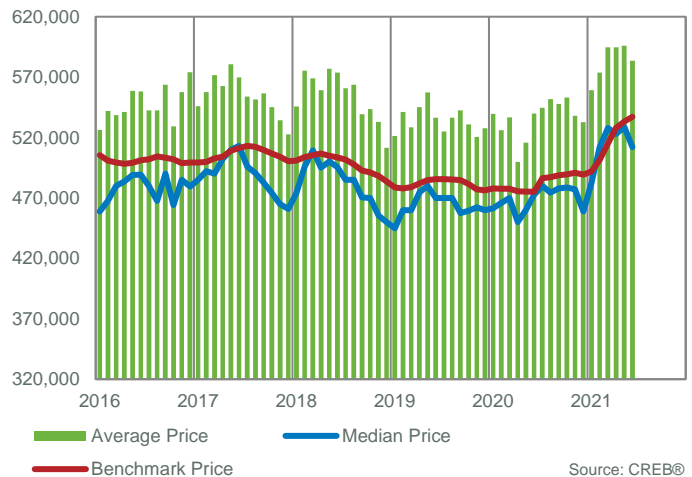
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

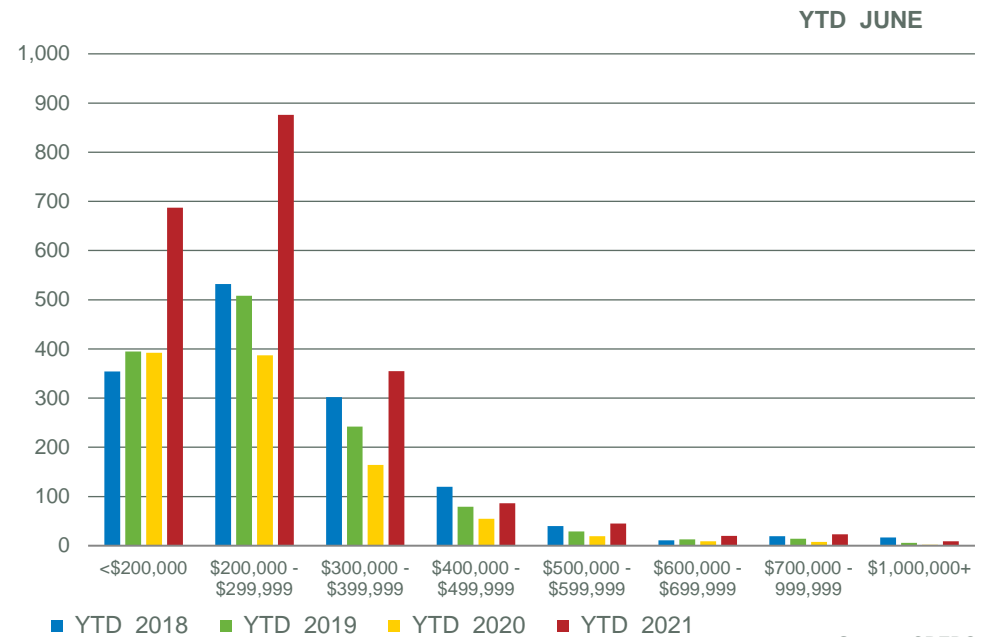


Source: CREB®

	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	287
Inventory	1,338	1,470	1,441	1,363	1,415	1,562	1,701	1,667	1,639	1,623	1,503	1,170
Days on Market	77	62	58	64	67	73	70	62	67	66	66	73
Benchmark Price	246,200	244,400	242,800	242,300	240,700	240,700	244,500	247,700	250,100	251,300	248,100	244,800
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	166	166	169	171	173	174	172	169
<b>2021</b>												
Sales	184	271	385	440	379	442						
New Listings	552	571	868	837	797	748						
Inventory	1,314	1,431	1,684	1,808	1,964	1,964						
Days on Market	65	70	53	57	53	55						
Benchmark Price	245,200	246,200	250,600	252,300	252,600	253,000						
Median Price	220,000	238,000	230,000	234,000	244,000	224,000						
Average Price	258,009	252,223	260,965	265,229	289,538	257,438						
Index	170	170	173	174	175	175						

	Jun-20	Jun-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	4	-	12	8
\$100,000 - \$149,999	23	42	97	178
\$150,000 - \$199,999	62	121	283	501
\$200,000 - \$249,999	48	104	209	530
\$250,000 - \$299,999	43	74	178	346
\$300,000 - \$349,999	17	45	100	221
\$350,000 - \$399,999	12	24	64	134
\$400,000 - \$449,999	7	12	32	59
\$450,000 - \$499,999	6	4	23	27
\$500,000 - \$549,999	4	2	15	23
\$550,000 - \$599,999	-	4	4	22
\$600,000 - \$649,999	1	3	6	15
\$650,000 - \$699,999	1	1	3	5
\$700,000 - \$749,999	-	-	2	4
\$750,000 - \$799,999	2	-	4	3
\$800,000 - \$849,999	1	1	1	6
\$850,000 - \$899,999	-	-	1	4
\$900,000 - \$949,999	-	-	-	3
\$950,000 - \$999,999	-	2	-	3
\$1,000,000 - \$1,299,999	-	1	1	3
\$1,300,000 - \$1,499,999	-	1	-	3
\$1,500,000 - \$1,999,999	-	1	-	2
\$2,000,000 +	1	-	1	1
	232	442	1,036	2,101

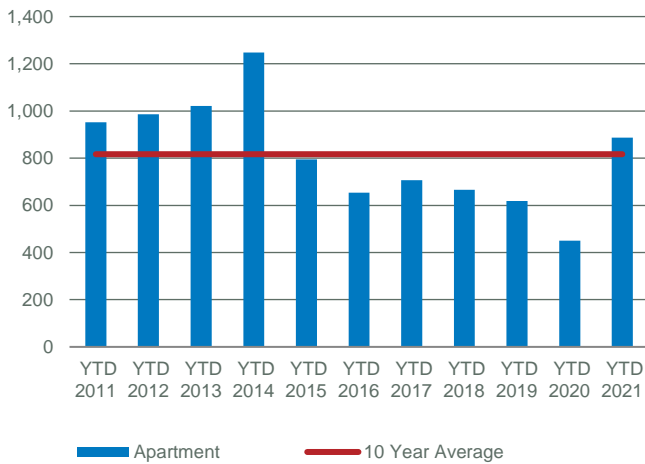
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

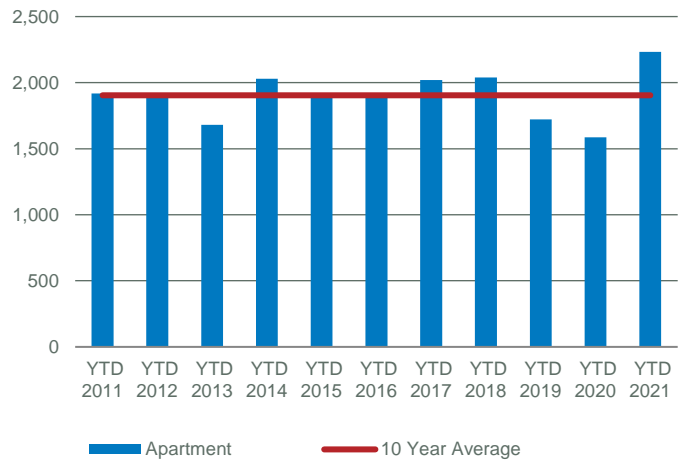
YTD JUNE



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



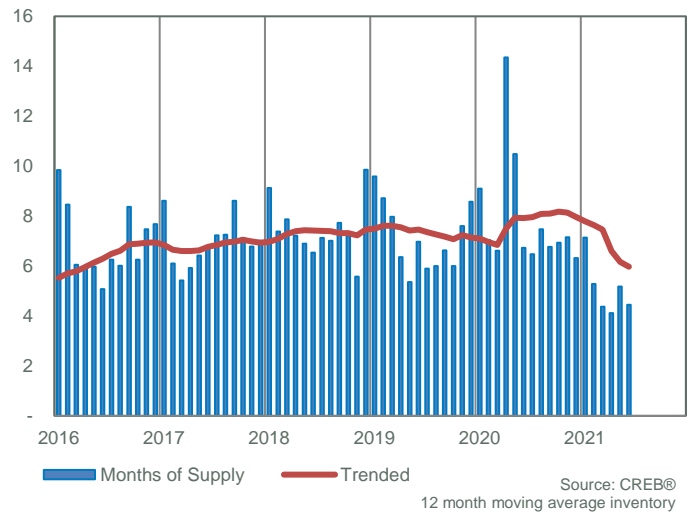
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



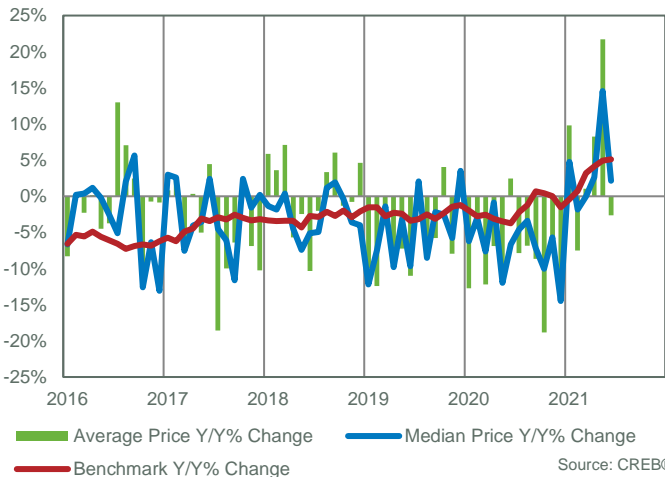
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



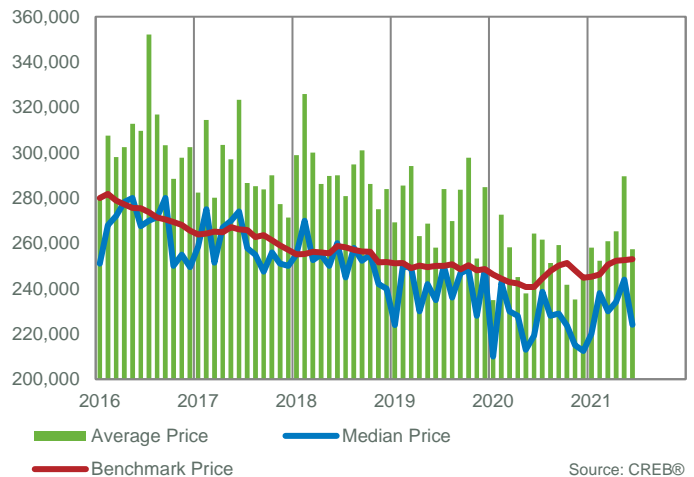
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



