



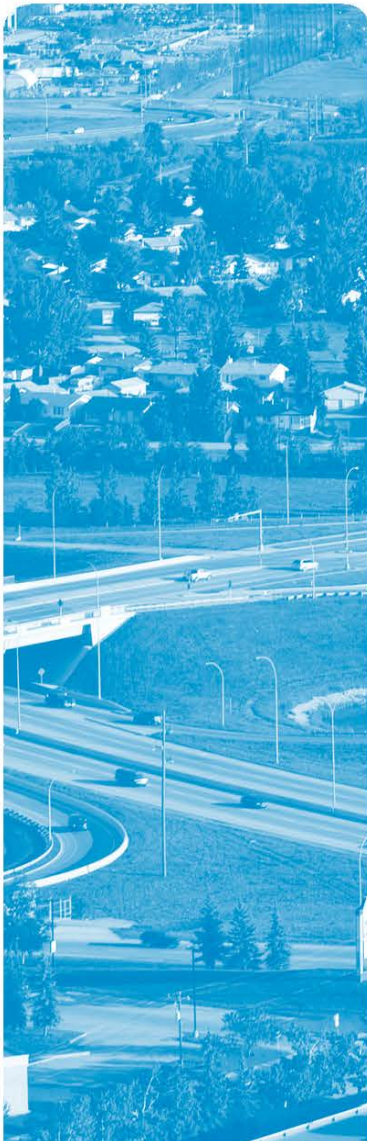
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MONTHLY STATISTICS PACKAGE

City of Calgary

July 2024



creb.com

July 2024

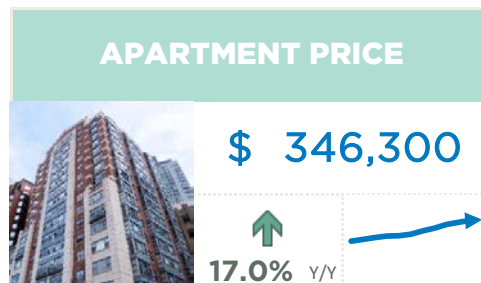
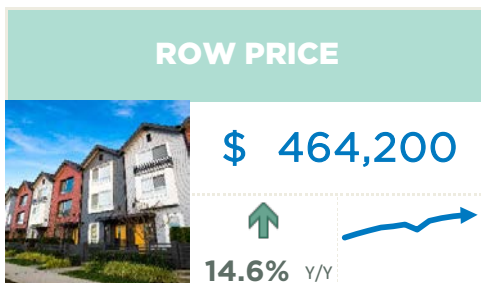
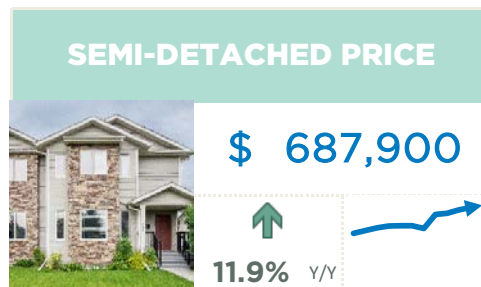
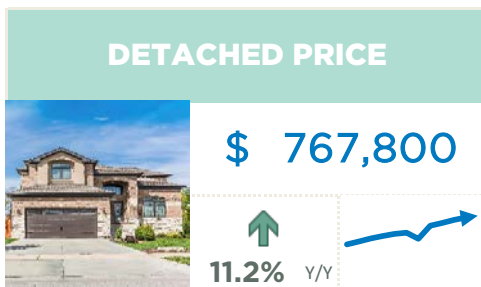
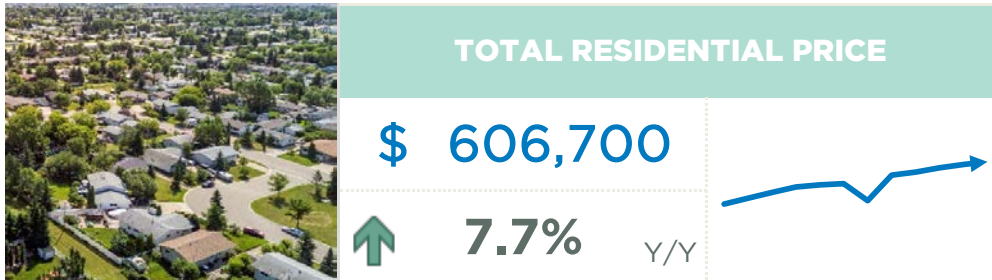
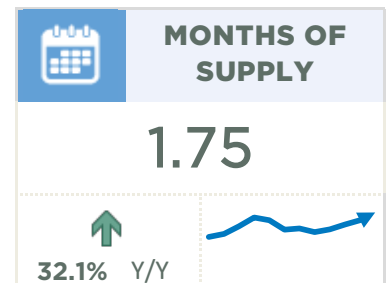
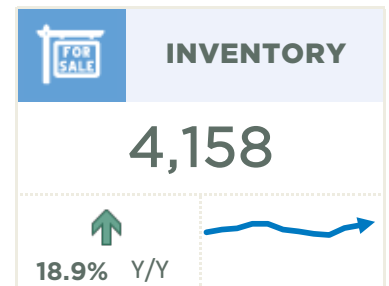
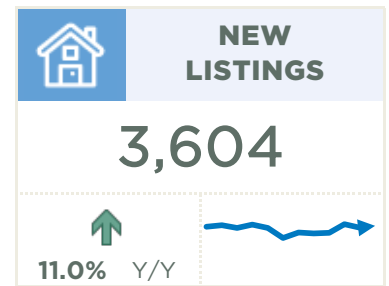
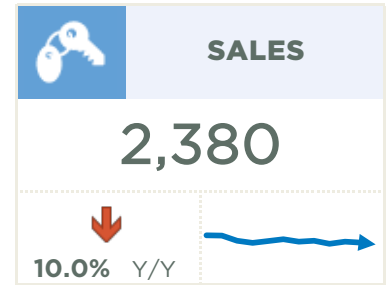
Supply levels improve taking some pressure off prices

Calgary, Alberta, August 1, 2024 — With the busy spring market behind us, we are starting to see some shifts in supply levels. With 2,380 sales and 3,604 new listings, the sales-to-new listings ratio fell to 66 per cent, supporting a gain in inventory. Inventories rose to 4,158 units, still 33 per cent below what we typically see in July, but the first time they have pushed above 4,000 units in nearly two years. Although the majority of supply growth occurred for homes priced above \$600,000, the rise has helped shift the market away from the extreme sellers' market conditions experienced throughout the spring.

"While we are still dealing with supply challenges, especially for lower-priced homes, more options in both the new home and resale market have helped take some of the upward pressure off home prices this month," said Ann-Marie Lurie, Chief Economist at CREB®. "This is in line with our expectations for the second half of the year, and should inventories continue to rise, we should start to see more balanced conditions and stability in home prices."

July sales eased by 10 per cent over last year's record high but were still higher than long-term trends for the month. Like last month, the pullback in sales has been driven by homes priced below \$600,000. Nonetheless, the gain in inventory combined with slower sales caused the months of supply to rise to 1.8 months, still low enough to favour the seller but a significant improvement from the under one month reported earlier this year.

Improved supply helped slow the pace of monthly price growth for each property type. In July, the total residential benchmark price was \$606,700, similar to last month and nearly eight per cent higher than last year's levels.



