



**creb<sup>®</sup>**

serving calgary and area REALTORS<sup>®</sup>

**MONTHLY STATISTICS PACKAGE**

# City of Calgary

November  
2023



[creb.com](https://creb.com)

**November 2023**

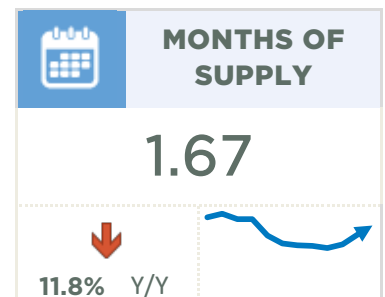
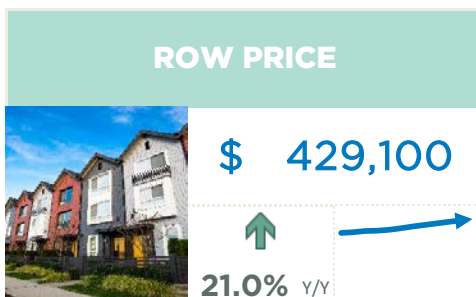
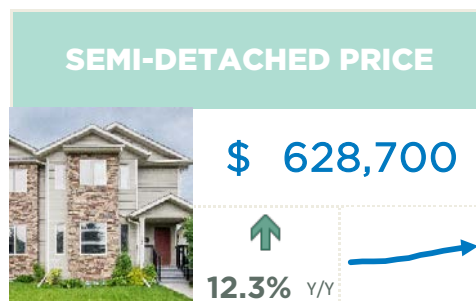
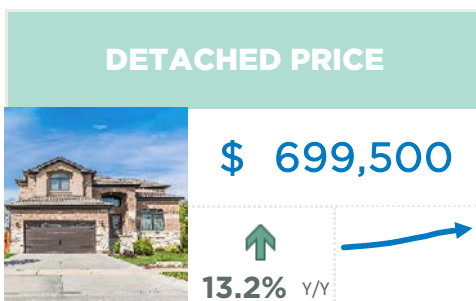
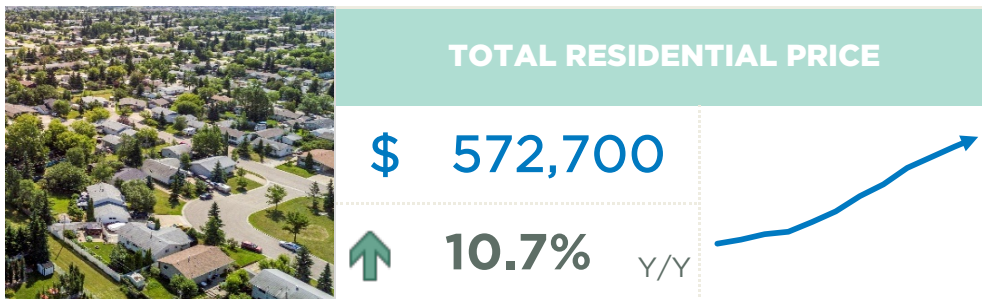
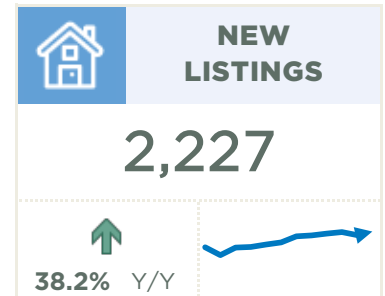
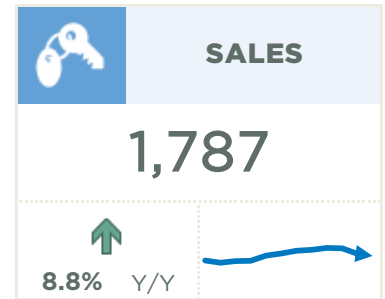
## Increased listings, strong sales, and price growth

**City of Calgary, December 1, 2023** - New listings in November reached 2,227 units, nearly 40 per cent higher than the exceptionally low levels reported last year at this time. Gains in new listings occurred across most price ranges, but the most significant gains occurred from homes priced over \$600,000.

Despite the year-over-year jump in new listings, inventory levels remained low thanks to relatively strong sales. With 1,787 sales in November, the sales to new listings ratio remained high at 80 per cent, and the months of supply remained below two months.

“Like other large cities, new listings have been increasing,” said CREB® Chief Economist Ann-Marie Lurie. “However, in Calgary, the gains have not been enough to change the low inventory situation thanks to strong demand. Our market continues to favour the seller, driving further price growth.”

As of November, the benchmark price was \$572,700, up over last month and nearly 11 per cent higher than November 2022. Year-to-date, the average benchmark price has risen by over five per cent.





## November 2023

### November 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	818	0%	998	18%	1,427	-9%	82%	1.74	-10%	\$699,500	13%
Semi	140	6%	182	38%	272	1%	77%	1.94	-5%	\$628,700	12%
Row	267	8%	370	47%	408	6%	72%	1.53	-2%	\$429,100	21%
Apartment	562	25%	677	79%	882	-1%	83%	1.57	-21%	\$320,100	18%
<b>Total Residential</b>	<b>1,787</b>	<b>9%</b>	<b>2,227</b>	<b>38%</b>	<b>2,989</b>	<b>-4%</b>	<b>80%</b>	<b>1.67</b>	<b>-12%</b>	<b>\$572,700</b>	<b>11%</b>

### Year-to-Date

### November 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	12,129	-20%	15,765	-24%	1,514	-28%	77%	1.37	-10%	\$673,818	7%
Semi	2,134	-12%	2,653	-17%	265	-26%	80%	1.36	-17%	\$602,918	7%
Row	4,308	-13%	4,989	-17%	383	-38%	86%	0.98	-28%	\$396,636	13%
Apartment	7,487	27%	9,344	17%	990	-21%	80%	1.45	-38%	\$300,282	13%
<b>Total Residential</b>	<b>26,058</b>	<b>-8%</b>	<b>32,751</b>	<b>-13%</b>	<b>3,152</b>	<b>-27%</b>	<b>80%</b>	<b>1.33</b>	<b>-21%</b>	<b>\$555,782</b>	<b>5%</b>



### Detached

Limited supply choice for homes priced below \$700,000 has been the primary cause of the decline in detached home sales. While November reported a marginal gain over last year, year-to-date sales have declined by 20 per cent. November saw a rise in new listings compared to the previous year, but higher-priced homes drove most gains. This has left the detached market with exceptionally tight conditions for prices below \$700,000 and more balanced conditions for higher-priced homes. Overall, the month of supply remains exceptionally low at under two months. Persistently tight conditions continue to cause further price gains in the detached market. As of November, the unadjusted benchmark price reached \$699,500, a slight increase over last month and over 13 per cent higher than last November. While detached home prices are much higher than last year's levels in every district, year-to-date gains are the highest in the most affordable districts of the North East and East.



### Semi-Detached

November saw a boost in new listings compared to last year, helping to prevent a year-over-year decline in inventory levels. However, inventory levels are still over 40 per cent below typical levels seen in November. With a sales-to-new-listings ratio of 77 per cent and a month-of-supply below two months, conditions remain exceptionally tight, especially for homes priced below \$700,000. Despite tight conditions, benchmark prices remained stable compared to last month. However, at an unadjusted benchmark price of \$628,700, prices are still over 12 per cent higher than last year. The year-to-date average benchmark price has risen by nearly seven per cent, with the largest gains occurring in the North East and East districts.



### Row

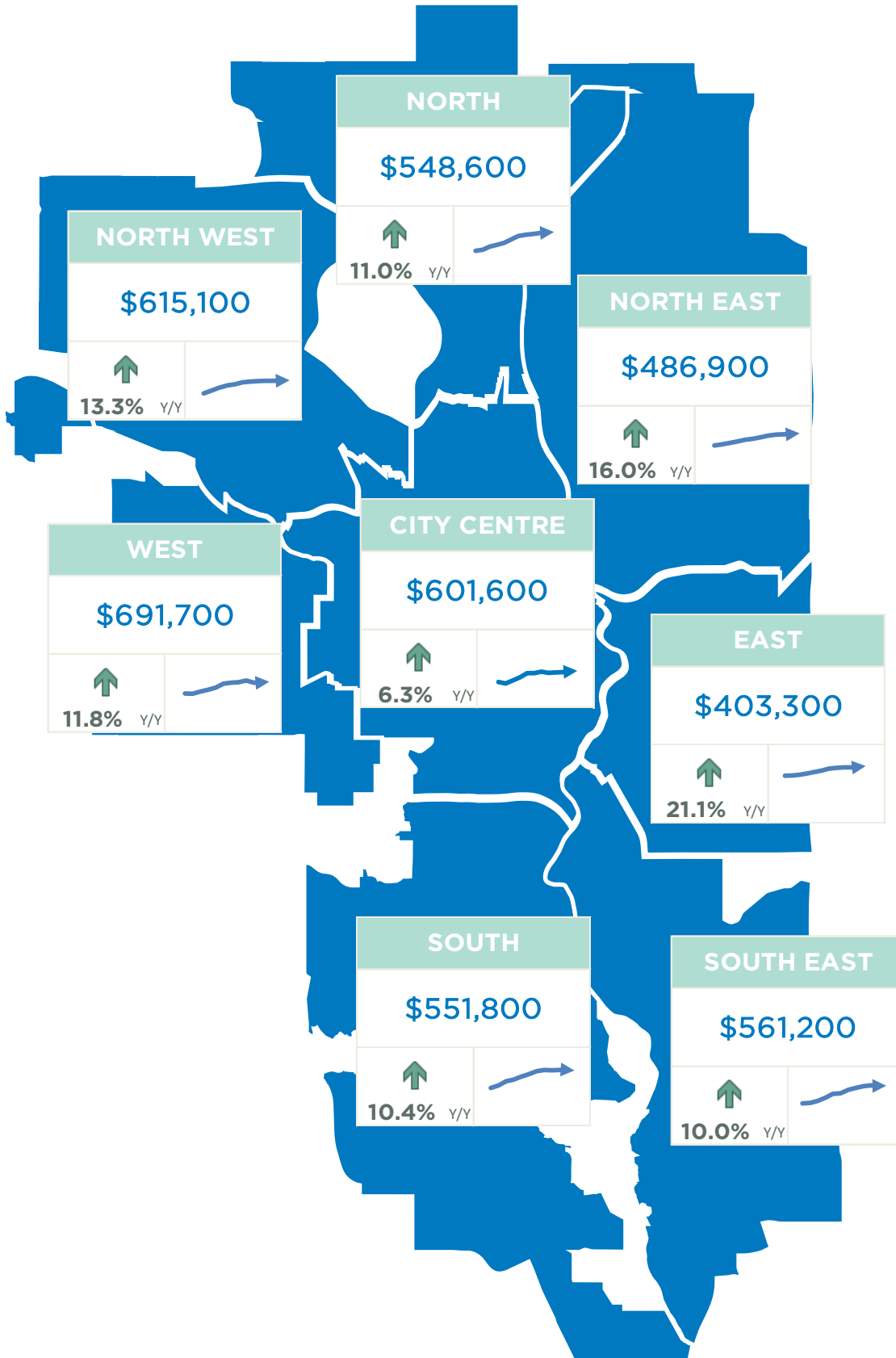
New listings rose again this month compared to last year. The 370 new listings were met with 267 sales, and for the first time since 2021, the sales-to-new-listings ratio fell below 75 per cent. The jump in new listings was enough to support a gain in inventory levels compared to last month and last year. While inventories are still nearly half the levels we traditionally see, this did help cause the months of supply to push up to 1.6 months, a significant improvement from the less than one month of supply that has persisted over the past seven months. While conditions are much more balanced in the higher price ranges, there is less than one month of supply for homes priced below \$500,000. Despite the shift away from exceptionally tight conditions, prices still rose over the last month and last year. As of November, the unadjusted benchmark price reached \$429,100, 21 per cent higher than last November and an average year-to-date gain of nearly 13 per cent.



### Apartment

Thanks to the relative affordability of the apartment-style homes, sales continued to reach record highs in November, contributing to year-to-date sales of 7,487. With one month left in the year, sales have already surpassed last year's record high. This, in part, was possible thanks to the growth in new listings. While inventory levels are similar to levels reported last year, with less than two months of supply, conditions still favour the seller, placing further upward pressure on prices. The unadjusted November benchmark price reached \$320,100 in November, a monthly gain of over one per cent and a year-over-year increase of 18 per cent. Year-to-date price gains have occurred across every district in the city, with some of the largest gains arising in the lower-priced North East and East districts.

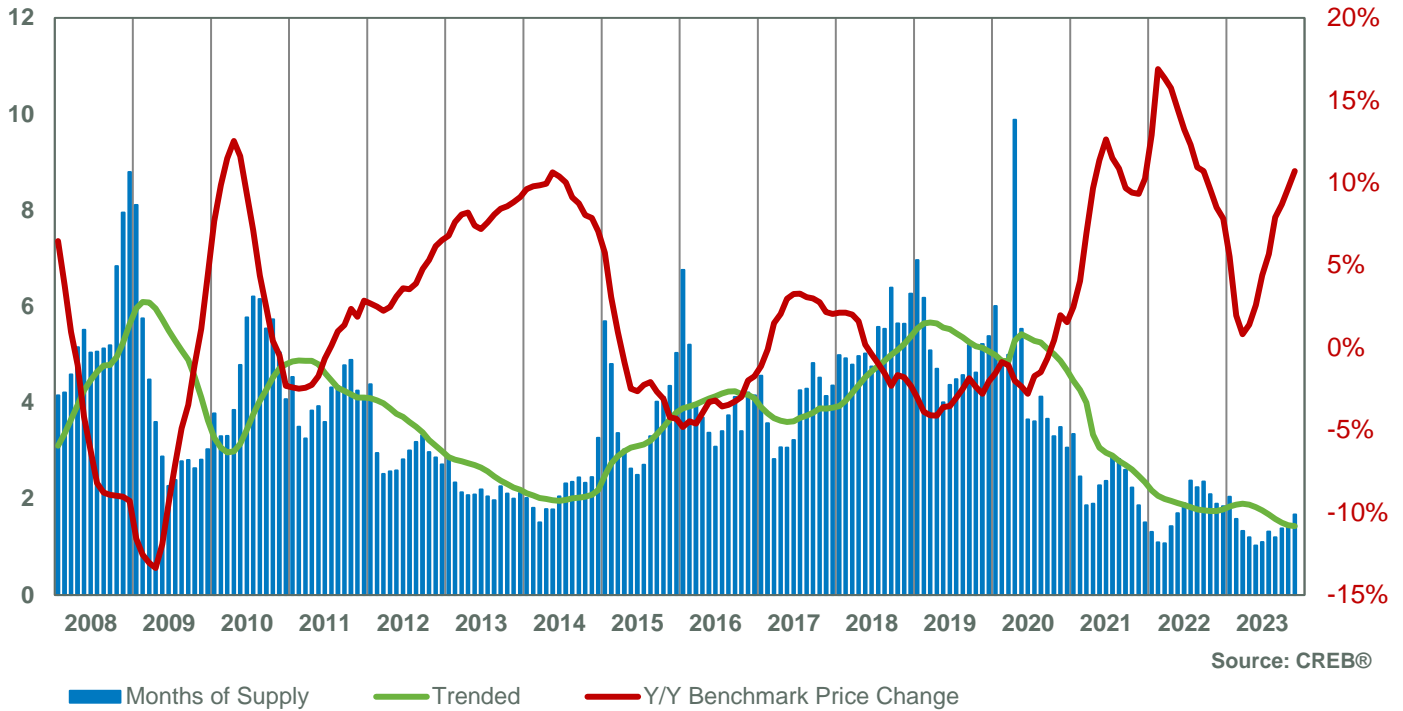
## November 2023 District Total Residential Benchmark Price



	Nov-22	Nov-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	1,642	1,787	8.83%	28,459	26,058	-8.44%
Total Sales Volume	\$805,061,000	\$965,168,883	19.89%	\$14,734,050,952	\$14,053,654,645	-4.62%
New Listings	1,611	2,227	38.24%	37,854	32,751	-13.48%
Inventory	3,115	2,989	-4.04%	4,338	3,152	-27.35%
Months of Supply	1.90	1.67	-11.83%	1.68	1.33	-20.66%
Sales to New Listings	101.92%	80.24%	-21.68%	75.18%	79.56%	4.38%
Sales to List Price	97.72%	99.43%	1.71%	99.92%	100.27%	0.34%
Days on Market	40	29	-27.33%	29	26	-11.05%
Benchmark Price	\$517,300	\$572,700	10.71%	\$527,518	\$555,782	5.36%
Median Price	\$445,000	\$499,000	12.13%	\$475,000	\$495,000	4.21%
Average Price	\$490,293	\$540,106	10.16%	\$517,729	\$539,322	4.17%
Index	241	266	10.72%	243	257	5.54%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Nov. 2023

