



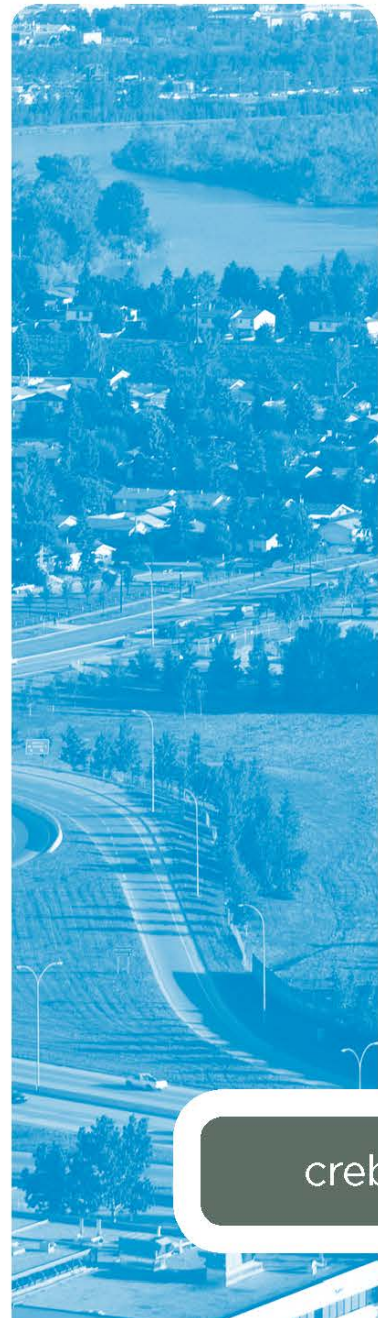
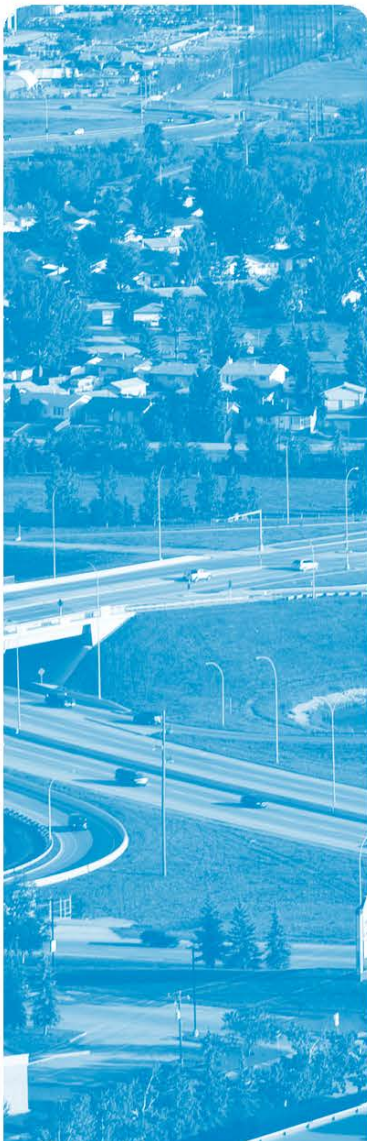
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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2021



creb.com

August 2021

Market continues shift toward more balanced conditions after torrid start to the year

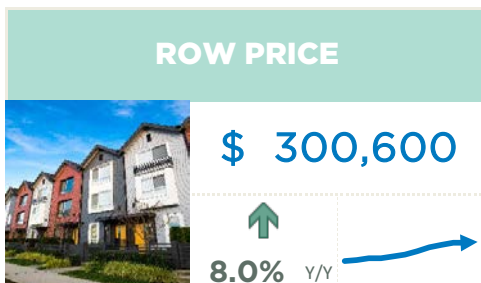
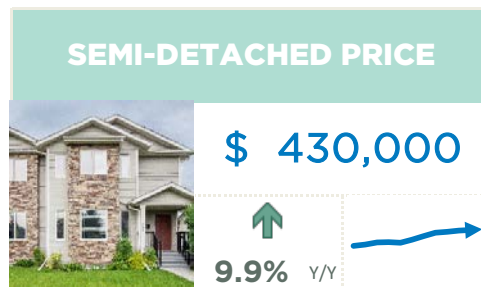
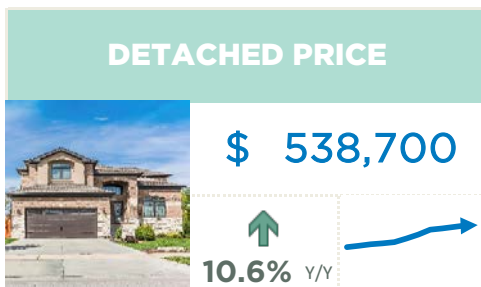
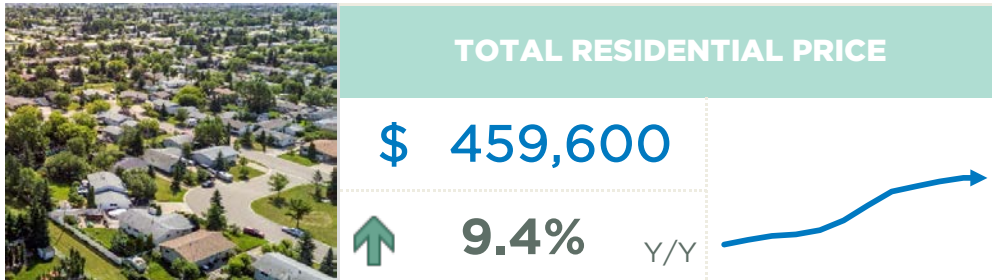
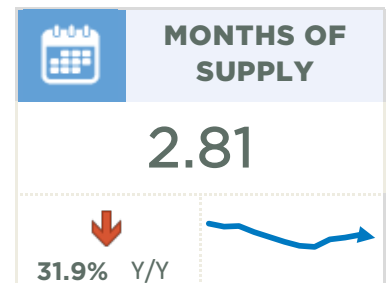
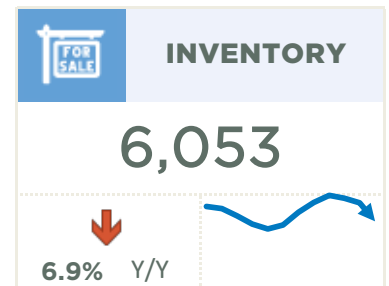
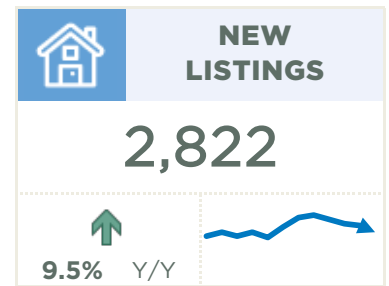
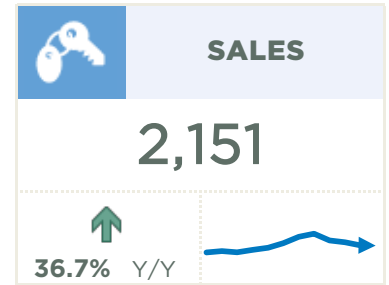
City of Calgary, September 1, 2021 - Citywide sales in August reached 2,151 units, 37 per cent higher than last year and 25 per cent higher than long-term trends. Sales have slowed from the record-setting pace seen earlier this year, but on a year-to-date basis, the eight-month total of 19,516 sales is higher than annual sales figures recorded over the past six years.

“Sales have far exceeded expectations throughout most of the pandemic, driven mostly by demand for detached homes. At the same time, supply could not keep pace and conditions shifted to favour the seller, something that has not happened in over six years,” said CREB® chief economist Ann-Marie Lurie.

“With more buyers than sellers, prices rose, providing opportunity for many of the move-up buyers in the market. Over the past several months we have seen some adjustments in supply relative to sales, helping move us toward more balanced conditions.”

The months of supply in August was nearly three months. This is an improvement relative to earlier in the year, but conditions generally remain far tighter than typical August levels. However, some improvements in supply compared to sales have been slowing price growth.

As of August, the total residential benchmark price was \$459,600, slightly lower than last month, but over nine per cent higher than levels recorded last year. The price gains have ranged by product type, with the highest gains occurring in the detached sector of the market.



August 2021

August 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	1,300	31%	1,572	6%	2,770	-14%	83%	2.13	-35%	\$538,700	11%
Semi	177	25%	266	10%	539	-10%	67%	3.05	-27%	\$430,000	10%
Row	342	57%	413	14%	958	-5%	83%	2.80	-39%	\$300,600	8%
Apartment	332	49%	571	15%	1,786	7%	58%	5.38	-28%	\$253,300	2%
Total Residential	2,151	37%	2,822	9%	6,053	-7%	76%	2.81	-32%	\$459,600	9%

Year-to-Date

August 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	12,202	98%	16,589	50%	2,644	-11%	74%	1.73	-55%	\$523,188	9%
Semi	1,797	70%	2,642	33%	497	-19%	68%	2.21	-52%	\$416,288	8%
Row	2,738	109%	4,220	46%	940	3%	65%	2.75	-50%	\$292,588	6%
Apartment	2,779	83%	5,589	36%	1,734	16%	50%	4.99	-36%	\$250,913	3%
Total Residential	19,516	94%	29,040	45%	5,814	-3%	67%	2.38	-50%	\$447,400	8%



Detached

Supported by gains in every district, August sales totalled 1,300 units, which is 31 per cent higher than levels recorded last year and well above long-term averages. New listings have also improved relative to last year, but it has not been enough to cause any substantial change in inventory levels, which fell to 2,770 units this month. The months of supply remained just above two months in August. This is well below traditional levels for this time of year, but not as tight as levels recorded earlier in the year.

Following several months of strong price gains, August prices remained relatively stable compared with July figures, but were more than 10 per cent higher than levels recorded last year. Price gains continue to vary significantly based on location. Prices have risen across all districts relative to last year, but prices trended down in the City Centre, North West, West and South districts compared to last month.



Semi-Detached

Further year-over-year sales gains in August contributed to a record-high year-to-date sales total of 1,797 units, more than 70 per cent higher than last year. Sales have improved across all districts in the city, but the largest gains occurred in the West, North West and City Centre.

While inventory levels have trended down over the past few months, so too has sales activity. The months of supply rose above three months in August for the first time since October of last year. Any shift toward more balanced conditions will help ease some of the upward pressure on prices.

As of August, the semi-detached benchmark price was \$430,000, nearly 10 per cent higher than last year, but only slightly higher than last month. Despite strong price gains across all districts, prices still have not recovered from previous highs in the South, North East and City Centre districts.



Row

The pace of growth in the sector has slowed, but row sales maintained their momentum in August, which was enough to push year-to-date sales to a new record high. New listings have also risen, preventing a more significant drop in inventory levels, but the months of supply fell just below three months in August.

The tighter conditions have been supporting price gains throughout most of the year, but the pace of growth is starting to slow. The row benchmark price in August pushed above \$300,000, eight per cent higher than last year. Row prices have improved, but they remain lower than previous highs across every district in the city.

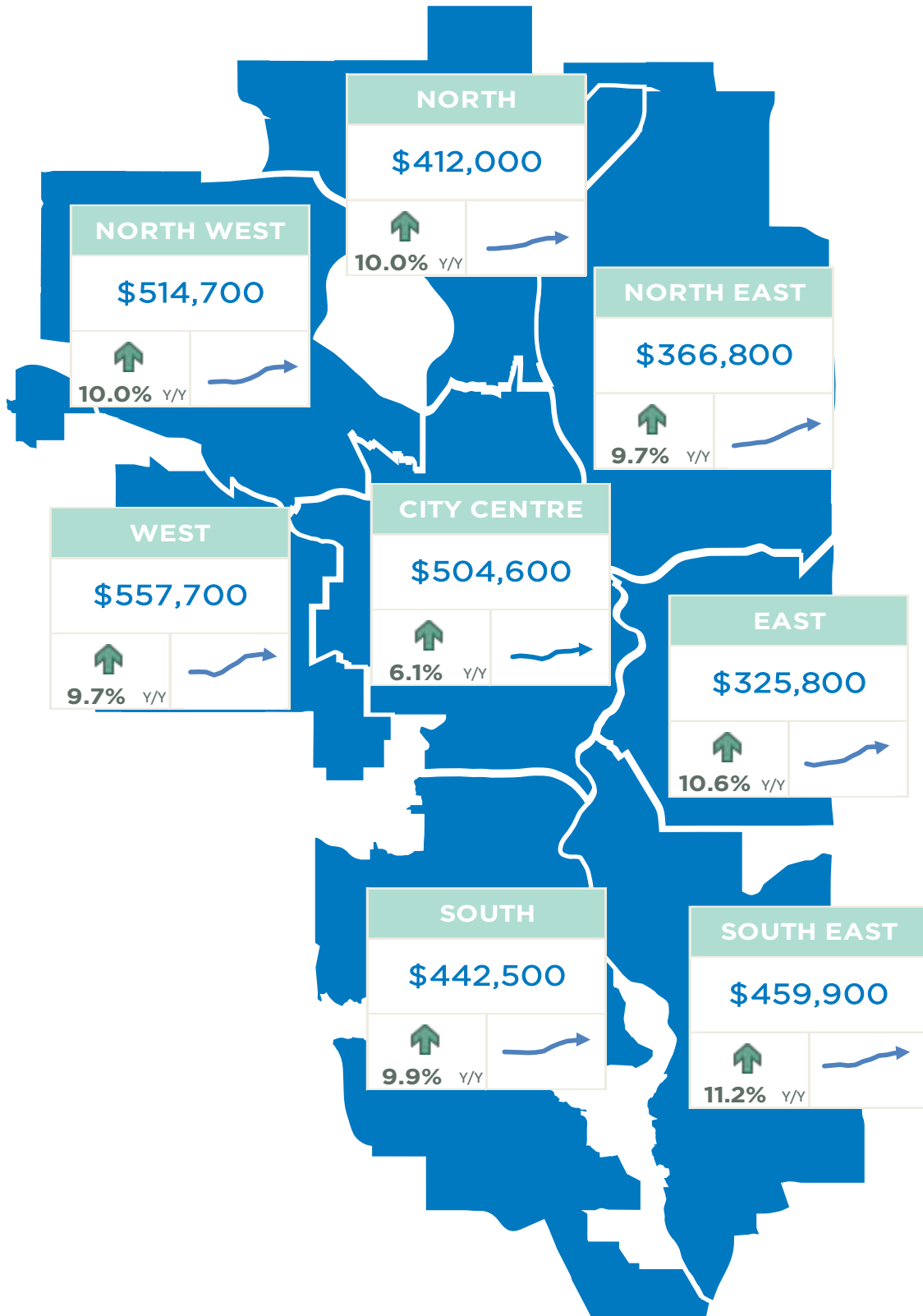


Apartment

Sales activity in August was higher than anything recorded over the past six years, but thanks to continued gains in new listings, inventory levels remain elevated compared to last year and longer-term trends. With 332 sales and 1,786 units in inventory, the months of supply remained above five months in August. While conditions are far better than last year, the apartment condominium sector has not seen the same type of sellers' market conditions present in other property types, limiting price growth. As of August, the benchmark price was just over two per cent higher than last year, but it remains nearly 16 per cent lower than previous highs.

August 2021

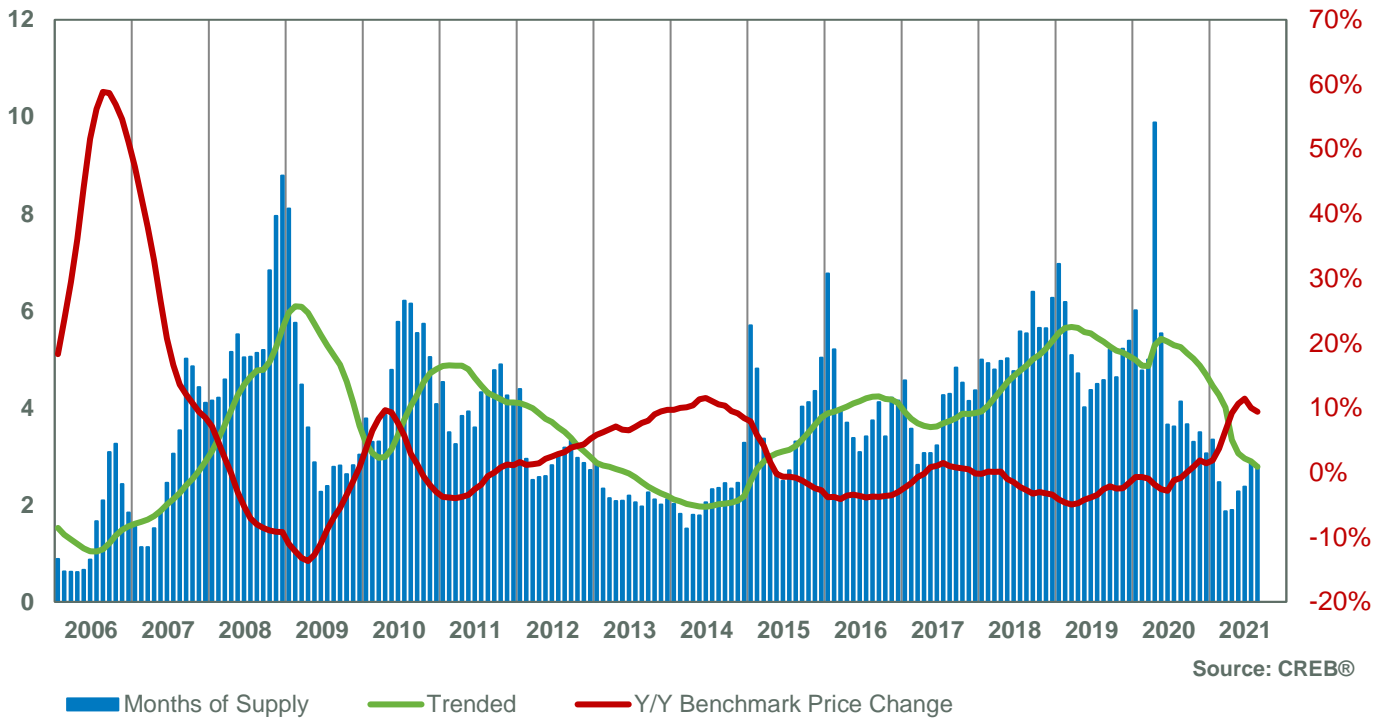
District Total Residential Benchmark Price



