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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2024



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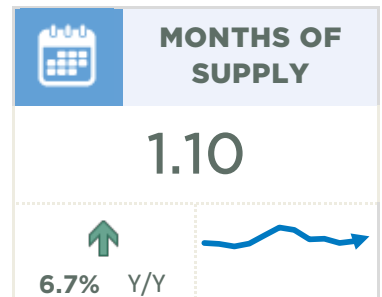
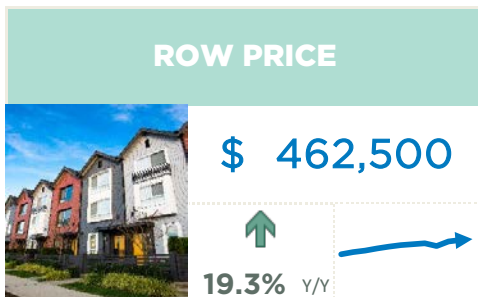
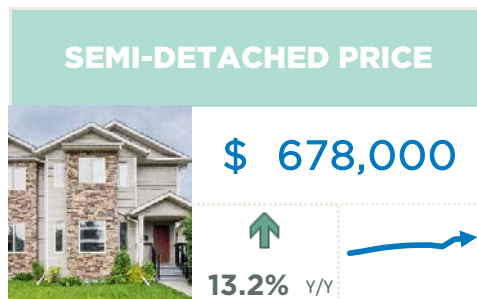
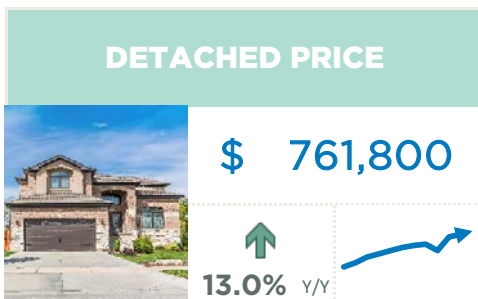
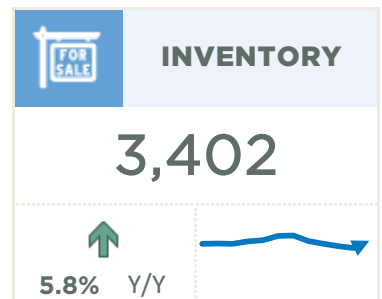
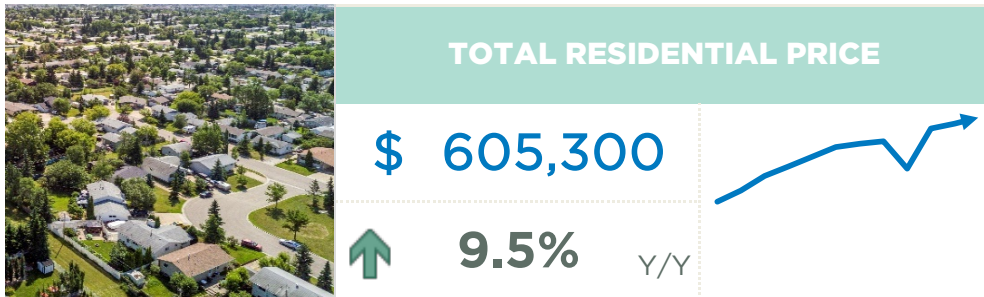
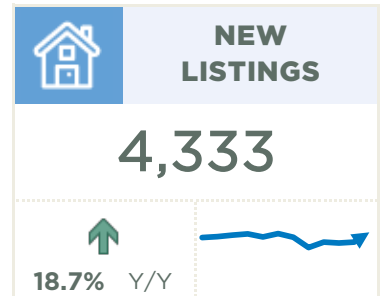
May 2024

Calgary home sales remain robust despite supply shortages in lower price ranges

City of Calgary, June 3, 2024 — In a market that continues to show resilience, May saw a total of 3,092 resale home sales. While this figure is nearly one per cent below last year's record high, it is 34 per cent higher than long-term trends for the month. The pullback in sales was primarily driven by declines in lower-priced detached and semi-detached homes, where there was limited supply choice compared to last year. "Although new listings have increased, much of this growth is in higher price ranges for each property type," said Ann-Marie Lurie, Chief Economist at CREB®. "Our strong economic situation has supported sales growth in these higher price ranges. However, this month's sales could not offset the declines in the lower price ranges due to a lack of supply choice."

New listings in May reached 4,333 units, almost 19 per cent higher than last year. This increase in new listings compared to sales caused the sales-to-new listings ratio to drop to 71 per cent, supporting a modest year-over-year inventory gain. Despite this, inventory levels remained nearly half what we typically see in May, with most gains driven by homes priced above \$700,000.

While inventories did improve this month, conditions continue to favour sellers with one month of supply. Several districts continue to report less than one month of supply, while the City Centre reported the highest supply-to-sales ratio at one and a half months. Seller market conditions drove price growth across all districts in the city. The unadjusted total residential benchmark price in May reached \$605,300, nearly one per cent higher than last month and 10 per cent higher than last May.



May 2024

May 2024

	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	1,385	-7%	2,036	13%	1,596	8%	68%	1.15	15%	\$761,800	13%
Semi	259	-7%	360	34%	272	16%	72%	1.05	25%	\$678,000	13%
Row	540	9%	688	22%	424	4%	78%	0.79	-4%	\$462,500	19%
Apartment	908	6%	1,249	22%	1,110	2%	73%	1.22	-4%	\$340,500	18%
Total Residential	3,092	-1%	4,333	19%	3,402	6%	71%	1.10	7%	\$605,300	10%

Year-to-Date

May 2024

	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	5,538	5%	7,199	4%	1,197	-14%	77%	1.08	-17%	\$735,520	13%
Semi	1,086	11%	1,361	18%	225	-12%	80%	1.04	-21%	\$653,040	13%
Row	2,119	16%	2,523	18%	338	-9%	84%	0.80	-21%	\$444,220	20%
Apartment	3,669	19%	4,762	15%	875	-9%	77%	1.19	-24%	\$327,960	18%
Total Residential	12,412	11%	15,845	11%	2,635	-11%	78%	1.06	-20%	\$589,240	10%



Detached

The gain in detached sales for homes priced over \$700,000 was not enough to offset pullbacks across the lower price ranges, as year-over-year sales declined by seven per cent. At the same time, new listings rose enough to cause the sales-to-new-listings ratio to drop to 68 per cent, supporting inventory growth. However, inventory levels for homes priced below \$600,000 continued to fall, accounting for only 13 per cent of the detached market. With just over one month of supply, the detached market continues to favour the seller, and prices continue to rise. As of May, the unadjusted benchmark price reached \$761,800, over one per cent higher than last month and 13 per cent higher than prices reported last year. Prices improved across all districts, with the most significant year-over-year gains occurring in the most affordable districts.



Semi-Detached

The year-over-year decline in sales did not offset earlier gains, as year-to-date sales rose by nearly 11 per cent. Like the detached sector, we have also seen improved levels of new listings come onto the market, causing the sales-to-new listings ratio to drop to 72 per cent and driving some gains in inventory levels. Nonetheless, the market continues to favour the seller with one month of supply. The persistently tight market conditions continue to drive up prices. The benchmark price reached \$678,000 in May, over one per cent higher than last month and 13 per cent higher than last May.



Row

May reported 540 sales, a gain over last year that has contributed to the 16 per cent year-to-date rise. At the same time, new listings also rose, supporting a gain in inventory levels. Inventory levels have declined for properties below \$400,000, but the gains reported for higher-priced row properties were enough to support overall inventory gains. With a sales-to-new-listings ratio of 78 per cent and a months of supply below one month, conditions continue to favour the seller, driving further price growth. In May, the benchmark price reached \$462,500, nearly two per cent higher than last month and over 19 per cent higher than last year's levels.

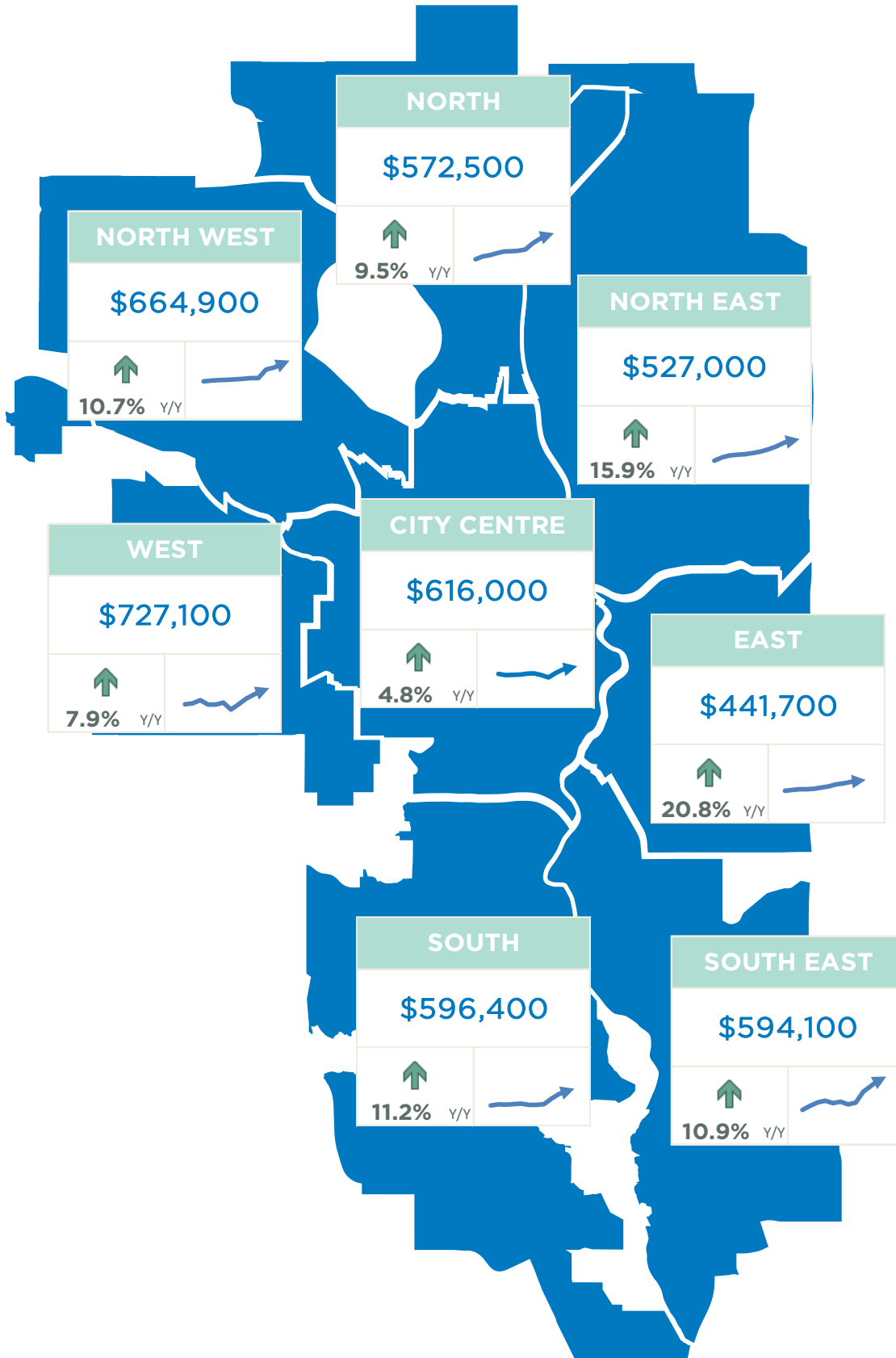


Apartment

Demand for affordable homes continues to drive growth for apartment condominium-style homes. May sales continued to rise, contributing to the year-to-date record high with a 19 per cent gain. This was partly possible thanks to gains in new listings preventing a further drop in inventory levels. While inventory levels are similar to last year, the gains for products over \$300,000 offset the steep declines for lower-priced homes. With a months of supply of just over one month, conditions still favour the seller, and prices continued to increase compared to last month's and last year's levels. Year-over-year price gains exceeded 30 per cent in the North East and East districts, with the lowest price growth occurring in the City Centre at 13 per cent.

May 2024

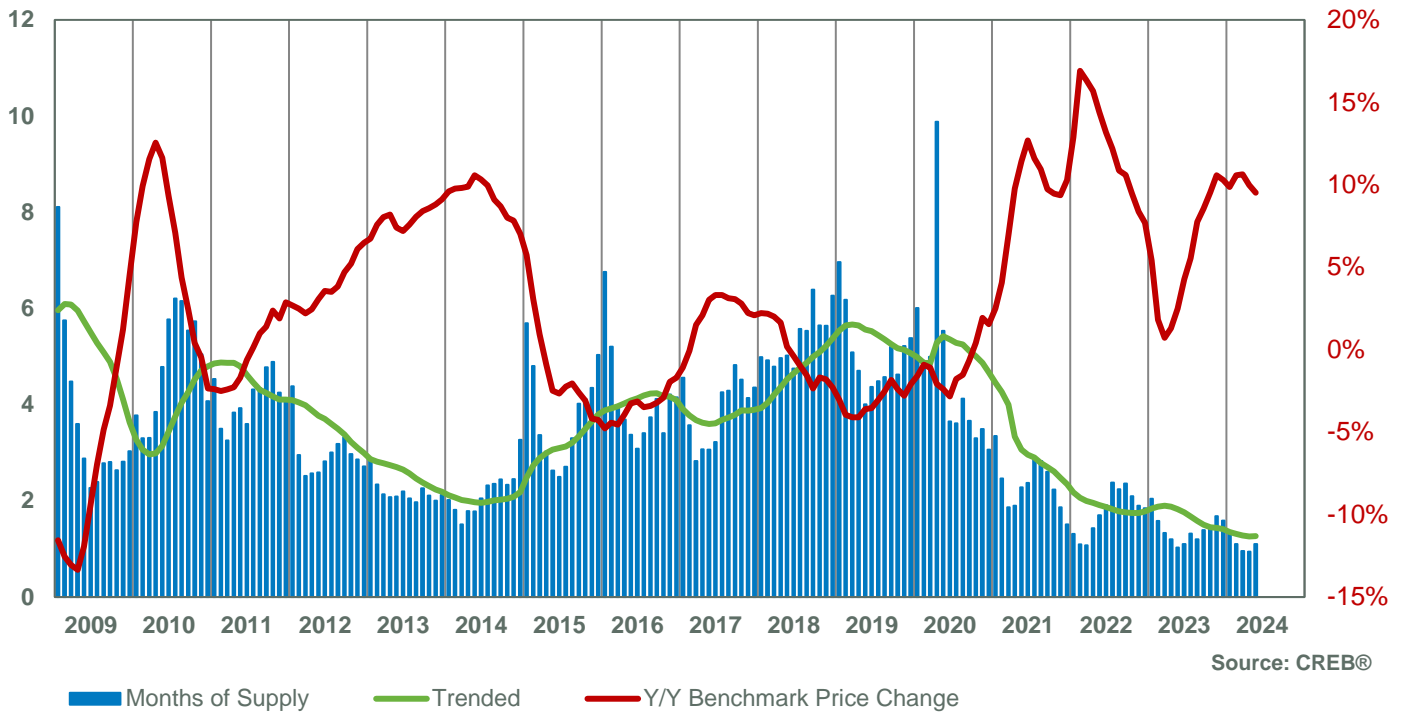
District Total Residential Benchmark Price



	May-23	May-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
CITY OF CALGARY						
Total Sales	3,117	3,092	-0.80%	11,162	12,412	11.20%
Total Sales Volume	\$1,721,868,409	\$1,894,691,609	10.04%	\$5,984,132,726	\$7,414,343,175	23.90%
New Listings	3,650	4,333	18.71%	14,334	15,845	10.54%
Inventory	3,214	3,402	5.85%	2,976	2,635	-11.46%
Months of Supply	1.03	1.10	6.71%	1.33	1.06	-20.37%
Sales to New Listings	85.40%	71.36%	-14.04%	77.87%	78.33%	0.46%
Sales to List Price	100.87%	101.56%	0.68%	100.02%	101.35%	1.33%
Days on Market	24	19	-20.21%	28	23	-19.58%
Benchmark Price	\$552,700	\$605,300	9.52%	\$535,140	\$589,240	10.11%
Median Price	\$507,000	\$562,500	10.95%	\$490,000	\$552,750	12.81%
Average Price	\$552,412	\$612,772	10.93%	\$536,117	\$597,353	11.42%
Index	259	283	9.51%	247	269	8.92%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

