



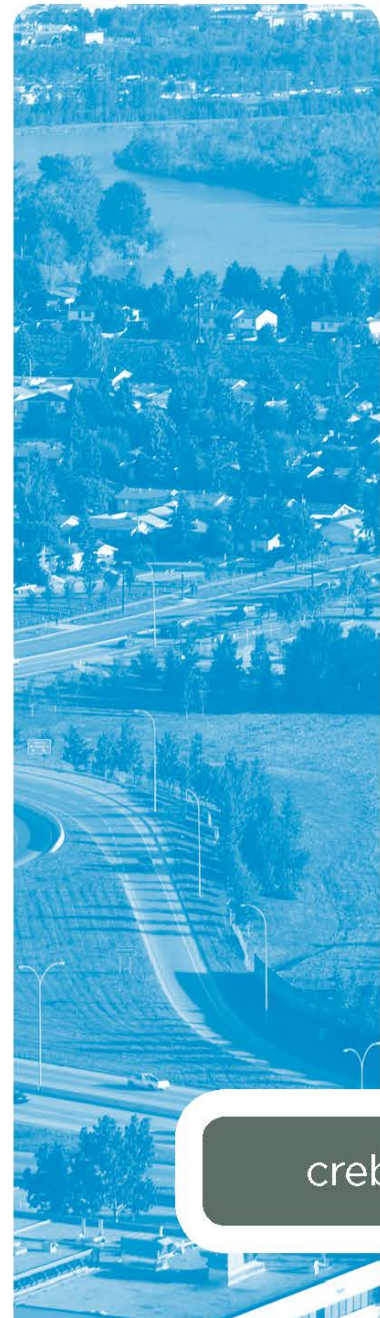
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MONTHLY STATISTICS PACKAGE

City of Calgary

October 2021



creb.com

October 2021

Market continues to favour the seller in October

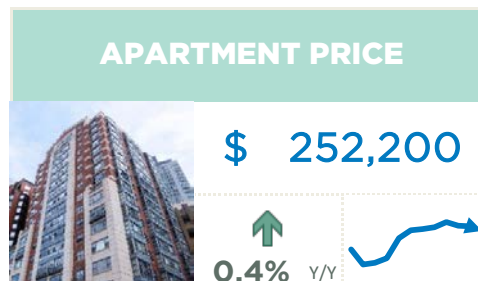
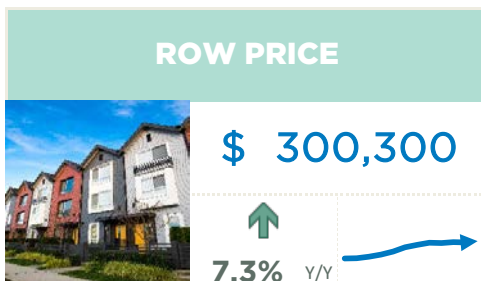
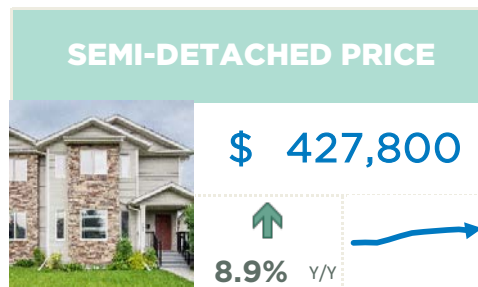
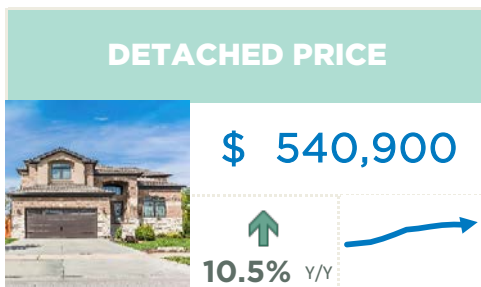
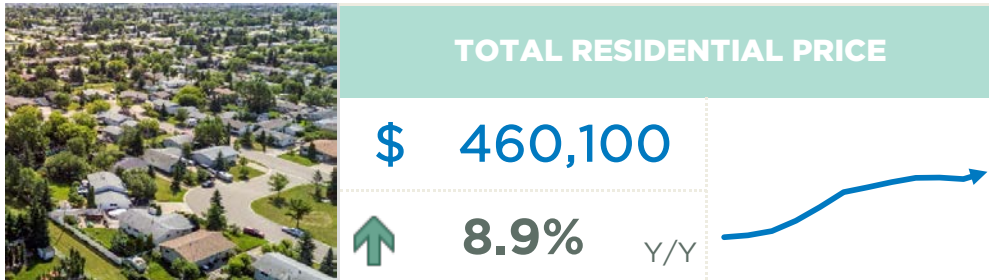
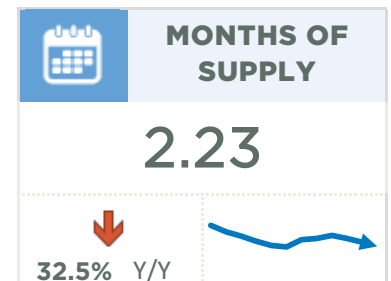
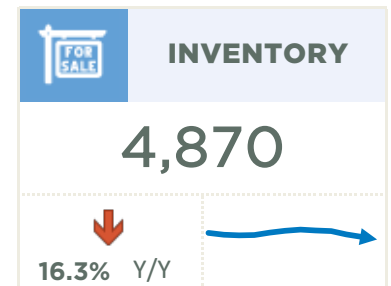
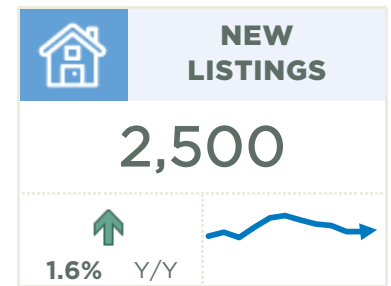
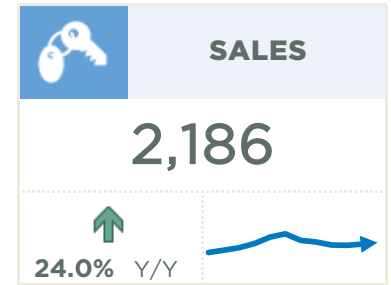
City of Calgary, November 1, 2021 - There were 2,186 sales in October, a record high for the month and over 35 per cent higher than longer-term averages. Year-to-date sales are on pace to hit new record highs and are currently 61 per cent higher than average activity recorded over the past five years and 42 per cent higher than 10-year averages.

“Moving into the fourth quarter, the pace of housing demand continues to exceed expectations in the city,” said CREB® chief economist Ann-Marie Lurie.

“Much of the persistent strength is likely related to improving confidence in future economic prospects, as well as a sense of urgency among consumers to take advantage of the low-lending-rate environment.”

New listings have improved relative to last year, but stronger sales caused further easing in inventory levels, which remain 16 per cent lower than last year and longer-term averages for the month. Supply levels have struggled to keep pace with demand, but much of the decline in the months of supply has been related to the strong sales levels. As of October, the months of supply dipped to just over two months.

Persistently tight market conditions did cause some benchmark price gains this month. The benchmark price in October reached \$460,100, slightly higher than last month and nearly nine per cent higher than the \$422,600 recorded last October.



October 2021

October 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	1,333	17%	1,350	2%	2,063	-24%	99%	1.55	-35%	\$540,900	10%
Semi	222	27%	226	-5%	428	-24%	98%	1.93	-40%	\$427,800	9%
Row	271	25%	393	16%	820	-10%	69%	3.03	-28%	\$300,300	7%
Apartment	360	54%	531	-5%	1,559	-4%	68%	4.33	-38%	\$252,200	0%
Total Residential	2,186	24%	2,500	2%	4,870	-16%	87%	2.23	-32%	\$460,100	9%

Year-to-Date

October 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	14,790	77%	19,494	41%	2,571	-13%	76%	1.74	-51%	\$526,390	9%
Semi	2,226	61%	3,166	26%	494	-19%	70%	2.22	-49%	\$418,300	8%
Row	3,329	86%	5,030	38%	922	1%	66%	2.77	-46%	\$294,060	6%
Apartment	3,503	75%	6,749	28%	1,714	13%	52%	4.89	-36%	\$251,270	3%
Total Residential	23,848	76%	34,439	36%	5,700	-5%	69%	2.39	-46%	\$449,390	8%



Detached

Thanks to gains in most districts, detached home sales improved by 17 per cent compared to last year. The strongest sales growth this month occurred in the North East and East districts, which are the most affordable districts in the city.

New listings improved relative to last year's levels, but with 1,350 new listings in October and 1,333 sales, the sales-to-new-listings ratio for detached homes rose to 99 per cent, inventories fell to 2,063 units and the months of supply dipped below two months. Further tightening in the detached market resulted in upward pressure on home prices. In October, the detached price reached \$540,900, up nearly one per cent compared with last month and over 10 per cent higher than levels reported last October. On a year-to-date basis, price growth has been the strongest in the North and South East districts, where prices have increased by over 11 per cent.



Semi-Detached

Sales continued to improve this month, contributing to the year-to-date record high. However, new listings eased and the sales-to-new-listings ratio rose to 98 per cent as inventories fell. The months of supply, which has trended down over the past several months, once again placed upward pressure on prices in the sector.

The semi-detached benchmark price rose to \$427,800 this month, nearly nine per cent higher than last year's levels. So far this year, sales have improved across every district, but the tightest conditions have been in the South East and North districts. These two districts have also seen the highest year-to-date price gains, which have exceeded 10 per cent.



Row

Thanks to improvements across most districts, row sales remained relatively strong in October, contributing to the year-to-date record high. However, unlike other sectors, the row sector did see a significant increase in new listings compared with last year's levels, preventing a large decline in inventory. This helped push the months of supply back above three months. The market is not as tight as it was last month, but conditions are still far tighter than levels typically seen during this time of year and vary significantly by district. The months of supply remained below three months in the North, South, South East and East districts in October.

Row prices have not recovered from previous highs, but prices did trend up this month. So far this year, the largest gains have been for row homes in both the East and North East districts, where benchmark prices have averaged less than \$200,000 in 2021.



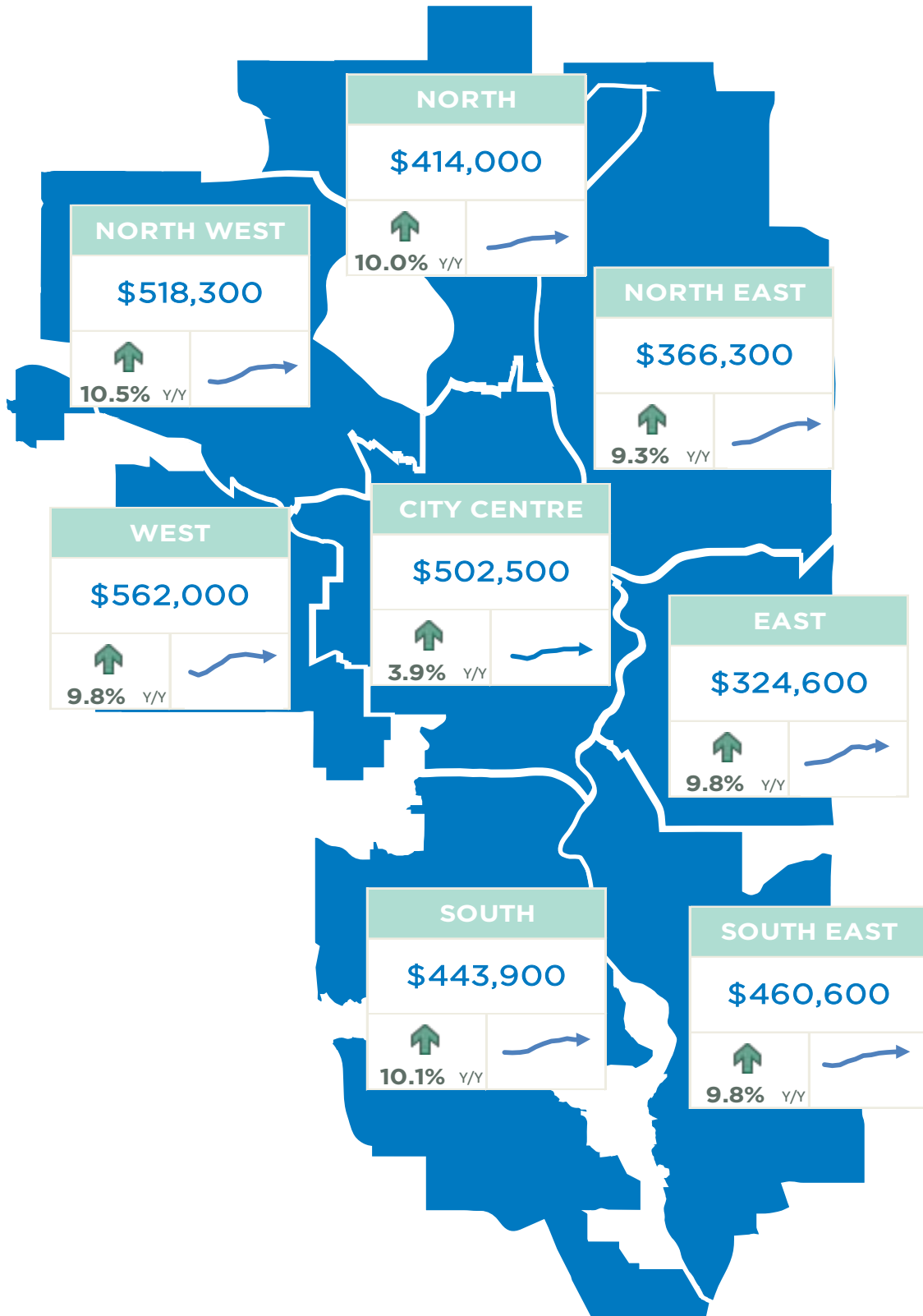
Apartment

Thanks to improvements across the city, October condominium sales were strong relative to both last year's levels and long-term averages. Nearly half of the condo sales occurred in the City Centre, which was the only district to see monthly sales trend up significantly relative to last month. Some of the sales gains could be related to price adjustments in the district, as October benchmark prices were over three per cent lower than last year's levels and trended down from last month. The decline in the City Centre prices offset the gains recorded in other parts of the city, causing citywide figures to remain relatively unchanged from levels recorded last October.

Despite some of the monthly shifts on a year-to-date basis, condominium prices have improved by over two per cent compared with last year, with gains ranging from less than one per cent in the City Centre to over six per cent in the West district. Price gains for apartments are far lower than other property types, as the same supply challenges have not existed in this sector.

October 2021

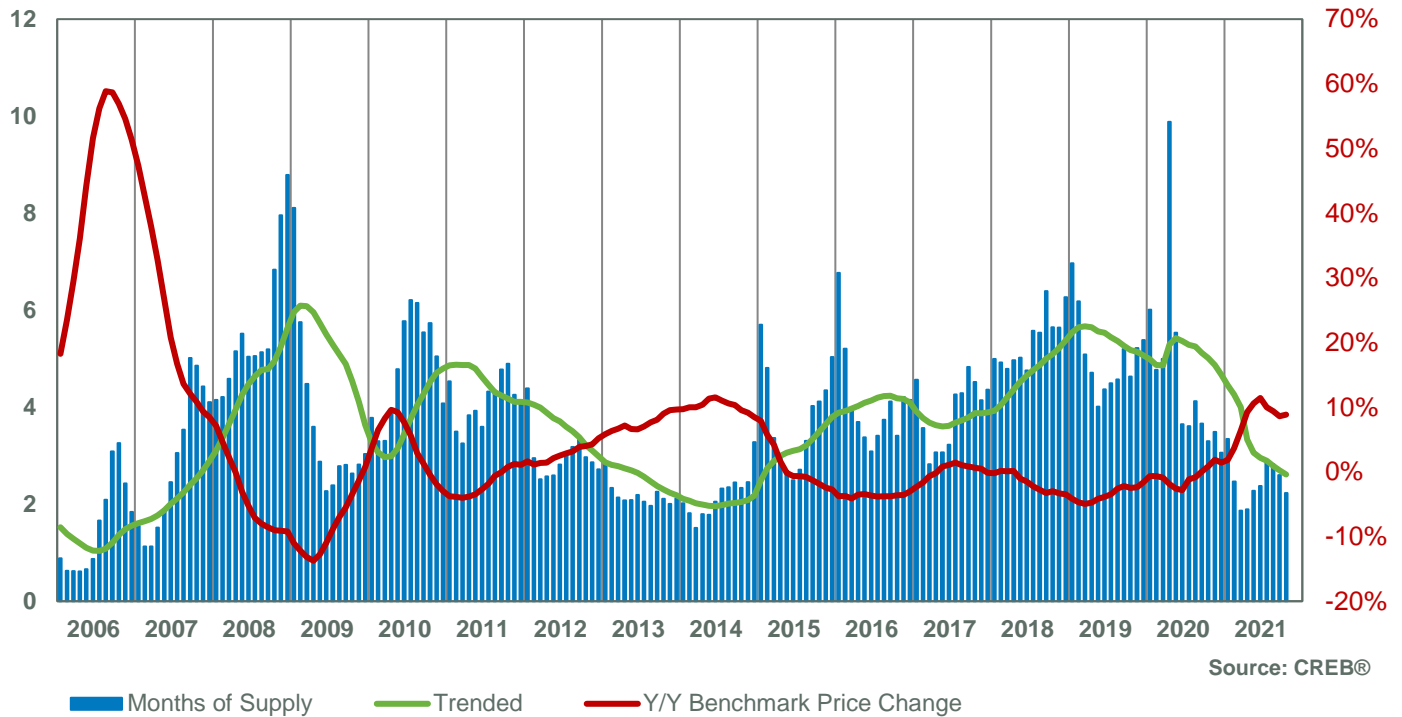
District Total Residential Benchmark Price



	Oct-20	Oct-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
CITY OF CALGARY						
Total Sales	1,763	2,186	23.99%	13,513	23,848	76.48%
Total Sales Volume	\$835,430,636	\$1,061,263,418	27.03%	\$6,201,246,853	\$11,788,563,565	90.10%
New Listings	2,460	2,500	1.63%	25,266	34,439	36.31%
Inventory	5,818	4,870	-16.29%	5,993	5,700	-4.89%
Months of Supply	3.30	2.23	-32.49%	4.43	2.39	-46.11%
Sales to New Listings	71.67%	87.44%	15.77%	53.48%	69.25%	15.76%
Sales to List Price	96.70%	97.79%	1.09%	96.48%	98.09%	1.61%
Days on Market	53	43	-17.83%	55	39	-29.09%
Benchmark Price	\$422,600	\$460,100	8.87%	\$416,130	\$449,390	7.99%
Median Price	\$420,000	\$439,000	4.52%	\$412,000	\$445,000	8.01%
Average Price	\$473,869	\$485,482	2.45%	\$458,910	\$494,321	7.72%
Index	192	209	8.87%	189	202	6.94%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Oct. 2021