	Aug-20	Aug-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
CITY OF CALGARY						
Total Sales	1,574	2,151	36.66%	10,044	19,516	94.31%
Total Sales Volume	\$740,206,359	\$1,049,780,153	41.82%	\$4,567,927,079	\$9,708,125,422	112.53%
New Listings	2,578	2,822	9.46%	20,080	29,040	44.62%
Inventory	6,502	6,053	-6.91%	5,986	5,814	-2.87%
Months of Supply	4.13	2.81	-31.88%	4.77	2.38	-50.01%
Sales to New Listings	61.06%	76.22%	15.17%	50.02%	67.20%	17.18%
Sales to List Price	96.72%	97.82%	1.11%	96.42%	98.22%	1.80%
Days on Market	52	42	-19.24%	56	38	-32.14%
Benchmark Price	\$420,100	\$459,600	9.40%	\$414,913	\$447,400	7.83%
Median Price	\$415,400	\$439,500	5.80%	\$410,000	\$448,500	9.39%
Average Price	\$470,271	\$488,043	3.78%	\$454,792	\$497,444	9.38%
Index	190	208	9.41%	188	199	5.56%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Aug. 2021

	Aug-20	Aug-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
DETACHED						
Total Sales	991	1,300	31.18%	6,156	12,202	98.21%
Total Sales Volume	\$546,691,370	\$768,019,630	40.49%	\$3,299,227,682	\$7,169,902,267	117.32%
New Listings	1,479	1,572	6.29%	11,077	16,589	49.76%
Inventory	3,234	2,770	-14.35%	2,970	2,644	-10.98%
Months of Supply	3.26	2.13	-34.71%	3.86	1.73	-55.09%
Sales to New Listings Ratio	67.00%	82.70%	15.69%	55.57%	73.55%	17.98%
Sales to List Price Ratio	96.75%	97.99%	1.24%	96.48%	98.48%	1.99%
Days on Market	46	36	-22.20%	50	31	-38.00%
Benchmark Price	\$487,100	\$538,700	10.59%	\$479,063	\$523,188	9.21%
Median Price	\$474,500	\$515,000	8.54%	\$470,000	\$518,000	10.21%
Average Price	\$551,656	\$590,784	7.09%	\$535,937	\$587,601	9.64%
APARTMENT						
Total Sales	223	332	48.88%	1,522	2,779	82.59%
Total Sales Volume	\$56,048,674	\$85,858,292	53.19%	\$389,406,089	\$732,210,877	88.03%
New Listings	495	571	15.35%	4,117	5,589	35.75%
Inventory	1,667	1,786	7.14%	1,495	1,734	16.00%
Months of Supply	7.48	5.38	-28.04%	7.86	4.99	-36.47%
Sales to New Listings Ratio	45.05%	58.14%	13.09%	36.97%	49.72%	12.75%
Sales to List Price Ratio	96.12%	96.13%	0.01%	95.35%	96.37%	1.02%
Days on Market	62	63	1.46%	67	59	-11.94%
Benchmark Price	\$247,700	\$253,300	2.26%	\$243,663	\$250,913	2.98%
Median Price	\$228,000	\$225,000	-1.32%	\$227,500	\$230,000	1.10%
Average Price	\$251,339	\$258,609	2.89%	\$255,852	\$263,480	2.98%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	142	177	24.65%	1,054	1,797	70.49%
Total Sales Volume	\$70,384,743	\$86,812,125	23.34%	\$478,497,832	\$908,073,075	89.78%
New Listings	241	266	10.37%	1,987	2,642	32.96%
Inventory	596	539	-9.56%	613	497	-18.94%
Months of Supply	4.20	3.05	-27.45%	4.65	2.21	-52.46%
Sales to New Listings Ratio	58.92%	66.54%	7.62%	53.04%	68.02%	14.97%
Sales to List Price Ratio	97.05%	98.12%	1.10%	96.78%	98.24%	1.51%
Days on Market	65	38	-41.48%	64	38	-40.63%
Benchmark Price	\$391,300	\$430,000	9.89%	\$386,913	\$416,288	7.59%
Median Price	\$416,750	\$434,000	4.14%	\$370,000	\$424,900	14.84%
Average Price	\$495,667	\$490,464	-1.05%	\$453,983	\$505,327	11.31%
CITY OF CALGARY ROW						
Total Sales	218	342	56.88%	1,312	2,738	108.69%
Total Sales Volume	\$67,081,573	\$109,090,106	62.62%	\$400,795,475	\$897,939,204	124.04%
New Listings	363	413	13.77%	2,899	4,220	45.57%
Inventory	1,005	958	-4.68%	909	940	3.44%
Months of Supply	4.61	2.80	-39.24%	5.54	2.75	-50.43%
Sales to New Listings Ratio	60.06%	82.81%	22.75%	45.26%	64.88%	19.62%
Sales to List Price Ratio	96.62%	97.78%	1.20%	96.47%	97.68%	1.25%
Days on Market	59	47	-21.68%	60	46	-23.33%
Benchmark Price	\$278,300	\$300,600	8.01%	\$277,288	\$292,588	5.52%
Median Price	\$288,500	\$297,250	3.03%	\$285,000	\$301,100	5.65%
Average Price	\$307,714	\$318,977	3.66%	\$305,484	\$327,954	7.36%

For a list of definitions, see page 29.

August 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	134	203	66.01%	558	4.16	\$688,900	8.75%	-0.58%
North East	169	263	64.26%	504	2.98	\$404,600	9.74%	0.22%
North	173	194	89.18%	295	1.71	\$472,500	11.28%	0.53%
North West	213	220	96.82%	359	1.69	\$585,300	10.37%	-0.76%
West	121	151	80.13%	307	2.54	\$728,000	12.02%	-0.52%
South	260	293	88.74%	414	1.59	\$516,900	10.07%	-0.92%
South East	190	193	98.45%	221	1.16	\$503,200	11.90%	0.50%
East	37	52	71.15%	97	2.62	\$375,400	9.61%	0.97%
TOTAL CITY	1,300	1,572	82.70%	2,770	2.13	\$538,700	10.59%	-0.22%
Apartment								
City Centre	125	295	42.37%	966	7.73	\$276,700	-0.18%	0.33%
North East	13	27	48.15%	76	5.85	\$222,000	3.11%	-0.80%
North	24	33	72.73%	114	4.75	\$211,900	1.44%	-0.70%
North West	35	46	76.09%	129	3.69	\$246,600	5.70%	1.69%
West	38	60	63.33%	152	4.00	\$241,000	4.51%	-2.35%
South	47	66	71.21%	177	3.77	\$223,900	6.21%	-0.22%
South East	43	27	159.26%	122	2.84	\$239,600	7.44%	-1.96%
East	5	16	31.25%	44	8.80	\$184,500	4.06%	-0.70%
TOTAL CITY	332	571	58.14%	1,786	5.38	\$253,300	2.26%	-0.31%
Semi-detached								
City Centre	47	92	51.09%	222	4.72	\$755,400	9.08%	0.98%
North East	18	46	39.13%	98	5.44	\$311,700	8.57%	0.32%
North	14	19	73.68%	29	2.07	\$367,100	12.33%	0.88%
North West	16	26	61.54%	44	2.75	\$414,500	10.74%	0.05%
West	17	20	85.00%	44	2.59	\$525,500	10.42%	-0.04%
South	30	33	90.91%	46	1.53	\$342,900	10.19%	-1.12%
South East	29	21	138.10%	23	0.79	\$348,700	9.97%	0.26%
East	6	8	75.00%	30	5.00	\$307,900	9.69%	1.05%
TOTAL CITY	177	266	66.54%	539	3.05	\$430,000	9.89%	0.37%
Row								
City Centre	43	63	68.25%	199	4.63	\$471,900	7.79%	0.49%
North East	36	63	57.14%	140	3.89	\$200,900	12.17%	-0.54%
North	68	64	106.25%	129	1.90	\$260,500	7.47%	-0.46%
North West	38	48	79.17%	94	2.47	\$308,900	8.96%	0.88%
West	35	45	77.78%	129	3.69	\$337,900	0.84%	-0.41%
South	62	63	98.41%	119	1.92	\$263,300	10.12%	0.30%
South East	51	51	100.00%	112	2.20	\$299,000	9.81%	1.42%
East	7	15	46.67%	33	4.71	\$186,600	21.64%	3.44%
TOTAL CITY	342	413	82.81%	958	2.80	\$300,600	8.01%	0.33%

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

City of Calgary

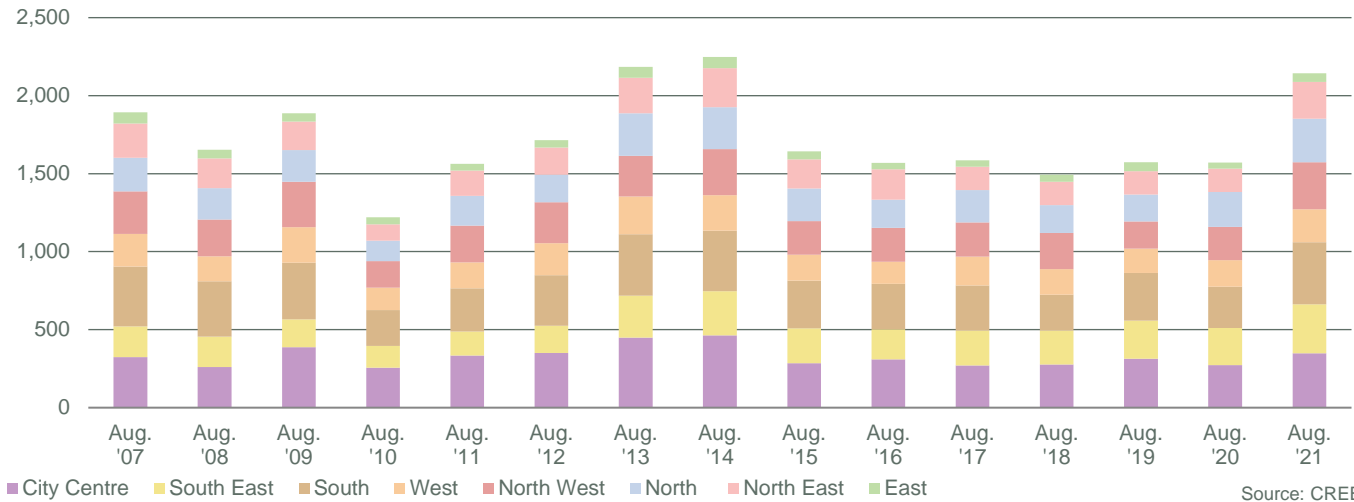
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Aug. 2021

TOTAL SALES

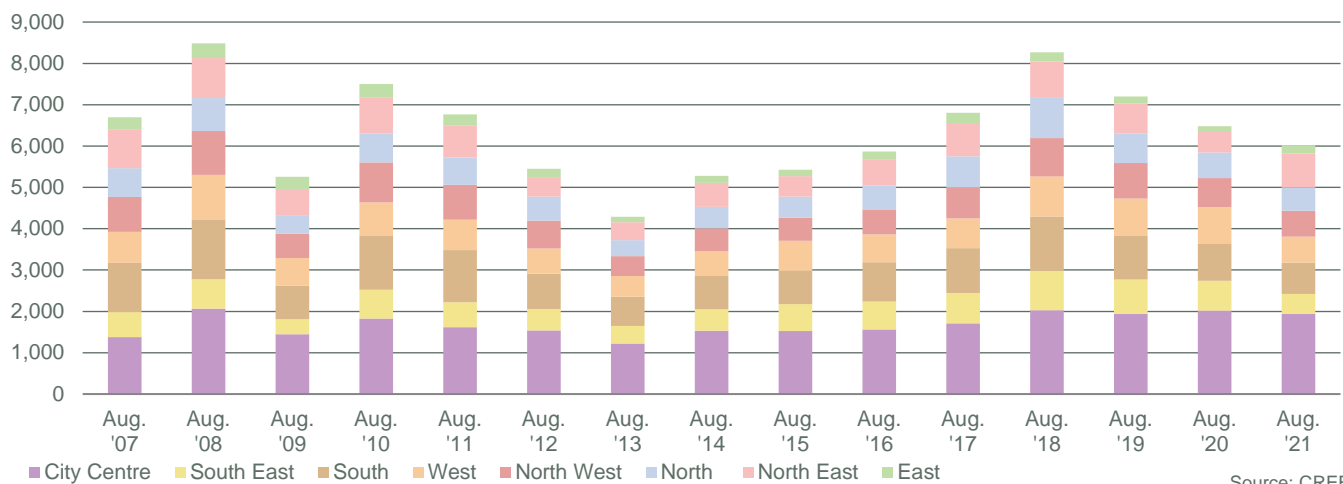
AUGUST



Source: CREB®

TOTAL INVENTORY

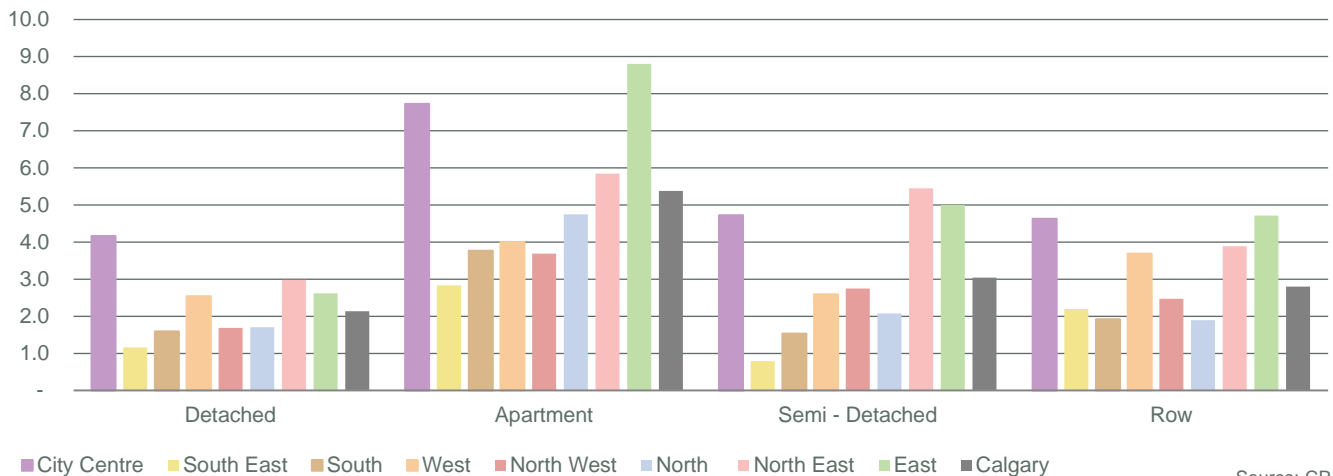
AUGUST



Source: CREB®

MONTHS OF SUPPLY

AUGUST



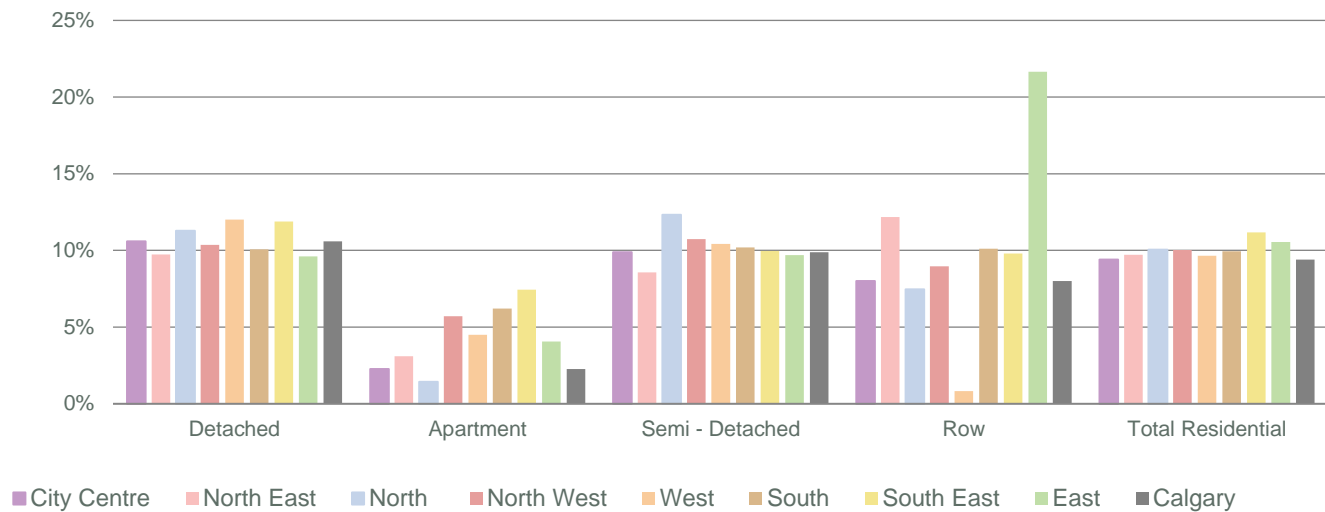
Source: CREB®

BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

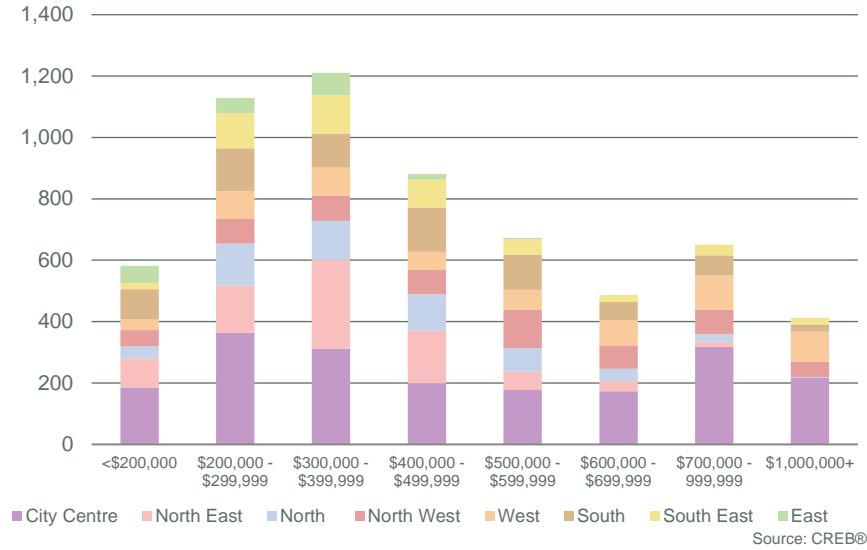


Source: CREB®

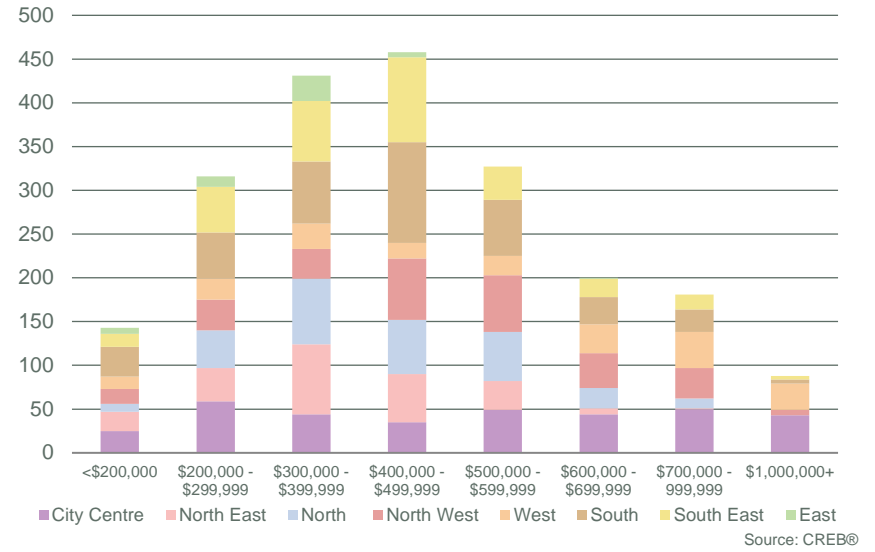
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

