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MONTHLY STATISTICS PACKAGE

City of Calgary

September
2023



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September 2023

Calgary home sales at record highs in September, yet supply remains a challenge

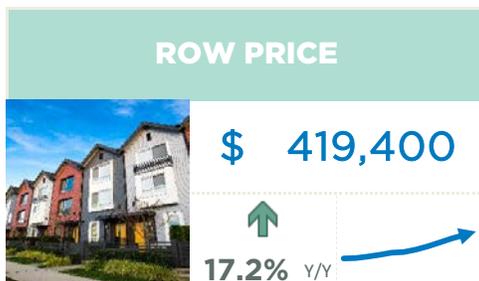
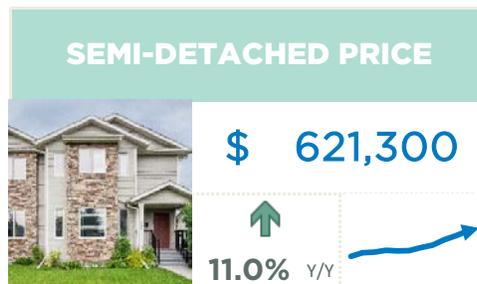
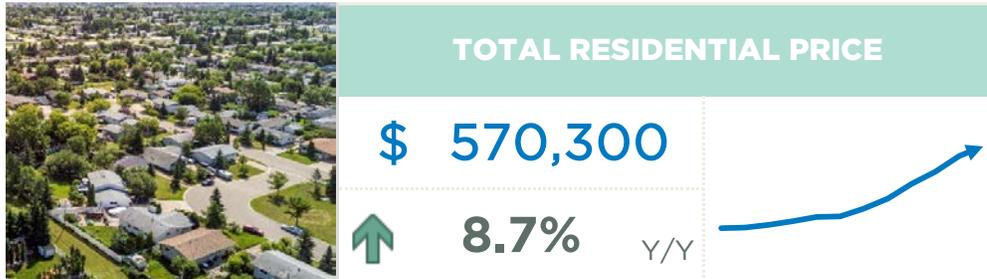
City of Calgary, October 3, 2023 - Sales reached another record high in September with 2,441 sales. Despite the year-over-year gains reported over the past four months, year-to-date sales are still nearly 12 per cent lower than last year's levels.

New listings also improved this month compared to last year and relative to sales. This caused the sales-to-new listings ratio to fall to 76 per cent, preventing further monthly declines in inventory levels.

Nonetheless, inventory levels in September remained over 24 per cent lower than levels seen last year and, when measured relative to sales activity, has not changed enough to cause any significant shift in supply and demand balances. As of September, the months of supply has remained relatively low at less than two months.

"Supply has been a challenge in our market as strong inter-provincial migration has elevated housing demand despite higher lending rates," said CREB® Chief Economist Ann-Marie Lurie. "While new listings are improving, it has not been enough to take us out of sellers' market conditions."

In September, the unadjusted residential benchmark price was \$570,300, similar to last month and nearly nine per cent higher than last year.



September 2023

September 2023

	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	1,147	19%	1,517	10%	1,664	-25%	76%	1.45	-37%	\$696,100	11%
Semi	191	26%	277	16%	295	-23%	69%	1.54	-38%	\$621,300	11%
Row	397	22%	472	18%	386	-34%	84%	0.97	-46%	\$419,400	17%
Apartment	706	57%	925	53%	1,024	-20%	76%	1.45	-49%	\$312,800	15%
Total Residential	2,441	29%	3,191	22%	3,369	-25%	76%	1.38	-41%	\$570,300	9%

Year-to-Date

September 2023

	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	10,342	-23%	13,465	-28%	1,515	-31%	77%	1.32	-10%	\$668,322	6%
Semi	1,817	-14%	2,237	-22%	262	-30%	81%	1.30	-18%	\$597,189	6%
Row	3,665	-17%	4,199	-23%	381	-42%	87%	0.94	-30%	\$389,856	11%
Apartment	6,286	25%	7,939	12%	1,006	-23%	79%	1.44	-38%	\$296,267	12%
Total Residential	22,110	-11%	27,840	-18%	3,164	-30%	79%	1.29	-21%	\$552,144	4%



Detached

Inventory levels remained at record lows for the month as the sales-to-new listings ratio remained relatively high at 76 per cent. The decline in inventory levels has been driven by homes priced below \$700,000, as supply levels show some improvement for homes priced above this level. While detached sales improved over levels reported last year, much of the gains were driven by the higher-priced properties with some supply options. Overall, homes priced below \$700,000 continue to struggle with less than one month of supply. Despite persistently tight market conditions, the unadjusted benchmark price remained relatively stable this month compared to last month, as a monthly price adjustment in the West end of the city offset monthly gains in all other districts. Overall, at a benchmark price of \$696,100, prices are still over 11 per cent higher than levels reported last year at this time, with year-over-year gains ranging from a high of 20 per cent in the East district to a low of nine per cent in the City Centre.



Semi-Detached

September reported a boost in new listings compared to sales activity as the sales-to-new listings ratio dropped below 70 per cent, the first time it has done that since September of last year. The one-month shift supported a monthly increase in inventory levels, but with 295 units available, inventories have not been this low since September 2005. Following ten consecutive monthly price gains, benchmark prices in September did ease slightly over the last month. However, at a benchmark price of \$621,300, prices are still 11 per cent higher than last year's levels. The monthly pause in price was primarily driven by adjustments in the West and North West districts, which saw the months of supply rise above levels reported last year and last month.



Row

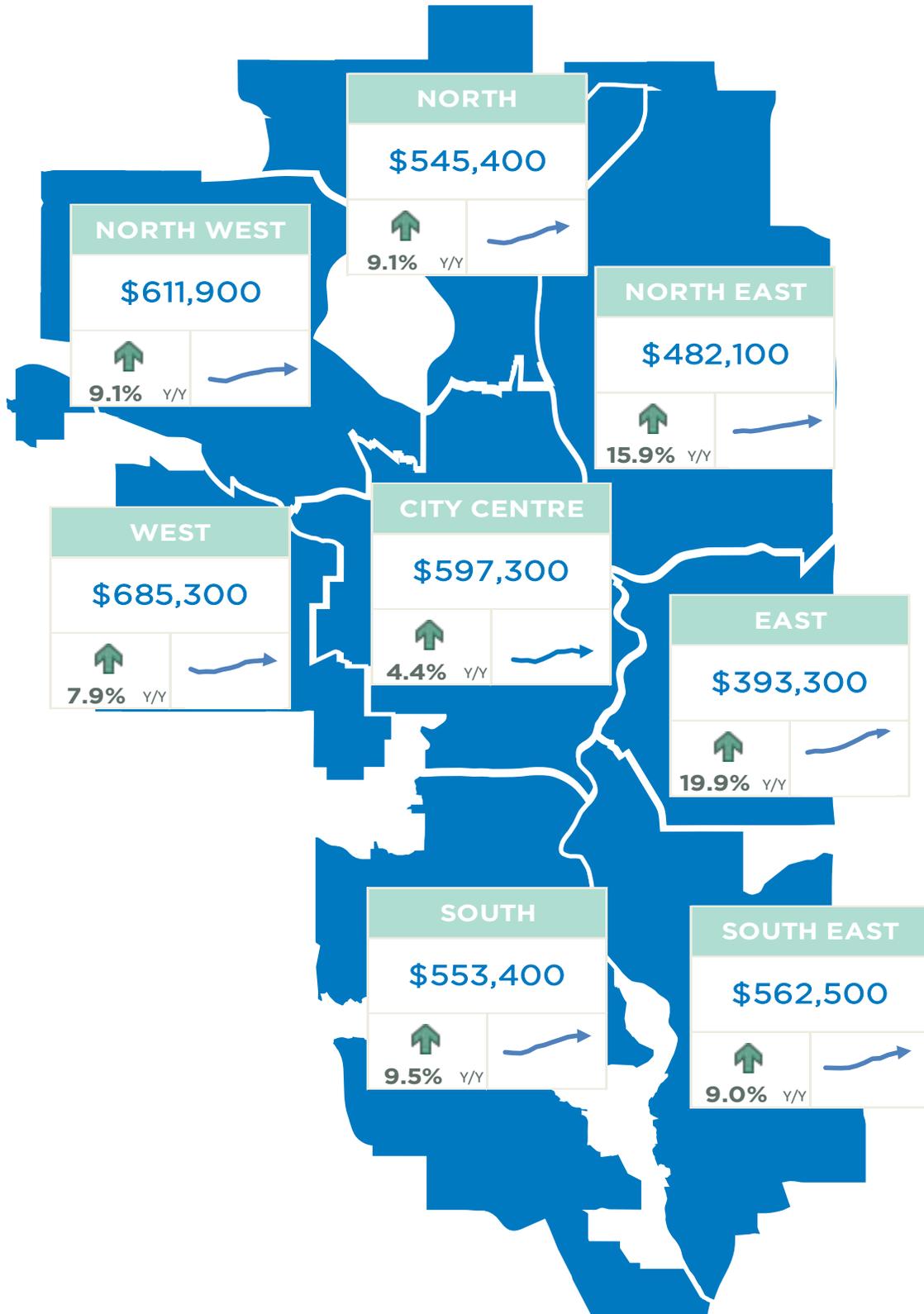
The pullback in monthly sales outpaced the pullback in new listings, causing the sales-to-new listings ratio to fall to 84 per cent. While conditions are still exceptionally tight, it is an improvement over the 90 per cent average reported since April. The shift also prevented any further monthly declines in inventory levels. However, with less than one month of supply, the persistently tight conditions continue to place upward pressure on prices. The benchmark price in September reached \$419,400, a 1.5 per cent monthly gain and 17 per cent higher than levels reported last year. Price gains have occurred across all districts, with the most significant gains occurring in the most affordable districts in the city.



Apartment

New listings in September were at the highest levels reported for September, contributing to the record-high sales this month. Year-to-date apartment condominium sales reached 6,286 sales, a 25 per cent gain over last year and a record high for the city. Higher lending rates and tight rental market conditions have kept demand for apartment-style products strong. While inventory levels did see a modest gain compared to last month, thanks to a lower sales-to-new-listings ratio, conditions remain exceptionally tight with 1.5 months of supply. The persistently tight market conditions have continued to drive further price gains. In September, the unadjusted benchmark price reached \$312,800, a 1.2 per cent increase over last month and nearly 15 per cent higher than last year.

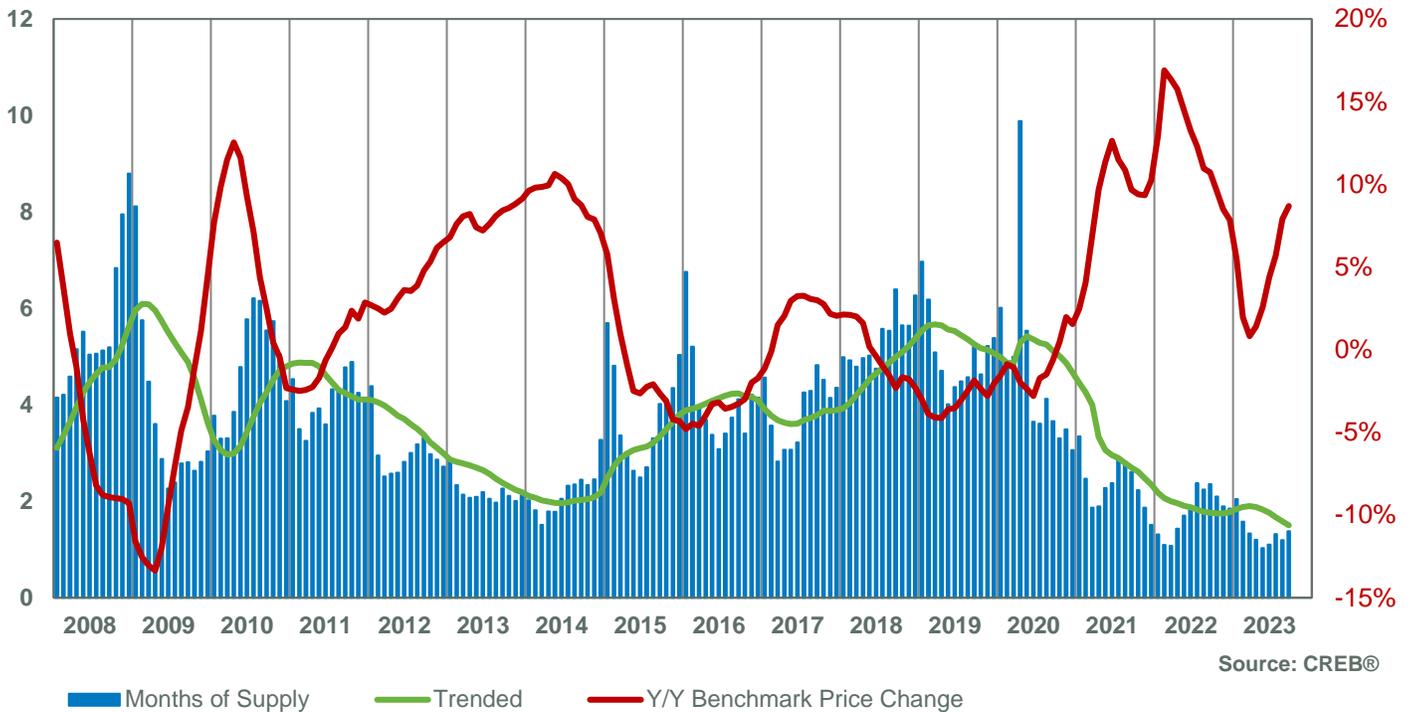
September 2023 District Total Residential Benchmark Price



	Sep-22	Sep-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
CITY OF CALGARY						
Total Sales	1,893	2,441	28.95%	24,962	22,110	-11.43%
Total Sales Volume	\$942,461,783	\$1,341,528,799	42.34%	\$12,983,477,078	\$11,908,828,704	-8.28%
New Listings	2,624	3,191	21.61%	34,074	27,840	-18.30%
Inventory	4,463	3,369	-24.51%	4,524	3,164	-30.07%
Months of Supply	2.36	1.38	-41.46%	1.63	1.29	-21.05%
Sales to New Listings	72.14%	76.50%	4.35%	73.26%	79.42%	6.16%
Sales to List Price	97.80%	100.50%	2.70%	100.23%	100.35%	0.12%
Days on Market	39	25	-34.33%	28	26	-7.29%
Benchmark Price	\$524,700	\$570,300	8.69%	\$529,356	\$552,144	4.31%
Median Price	\$460,000	\$505,000	9.78%	\$479,900	\$495,000	3.15%
Average Price	\$497,867	\$549,582	10.39%	\$520,130	\$538,617	3.55%
Index	244	265	8.73%	240	253	5.30%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Sep. 2023