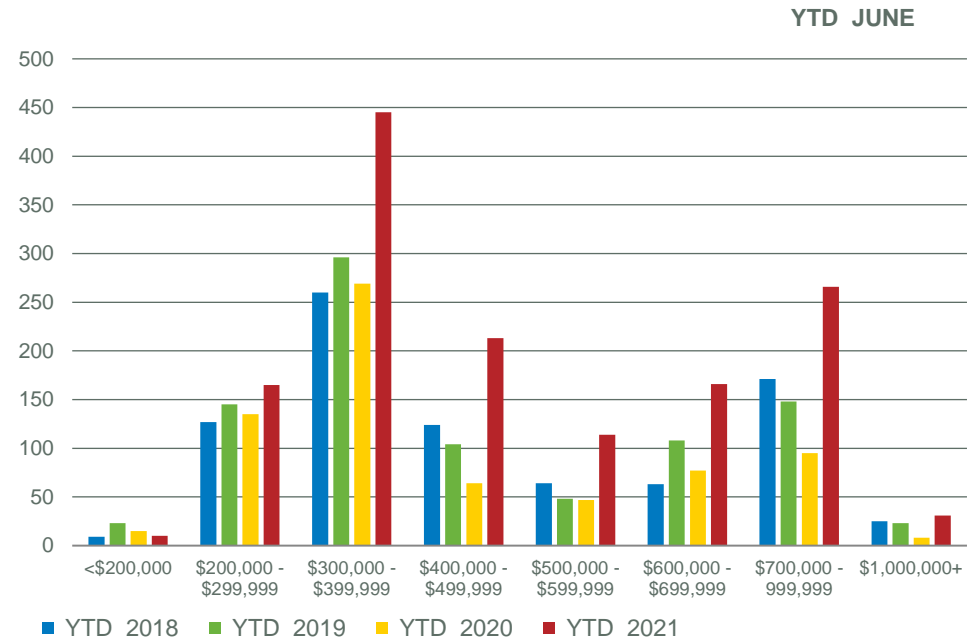
Source: CREB®



	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	385,900	384,100	388,100	386,100	385,500	384,000	390,300	391,300	391,900	393,000	395,400	393,600
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	195	194	196	195	195	194	198	198	198	199	200	199
<b>2021</b>												
Sales	140	180	269	299	279	243						
New Listings	212	255	393	436	377	383						
Inventory	345	375	450	539	558	592						
Days on Market	59	41	38	36	30	37						
Benchmark Price	391,700	398,600	411,200	419,700	423,700	427,000						
Median Price	387,750	462,500	414,900	450,000	426,000	424,900						
Average Price	478,616	522,359	488,629	537,761	505,380	509,044						
Index	198	202	208	212	214	216						

	Jun-20	Jun-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	1
\$150,000 - \$199,999	-	4	13	9
\$200,000 - \$249,999	13	10	51	44
\$250,000 - \$299,999	20	15	84	121
\$300,000 - \$349,999	44	34	141	169
\$350,000 - \$399,999	40	50	128	276
\$400,000 - \$449,999	8	26	43	140
\$450,000 - \$499,999	7	11	21	73
\$500,000 - \$549,999	4	5	17	46
\$550,000 - \$599,999	9	5	30	68
\$600,000 - \$649,999	8	11	37	69
\$650,000 - \$699,999	14	17	40	97
\$700,000 - \$749,999	7	17	32	85
\$750,000 - \$799,999	6	15	25	84
\$800,000 - \$849,999	1	3	16	29
\$850,000 - \$899,999	4	5	10	27
\$900,000 - \$949,999	-	3	7	23
\$950,000 - \$999,999	-	2	5	18
\$1,000,000 - \$1,299,999	-	10	8	27
\$1,300,000 - \$1,499,999	-	-	-	2
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	-	-	1
	185	243	710	1,410

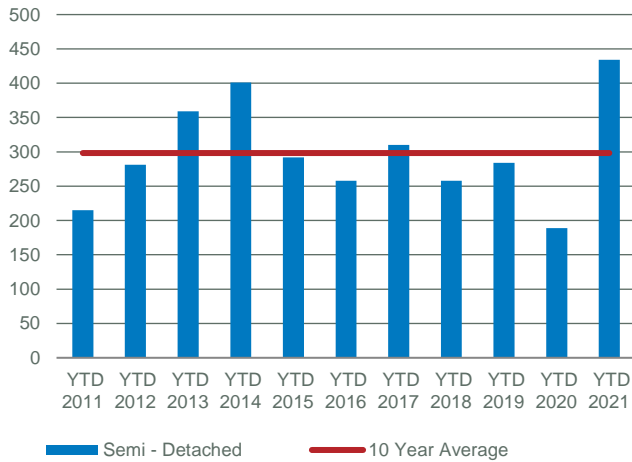
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

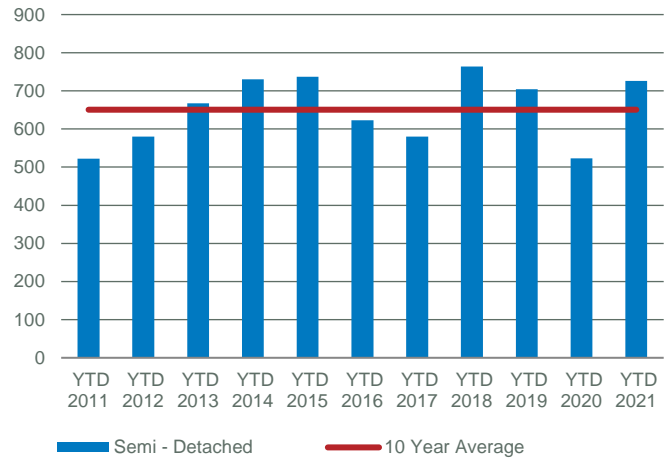
YTD JUNE



Source: CREB®

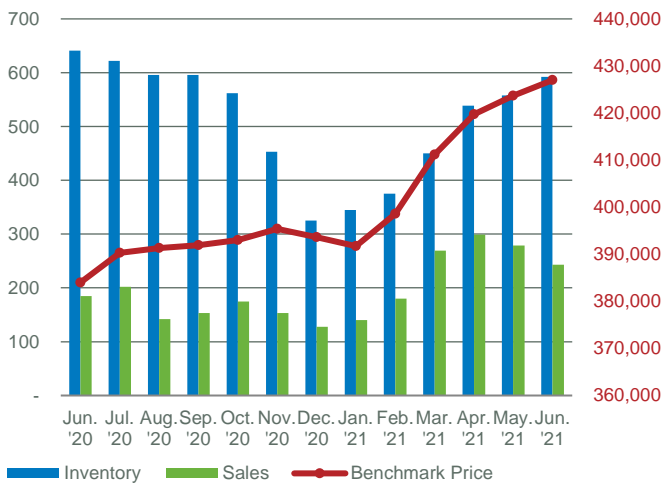
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JUNE



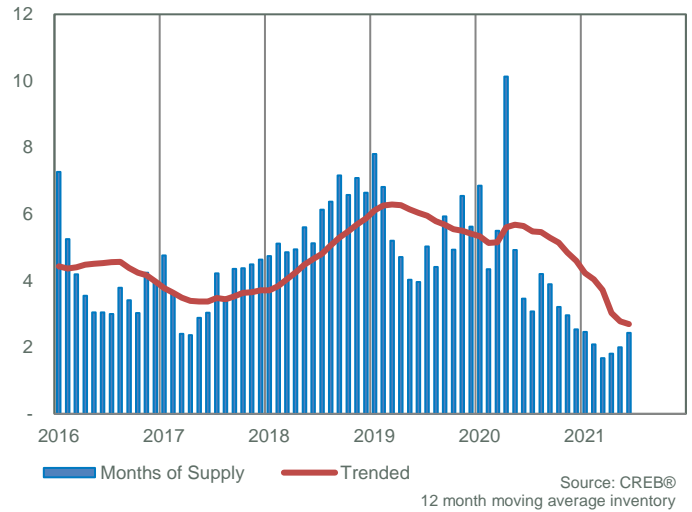
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



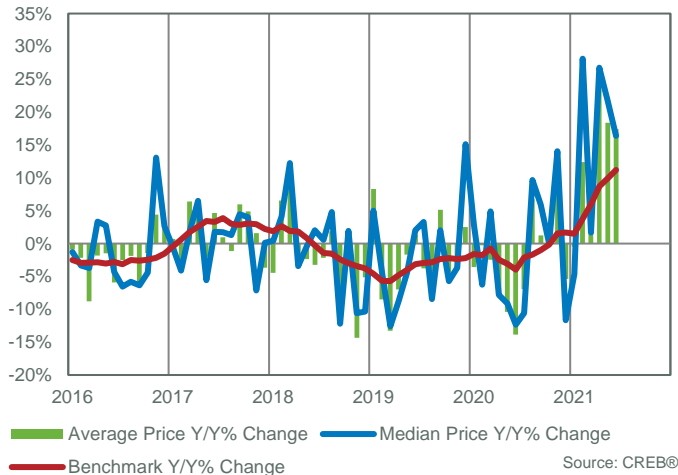
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



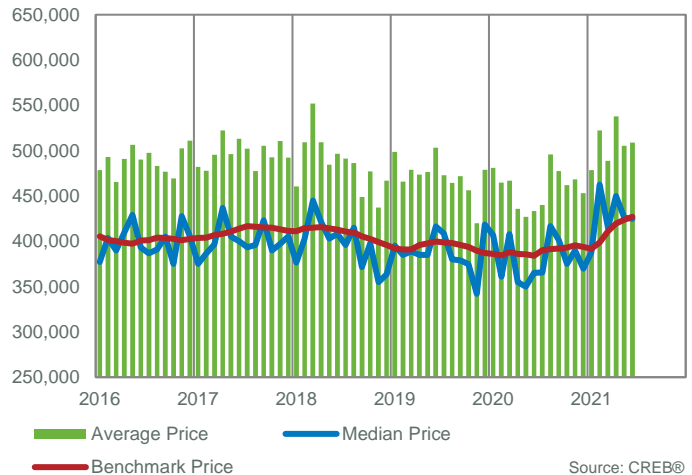
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