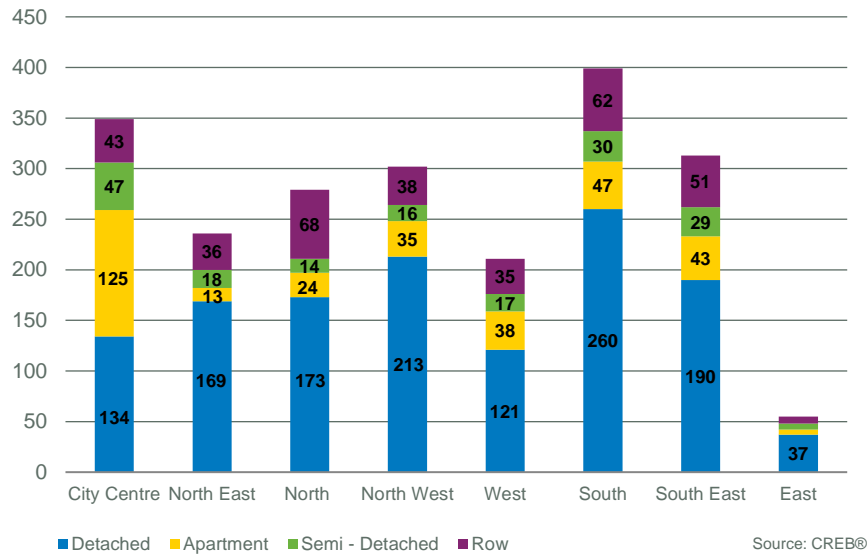
TOTAL INVENTORY BY PRICE RANGE - AUGUST



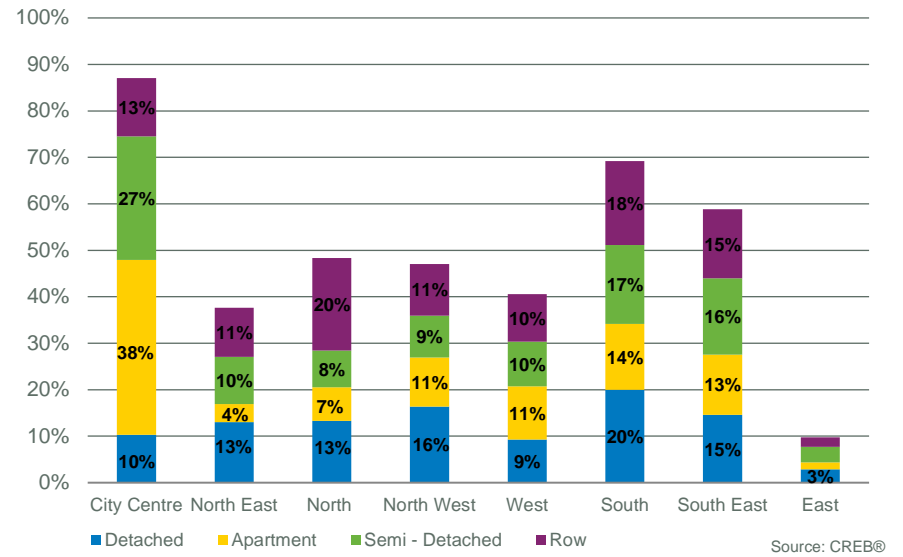
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



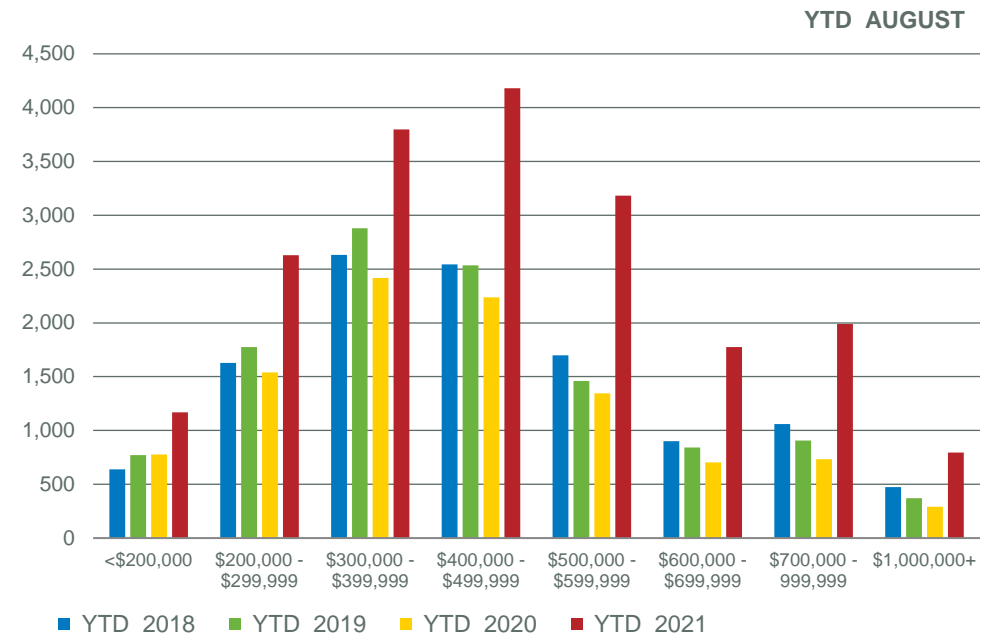
SHARE OF CITY WIDE SALES - AUGUST



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	859	1,190	1,174	571	1,078	1,763	1,835	1,574	1,706	1,763	1,437	1,199
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
2021												
Sales	1,207	1,832	2,903	3,209	2,983	2,914	2,317	2,151				
New Listings	2,250	2,851	4,440	4,679	4,564	4,136	3,298	2,822				
Inventory	4,040	4,523	5,423	6,078	6,790	6,923	6,682	6,053				
Days on Market	57	45	35	33	32	34	40	42				
Benchmark Price	423,400	430,500	441,500	450,600	455,200	458,300	460,100	459,600				
Median Price	419,000	440,944	459,900	455,000	457,500	445,000	438,000	439,500				
Average Price	472,020	486,620	505,459	509,276	510,797	494,163	488,483	488,043				
Index	192	195	200	204	206	208	208	208				

	Aug-20	Aug-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	1	2	21	11
\$100,000 - \$149,999	30	39	192	285
\$150,000 - \$199,999	73	103	565	872
\$200,000 - \$249,999	106	149	643	1,179
\$250,000 - \$299,999	134	167	897	1,449
\$300,000 - \$349,999	172	220	1,081	1,658
\$350,000 - \$399,999	201	214	1,336	2,140
\$400,000 - \$449,999	193	231	1,211	2,209
\$450,000 - \$499,999	159	227	1,026	1,970
\$500,000 - \$549,999	123	182	788	1,737
\$550,000 - \$599,999	82	146	556	1,445
\$600,000 - \$649,999	60	94	396	978
\$650,000 - \$699,999	64	108	308	798
\$700,000 - \$749,999	38	61	196	597
\$750,000 - \$799,999	25	41	173	477
\$800,000 - \$849,999	22	27	129	319
\$850,000 - \$899,999	13	24	88	239
\$900,000 - \$949,999	14	14	76	178
\$950,000 - \$999,999	10	14	72	179
\$1,000,000 - \$1,299,999	23	41	163	437
\$1,300,000 - \$1,499,999	10	15	43	121
\$1,500,000 - \$1,999,999	11	20	48	151
\$2,000,000 +	10	12	36	87
	1,574	2,151	10,044	19,516

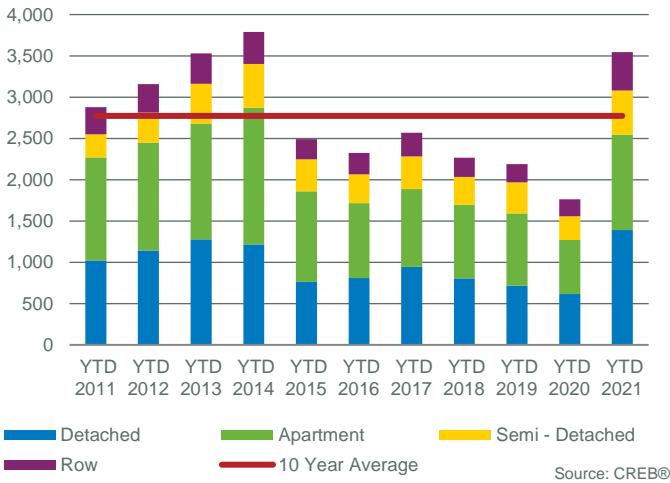
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

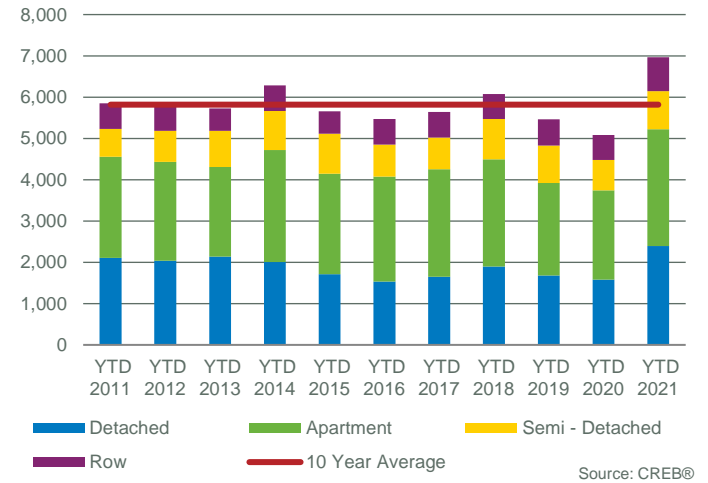
CITY OF CALGARY TOTAL SALES

YTD AUGUST

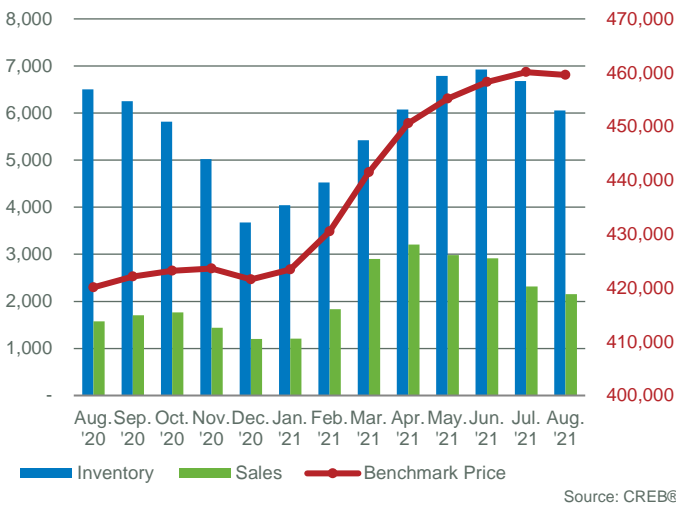


CITY OF CALGARY TOTAL NEW LISTINGS

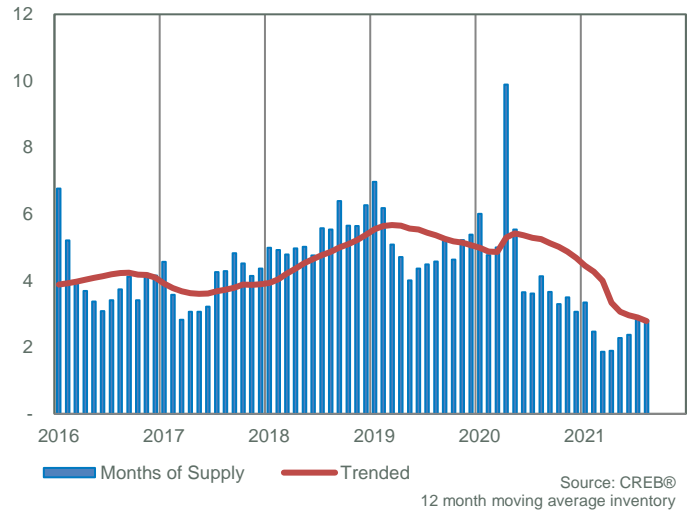
YTD AUGUST



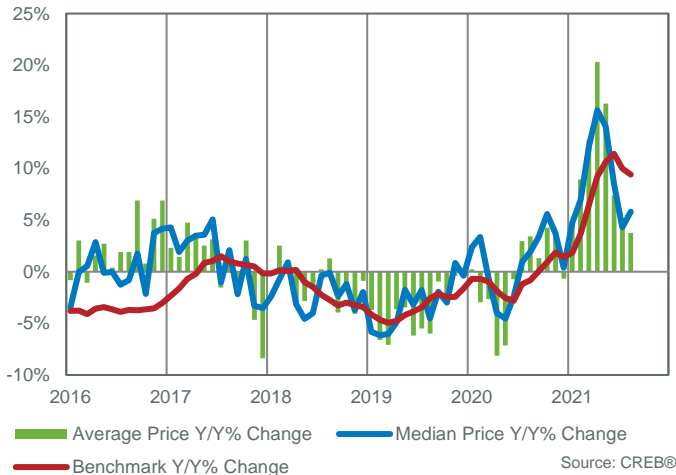
CITY OF CALGARY TOTAL INVENTORY AND SALES



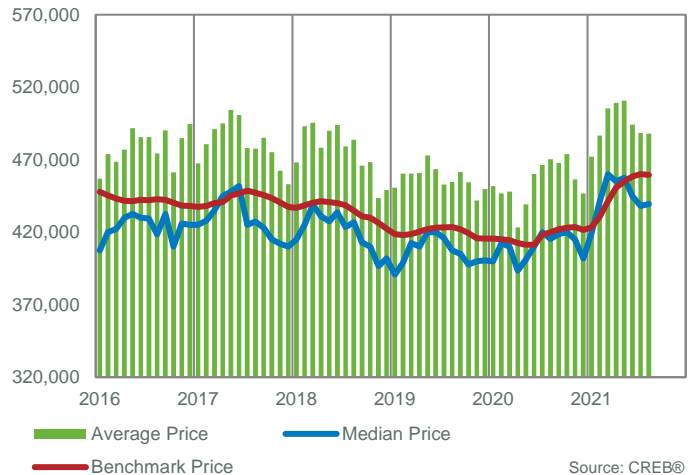
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



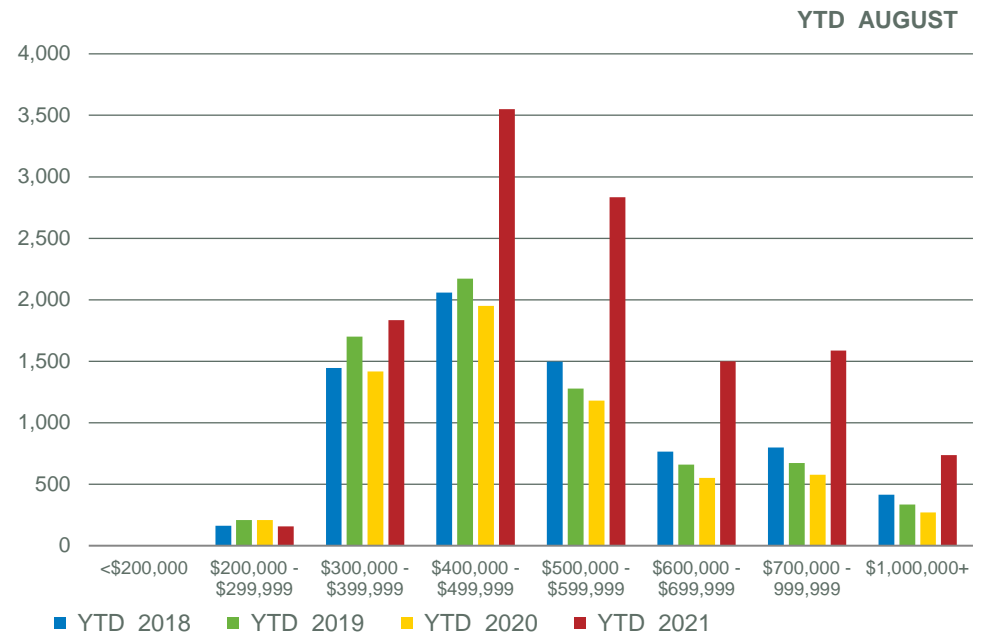
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,137	883	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
2021												
Sales	733	1,121	1,865	2,046	1,908	1,818	1,411	1,300				
New Listings	1,114	1,572	2,611	2,774	2,731	2,393	1,822	1,572				
Inventory	1,685	1,927	2,410	2,781	3,201	3,264	3,111	2,770				
Days on Market	53	37	29	25	26	27	33	36				
Benchmark Price	492,000	501,400	515,100	527,900	533,300	537,200	539,900	538,700				
Median Price	482,000	512,000	527,900	523,000	528,750	512,000	517,500	515,000				
Average Price	559,202	573,855	594,770	594,763	595,748	583,717	584,466	590,784				
Index	200	204	210	215	217	219	220	219				