	Sep-22	Sep-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
DETACHED						
Total Sales	967	1,147	18.61%	13,417	10,342	-22.92%
Total Sales Volume	\$616,792,348	\$837,181,205	35.73%	\$8,833,681,301	\$7,428,395,919	-15.91%
New Listings	1,380	1,517	9.93%	18,703	13,465	-28.01%
Inventory	2,223	1,664	-25.15%	2,190	1,515	-30.81%
Months of Supply	2.30	1.45	-36.89%	1.47	1.32	-10.23%
Sales to New Listings Ratio	70.07%	75.61%	5.54%	71.74%	76.81%	5.07%
Sales to List Price Ratio	97.97%	100.41%	2.43%	101.23%	100.56%	-0.67%
Days on Market	36	25	-29.68%	23	24	8.69%
Benchmark Price	\$626,600	\$696,100	11.09%	\$630,556	\$668,322	5.99%
Median Price	\$570,000	\$650,000	14.04%	\$599,000	\$645,000	7.68%
Average Price	\$637,841	\$729,888	14.43%	\$658,395	\$718,275	9.09%
APARTMENT						
Total Sales	449	706	57.24%	5,025	6,286	25.09%
Total Sales Volume	\$136,222,578	\$223,039,974	63.73%	\$1,414,326,447	\$1,907,424,777	34.86%
New Listings	605	925	52.89%	7,063	7,939	12.40%
Inventory	1,274	1,024	-19.62%	1,307	1,006	-23.04%
Months of Supply	2.84	1.45	-48.88%	2.34	1.44	-38.48%
Sales to New Listings Ratio	74.21%	76.32%	2.11%	71.15%	79.18%	8.03%
Sales to List Price Ratio	97.05%	99.60%	2.56%	97.65%	99.08%	1.43%
Days on Market	46	28	-38.76%	42	30	-28.92%
Benchmark Price	\$272,300	\$312,800	14.87%	\$264,400	\$296,267	12.05%
Median Price	\$247,000	\$290,000	17.41%	\$249,900	\$277,000	10.84%
Average Price	\$303,391	\$315,921	4.13%	\$281,458	\$303,440	7.81%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	152	191	25.66%	2,125	1,817	-14.49%
Total Sales Volume	\$77,158,641	\$114,819,026	48.81%	\$1,167,254,832	\$1,091,813,997	-6.46%
New Listings	238	277	16.39%	2,883	2,237	-22.41%
Inventory	381	295	-22.57%	372	262	-29.70%
Months of Supply	2.51	1.54	-38.38%	1.58	1.30	-17.79%
Sales to New Listings Ratio	63.87%	68.95%	5.09%	73.71%	81.22%	7.52%
Sales to List Price Ratio	98.15%	100.86%	2.76%	100.42%	100.77%	0.35%
Days on Market	36	26	-28.30%	27	26	-1.59%
Benchmark Price	\$559,500	\$621,300	11.05%	\$564,822	\$597,189	5.73%
Median Price	\$472,769	\$542,000	14.64%	\$495,000	\$540,000	9.09%
Average Price	\$507,623	\$601,147	18.42%	\$549,296	\$600,888	9.39%
CITY OF CALGARY ROW						
Total Sales	325	397	22.15%	4,395	3,665	-16.61%
Total Sales Volume	\$112,288,216	\$166,488,594	48.27%	\$1,568,214,498	\$1,481,194,011	-5.55%
New Listings	401	472	17.71%	5,425	4,199	-22.60%
Inventory	585	386	-34.02%	655	381	-41.85%
Months of Supply	1.80	0.97	-45.98%	1.34	0.94	-30.27%
Sales to New Listings Ratio	81.05%	84.11%	3.06%	81.01%	87.28%	6.27%
Sales to List Price Ratio	98.16%	102.21%	4.13%	100.04%	101.74%	1.71%
Days on Market	38	21	-45.70%	29	23	-21.18%
Benchmark Price	\$358,000	\$419,400	17.15%	\$350,078	\$389,856	11.36%
Median Price	\$330,000	\$409,900	24.21%	\$348,000	\$390,000	12.07%
Average Price	\$345,502	\$419,367	21.38%	\$356,818	\$404,146	13.26%

For a list of definitions, see page 29.

September 2023	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	137	220	62.27%	311	2.27	\$875,000	9.29%	0.40%
North East	196	201	97.51%	229	1.17	\$549,900	17.25%	0.48%
North	136	196	69.39%	199	1.46	\$643,700	10.60%	0.85%
North West	140	197	71.07%	196	1.40	\$725,200	10.82%	0.07%
West	101	153	66.01%	179	1.77	\$877,700	10.11%	-2.74%
South	242	306	79.08%	311	1.29	\$664,600	11.08%	0.33%
South East	144	180	80.00%	172	1.19	\$679,200	10.55%	0.31%
East	49	53	92.45%	45	0.92	\$458,300	20.57%	-0.35%
TOTAL CITY	1,147	1,517	75.61%	1,664	1.45	\$696,100	11.09%	-0.09%
Apartment								
City Centre	283	436	64.91%	603	2.13	\$331,400	11.28%	1.44%
North East	65	73	89.04%	65	1.00	\$269,000	26.35%	2.09%
North	67	61	109.84%	51	0.76	\$303,100	19.76%	1.81%
North West	64	71	90.14%	57	0.89	\$287,100	17.66%	1.66%
West	44	59	74.58%	58	1.32	\$322,200	14.62%	0.09%
South	99	122	81.15%	102	1.03	\$285,200	18.39%	1.13%
South East	60	77	77.92%	71	1.18	\$331,300	18.24%	0.67%
East	24	26	92.31%	17	0.71	\$222,000	30.90%	2.26%
TOTAL CITY	706	925	76.32%	1,024	1.45	\$312,800	14.87%	1.20%
Semi-detached								
City Centre	57	104	54.81%	137	2.40	\$854,800	8.37%	-0.41%
North East	29	38	76.32%	32	1.10	\$391,500	18.53%	0.13%
North	18	30	60.00%	26	1.44	\$493,500	9.98%	0.37%
North West	8	26	30.77%	25	3.13	\$592,000	10.84%	-0.75%
West	11	19	57.89%	20	1.82	\$741,100	11.93%	-1.67%
South	40	34	117.65%	30	0.75	\$490,000	13.16%	0.89%
South East	15	17	88.24%	14	0.93	\$481,300	11.39%	0.27%
East	13	9	144.44%	8	0.62	\$346,700	21.82%	-0.43%
TOTAL CITY	191	277	68.95%	295	1.54	\$621,300	11.05%	-0.30%
Row								
City Centre	44	64	68.75%	71	1.61	\$563,300	12.64%	1.64%
North East	61	79	77.22%	66	1.08	\$331,200	29.48%	1.44%
North	57	69	82.61%	44	0.77	\$398,800	18.37%	0.86%
North West	37	40	92.50%	29	0.78	\$407,000	14.65%	2.49%
West	43	52	82.69%	54	1.26	\$439,700	15.01%	3.14%
South	73	74	98.65%	44	0.60	\$368,200	22.45%	0.22%
South East	66	75	88.00%	61	0.92	\$424,800	17.77%	1.92%
East	14	15	93.33%	9	0.64	\$258,200	32.96%	3.74%
TOTAL CITY	397	472	84.11%	386	0.97	\$419,400	17.15%	1.50%

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

City of Calgary

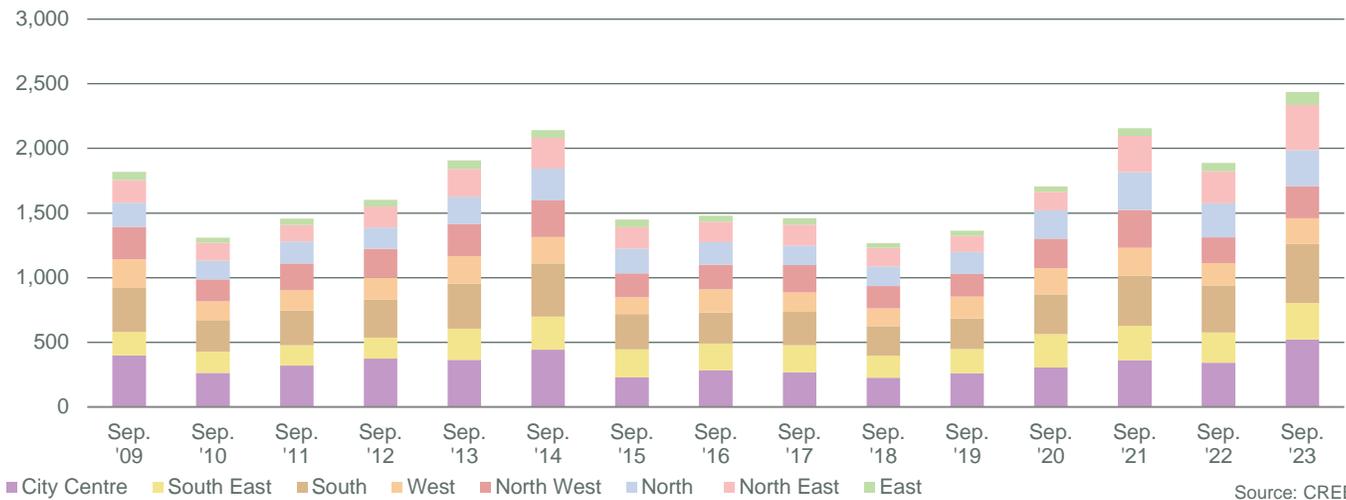
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Sep. 2023

TOTAL SALES

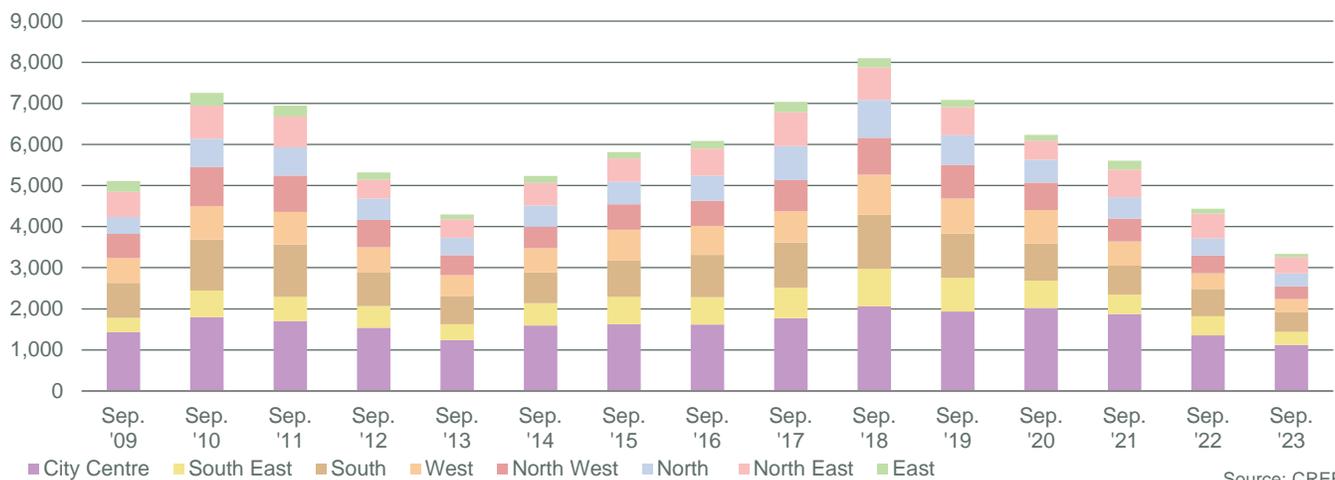
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

