



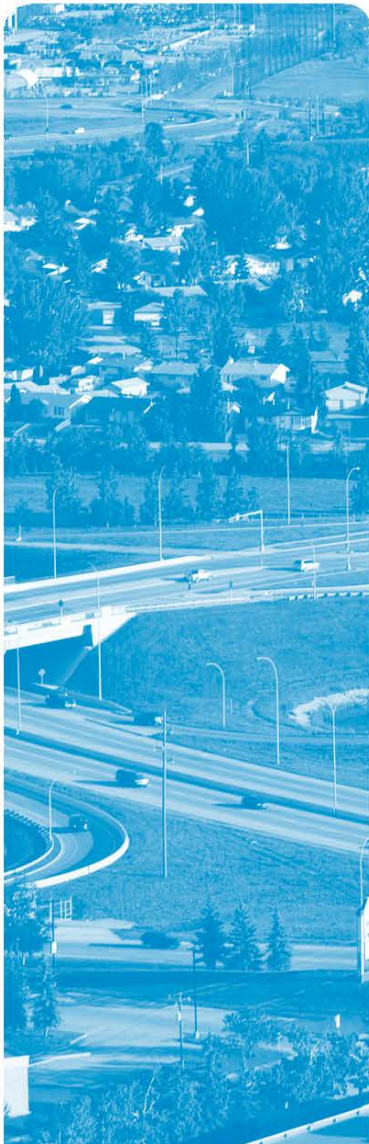
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MONTHLY STATISTICS PACKAGE

City of Calgary

February
2022



creb.com

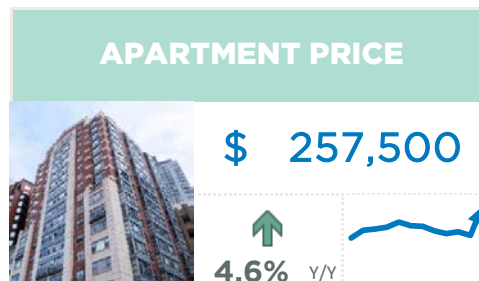
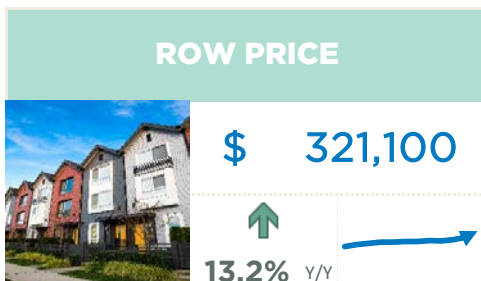
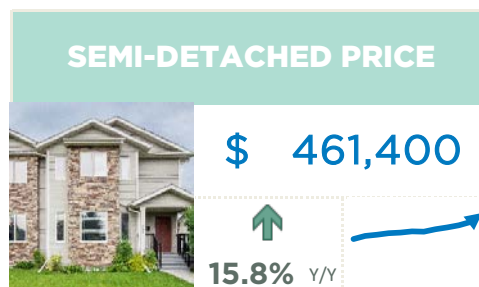
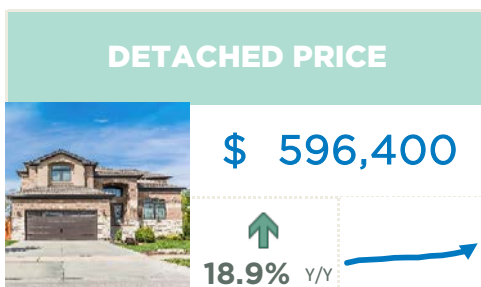
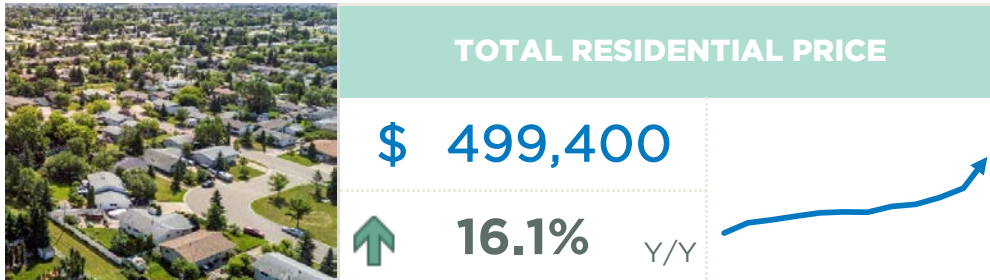
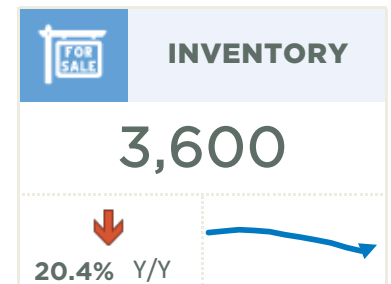
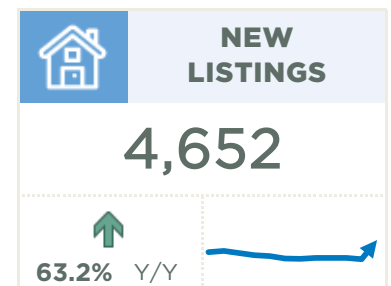
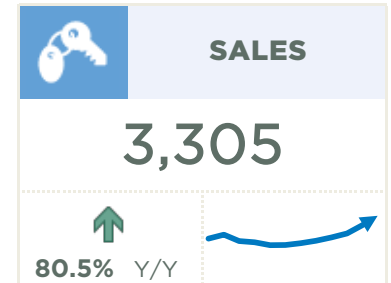
February 2022

Sales continue to surge as listings rise

City of Calgary, March 1, 2022 - Thanks to a surge in new listings, sales activity reached a record high for the month of February with 3,305 sales. The rise in new listings caused adjusted inventories to rise above last months levels. However, with only one month of supply, the market continues to favour the seller. "Sales have been somewhat restricted by the lack of supply choice in the market. While sellers did respond with a record level of new listings this month, the demand has been so strong that the housing market continues to remain undersupplied causing further price gains" said CREB® Chief Economist Ann-Marie Lurie.

The total residential benchmark price for the city rose by nearly six per cent over January levels and was over 16 per cent higher than levels recorded last February. Much of the growth has been driven by the detached segment of the market which has not seen conditions this tight in over 15 years.

This is the fourth consecutive month that the market has dealt with conditions that are far tighter than what the city experienced last spring. While the gains in new listings will help provide choice to purchasers and eventually support more balanced conditions, it will take some time to work through the demand in the market.



February 2022

February 2022

	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	1,905	70%	2,874	83%	1,688	-12%	66%	0.89	-48%	\$596,400	19%
Semi	297	66%	392	54%	309	-18%	76%	1.04	-50%	\$461,400	16%
Row	537	107%	693	53%	535	-32%	77%	1.00	-67%	\$321,100	13%
Apartment	566	109%	693	21%	1,068	-25%	82%	1.89	-64%	\$257,500	5%
Total Residential	3,305	81%	4,652	63%	3,600	-20%	71%	1.09	-56%	\$499,400	16%

Year-to-Date

February 2022

	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	3,051	65%	4,169	55%	1,293	-28%	73%	0.85	-56%	\$578,100	16%
Semi	496	55%	658	41%	276	-23%	75%	1.11	-51%	\$450,650	14%
Row	841	105%	1,058	28%	481	-35%	79%	1.14	-68%	\$313,350	11%
Apartment	922	103%	1,244	11%	1,065	-22%	74%	2.31	-62%	\$254,350	4%
Total Residential	5,310	75%	7,129	40%	3,114	-27%	74%	1.17	-58%	\$485,850	14%



Detached

For the third consecutive month, the months of supply in the detached sector has remained below one month. The limited supply and persistently strong demand has placed significant upward pressure on prices. As of February, the benchmark price reached \$596,400, which is nearly \$50,000 higher than prices seen at the end of 2021 and over \$90,000 higher than February 2021 prices. Price gains have occurred in every district of the city with year-over-year gains pushing above 20 per cent in the North, South and South East districts.

After the first two months of the year, sales growth has been the strongest in the \$600,000 to \$1,000,000 price range, as this is where there was the largest gain in new listings. Overall, conditions remain exceptionally tight across all price ranges, with less than one month of supply occurring for all homes priced under \$1,000,000 over the first two months of the year.



Semi-Detached

The record number of new listings for February were met with record high February sales, doing little to ease the pressure in this segment of the market. The months of supply dropped to one month, something that has not happened in February since 2006. The persistent and exceptionally tight conditions caused further upward pressure on prices. Thanks to gains across every district, the semi-detached unadjusted benchmark price reached \$461,400 in February, which is nearly five per cent higher than last month and 16 per cent higher than levels recorded in February 2021.



Row

Lack of supply choice in competing property types drove many consumers to consider row style properties. However, following several months of strong sales relative to new listings, inventory levels have also trended down relative to what we traditionally see at this time of year. With 537 sales in February and 535 units in inventory, the months of supply dropped to one month for the first time since early 2007.

The persistent sellers' market conditions caused steep monthly price gains across most districts of the city. The largest month gains occurred in the North East, North and West end of the city. Despite recent gains, prices remain shy of previous highs in all districts except the West.

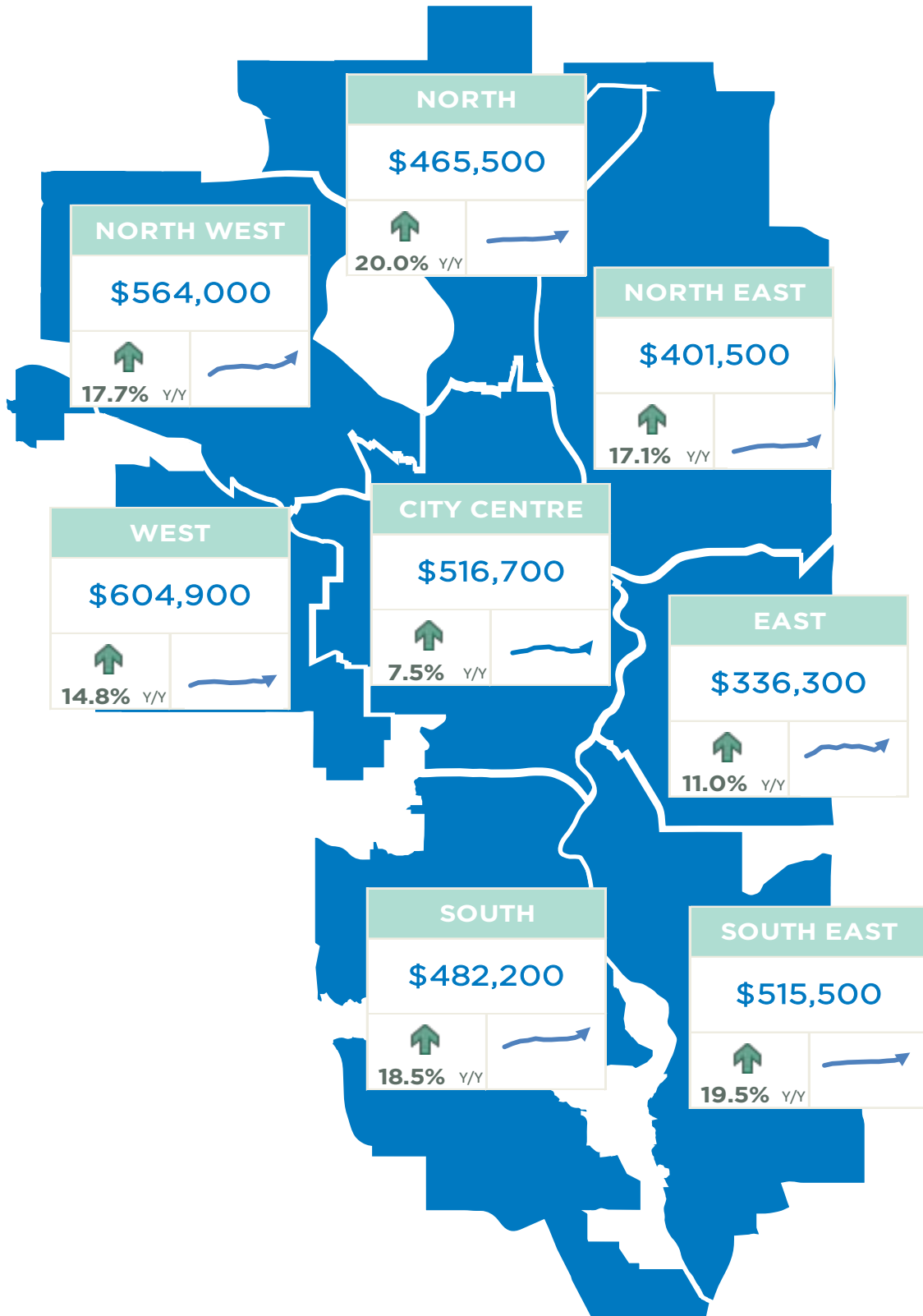


Apartment

After falling behind other property types, the apartment condominium sector recorded a surge in sales this month, reaching record highs for February. New listings also improved but did little to cause any significant change to inventory levels. The months of supply dipped below two months and was the tightest seen in the apartment condo sector since 2007.

The recent tightness has supported some upward pressure in prices this month. However, price gains are significantly lower than the other property types and prices continue to remain over 14 per cent below previous highs. While this segment of the market has not experienced the same supply constraints as other property types, if conditions remain this tight, we could see more substantial shifts toward price recovery.

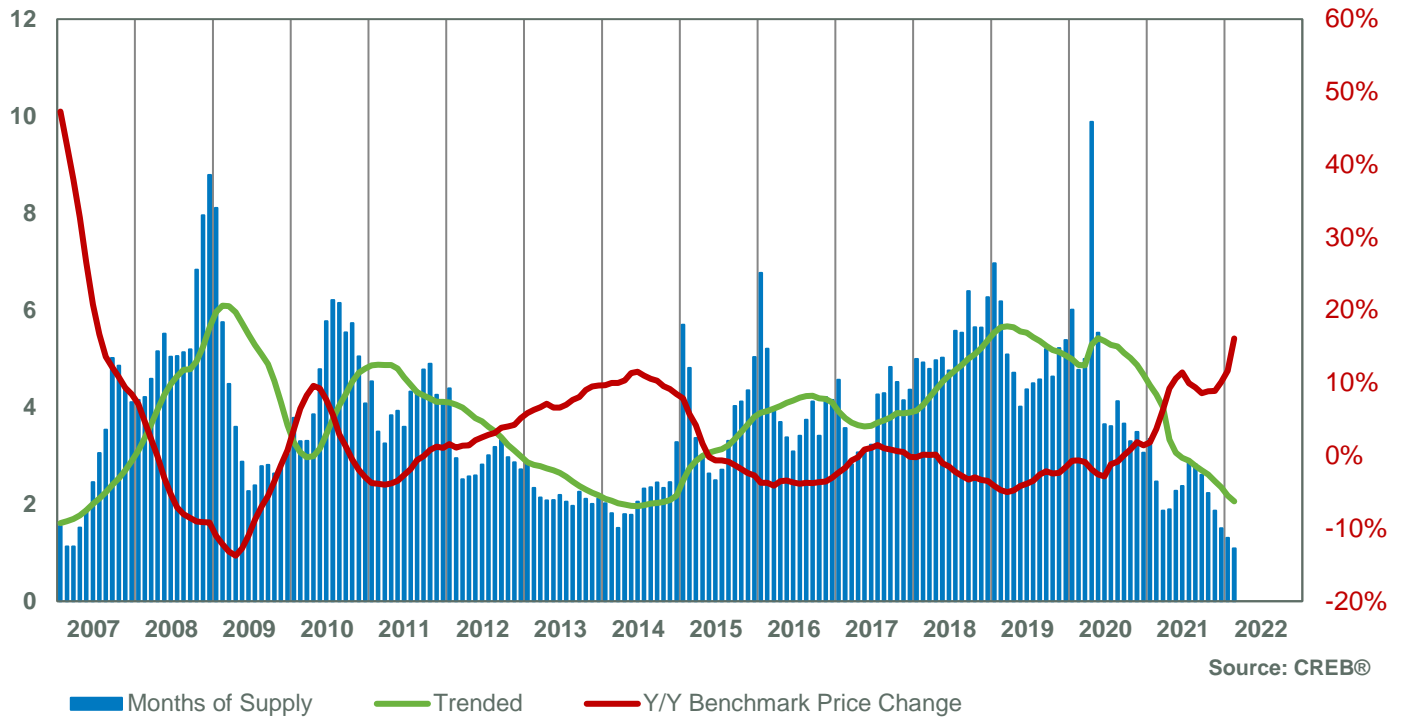
February 2022 District Total Residential Benchmark Price



	Feb-21	Feb-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
CITY OF CALGARY						
Total Sales	1,831	3,305	80.50%	3,038	5,310	74.79%
Total Sales Volume	\$890,763,180	\$1,810,215,850	103.22%	\$1,460,491,792	\$2,836,590,057	94.22%
New Listings	2,850	4,652	63.23%	5,100	7,129	39.78%
Inventory	4,521	3,600	-20.37%	4,280	3,114	-27.25%
Months of Supply	2.47	1.09	-55.89%	2.82	1.17	-58.38%
Sales to New Listings	64.25%	71.04%	6.80%	59.57%	74.48%	14.92%
Sales to List Price	97.97%	103.13%	5.16%	97.61%	102.23%	4.62%
Days on Market	45	25	-44.12%	50	32	-36.00%
Benchmark Price	\$430,100	\$499,400	16.11%	\$426,500	\$485,850	13.92%
Median Price	\$440,888	\$520,000	17.94%	\$430,000	\$500,000	16.28%
Average Price	\$486,490	\$547,720	12.59%	\$480,741	\$534,198	11.12%
Index	195	226	16.10%	190	209	10.12%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Feb. 2022