	Nov-22	Nov-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>DETACHED</b>						
Total Sales	814	818	0.49%	15,172	12,129	-20.06%
Total Sales Volume	\$507,995,570	\$591,804,877	16.50%	\$9,958,700,498	\$8,723,253,107	-12.41%
New Listings	849	998	17.55%	20,700	15,765	-23.84%
Inventory	1,571	1,427	-9.17%	2,111	1,514	-28.28%
Months of Supply	1.93	1.74	-9.61%	1.53	1.37	-10.29%
Sales to New Listings Ratio	95.88%	81.96%	-13.91%	73.29%	76.94%	3.64%
Sales to List Price Ratio	97.93%	99.10%	1.18%	100.85%	100.42%	-0.43%
Days on Market	37	32	-14.02%	24	25	4.28%
Benchmark Price	\$618,100	\$699,500	13.17%	\$628,682	\$673,818	7.18%
Median Price	\$561,250	\$650,000	15.81%	\$595,000	\$645,000	8.40%
Average Price	\$624,073	\$723,478	15.93%	\$656,387	\$719,206	9.57%
<b>APARTMENT</b>						
Total Sales	448	562	25.45%	5,909	7,487	26.71%
Total Sales Volume	\$130,871,501	\$177,063,755	35.30%	\$1,674,919,524	\$2,290,428,520	36.75%
New Listings	379	677	78.63%	7,974	9,344	17.18%
Inventory	889	882	-0.79%	1,254	990	-21.06%
Months of Supply	1.98	1.57	-20.91%	2.33	1.45	-37.70%
Sales to New Listings Ratio	118.21%	83.01%	-35.19%	74.10%	80.13%	6.02%
Sales to List Price Ratio	96.87%	99.17%	2.30%	97.53%	99.11%	1.58%
Days on Market	47	29	-38.48%	44	30	-31.14%
Benchmark Price	\$271,700	\$320,100	17.81%	\$265,818	\$300,282	12.97%
Median Price	\$250,000	\$293,000	17.20%	\$249,900	\$280,000	12.04%
Average Price	\$292,124	\$315,060	7.85%	\$283,452	\$305,921	7.93%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	132	140	6.06%	2,415	2,134	-11.64%
Total Sales Volume	\$77,644,472	\$88,329,144	13.76%	\$1,329,646,539	\$1,289,421,777	-3.03%
New Listings	132	182	37.88%	3,201	2,653	-17.12%
Inventory	270	272	0.74%	359	265	-26.38%
Months of Supply	2.05	1.94	-5.02%	1.64	1.36	-16.68%
Sales to New Listings Ratio	100.00%	76.92%	-23.08%	75.45%	80.44%	4.99%
Sales to List Price Ratio	98.02%	100.08%	2.10%	100.15%	100.67%	0.52%
Days on Market	45	28	-37.87%	28	26	-7.83%
Benchmark Price	\$559,800	\$628,700	12.31%	\$563,545	\$602,918	6.99%
Median Price	\$494,500	\$582,250	17.75%	\$490,200	\$542,000	10.57%
Average Price	\$588,216	\$630,922	7.26%	\$550,578	\$604,228	9.74%
<b>CITY OF CALGARY ROW</b>						
Total Sales	248	267	7.66%	4,963	4,308	-13.20%
Total Sales Volume	\$88,549,457	\$107,971,107	21.93%	\$1,770,784,391	\$1,750,551,241	-1.14%
New Listings	251	370	47.41%	5,979	4,989	-16.56%
Inventory	385	408	5.97%	614	383	-37.58%
Months of Supply	1.55	1.53	-1.57%	1.36	0.98	-28.08%
Sales to New Listings Ratio	98.80%	72.16%	-26.64%	83.01%	86.35%	3.34%
Sales to List Price Ratio	98.41%	100.66%	2.28%	99.82%	101.65%	1.83%
Days on Market	35	22	-37.24%	30	23	-23.42%
Benchmark Price	\$354,500	\$429,100	21.04%	\$351,091	\$396,636	12.97%
Median Price	\$352,750	\$400,000	13.39%	\$347,500	\$395,000	13.67%
Average Price	\$357,054	\$404,386	13.26%	\$356,797	\$406,349	13.89%

For a list of definitions, see page 29.

November 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
<b>Detached</b>								
City Centre	100	158	63.29%	303	3.03	\$882,100	11.04%	0.39%
North East	136	165	82.42%	218	1.60	\$555,300	16.73%	0.76%
North	114	140	81.43%	165	1.45	\$649,700	12.68%	0.40%
North West	93	106	87.74%	129	1.39	\$728,800	14.95%	0.28%
West	71	101	70.30%	159	2.24	\$886,500	14.64%	0.76%
South	164	167	98.20%	240	1.46	\$664,500	12.15%	-0.58%
South East	110	122	90.16%	150	1.36	\$679,000	11.82%	0.31%
East	28	30	93.33%	37	1.32	\$469,900	21.99%	2.04%
<b>TOTAL CITY</b>	<b>818</b>	<b>998</b>	<b>81.96%</b>	<b>1,427</b>	<b>1.74</b>	<b>\$699,500</b>	<b>13.17%</b>	<b>0.27%</b>
<b>Apartment</b>								
City Centre	221	303	72.94%	493	2.23	\$339,700	15.00%	0.92%
North East	38	50	76.00%	62	1.63	\$279,800	33.24%	2.15%
North	46	55	83.64%	51	1.11	\$306,700	20.94%	-0.23%
North West	47	54	87.04%	69	1.47	\$294,900	22.52%	0.85%
West	42	49	85.71%	55	1.31	\$331,600	16.47%	1.69%
South	91	93	97.85%	77	0.85	\$289,700	21.06%	0.80%
South East	59	57	103.51%	66	1.12	\$337,300	18.19%	2.24%
East	18	15	120.00%	8	0.44	\$231,800	36.67%	2.11%
<b>TOTAL CITY</b>	<b>562</b>	<b>677</b>	<b>83.01%</b>	<b>882</b>	<b>1.57</b>	<b>\$320,100</b>	<b>17.81%</b>	<b>1.11%</b>
<b>Semi-detached</b>								
City Centre	37	48	77.08%	123	3.32	\$868,400	9.63%	-0.57%
North East	19	26	73.08%	28	1.47	\$394,700	17.47%	0.36%
North	15	20	75.00%	20	1.33	\$497,200	11.96%	0.59%
North West	9	10	90.00%	15	1.67	\$600,600	14.75%	0.87%
West	11	14	78.57%	22	2.00	\$754,500	14.98%	1.04%
South	21	34	61.76%	36	1.71	\$489,800	13.54%	-0.61%
South East	21	21	100.00%	16	0.76	\$483,000	13.06%	0.77%
East	7	6	116.67%	7	1.00	\$358,100	23.40%	2.84%
<b>TOTAL CITY</b>	<b>140</b>	<b>182</b>	<b>76.92%</b>	<b>272</b>	<b>1.94</b>	<b>\$628,700</b>	<b>12.31%</b>	<b>0.00%</b>
<b>Row</b>								
City Centre	29	48	60.42%	79	2.72	\$587,800	18.65%	1.63%
North East	66	93	70.97%	87	1.32	\$341,600	33.86%	1.30%
North	36	51	70.59%	50	1.39	\$405,400	21.27%	0.05%
North West	25	21	119.05%	29	1.16	\$421,500	22.49%	2.01%
West	31	32	96.88%	37	1.19	\$450,900	19.89%	1.60%
South	43	59	72.88%	46	1.07	\$373,600	24.62%	0.19%
South East	30	46	65.22%	56	1.87	\$427,200	17.46%	0.59%
East	5	10	50.00%	14	2.80	\$270,200	37.30%	3.01%
<b>TOTAL CITY</b>	<b>267</b>	<b>370</b>	<b>72.16%</b>	<b>408</b>	<b>1.53</b>	<b>\$429,100</b>	<b>21.04%</b>	<b>0.92%</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



Nov. 2023

TOTAL SALES

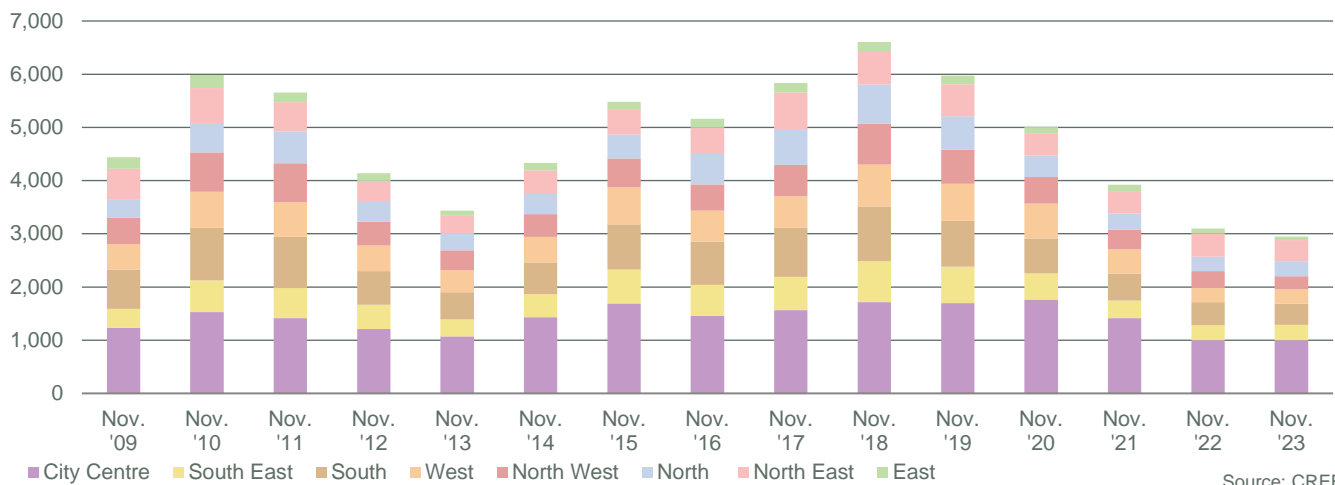
NOVEMBER



Source: CREB®

TOTAL INVENTORY

NOVEMBER



Source: CREB®

MONTHS OF SUPPLY

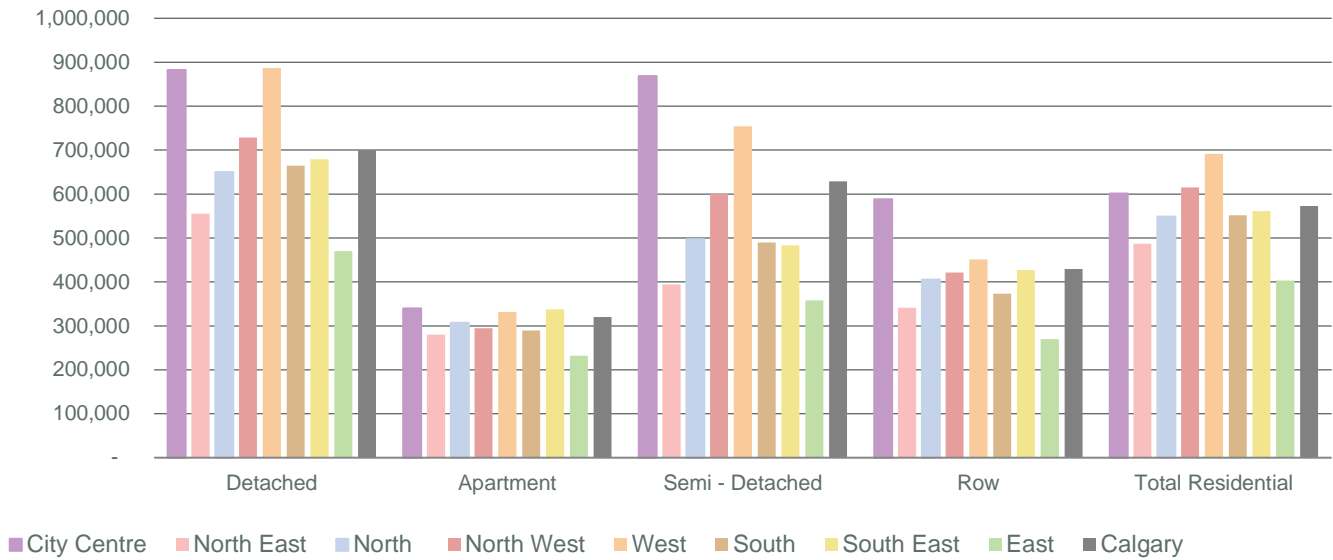
NOVEMBER



Source: CREB®

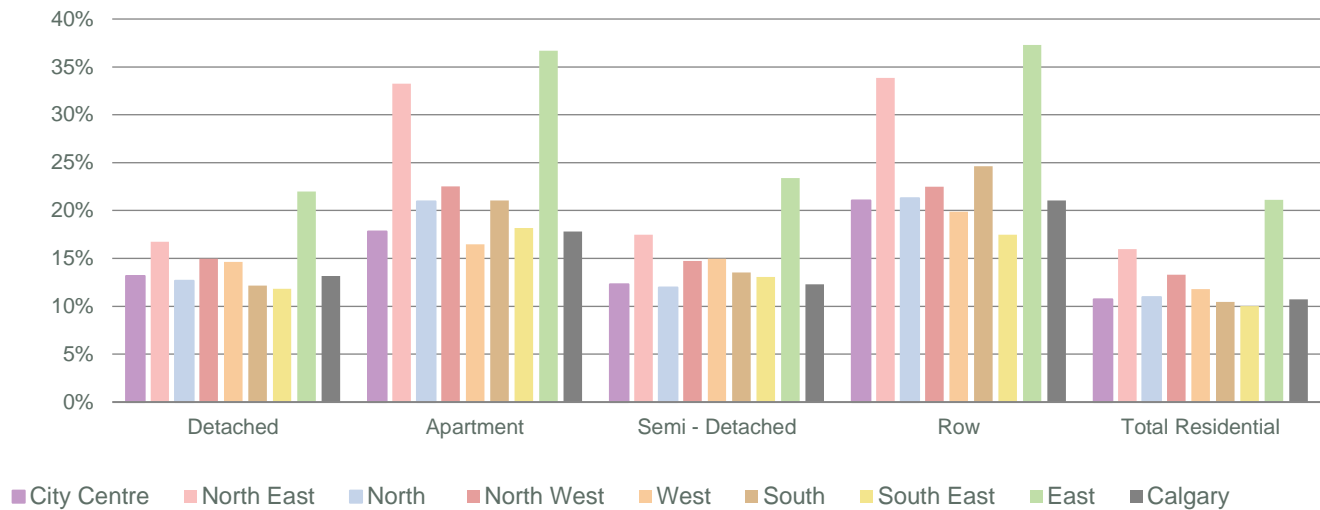


## BENCHMARK PRICE - NOVEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

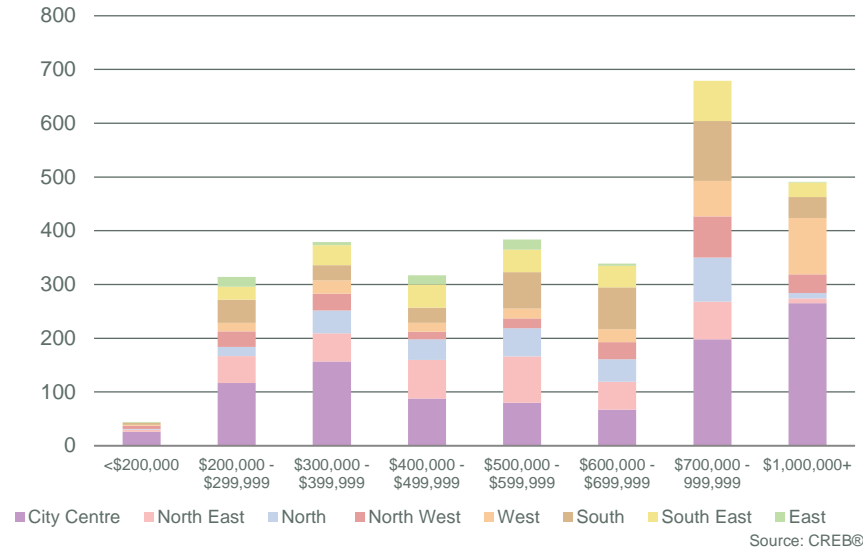


Source: CREB®

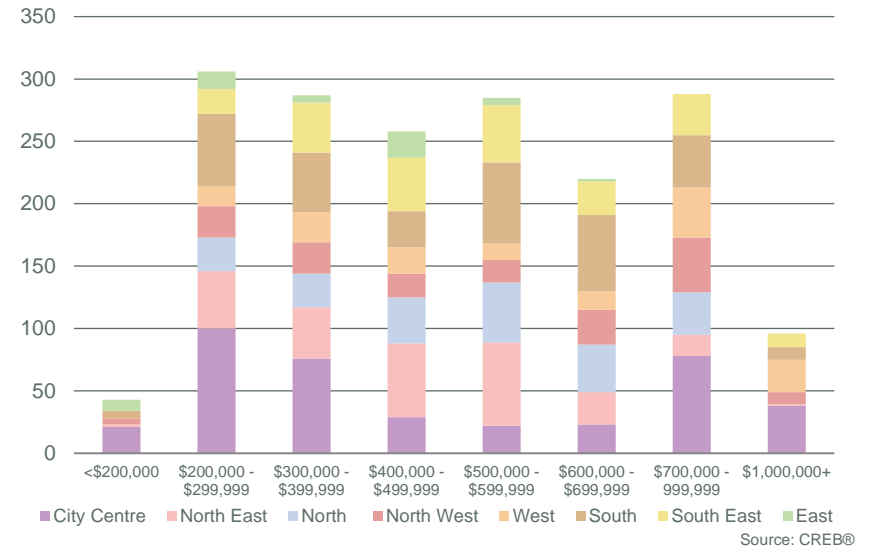
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

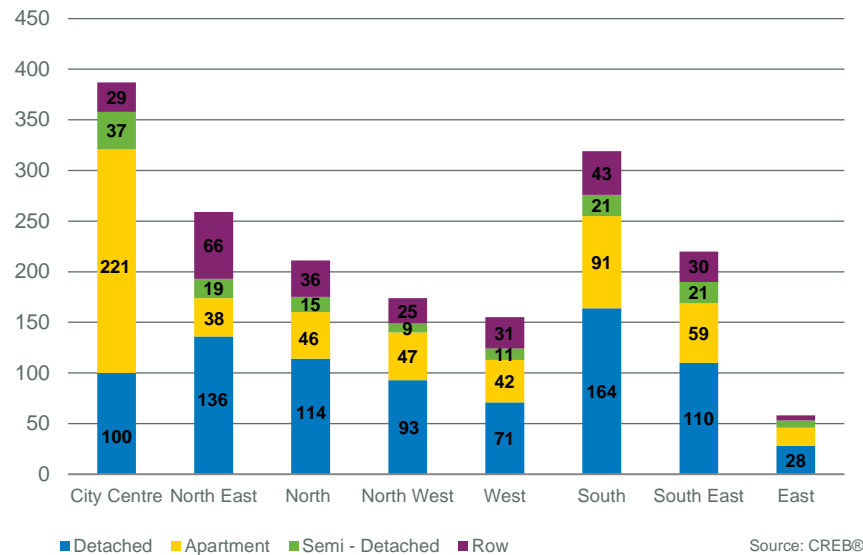
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