	Aug-20	Aug-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	2	4
\$200,000 - \$249,999	3	2	22	12
\$250,000 - \$299,999	21	17	186	145
\$300,000 - \$349,999	76	66	479	556
\$350,000 - \$399,999	151	127	939	1,279
\$400,000 - \$449,999	172	193	1,031	1,817
\$450,000 - \$499,999	144	199	920	1,734
\$500,000 - \$549,999	110	160	697	1,556
\$550,000 - \$599,999	71	133	484	1,277
\$600,000 - \$649,999	49	79	318	846
\$650,000 - \$699,999	49	96	232	653
\$700,000 - \$749,999	29	50	142	467
\$750,000 - \$799,999	20	30	134	364
\$800,000 - \$849,999	18	22	105	267
\$850,000 - \$899,999	10	20	71	195
\$900,000 - \$949,999	12	11	63	144
\$950,000 - \$999,999	6	12	61	149
\$1,000,000 - \$1,299,999	21	38	147	393
\$1,300,000 - \$1,499,999	8	15	41	115
\$1,500,000 - \$1,999,999	11	17	47	143
\$2,000,000 +	10	12	35	85
	991	1,300	6,156	12,202

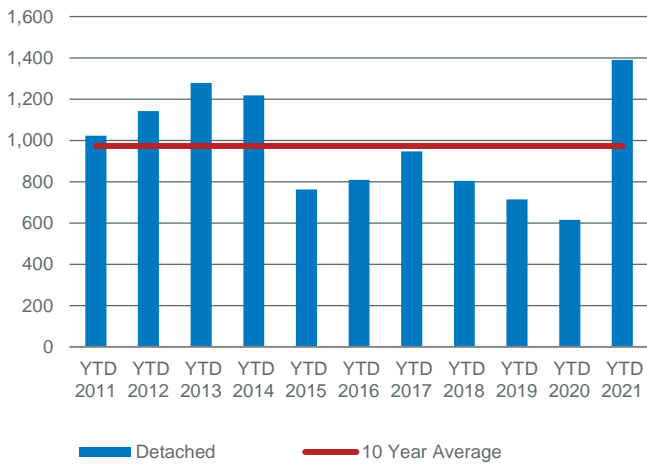
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

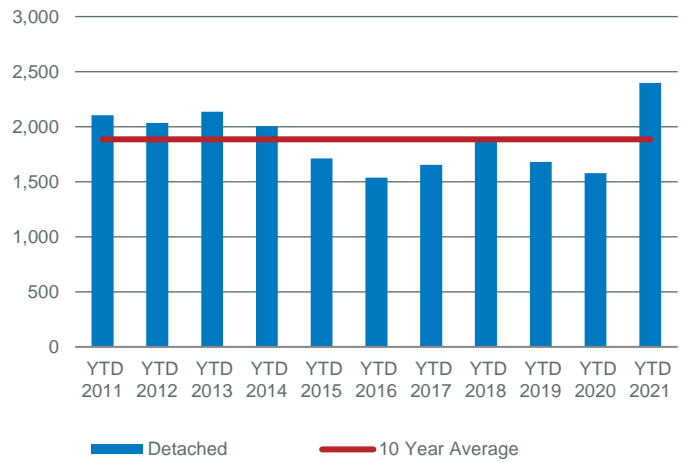
YTD AUGUST



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



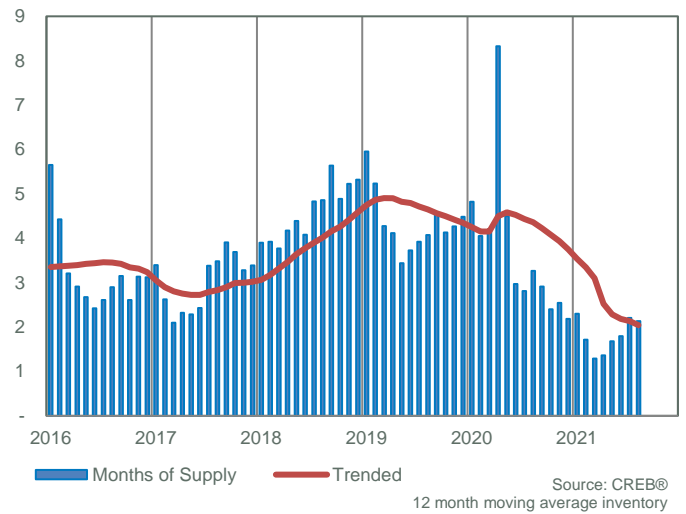
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



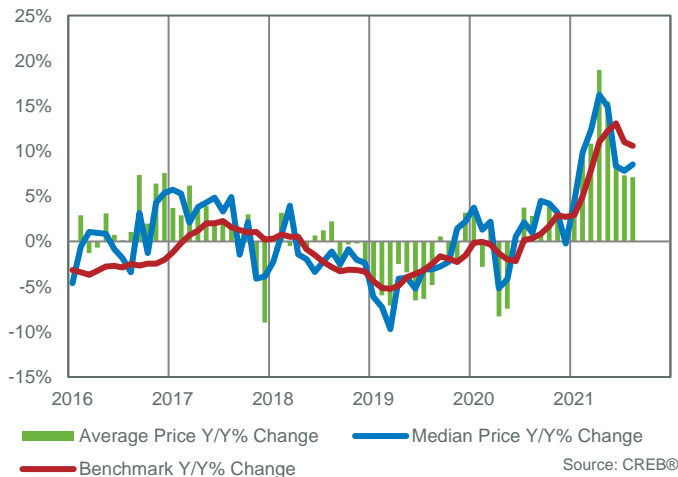
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



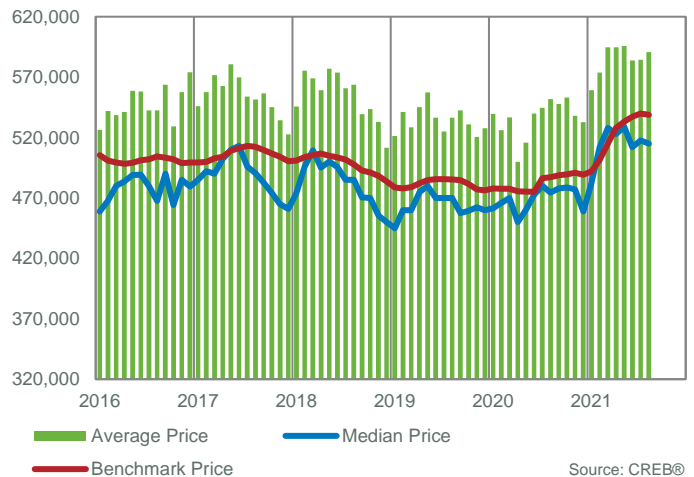
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

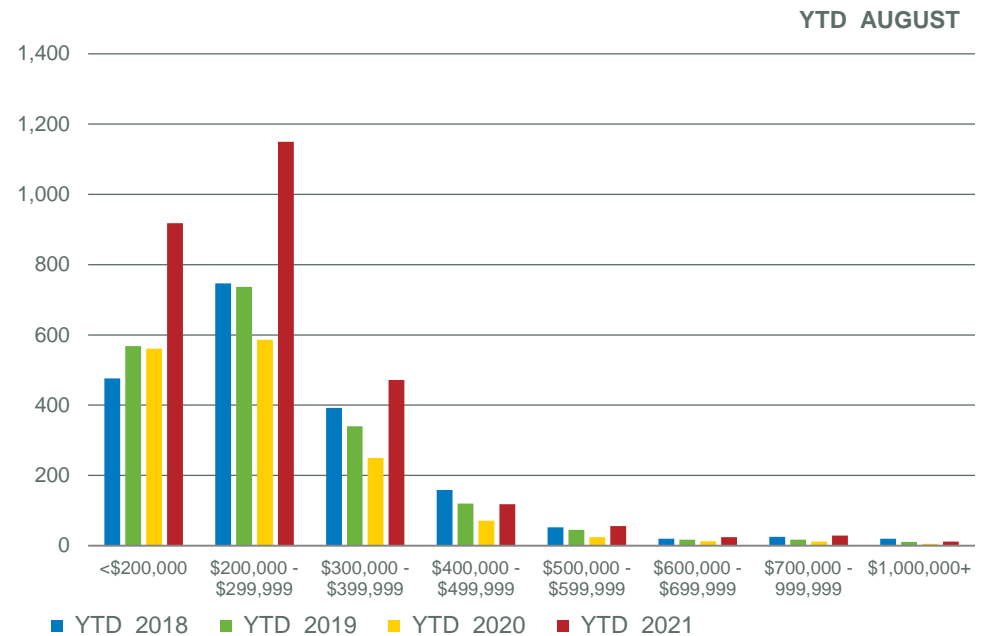


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	147	209	218	95	135	232	263	223	242	234	210	185
New Listings	568	559	476	258	449	672	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
2021												
Sales	184	271	385	440	379	442	346	332				
New Listings	552	571	868	837	797	750	643	571				
Inventory	1,314	1,431	1,684	1,808	1,964	1,966	1,917	1,786				
Days on Market	65	70	53	57	53	55	64	63				
Benchmark Price	245,200	246,200	250,600	252,300	252,600	253,000	254,100	253,300				
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	233,750	225,000				
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,629	258,609				
Index	170	170	173	174	175	175	176	175				

	Aug-20	Aug-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	1	1	18	10
\$100,000 - \$149,999	23	35	140	253
\$150,000 - \$199,999	52	73	403	655
\$200,000 - \$249,999	59	88	322	691
\$250,000 - \$299,999	36	47	264	459
\$300,000 - \$349,999	22	35	156	286
\$350,000 - \$399,999	19	26	94	186
\$400,000 - \$449,999	3	7	42	76
\$450,000 - \$499,999	1	10	29	42
\$500,000 - \$549,999	1	3	19	31
\$550,000 - \$599,999	1	1	5	25
\$600,000 - \$649,999	-	2	7	18
\$650,000 - \$699,999	2	1	6	6
\$700,000 - \$749,999	1	-	3	6
\$750,000 - \$799,999	-	-	4	3
\$800,000 - \$849,999	1	1	3	8
\$850,000 - \$899,999	-	-	1	4
\$900,000 - \$949,999	-	-	1	3
\$950,000 - \$999,999	-	-	-	5
\$1,000,000 - \$1,299,999	1	1	3	5
\$1,300,000 - \$1,499,999	-	-	-	3
\$1,500,000 - \$1,999,999	-	1	1	3
\$2,000,000 +	-	-	1	1
	223	332	1,522	2,779

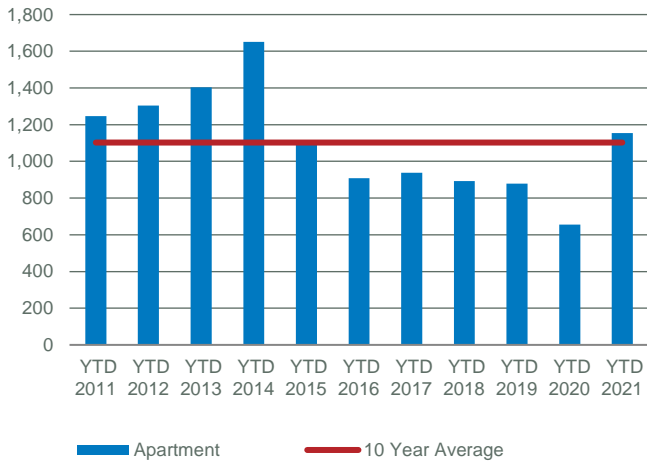
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

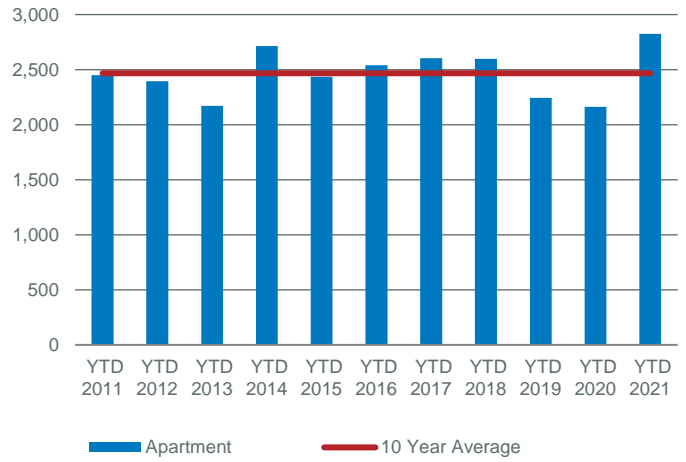
YTD AUGUST



Source: CREB®

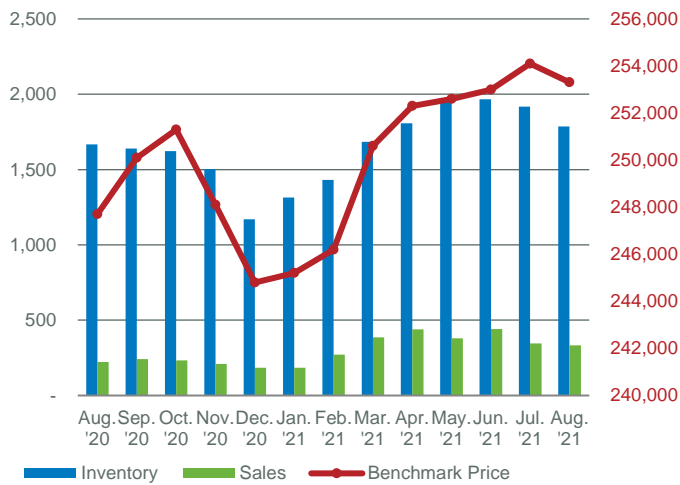
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD AUGUST



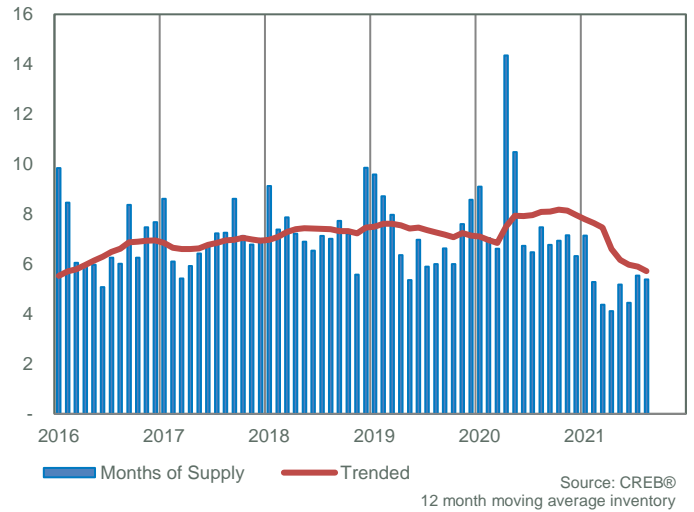
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



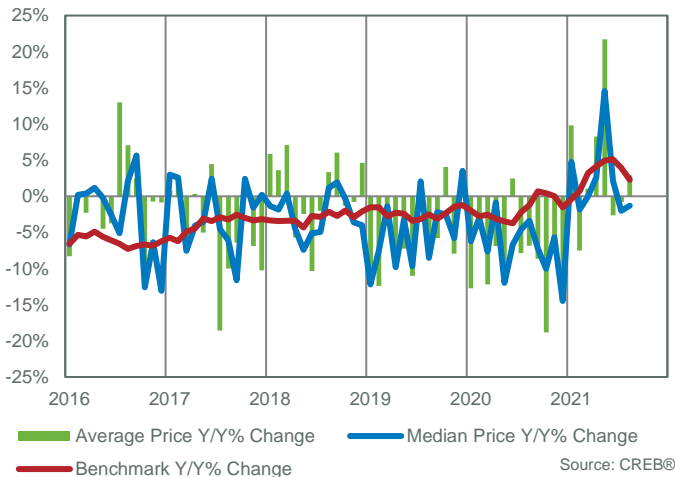
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



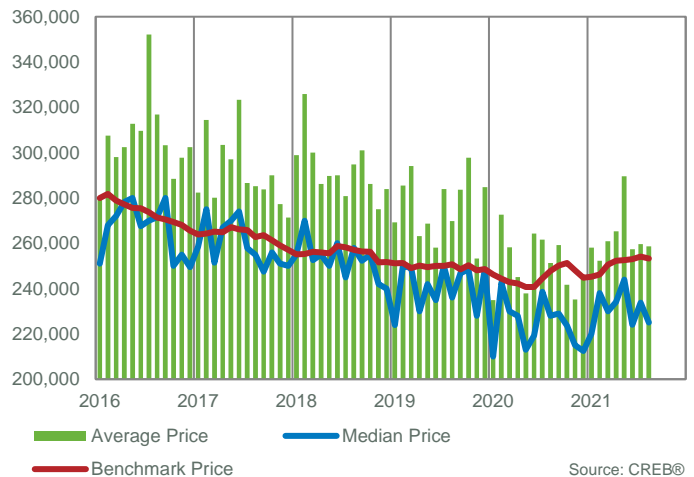
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