	Oct-20	Oct-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
DETACHED						
Total Sales	1,137	1,333	17.24%	8,348	14,790	77.17%
Total Sales Volume	\$628,987,531	\$761,487,528	21.07%	\$4,506,096,069	\$8,660,078,296	92.19%
New Listings	1,324	1,350	1.96%	13,871	19,494	40.54%
Inventory	2,726	2,063	-24.32%	2,953	2,571	-12.92%
Months of Supply	2.40	1.55	-35.45%	3.54	1.74	-50.85%
Sales to New Listings Ratio	85.88%	98.74%	12.86%	60.18%	75.87%	15.69%
Sales to List Price Ratio	96.73%	98.01%	1.28%	96.54%	98.32%	1.78%
Days on Market	47	39	-17.51%	50	32	-36.00%
Benchmark Price	\$489,600	\$540,900	10.48%	\$481,090	\$526,390	9.42%
Median Price	\$478,800	\$510,000	6.52%	\$471,000	\$515,575	9.46%
Average Price	\$553,199	\$571,258	3.26%	\$539,782	\$585,536	8.48%
APARTMENT						
Total Sales	234	360	53.85%	1,998	3,503	75.33%
Total Sales Volume	\$56,543,988	\$103,722,511	83.44%	\$508,664,688	\$929,918,816	82.82%
New Listings	561	531	-5.35%	5,258	6,749	28.36%
Inventory	1,622	1,559	-3.88%	1,521	1,714	12.63%
Months of Supply	6.93	4.33	-37.52%	7.61	4.89	-35.76%
Sales to New Listings Ratio	41.71%	67.80%	26.09%	38.00%	51.90%	13.90%
Sales to List Price Ratio	95.44%	96.31%	0.87%	95.35%	96.39%	1.04%
Days on Market	66	59	-10.92%	67	60	-10.45%
Benchmark Price	\$251,300	\$252,200	0.36%	\$245,070	\$251,270	2.53%
Median Price	\$223,605	\$235,000	5.10%	\$227,000	\$230,000	1.32%
Average Price	\$241,641	\$288,118	19.23%	\$254,587	\$265,464	4.27%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	175	222	26.86%	1,382	2,226	61.07%
Total Sales Volume	\$80,861,978	\$107,495,271	32.94%	\$632,431,582	\$1,110,992,093	75.67%
New Listings	237	226	-4.64%	2,503	3,166	26.49%
Inventory	562	428	-23.84%	606	494	-18.56%
Months of Supply	3.21	1.93	-39.97%	4.39	2.22	-49.44%
Sales to New Listings Ratio	73.84%	98.23%	24.39%	55.21%	70.31%	15.10%
Sales to List Price Ratio	97.11%	97.95%	0.86%	96.86%	98.18%	1.36%
Days on Market	55	39	-28.98%	62	39	-37.10%
Benchmark Price	\$393,000	\$427,800	8.85%	\$388,020	\$418,300	7.80%
Median Price	\$375,000	\$405,000	8.00%	\$372,688	\$417,500	12.02%
Average Price	\$462,068	\$484,213	4.79%	\$457,621	\$499,098	9.06%
CITY OF CALGARY ROW						
Total Sales	217	271	24.88%	1,785	3,329	86.50%
Total Sales Volume	\$69,037,140	\$88,558,109	28.28%	\$554,054,515	\$1,087,574,360	96.29%
New Listings	338	393	16.27%	3,634	5,030	38.41%
Inventory	908	820	-9.69%	913	922	0.99%
Months of Supply	4.18	3.03	-27.69%	5.11	2.77	-45.85%
Sales to New Listings Ratio	64.20%	68.96%	4.76%	49.12%	66.18%	17.06%
Sales to List Price Ratio	97.01%	97.51%	0.52%	96.62%	97.65%	1.07%
Days on Market	64	46	-27.36%	61	46	-24.59%
Benchmark Price	\$279,900	\$300,300	7.29%	\$277,760	\$294,060	5.87%
Median Price	\$284,000	\$305,000	7.39%	\$286,000	\$300,000	4.90%
Average Price	\$318,144	\$326,783	2.72%	\$310,395	\$326,697	5.25%

For a list of definitions, see page 29.

October 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	138	192	71.88%	473	3.43	\$685,600	8.34%	0.63%
North East	193	212	91.04%	325	1.68	\$404,500	9.65%	0.42%
North	197	163	120.86%	188	0.95	\$475,100	11.45%	1.00%
North West	177	164	107.93%	242	1.37	\$590,300	11.04%	1.44%
West	133	138	96.38%	237	1.78	\$734,400	11.36%	0.88%
South	250	263	95.06%	322	1.29	\$518,900	10.31%	0.27%
South East	186	179	103.91%	180	0.97	\$505,900	11.09%	0.12%
East	55	34	161.76%	85	1.55	\$373,000	8.52%	-0.05%
TOTAL CITY	1,333	1,350	98.74%	2,063	1.55	\$540,900	10.48%	0.63%
Apartment								
City Centre	162	254	63.78%	842	5.20	\$275,600	-3.50%	-0.83%
North East	16	25	64.00%	63	3.94	\$223,600	4.00%	1.18%
North	27	34	79.41%	97	3.59	\$215,400	1.84%	0.75%
North West	30	41	73.17%	119	3.97	\$245,500	7.02%	0.16%
West	33	59	55.93%	134	4.06	\$239,700	4.17%	-1.48%
South	42	64	65.63%	160	3.81	\$218,600	4.74%	-0.46%
South East	39	43	90.70%	115	2.95	\$240,400	4.43%	0.80%
East	11	9	122.22%	26	2.36	\$188,700	8.14%	2.33%
TOTAL CITY	360	531	67.80%	1,559	4.33	\$252,200	0.36%	-0.39%
Semi-detached								
City Centre	66	75	88.00%	199	3.02	\$747,000	7.42%	1.47%
North East	24	26	92.31%	54	2.25	\$309,900	8.28%	0.45%
North	14	20	70.00%	26	1.86	\$366,600	10.82%	0.83%
North West	26	22	118.18%	25	0.96	\$413,800	10.29%	0.49%
West	16	25	64.00%	48	3.00	\$520,700	7.81%	0.54%
South	31	28	110.71%	34	1.10	\$345,500	10.38%	0.47%
South East	29	18	161.11%	20	0.69	\$347,300	9.11%	-0.26%
East	14	10	140.00%	20	1.43	\$308,100	9.96%	0.42%
TOTAL CITY	222	226	98.23%	428	1.93	\$427,800	8.85%	0.68%
Row								
City Centre	37	78	47.44%	163	4.41	\$465,800	4.63%	-0.58%
North East	28	39	71.79%	118	4.21	\$196,500	7.32%	-1.11%
North	45	46	97.83%	100	2.22	\$262,800	7.79%	1.43%
North West	25	45	55.56%	85	3.40	\$311,100	9.31%	1.77%
West	33	46	71.74%	119	3.61	\$344,900	5.57%	-0.14%
South	45	69	65.22%	112	2.49	\$264,000	10.41%	0.23%
South East	48	50	96.00%	87	1.81	\$294,800	6.89%	-0.30%
East	10	18	55.56%	30	3.00	\$188,400	15.23%	1.95%
TOTAL CITY	271	393	68.96%	820	3.03	\$300,300	7.29%	0.23%

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

City of Calgary

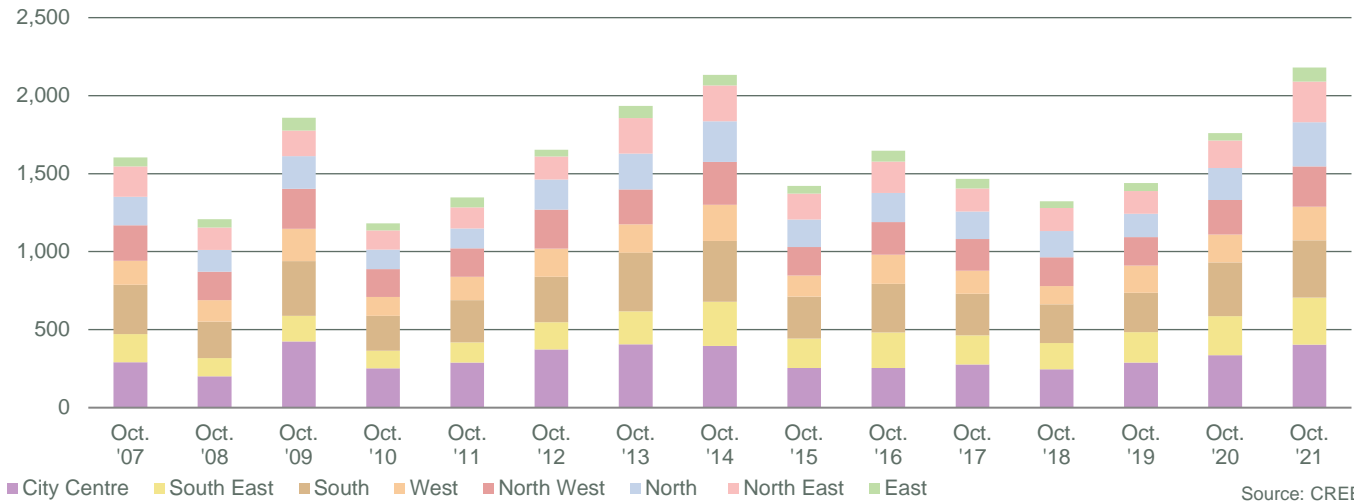
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Oct. 2021

TOTAL SALES

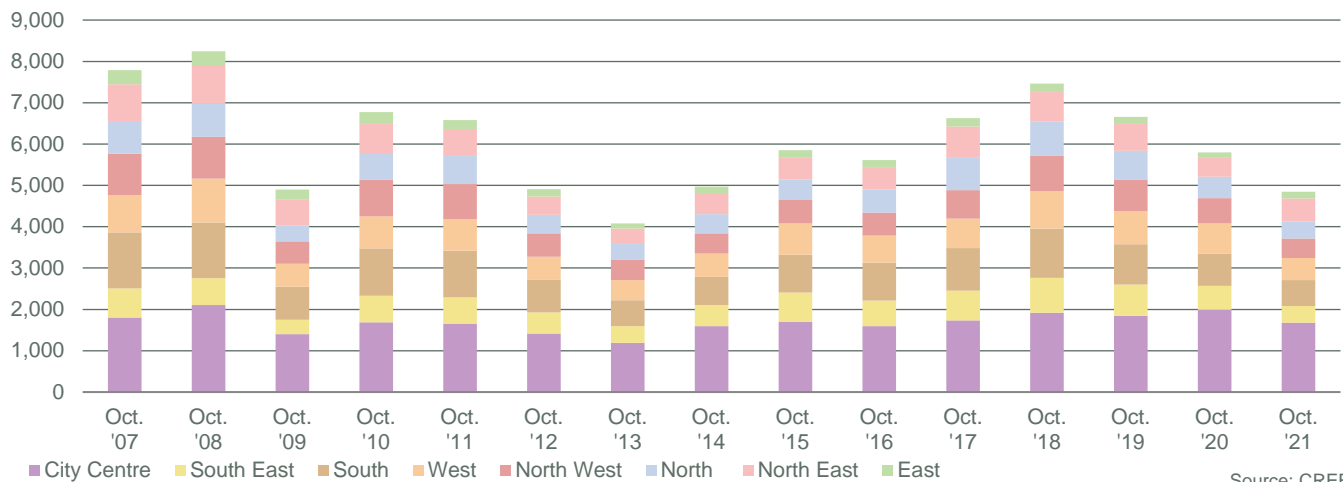
OCTOBER



Source: CREB®

TOTAL INVENTORY

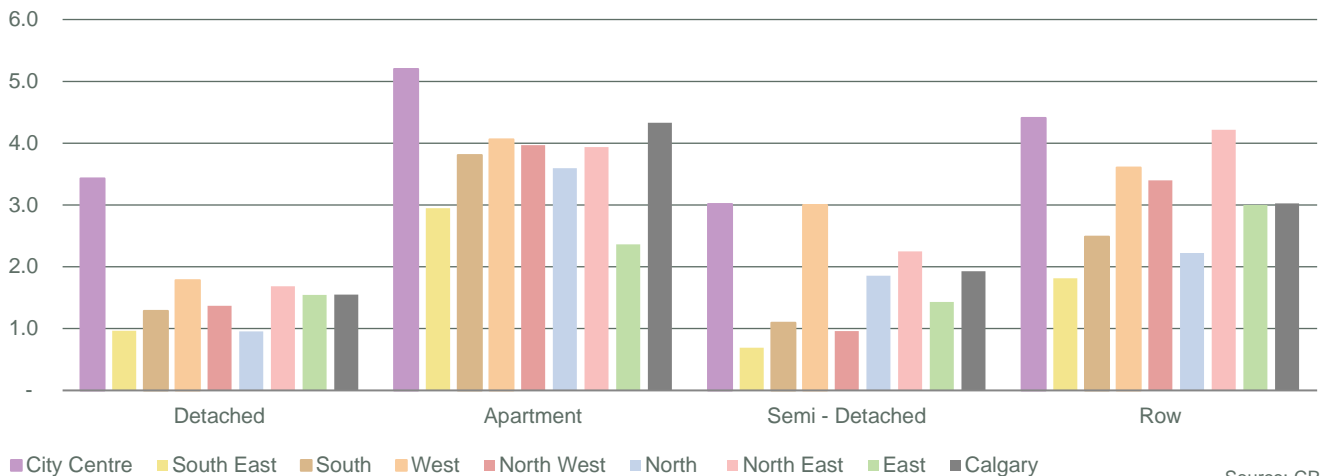
OCTOBER



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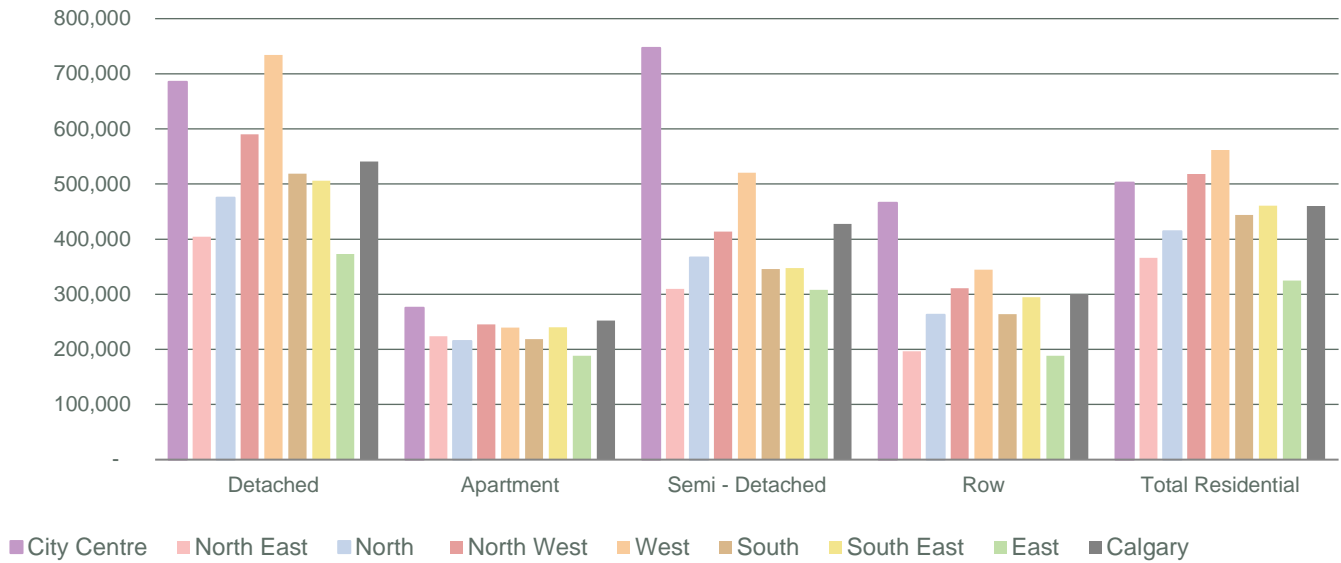
MONTHS OF SUPPLY

OCTOBER



Source: CREB®

BENCHMARK PRICE - OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

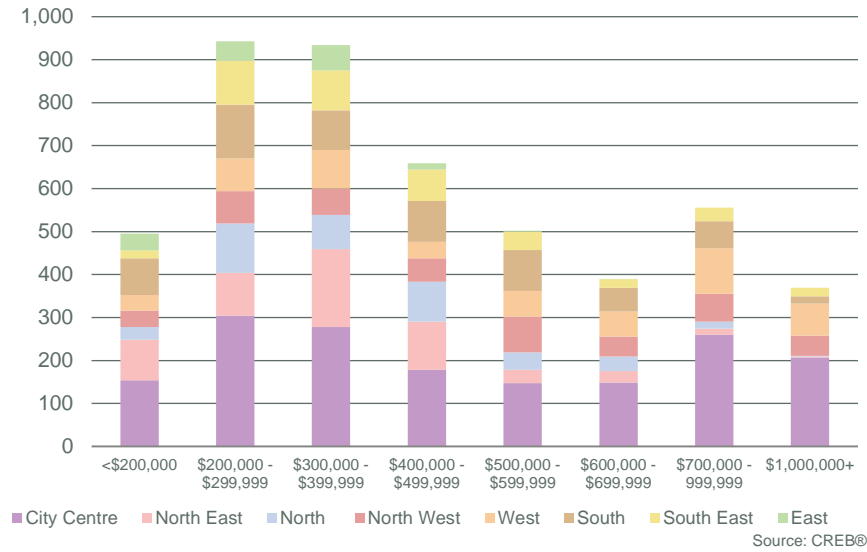


Source: CREB®

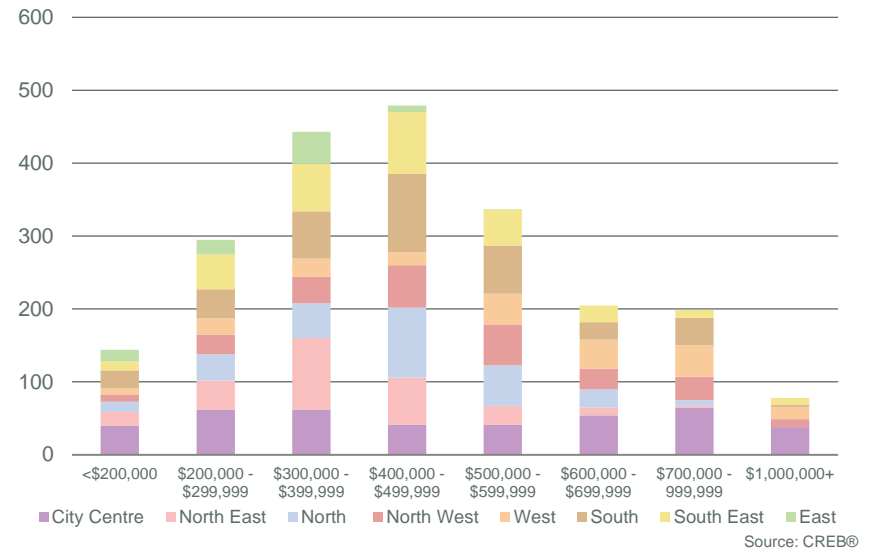
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