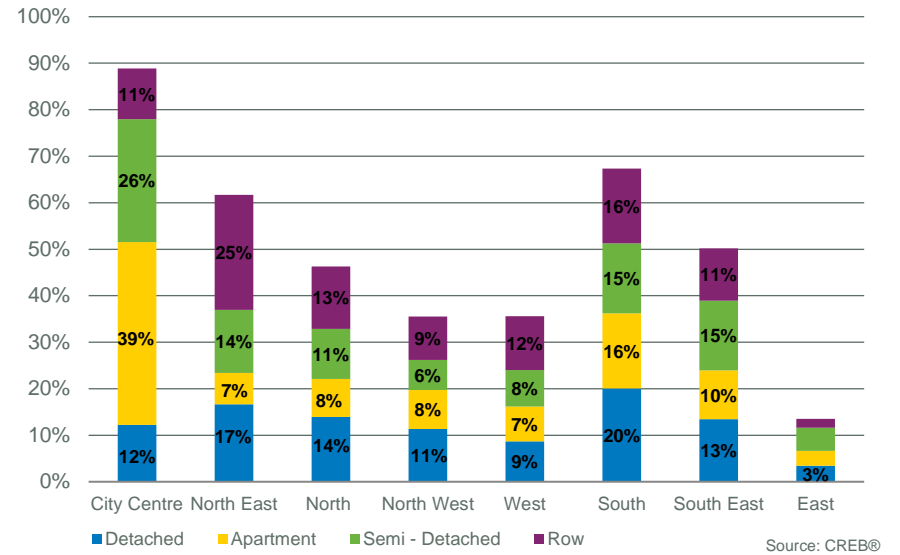
TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER



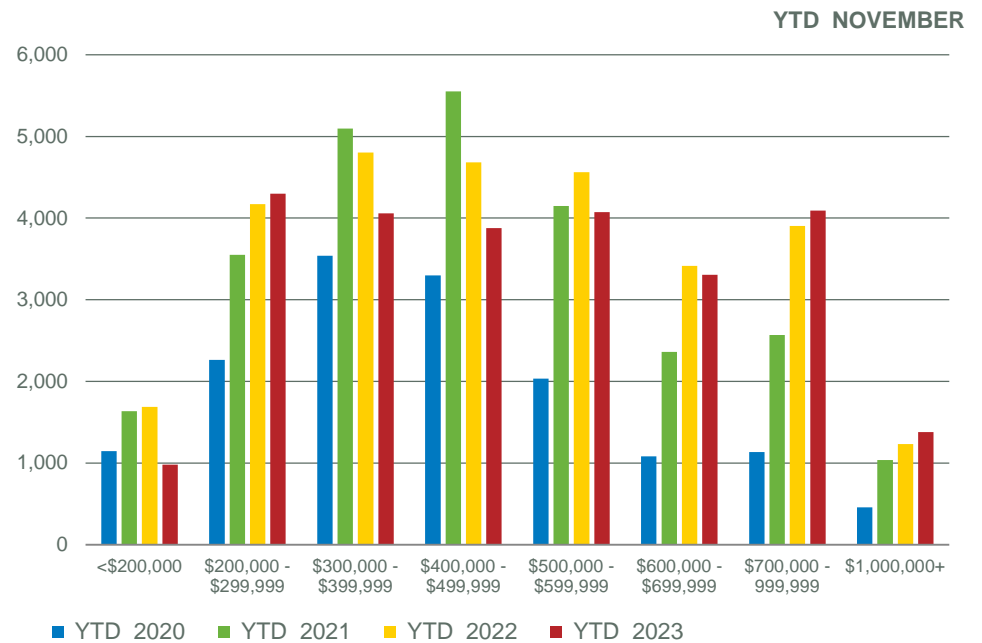
SHARE OF CITY WIDE SALES - NOVEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
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
<b>2023</b>												
Sales	1,198	1,738	2,424	2,686	3,117	3,140	2,644	2,719	2,436	2,169	1,787	
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,684	2,227	
Inventory	2,451	2,746	3,234	3,234	3,214	3,469	3,498	3,264	3,374	3,195	2,989	
Days on Market	42	33	27	24	24	22	23	25	25	27	29	
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700	570,700	570,300	571,600	572,700	
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	504,450	495,000	499,000	
Average Price	508,515	506,823	535,903	548,585	552,412	552,122	539,730	522,622	549,201	546,085	540,106	
Index	242	247	251	255	259	263	264	265	265	266	266	

	Nov-22	Nov-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	-	18	5
\$100,000 - \$149,999	20	3	320	130
\$150,000 - \$199,999	93	40	1,349	844
\$200,000 - \$249,999	157	137	2,184	1,922
\$250,000 - \$299,999	112	169	1,986	2,375
\$300,000 - \$349,999	133	156	2,272	2,061
\$350,000 - \$399,999	172	131	2,532	1,996
\$400,000 - \$449,999	139	128	2,323	1,971
\$450,000 - \$499,999	148	131	2,361	1,908
\$500,000 - \$549,999	152	146	2,287	2,169
\$550,000 - \$599,999	128	140	2,274	1,903
\$600,000 - \$649,999	73	113	1,820	1,772
\$650,000 - \$699,999	85	108	1,596	1,533
\$700,000 - \$749,999	44	98	1,149	1,227
\$750,000 - \$799,999	40	73	925	966
\$800,000 - \$849,999	33	48	670	702
\$850,000 - \$899,999	18	31	556	543
\$900,000 - \$949,999	14	20	334	311
\$950,000 - \$999,999	15	18	270	342
\$1,000,000 - \$1,299,999	34	56	677	735
\$1,300,000 - \$1,499,999	11	16	210	232
\$1,500,000 - \$1,999,999	14	17	219	255
\$2,000,000 +	6	8	127	156
	1,642	1,787	28,459	26,058

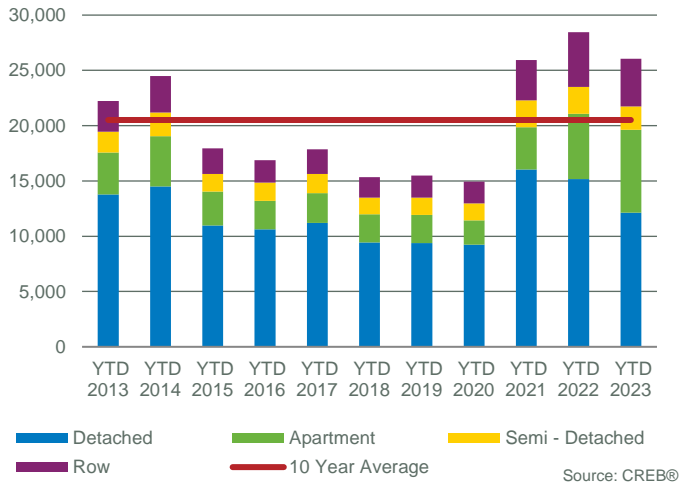
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

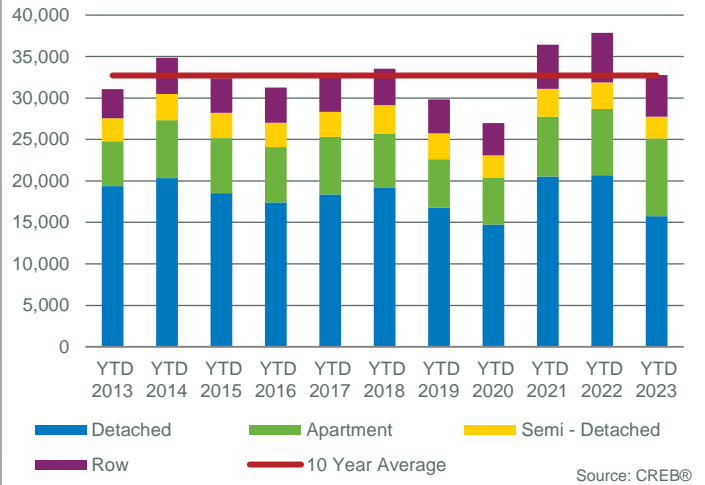
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

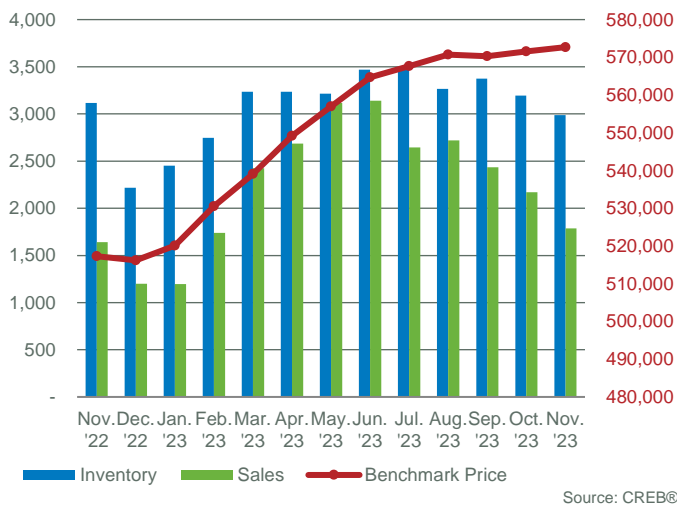


CITY OF CALGARY TOTAL NEW LISTINGS

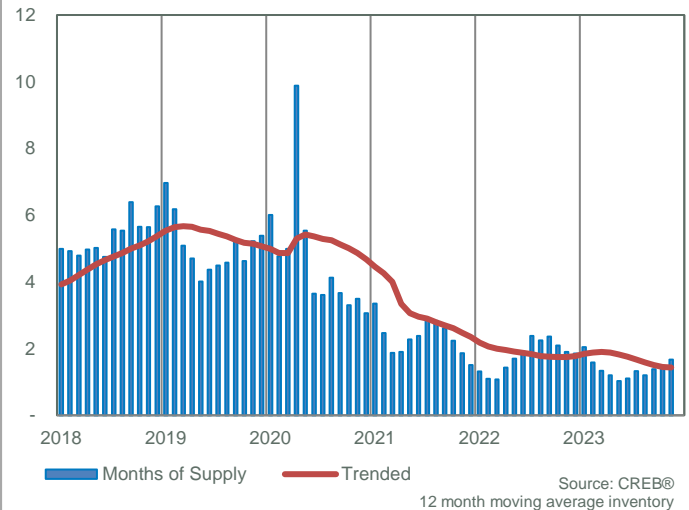
YTD NOVEMBER



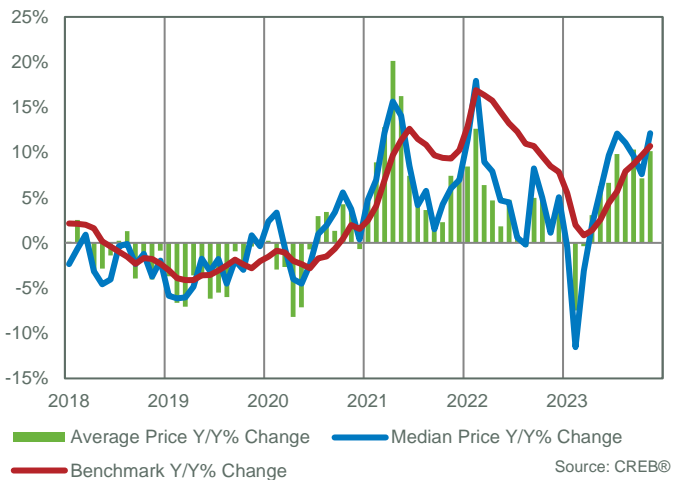
CITY OF CALGARY TOTAL INVENTORY AND SALES



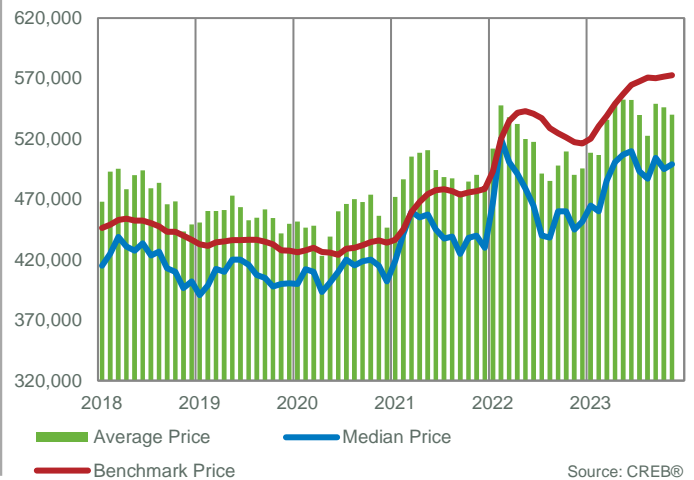
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

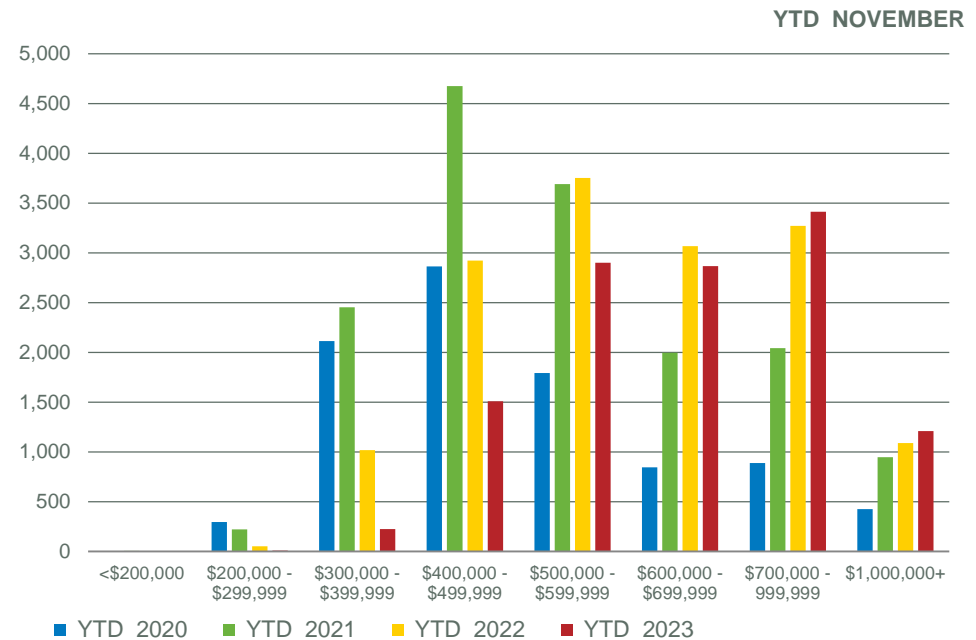




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	1,146	1,896	2,267	1,849	1,616	1,481	1,131	1,064	967	941	814	614
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,380	1,148	849	495
Inventory	898	1,691	2,205	2,468	2,559	2,668	2,599	2,395	2,223	1,949	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
<b>2023</b>												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,194	1,144	974	818	
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,675	1,667	1,586	1,427	
Days on Market	42	31	26	22	22	20	22	24	25	27	32	
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500	696,700	696,100	697,600	699,500	
Median Price	599,000	603,000	635,000	655,000	657,464	650,000	652,000	641,200	650,000	649,900	650,000	
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,837	729,034	726,568	723,478	
Index	256	262	266	272	277	281	284	286	286	287	287	

	Nov-22	Nov-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	1	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	1	-	7	2
\$250,000 - \$299,999	1	-	44	5
\$300,000 - \$349,999	10	1	258	35
\$350,000 - \$399,999	66	6	759	190
\$400,000 - \$449,999	87	27	1,289	563
\$450,000 - \$499,999	95	53	1,632	945
\$500,000 - \$549,999	123	109	1,781	1,429
\$550,000 - \$599,999	112	111	1,971	1,473
\$600,000 - \$649,999	63	94	1,645	1,505
\$650,000 - \$699,999	71	94	1,422	1,361
\$700,000 - \$749,999	35	77	1,006	1,080
\$750,000 - \$799,999	35	64	792	812
\$800,000 - \$849,999	28	38	532	565
\$850,000 - \$899,999	15	27	446	431
\$900,000 - \$949,999	12	18	273	250
\$950,000 - \$999,999	13	14	223	274
\$1,000,000 - \$1,299,999	22	47	577	621
\$1,300,000 - \$1,499,999	8	15	194	214
\$1,500,000 - \$1,999,999	12	16	202	230
\$2,000,000 +	5	7	116	144
	814	818	15,172	12,129

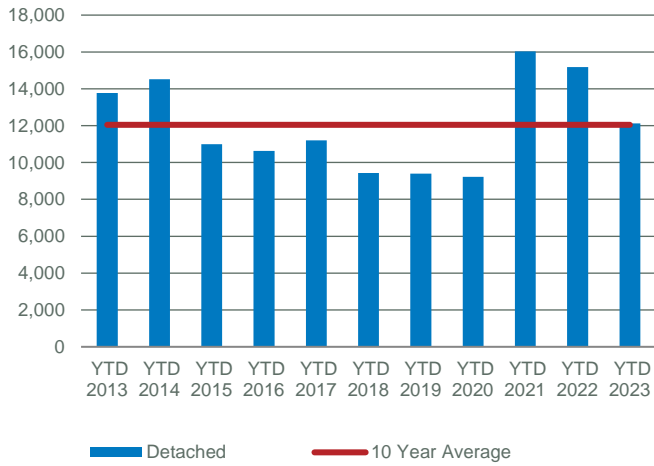
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