July 2024

July 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	1,098	-8%	1,721	8%	1,950	13%	64%	1.78	23%	\$767,800	11%
Semi	200	-5%	262	6%	294	15%	76%	1.47	21%	\$687,900	12%
Row	423	-9%	578	18%	546	37%	73%	1.29	51%	\$464,200	15%
Apartment	659	-15%	1,043	13%	1,368	23%	63%	2.08	44%	\$346,300	17%
Total Residential	2,380	-10%	3,604	11%	4,158	19%	66%	1.75	32%	\$606,700	8%

Year-to-Date

July 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	7,909	-1%	10,730	3%	1,388	-6%	74%	1.23	-5%	\$744,714	13%
Semi	1,518	6%	1,929	12%	246	-5%	79%	1.14	-10%	\$662,743	13%
Row	2,978	6%	3,680	14%	390	2%	81%	0.92	-3%	\$449,986	19%
Apartment	5,119	9%	6,912	13%	996	-1%	74%	1.36	-9%	\$332,971	18%
Total Residential	17,524	3%	23,251	8%	3,020	-3%	75%	1.21	-6%	\$594,414	10%



Detached

Detached home sales in July fell by eight per cent, as the 15 per cent rise for homes priced above \$600,000 was not enough to offset the 50 per cent decline occurring in the lower price ranges. The decline in the lower price ranges reflects limited availability as inventories and new listings continue to fall for lower-priced homes. Year-to-date detached sales have eased by just over one per cent compared to last year. With 1,098 sales and 1,721 new listings this month, inventories rose to 1,950 units. Inventories are still low based on historical levels, but the gain did help push the months of supply up to nearly two months and supports some stability in prices. The unadjusted benchmark price in July was \$767,800, similar to last month but 11 per cent higher than last July.



Semi-Detached

Relative affordability continues to attract purchasers to the semi-detached sector. While sales did slow slightly compared to last year, year-to-date sales reached 1,518 units, six per cent higher than last year. The growth in sales was possible thanks to gains in new listings. However, conditions remain relatively tight, with a 76 per cent sales-to-new listings ratio and months of supply of 1.5 months. While the pace of monthly price growth has slowed, at an unadjusted benchmark price of \$687,900, prices are nearly 12 per cent higher than last year. The highest price growth continues to occur in the city's most affordable North East and East districts.



Row

Gains in row new listings relative to a pullback in sales caused the sales-to-new listings ratio to fall to 73 per cent this month. This supported gains in inventory levels, and the months of supply rose to 1.3 months. While conditions continue favouring the seller, the shift prevented further monthly price gains this month. Nonetheless, at a benchmark price of \$464,200, levels are still nearly 15 per cent higher than last year. Year-over-year price gains have ranged from a low of 13 per cent in the City Centre and North districts to over 20 per cent in the North East and East districts.

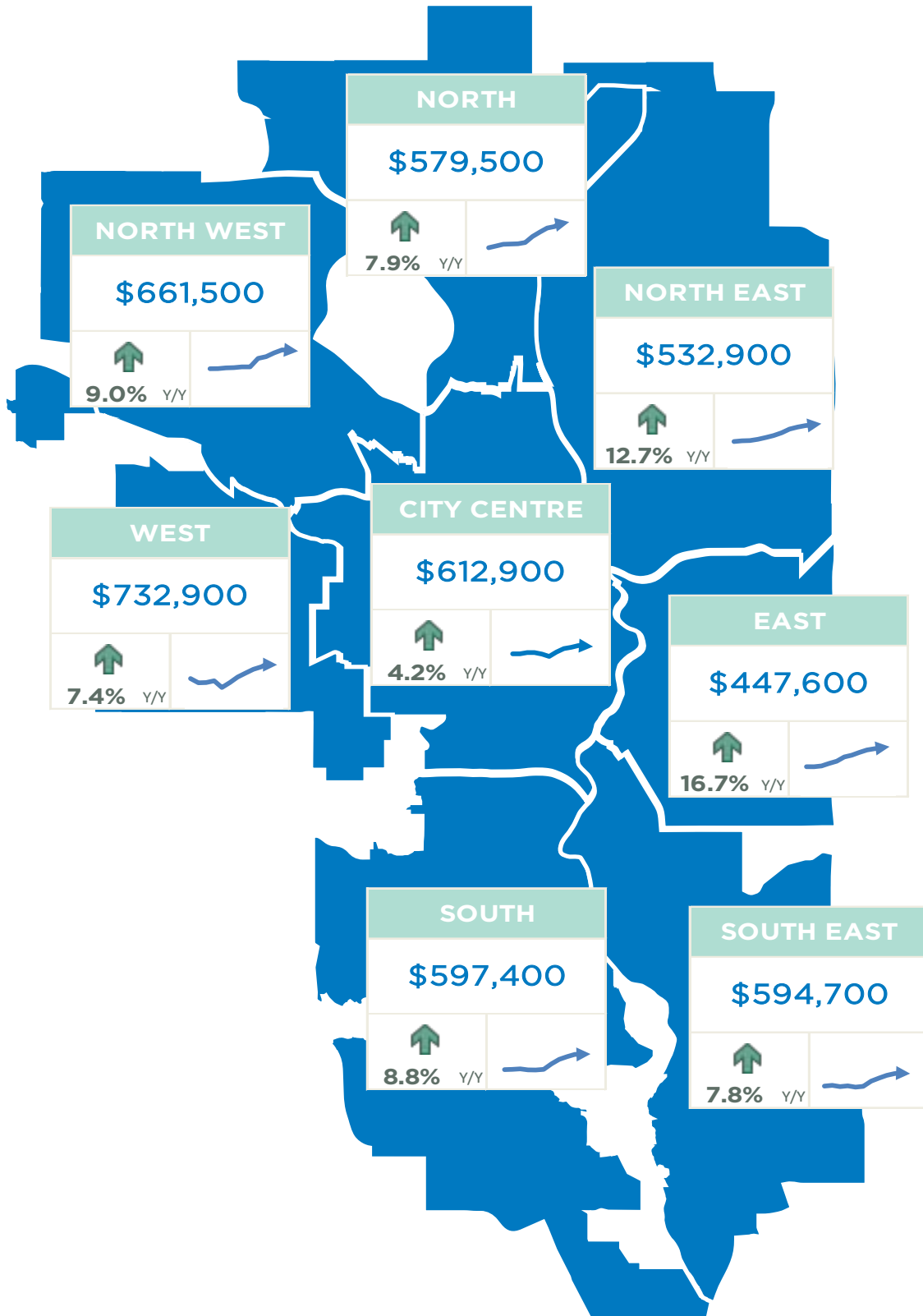


Apartment

Sales in July slowed to 659 units, as a significant drop in sales occurred for properties priced below \$300,000. Like the other property types, limited supply choices for the lower-priced units prevented stronger sales activity. New listings in July were 1,043 units, high enough to cause the sales-to-new listings ratio to fall to 63 per cent. This supported inventory gains and months of supply of over two months. Improved supply relative to sales helped slow the pace of monthly price growth. However, the unadjusted benchmark price of \$346,300 is still 17 per cent higher than levels reported last year at this time.