	May-23	May-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
DETACHED						
Total Sales	1,485	1,385	-6.73%	5,283	5,538	4.83%
Total Sales Volume	\$1,088,845,835	\$1,139,679,423	4.67%	\$3,760,003,486	\$4,408,345,982	17.24%
New Listings	1,795	2,036	13.43%	6,897	7,199	4.38%
Inventory	1,484	1,596	7.55%	1,383	1,197	-13.50%
Months of Supply	1.00	1.15	15.31%	1.31	1.08	-17.49%
Sales to New Listings Ratio	82.73%	68.03%	-14.70%	76.60%	76.93%	0.33%
Sales to List Price Ratio	101.37%	101.82%	0.45%	100.37%	101.53%	1.16%
Days on Market	22	18	-17.13%	26	22	-16.83%
Benchmark Price	\$674,000	\$761,800	13.03%	\$649,260	\$735,520	13.29%
Median Price	\$657,464	\$730,000	11.03%	\$640,000	\$717,379	12.09%
Average Price	\$733,230	\$822,873	12.23%	\$711,717	\$796,018	11.84%
APARTMENT						
Total Sales	857	908	5.95%	3,077	3,669	19.24%
Total Sales Volume	\$263,531,267	\$317,032,237	20.30%	\$916,581,289	\$1,265,737,253	38.09%
New Listings	1,025	1,249	21.85%	4,135	4,762	15.16%
Inventory	1,090	1,110	1.83%	966	875	-9.40%
Months of Supply	1.27	1.22	-3.88%	1.57	1.19	-24.02%
Sales to New Listings Ratio	83.61%	72.70%	-10.91%	74.41%	77.05%	2.63%
Sales to List Price Ratio	99.16%	100.51%	1.35%	98.72%	100.34%	1.62%
Days on Market	29	22	-25.24%	32	25	-21.80%
Benchmark Price	\$288,900	\$340,500	17.86%	\$277,640	\$327,960	18.12%
Median Price	\$277,500	\$327,550	18.04%	\$270,000	\$320,000	18.52%
Average Price	\$307,504	\$349,154	13.54%	\$297,881	\$344,982	15.81%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	279	259	-7.17%	980	1,086	10.82%
Total Sales Volume	\$167,819,322	\$182,066,683	8.49%	\$587,962,768	\$746,952,114	27.04%
New Listings	268	360	34.33%	1,157	1,361	17.63%
Inventory	234	272	16.24%	257	225	-12.36%
Months of Supply	0.84	1.05	25.22%	1.31	1.04	-20.92%
Sales to New Listings Ratio	104.10%	71.94%	-32.16%	84.70%	79.79%	-4.91%
Sales to List Price Ratio	101.00%	101.55%	0.55%	100.34%	101.55%	1.20%
Days on Market	25	17	-33.28%	30	23	-23.62%
Benchmark Price	\$598,700	\$678,000	13.25%	\$578,300	\$653,040	12.92%
Median Price	\$530,000	\$622,500	17.45%	\$535,000	\$619,950	15.88%
Average Price	\$601,503	\$702,960	16.87%	\$599,962	\$687,801	14.64%
CITY OF CALGARY ROW						
Total Sales	496	540	8.87%	1,822	2,119	16.30%
Total Sales Volume	\$201,671,986	\$255,913,265	26.90%	\$719,585,182	\$993,307,825	38.04%
New Listings	562	688	22.42%	2,145	2,523	17.62%
Inventory	406	424	4.43%	369	338	-8.55%
Months of Supply	0.82	0.79	-4.08%	1.01	0.80	-21.37%
Sales to New Listings Ratio	88.26%	78.49%	-9.77%	84.94%	83.99%	-0.95%
Sales to List Price Ratio	102.29%	102.64%	0.35%	101.07%	102.55%	1.47%
Days on Market	20	18	-11.17%	25	20	-21.69%
Benchmark Price	\$387,800	\$462,500	19.26%	\$371,120	\$444,220	19.70%
Median Price	\$386,750	\$457,500	18.29%	\$380,000	\$458,500	20.66%
Average Price	\$406,597	\$473,913	16.56%	\$394,942	\$468,763	18.69%

For a list of definitions, see page 29.

May 2024	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	156	277	56.32%	301	1.93	\$966,300	14.15%	2.32%
North East	178	248	71.77%	237	1.33	\$609,600	17.05%	0.71%
North	155	250	62.00%	190	1.23	\$686,700	11.50%	0.51%
North West	192	290	66.21%	193	1.01	\$805,000	13.17%	1.86%
West	166	229	72.49%	155	0.93	\$972,600	11.66%	1.64%
South	282	394	71.57%	286	1.01	\$734,600	13.79%	1.49%
South East	207	270	76.67%	176	0.85	\$728,600	12.79%	1.24%
East	43	70	61.43%	35	0.81	\$530,100	22.99%	1.13%
TOTAL CITY	1,385	2,036	68.03%	1,596	1.15	\$761,800	13.03%	1.41%
Apartment								
City Centre	434	634	68.45%	644	1.48	\$351,600	12.80%	0.80%
North East	46	75	61.33%	69	1.50	\$310,600	30.01%	2.41%
North	62	94	65.96%	56	0.90	\$339,800	20.93%	1.92%
North West	82	94	87.23%	73	0.89	\$310,900	17.50%	0.94%
West	70	107	65.42%	82	1.17	\$351,000	18.02%	1.77%
South	108	121	89.26%	88	0.81	\$318,100	25.43%	2.91%
South East	81	93	87.10%	77	0.95	\$371,700	22.47%	1.89%
East	24	31	77.42%	19	0.79	\$258,600	32.68%	2.33%
TOTAL CITY	908	1,249	72.70%	1,110	1.22	\$340,500	17.86%	1.49%
Semi-detached								
City Centre	70	97	72.16%	109	1.56	\$921,900	11.39%	1.75%
North East	36	46	78.26%	35	0.97	\$441,100	18.38%	0.98%
North	29	31	93.55%	13	0.45	\$525,700	10.93%	0.82%
North West	25	41	60.98%	24	0.96	\$664,900	14.80%	0.97%
West	18	32	56.25%	24	1.33	\$811,300	10.05%	2.06%
South	29	43	67.44%	30	1.03	\$539,900	15.44%	1.87%
South East	35	43	81.40%	24	0.69	\$521,300	14.65%	1.62%
East	14	23	60.87%	12	0.86	\$402,300	23.25%	0.27%
TOTAL CITY	259	360	71.94%	272	1.05	\$678,000	13.25%	1.54%
Row								
City Centre	70	105	66.67%	78	1.11	\$618,100	15.25%	2.33%
North East	64	106	60.38%	87	1.36	\$382,300	29.55%	1.87%
North	71	116	61.21%	67	0.94	\$438,000	18.44%	1.41%
North West	61	73	83.56%	33	0.54	\$466,600	23.96%	2.53%
West	65	68	95.59%	41	0.63	\$471,000	18.13%	0.86%
South	102	108	94.44%	53	0.52	\$411,700	23.63%	1.96%
South East	83	85	97.65%	52	0.63	\$469,400	18.78%	1.10%
East	21	26	80.77%	12	0.57	\$303,700	40.34%	5.49%
TOTAL CITY	540	688	78.49%	424	0.79	\$462,500	19.26%	1.65%

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

City of Calgary

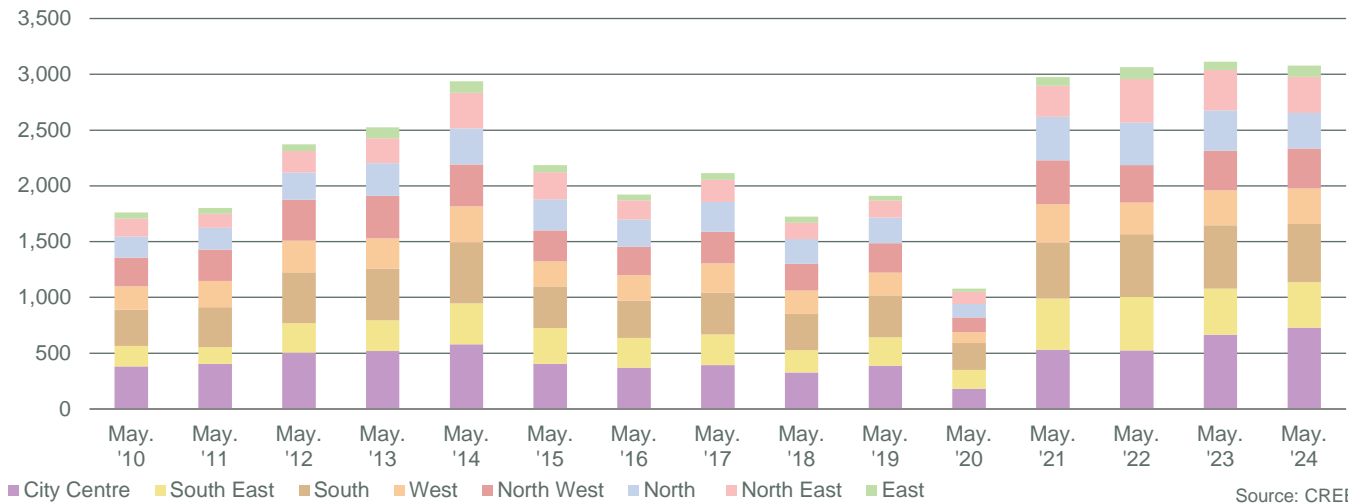
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



May. 2024

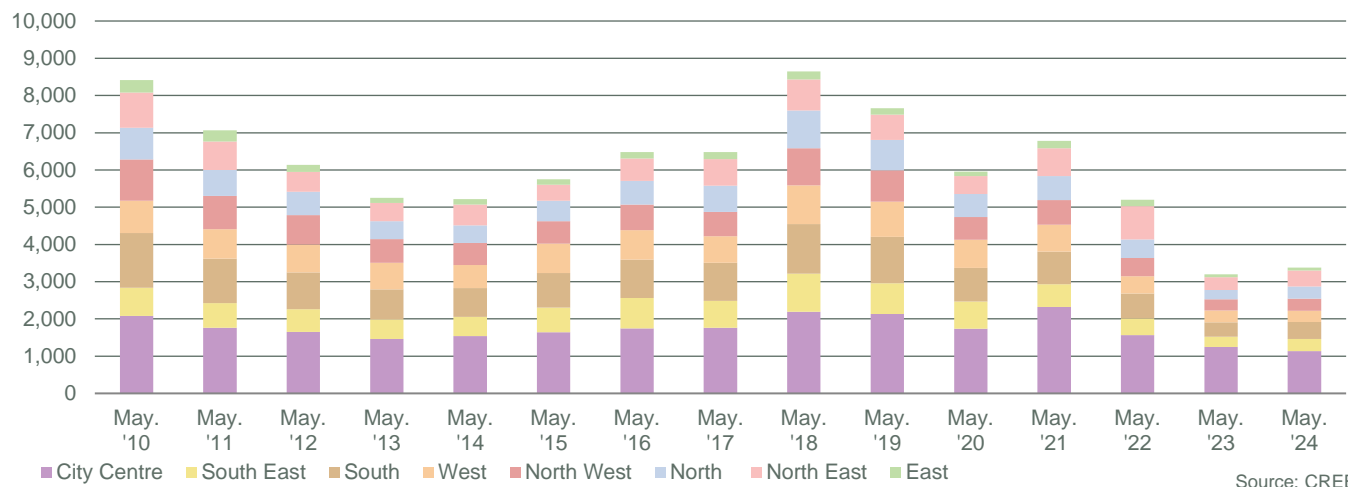
TOTAL SALES

MAY



TOTAL INVENTORY

MAY



MONTHS OF SUPPLY

MAY

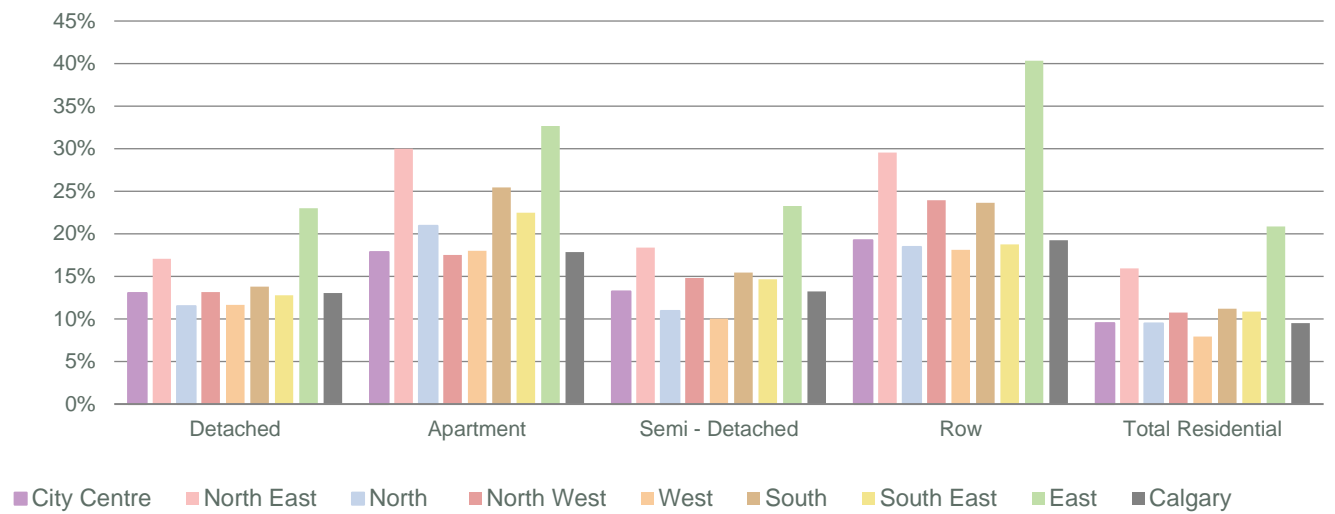


BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY

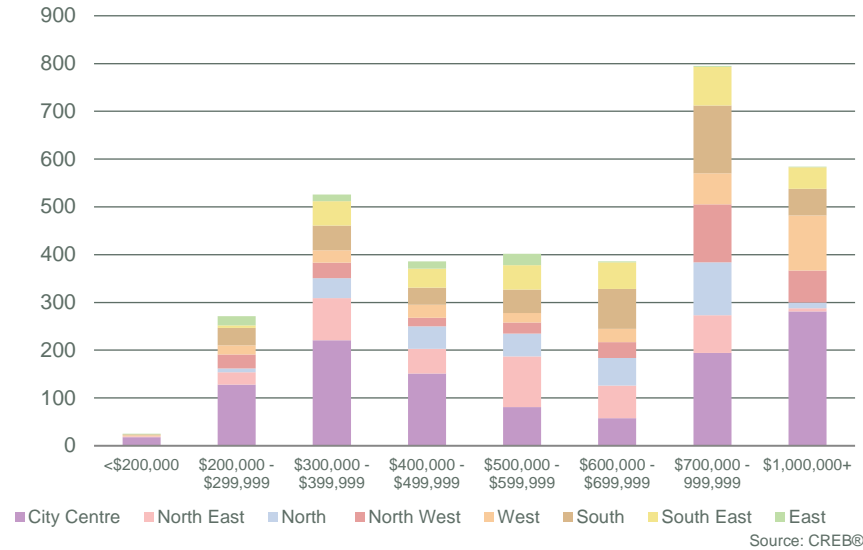


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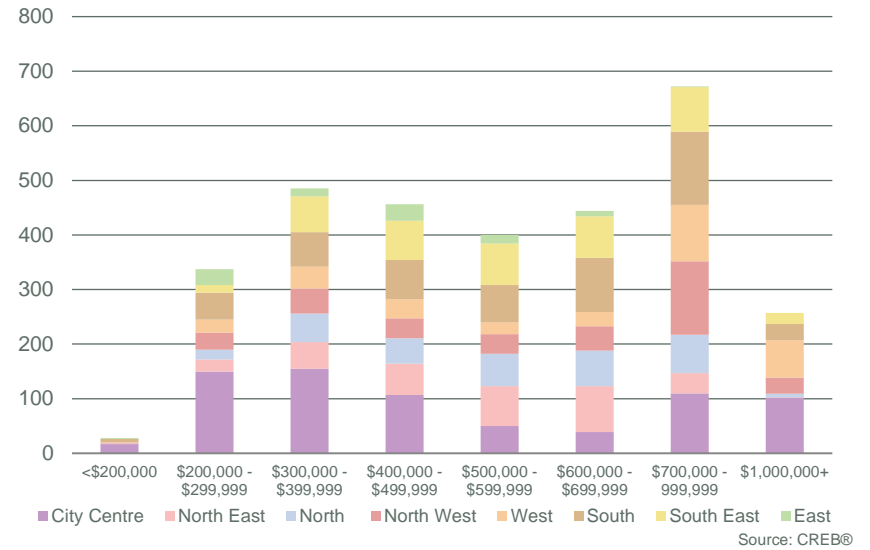
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

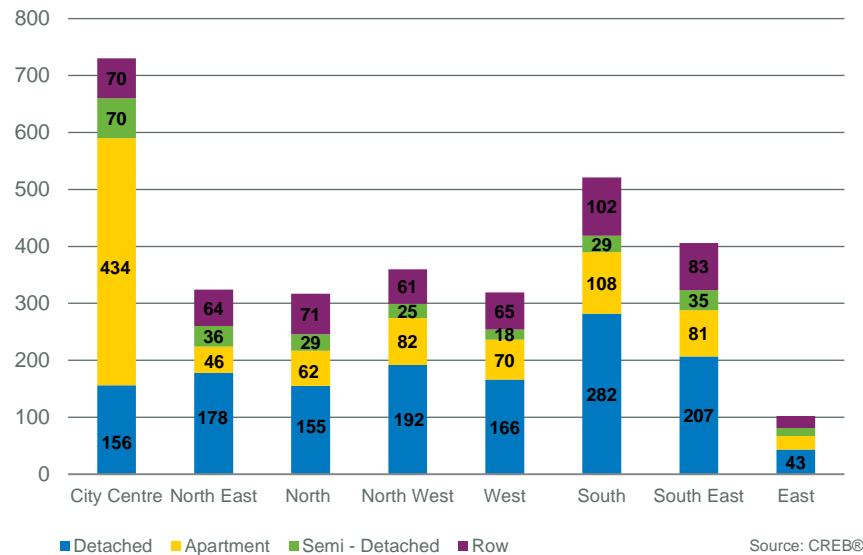
TOTAL INVENTORY BY PRICE RANGE - MAY



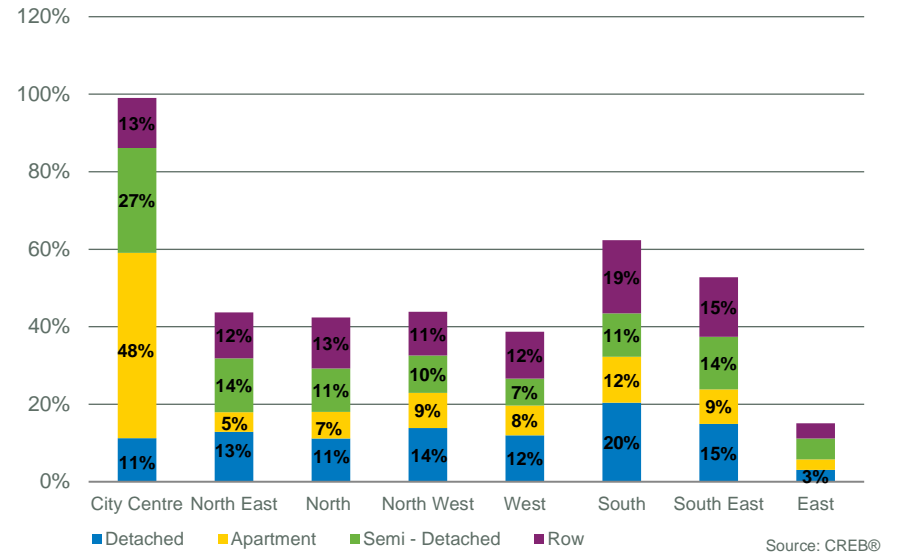
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