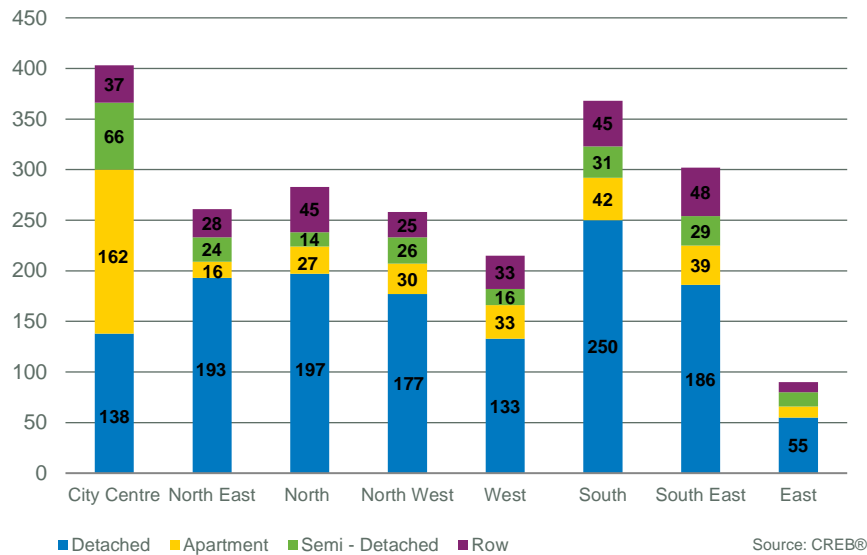
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



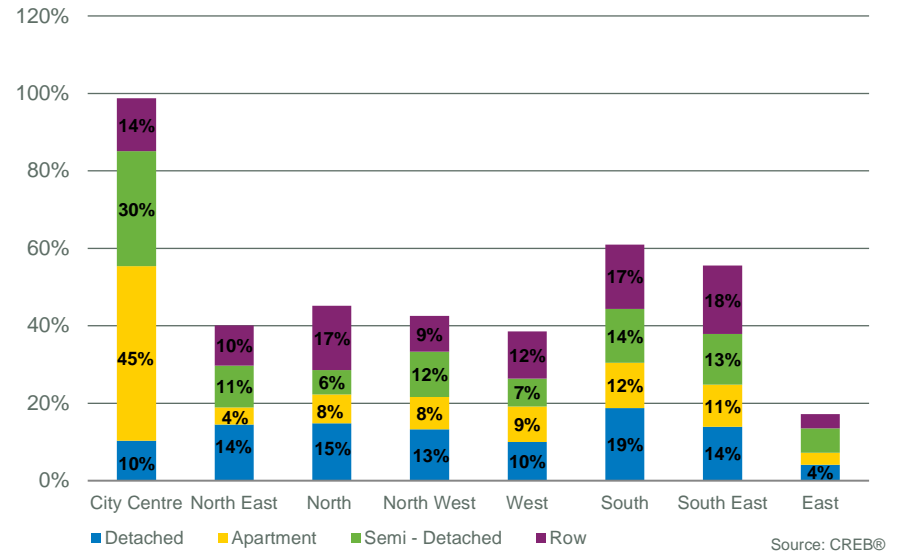
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



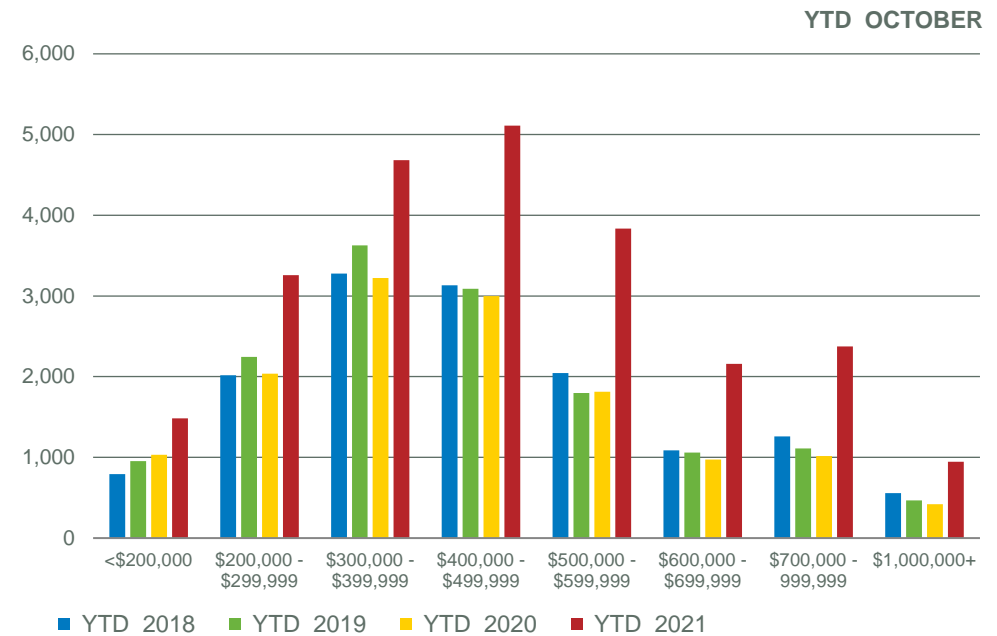
SHARE OF CITY WIDE SALES - OCTOBER



	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	3,336	3,021	2,577	2,736	2,460	1,727	1,172
Inventory	5,163	5,673	5,863	5,645	5,969	6,433	6,621	6,495	6,248	5,818	5,020	3,672
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59
Benchmark Price	415,400	414,900	414,500	412,300	411,200	410,900	418,000	419,800	421,700	422,600	423,300	421,300
Median Price	400,000	412,250	410,000	393,500	401,000	410,000	420,000	415,400	418,750	420,000	415,000	402,000
Average Price	451,755	446,690	448,130	423,338	439,257	460,099	466,266	470,271	467,696	473,869	456,400	446,722
Index	188	188	188	187	186	186	190	190	191	192	192	191
2021												
Sales	1,207	1,831	2,903	3,205	2,981	2,914	2,314	2,149	2,158	2,186		
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,824	2,906	2,500		
Inventory	4,038	4,521	5,422	6,077	6,789	6,920	6,682	6,064	5,616	4,870		
Days on Market	57	45	35	33	32	34	40	42	44	43		
Benchmark Price	422,900	430,100	440,900	450,400	454,800	457,900	459,700	459,200	457,900	460,100		
Median Price	419,000	440,888	459,900	455,000	457,500	445,000	437,500	439,750	425,000	439,000		
Average Price	472,020	486,490	505,459	508,659	510,631	494,163	488,484	488,135	476,215	485,482		
Index	192	195	200	204	206	208	208	208	208	209		

	Oct-20	Oct-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	4	6	27	17
\$100,000 - \$149,999	38	38	259	368
\$150,000 - \$199,999	81	100	748	1,099
\$200,000 - \$249,999	108	135	842	1,462
\$250,000 - \$299,999	146	160	1,194	1,795
\$300,000 - \$349,999	192	198	1,429	2,044
\$350,000 - \$399,999	229	245	1,792	2,638
\$400,000 - \$449,999	194	255	1,624	2,694
\$450,000 - \$499,999	180	226	1,376	2,418
\$500,000 - \$549,999	117	173	1,044	2,071
\$550,000 - \$599,999	100	164	768	1,762
\$600,000 - \$649,999	84	114	544	1,189
\$650,000 - \$699,999	66	94	431	969
\$700,000 - \$749,999	53	63	275	717
\$750,000 - \$799,999	29	46	243	574
\$800,000 - \$849,999	28	39	180	383
\$850,000 - \$899,999	22	25	127	294
\$900,000 - \$949,999	11	9	97	205
\$950,000 - \$999,999	8	17	93	203
\$1,000,000 - \$1,299,999	47	40	237	512
\$1,300,000 - \$1,499,999	10	19	67	152
\$1,500,000 - \$1,999,999	9	11	67	172
\$2,000,000 +	7	9	49	110
	1,763	2,186	13,513	23,848

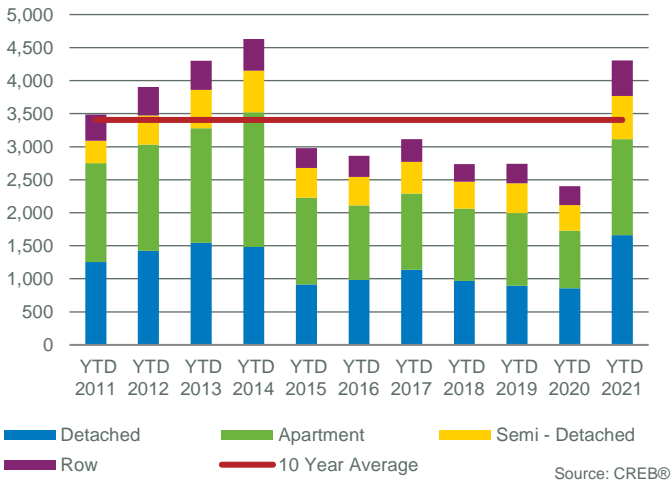
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

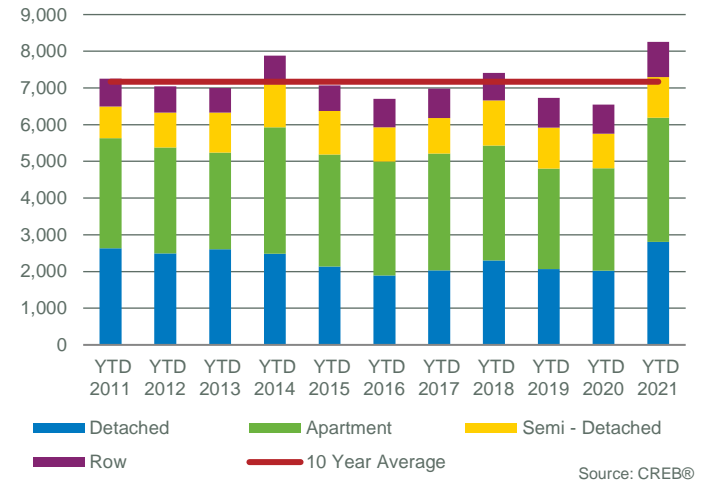
CITY OF CALGARY TOTAL SALES

YTD OCTOBER

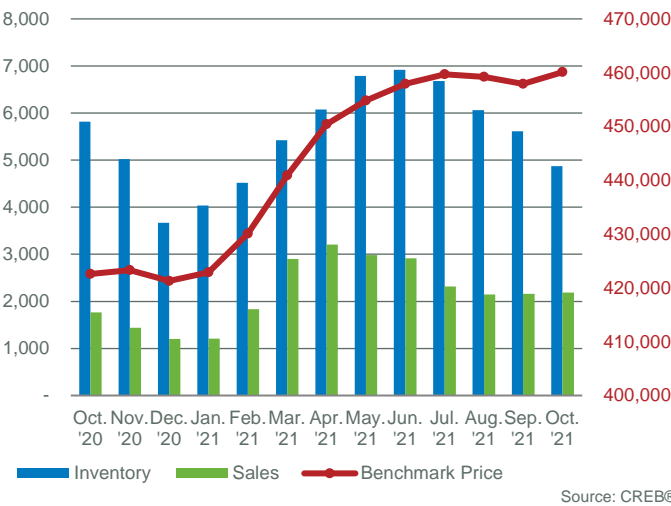


CITY OF CALGARY TOTAL NEW LISTINGS

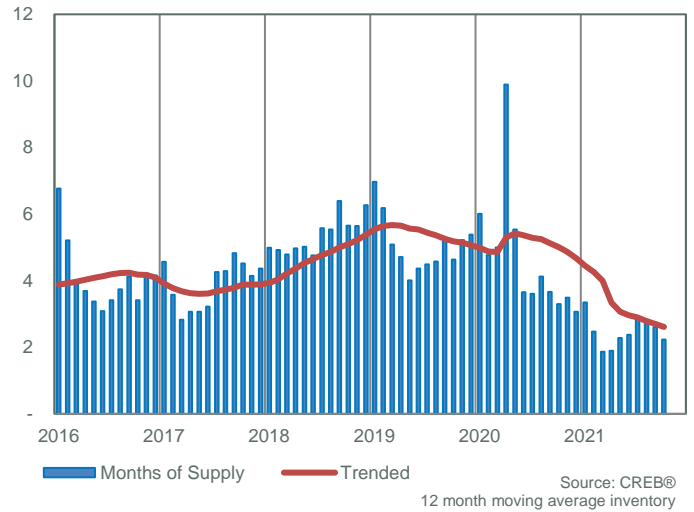
YTD OCTOBER



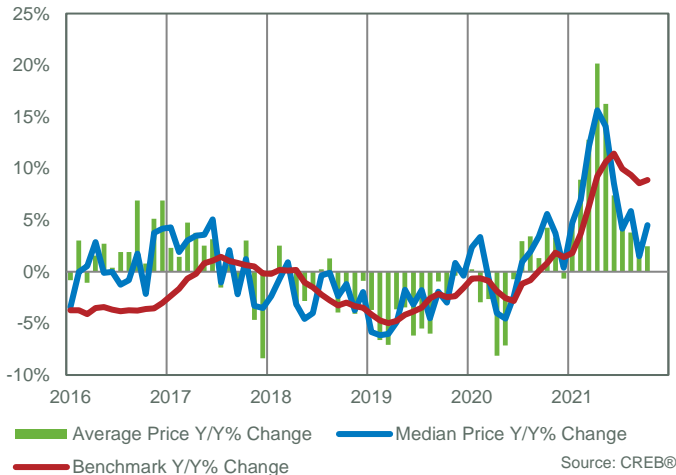
CITY OF CALGARY TOTAL INVENTORY AND SALES



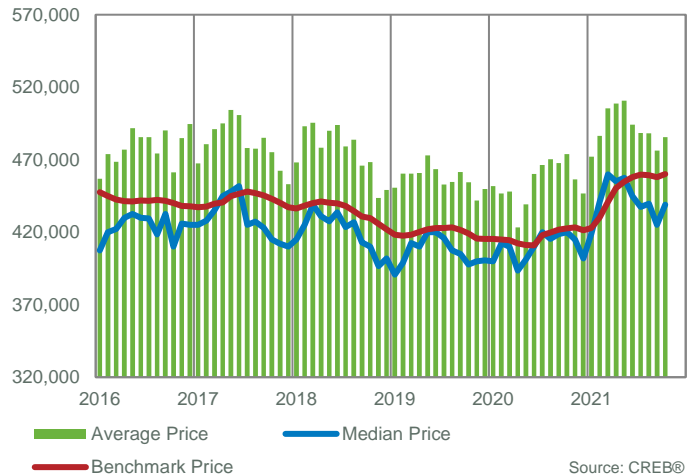
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



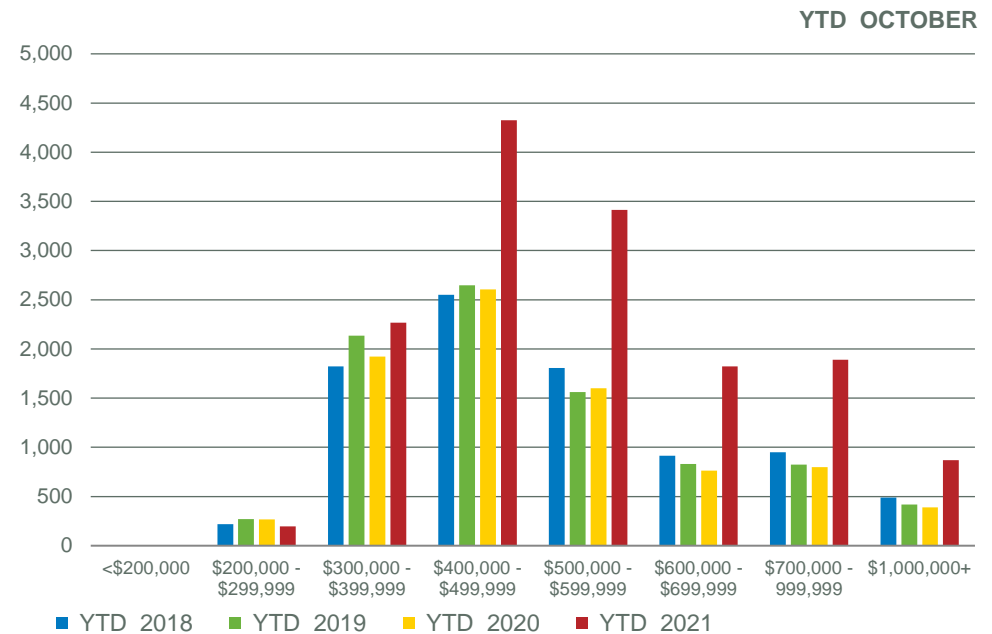
CITY OF CALGARY TOTAL PRICES



	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	1,891	1,664	1,478	1,479	1,324	893	600
Inventory	2,485	2,748	2,890	2,822	3,017	3,266	3,280	3,228	3,065	2,726	2,244	1,566
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	2,042	1,908	1,818	1,409	1,296	1,265	1,333		
New Listings	1,114	1,572	2,611	2,770	2,731	2,393	1,823	1,570	1,560	1,350		
Inventory	1,684	1,926	2,409	2,780	3,200	3,262	3,112	2,776	2,500	2,063		
Days on Market	53	37	29	25	26	27	33	36	36	39		
Benchmark Price	492,000	501,400	515,100	527,900	533,300	537,200	539,900	538,700	537,500	540,900		
Median Price	482,000	512,000	527,900	523,000	528,750	512,000	517,350	515,000	505,000	510,000		
Average Price	559,202	573,855	594,770	593,962	595,748	583,717	584,472	591,469	581,295	571,258		
Index	200	204	210	215	217	219	220	219	219	220		