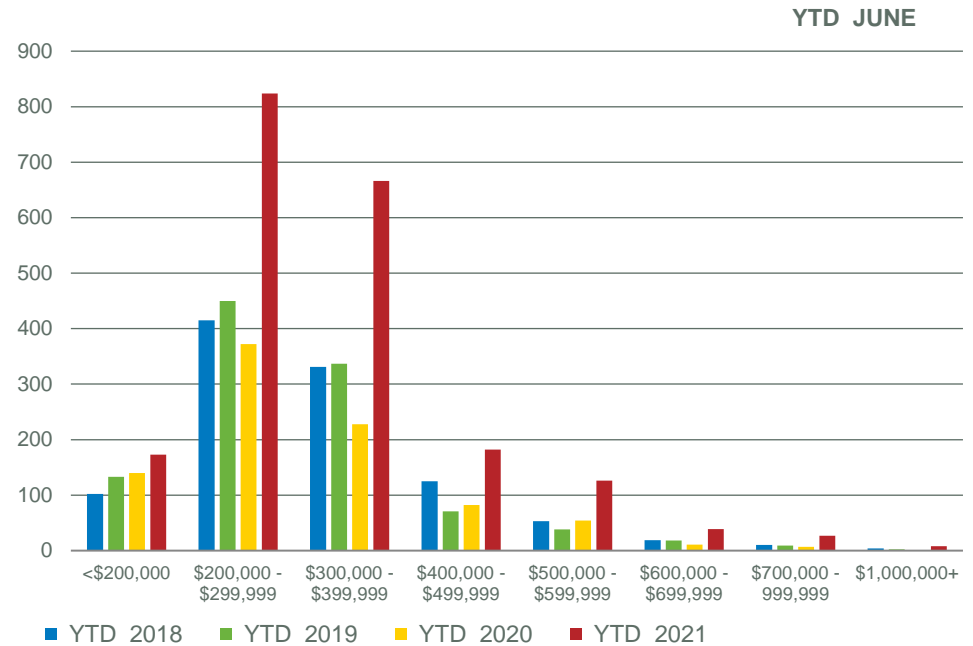


Source: CREB®

	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	167
Inventory	764	851	900	852	912	965	1,019	1,005	949	908	821	612
Days on Market	79	58	57	67	71	58	49	59	60	64	60	67
Benchmark Price	279,600	281,600	281,200	277,300	274,600	274,700	271,000	278,300	279,400	279,900	281,000	279,400
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	171	171	169	173	174	174	175	174
<b>2021</b>												
Sales	150	260	383	424	417	411						
New Listings	372	453	568	632	659	611						
Inventory	696	790	879	950	1,067	1,101						
Days on Market	67	53	45	45	41	39						
Benchmark Price	279,900	283,600	287,900	293,400	296,400	299,300						
Median Price	290,000	300,000	300,000	305,000	297,500	313,500						
Average Price	302,360	330,078	327,688	329,931	326,820	343,802						
Index	174	177	179	183	185	186						

	Jun-20	Jun-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	3	-
\$100,000 - \$149,999	4	6	39	22
\$150,000 - \$199,999	29	25	98	151
\$200,000 - \$249,999	47	57	148	321
\$250,000 - \$299,999	66	95	224	503
\$300,000 - \$349,999	36	87	148	422
\$350,000 - \$399,999	23	51	80	244
\$400,000 - \$449,999	10	25	51	105
\$450,000 - \$499,999	7	18	31	77
\$500,000 - \$549,999	8	18	34	76
\$550,000 - \$599,999	7	9	20	50
\$600,000 - \$649,999	4	3	7	18
\$650,000 - \$699,999	1	8	4	21
\$700,000 - \$749,999	1	3	5	14
\$750,000 - \$799,999	-	-	-	3
\$800,000 - \$849,999	-	2	-	4
\$850,000 - \$899,999	-	1	-	2
\$900,000 - \$949,999	-	-	1	2
\$950,000 - \$999,999	-	-	1	2
\$1,000,000 - \$1,299,999	-	1	-	5
\$1,300,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,999,999	-	1	-	2
\$2,000,000 +	-	-	-	-
	243	411	894	2,045

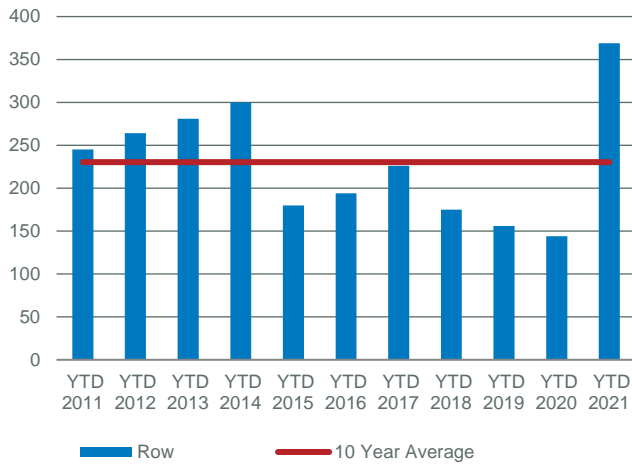
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

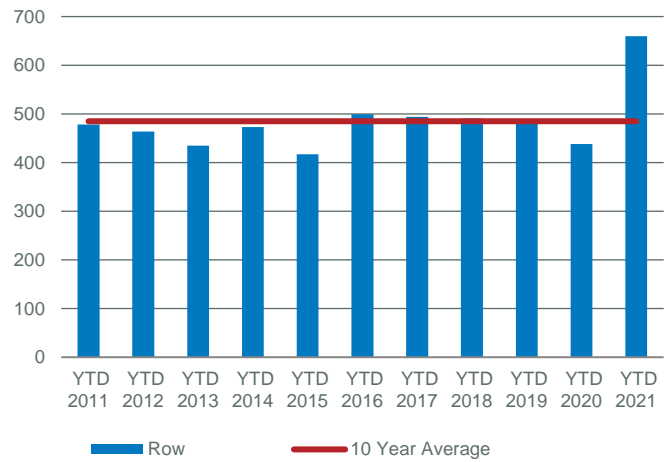
YTD JUNE



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



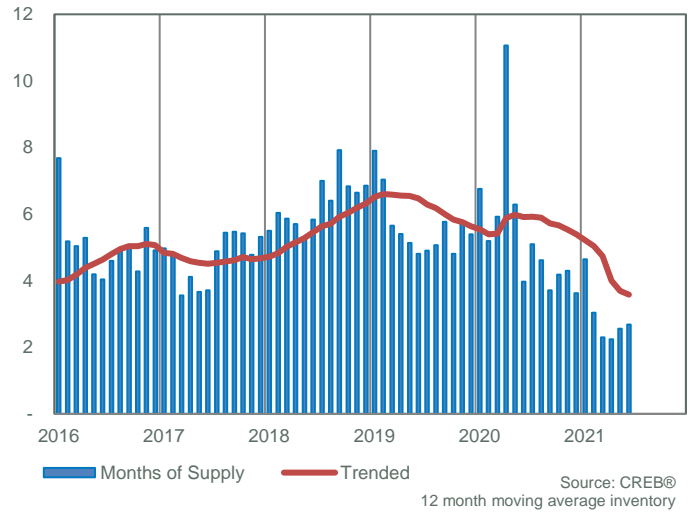
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



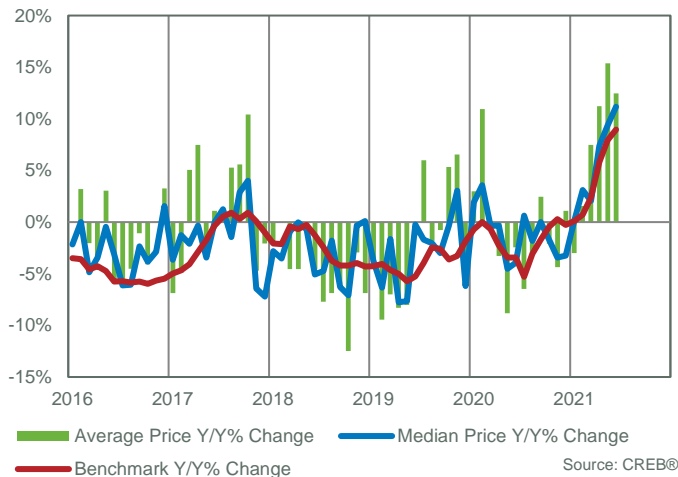
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



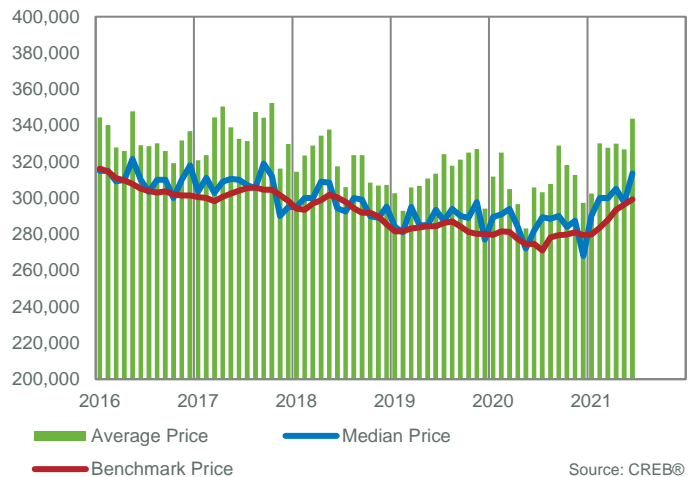
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

