



creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

October 2022



creb.com

October 2022

Sales remain stronger than pre-covid levels

City of Calgary, November 1, 2022 - October sales eased compared to last year's levels, mostly due to slower activity in the detached sector.

However, with 1,857 sales this month, levels are still stronger than long-term trends and activity reported prior to the pandemic. Year-to-date sales have reached 26,823 and with only two months to go, 2022 will likely post a record year in terms of sales.

"Calgary hasn't seen the same degree of pullback in housing sales like other parts of Canada, thanks to persistently strong demand for our higher density product," said CREB® Chief Economist Ann-Marie Lurie. "While our city is not immune to the impact that inflation and higher rates are having, strong employment growth, positive migration flows and a stronger commodity market are helping offset some of that impact."

New listings also trended down this month causing the sales-to-new-listings ratio to rise to 85 per cent and inventories to trend down. Much of the inventory decline has been driven by product priced below \$500,000.

While conditions are not as tight as what was seen earlier in the year, with only two months of supply, conditions remain tighter than historical levels. We are also seeing divergent trends in the market with conditions continuing to favour the seller in the lower-price ranges and shifting to more balanced conditions in the upper-price ranges.

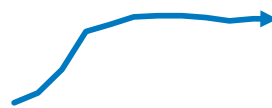
As of October, prices have eased by four per cent relative to the highs reached in May. This is considered a relatively small adjustment when considering price movements in other large cities. It is also important to note that the October benchmark price is still nearly 10 per cent higher than levels reported last year.



TOTAL RESIDENTIAL PRICE

\$ 523,900

↑ 9.6% Y/Y



DETACHED PRICE



\$ 623,900

↑ 11.7% Y/Y



SEMI-DETACHED PRICE



\$ 558,700

↑ 9.2% Y/Y



ROW PRICE

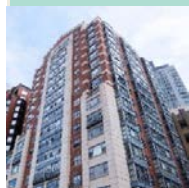


\$ 361,000

↑ 14.5% Y/Y

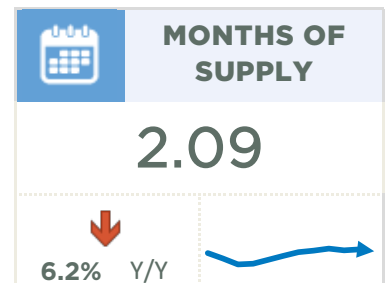
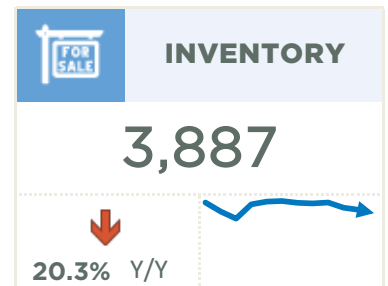
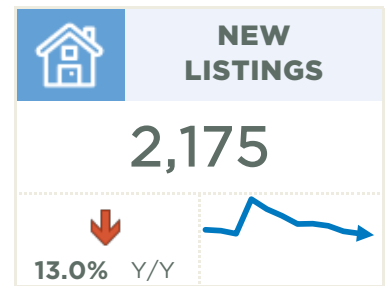
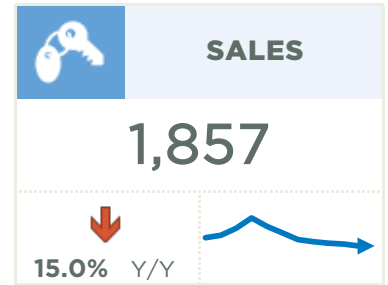


APARTMENT PRICE



\$ 277,800

↑ 10.5% Y/Y



October 2022

October 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	942	-29%	1,151	-15%	1,946	-6%	82%	2.07	33%	\$623,900	12%
Semi	158	-29%	188	-17%	337	-21%	84%	2.13	11%	\$558,700	9%
Row	320	18%	303	-23%	465	-43%	106%	1.45	-52%	\$361,000	15%
Apartment	437	21%	533	1%	1,139	-27%	82%	2.61	-40%	\$277,800	11%
Total Residential	1,857	-15%	2,175	-13%	3,887	-20%	85%	2.09	-6%	\$523,900	10%

Year-to-Date

October 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	14,363	-3%	19,856	2%	2,163	-16%	72%	1.51	-13%	\$631,290	15%
Semi	2,283	3%	3,072	-3%	369	-25%	74%	1.62	-27%	\$566,710	12%
Row	4,715	42%	5,727	14%	637	-31%	82%	1.35	-51%	\$354,670	15%
Apartment	5,462	56%	7,596	13%	1,289	-25%	72%	2.36	-52%	\$271,190	8%
Total Residential	26,823	13%	36,251	5%	4,458	-22%	74%	1.66	-30%	\$531,280	13%



Detached

Sales growth in the over \$700,000 price range this month were not enough to offset the declines in the lower-price ranges, causing detached sales to ease by over 29 per cent compared to last year. Limited supply growth in the lower-price ranges continue to keep conditions exceptionally tight for lower-priced detached homes. In October, inventory levels for detached homes were under 2,000 units, nearly 35 per cent lower than typical levels reported for the month. Moreover, over 42 per cent of the inventory falls in the upper-price ranges of the market. This is likely creating a situation where pricing trends will vary depending on price range. Overall, detached prices did trend down relative to last month and peak levels in May but remain nearly 12 per cent higher than levels reported last October. The strongest year-over-year price gains have occurred in the North and South East districts.



Semi-Detached

While sales remain lower than last year's levels in October, recent pullbacks have not offset gains from earlier in the year and year-to-date sales improved by nearly three per cent. A pullback in new listings relative to sales caused the sales-to-new-listings ratio to push above 80 per cent this month and inventories to ease, leaving the months of supply just over two months. The benchmark price, while easing slightly compared to last month, remained over nine per cent higher than last year's levels. Year-over-year price gains have varied from a low of nearly eight per cent in the City Centre to a high of 16 per cent in the North district.



Row

Row sales continue to rise relative to last year supporting a year-to-date gain of nearly 42 per cent. At the same time, new listings this month eased ensuring that the sales-to-new-listings ratio remain exceptionally tight at 106 per cent. Falling inventories and improving sales have ensured this market continues to favour the seller with less than two months of supply. This has also prevented the same adjustment in price. As of October, the benchmark price was \$361,200, less than one per cent lower than the peak achieved in June of this year. Overall, prices remained nearly 15 per cent higher than last year's levels. The strongest price gains occurred in the South East, North East and North districts.

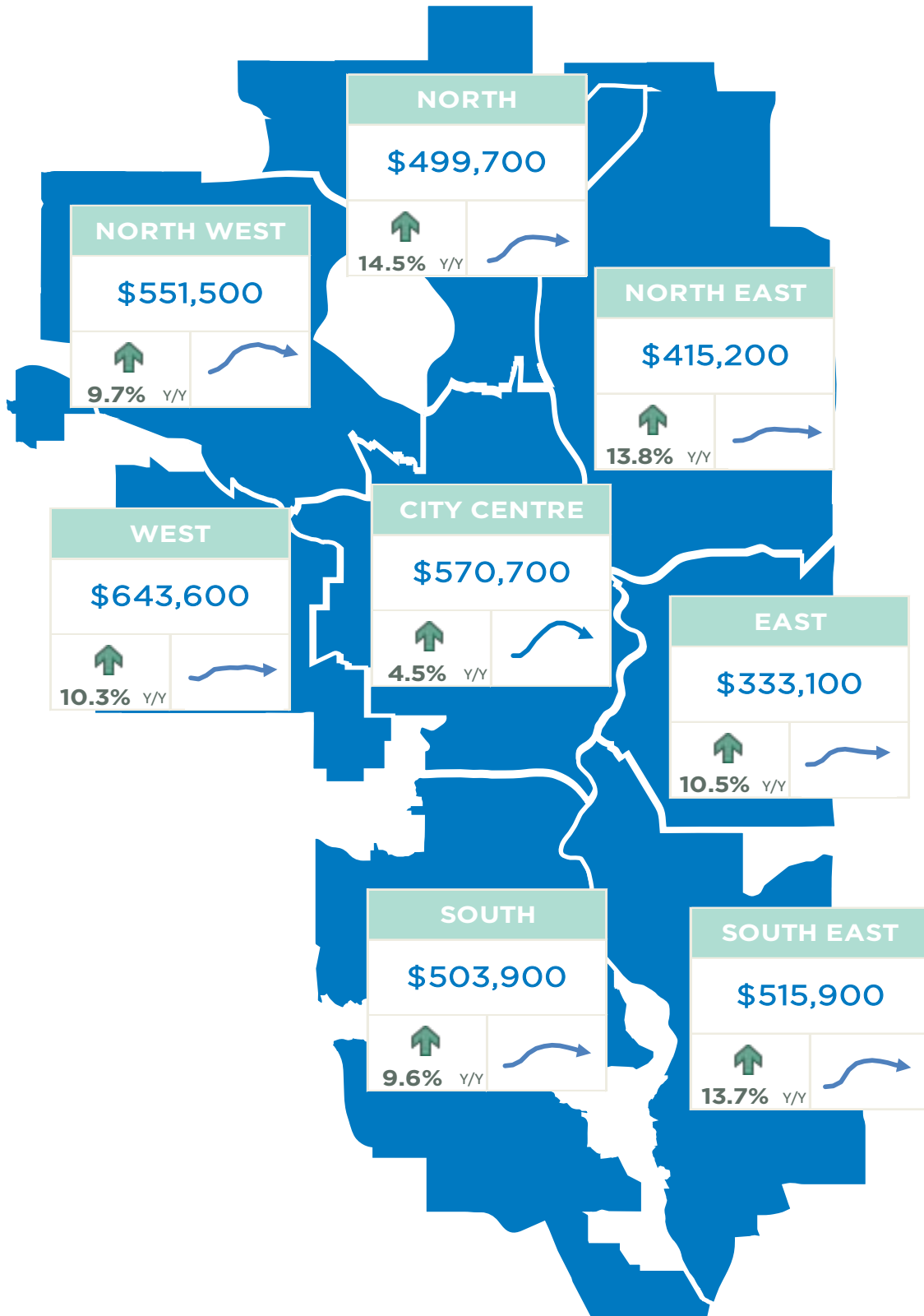


Apartment

Apartment sales continue to rise over levels reported last year contributing to the year-to-date increase of over 56 per cent. Improving sales were also met with gains in new listings, but as the growth in sales outpaced the new listings activity, inventory levels continue to trend down. As of October, the months of supply remained just below three months, the lowest level recorded in October since 2013. In October, the benchmark price was \$277,800, similar to last month and nearly 11 per cent higher than last year's levels. Some of the strongest price gains have occurred in areas outside of the City Centre. Despite persistent price growth, overall prices remain nine per cent below previous highs set back in 2014.

October 2022

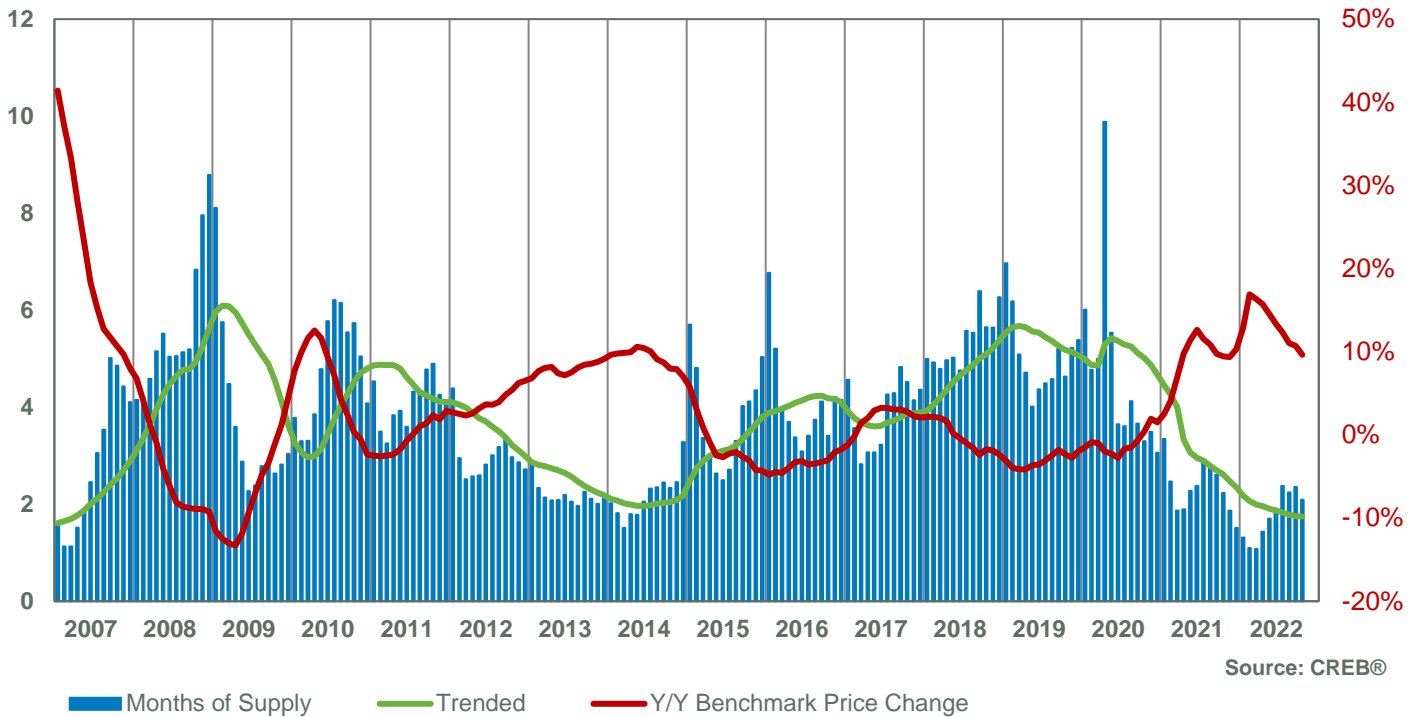
District Total Residential Benchmark Price



	Oct-21	Oct-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
CITY OF CALGARY						
Total Sales	2,184	1,857	-14.97%	23,842	26,823	12.50%
Total Sales Volume	\$1,058,514,418	\$946,283,065	-10.60%	\$11,777,533,815	\$13,933,457,608	18.31%
New Listings	2,499	2,175	-12.97%	34,438	36,251	5.26%
Inventory	4,876	3,887	-20.28%	5,701	4,458	-21.80%
Months of Supply	2.23	2.09	-6.25%	2.39	1.66	-30.49%
Sales to New Listings	87.39%	85.38%	-2.02%	69.23%	73.99%	4.76%
Sales to List Price	97.80%	97.62%	-0.17%	98.10%	100.11%	2.01%
Days on Market	43	40	-7.37%	39	29	-25.64%
Benchmark Price	\$477,800	\$523,900	9.65%	\$468,860	\$531,280	13.31%
Median Price	\$438,000	\$460,000	5.02%	\$445,000	\$477,500	7.30%
Average Price	\$484,668	\$509,576	5.14%	\$493,983	\$519,459	5.16%
Index	237	260	9.66%	230	259	12.76%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Oct. 2022

	Oct-21	Oct-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
DETACHED						
Total Sales	1,331	942	-29.23%	14,786	14,363	-2.86%
Total Sales Volume	\$758,738,528	\$617,559,818	-18.61%	\$8,650,174,296	\$9,454,838,584	9.30%
New Listings	1,349	1,151	-14.68%	19,494	19,856	1.86%
Inventory	2,065	1,946	-5.76%	2,572	2,163	-15.88%
Months of Supply	1.55	2.07	33.15%	1.74	1.51	-13.40%
Sales to New Listings Ratio	98.67%	81.84%	-16.82%	75.85%	72.34%	-3.51%
Sales to List Price Ratio	98.02%	97.70%	-0.31%	98.33%	100.58%	2.25%
Days on Market	39	36	-8.31%	32	23	-28.13%
Benchmark Price	\$558,300	\$623,900	11.75%	\$547,300	\$631,290	15.35%
Median Price	\$510,000	\$582,000	14.12%	\$515,500	\$597,000	15.81%
Average Price	\$570,051	\$655,584	15.00%	\$585,025	\$658,277	12.52%
APARTMENT						
Total Sales	360	437	21.39%	3,503	5,462	55.92%
Total Sales Volume	\$103,722,511	\$129,952,576	25.29%	\$929,984,316	\$1,544,279,023	66.05%
New Listings	530	533	0.57%	6,748	7,596	12.57%
Inventory	1,561	1,139	-27.03%	1,714	1,289	-24.79%
Months of Supply	4.34	2.61	-39.89%	4.89	2.36	-51.76%
Sales to New Listings Ratio	67.92%	81.99%	14.06%	51.91%	71.91%	19.99%
Sales to List Price Ratio	96.31%	96.48%	0.17%	96.39%	97.54%	1.15%
Days on Market	59	52	-11.74%	60	43	-28.33%
Benchmark Price	\$251,300	\$277,800	10.55%	\$249,960	\$271,190	8.49%
Median Price	\$235,000	\$250,000	6.38%	\$230,000	\$249,900	8.65%
Average Price	\$288,118	\$297,374	3.21%	\$265,482	\$282,731	6.50%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	222	158	-28.83%	2,225	2,283	2.61%
Total Sales Volume	\$107,495,271	\$84,747,235	-21.16%	\$1,110,292,093	\$1,252,002,067	12.76%
New Listings	226	188	-16.81%	3,165	3,072	-2.94%
Inventory	428	337	-21.26%	494	369	-25.29%
Months of Supply	1.93	2.13	10.63%	2.22	1.62	-27.19%
Sales to New Listings Ratio	98.23%	84.04%	-14.19%	70.30%	74.32%	4.02%
Sales to List Price Ratio	97.95%	98.31%	0.37%	98.18%	100.06%	1.92%
Days on Market	39	39	-1.85%	39	27	-30.77%
Benchmark Price	\$511,700	\$558,700	9.19%	\$503,860	\$566,710	12.47%
Median Price	\$405,000	\$468,750	15.74%	\$417,500	\$490,000	17.37%
Average Price	\$484,213	\$536,375	10.77%	\$499,008	\$548,402	9.90%
CITY OF CALGARY ROW						
Total Sales	271	320	18.08%	3,328	4,715	41.68%
Total Sales Volume	\$88,558,109	\$114,023,436	28.76%	\$1,087,083,110	\$1,682,337,934	54.76%
New Listings	394	303	-23.10%	5,031	5,727	13.83%
Inventory	822	465	-43.43%	922	637	-30.91%
Months of Supply	3.03	1.45	-52.09%	2.77	1.35	-51.24%
Sales to New Listings Ratio	68.78%	105.61%	36.83%	66.15%	82.33%	16.18%
Sales to List Price Ratio	97.51%	98.01%	0.51%	97.64%	99.94%	2.35%
Days on Market	46	37	-20.26%	46	29	-36.96%
Benchmark Price	\$315,200	\$361,000	14.53%	\$308,570	\$354,670	14.94%
Median Price	\$305,000	\$335,000	9.84%	\$300,000	\$347,000	15.67%
Average Price	\$326,783	\$356,323	9.04%	\$326,648	\$356,806	9.23%

For a list of definitions, see page 29.

