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MONTHLY STATISTICS PACKAGE

# City of Calgary

April 2022



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April 2022

## Sellers' market conditions continue in April

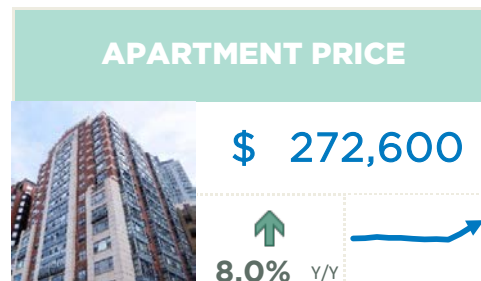
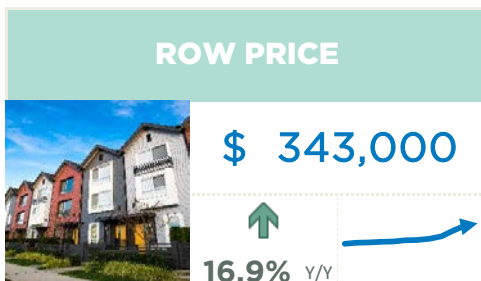
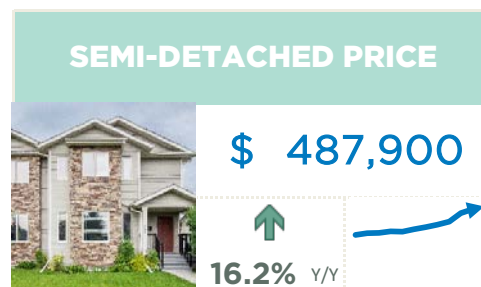
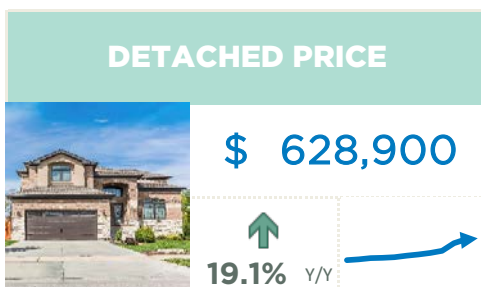
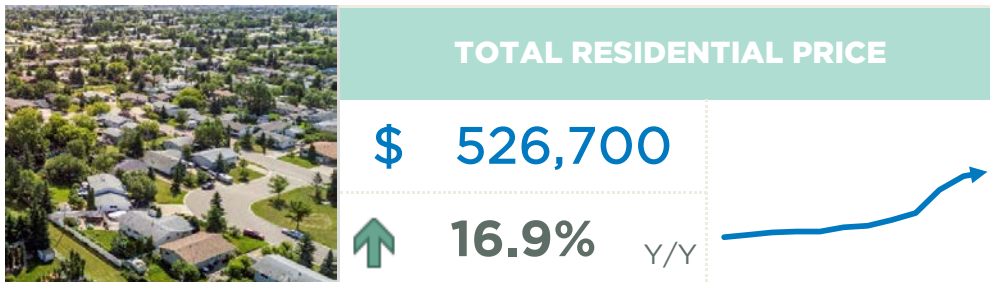
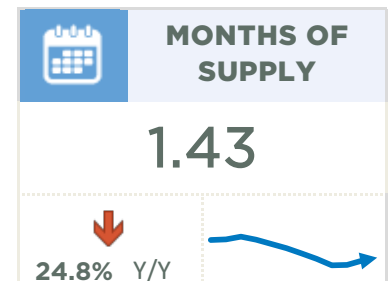
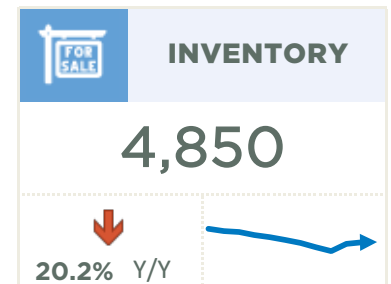
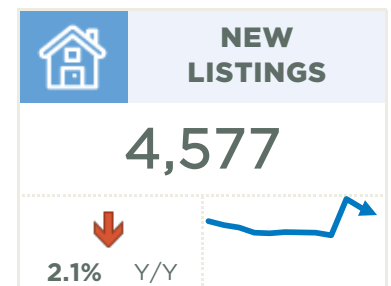
**City of Calgary, May 2, 2022** - Following an all-time record high month of sales in March, activity slowed down in April. However, with 3,401 sales this month, it was still a gain of six per cent over last year and a record high for the month of April.

"Despite some of the monthly pullback, it is important to note that sales remain exceptionally strong and are likely being limited due to supply choice in the market," said CREB® Chief Economist Ann-Marie Lurie. "While further rate increases will likely start to dampen demand later this year, more pullbacks in new listings this month are ensuring the market continues to favour the seller, resulting in further price gains.

New listings trended down relative to last month and levels recorded last year. With the sales-to-new listings ratio remaining above 74 per cent, there was not much of a shift in overall inventory levels.

With 4,850 units in inventory, we are no where near record low inventory levels, however, levels are far lower than what was recorded in April since 2014. What has changed in the market is the composition of the inventory levels. When comparing inventories today to what was available in 2014, we can see that detached homes comprise of a smaller share of the inventory levels especially for properties priced below \$500,000.

Overall, the Calgary market has seen the months of supply remain below two months since November of last year, placing significant upward pressure on prices. The benchmark price in April reached \$526,700, which is nearly two per cent higher than last month and 17 per cent higher than last year.





## April 2022

### April 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	1,851	-9%	2,540	-8%	2,459	-12%	73%	1.33	-3%	\$628,900	19%
Semi	304	2%	363	-17%	381	-29%	84%	1.25	-31%	\$487,900	16%
Row	604	42%	781	24%	737	-22%	77%	1.22	-46%	\$343,000	17%
Apartment	642	46%	893	7%	1,273	-30%	72%	1.98	-52%	\$272,600	8%
<b>Total Residential</b>	<b>3,401</b>	<b>6%</b>	<b>4,577</b>	<b>-2%</b>	<b>4,850</b>	<b>-20%</b>	<b>74%</b>	<b>1.43</b>	<b>-25%</b>	<b>\$526,700</b>	<b>17%</b>

### Year-to-Date

### April 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	7,174	25%	9,860	22%	1,812	-18%	73%	1.01	-34%	\$601,400	18%
Semi	1,147	29%	1,488	15%	330	-23%	77%	1.15	-40%	\$466,900	15%
Row	2,154	77%	2,719	34%	583	-30%	79%	1.08	-60%	\$326,275	14%
Apartment	2,334	82%	3,133	11%	1,142	-27%	74%	1.96	-60%	\$261,800	5%
<b>Total Residential</b>	<b>12,809</b>	<b>40%</b>	<b>17,200</b>	<b>21%</b>	<b>3,867</b>	<b>-23%</b>	<b>74%</b>	<b>1.21</b>	<b>-45%</b>	<b>\$504,250</b>	<b>16%</b>



### Detached

For the first time since Spring of 2020, year-over-year sales slowed down. While sales have dropped, it is important to note that with 1,851 sales, this is still far stronger than long term trends. A decline in sales occurred for homes priced under \$600,000. This pullback in sales for lower priced homes was likely related to further supply declines driven from reductions in new listings in those price ranges. Inventories in the detached sector have not been this low for the month of April in nearly 15 years. While the slightly slower sales compared to inventory levels did help push the months of supply back above one month, conditions continue to remain exceptionally tight with 1.3 months of supply. This continues to place upward pressure on prices, but at a slower pace than the last three months. The detached benchmark price rose to \$628,900 in April, which is 19 per cent higher than last year.



### Semi-Detached

A decline in new listings in April likely contributed to slower sales compared to last month. However, sales are still relatively strong and on a year-to-date basis and remain nearly 30 per cent higher than last year and nearly double the long-term average. As the slower pace of sales was met with a decline in new listings, there was little change in the inventory situation and this segment continues to favour the seller. Tight market conditions caused further price gains in the semi-detached sector. In April, the benchmark price reached \$487,900, nearly two per cent higher than last month and over 16 per cent higher than last April.



### Row

While levels trended down from the previous month, new listings reached 781 units this month. This is a year-over-year gain of 24 per cent and the highest level ever seen in April. The improvements in new listings helped support stronger sales activity which rose over last year's levels and set a new April high. This boost in new listings did cause inventories to trend up compared to earlier in the year, but it was not enough to pull the market out of the sellers' market conditions. With just over one month of supply, persistently tight market conditions continue to place upward pressure on prices. Thanks to gains across every district, row prices rose by over two per cent compared to last month and are nearly 17 per cent higher than last year.

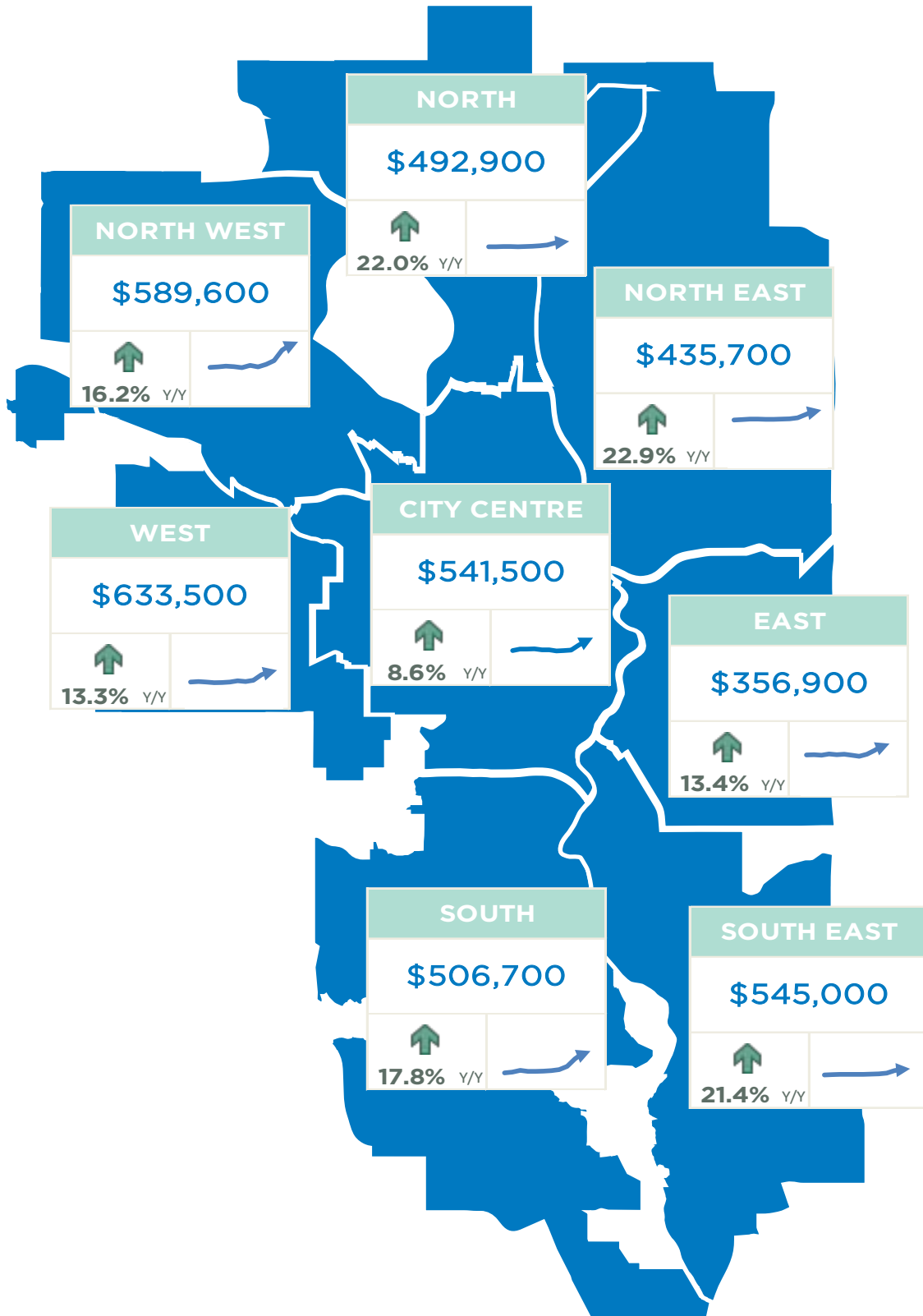


### Apartment

Like other property types, apartment condominium sales did ease relative to last month's record highs. But with 642 sales this month, activity still improved by over 46 per cent compared to last year reaching a record high for April. This in part was possible thanks to the 893 new listings that came onto the market. While it was not enough to dramatically change the supply levels in the market, the months of supply did edge up to nearly two months. Tighter market conditions continued to cause prices to trend up in April. The apartment benchmark price rose across all districts and currently sits eight per cent higher than levels recorded at this time last year. The strong price gains over the past three months have helped narrow the spread from the 2014 record high price.

April 2022

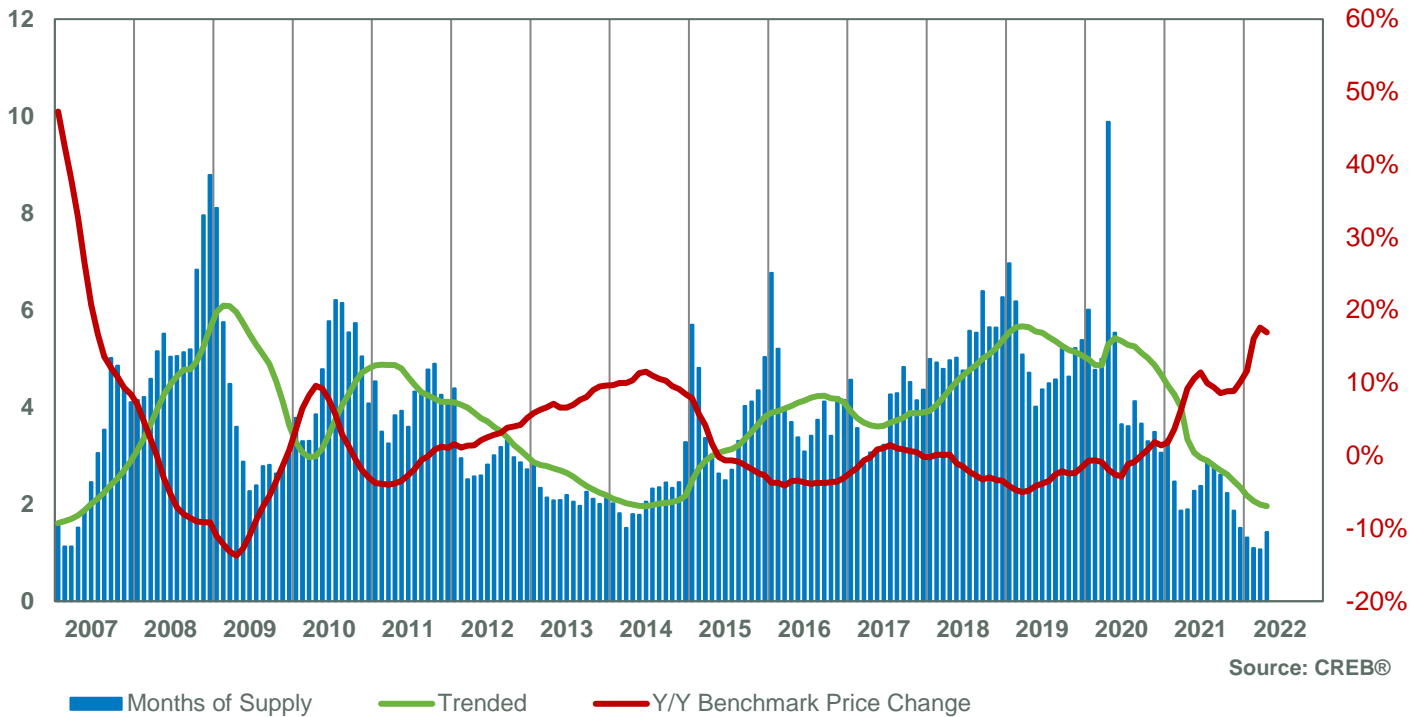
District Total Residential Benchmark Price



	Apr-21	Apr-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	3,204	3,401	6.15%	9,145	12,809	40.07%
Total Sales Volume	\$1,629,227,829	\$1,809,649,465	11.07%	\$4,557,067,460	\$6,852,178,613	50.36%
New Listings	4,675	4,577	-2.10%	14,215	17,200	21.00%
Inventory	6,078	4,850	-20.20%	5,015	3,867	-22.90%
Months of Supply	1.90	1.43	-24.83%	2.19	1.21	-44.95%
Sales to New Listings	68.53%	74.31%	5.77%	64.33%	74.47%	10.14%
Sales to List Price	98.44%	100.68%	2.24%	98.19%	101.67%	3.48%
Days on Market	33	22	-33.34%	39	26	-33.33%
Benchmark Price	\$450,400	\$526,700	16.94%	\$436,075	\$504,250	15.63%
Median Price	\$455,000	\$491,000	7.91%	\$450,000	\$500,000	11.11%
Average Price	\$508,498	\$532,093	4.64%	\$498,312	\$534,950	7.35%
Index	204	239	16.94%	192	215	11.75%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Apr. 2022