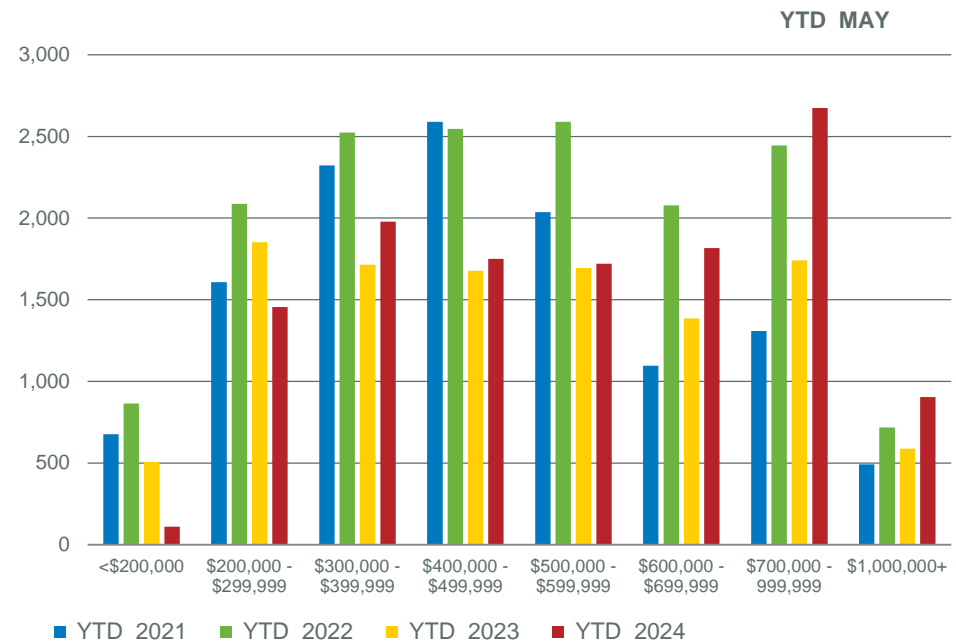
SHARE OF CITY WIDE SALES - MAY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	1,198	1,737	2,424	2,686	3,117	3,140	2,644	2,716	2,430	2,169	1,783	1,363
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,685	2,227	1,248
Inventory	2,451	2,747	3,235	3,234	3,214	3,469	3,498	3,267	3,383	3,205	3,000	2,168
Days on Market	42	33	27	24	24	22	23	25	25	27	29	33
Benchmark Price	516,300	526,500	535,100	545,100	552,700	560,300	563,100	566,000	565,600	566,800	567,900	565,200
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	503,700	495,000	498,888	503,500
Average Price	508,515	506,933	535,903	548,583	552,412	552,122	539,730	522,750	548,687	546,085	539,887	537,555
Index	242	247	251	255	259	262	264	265	265	265	266	265
2024												
Sales	1,649	2,133	2,658	2,880	3,092							
New Listings	2,137	2,711	3,173	3,491	4,333							
Inventory	2,156	2,358	2,544	2,716	3,402							
Days on Market	34	24	20	20	19							
Benchmark Price	567,200	582,200	592,000	599,500	605,300							
Median Price	523,000	548,100	557,000	566,250	562,500							
Average Price	569,389	583,045	596,206	608,465	612,772							
Index	266	273	277	281	283							

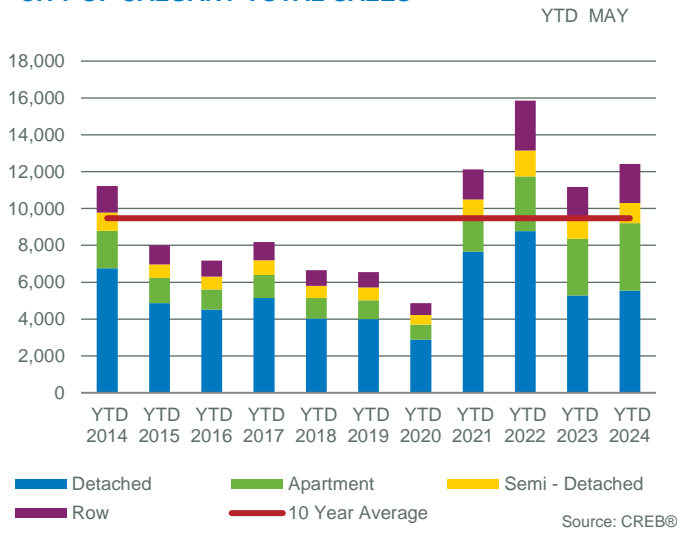
	May-23	May-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	1	-	5	-
\$100,000 - \$149,999	18	-	87	9
\$150,000 - \$199,999	93	28	415	101
\$200,000 - \$249,999	232	112	886	517
\$250,000 - \$299,999	271	225	967	939
\$300,000 - \$349,999	237	279	829	1,145
\$350,000 - \$399,999	229	206	886	834
\$400,000 - \$449,999	206	231	851	864
\$450,000 - \$499,999	228	226	826	886
\$500,000 - \$549,999	257	189	911	819
\$550,000 - \$599,999	210	215	783	902
\$600,000 - \$649,999	211	233	727	963
\$650,000 - \$699,999	198	214	659	854
\$700,000 - \$749,999	163	186	517	732
\$750,000 - \$799,999	127	169	406	648
\$800,000 - \$849,999	107	120	310	488
\$850,000 - \$899,999	67	87	220	366
\$900,000 - \$949,999	49	61	151	241
\$950,000 - \$999,999	44	52	138	199
\$1,000,000 - \$1,299,999	84	132	310	513
\$1,300,000 - \$1,499,999	33	56	104	165
\$1,500,000 - \$1,999,999	30	46	104	154
\$2,000,000 +	22	25	70	73
	3,117	3,092	11,162	12,412

CITY OF CALGARY TOTAL SALES BY PRICE RANGE

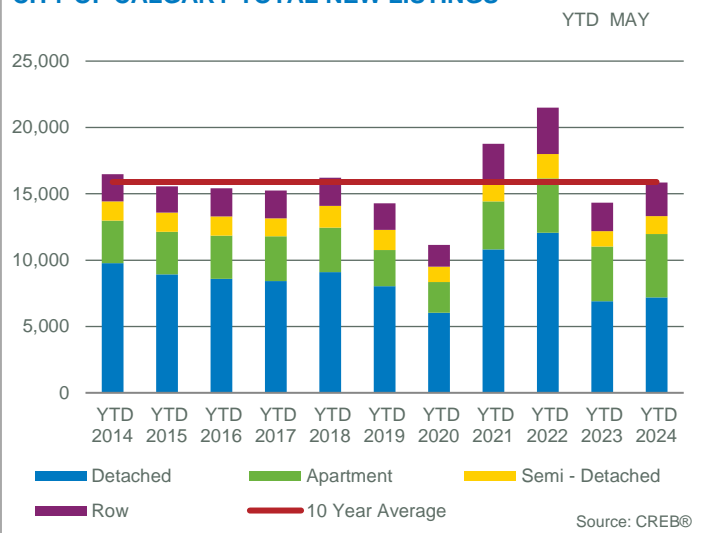


Source: CREB®

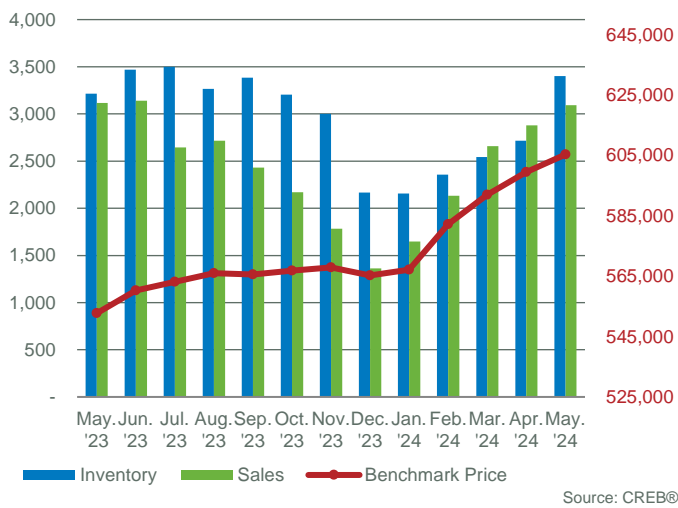
CITY OF CALGARY TOTAL SALES



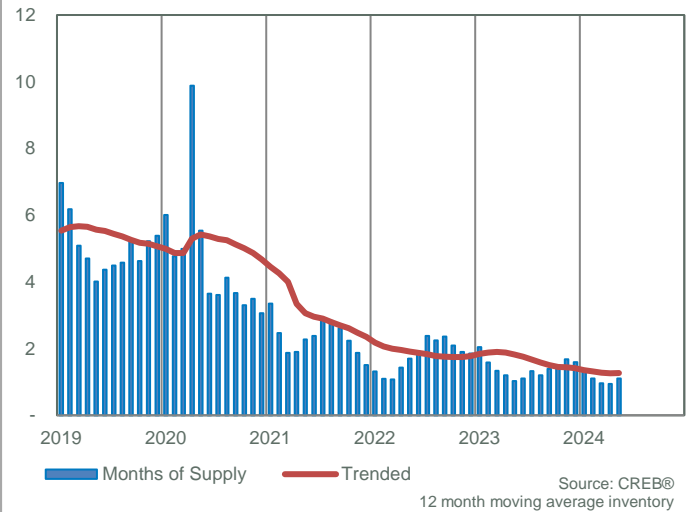
CITY OF CALGARY TOTAL NEW LISTINGS



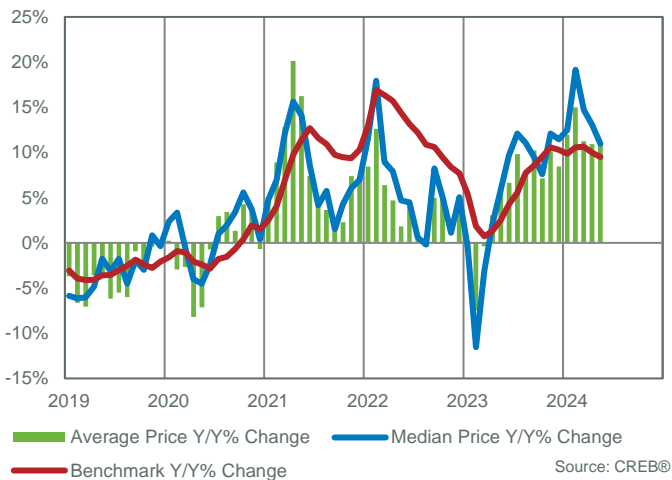
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



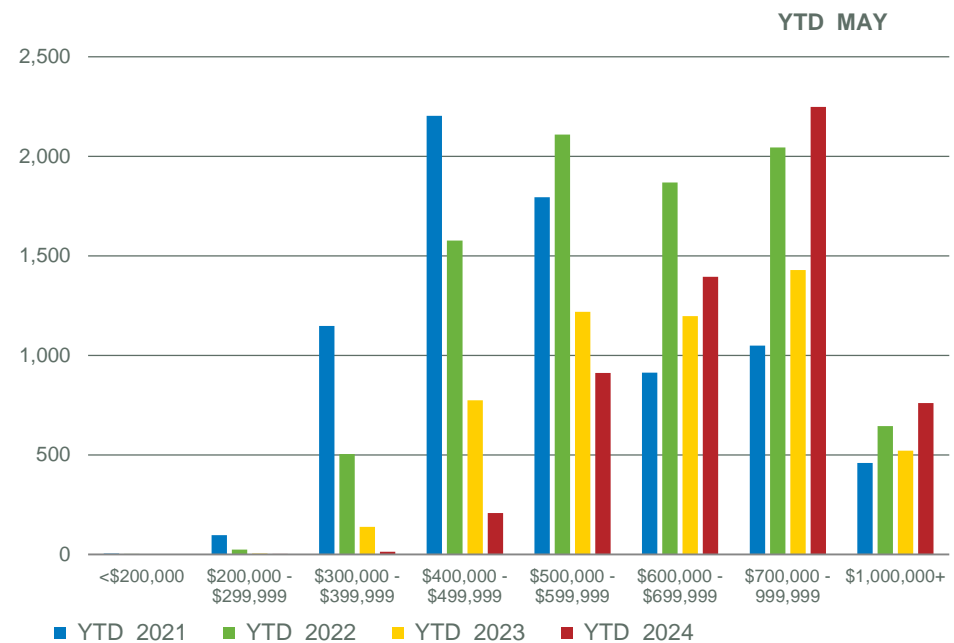
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	597
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	574
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,676	1,672	1,591	1,434	1,022
Days on Market	42	31	26	22	22	20	22	24	25	27	32	34
Benchmark Price	623,900	637,200	648,700	662,500	674,000	685,100	690,600	696,700	696,100	697,600	699,400	697,300
Median Price	599,000	603,000	635,000	655,000	657,464	650,000	652,000	641,900	650,000	649,900	650,000	645,000
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,937	728,084	726,568	723,430	728,113
Index	256	262	266	272	277	281	284	286	286	286	287	286
2024												
Sales	733	952	1,148	1,320	1,385							
New Listings	954	1,194	1,386	1,629	2,036							
Inventory	997	1,055	1,119	1,216	1,596							
Days on Market	34	25	20	19	18							
Benchmark Price	701,500	723,700	739,400	751,200	761,800							
Median Price	690,000	710,000	719,195	725,000	730,000							
Average Price	759,239	777,236	801,835	796,750	822,873							
Index	288	297	304	308	313							

	May-23	May-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	2	-
\$250,000 - \$299,999	1	1	2	2
\$300,000 - \$349,999	2	1	22	1
\$350,000 - \$399,999	14	1	117	13
\$400,000 - \$449,999	68	10	328	49
\$450,000 - \$499,999	115	35	446	159
\$500,000 - \$549,999	153	65	595	346
\$550,000 - \$599,999	168	135	624	566
\$600,000 - \$649,999	178	166	614	691
\$650,000 - \$699,999	174	175	583	703
\$700,000 - \$749,999	143	168	455	635
\$750,000 - \$799,999	106	145	329	573
\$800,000 - \$849,999	83	106	247	406
\$850,000 - \$899,999	57	73	167	303
\$900,000 - \$949,999	39	49	119	187
\$950,000 - \$999,999	36	37	112	144
\$1,000,000 - \$1,299,999	70	106	265	410
\$1,300,000 - \$1,499,999	32	45	99	139
\$1,500,000 - \$1,999,999	26	42	95	141
\$2,000,000 +	20	25	62	70
	1,485	1,385	5,283	5,538

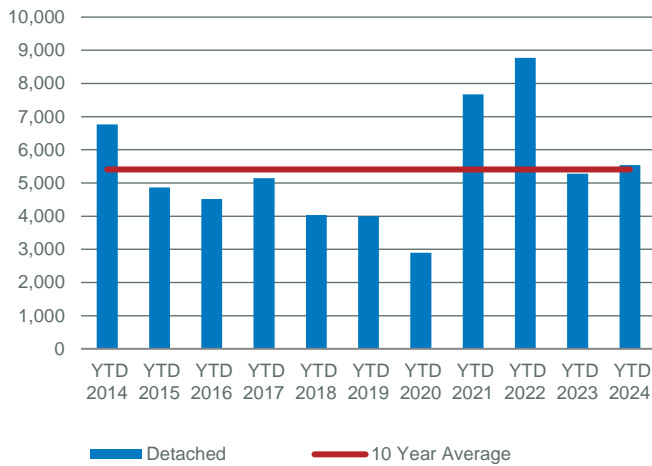
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

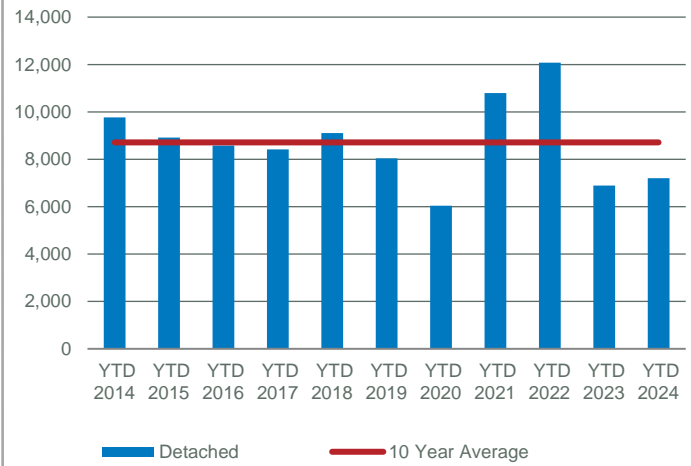
YTD MAY



Source: CREB®

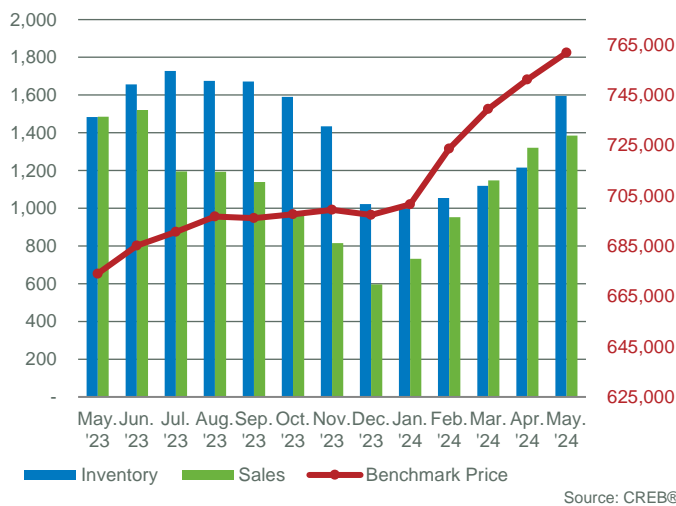
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