October 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	100	141	70.92%	349	3.49	\$788,000	4.45%	-0.74%
North East	124	190	65.26%	339	2.73	\$468,600	15.05%	-0.26%
North	132	150	88.00%	215	1.63	\$583,100	16.74%	-0.29%
North West	130	173	75.14%	227	1.75	\$641,900	12.04%	-1.90%
West	81	100	81.00%	182	2.25	\$811,200	11.75%	0.73%
South	221	222	99.55%	335	1.52	\$595,900	11.80%	-0.63%
South East	123	135	91.11%	221	1.80	\$611,500	16.37%	-1.10%
East	30	39	76.92%	61	2.03	\$380,700	11.61%	-0.13%
TOTAL CITY	942	1,151	81.84%	1,946	2.07	\$623,900	11.75%	-0.65%
Apartment								
City Centre	165	246	67.07%	623	3.78	\$302,900	6.92%	-0.59%
North East	41	37	110.81%	55	1.34	\$215,500	16.99%	0.14%
North	27	34	79.41%	61	2.26	\$252,800	18.30%	-0.08%
North West	34	43	79.07%	104	3.06	\$239,700	9.35%	-2.08%
West	45	53	84.91%	83	1.84	\$291,000	13.19%	0.80%
South	52	67	77.61%	115	2.21	\$246,300	15.96%	0.08%
South East	63	46	136.96%	81	1.29	\$292,900	21.28%	2.56%
East	10	7	142.86%	17	1.70	\$172,000	13.23%	-0.06%
TOTAL CITY	437	533	81.99%	1,139	2.61	\$277,800	10.55%	-0.04%
Semi-detached								
City Centre	38	58	65.52%	136	3.58	\$788,500	7.76%	-0.63%
North East	18	19	94.74%	45	2.50	\$329,300	12.74%	-0.81%
North	19	17	111.76%	32	1.68	\$449,900	15.98%	-0.53%
North West	13	18	72.22%	27	2.08	\$535,400	9.38%	-0.93%
West	6	10	60.00%	23	3.83	\$673,900	10.11%	0.66%
South	27	35	77.14%	41	1.52	\$430,200	12.82%	-0.97%
South East	22	20	110.00%	21	0.95	\$424,400	14.58%	-1.05%
East	14	11	127.27%	11	0.79	\$286,200	12.68%	1.35%
TOTAL CITY	158	188	84.04%	337	2.13	\$558,700	9.19%	-0.66%
Row								
City Centre	33	53	62.26%	97	2.94	\$519,000	12.95%	1.96%
North East	42	32	131.25%	78	1.86	\$253,000	19.00%	0.28%
North	51	34	150.00%	49	0.96	\$338,600	18.56%	-0.76%
North West	38	40	95.00%	58	1.53	\$357,000	13.62%	-1.71%
West	33	31	106.45%	51	1.55	\$376,500	14.82%	-1.83%
South	65	64	101.56%	59	0.91	\$301,000	14.14%	-0.23%
South East	48	35	137.14%	53	1.10	\$363,200	20.07%	0.06%
East	10	12	83.33%	15	1.50	\$205,800	9.88%	1.48%
TOTAL CITY	320	303	105.61%	465	1.45	\$361,000	14.53%	-0.30%

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

City of Calgary

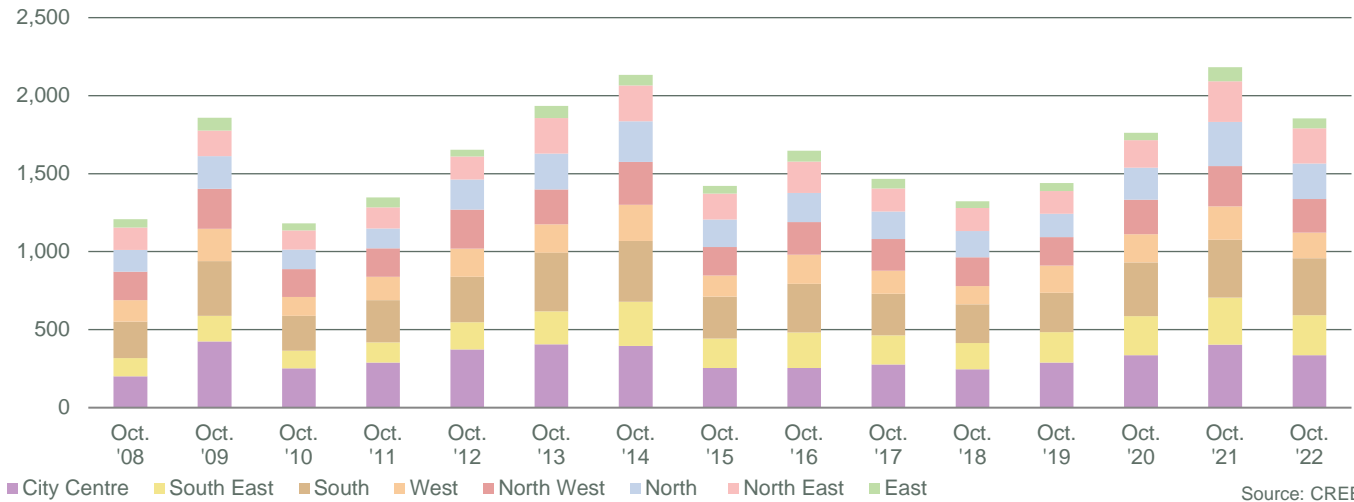
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Oct. 2022

TOTAL SALES

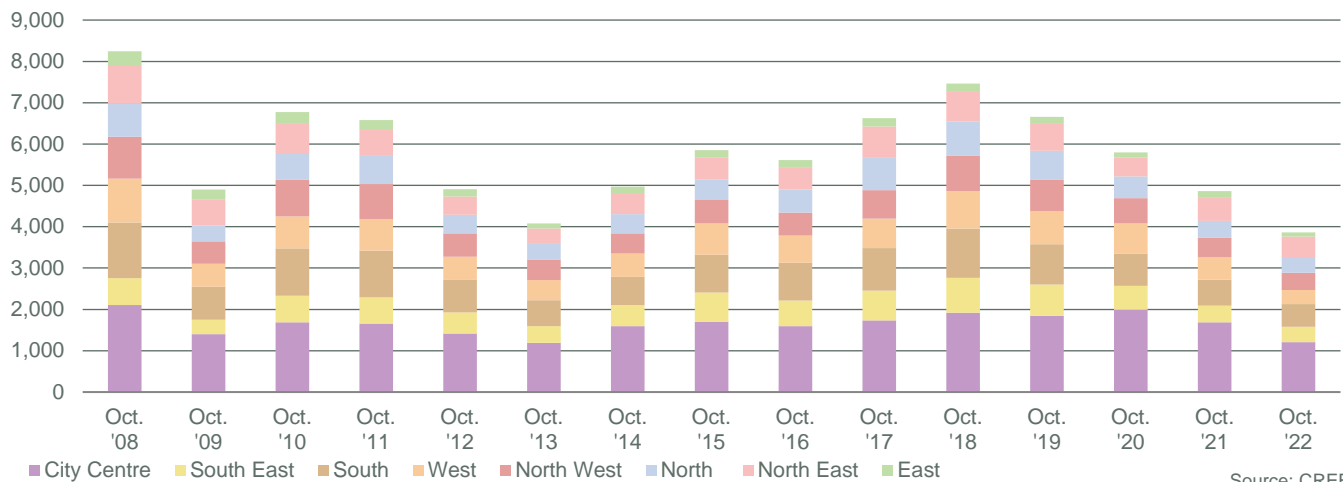
OCTOBER



Source: CREB®

TOTAL INVENTORY

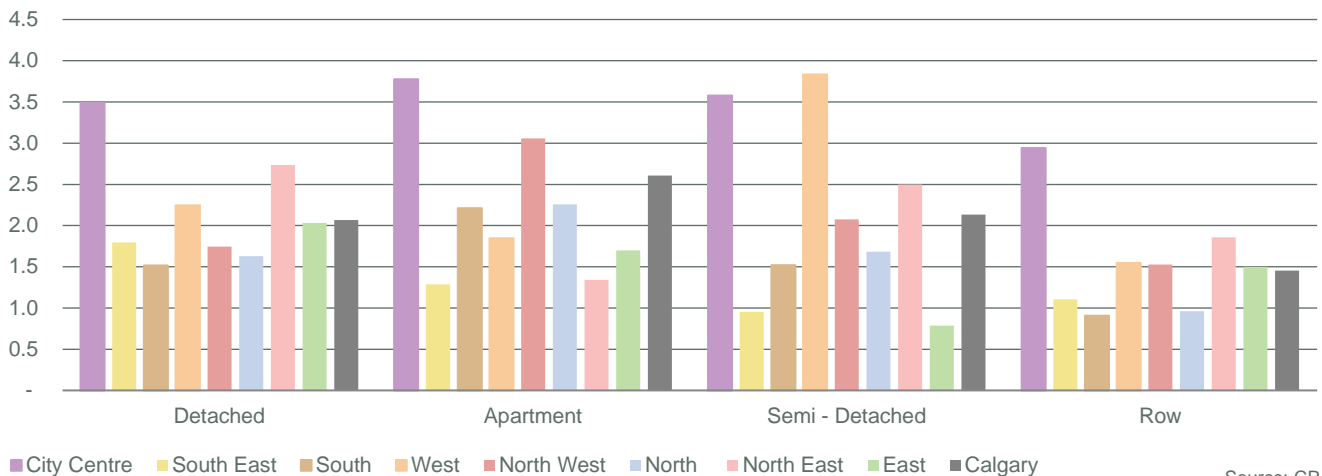
OCTOBER



Source: CREB®

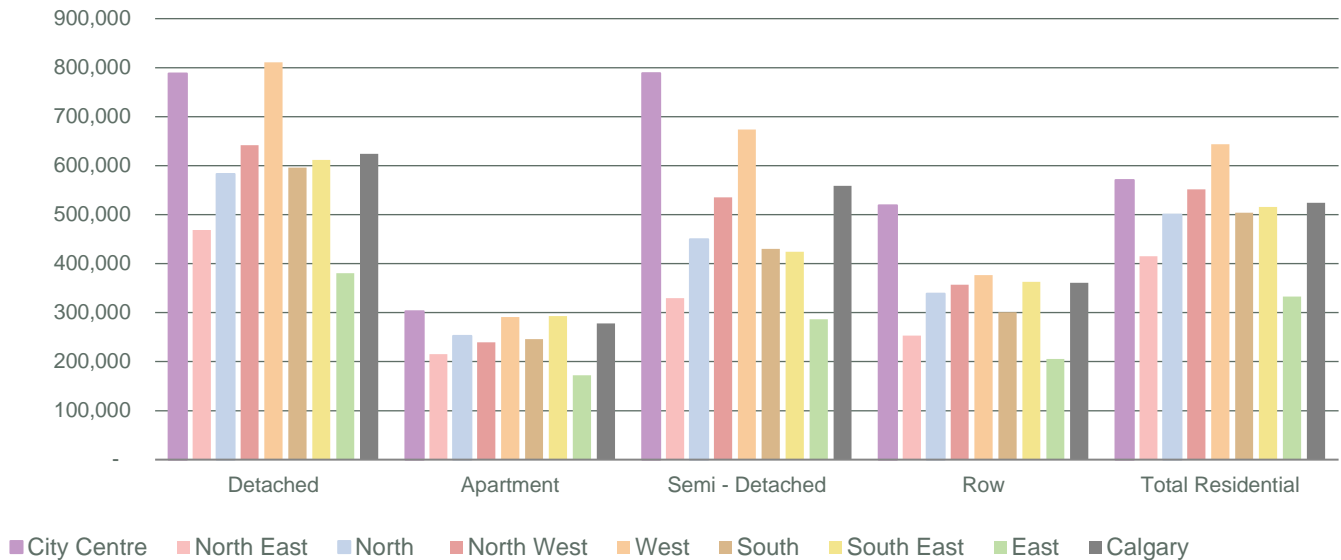
MONTHS OF SUPPLY

OCTOBER



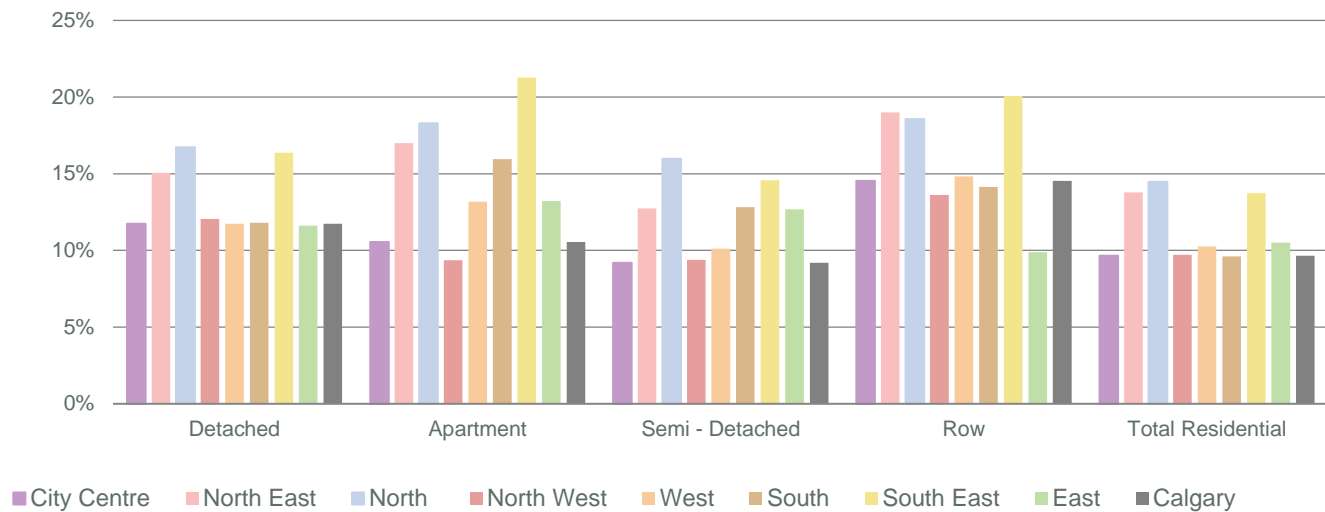
Source: CREB®

BENCHMARK PRICE - OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

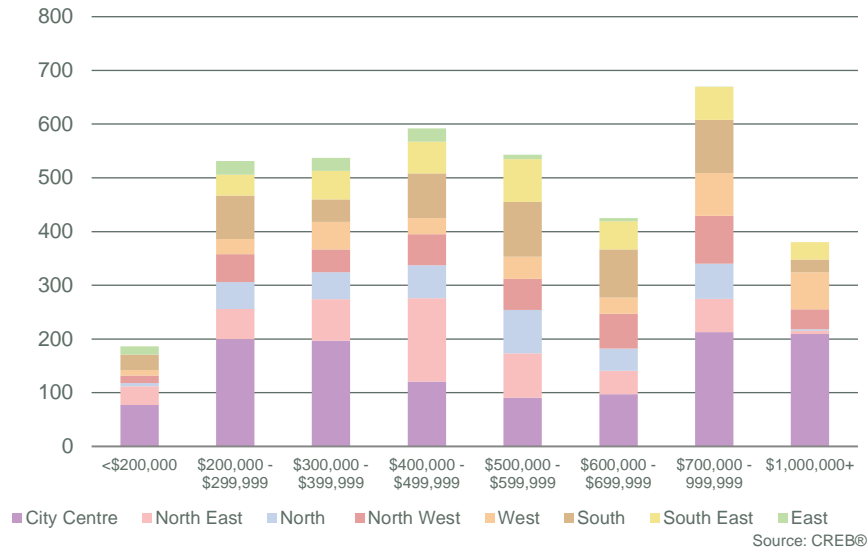


Source: CREB®

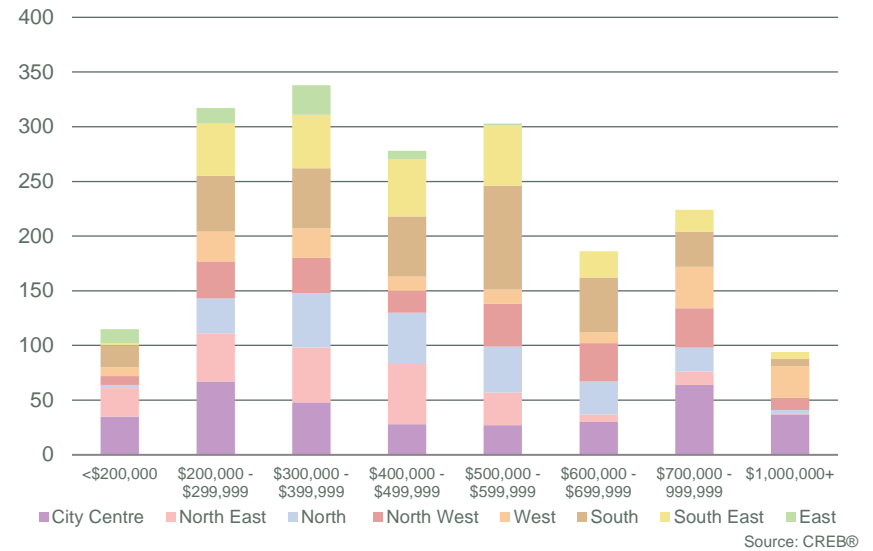
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