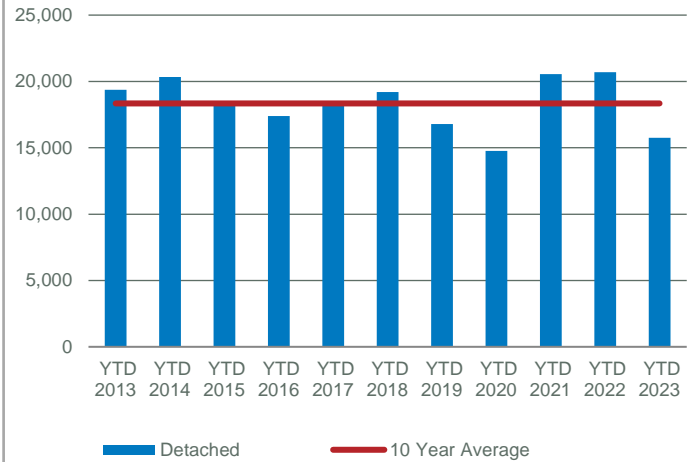
YTD NOVEMBER



Source: CREB®

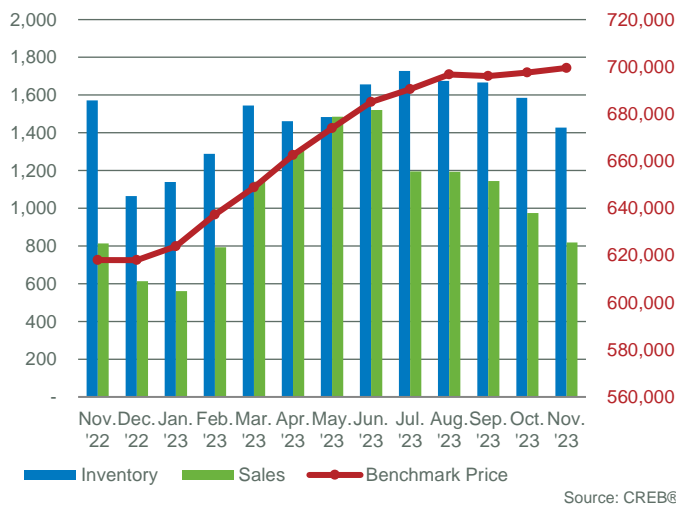
CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



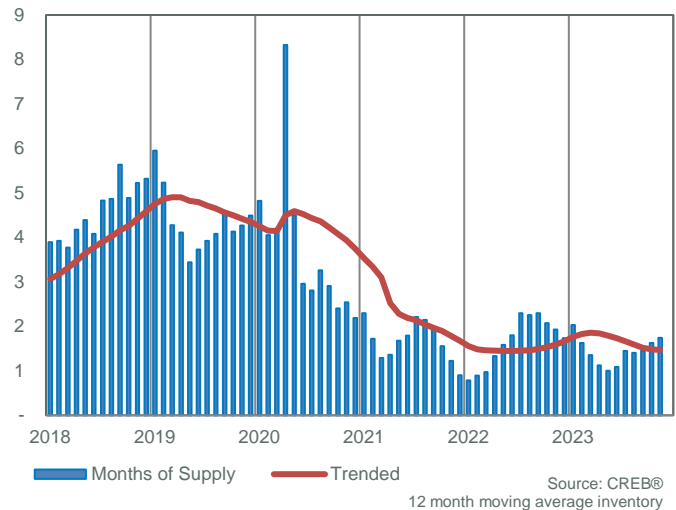
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



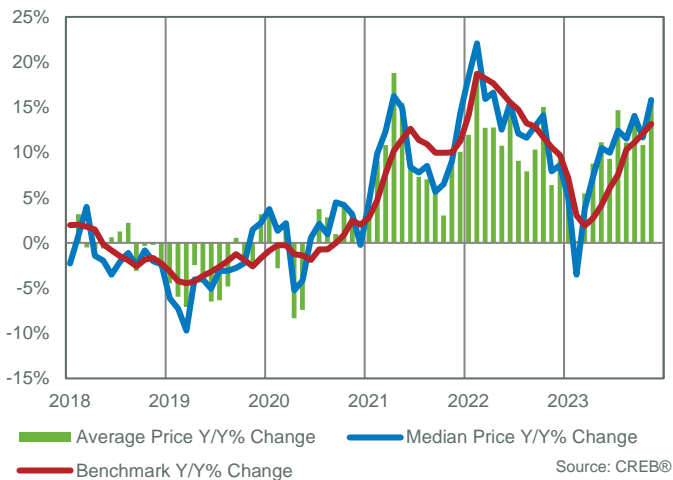
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



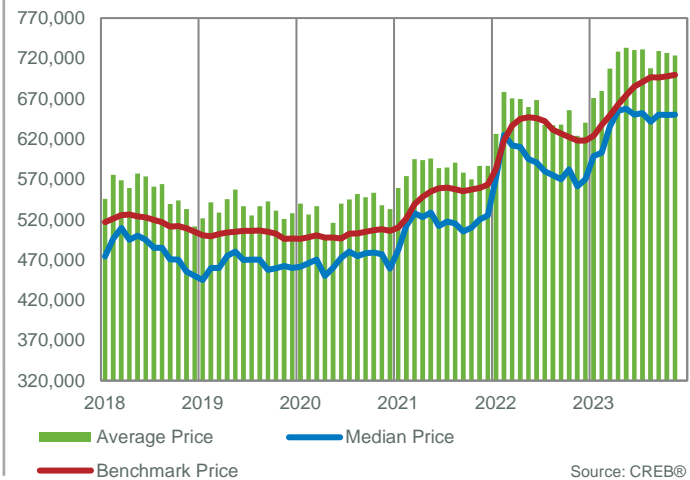
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

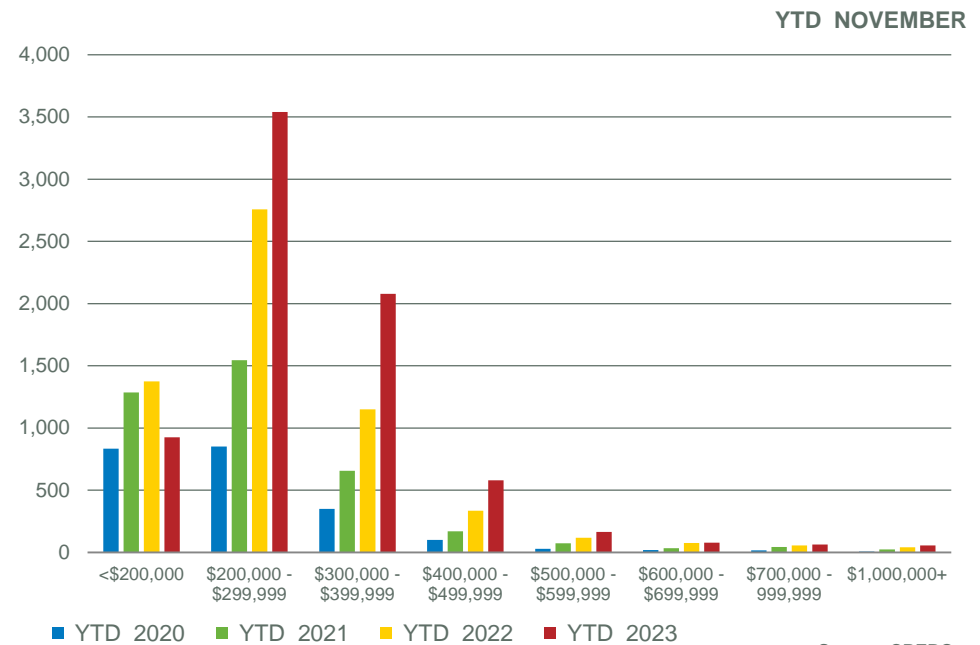


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
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
<b>2023</b>												
Sales	317	491	679	734	857	856	771	875	705	640	562	
New Listings	545	696	919	950	1,025	1,062	924	893	925	728	677	
Inventory	772	876	1,002	1,089	1,090	1,119	1,115	966	1,025	951	882	
Days on Market	44	36	32	27	29	28	28	30	28	29	29	
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900	309,100	312,800	316,600	320,100	
Median Price	258,000	262,500	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500	293,000	
Average Price	284,526	280,701	305,439	296,950	307,504	301,977	308,424	310,000	316,343	321,721	315,060	
Index	200	206	211	215	218	222	224	226	229	232	234	

	Nov-22	Nov-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	-	18	5
\$100,000 - \$149,999	18	3	292	128
\$150,000 - \$199,999	80	37	1,064	792
\$200,000 - \$249,999	123	121	1,585	1,625
\$250,000 - \$299,999	75	144	1,173	1,916
\$300,000 - \$349,999	64	121	718	1,367
\$350,000 - \$399,999	40	60	432	712
\$400,000 - \$449,999	13	28	203	366
\$450,000 - \$499,999	6	20	132	214
\$500,000 - \$549,999	6	7	64	101
\$550,000 - \$599,999	5	4	55	65
\$600,000 - \$649,999	7	4	44	45
\$650,000 - \$699,999	3	5	33	33
\$700,000 - \$749,999	1	2	12	19
\$750,000 - \$799,999	1	-	14	11
\$800,000 - \$849,999	1	1	9	11
\$850,000 - \$899,999	-	-	6	9
\$900,000 - \$949,999	-	-	6	8
\$950,000 - \$999,999	-	1	8	5
\$1,000,000 - \$1,299,999	2	2	14	18
\$1,300,000 - \$1,499,999	-	-	5	12
\$1,500,000 - \$1,999,999	1	1	12	13
\$2,000,000 +	1	1	10	12
	448	562	5,909	7,487

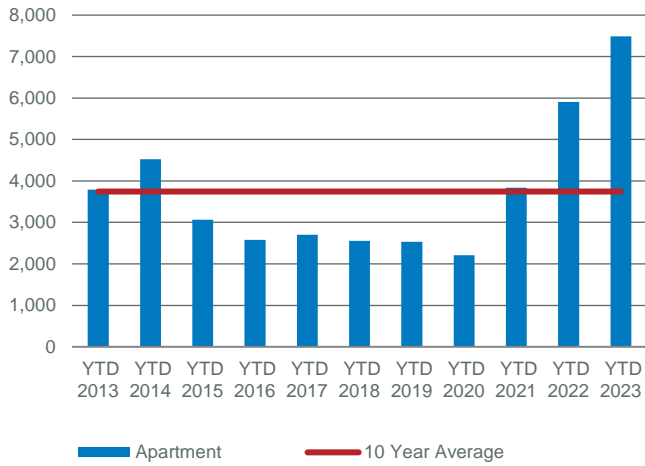
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

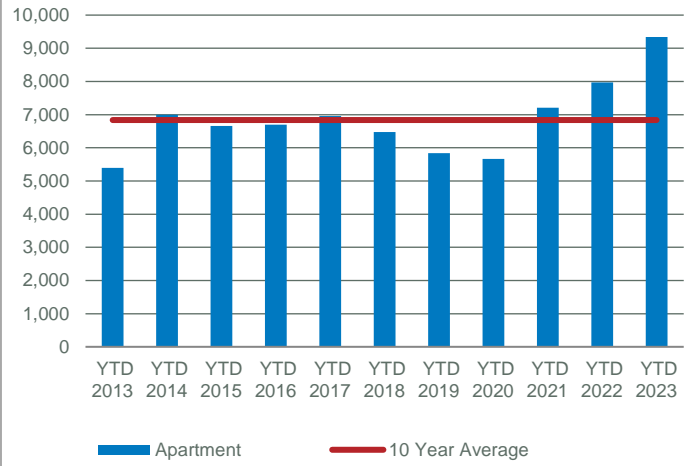
YTD NOVEMBER



Source: CREB®

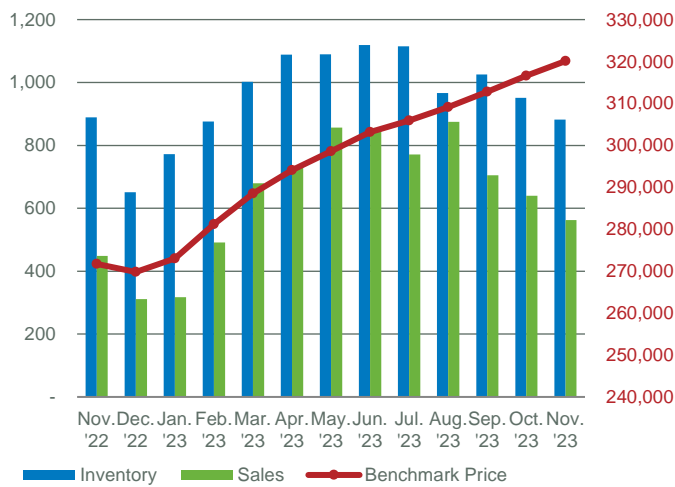
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD NOVEMBER



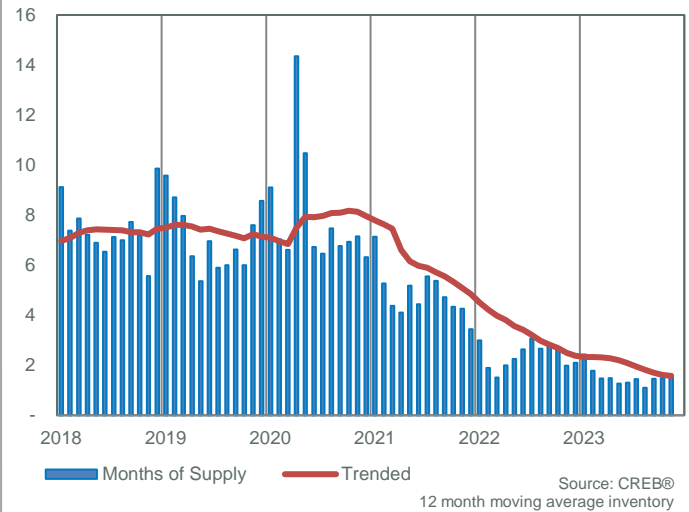
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



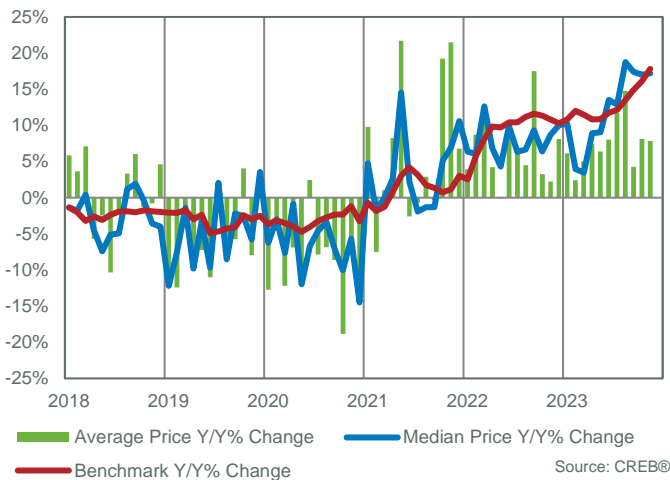
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



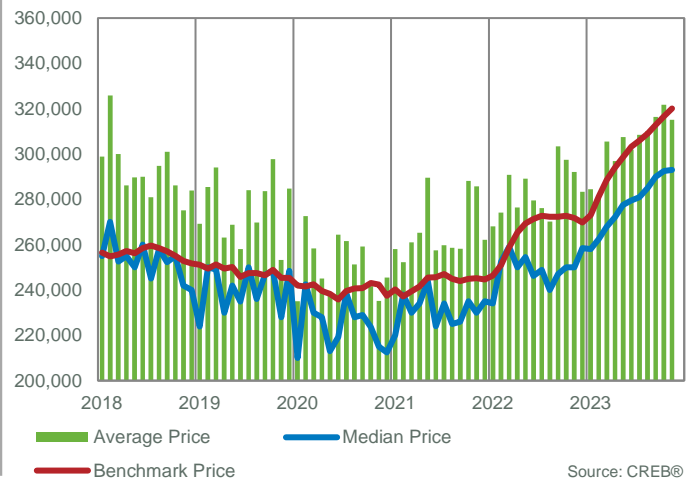
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



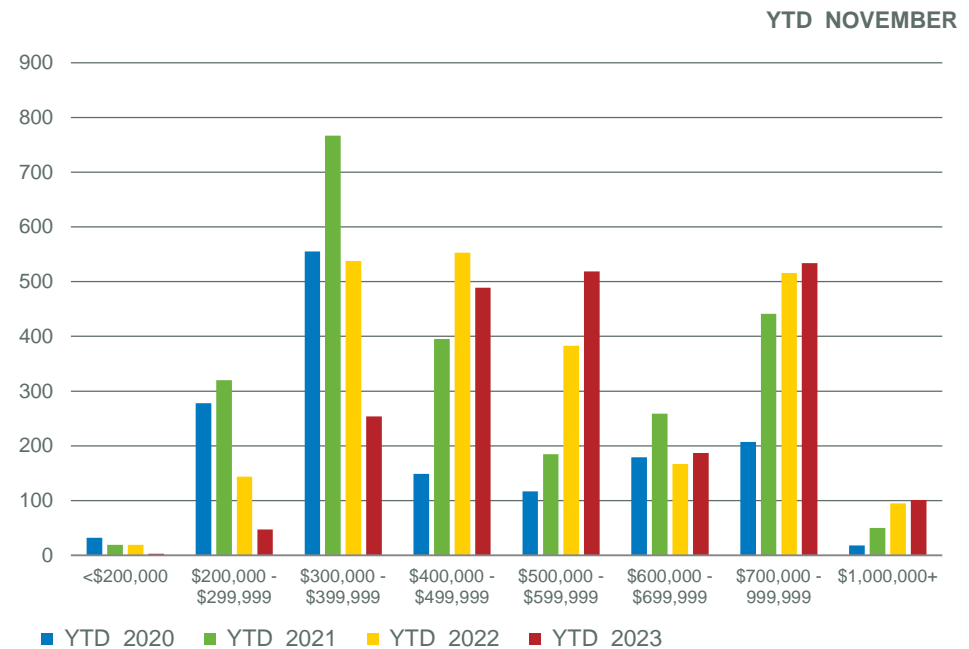
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
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
<b>2023</b>												
Sales	111	140	217	233	279	238	211	196	190	179	140	
New Listings	150	193	280	266	268	318	248	236	276	236	182	
Inventory	225	255	286	286	234	269	256	247	294	287	272	
Days on Market	47	36	29	25	25	19	20	22	26	25	28	
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800	623,200	621,300	628,700	628,700	
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	527,950	542,250	539,999	582,250	
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,128	602,784	614,741	630,922	
Index	301	304	311	318	322	329	331	334	333	337	337	