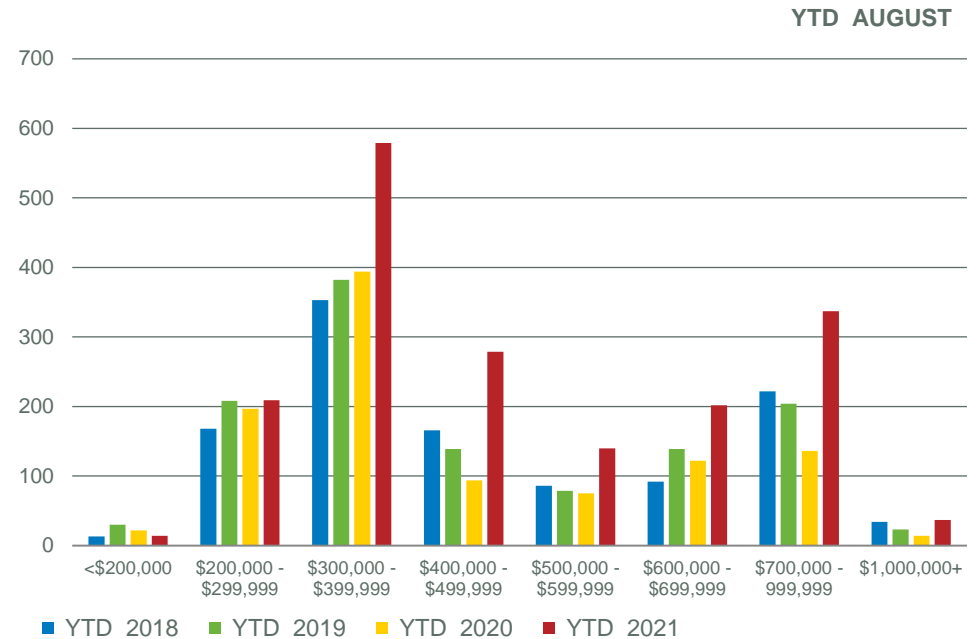


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	84	139	115	60	127	185	202	142	153	175	153	128
New Listings	240	254	248	167	249	300	288	241	279	237	165	118
Inventory	576	604	632	608	625	641	622	596	596	562	453	325
Days on Market	71	63	64	59	71	60	60	65	53	55	61	61
Benchmark Price	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
2021												
Sales	140	180	270	299	279	243	209	177				
New Listings	212	255	393	436	377	382	321	266				
Inventory	345	375	450	539	558	591	578	539				
Days on Market	59	41	38	36	30	37	37	38				
Benchmark Price	391,700	398,600	411,200	419,700	423,700	427,000	428,400	430,000				
Median Price	387,750	462,500	414,950	450,000	426,000	424,900	410,000	434,000				
Average Price	478,616	522,359	489,356	537,761	505,380	509,071	490,949	490,464				
Index	198	202	208	212	214	216	217	218				

	Aug-20	Aug-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	3	1
\$150,000 - \$199,999	2	3	19	13
\$200,000 - \$249,999	6	6	71	57
\$250,000 - \$299,999	21	11	126	152
\$300,000 - \$349,999	22	29	206	233
\$350,000 - \$399,999	17	30	188	346
\$400,000 - \$449,999	7	17	63	179
\$450,000 - \$499,999	5	13	31	100
\$500,000 - \$549,999	6	9	28	58
\$550,000 - \$599,999	10	9	47	82
\$600,000 - \$649,999	9	11	57	89
\$650,000 - \$699,999	12	8	65	113
\$700,000 - \$749,999	6	8	44	106
\$750,000 - \$799,999	5	10	35	106
\$800,000 - \$849,999	3	4	20	38
\$850,000 - \$899,999	3	4	16	38
\$900,000 - \$949,999	2	2	11	27
\$950,000 - \$999,999	4	1	10	22
\$1,000,000 - \$1,299,999	1	1	13	32
\$1,300,000 - \$1,499,999	1	-	1	2
\$1,500,000 - \$1,999,999	-	1	-	2
\$2,000,000 +	-	-	-	1
	142	177	1,054	1,797

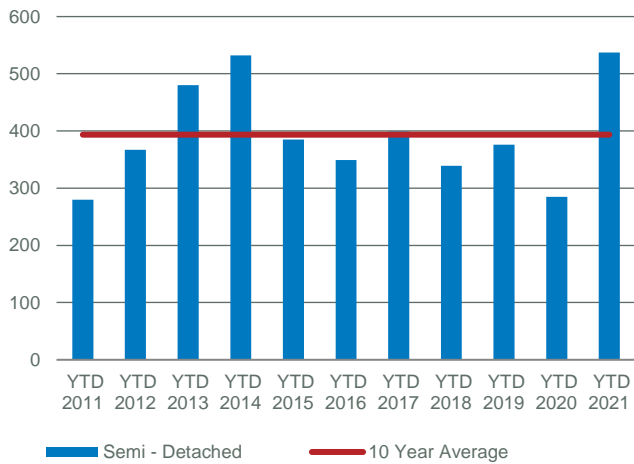
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

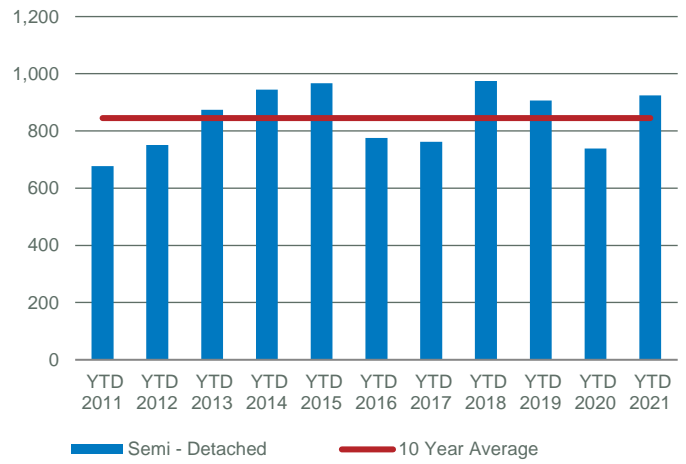
YTD AUGUST



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD AUGUST



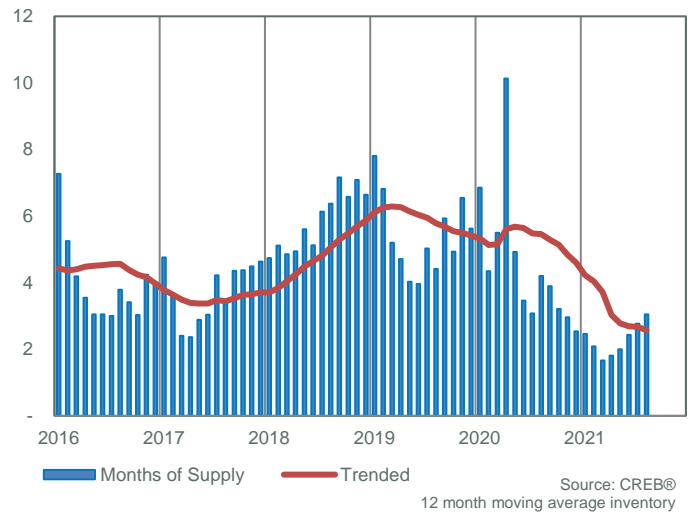
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



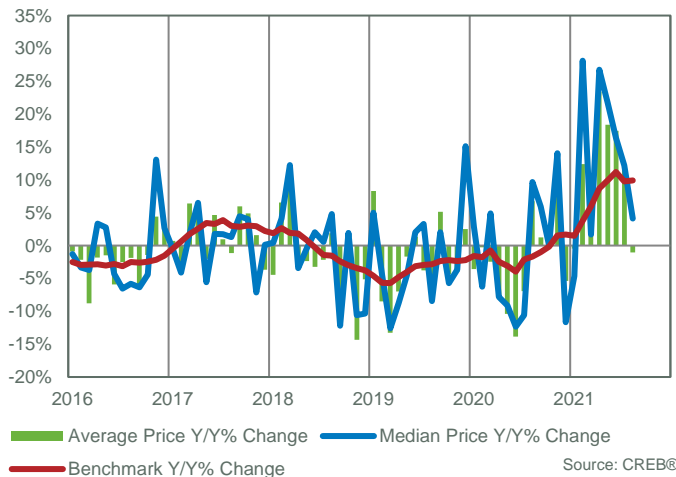
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



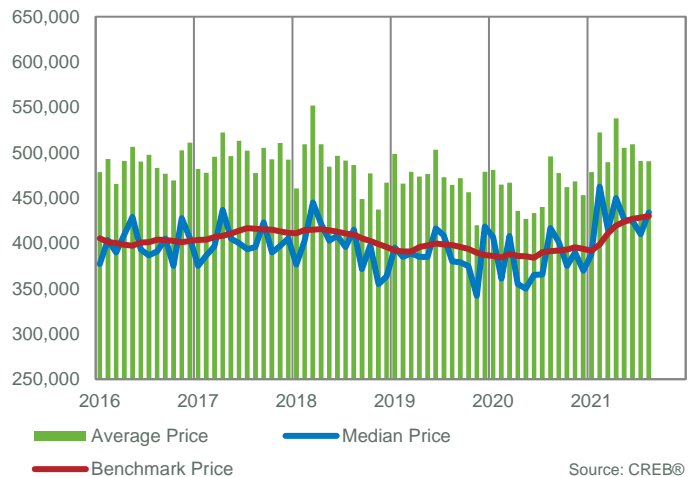
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

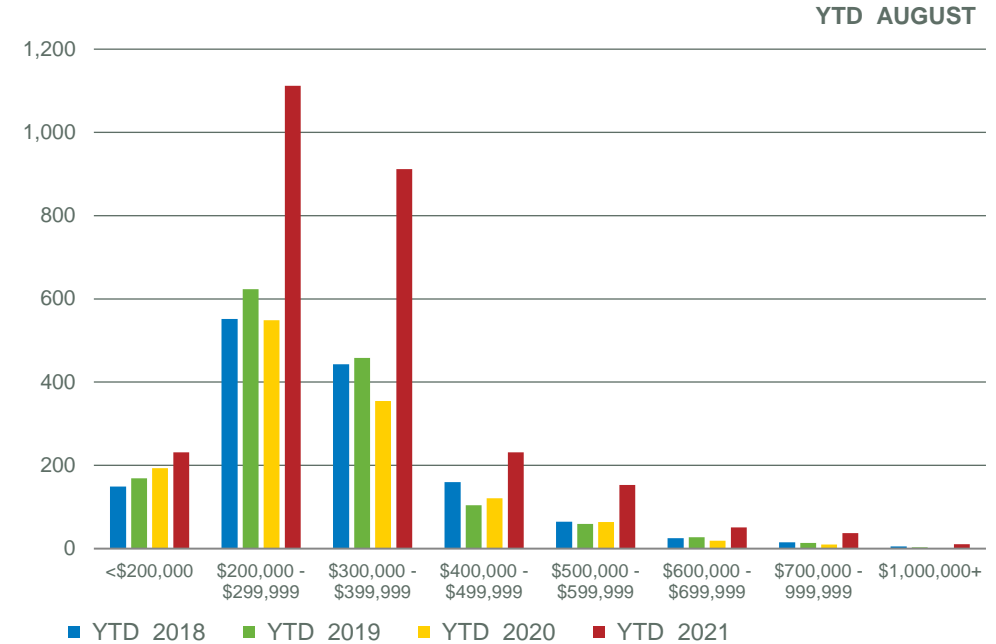


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	113	164	152	77	145	243	200	218	256	217	191	169
New Listings	339	365	351	218	360	474	429	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
2021												
Sales	150	260	383	424	417	411	351	342				
New Listings	372	453	568	632	659	611	512	413				
Inventory	696	790	879	950	1,067	1,102	1,076	958				
Days on Market	67	53	45	45	41	39	45	47				
Benchmark Price	279,900	283,600	287,900	293,400	296,400	299,300	299,600	300,600				
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000	297,250				
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,760	318,977				
Index	174	177	179	183	185	186	187	187				

	Aug-20	Aug-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	3	-
\$100,000 - \$149,999	7	4	49	31
\$150,000 - \$199,999	19	27	141	200
\$200,000 - \$249,999	38	53	228	419
\$250,000 - \$299,999	56	92	321	693
\$300,000 - \$349,999	52	90	240	583
\$350,000 - \$399,999	14	31	115	329
\$400,000 - \$449,999	11	14	75	137
\$450,000 - \$499,999	9	5	46	94
\$500,000 - \$549,999	6	10	44	92
\$550,000 - \$599,999	-	3	20	61
\$600,000 - \$649,999	2	2	14	25
\$650,000 - \$699,999	1	3	5	26
\$700,000 - \$749,999	2	3	7	18
\$750,000 - \$799,999	-	1	-	4
\$800,000 - \$849,999	-	-	1	6
\$850,000 - \$899,999	-	-	-	2
\$900,000 - \$949,999	-	1	1	4
\$950,000 - \$999,999	-	1	1	3
\$1,000,000 - \$1,299,999	-	1	-	7
\$1,300,000 - \$1,499,999	1	-	1	1
\$1,500,000 - \$1,999,999	-	1	-	3
\$2,000,000 +	-	-	-	-
	218	342	1,312	2,738

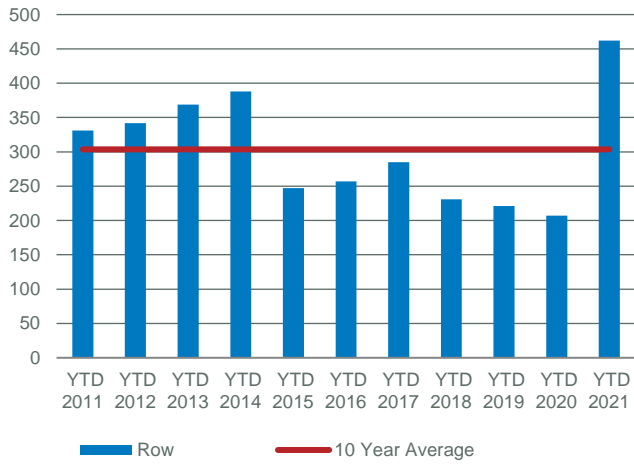
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD AUGUST



Source: CREB®

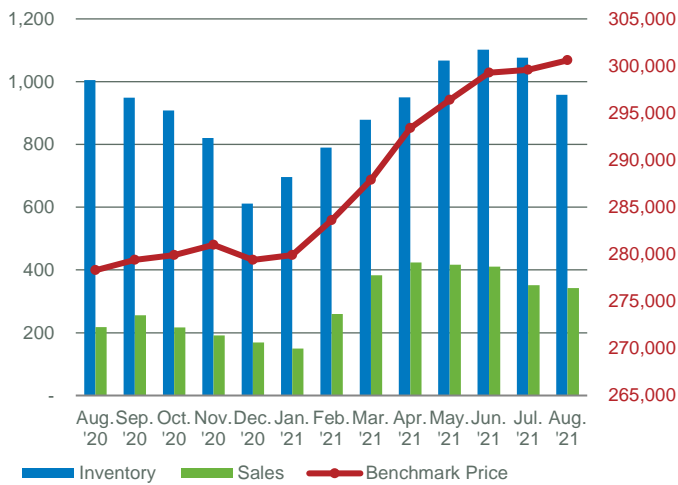
CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



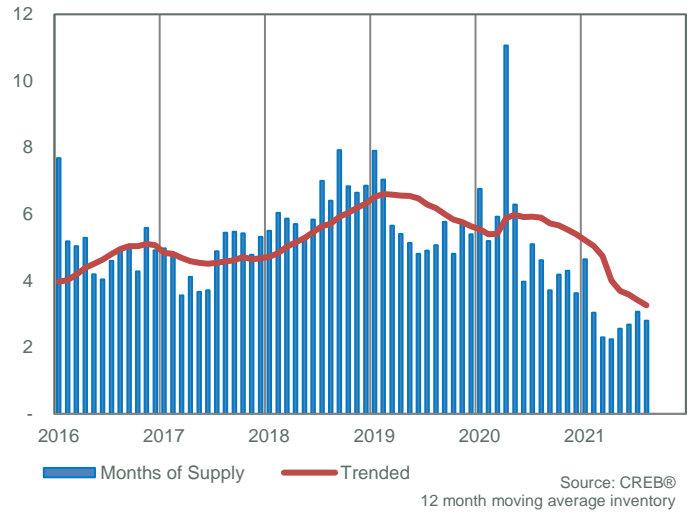
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



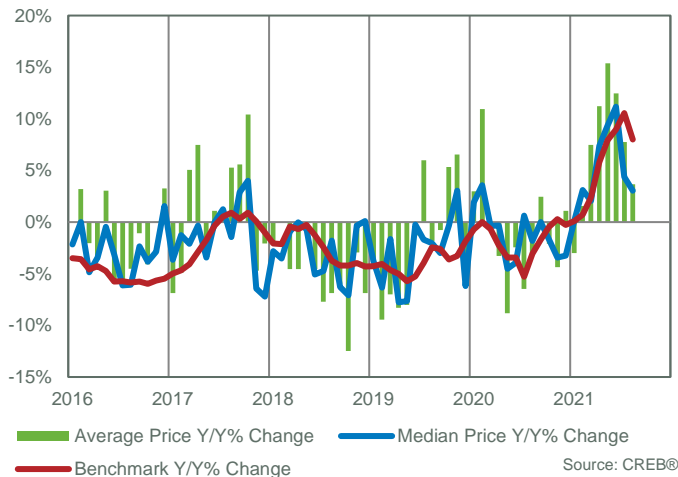
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



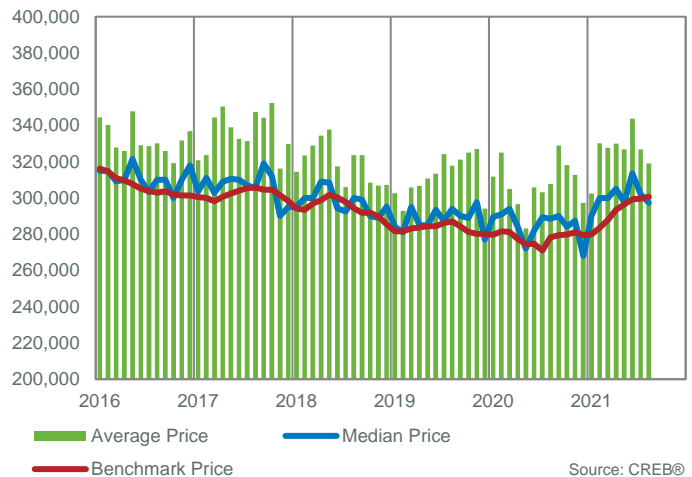
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