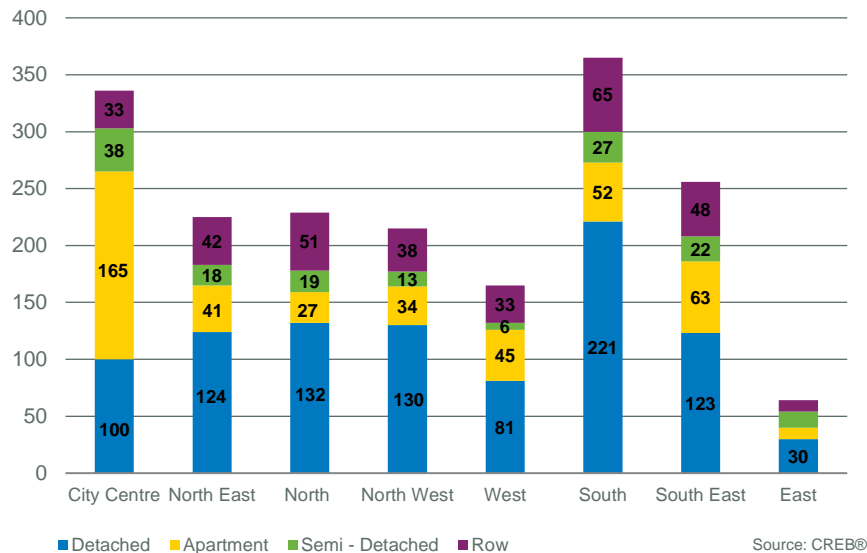
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



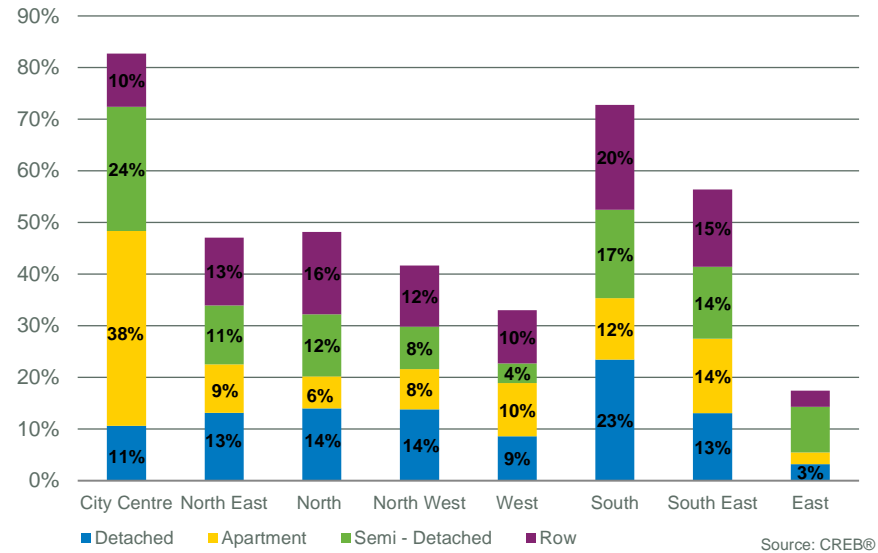
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



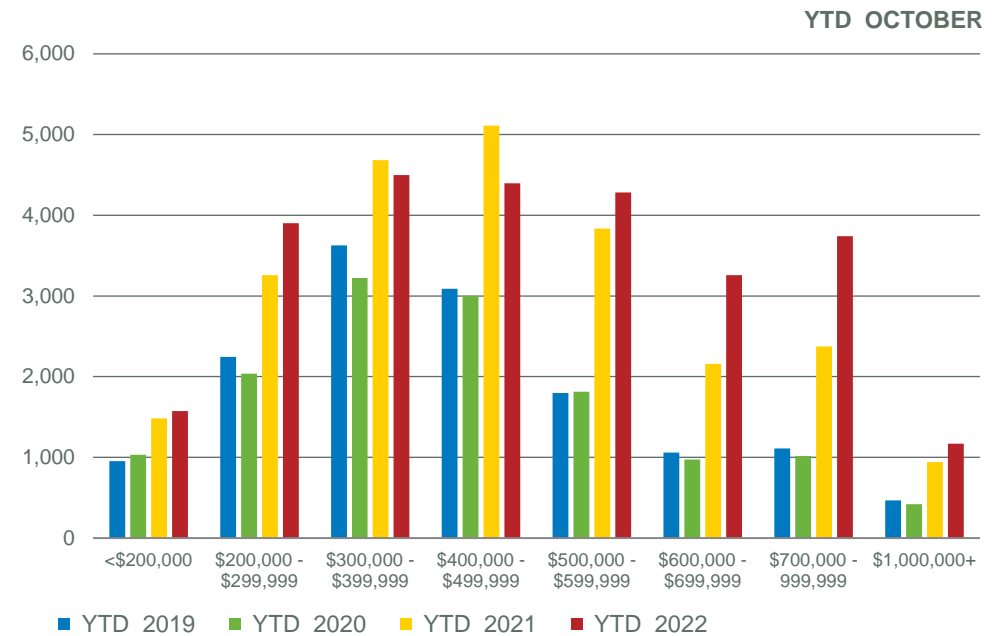
SHARE OF CITY WIDE SALES - OCTOBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	1,207	1,832	2,903	3,204	2,981	2,914	2,314	2,146	2,157	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	2,499	1,998	1,231
Inventory	4,038	4,521	5,422	6,078	6,790	6,921	6,682	6,065	5,621	4,876	3,932	2,618
Days on Market	57	45	35	33	32	34	40	42	44	43	47	47
Benchmark Price	438,700	447,200	461,900	470,300	476,800	479,900	480,700	479,000	476,300	477,800	479,200	481,200
Median Price	419,000	440,944	459,900	455,000	457,500	445,000	437,500	439,250	425,000	438,000	440,000	430,000
Average Price	472,020	486,470	505,459	508,498	510,631	494,163	488,484	487,339	474,334	484,668	490,257	477,351
Index	218	222	229	233	237	238	239	238	236	237	238	239
2022												
Sales	2,004	3,293	4,091	3,399	3,064	2,838	2,249	2,134	1,894	1,857		
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	2,718	2,626	2,175		
Inventory	2,626	3,606	4,389	4,874	5,213	5,404	5,343	4,782	4,459	3,887		
Days on Market	44	25	20	22	25	27	31	35	39	40		
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900	539,900	531,800	527,400	523,900		
Median Price	467,000	520,000	501,000	491,000	478,500	465,000	440,000	438,700	460,000	460,000		
Average Price	511,944	547,841	537,853	532,310	519,792	517,915	491,452	485,160	498,643	509,576		
Index	246	260	267	270	271	270	268	264	262	260		

	Oct-21	Oct-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	6	1	17	18
\$100,000 - \$149,999	38	18	368	300
\$150,000 - \$199,999	100	96	1,099	1,256
\$200,000 - \$249,999	135	164	1,461	2,028
\$250,000 - \$299,999	160	153	1,796	1,874
\$300,000 - \$349,999	198	161	2,044	2,139
\$350,000 - \$399,999	246	177	2,639	2,360
\$400,000 - \$449,999	255	135	2,694	2,184
\$450,000 - \$499,999	225	144	2,417	2,213
\$500,000 - \$549,999	173	154	2,071	2,135
\$550,000 - \$599,999	164	149	1,762	2,147
\$600,000 - \$649,999	114	110	1,189	1,748
\$650,000 - \$699,999	94	76	969	1,511
\$700,000 - \$749,999	63	70	716	1,105
\$750,000 - \$799,999	46	49	574	887
\$800,000 - \$849,999	39	38	383	636
\$850,000 - \$899,999	25	33	294	538
\$900,000 - \$949,999	9	18	205	320
\$950,000 - \$999,999	16	16	202	255
\$1,000,000 - \$1,299,999	40	46	511	643
\$1,300,000 - \$1,499,999	19	15	152	199
\$1,500,000 - \$1,999,999	10	24	171	205
\$2,000,000 +	9	10	108	122
	2,184	1,857	23,842	26,823

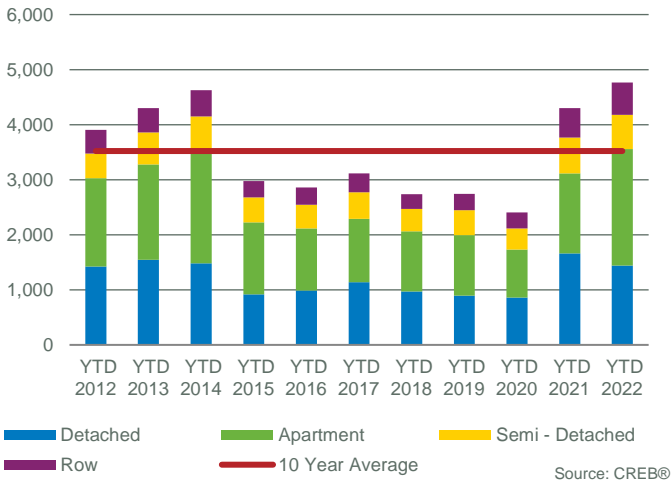
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

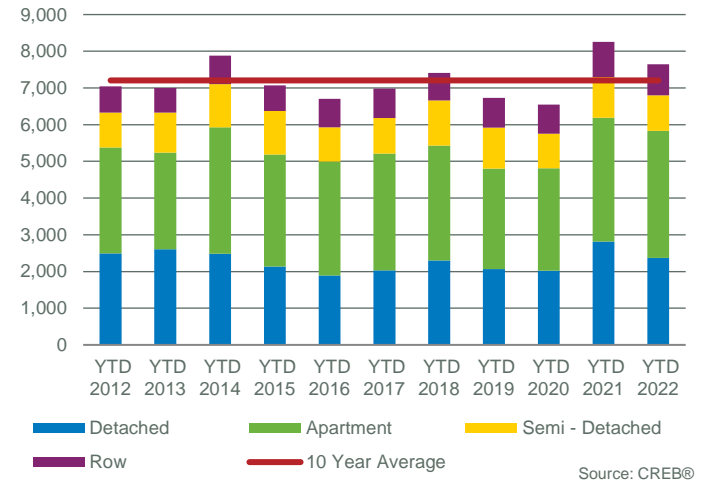
CITY OF CALGARY TOTAL SALES

YTD OCTOBER

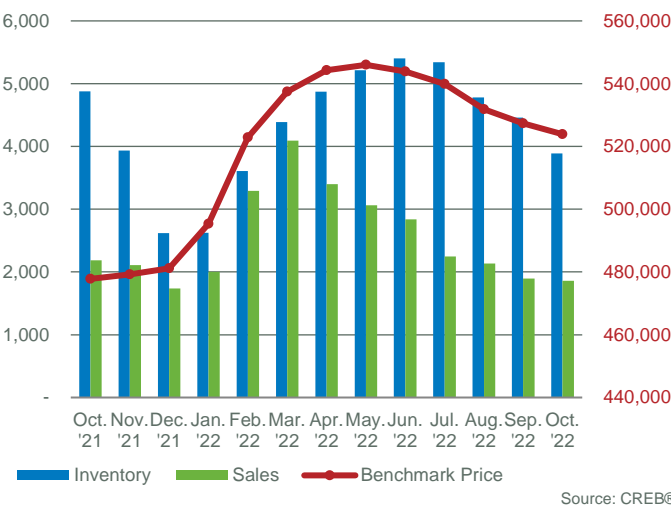


CITY OF CALGARY TOTAL NEW LISTINGS

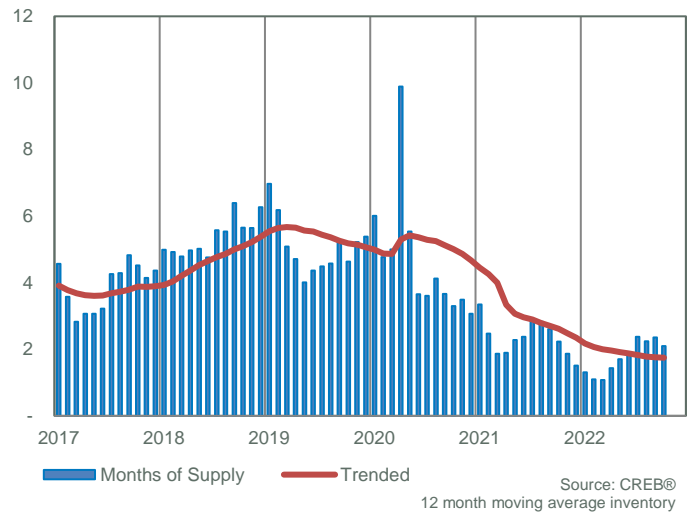
YTD OCTOBER



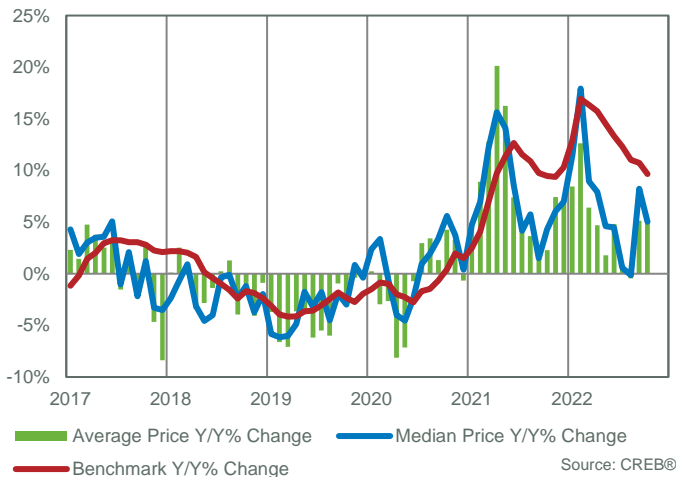
CITY OF CALGARY TOTAL INVENTORY AND SALES



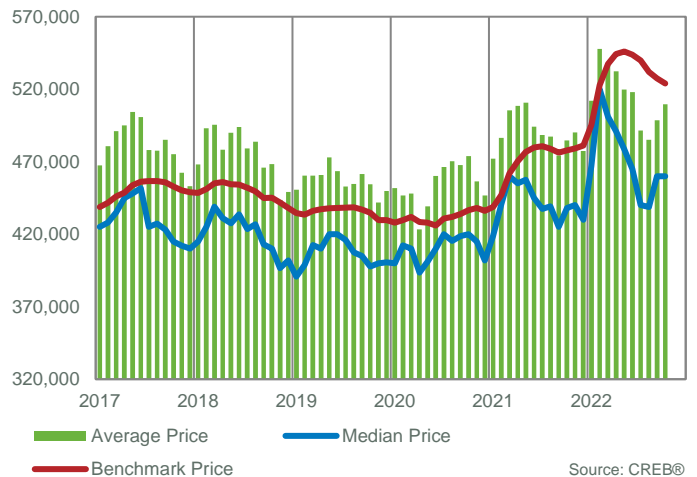
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



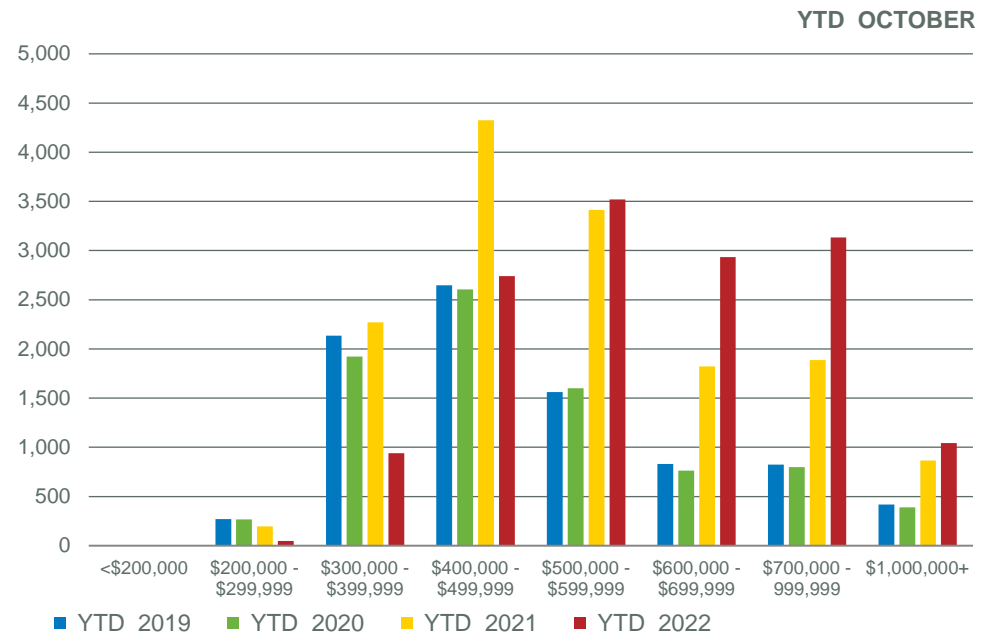
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	733	1,122	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	1,349	1,052	646
Inventory	1,684	1,926	2,409	2,781	3,201	3,263	3,112	2,775	2,502	2,065	1,526	902
Days on Market	53	37	29	25	26	27	33	36	36	39	40	39
Benchmark Price	510,900	522,200	540,000	549,500	556,200	560,100	560,800	558,700	556,300	558,300	560,300	564,300
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	573,745	594,770	593,751	595,748	583,717	584,472	590,397	578,116	570,051	586,480	586,502
Index	200	204	211	215	218	219	219	219	218	218	219	221
2022												
Sales	1,146	1,896	2,267	1,849	1,616	1,483	1,131	1,065	968	942		
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,382	1,151		
Inventory	897	1,690	2,204	2,467	2,558	2,665	2,596	2,391	2,220	1,946		
Days on Market	33	14	14	18	22	24	29	31	36	36		
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500	643,600	633,000	628,000	623,900		
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,050	582,000		
Average Price	626,121	678,313	670,542	669,575	659,734	668,438	637,536	636,959	639,112	655,584		
Index	228	243	250	253	254	253	252	248	246	244		

