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MONTHLY STATISTICS PACKAGE

City of Calgary

July 2023



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July 2023

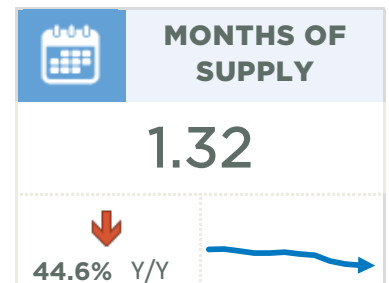
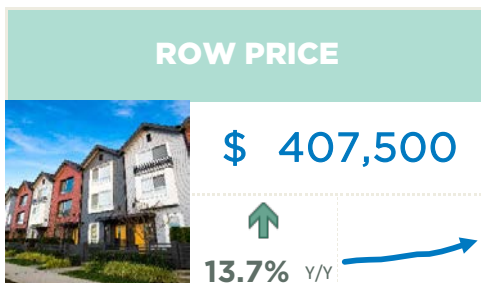
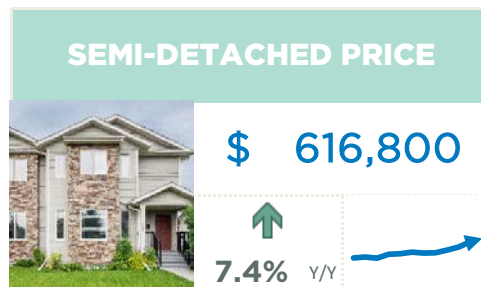
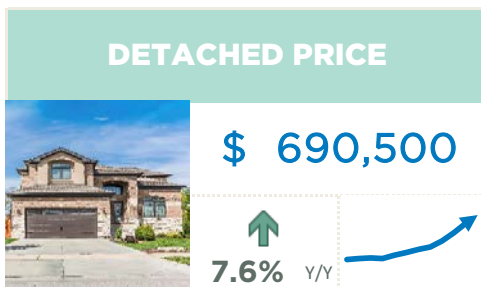
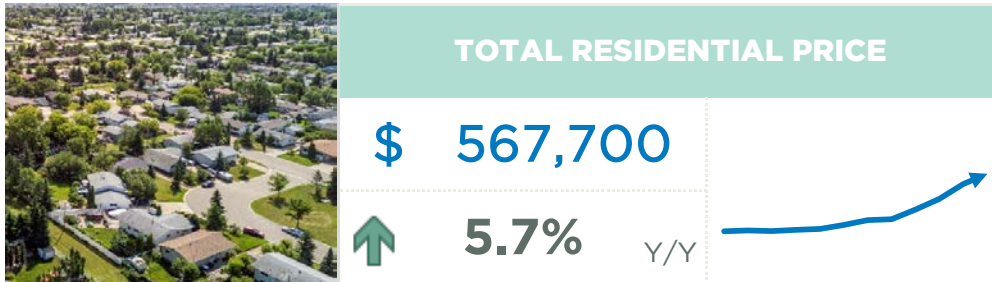
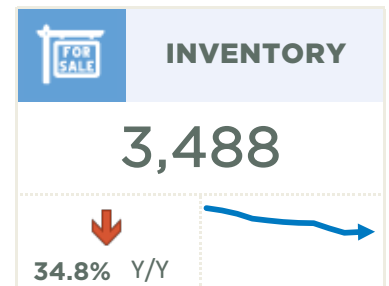
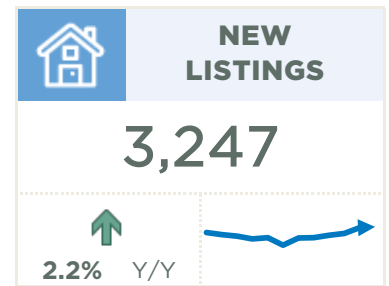
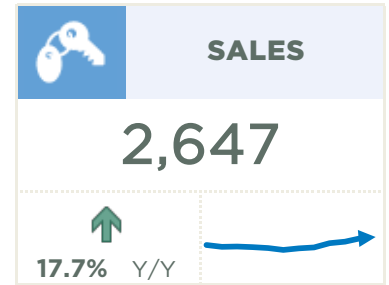
Calgary home prices reach new heights: July sees seventh consecutive monthly gain

City of Calgary, August 1, 2023 - Rising rates had little impact on sales this month as the 2,647 sales represented a year-over-year gain of 18 per cent, reflecting the strongest July levels reported on record. The record-setting pace has been driven mainly by significant gains in the relatively affordable apartment condominium sector. Despite recent gains, year-to-date sales have declined by 19 per cent over last year.

In line with seasonal expectations, sales and new listings trended down compared to last month. However, this had minimal impact on inventory levels, which remained near the July record low set in 2006. With a sales-to-new-listings ratio of 82 per cent and a months of supply of 1.3 months, conditions continue to favour the seller.

“Continued migration to the province, along with our relative affordability, has supported the stronger demand for housing despite higher lending rates,” said CREB® Chief Economist Ann-Marie Lurie. “At the same time, we continue to struggle with supply in the resale, new home and rental markets resulting in further upward pressure on home prices.”

In July, the unadjusted total residential benchmark price reached \$567,700, marking the seventh consecutive monthly gain. Prices are now over four per cent higher than the previous peak in May of 2022.



July 2023

July 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	1,197	6%	1,587	-1%	1,720	-34%	75%	1.44	-37%	\$690,500	8%
Semi	211	22%	248	-9%	257	-41%	85%	1.22	-52%	\$616,800	7%
Row	467	8%	488	-2%	397	-46%	96%	0.85	-50%	\$407,500	14%
Apartment	772	50%	924	16%	1,114	-29%	84%	1.44	-53%	\$305,900	12%
Total Residential	2,647	18%	3,247	2%	3,488	-35%	82%	1.32	-45%	\$567,700	6%

Year-to-Date

July 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	8,006	-30%	10,435	-34%	1,469	-32%	77%	1.28	-3%	\$660,300	5%
Semi	1,430	-21%	1,724	-29%	259	-30%	83%	1.27	-12%	\$590,029	4%
Row	2,814	-24%	3,241	-30%	380	-43%	87%	0.95	-26%	\$382,300	10%
Apartment	4,706	16%	6,121	5%	1,009	-22%	77%	1.50	-33%	\$292,071	11%
Total Residential	16,956	-19%	21,521	-25%	3,117	-31%	79%	1.29	-14%	\$546,900	3%



Detached

With 1,197 sales and 1,587 new listings in July, inventory levels trended up over last month. However, with 1,720 units available, inventory levels are at the lowest ever reported for July. Inventory levels have declined across all properties priced below \$1,000,000. Shifts in sales and inventory have caused the months of supply to trend up over the one month reported over the past several months. However, conditions remain relatively tight, and prices continued to rise this month. In July, the unadjusted benchmark price rose to \$690,500, a monthly gain of nearly one per cent and over seven per cent higher than last July. Both year-over-year and monthly price growth was strongest in the city's most affordable North East and East districts.



Semi-Detached

With only 248 new listings in July and 211 sales, the sales-to-new-listings ratio once again pushed above 85 per cent. The pullback in new listings relative to sales ensured that inventory levels remained low, and the months of supply remained just over one month. With no shift in the sellers' market conditions, the unadjusted benchmark price continued to trend up in July, reaching \$616,800. Monthly gains were strongest in the North East and East district as both rose by over two per cent compared to June. The only district that experienced stability in monthly prices was the City Centre.



Row

July reported 488 new listings and 467 sales, resulting in a sales-to-new listings ratio of 96 per cent. This prevented any additions to the inventory and left the months of supply below one month for the fourth consecutive month. The persistent sellers' market conditions caused further price gains for row properties. As of July, the benchmark price reached \$407,500, nearly two per cent higher than last month and 14 per cent higher than prices reported last July. Prices trended up across all districts, with the highest monthly gain occurring in the west district at nearly four per cent. The slowest monthly gains happened in the City Centre.

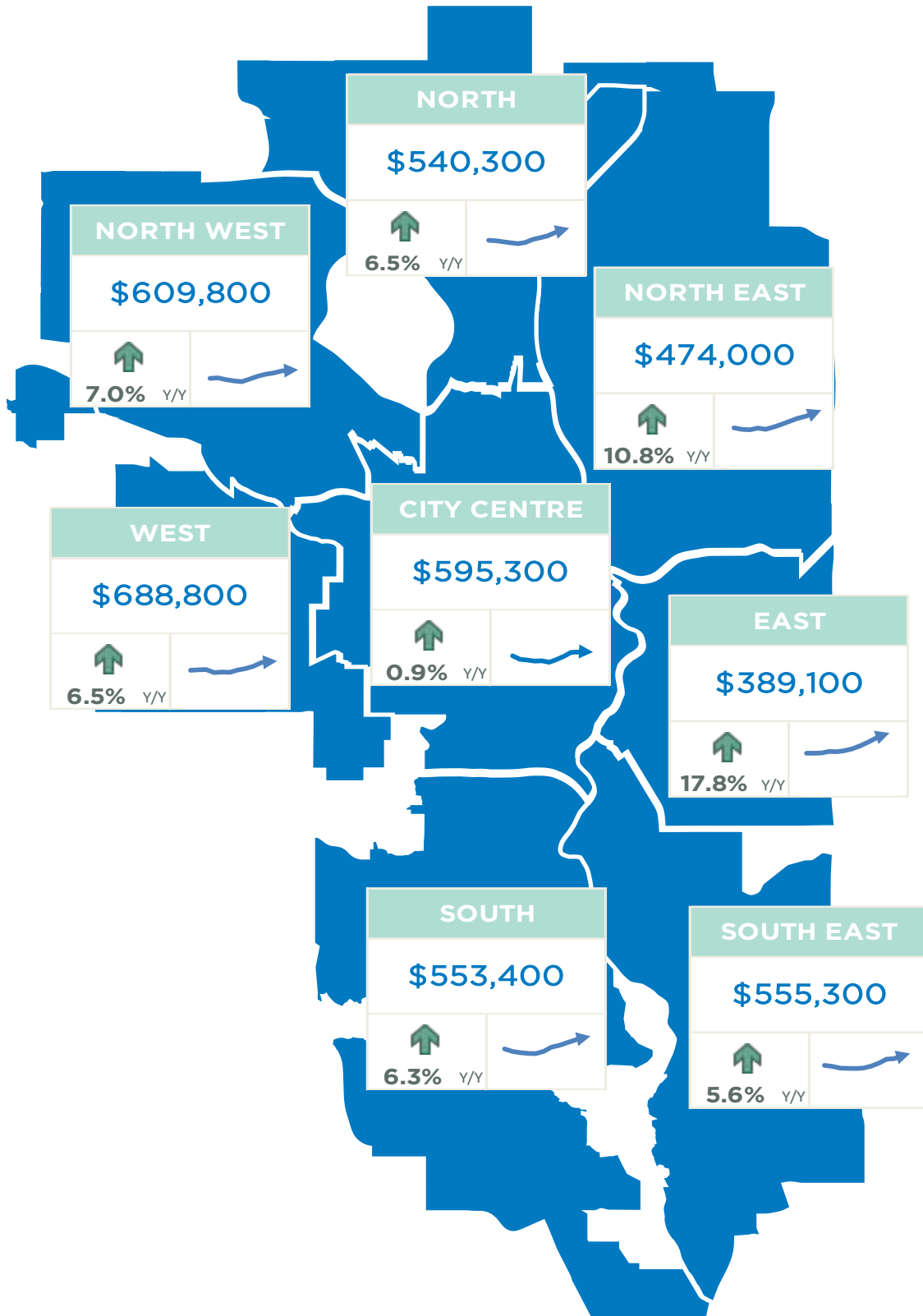


Apartment

July sales continued to rise over last year's levels, leaving year-to-date sales 16 per cent higher than levels reported last year. This is the only property type that has reported a year-to-date gain in sales activity. This has been possible thanks to recent gains in new listings. However, conditions remain tight for apartment condominiums with a sales-new-listings ratio of 84 per cent and a months of supply of 1.4 months. The strong demand relative to supply for this property type has driven further price gains this month. As of July, the unadjusted benchmark price reached \$305,900, nearly one per cent higher than last month and over 12 per cent higher than last July. While prices are higher than last year in every district, the city center has yet to see the same level of pressure on prices and has reported the lowest year-over-year growth at nearly nine per cent.

July 2023

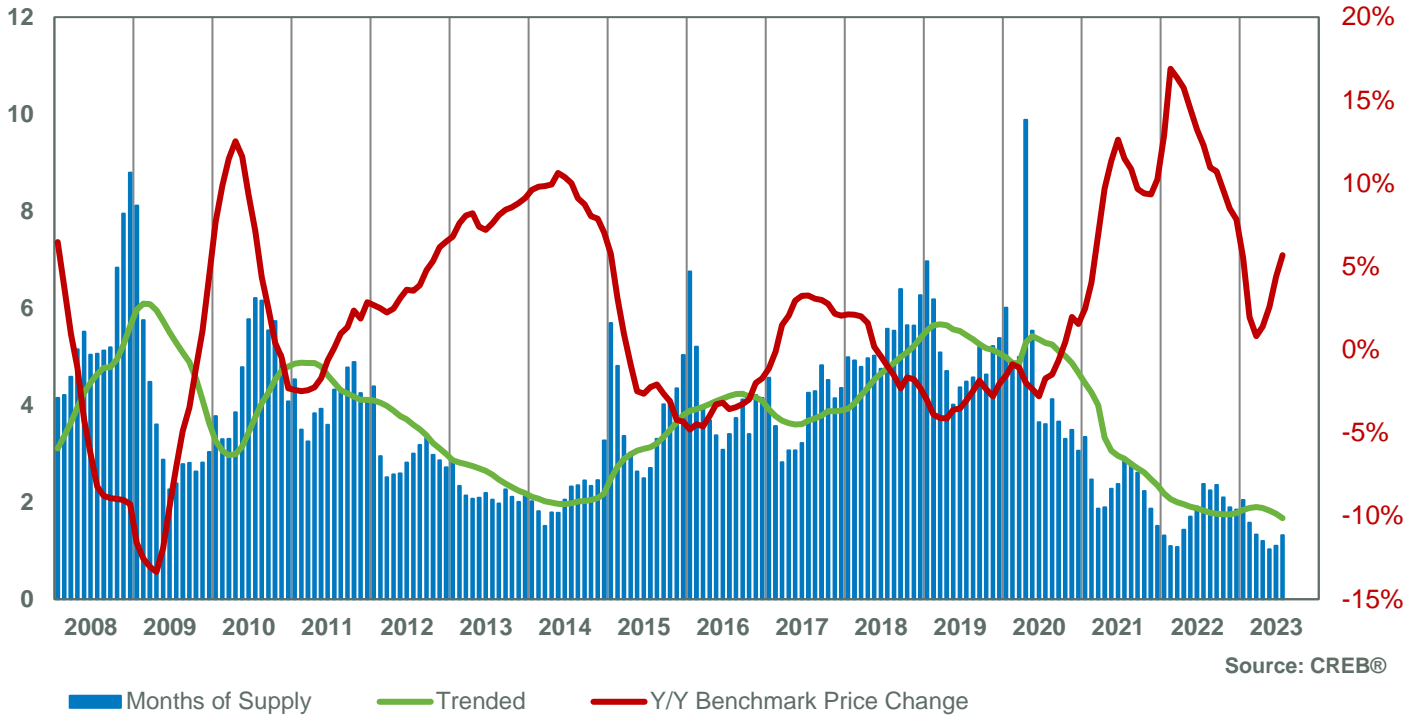
District Total Residential Benchmark Price



	Jul-22	Jul-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
CITY OF CALGARY						
Total Sales	2,249	2,647	17.70%	20,936	16,956	-19.01%
Total Sales Volume	\$1,105,274,590	\$1,427,952,687	29.19%	\$11,006,142,051	\$9,151,501,747	-16.85%
New Listings	3,178	3,247	2.17%	28,732	21,521	-25.10%
Inventory	5,346	3,488	-34.75%	4,496	3,117	-30.66%
Months of Supply	2.38	1.32	-44.57%	1.50	1.29	-14.38%
Sales to New Listings	70.77%	81.52%	10.75%	72.87%	78.79%	5.92%
Sales to List Price	98.36%	100.71%	2.35%	100.69%	100.31%	-0.38%
Days on Market	31	23	-25.56%	26	26	-0.28%
Benchmark Price	\$537,200	\$567,700	5.68%	\$530,086	\$546,900	3.17%
Median Price	\$440,000	\$493,000	12.05%	\$485,000	\$495,000	2.06%
Average Price	\$491,452	\$539,461	9.77%	\$525,704	\$539,721	2.67%
Index	250	264	5.64%	236	249	5.64%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jul. 2023