	Nov-22	Nov-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	2	-	17	3
\$200,000 - \$249,999	4	-	27	26
\$250,000 - \$299,999	5	2	117	21
\$300,000 - \$349,999	11	2	262	80
\$350,000 - \$399,999	14	7	276	174
\$400,000 - \$449,999	10	15	263	235
\$450,000 - \$499,999	23	17	290	254
\$500,000 - \$549,999	11	13	271	314
\$550,000 - \$599,999	5	19	112	205
\$600,000 - \$649,999	3	9	72	112
\$650,000 - \$699,999	7	6	95	75
\$700,000 - \$749,999	8	15	107	89
\$750,000 - \$799,999	4	9	105	118
\$800,000 - \$849,999	4	9	116	120
\$850,000 - \$899,999	3	4	95	101
\$900,000 - \$949,999	2	2	55	48
\$950,000 - \$999,999	2	3	38	58
\$1,000,000 - \$1,299,999	10	7	82	85
\$1,300,000 - \$1,499,999	3	1	11	6
\$1,500,000 - \$1,999,999	1	-	2	10
\$2,000,000 +	-	-	-	-
	132	140	2,415	2,134

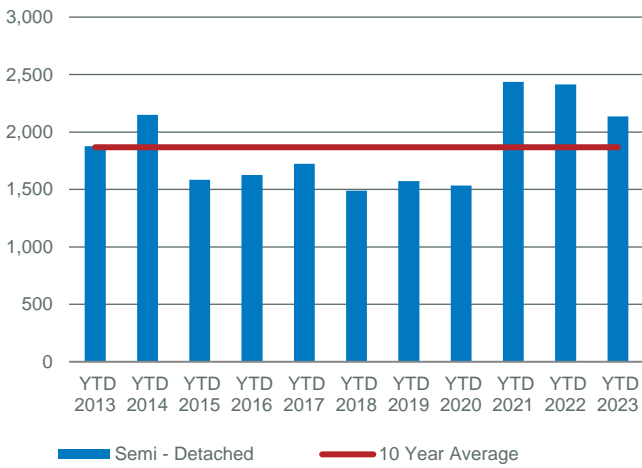
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

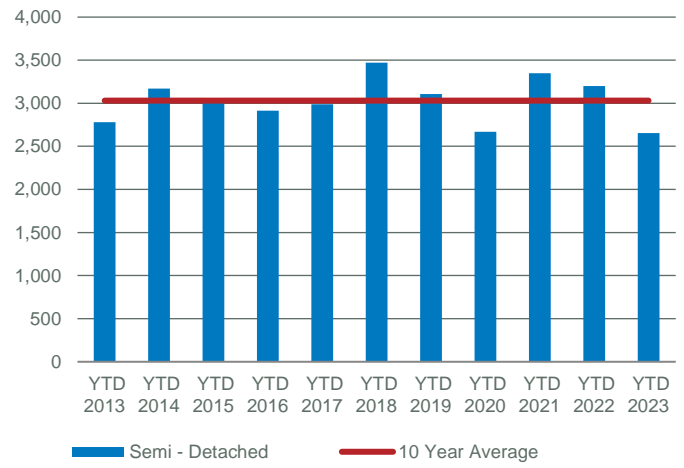
YTD NOVEMBER



Source: CREB®

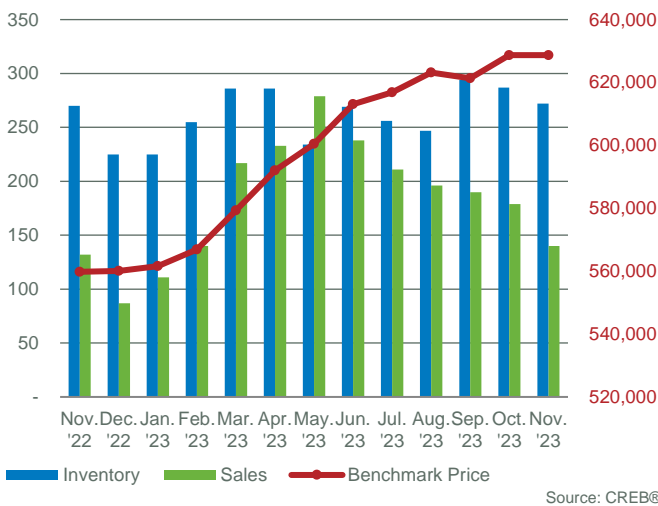
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD NOVEMBER



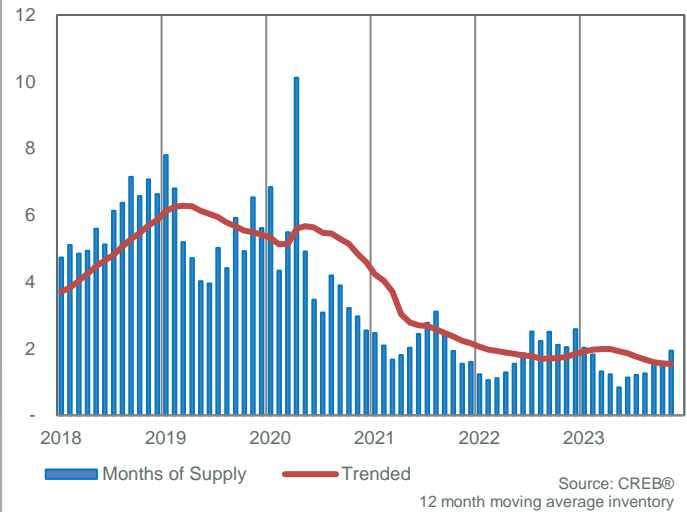
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



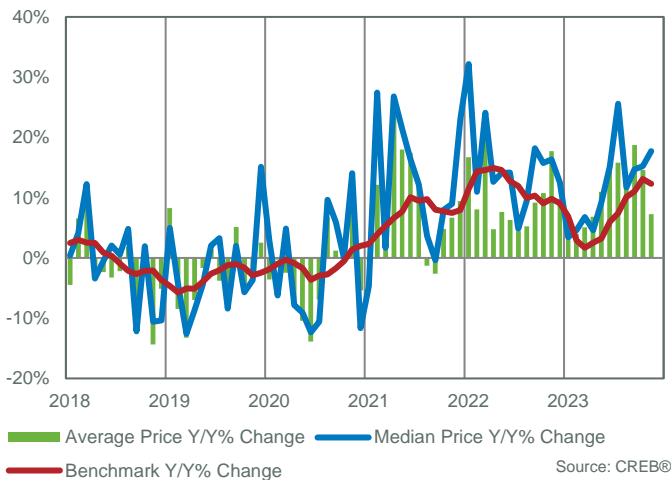
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



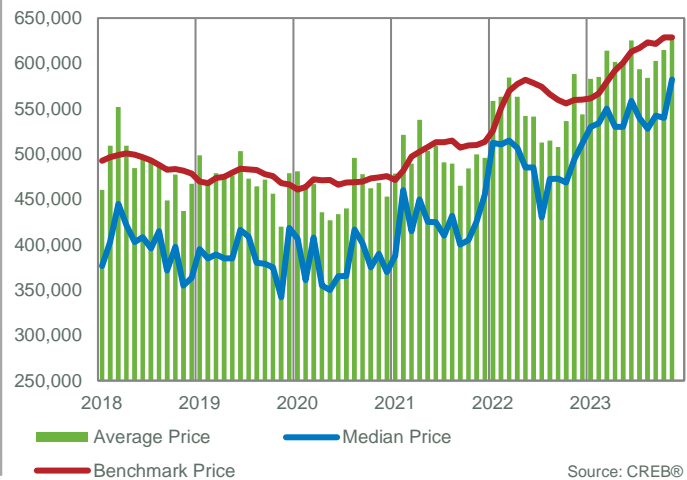
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



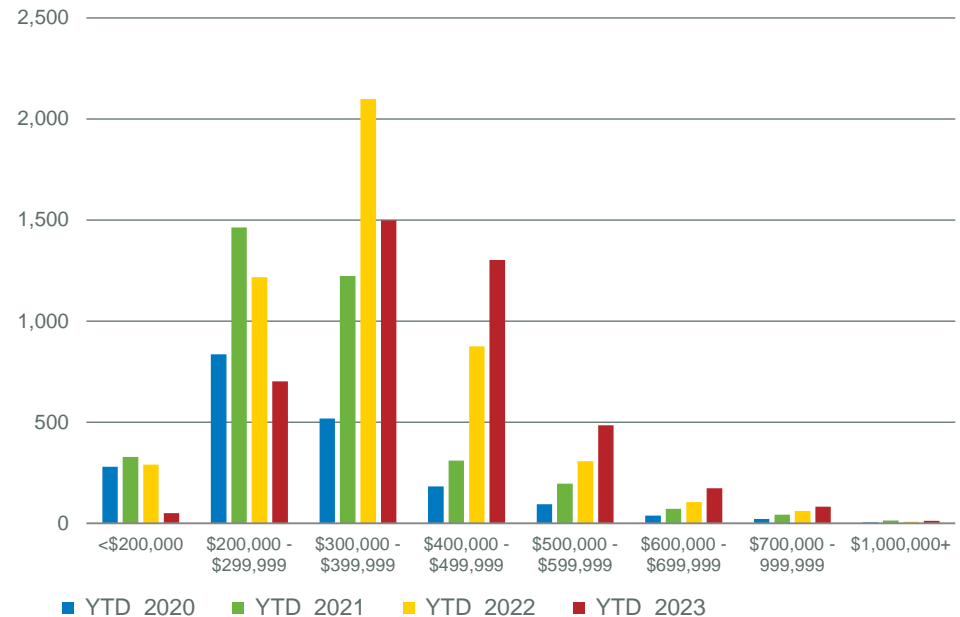
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
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
<b>2023</b>												
Sales	209	314	387	416	496	525	467	454	397	376	267	
New Listings	278	361	506	438	562	608	488	486	473	419	370	
Inventory	315	327	402	397	406	424	399	376	388	371	408	
Days on Market	39	34	21	22	20	19	20	20	21	23	22	
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500	413,200	419,400	425,200	429,100	
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,948	400,000	
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	418,863	427,772	404,386	
Index	228	235	239	244	250	256	261	265	269	272	275	

	Nov-22	Nov-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	-	25	2
\$150,000 - \$199,999	11	3	266	49
\$200,000 - \$249,999	29	16	565	269
\$250,000 - \$299,999	31	23	652	433
\$300,000 - \$349,999	48	32	1,034	579
\$350,000 - \$399,999	52	58	1,065	920
\$400,000 - \$449,999	29	58	568	807
\$450,000 - \$499,999	24	41	307	495
\$500,000 - \$549,999	12	17	171	325
\$550,000 - \$599,999	6	6	136	160
\$600,000 - \$649,999	-	6	59	110
\$650,000 - \$699,999	4	3	46	64
\$700,000 - \$749,999	-	4	24	39
\$750,000 - \$799,999	-	-	14	25
\$800,000 - \$849,999	-	-	13	6
\$850,000 - \$899,999	-	-	9	2
\$900,000 - \$949,999	-	-	-	5
\$950,000 - \$999,999	-	-	1	5
\$1,000,000 - \$1,299,999	-	-	4	11
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	3	2
\$2,000,000 +	-	-	1	-
	248	267	4,963	4,308

CITY OF CALGARY ROW SALES BY PRICE RANGE

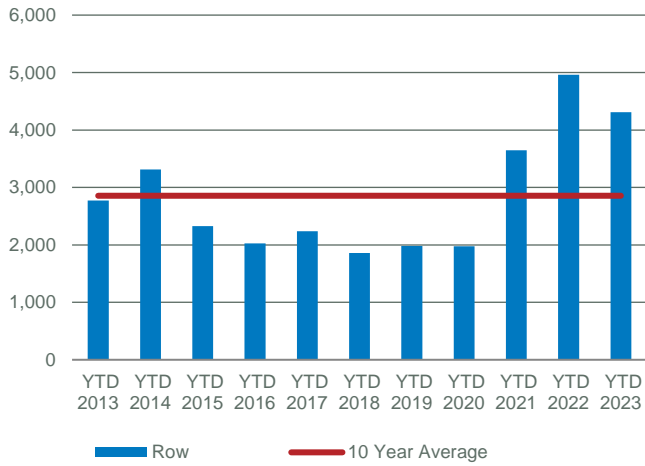
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

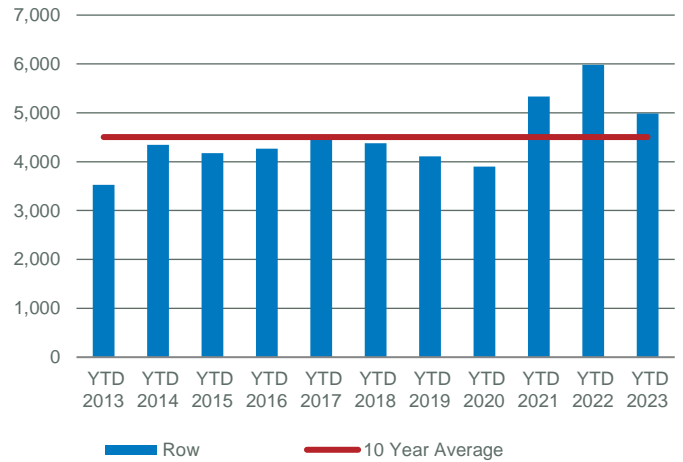
YTD NOVEMBER



Source: CREB®

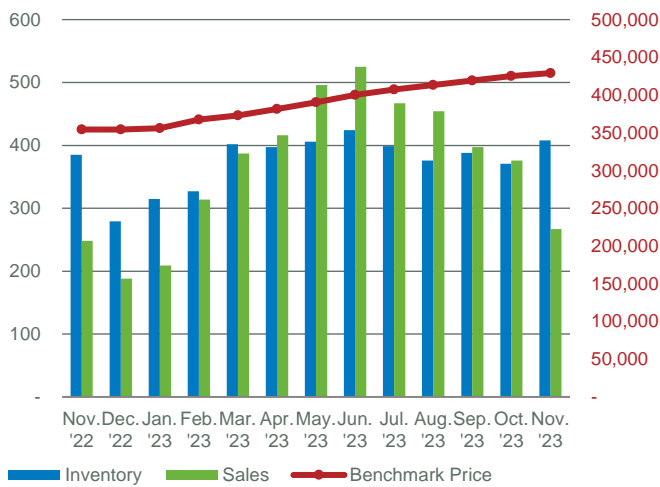
CITY OF CALGARY ROW NEW LISTINGS

YTD NOVEMBER



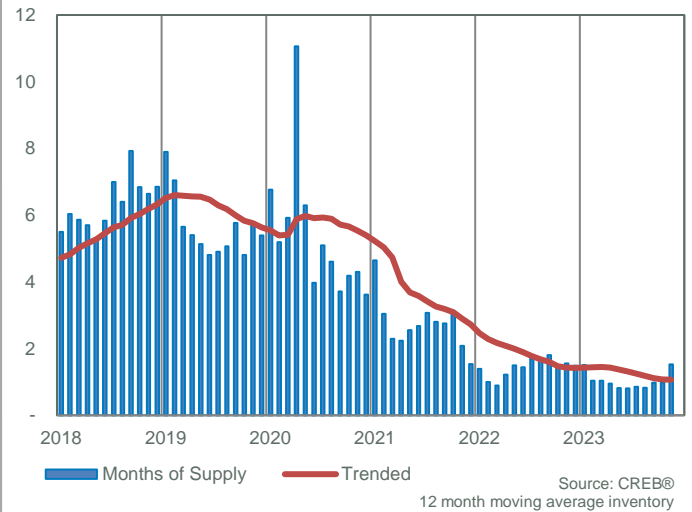
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



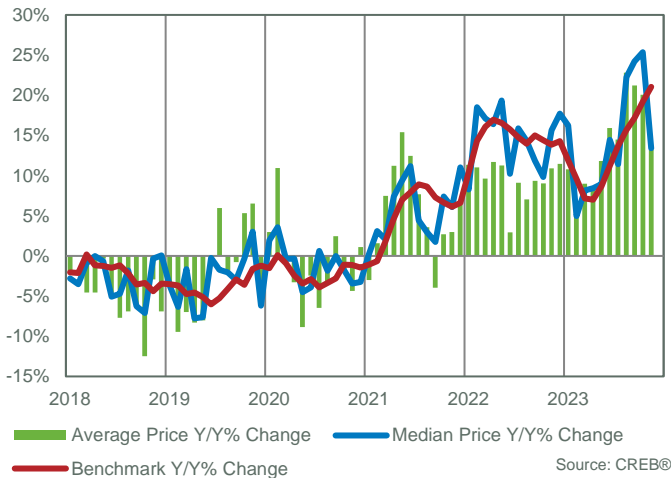
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



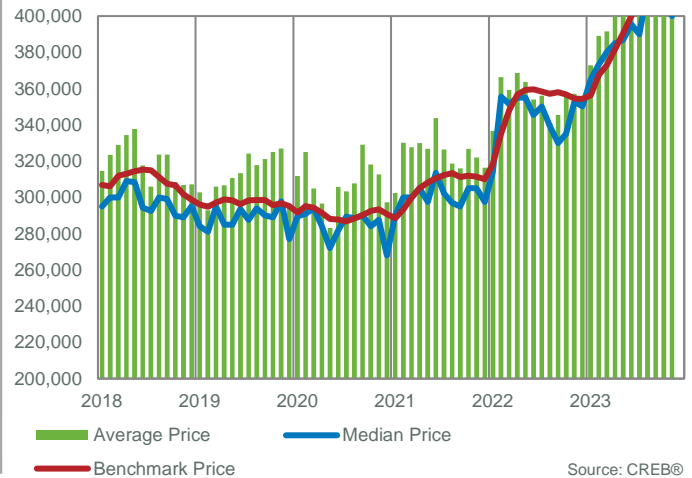
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