	Apr-21	Apr-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
<b>DETACHED</b>						
Total Sales	2,041	1,851	-9.31%	5,760	7,174	24.55%
Total Sales Volume	\$1,211,845,479	\$1,238,370,707	2.19%	\$3,374,277,370	\$4,771,522,526	41.41%
New Listings	2,770	2,540	-8.30%	8,067	9,860	22.23%
Inventory	2,781	2,459	-11.58%	2,200	1,812	-17.65%
Months of Supply	1.36	1.33	-2.50%	1.53	1.01	-33.88%
Sales to New Listings Ratio	73.68%	72.87%	-0.81%	71.40%	72.76%	1.36%
Sales to List Price Ratio	98.69%	100.98%	2.29%	98.45%	102.36%	3.91%
Days on Market	25	18	-26.95%	32	18	-43.75%
Benchmark Price	\$527,900	\$628,900	19.13%	\$509,100	\$601,400	18.13%
Median Price	\$523,000	\$610,000	16.63%	\$517,750	\$609,000	17.62%
Average Price	\$593,751	\$669,028	12.68%	\$585,812	\$665,113	13.54%
<b>APARTMENT</b>						
Total Sales	440	642	45.91%	1,280	2,334	82.34%
Total Sales Volume	\$116,700,934	\$177,437,789	52.04%	\$332,998,467	\$651,917,688	95.77%
New Listings	837	893	6.69%	2,828	3,133	10.79%
Inventory	1,807	1,273	-29.55%	1,558	1,142	-26.70%
Months of Supply	4.11	1.98	-51.72%	4.87	1.96	-59.80%
Sales to New Listings Ratio	52.57%	71.89%	19.32%	45.26%	74.50%	29.24%
Sales to List Price Ratio	96.78%	98.10%	1.32%	96.35%	97.84%	1.48%
Days on Market	57	34	-39.87%	60	47	-21.67%
Benchmark Price	\$252,300	\$272,600	8.05%	\$248,575	\$261,800	5.32%
Median Price	\$234,000	\$249,950	6.82%	\$230,000	\$250,000	8.70%
Average Price	\$265,229	\$276,383	4.21%	\$260,155	\$279,313	7.36%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	299	304	1.67%	888	1,147	29.17%
Total Sales Volume	\$160,790,605	\$171,255,495	6.51%	\$453,221,974	\$652,429,137	43.95%
New Listings	436	363	-16.74%	1,295	1,488	14.90%
Inventory	540	381	-29.44%	428	330	-22.91%
Months of Supply	1.81	1.25	-30.60%	1.93	1.15	-40.32%
Sales to New Listings Ratio	68.58%	83.75%	15.17%	68.57%	77.08%	8.51%
Sales to List Price Ratio	98.45%	101.14%	2.73%	98.21%	101.27%	3.11%
Days on Market	36	22	-37.51%	41	25	-39.02%
Benchmark Price	\$419,700	\$487,900	16.25%	\$405,300	\$466,900	15.20%
Median Price	\$450,000	\$506,759	12.61%	\$425,000	\$511,000	20.24%
Average Price	\$537,761	\$563,340	4.76%	\$510,385	\$568,814	11.45%
<b>CITY OF CALGARY ROW</b>						
Total Sales	424	604	42.45%	1,217	2,154	76.99%
Total Sales Volume	\$139,890,811	\$222,585,474	59.11%	\$396,569,649	\$776,309,263	95.76%
New Listings	632	781	23.58%	2,025	2,719	34.27%
Inventory	950	737	-22.42%	829	583	-29.68%
Months of Supply	2.24	1.22	-45.54%	2.72	1.08	-60.27%
Sales to New Listings Ratio	67.09%	77.34%	10.25%	60.10%	79.22%	19.12%
Sales to List Price Ratio	97.67%	100.75%	3.15%	97.53%	101.15%	3.71%
Days on Market	45	20	-54.82%	49	28	-42.86%
Benchmark Price	\$293,400	\$343,000	16.91%	\$286,200	\$326,275	14.00%
Median Price	\$305,000	\$355,050	16.41%	\$300,000	\$350,000	16.67%
Average Price	\$329,931	\$368,519	11.70%	\$325,858	\$360,404	10.60%

For a list of definitions, see page 29.

April 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
<b>Detached</b>								
City Centre	183	303	60.40%	442	2.42	\$756,200	12.65%	2.47%
North East	231	401	57.61%	592	2.56	\$484,400	23.89%	1.96%
North	280	351	79.77%	282	1.01	\$572,200	23.69%	1.38%
North West	261	333	78.38%	254	0.97	\$677,800	16.74%	1.07%
West	206	249	82.73%	206	1.00	\$826,800	13.98%	1.09%
South	361	474	76.16%	361	1.00	\$601,000	19.36%	1.23%
South East	269	345	77.97%	221	0.82	\$604,700	22.78%	0.80%
East	58	80	72.50%	88	1.52	\$410,000	12.73%	2.07%
<b>TOTAL CITY</b>	<b>1,851</b>	<b>2,540</b>	<b>72.87%</b>	<b>2,459</b>	<b>1.33</b>	<b>\$628,900</b>	<b>19.13%</b>	<b>1.35%</b>
<b>Apartment</b>								
City Centre	250	370	67.57%	665	2.66	\$286,200	2.29%	1.71%
North East	52	87	59.77%	103	1.98	\$264,600	21.21%	5.71%
North	50	52	96.15%	42	0.84	\$237,200	13.28%	3.54%
North West	53	55	96.36%	90	1.70	\$271,700	13.63%	4.14%
West	70	80	87.50%	107	1.53	\$267,400	8.70%	2.22%
South	87	123	70.73%	137	1.57	\$240,900	10.71%	2.16%
South East	65	110	59.09%	103	1.58	\$273,000	18.95%	2.90%
East	15	16	93.75%	24	1.60	\$220,200	22.40%	5.46%
<b>TOTAL CITY</b>	<b>642</b>	<b>893</b>	<b>71.89%</b>	<b>1,273</b>	<b>1.98</b>	<b>\$272,600</b>	<b>8.05%</b>	<b>2.52%</b>
<b>Semi-detached</b>								
City Centre	89	109	81.65%	160	1.80	\$817,500	11.65%	2.21%
North East	31	62	50.00%	82	2.65	\$371,300	23.44%	3.51%
North	38	32	118.75%	18	0.47	\$432,300	20.59%	1.50%
North West	27	31	87.10%	26	0.96	\$468,000	13.29%	2.45%
West	38	38	100.00%	28	0.74	\$583,700	10.11%	1.25%
South	40	42	95.24%	25	0.63	\$400,200	19.39%	1.47%
South East	33	36	91.67%	22	0.67	\$414,800	21.54%	0.90%
East	8	13	61.54%	20	2.50	\$339,100	14.72%	2.45%
<b>TOTAL CITY</b>	<b>304</b>	<b>363</b>	<b>83.75%</b>	<b>381</b>	<b>1.25</b>	<b>\$487,900</b>	<b>16.25%</b>	<b>1.99%</b>
<b>Row</b>								
City Centre	78	122	63.93%	155	1.99	\$507,800	10.20%	2.46%
North East	105	130	80.77%	148	1.41	\$225,100	15.67%	1.58%
North	89	121	73.55%	106	1.19	\$314,800	22.44%	0.99%
North West	69	82	84.15%	56	0.81	\$350,000	17.21%	3.49%
West	66	74	89.19%	81	1.23	\$399,400	15.50%	3.66%
South	99	114	86.84%	71	0.72	\$289,200	15.17%	3.18%
South East	90	114	78.95%	88	0.98	\$354,700	24.06%	1.03%
East	7	21	33.33%	29	4.14	\$201,600	11.26%	1.20%
<b>TOTAL CITY</b>	<b>604</b>	<b>781</b>	<b>77.34%</b>	<b>737</b>	<b>1.22</b>	<b>\$343,000</b>	<b>16.91%</b>	<b>2.27%</b>

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

## City of Calgary

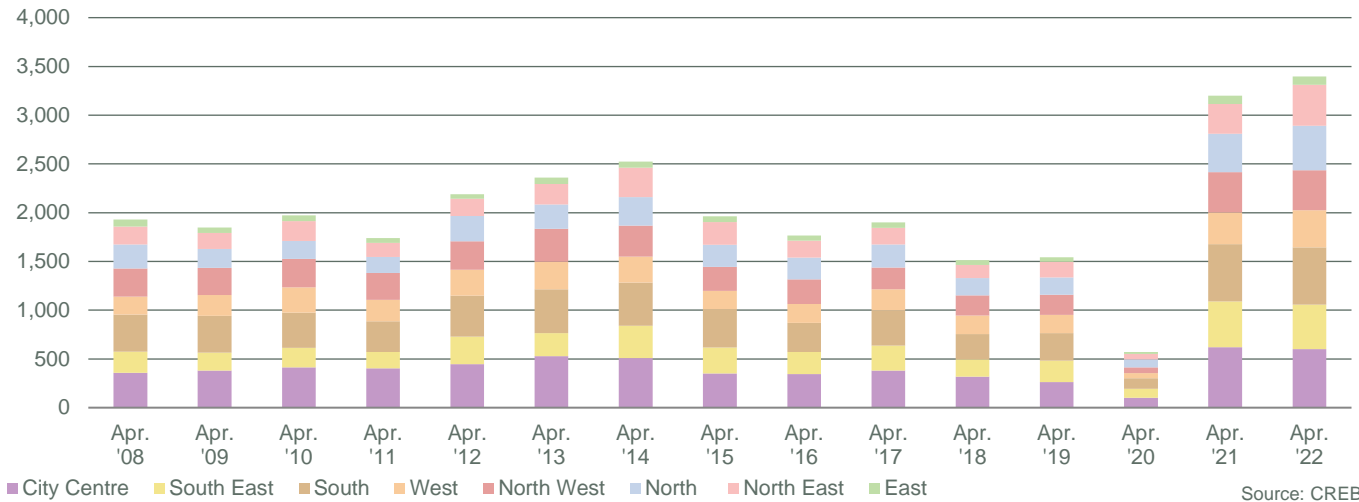
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Apr. 2022

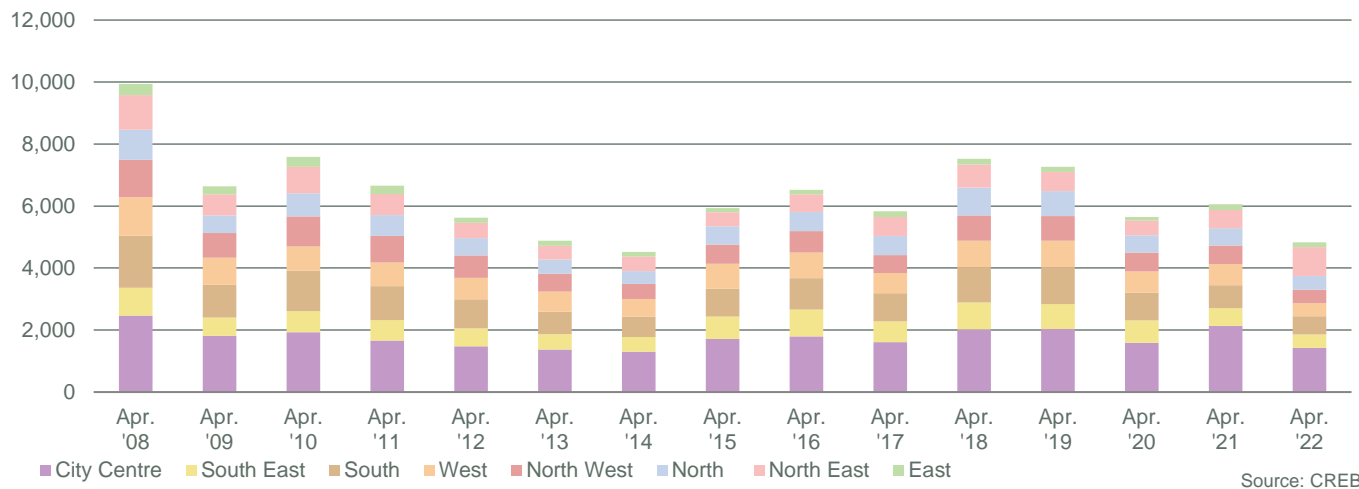
TOTAL SALES

APRIL



TOTAL INVENTORY

APRIL



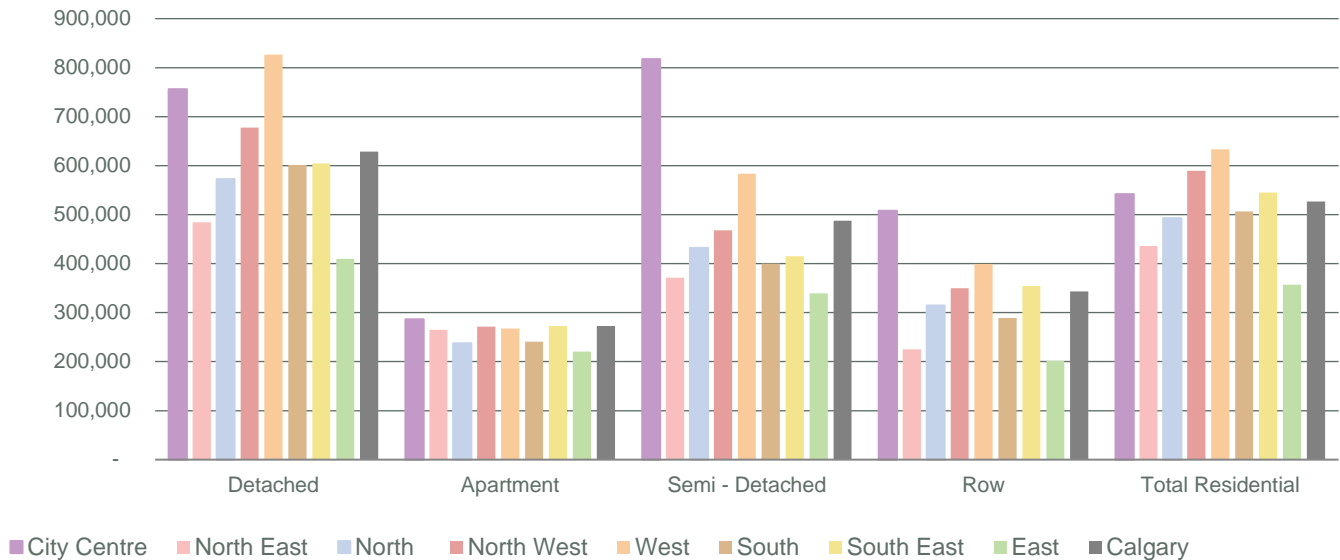
MONTHS OF SUPPLY

APRIL



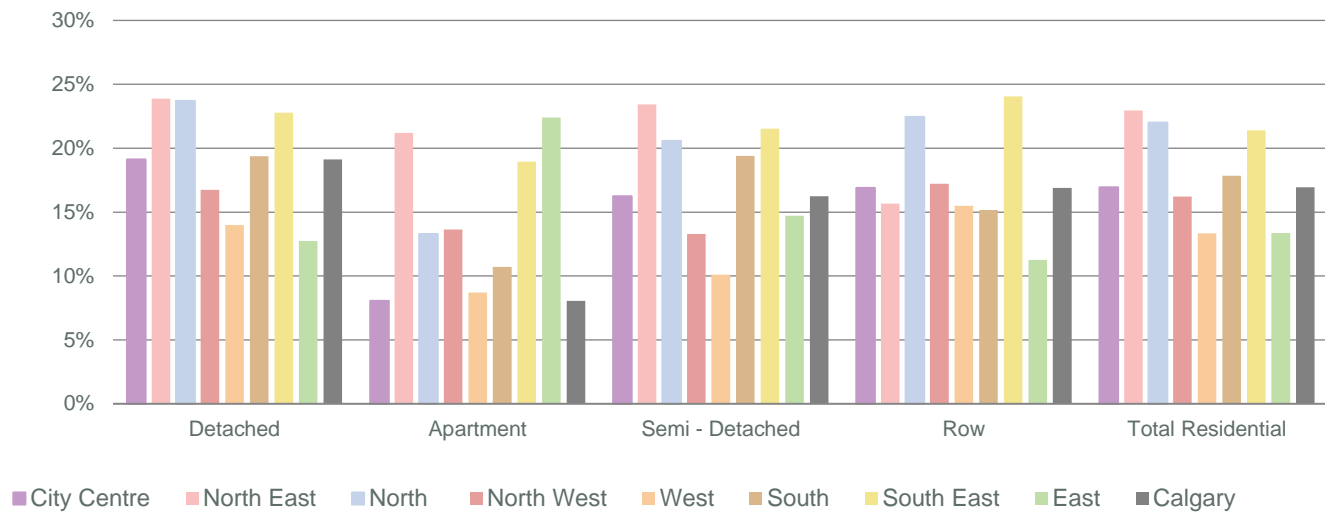


## BENCHMARK PRICE - APRIL



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL

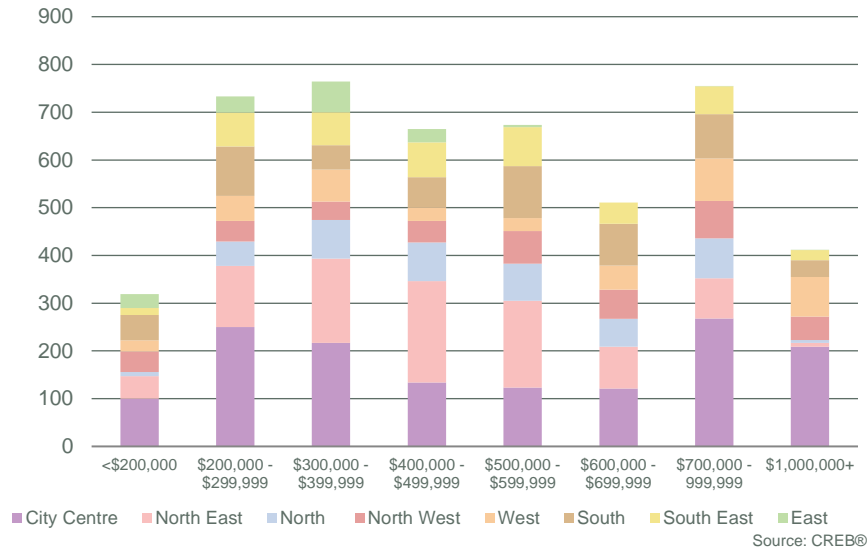


Source: CREB®

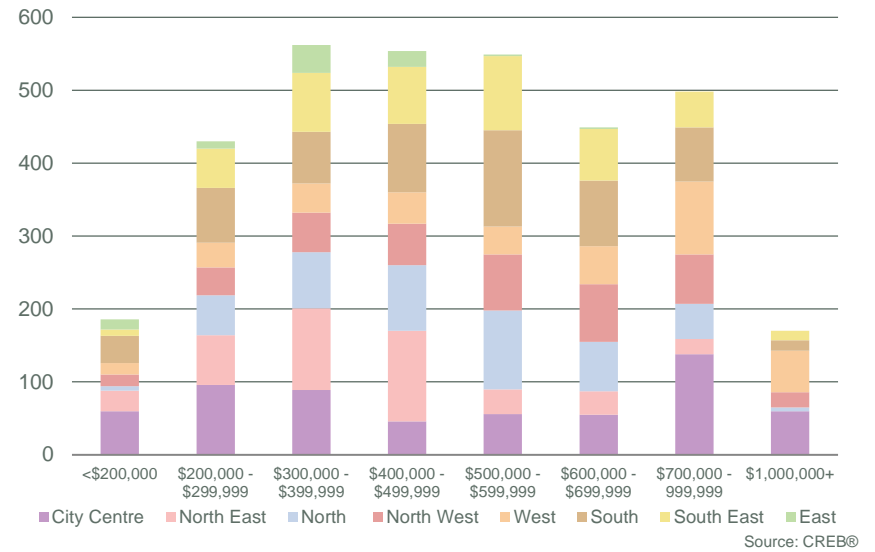
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	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