	Oct-20	Oct-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	4
\$200,000 - \$249,999	7	1	32	15
\$250,000 - \$299,999	22	16	234	182
\$300,000 - \$349,999	95	70	644	686
\$350,000 - \$399,999	171	145	1,277	1,582
\$400,000 - \$449,999	170	206	1,378	2,207
\$450,000 - \$499,999	164	198	1,228	2,119
\$500,000 - \$549,999	111	158	932	1,853
\$550,000 - \$599,999	89	146	668	1,561
\$600,000 - \$649,999	74	100	441	1,031
\$650,000 - \$699,999	47	73	322	791
\$700,000 - \$749,999	40	46	202	556
\$750,000 - \$799,999	23	32	191	436
\$800,000 - \$849,999	22	34	146	322
\$850,000 - \$899,999	18	18	103	239
\$900,000 - \$949,999	9	6	81	167
\$950,000 - \$999,999	7	16	76	169
\$1,000,000 - \$1,299,999	42	35	213	459
\$1,300,000 - \$1,499,999	10	18	63	145
\$1,500,000 - \$1,999,999	9	7	66	159
\$2,000,000 +	7	8	48	107
	1,137	1,333	8,348	14,790

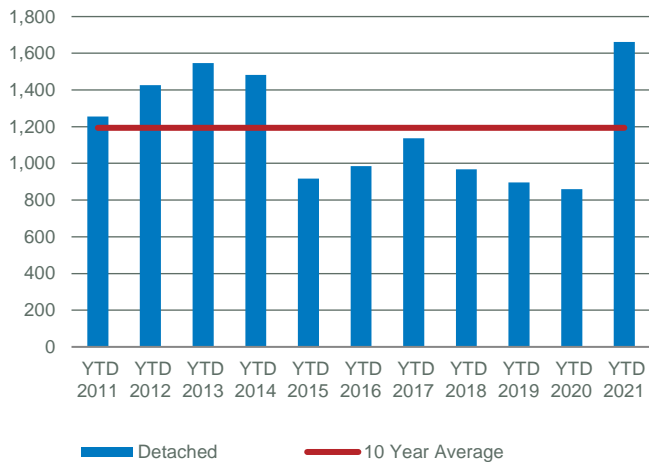
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

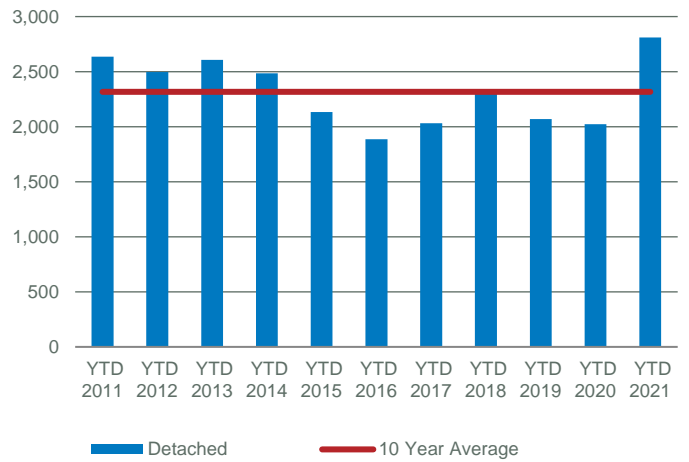
YTD OCTOBER



Source: CREB®

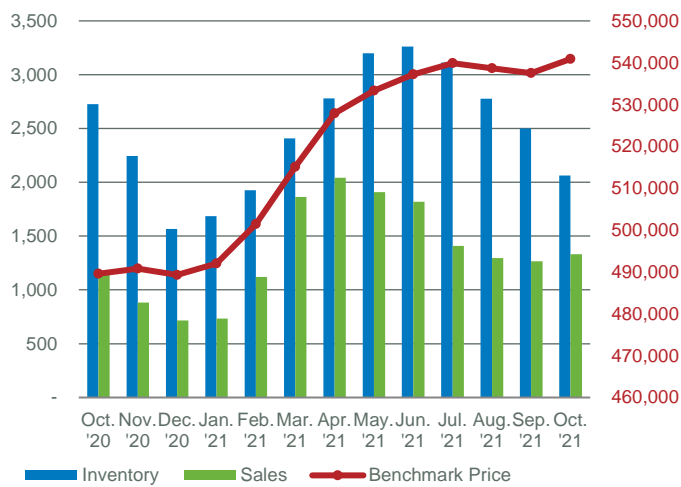
CITY OF CALGARY DETACHED NEW LISTINGS

YTD OCTOBER



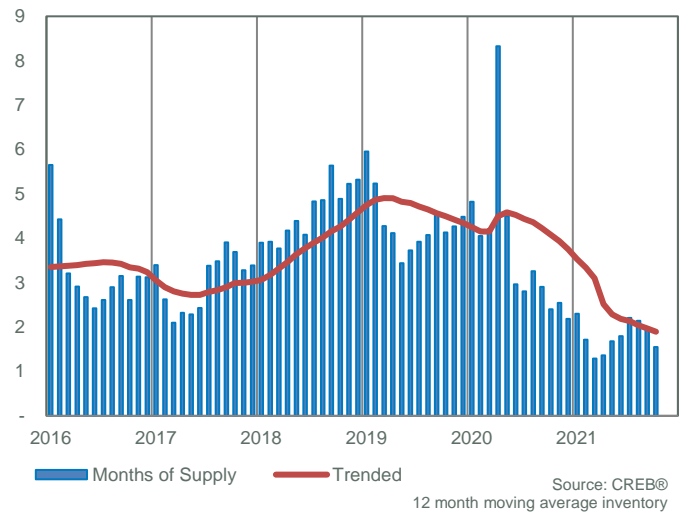
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

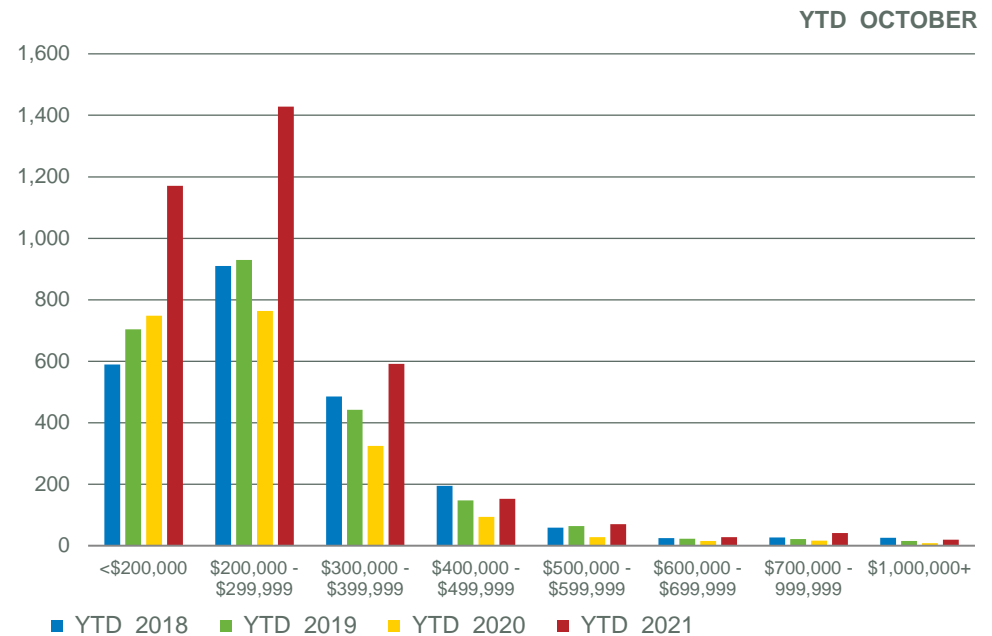


Source: CREB®

	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	671	640	495	581	561	407	287
Inventory	1,338	1,470	1,441	1,363	1,415	1,561	1,700	1,666	1,638	1,622	1,502	1,169
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	345	332	365	360		
New Listings	552	571	868	837	797	747	642	572	632	531		
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,721	1,559		
Days on Market	65	70	53	57	53	55	64	63	65	59		
Benchmark Price	245,200	246,200	250,600	252,300	252,600	253,000	254,100	253,300	253,200	252,200		
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	234,000	225,000	225,000	235,000		
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,051	288,118		
Index	170	170	173	174	175	175	176	175	175	174		

	Oct-20	Oct-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	4	5	23	16
\$100,000 - \$149,999	29	31	192	324
\$150,000 - \$199,999	56	79	533	831
\$200,000 - \$249,999	58	84	423	858
\$250,000 - \$299,999	38	56	341	570
\$300,000 - \$349,999	26	41	207	359
\$350,000 - \$399,999	10	23	118	233
\$400,000 - \$449,999	3	10	55	96
\$450,000 - \$499,999	5	5	39	57
\$500,000 - \$549,999	1	6	21	39
\$550,000 - \$599,999	-	5	7	31
\$600,000 - \$649,999	2	2	9	22
\$650,000 - \$699,999	-	-	6	6
\$700,000 - \$749,999	-	3	4	10
\$750,000 - \$799,999	-	1	6	5
\$800,000 - \$849,999	1	-	4	8
\$850,000 - \$899,999	-	2	1	7
\$900,000 - \$949,999	-	1	1	4
\$950,000 - \$999,999	-	1	-	7
\$1,000,000 - \$1,299,999	1	1	5	8
\$1,300,000 - \$1,499,999	-	-	1	3
\$1,500,000 - \$1,999,999	-	3	1	7
\$2,000,000 +	-	1	1	2
	234	360	1,998	3,503

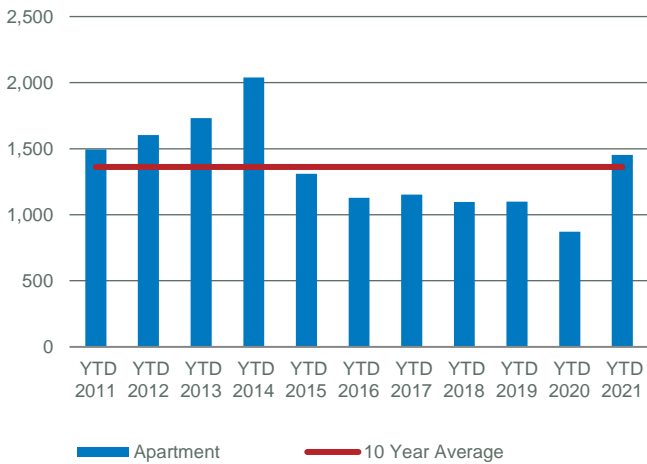
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

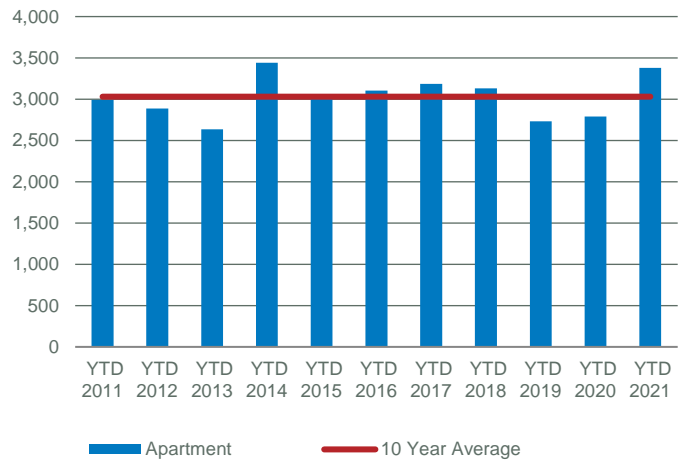
YTD OCTOBER



Source: CREB®

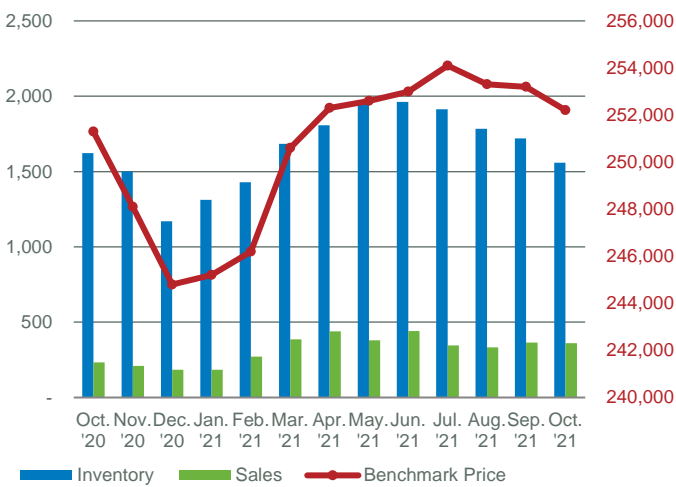
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD OCTOBER



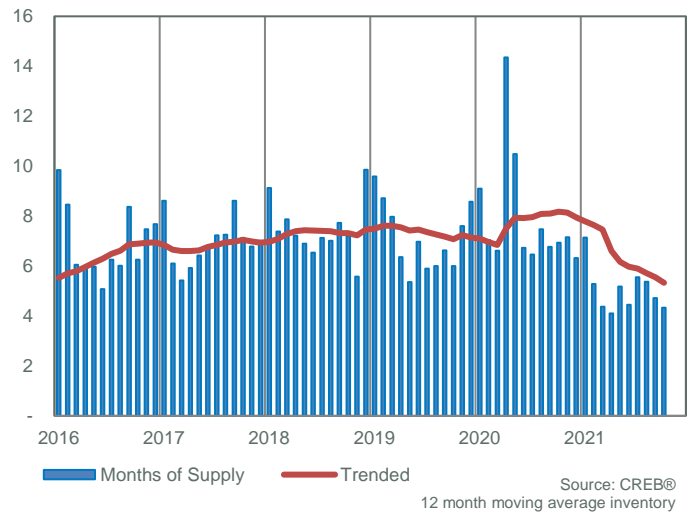
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



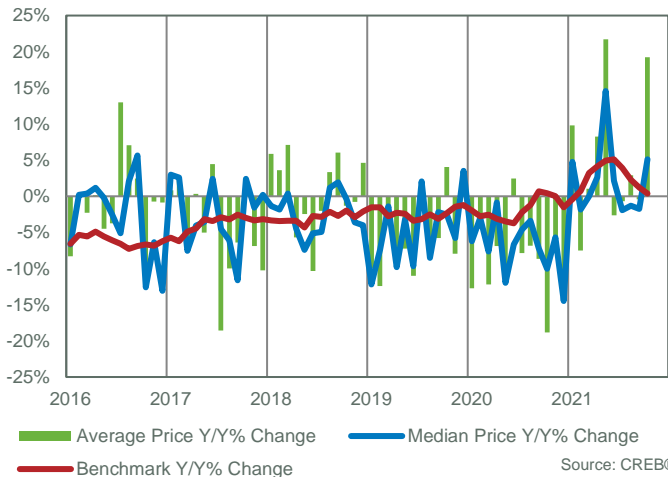
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



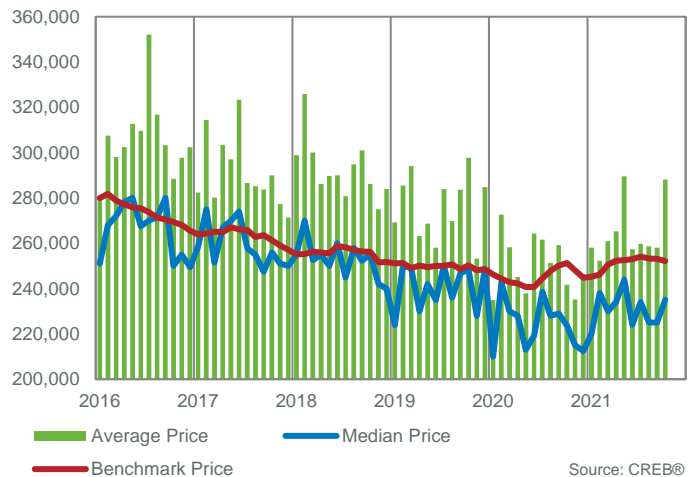
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



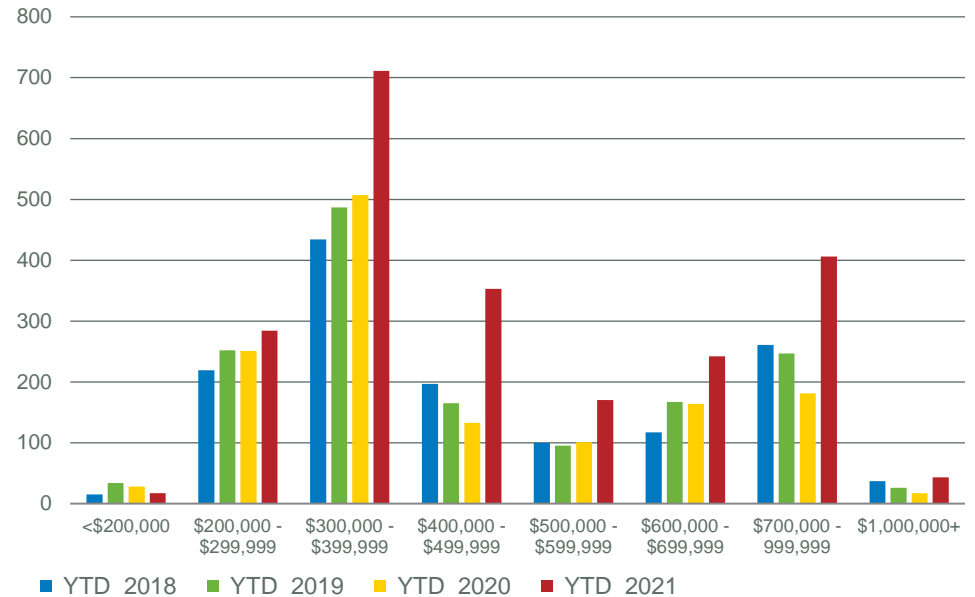
Source: CREB®

	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	179	270	299	277	243	209	177	210	222		
New Listings	212	254	393	436	376	382	320	270	297	226		
Inventory	345	375	451	540	560	593	580	546	519	428		
Days on Market	59	40	38	36	30	37	37	38	42	39		
Benchmark Price	391,700	398,600	411,200	419,700	423,700	427,000	428,400	430,000	424,900	427,800		
Median Price	387,750	460,000	414,950	450,000	425,000	424,900	410,000	434,000	400,000	405,000		
Average Price	478,616	521,224	489,356	537,761	503,552	509,071	490,949	490,464	465,078	484,213		
Index	198	202	208	212	214	216	217	218	215	217		