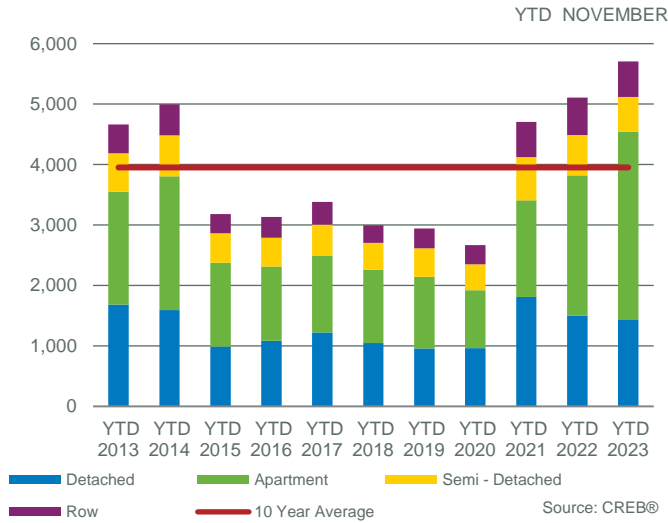


Source: CREB®

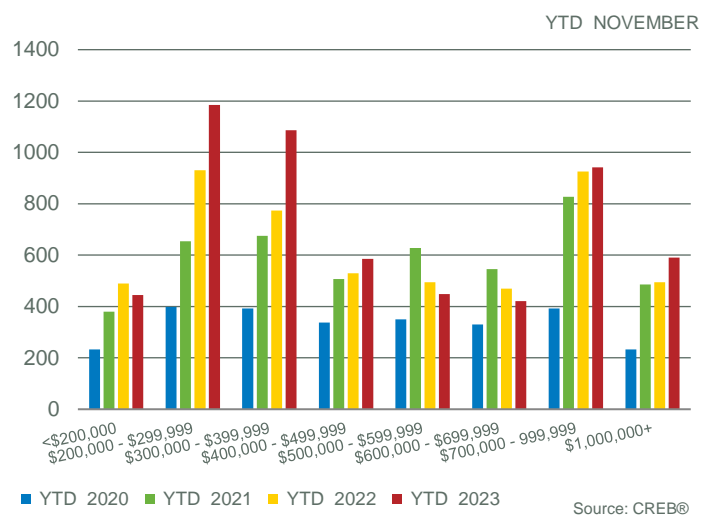


**CITY CENTRE**

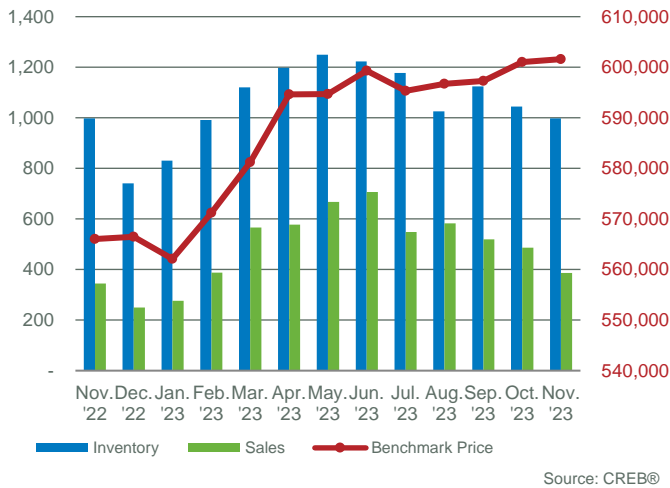
**CITY CENTRE TOTAL SALES**



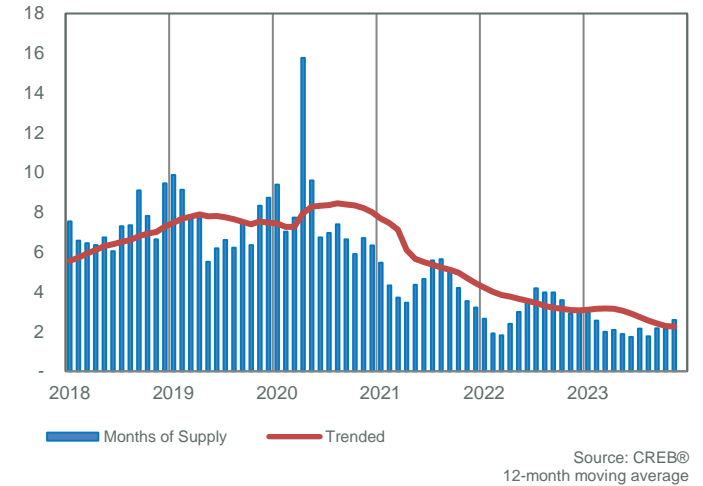
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



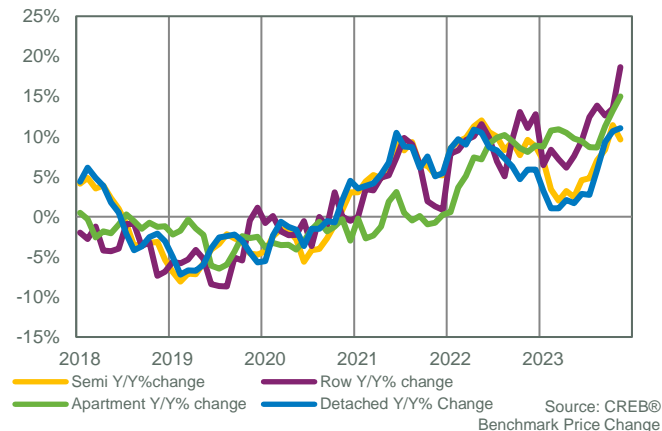
**CITY CENTRE INVENTORY AND SALES**



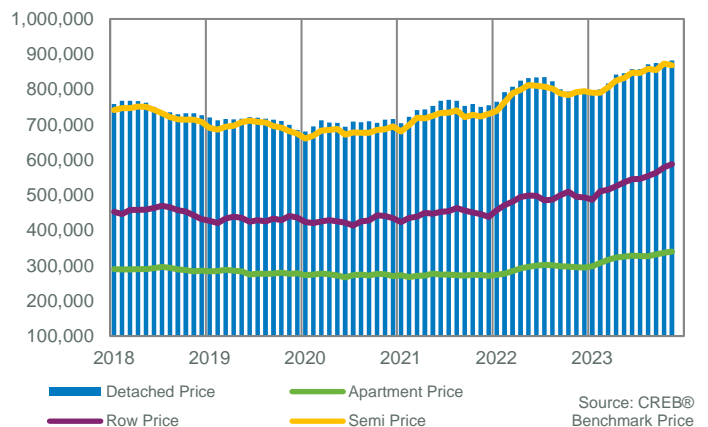
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

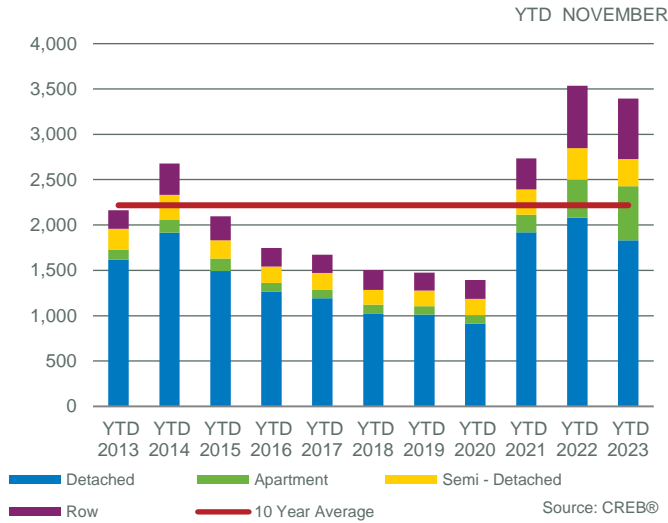


**CITY CENTRE PRICES**

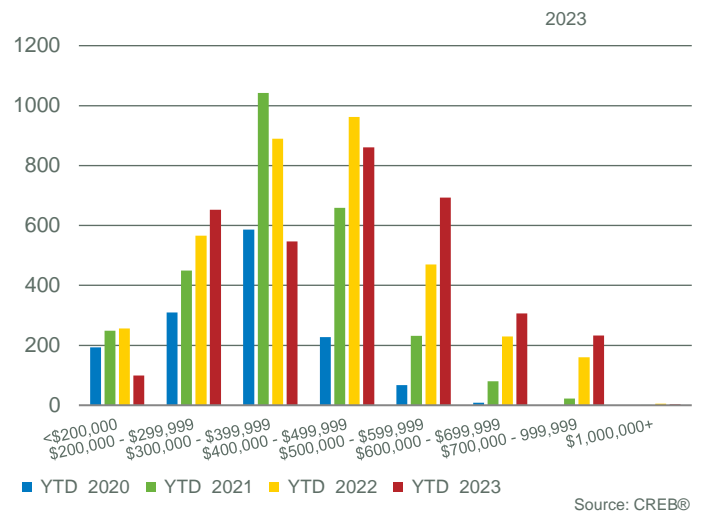


**NORTHEAST**

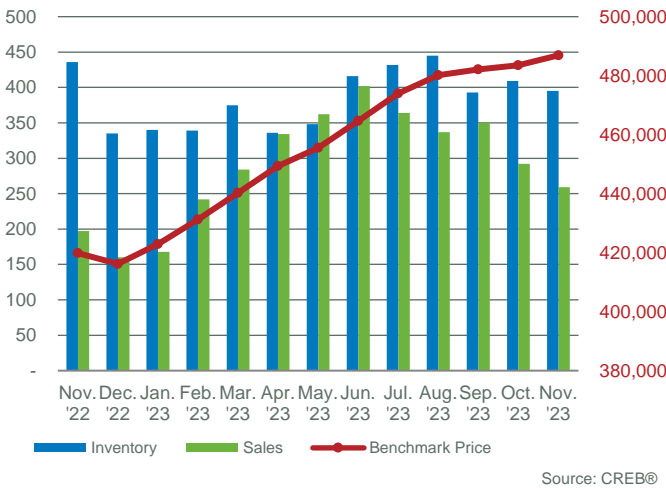
**NORTHEAST TOTAL SALES**



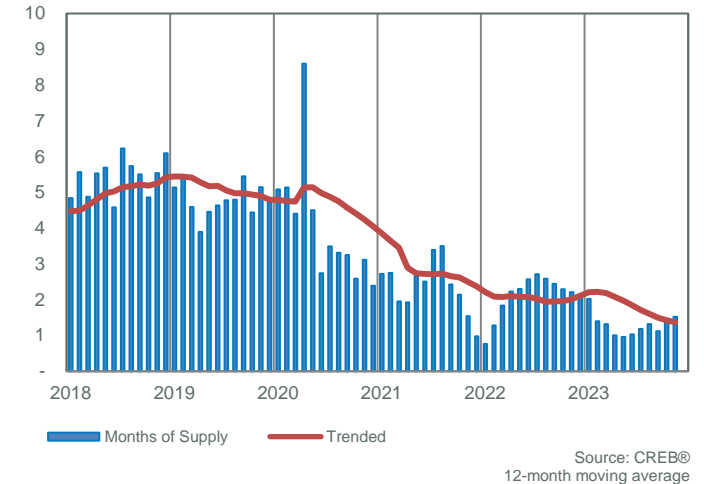
**NORTHEAST TOTAL SALES BY PRICE RANGE**



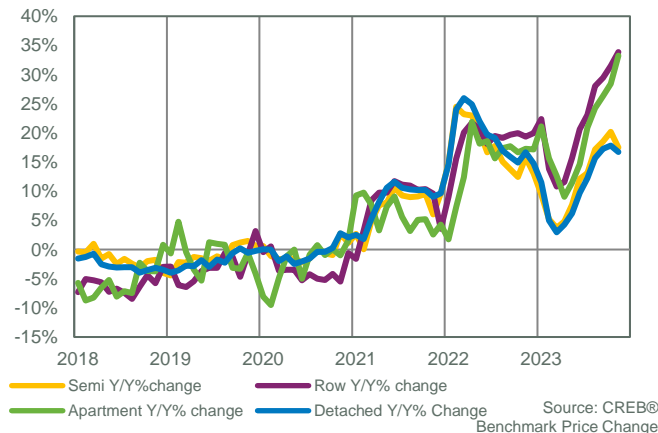
**NORTHEAST INVENTORY AND SALES**



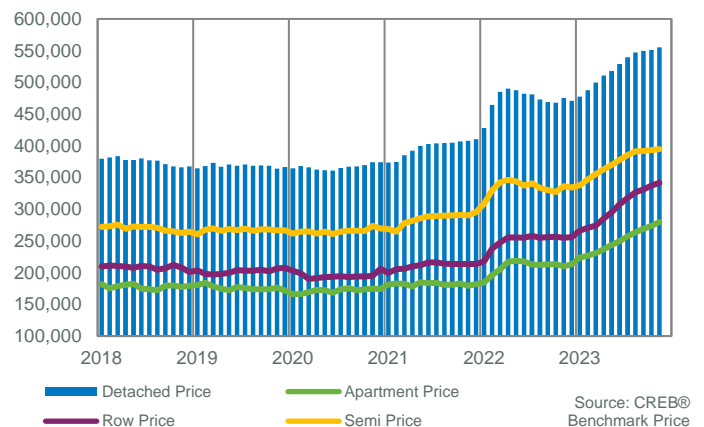
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

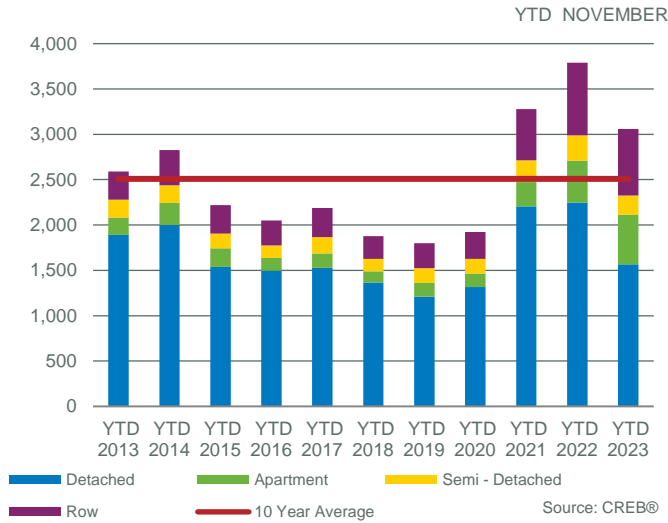


**NORTHEAST PRICES**

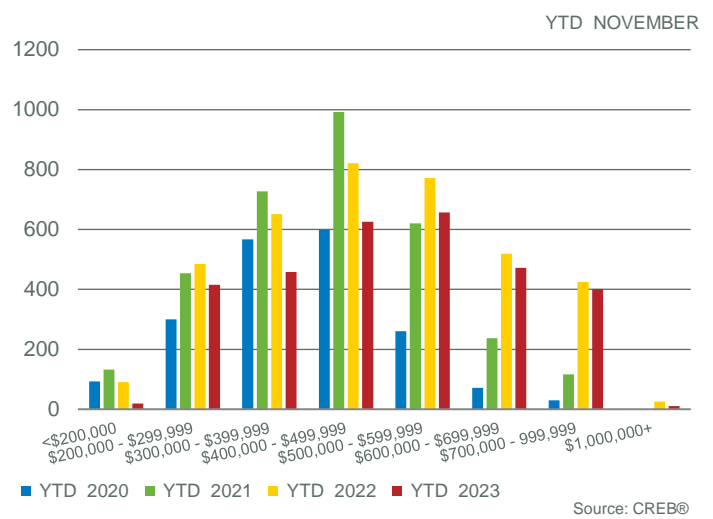


**NORTH**

**NORTH TOTAL SALES**



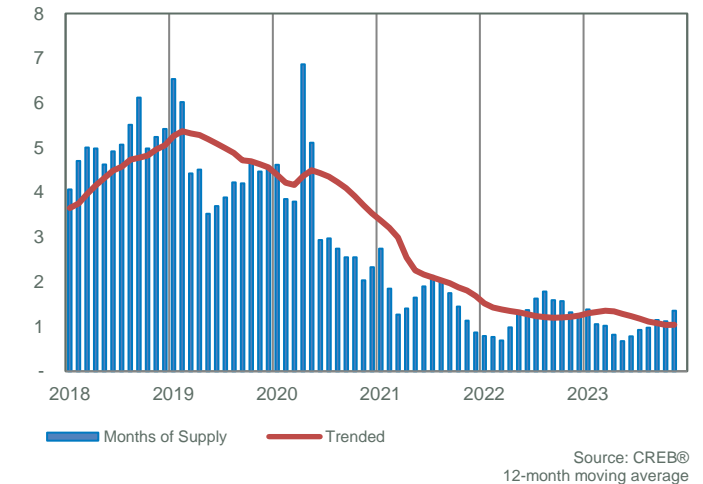
**NORTH TOTAL SALES BY PRICE RANGE**



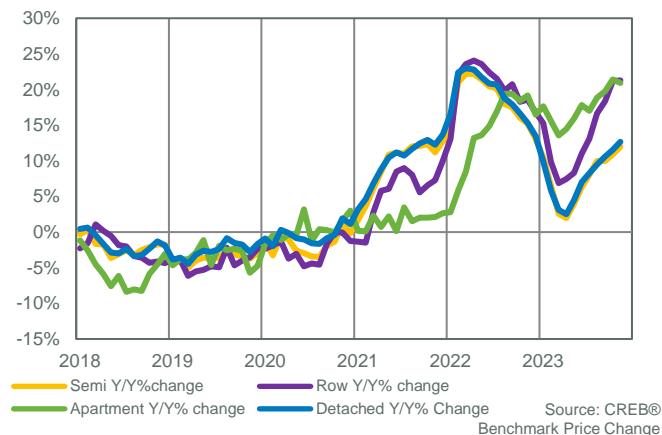
**NORTH INVENTORY AND SALES**



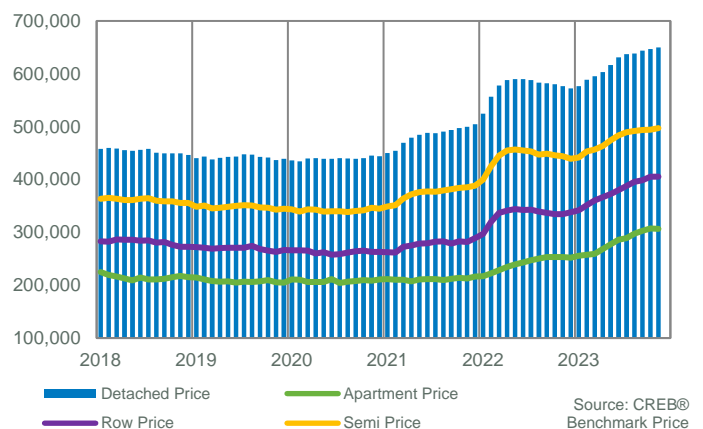
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