July 2024

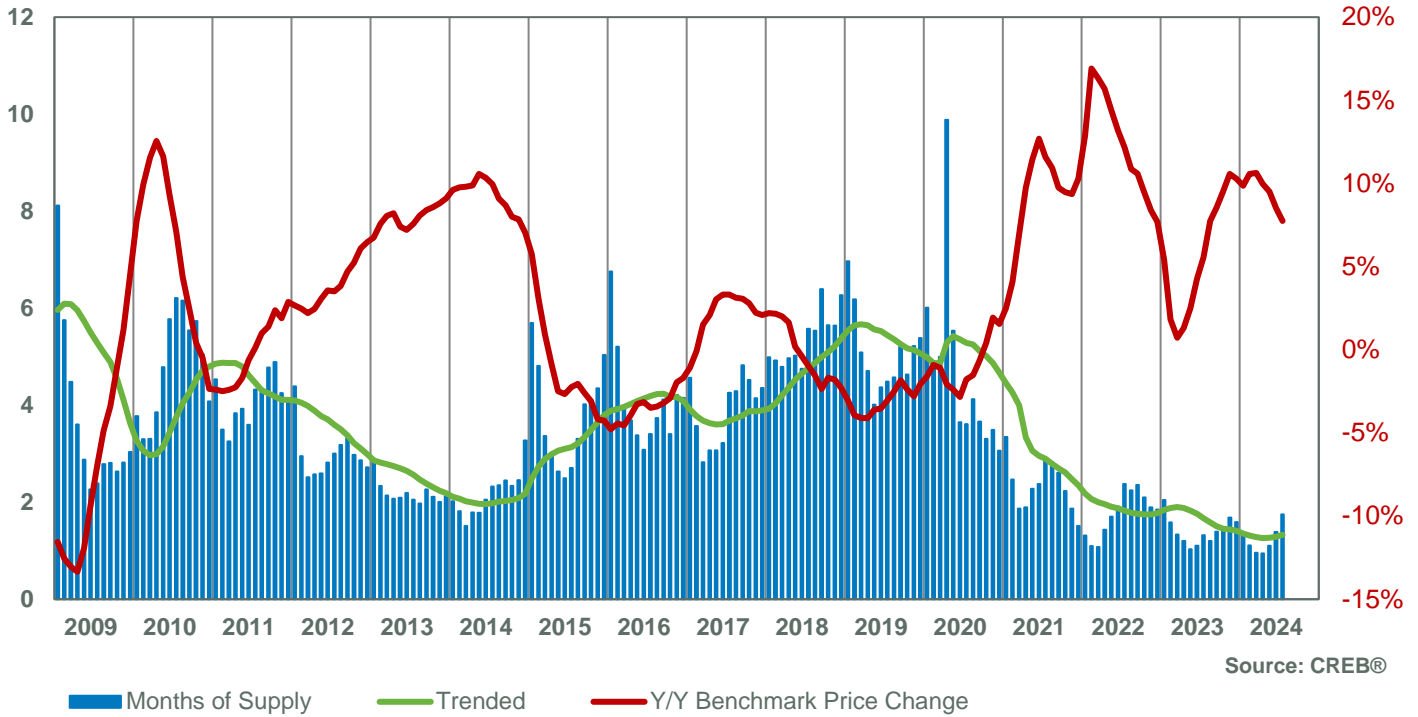
District Total Residential Benchmark Price



	Jul-23	Jul-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
CITY OF CALGARY						
Total Sales	2,644	2,380	-9.98%	16,946	17,524	3.41%
Total Sales Volume	\$1,427,075,587	\$1,443,843,474	1.17%	\$9,144,871,870	\$10,560,889,205	15.48%
New Listings	3,247	3,604	10.99%	21,520	23,251	8.04%
Inventory	3,498	4,158	18.87%	3,121	3,020	-3.25%
Months of Supply	1.32	1.75	32.05%	1.29	1.21	-6.44%
Sales to New Listings	81.43%	66.04%	-15.39%	78.75%	75.37%	-3.38%
Sales to List Price	100.71%	100.08%	-0.63%	100.31%	101.11%	0.80%
Days on Market	23	24	2.46%	26	22	-14.84%
Benchmark Price	\$563,100	\$606,700	7.74%	\$542,729	\$594,414	9.52%
Median Price	\$493,250	\$563,500	14.24%	\$494,950	\$559,475	13.04%
Average Price	\$539,741	\$606,657	12.40%	\$539,648	\$602,653	11.68%
Index	264	284	7.74%	249	273	9.46%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Jul-23	Jul-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
DETACHED						
Total Sales	1,195	1,098	-8.12%	7,999	7,909	-1.13%
Total Sales Volume	\$873,567,476	\$881,852,671	0.95%	\$5,744,599,700	\$6,346,531,216	10.48%
New Listings	1,587	1,721	8.44%	10,435	10,730	2.83%
Inventory	1,728	1,950	12.85%	1,472	1,388	-5.67%
Months of Supply	1.45	1.78	22.82%	1.29	1.23	-4.60%
Sales to New Listings Ratio	75.30%	63.80%	-11.50%	76.66%	73.71%	-2.95%
Sales to List Price Ratio	100.77%	100.12%	-0.65%	100.60%	101.24%	0.64%
Days on Market	22	24	5.81%	24	22	-11.72%
Benchmark Price	\$690,600	\$767,800	11.18%	\$660,286	\$744,714	12.79%
Median Price	\$652,000	\$705,000	8.13%	\$645,000	\$718,000	11.32%
Average Price	\$731,019	\$803,145	9.87%	\$718,165	\$802,444	11.74%
APARTMENT						
Total Sales	771	659	-14.53%	4,704	5,119	8.82%
Total Sales Volume	\$237,825,139	\$224,968,667	-5.41%	\$1,412,898,981	\$1,773,409,740	25.52%
New Listings	924	1,043	12.88%	6,121	6,912	12.92%
Inventory	1,115	1,368	22.69%	1,009	996	-1.36%
Months of Supply	1.45	2.08	43.54%	1.50	1.36	-9.36%
Sales to New Listings Ratio	83.44%	63.18%	-20.26%	76.85%	74.06%	-2.79%
Sales to List Price Ratio	99.30%	99.21%	-0.09%	98.93%	100.13%	1.20%
Days on Market	28	27	-3.55%	31	25	-18.77%
Benchmark Price	\$296,000	\$346,300	16.99%	\$282,514	\$332,971	17.86%
Median Price	\$281,000	\$319,500	13.70%	\$274,000	\$323,400	18.03%
Average Price	\$308,463	\$341,379	10.67%	\$300,361	\$346,437	15.34%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	211	200	-5.21%	1,429	1,518	6.23%
Total Sales Volume	\$125,278,364	\$137,889,053	10.07%	\$862,035,803	\$1,039,498,799	20.59%
New Listings	248	262	5.65%	1,723	1,929	11.96%
Inventory	256	294	14.84%	259	246	-4.86%
Months of Supply	1.21	1.47	21.16%	1.27	1.14	-10.44%
Sales to New Listings Ratio	85.08%	76.34%	-8.74%	82.94%	78.69%	-4.24%
Sales to List Price Ratio	101.52%	100.48%	-1.03%	100.72%	101.55%	0.82%
Days on Market	20	22	11.21%	27	22	-17.28%
Benchmark Price	\$614,900	\$687,900	11.87%	\$588,243	\$662,743	12.66%
Median Price	\$540,000	\$610,000	12.96%	\$540,000	\$613,000	13.52%
Average Price	\$593,736	\$689,445	16.12%	\$603,244	\$684,782	13.52%
CITY OF CALGARY ROW						
Total Sales	467	423	-9.42%	2,814	2,978	5.83%
Total Sales Volume	\$190,404,609	\$199,133,084	4.58%	\$1,125,337,387	\$1,401,449,450	24.54%
New Listings	488	578	18.44%	3,241	3,680	13.55%
Inventory	399	546	36.84%	381	390	2.17%
Months of Supply	0.85	1.29	51.08%	0.95	0.92	-3.45%
Sales to New Listings Ratio	95.70%	73.18%	-22.51%	86.83%	80.92%	-5.90%
Sales to List Price Ratio	102.51%	101.11%	-1.36%	101.58%	102.24%	0.65%
Days on Market	20	20	4.18%	23	20	-15.19%
Benchmark Price	\$404,900	\$464,200	14.65%	\$379,686	\$449,986	18.52%
Median Price	\$390,000	\$450,000	15.38%	\$385,000	\$459,950	19.47%
Average Price	\$407,719	\$470,764	15.46%	\$399,907	\$470,601	17.68%

For a list of definitions, see page 29.