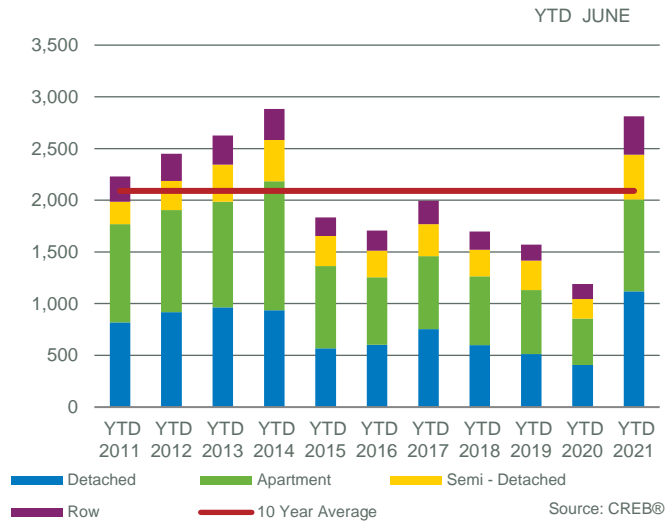
CITY OF CALGARY ROW PRICES



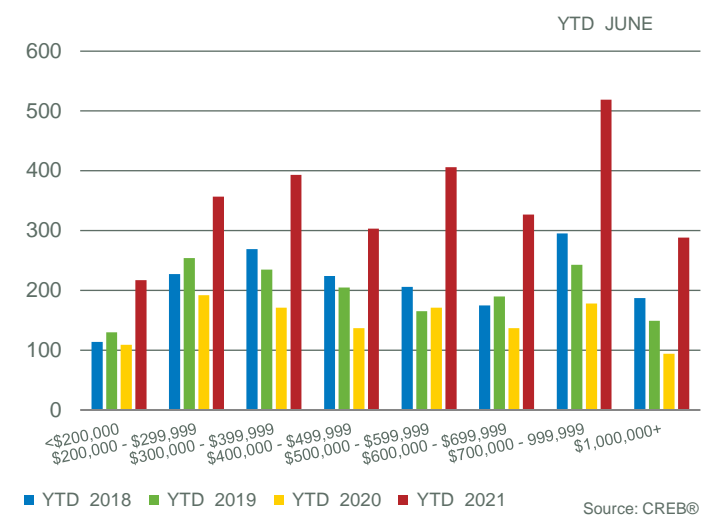
Source: CREB®

**CITY CENTRE**

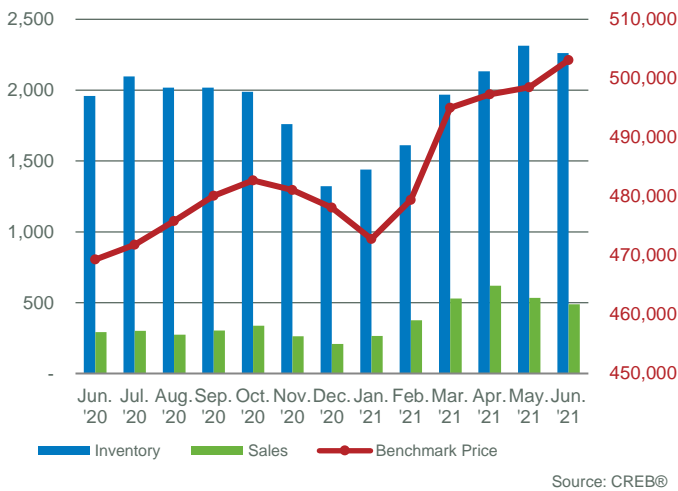
**CITY CENTRE TOTAL SALES**



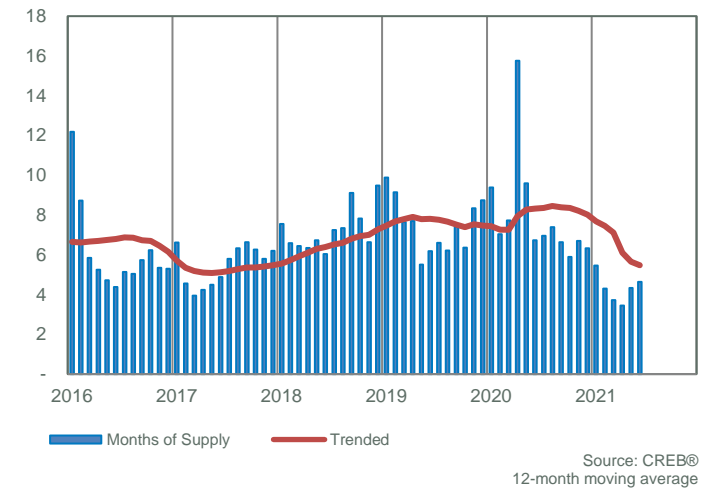
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



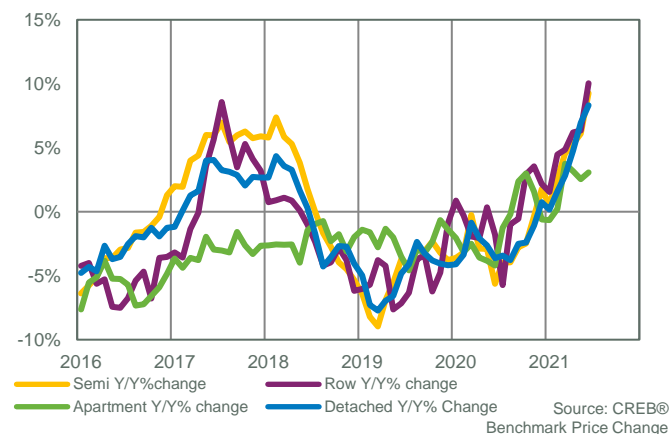
**CITY CENTRE INVENTORY AND SALES**



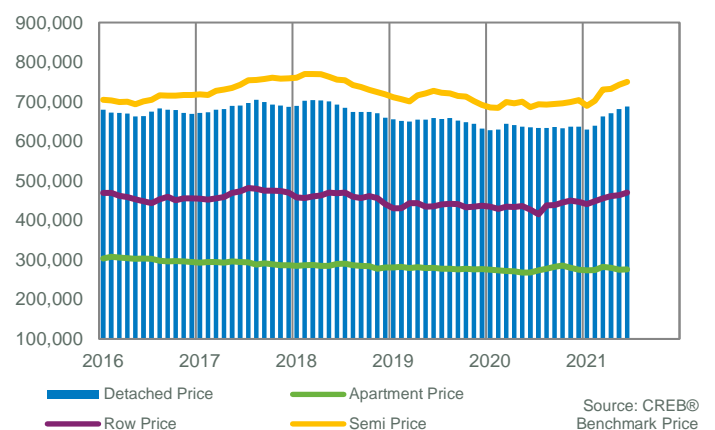
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

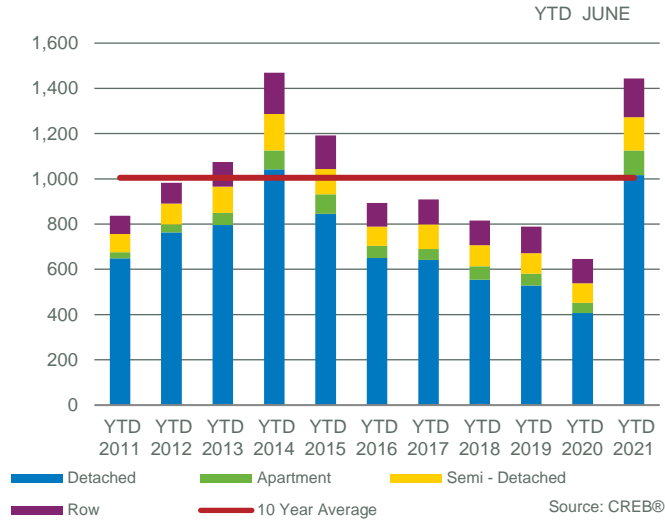


**CITY CENTRE PRICES**

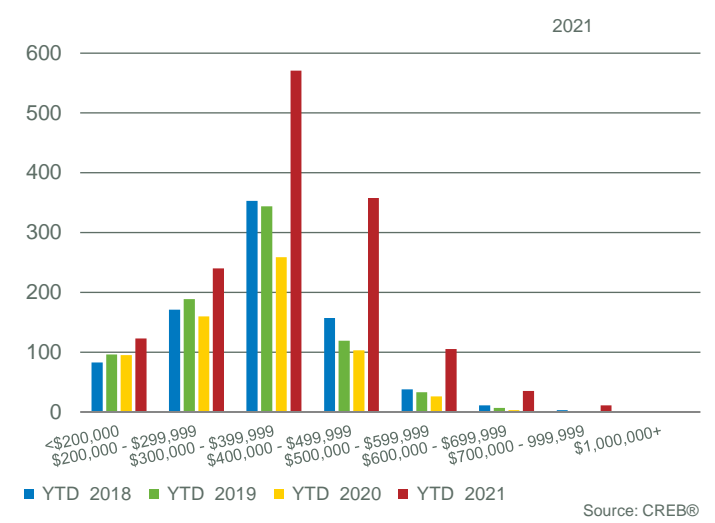


**NORTHEAST**

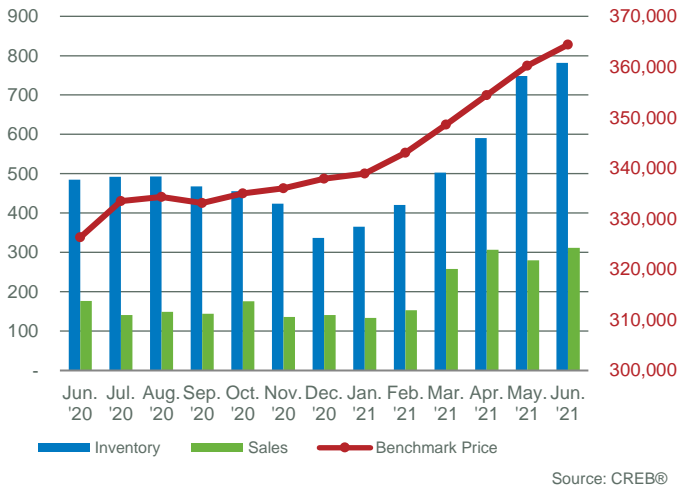
**NORTHEAST TOTAL SALES**



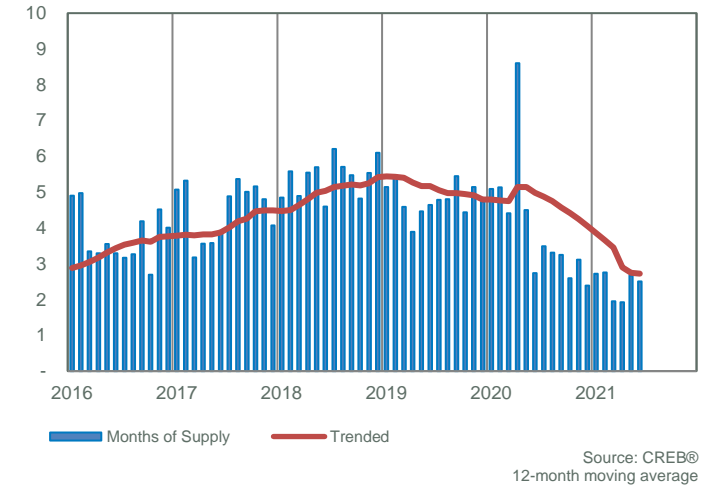
**NORTHEAST TOTAL SALES BY PRICE RANGE**