	Oct-20	Oct-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	1	6	2
\$150,000 - \$199,999	2	2	22	15
\$200,000 - \$249,999	9	5	84	70
\$250,000 - \$299,999	26	31	167	214
\$300,000 - \$349,999	31	27	263	294
\$350,000 - \$399,999	29	40	244	417
\$400,000 - \$449,999	9	26	90	230
\$450,000 - \$499,999	7	10	43	123
\$500,000 - \$549,999	2	5	33	71
\$550,000 - \$599,999	10	8	68	99
\$600,000 - \$649,999	5	7	71	102
\$650,000 - \$699,999	17	18	93	140
\$700,000 - \$749,999	11	13	58	131
\$750,000 - \$799,999	4	13	44	129
\$800,000 - \$849,999	4	5	28	47
\$850,000 - \$899,999	4	5	22	46
\$900,000 - \$949,999	2	2	14	30
\$950,000 - \$999,999	1	-	15	23
\$1,000,000 - \$1,299,999	1	4	16	38
\$1,300,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,999,999	-	-	-	2
\$2,000,000 +	-	-	-	1
	175	222	1,382	2,226

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

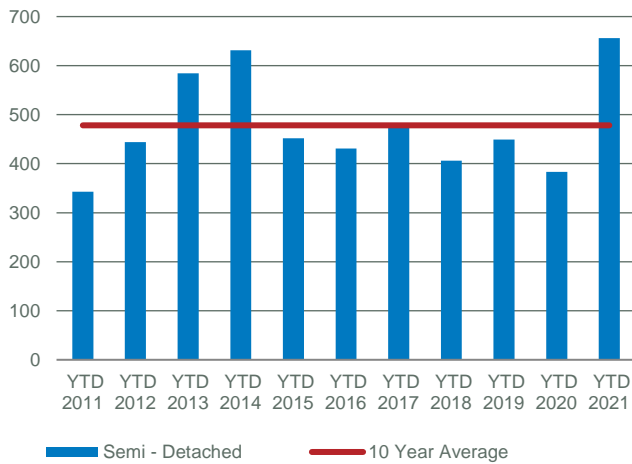
YTD OCTOBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

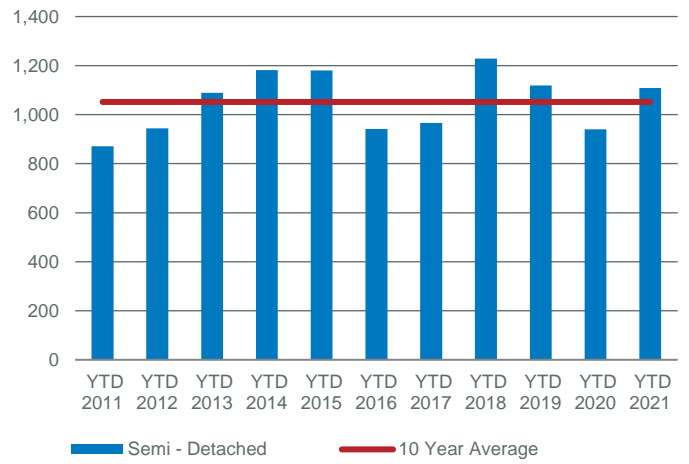
YTD OCTOBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD OCTOBER



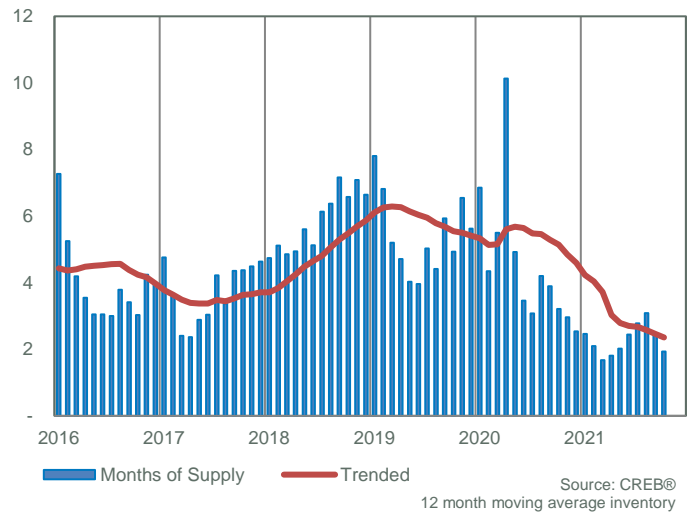
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



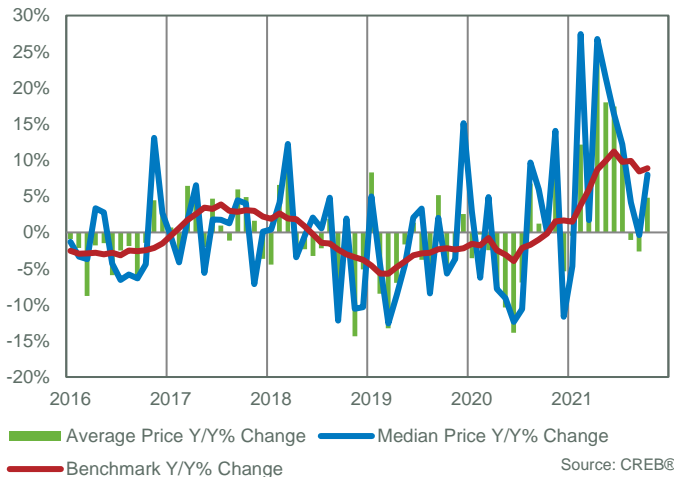
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



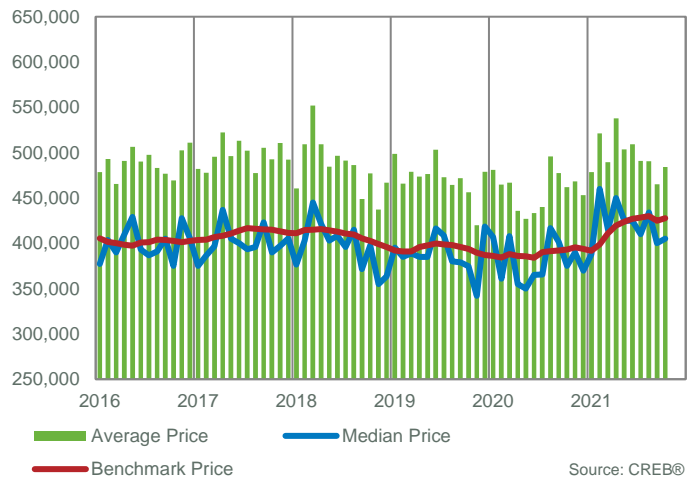
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

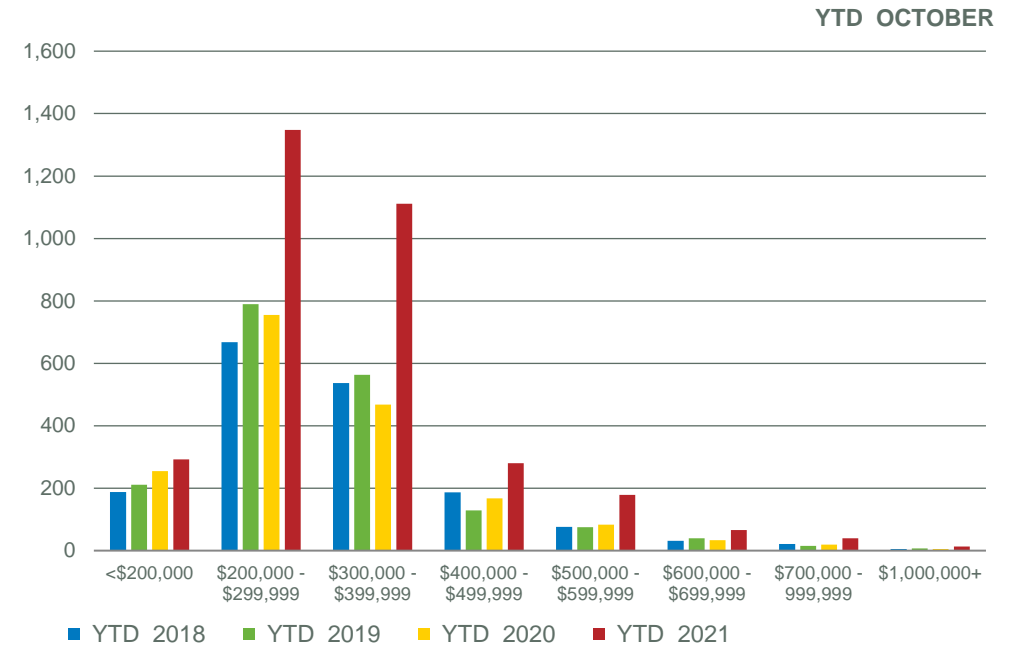


Source: CREB®

	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	344	318	271		
New Listings	372	453	568	632	658	612	513	412	417	393		
Inventory	696	790	879	950	1,066	1,102	1,077	959	876	820		
Days on Market	67	53	45	45	41	39	45	47	52	46		
Benchmark Price	279,900	283,600	287,900	293,400	296,400	299,300	299,600	300,600	299,600	300,300		
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000	297,250	295,000	305,000		
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	319,149	315,975	326,783		
Index	174	177	179	183	185	186	187	187	187	187		

	Oct-20	Oct-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	1	4	1
\$100,000 - \$149,999	8	6	61	42
\$150,000 - \$199,999	23	19	190	249
\$200,000 - \$249,999	34	45	303	519
\$250,000 - \$299,999	60	57	452	829
\$300,000 - \$349,999	40	60	315	705
\$350,000 - \$399,999	19	37	153	406
\$400,000 - \$449,999	12	13	101	161
\$450,000 - \$499,999	4	13	66	119
\$500,000 - \$549,999	3	4	58	108
\$550,000 - \$599,999	1	5	25	71
\$600,000 - \$649,999	3	5	23	34
\$650,000 - \$699,999	2	3	10	32
\$700,000 - \$749,999	2	1	11	20
\$750,000 - \$799,999	2	-	2	4
\$800,000 - \$849,999	1	-	2	6
\$850,000 - \$899,999	-	-	1	2
\$900,000 - \$949,999	-	-	1	4
\$950,000 - \$999,999	-	-	2	4
\$1,000,000 - \$1,299,999	3	-	3	7
\$1,300,000 - \$1,499,999	-	1	2	2
\$1,500,000 - \$1,999,999	-	1	-	4
\$2,000,000 +	-	-	-	-
	217	271	1,785	3,329

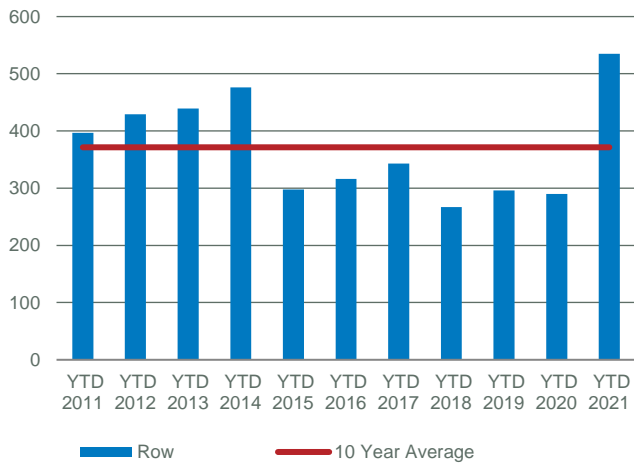
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

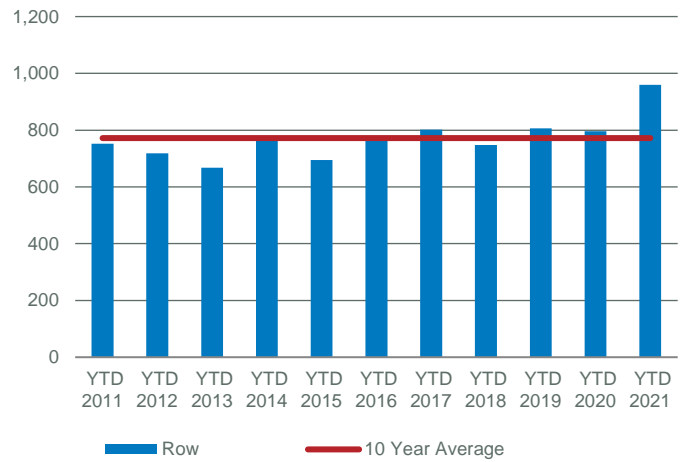
YTD OCTOBER



Source: CREB®

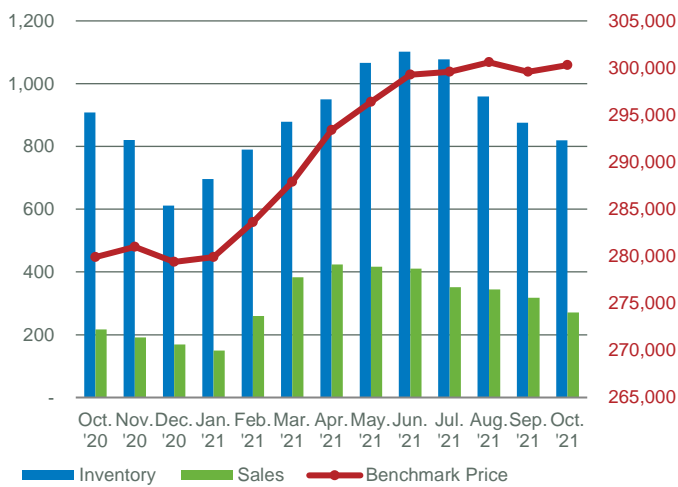
CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



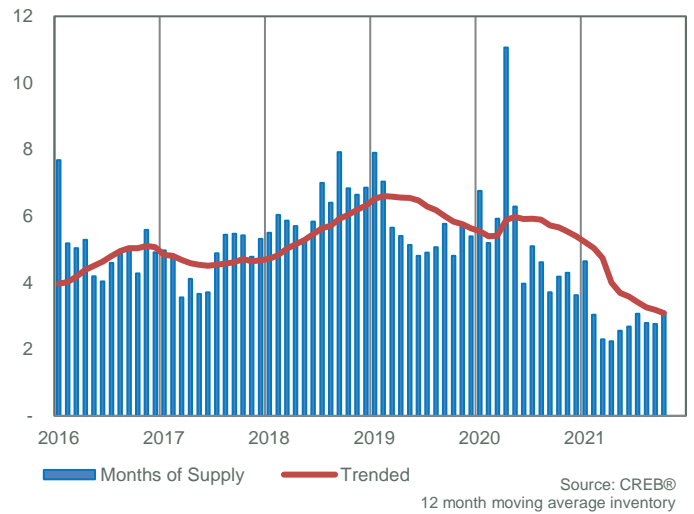
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



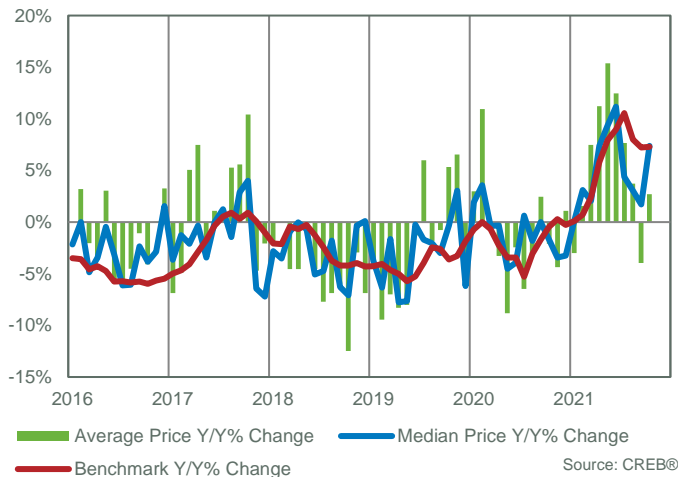
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



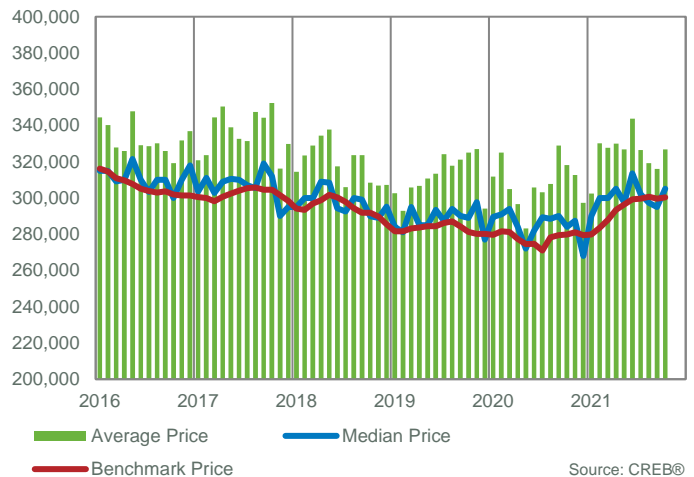
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