	Feb-21	Feb-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
DETACHED						
Total Sales	1,121	1,905	69.94%	1,854	3,051	64.56%
Total Sales Volume	\$643,291,489	\$1,291,123,117	100.71%	\$1,053,186,269	\$2,008,523,059	90.71%
New Listings	1,572	2,874	82.82%	2,686	4,169	55.21%
Inventory	1,926	1,688	-12.36%	1,805	1,293	-28.37%
Months of Supply	1.72	0.89	-48.43%	1.95	0.85	-56.47%
Sales to New Listings Ratio	71.31%	66.28%	-5.03%	69.02%	73.18%	4.16%
Sales to List Price Ratio	98.20%	104.16%	5.97%	97.83%	103.19%	5.37%
Days on Market	37	14	-62.87%	43	21	-51.16%
Benchmark Price	\$501,400	\$596,400	18.95%	\$496,700	\$578,100	16.39%
Median Price	\$512,000	\$625,000	22.07%	\$502,000	\$605,000	20.52%
Average Price	\$573,855	\$677,755	18.11%	\$568,062	\$658,316	15.89%
APARTMENT						
Total Sales	271	566	108.86%	455	922	102.64%
Total Sales Volume	\$68,352,416	\$155,159,202	127.00%	\$115,825,986	\$250,688,077	116.44%
New Listings	571	693	21.37%	1,123	1,244	10.77%
Inventory	1,430	1,068	-25.31%	1,372	1,065	-22.38%
Months of Supply	5.28	1.89	-64.24%	6.03	2.31	-61.70%
Sales to New Listings Ratio	47.46%	81.67%	34.21%	40.52%	74.12%	33.60%
Sales to List Price Ratio	96.17%	97.85%	1.68%	95.85%	97.35%	1.49%
Days on Market	70	57	-18.05%	68	62	-8.82%
Benchmark Price	\$246,200	\$257,500	4.59%	\$245,700	\$254,350	3.52%
Median Price	\$238,000	\$252,750	6.20%	\$229,000	\$246,000	7.42%
Average Price	\$252,223	\$274,133	8.69%	\$254,563	\$271,896	6.81%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	179	297	65.92%	319	496	55.49%
Total Sales Volume	\$93,299,033	\$167,008,837	79.00%	\$160,305,231	\$278,069,640	73.46%
New Listings	254	392	54.33%	466	658	41.20%
Inventory	375	309	-17.60%	360	276	-23.47%
Months of Supply	2.09	1.04	-50.34%	2.26	1.11	-50.78%
Sales to New Listings Ratio	70.47%	75.77%	5.29%	68.45%	75.38%	6.93%
Sales to List Price Ratio	98.27%	101.77%	3.56%	97.82%	101.56%	3.82%
Days on Market	40	26	-36.77%	49	29	-40.82%
Benchmark Price	\$398,600	\$461,400	15.76%	\$395,150	\$450,650	14.05%
Median Price	\$460,000	\$510,000	10.87%	\$410,000	\$510,000	24.39%
Average Price	\$521,224	\$562,319	7.88%	\$502,524	\$560,624	11.56%
CITY OF CALGARY ROW						
Total Sales	260	537	106.54%	410	841	105.12%
Total Sales Volume	\$85,820,242	\$196,924,694	129.46%	\$131,174,306	\$299,309,281	128.18%
New Listings	453	693	52.98%	825	1,058	28.24%
Inventory	790	535	-32.28%	743	481	-35.33%
Months of Supply	3.04	1.00	-67.21%	3.62	1.14	-68.47%
Sales to New Listings Ratio	57.40%	77.49%	20.09%	49.70%	79.49%	29.79%
Sales to List Price Ratio	97.44%	101.99%	4.68%	97.25%	100.79%	3.64%
Days on Market	53	30	-43.61%	58	40	-31.03%
Benchmark Price	\$283,600	\$321,100	13.22%	\$281,750	\$313,350	11.22%
Median Price	\$300,000	\$356,118	18.71%	\$295,000	\$340,000	15.25%
Average Price	\$330,078	\$366,713	11.10%	\$319,937	\$355,897	11.24%

For a list of definitions, see page 29.

February 2022	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	222	346	64.16%	333	1.50	\$717,700	12.23%	4.29%
North East	246	508	48.43%	333	1.35	\$445,400	18.33%	6.56%
North	302	456	66.23%	212	0.70	\$539,100	21.94%	7.63%
North West	259	351	73.79%	172	0.66	\$652,000	19.59%	6.55%
West	189	275	68.73%	164	0.87	\$797,500	16.87%	5.88%
South	335	447	74.94%	227	0.68	\$571,800	20.51%	5.91%
South East	287	394	72.84%	174	0.61	\$572,800	21.12%	8.63%
East	60	92	65.22%	60	1.00	\$387,500	11.13%	3.42%
TOTAL CITY	1,905	2,874	66.28%	1,688	0.89	\$596,400	18.95%	6.54%
Apartment								
City Centre	224	317	70.66%	584	2.61	\$275,300	0.51%	2.49%
North East	38	65	58.46%	49	1.29	\$239,300	6.31%	8.08%
North	45	35	128.57%	41	0.91	\$223,500	5.37%	2.95%
North West	35	48	72.92%	93	2.66	\$252,600	10.11%	3.82%
West	65	79	82.28%	101	1.55	\$246,700	6.11%	2.96%
South	87	66	131.82%	94	1.08	\$228,900	9.05%	0.39%
South East	59	66	89.39%	80	1.36	\$252,500	12.87%	1.57%
East	13	16	81.25%	24	1.85	\$200,600	9.50%	7.56%
TOTAL CITY	566	693	81.67%	1,068	1.89	\$257,500	4.59%	2.51%
Semi-detached								
City Centre	95	145	65.52%	156	1.64	\$778,800	10.91%	2.81%
North East	55	67	82.09%	44	0.80	\$336,600	16.11%	5.06%
North	23	32	71.88%	17	0.74	\$405,600	19.01%	6.88%
North West	25	32	78.13%	22	0.88	\$444,900	16.07%	5.83%
West	21	29	72.41%	31	1.48	\$557,500	17.84%	3.34%
South	38	41	92.68%	20	0.53	\$383,500	21.44%	6.35%
South East	28	34	82.35%	11	0.39	\$393,100	20.44%	7.88%
East	12	12	100.00%	8	0.67	\$319,000	11.66%	2.61%
TOTAL CITY	297	392	75.77%	309	1.04	\$461,400	15.76%	4.89%
Row								
City Centre	87	115	75.65%	122	1.40	\$479,600	7.01%	0.82%
North East	73	116	62.93%	92	1.26	\$211,500	10.62%	7.58%
North	77	112	68.75%	71	0.92	\$296,500	20.33%	7.54%
North West	58	65	89.23%	48	0.83	\$326,500	13.53%	3.49%
West	61	71	85.92%	59	0.97	\$371,200	12.04%	7.19%
South	78	90	86.67%	60	0.77	\$271,200	12.07%	4.35%
South East	91	105	86.67%	63	0.69	\$328,300	18.99%	6.80%
East	12	19	63.16%	18	1.50	\$191,700	8.24%	3.90%
TOTAL CITY	537	693	77.49%	535	1.00	\$321,100	13.22%	5.07%

*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



Feb. 2022

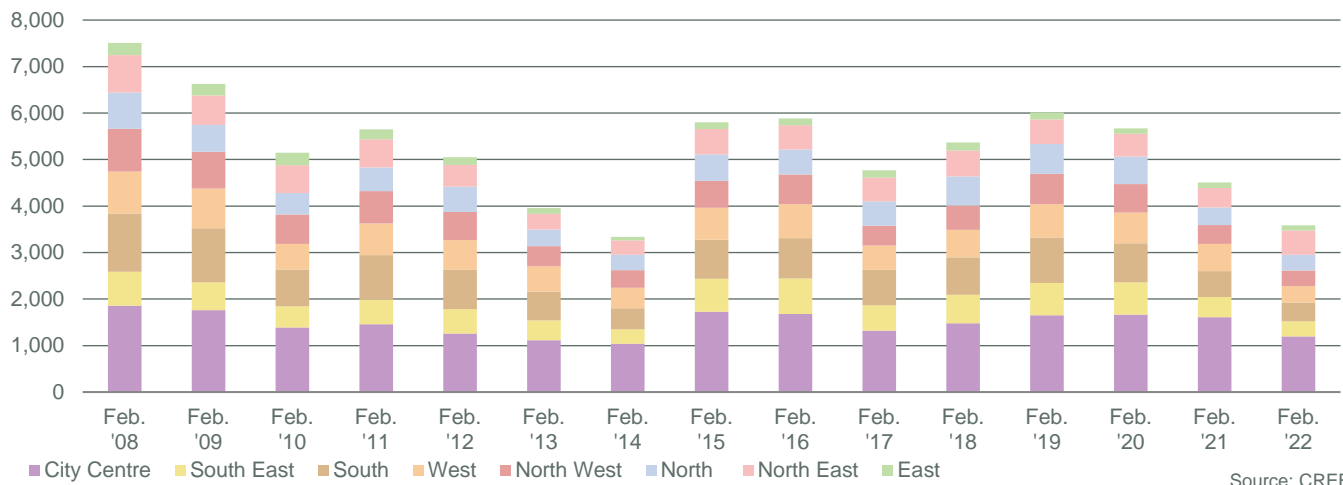
TOTAL SALES

FEBRUARY



TOTAL INVENTORY

FEBRUARY

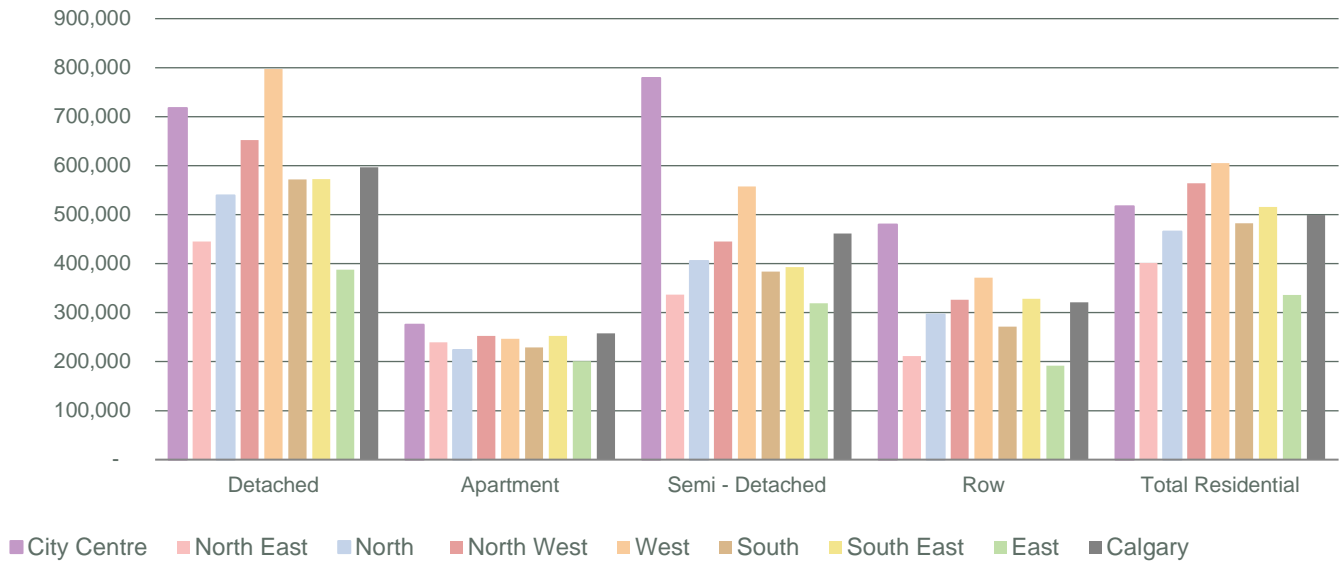


MONTHS OF SUPPLY

FEBRUARY

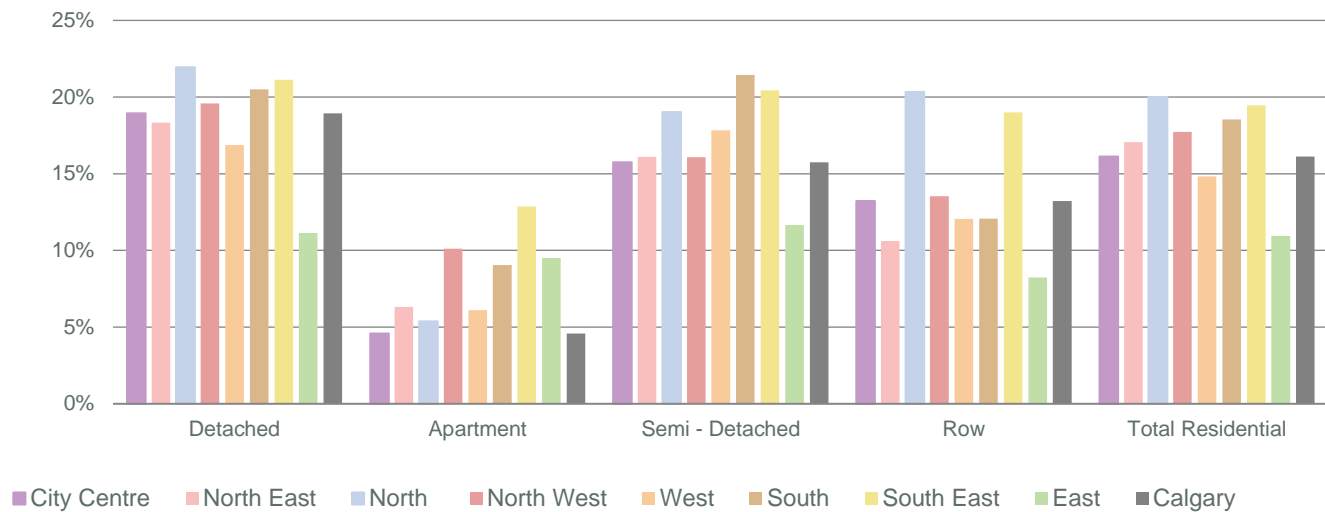


BENCHMARK PRICE - FEBRUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY

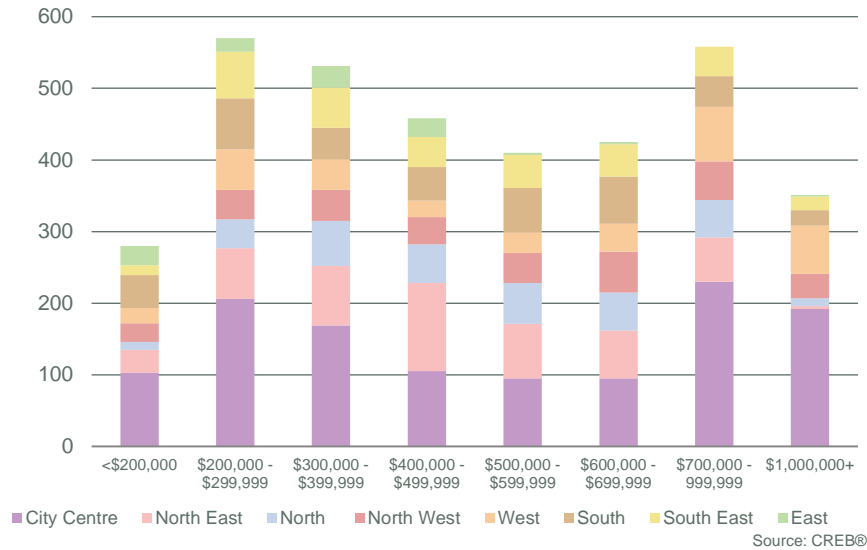


Source: CREB®

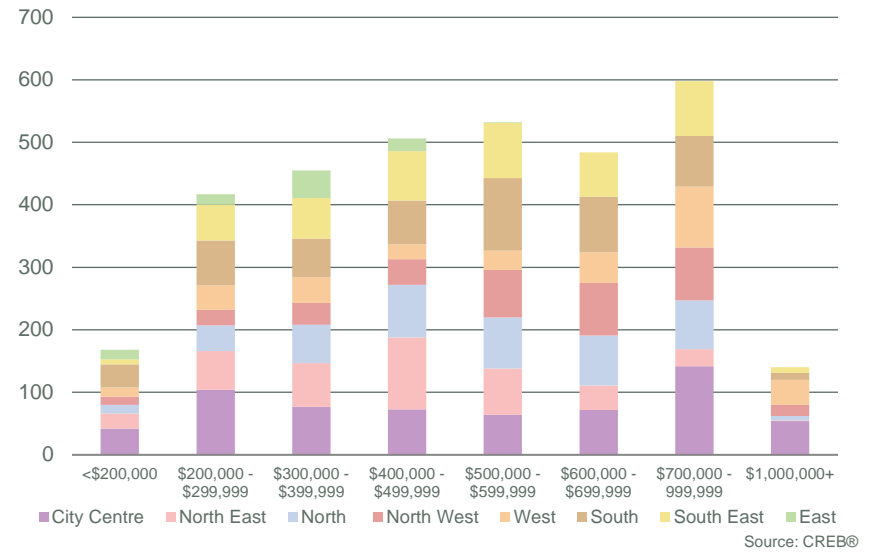
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

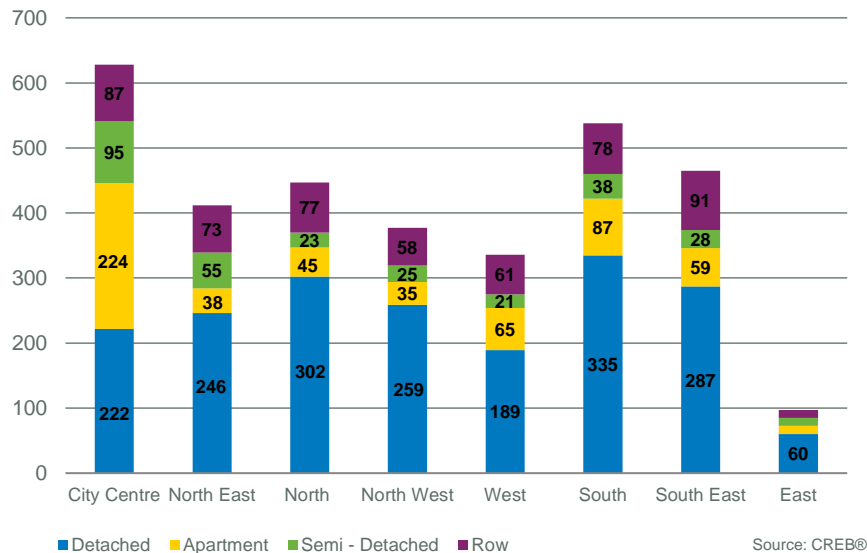
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