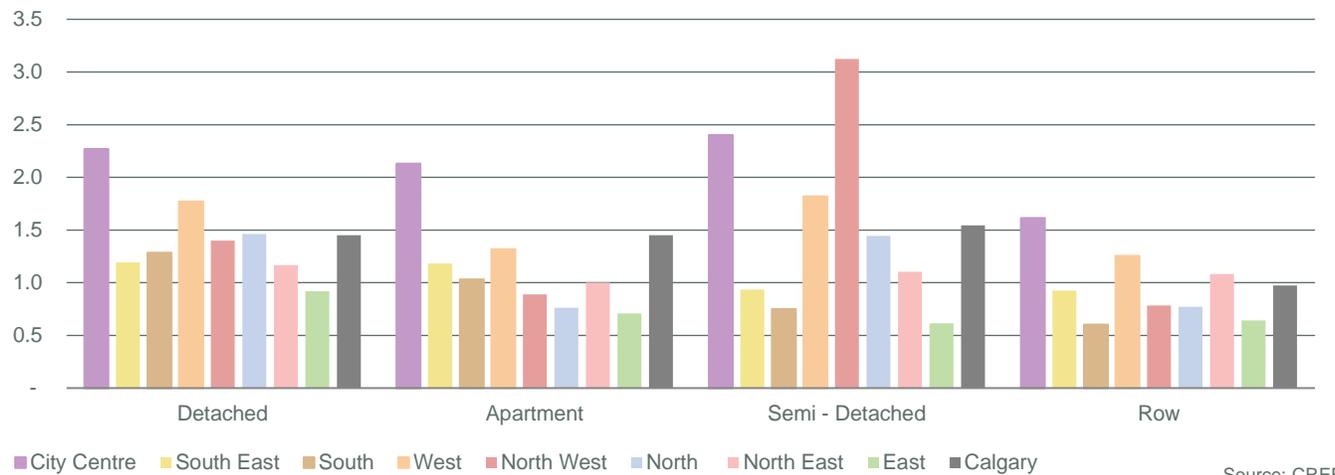
SEPTEMBER



Source: CREB®

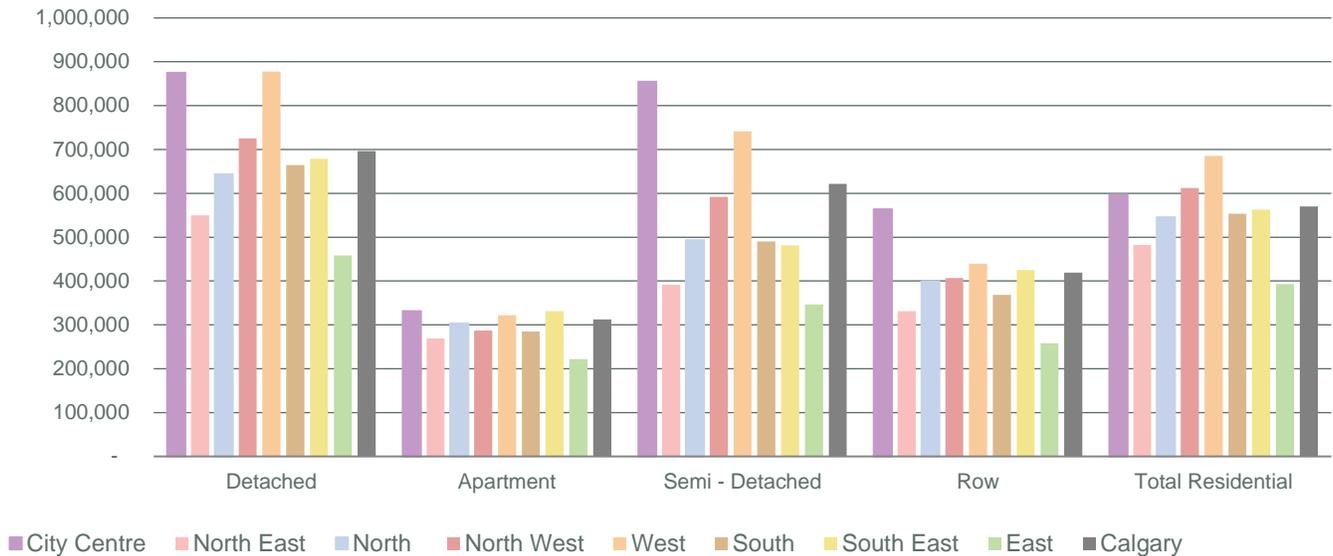
MONTHS OF SUPPLY

SEPTEMBER



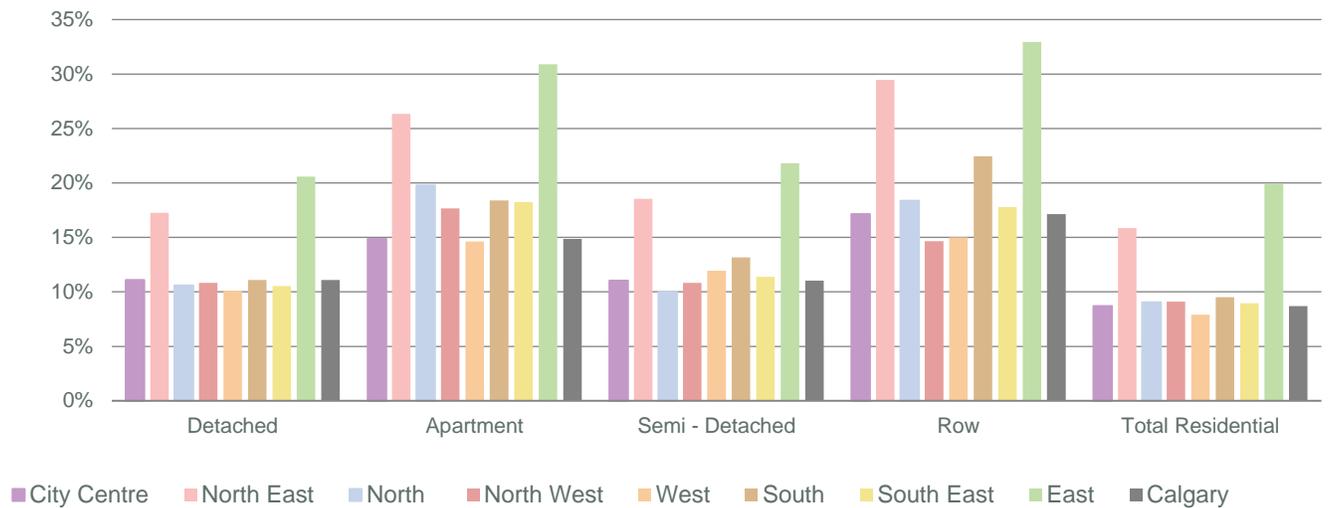
Source: CREB®

BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER

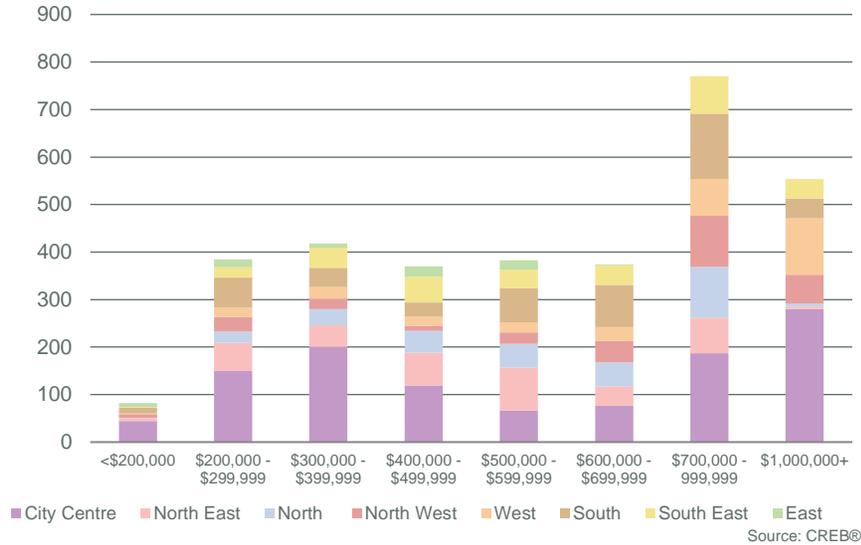


Source: CREB®

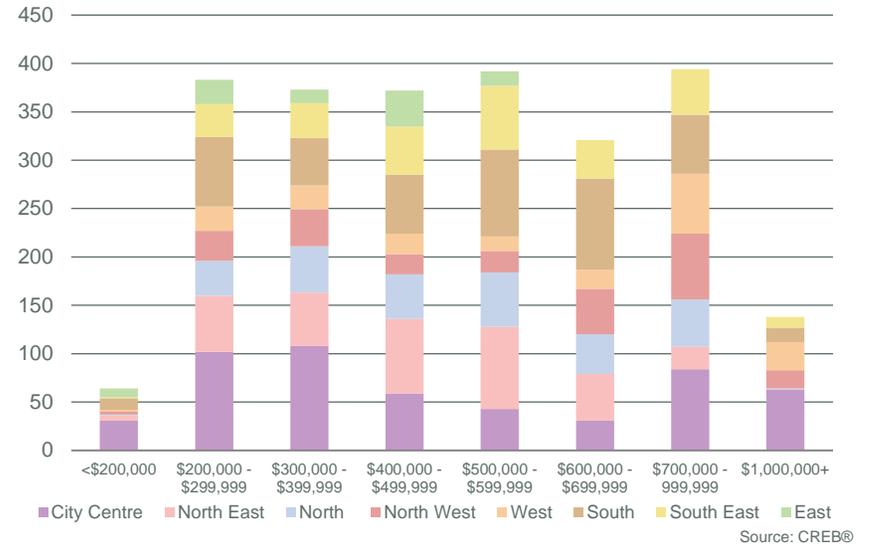
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

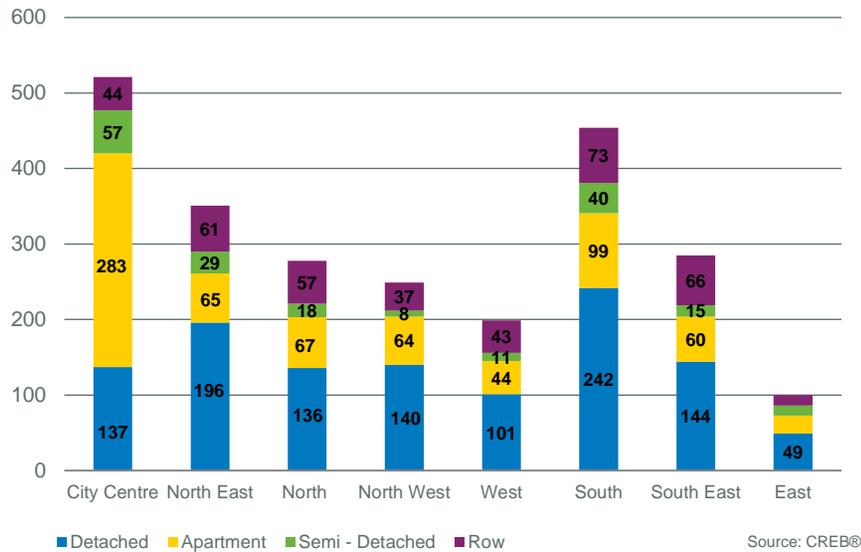
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



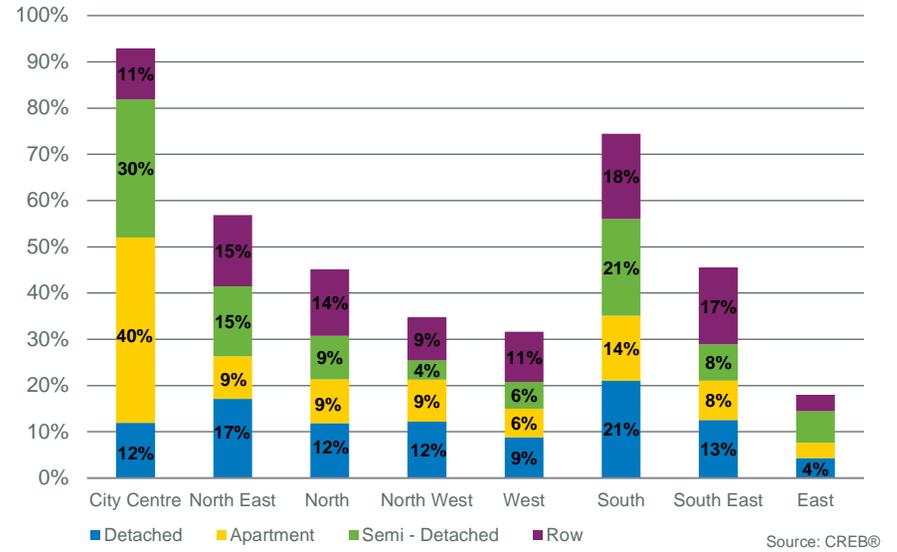
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



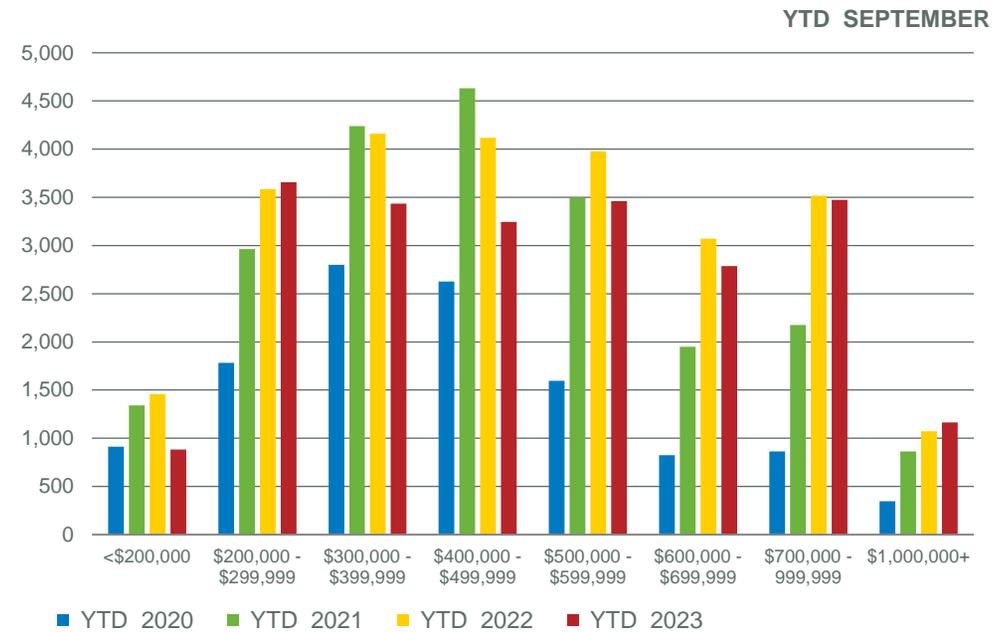
SHARE OF CITY WIDE SALES - SEPTEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	2,004	3,293	4,091	3,399	3,063	2,837	2,249	2,133	1,893	1,855	1,642	1,200
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	2,718	2,624	2,169	1,611	1,031
Inventory	2,628	3,608	4,390	4,875	5,215	5,407	5,346	4,786	4,463	3,888	3,115	2,219
Days on Market	44	25	20	22	25	27	31	35	39	40	40	46
Benchmark Price	492,900	520,300	534,700	541,600	543,000	540,900	537,200	528,900	524,700	521,200	517,300	516,200
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000	438,400	460,000	460,000	445,000	451,750
Average Price	511,944	547,868	537,853	532,310	519,911	517,673	491,452	485,173	497,867	509,710	490,293	495,605
Index	229	242	249	252	253	252	250	246	244	242	241	240
2023												
Sales	1,198	1,738	2,424	2,686	3,118	3,140	2,643	2,722	2,441			
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191			
Inventory	2,451	2,746	3,234	3,234	3,213	3,467	3,498	3,261	3,369			
Days on Market	42	33	27	24	24	22	23	25	25			
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700	570,700	570,300			
Median Price	465,000	460,000	485,500	500,940	507,500	510,000	493,000	488,350	505,000			
Average Price	508,515	506,823	535,903	548,585	552,414	552,120	539,463	522,714	549,582			
Index	242	247	251	255	259	263	264	265	265			

	Sep-22	Sep-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	2	1	16	6
\$100,000 - \$149,999	20	8	282	125
\$150,000 - \$199,999	112	55	1,160	753
\$200,000 - \$249,999	158	158	1,864	1,643
\$250,000 - \$299,999	147	225	1,721	2,013
\$300,000 - \$349,999	179	207	1,978	1,714
\$350,000 - \$399,999	155	166	2,183	1,721
\$400,000 - \$449,999	133	197	2,049	1,647
\$450,000 - \$499,999	189	177	2,069	1,599
\$500,000 - \$549,999	154	217	1,981	1,850
\$550,000 - \$599,999	160	176	1,998	1,611
\$600,000 - \$649,999	104	183	1,637	1,493
\$650,000 - \$699,999	105	138	1,435	1,295
\$700,000 - \$749,999	60	107	1,035	1,019
\$750,000 - \$799,999	48	111	837	823
\$800,000 - \$849,999	32	68	598	601
\$850,000 - \$899,999	32	47	505	458
\$900,000 - \$949,999	18	28	302	277
\$950,000 - \$999,999	18	34	239	297
\$1,000,000 - \$1,299,999	33	71	597	618
\$1,300,000 - \$1,499,999	7	26	184	200
\$1,500,000 - \$1,999,999	15	26	181	215
\$2,000,000 +	12	15	111	132
	1,893	2,441	24,962	22,110

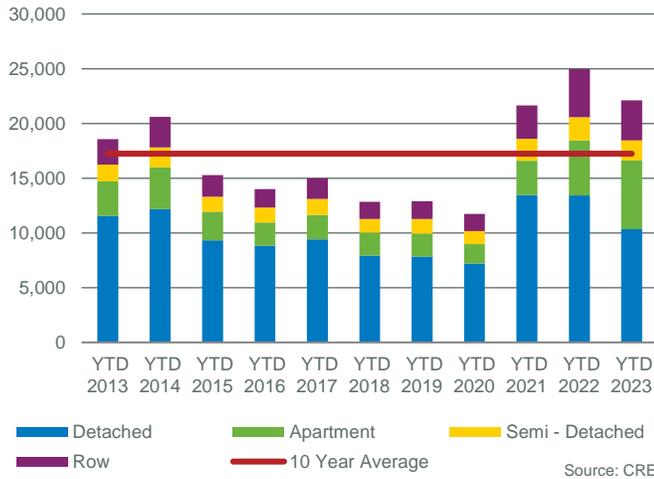
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