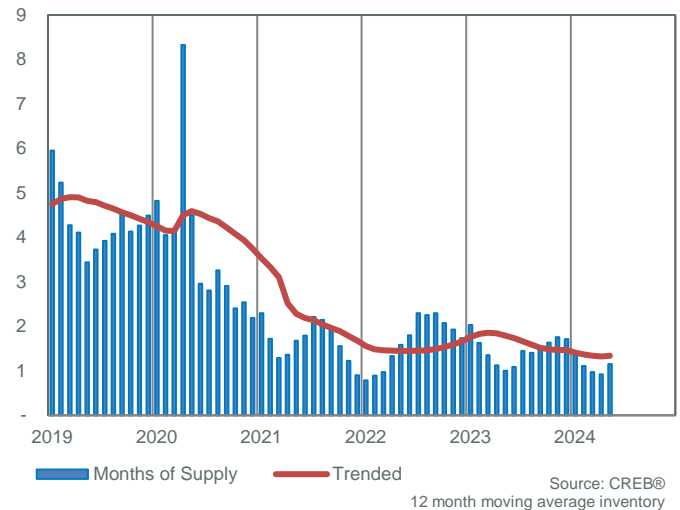
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



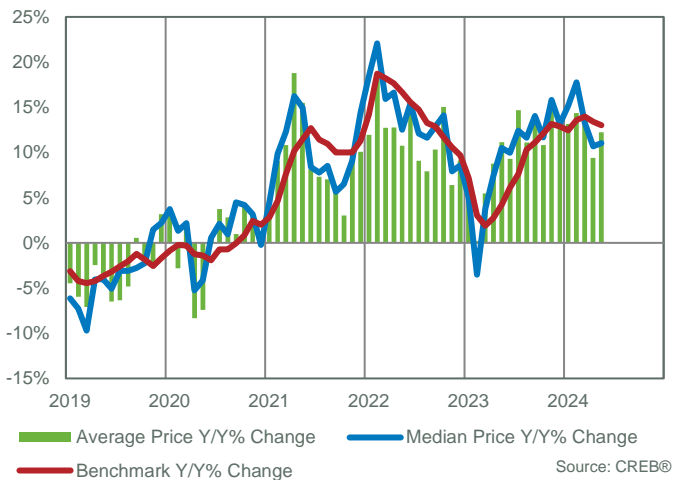
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



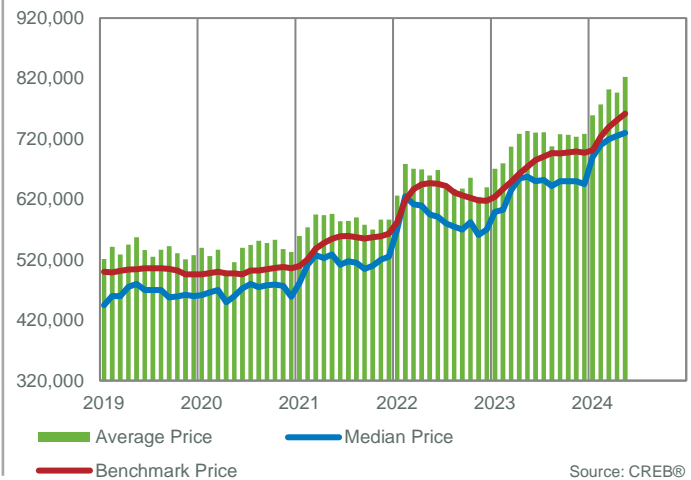
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

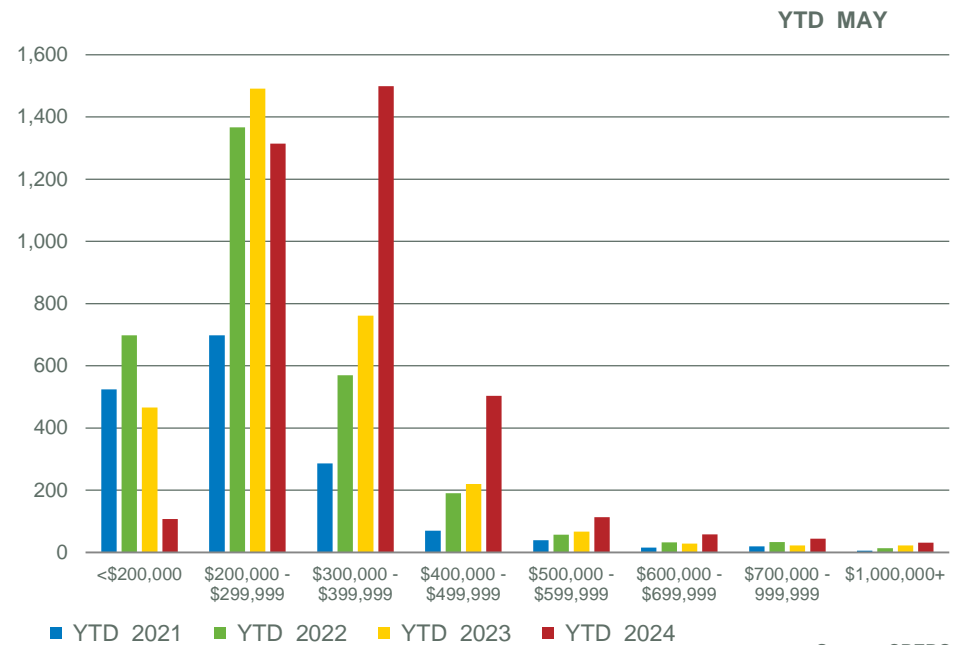


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	317	490	679	734	857	856	771	873	704	640	562	398
New Listings	545	696	919	950	1,025	1,062	924	893	925	728	677	373
Inventory	772	877	1,003	1,089	1,090	1,119	1,115	968	1,028	954	883	676
Days on Market	44	36	32	27	29	28	28	30	28	29	29	34
Benchmark Price	263,900	271,800	279,100	284,500	288,900	293,400	296,000	299,200	303,000	306,800	310,100	311,200
Median Price	258,000	262,250	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500	293,000	296,000
Average Price	284,526	280,629	305,439	296,940	307,504	301,977	308,424	309,989	316,387	321,721	315,060	313,822
Index	199	205	211	215	218	221	223	226	229	231	234	235
2024												
Sales	488	638	813	822	908							
New Listings	638	836	990	1,049	1,249							
Inventory	682	773	861	951	1,110							
Days on Market	35	26	23	23	22							
Benchmark Price	314,700	321,500	327,600	335,500	340,500							
Median Price	308,000	315,000	317,500	330,000	327,550							
Average Price	337,011	332,295	341,280	358,612	349,154							
Index	237	243	247	253	257							

	May-23	May-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	1	-	5	-
\$100,000 - \$149,999	18	-	85	9
\$150,000 - \$199,999	87	28	376	98
\$200,000 - \$249,999	193	109	723	499
\$250,000 - \$299,999	221	196	768	815
\$300,000 - \$349,999	151	225	479	933
\$350,000 - \$399,999	82	152	282	566
\$400,000 - \$449,999	37	83	140	327
\$450,000 - \$499,999	24	50	80	176
\$500,000 - \$549,999	11	24	41	77
\$550,000 - \$599,999	7	10	26	36
\$600,000 - \$649,999	3	8	17	40
\$650,000 - \$699,999	4	5	11	18
\$700,000 - \$749,999	2	2	4	13
\$750,000 - \$799,999	3	4	4	11
\$800,000 - \$849,999	2	-	6	7
\$850,000 - \$899,999	1	1	4	6
\$900,000 - \$949,999	1	-	3	2
\$950,000 - \$999,999	1	2	1	5
\$1,000,000 - \$1,299,999	3	6	8	15
\$1,300,000 - \$1,499,999	1	3	2	7
\$1,500,000 - \$1,999,999	2	-	4	7
\$2,000,000 +	2	-	8	2
	857	908	3,077	3,669

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

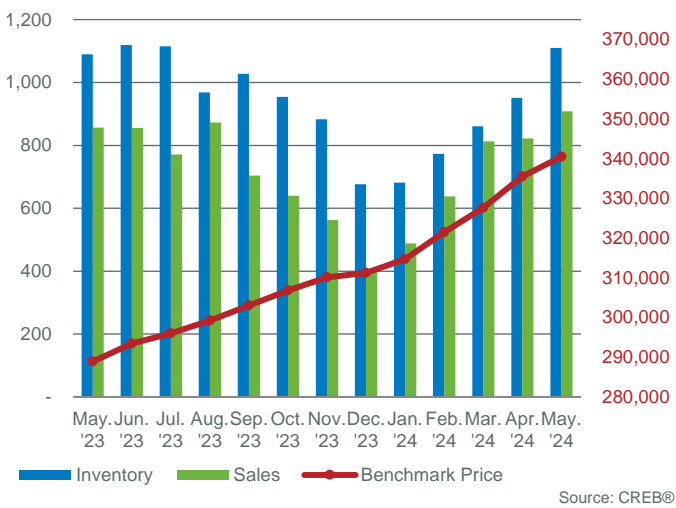
CITY OF CALGARY APARTMENT SALES



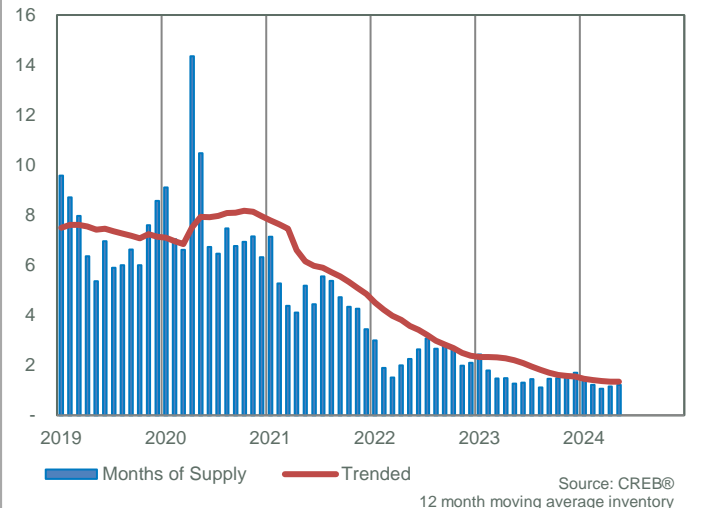
CITY OF CALGARY APARTMENT NEW LISTINGS



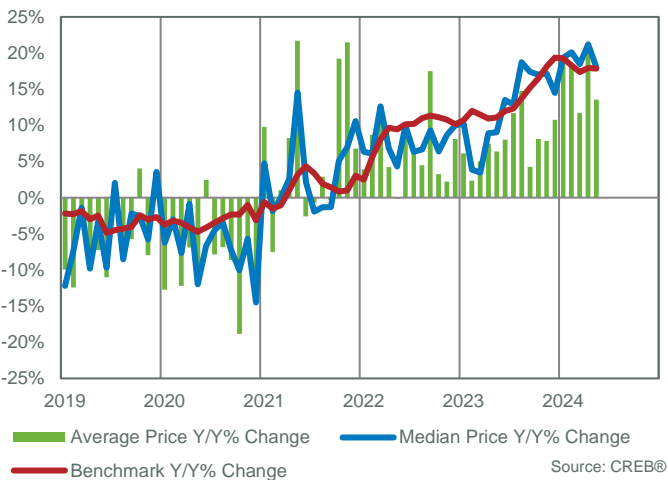
CITY OF CALGARY APARTMENT INVENTORY AND SALES



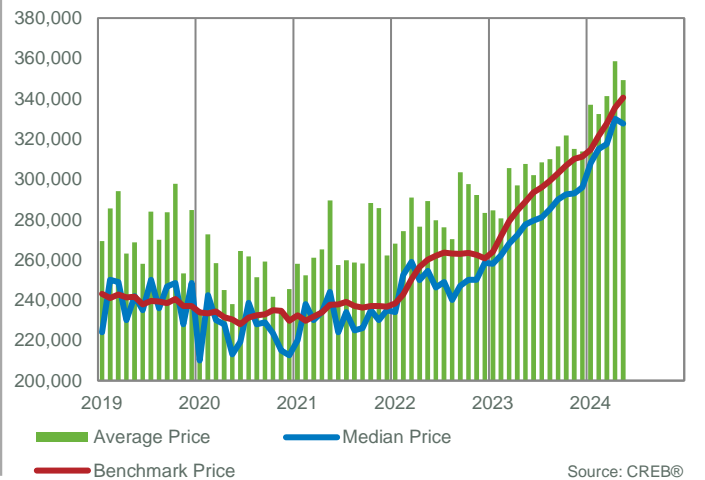
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



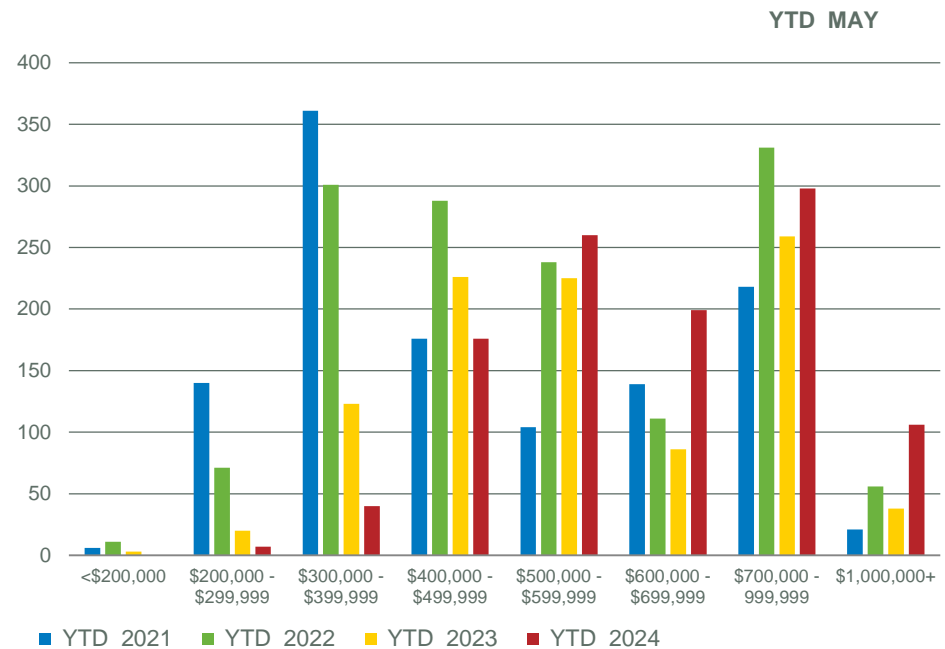
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	111	140	217	233	279	238	211	196	190	179	139	116
New Listings	150	193	280	266	268	318	248	236	276	237	182	99
Inventory	225	255	286	286	234	269	256	247	294	288	273	182
Days on Market	47	36	29	25	25	19	20	22	26	25	27	33
Benchmark Price	559,900	565,100	577,600	590,200	598,700	611,300	614,900	621,400	619,400	626,700	626,800	625,000
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	527,950	542,250	539,999	582,000	540,000
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,128	602,784	614,741	630,138	585,490
Index	300	303	310	317	321	328	330	333	332	336	336	335
2024												
Sales	131	191	250	255	259							
New Listings	223	224	261	293	360							
Inventory	219	223	206	207	272							
Days on Market	35	26	21	22	17							
Benchmark Price	621,900	639,400	658,200	667,700	678,000							
Median Price	610,000	595,000	620,000	627,000	622,500							
Average Price	667,721	666,588	689,235	697,204	702,960							
Index	334	343	353	358	364							

	May-23	May-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	-
\$200,000 - \$249,999	3	-	9	1
\$250,000 - \$299,999	2	1	11	6
\$300,000 - \$349,999	9	3	50	9
\$350,000 - \$399,999	21	5	73	31
\$400,000 - \$449,999	33	21	101	85
\$450,000 - \$499,999	34	19	125	91
\$500,000 - \$549,999	50	24	157	112
\$550,000 - \$599,999	18	37	68	148
\$600,000 - \$649,999	15	36	48	132
\$650,000 - \$699,999	12	18	38	67
\$700,000 - \$749,999	11	13	41	47
\$750,000 - \$799,999	14	10	63	45
\$800,000 - \$849,999	22	12	57	63
\$850,000 - \$899,999	9	8	48	46
\$900,000 - \$949,999	8	11	27	49
\$950,000 - \$999,999	6	12	23	48
\$1,000,000 - \$1,299,999	10	18	30	82
\$1,300,000 - \$1,499,999	-	8	3	18
\$1,500,000 - \$1,999,999	2	3	5	5
\$2,000,000 +	-	-	-	1
	279	259	980	1,086