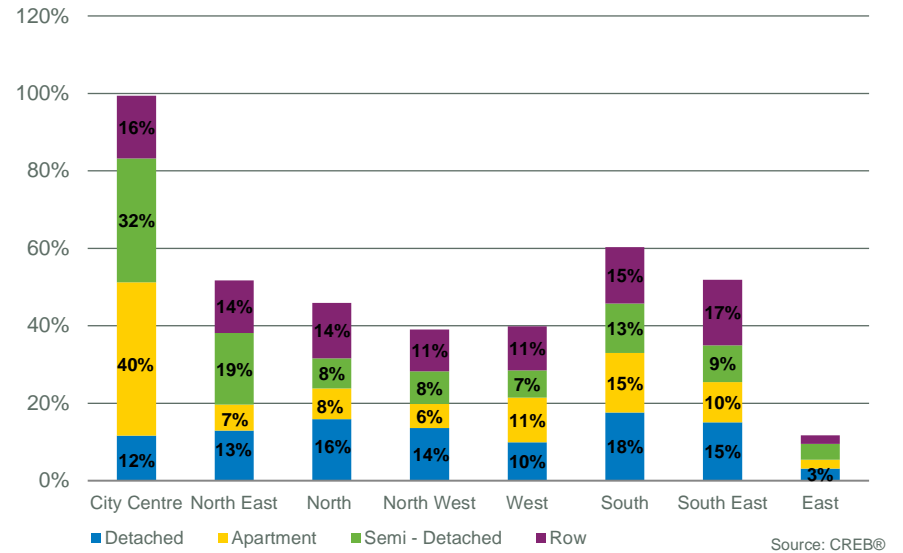
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



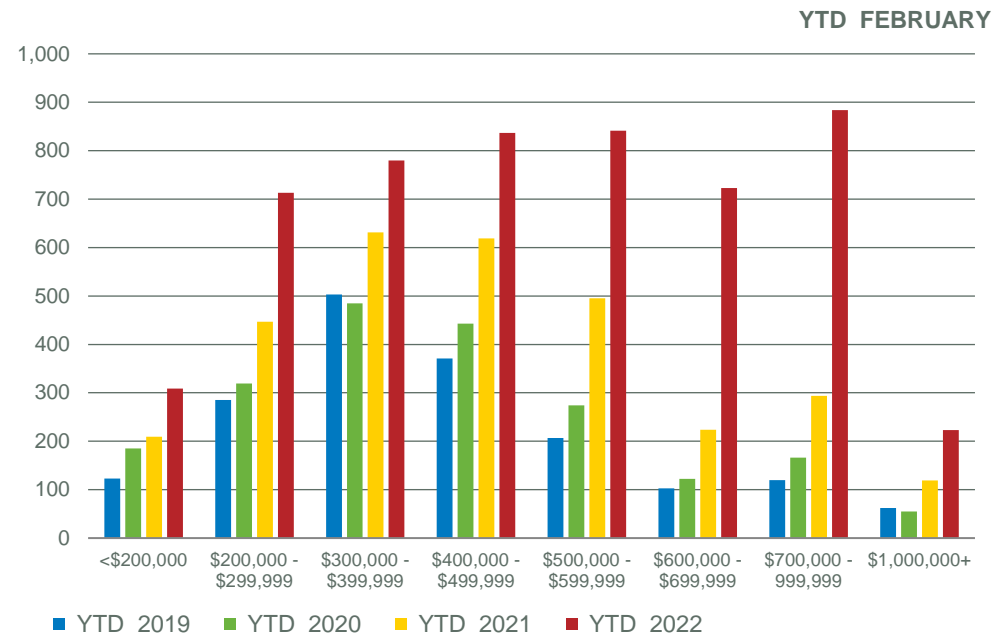
SHARE OF CITY WIDE SALES - FEBRUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	1,207	1,831	2,903	3,204	2,981	2,914	2,314	2,146	2,156	2,184	2,108	1,737
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,823	2,907	2,501	1,999	1,231
Inventory	4,038	4,521	5,422	6,078	6,790	6,921	6,682	6,065	5,620	4,877	3,934	2,619
Days on Market	57	45	35	33	32	34	40	42	44	43	47	47
Benchmark Price	422,900	430,100	440,900	450,400	454,800	457,900	459,700	459,200	457,900	460,100	461,000	463,900
Median Price	419,000	440,888	459,900	455,000	457,500	445,000	437,500	439,250	425,000	438,000	440,000	430,500
Average Price	472,020	486,490	505,459	508,498	510,631	494,163	488,484	487,097	474,424	484,668	490,252	477,589
Index	192	195	200	204	206	208	208	208	208	209	209	210
2022												
Sales	2,005	3,305										
New Listings	2,477	4,652										
Inventory	2,627	3,600										
Days on Market	44	25										
Benchmark Price	472,300	499,400										
Median Price	467,500	520,000										
Average Price	511,907	547,720										
Index	214	226										

	Feb-21	Feb-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	3	5	4	7
\$100,000 - \$149,999	30	37	50	65
\$150,000 - \$199,999	80	126	155	237
\$200,000 - \$249,999	113	194	196	329
\$250,000 - \$299,999	158	223	251	384
\$300,000 - \$349,999	163	210	300	372
\$350,000 - \$399,999	193	245	331	408
\$400,000 - \$449,999	193	251	328	424
\$450,000 - \$499,999	183	255	291	413
\$500,000 - \$549,999	182	254	282	401
\$550,000 - \$599,999	137	278	213	440
\$600,000 - \$649,999	79	256	125	388
\$650,000 - \$699,999	68	230	99	335
\$700,000 - \$749,999	50	169	92	263
\$750,000 - \$799,999	45	151	59	210
\$800,000 - \$849,999	28	96	49	148
\$850,000 - \$899,999	23	81	35	127
\$900,000 - \$949,999	11	61	23	79
\$950,000 - \$999,999	21	40	36	57
\$1,000,000 - \$1,299,999	40	80	72	124
\$1,300,000 - \$1,499,999	17	25	22	37
\$1,500,000 - \$1,999,999	10	23	15	40
\$2,000,000 +	4	15	10	22
	1,831	3,305	3,038	5,310

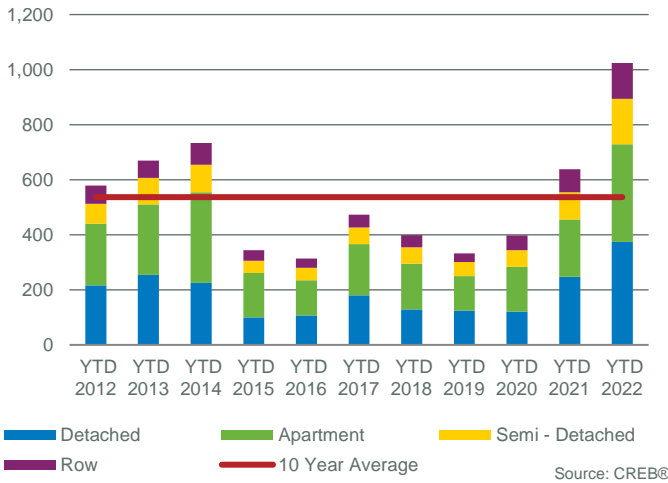
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

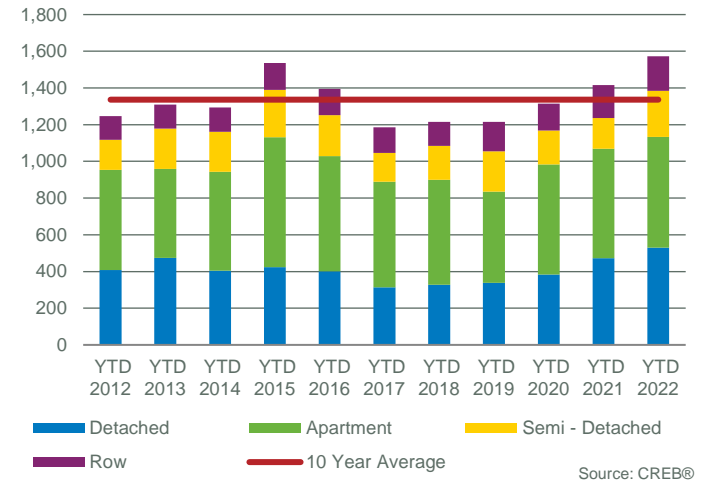
CITY OF CALGARY TOTAL SALES

YTD FEBRUARY

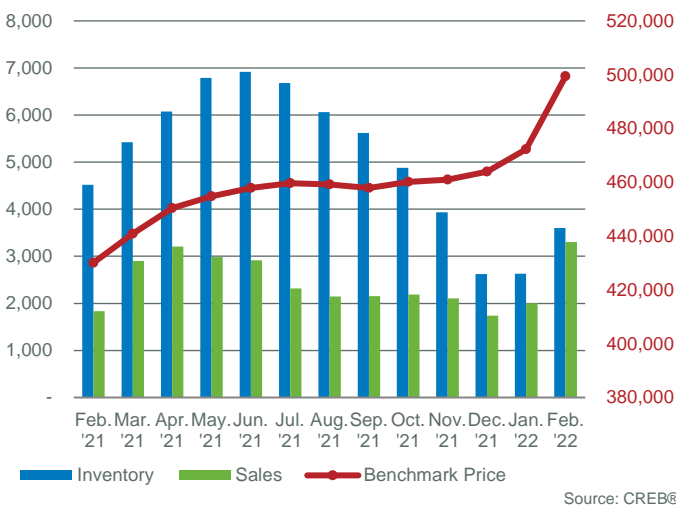


CITY OF CALGARY TOTAL NEW LISTINGS

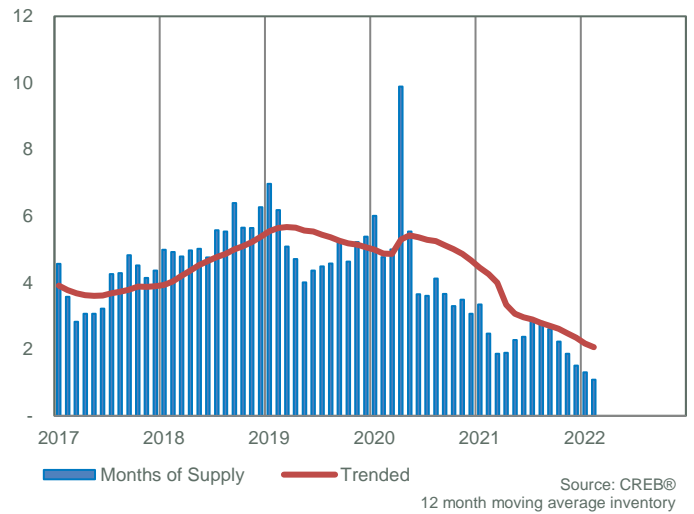
YTD FEBRUARY



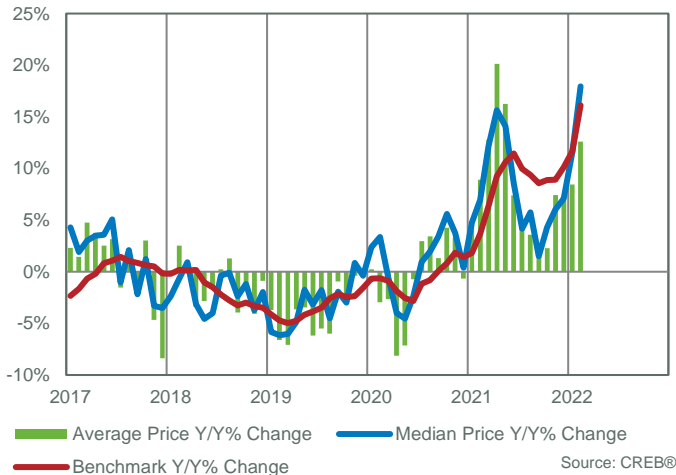
CITY OF CALGARY TOTAL INVENTORY AND SALES



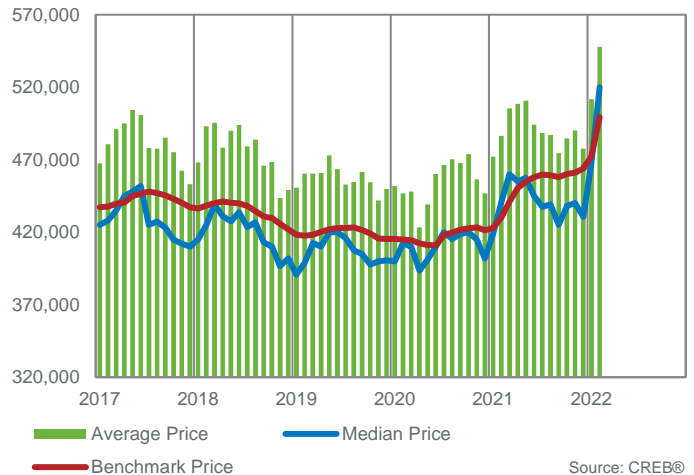
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



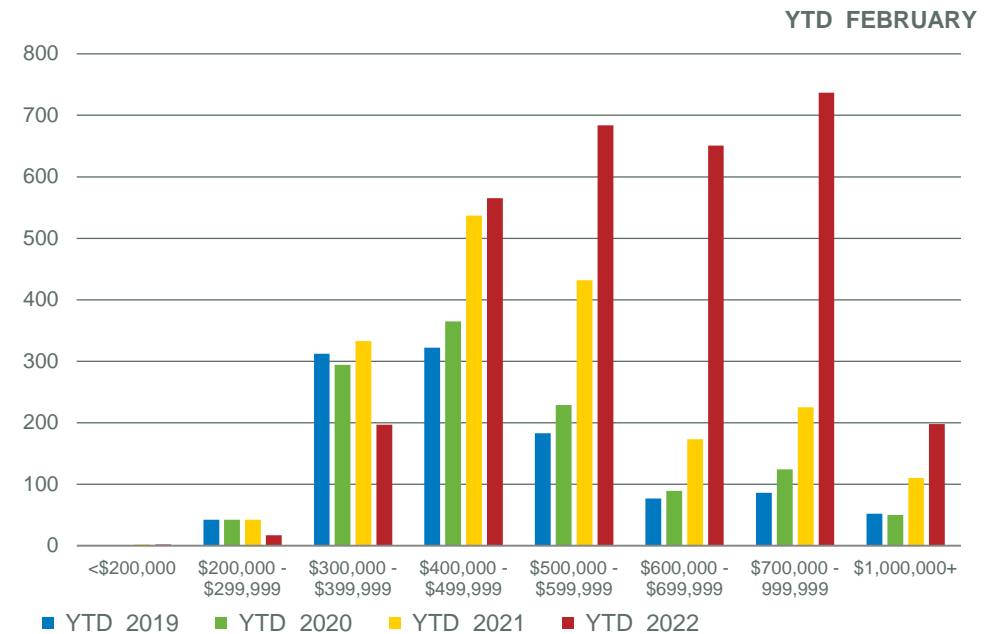
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	733	1,121	1,865	2,041	1,908	1,818	1,409	1,295	1,264	1,331	1,245	1,007
New Listings	1,114	1,572	2,611	2,770	2,731	2,393	1,823	1,569	1,562	1,350	1,052	646
Inventory	1,684	1,926	2,409	2,781	3,201	3,263	3,112	2,775	2,501	2,065	1,526	903
Days on Market	53	37	29	25	26	27	33	36	36	39	40	39
Benchmark Price	492,000	501,400	515,100	527,900	533,300	537,200	539,900	538,700	537,500	540,900	542,600	547,300
Median Price	482,000	512,000	527,900	523,000	528,750	512,000	517,350	515,000	505,000	510,000	520,000	525,000
Average Price	559,202	573,855	594,770	593,751	595,748	583,717	584,472	589,995	578,116	570,051	586,472	586,634
Index	200	204	210	215	217	219	220	219	219	220	221	223
2022												
Sales	1,146	1,905										
New Listings	1,295	2,874										
Inventory	898	1,688										
Days on Market	33	14										
Benchmark Price	559,800	596,400										
Median Price	570,600	625,000										
Average Price	626,003	677,755										
Index	228	243										

	Feb-21	Feb-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	1	2	2
\$200,000 - \$249,999	1	-	3	2
\$250,000 - \$299,999	24	7	39	15
\$300,000 - \$349,999	66	17	129	55
\$350,000 - \$399,999	112	57	204	142
\$400,000 - \$449,999	158	135	275	272
\$450,000 - \$499,999	164	178	262	293
\$500,000 - \$549,999	161	182	253	303
\$550,000 - \$599,999	118	242	179	381
\$600,000 - \$649,999	56	239	95	354
\$650,000 - \$699,999	55	208	78	297
\$700,000 - \$749,999	32	149	61	231
\$750,000 - \$799,999	37	128	47	171
\$800,000 - \$849,999	23	80	40	116
\$850,000 - \$899,999	21	69	29	106
\$900,000 - \$949,999	7	49	17	64
\$950,000 - \$999,999	18	34	31	49
\$1,000,000 - \$1,299,999	38	67	66	100
\$1,300,000 - \$1,499,999	16	25	20	37
\$1,500,000 - \$1,999,999	10	23	15	39
\$2,000,000 +	3	15	9	22
	1,121	1,905	1,854	3,051

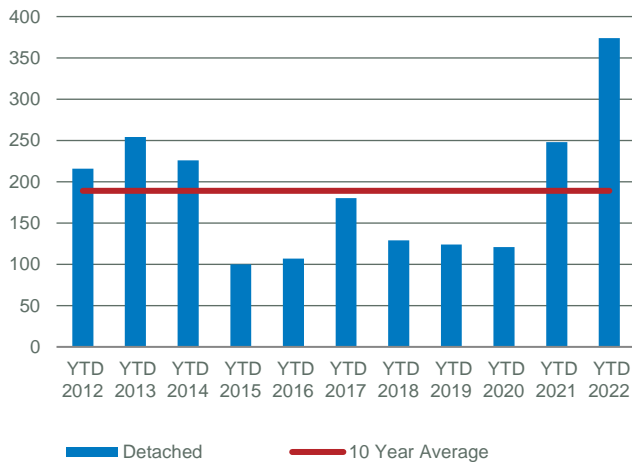
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