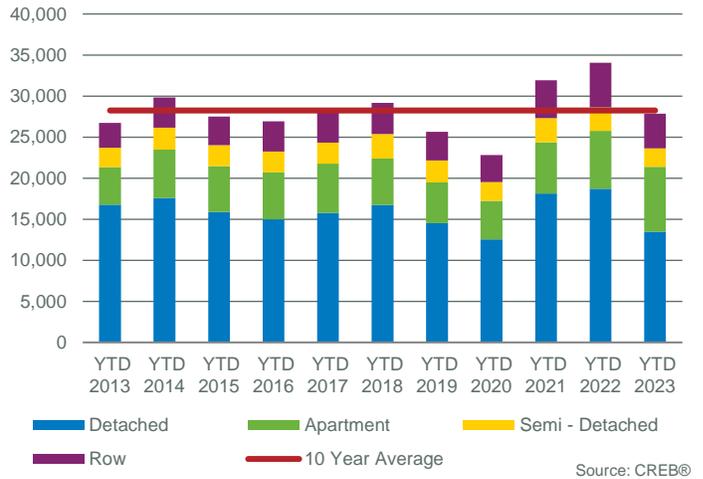
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER



CITY OF CALGARY TOTAL NEW LISTINGS

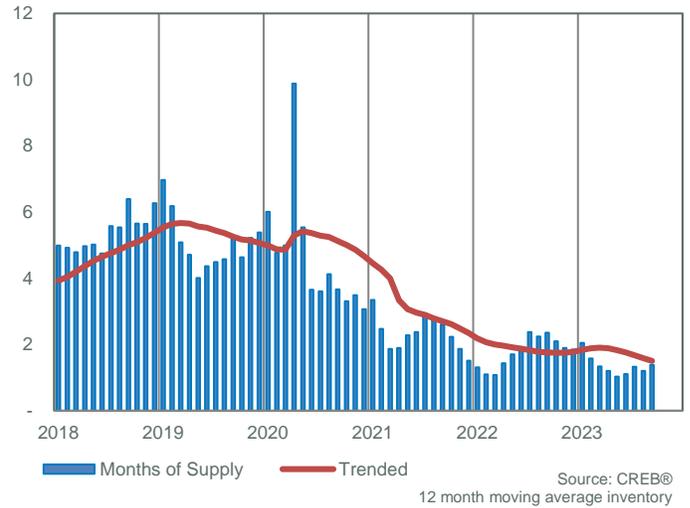
YTD SEPTEMBER



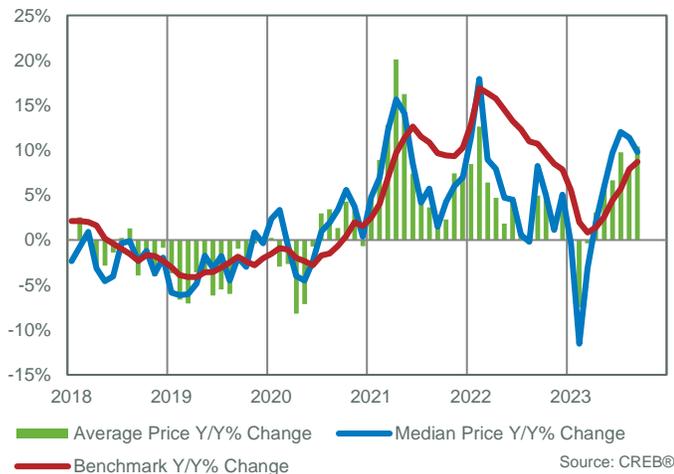
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



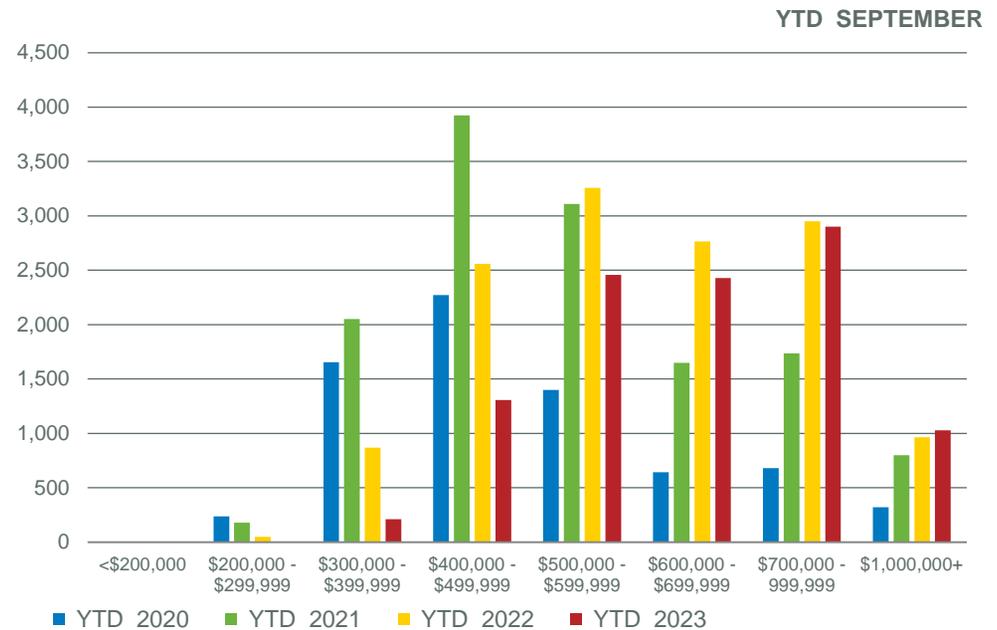
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	1,146	1,896	2,267	1,849	1,616	1,481	1,131	1,064	967	941	814	614
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,380	1,148	849	495
Inventory	898	1,691	2,205	2,468	2,559	2,668	2,599	2,395	2,223	1,949	1,571	1,064
Days on Market	33	14	14	18	22	24	29	31	36	36	37	46
Benchmark Price	582,100	618,600	636,700	644,800	647,000	645,800	642,000	631,400	626,600	622,400	618,100	618,000
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,000	582,000	561,250	570,000
Average Price	626,121	678,360	670,542	669,575	659,734	668,422	637,536	637,127	637,841	655,711	624,073	640,083
Index	239	254	262	265	266	265	264	259	257	256	254	254
2023												
Sales	561	793	1,141	1,303	1,486	1,521	1,195	1,195	1,147			
New Listings	879	1,136	1,609	1,478	1,795	1,950	1,587	1,514	1,517			
Inventory	1,139	1,288	1,544	1,462	1,483	1,655	1,727	1,673	1,664			
Days on Market	42	31	26	22	22	20	22	24	25			
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500	696,700	696,100			
Median Price	599,000	603,000	635,000	655,000	656,732	650,000	652,000	641,900	650,000			
Average Price	670,893	679,616	707,139	728,323	733,113	730,459	731,017	707,998	729,888			
Index	256	262	266	272	277	281	284	286	286			

	Sep-22	Sep-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	1	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	-	-	6	2
\$250,000 - \$299,999	5	-	42	5
\$300,000 - \$349,999	27	3	226	34
\$350,000 - \$399,999	51	9	644	177
\$400,000 - \$449,999	73	38	1,120	496
\$450,000 - \$499,999	140	80	1,438	810
\$500,000 - \$549,999	113	141	1,523	1,208
\$550,000 - \$599,999	139	135	1,734	1,250
\$600,000 - \$649,999	93	156	1,484	1,277
\$650,000 - \$699,999	94	125	1,282	1,153
\$700,000 - \$749,999	50	98	912	910
\$750,000 - \$799,999	40	99	716	689
\$800,000 - \$849,999	22	56	471	482
\$850,000 - \$899,999	27	38	409	362
\$900,000 - \$949,999	17	21	246	220
\$950,000 - \$999,999	16	27	197	239
\$1,000,000 - \$1,299,999	30	59	517	525
\$1,300,000 - \$1,499,999	7	24	173	184
\$1,500,000 - \$1,999,999	13	24	171	197
\$2,000,000 +	9	14	103	122
	967	1,147	13,417	10,342

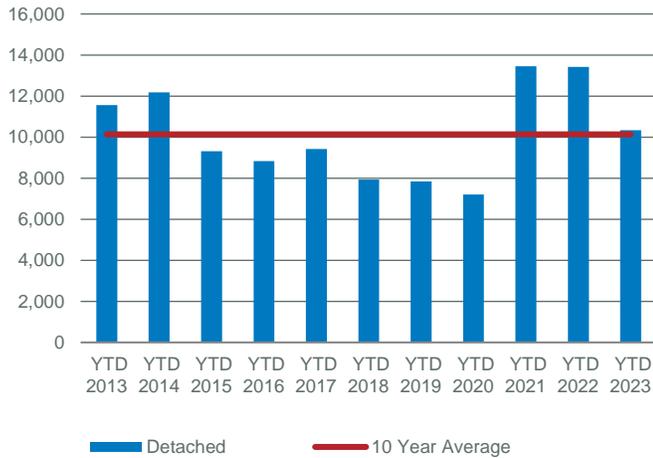
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

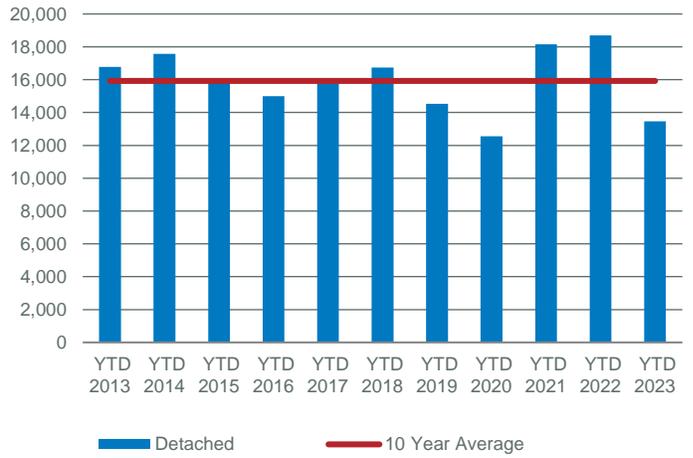
YTD SEPTEMBER



Source: CREB®

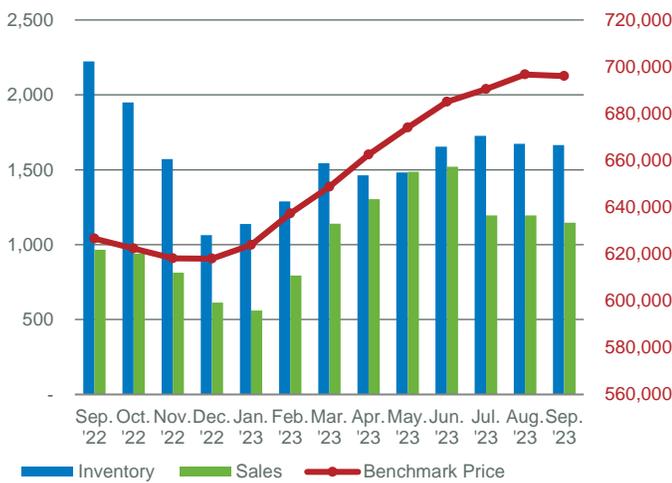
CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



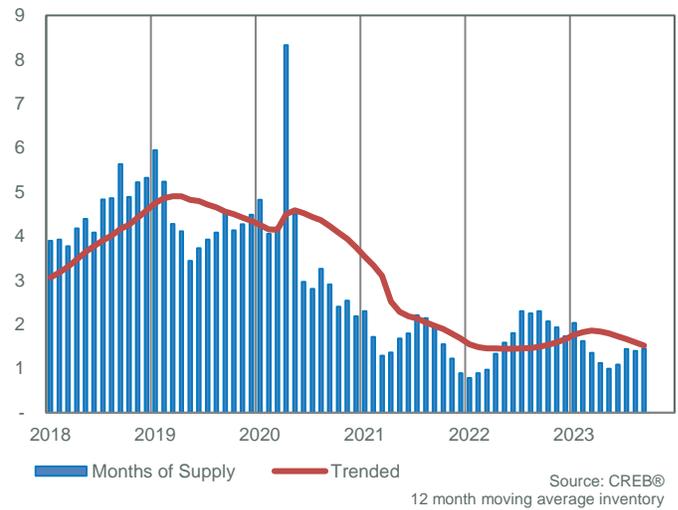
Source: CREB®

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

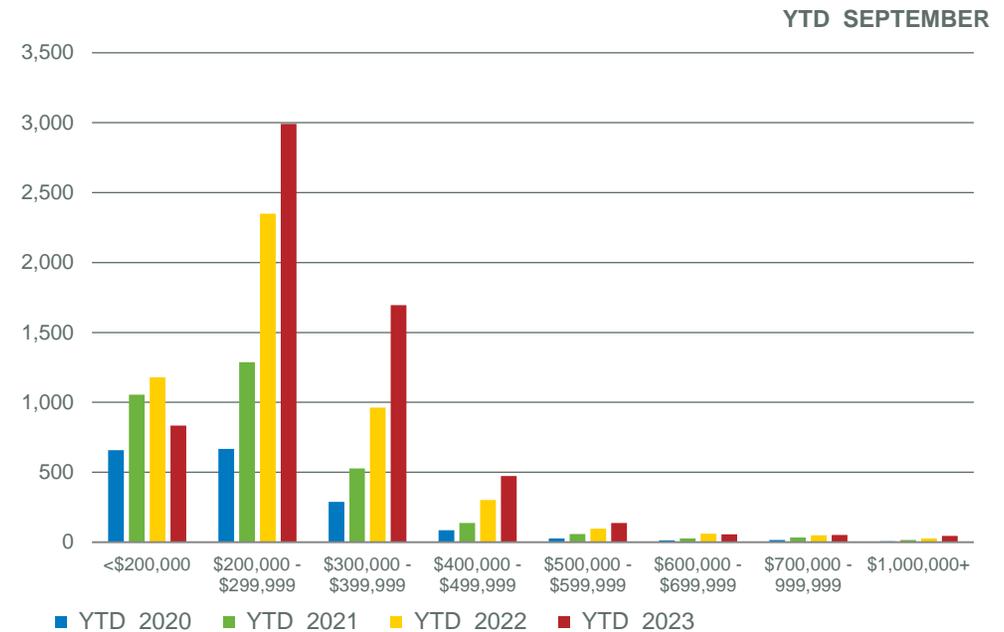


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	355	565	770	642	629	578	513	524	449	436	448	311
New Listings	550	694	994	893	948	931	795	653	605	532	379	287
Inventory	1,062	1,070	1,167	1,278	1,416	1,527	1,574	1,395	1,274	1,140	889	651
Days on Market	71	57	38	34	34	34	37	44	46	52	47	49
Benchmark Price	246,400	251,000	258,800	265,400	269,300	271,300	272,800	272,300	272,300	272,700	271,700	269,800
Median Price	234,000	252,500	259,000	249,950	254,500	246,250	248,900	240,000	247,000	250,000	250,000	258,500
Average Price	268,056	274,158	290,839	276,383	289,072	279,585	276,145	270,176	303,391	297,527	292,124	283,333
Index	180	184	189	194	197	199	200	199	199	200	199	197
2023												
Sales	317	491	679	734	857	856	771	875	706			
New Listings	545	696	919	950	1,025	1,062	924	893	925			
Inventory	772	876	1,002	1,089	1,090	1,119	1,115	966	1,024			
Days on Market	44	36	32	27	29	28	28	30	28			
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900	309,100	312,800			
Median Price	258,000	262,500	268,000	272,250	277,500	279,500	281,000	285,000	290,000			
Average Price	284,526	280,701	305,439	296,950	307,504	301,969	308,424	309,943	315,921			
Index	200	206	211	215	218	222	224	226	229			