	Oct-21	Oct-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	1
\$100,000 - \$149,999	-	-	-	1
\$150,000 - \$199,999	-	-	4	2
\$200,000 - \$249,999	1	-	15	6
\$250,000 - \$299,999	16	1	182	43
\$300,000 - \$349,999	70	22	686	248
\$350,000 - \$399,999	146	49	1,583	693
\$400,000 - \$449,999	206	82	2,207	1,202
\$450,000 - \$499,999	197	99	2,119	1,537
\$500,000 - \$549,999	158	135	1,853	1,659
\$550,000 - \$599,999	146	126	1,561	1,860
\$600,000 - \$649,999	100	98	1,031	1,582
\$650,000 - \$699,999	73	69	791	1,351
\$700,000 - \$749,999	46	59	556	971
\$750,000 - \$799,999	32	42	436	759
\$800,000 - \$849,999	34	32	322	503
\$850,000 - \$899,999	18	22	239	431
\$900,000 - \$949,999	6	15	167	261
\$950,000 - \$999,999	15	13	168	210
\$1,000,000 - \$1,299,999	35	38	458	555
\$1,300,000 - \$1,499,999	18	13	145	186
\$1,500,000 - \$1,999,999	6	19	158	190
\$2,000,000 +	8	8	105	112
	1,331	942	14,786	14,363

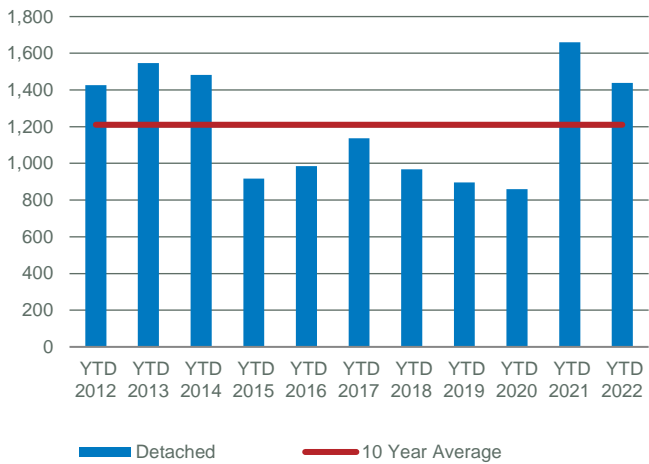
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

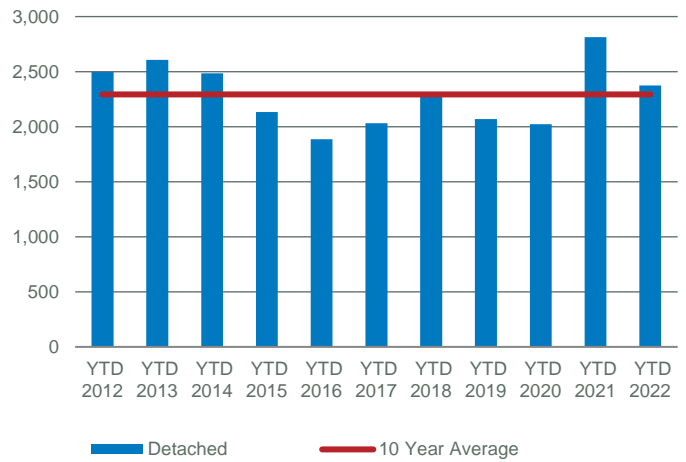
YTD OCTOBER



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD OCTOBER



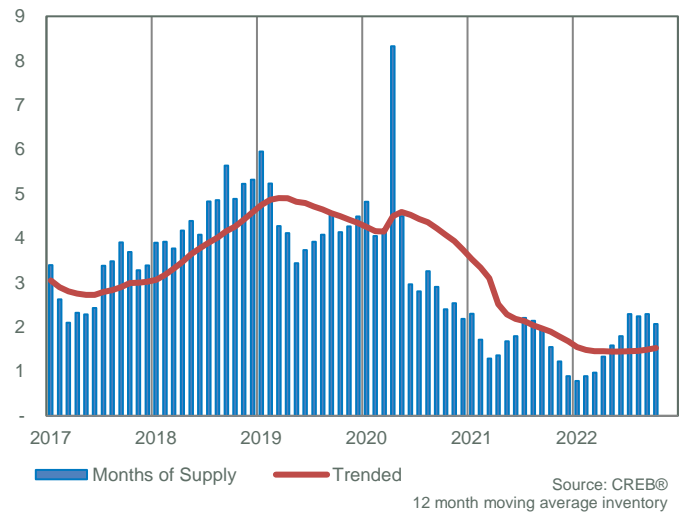
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



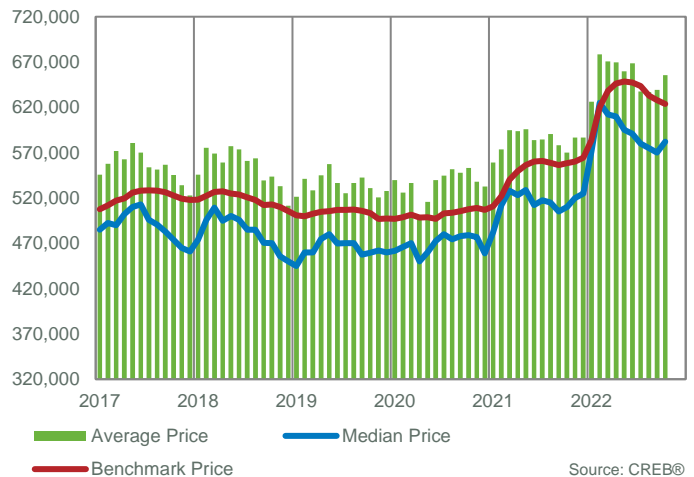
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

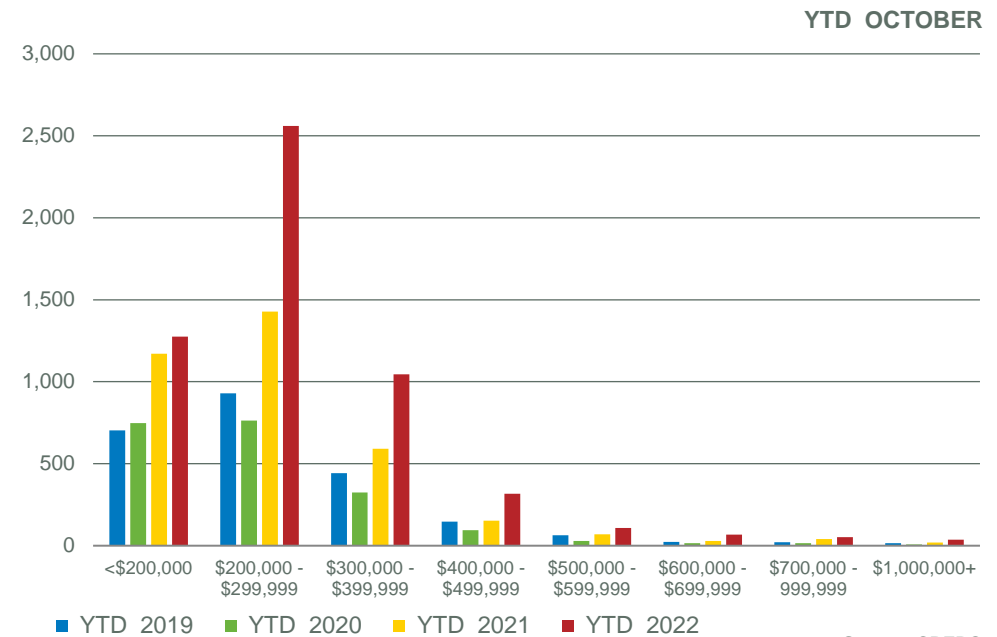


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	184	271	385	440	379	442	345	332	365	360	332	307
New Listings	552	571	868	837	797	747	642	572	632	530	460	293
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,561	1,415	1,057
Days on Market	65	70	53	57	53	55	64	63	65	59	69	67
Benchmark Price	246,900	244,200	246,300	248,100	252,800	252,700	254,200	252,100	251,000	251,300	251,900	251,700
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	234,000	225,000	226,000	235,000	230,000	235,000
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,230	288,118	285,713	262,106
Index	201	199	201	202	206	206	207	205	204	205	205	205
2022												
Sales	355	565	770	642	630	577	513	524	449	437		
New Listings	550	694	994	893	948	931	795	653	605	533		
Inventory	1,061	1,069	1,166	1,277	1,414	1,526	1,573	1,394	1,272	1,139		
Days on Market	71	57	38	34	34	34	37	44	46	52		
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400	278,800	277,700	277,900	277,800		
Median Price	234,000	252,500	259,000	249,950	254,250	246,500	248,900	240,000	247,000	250,000		
Average Price	268,056	274,158	290,839	276,383	288,861	279,799	276,145	270,176	303,391	297,374		
Index	206	209	216	221	224	226	227	226	226	226		

	Oct-21	Oct-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	5	1	16	17
\$100,000 - \$149,999	31	16	324	274
\$150,000 - \$199,999	79	78	831	984
\$200,000 - \$249,999	84	121	857	1,463
\$250,000 - \$299,999	56	92	571	1,098
\$300,000 - \$349,999	41	53	359	654
\$350,000 - \$399,999	23	31	233	392
\$400,000 - \$449,999	10	8	96	190
\$450,000 - \$499,999	5	7	57	126
\$500,000 - \$549,999	6	3	39	58
\$550,000 - \$599,999	5	8	31	50
\$600,000 - \$649,999	2	5	22	37
\$650,000 - \$699,999	-	2	6	30
\$700,000 - \$749,999	3	1	10	11
\$750,000 - \$799,999	1	2	5	13
\$800,000 - \$849,999	-	-	8	8
\$850,000 - \$899,999	2	-	7	6
\$900,000 - \$949,999	1	-	4	6
\$950,000 - \$999,999	1	-	7	8
\$1,000,000 - \$1,299,999	1	3	8	12
\$1,300,000 - \$1,499,999	-	1	3	5
\$1,500,000 - \$1,999,999	3	4	7	11
\$2,000,000 +	1	1	2	9
	360	437	3,503	5,462

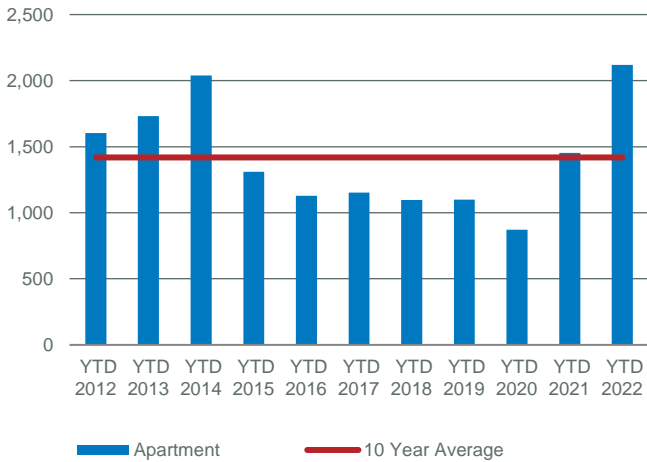
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

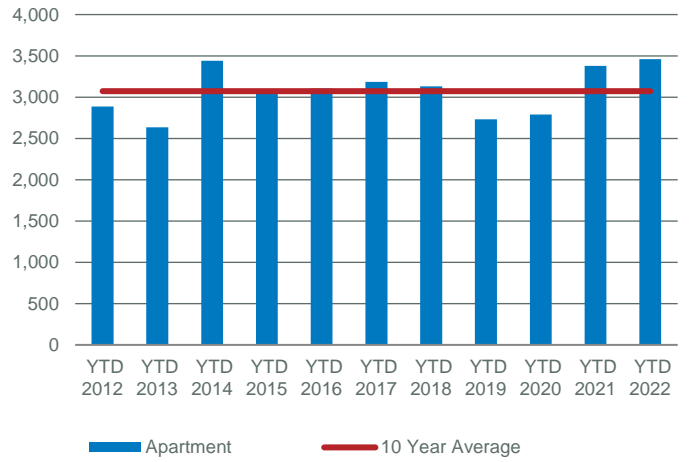
YTD OCTOBER



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD OCTOBER



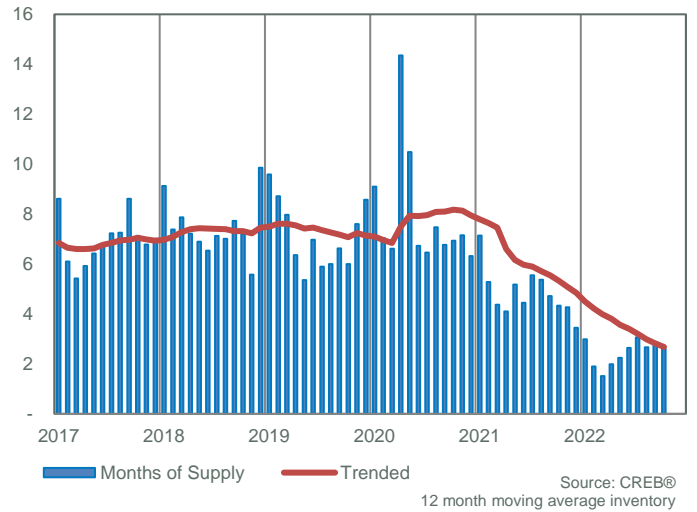
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



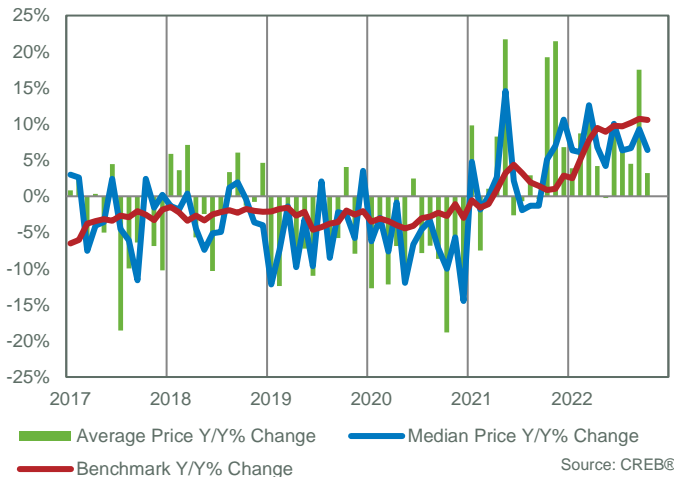
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



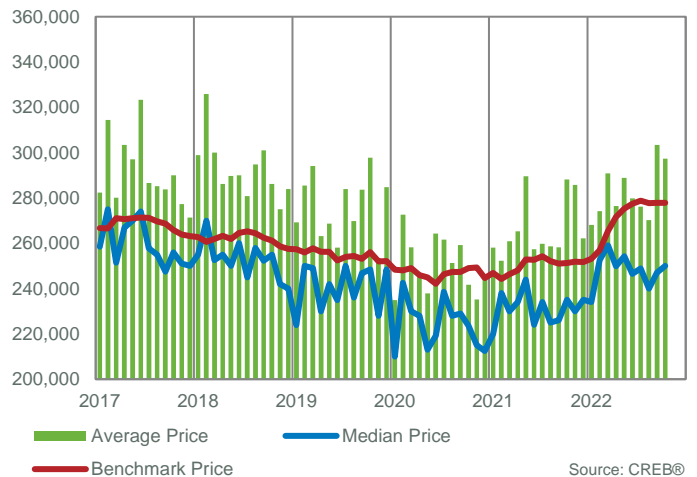
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



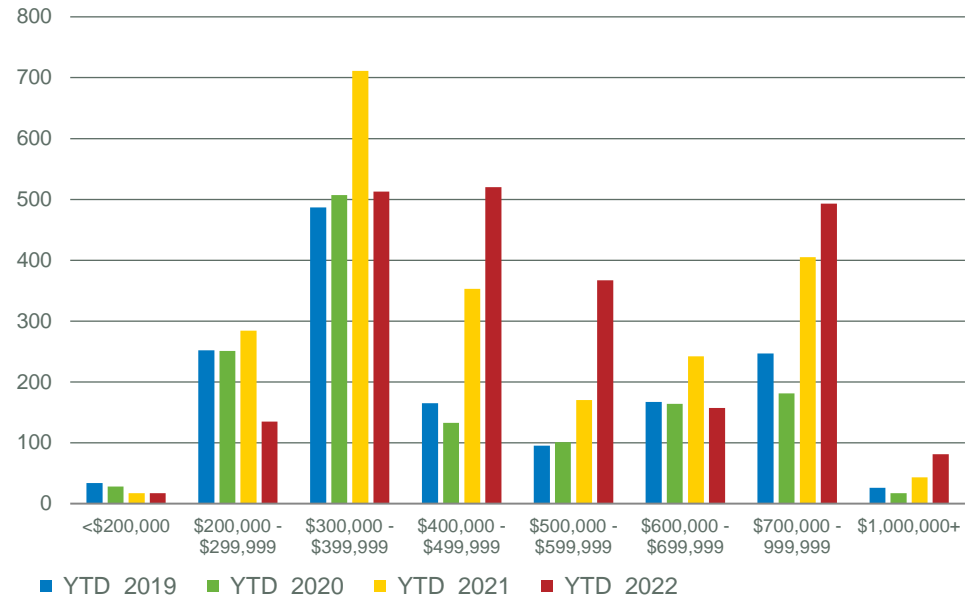
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	473,300	483,600	499,200	504,400	510,000	515,100	515,300	516,800	509,200	511,700	512,200	515,800
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	495,734
Index	223	228	235	238	240	243	243	243	240	241	241	243
2022												
Sales	198	296	345	304	264	223	173	170	152	158		
New Listings	267	395	462	371	358	311	274	208	238	188		
Inventory	243	314	384	391	408	415	435	380	382	337		
Days on Market	35	25	20	22	24	25	29	34	36	39		
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600	577,000	569,300	562,400	558,700		
Median Price	512,500	510,500	515,000	506,759	485,000	485,000	430,000	472,500	472,769	468,750		
Average Price	558,489	563,081	584,388	563,340	541,943	541,181	512,733	514,793	507,623	536,375		
Index	249	261	270	273	275	274	272	268	265	263		