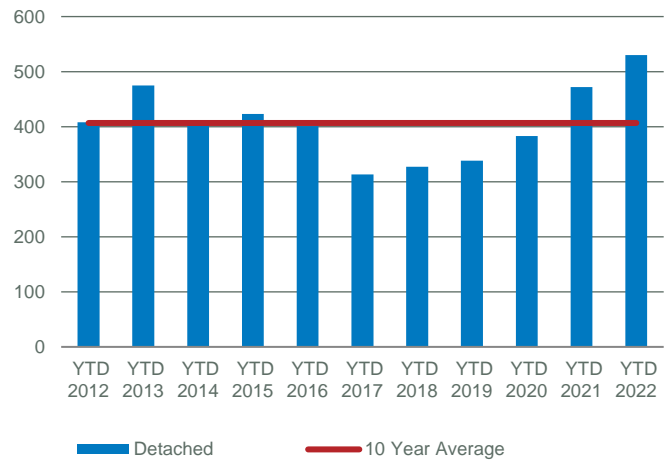
YTD FEBRUARY



Source: CREB®

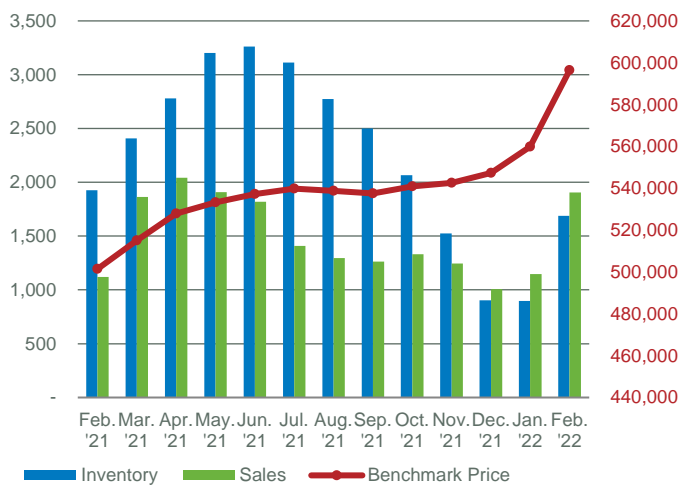
CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



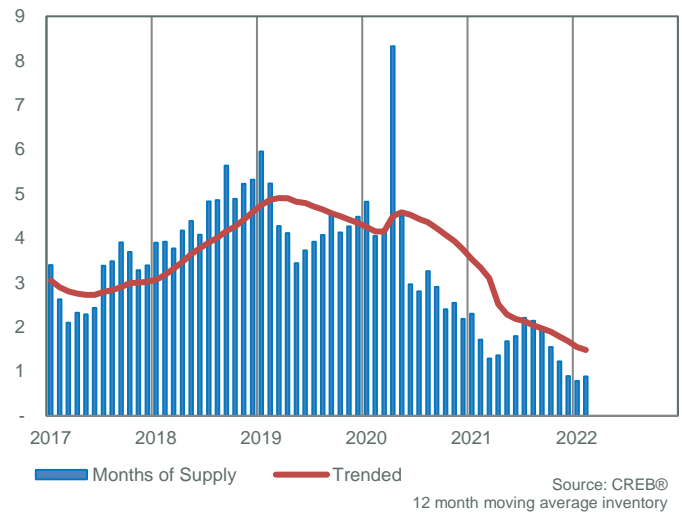
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



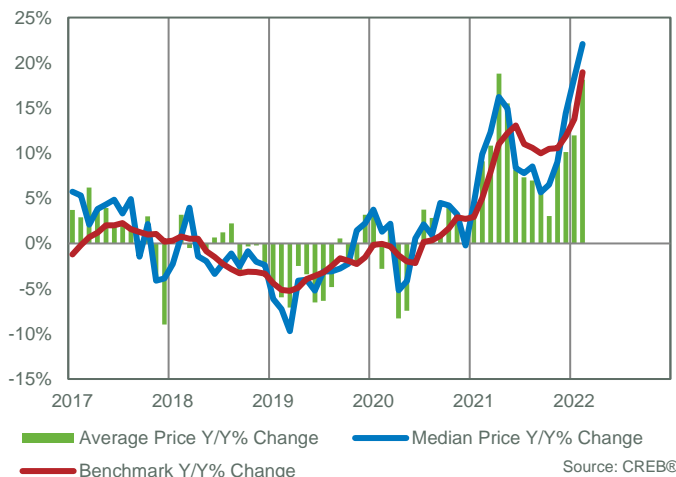
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



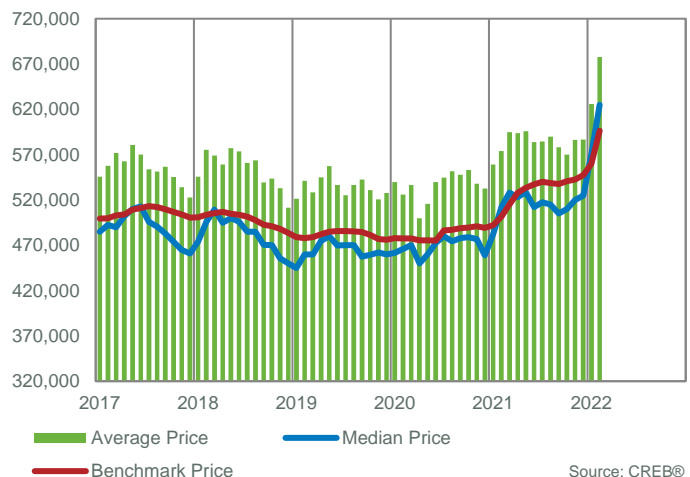
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

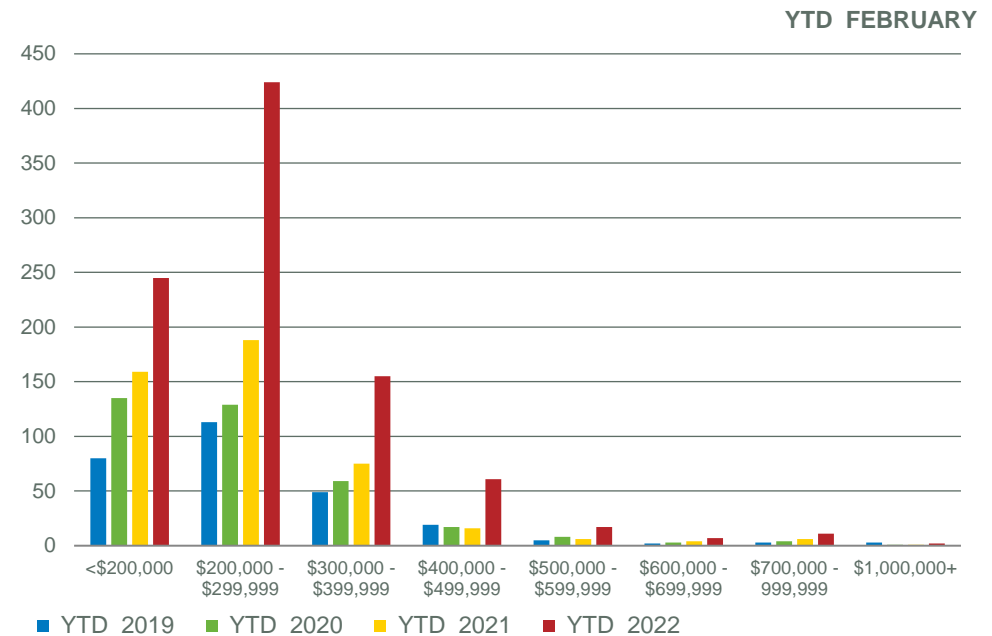


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	184	271	385	440	379	442	345	332	364	360	332	307
New Listings	552	571	868	837	797	747	642	572	632	531	461	293
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,562	1,417	1,058
Days on Market	65	70	53	57	53	55	64	63	65	59	69	67
Benchmark Price	245,200	246,200	250,600	252,300	252,600	253,000	254,100	253,300	253,200	252,200	251,600	252,000
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	234,000	225,000	225,500	235,000	230,000	235,000
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,170	288,118	285,713	262,106
Index	170	170	173	174	175	175	176	175	175	174	174	174
2022												
Sales	356	566										
New Listings	551	693										
Inventory	1,061	1,068										
Days on Market	71	57										
Benchmark Price	251,200	257,500										
Median Price	234,500	252,750										
Average Price	268,340	274,133										
Index	174	178										

	Feb-21	Feb-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	3	5	4	7
\$100,000 - \$149,999	27	33	43	59
\$150,000 - \$199,999	58	96	112	179
\$200,000 - \$249,999	62	135	109	224
\$250,000 - \$299,999	58	130	79	200
\$300,000 - \$349,999	25	63	46	95
\$350,000 - \$399,999	21	41	29	60
\$400,000 - \$449,999	8	23	14	29
\$450,000 - \$499,999	1	20	2	32
\$500,000 - \$549,999	3	7	5	9
\$550,000 - \$599,999	1	5	1	8
\$600,000 - \$649,999	2	1	3	4
\$650,000 - \$699,999	1	1	1	3
\$700,000 - \$749,999	-	2	-	3
\$750,000 - \$799,999	-	1	1	3
\$800,000 - \$849,999	1	-	3	-
\$850,000 - \$899,999	-	-	1	1
\$900,000 - \$949,999	-	2	1	3
\$950,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,299,999	-	-	1	1
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	-	-	-
	271	566	455	922

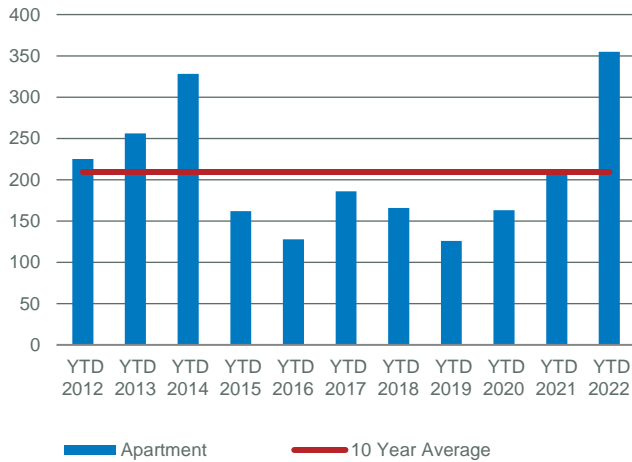
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

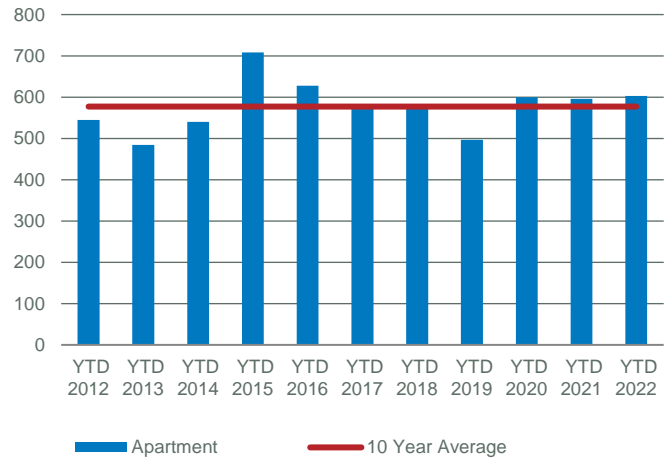
YTD FEBRUARY



Source: CREB®

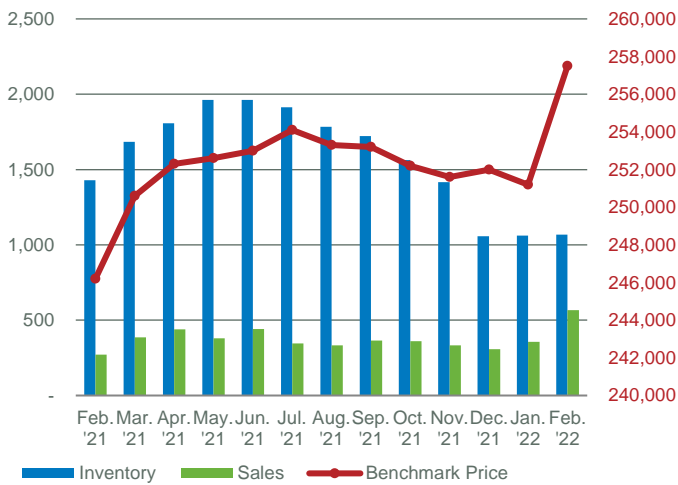
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



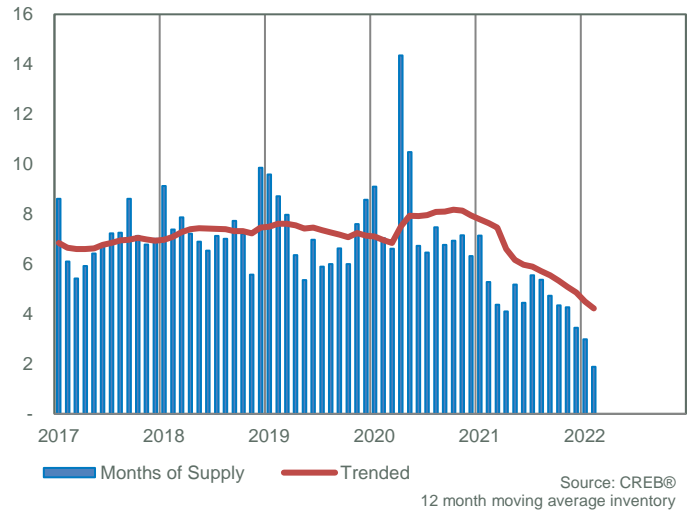
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



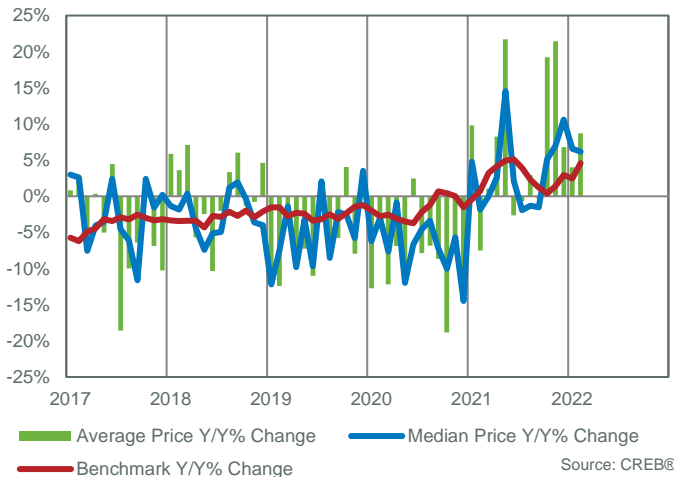
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



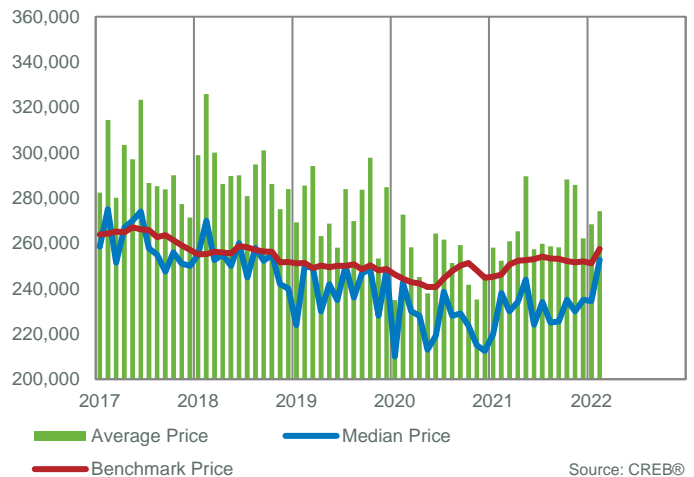
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



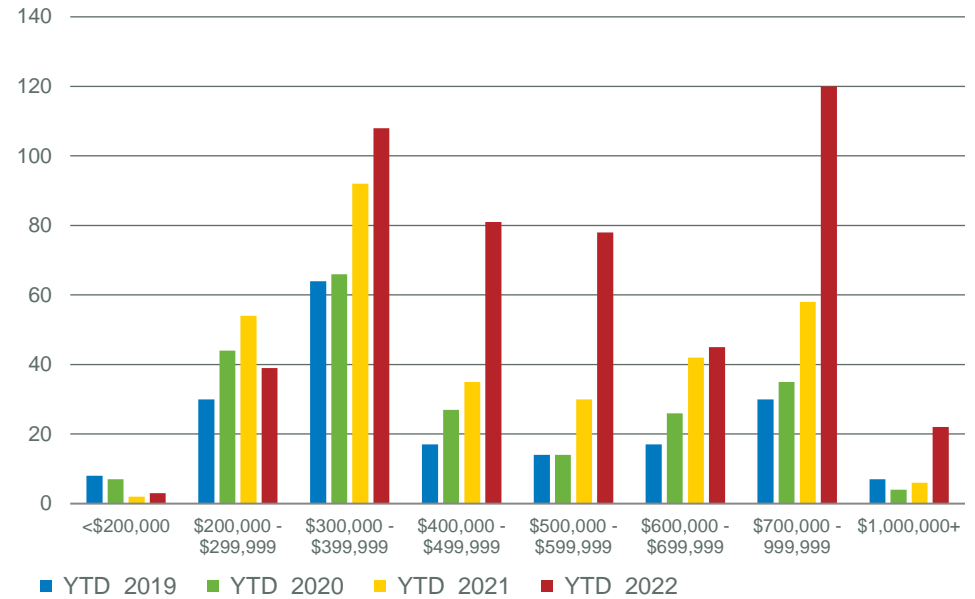
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	140	179	270	299	277	243	209	176	210	222	211	135
New Listings	212	254	393	436	376	382	320	270	296	226	182	107
Inventory	345	375	451	540	560	593	580	547	519	428	326	217
Days on Market	59	40	38	36	30	37	37	38	42	39	49	50
Benchmark Price	391,700	398,600	411,200	419,700	423,700	427,000	428,400	430,000	424,900	427,800	429,800	432,400
Median Price	387,750	460,000	414,950	450,000	425,000	424,900	410,000	432,000	400,000	405,000	425,000	455,000
Average Price	478,616	521,224	489,356	537,761	503,552	509,071	490,949	489,273	465,078	484,213	499,599	495,373
Index	198	202	208	212	214	216	217	218	215	217	218	219
2022												
Sales	199	297										
New Listings	266	392										
Inventory	242	309										
Days on Market	35	26										
Benchmark Price	439,900	461,400										
Median Price	510,000	510,000										
Average Price	558,094	562,319										
Index	223	234										