	Jul-22	Jul-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
DETACHED						
Total Sales	1,131	1,197	5.84%	11,386	8,006	-29.69%
Total Sales Volume	\$721,052,994	\$875,013,576	21.35%	\$7,538,986,218	\$5,750,172,800	-23.73%
New Listings	1,609	1,587	-1.37%	15,843	10,435	-34.13%
Inventory	2,599	1,720	-33.82%	2,155	1,469	-31.83%
Months of Supply	2.30	1.44	-37.47%	1.33	1.28	-3.05%
Sales to New Listings Ratio	70.29%	75.43%	5.13%	71.87%	76.72%	4.85%
Sales to List Price Ratio	98.66%	100.78%	2.11%	101.78%	100.60%	-1.18%
Days on Market	29	22	-22.75%	21	24	19.10%
Benchmark Price	\$642,000	\$690,500	7.55%	\$631,000	\$660,300	4.64%
Median Price	\$580,000	\$653,150	12.61%	\$600,000	\$645,000	7.50%
Average Price	\$637,536	\$731,005	14.66%	\$662,128	\$718,233	8.47%
APARTMENT						
Total Sales	513	772	50.49%	4,052	4,706	16.14%
Total Sales Volume	\$141,662,583	\$238,220,139	68.16%	\$1,136,531,484	\$1,413,609,758	24.38%
New Listings	795	924	16.23%	5,805	6,121	5.44%
Inventory	1,574	1,114	-29.22%	1,299	1,009	-22.34%
Months of Supply	3.07	1.44	-52.97%	2.24	1.50	-33.14%
Sales to New Listings Ratio	64.53%	83.55%	19.02%	69.80%	76.88%	7.08%
Sales to List Price Ratio	97.35%	99.28%	1.93%	97.81%	98.93%	1.12%
Days on Market	37	27	-26.72%	42	31	-26.86%
Benchmark Price	\$272,800	\$305,900	12.13%	\$262,143	\$292,071	11.42%
Median Price	\$248,900	\$281,000	12.90%	\$250,000	\$274,000	9.60%
Average Price	\$276,145	\$308,575	11.74%	\$280,487	\$300,385	7.09%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	173	211	21.97%	1,803	1,430	-20.69%
Total Sales Volume	\$88,702,796	\$125,278,364	41.23%	\$1,002,581,382	\$863,205,803	-13.90%
New Listings	274	248	-9.49%	2,438	1,724	-29.29%
Inventory	435	257	-40.92%	370	259	-30.04%
Months of Supply	2.51	1.22	-51.56%	1.44	1.27	-11.79%
Sales to New Listings Ratio	63.14%	85.08%	21.94%	73.95%	82.95%	8.99%
Sales to List Price Ratio	98.54%	101.52%	3.03%	100.84%	100.72%	-0.11%
Days on Market	29	20	-31.31%	25	27	6.55%
Benchmark Price	\$574,200	\$616,800	7.42%	\$565,414	\$590,029	4.35%
Median Price	\$430,000	\$540,000	25.58%	\$500,000	\$540,000	8.00%
Average Price	\$512,733	\$593,736	15.80%	\$556,063	\$603,640	8.56%
CITY OF CALGARY ROW						
Total Sales	432	467	8.10%	3,695	2,814	-23.84%
Total Sales Volume	\$153,856,218	\$189,440,609	23.13%	\$1,328,042,967	\$1,124,513,387	-15.33%
New Listings	500	488	-2.40%	4,646	3,241	-30.24%
Inventory	738	397	-46.21%	671	380	-43.30%
Months of Supply	1.71	0.85	-50.24%	1.27	0.95	-25.55%
Sales to New Listings Ratio	86.40%	95.70%	9.30%	79.53%	86.83%	7.29%
Sales to List Price Ratio	98.71%	102.52%	3.86%	100.41%	101.58%	1.17%
Days on Market	30	20	-35.05%	27	23	-14.47%
Benchmark Price	\$358,400	\$407,500	13.70%	\$347,929	\$382,300	9.88%
Median Price	\$350,000	\$390,000	11.43%	\$350,000	\$385,000	10.00%
Average Price	\$356,149	\$405,654	13.90%	\$359,416	\$399,614	11.18%

For a list of definitions, see page 29.

Jul. 2023

July 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	112	180	62.22%	340	3.04	\$857,400	2.72%	-0.01%
North East	185	259	71.43%	277	1.50	\$539,800	12.22%	2.04%
North	166	208	79.81%	172	1.04	\$636,900	8.24%	0.92%
North West	151	193	78.24%	187	1.24	\$720,400	8.79%	0.59%
West	134	159	84.28%	178	1.33	\$880,700	7.70%	0.36%
South	240	312	76.92%	309	1.29	\$663,700	7.53%	0.94%
South East	167	227	73.57%	197	1.18	\$670,000	7.06%	1.16%
East	35	43	81.40%	49	1.40	\$452,700	19.04%	1.32%
TOTAL CITY	1,197	1,587	75.43%	1,720	1.44	\$690,500	7.55%	0.79%
Apartment								
City Centre	322	422	76.30%	641	1.99	\$327,600	8.66%	-0.18%
North East	53	70	75.71%	68	1.28	\$256,800	20.90%	2.97%
North	51	64	79.69%	58	1.14	\$289,100	17.00%	0.98%
North West	69	64	107.81%	68	0.99	\$280,300	11.99%	2.22%
West	78	76	102.63%	88	1.13	\$316,500	13.93%	1.09%
South	110	120	91.67%	103	0.94	\$274,900	16.78%	1.51%
South East	64	81	79.01%	66	1.03	\$321,500	16.61%	2.55%
East	25	27	92.59%	22	0.88	\$212,400	24.07%	4.48%
TOTAL CITY	772	924	83.55%	1,114	1.44	\$305,900	12.13%	0.89%
Semi-detached								
City Centre	55	67	82.09%	111	2.02	\$846,400	4.82%	-0.11%
North East	39	45	86.67%	30	0.77	\$385,400	13.12%	2.01%
North	20	29	68.97%	19	0.95	\$489,400	8.04%	1.22%
North West	15	16	93.75%	15	1.00	\$587,200	8.88%	0.22%
West	21	23	91.30%	20	0.95	\$749,900	9.51%	0.42%
South	28	30	93.33%	29	1.04	\$483,100	8.34%	1.13%
South East	21	18	116.67%	13	0.62	\$472,200	6.57%	0.83%
East	9	14	64.29%	15	1.67	\$343,400	19.53%	2.11%
TOTAL CITY	211	248	85.08%	257	1.22	\$616,800	7.42%	0.60%
Row								
City Centre	58	63	92.06%	84	1.45	\$546,000	12.44%	0.22%
North East	88	78	112.82%	57	0.65	\$317,500	23.11%	3.18%
North	84	77	109.09%	46	0.55	\$387,800	13.09%	2.11%
North West	37	48	77.08%	38	1.03	\$394,300	10.11%	0.95%
West	56	65	86.15%	59	1.05	\$424,200	14.74%	3.87%
South	77	77	100.00%	44	0.57	\$362,100	20.50%	2.40%
South East	58	64	90.63%	55	0.95	\$412,200	11.89%	2.13%
East	9	16	56.25%	13	1.44	\$240,600	23.89%	2.86%
TOTAL CITY	467	488	95.70%	397	0.85	\$407,500	13.70%	1.88%

*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



Jul. 2023

TOTAL SALES

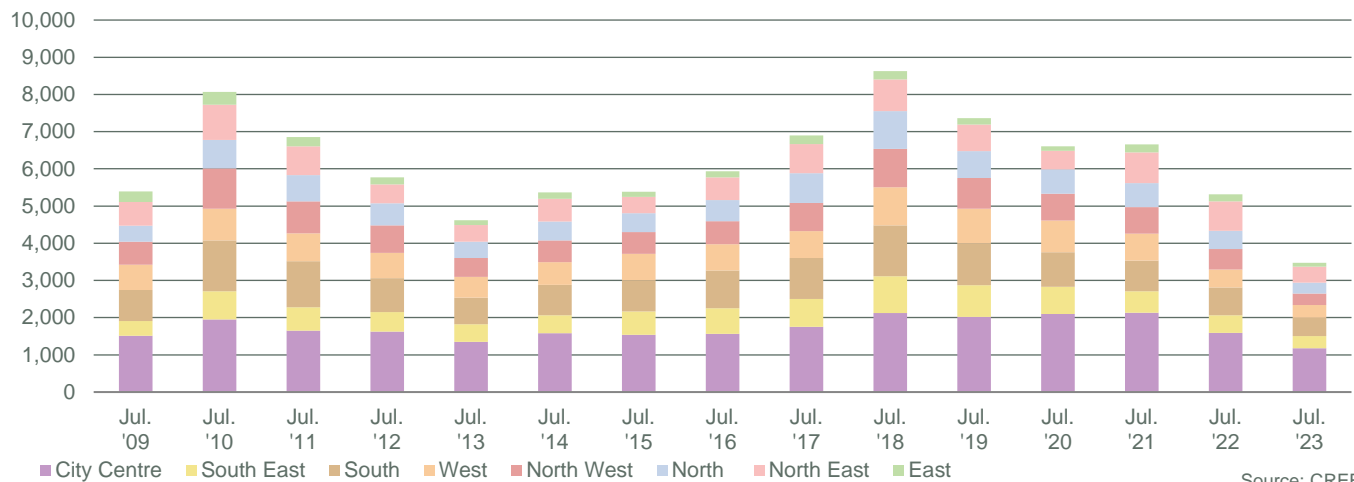
JULY



Source: CREB®

TOTAL INVENTORY

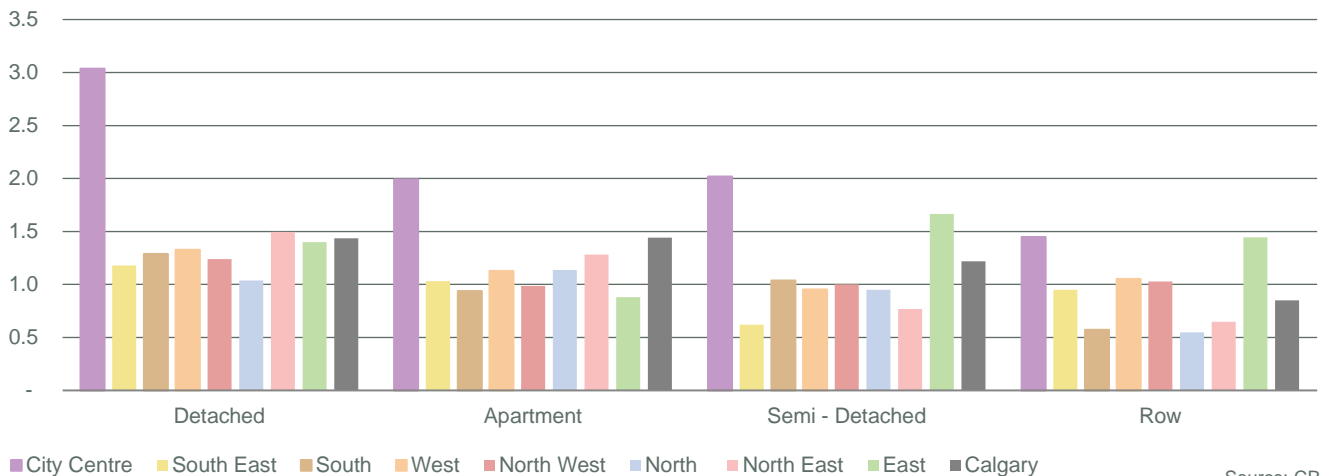
JULY



Source: CREB®

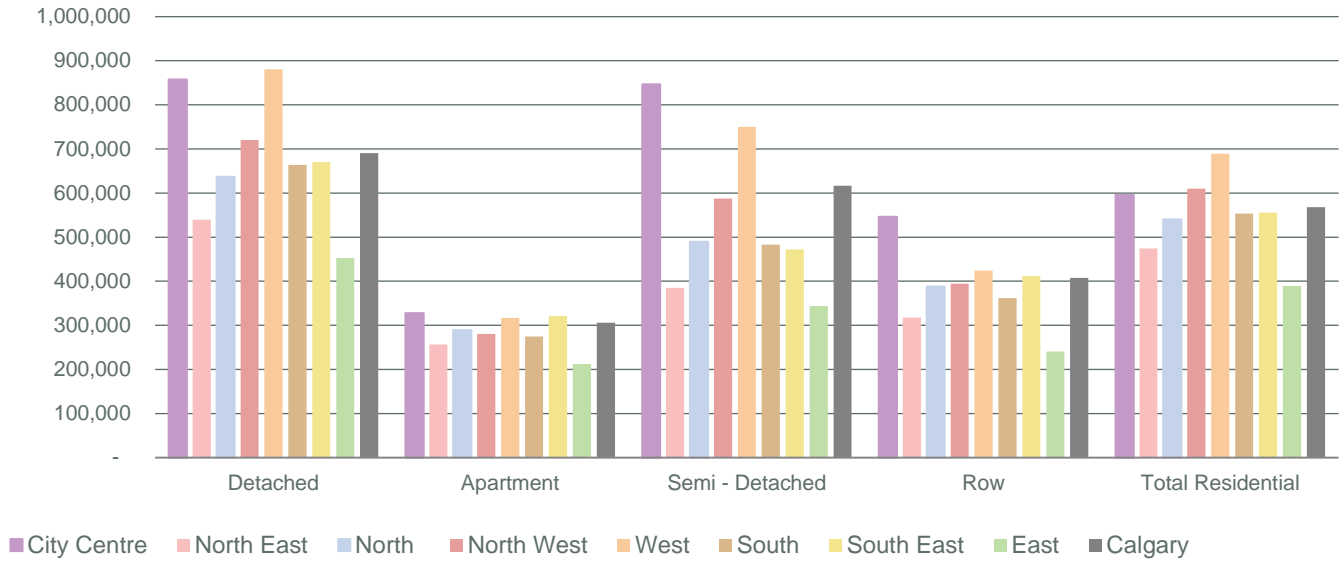
MONTHS OF SUPPLY

JULY



Source: CREB®

BENCHMARK PRICE - JULY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

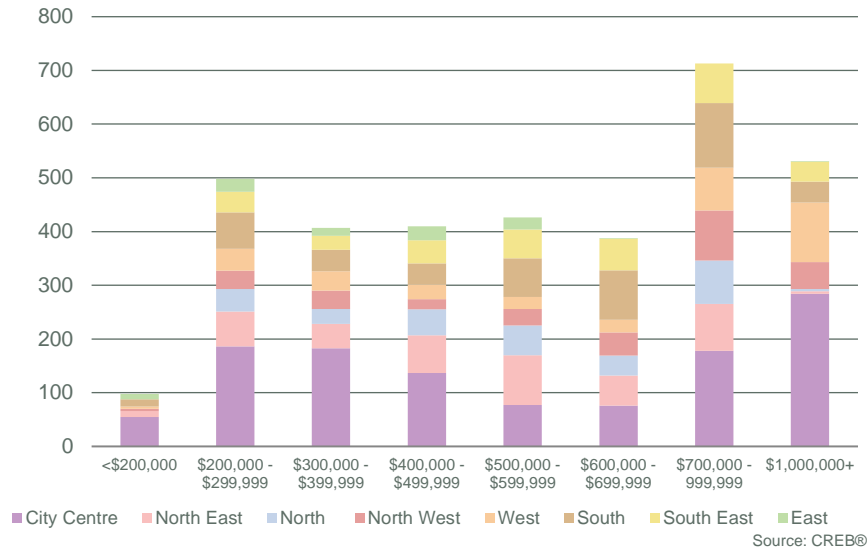


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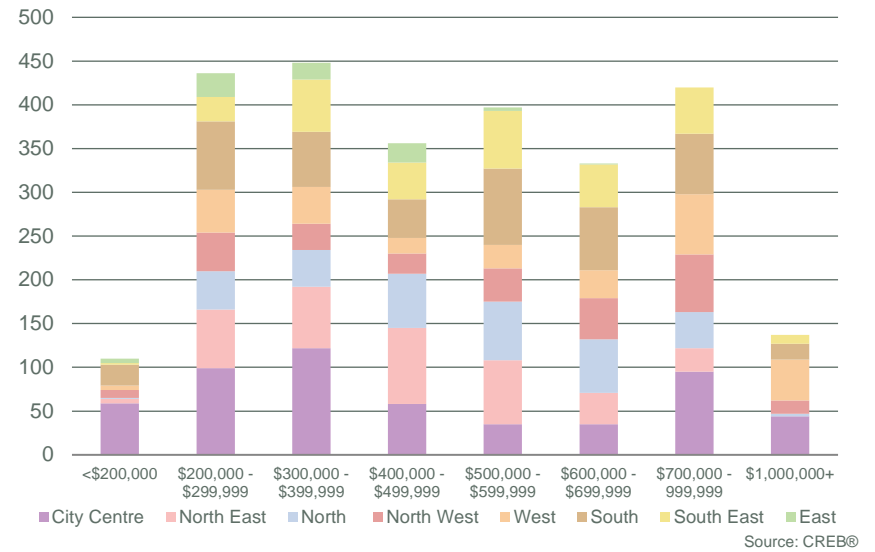
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