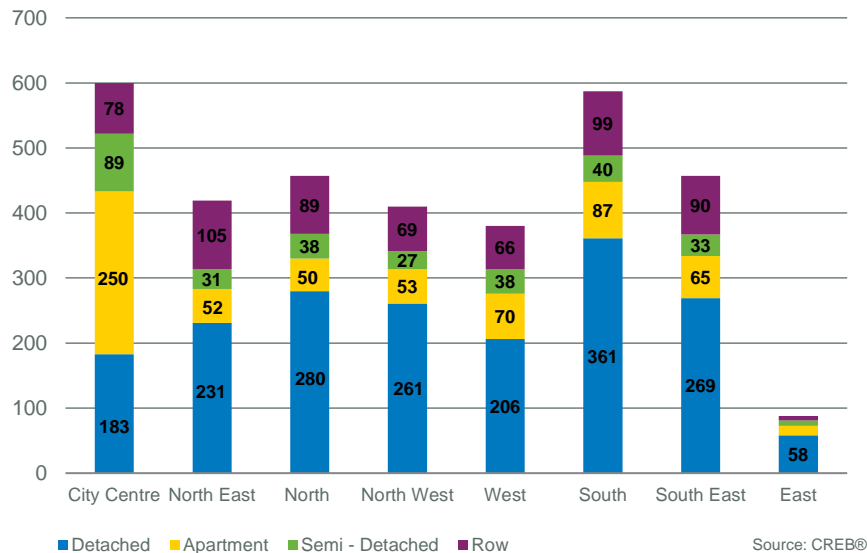
TOTAL INVENTORY BY PRICE RANGE - APRIL



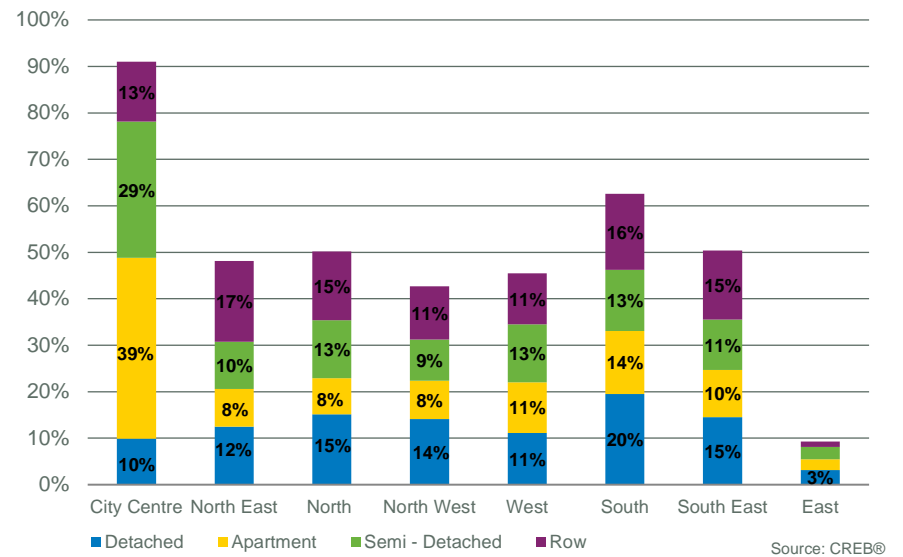
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



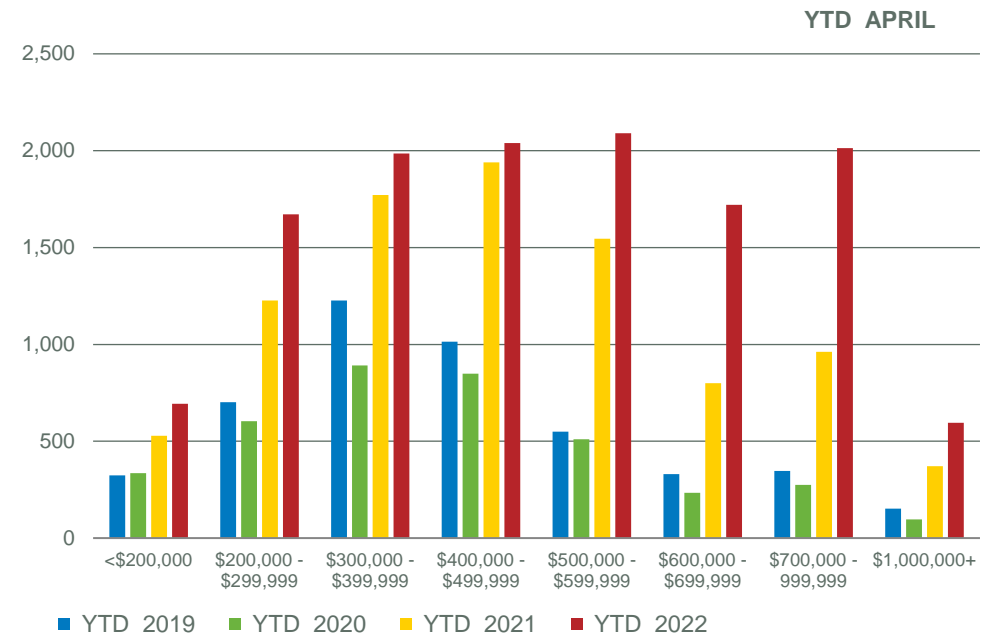
SHARE OF CITY WIDE SALES - APRIL



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	1,207	1,831	2,903	3,204	2,981	2,914	2,314	2,146	2,156	2,184	2,108	1,735
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	5,621	4,878	3,935	2,621
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	430,000
Average Price	472,020	486,490	505,459	508,498	510,631	494,163	488,484	487,339	474,424	484,668	490,252	477,323
Index	192	195	200	204	206	208	208	208	208	209	209	210
<b>2022</b>												
Sales	2,005	3,299	4,104	3,401								
New Listings	2,477	4,654	5,492	4,577								
Inventory	2,631	3,608	4,377	4,850								
Days on Market	44	25	20	22								
Benchmark Price	472,300	499,400	518,600	526,700								
Median Price	467,500	520,000	501,000	491,000								
Average Price	511,860	547,744	538,314	532,093								
Index	214	226	235	239								

	Apr-21	Apr-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	2	7	8	14
\$100,000 - \$149,999	37	36	120	147
\$150,000 - \$199,999	121	143	400	532
\$200,000 - \$249,999	191	224	556	841
\$250,000 - \$299,999	222	206	670	830
\$300,000 - \$349,999	249	271	782	928
\$350,000 - \$399,999	348	291	990	1,058
\$400,000 - \$449,999	381	278	1,037	1,040
\$450,000 - \$499,999	325	276	903	999
\$500,000 - \$549,999	284	286	841	1,023
\$550,000 - \$599,999	244	264	705	1,067
\$600,000 - \$649,999	185	245	456	931
\$650,000 - \$699,999	126	204	344	790
\$700,000 - \$749,999	92	134	284	577
\$750,000 - \$799,999	96	134	230	492
\$800,000 - \$849,999	52	95	159	349
\$850,000 - \$899,999	40	63	107	285
\$900,000 - \$949,999	37	34	83	174
\$950,000 - \$999,999	35	38	99	137
\$1,000,000 - \$1,299,999	80	104	215	343
\$1,300,000 - \$1,499,999	19	32	52	105
\$1,500,000 - \$1,999,999	19	23	63	97
\$2,000,000 +	19	13	41	50
	<b>3,204</b>	<b>3,401</b>	<b>9,145</b>	<b>12,809</b>

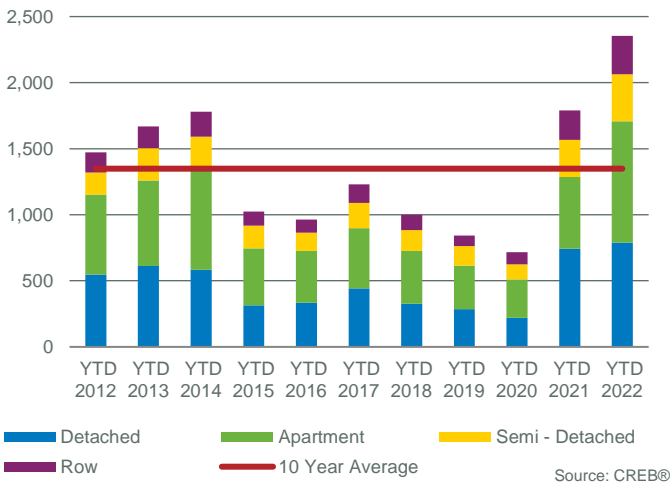
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

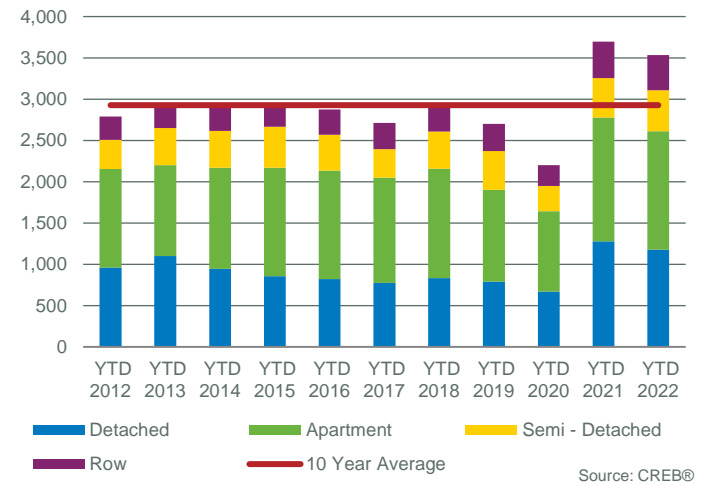
CITY OF CALGARY TOTAL SALES

YTD APRIL

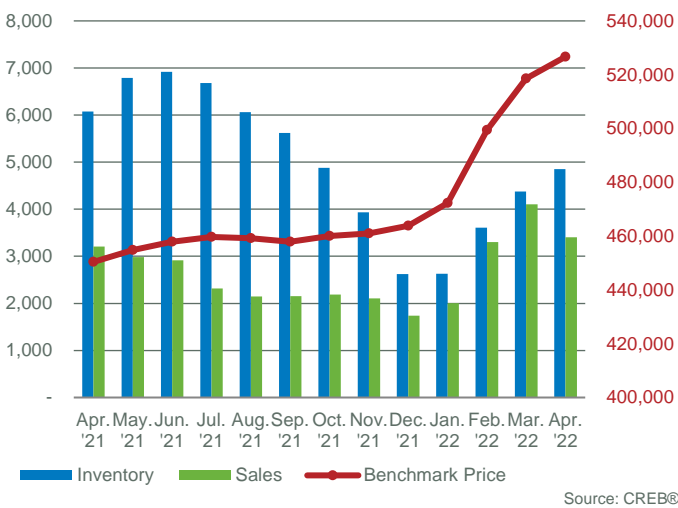


CITY OF CALGARY TOTAL NEW LISTINGS

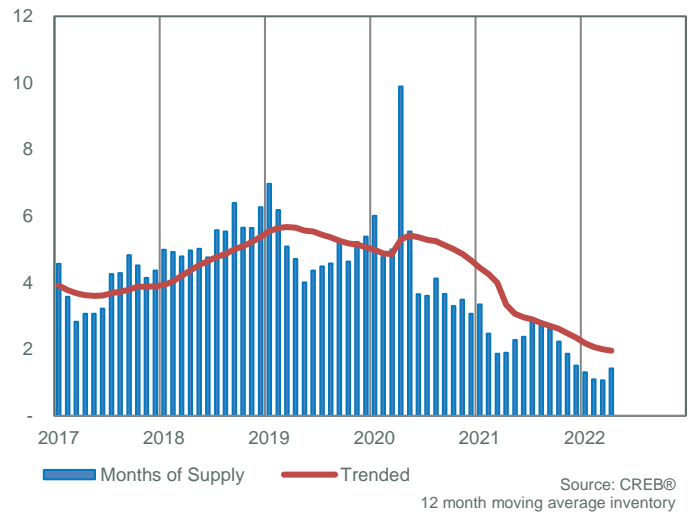
YTD APRIL



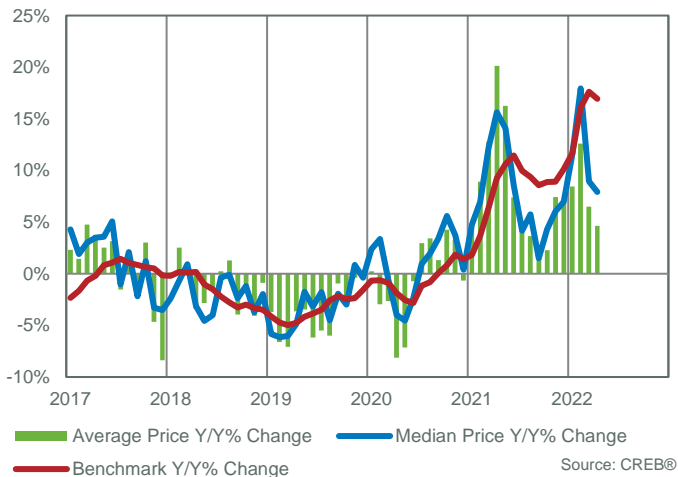
CITY OF CALGARY TOTAL INVENTORY AND SALES



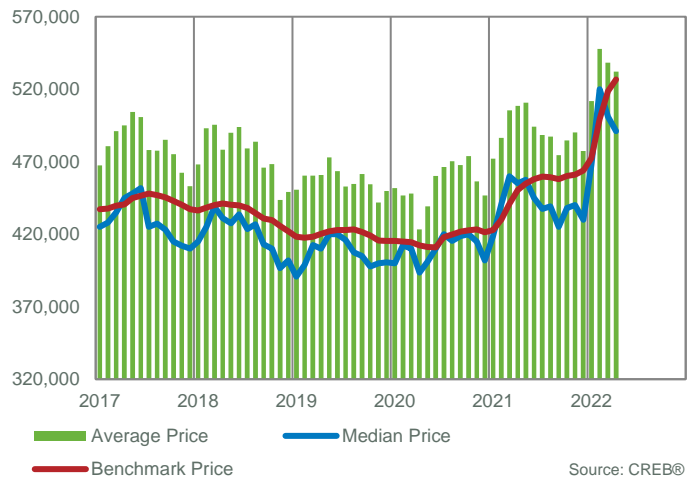
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

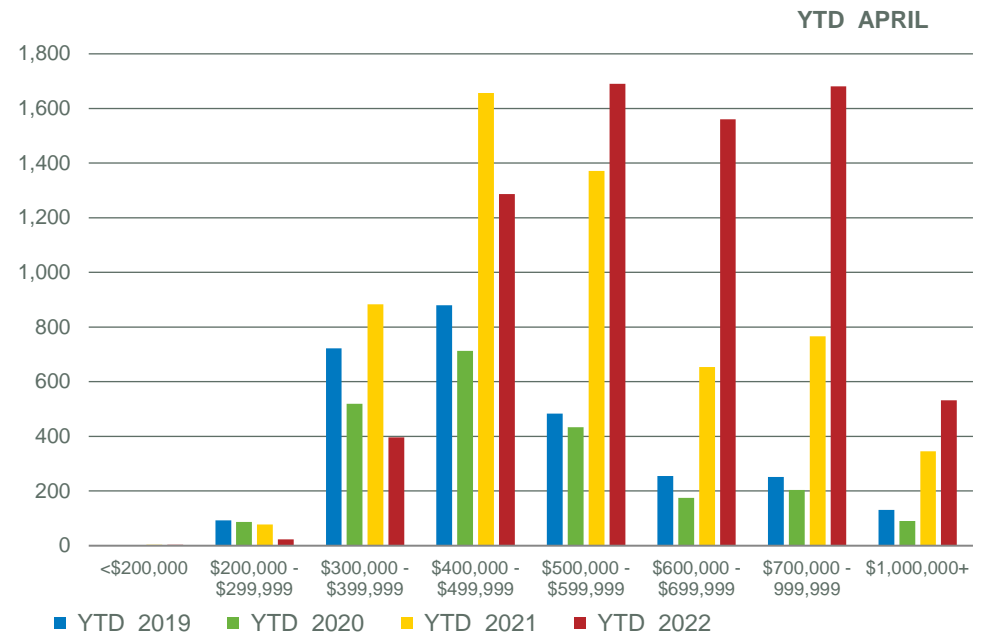




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	733	1,121	1,865	2,041	1,908	1,818	1,409	1,295	1,264	1,331	1,245	1,006
New Listings	1,114	1,572	2,611	2,770	2,731	2,393	1,823	1,569	1,562	1,350	1,052	646
Inventory	1,684	1,926	2,409	2,781	3,201	3,263	3,112	2,775	2,502	2,066	1,527	904
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	524,950
Average Price	559,202	573,855	594,770	593,751	595,748	583,717	584,472	590,397	578,116	570,051	586,472	586,502
Index	200	204	210	215	217	219	220	219	219	220	221	223
<b>2022</b>												
Sales	1,146	1,900	2,277	1,851								
New Listings	1,295	2,873	3,152	2,540								
Inventory	900	1,692	2,196	2,459								
Days on Market	33	14	14	18								
Benchmark Price	559,800	596,400	620,500	628,900								
Median Price	570,600	625,000	612,000	610,000								
Average Price	626,003	678,133	670,750	669,028								
Index	228	243	253	256								