	Feb-21	Feb-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	2	3
\$200,000 - \$249,999	7	4	13	6
\$250,000 - \$299,999	15	12	41	33
\$300,000 - \$349,999	22	37	38	58
\$350,000 - \$399,999	29	32	54	50
\$400,000 - \$449,999	16	27	24	40
\$450,000 - \$499,999	6	23	11	41
\$500,000 - \$549,999	9	38	11	55
\$550,000 - \$599,999	8	15	19	23
\$600,000 - \$649,999	19	10	24	21
\$650,000 - \$699,999	11	14	18	24
\$700,000 - \$749,999	15	14	28	24
\$750,000 - \$799,999	7	19	10	33
\$800,000 - \$849,999	4	14	6	28
\$850,000 - \$899,999	2	10	4	16
\$900,000 - \$949,999	4	10	5	12
\$950,000 - \$999,999	3	5	5	7
\$1,000,000 - \$1,299,999	-	12	3	22
\$1,300,000 - \$1,499,999	1	-	2	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	1	-	1	-
	179	297	319	496

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

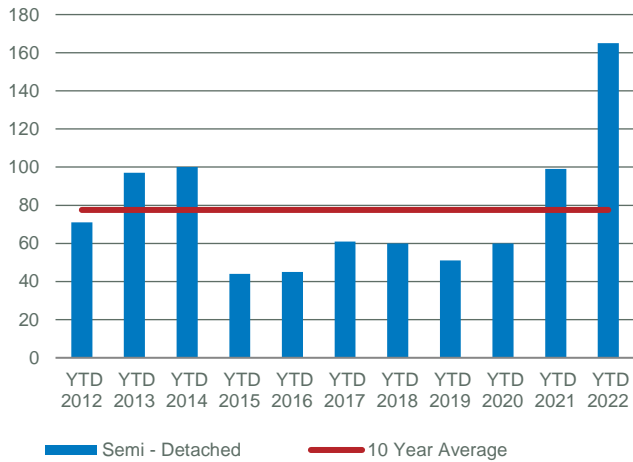
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

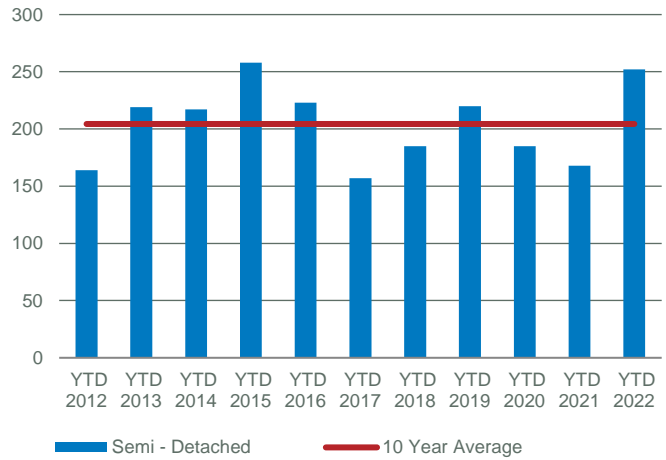
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



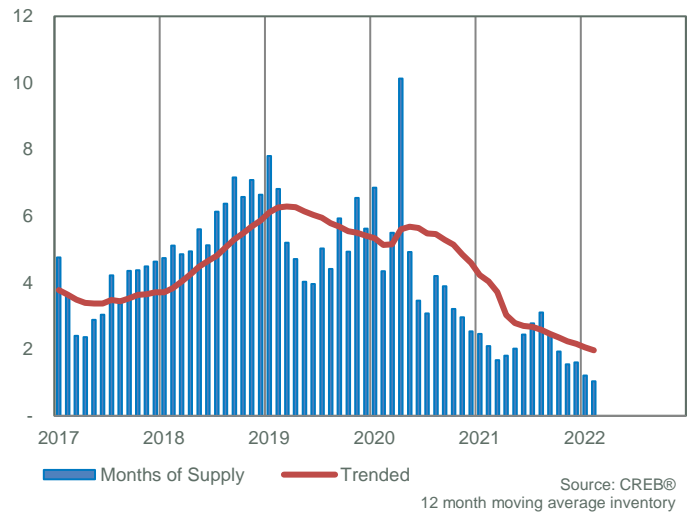
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



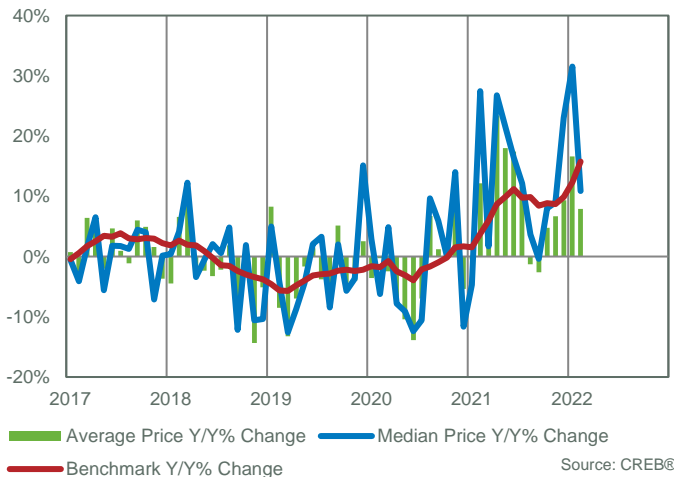
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



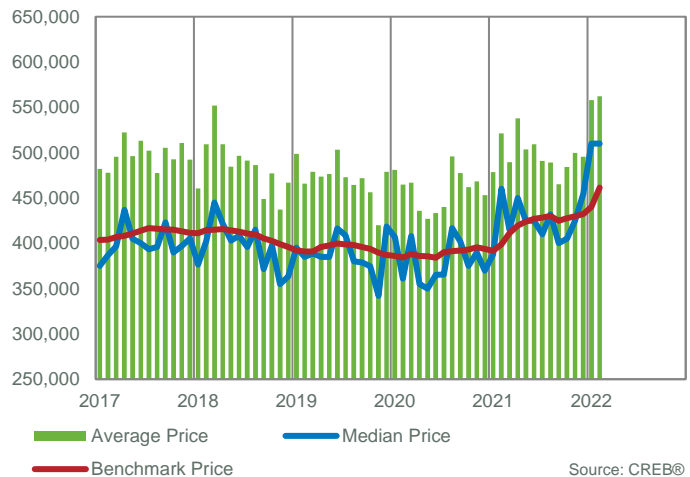
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

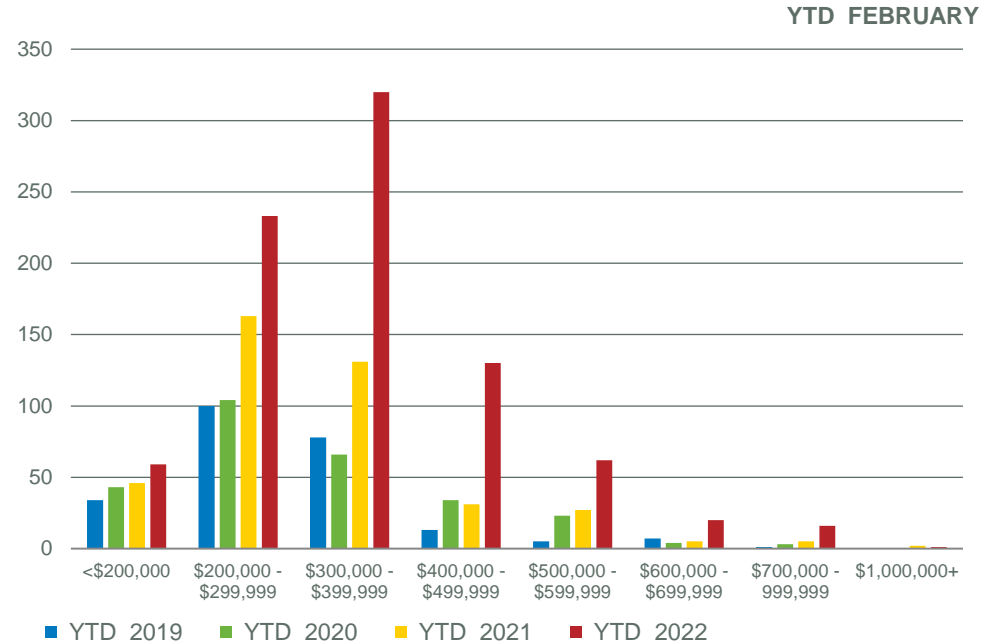


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	150	260	383	424	417	411	351	343	318	271	320	288
New Listings	372	453	568	632	658	612	513	412	417	394	304	185
Inventory	696	790	879	950	1,066	1,102	1,077	960	877	822	665	441
Days on Market	67	53	45	45	41	39	45	47	52	46	46	52
Benchmark Price	279,900	283,600	287,900	293,400	296,400	299,300	299,600	300,600	299,600	300,300	299,100	300,100
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000	297,000	295,000	305,000	305,000	297,750
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	318,647	315,975	326,783	321,943	317,675
Index	174	177	179	183	185	186	187	187	187	187	186	187
2022												
Sales	304	537										
New Listings	365	693										
Inventory	426	535										
Days on Market	58	30										
Benchmark Price	305,600	321,100										
Median Price	314,075	356,118										
Average Price	336,791	366,713										
Index	190	200										

	Feb-21	Feb-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	3	4	7	6
\$150,000 - \$199,999	21	28	39	53
\$200,000 - \$249,999	43	55	71	97
\$250,000 - \$299,999	61	74	92	136
\$300,000 - \$349,999	50	93	87	164
\$350,000 - \$399,999	31	115	44	156
\$400,000 - \$449,999	11	66	15	83
\$450,000 - \$499,999	12	34	16	47
\$500,000 - \$549,999	9	27	13	34
\$550,000 - \$599,999	10	16	14	28
\$600,000 - \$649,999	2	6	3	9
\$650,000 - \$699,999	1	7	2	11
\$700,000 - \$749,999	3	4	3	5
\$750,000 - \$799,999	1	3	1	3
\$800,000 - \$849,999	-	2	-	4
\$850,000 - \$899,999	-	2	1	4
\$900,000 - \$949,999	-	-	-	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	2	1	2	1
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	260	537	410	841

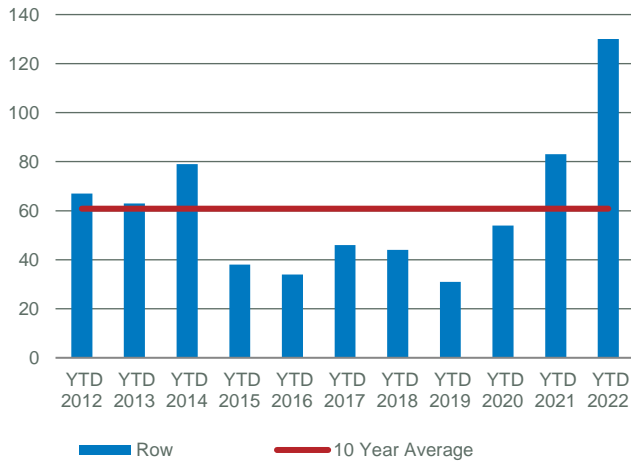
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

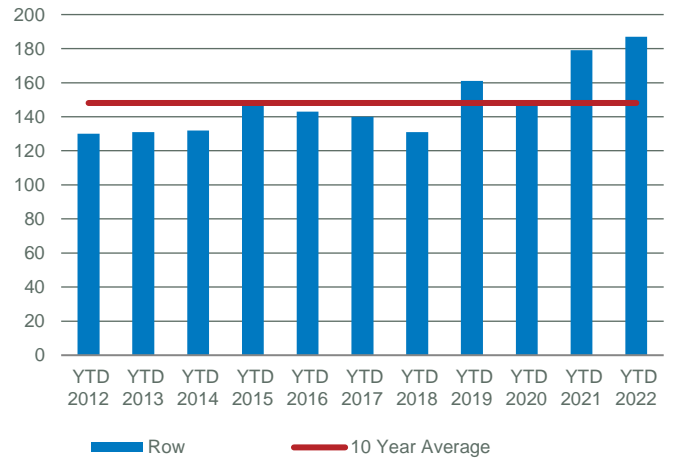
YTD FEBRUARY



Source: CREB®

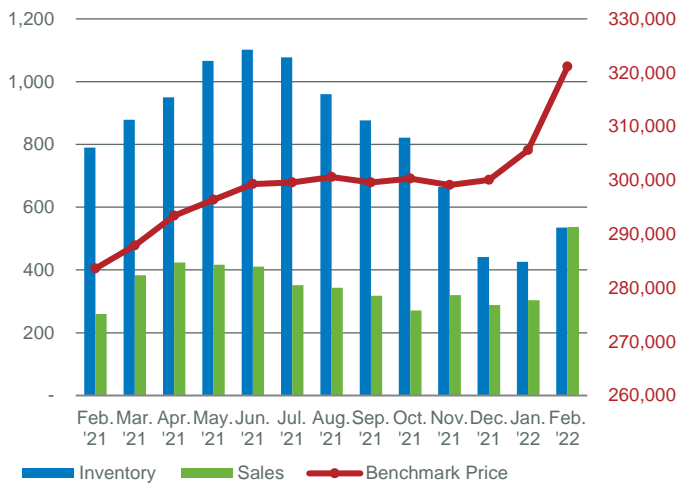
CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



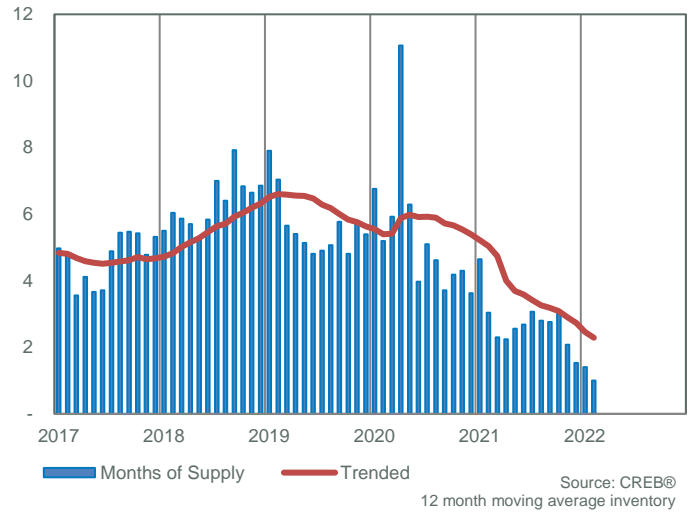
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



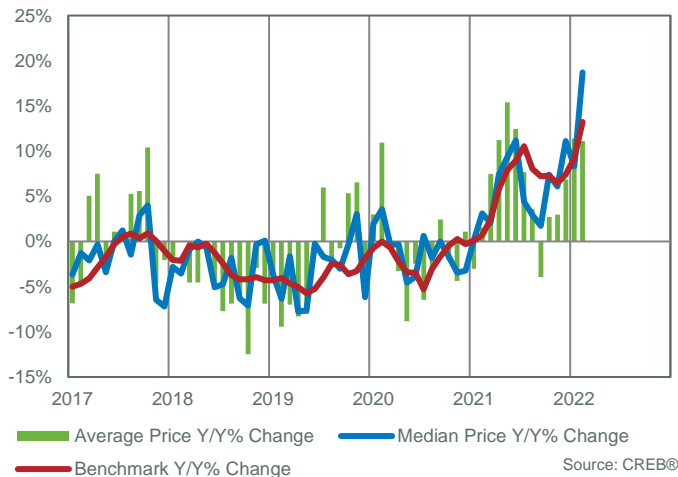
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



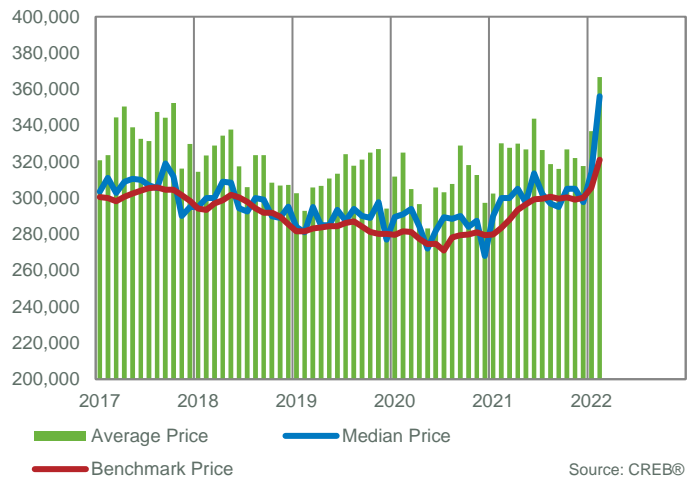
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