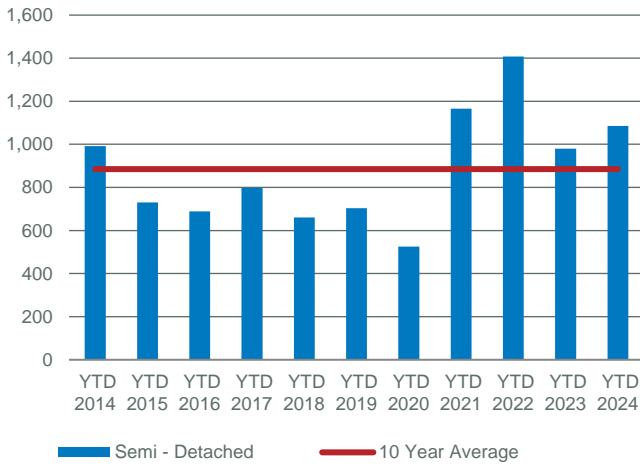
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

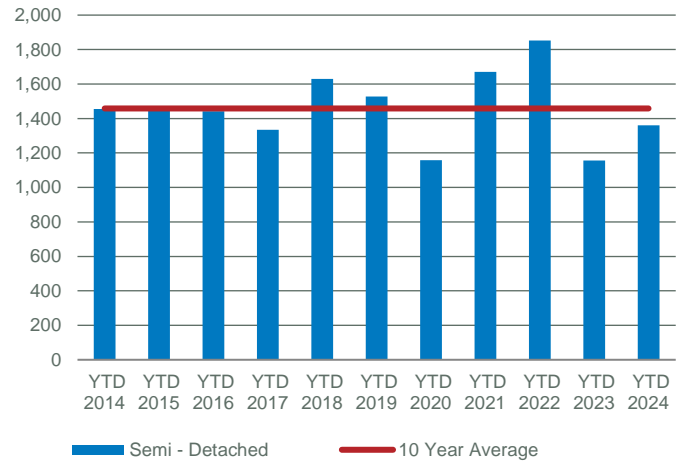
CITY OF CALGARY SEMI-DET. SALES

YTD MAY

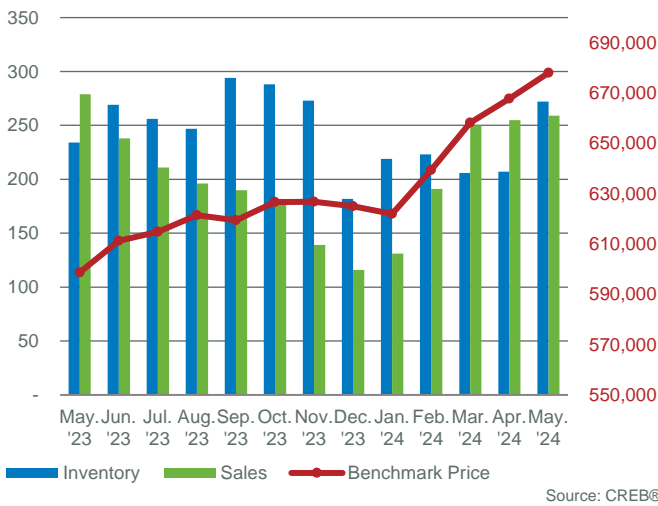


CITY OF CALGARY SEMI-DET. NEW LISTINGS

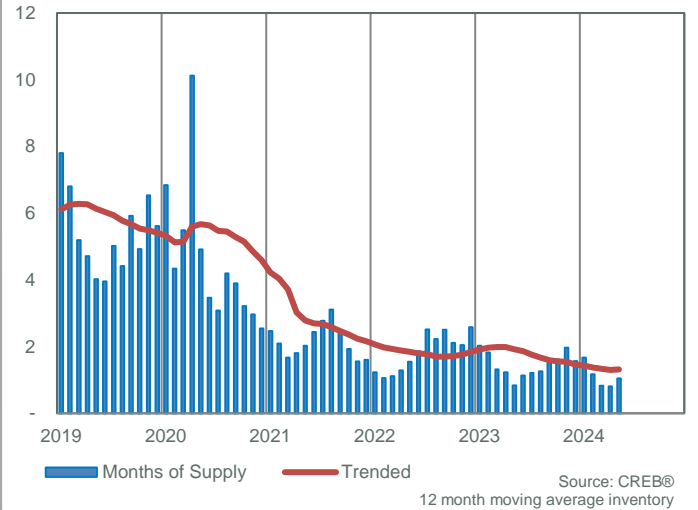
YTD MAY



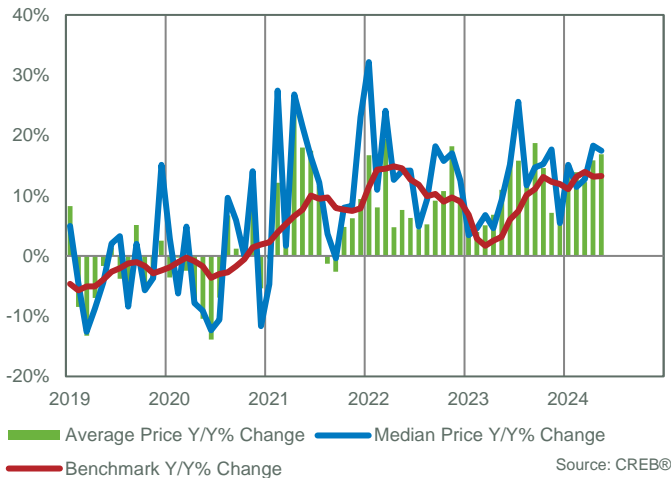
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



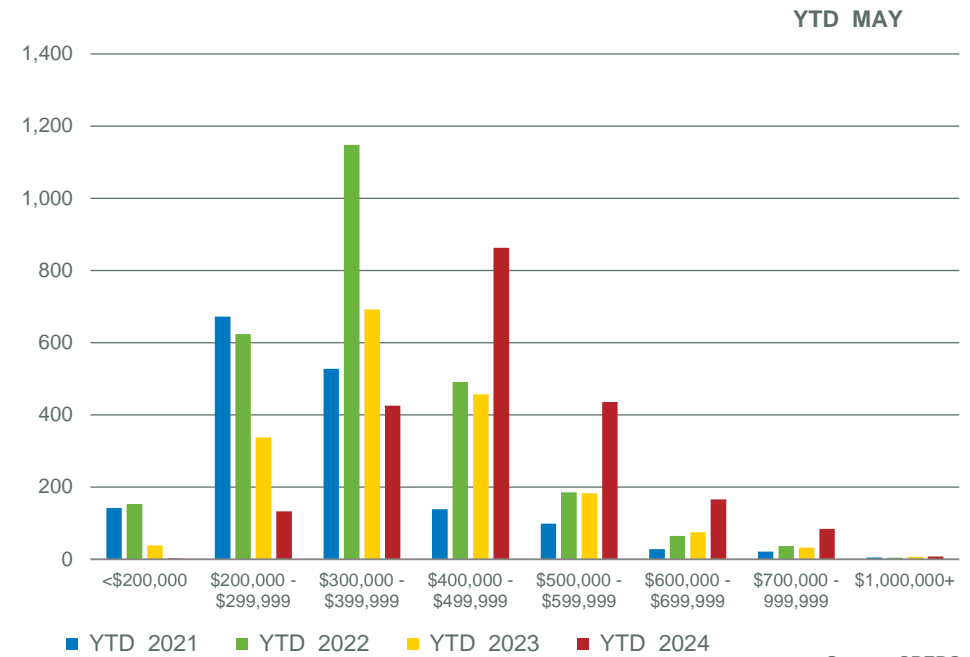
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	209	314	387	416	496	525	467	454	396	376	266	252
New Listings	278	361	506	438	562	608	488	486	473	419	370	202
Inventory	315	327	402	397	406	424	399	376	389	372	410	288
Days on Market	39	34	21	22	20	19	20	20	21	23	22	29
Benchmark Price	353,700	364,700	370,200	379,200	387,800	397,300	404,900	410,500	416,700	422,400	426,300	422,300
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,948	401,000	415,350
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	419,264	427,772	404,684	417,404
Index	229	236	240	245	251	257	262	266	270	273	276	273
2024												
Sales	297	352	447	483	540							
New Listings	322	457	536	520	688							
Inventory	258	307	358	342	424							
Days on Market	30	20	17	19	18							
Benchmark Price	424,300	434,700	444,600	455,000	462,500							
Median Price	434,200	465,000	464,900	462,500	457,500							
Average Price	439,285	466,997	479,729	472,267	473,913							
Index	275	281	288	295	299							

	May-23	May-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	6	-	36	3
\$200,000 - \$249,999	36	3	152	17
\$250,000 - \$299,999	47	27	186	116
\$300,000 - \$349,999	75	50	278	202
\$350,000 - \$399,999	112	48	414	224
\$400,000 - \$449,999	68	117	282	403
\$450,000 - \$499,999	55	122	175	460
\$500,000 - \$549,999	43	76	118	284
\$550,000 - \$599,999	17	33	65	152
\$600,000 - \$649,999	15	23	48	100
\$650,000 - \$699,999	8	16	27	66
\$700,000 - \$749,999	7	3	17	37
\$750,000 - \$799,999	4	10	10	19
\$800,000 - \$849,999	-	2	-	12
\$850,000 - \$899,999	-	5	1	11
\$900,000 - \$949,999	1	1	2	3
\$950,000 - \$999,999	1	1	2	2
\$1,000,000 - \$1,299,999	1	2	7	6
\$1,300,000 - \$1,499,999	-	-	-	1
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	-	-	-	-
	496	540	1,822	2,119

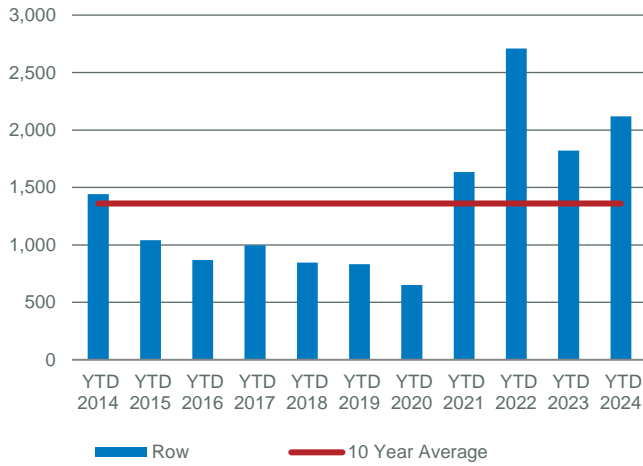
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

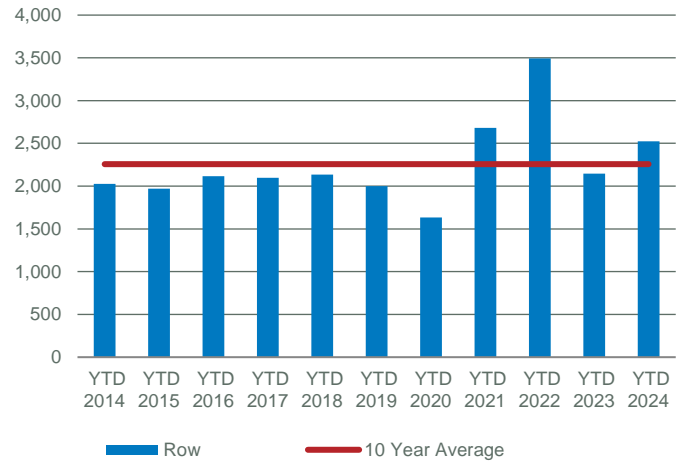
YTD MAY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD MAY



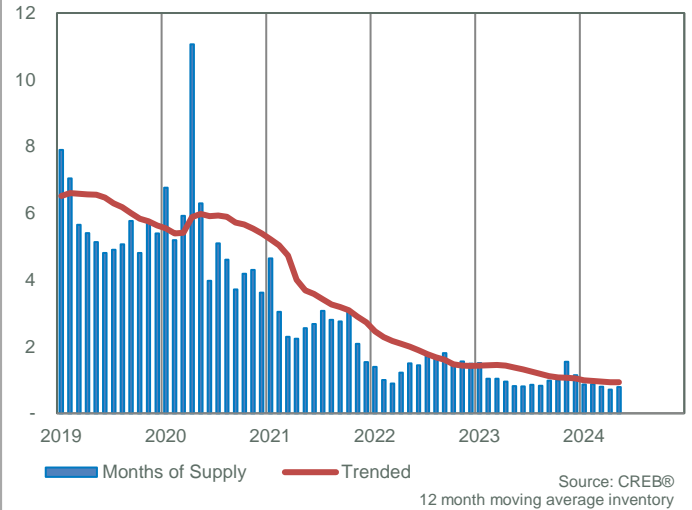
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



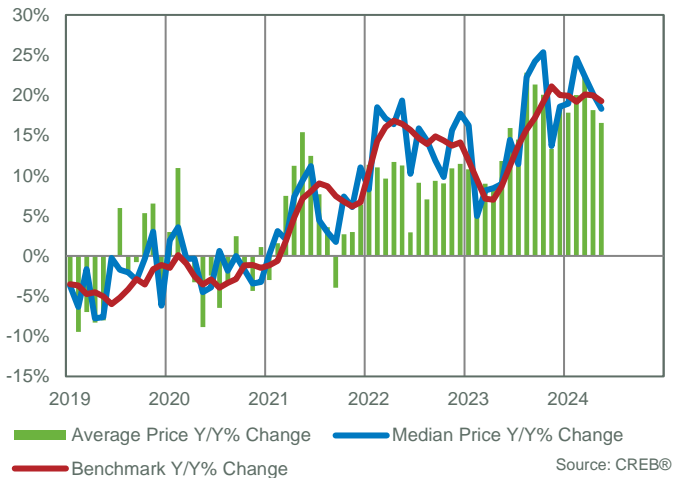
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



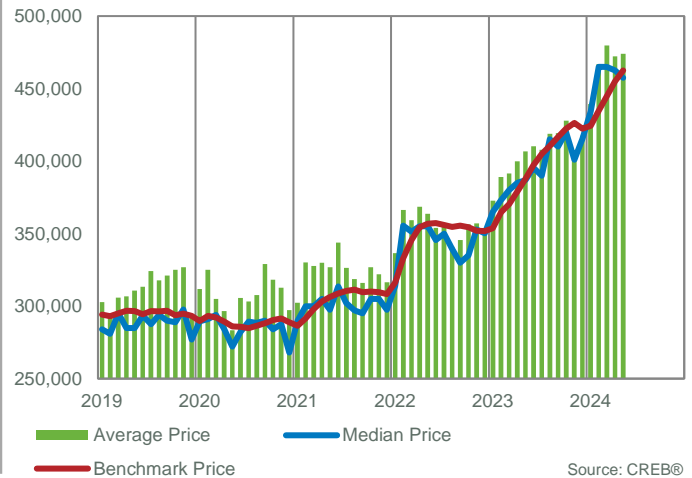
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