	Oct-21	Oct-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	2	2
\$150,000 - \$199,999	2	1	15	15
\$200,000 - \$249,999	5	1	70	23
\$250,000 - \$299,999	31	9	214	112
\$300,000 - \$349,999	27	19	294	251
\$350,000 - \$399,999	40	24	417	262
\$400,000 - \$449,999	26	18	230	253
\$450,000 - \$499,999	10	23	123	267
\$500,000 - \$549,999	5	13	71	260
\$550,000 - \$599,999	8	7	99	107
\$600,000 - \$649,999	7	4	102	69
\$650,000 - \$699,999	18	2	140	88
\$700,000 - \$749,999	13	8	130	99
\$750,000 - \$799,999	13	2	129	101
\$800,000 - \$849,999	5	4	47	112
\$850,000 - \$899,999	5	11	46	92
\$900,000 - \$949,999	2	3	30	53
\$950,000 - \$999,999	-	3	23	36
\$1,000,000 - \$1,299,999	4	5	38	72
\$1,300,000 - \$1,499,999	-	1	2	8
\$1,500,000 - \$1,999,999	-	-	2	1
\$2,000,000 +	-	-	1	-
	222	158	2,225	2,283

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

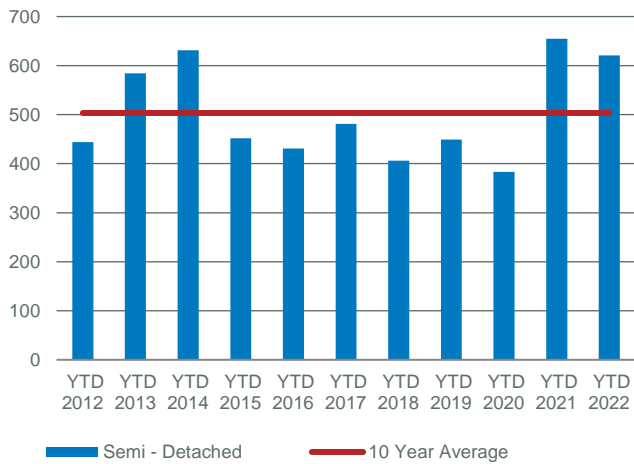
YTD OCTOBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

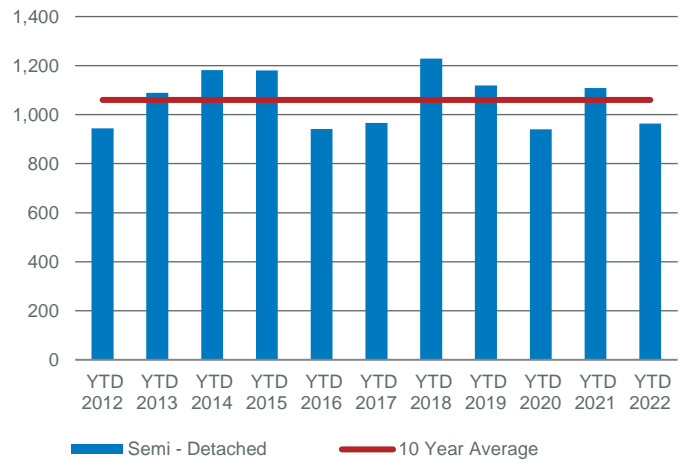
YTD OCTOBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD OCTOBER



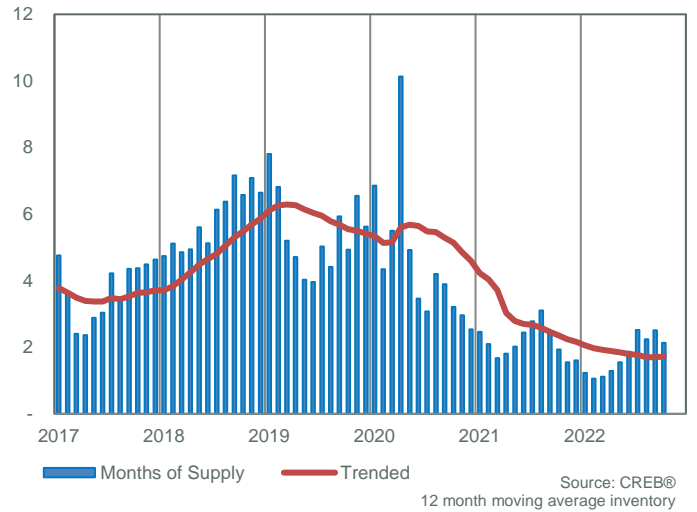
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



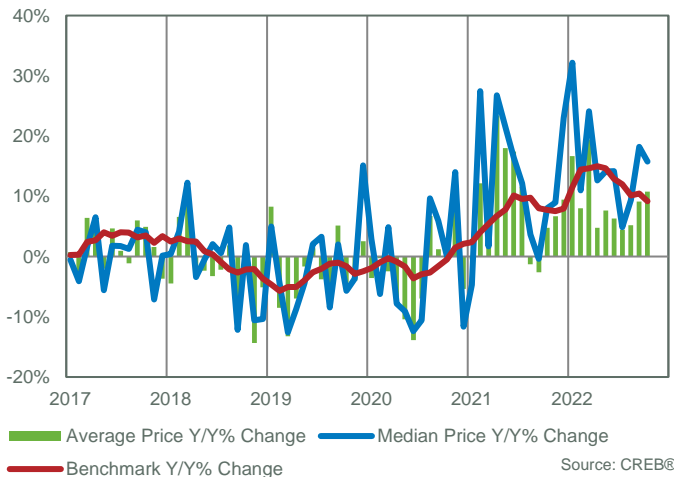
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

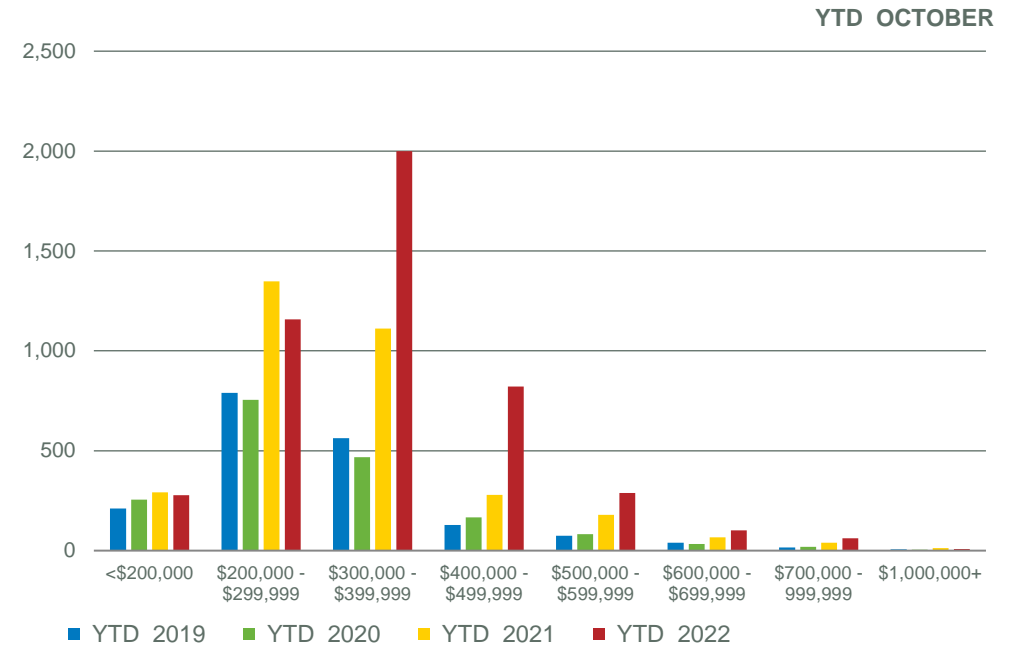


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
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	291,500	296,200	302,700	308,200	311,400	313,800	315,400	316,800	314,500	315,200	314,800	313,300
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	173	175	179	183	184	186	187	188	186	187	186	186
2022												
Sales	305	536	709	604	554	555	432	375	325	320		
New Listings	364	692	883	782	771	654	500	377	401	303		
Inventory	425	533	635	739	833	798	739	617	585	465		
Days on Market	58	30	19	20	24	27	30	35	38	37		
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700	362,500	361,300	362,100	361,000		
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500	330,000	335,000		
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022	345,810	356,323		
Index	191	201	208	214	215	215	215	214	214	214		

	Oct-21	Oct-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	1	-	1	-
\$100,000 - \$149,999	6	2	42	23
\$150,000 - \$199,999	19	17	249	255
\$200,000 - \$249,999	45	42	519	536
\$250,000 - \$299,999	57	51	829	621
\$300,000 - \$349,999	60	67	705	986
\$350,000 - \$399,999	37	73	406	1,013
\$400,000 - \$449,999	13	27	161	539
\$450,000 - \$499,999	13	15	118	283
\$500,000 - \$549,999	4	3	108	158
\$550,000 - \$599,999	5	8	71	130
\$600,000 - \$649,999	5	3	34	60
\$650,000 - \$699,999	3	3	32	42
\$700,000 - \$749,999	1	2	20	24
\$750,000 - \$799,999	-	3	4	14
\$800,000 - \$849,999	-	2	6	13
\$850,000 - \$899,999	-	-	2	9
\$900,000 - \$949,999	-	-	4	-
\$950,000 - \$999,999	-	-	4	1
\$1,000,000 - \$1,299,999	-	-	7	4
\$1,300,000 - \$1,499,999	1	-	2	-
\$1,500,000 - \$1,999,999	1	1	4	3
\$2,000,000 +	-	1	-	1
	271	320	3,328	4,715

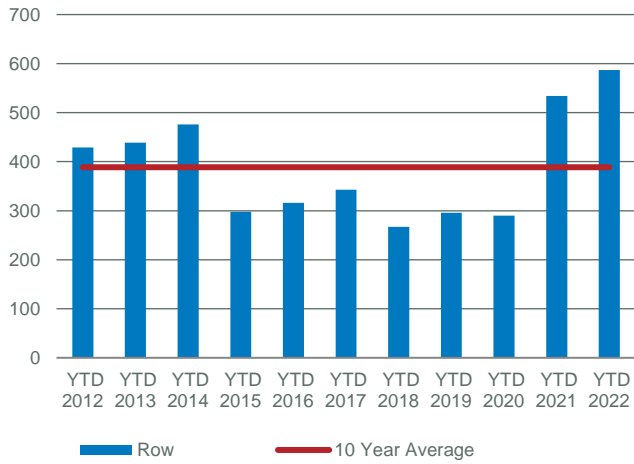
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

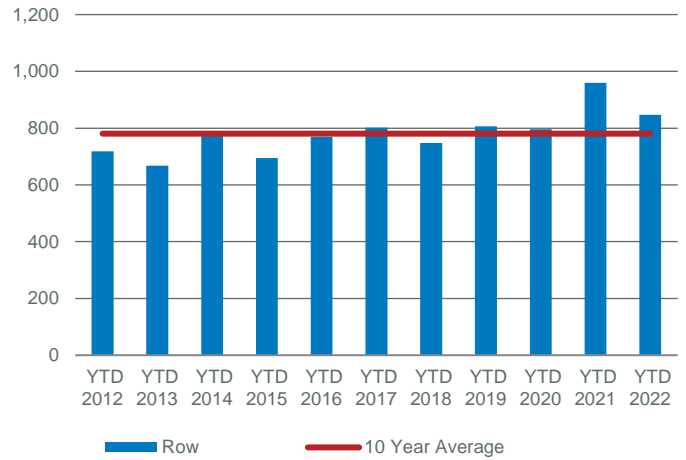
YTD OCTOBER



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



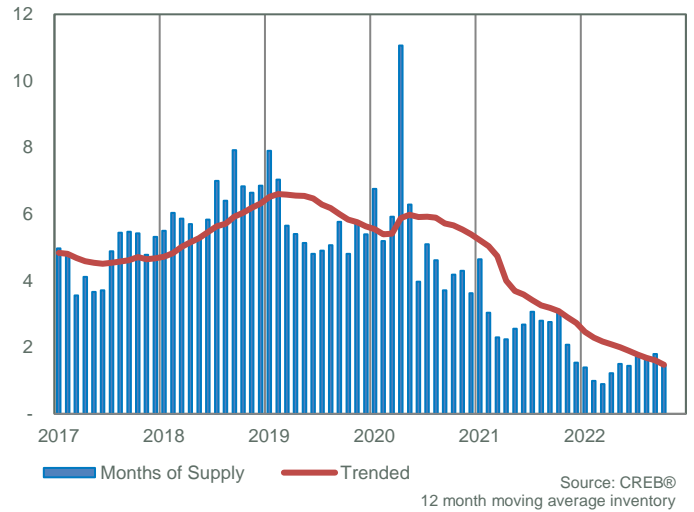
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



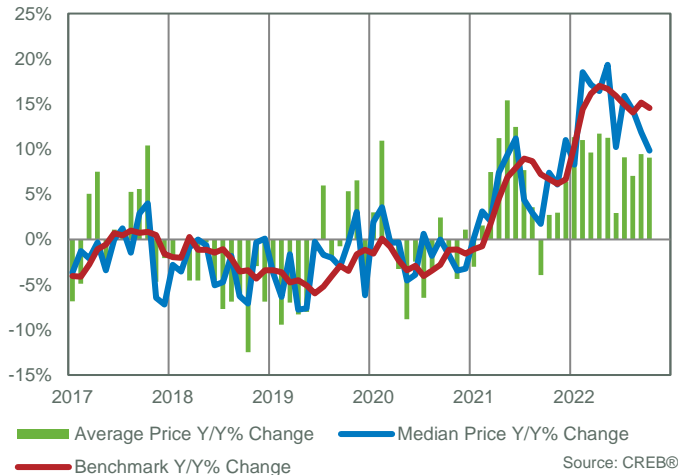
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



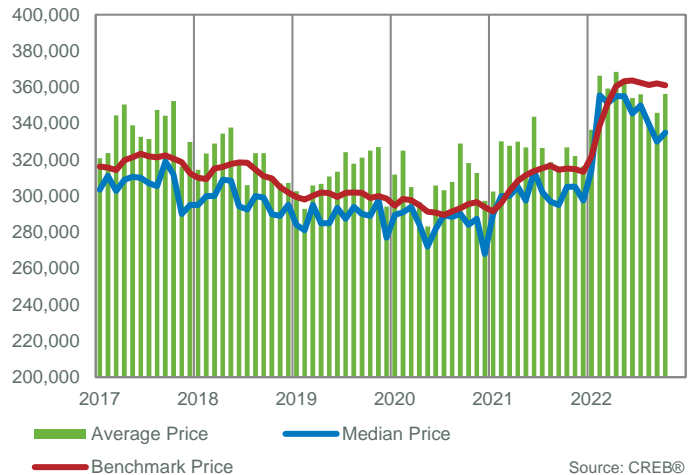
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

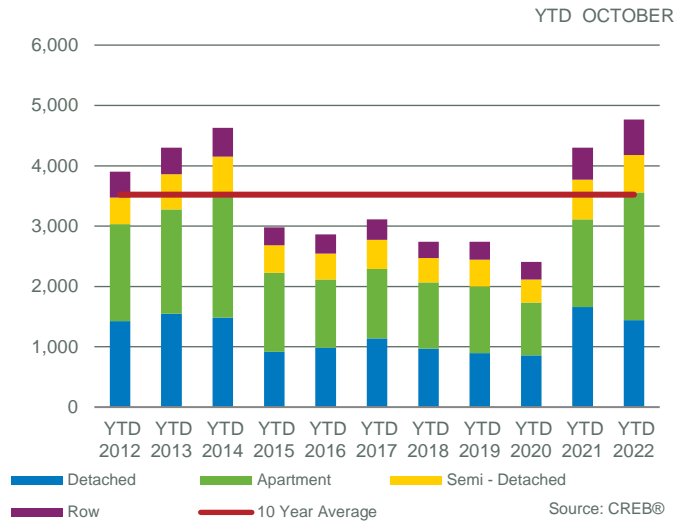
CITY OF CALGARY ROW PRICES



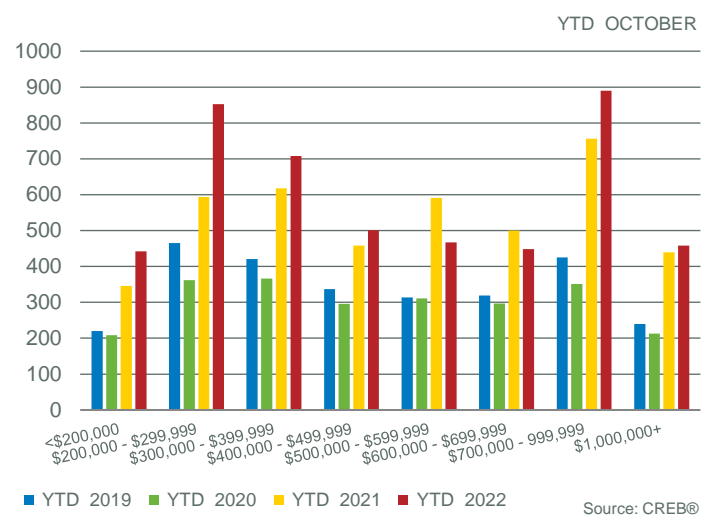
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