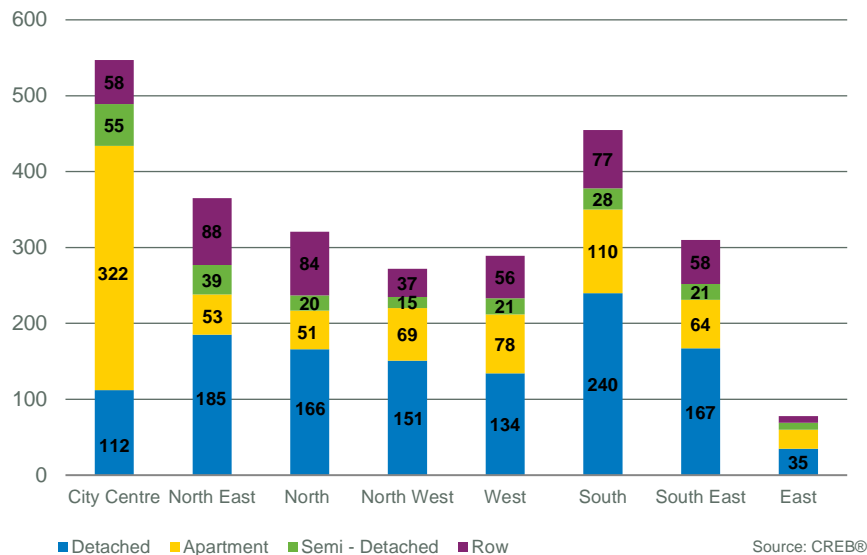
TOTAL INVENTORY BY PRICE RANGE - JULY



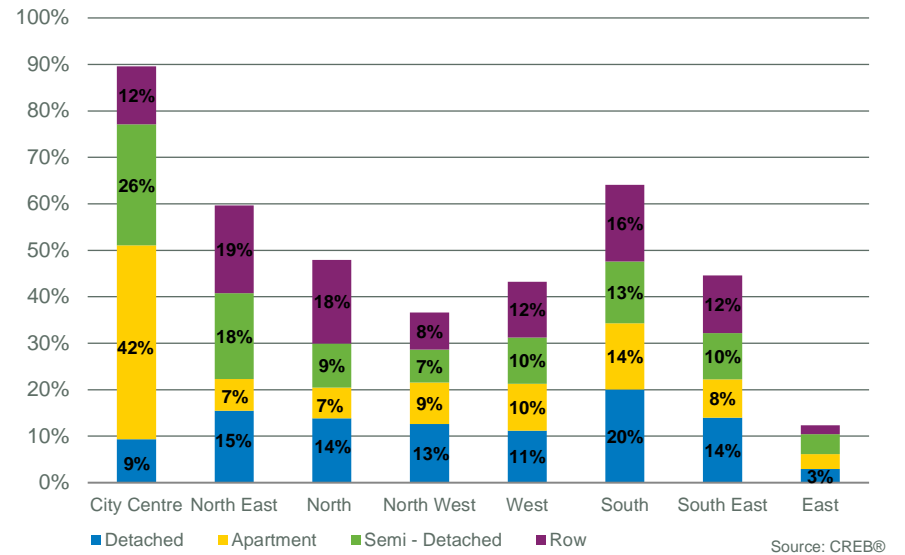
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



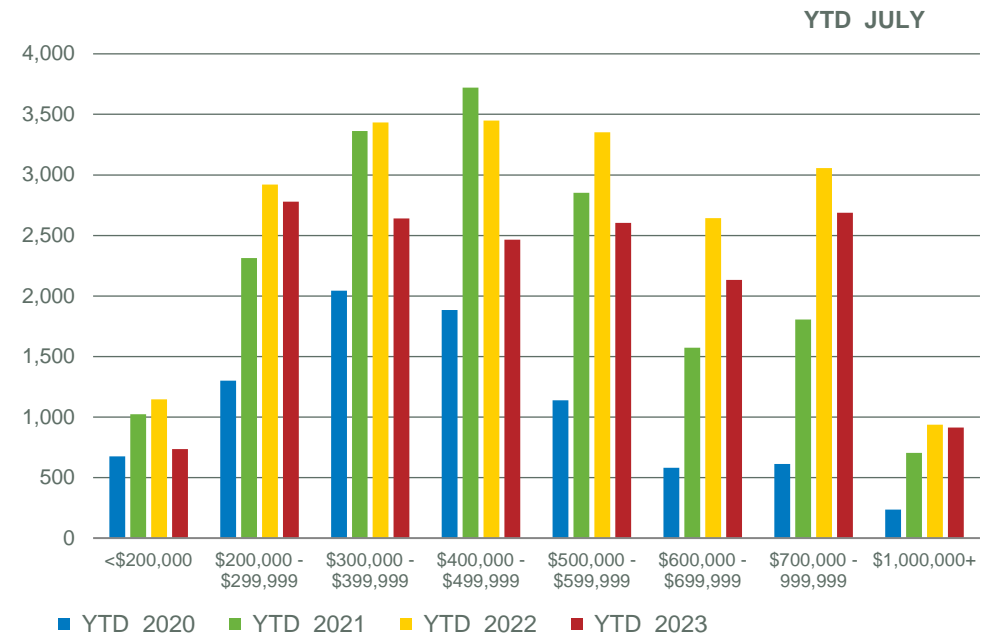
SHARE OF CITY WIDE SALES - JULY



	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	2,425	2,686	3,118	3,144	2,647					
New Listings	1,852	2,386	3,314	3,132	3,651	3,939	3,247					
Inventory	2,451	2,746	3,232	3,232	3,212	3,461	3,488					
Days on Market	42	33	27	24	24	22	23					
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700					
Median Price	465,000	460,000	486,000	500,940	507,500	510,000	493,000					
Average Price	508,515	506,823	535,966	548,585	552,414	552,749	539,461					
Index	242	247	251	255	259	263	264					

	Jul-22	Jul-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	1	-	14	5
\$100,000 - \$149,999	26	12	233	112
\$150,000 - \$199,999	103	98	899	617
\$200,000 - \$249,999	206	179	1,516	1,283
\$250,000 - \$299,999	170	257	1,404	1,497
\$300,000 - \$349,999	199	227	1,592	1,283
\$350,000 - \$399,999	241	221	1,841	1,356
\$400,000 - \$449,999	210	177	1,744	1,244
\$450,000 - \$499,999	190	179	1,705	1,221
\$500,000 - \$549,999	166	210	1,656	1,383
\$550,000 - \$599,999	157	191	1,696	1,221
\$600,000 - \$649,999	124	175	1,426	1,122
\$650,000 - \$699,999	124	159	1,216	1,011
\$700,000 - \$749,999	81	126	897	792
\$750,000 - \$799,999	59	104	724	622
\$800,000 - \$849,999	46	70	522	467
\$850,000 - \$899,999	35	63	444	363
\$900,000 - \$949,999	22	23	259	214
\$950,000 - \$999,999	6	37	210	230
\$1,000,000 - \$1,299,999	47	73	530	485
\$1,300,000 - \$1,499,999	12	23	162	158
\$1,500,000 - \$1,999,999	18	23	160	162
\$2,000,000 +	6	20	86	108
	2,249	2,647	20,936	16,956

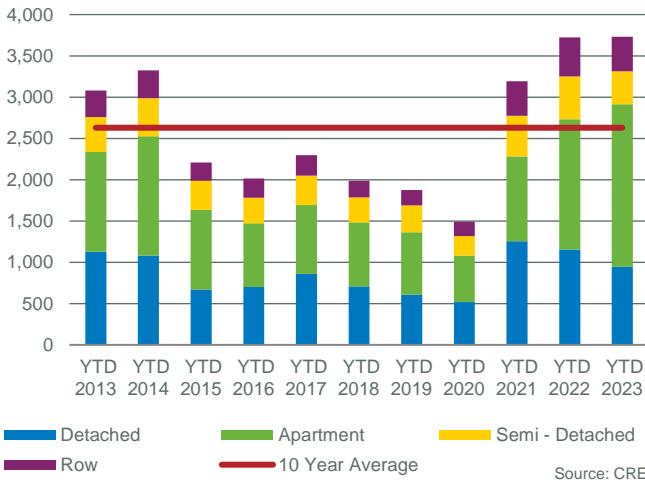
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

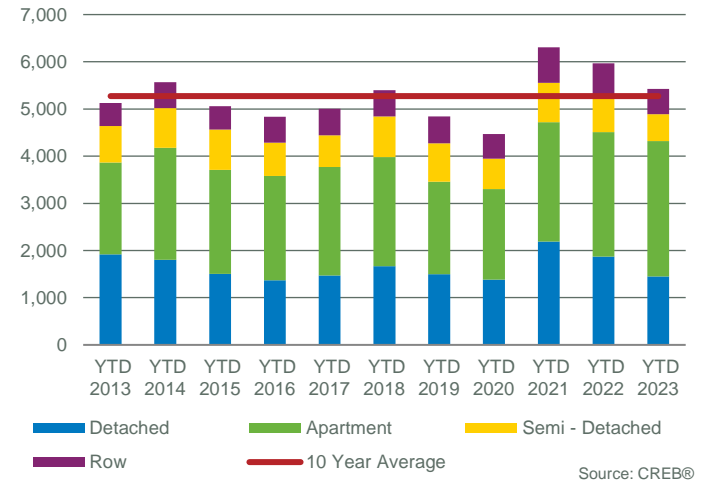
CITY OF CALGARY TOTAL SALES

YTD JULY

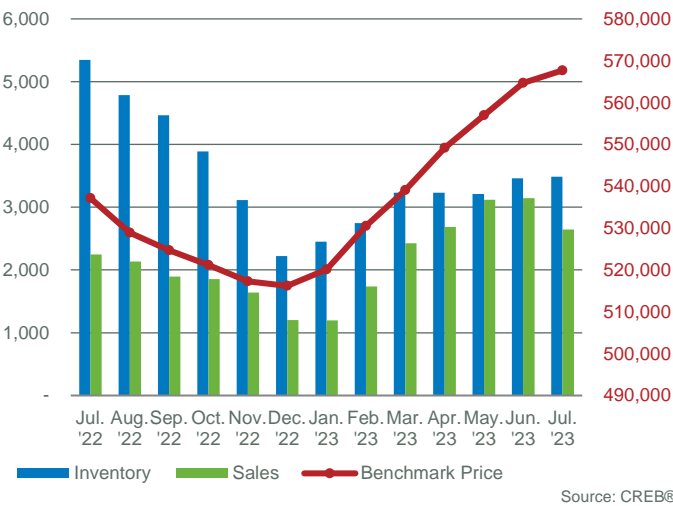


CITY OF CALGARY TOTAL NEW LISTINGS

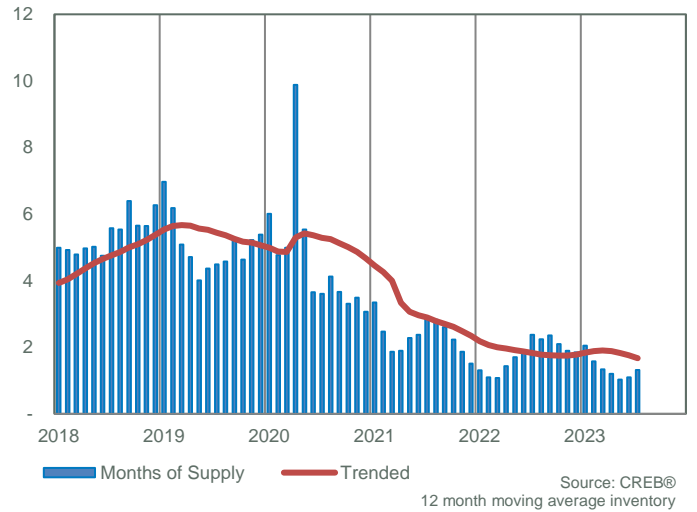
YTD JULY



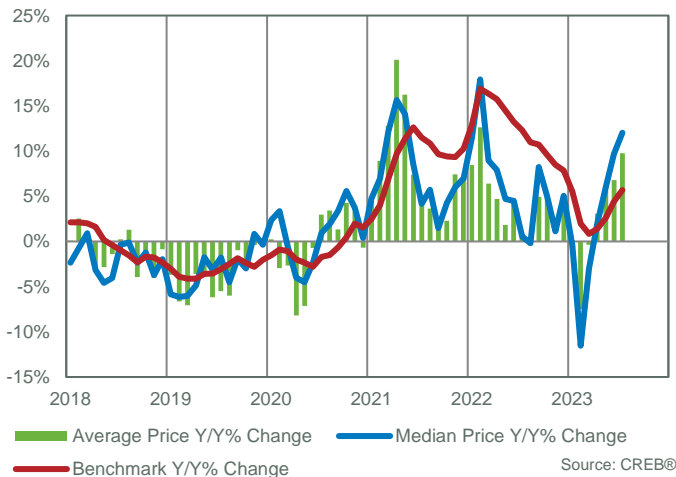
CITY OF CALGARY TOTAL INVENTORY AND SALES



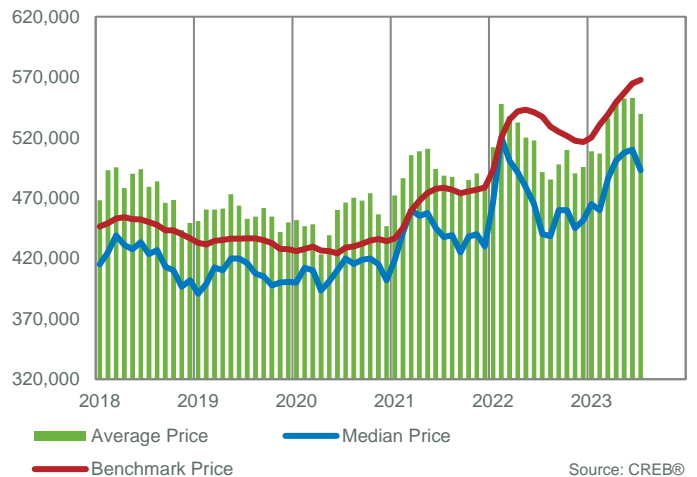
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



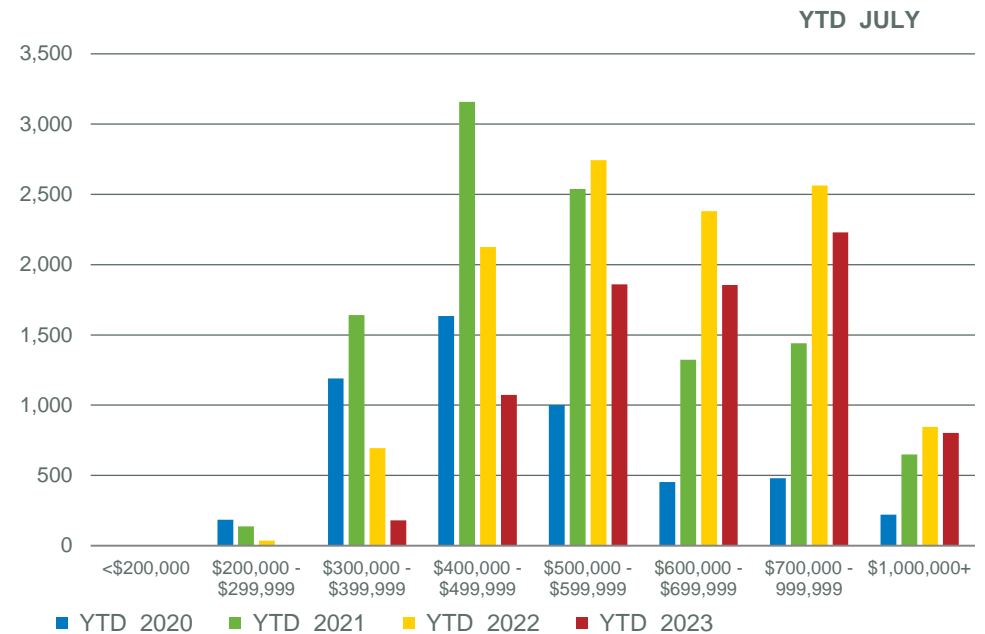
CITY OF CALGARY TOTAL PRICES



	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	1,525	1,197					
New Listings	879	1,136	1,609	1,478	1,796	1,950	1,587					
Inventory	1,139	1,288	1,543	1,461	1,483	1,651	1,720					
Days on Market	42	31	26	22	22	20	22					
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500					
Median Price	599,000	603,000	635,000	655,000	656,732	650,000	653,150					
Average Price	670,893	679,616	707,139	728,323	733,113	730,882	731,005					
Index	256	262	266	272	277	281	284					

	Jul-22	Jul-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	1	-	5	2
\$250,000 - \$299,999	3	1	30	3
\$300,000 - \$349,999	25	2	163	27
\$350,000 - \$399,999	74	17	531	154
\$400,000 - \$449,999	104	38	950	423
\$450,000 - \$499,999	141	86	1,175	650
\$500,000 - \$549,999	127	140	1,273	910
\$550,000 - \$599,999	142	141	1,470	949
\$600,000 - \$649,999	115	156	1,294	960
\$650,000 - \$699,999	113	140	1,086	896
\$700,000 - \$749,999	71	115	793	702
\$750,000 - \$799,999	54	86	615	511
\$800,000 - \$849,999	40	51	413	370
\$850,000 - \$899,999	29	53	359	284
\$900,000 - \$949,999	14	19	210	171
\$950,000 - \$999,999	5	30	172	191
\$1,000,000 - \$1,299,999	39	62	457	409
\$1,300,000 - \$1,499,999	12	20	154	145
\$1,500,000 - \$1,999,999	16	21	152	150
\$2,000,000 +	6	19	82	99
	1,131	1,197	11,386	8,006