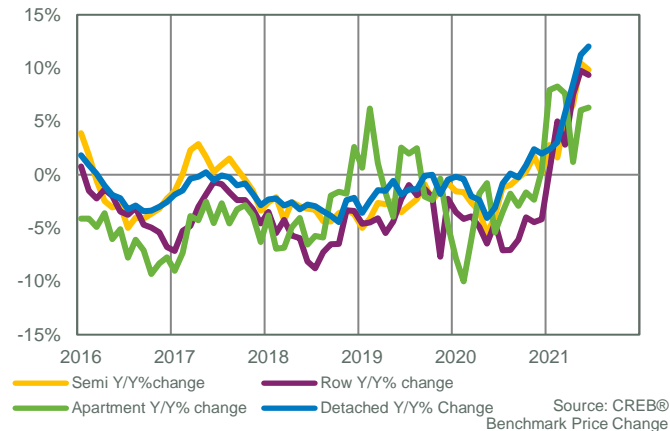
**NORTHEAST INVENTORY AND SALES**



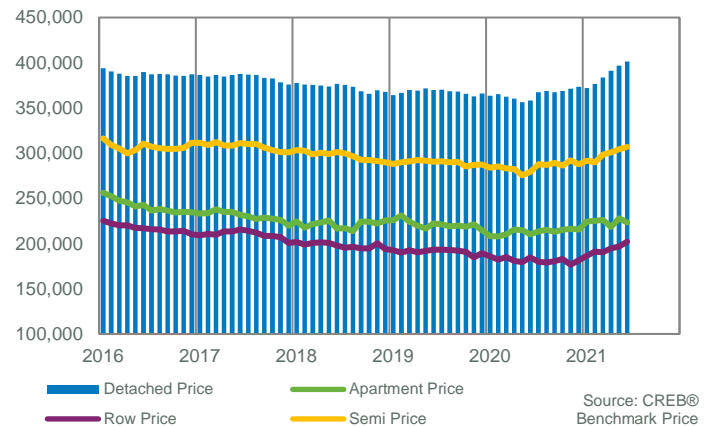
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

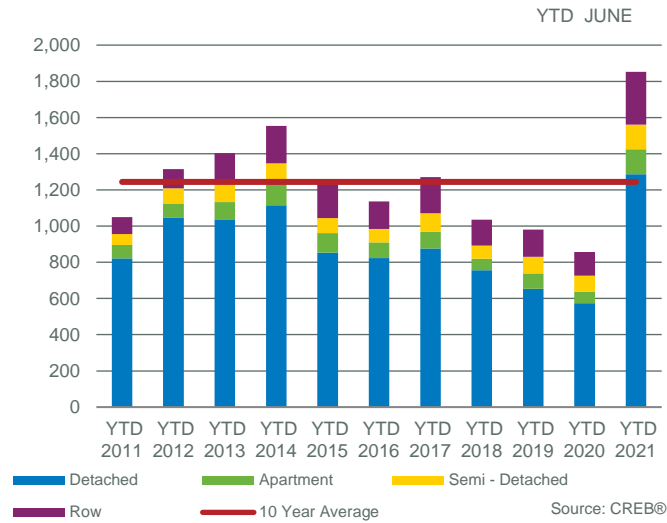


**NORTHEAST PRICES**

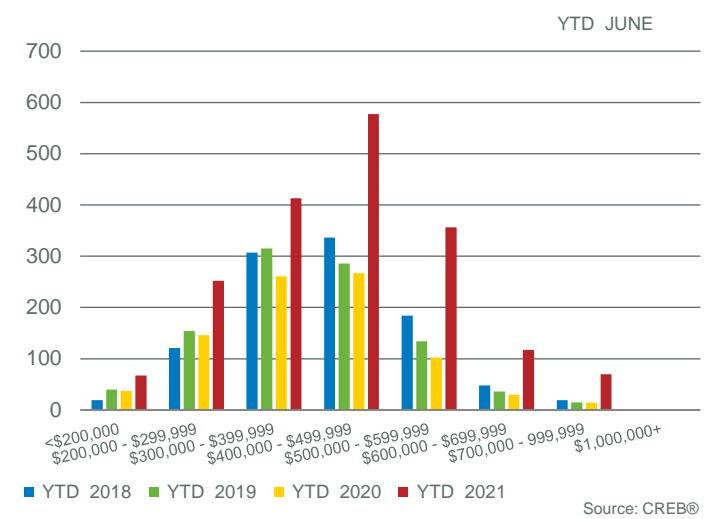


**NORTH**

**NORTH TOTAL SALES**



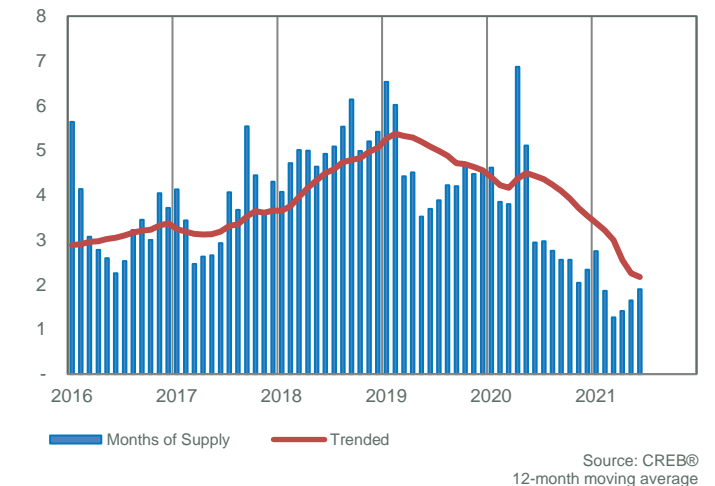
**NORTH TOTAL SALES BY PRICE RANGE**



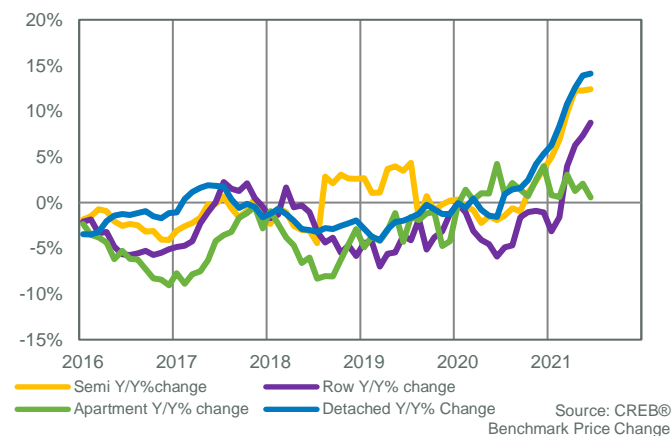
**NORTH INVENTORY AND SALES**



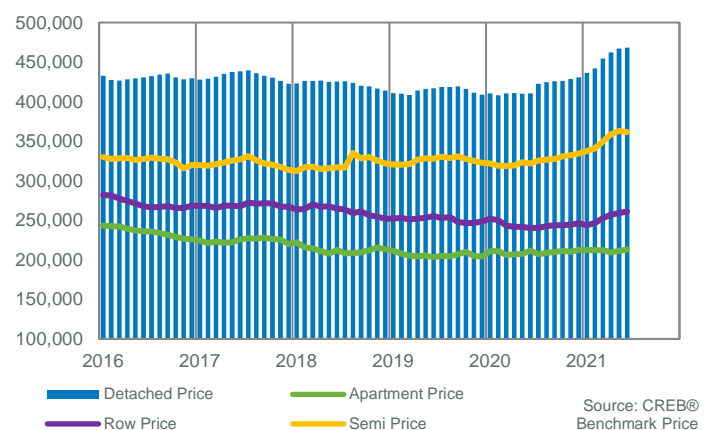
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

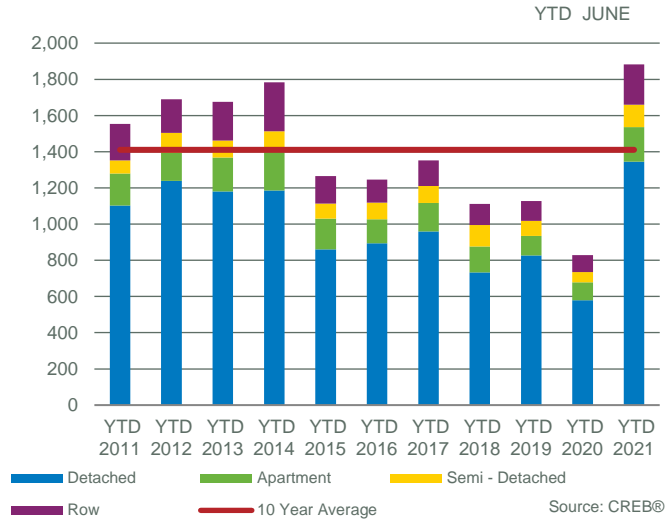


**NORTH PRICES**

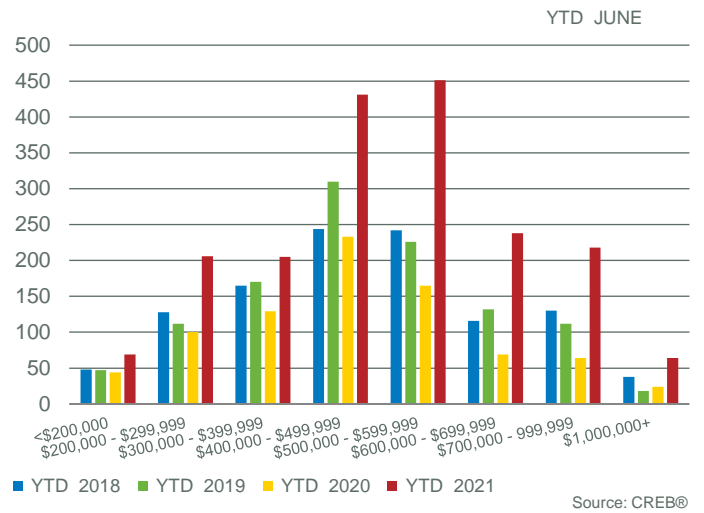


**NORTHWEST**

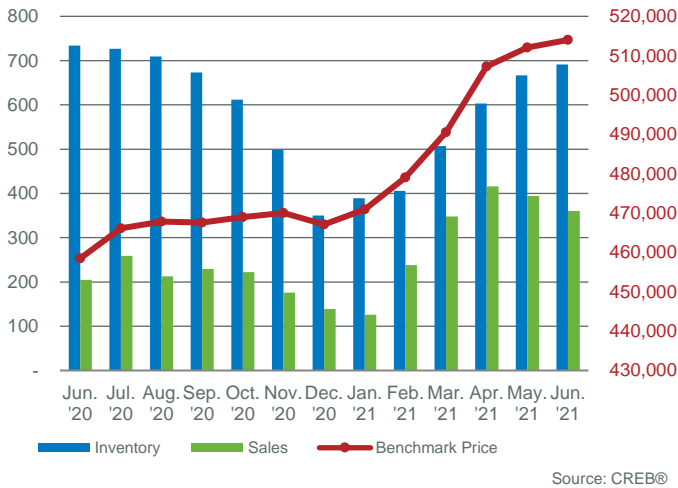
**NORTHWEST TOTAL SALES**



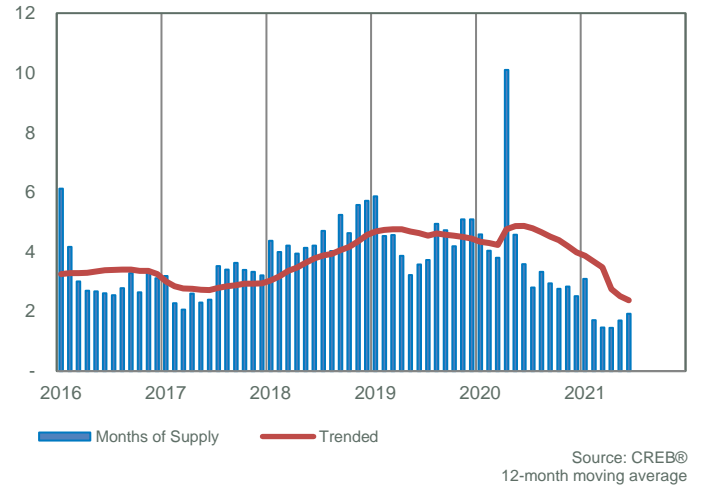
**NORTHWEST TOTAL SALES BY PRICE RANGE**