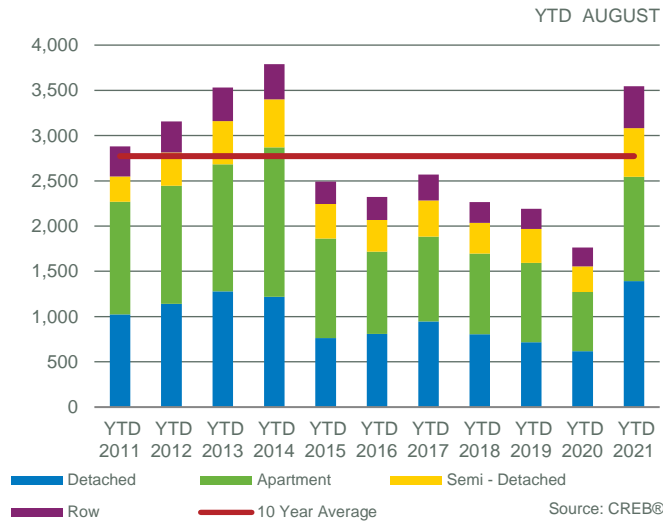
CITY OF CALGARY ROW PRICES



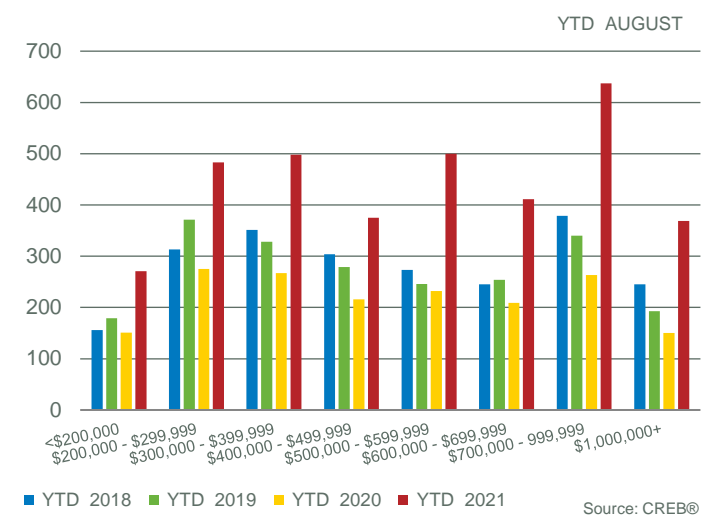
Source: CREB®

CITY CENTRE

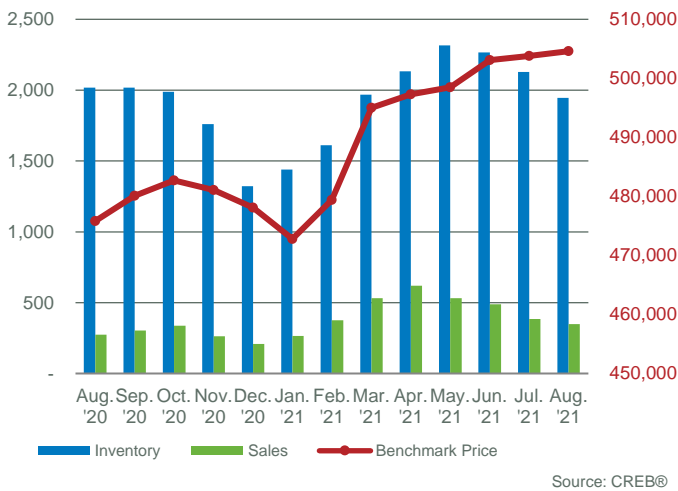
CITY CENTRE TOTAL SALES



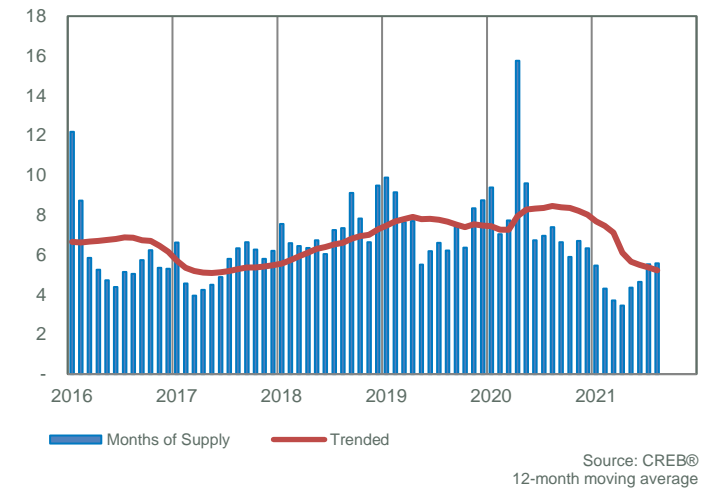
CITY CENTRE TOTAL SALES BY PRICE RANGE



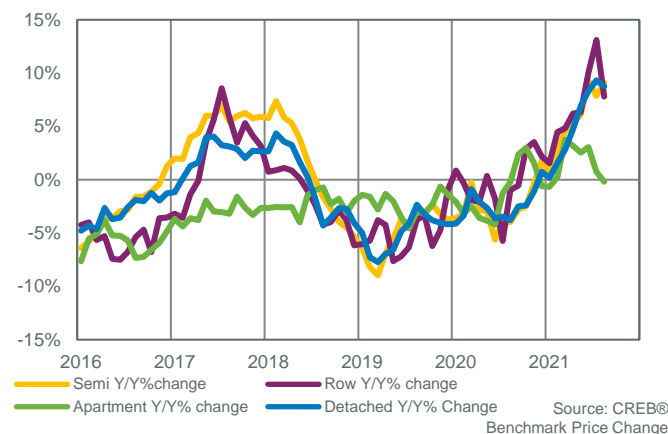
CITY CENTRE INVENTORY AND SALES



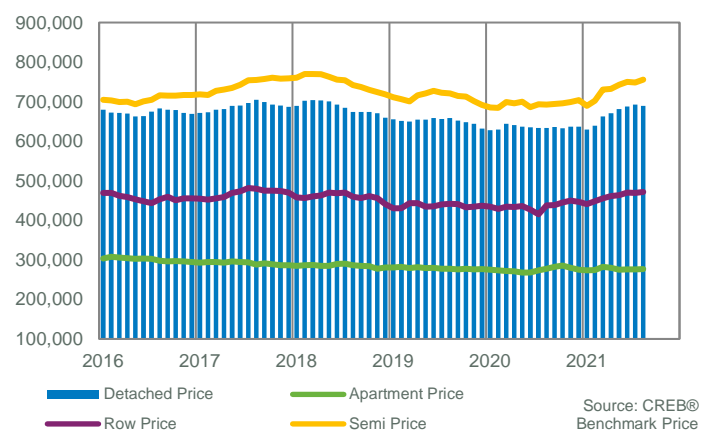
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

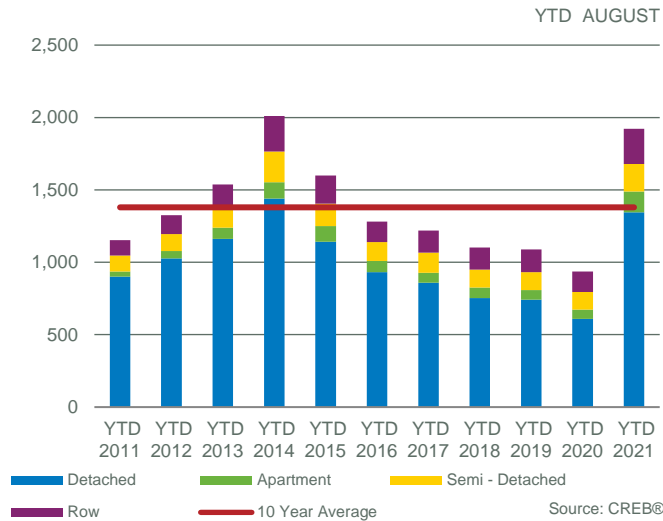


CITY CENTRE PRICES

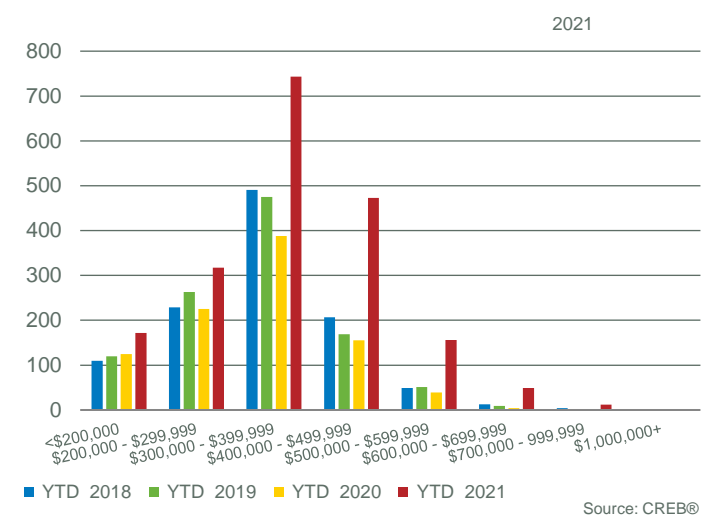


NORTHEAST

NORTHEAST TOTAL SALES



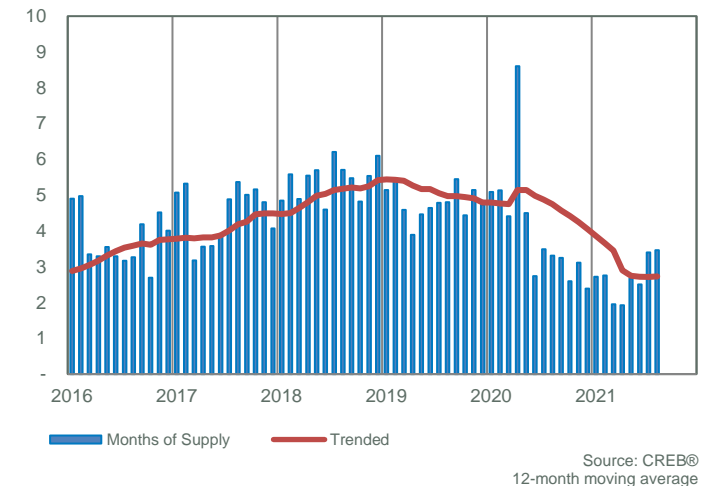
NORTHEAST TOTAL SALES BY PRICE RANGE



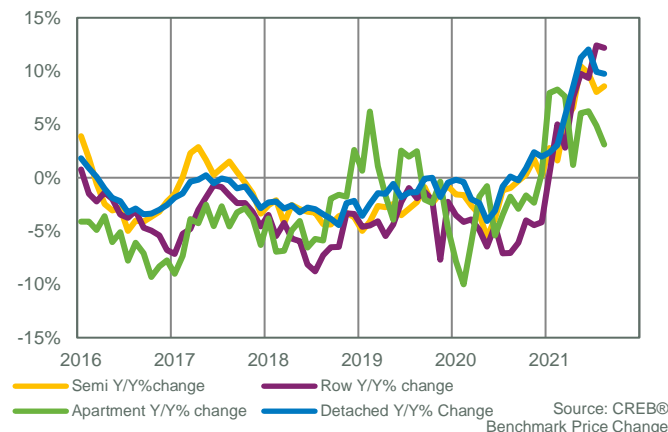
NORTHEAST INVENTORY AND SALES



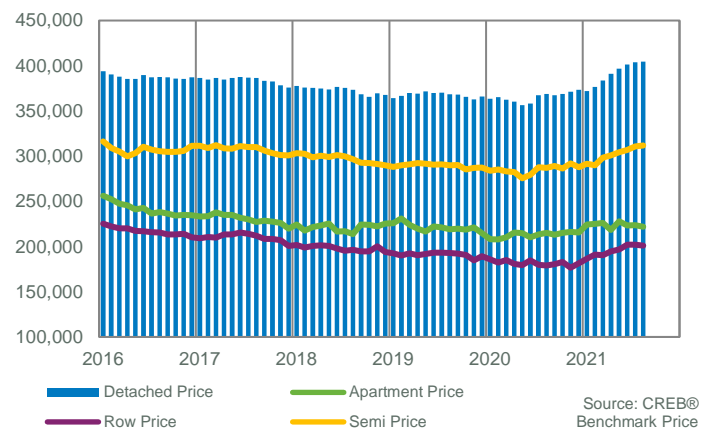
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

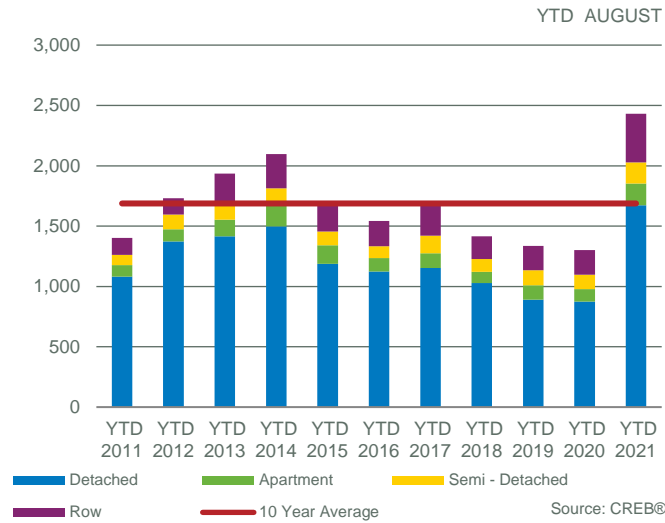


NORTHEAST PRICES

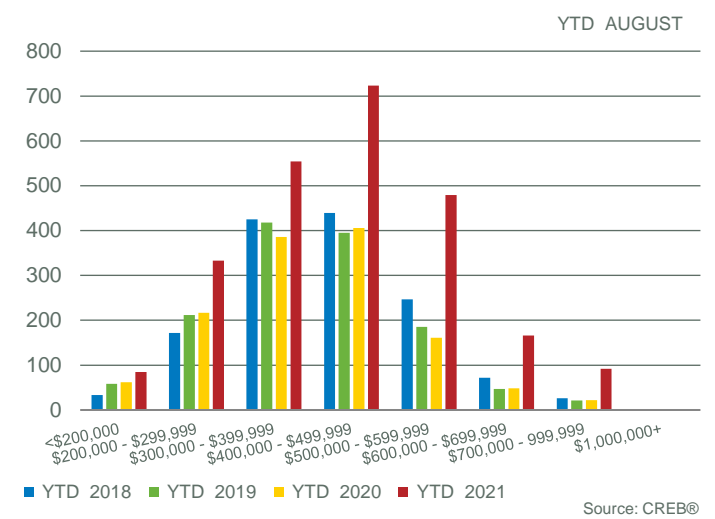


NORTH

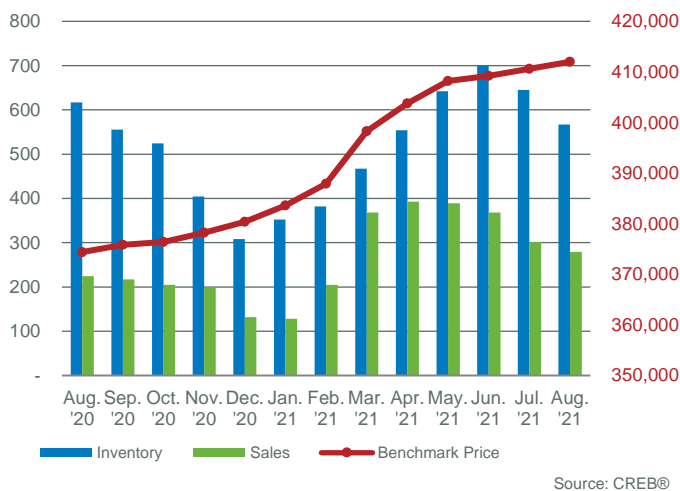
NORTH TOTAL SALES



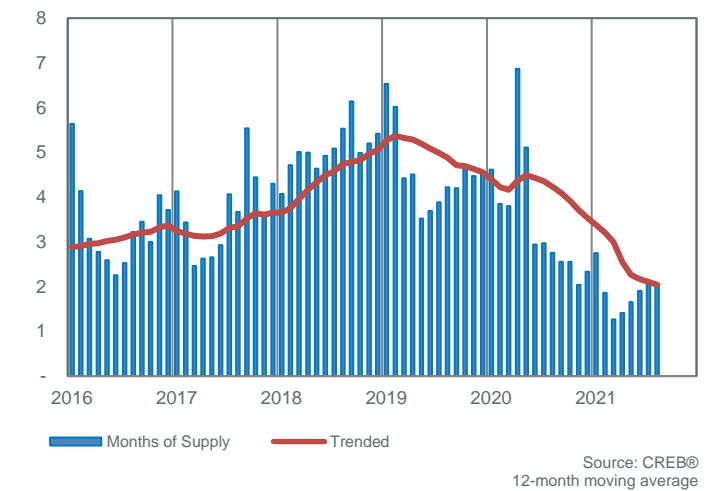
NORTH TOTAL SALES BY PRICE RANGE



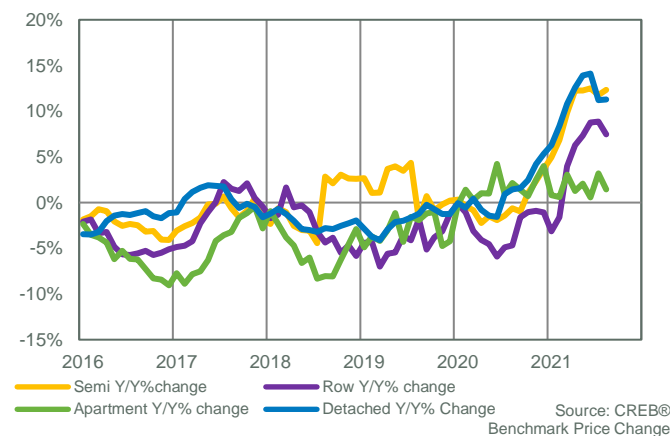
NORTH INVENTORY AND SALES



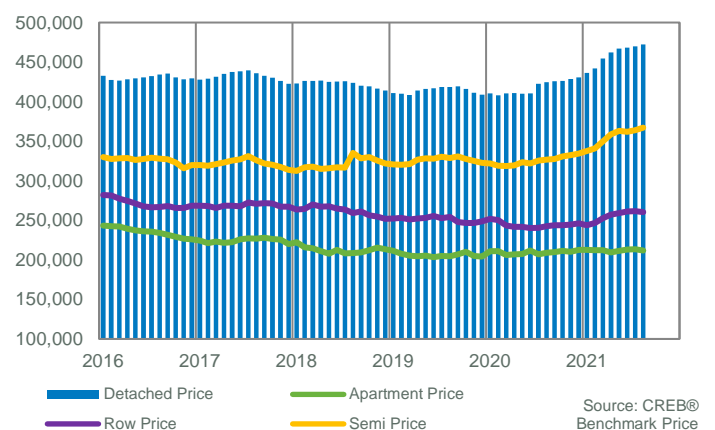
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