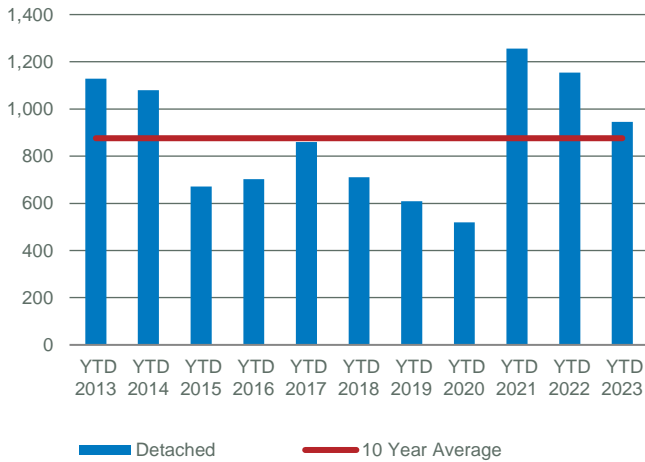
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

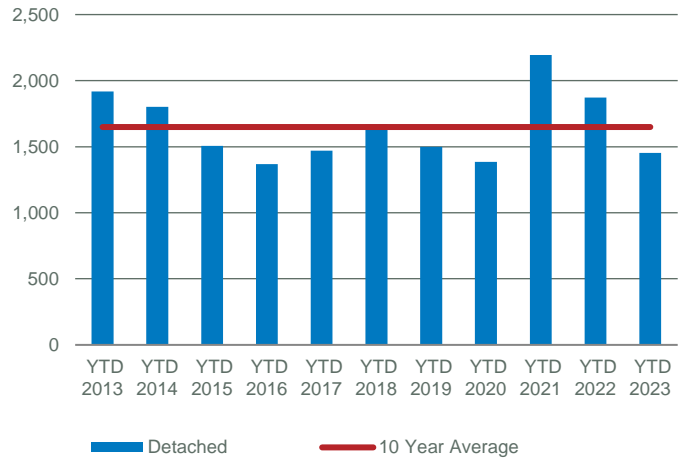
YTD JULY



Source: CREB®

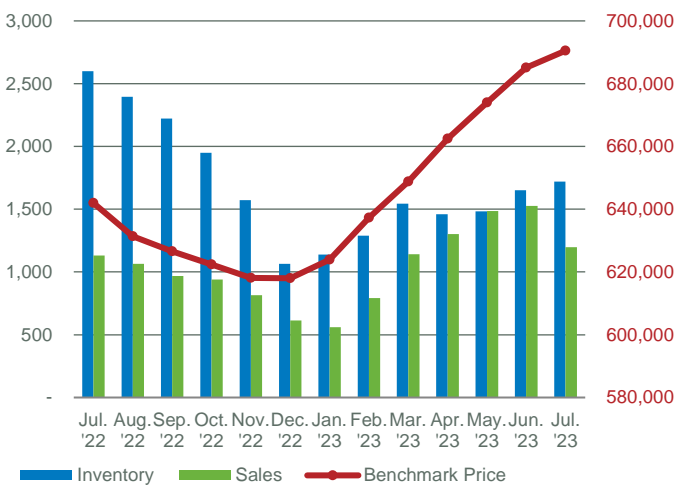
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



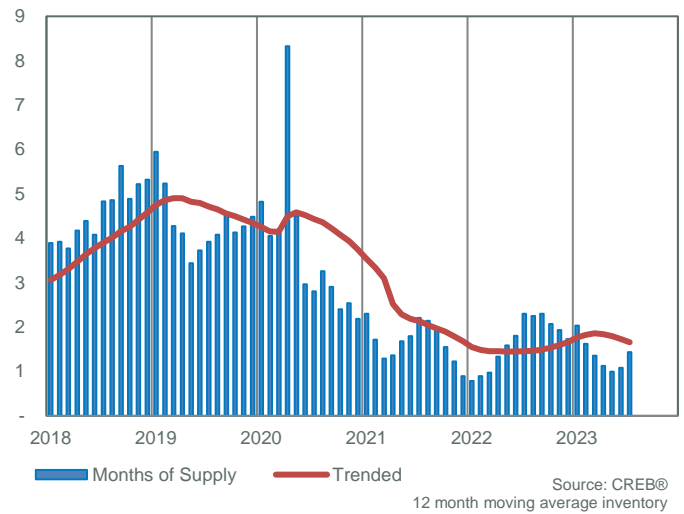
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



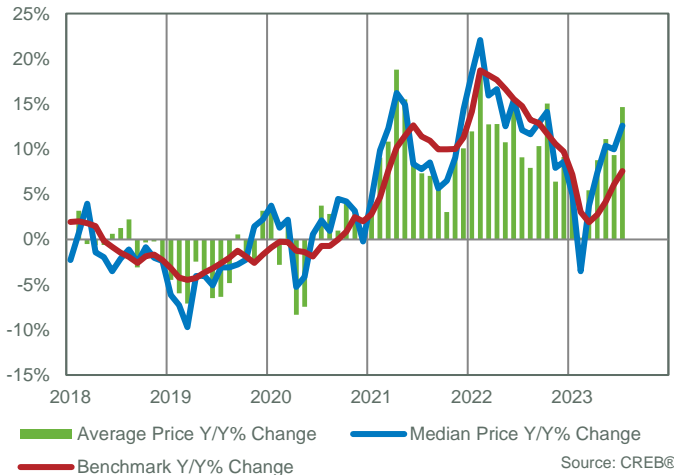
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



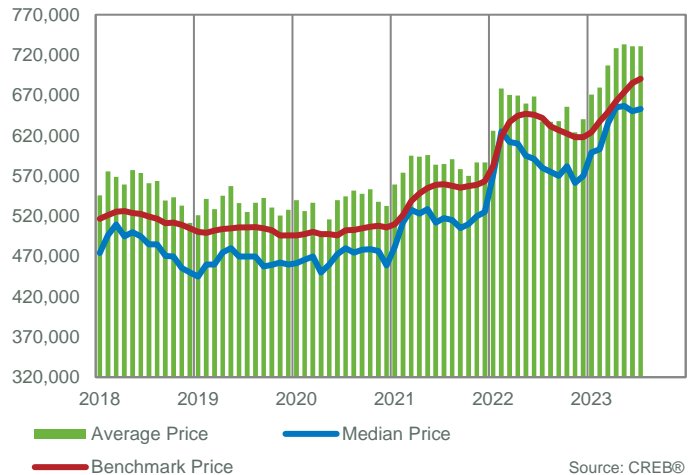
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

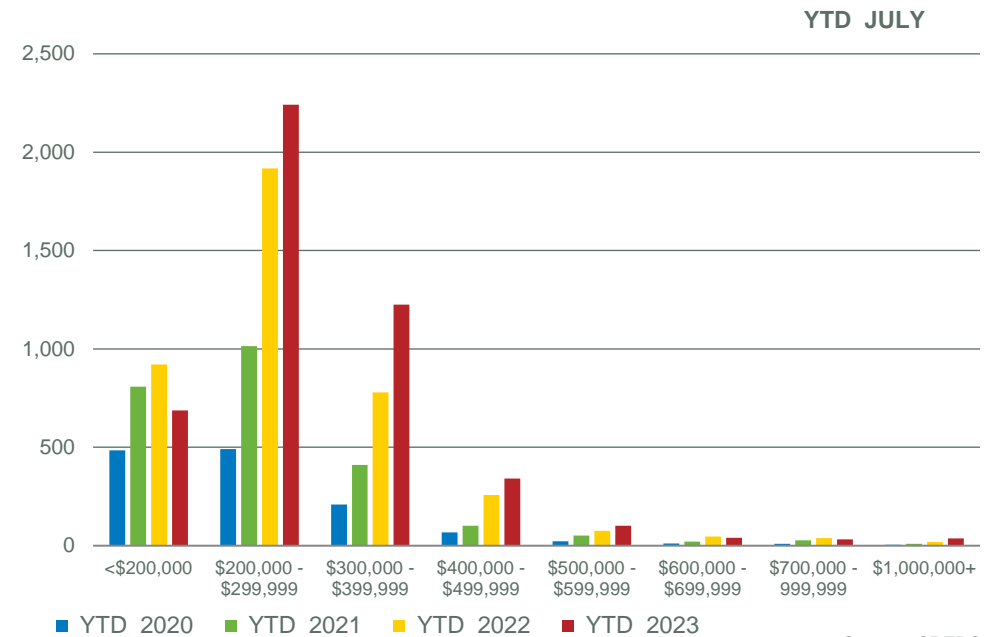


Source: CREB®

	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	772					
New Listings	545	696	919	950	1,025	1,062	924					
Inventory	772	876	1,002	1,089	1,090	1,119	1,114					
Days on Market	44	36	32	27	29	28	27					
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900					
Median Price	258,000	262,500	268,000	272,250	277,500	279,500	281,000					
Average Price	284,526	280,701	305,439	296,950	307,504	301,969	308,575					
Index	200	206	211	215	218	222	224					

	Jul-22	Jul-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	1	-	14	5
\$100,000 - \$149,999	25	12	210	110
\$150,000 - \$199,999	81	95	697	573
\$200,000 - \$249,999	152	146	1,087	1,054
\$250,000 - \$299,999	102	208	830	1,187
\$300,000 - \$349,999	64	144	481	781
\$350,000 - \$399,999	36	72	298	444
\$400,000 - \$449,999	22	40	156	221
\$450,000 - \$499,999	14	17	101	121
\$500,000 - \$549,999	3	10	43	59
\$550,000 - \$599,999	4	10	32	42
\$600,000 - \$649,999	3	5	27	26
\$650,000 - \$699,999	2	1	19	14
\$700,000 - \$749,999	-	2	7	9
\$750,000 - \$799,999	-	-	8	5
\$800,000 - \$849,999	-	2	5	8
\$850,000 - \$899,999	-	1	6	5
\$900,000 - \$949,999	2	-	5	3
\$950,000 - \$999,999	-	1	7	2
\$1,000,000 - \$1,299,999	-	-	7	13
\$1,300,000 - \$1,499,999	-	3	3	8
\$1,500,000 - \$1,999,999	2	2	5	7
\$2,000,000 +	-	1	4	9
	513	772	4,052	4,706

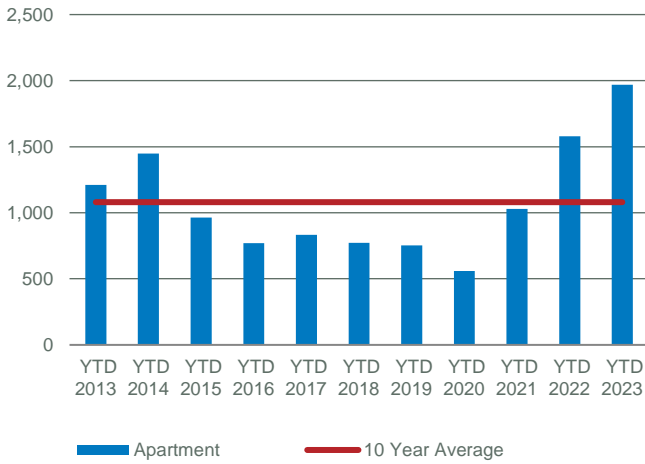
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD JULY

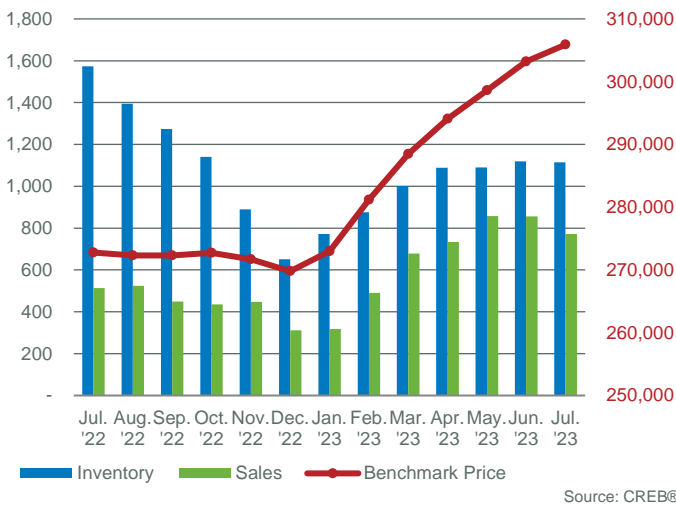


CITY OF CALGARY APARTMENT NEW LISTINGS

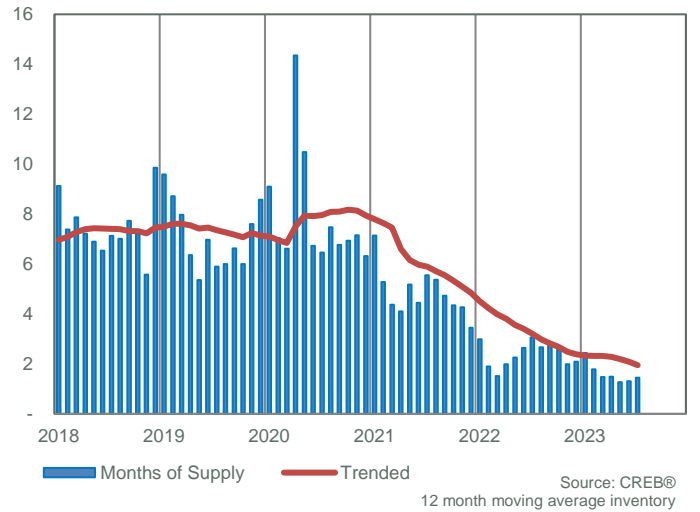
YTD JULY



CITY OF CALGARY APARTMENT INVENTORY AND SALES



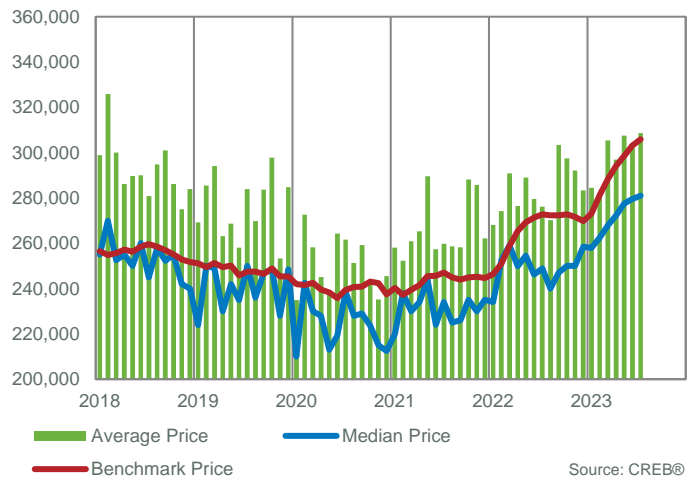
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



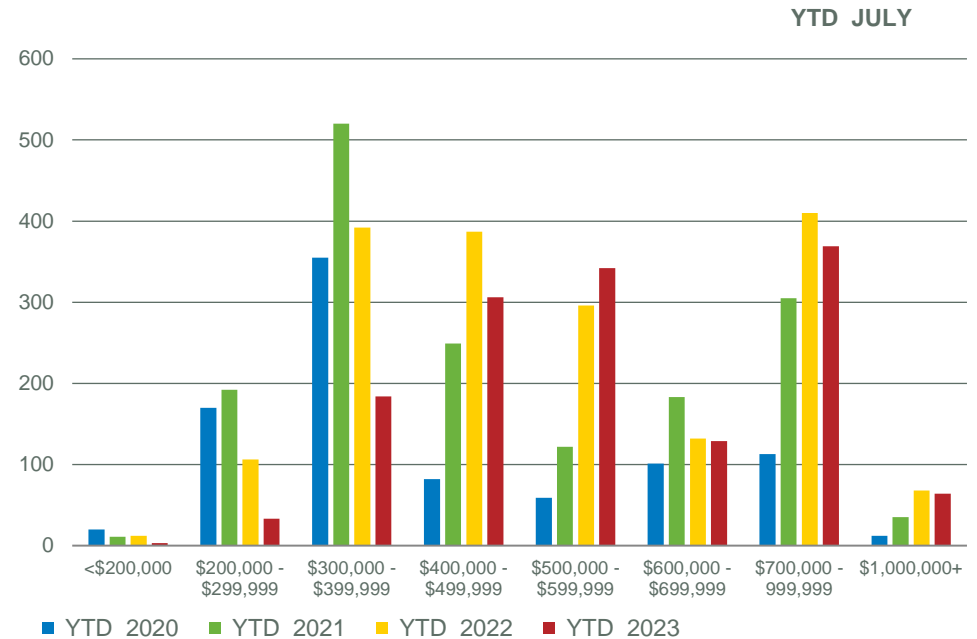
CITY OF CALGARY APARTMENT PRICES



	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	239	211					
New Listings	150	193	280	266	268	319	248					
Inventory	225	255	286	286	234	269	257					
Days on Market	47	36	29	25	25	19	20					
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800					
Median Price	530,000	533,940	550,000	530,000	530,000	559,000	540,000					
Average Price	583,025	585,265	614,126	601,825	601,503	627,467	593,736					
Index	301	304	311	318	322	329	331					