	Apr-21	Apr-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	2	-	2
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	4	2
\$200,000 - \$249,999	1	-	4	3
\$250,000 - \$299,999	17	4	74	20
\$300,000 - \$349,999	78	16	286	88
\$350,000 - \$399,999	213	72	597	309
\$400,000 - \$449,999	316	154	863	596
\$450,000 - \$499,999	276	183	794	691
\$500,000 - \$549,999	256	215	752	773
\$550,000 - \$599,999	226	232	620	917
\$600,000 - \$649,999	163	223	386	850
\$650,000 - \$699,999	98	187	268	710
\$700,000 - \$749,999	71	111	219	506
\$750,000 - \$799,999	69	110	178	409
\$800,000 - \$849,999	42	78	133	279
\$850,000 - \$899,999	30	49	86	232
\$900,000 - \$949,999	29	28	64	144
\$950,000 - \$999,999	29	32	86	111
\$1,000,000 - \$1,299,999	71	89	197	291
\$1,300,000 - \$1,499,999	18	31	48	99
\$1,500,000 - \$1,999,999	18	23	61	95
\$2,000,000 +	19	12	40	47
	<b>2,041</b>	<b>1,851</b>	<b>5,760</b>	<b>7,174</b>

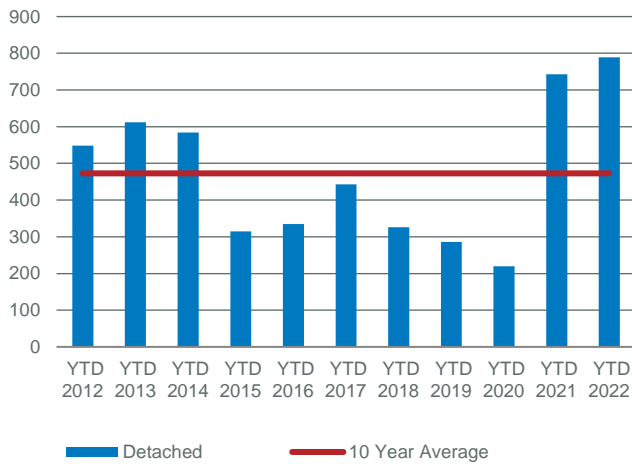
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

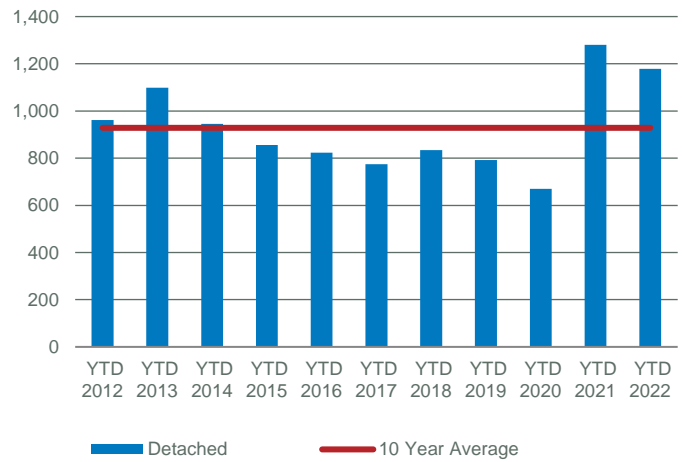
YTD APRIL



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



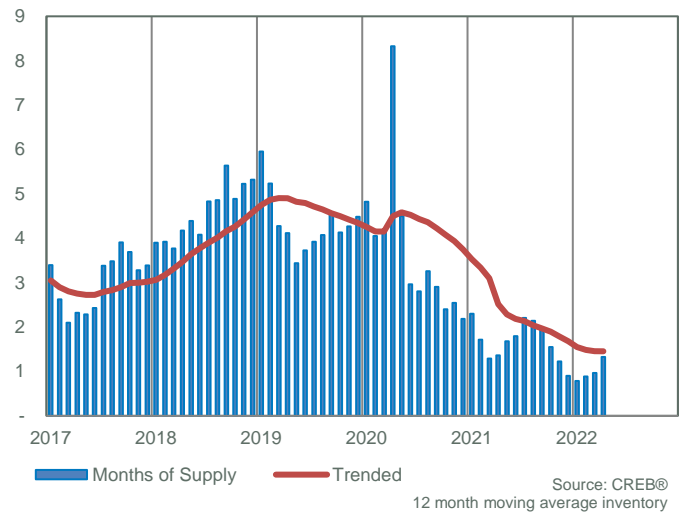
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



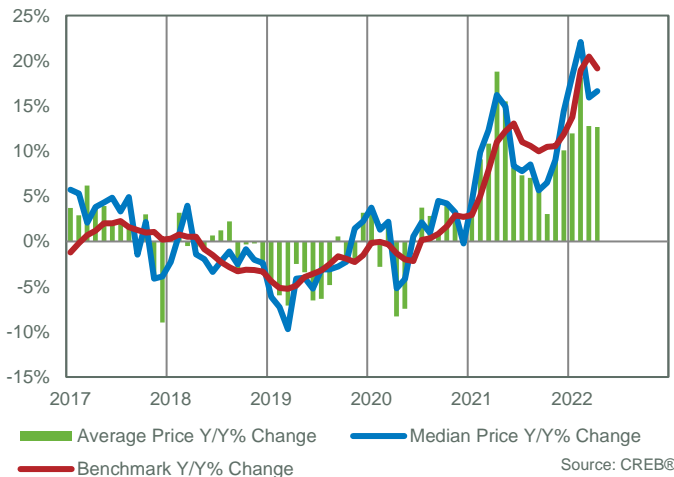
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



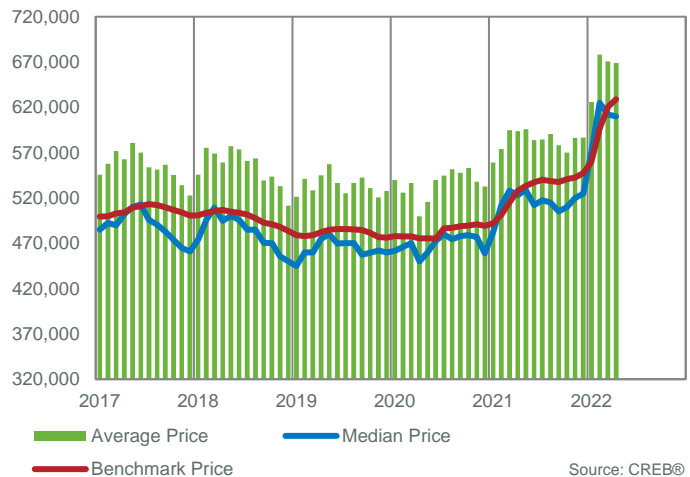
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

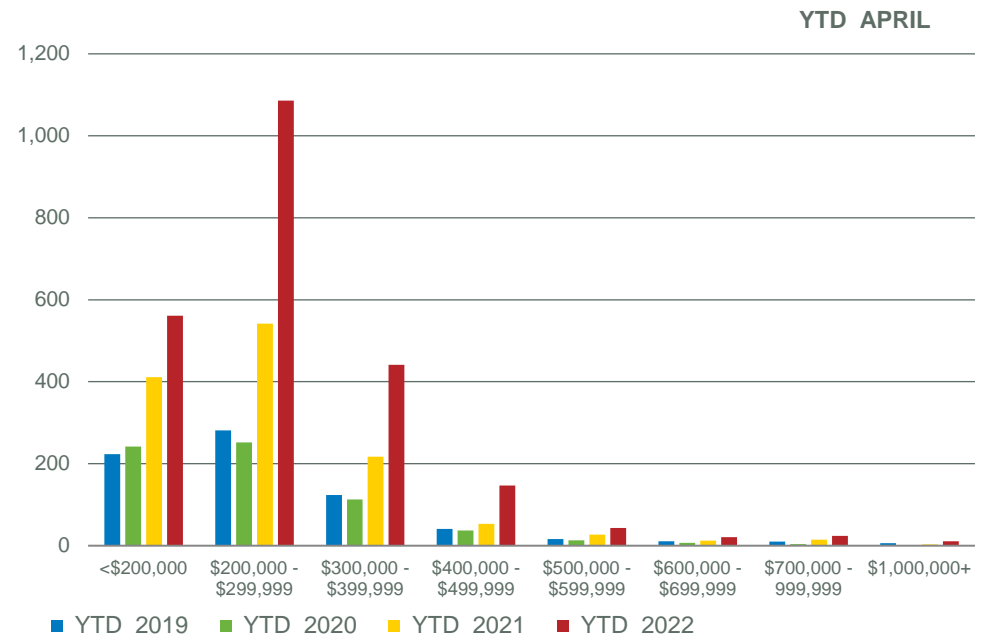


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
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
<b>2022</b>												
Sales	355	566	771	642								
New Listings	550	694	996	893								
Inventory	1,062	1,069	1,165	1,273								
Days on Market	71	57	38	34								
Benchmark Price	251,200	257,500	265,900	272,600								
Median Price	234,000	252,750	259,000	249,950								
Average Price	268,056	274,133	290,740	276,383								
Index	174	178	184	188								

	Apr-21	Apr-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	2	5	8	12
\$100,000 - \$149,999	35	31	105	131
\$150,000 - \$199,999	92	118	298	418
\$200,000 - \$249,999	123	167	337	586
\$250,000 - \$299,999	64	134	205	500
\$300,000 - \$349,999	53	89	137	276
\$350,000 - \$399,999	29	42	80	165
\$400,000 - \$449,999	13	22	37	84
\$450,000 - \$499,999	8	10	16	63
\$500,000 - \$549,999	4	5	14	24
\$550,000 - \$599,999	5	4	13	19
\$600,000 - \$649,999	3	2	9	12
\$650,000 - \$699,999	2	2	3	9
\$700,000 - \$749,999	2	3	2	6
\$750,000 - \$799,999	1	2	2	6
\$800,000 - \$849,999	1	-	5	2
\$850,000 - \$899,999	1	-	3	3
\$900,000 - \$949,999	-	-	2	3
\$950,000 - \$999,999	1	2	1	4
\$1,000,000 - \$1,299,999	-	2	1	5
\$1,300,000 - \$1,499,999	1	1	2	2
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	1	-	3
	440	642	1,280	2,334

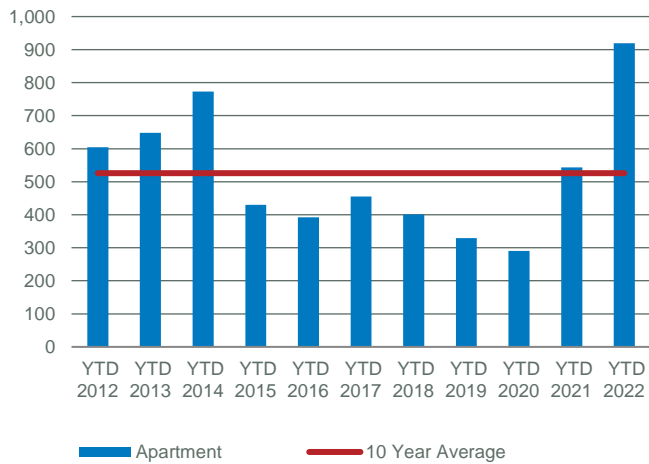
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

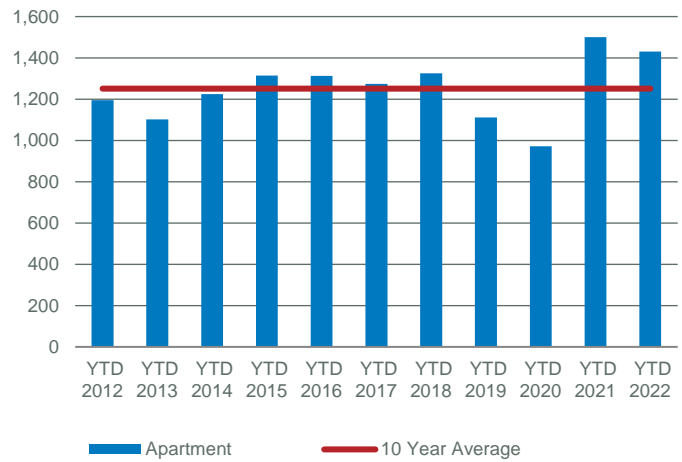
YTD APRIL



Source: CREB®

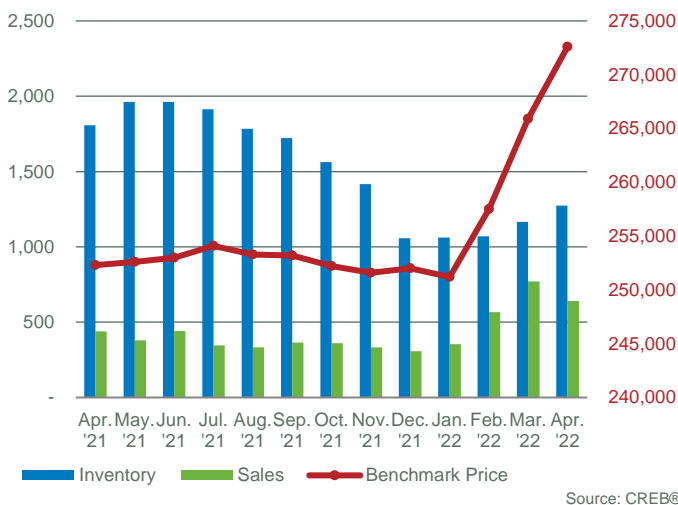
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



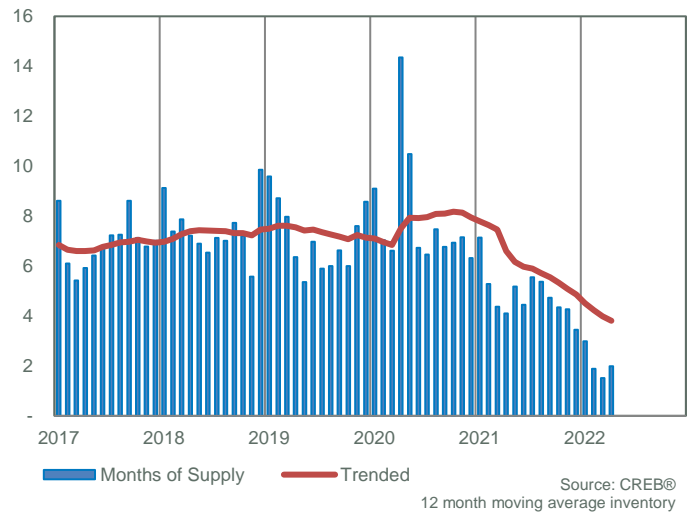
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



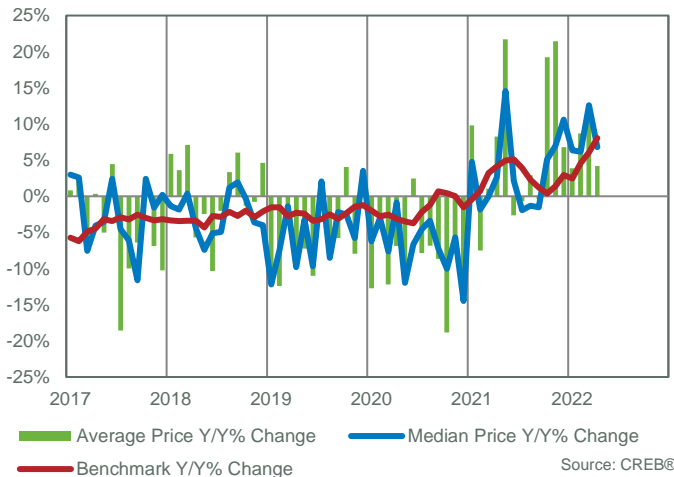
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



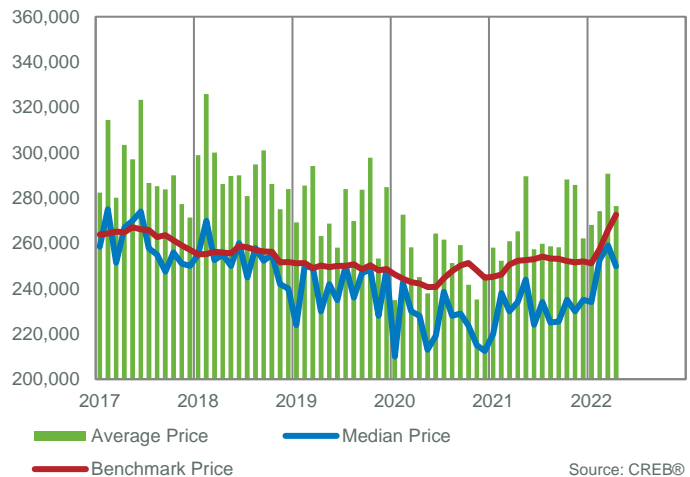
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



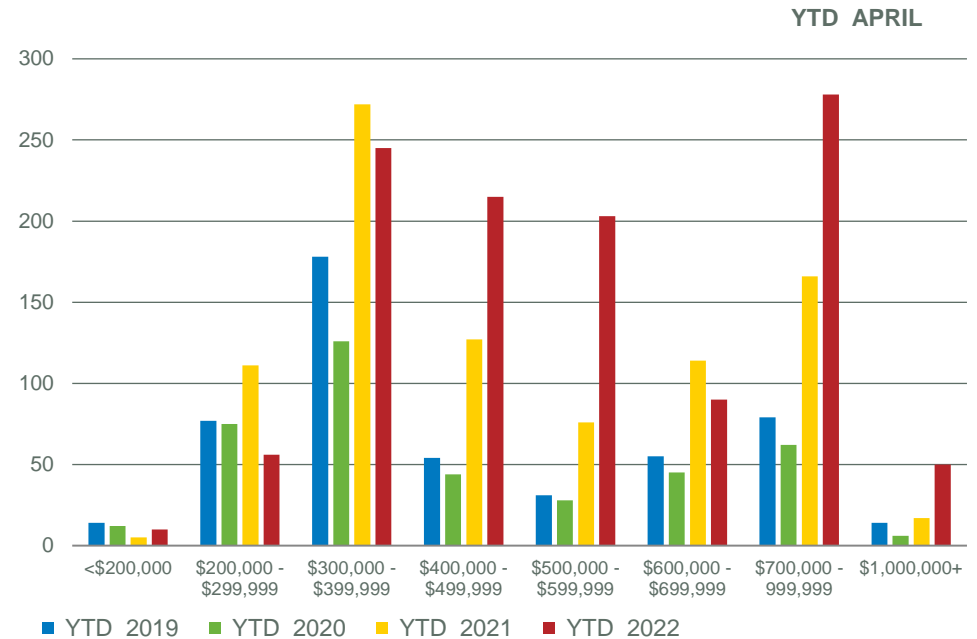
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
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
<b>2022</b>												
Sales	199	297	347	304								
New Listings	267	395	463	363								
Inventory	243	313	382	381								
Days on Market	35	26	20	22								
Benchmark Price	439,900	461,400	478,400	487,900								
Median Price	510,000	510,000	515,000	506,759								
Average Price	558,094	562,319	585,314	563,340								
Index	223	234	242	247								