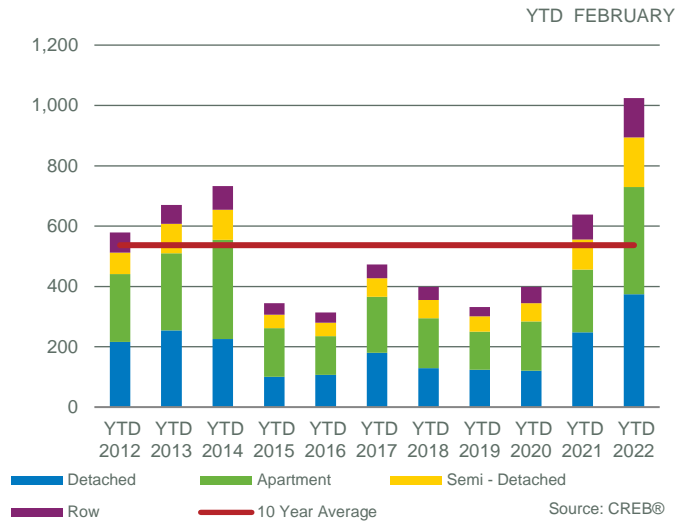
CITY OF CALGARY ROW PRICES



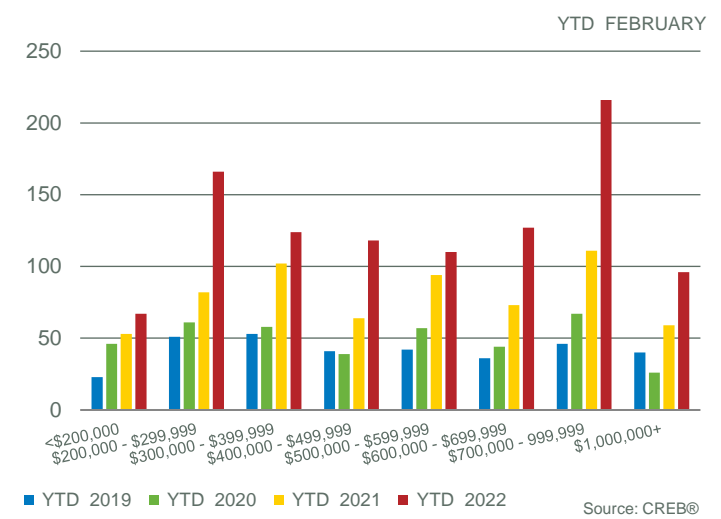
Source: CREB®

CITY CENTRE

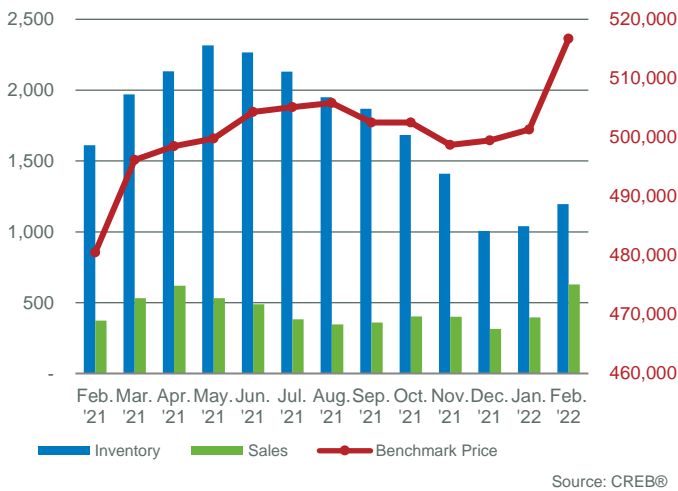
CITY CENTRE TOTAL SALES



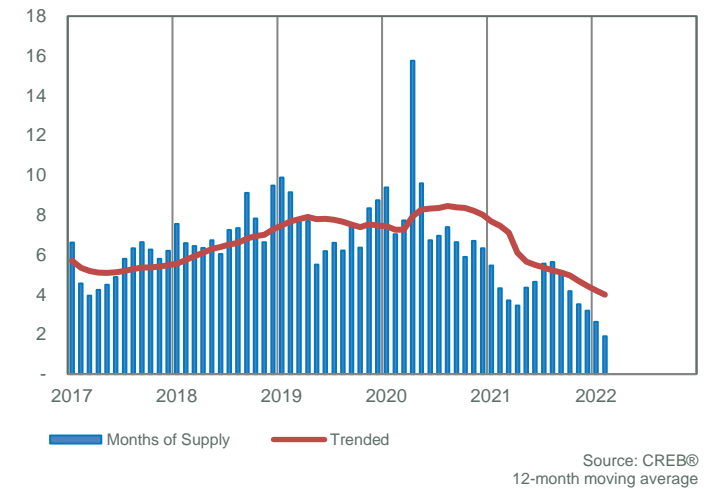
CITY CENTRE TOTAL SALES BY PRICE RANGE



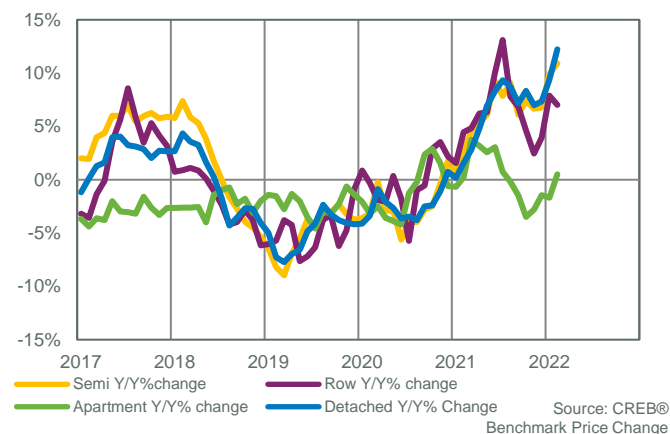
CITY CENTRE INVENTORY AND SALES



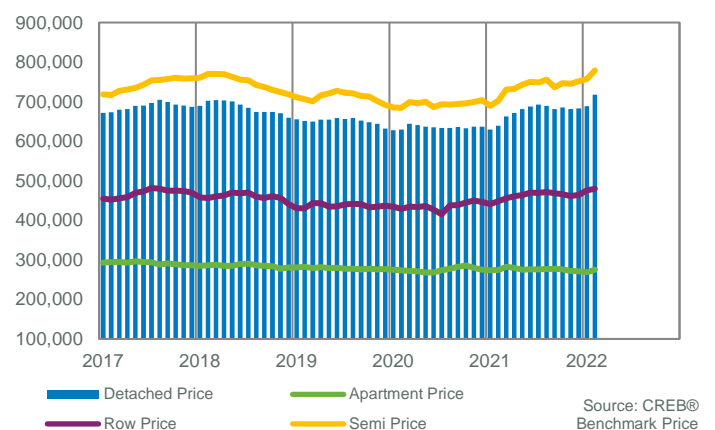
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

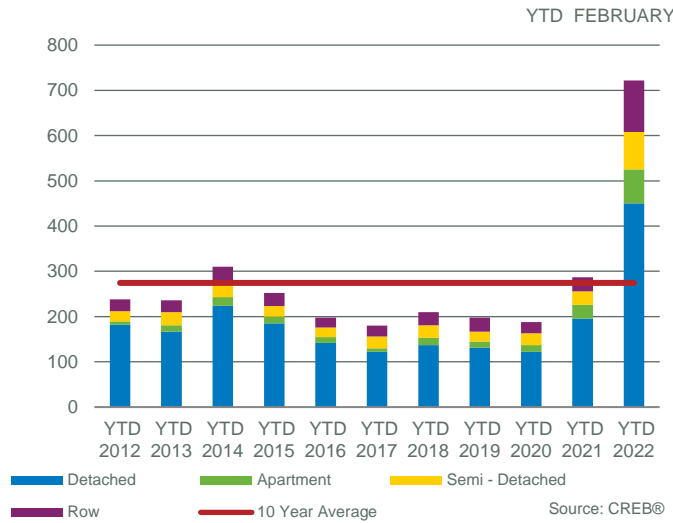


CITY CENTRE PRICES

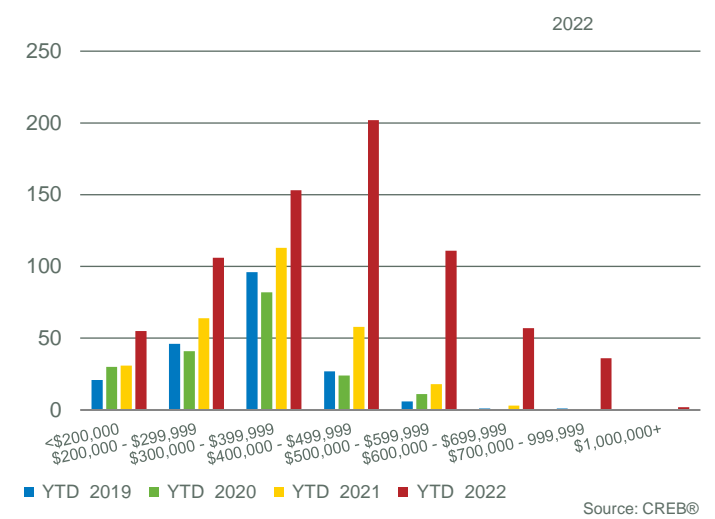


NORTHEAST

NORTHEAST TOTAL SALES



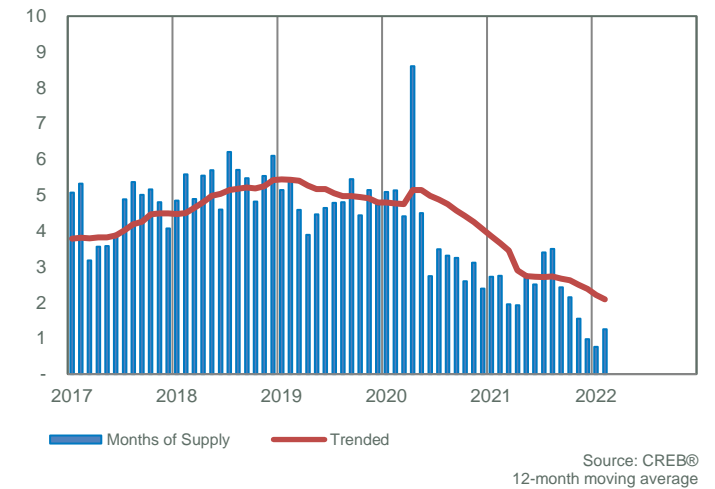
NORTHEAST TOTAL SALES BY PRICE RANGE



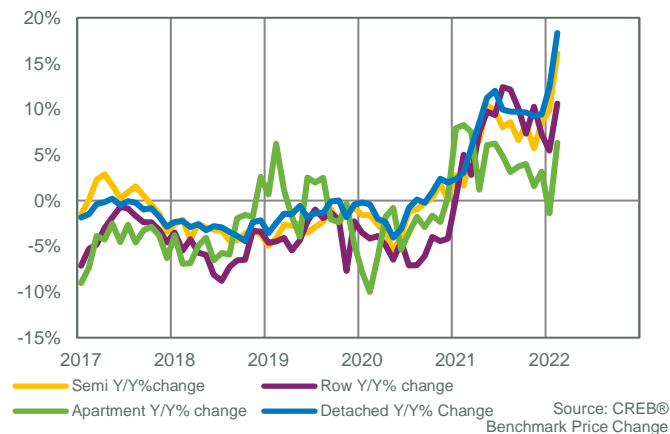
NORTHEAST INVENTORY AND SALES



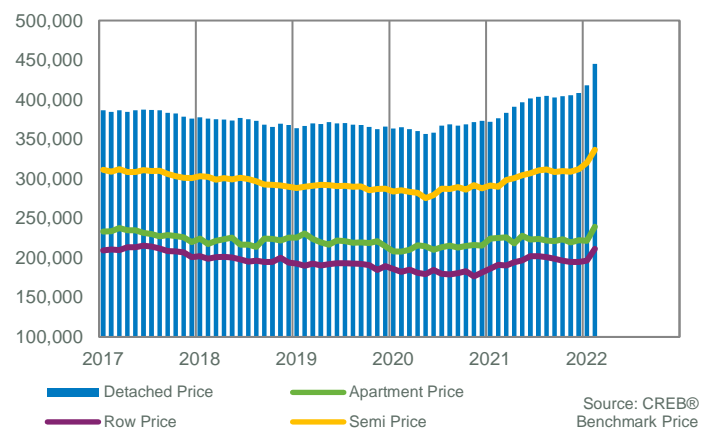
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

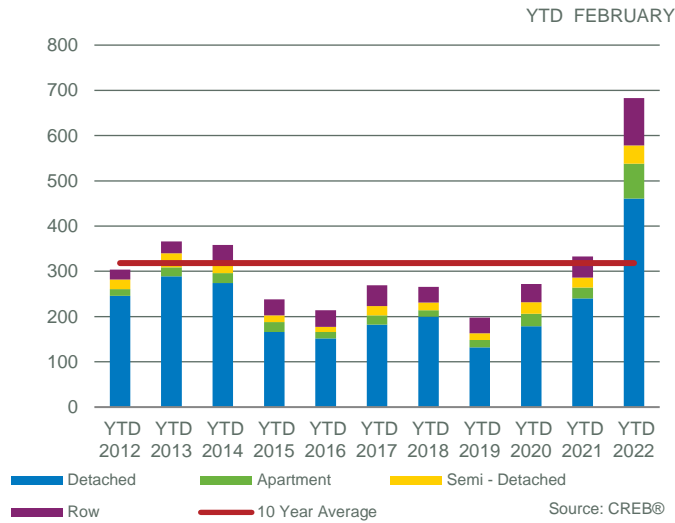


NORTHEAST PRICES

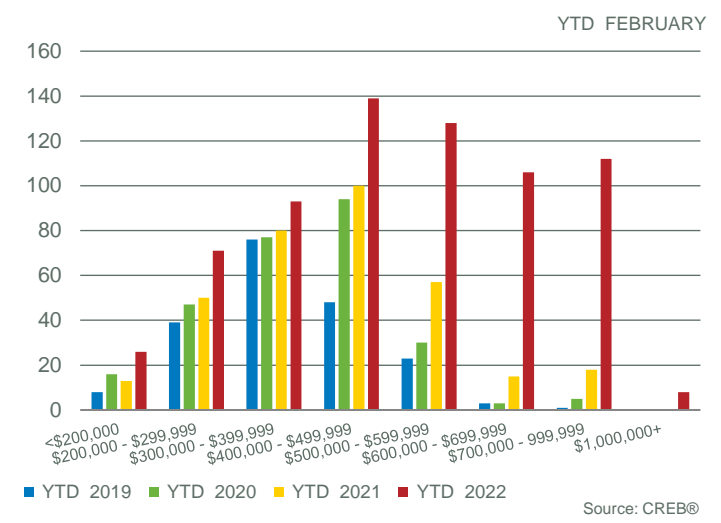


NORTH

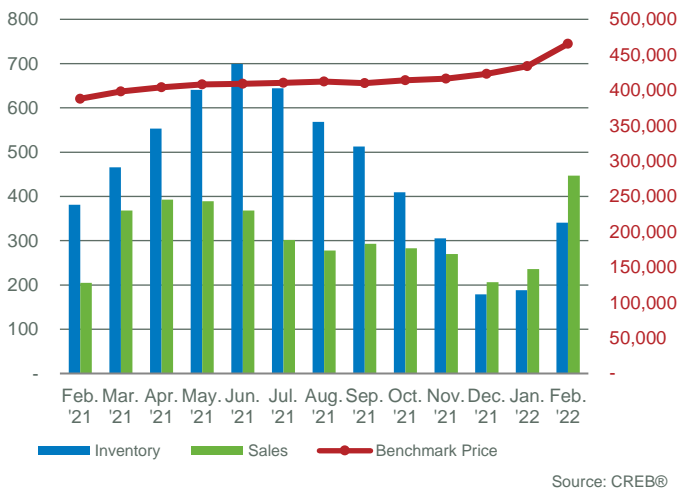
NORTH TOTAL SALES



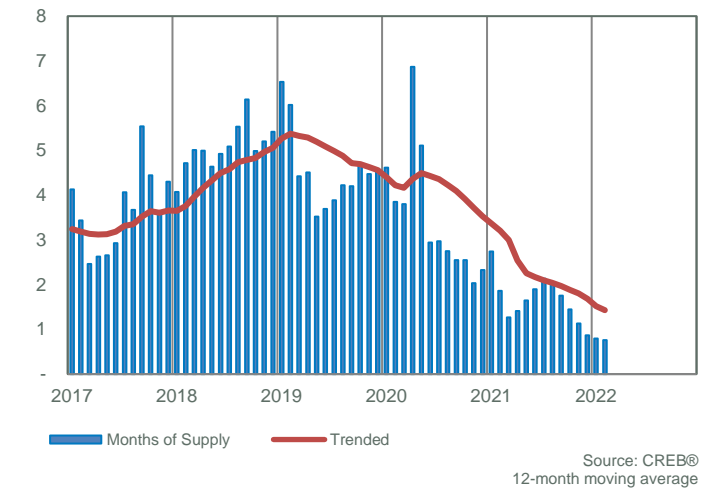
NORTH TOTAL SALES BY PRICE RANGE



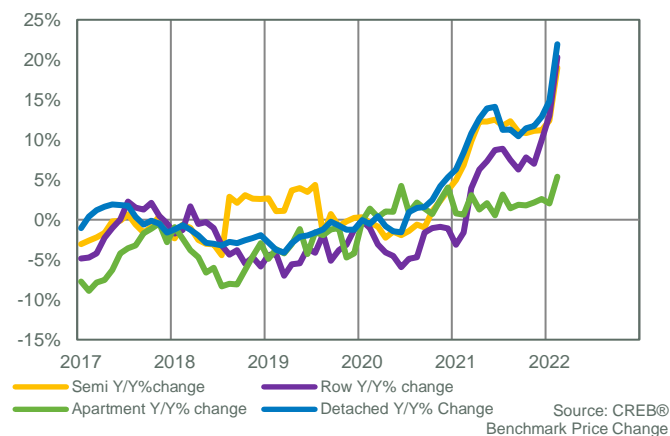
NORTH INVENTORY AND SALES



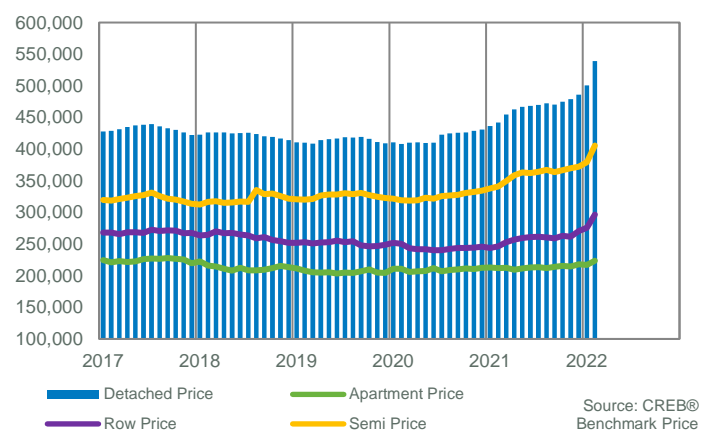
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