	Sep-22	Sep-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	2	1	16	6
\$100,000 - \$149,999	19	8	258	123
\$150,000 - \$199,999	91	52	906	705
\$200,000 - \$249,999	117	139	1,342	1,376
\$250,000 - \$299,999	81	189	1,006	1,616
\$300,000 - \$349,999	49	153	601	1,105
\$350,000 - \$399,999	30	67	361	591
\$400,000 - \$449,999	15	38	182	299
\$450,000 - \$499,999	11	22	119	174
\$500,000 - \$549,999	8	11	55	84
\$550,000 - \$599,999	5	2	42	53
\$600,000 - \$649,999	4	6	32	35
\$650,000 - \$699,999	4	4	28	22
\$700,000 - \$749,999	2	3	10	14
\$750,000 - \$799,999	2	4	11	10
\$800,000 - \$849,999	2	-	8	9
\$850,000 - \$899,999	-	1	6	8
\$900,000 - \$949,999	-	1	6	7
\$950,000 - \$999,999	-	-	8	3
\$1,000,000 - \$1,299,999	2	1	9	14
\$1,300,000 - \$1,499,999	-	2	4	11
\$1,500,000 - \$1,999,999	2	1	7	11
\$2,000,000 +	3	1	8	10
	449	706	5,025	6,286

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD SEPTEMBER



Source: CREB®

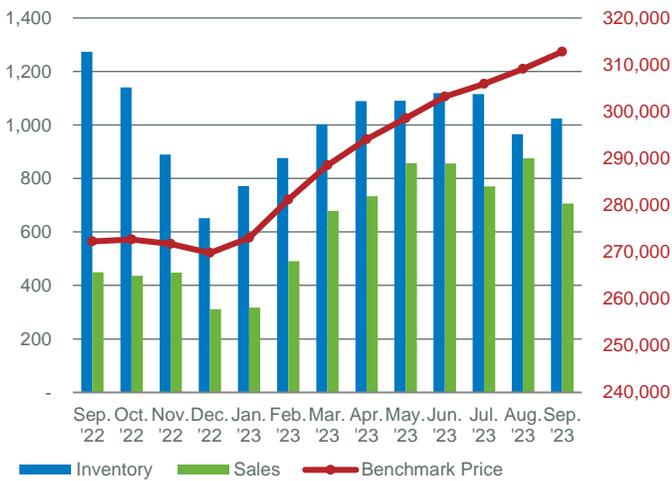
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD SEPTEMBER



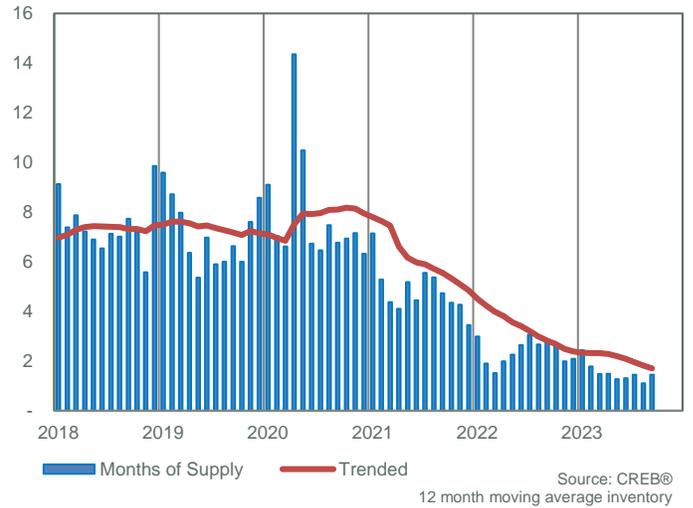
Source: CREB®

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

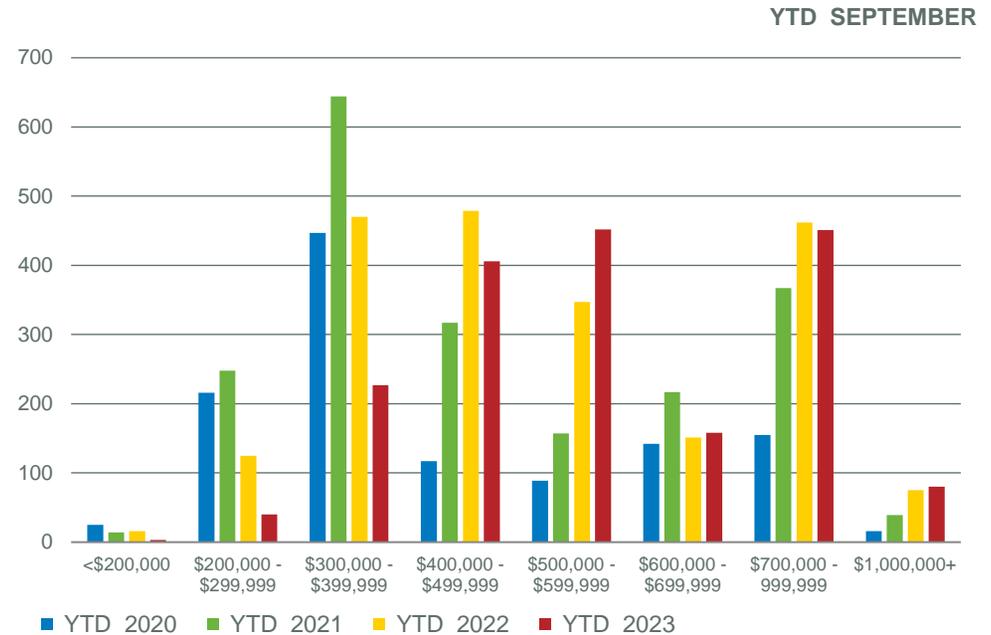


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	198	296	345	304	264	223	173	170	152	158	132	87
New Listings	267	395	462	371	358	311	274	207	238	186	132	101
Inventory	243	314	384	391	408	415	435	379	381	334	270	225
Days on Market	35	25	20	22	24	25	29	34	36	39	45	43
Benchmark Price	525,500	550,900	569,600	577,300	581,900	578,500	574,200	566,000	559,500	555,800	559,800	560,100
Median Price	512,500	510,500	515,000	506,759	485,000	485,000	430,000	472,500	472,769	468,750	494,500	512,000
Average Price	558,489	563,081	584,388	563,340	541,943	541,181	512,733	514,793	507,623	536,375	588,216	543,851
Index	282	296	306	310	312	310	308	304	300	298	300	301
2023												
Sales	111	140	217	233	279	238	211	197	191			
New Listings	150	193	280	266	268	319	248	236	277			
Inventory	225	255	286	286	234	270	257	247	295			
Days on Market	47	36	29	25	25	19	20	22	26			
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800	623,200	621,300			
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	530,000	542,000			
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	583,549	601,147			
Index	301	304	311	318	322	329	331	334	333			

	Sep-22	Sep-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	2	-	14	3
\$200,000 - \$249,999	2	3	22	24
\$250,000 - \$299,999	9	1	103	16
\$300,000 - \$349,999	18	2	232	72
\$350,000 - \$399,999	12	14	238	155
\$400,000 - \$449,999	25	32	235	194
\$450,000 - \$499,999	22	19	244	212
\$500,000 - \$549,999	17	30	247	282
\$550,000 - \$599,999	7	23	100	170
\$600,000 - \$649,999	4	11	65	92
\$650,000 - \$699,999	6	6	86	66
\$700,000 - \$749,999	7	3	91	64
\$750,000 - \$799,999	5	6	99	100
\$800,000 - \$849,999	7	11	108	104
\$850,000 - \$899,999	5	8	81	87
\$900,000 - \$949,999	1	6	50	46
\$950,000 - \$999,999	2	6	33	50
\$1,000,000 - \$1,299,999	1	10	67	69
\$1,300,000 - \$1,499,999	-	-	7	5
\$1,500,000 - \$1,999,999	-	-	1	6
\$2,000,000 +	-	-	-	-
	152	191	2,125	1,817

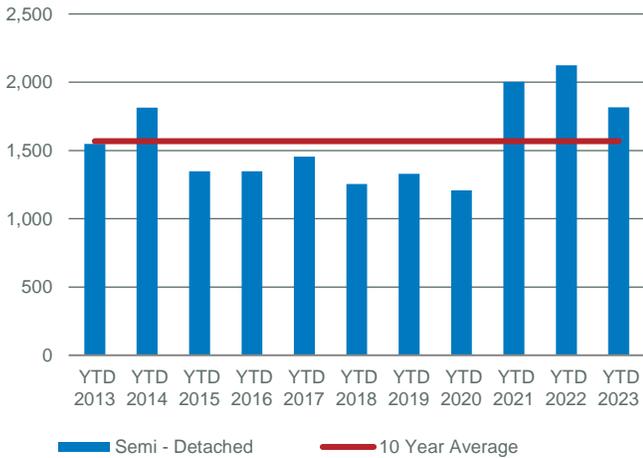
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD SEPTEMBER



Source: CREB®

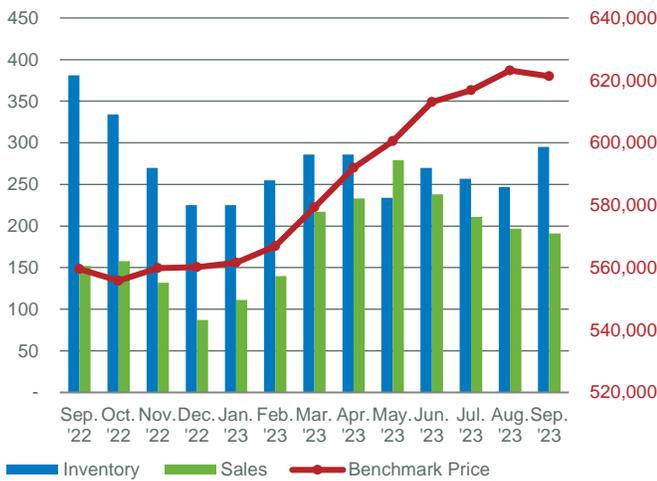
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



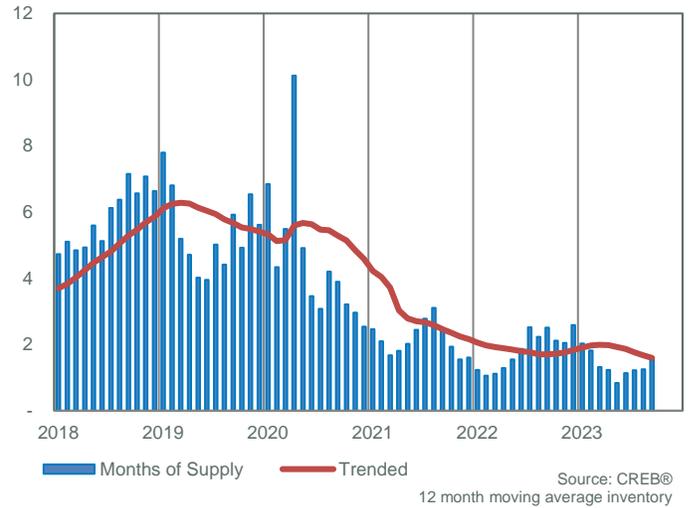
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



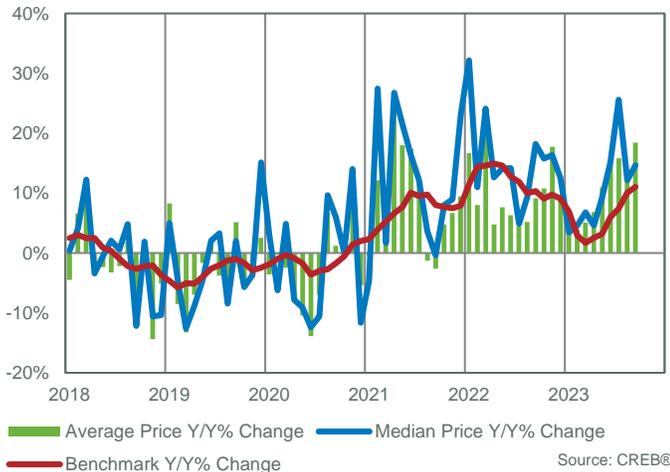
Source: CREB®

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.
2022												
Sales	305	536	709	604	554	555	432	375	325	320	248	188
New Listings	364	692	883	782	771	654	500	378	401	303	251	148
Inventory	425	533	634	738	832	797	738	617	585	465	385	279
Days on Market	58	30	19	20	24	27	30	35	38	37	35	43
Benchmark Price	318,300	335,300	347,900	356,700	359,300	359,600	358,400	357,200	358,000	356,800	354,500	354,300
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500	330,000	335,000	352,750	350,250
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022	345,502	356,314	357,054	352,571
Index	204	215	223	228	230	230	229	229	229	228	227	227
2023												
Sales	209	314	387	416	496	525	466	455	397			
New Listings	278	361	506	438	562	608	488	486	472			
Inventory	315	327	402	397	406	423	399	375	386			
Days on Market	39	34	21	22	20	19	19	20	21			
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500	413,200	419,400			
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900			
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	405,924	418,928	419,367			
Index	228	235	239	244	250	256	261	265	269			

	Sep-22	Sep-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	21	2
\$150,000 - \$199,999	19	3	238	45
\$200,000 - \$249,999	39	16	494	241
\$250,000 - \$299,999	52	35	570	376
\$300,000 - \$349,999	85	49	919	503
\$350,000 - \$399,999	62	76	940	798
\$400,000 - \$449,999	20	89	512	658
\$450,000 - \$499,999	16	56	268	403
\$500,000 - \$549,999	16	35	156	276
\$550,000 - \$599,999	9	16	122	138
\$600,000 - \$649,999	3	10	56	89
\$650,000 - \$699,999	1	3	39	54
\$700,000 - \$749,999	1	3	22	31
\$750,000 - \$799,999	1	2	11	24
\$800,000 - \$849,999	1	1	11	6
\$850,000 - \$899,999	-	-	9	1
\$900,000 - \$949,999	-	-	-	4
\$950,000 - \$999,999	-	1	1	5
\$1,000,000 - \$1,299,999	-	1	4	10
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	1	2	1
\$2,000,000 +	-	-	-	-
	325	397	4,395	3,665