	Apr-21	Apr-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	1	1	1
\$150,000 - \$199,999	2	4	4	9
\$200,000 - \$249,999	6	2	26	9
\$250,000 - \$299,999	25	4	85	47
\$300,000 - \$349,999	29	33	101	119
\$350,000 - \$399,999	56	38	171	126
\$400,000 - \$449,999	31	28	83	104
\$450,000 - \$499,999	19	35	44	111
\$500,000 - \$549,999	10	39	32	141
\$550,000 - \$599,999	5	12	44	62
\$600,000 - \$649,999	15	11	52	40
\$650,000 - \$699,999	21	11	62	50
\$700,000 - \$749,999	15	17	54	53
\$750,000 - \$799,999	26	18	48	70
\$800,000 - \$849,999	9	16	19	62
\$850,000 - \$899,999	9	12	17	44
\$900,000 - \$949,999	7	6	16	27
\$950,000 - \$999,999	5	4	12	22
\$1,000,000 - \$1,299,999	8	13	13	45
\$1,300,000 - \$1,499,999	-	-	2	4
\$1,500,000 - \$1,999,999	1	-	1	1
\$2,000,000 +	-	-	1	-
	299	304	888	1,147

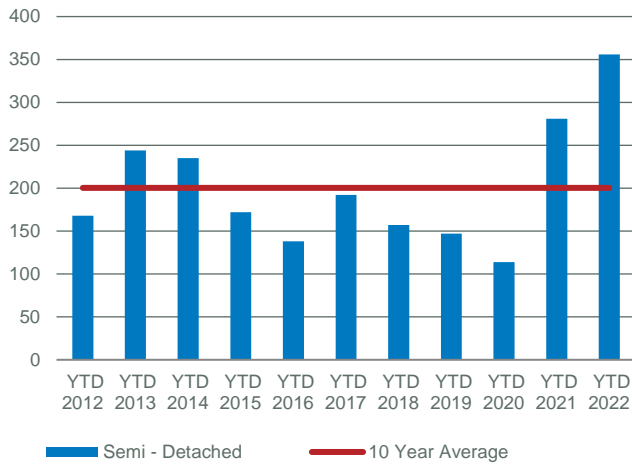
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

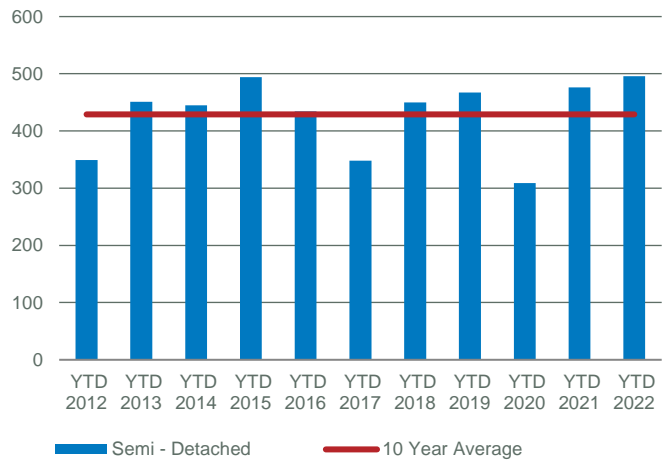
YTD APRIL



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



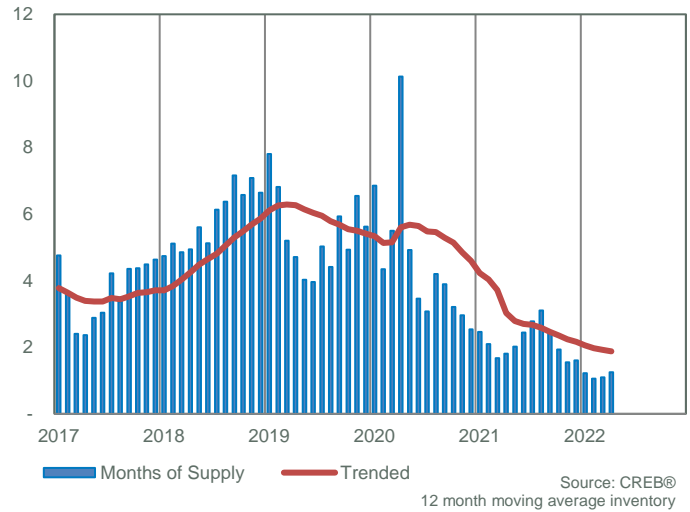
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



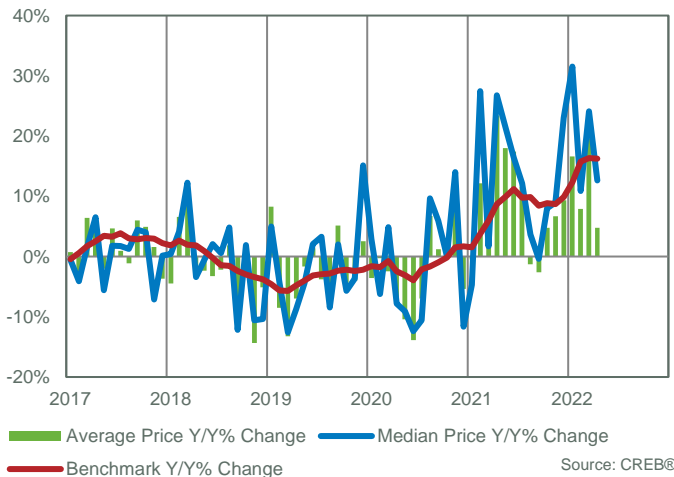
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



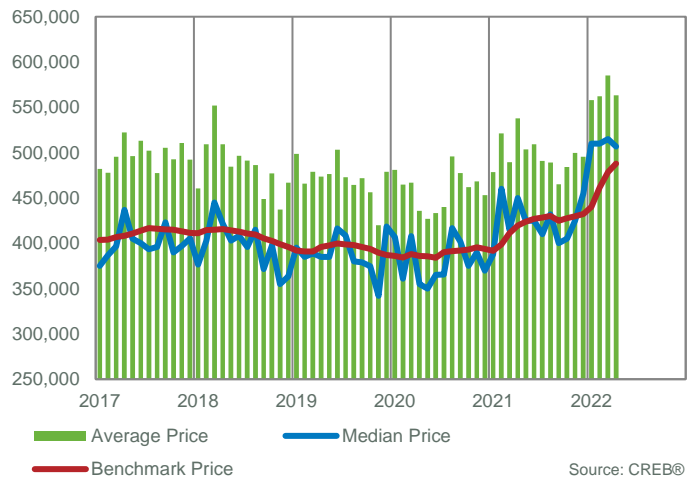
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

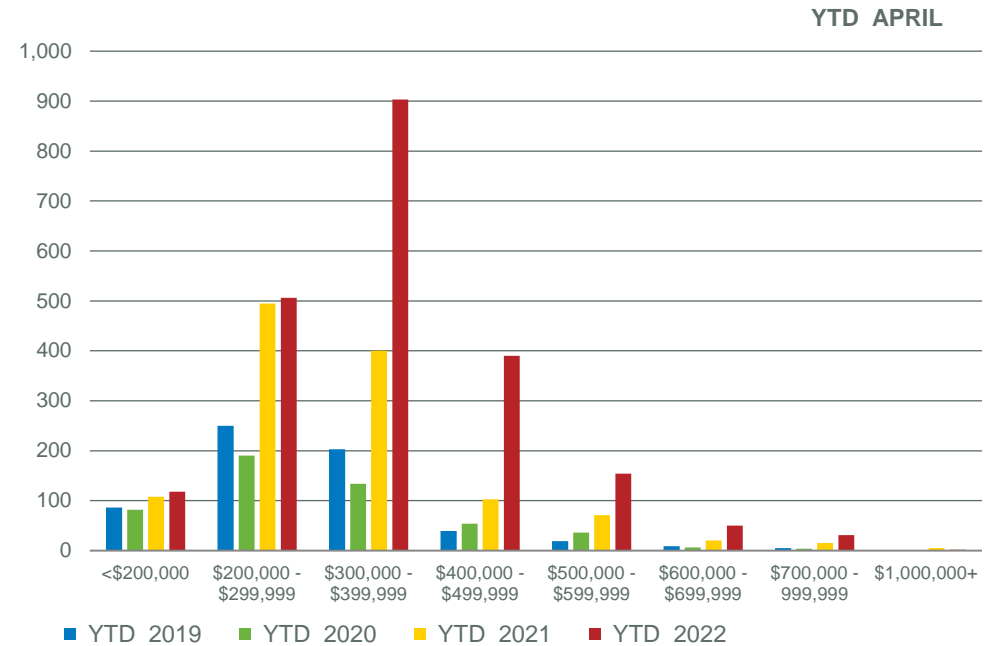


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	150	260	383	424	417	411	351	343	318	271	320	287
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	442
Days on Market	67	53	45	45	41	39	45	47	52	46	46	53
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	297,500
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	318,647	315,975	326,783	321,943	316,348
Index	174	177	179	183	185	186	187	187	187	187	186	187
<b>2022</b>												
Sales	305	536	709	604								
New Listings	365	692	881	781								
Inventory	426	534	634	737								
Days on Market	58	30	19	20								
Benchmark Price	305,600	321,100	335,400	343,000								
Median Price	314,000	355,559	351,400	355,050								
Average Price	336,589	366,395	359,205	368,519								
Index	190	200	209	214								

	Apr-21	Apr-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	4	14	15
\$150,000 - \$199,999	26	21	94	103
\$200,000 - \$249,999	61	55	189	243
\$250,000 - \$299,999	116	64	306	263
\$300,000 - \$349,999	89	133	258	445
\$350,000 - \$399,999	50	139	142	458
\$400,000 - \$449,999	21	74	54	256
\$450,000 - \$499,999	22	48	49	134
\$500,000 - \$549,999	14	27	43	85
\$550,000 - \$599,999	8	16	28	69
\$600,000 - \$649,999	4	9	9	29
\$650,000 - \$699,999	5	4	11	21
\$700,000 - \$749,999	4	3	9	12
\$750,000 - \$799,999	-	4	2	7
\$800,000 - \$849,999	-	1	2	6
\$850,000 - \$899,999	-	2	1	6
\$900,000 - \$949,999	1	-	1	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	1	-	4	2
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	1	-
\$2,000,000 +	-	-	-	-
	424	604	1,217	2,154

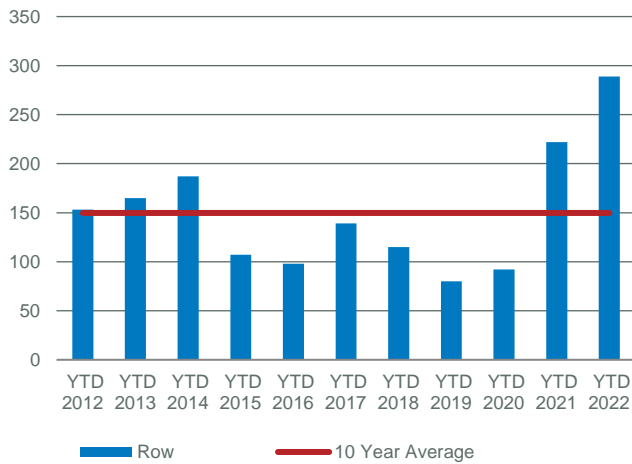
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

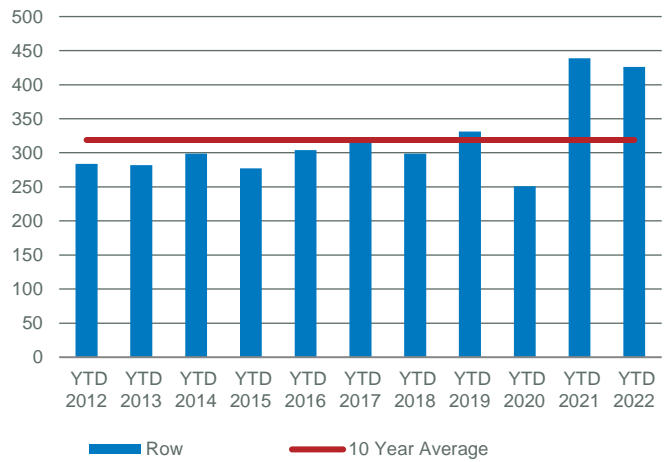
YTD APRIL



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



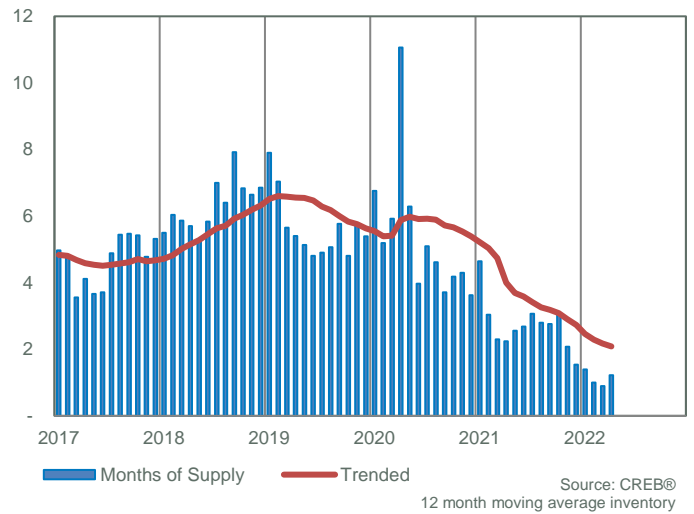
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



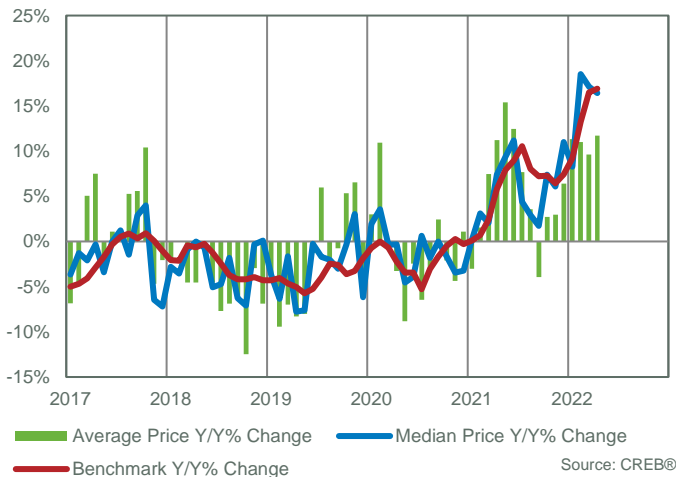
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