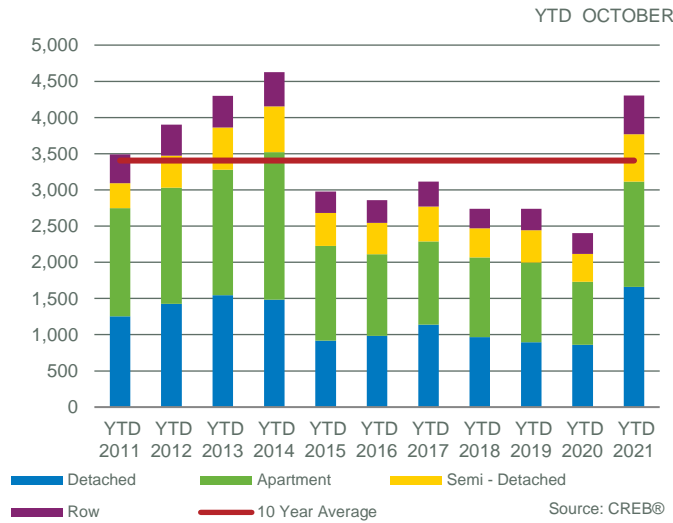
CITY OF CALGARY ROW PRICES



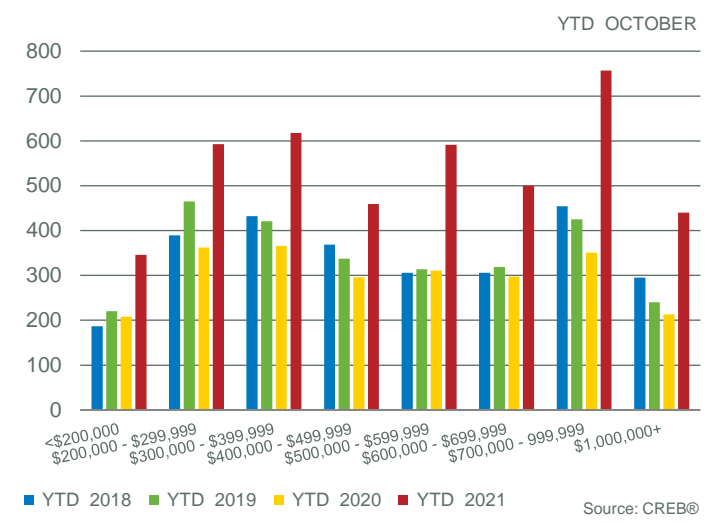
Source: CREB®

CITY CENTRE

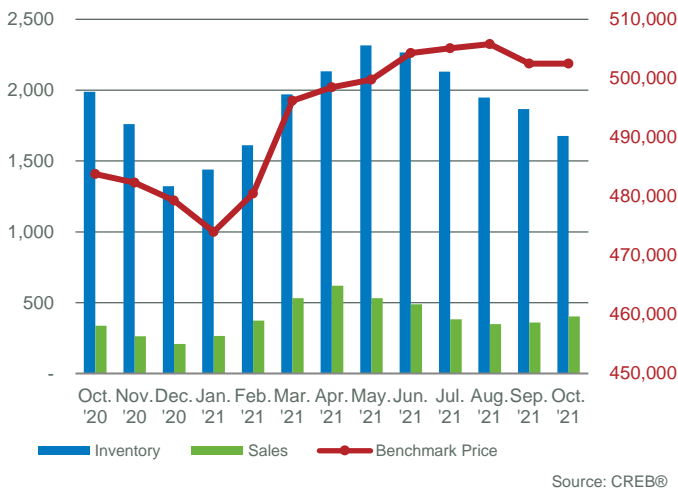
CITY CENTRE TOTAL SALES



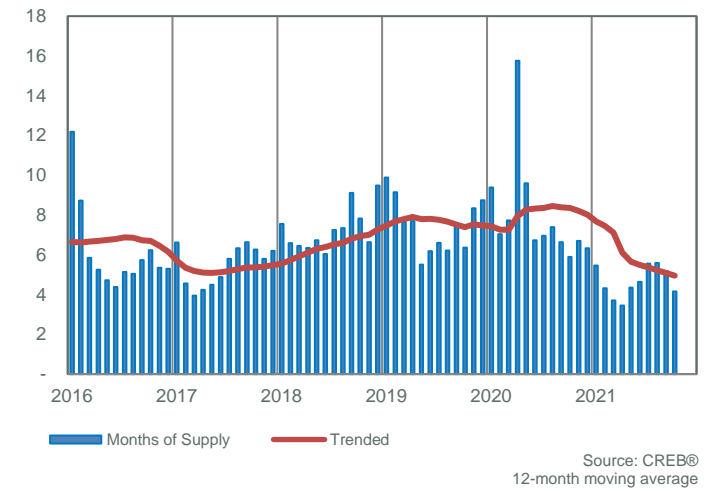
CITY CENTRE TOTAL SALES BY PRICE RANGE



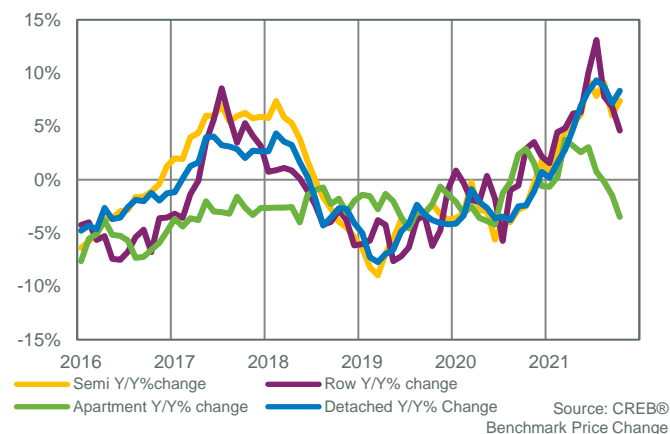
CITY CENTRE INVENTORY AND SALES



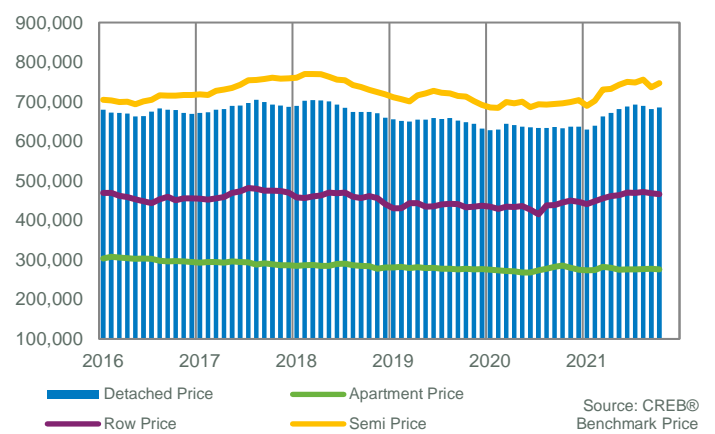
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

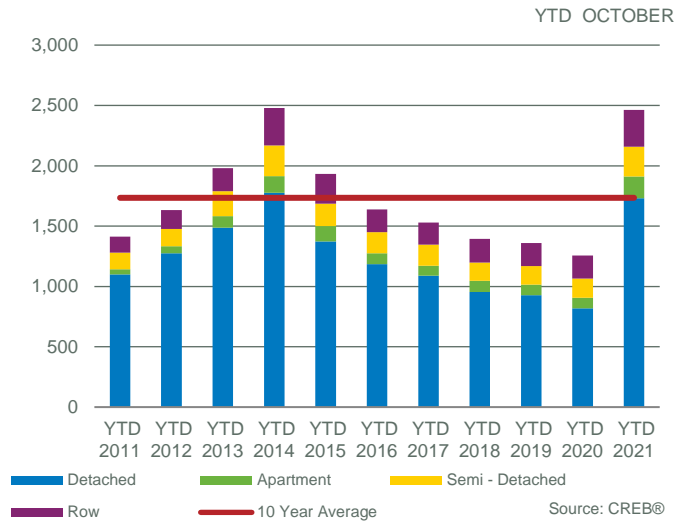


CITY CENTRE PRICES

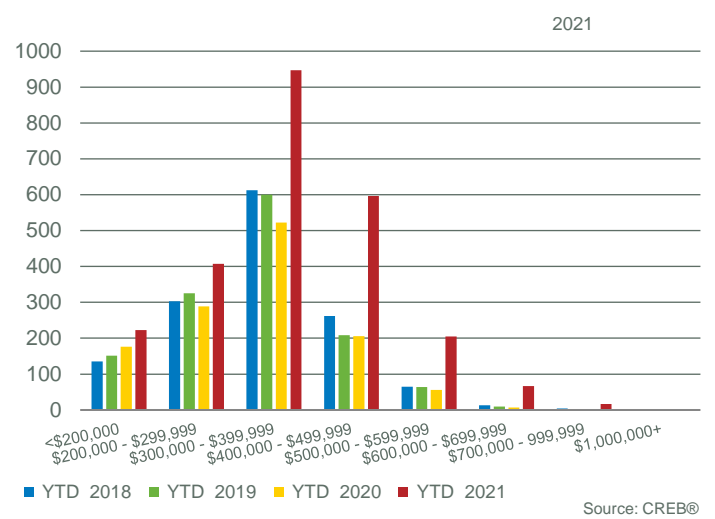


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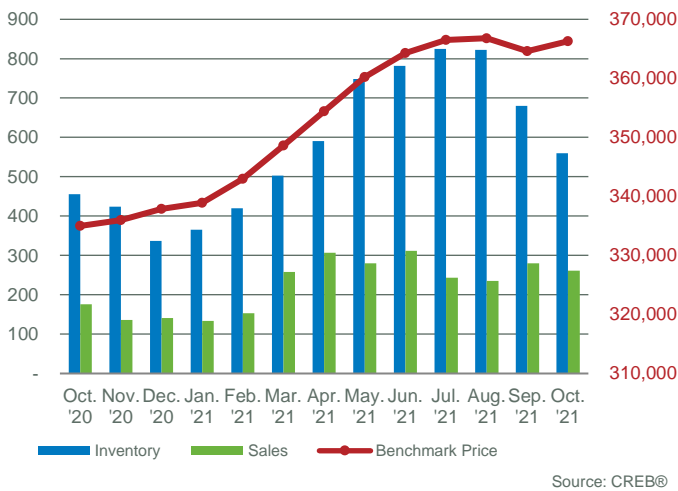
NORTHEAST TOTAL SALES



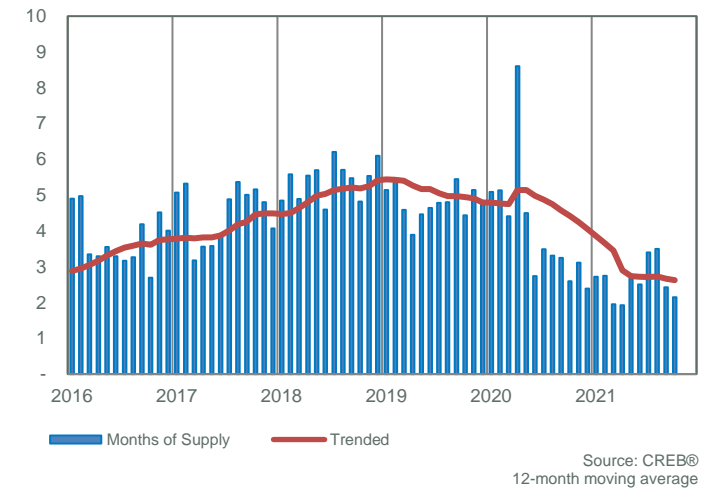
NORTHEAST TOTAL SALES BY PRICE RANGE



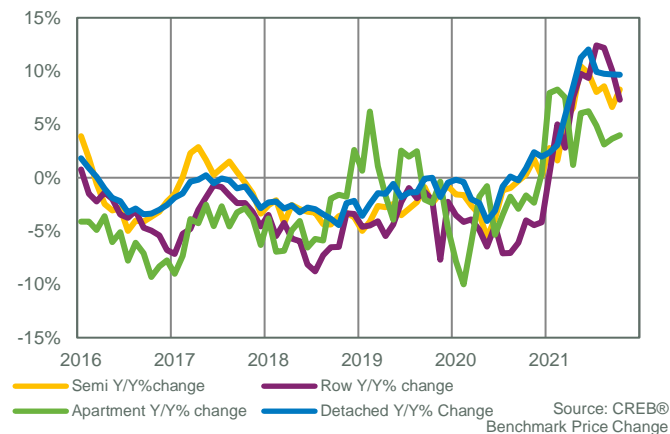
NORTHEAST INVENTORY AND SALES



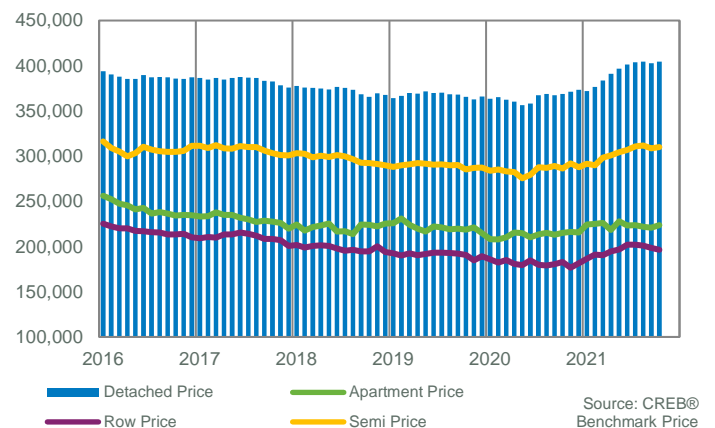
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

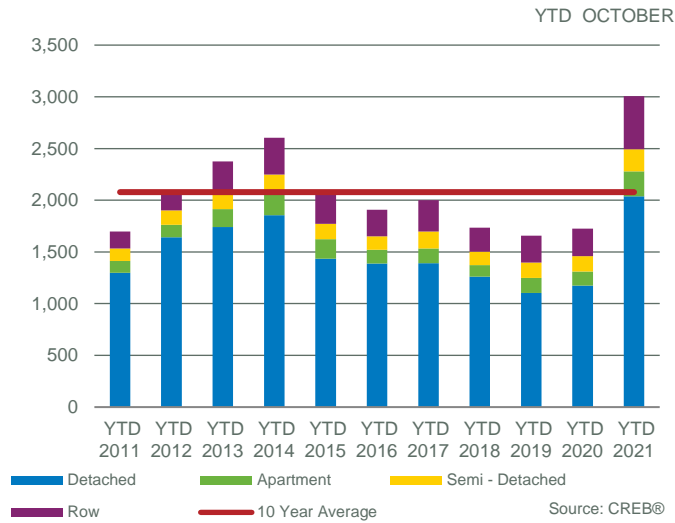


NORTHEAST PRICES

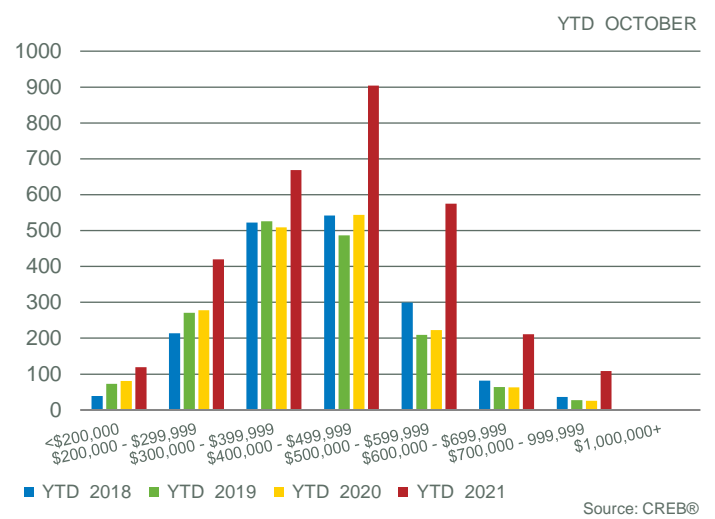


NORTH

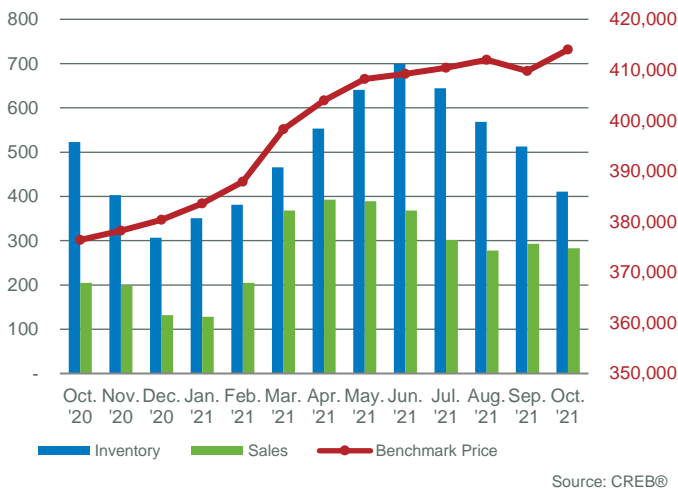
NORTH TOTAL SALES



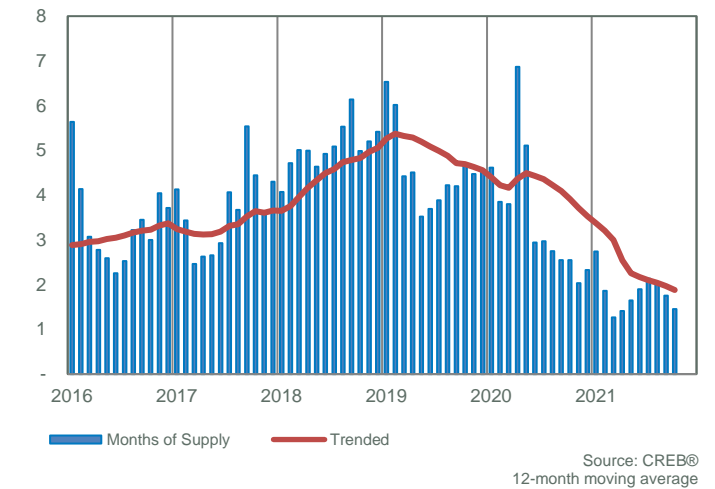
NORTH TOTAL SALES BY PRICE RANGE



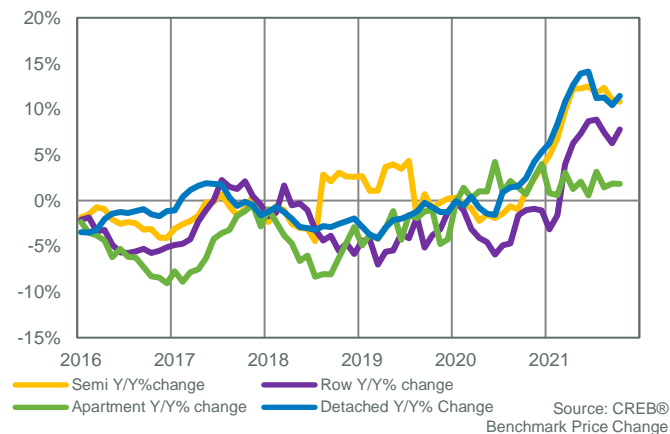
NORTH INVENTORY AND SALES



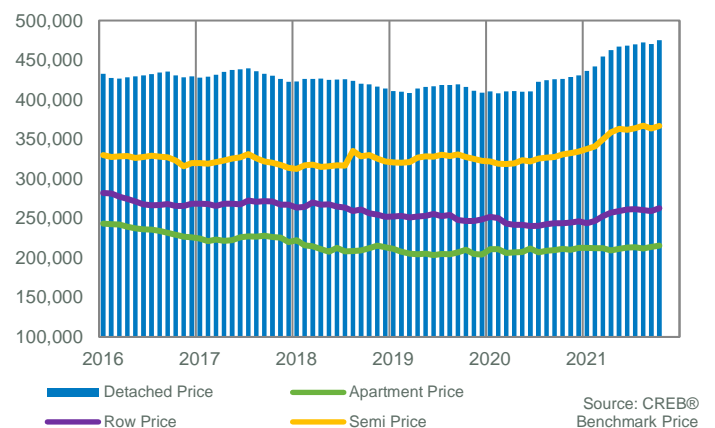
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