July 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	114	180	63.33%	320	2.81	\$965,400	12.44%	0.25%
North East	145	300	48.33%	321	2.21	\$618,200	13.91%	0.82%
North	144	254	56.69%	278	1.93	\$701,600	10.28%	0.19%
North West	138	199	69.35%	220	1.59	\$805,800	12.06%	-0.22%
West	98	156	62.82%	172	1.76	\$981,700	10.86%	-1.07%
South	233	331	70.39%	343	1.47	\$737,800	11.28%	0.26%
South East	174	224	77.68%	223	1.28	\$733,000	9.91%	-0.15%
East	44	65	67.69%	55	1.25	\$539,300	19.18%	0.92%
TOTAL CITY	1,098	1,721	63.80%	1,950	1.78	\$767,800	11.18%	0.03%
Apartment								
City Centre	274	460	59.57%	707	2.58	\$354,300	12.98%	-0.31%
North East	41	87	47.13%	112	2.73	\$320,000	26.98%	1.49%
North	50	85	58.82%	112	2.24	\$347,700	19.16%	0.87%
North West	63	78	80.77%	95	1.51	\$321,300	16.88%	1.23%
West	62	75	82.67%	85	1.37	\$364,500	19.35%	1.53%
South	84	128	65.63%	124	1.48	\$324,200	22.52%	1.00%
South East	67	105	63.81%	106	1.58	\$376,600	18.91%	0.64%
East	18	25	72.00%	25	1.39	\$266,700	27.12%	1.21%
TOTAL CITY	659	1,043	63.18%	1,368	2.08	\$346,300	16.99%	0.46%
Semi-detached								
City Centre	56	68	82.35%	109	1.95	\$940,100	11.66%	0.29%
North East	38	44	86.36%	40	1.05	\$450,100	15.95%	1.06%
North	16	29	55.17%	30	1.88	\$535,100	9.54%	0.30%
North West	25	28	89.29%	18	0.72	\$673,900	13.89%	0.45%
West	13	30	43.33%	38	2.92	\$818,600	9.35%	-0.38%
South	32	38	84.21%	31	0.97	\$542,400	13.24%	0.26%
South East	16	18	88.89%	18	1.13	\$525,400	12.03%	-0.45%
East	4	6	66.67%	9	2.25	\$409,300	18.74%	0.69%
TOTAL CITY	200	262	76.34%	294	1.47	\$687,900	11.87%	0.26%
Row								
City Centre	42	72	58.33%	85	2.02	\$618,500	13.15%	0.60%
North East	68	104	65.38%	110	1.62	\$388,700	22.62%	0.23%
North	69	96	71.88%	82	1.19	\$436,900	13.51%	-1.04%
North West	43	60	71.67%	54	1.26	\$459,300	17.20%	-0.26%
West	49	65	75.38%	63	1.29	\$481,500	15.38%	0.46%
South	80	85	94.12%	67	0.84	\$416,300	16.22%	0.99%
South East	53	68	77.94%	63	1.19	\$472,100	14.64%	-0.72%
East	15	23	65.22%	16	1.07	\$308,000	29.79%	-0.03%
TOTAL CITY	423	578	73.18%	546	1.29	\$464,200	14.65%	-0.09%