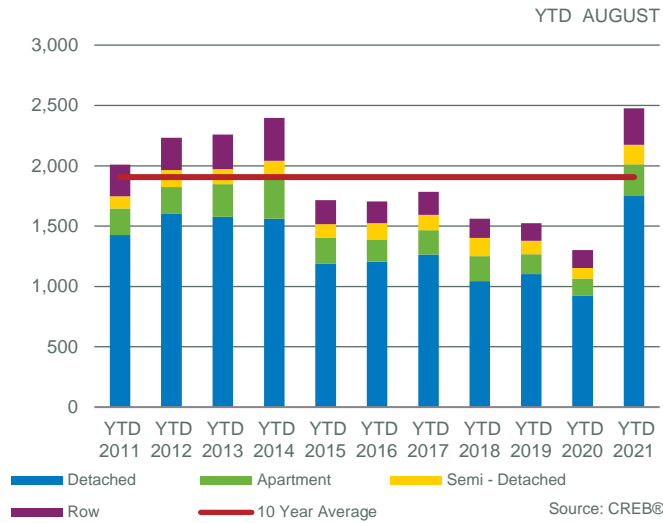


NORTH PRICES

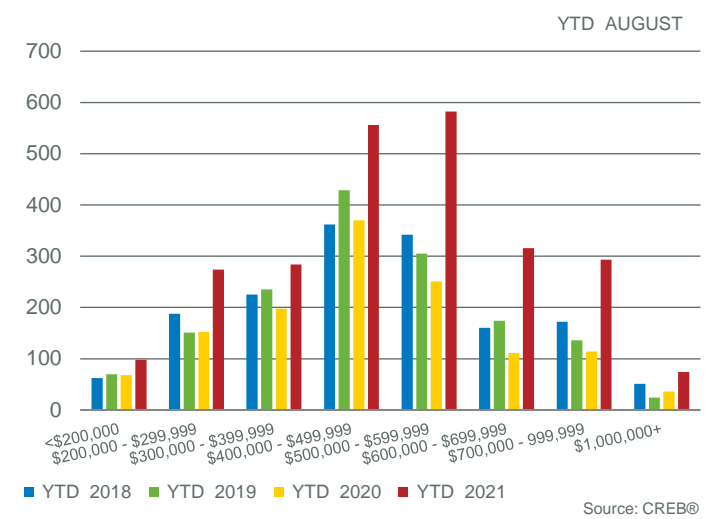


NORTHWEST

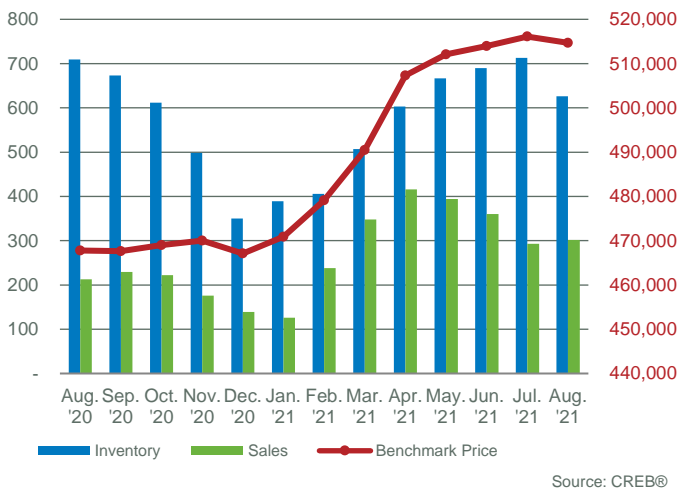
NORTHWEST TOTAL SALES



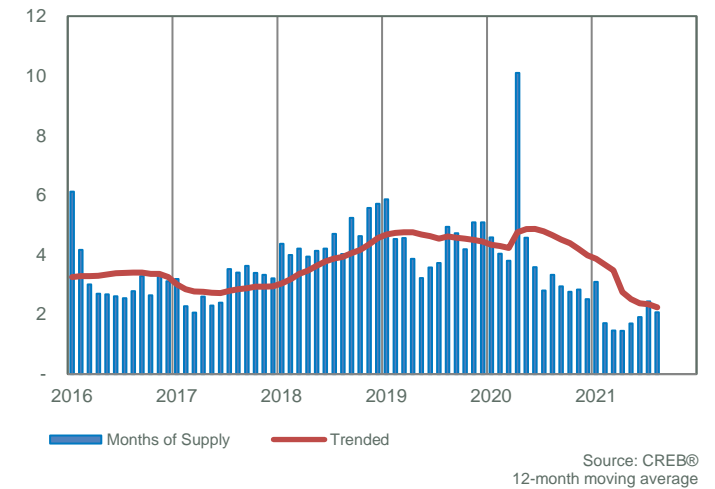
NORTHWEST TOTAL SALES BY PRICE RANGE



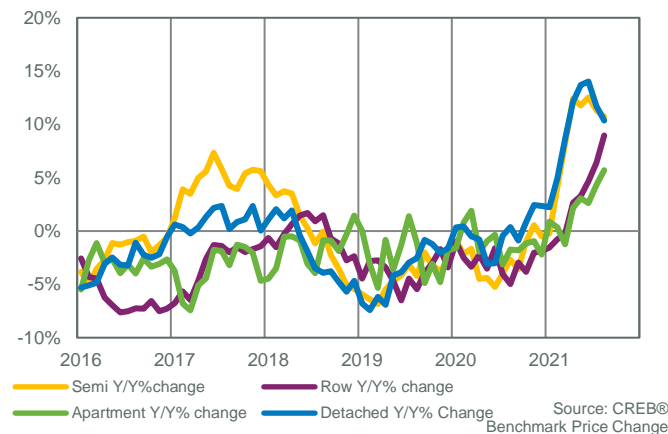
NORTHWEST INVENTORY AND SALES



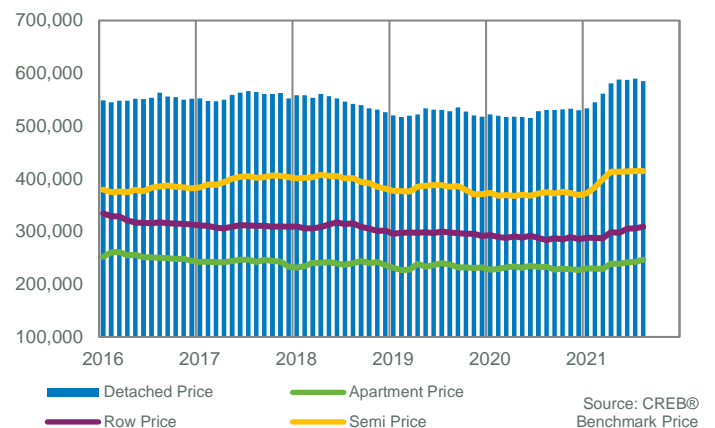
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

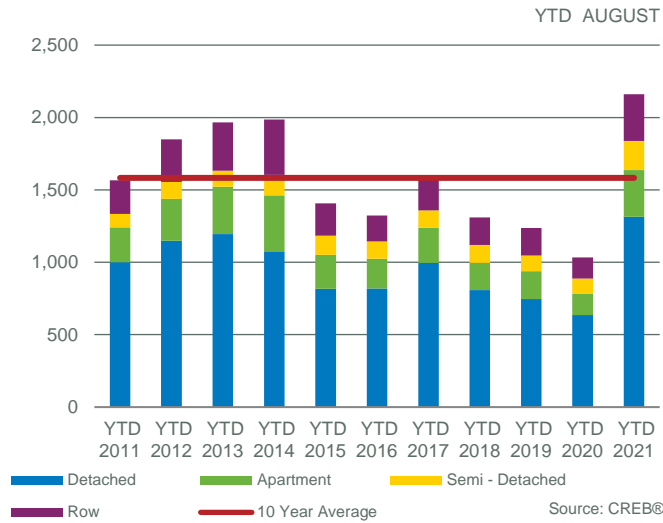


NORTHWEST PRICES

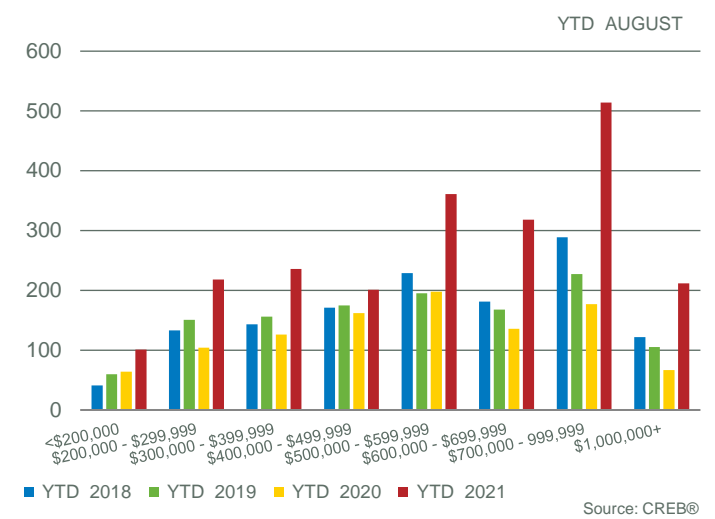


WEST

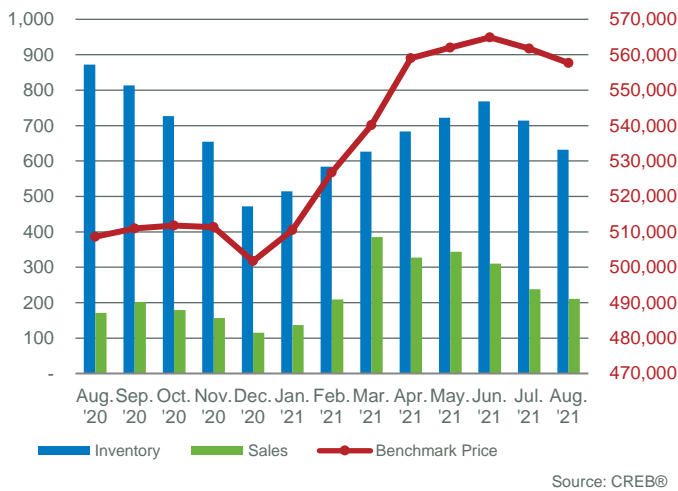
WEST TOTAL SALES



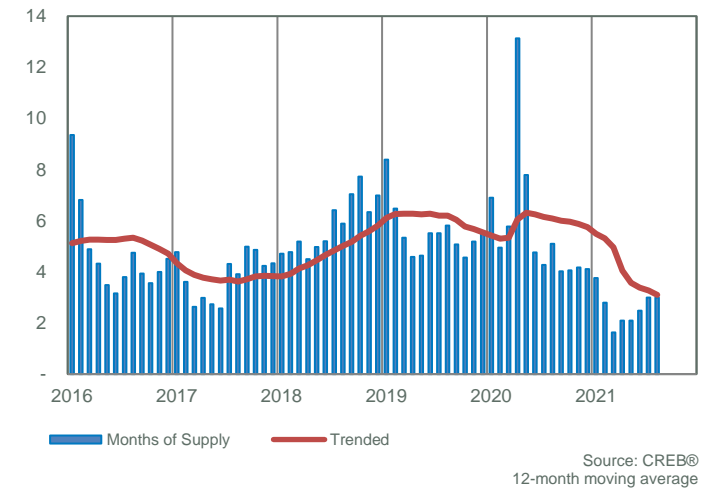
WEST TOTAL SALES BY PRICE RANGE



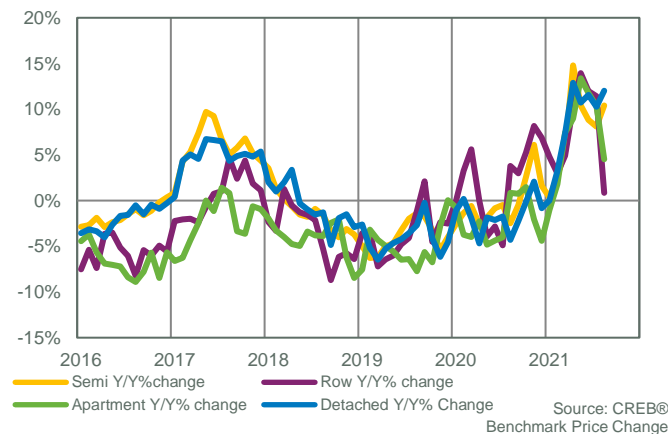
WEST INVENTORY AND SALES



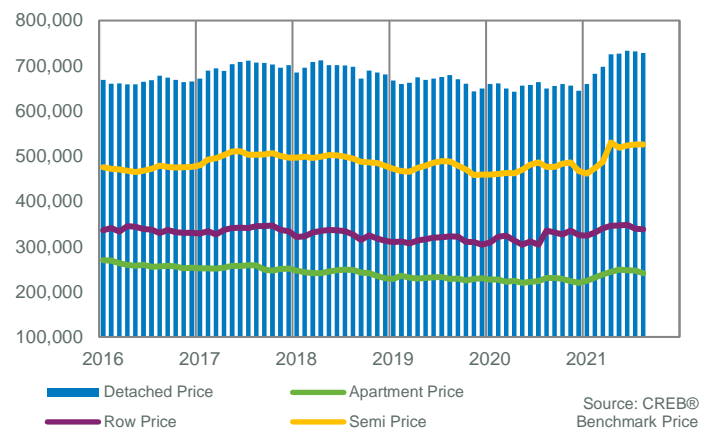
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

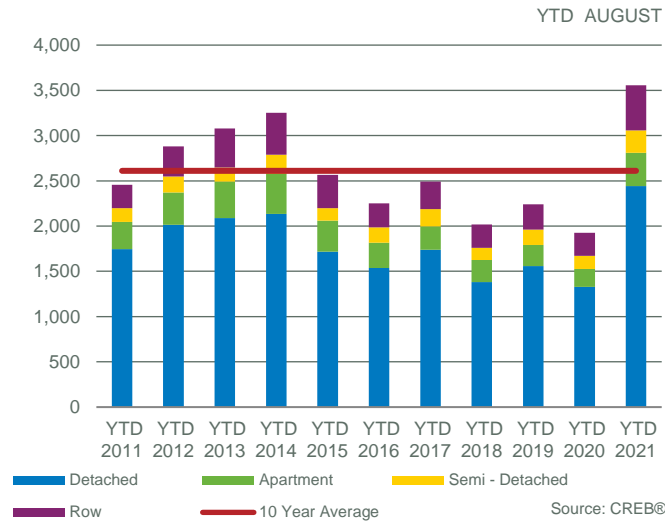


WEST PRICES

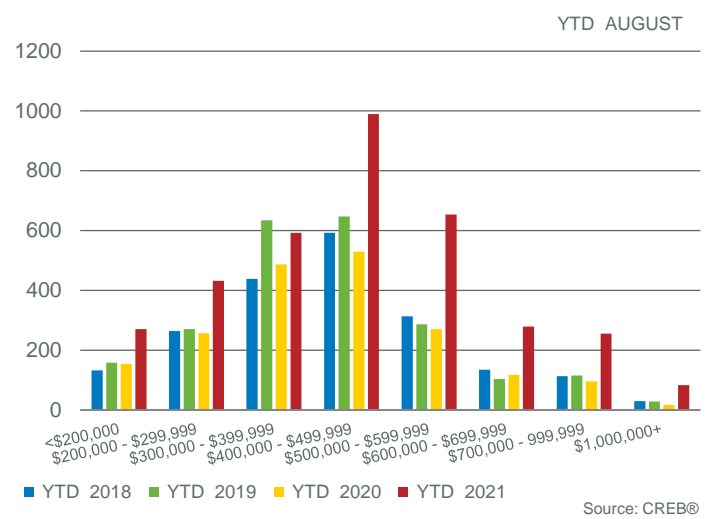


SOUTH

SOUTH TOTAL SALES



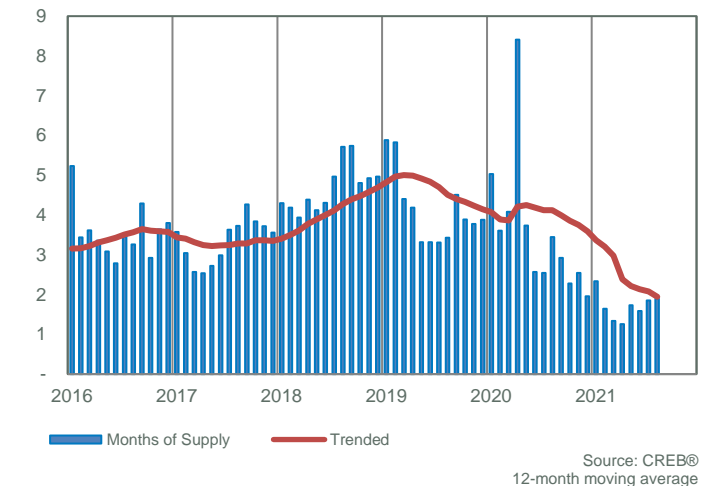
SOUTH TOTAL SALES BY PRICE RANGE



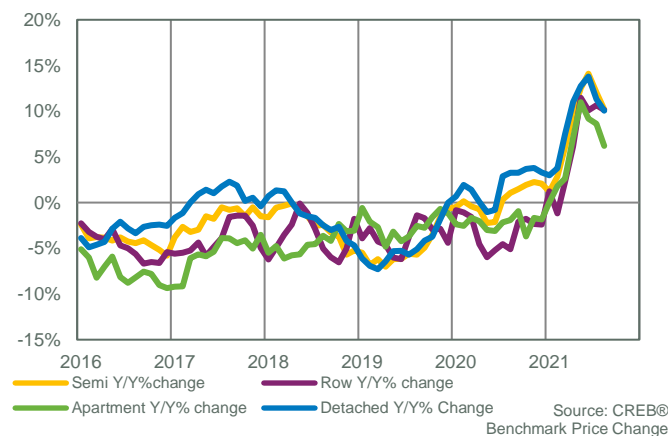
SOUTH INVENTORY AND SALES



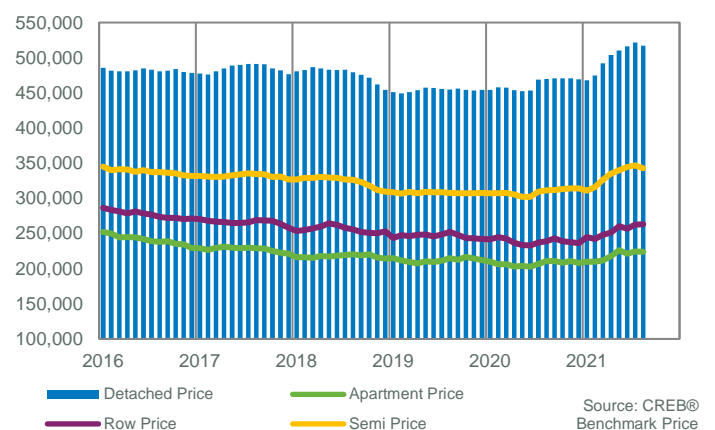
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