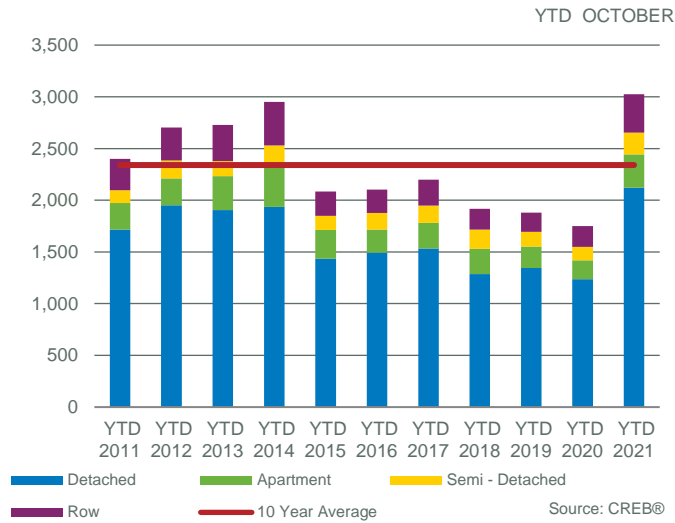


NORTH PRICES

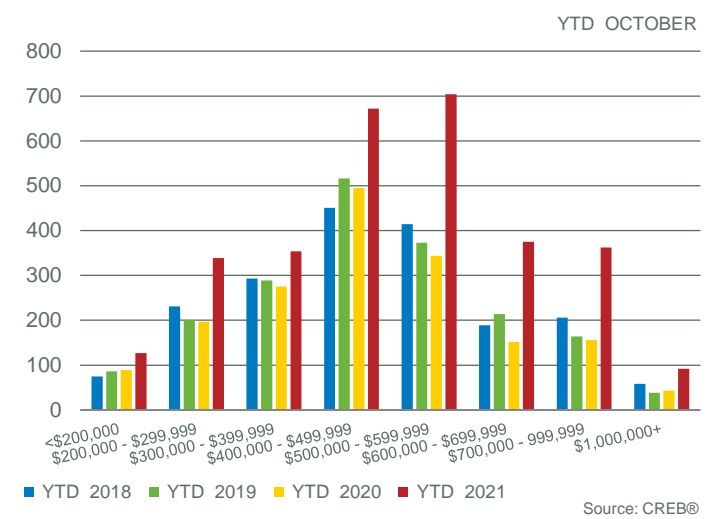


NORTHWEST

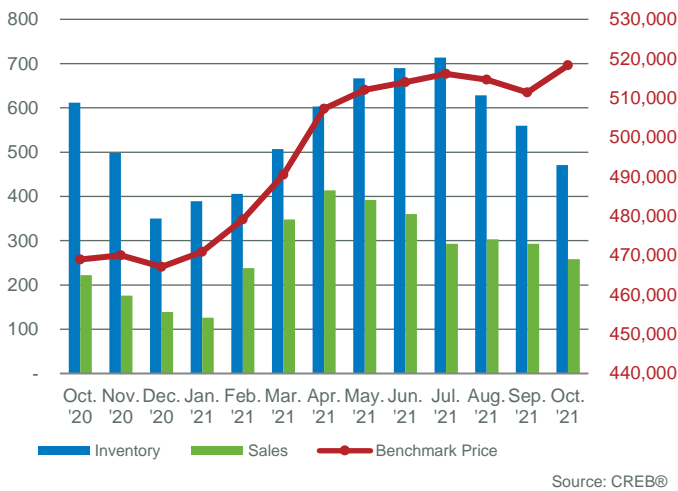
NORTHWEST TOTAL SALES



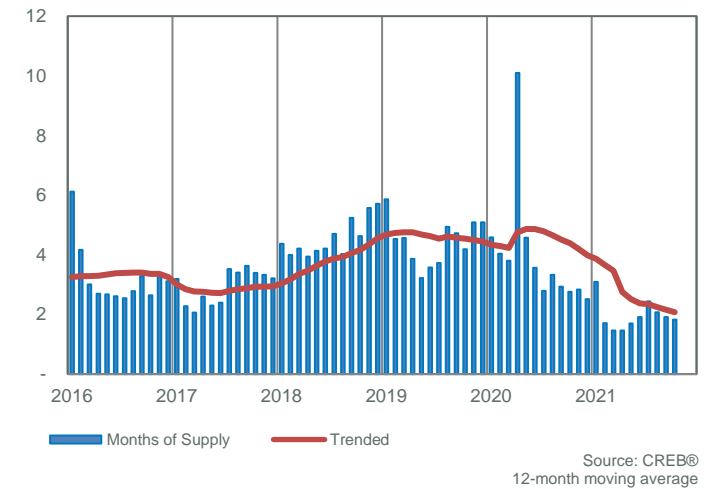
NORTHWEST TOTAL SALES BY PRICE RANGE



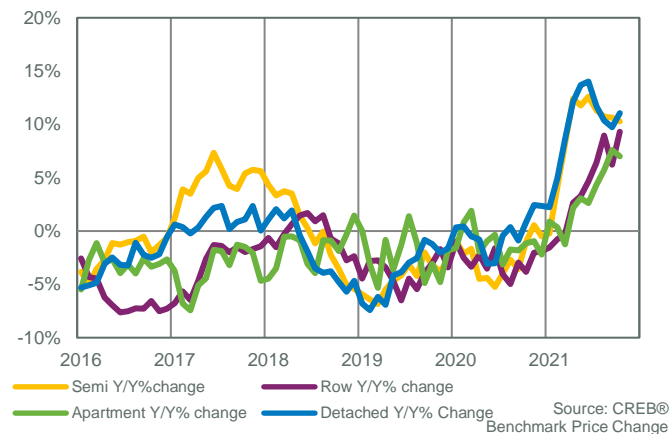
NORTHWEST INVENTORY AND SALES



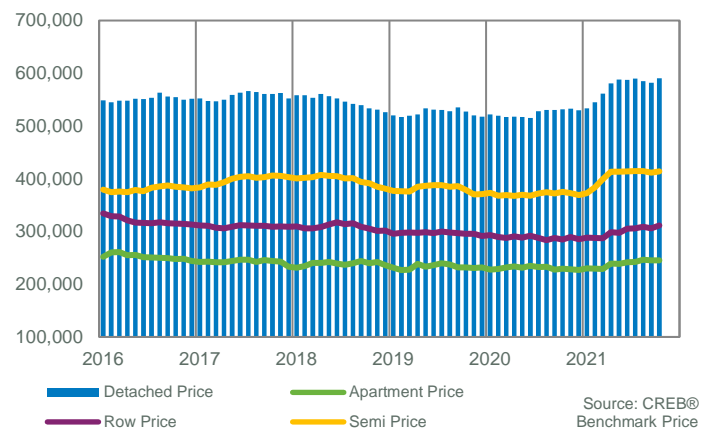
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

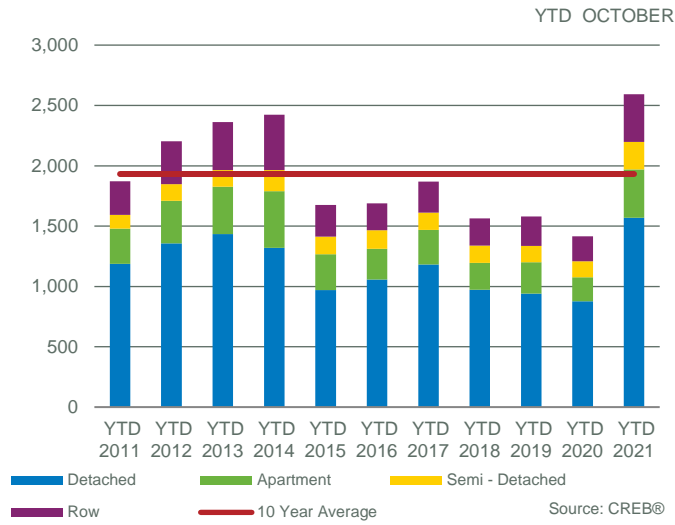


NORTHWEST PRICES

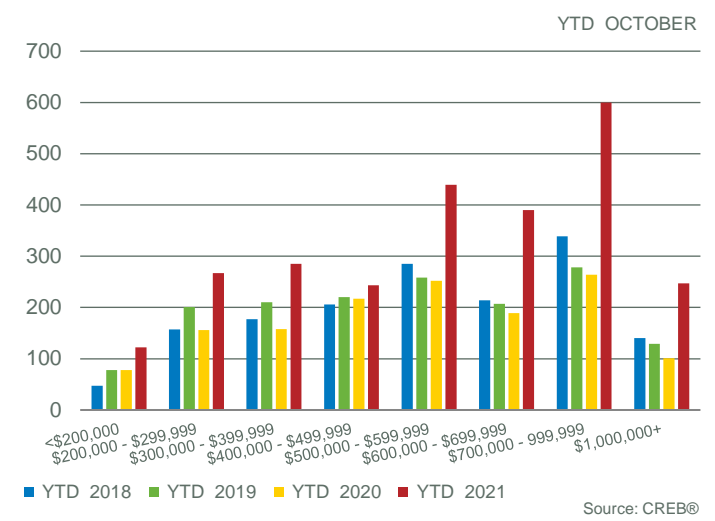


WEST

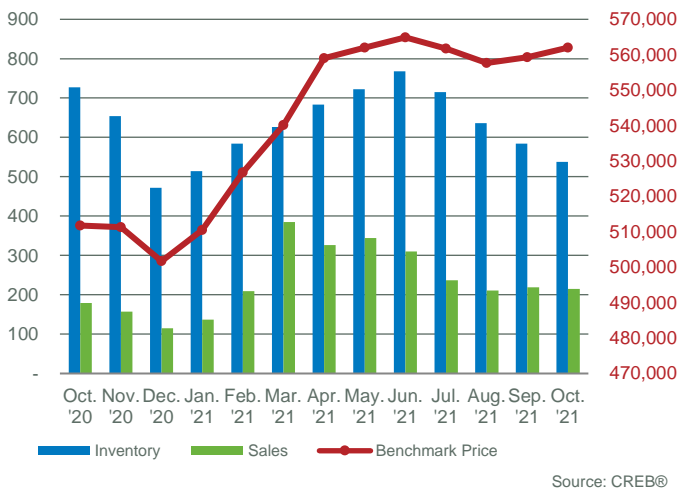
WEST TOTAL SALES



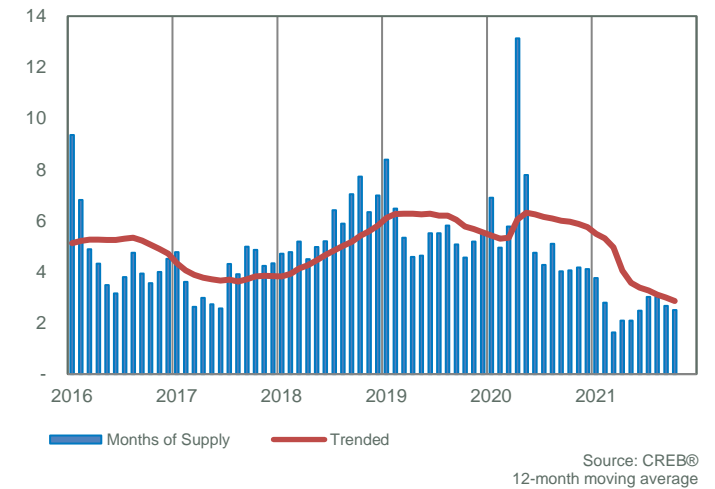
WEST TOTAL SALES BY PRICE RANGE



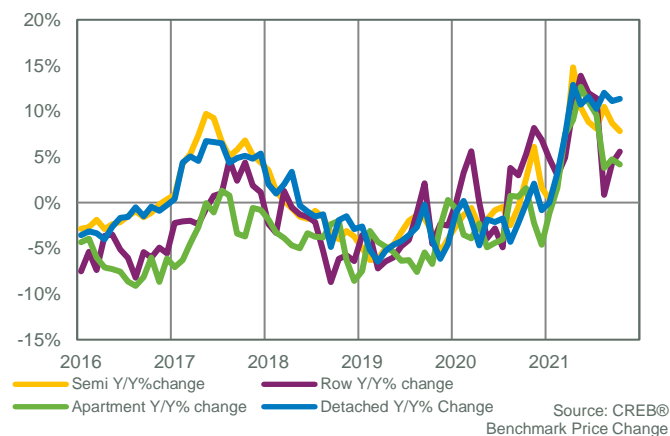
WEST INVENTORY AND SALES



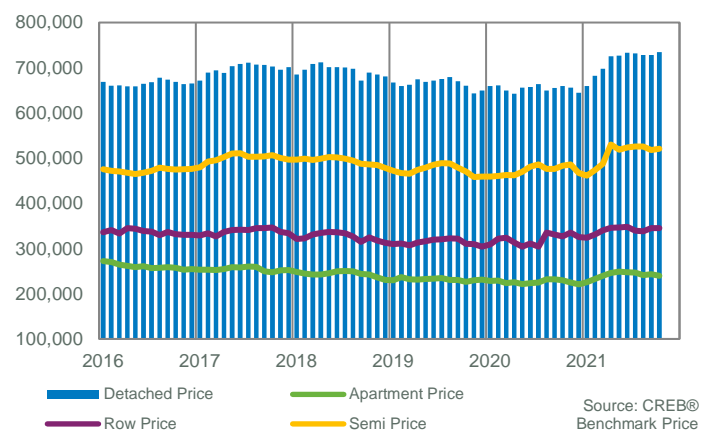
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

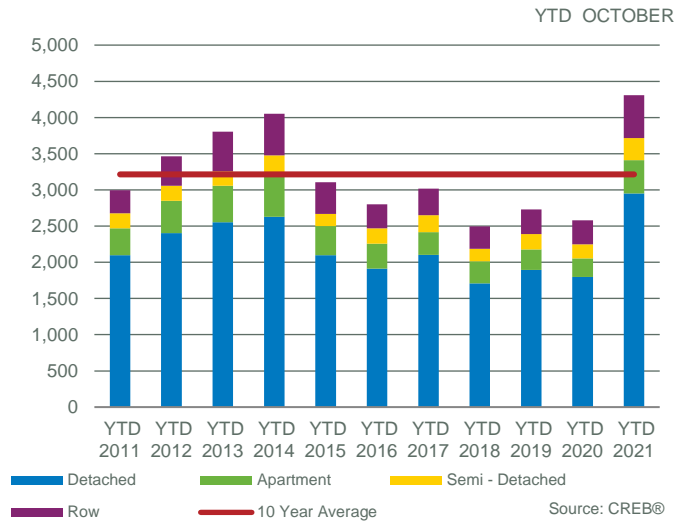


WEST PRICES

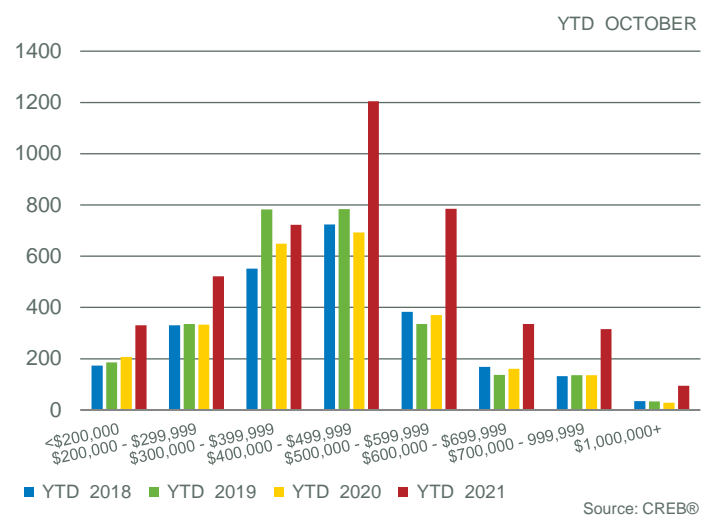


SOUTH

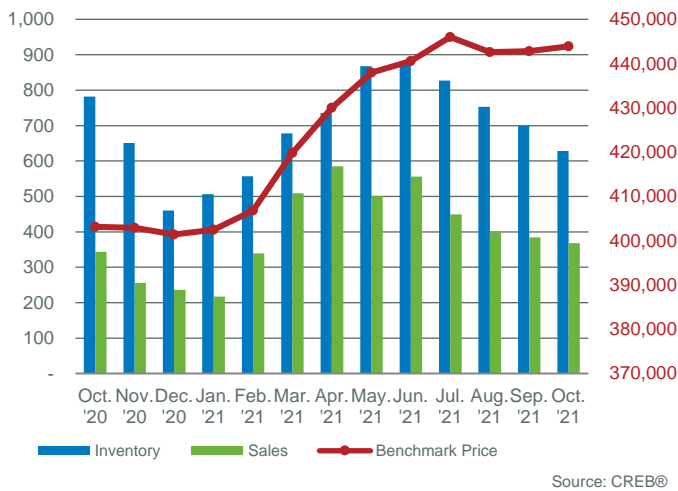
SOUTH TOTAL SALES



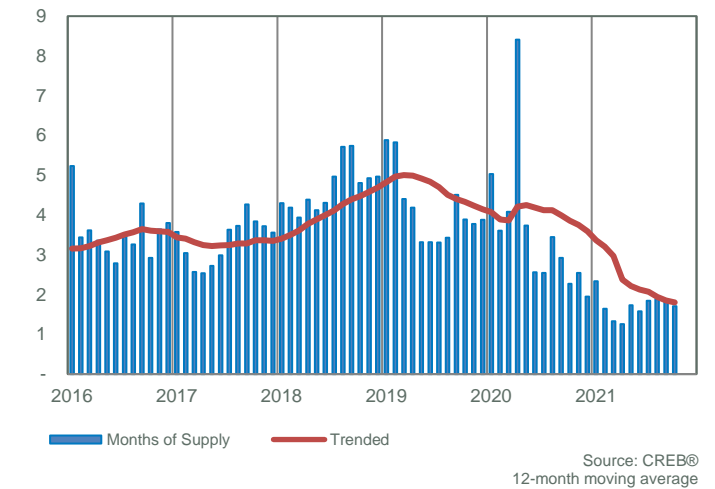
SOUTH TOTAL SALES BY PRICE RANGE



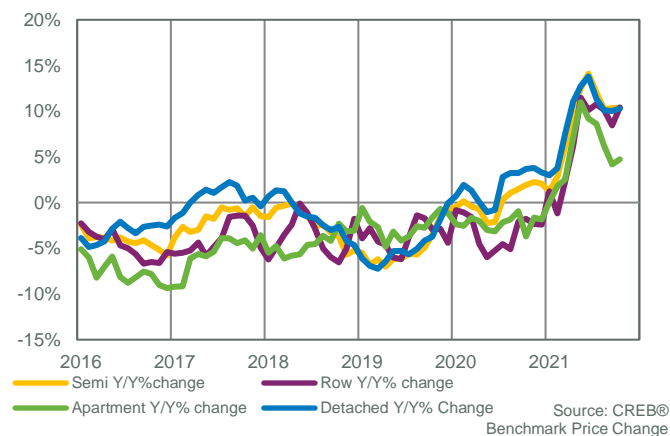
SOUTH INVENTORY AND SALES



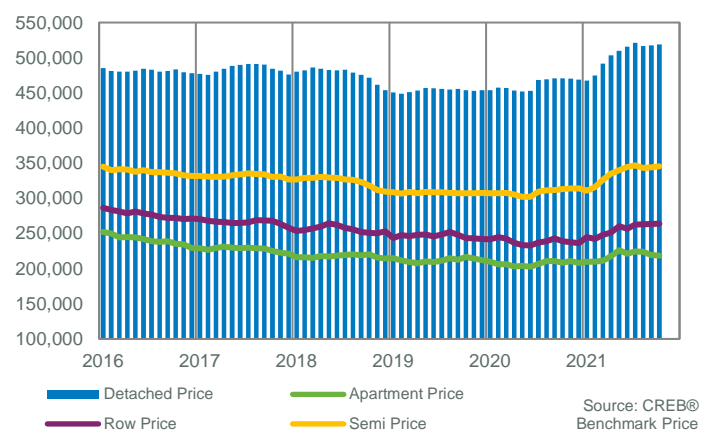
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