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD SEPTEMBER



Source: CREB®

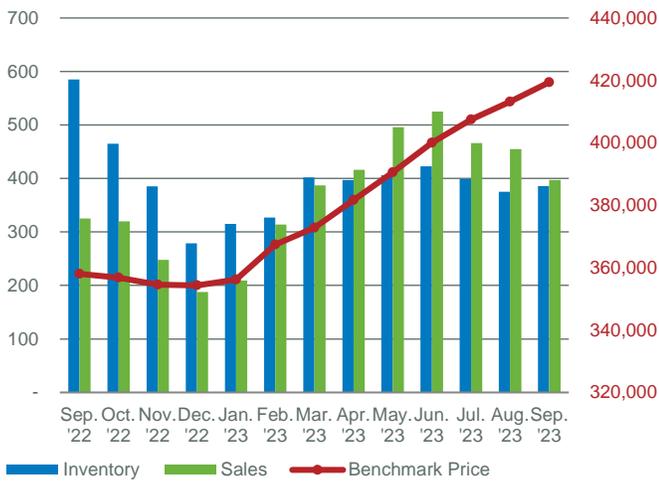
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



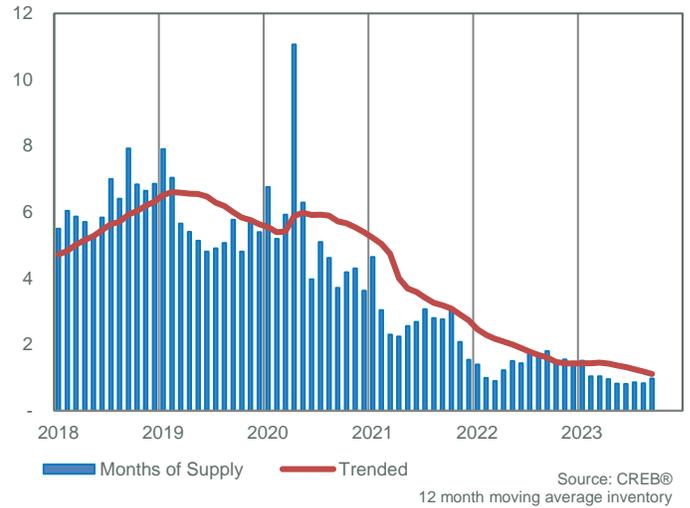
Source: CREB®

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®

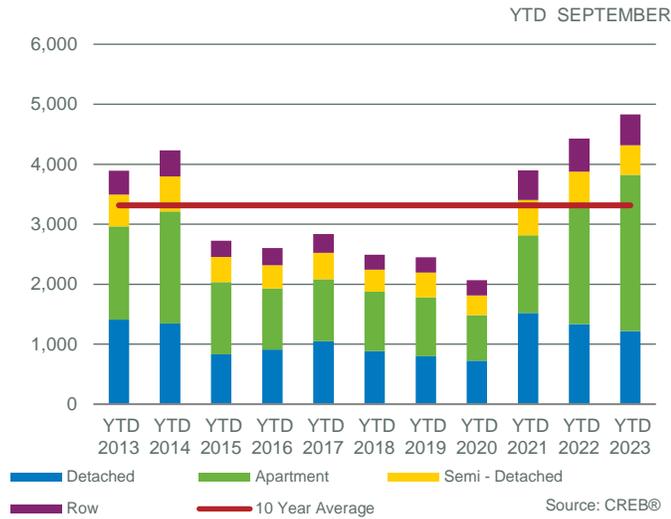
CITY OF CALGARY ROW PRICES



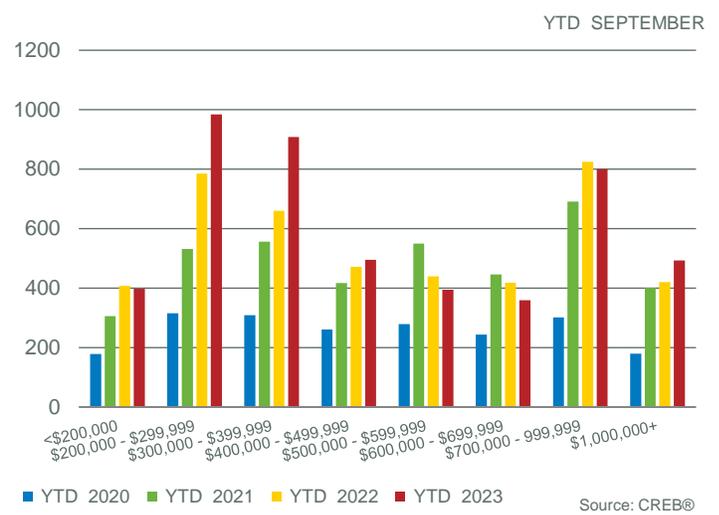
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



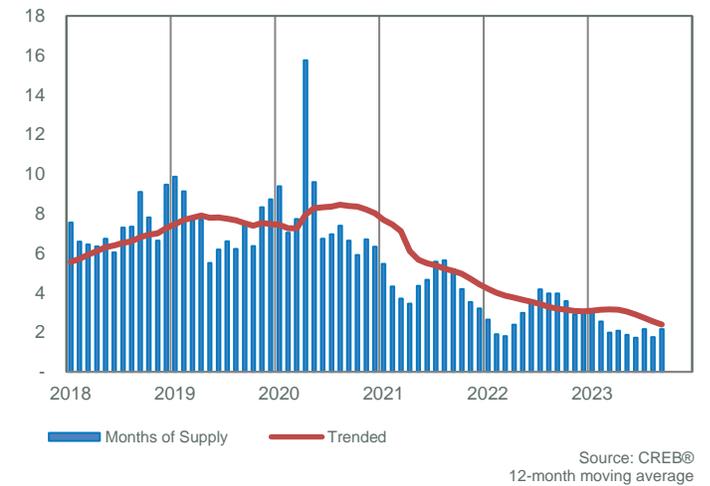
CITY CENTRE TOTAL SALES BY PRICE RANGE



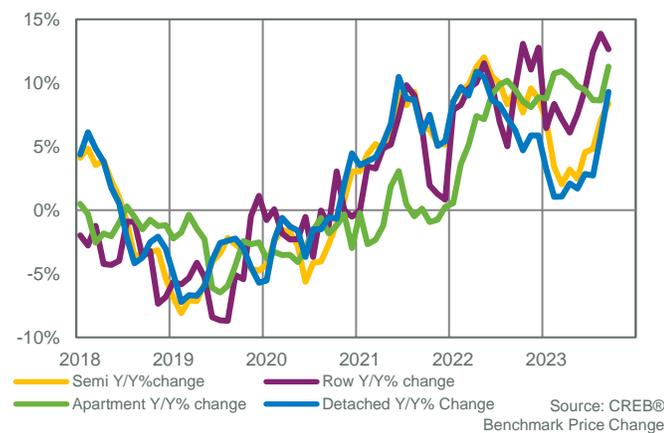
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

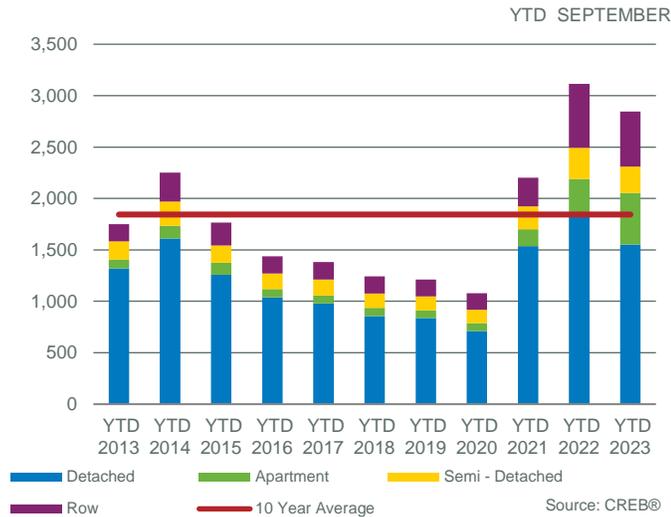


CITY CENTRE PRICES

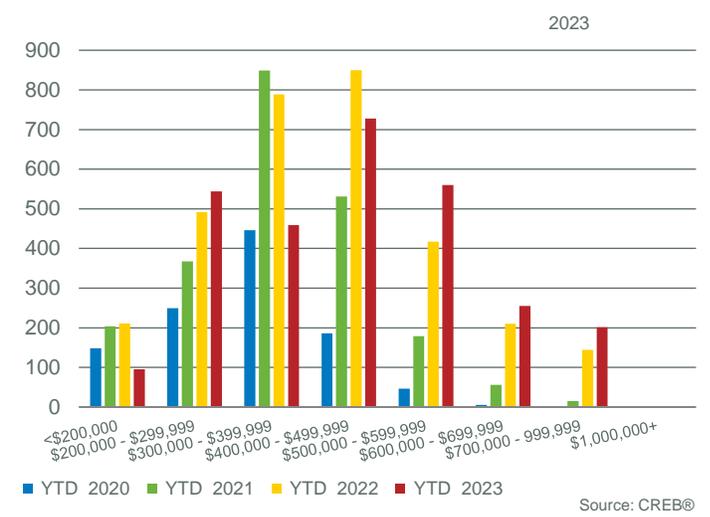


NORTHEAST

NORTHEAST TOTAL SALES



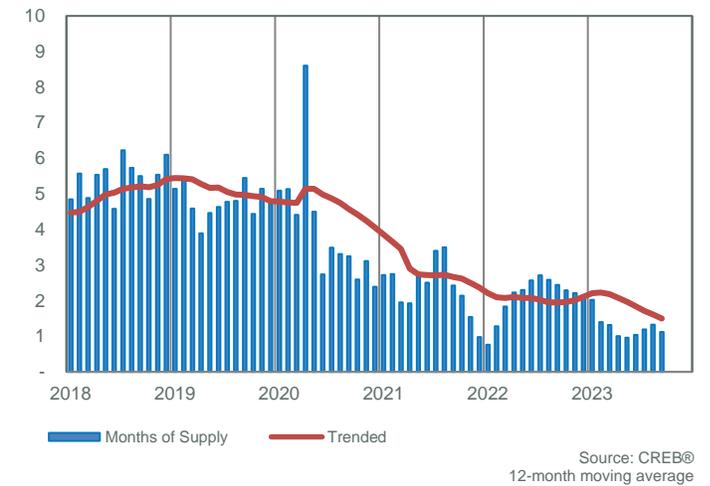
NORTHEAST TOTAL SALES BY PRICE RANGE



NORTHEAST INVENTORY AND SALES



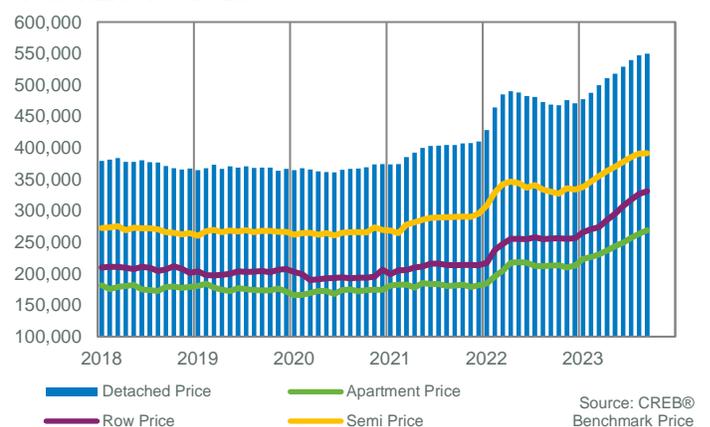
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