	Jul-22	Jul-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	-	-	10	3
\$200,000 - \$249,999	2	5	18	20
\$250,000 - \$299,999	12	-	88	13
\$300,000 - \$349,999	22	9	188	64
\$350,000 - \$399,999	30	27	204	120
\$400,000 - \$449,999	26	16	189	136
\$450,000 - \$499,999	15	26	198	170
\$500,000 - \$549,999	20	29	208	221
\$550,000 - \$599,999	3	22	88	121
\$600,000 - \$649,999	3	10	57	71
\$650,000 - \$699,999	3	8	75	58
\$700,000 - \$749,999	9	5	79	55
\$750,000 - \$799,999	4	9	91	84
\$800,000 - \$849,999	5	16	94	85
\$850,000 - \$899,999	5	9	71	73
\$900,000 - \$949,999	6	4	44	37
\$950,000 - \$999,999	1	6	31	35
\$1,000,000 - \$1,299,999	7	10	62	54
\$1,300,000 - \$1,499,999	-	-	5	5
\$1,500,000 - \$1,999,999	-	-	1	5
\$2,000,000 +	-	-	-	-
	173	211	1,803	1,430

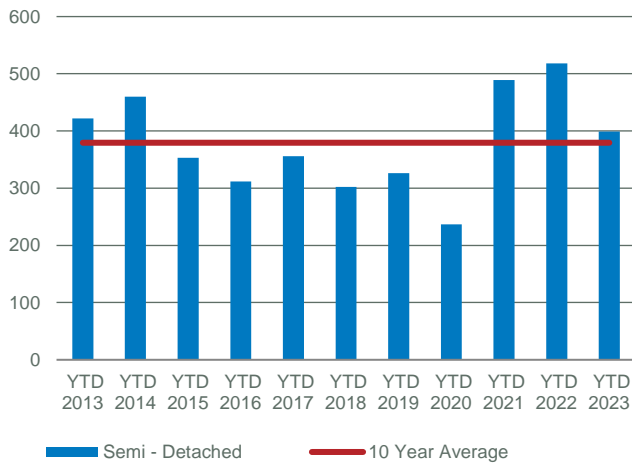
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

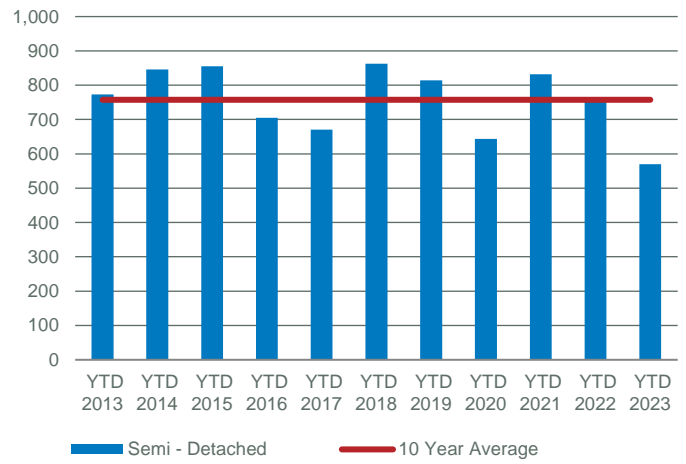
YTD JULY



Source: CREB®

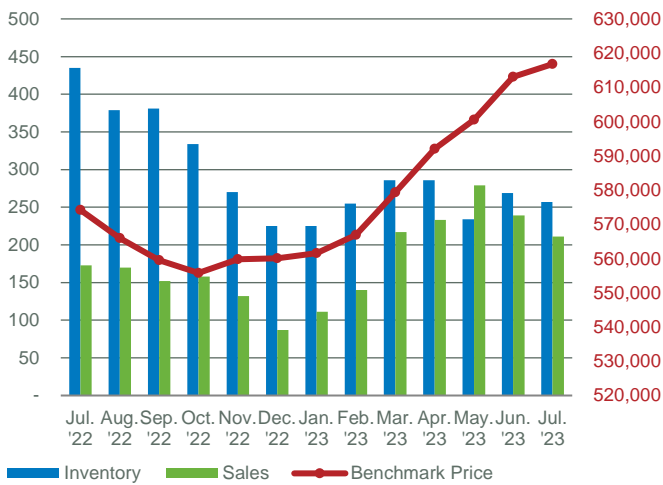
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JULY



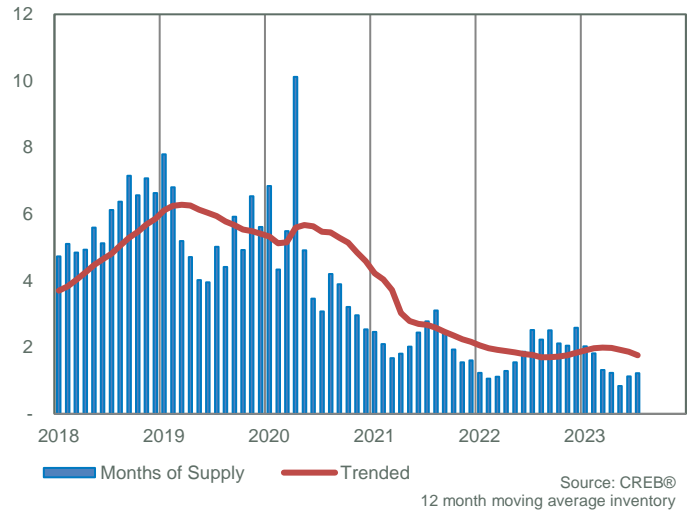
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



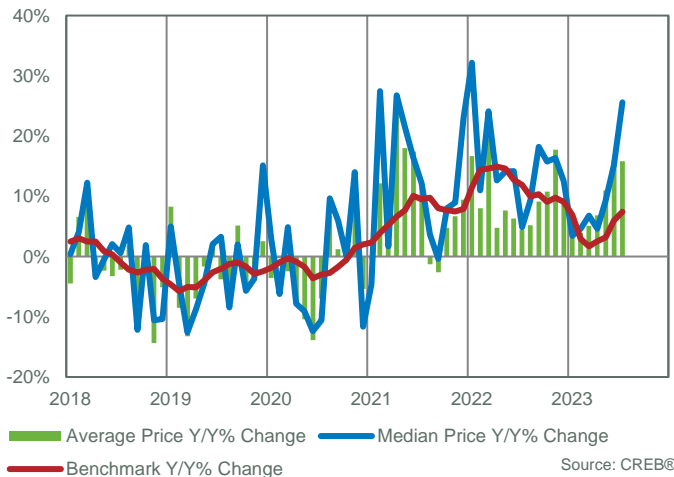
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



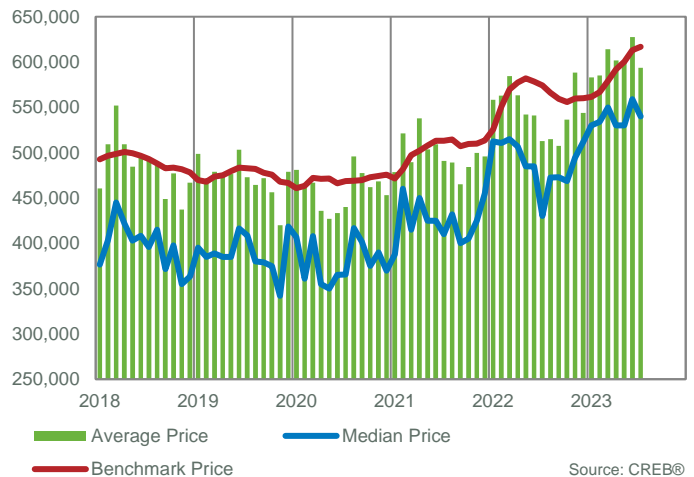
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

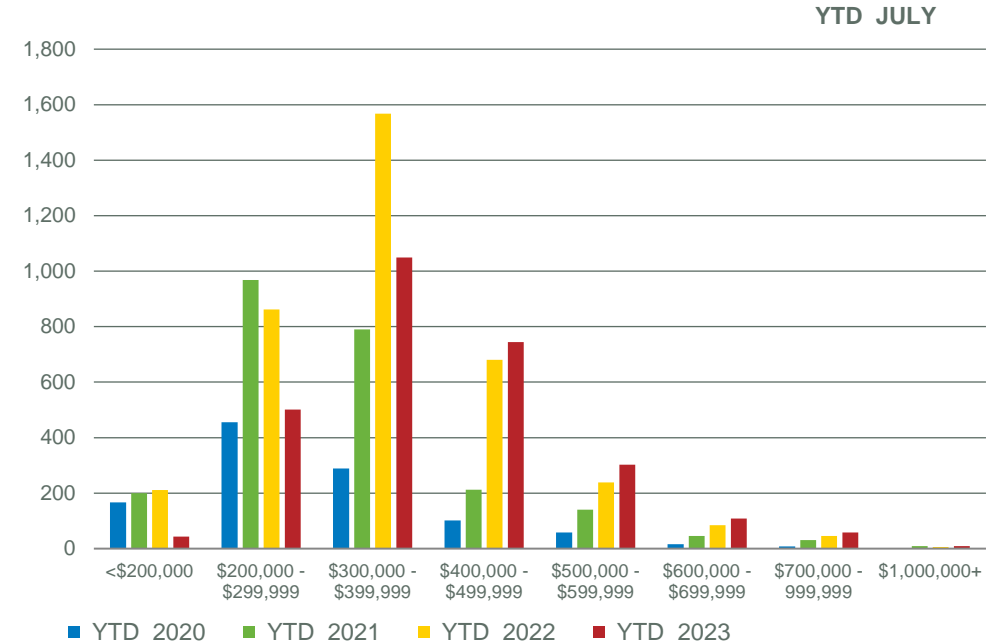


Source: CREB®

	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	388	416	496	524	467					
New Listings	278	361	506	438	562	608	488					
Inventory	315	327	401	396	405	422	397					
Days on Market	39	34	21	22	20	19	20					
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500					
Median Price	365,000	373,200	380,000	385,000	386,750	395,198	390,000					
Average Price	372,820	389,050	392,303	399,780	406,597	409,919	405,654					
Index	228	235	239	244	250	256	261					

	Jul-22	Jul-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	21	2
\$150,000 - \$199,999	22	3	190	41
\$200,000 - \$249,999	51	28	406	207
\$250,000 - \$299,999	53	48	456	294
\$300,000 - \$349,999	88	72	760	411
\$350,000 - \$399,999	101	105	808	638
\$400,000 - \$449,999	58	83	449	464
\$450,000 - \$499,999	20	50	231	280
\$500,000 - \$549,999	16	31	132	193
\$550,000 - \$599,999	8	18	106	109
\$600,000 - \$649,999	3	4	48	65
\$650,000 - \$699,999	6	10	36	43
\$700,000 - \$749,999	1	4	18	26
\$750,000 - \$799,999	1	9	10	22
\$800,000 - \$849,999	1	1	10	4
\$850,000 - \$899,999	1	-	8	1
\$900,000 - \$949,999	-	-	-	3
\$950,000 - \$999,999	-	-	-	2
\$1,000,000 - \$1,299,999	1	1	4	9
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	2	-
\$2,000,000 +	-	-	-	-
	432	467	3,695	2,814

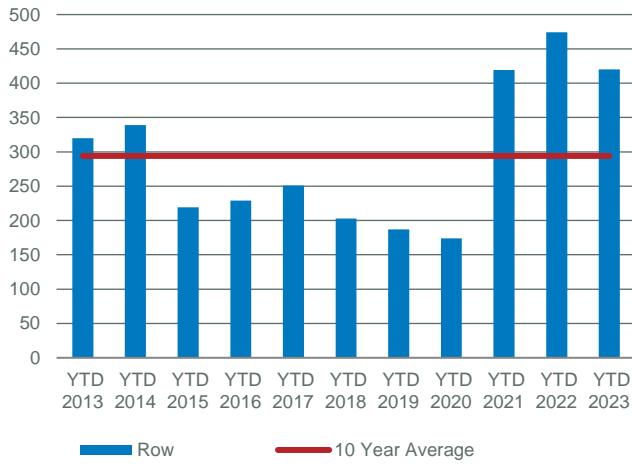
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

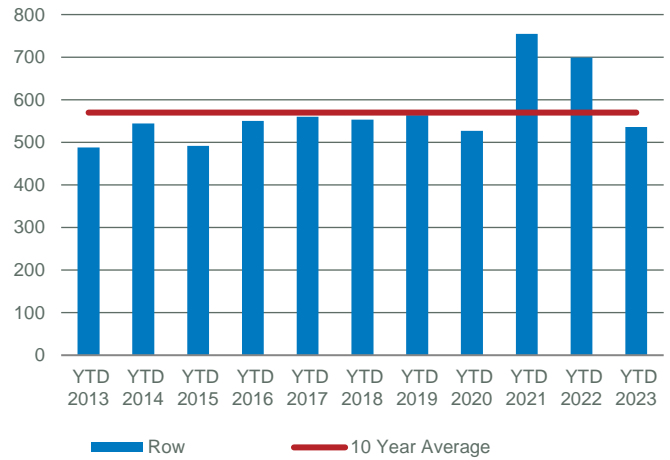
YTD JULY



Source: CREB®

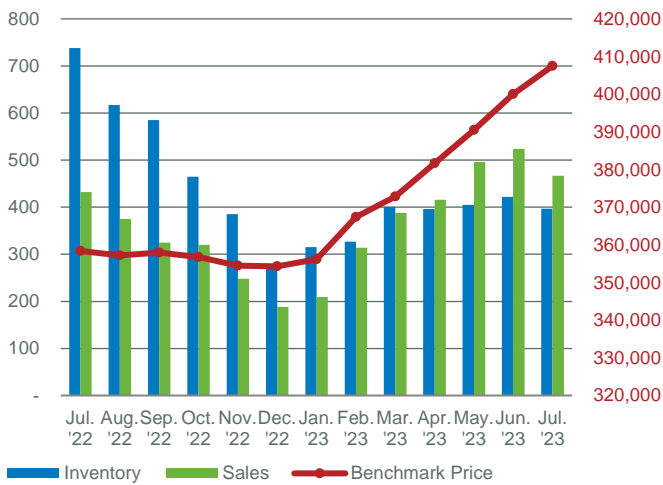
CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



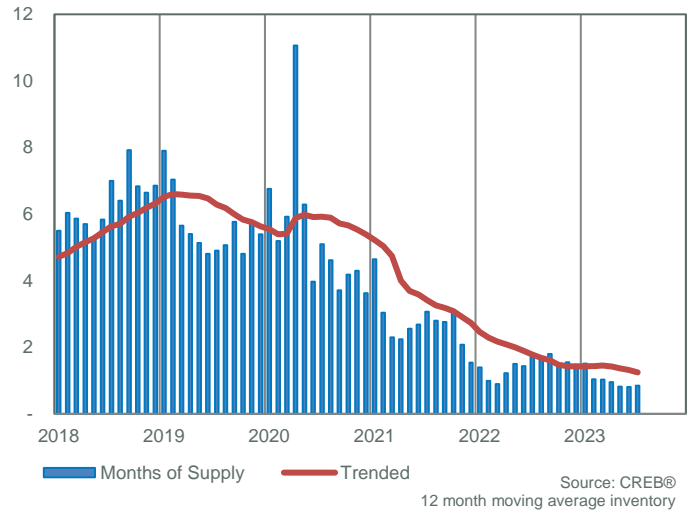
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



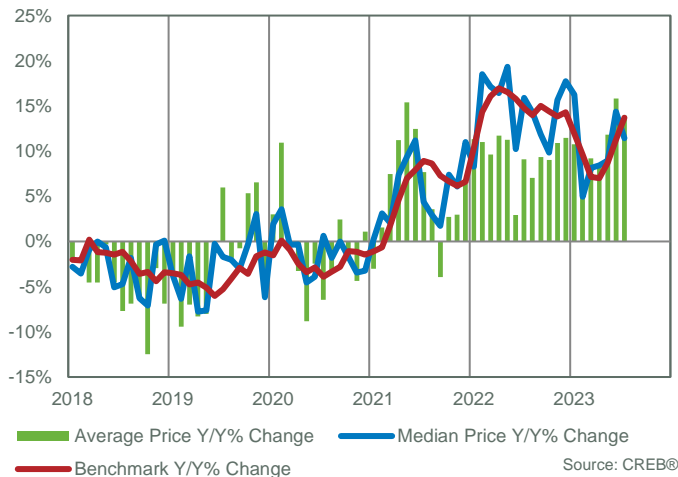
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



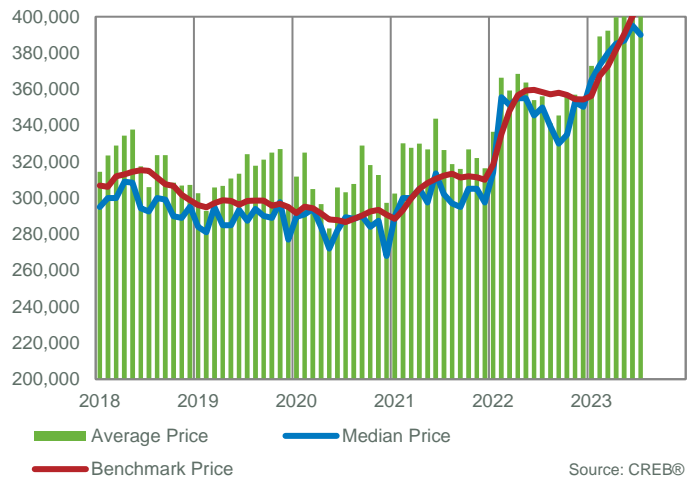
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