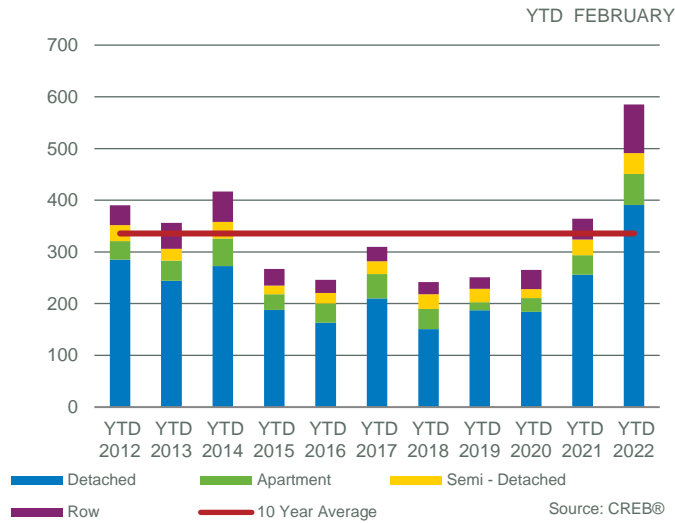


NORTH PRICES

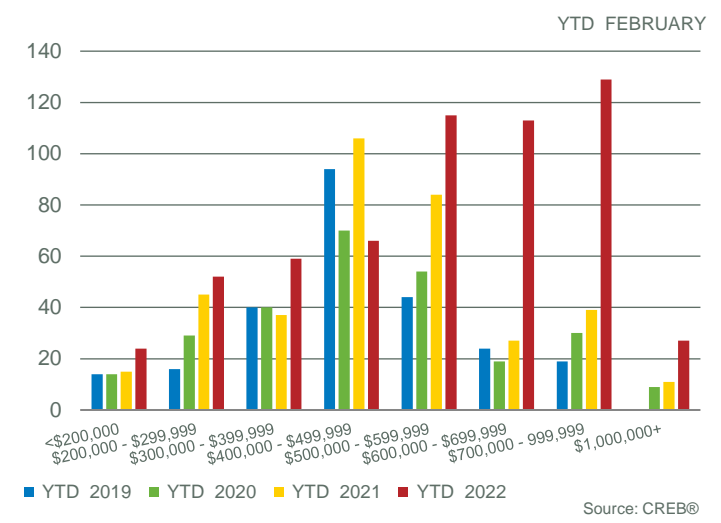


NORTHWEST

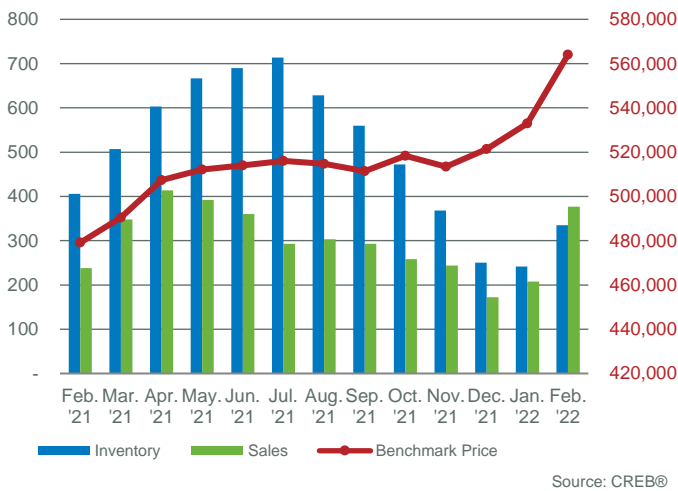
NORTHWEST TOTAL SALES



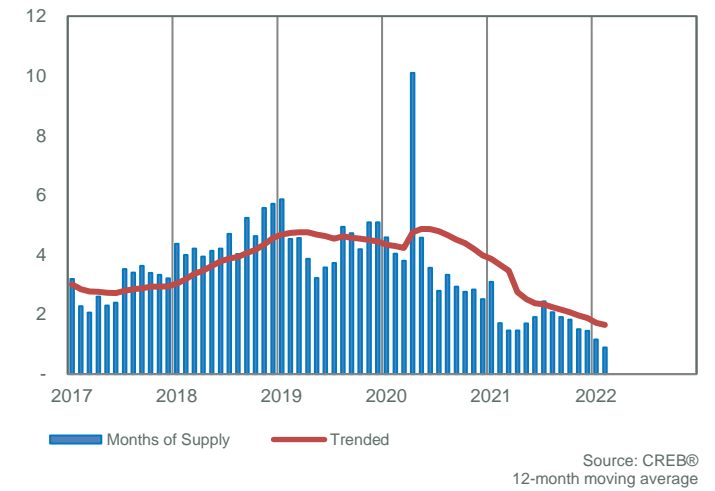
NORTHWEST TOTAL SALES BY PRICE RANGE



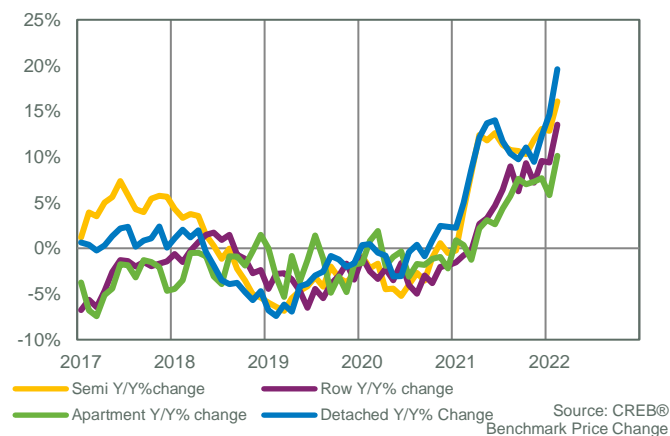
NORTHWEST INVENTORY AND SALES



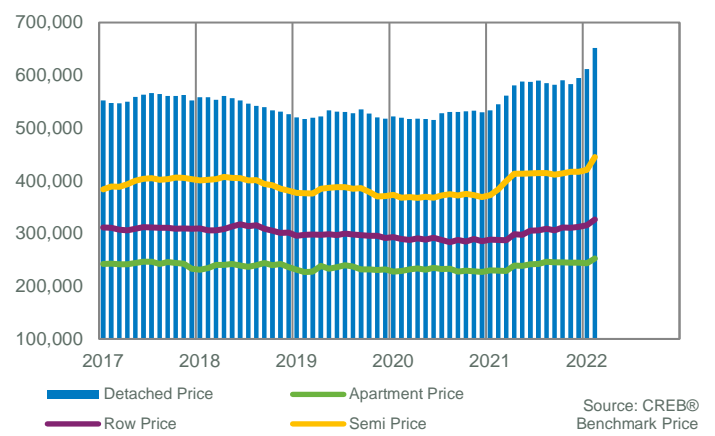
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

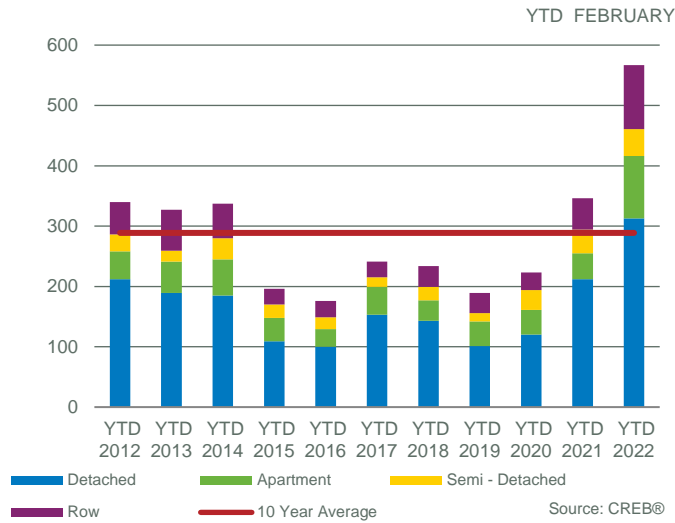


NORTHWEST PRICES

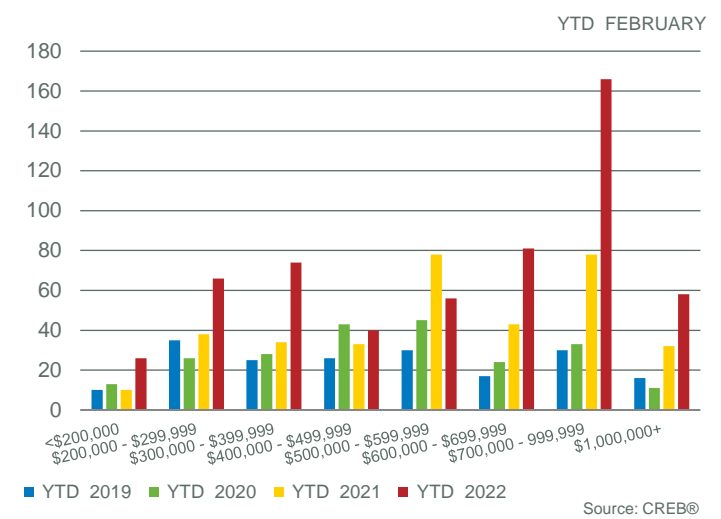


WEST

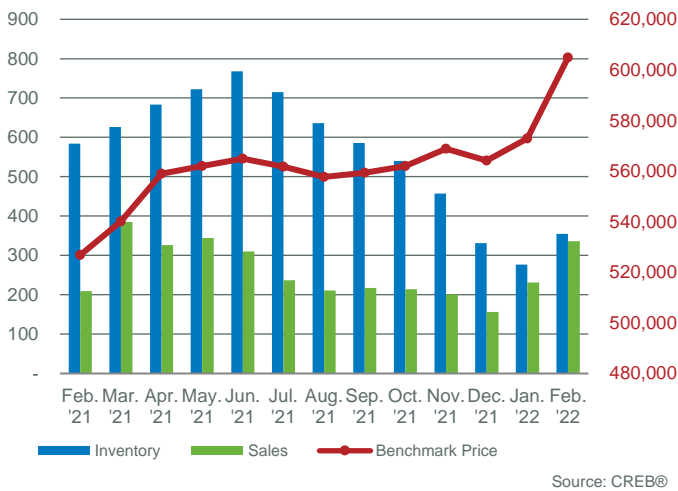
WEST TOTAL SALES



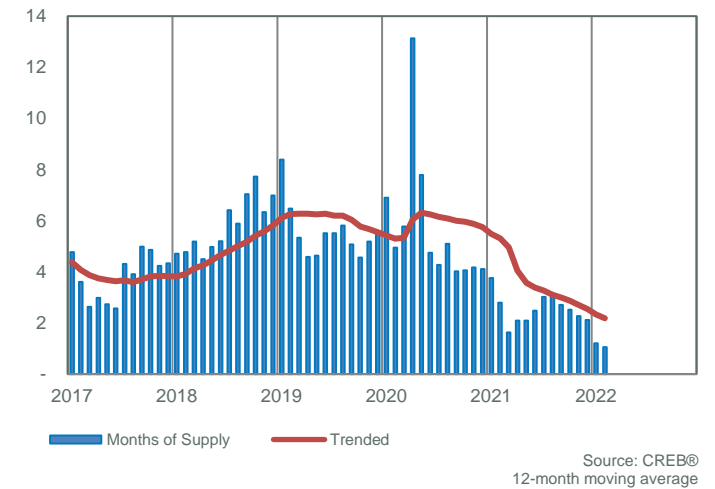
WEST TOTAL SALES BY PRICE RANGE



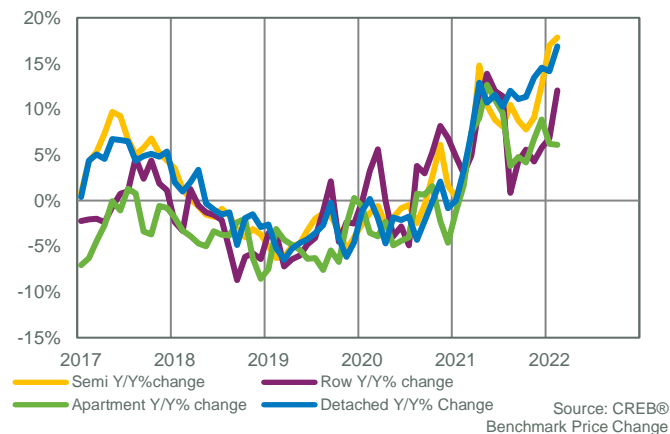
WEST INVENTORY AND SALES



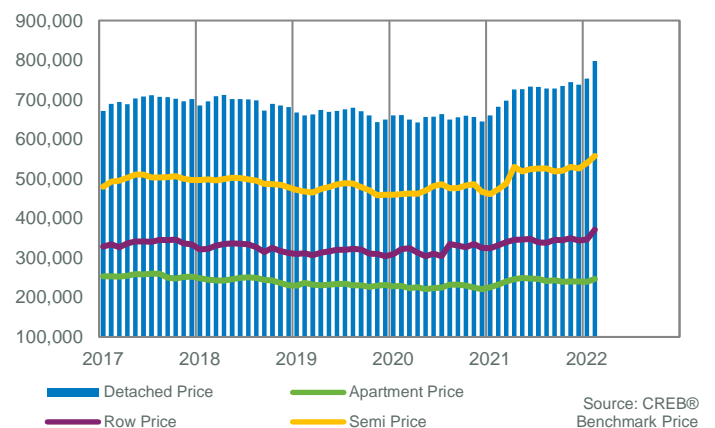
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

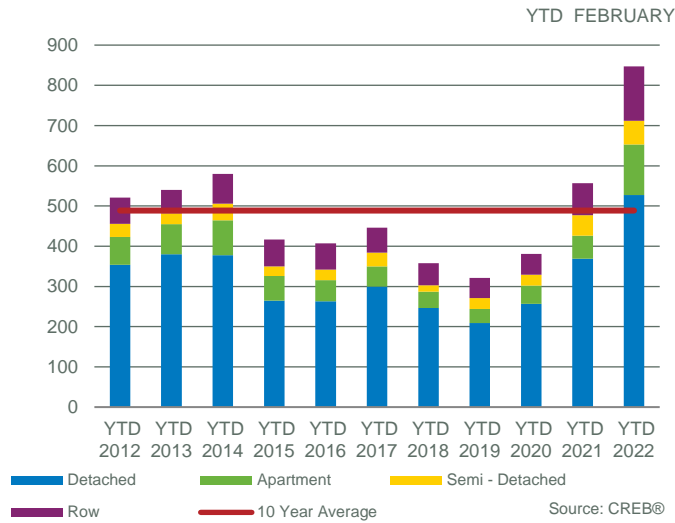


WEST PRICES

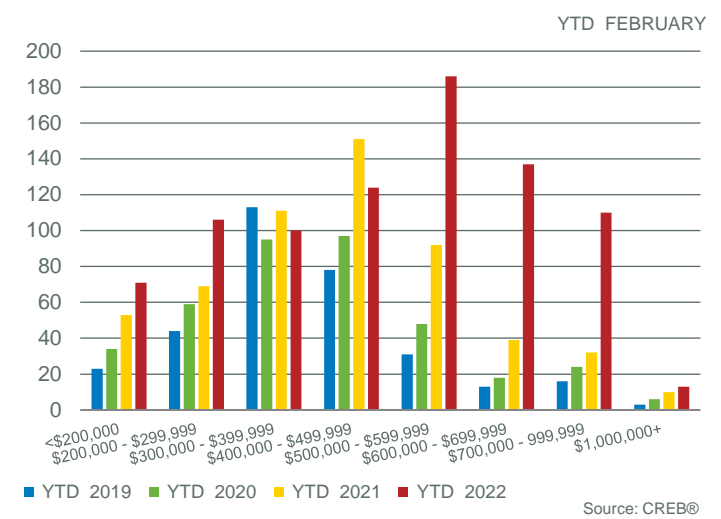


SOUTH

SOUTH TOTAL SALES



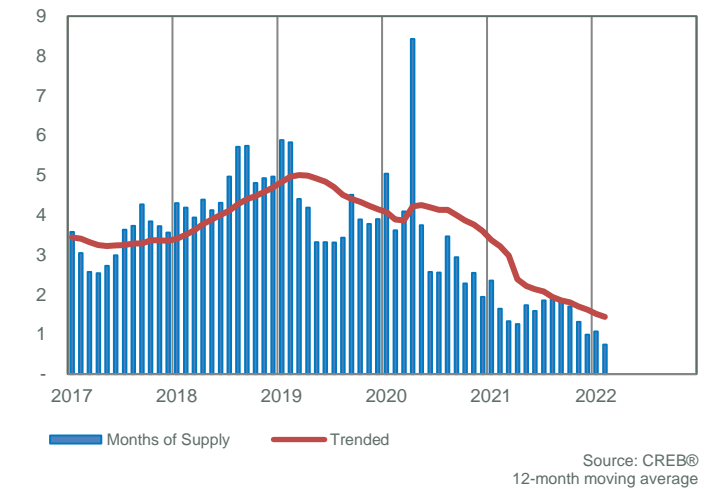
SOUTH TOTAL SALES BY PRICE RANGE



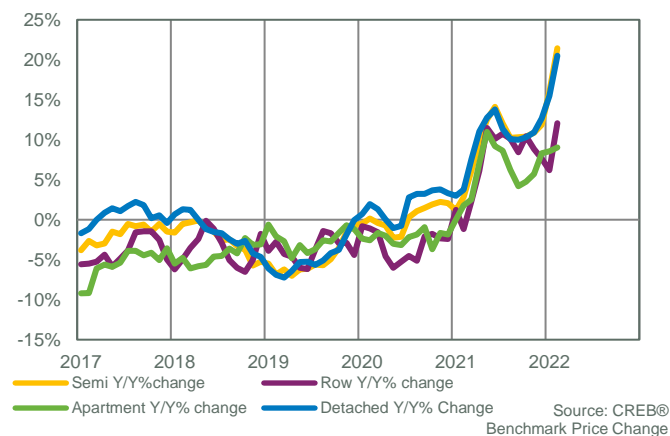
SOUTH INVENTORY AND SALES



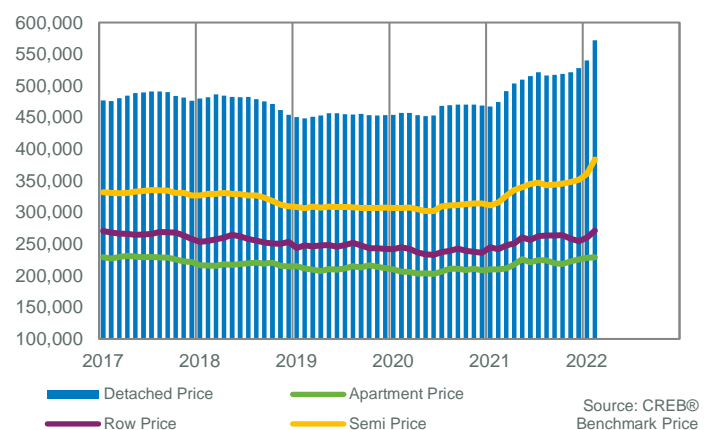
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