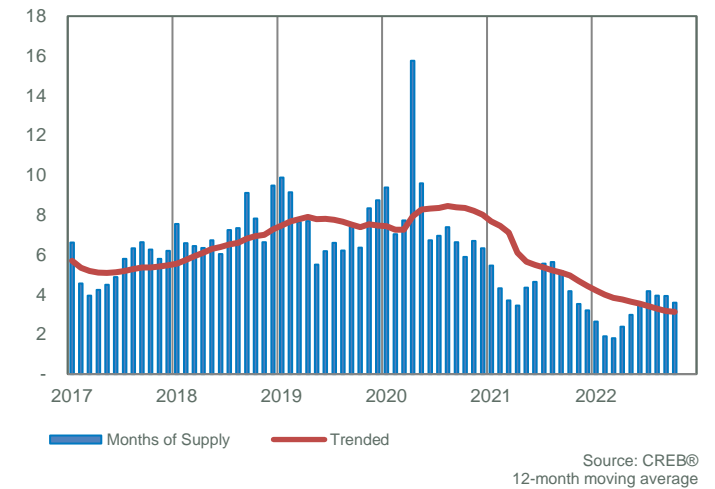
CITY CENTRE TOTAL SALES BY PRICE RANGE



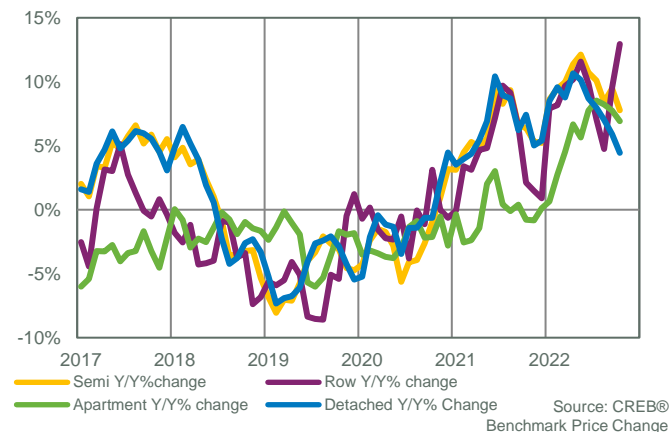
CITY CENTRE INVENTORY AND SALES



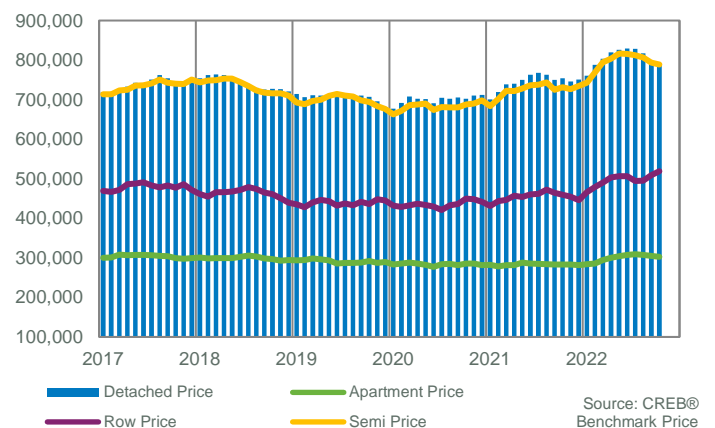
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

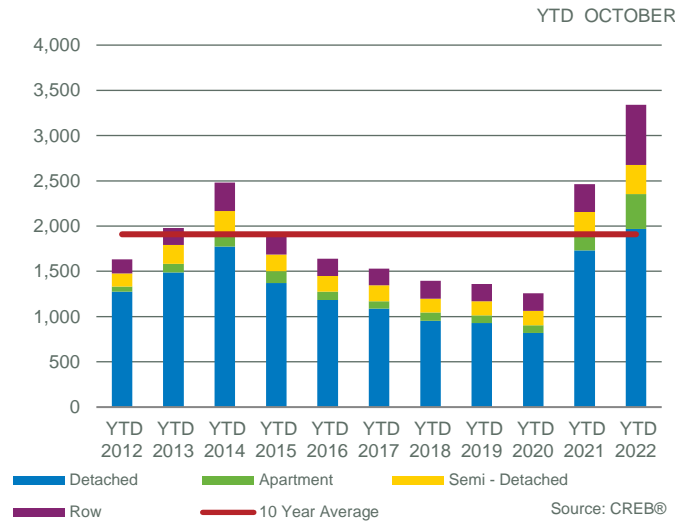


CITY CENTRE PRICES

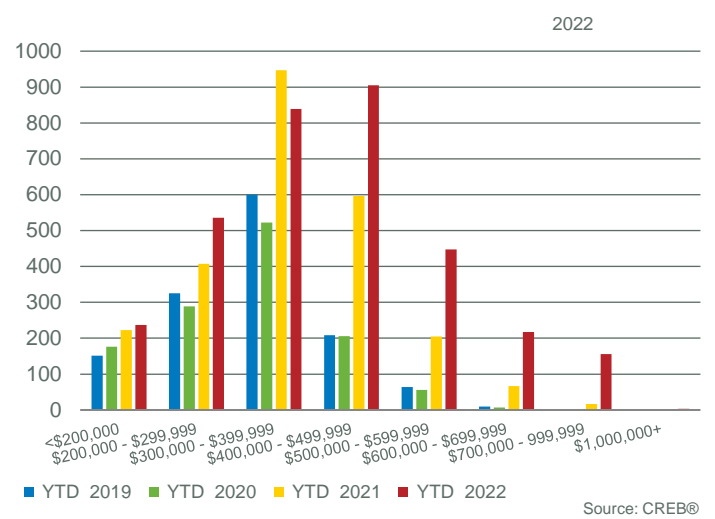


NORTHEAST

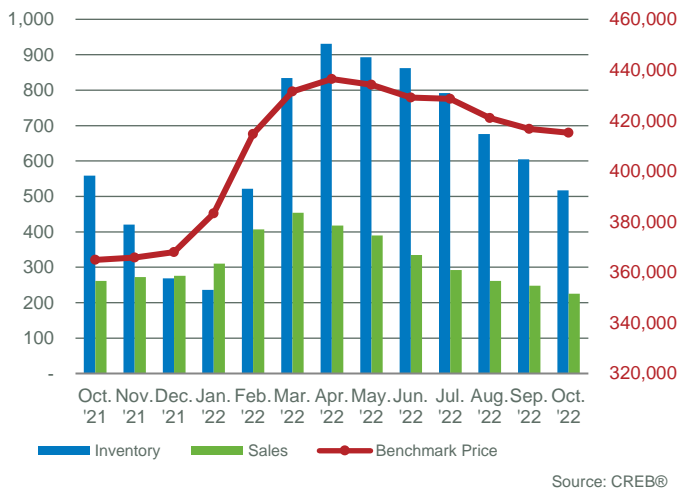
NORTHEAST TOTAL SALES



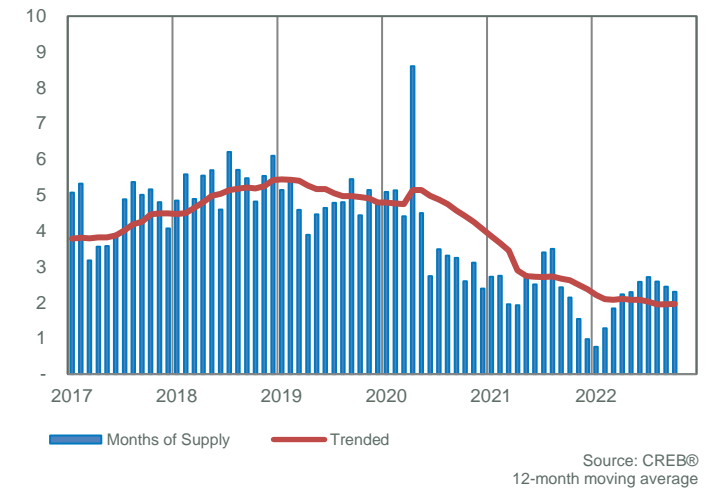
NORTHEAST TOTAL SALES BY PRICE RANGE



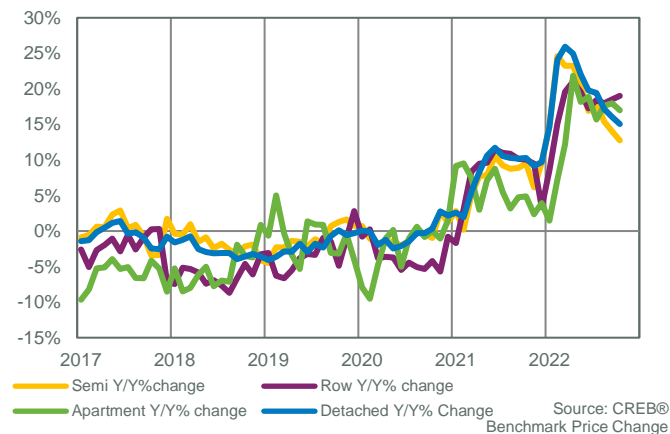
NORTHEAST INVENTORY AND SALES



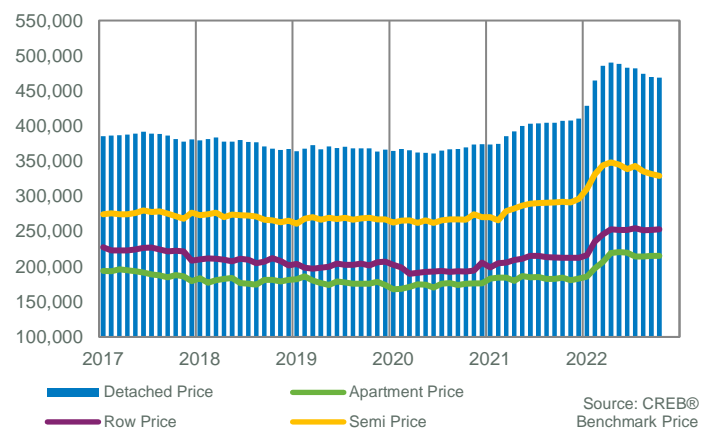
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

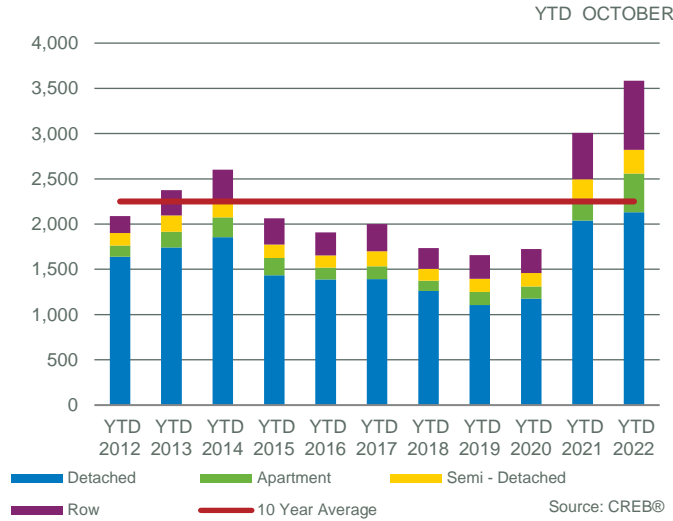


NORTHEAST PRICES

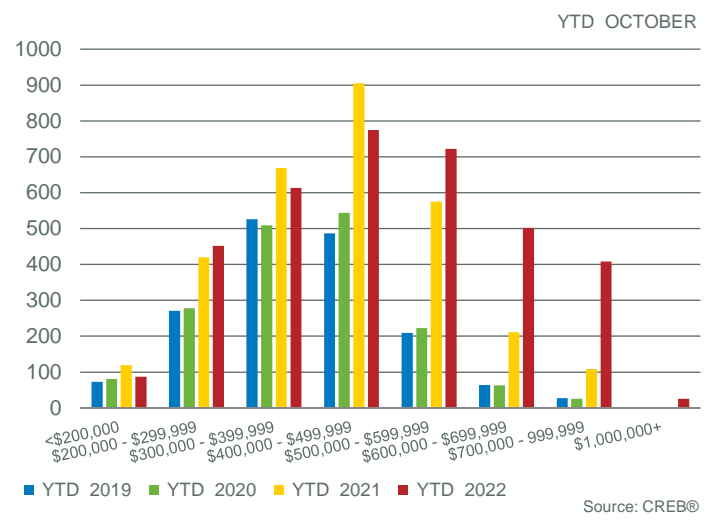


NORTH

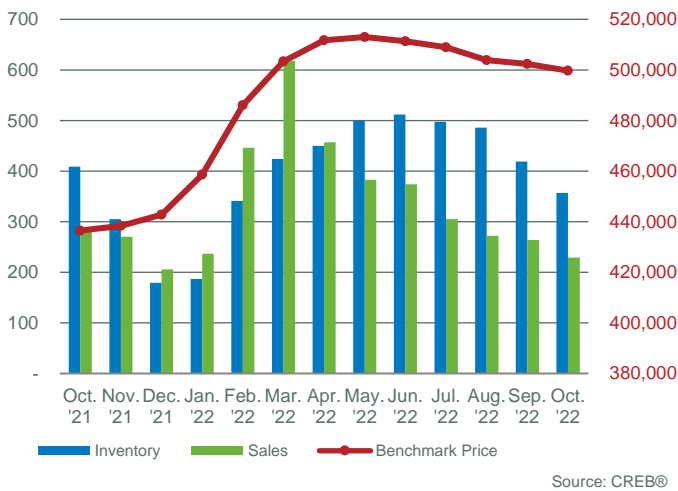
NORTH TOTAL SALES



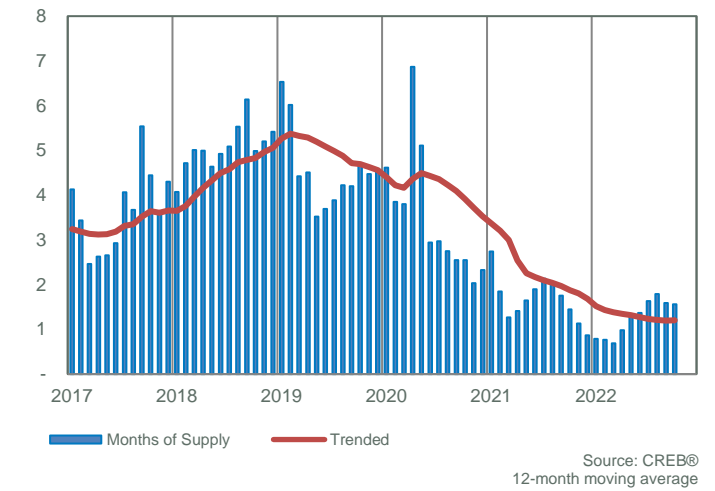
NORTH TOTAL SALES BY PRICE RANGE



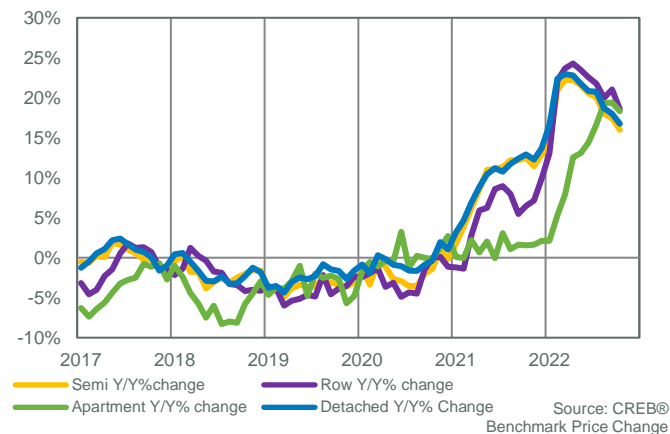
NORTH INVENTORY AND SALES



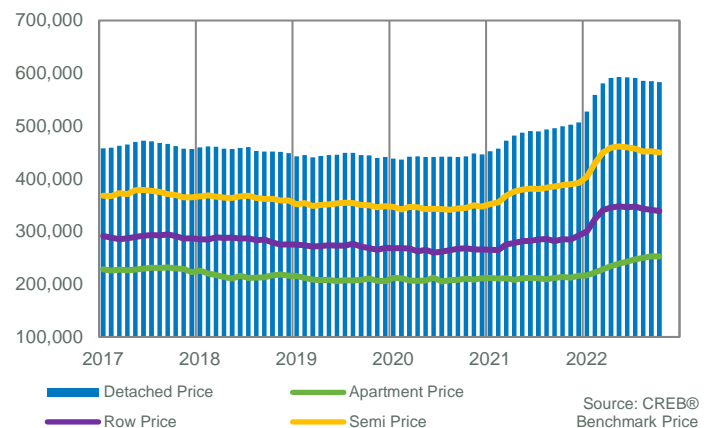
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