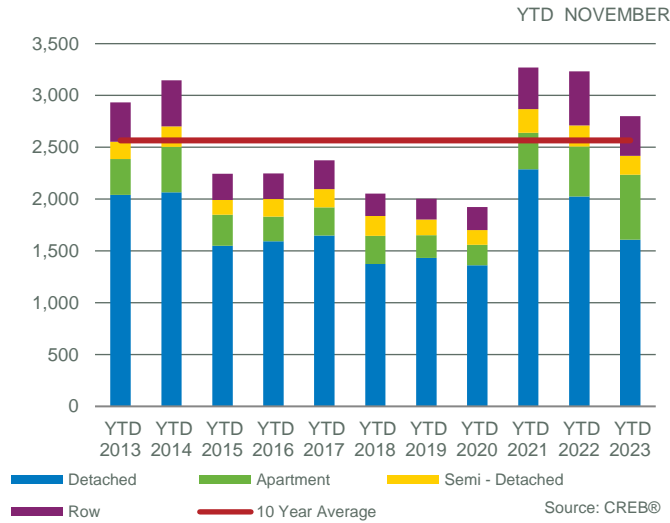


**NORTH PRICES**

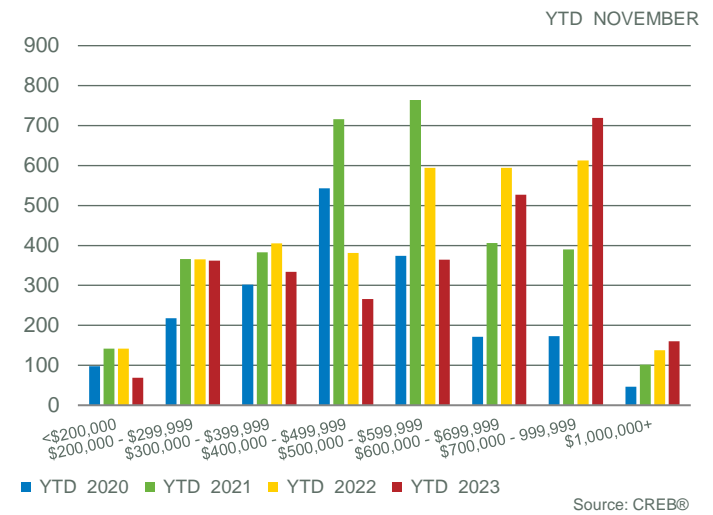


**NORTHWEST**

**NORTHWEST TOTAL SALES**



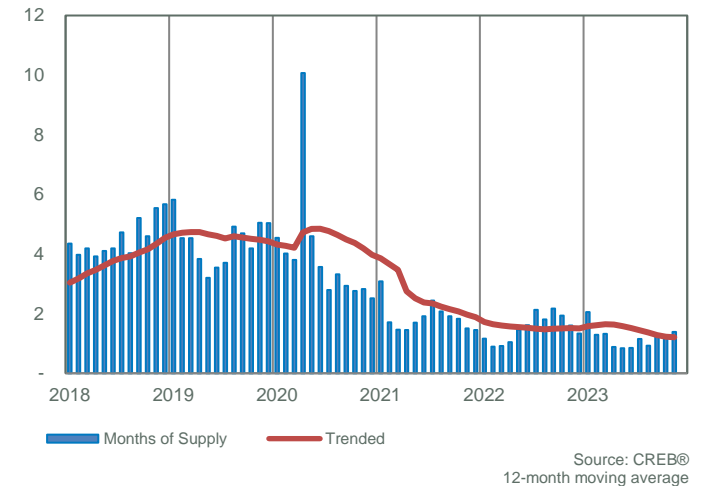
**NORTHWEST TOTAL SALES BY PRICE RANGE**



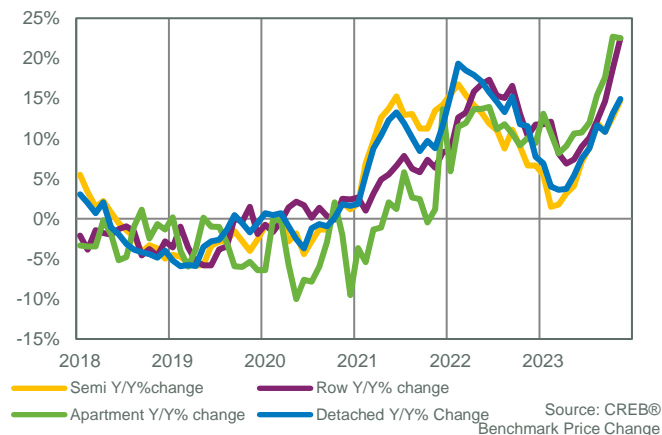
**NORTHWEST INVENTORY AND SALES**



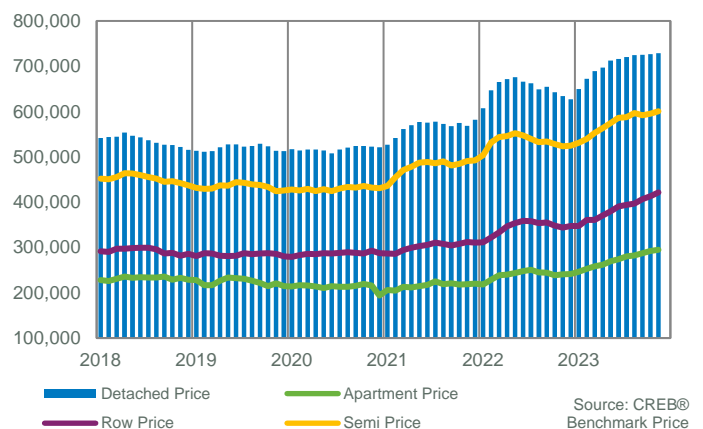
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



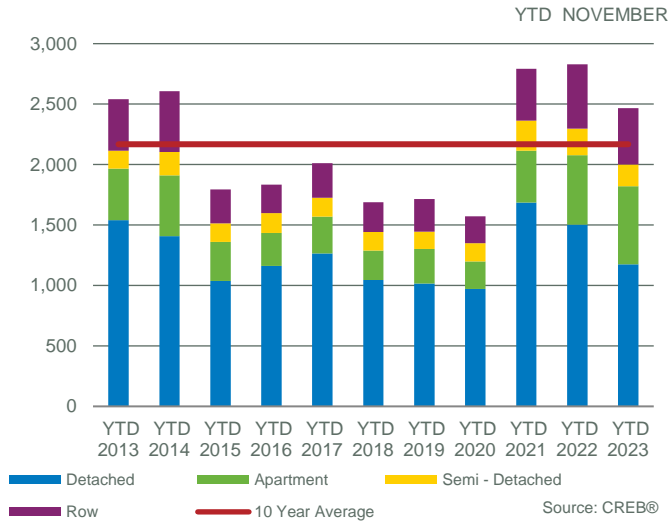
**NORTHWEST PRICES**



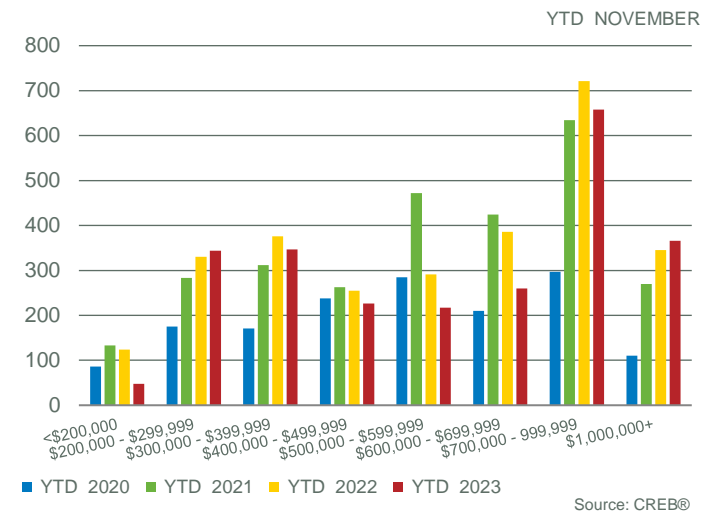


WEST

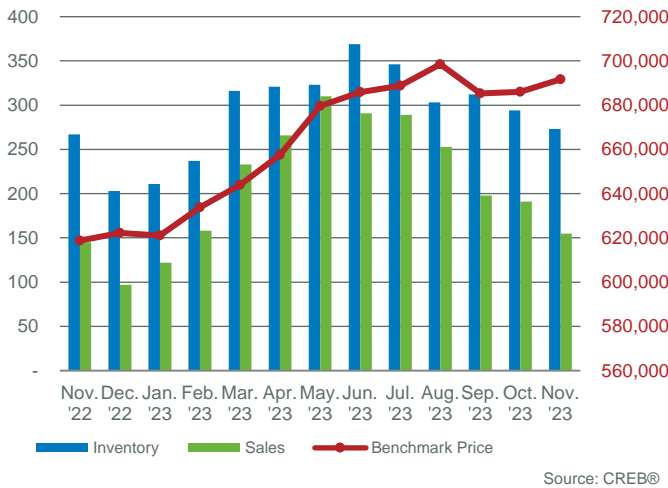
WEST TOTAL SALES



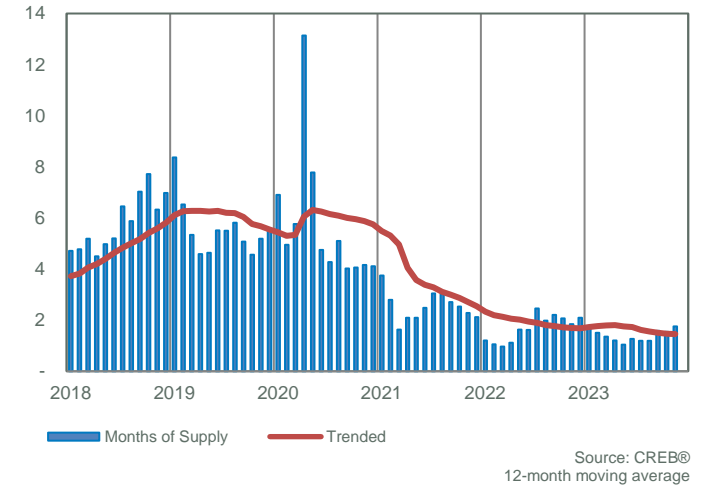
WEST TOTAL SALES BY PRICE RANGE



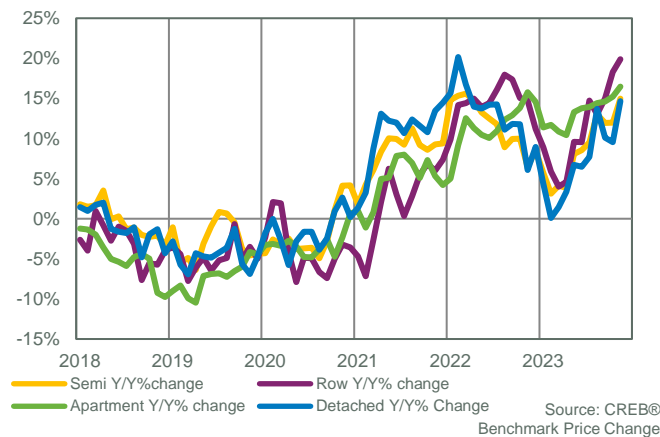
WEST INVENTORY AND SALES



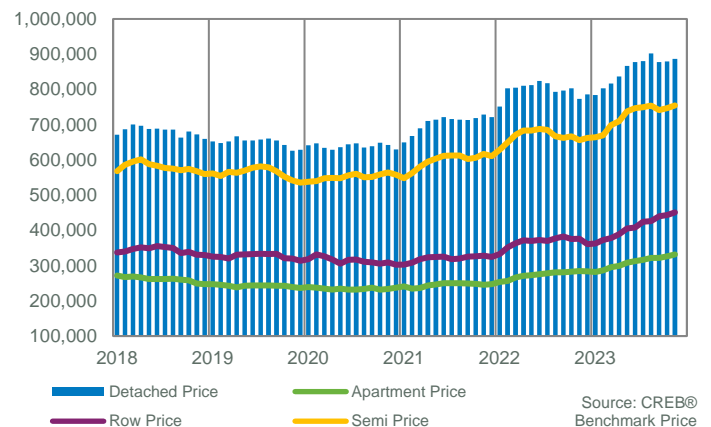
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

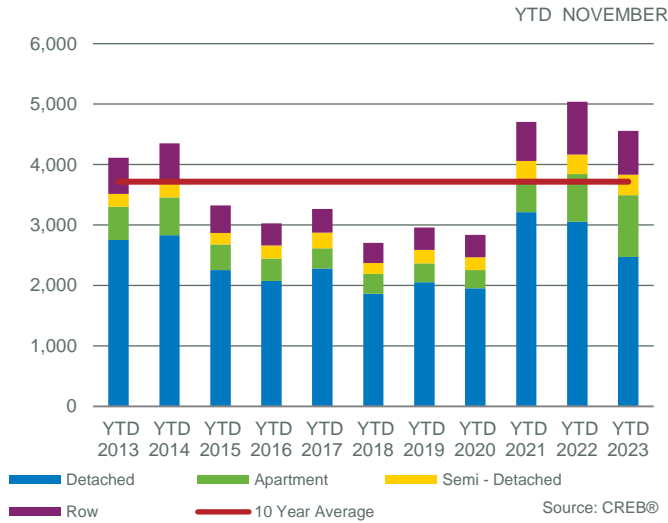


WEST PRICES

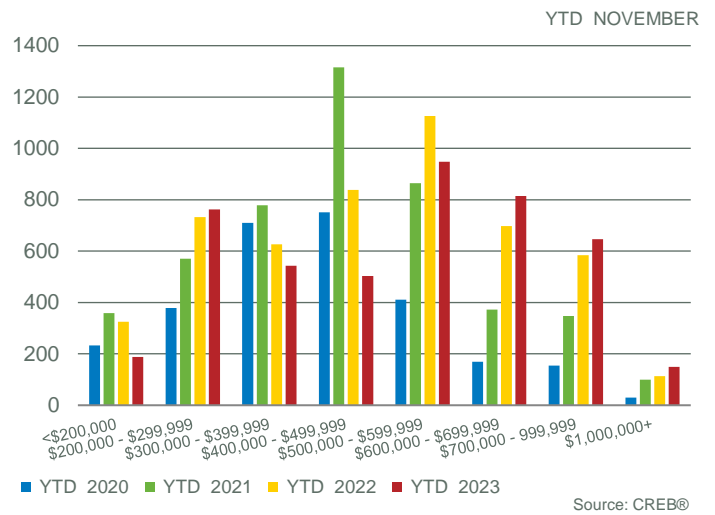


**SOUTH**

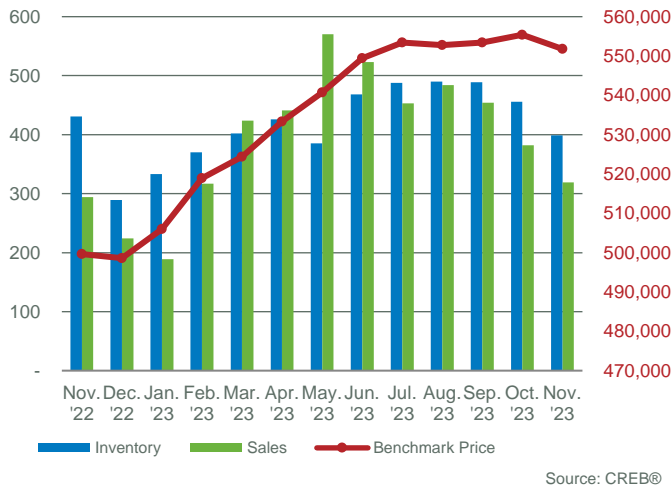
**SOUTH TOTAL SALES**



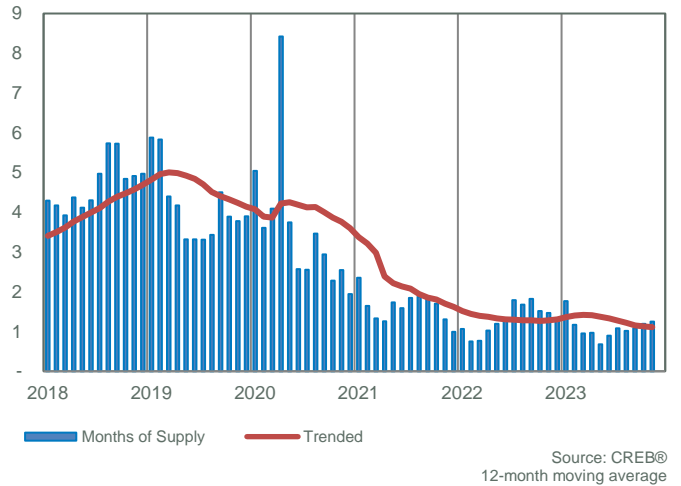
**SOUTH TOTAL SALES BY PRICE RANGE**



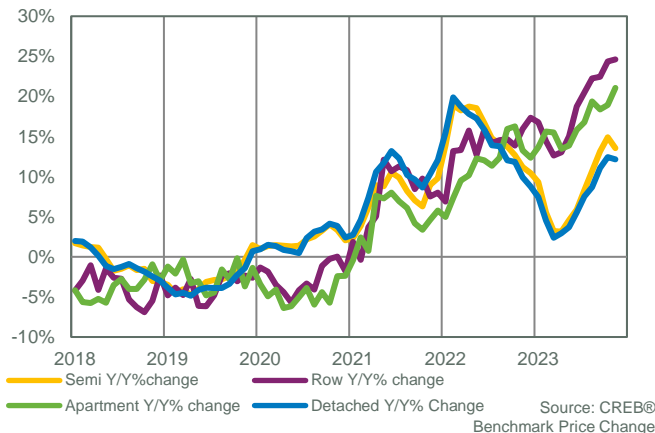
**SOUTH INVENTORY AND SALES**



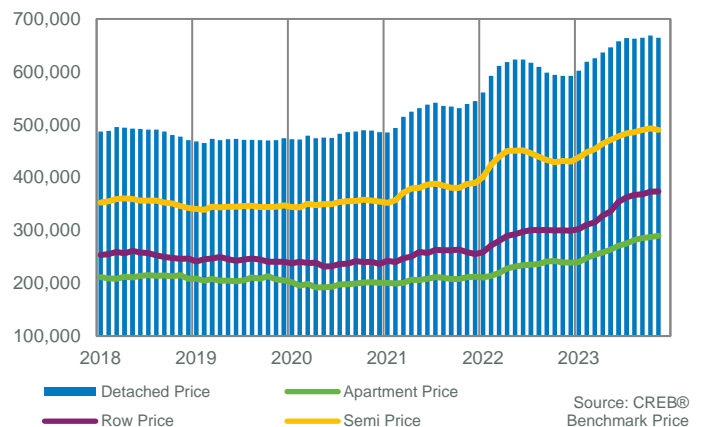
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