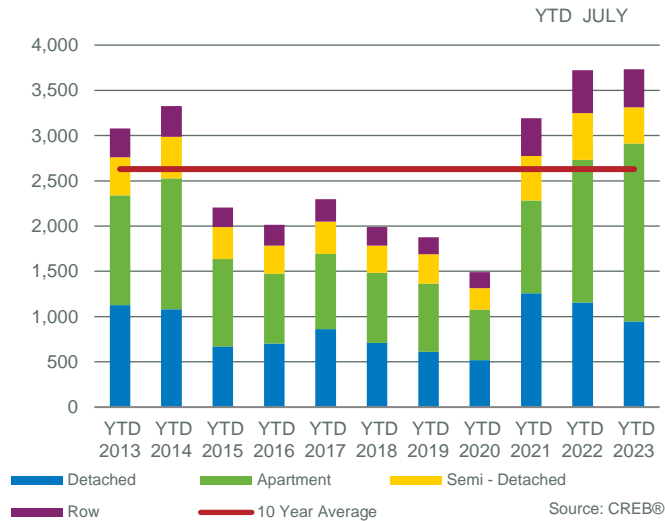
CITY OF CALGARY ROW PRICES



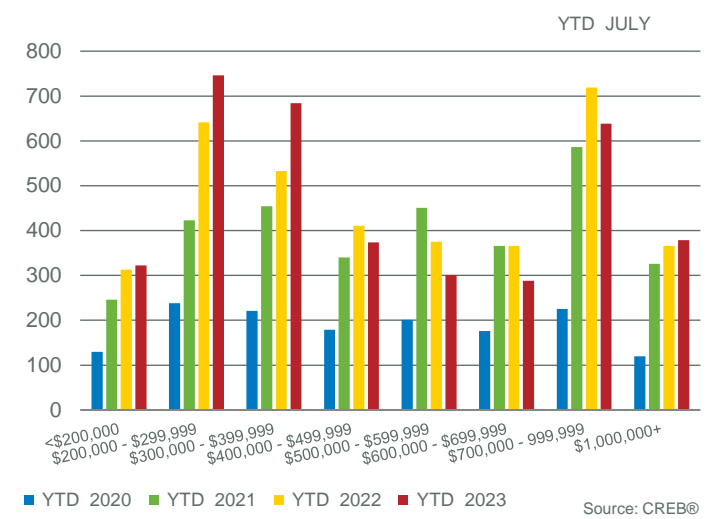
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



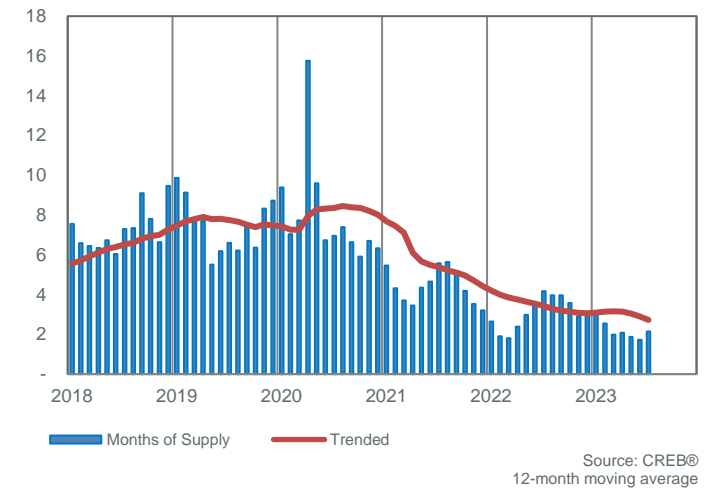
CITY CENTRE TOTAL SALES BY PRICE RANGE



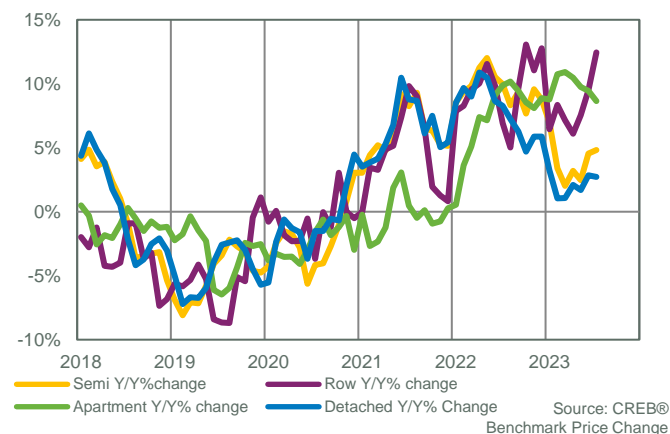
CITY CENTRE INVENTORY AND SALES



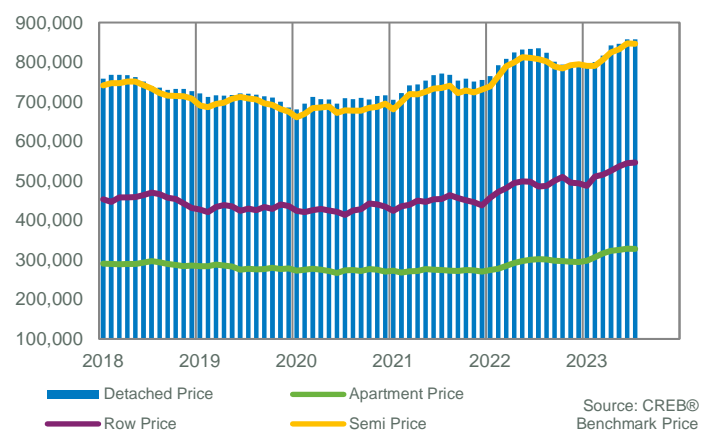
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

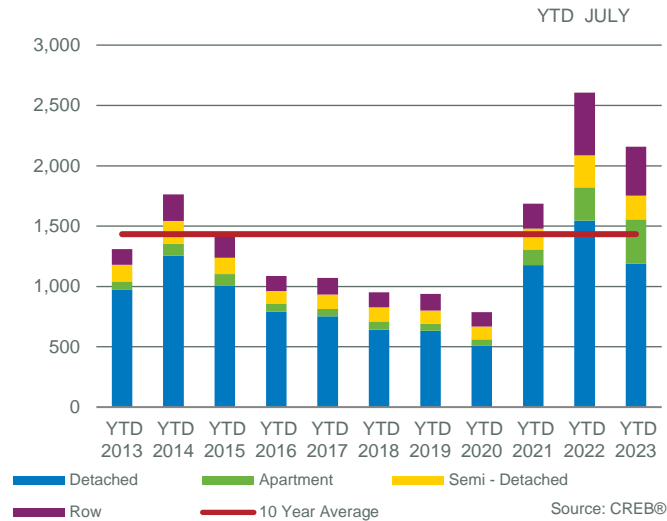


CITY CENTRE PRICES

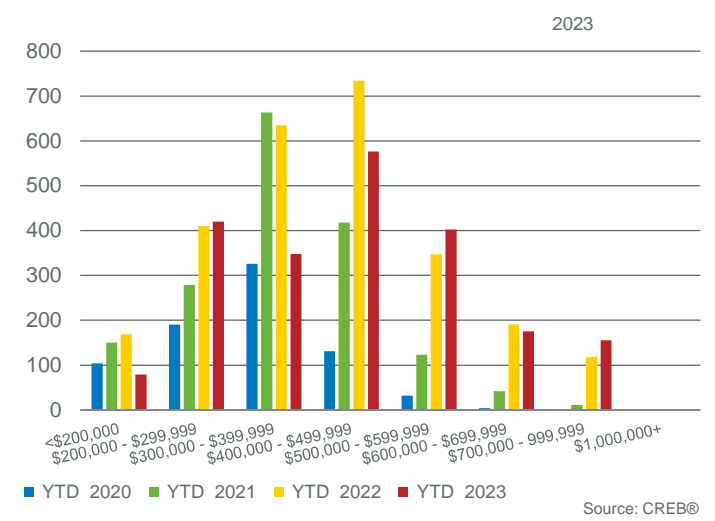


NORTHEAST

NORTHEAST TOTAL SALES



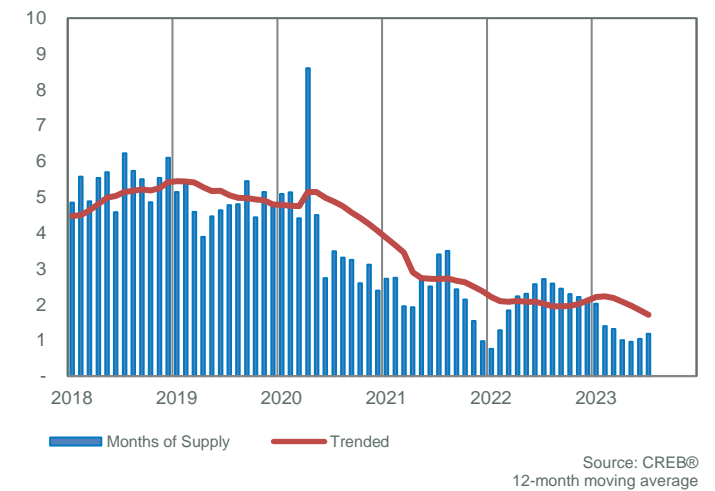
NORTHEAST TOTAL SALES BY PRICE RANGE



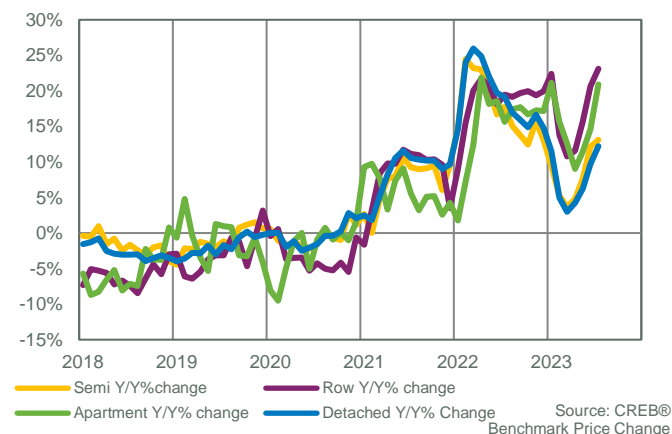
NORTHEAST INVENTORY AND SALES



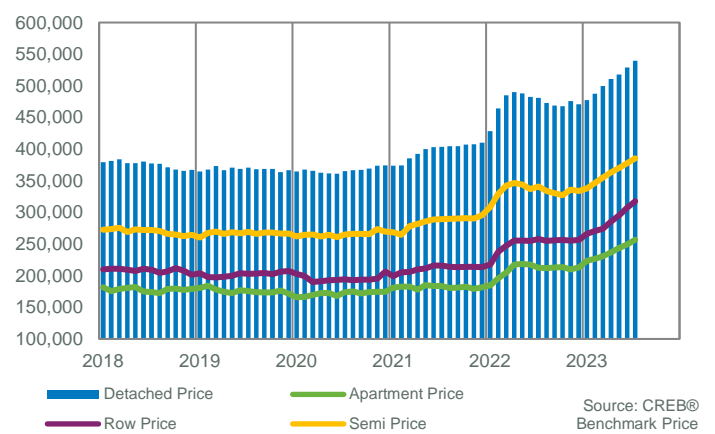
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

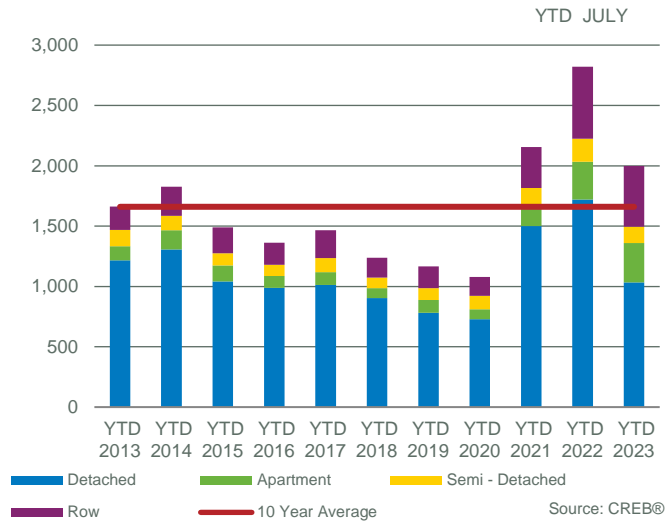


NORTHEAST PRICES

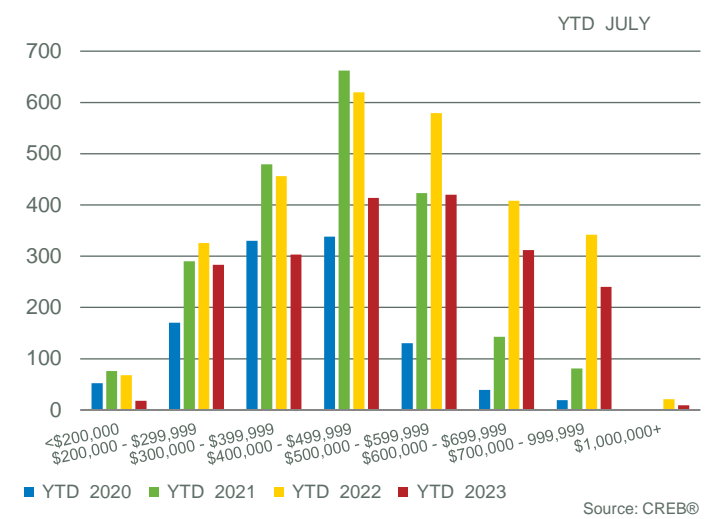


NORTH

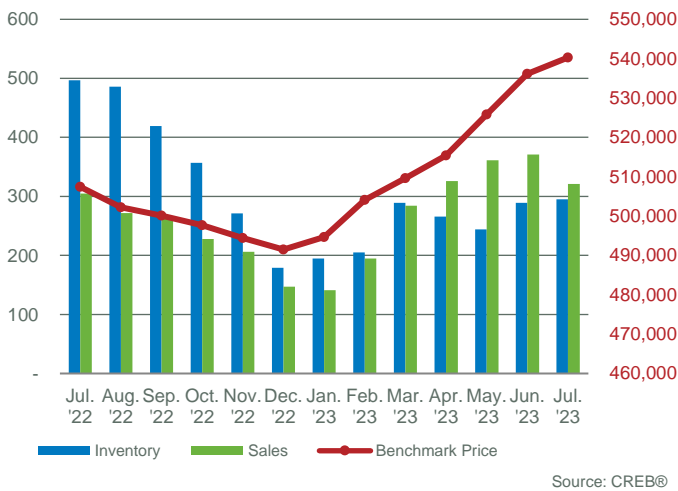
NORTH TOTAL SALES



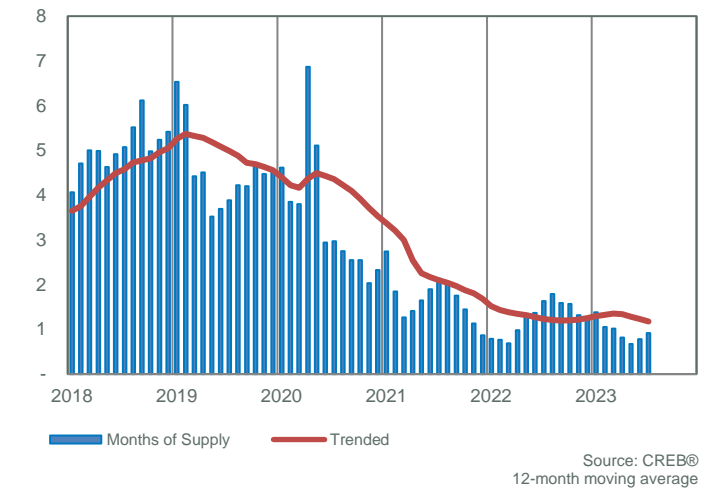
NORTH TOTAL SALES BY PRICE RANGE



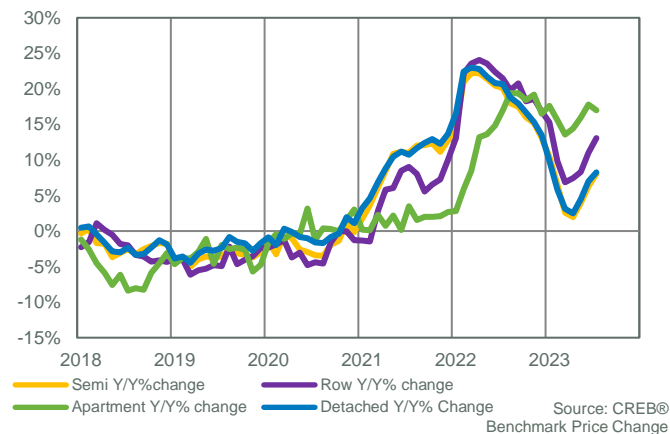
NORTH INVENTORY AND SALES



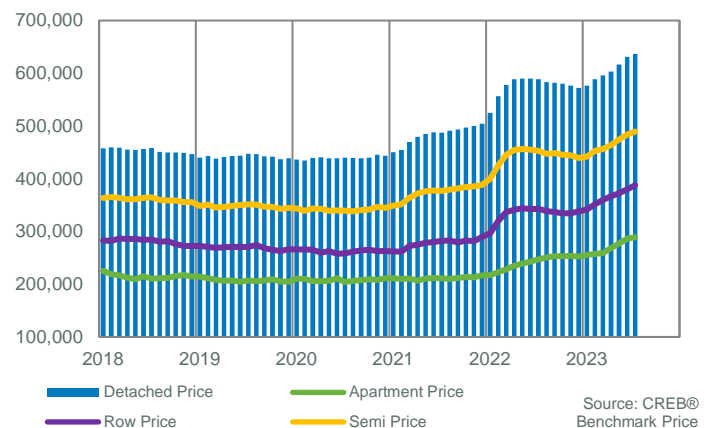
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