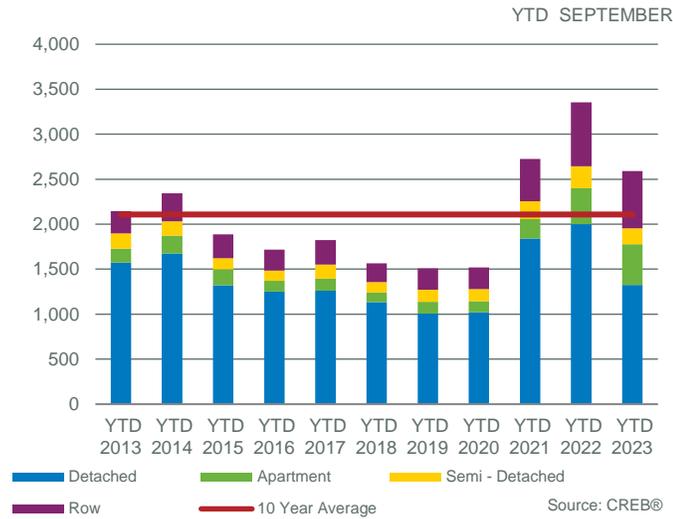


NORTHEAST PRICES

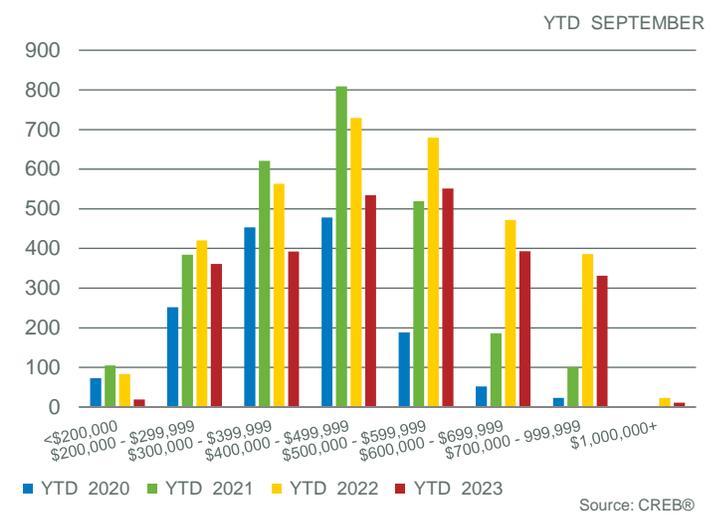


NORTH

NORTH TOTAL SALES



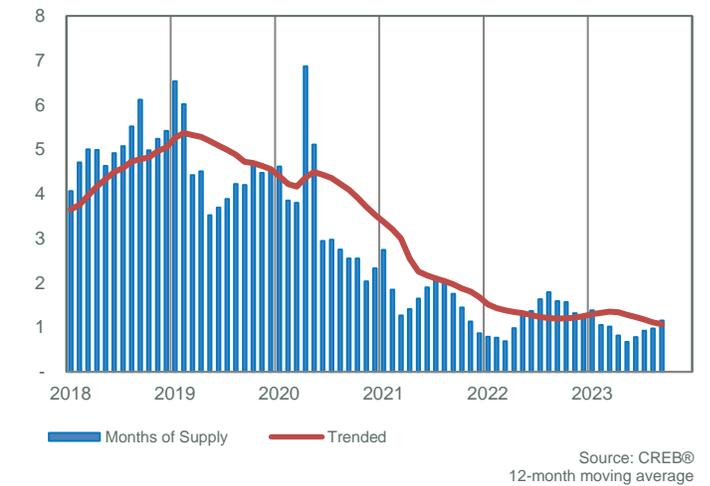
NORTH TOTAL SALES BY PRICE RANGE



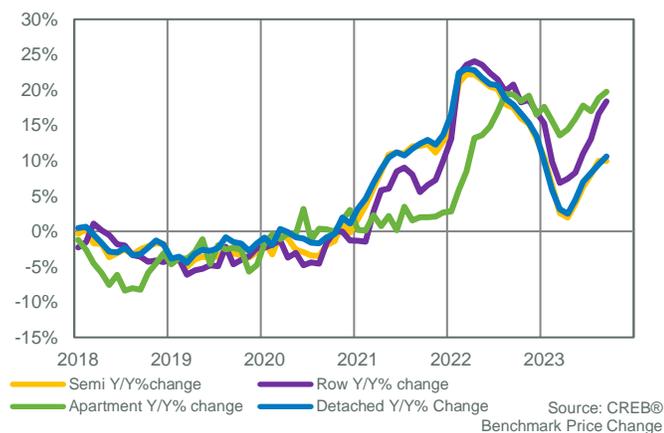
NORTH INVENTORY AND SALES



NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

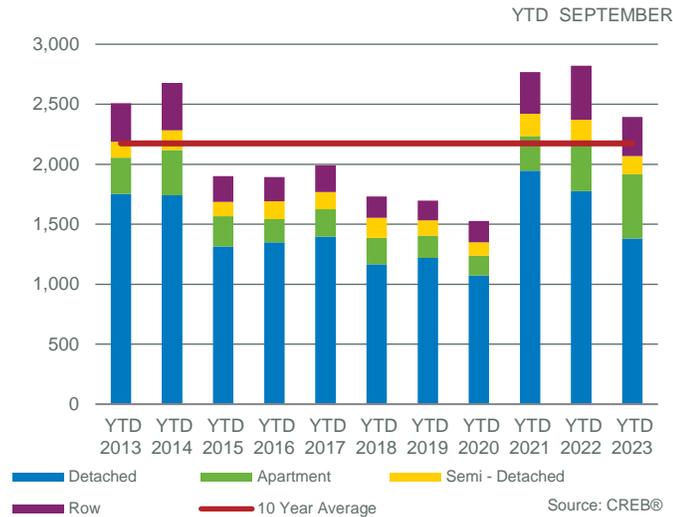


NORTH PRICES

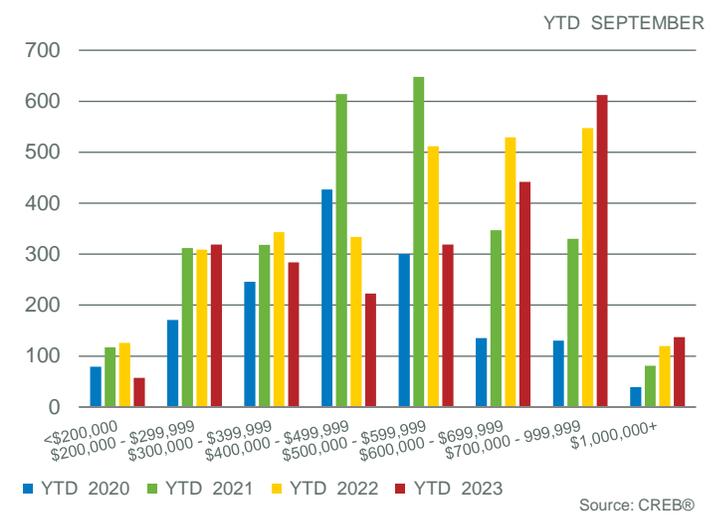


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



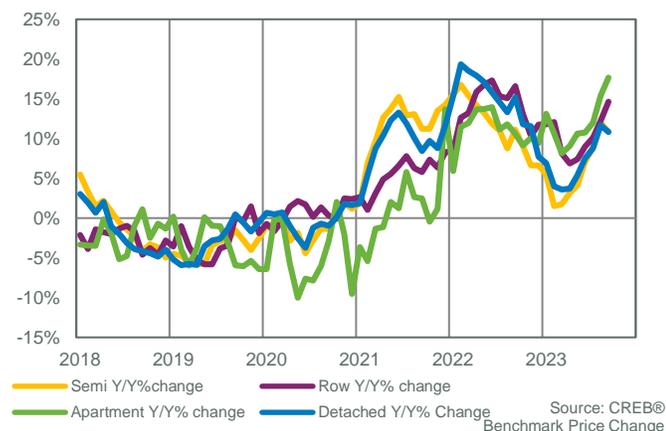
NORTHWEST INVENTORY AND SALES



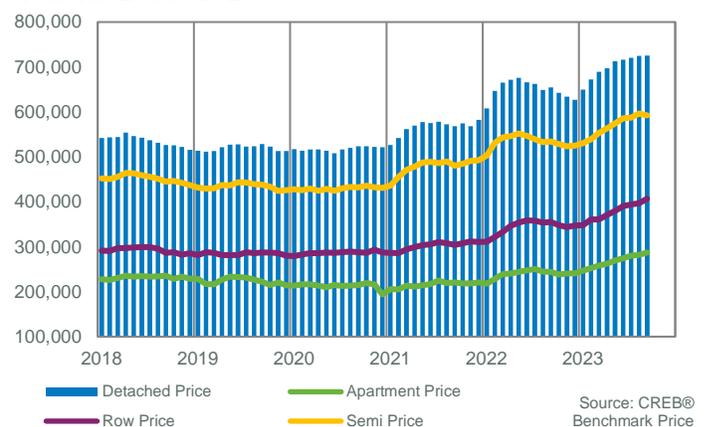
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

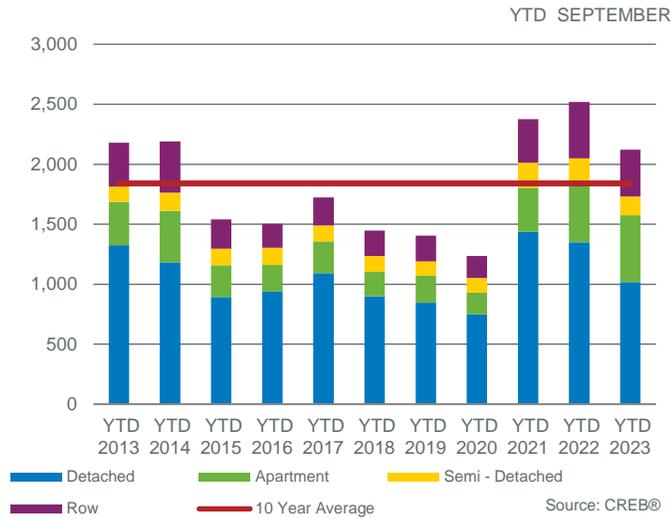


NORTHWEST PRICES

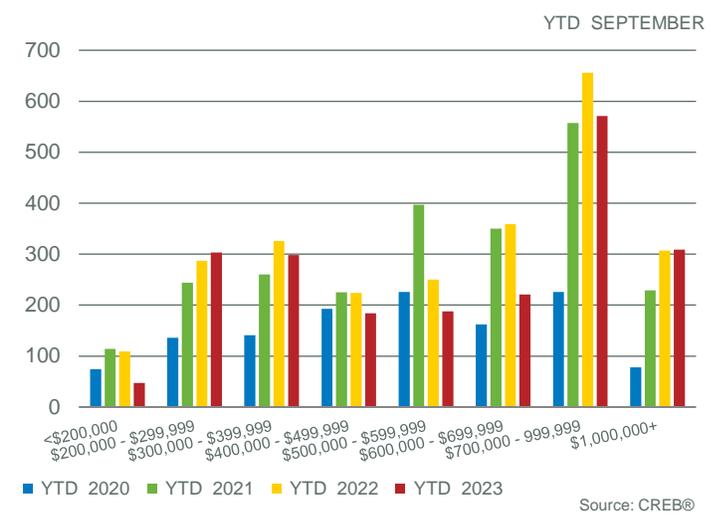


WEST

WEST TOTAL SALES



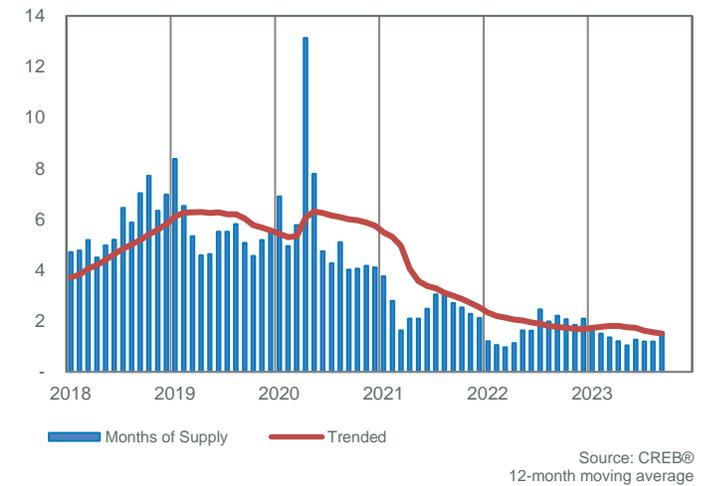
WEST TOTAL SALES BY PRICE RANGE



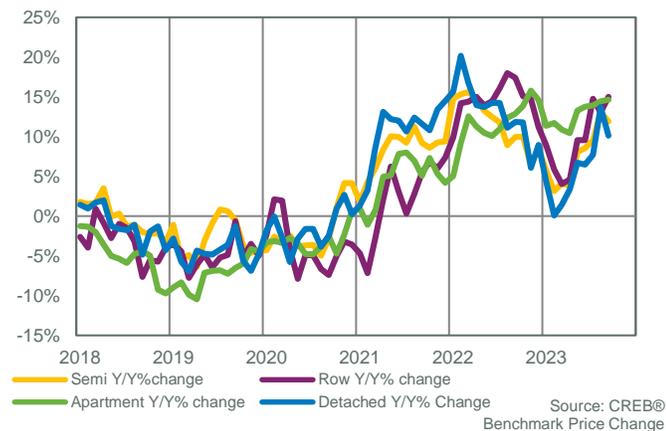
WEST INVENTORY AND SALES



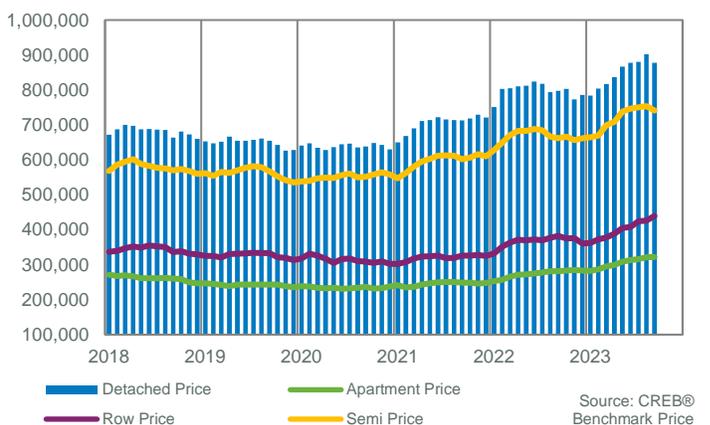
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

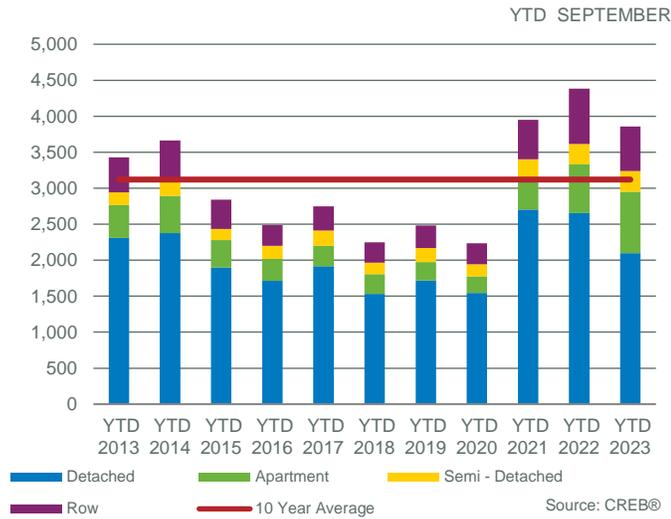


WEST PRICES

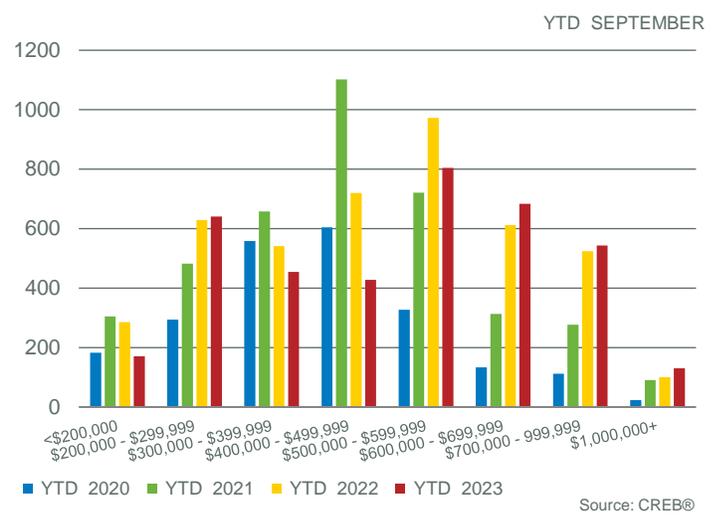


SOUTH

SOUTH TOTAL SALES



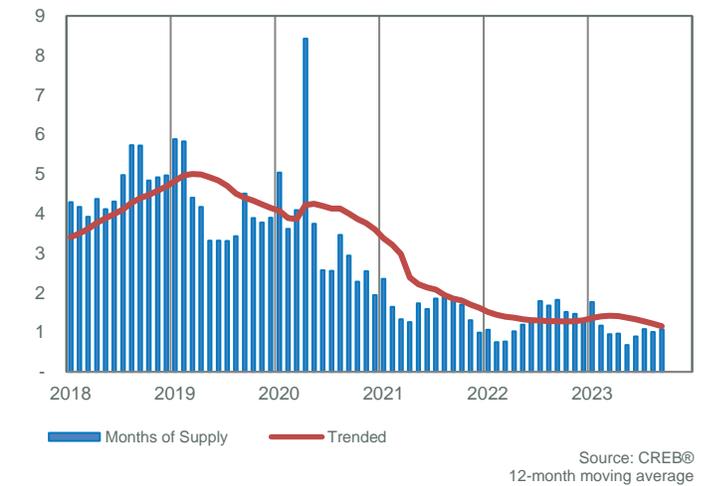
SOUTH TOTAL SALES BY PRICE RANGE



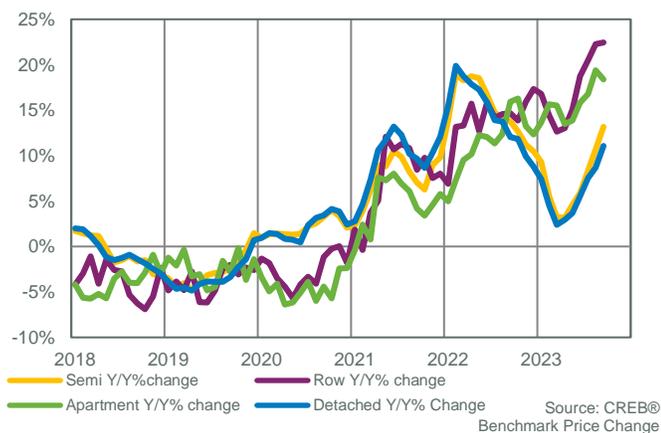
SOUTH INVENTORY AND SALES



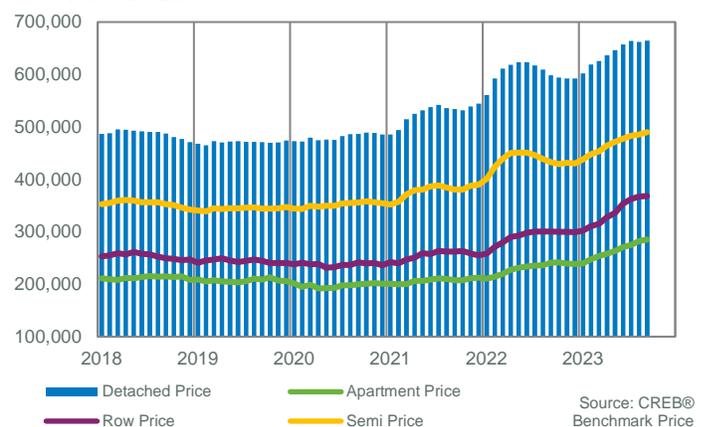
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