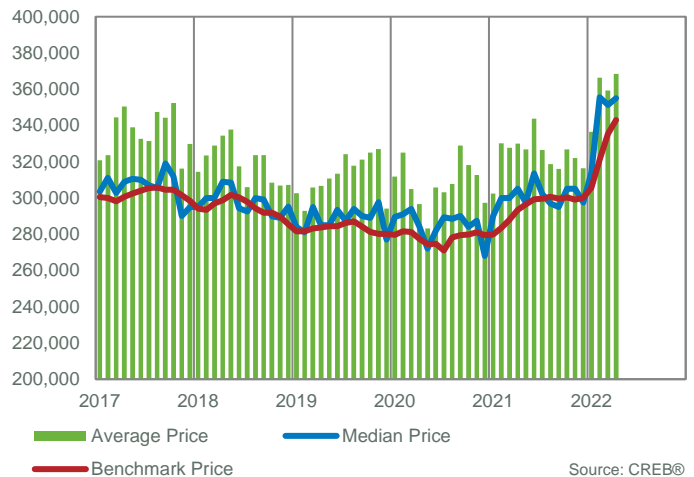
Source: CREB®

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

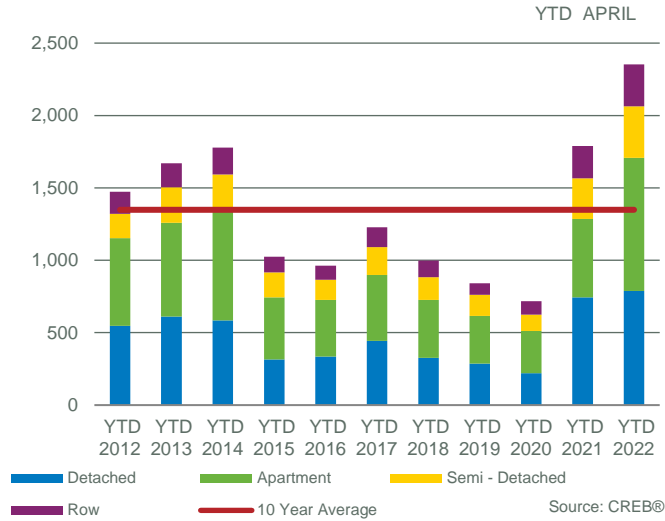


Source: CREB®

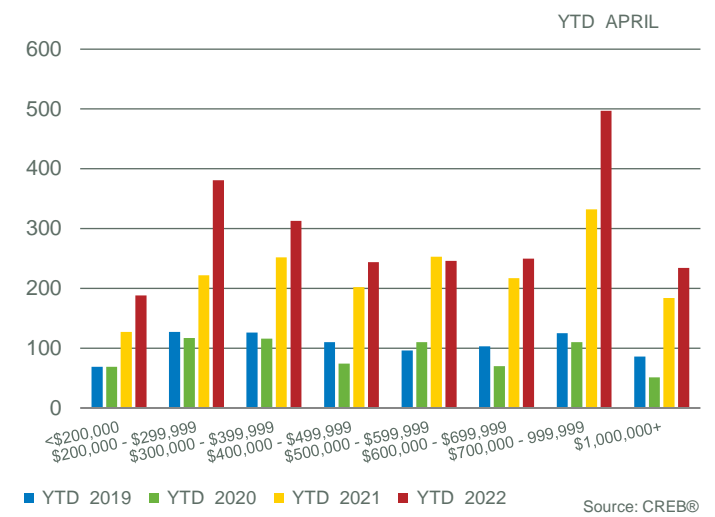


CITY CENTRE

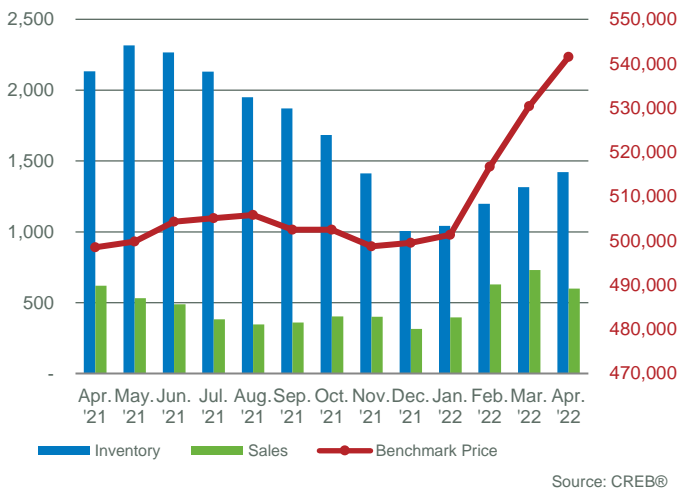
CITY CENTRE TOTAL SALES



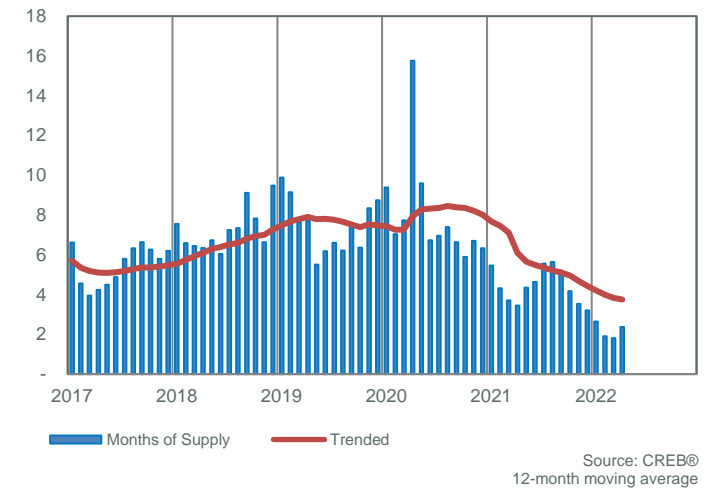
CITY CENTRE TOTAL SALES BY PRICE RANGE



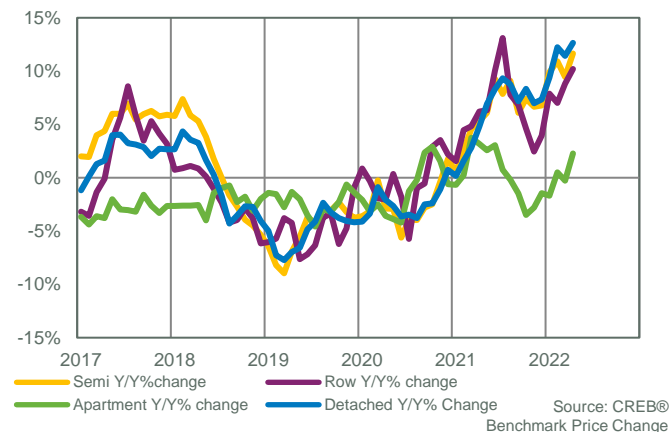
CITY CENTRE INVENTORY AND SALES



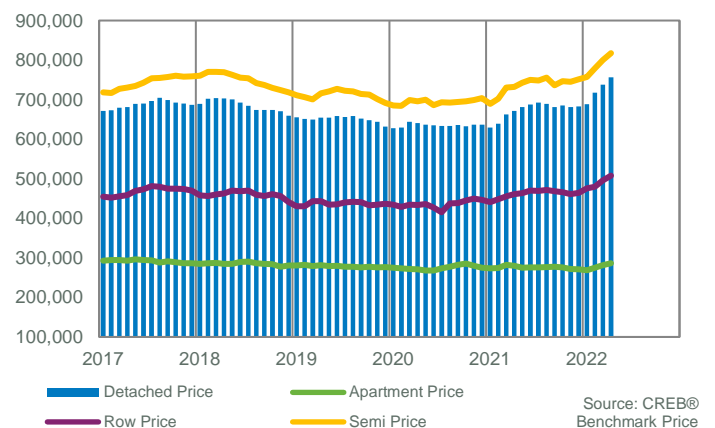
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

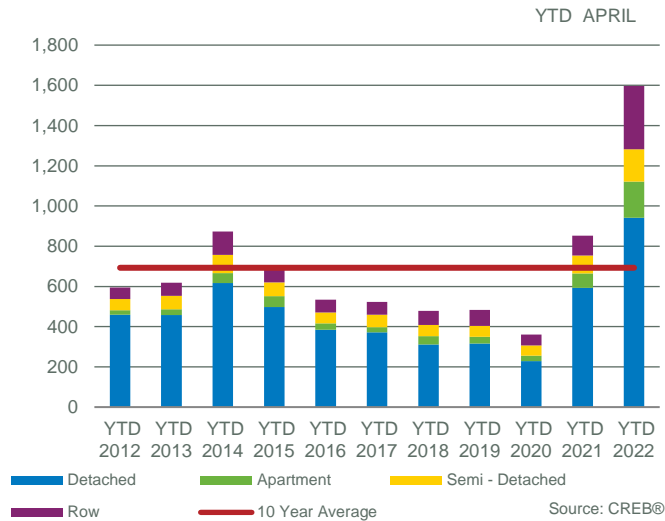


CITY CENTRE PRICES

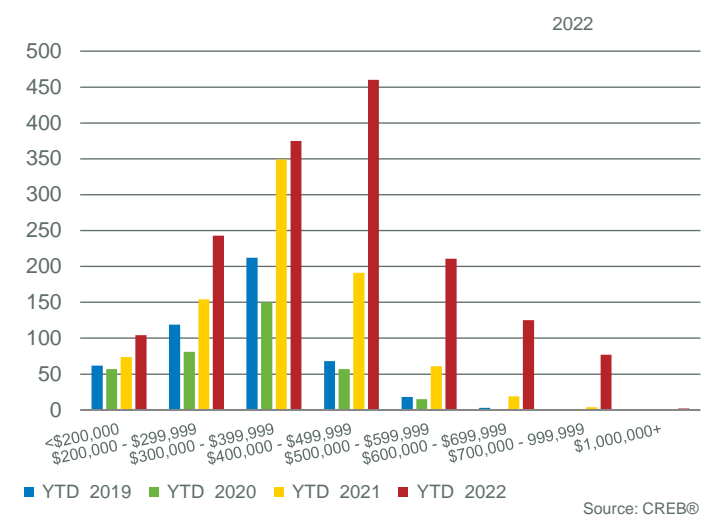


**NORTHEAST**

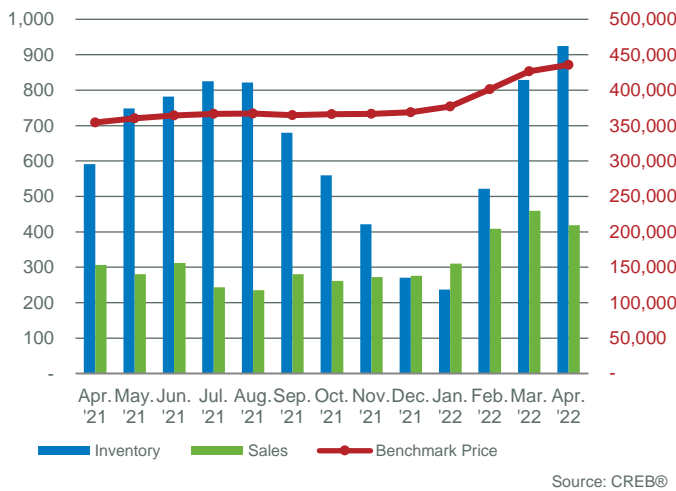
**NORTHEAST TOTAL SALES**



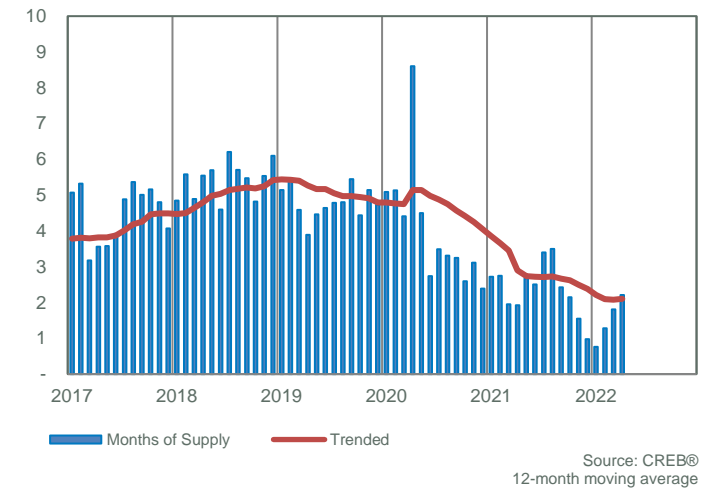
**NORTHEAST TOTAL SALES BY PRICE RANGE**



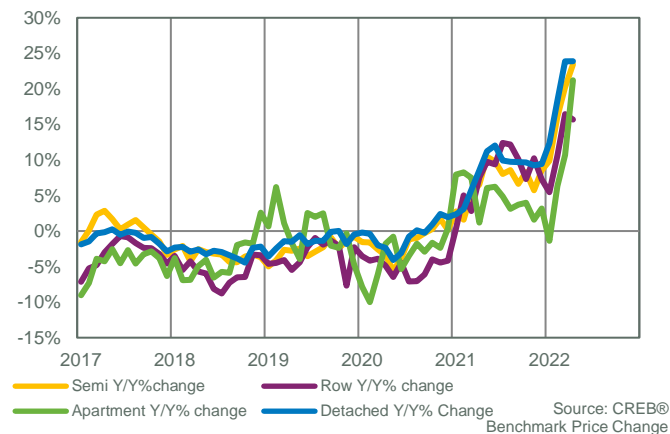
**NORTHEAST INVENTORY AND SALES**



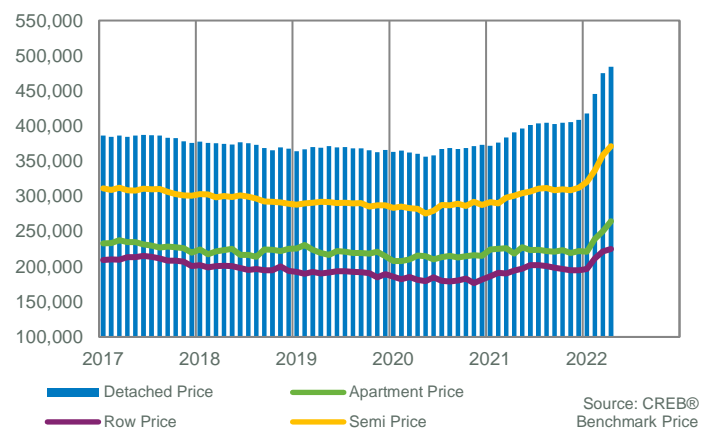
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

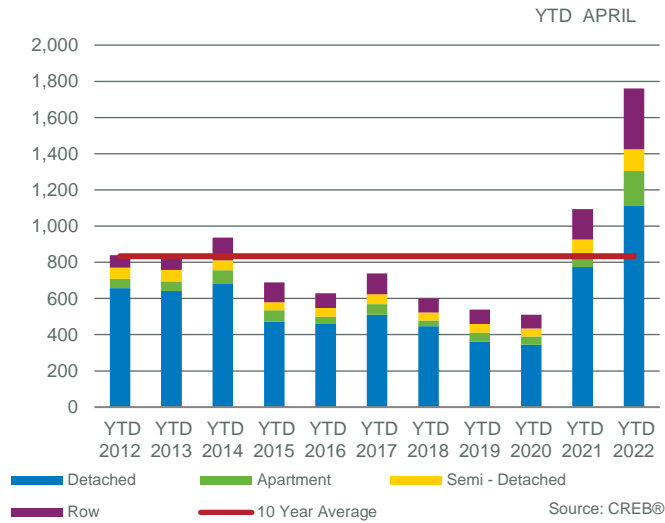


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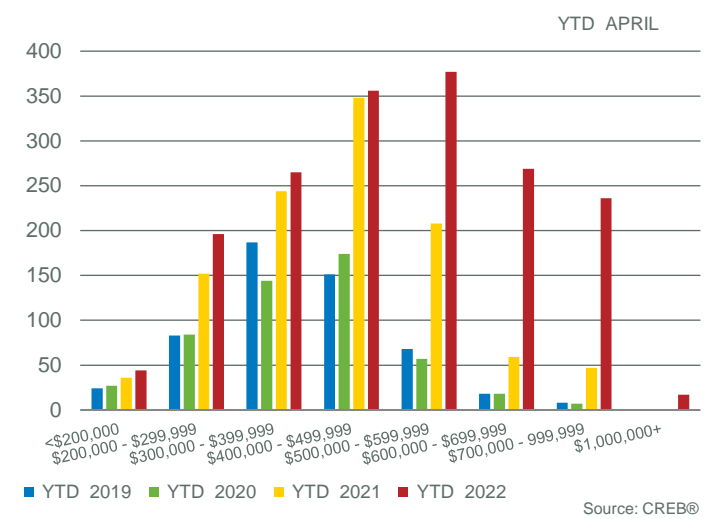


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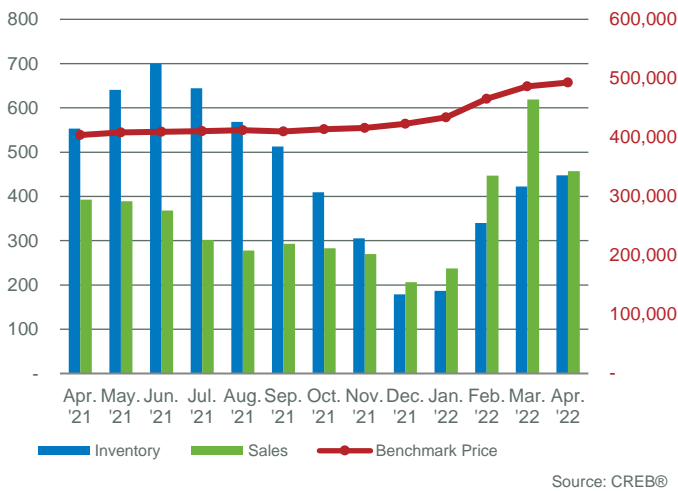
**NORTH TOTAL SALES**



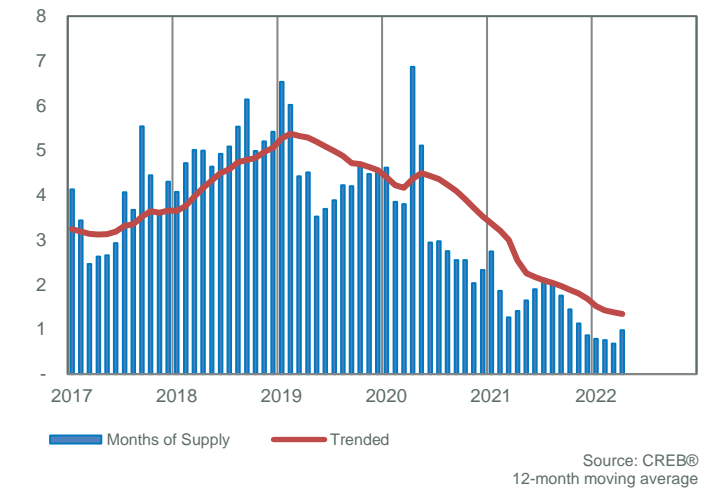
**NORTH TOTAL SALES BY PRICE RANGE**



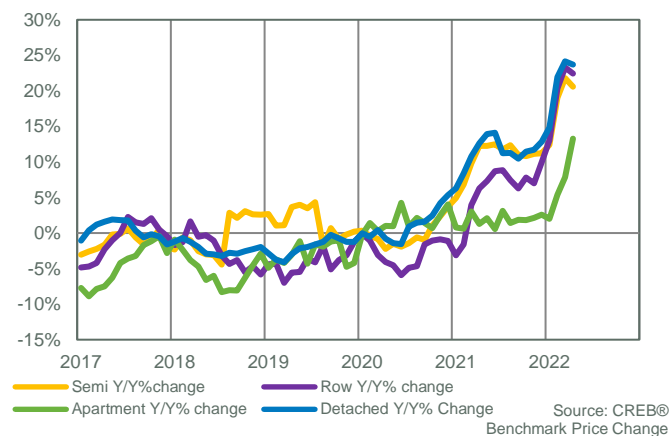
**NORTH INVENTORY AND SALES**



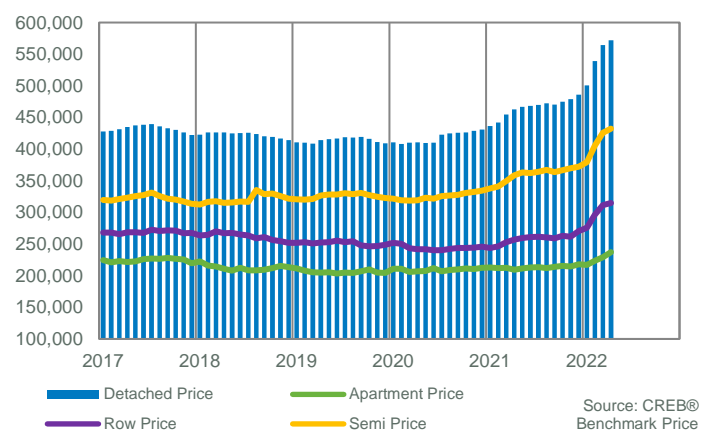
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