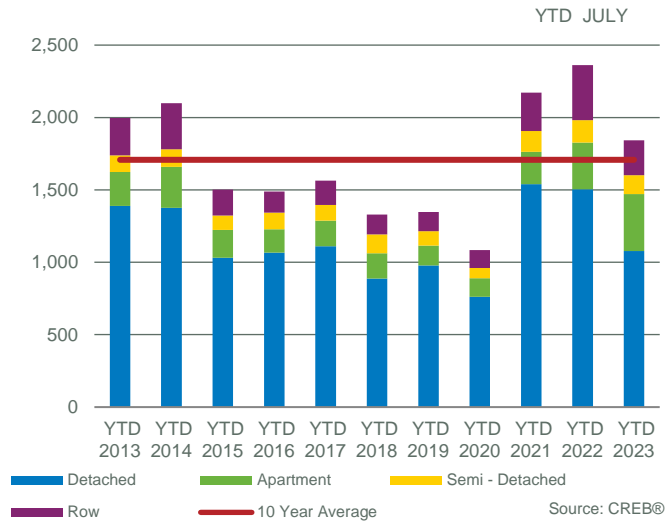


NORTH PRICES

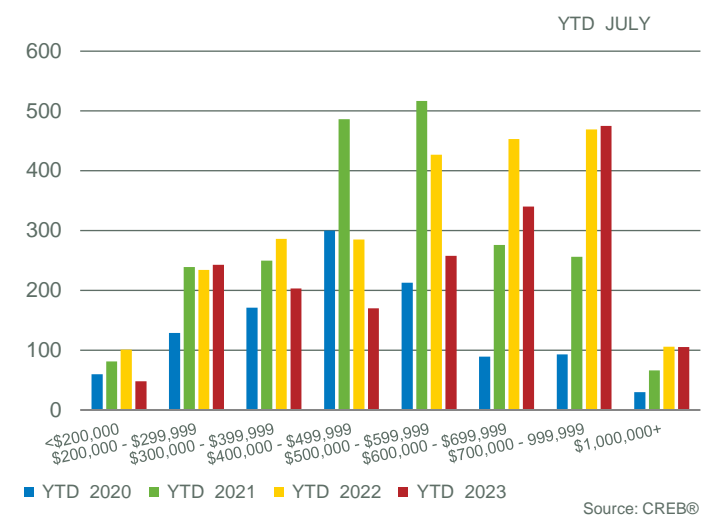


NORTHWEST

NORTHWEST TOTAL SALES



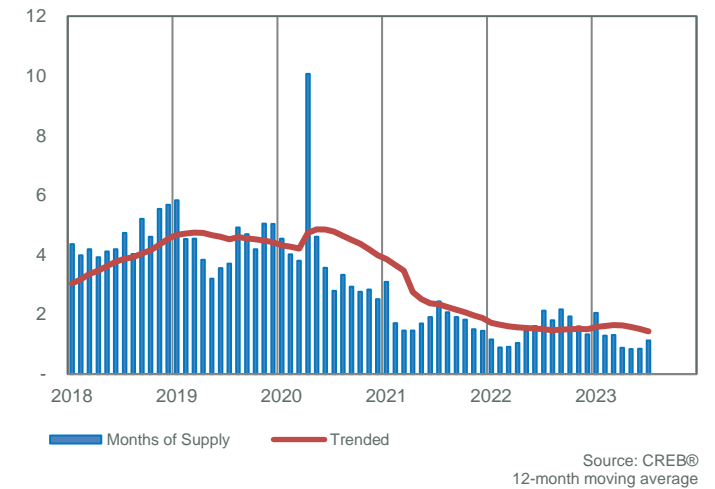
NORTHWEST TOTAL SALES BY PRICE RANGE



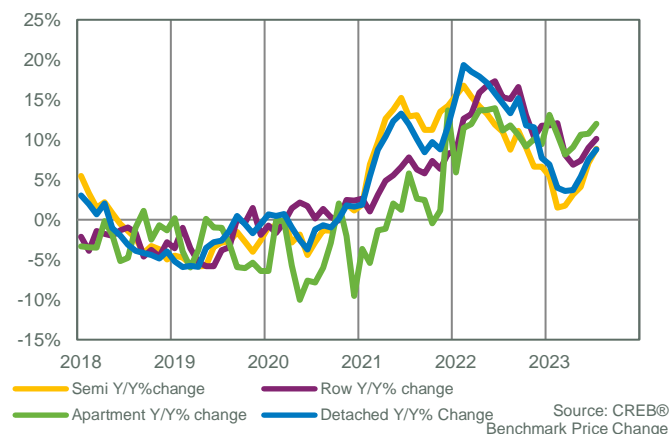
NORTHWEST INVENTORY AND SALES



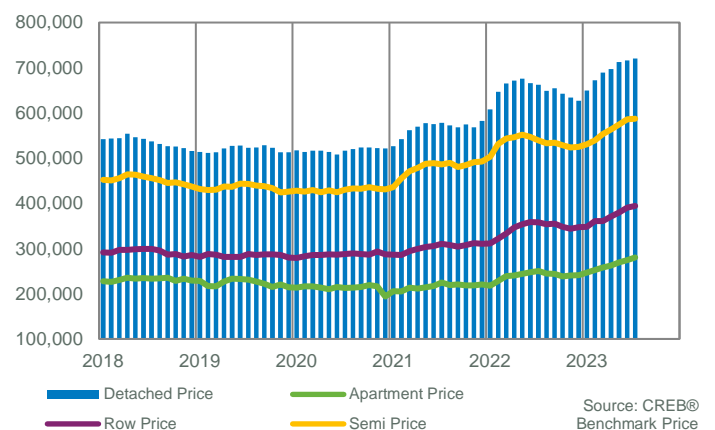
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

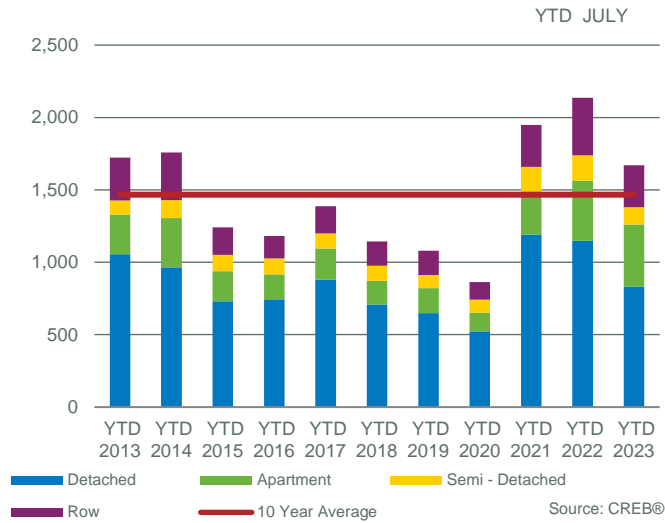


NORTHWEST PRICES

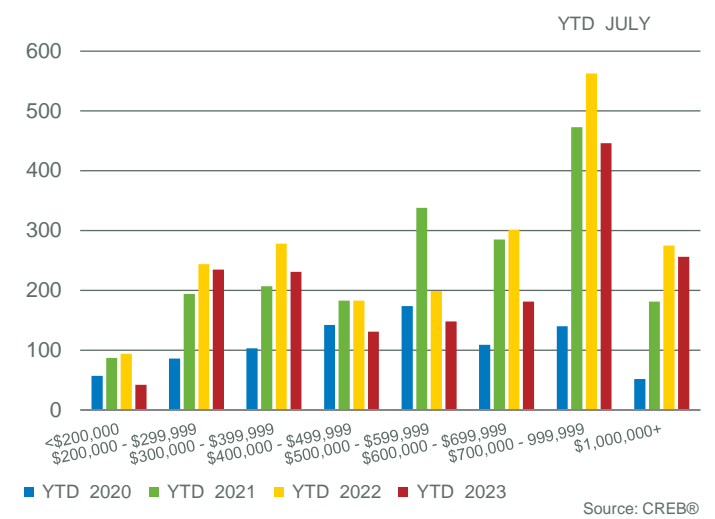


WEST

WEST TOTAL SALES



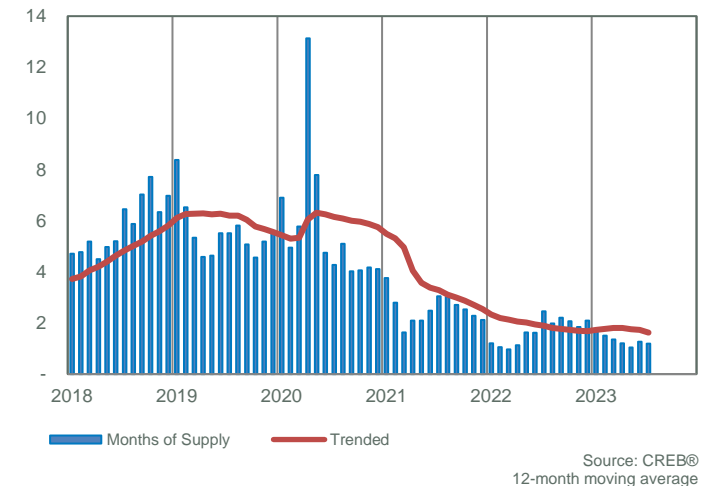
WEST TOTAL SALES BY PRICE RANGE



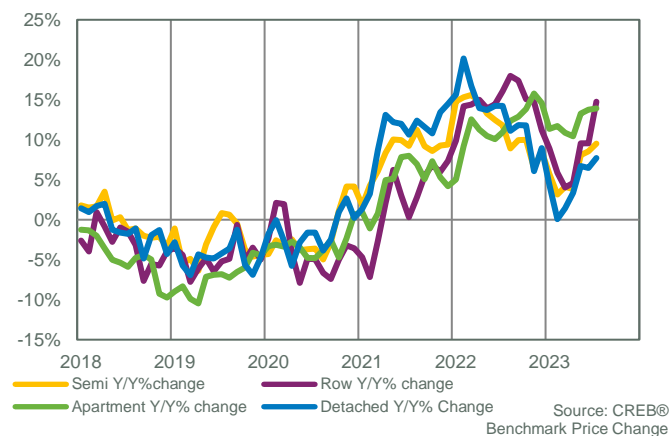
WEST INVENTORY AND SALES



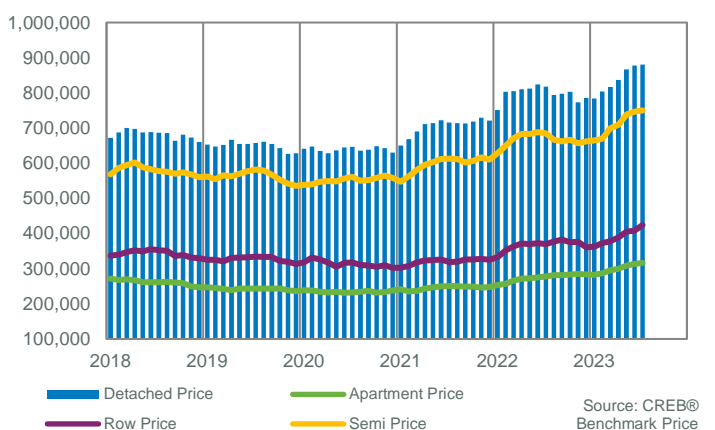
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

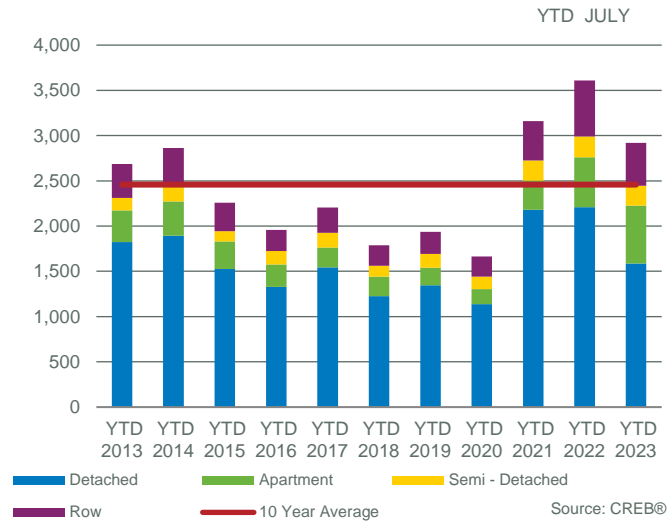


WEST PRICES

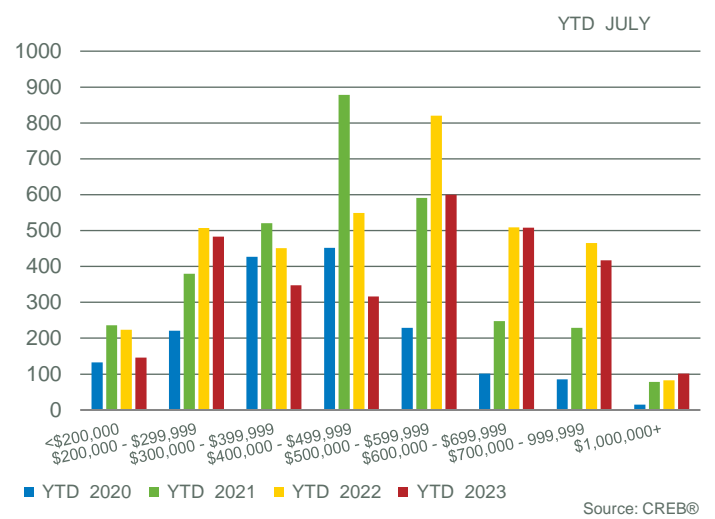


SOUTH

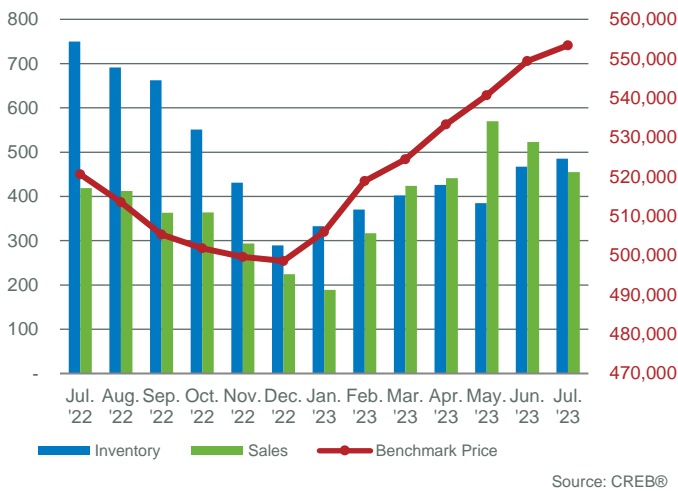
SOUTH TOTAL SALES



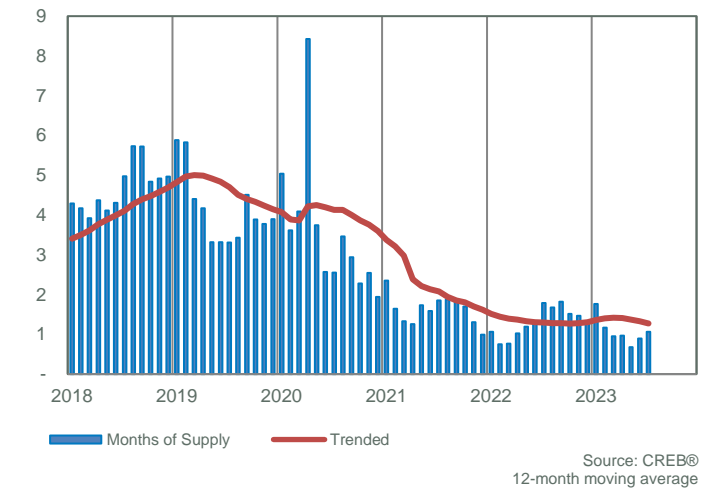
SOUTH TOTAL SALES BY PRICE RANGE



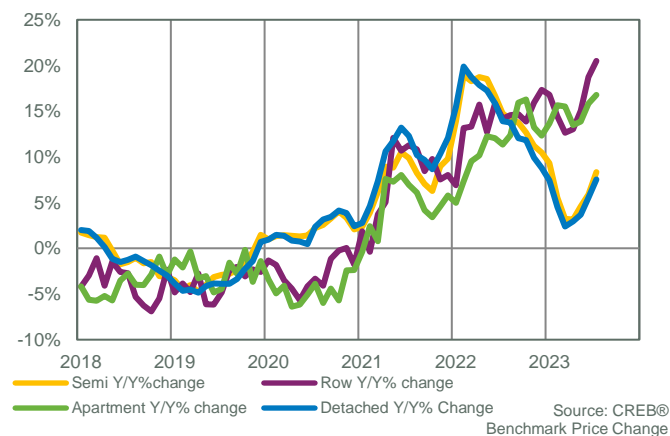
SOUTH INVENTORY AND SALES



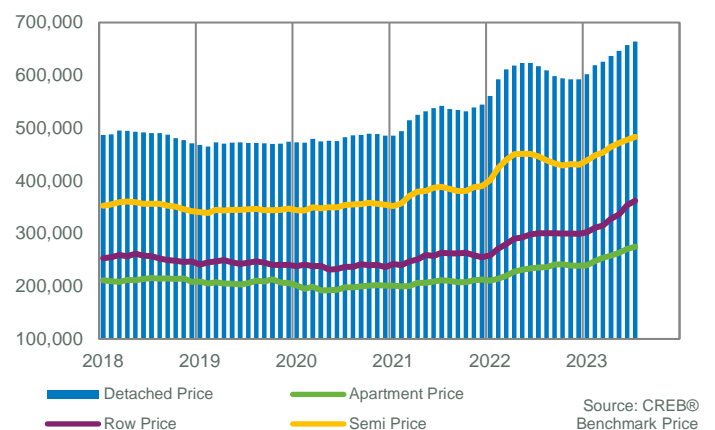
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