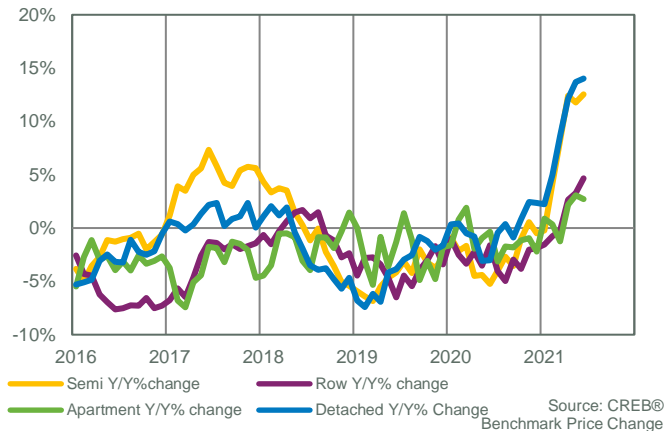
**NORTHWEST INVENTORY AND SALES**



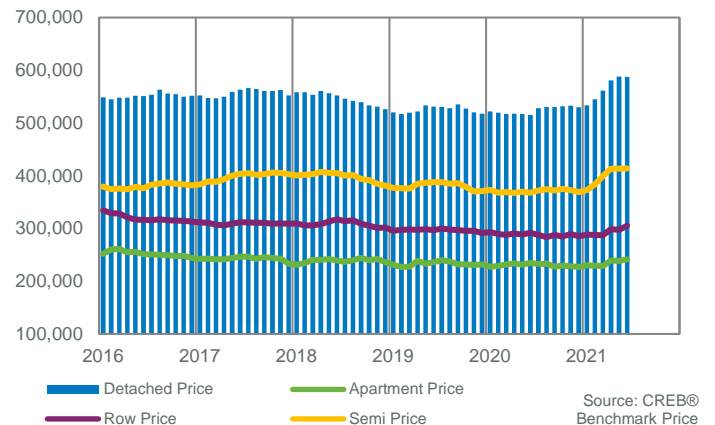
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



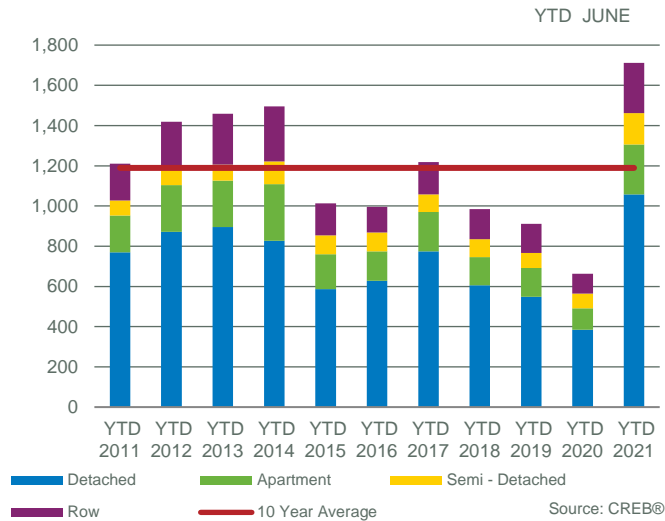
**NORTHWEST PRICES**



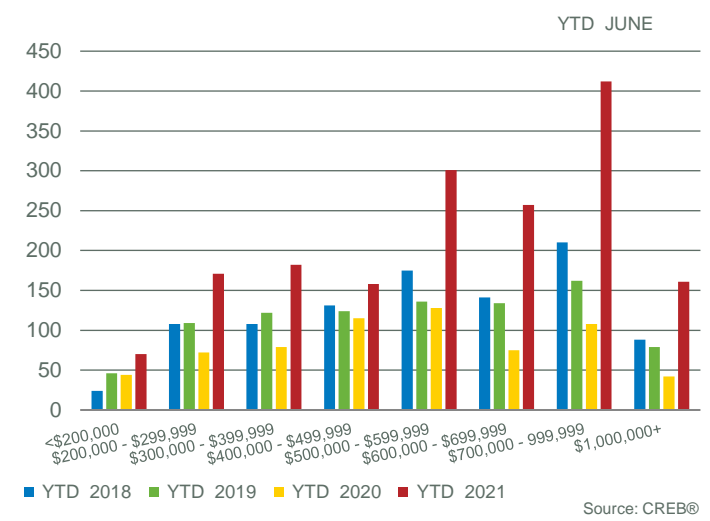


WEST

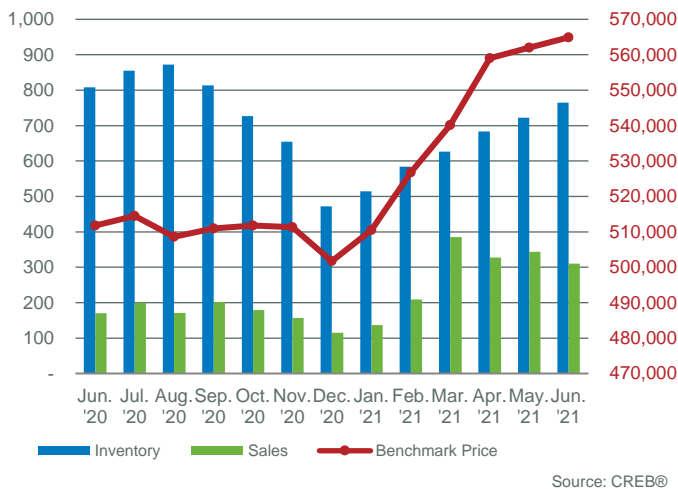
WEST TOTAL SALES



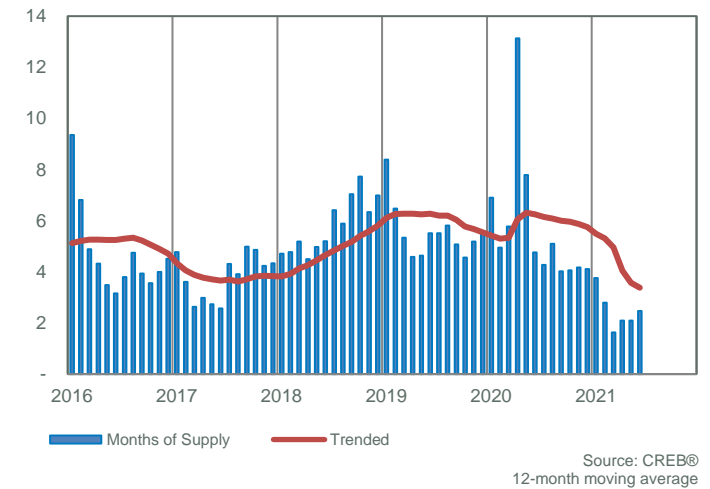
WEST TOTAL SALES BY PRICE RANGE



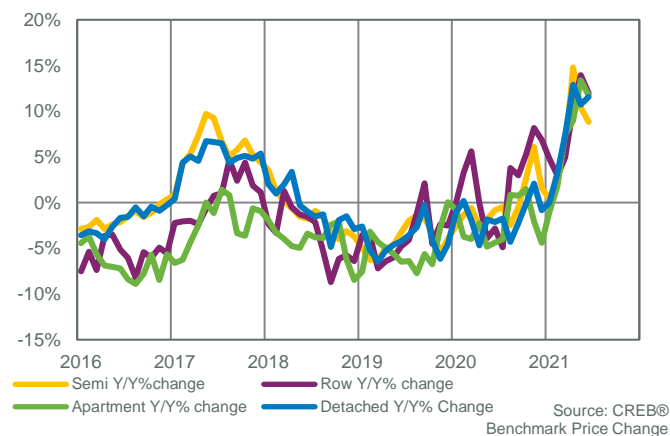
WEST INVENTORY AND SALES



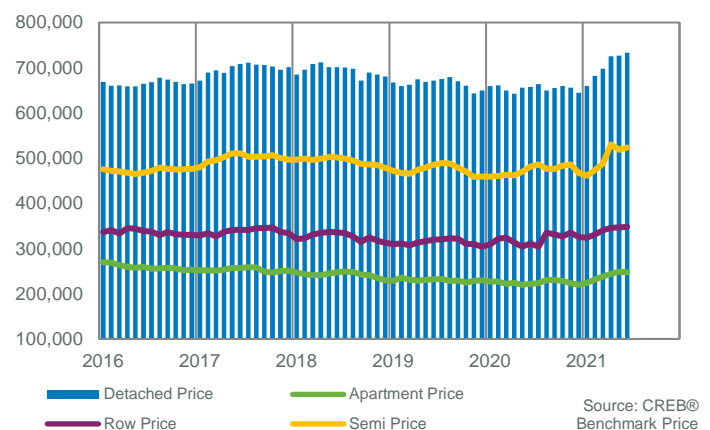
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