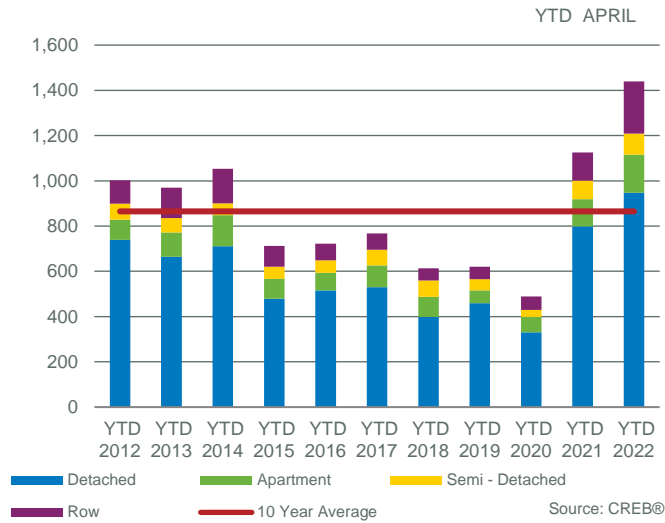


**NORTH PRICES**

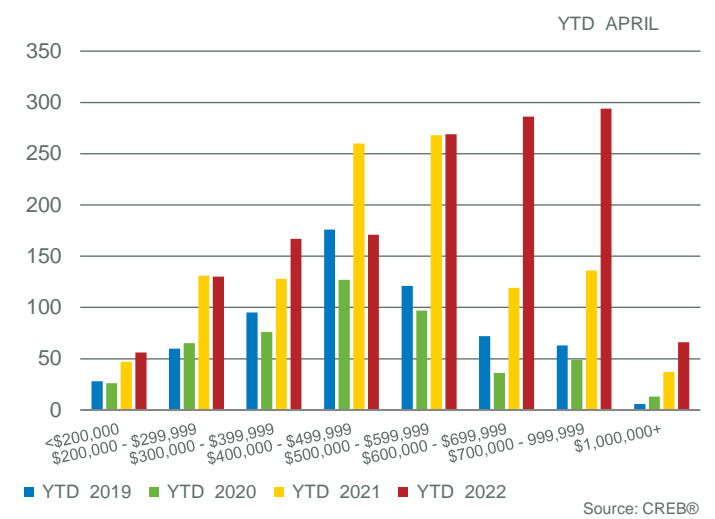


**NORTHWEST**

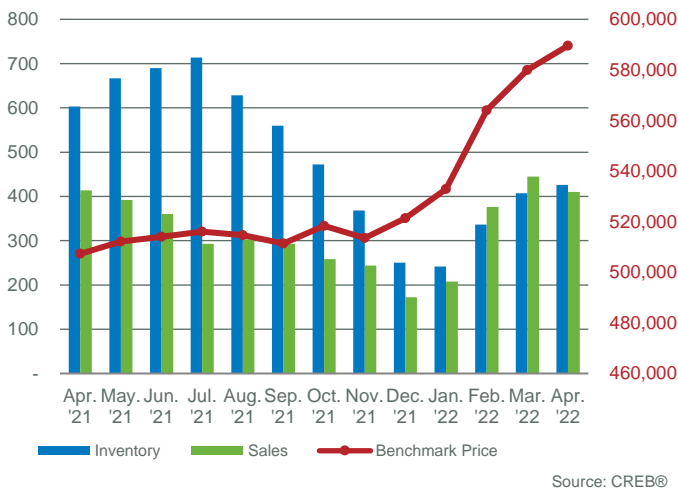
**NORTHWEST TOTAL SALES**



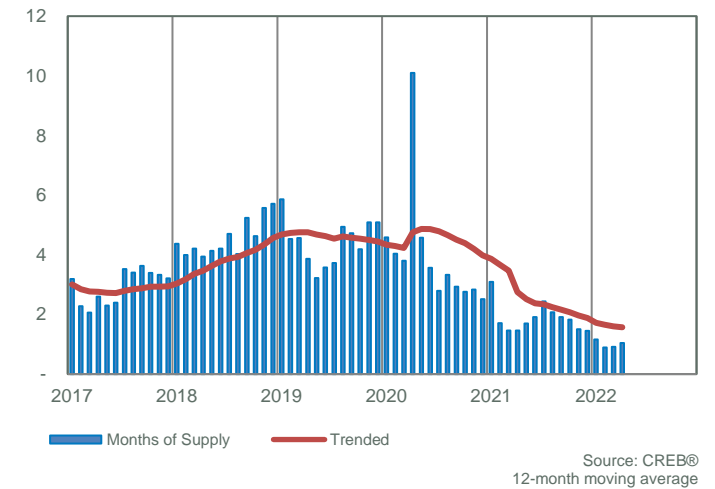
**NORTHWEST TOTAL SALES BY PRICE RANGE**



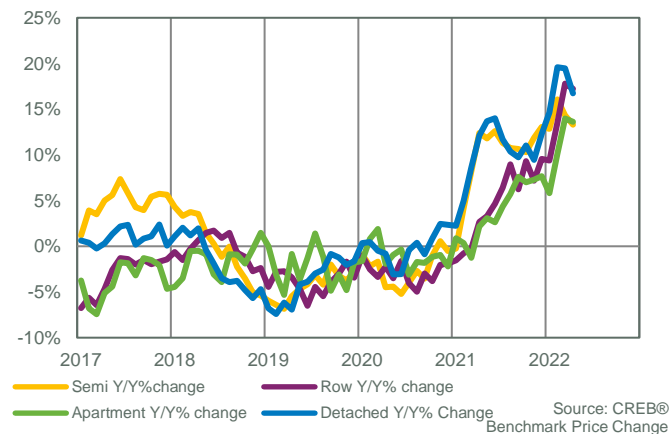
**NORTHWEST INVENTORY AND SALES**



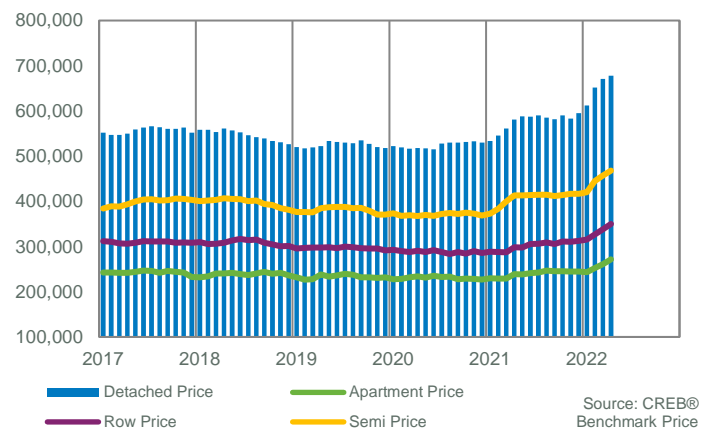
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

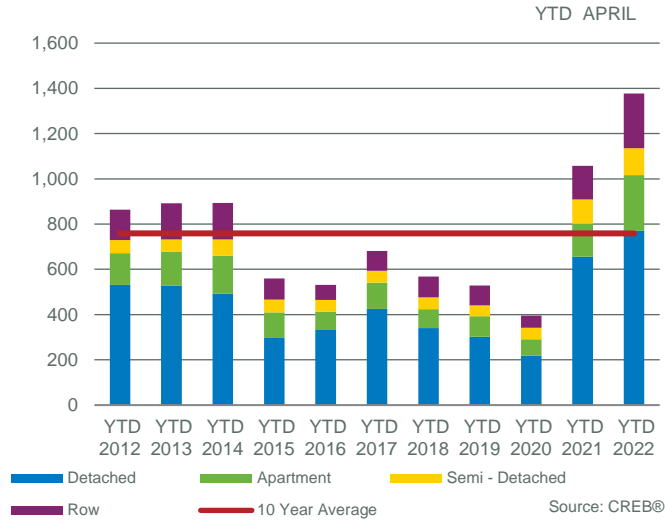


**NORTHWEST PRICES**

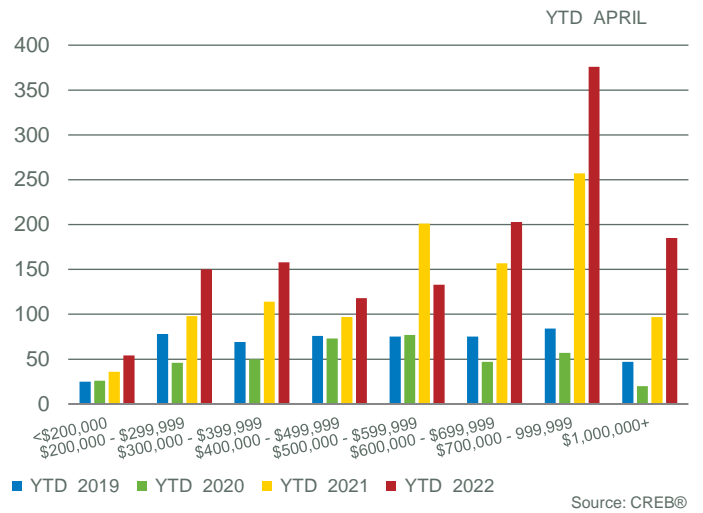


WEST

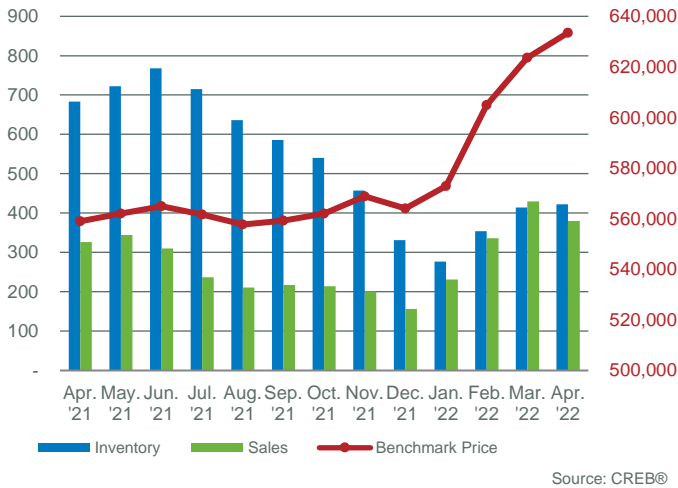
WEST TOTAL SALES



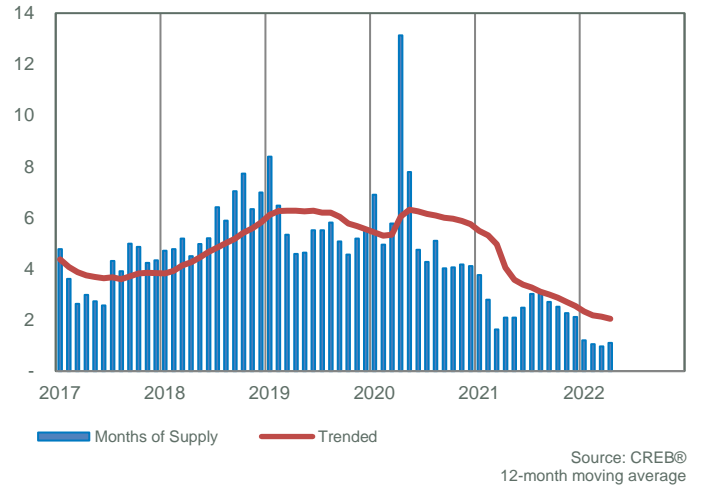
WEST TOTAL SALES BY PRICE RANGE



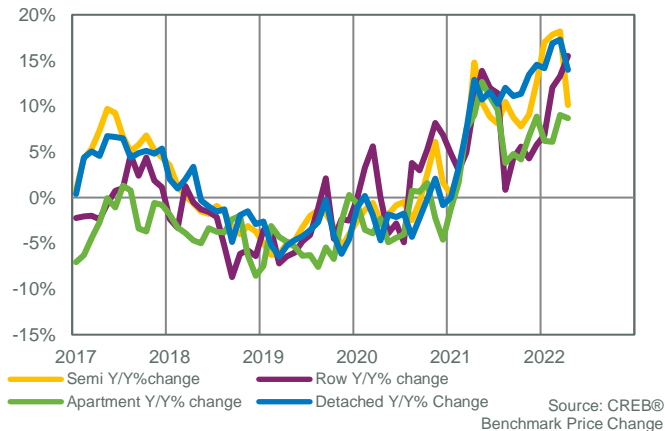
WEST INVENTORY AND SALES



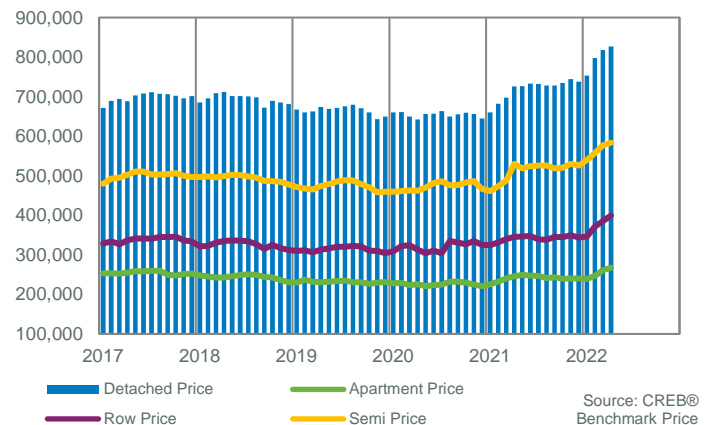
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

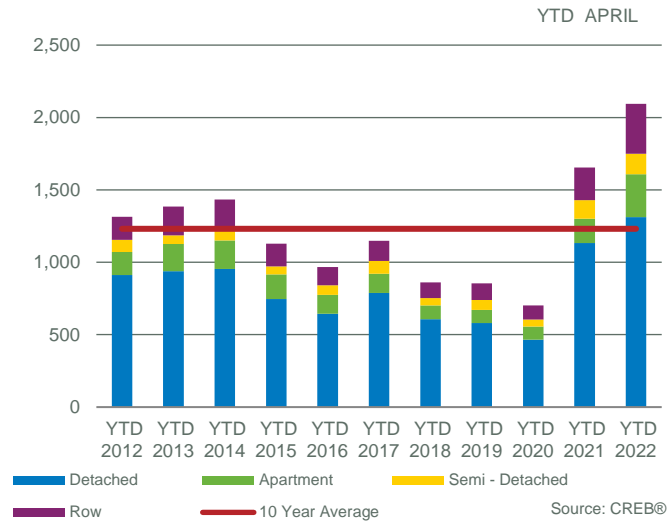


WEST PRICES

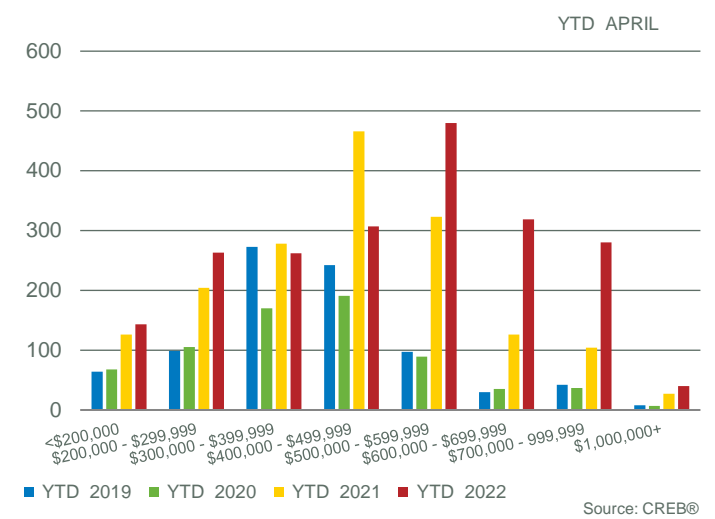


**SOUTH**

**SOUTH TOTAL SALES**



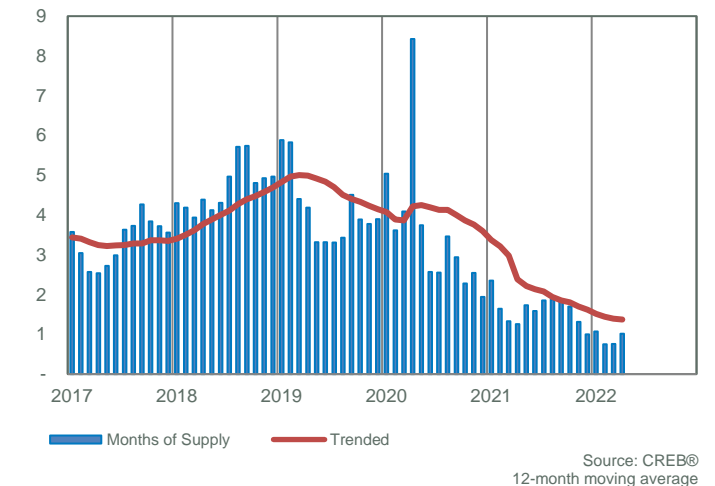
**SOUTH TOTAL SALES BY PRICE RANGE**



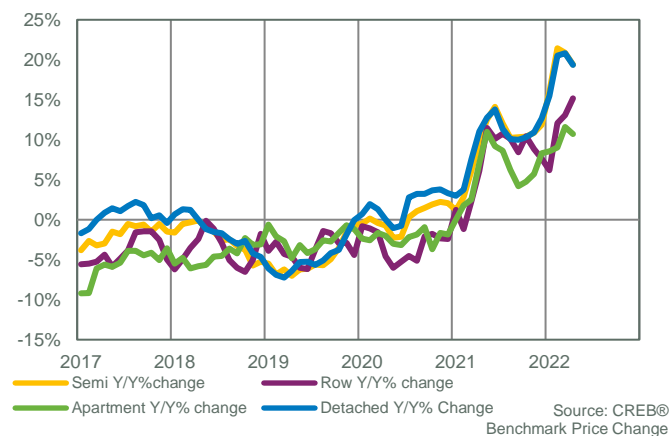
**SOUTH INVENTORY AND SALES**



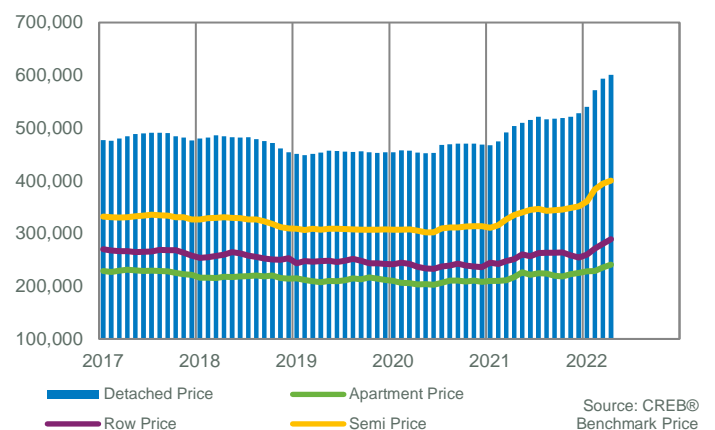
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