*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. 2024

TOTAL SALES

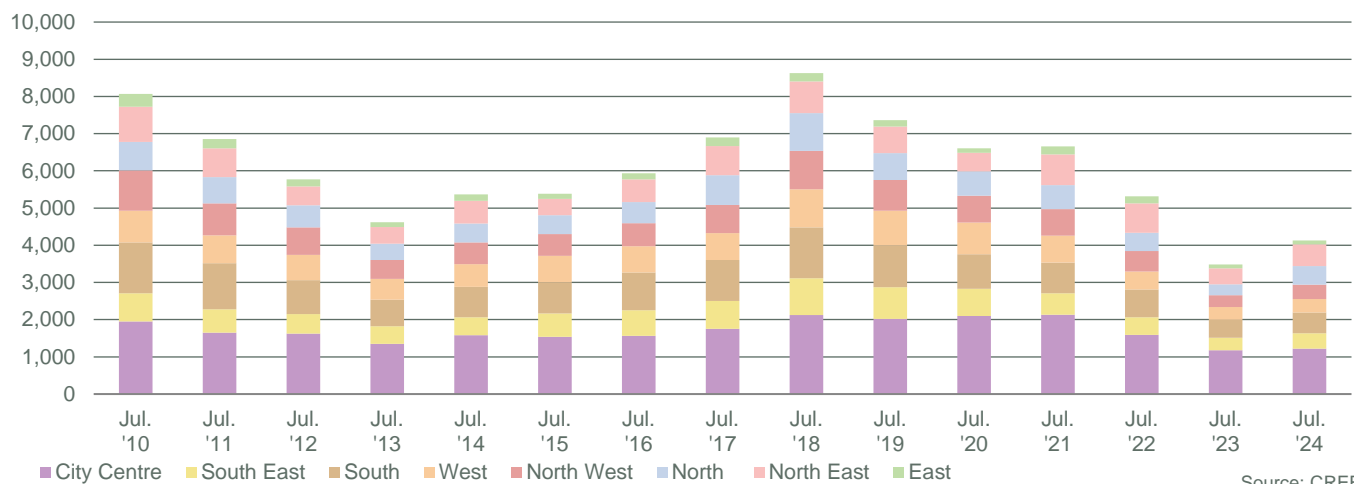
JULY



Source: CREB®

TOTAL INVENTORY

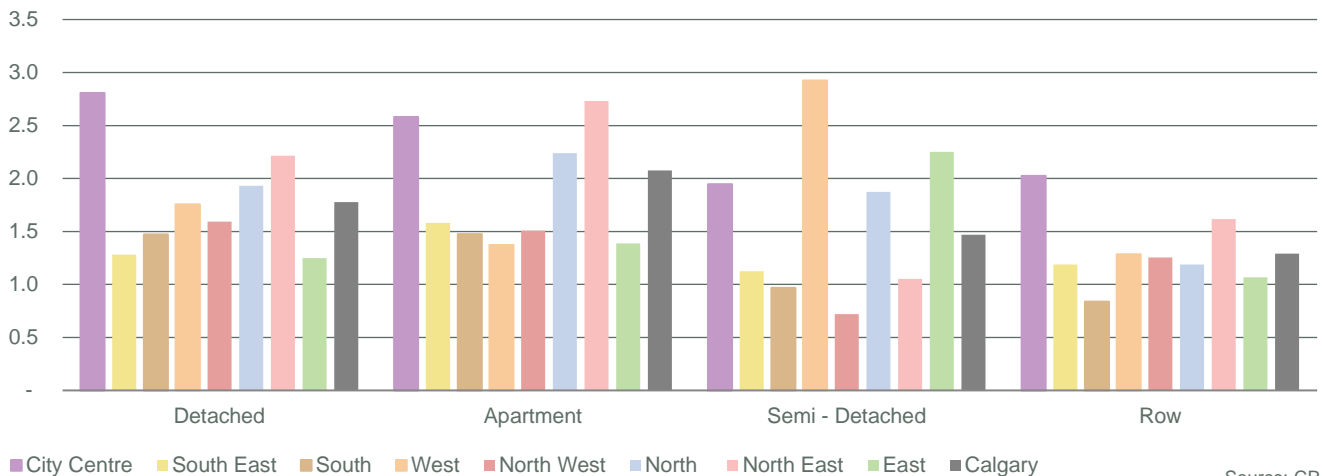
JULY



Source: CREB®

MONTHS OF SUPPLY

JULY



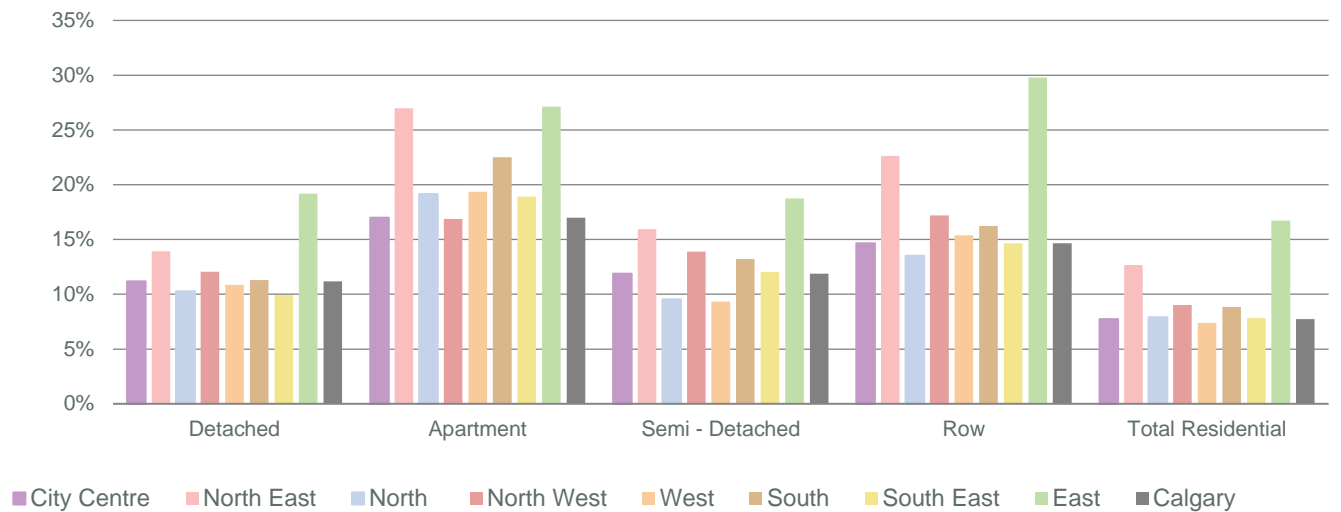
Source: CREB®

BENCHMARK PRICE - JULY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

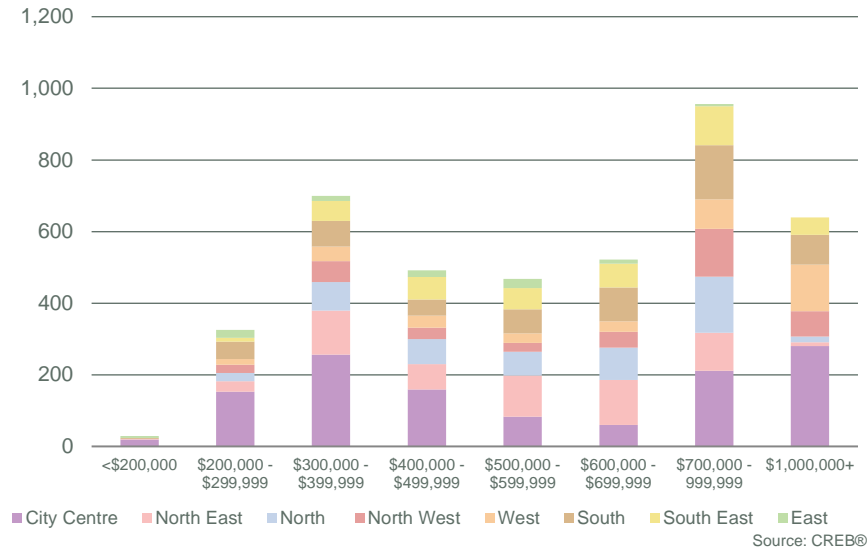


Source: CREB®

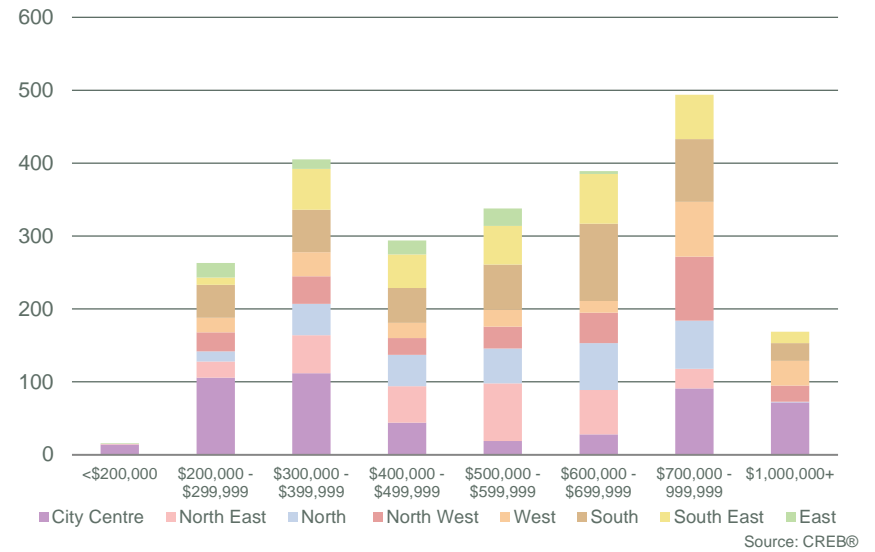
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

TOTAL INVENTORY BY PRICE RANGE - JULY



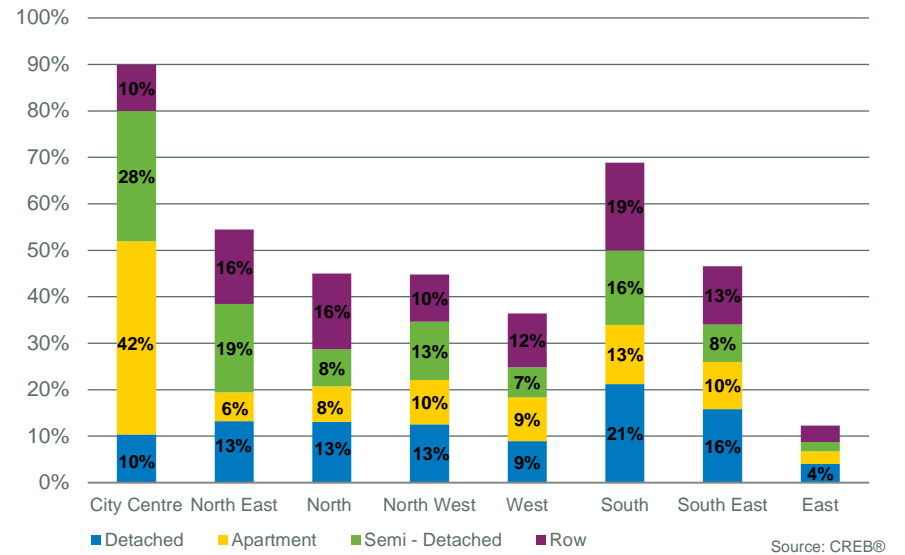
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