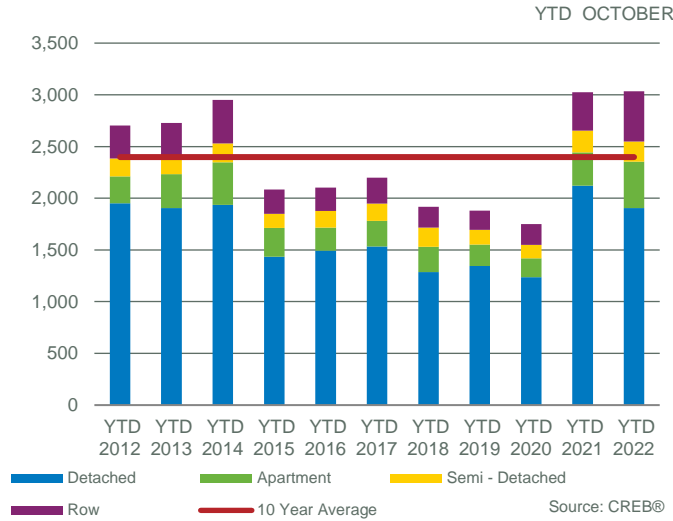


NORTH PRICES

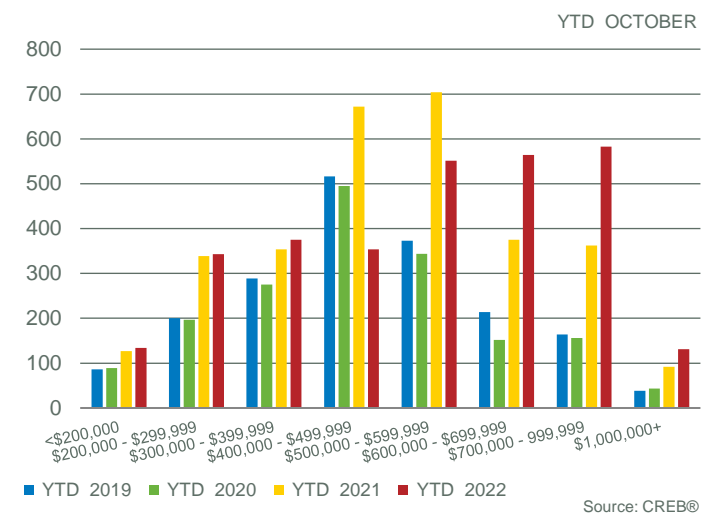


NORTHWEST

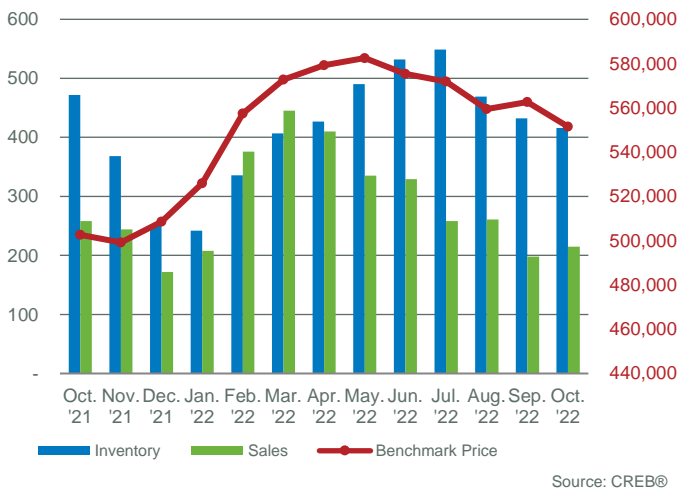
NORTHWEST TOTAL SALES



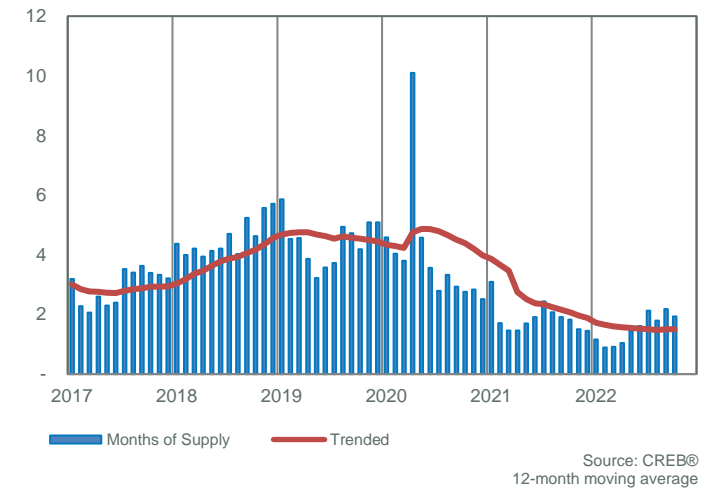
NORTHWEST TOTAL SALES BY PRICE RANGE



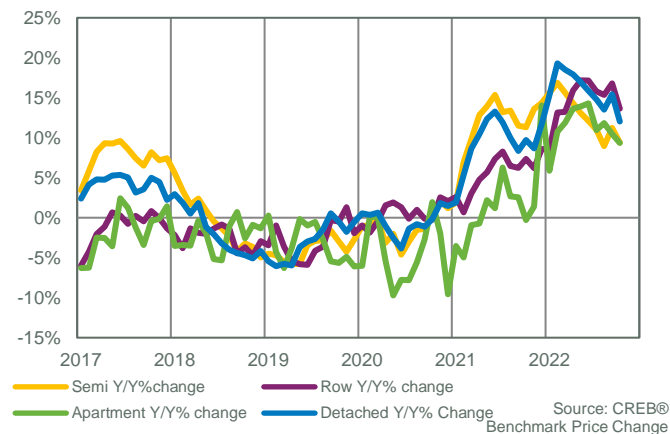
NORTHWEST INVENTORY AND SALES



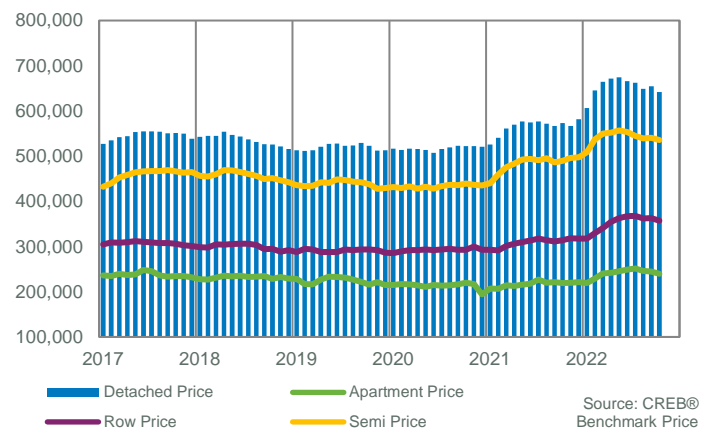
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

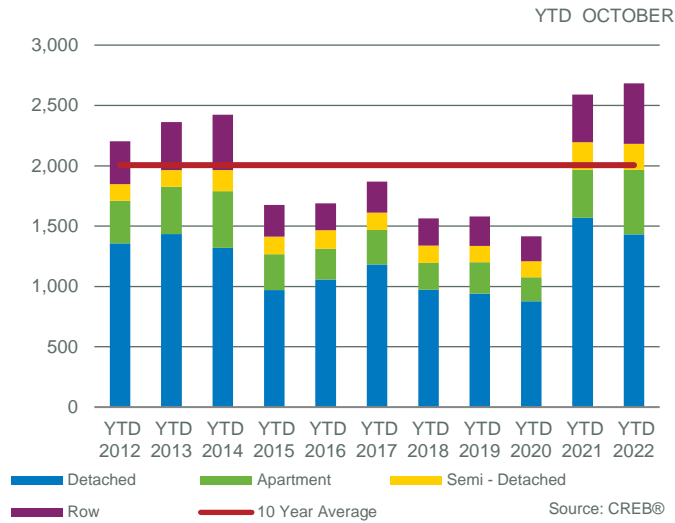


NORTHWEST PRICES

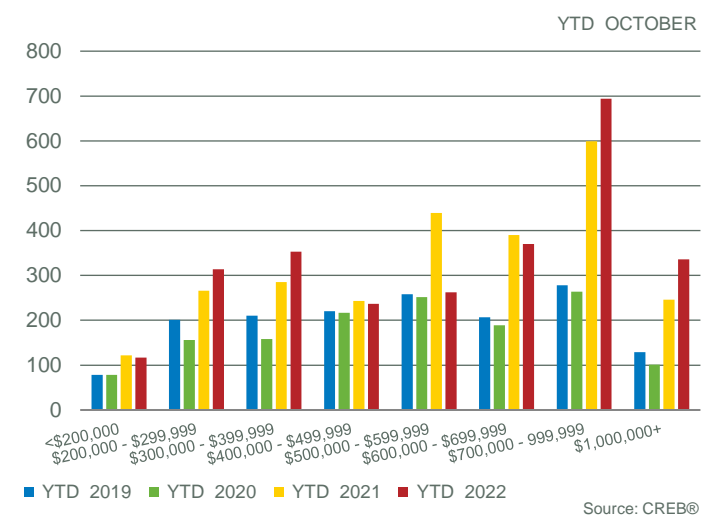


WEST

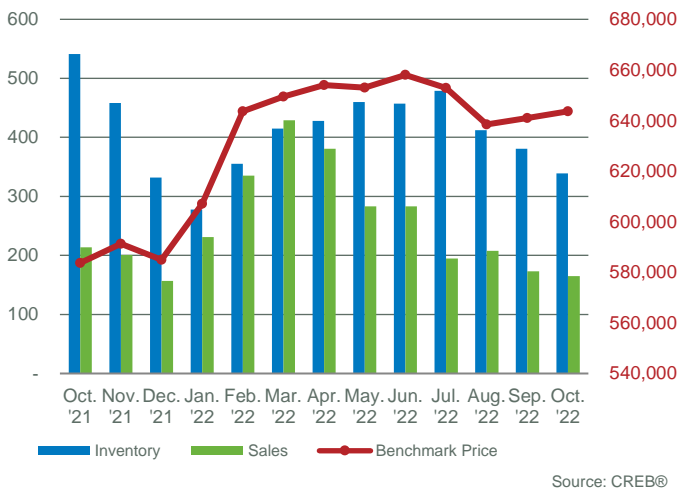
WEST TOTAL SALES



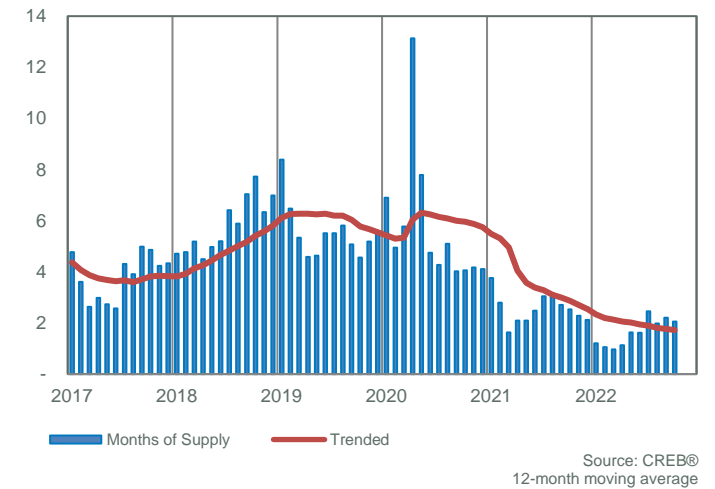
WEST TOTAL SALES BY PRICE RANGE



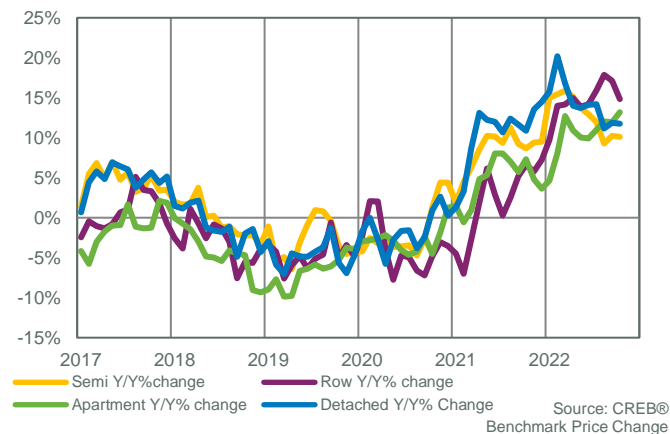
WEST INVENTORY AND SALES



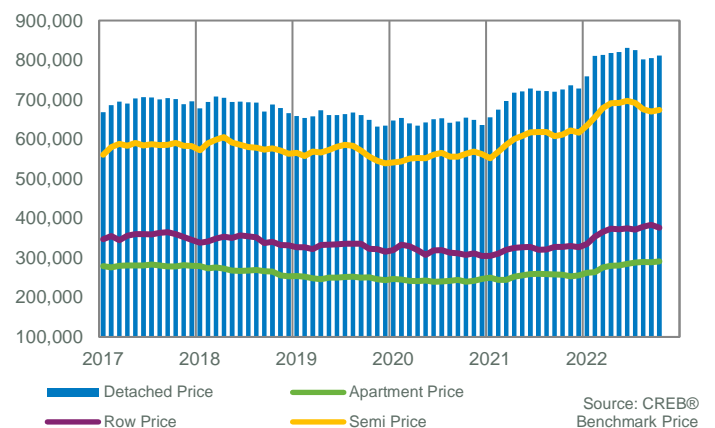
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

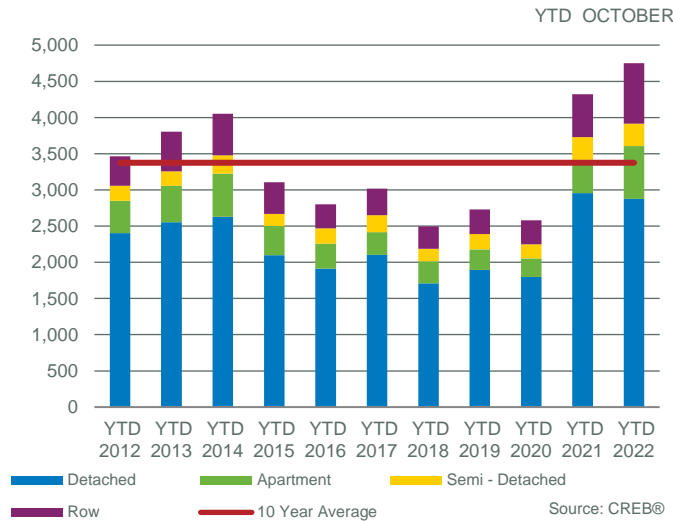


WEST PRICES

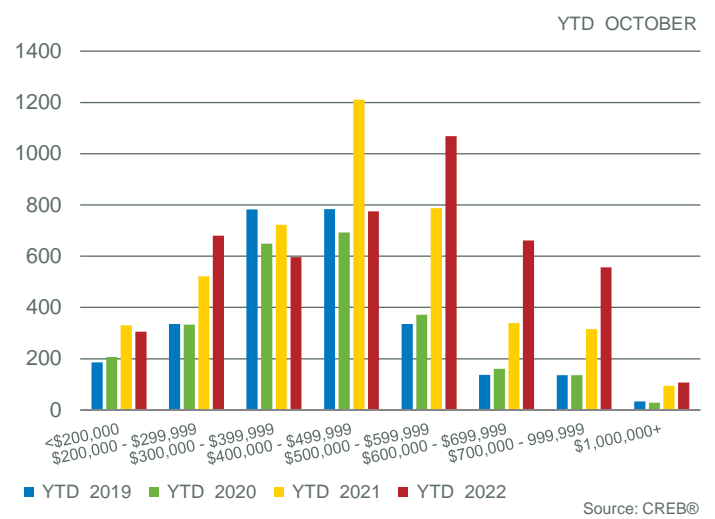


SOUTH

SOUTH TOTAL SALES



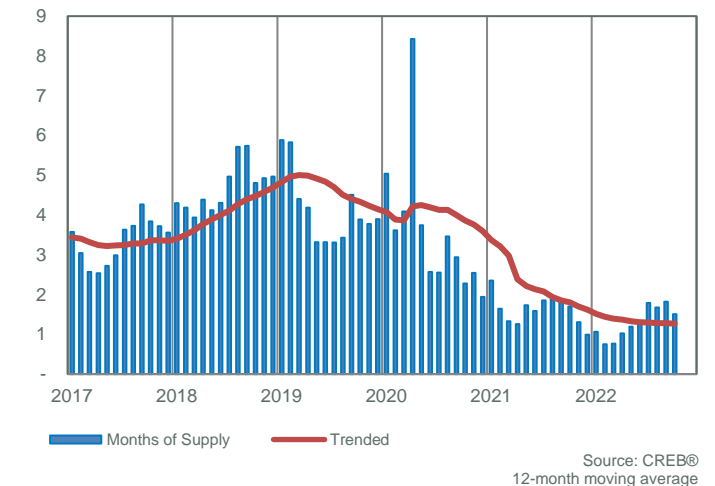
SOUTH TOTAL SALES BY PRICE RANGE



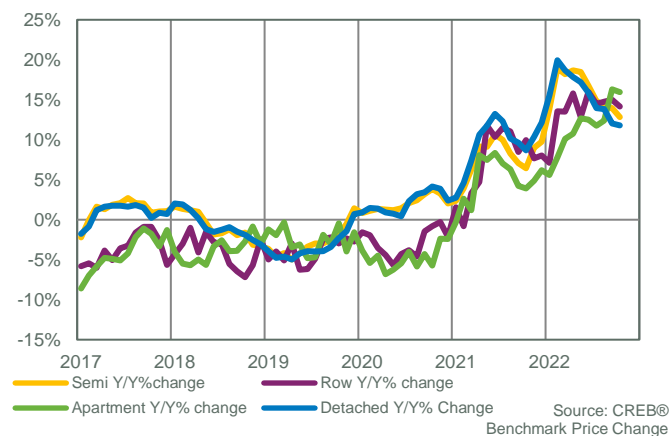
SOUTH INVENTORY AND SALES



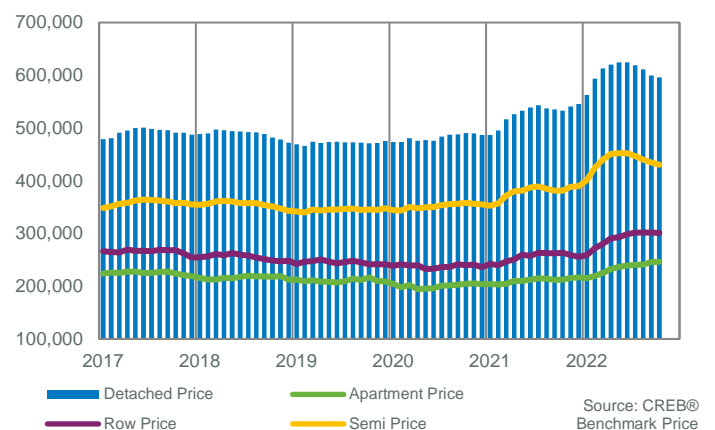
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