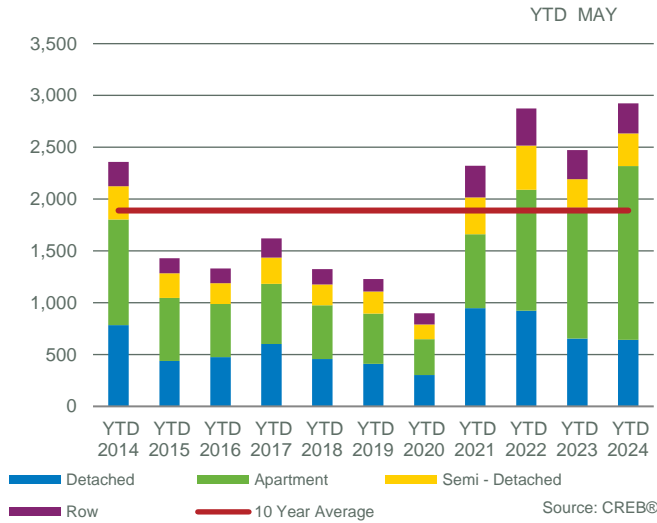
CITY OF CALGARY ROW PRICES



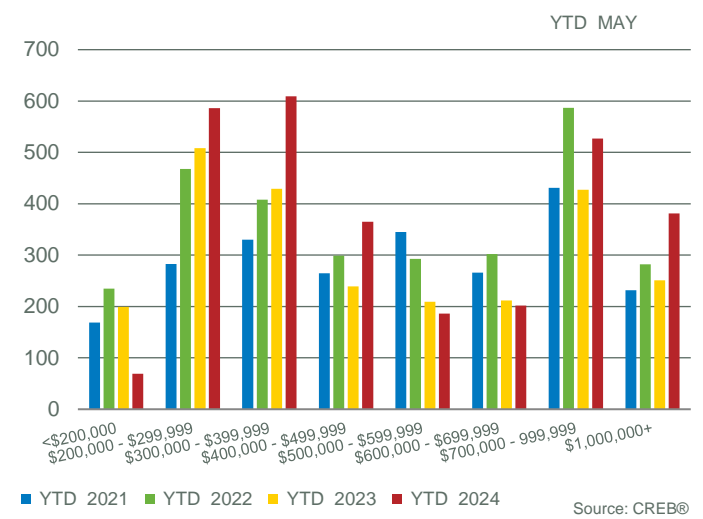
Source: CREB®

CITY CENTRE

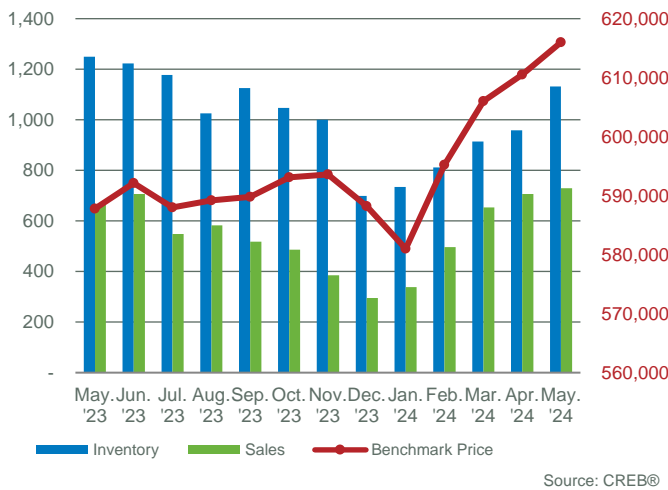
CITY CENTRE TOTAL SALES



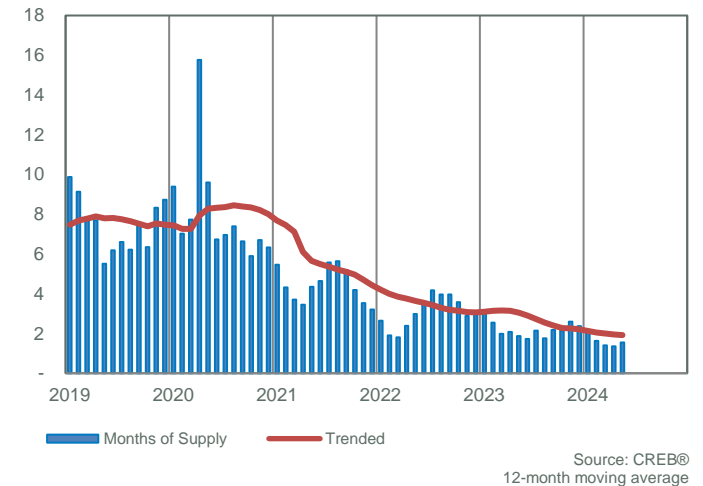
CITY CENTRE TOTAL SALES BY PRICE RANGE



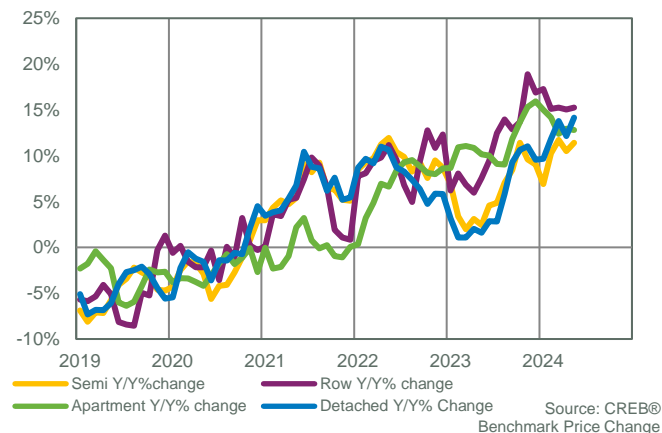
CITY CENTRE INVENTORY AND SALES



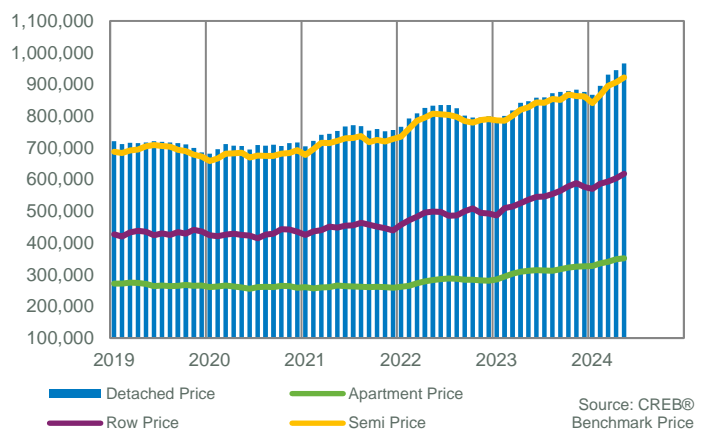
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

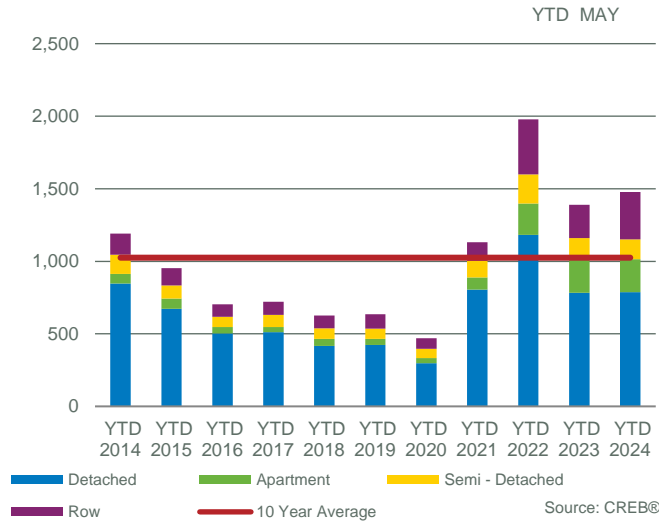


CITY CENTRE PRICES

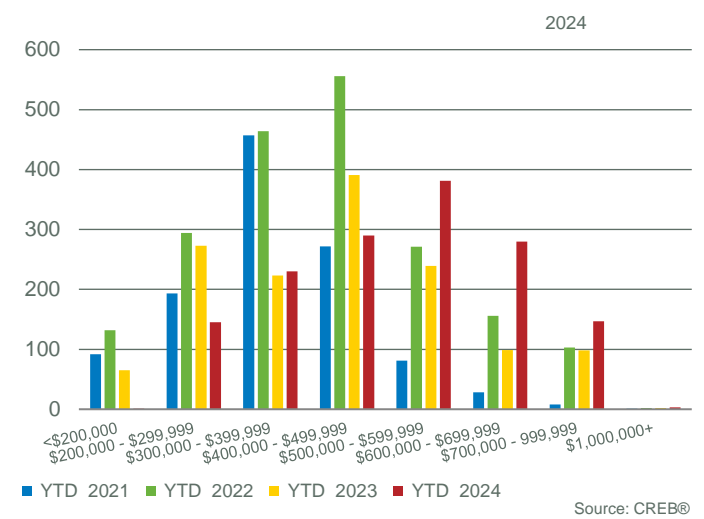


NORTHEAST

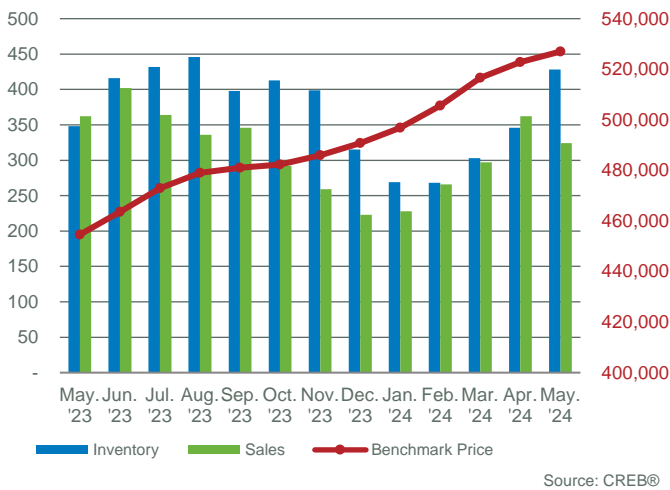
NORTHEAST TOTAL SALES



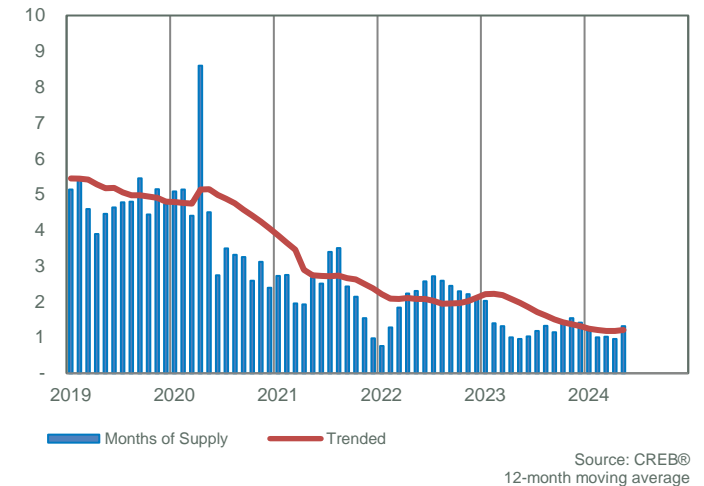
NORTHEAST TOTAL SALES BY PRICE RANGE



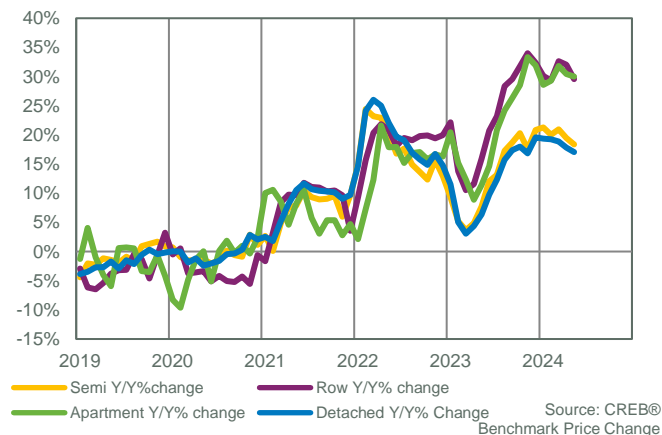
NORTHEAST INVENTORY AND SALES



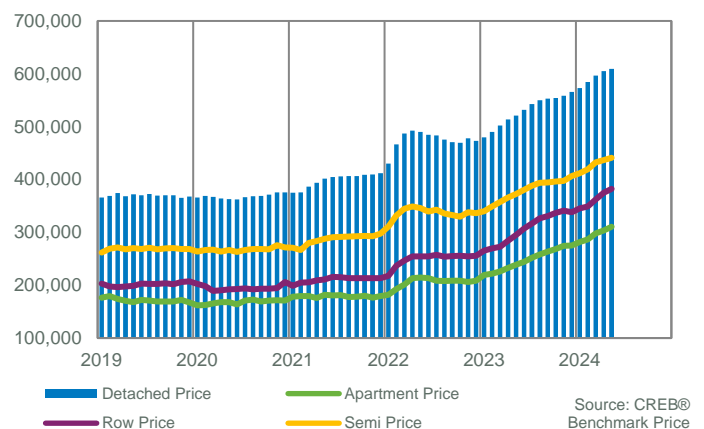
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

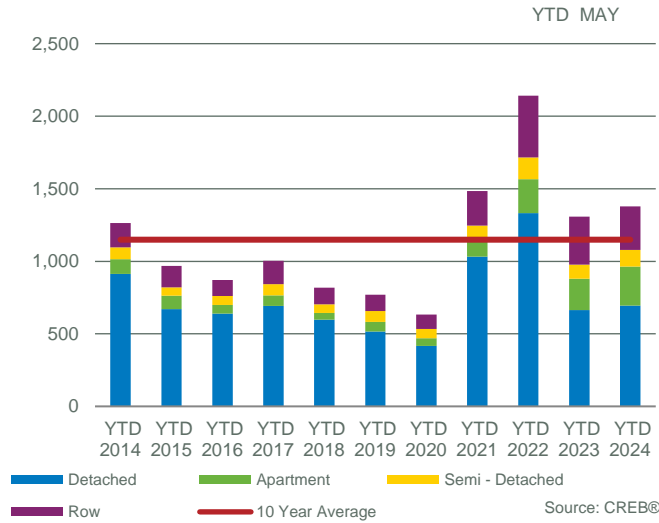


NORTHEAST PRICES

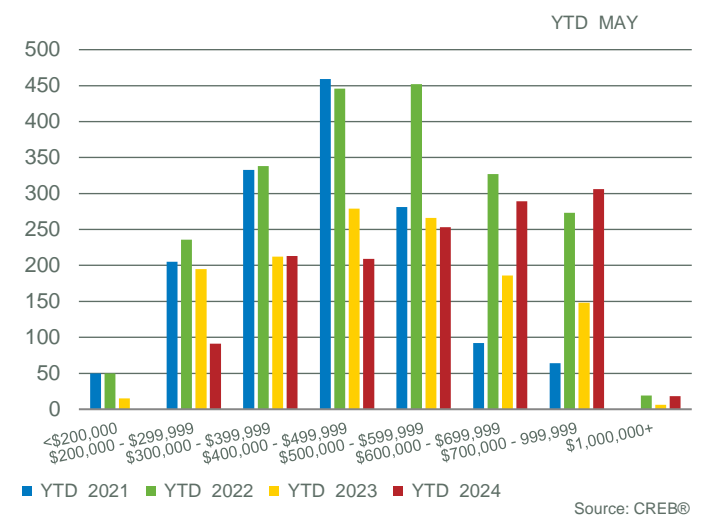


NORTH

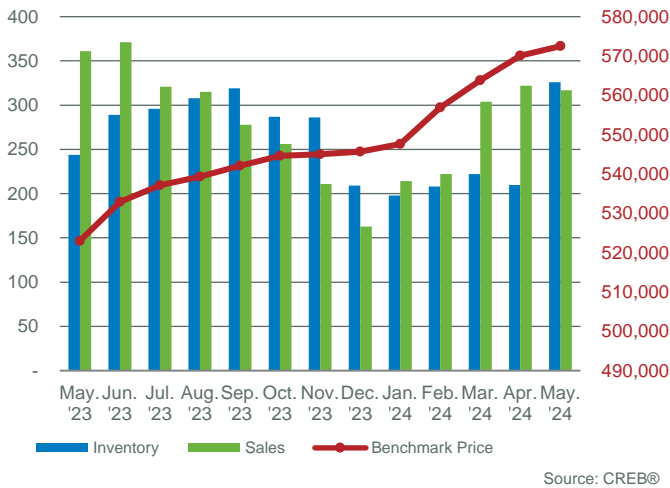
NORTH TOTAL SALES



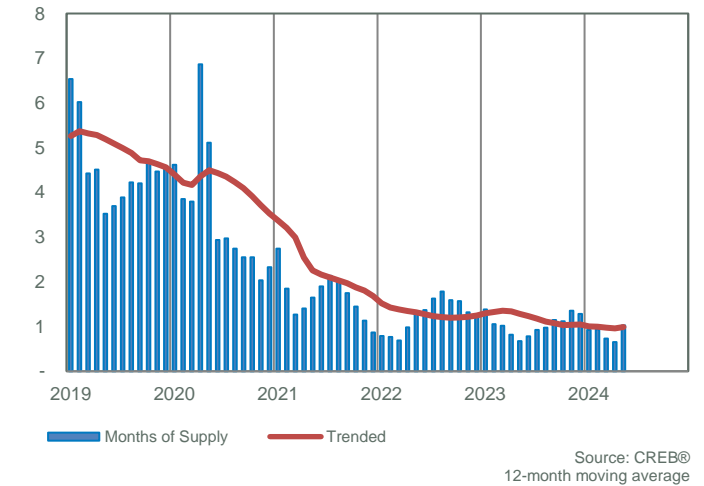
NORTH TOTAL SALES BY PRICE RANGE



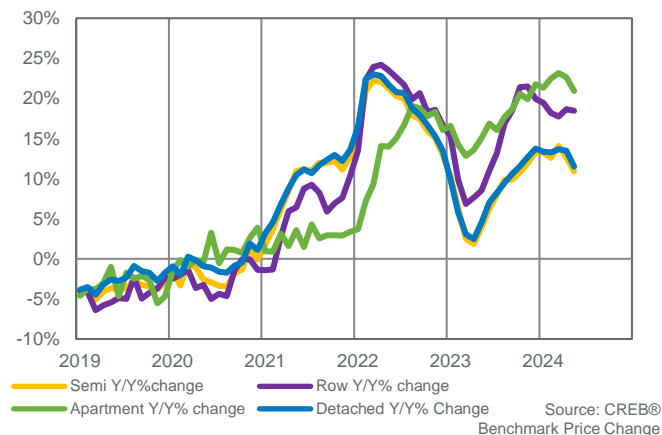
NORTH INVENTORY AND SALES



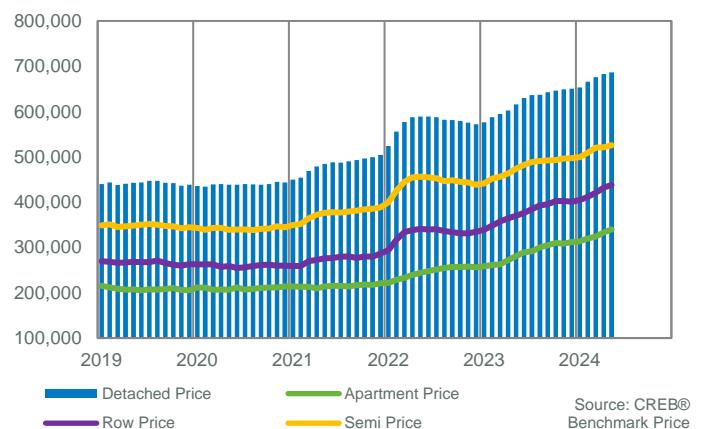
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