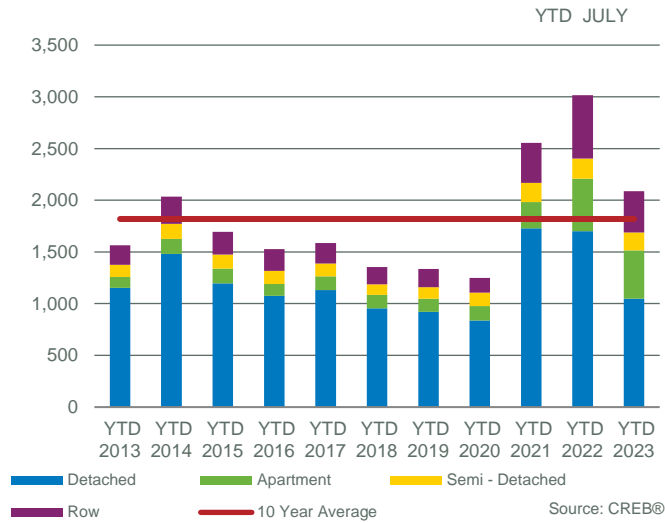


SOUTH PRICES

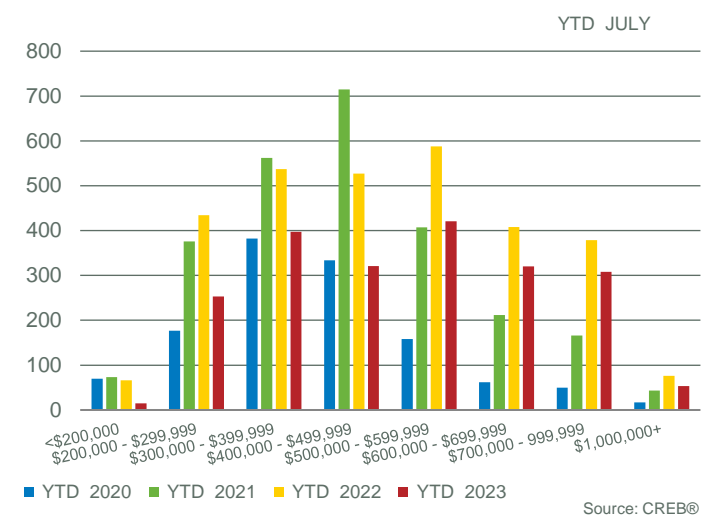


SOUTHEAST

SOUTHEAST TOTAL SALES



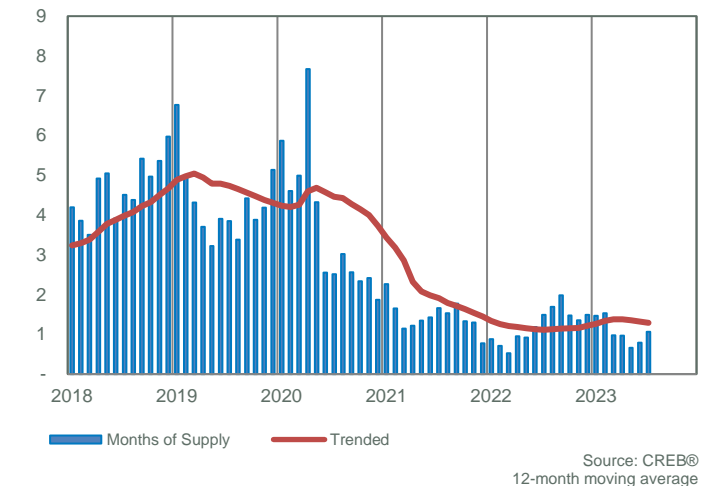
SOUTHEAST TOTAL SALES BY PRICE RANGE



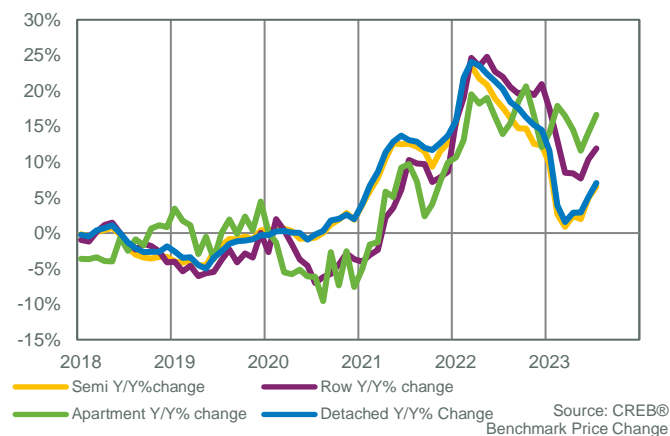
SOUTHEAST INVENTORY AND SALES



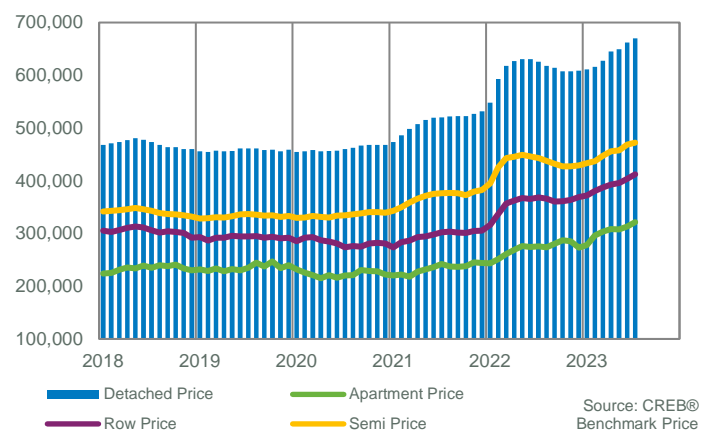
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

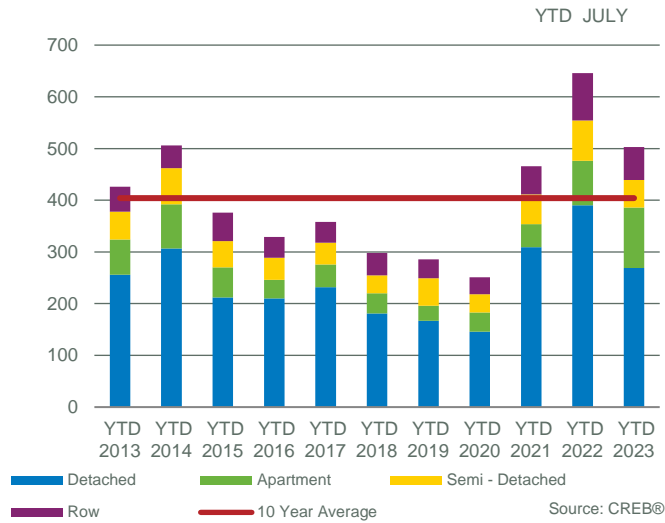


SOUTHEAST PRICES

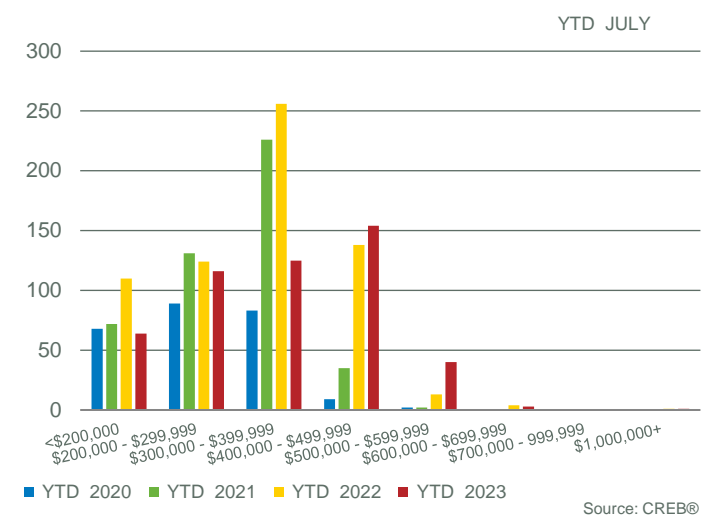


EAST

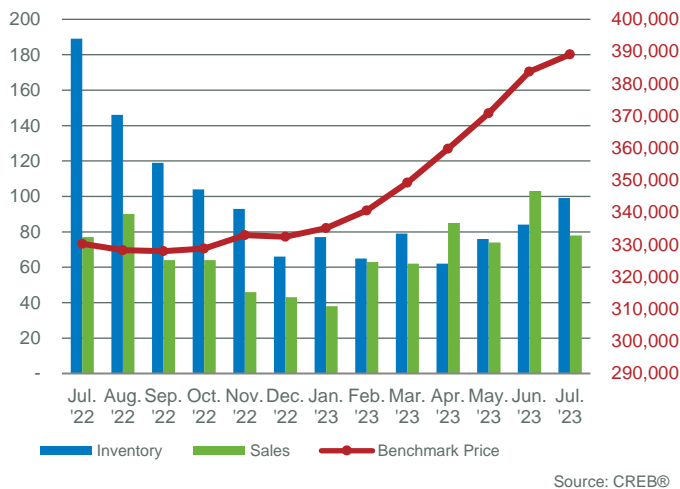
EAST TOTAL SALES



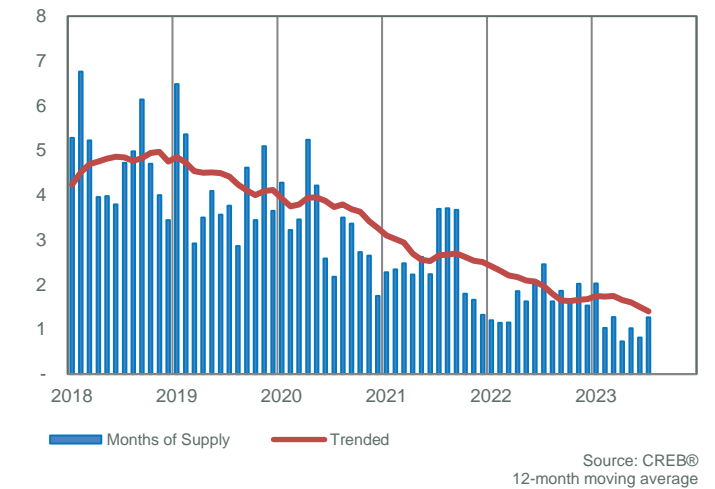
EAST TOTAL SALES BY PRICE RANGE



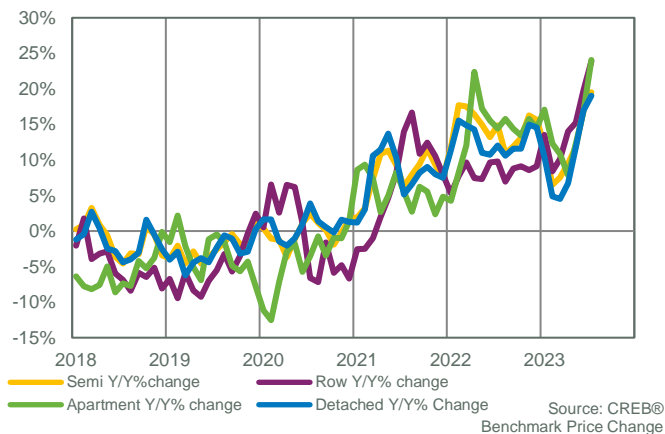
EAST INVENTORY AND SALES



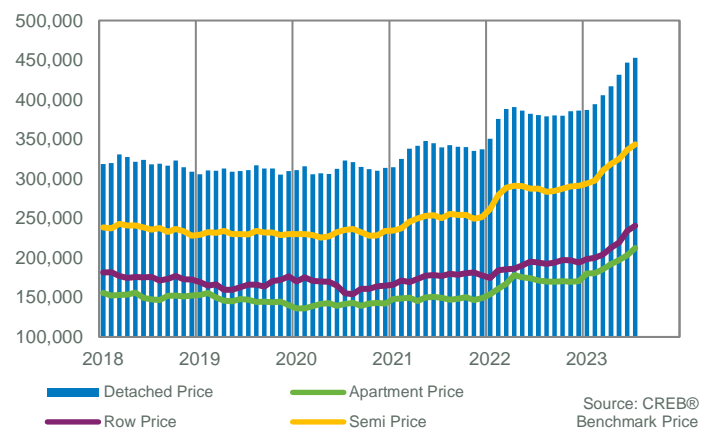
EAST MONTHS OF INVENTORY

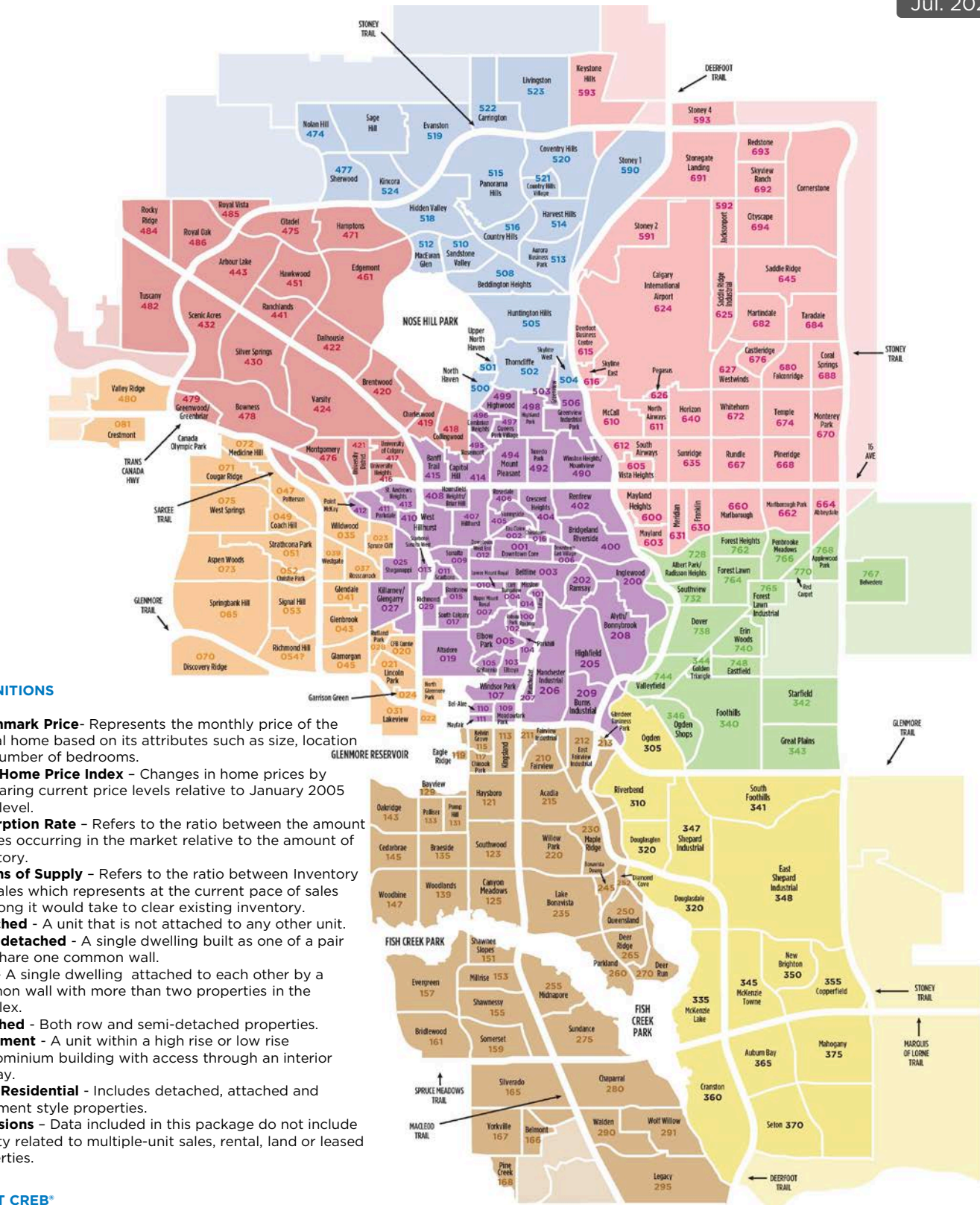


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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