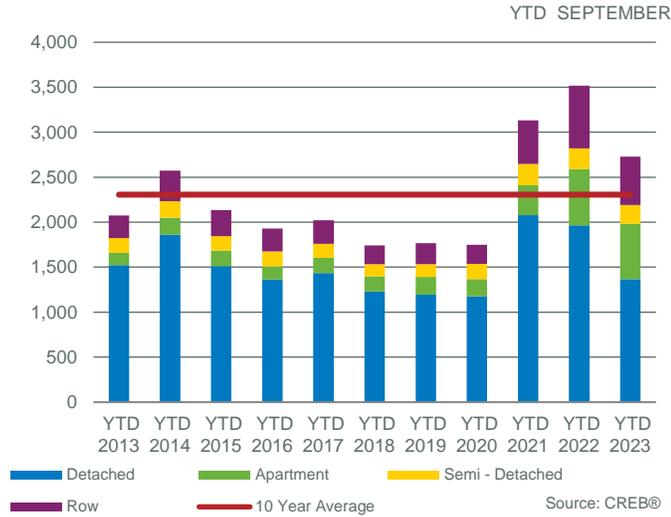


SOUTH PRICES

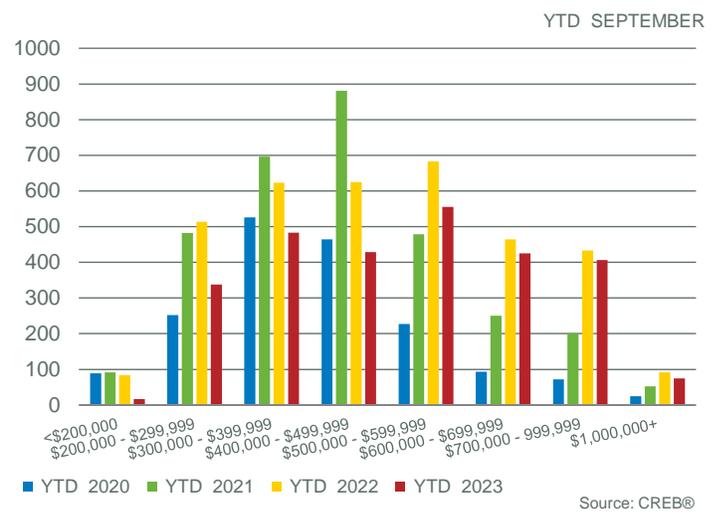


SOUTHEAST

SOUTHEAST TOTAL SALES



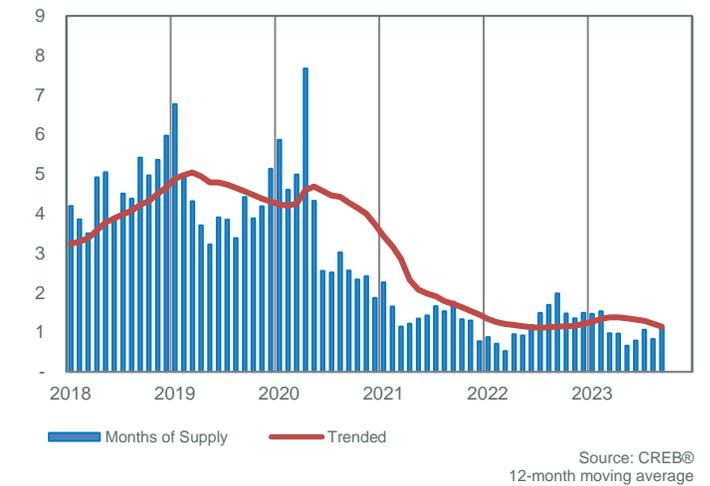
SOUTHEAST TOTAL SALES BY PRICE RANGE



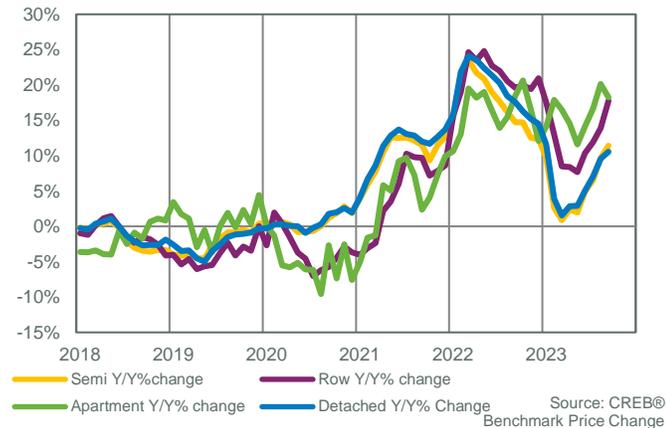
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE



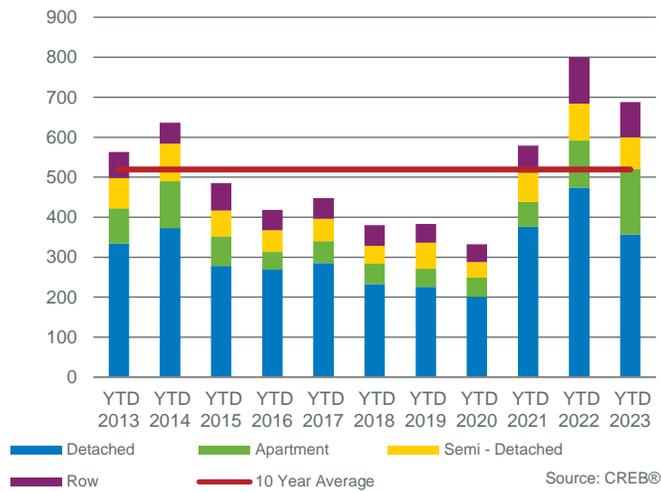
SOUTHEAST PRICES



EAST

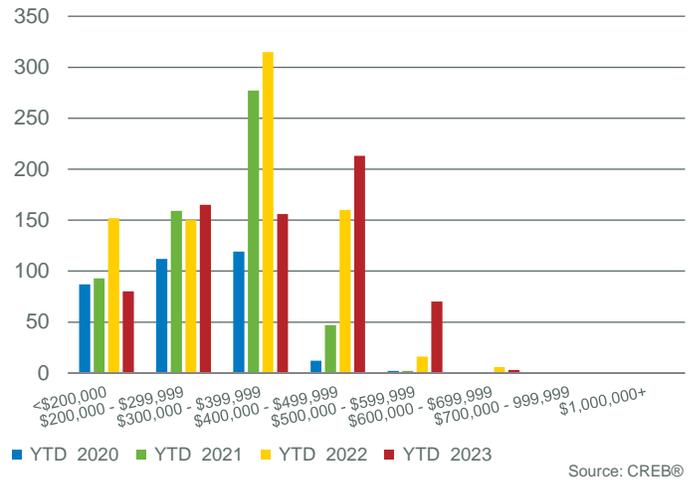
EAST TOTAL SALES

YTD SEPTEMBER



EAST TOTAL SALES BY PRICE RANGE

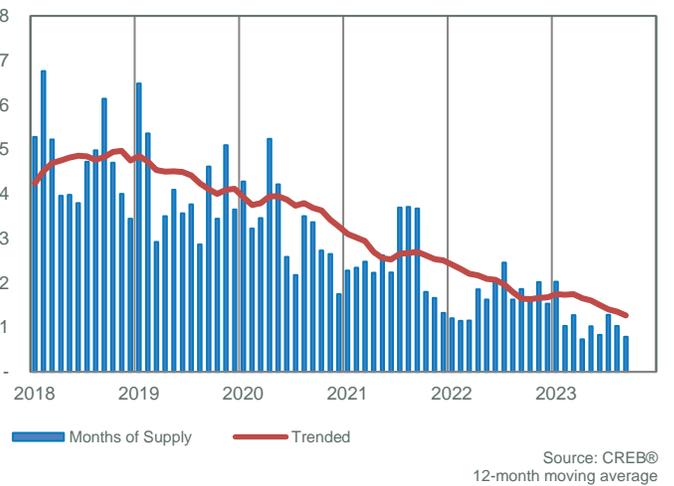
YTD SEPTEMBER



EAST INVENTORY AND SALES



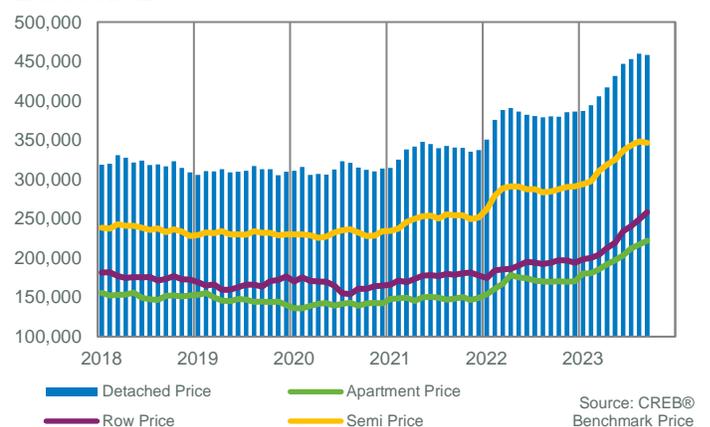
EAST MONTHS OF INVENTORY

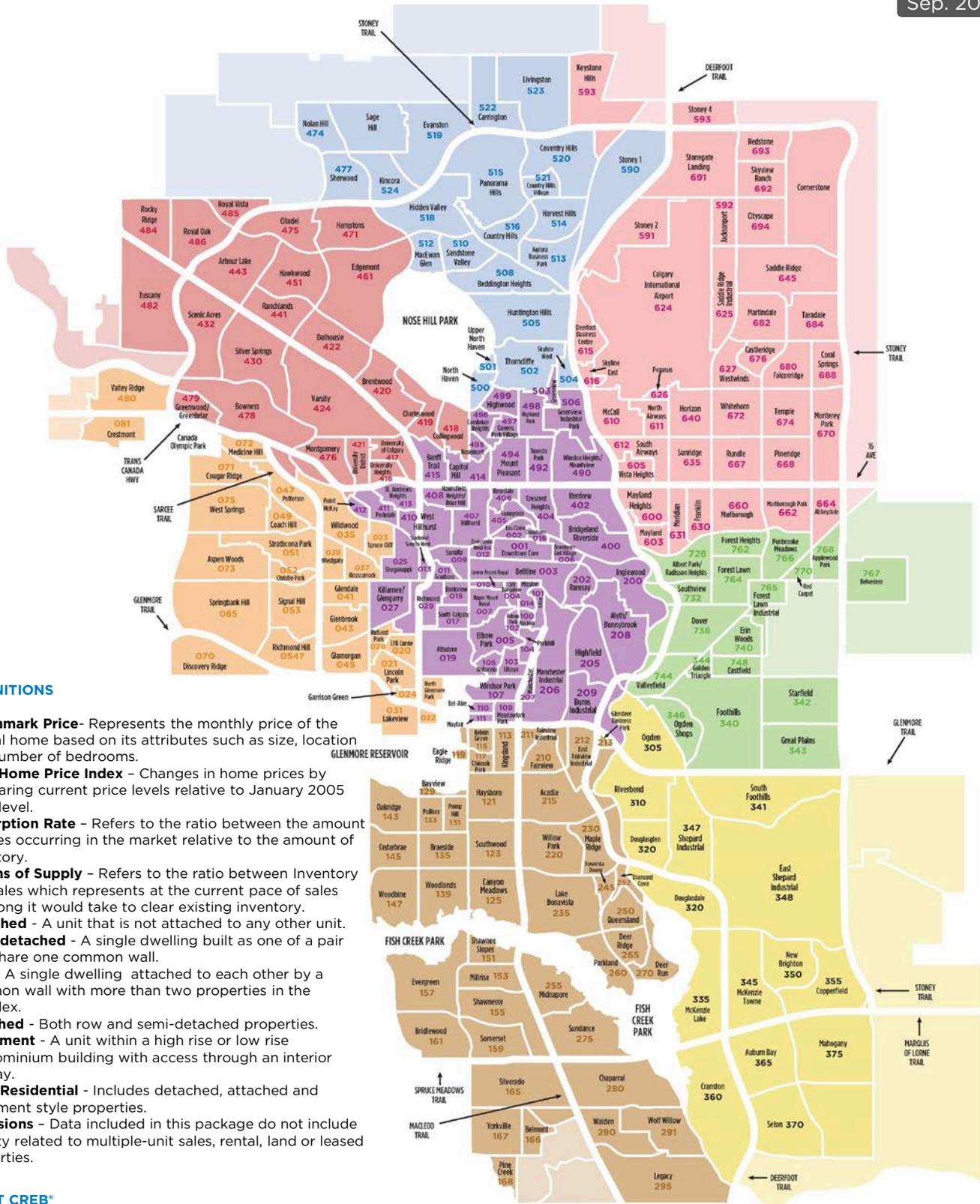


EAST PRICE CHANGE



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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