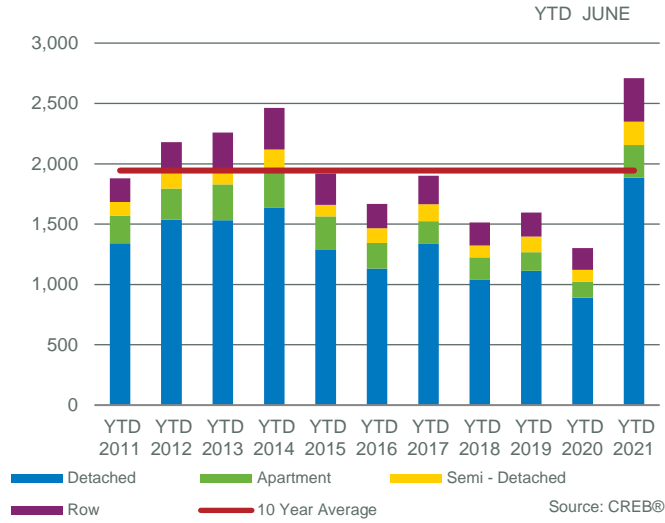


WEST PRICES

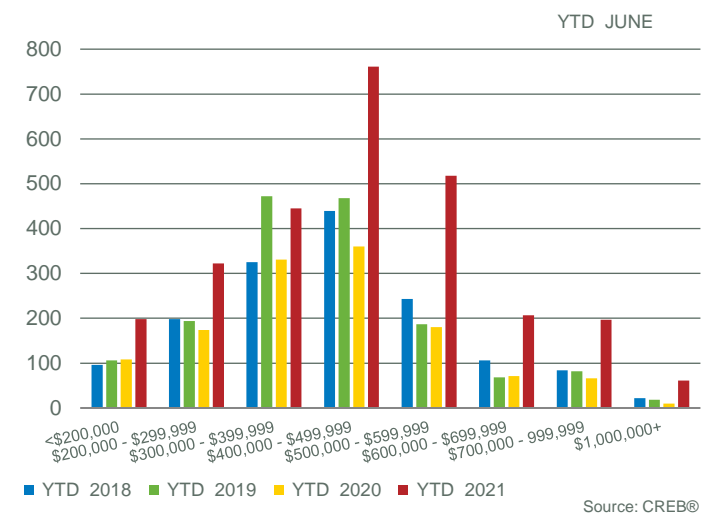


**SOUTH**

**SOUTH TOTAL SALES**



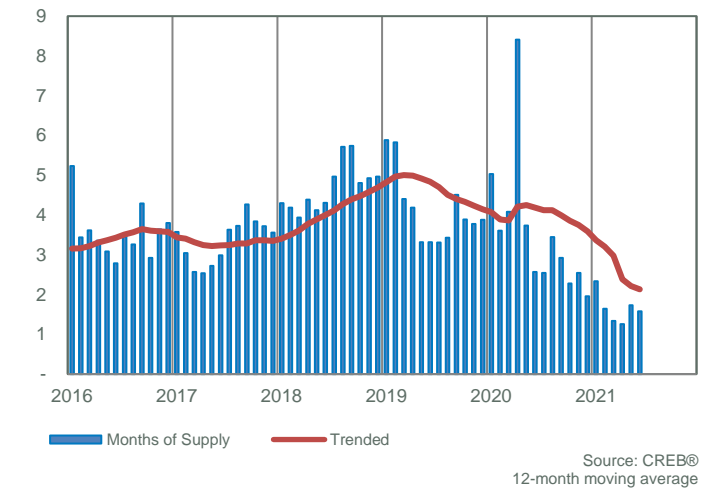
**SOUTH TOTAL SALES BY PRICE RANGE**



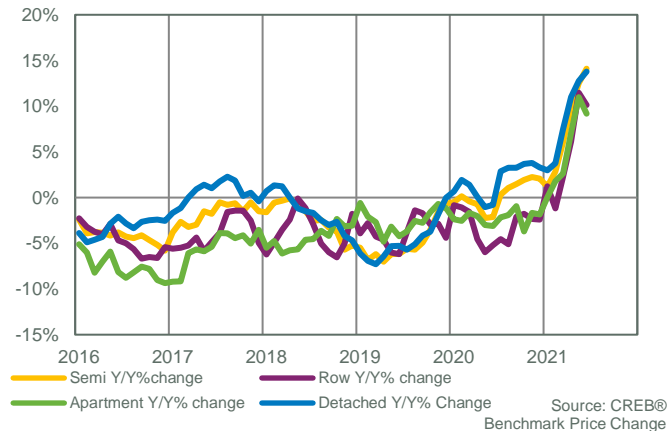
**SOUTH INVENTORY AND SALES**



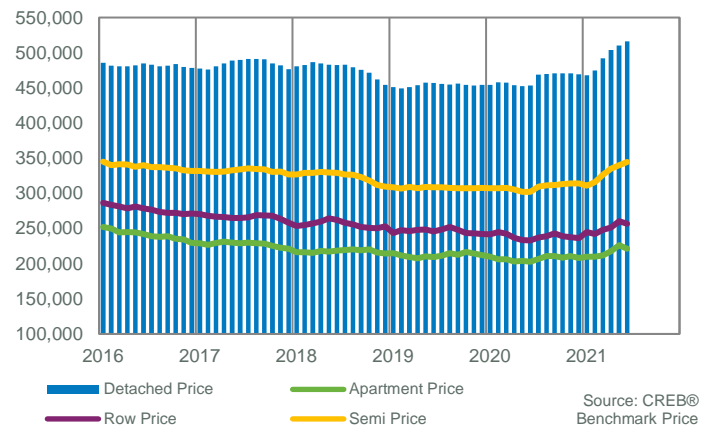
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

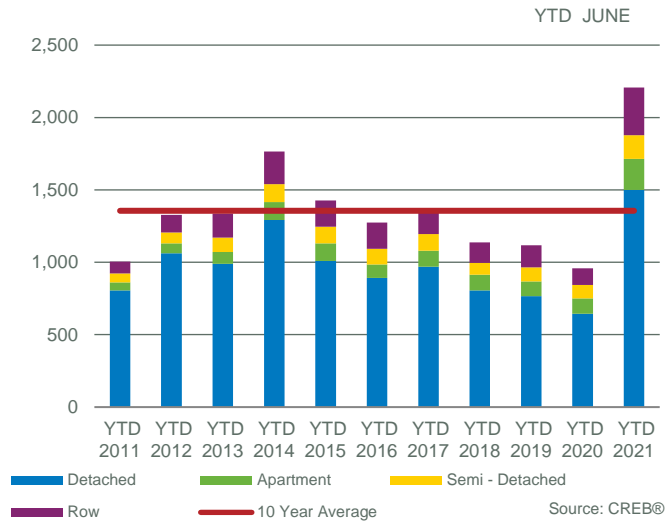


**SOUTH PRICES**

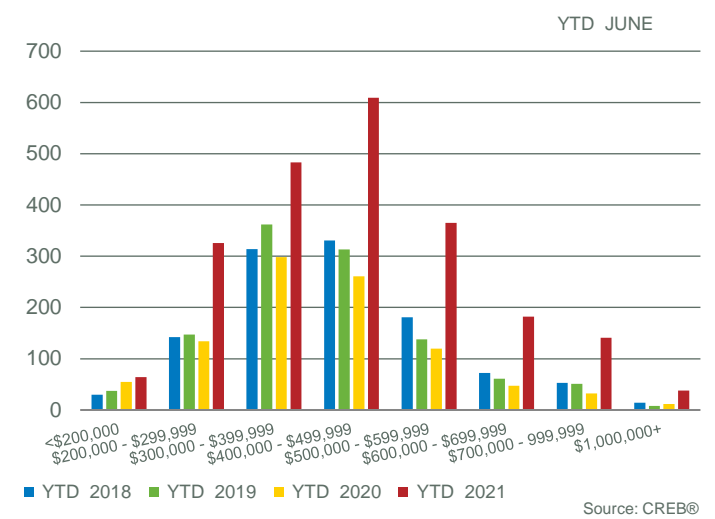


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



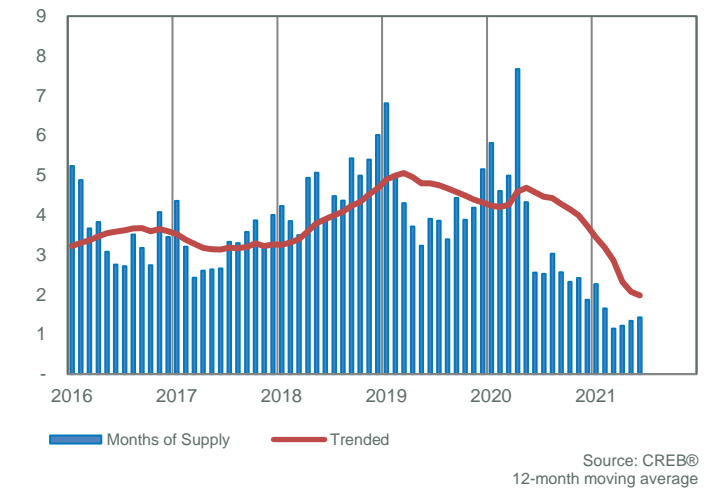
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



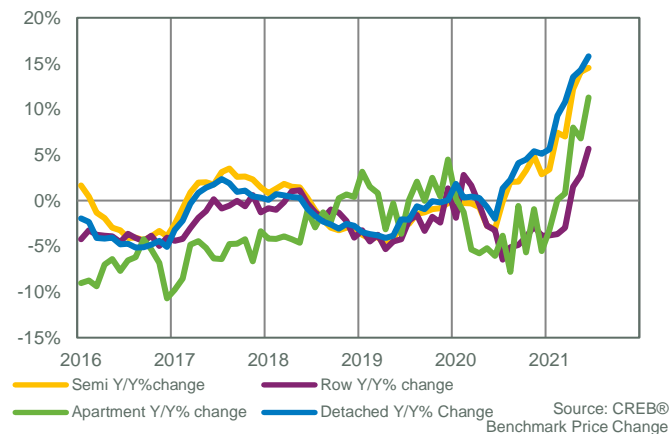
**SOUTHEAST INVENTORY AND SALES**



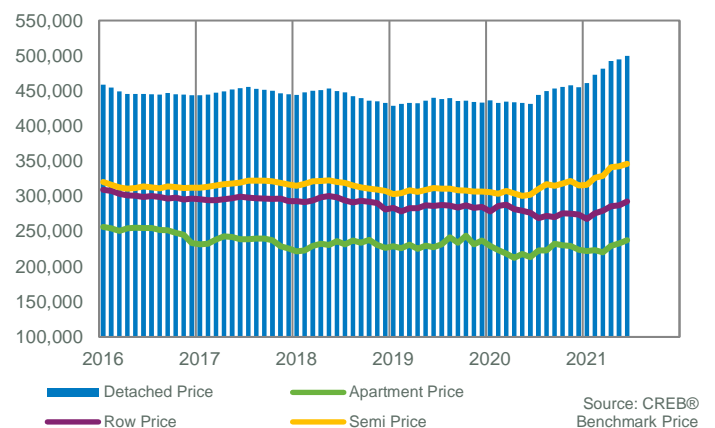
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