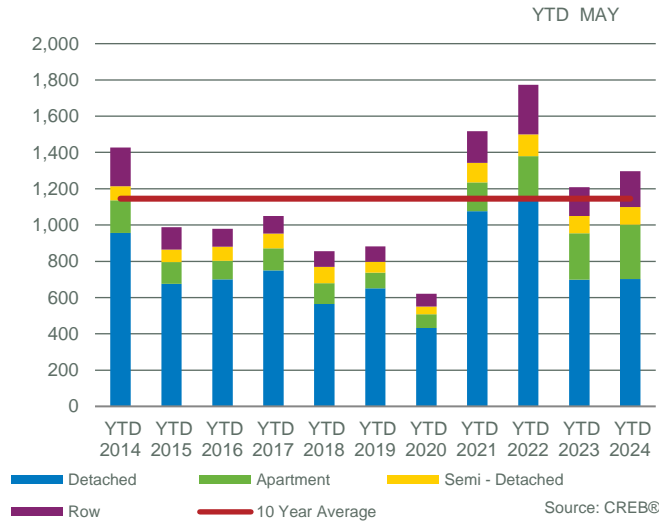


NORTH PRICES

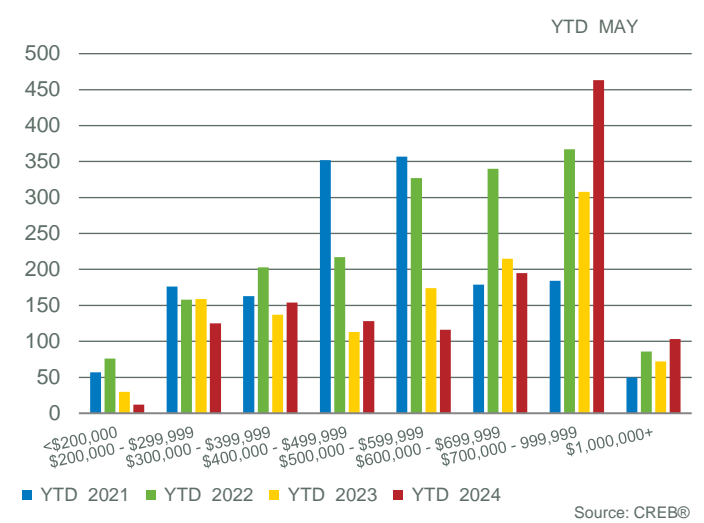


NORTHWEST

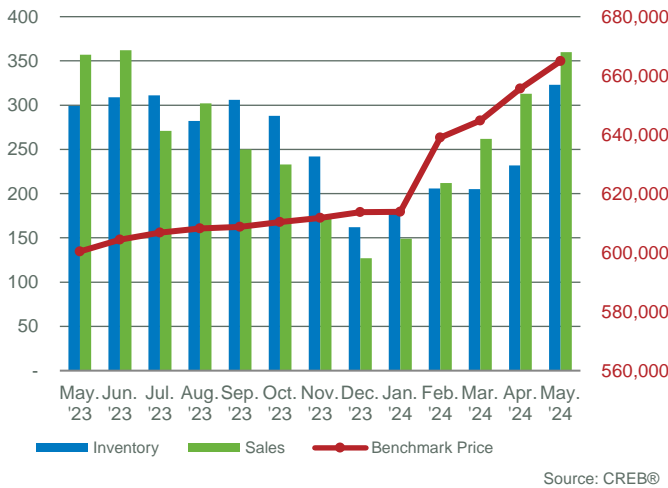
NORTHWEST TOTAL SALES



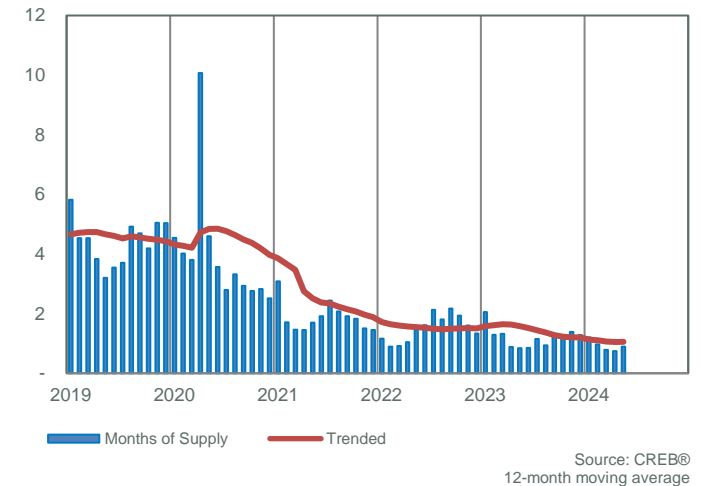
NORTHWEST TOTAL SALES BY PRICE RANGE



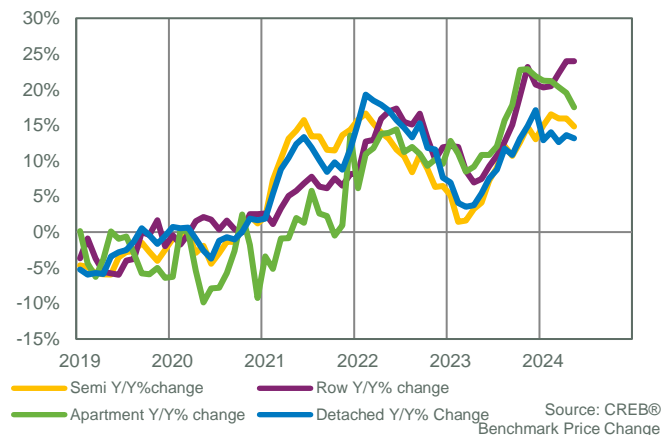
NORTHWEST INVENTORY AND SALES



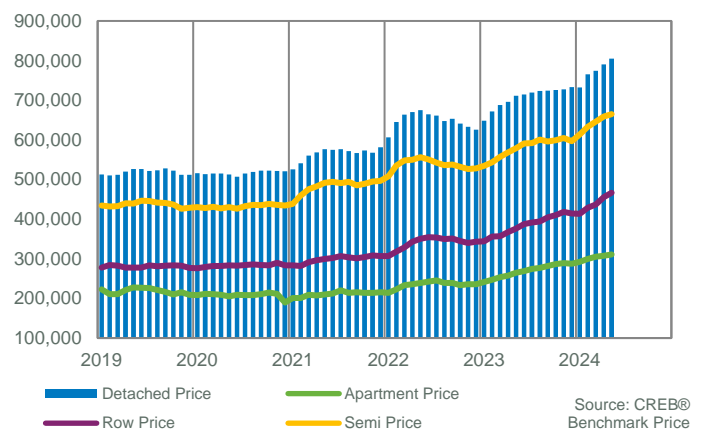
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

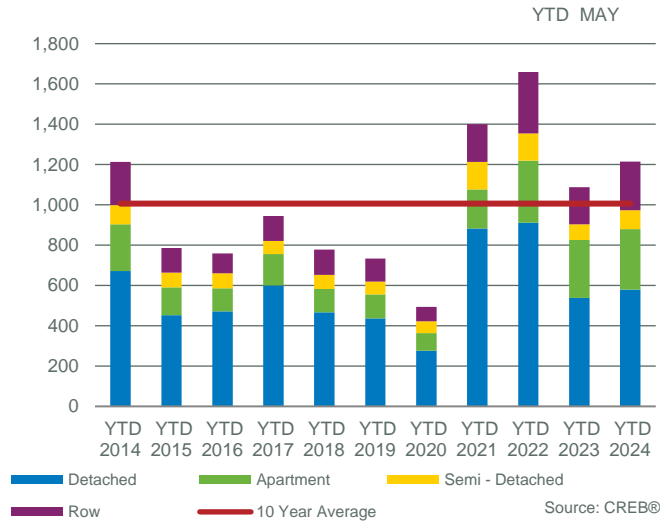


NORTHWEST PRICES

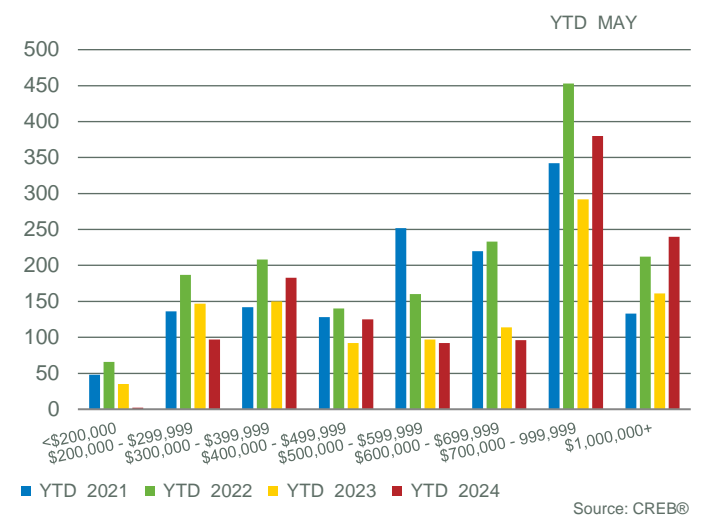


WEST

WEST TOTAL SALES



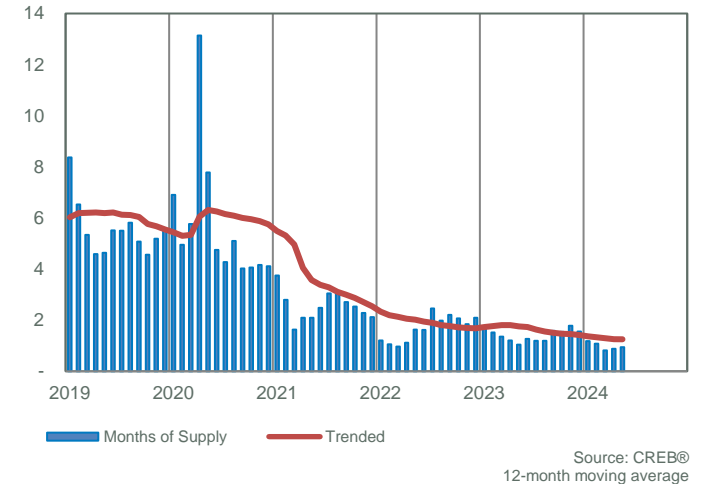
WEST TOTAL SALES BY PRICE RANGE



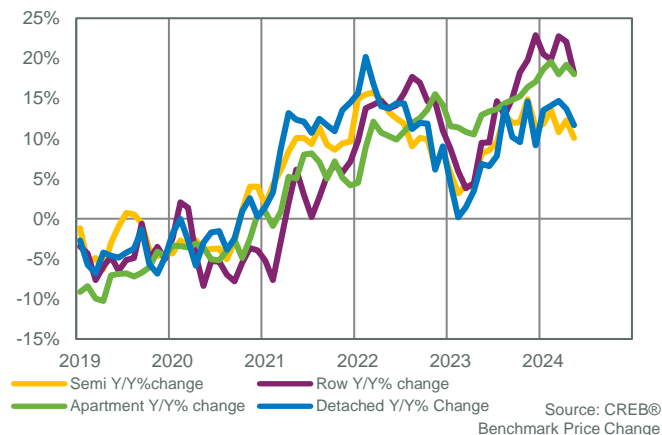
WEST INVENTORY AND SALES



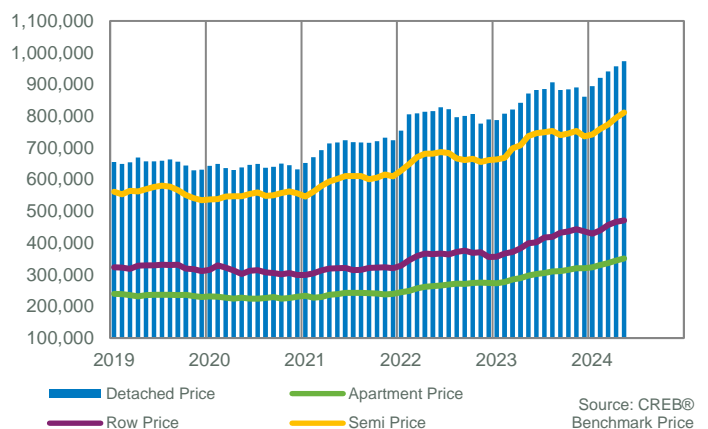
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

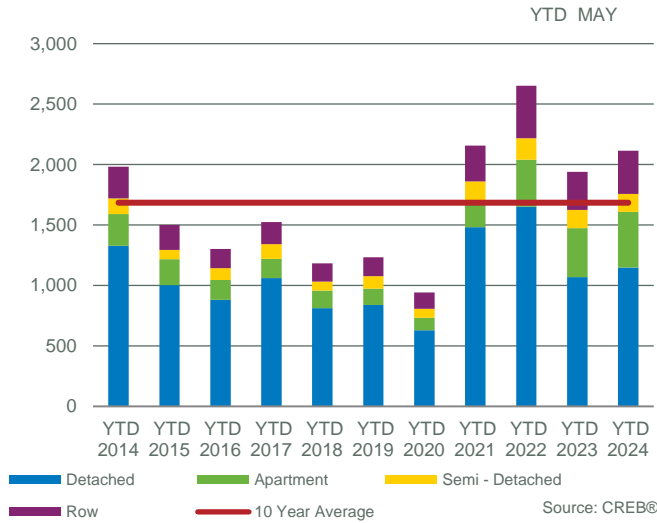


WEST PRICES

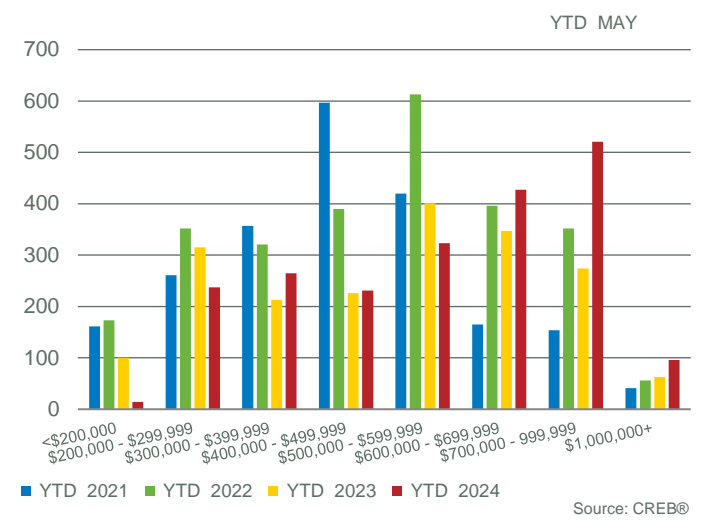


SOUTH

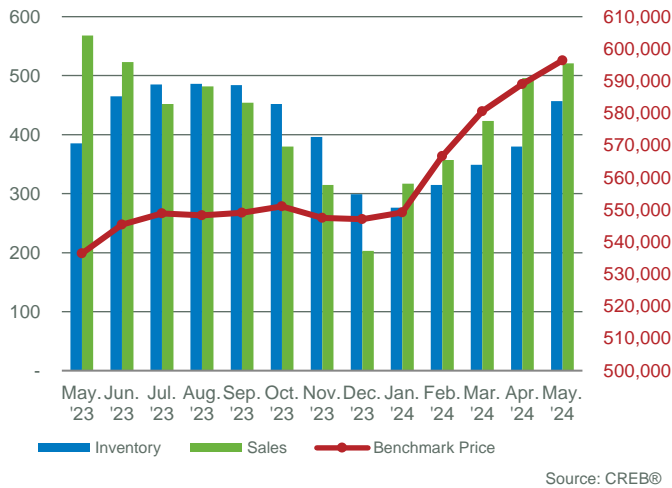
SOUTH TOTAL SALES



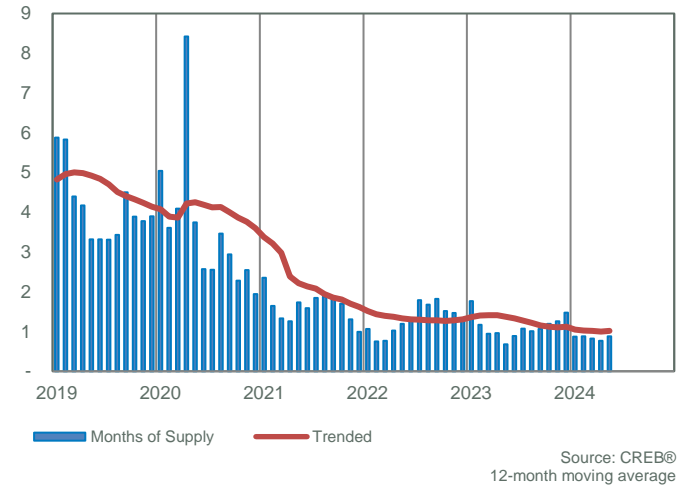
SOUTH TOTAL SALES BY PRICE RANGE



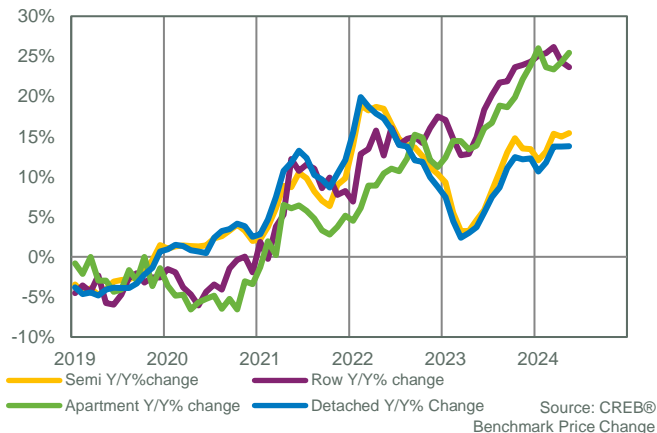
SOUTH INVENTORY AND SALES



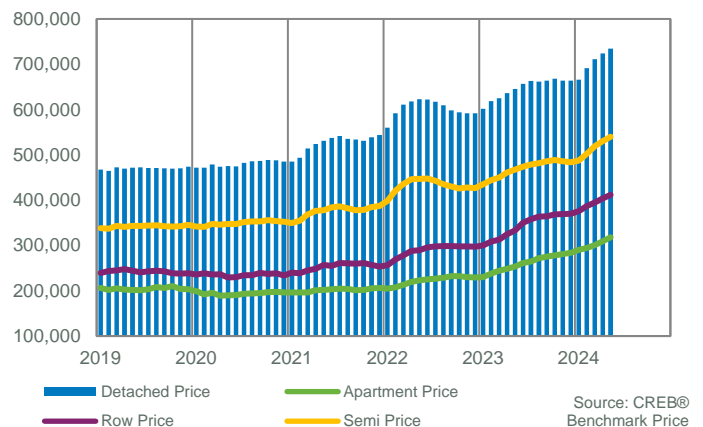
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