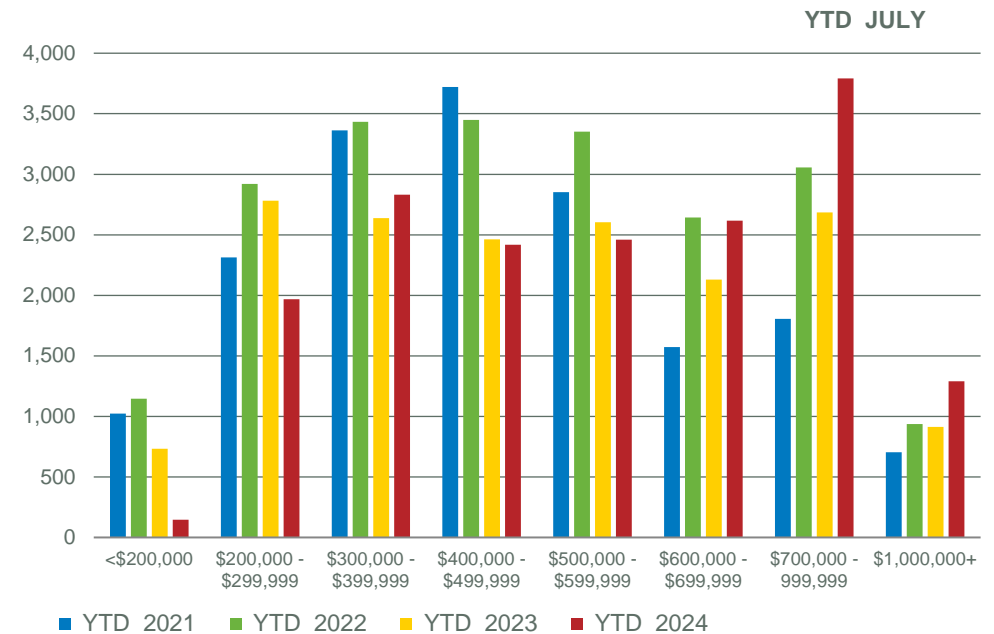
SHARE OF CITY WIDE SALES - JULY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	3,001	2,169
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	539,741	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	2,876	3,091	2,737	2,380					
New Listings	2,137	2,711	3,173	3,491	4,337	3,798	3,604					
Inventory	2,157	2,359	2,545	2,721	3,410	3,788	4,158					
Days on Market	34	24	20	20	19	20	24					
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000	606,700					
Median Price	523,000	548,100	557,000	566,250	562,500	570,444	563,500					
Average Price	569,389	583,045	596,206	608,535	612,740	623,182	606,657					
Index	266	273	277	281	283	285	284					

	Jul-23	Jul-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	12	3	112	14
\$150,000 - \$199,999	97	13	615	133
\$200,000 - \$249,999	180	89	1,285	675
\$250,000 - \$299,999	256	174	1,496	1,293
\$300,000 - \$349,999	227	231	1,282	1,621
\$350,000 - \$399,999	221	174	1,356	1,211
\$400,000 - \$449,999	176	142	1,243	1,187
\$450,000 - \$499,999	179	154	1,220	1,232
\$500,000 - \$549,999	210	158	1,382	1,162
\$550,000 - \$599,999	191	182	1,222	1,298
\$600,000 - \$649,999	175	212	1,121	1,395
\$650,000 - \$699,999	158	179	1,009	1,221
\$700,000 - \$749,999	126	126	792	1,014
\$750,000 - \$799,999	103	114	621	928
\$800,000 - \$849,999	70	89	467	669
\$850,000 - \$899,999	63	72	362	543
\$900,000 - \$949,999	23	62	214	367
\$950,000 - \$999,999	37	35	230	271
\$1,000,000 - \$1,299,999	74	90	485	707
\$1,300,000 - \$1,499,999	23	28	158	236
\$1,500,000 - \$1,999,999	23	31	161	222
\$2,000,000 +	20	22	108	125
	2,644	2,380	16,946	17,524

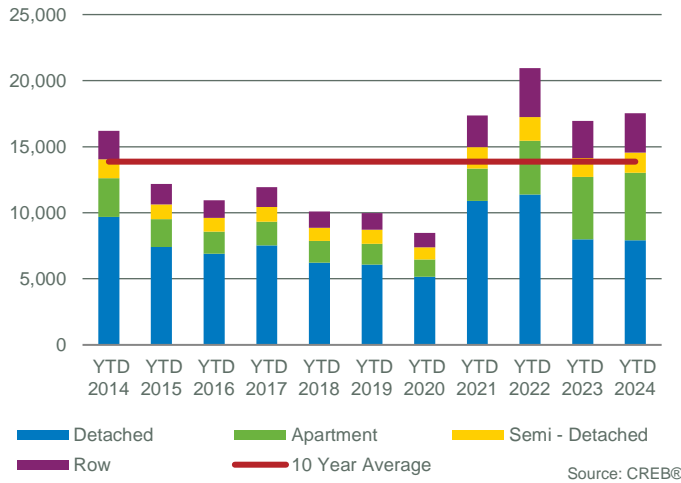
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

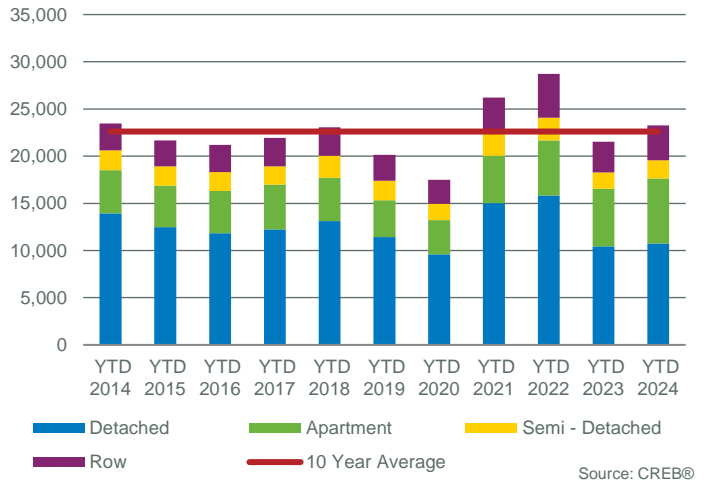
CITY OF CALGARY TOTAL SALES

YTD JULY

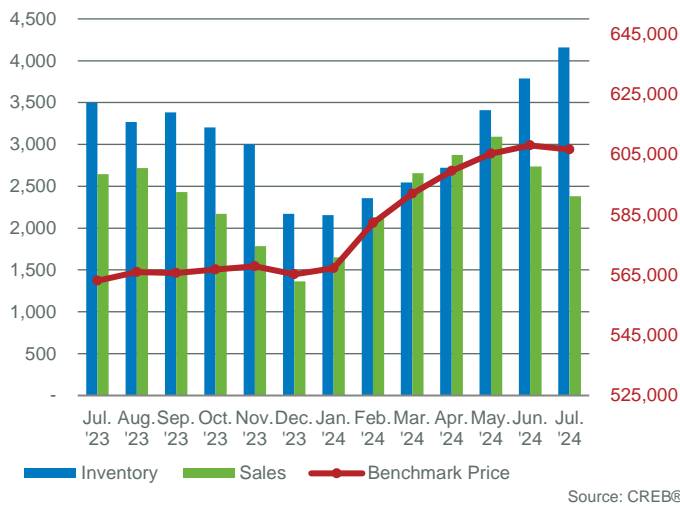


CITY OF CALGARY TOTAL NEW LISTINGS

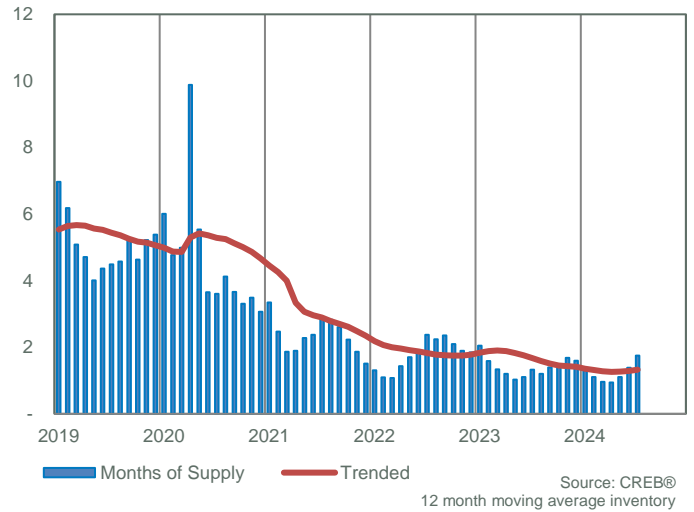
YTD JULY



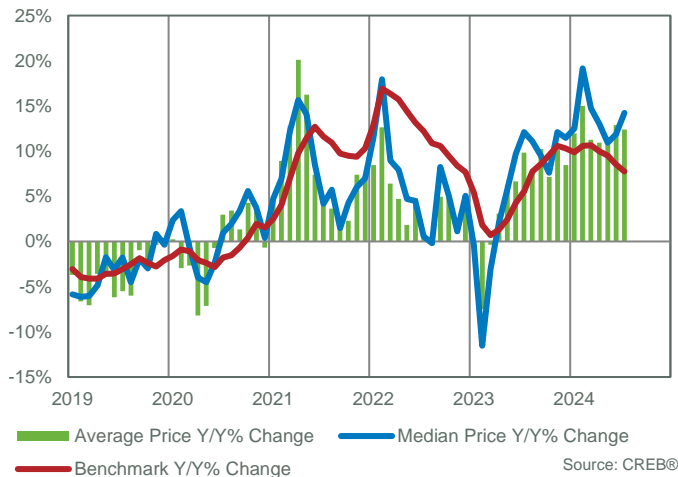
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