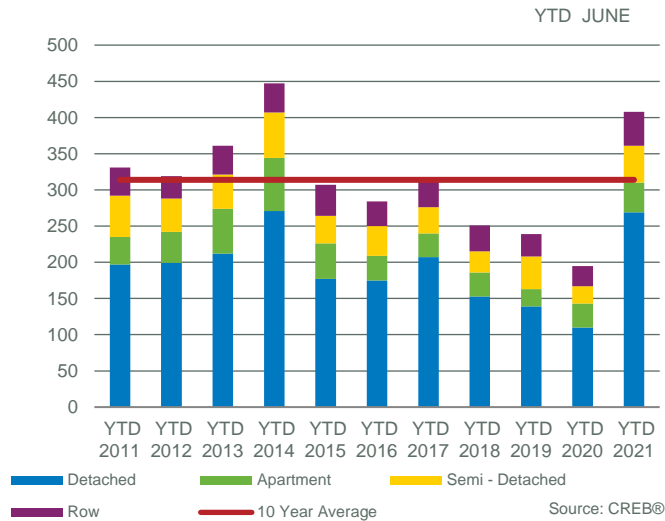


**SOUTHEAST PRICES**

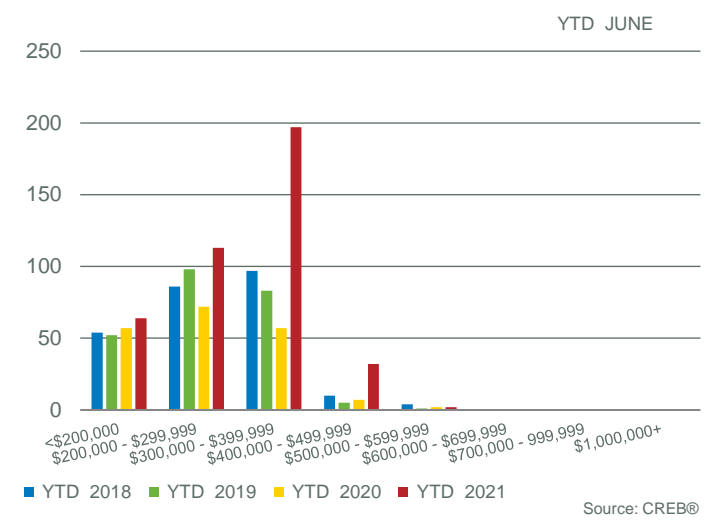


**EAST**

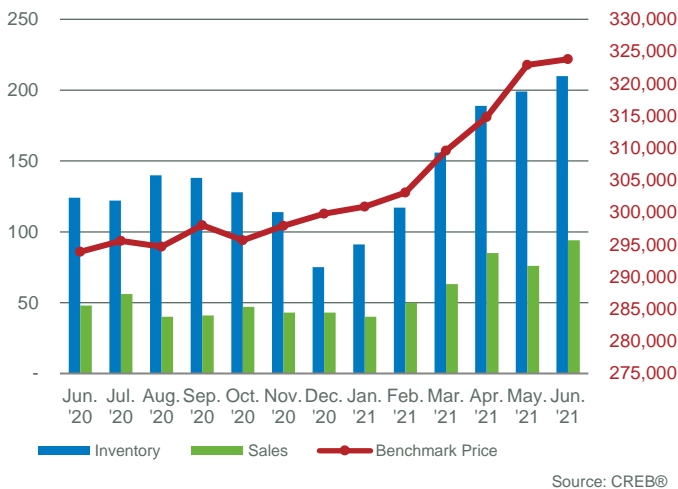
**EAST TOTAL SALES**



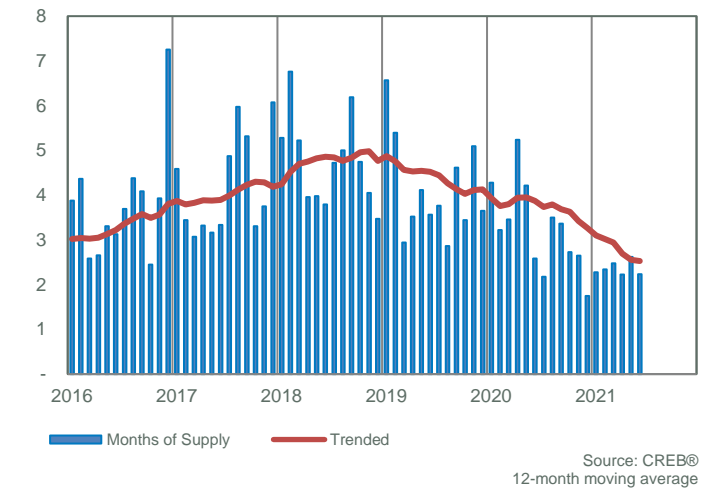
**EAST TOTAL SALES BY PRICE RANGE**



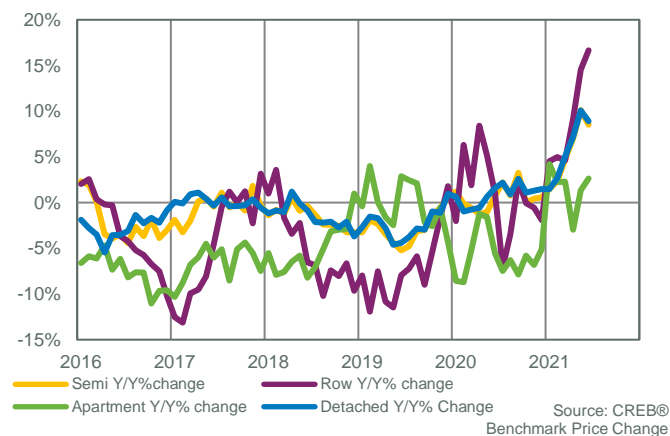
**EAST INVENTORY AND SALES**



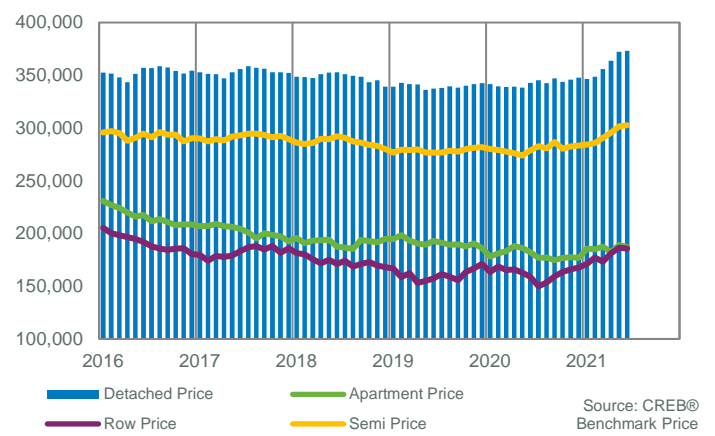
**EAST MONTHS OF INVENTORY**

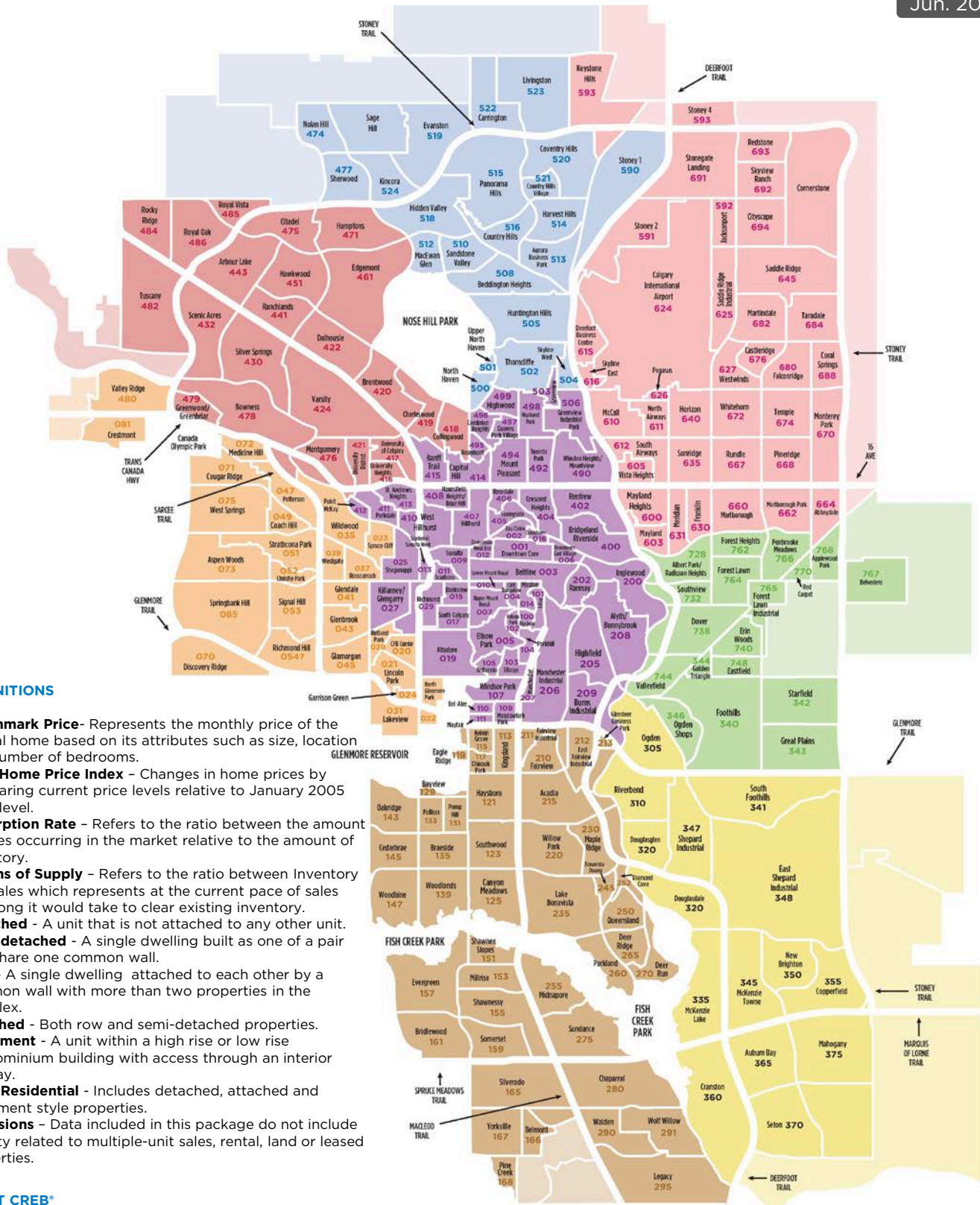


**EAST PRICE CHANGE**



**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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