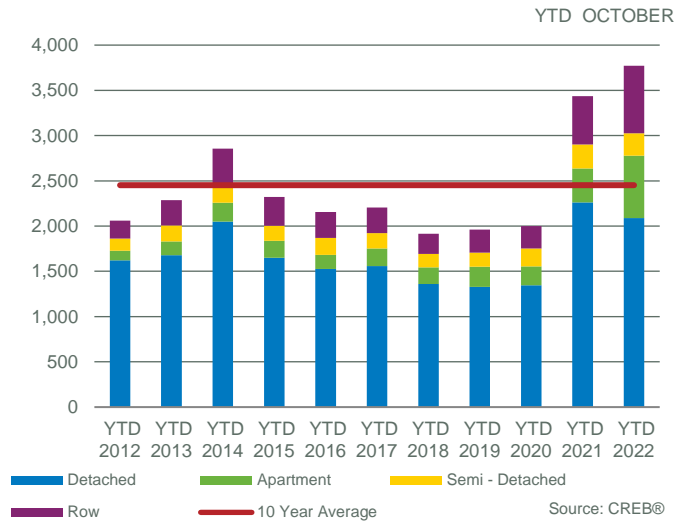


SOUTH PRICES

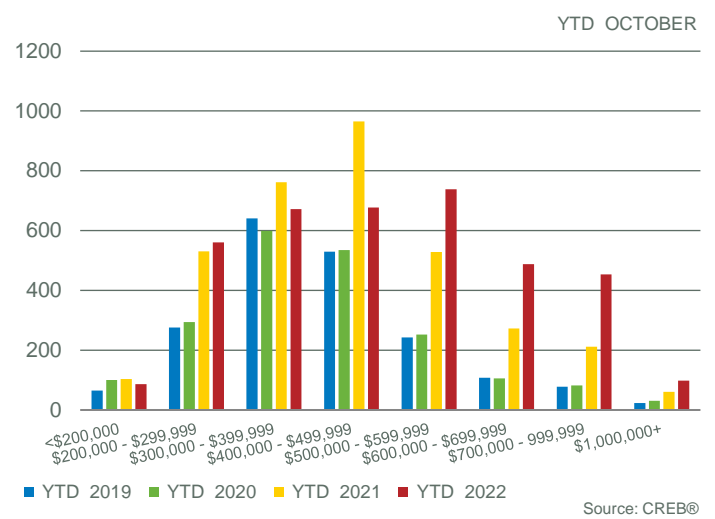


SOUTHEAST

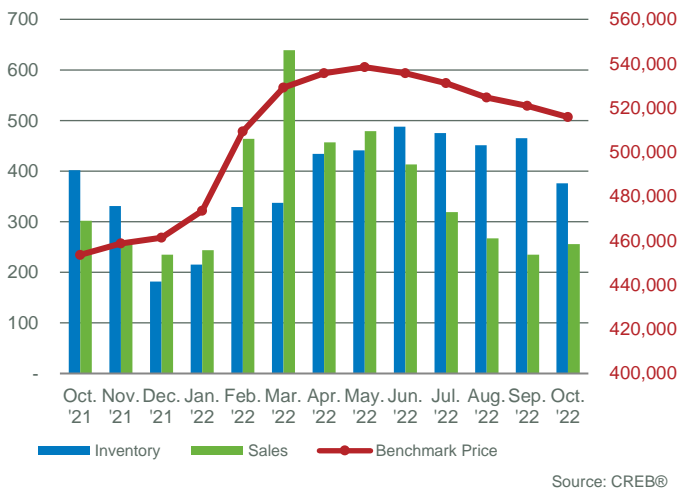
SOUTHEAST TOTAL SALES



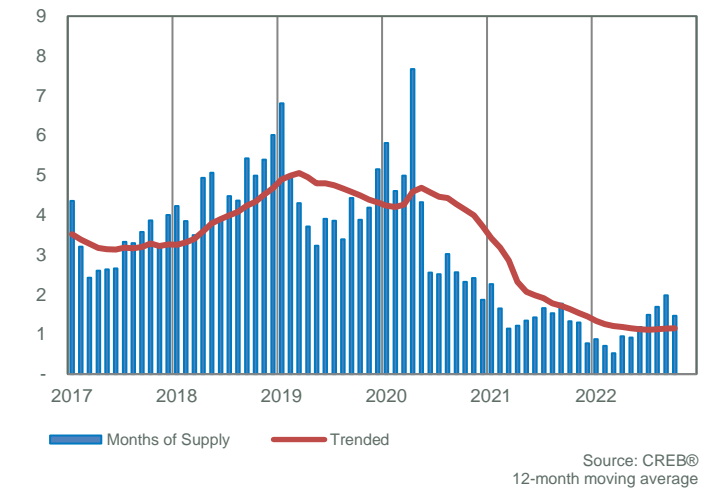
SOUTHEAST TOTAL SALES BY PRICE RANGE



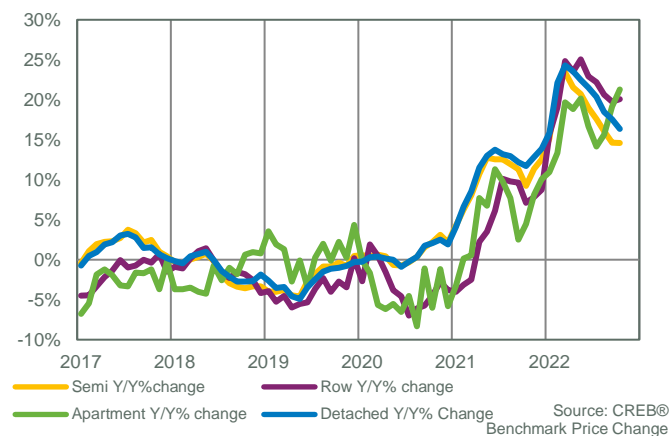
SOUTHEAST INVENTORY AND SALES



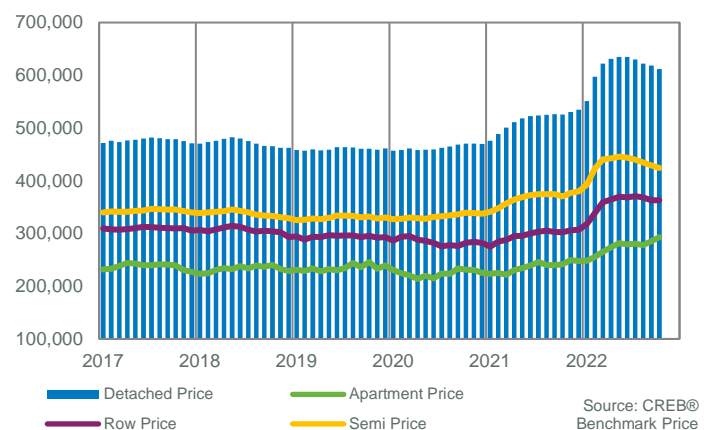
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

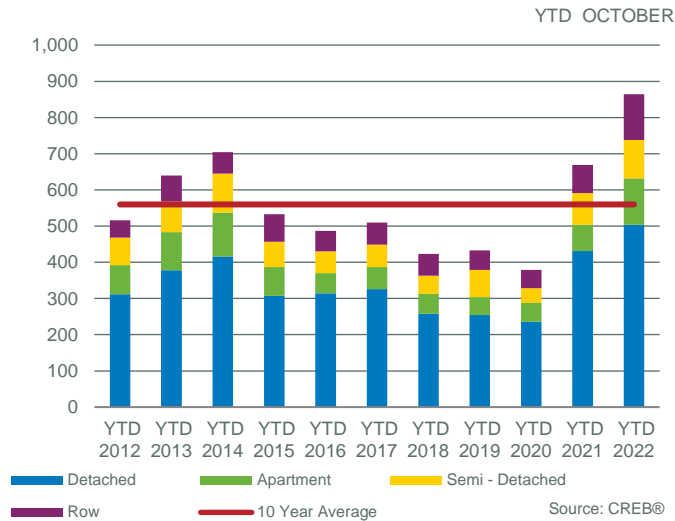


SOUTHEAST PRICES

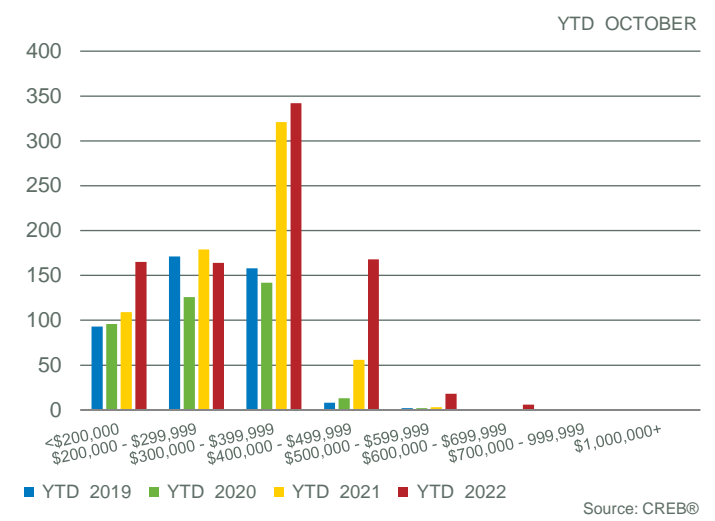


EAST

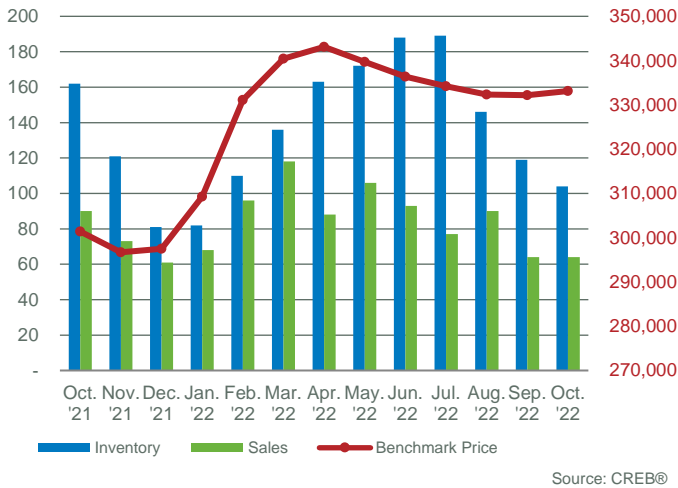
EAST TOTAL SALES



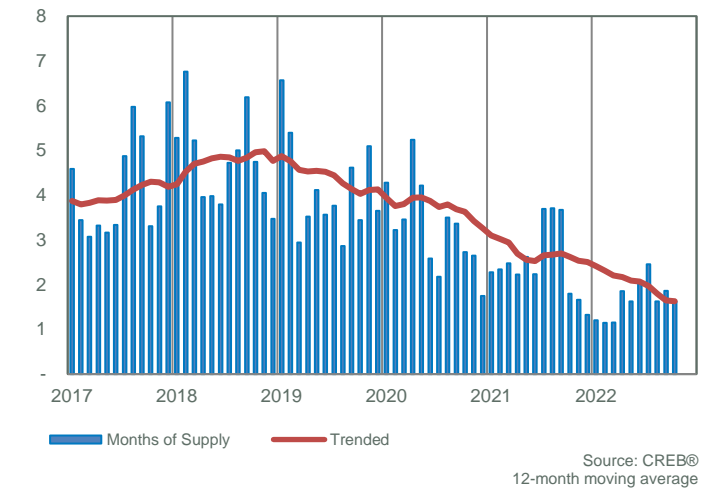
EAST TOTAL SALES BY PRICE RANGE



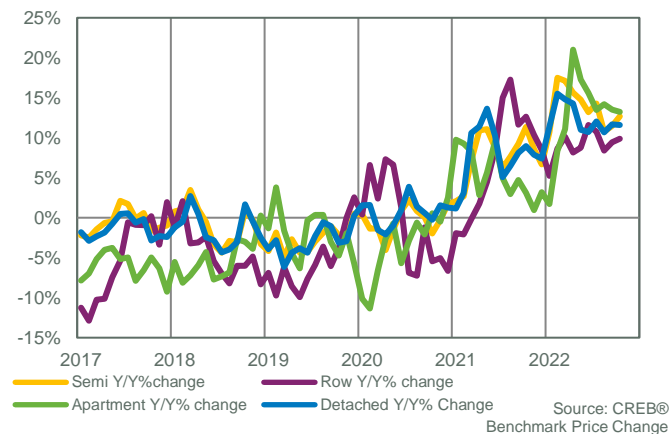
EAST INVENTORY AND SALES



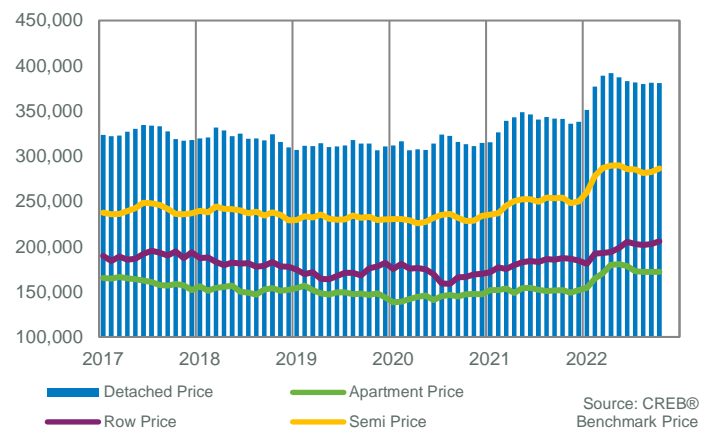
EAST MONTHS OF INVENTORY

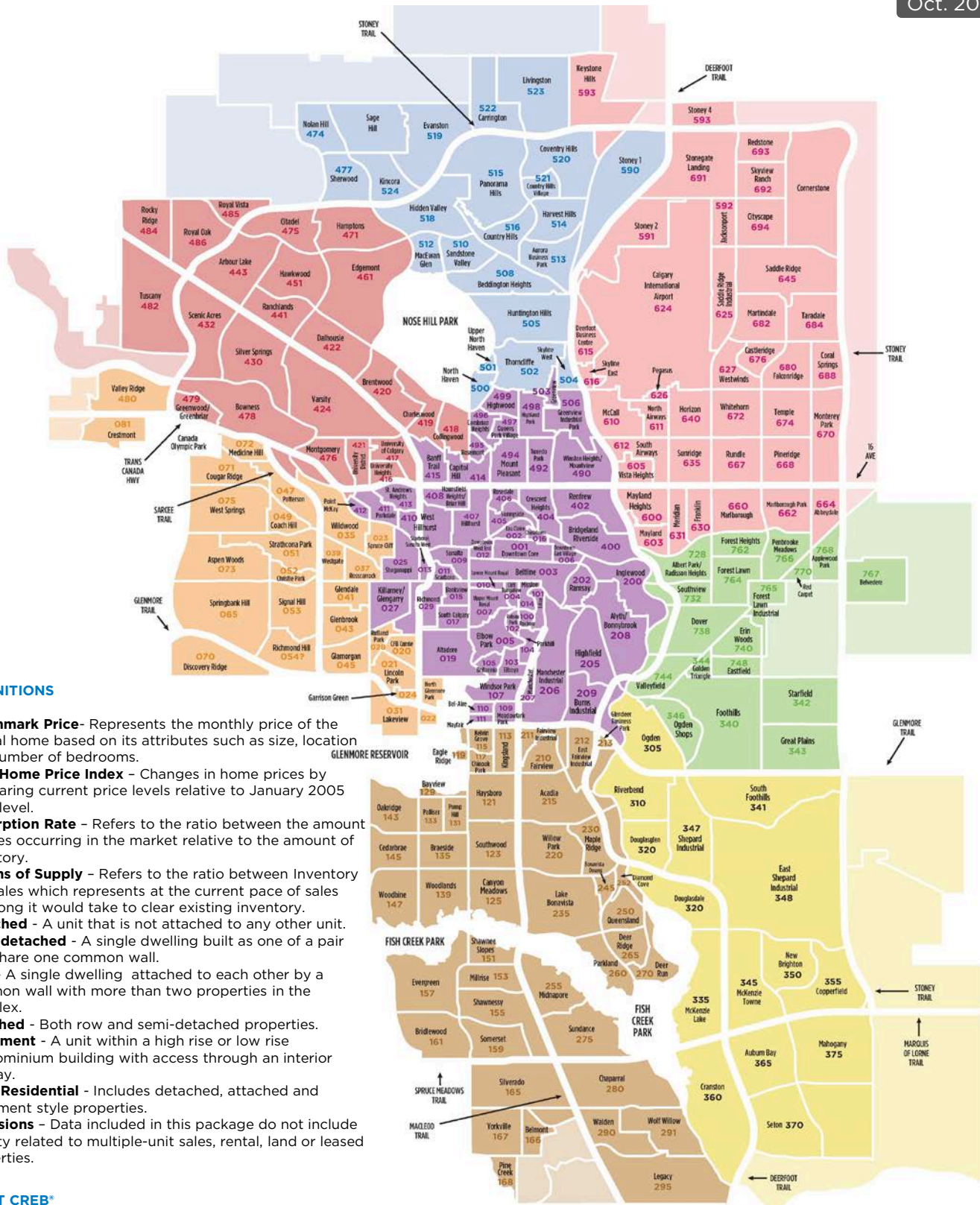


EAST PRICE CHANGE



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.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.