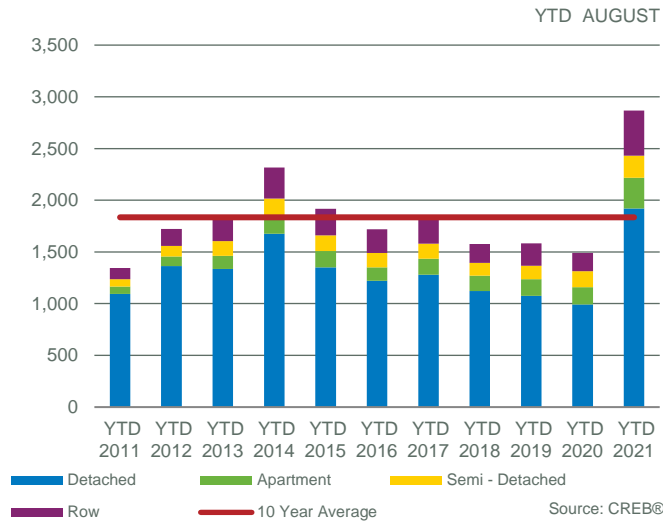


SOUTH PRICES

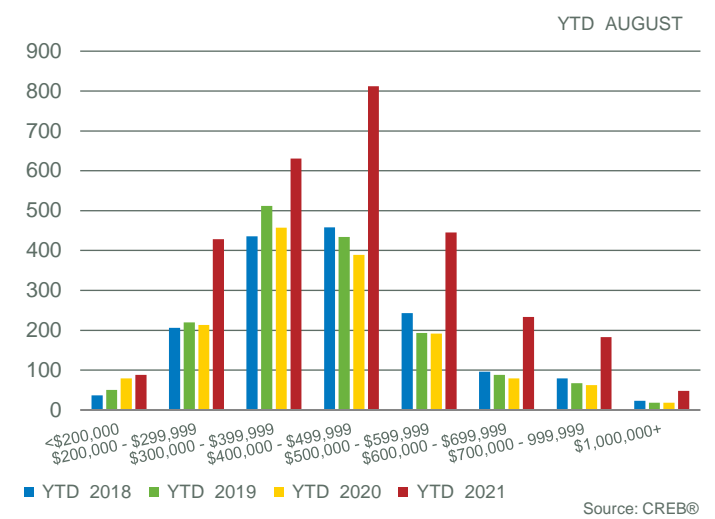


SOUTHEAST

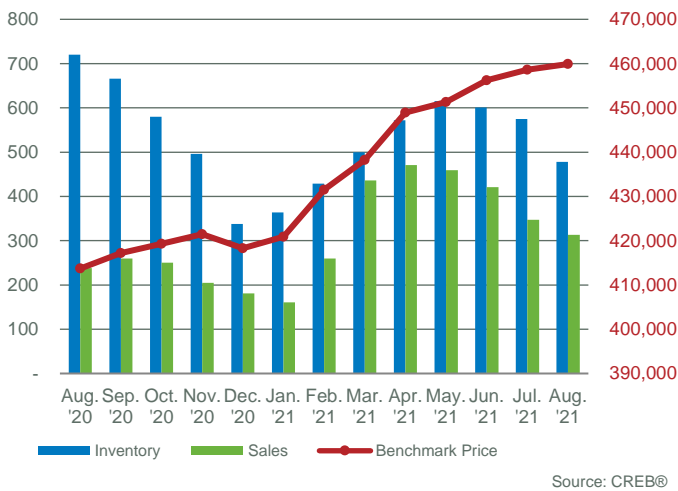
SOUTHEAST TOTAL SALES



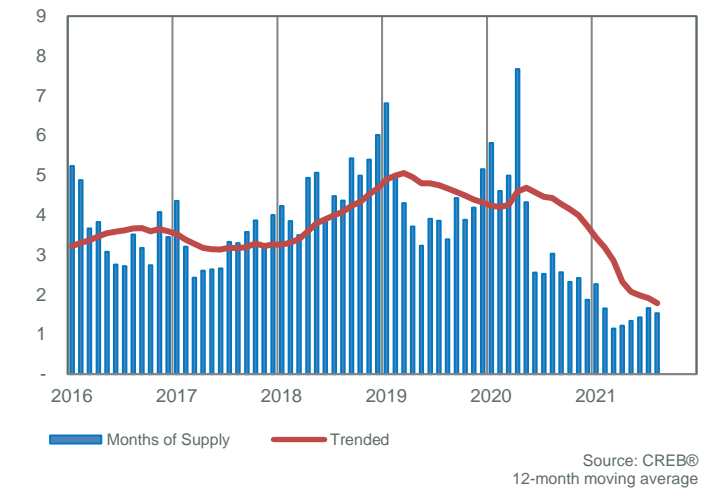
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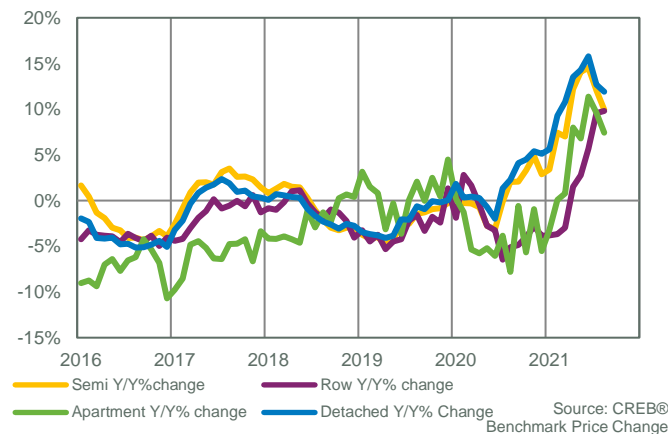
SOUTHEAST INVENTORY AND SALES



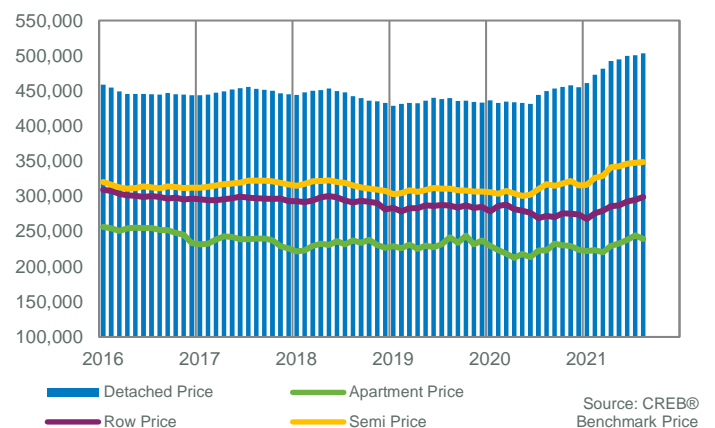
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

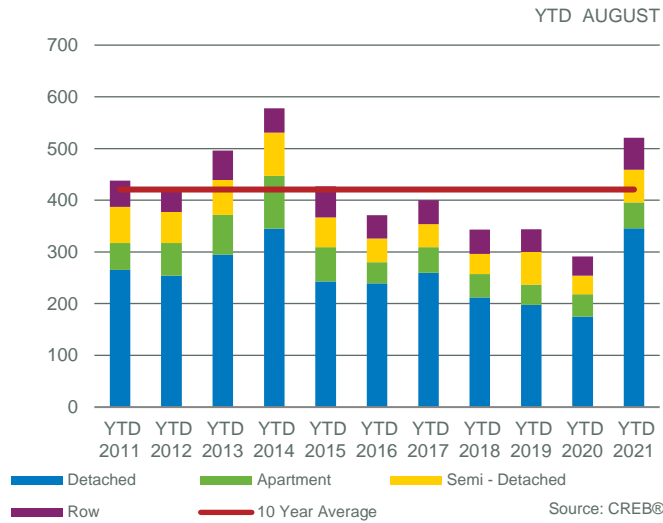


SOUTHEAST PRICES

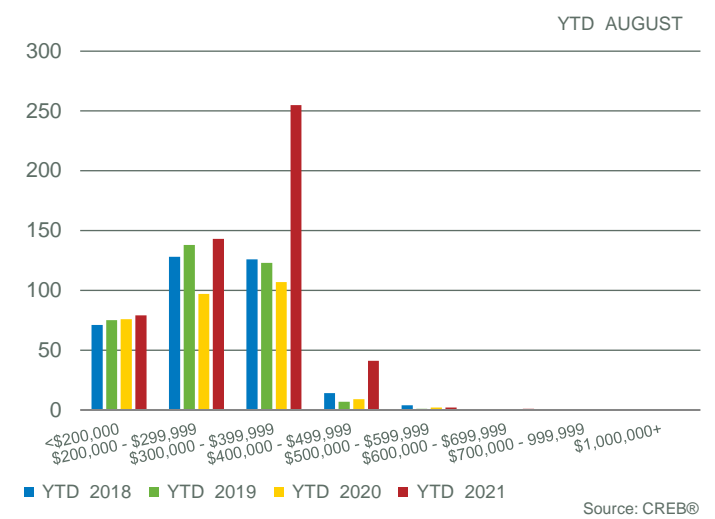


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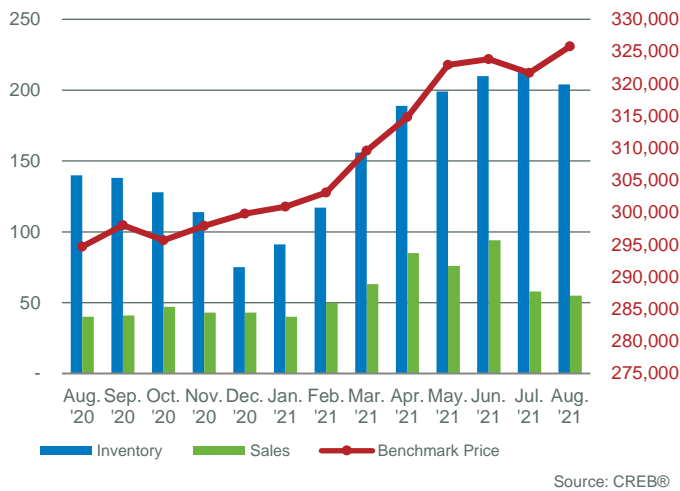
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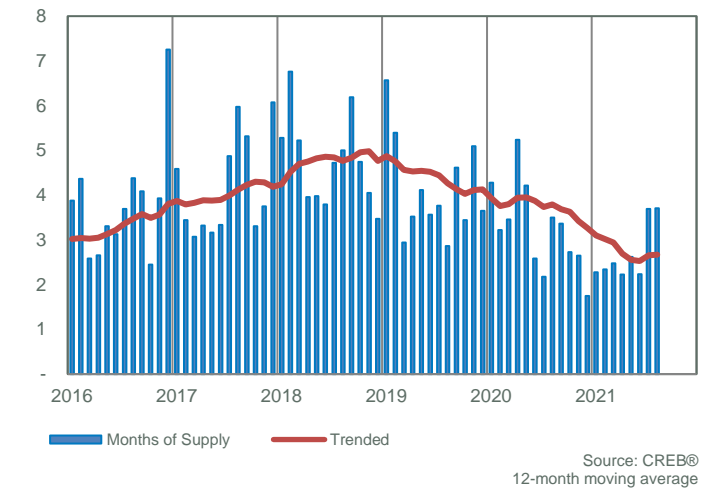
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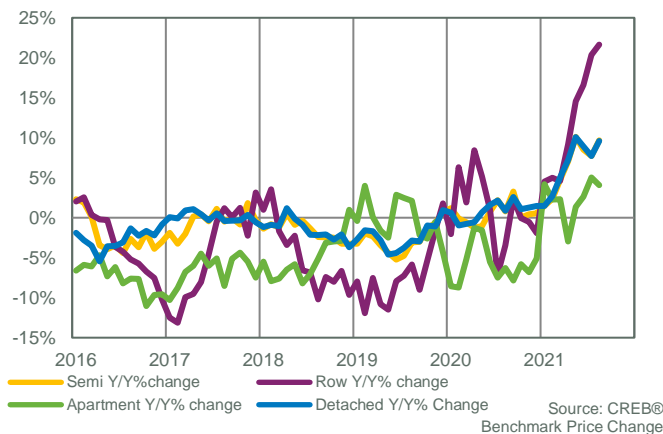
EAST INVENTORY AND SALES



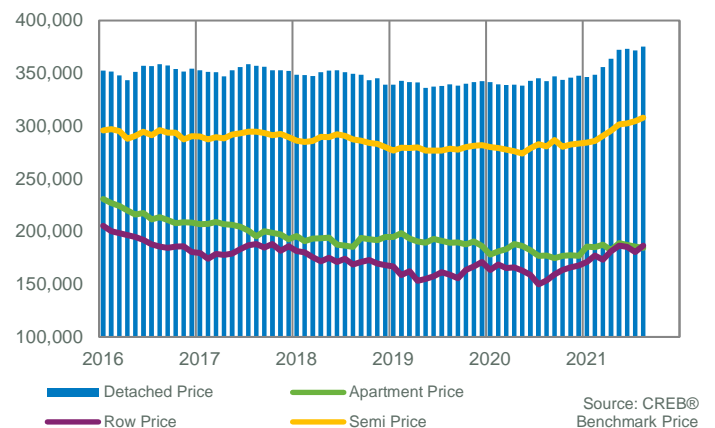
EAST MONTHS OF INVENTORY

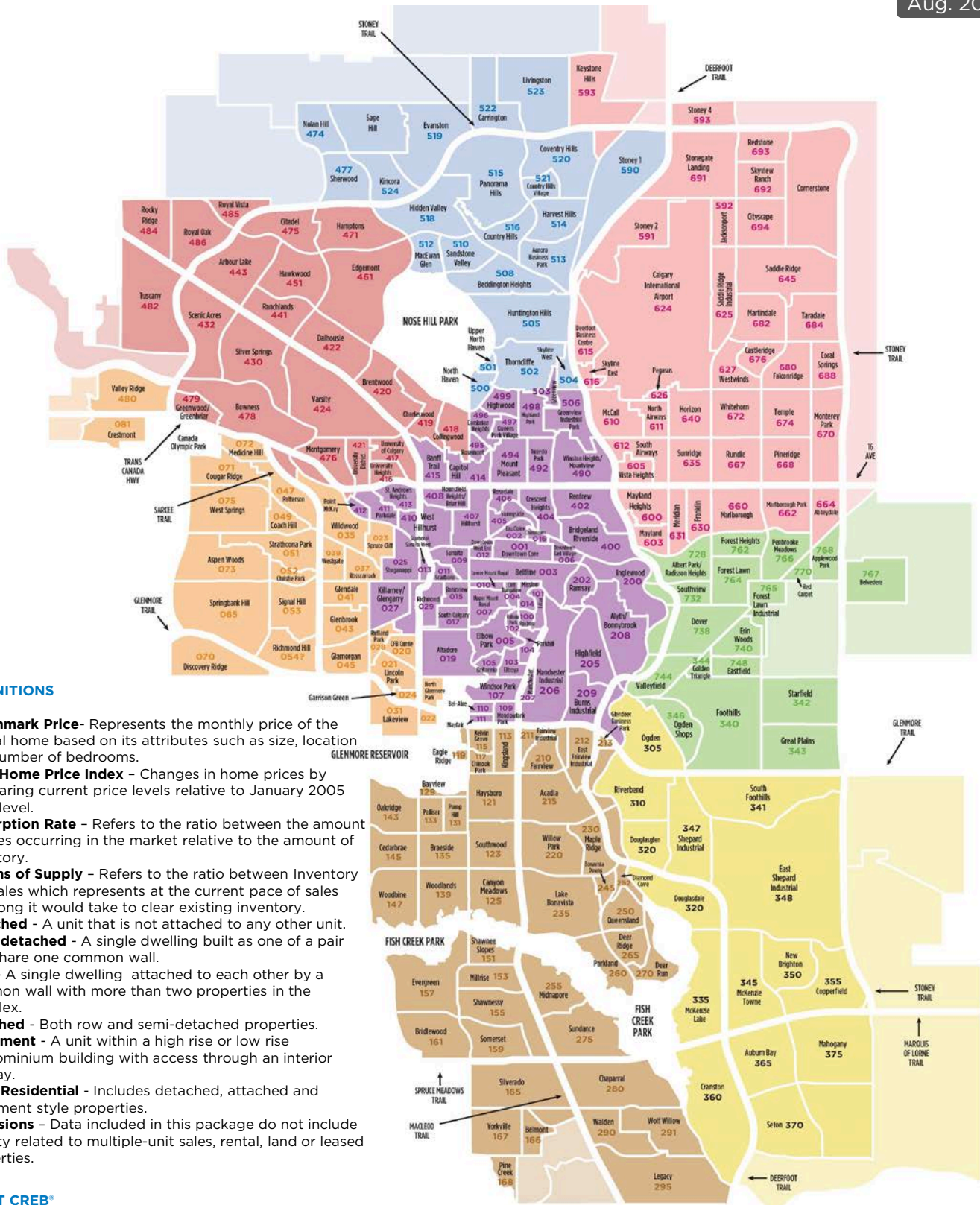


EAST PRICE CHANGE



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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