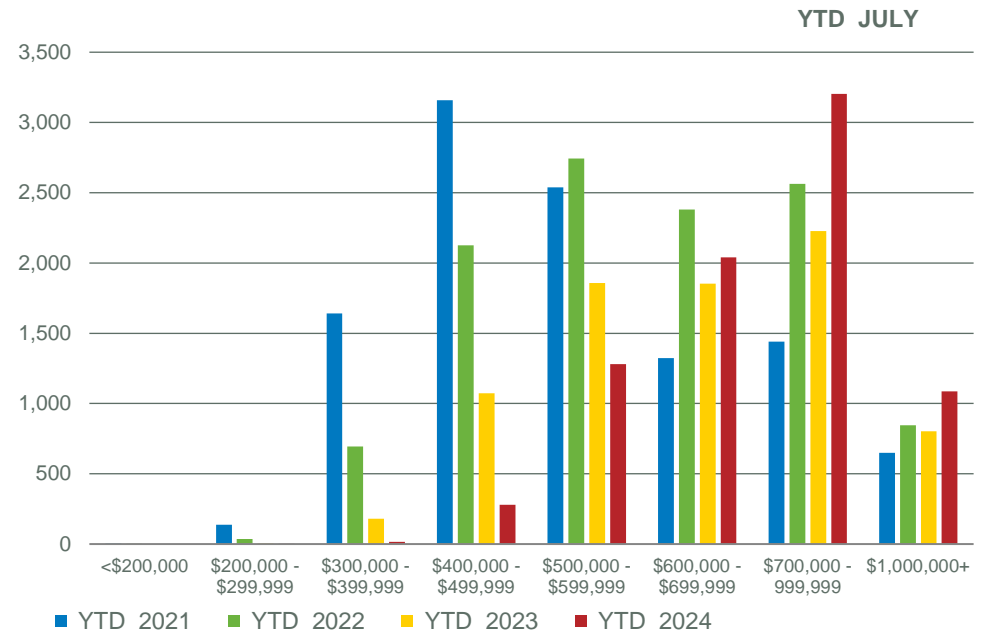
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	1,435	1,023
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	1,318	1,383	1,277	1,098					
New Listings	954	1,194	1,386	1,629	2,037	1,809	1,721					
Inventory	998	1,056	1,120	1,219	1,599	1,776	1,950					
Days on Market	34	25	20	19	18	19	24					
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600	767,800					
Median Price	690,000	710,000	719,195	725,000	730,000	728,000	705,000					
Average Price	759,239	777,236	801,835	796,830	823,167	829,335	803,145					
Index	288	297	304	308	313	315	315					

	Jul-23	Jul-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	-	3	2
\$300,000 - \$349,999	2	1	27	2
\$350,000 - \$399,999	17	-	154	14
\$400,000 - \$449,999	38	4	423	62
\$450,000 - \$499,999	86	33	649	217
\$500,000 - \$549,999	140	55	909	463
\$550,000 - \$599,999	141	121	949	818
\$600,000 - \$649,999	156	171	959	1,027
\$650,000 - \$699,999	139	153	895	1,014
\$700,000 - \$749,999	115	106	702	881
\$750,000 - \$799,999	85	102	510	826
\$800,000 - \$849,999	51	73	370	559
\$850,000 - \$899,999	53	60	283	448
\$900,000 - \$949,999	19	49	171	288
\$950,000 - \$999,999	30	26	191	201
\$1,000,000 - \$1,299,999	62	70	409	560
\$1,300,000 - \$1,499,999	20	25	145	203
\$1,500,000 - \$1,999,999	21	29	149	204
\$2,000,000 +	19	20	99	120
	1,195	1,098	7,999	7,909

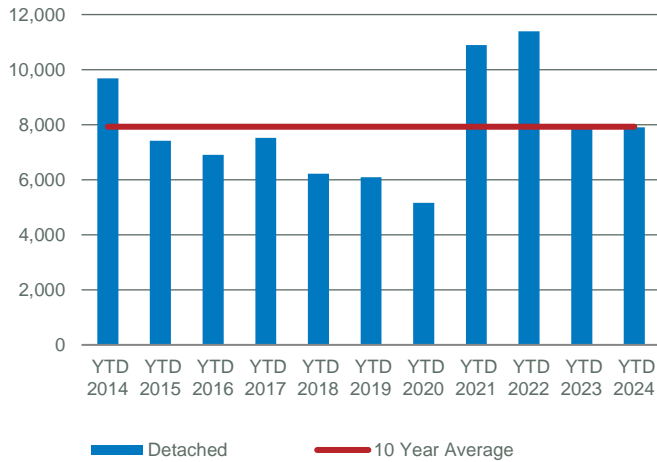
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

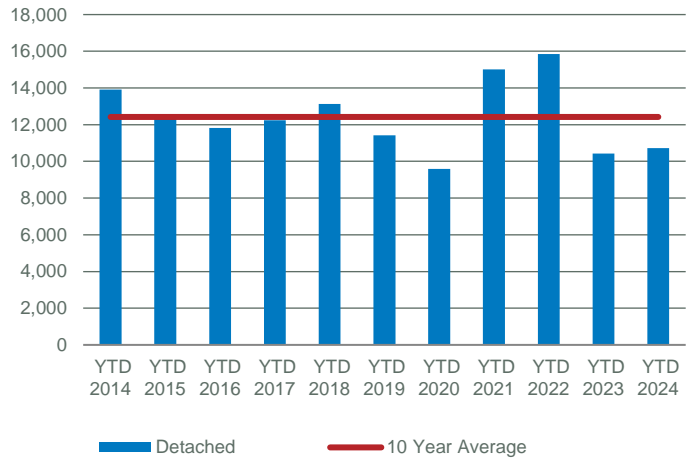
YTD JULY



Source: CREB®

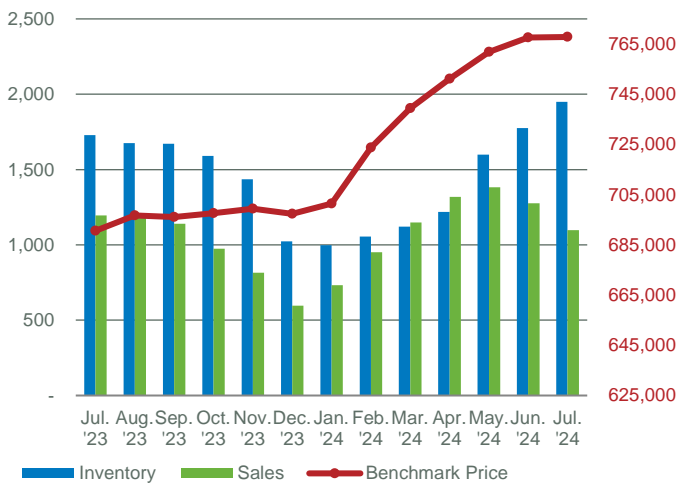
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