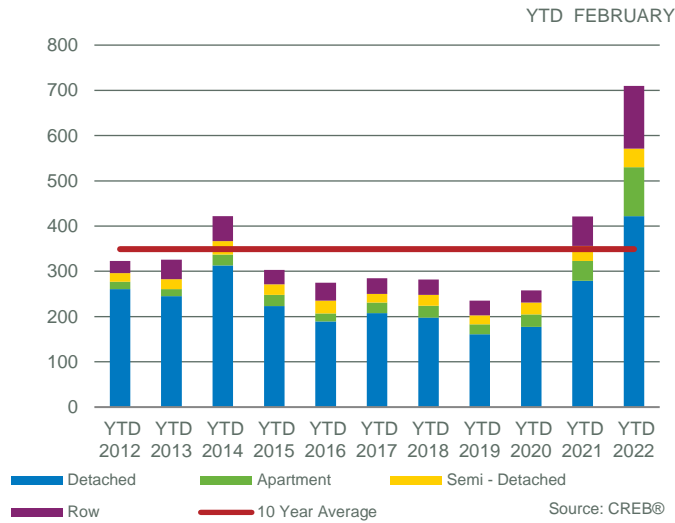


SOUTH PRICES

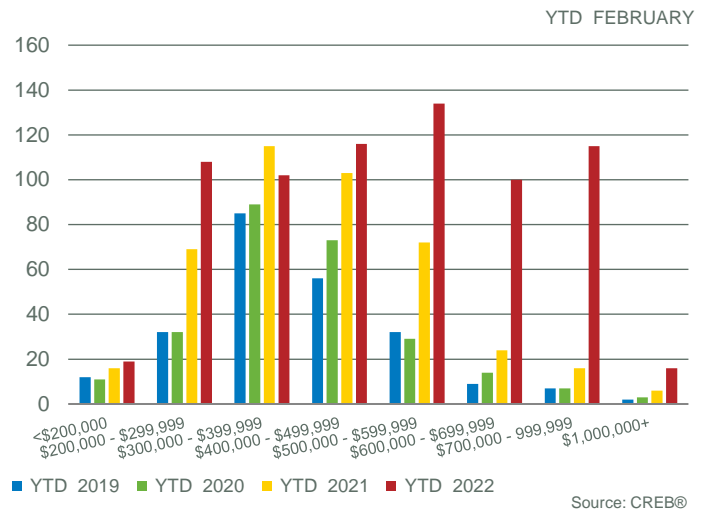


SOUTHEAST

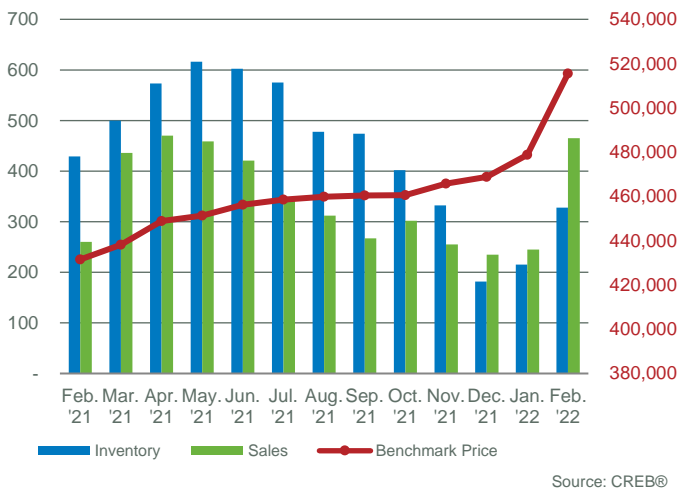
SOUTHEAST TOTAL SALES



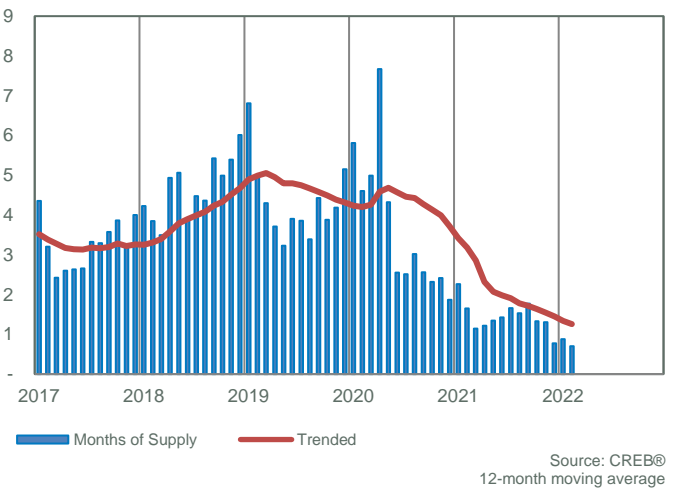
SOUTHEAST TOTAL SALES BY PRICE RANGE



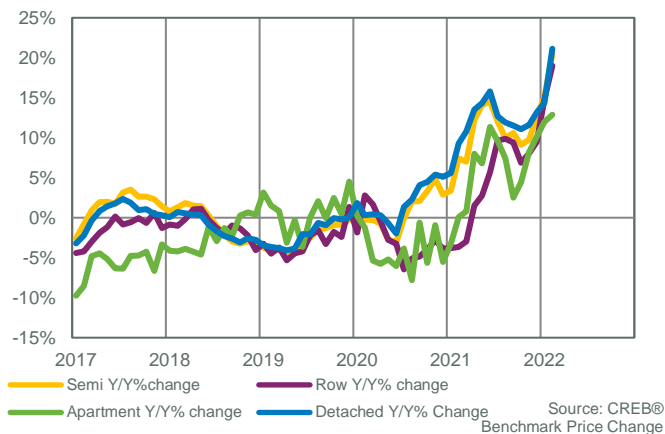
SOUTHEAST INVENTORY AND SALES



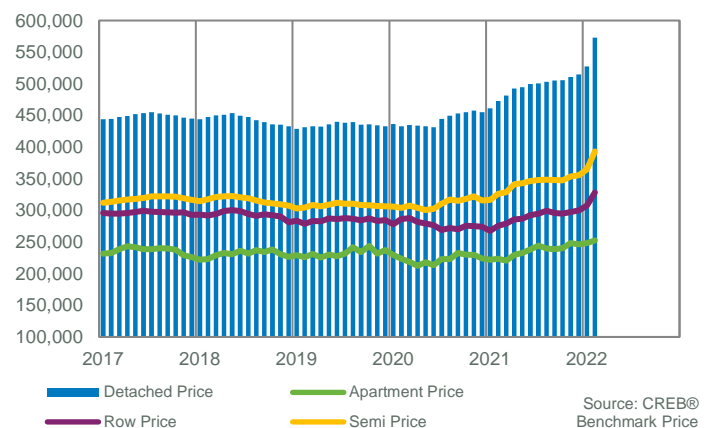
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

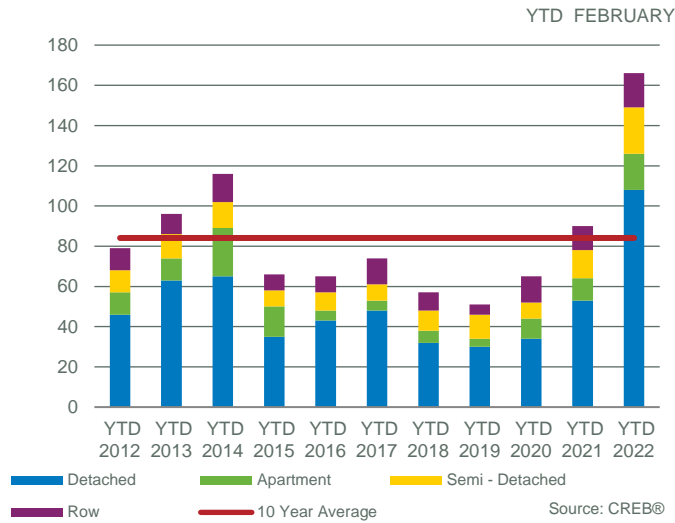


SOUTHEAST PRICES

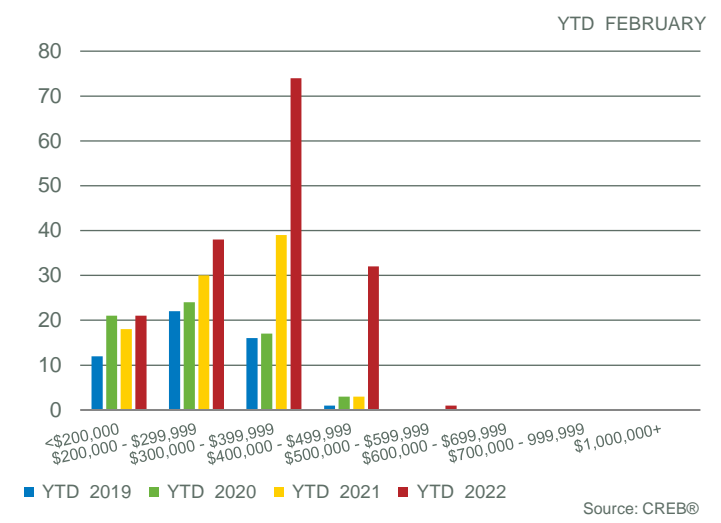


EAST

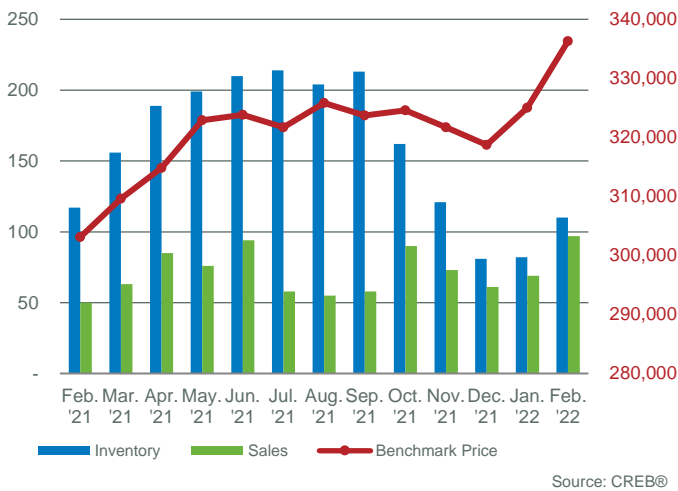
EAST TOTAL SALES



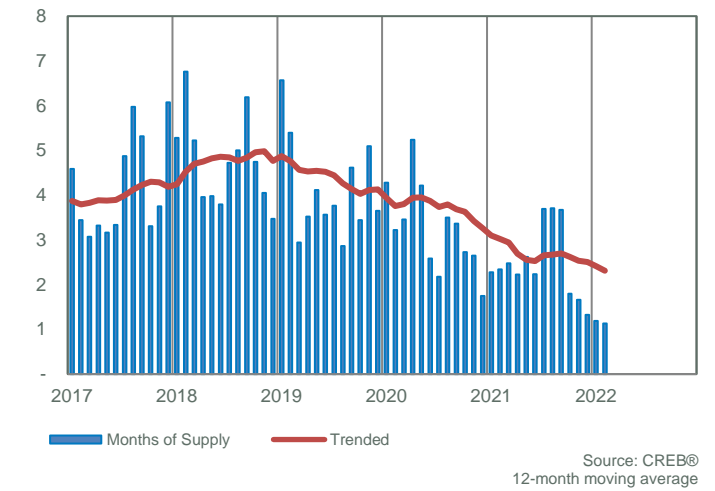
EAST TOTAL SALES BY PRICE RANGE



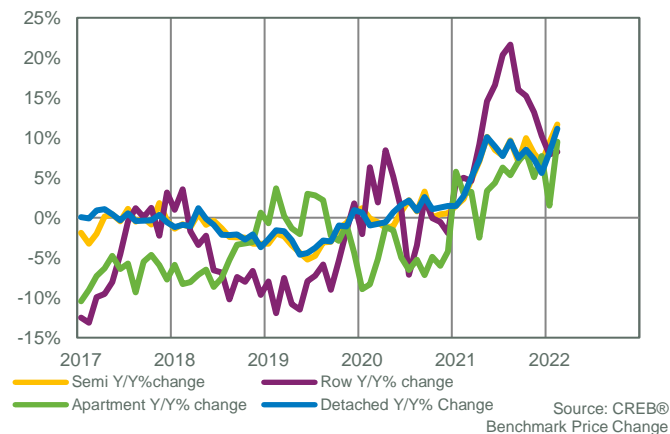
EAST INVENTORY AND SALES



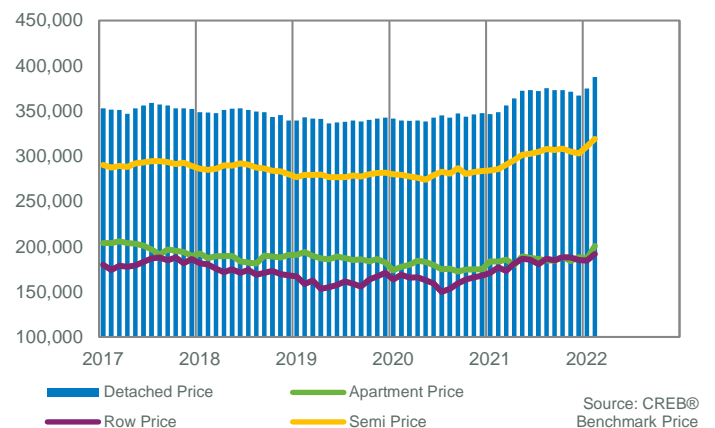
EAST MONTHS OF INVENTORY

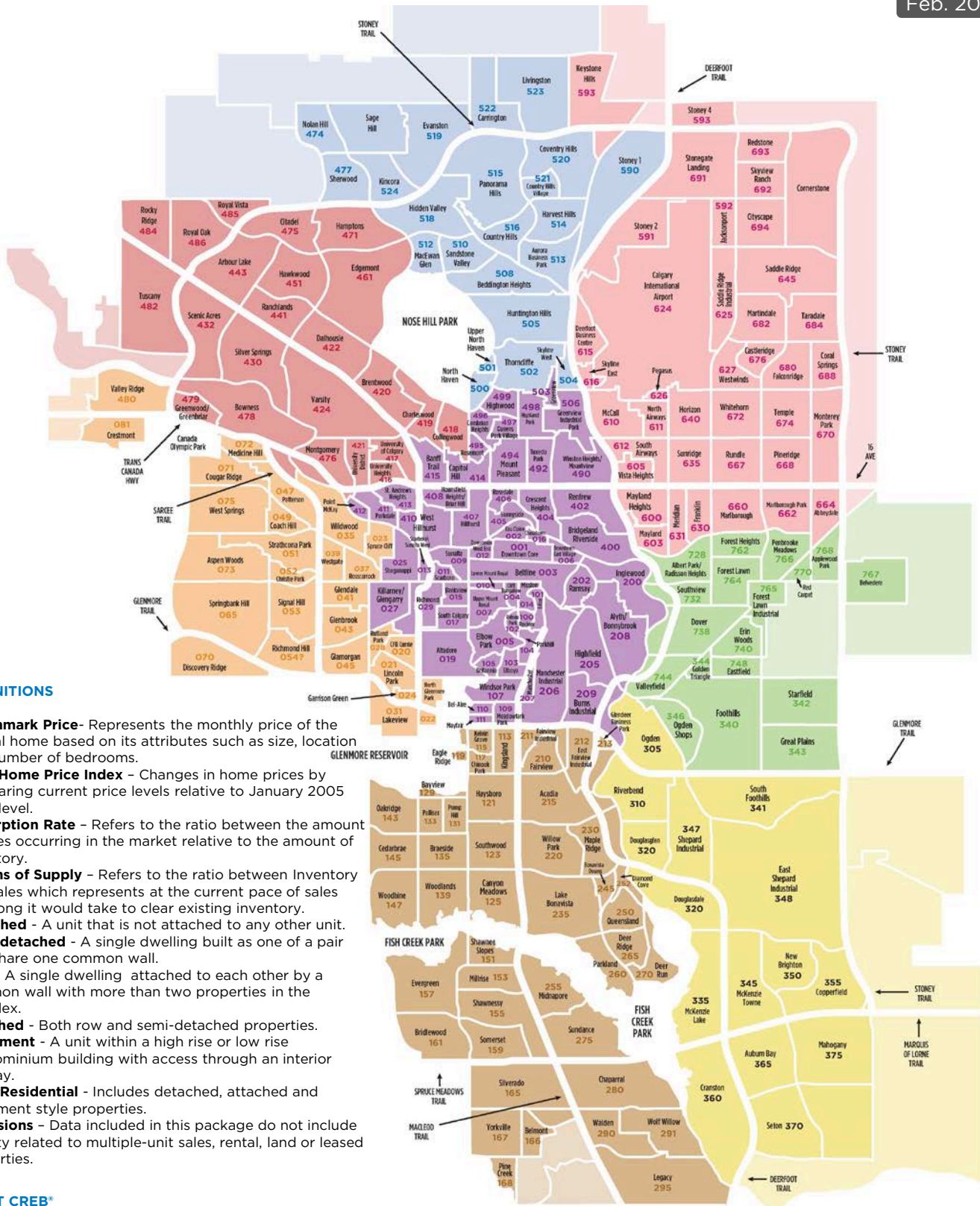


EAST PRICE CHANGE



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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