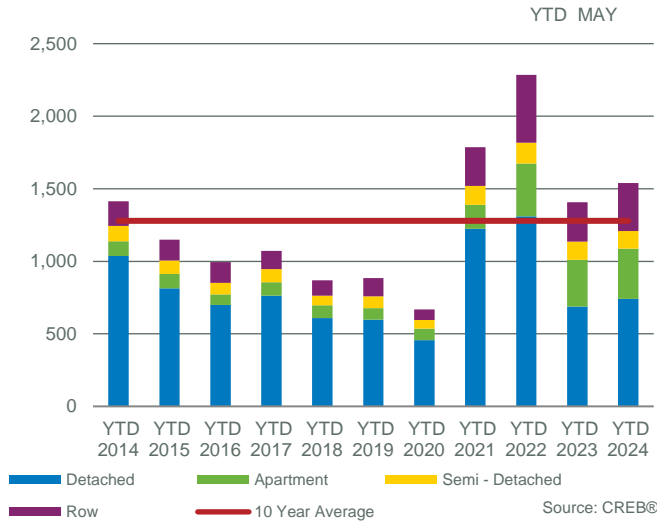


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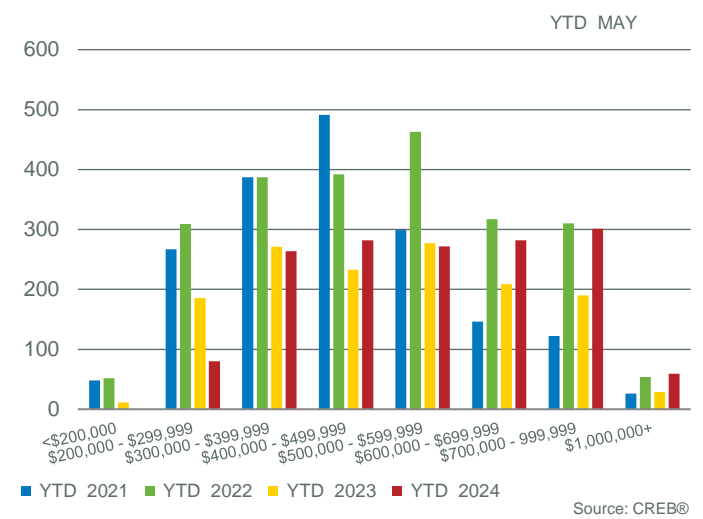


SOUTHEAST

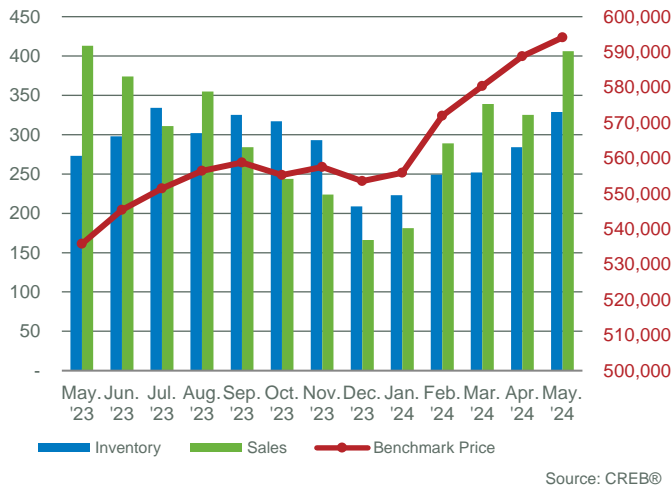
SOUTHEAST TOTAL SALES



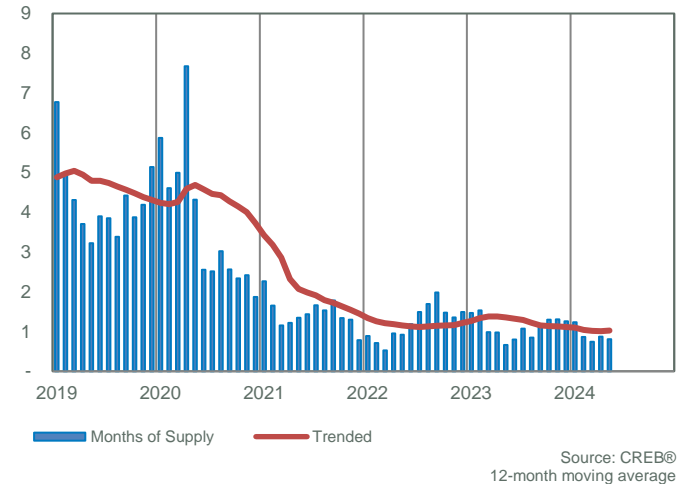
SOUTHEAST TOTAL SALES BY PRICE RANGE



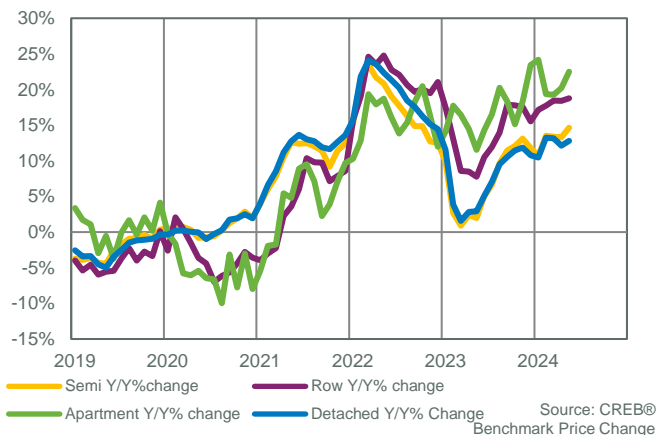
SOUTHEAST INVENTORY AND SALES



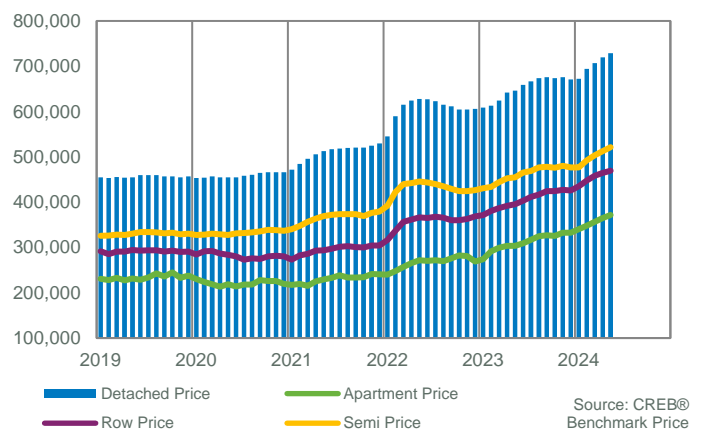
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

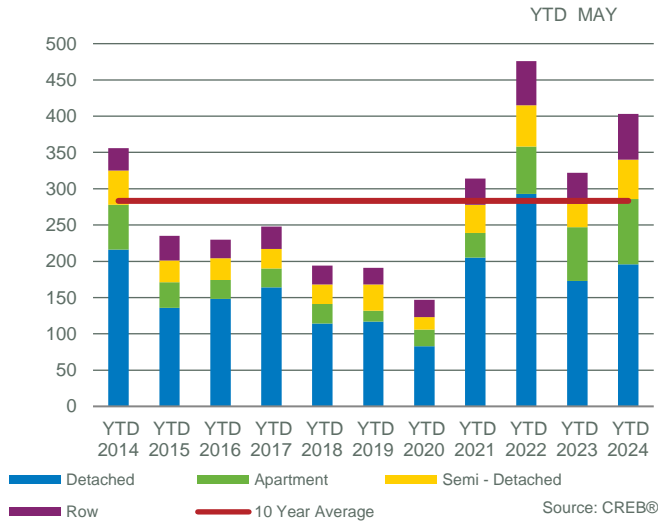


SOUTHEAST PRICES

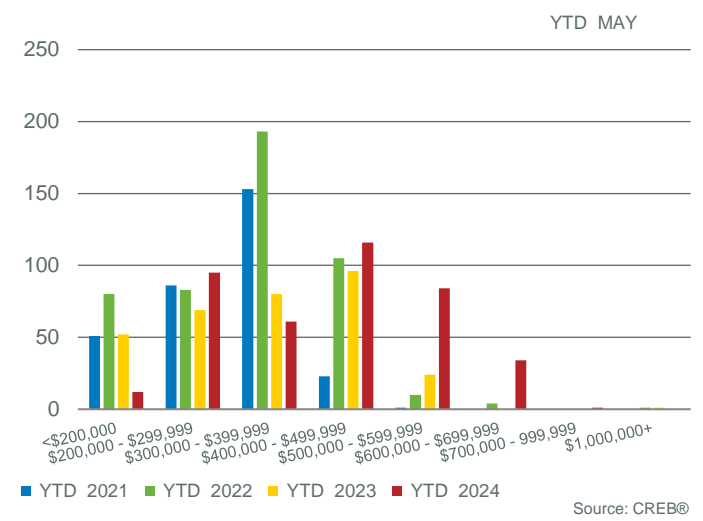


EAST

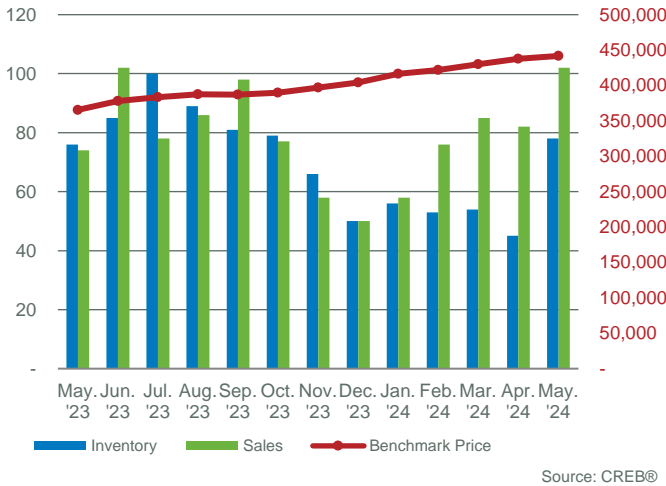
EAST TOTAL SALES



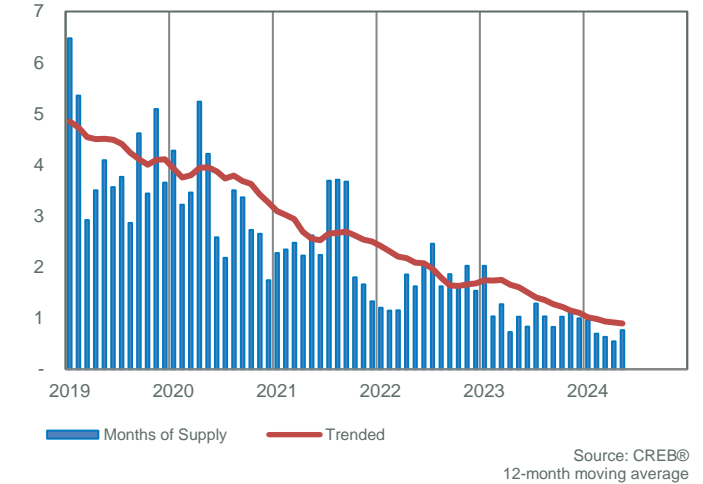
EAST TOTAL SALES BY PRICE RANGE



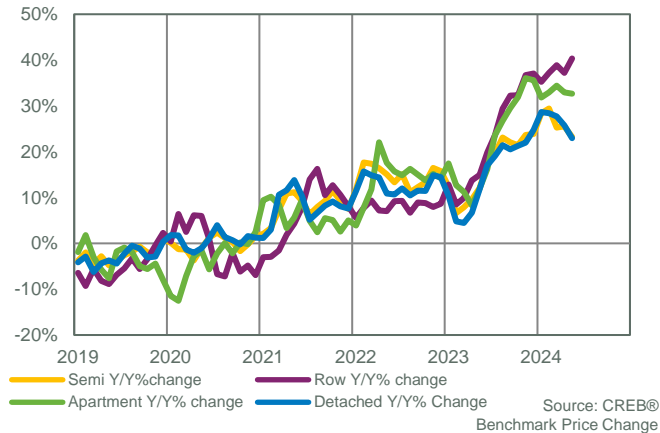
EAST INVENTORY AND SALES



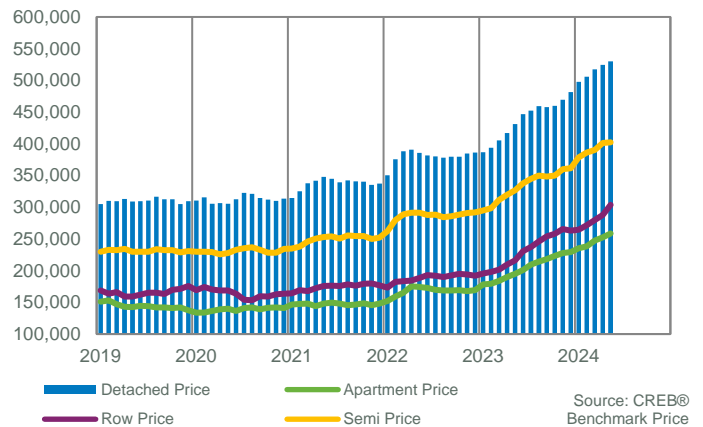
EAST MONTHS OF INVENTORY

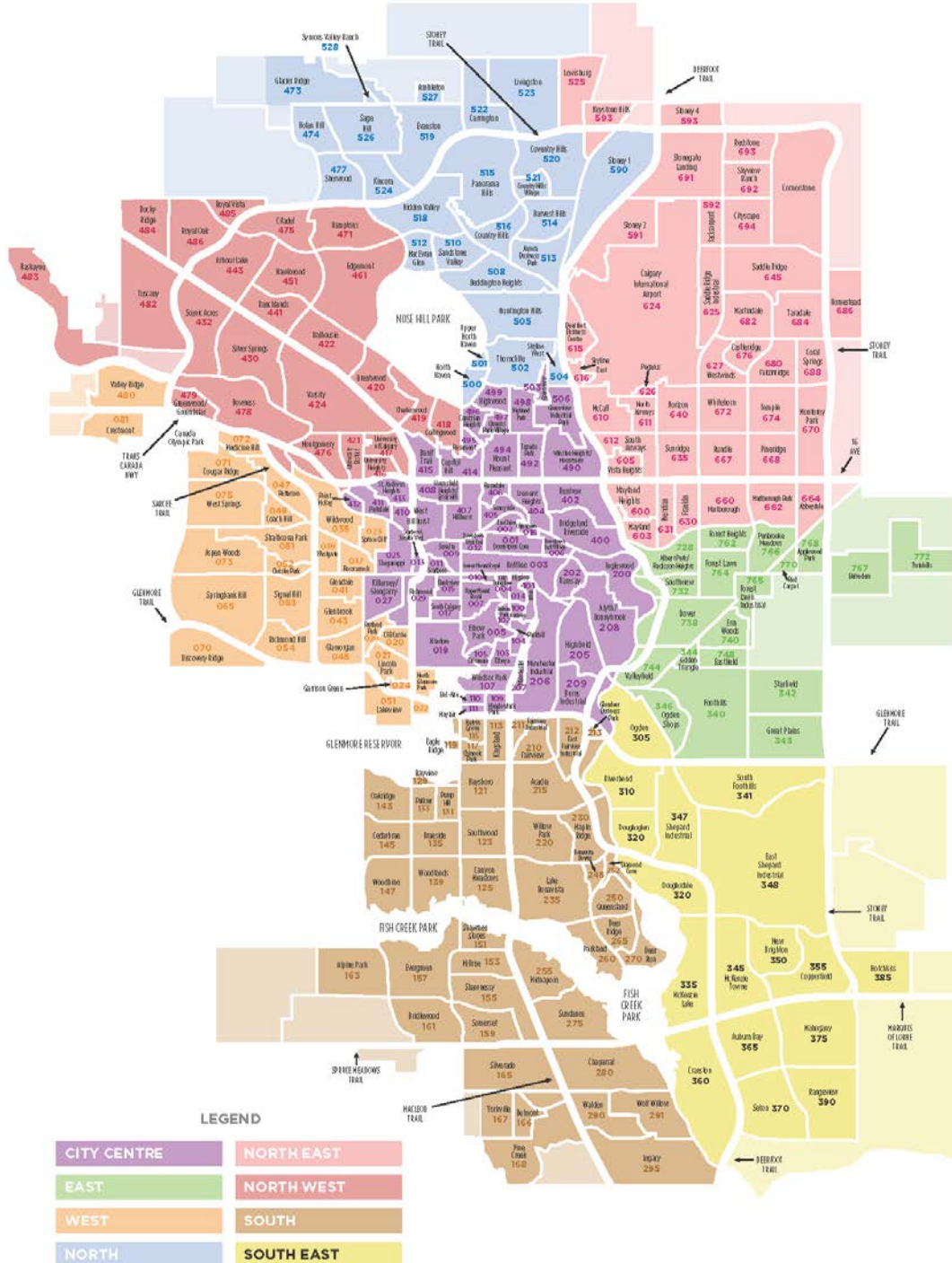


EAST PRICE CHANGE



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.

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