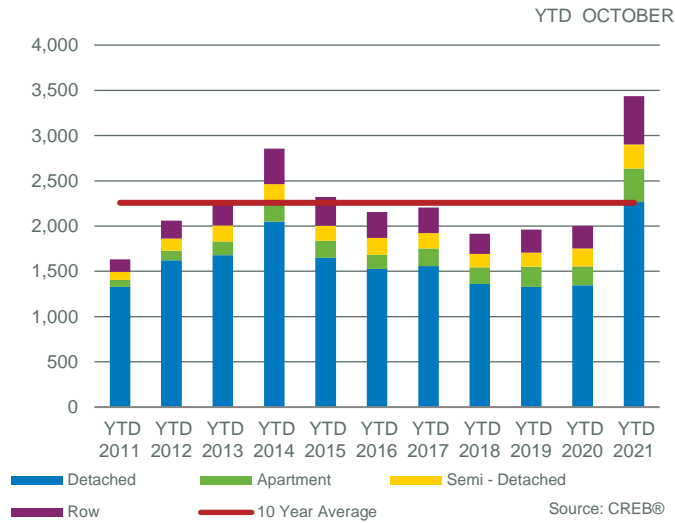


SOUTH PRICES

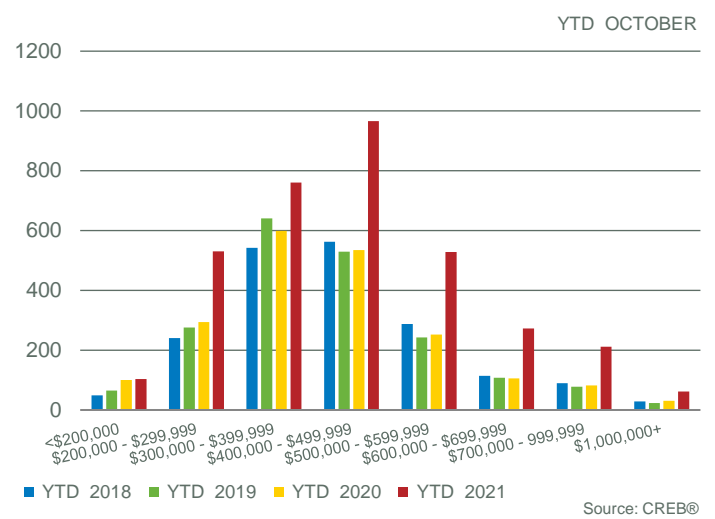


SOUTHEAST

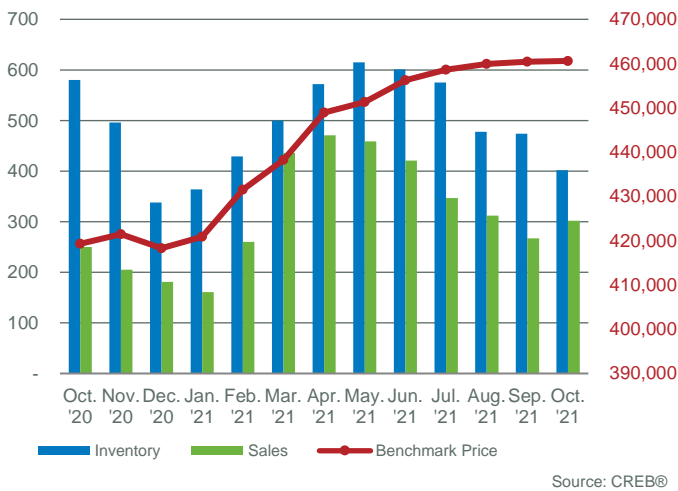
SOUTHEAST TOTAL SALES



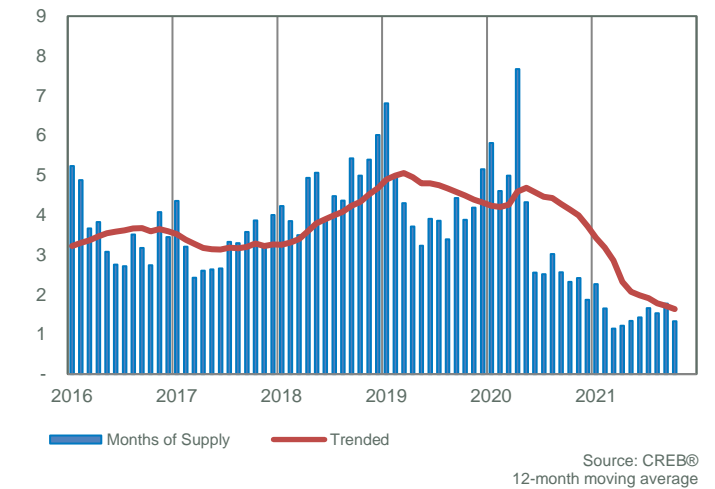
SOUTHEAST TOTAL SALES BY PRICE RANGE



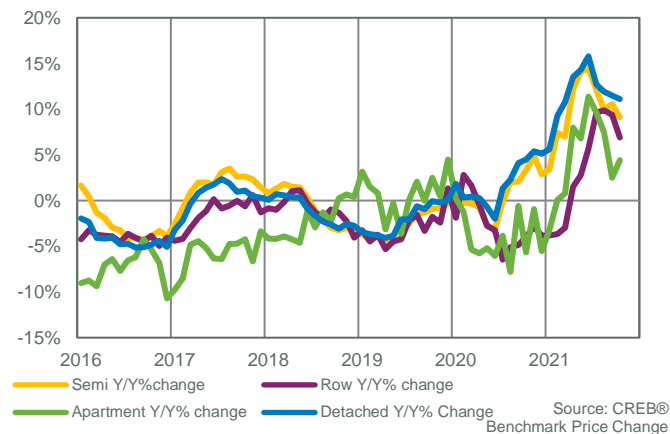
SOUTHEAST INVENTORY AND SALES



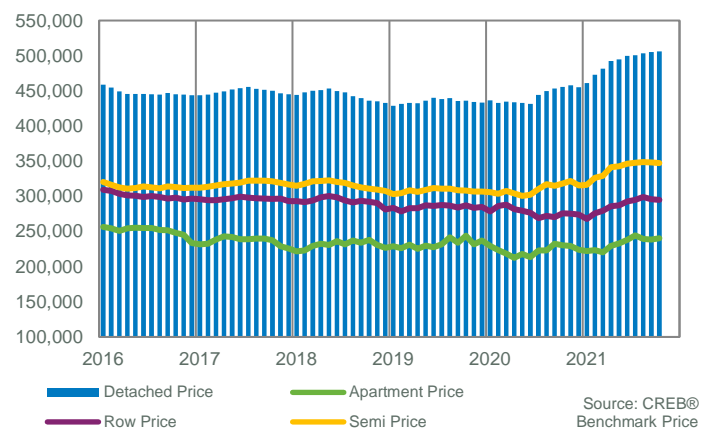
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

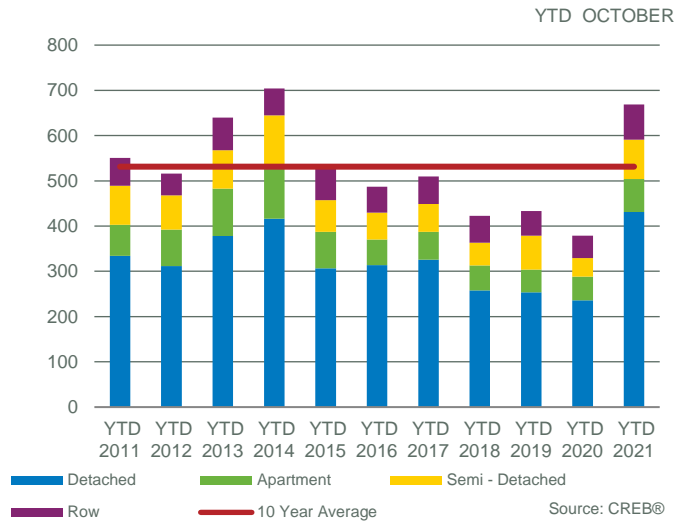


SOUTHEAST PRICES

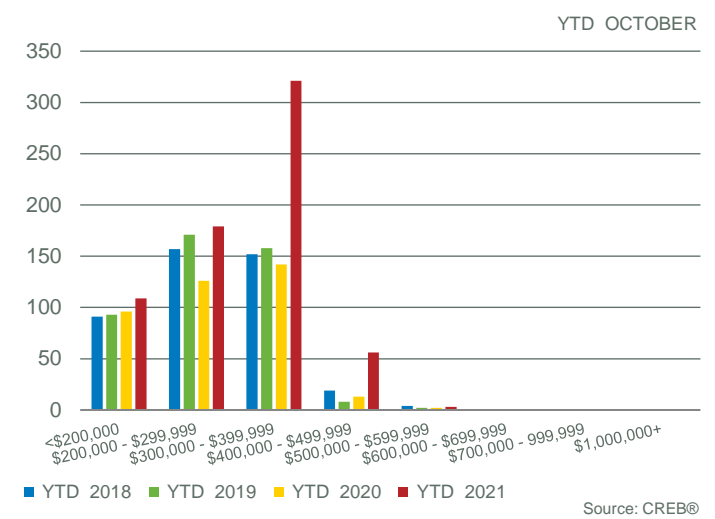


EAST

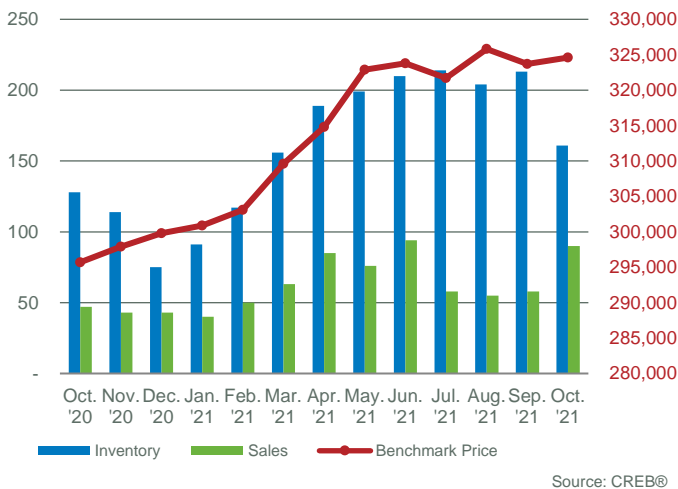
EAST TOTAL SALES



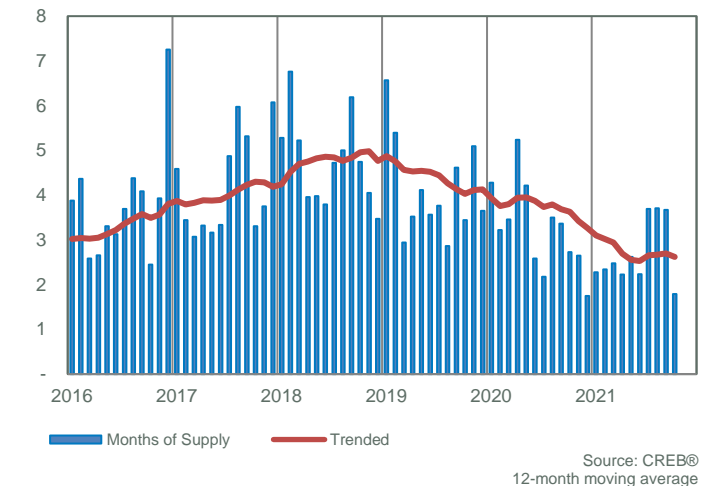
EAST TOTAL SALES BY PRICE RANGE



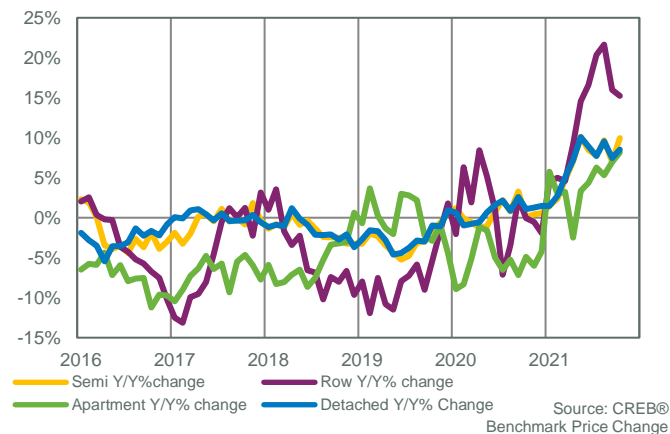
EAST INVENTORY AND SALES



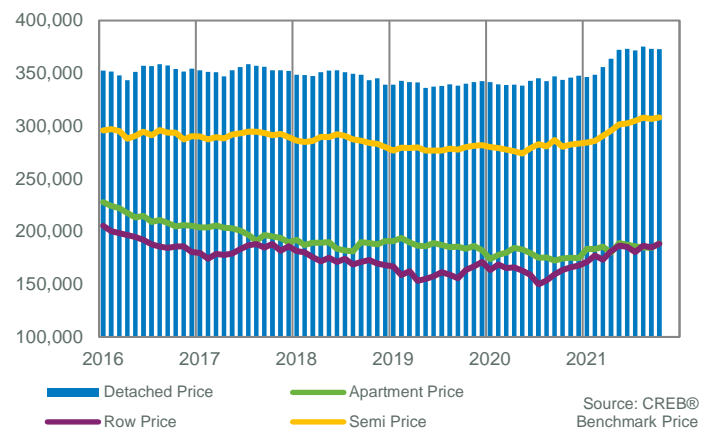
EAST MONTHS OF INVENTORY

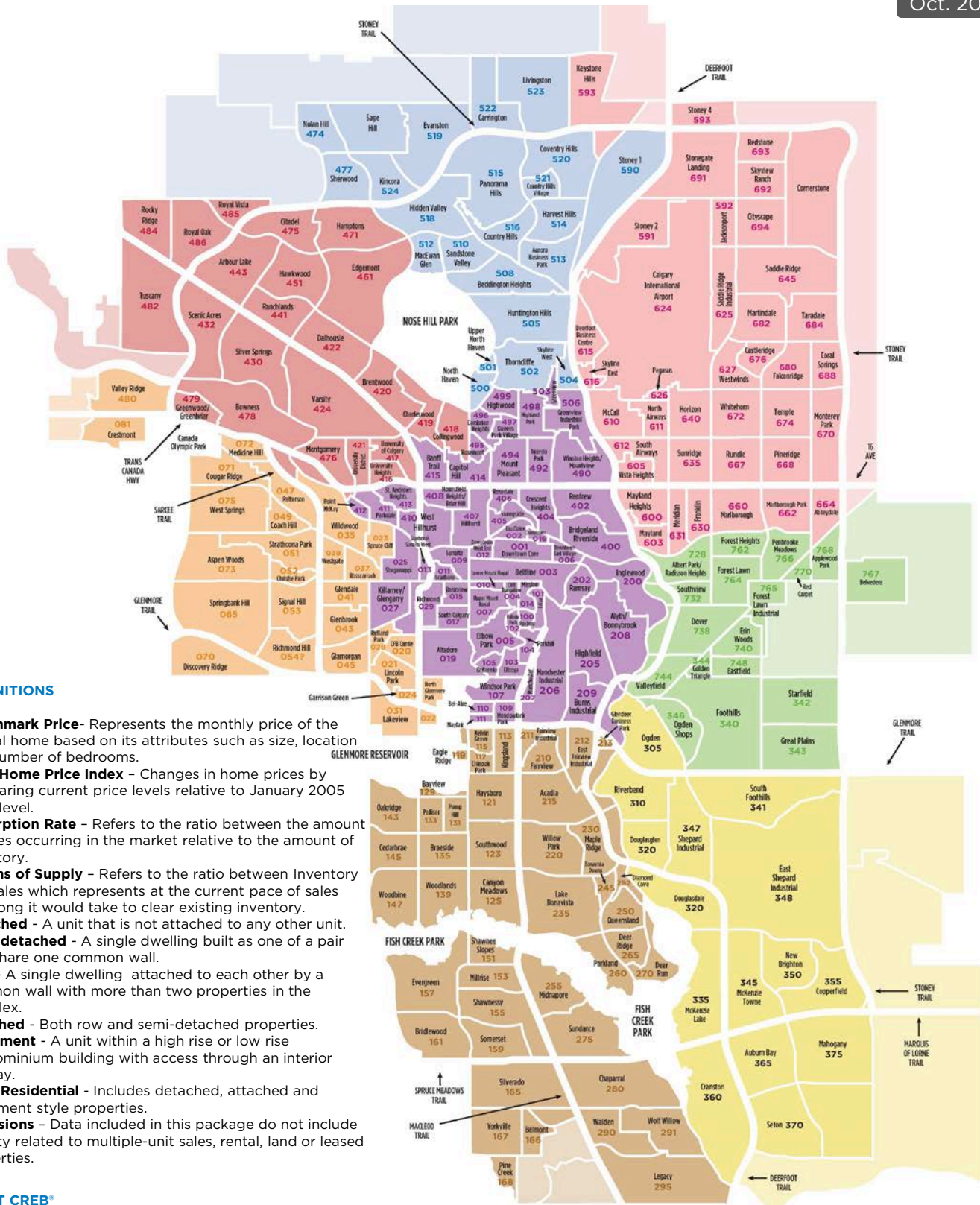


EAST PRICE CHANGE



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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