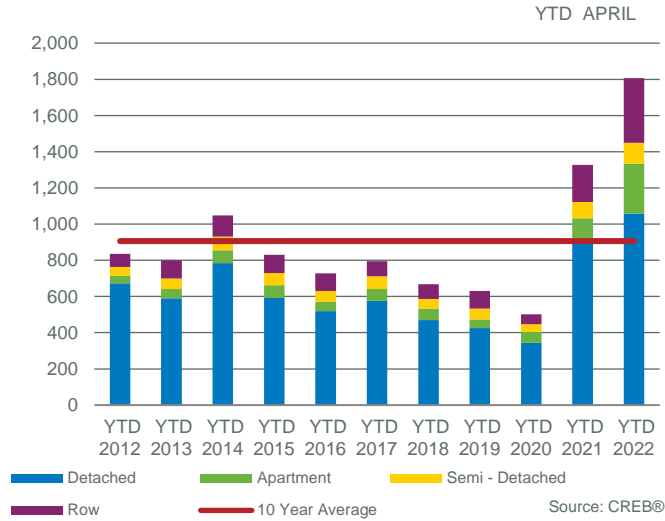


**SOUTH PRICES**

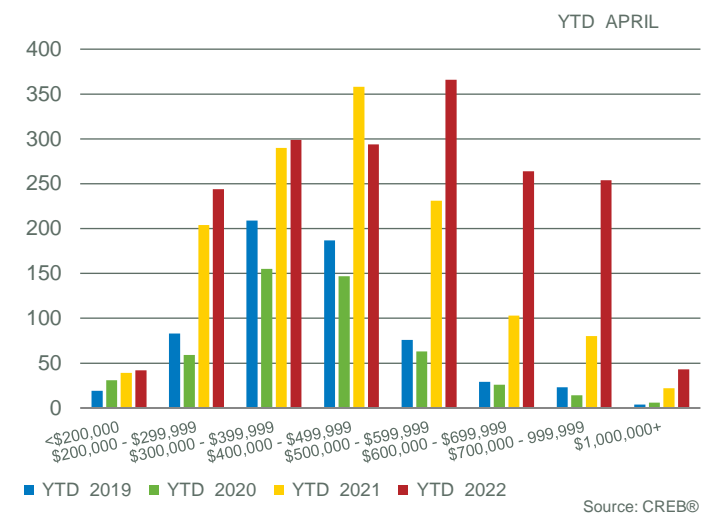


**SOUTHEAST**

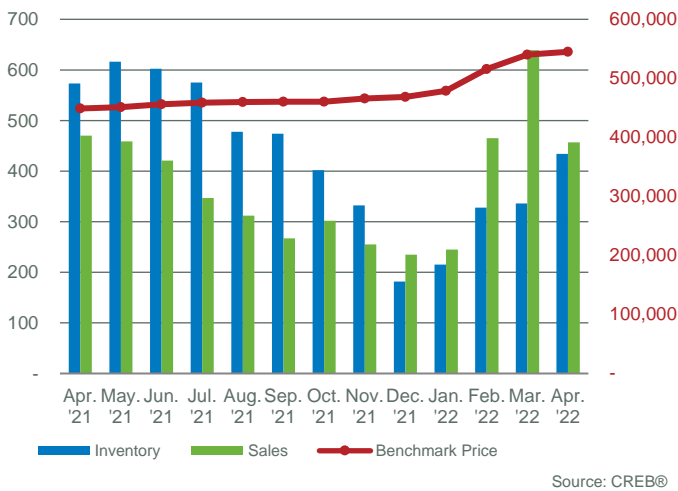
**SOUTHEAST TOTAL SALES**



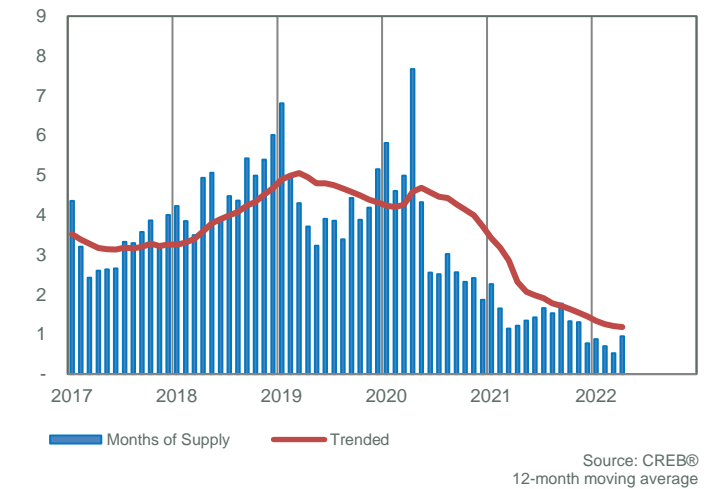
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



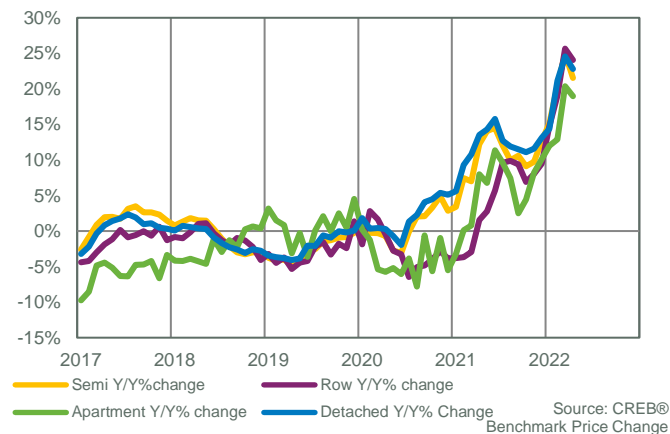
**SOUTHEAST INVENTORY AND SALES**



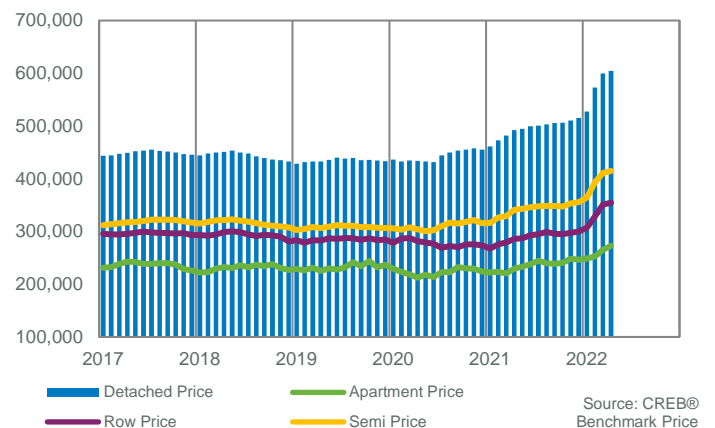
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**



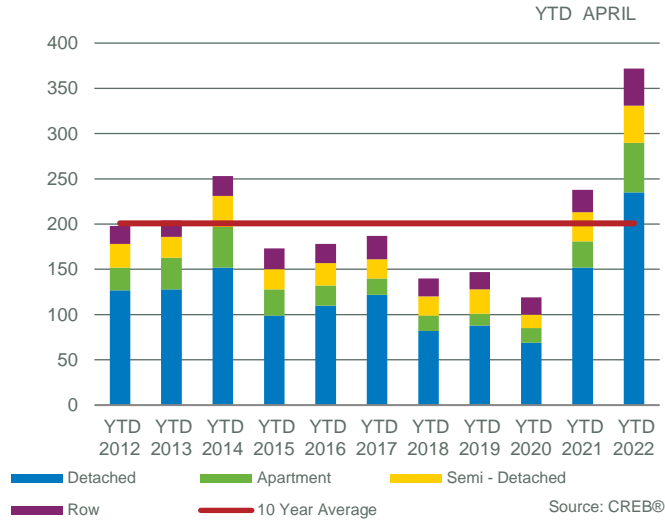
**SOUTHEAST PRICES**



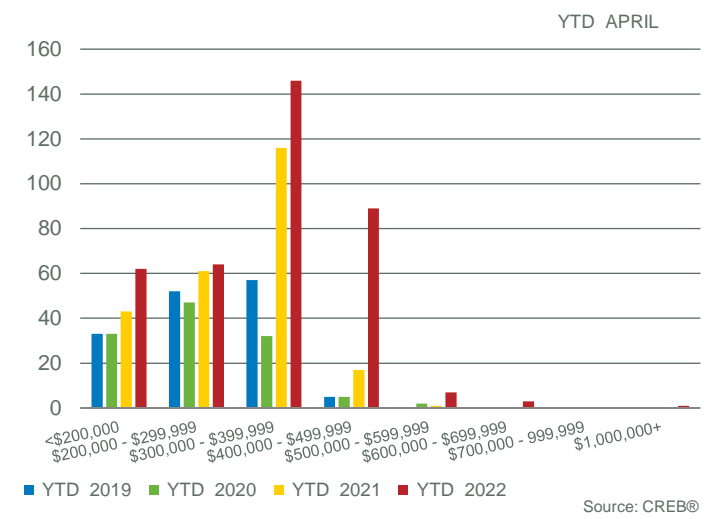


**EAST**

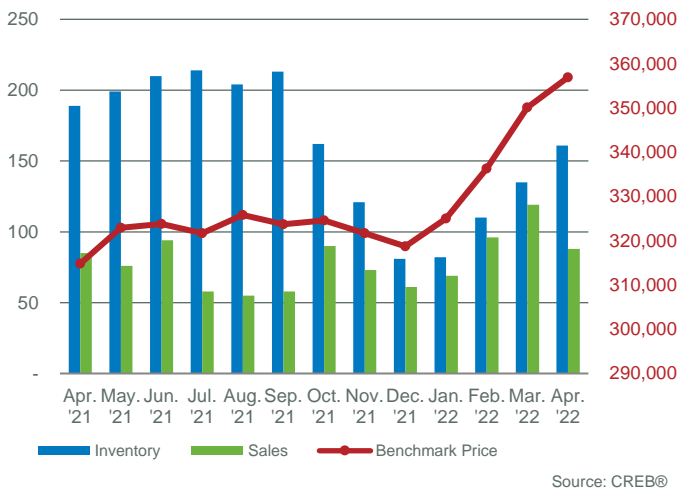
**EAST TOTAL SALES**



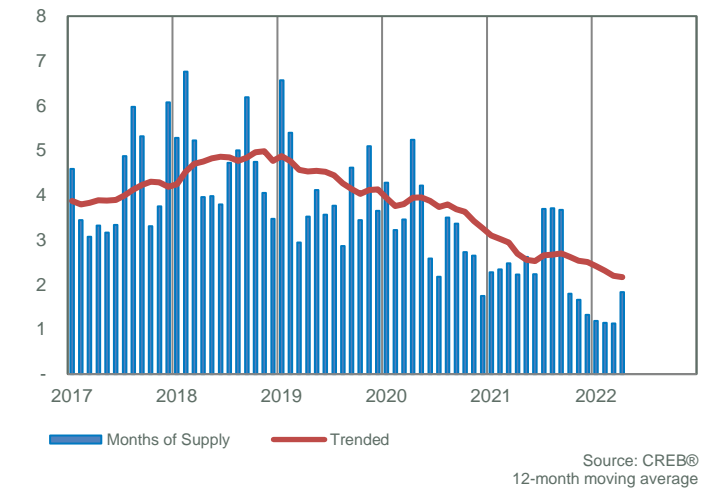
**EAST TOTAL SALES BY PRICE RANGE**



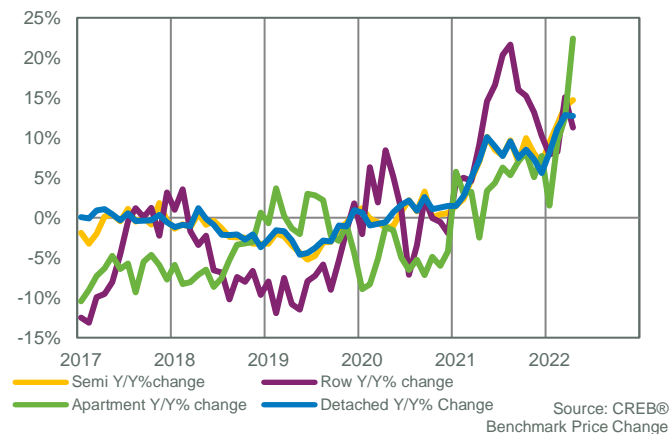
**EAST INVENTORY AND SALES**



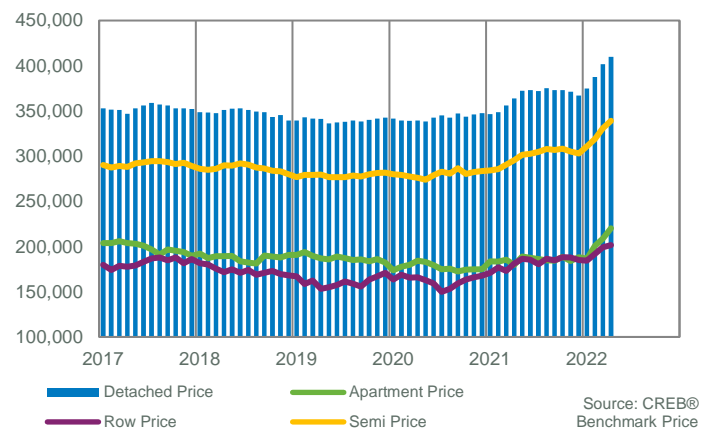
**EAST MONTHS OF INVENTORY**

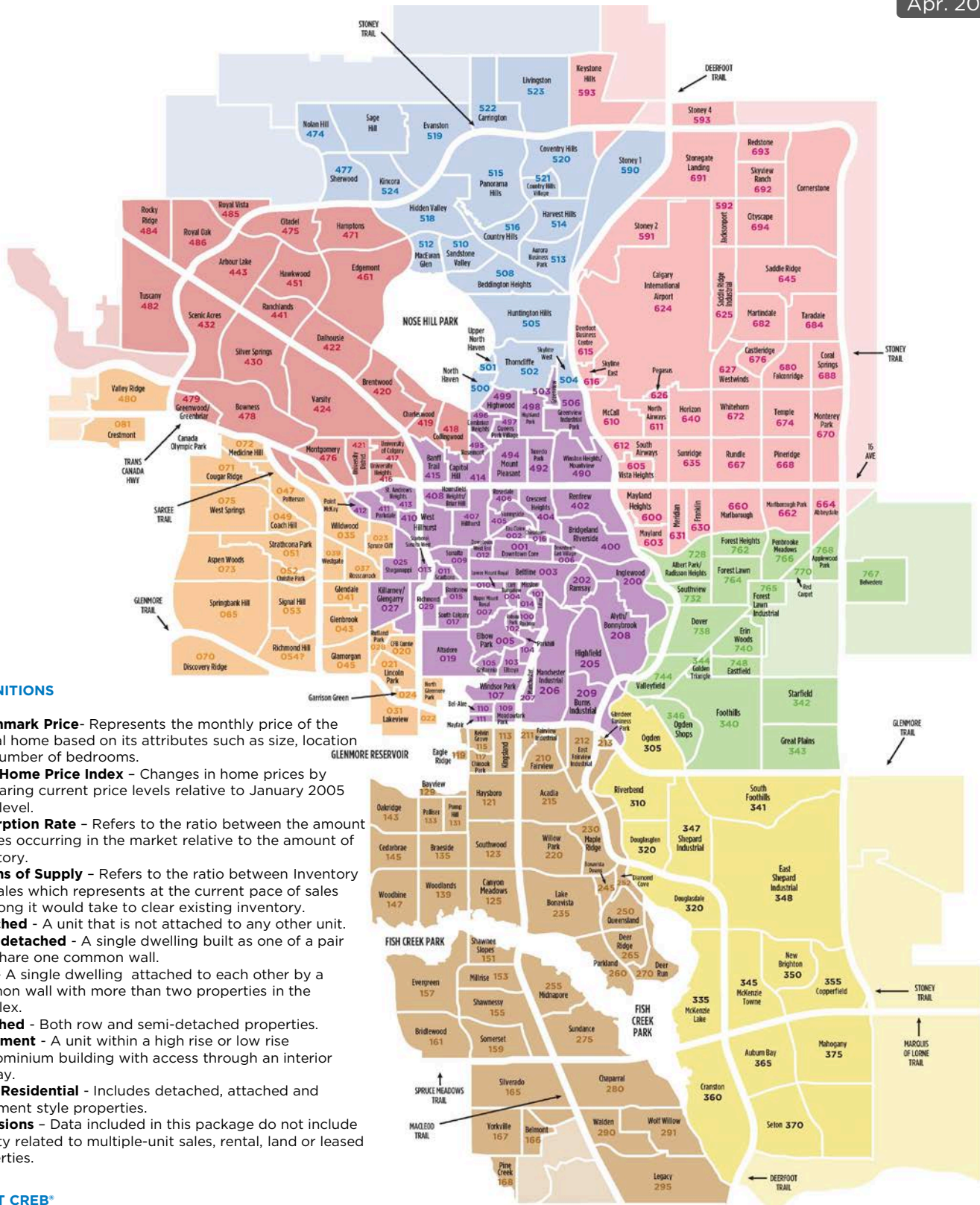


**EAST PRICE CHANGE**



**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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