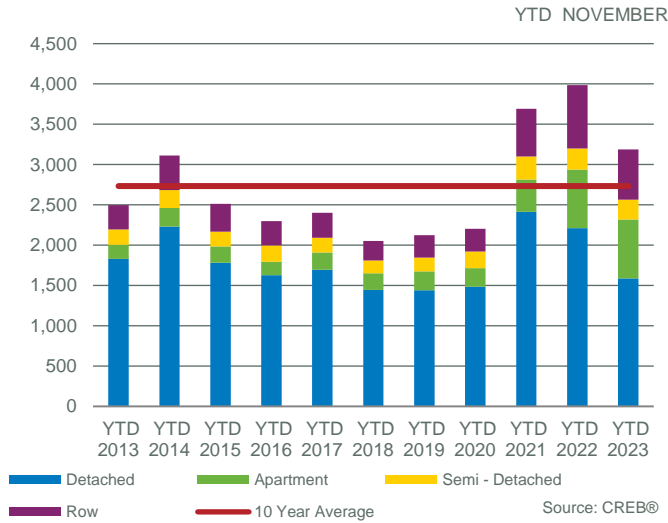


**SOUTH PRICES**

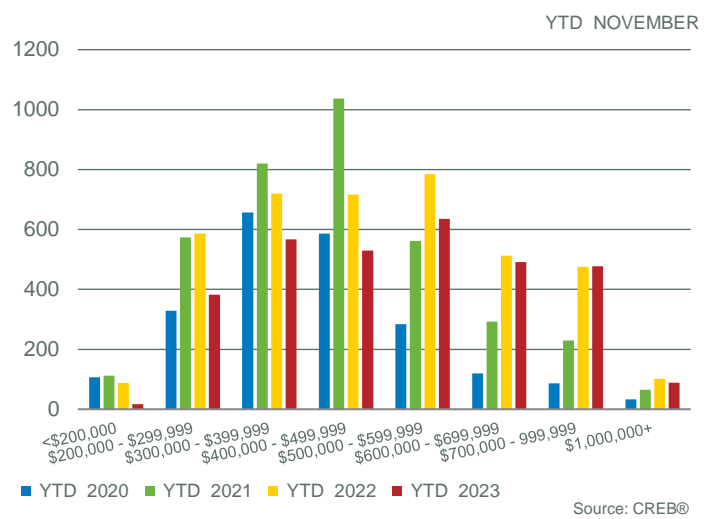


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



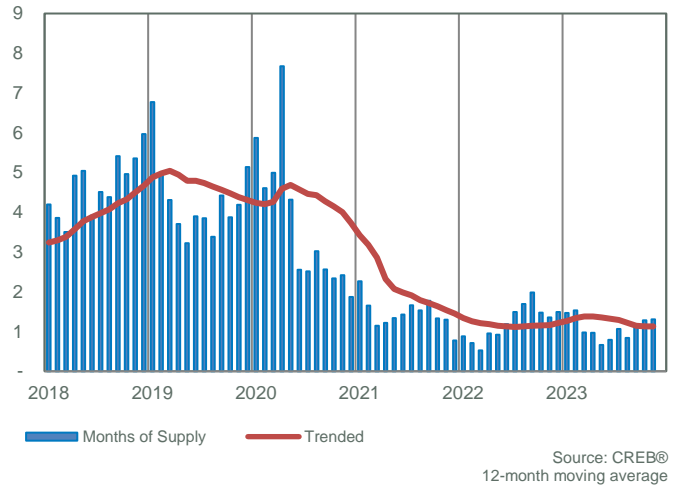
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



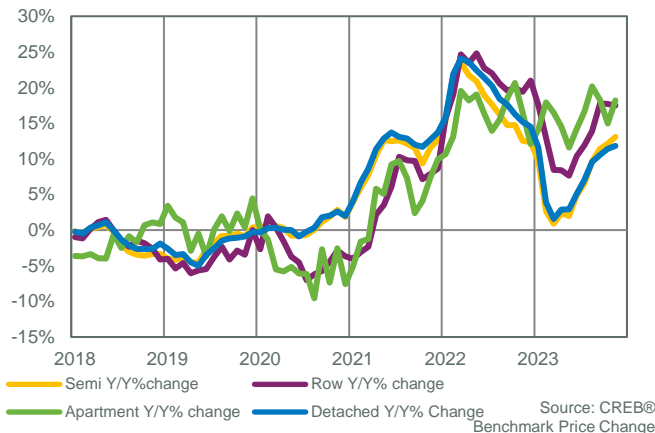
**SOUTHEAST INVENTORY AND SALES**



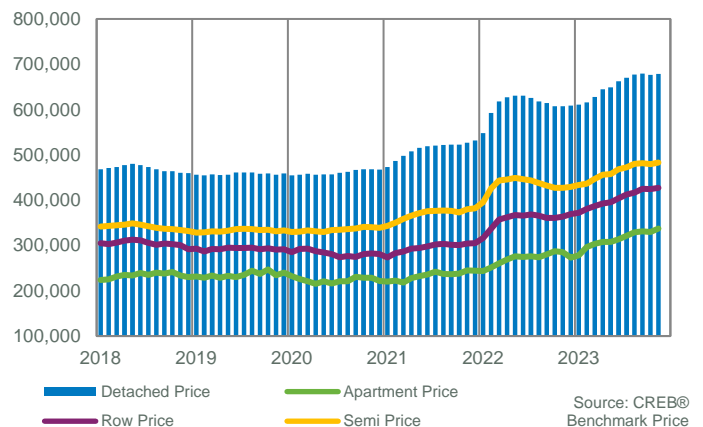
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

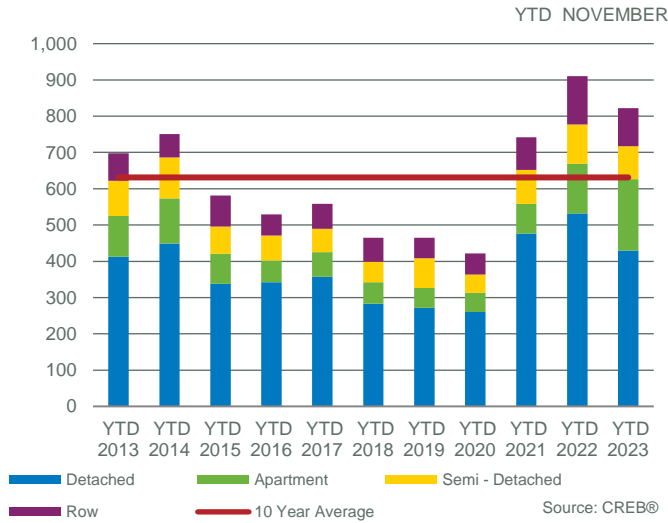


**SOUTHEAST PRICES**

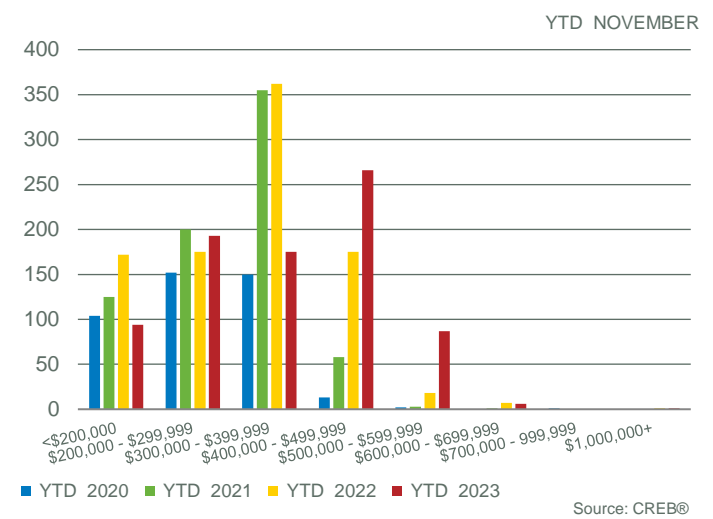


**EAST**

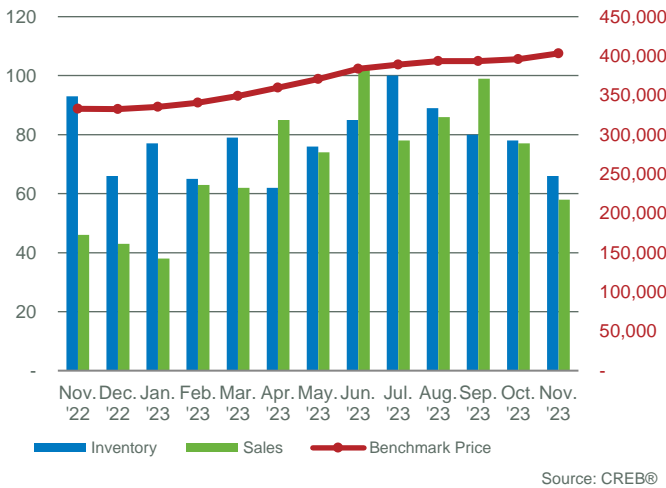
**EAST TOTAL SALES**



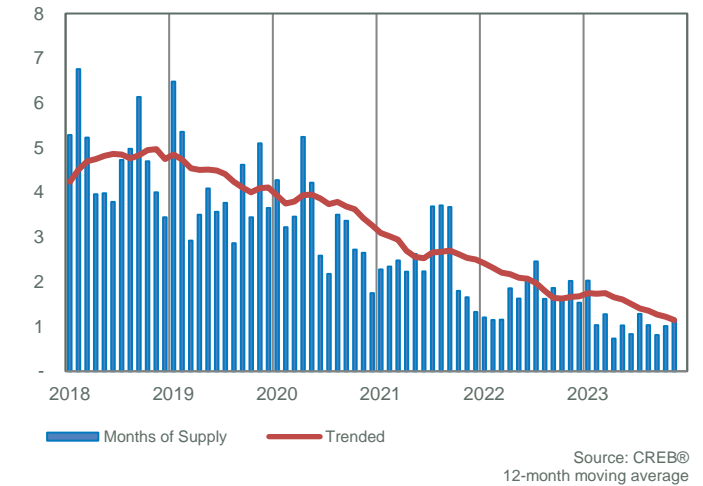
**EAST TOTAL SALES BY PRICE RANGE**



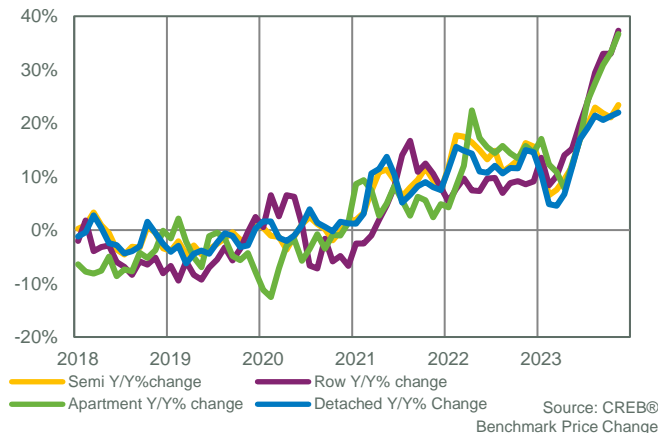
**EAST INVENTORY AND SALES**



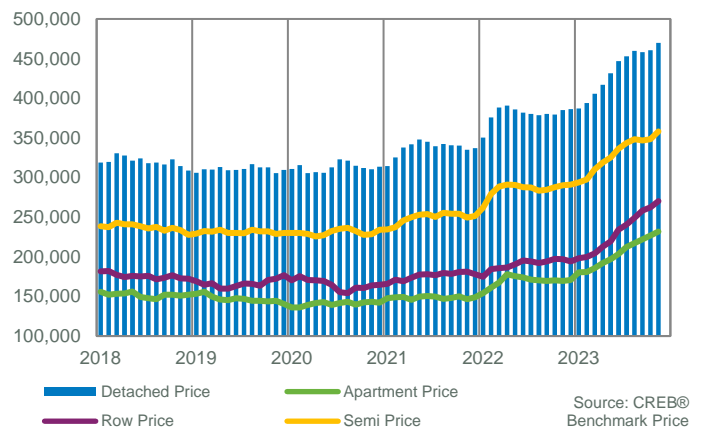
**EAST MONTHS OF INVENTORY**

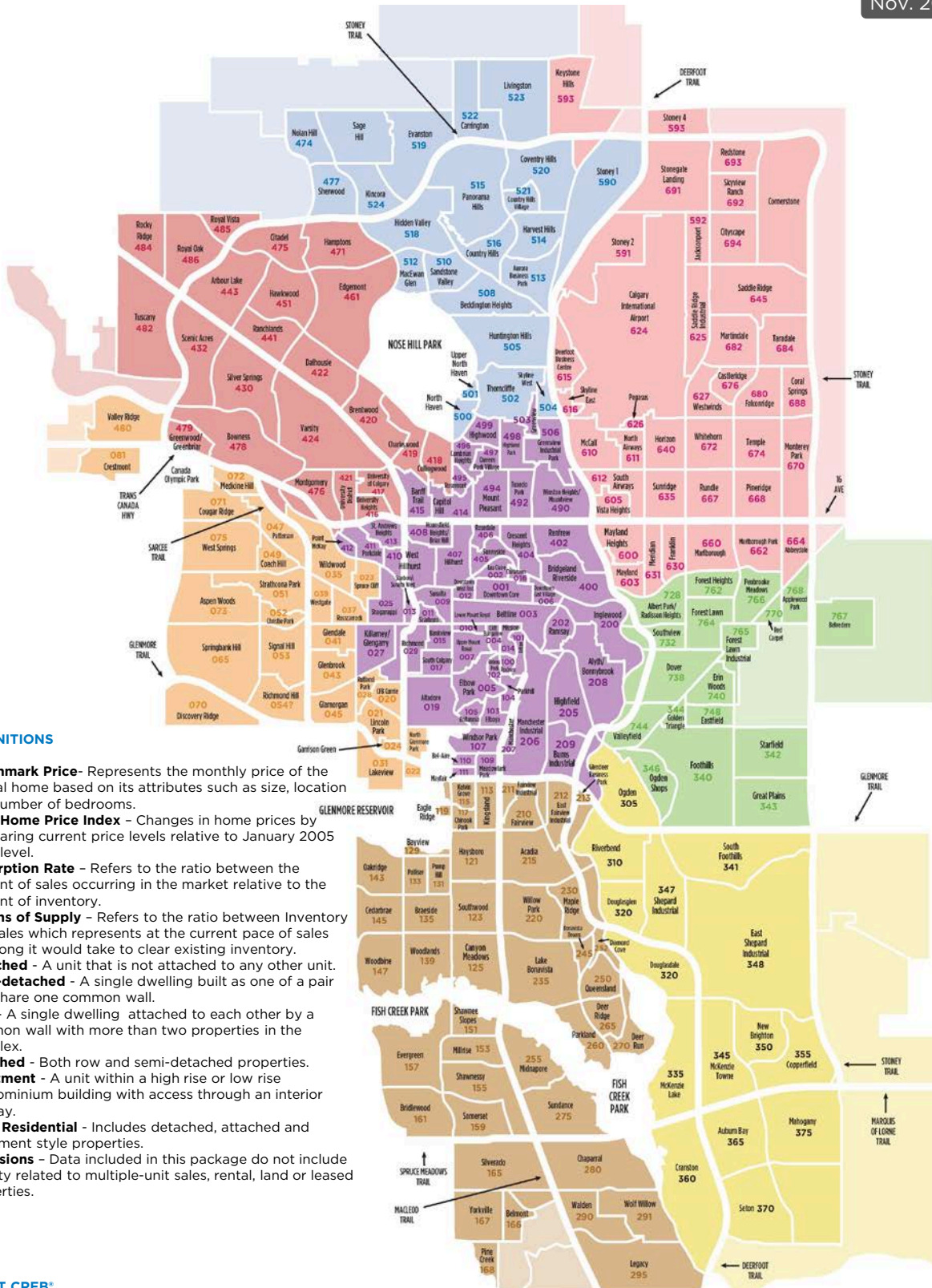


**EAST PRICE CHANGE**



**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](http://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.