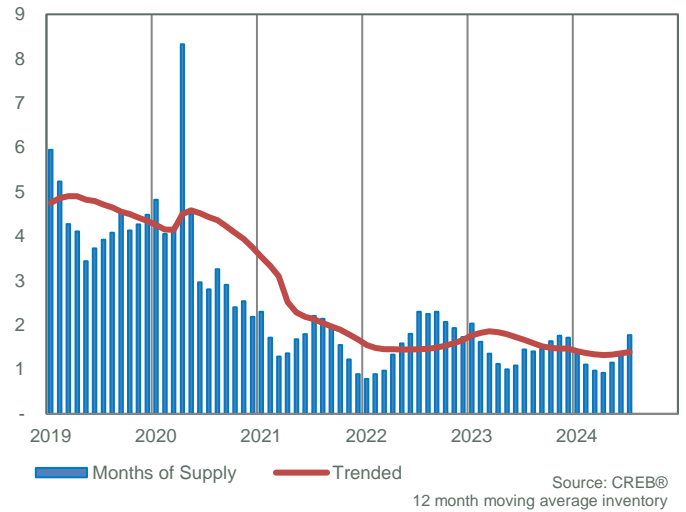
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



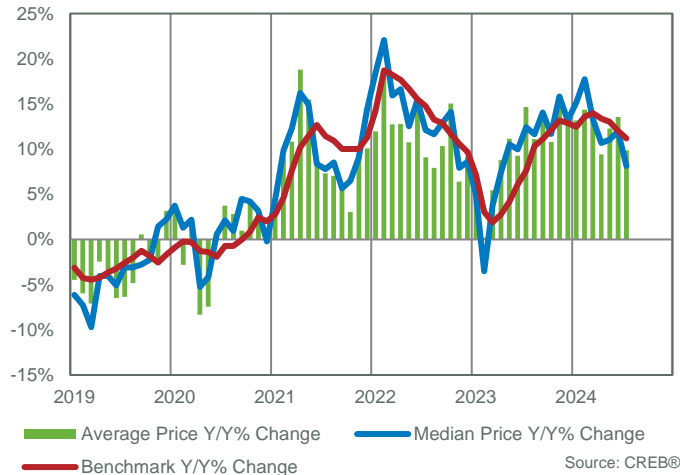
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



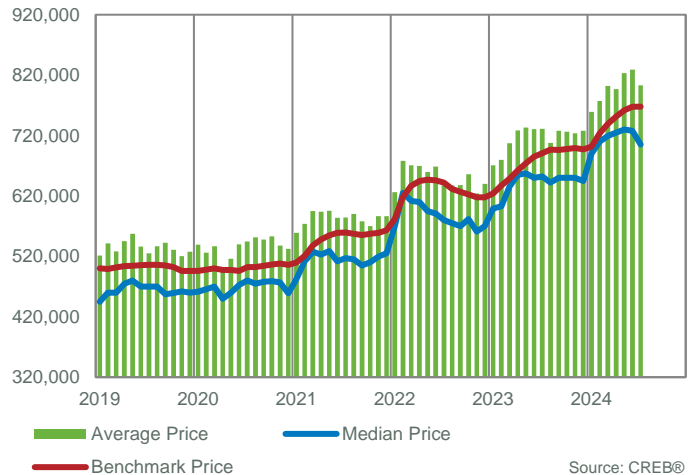
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

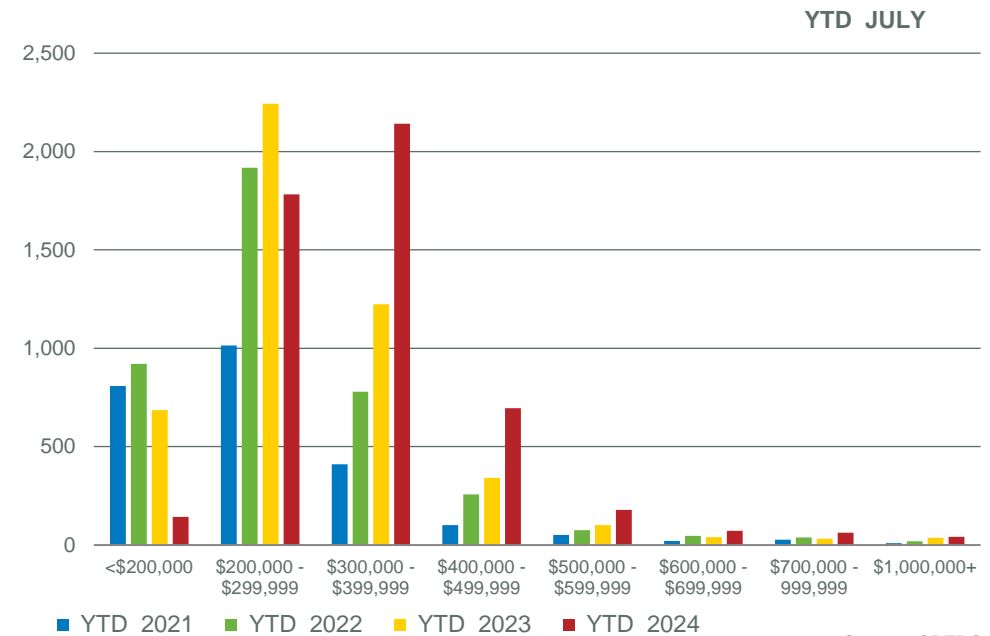


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	308,463	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	791	659					
New Listings	638	836	990	1,049	1,250	1,106	1,043					
Inventory	682	773	861	951	1,112	1,222	1,368					
Days on Market	35	26	23	23	22	23	27					
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300					
Median Price	308,000	315,000	317,500	330,000	327,550	335,000	319,500					
Average Price	337,011	332,295	341,280	358,612	349,127	357,432	341,379					
Index	237	243	247	253	257	260	261					

	Jul-23	Jul-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	12	3	110	14
\$150,000 - \$199,999	94	13	571	130
\$200,000 - \$249,999	147	88	1,056	655
\$250,000 - \$299,999	208	154	1,187	1,127
\$300,000 - \$349,999	144	184	780	1,325
\$350,000 - \$399,999	72	105	444	817
\$400,000 - \$449,999	39	48	220	460
\$450,000 - \$499,999	17	21	121	236
\$500,000 - \$549,999	10	14	59	121
\$550,000 - \$599,999	10	9	42	57
\$600,000 - \$649,999	5	2	26	45
\$650,000 - \$699,999	1	4	14	27
\$700,000 - \$749,999	2	6	9	22
\$750,000 - \$799,999	-	-	5	11
\$800,000 - \$849,999	2	2	8	11
\$850,000 - \$899,999	1	1	5	9
\$900,000 - \$949,999	-	1	3	4
\$950,000 - \$999,999	1	-	2	6
\$1,000,000 - \$1,299,999	-	2	13	22
\$1,300,000 - \$1,499,999	3	-	8	7
\$1,500,000 - \$1,999,999	2	-	7	9
\$2,000,000 +	1	2	9	4
	771	659	4,704	5,119

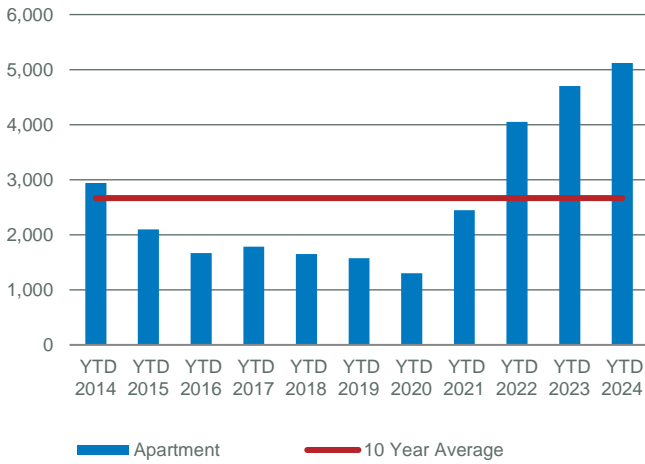
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

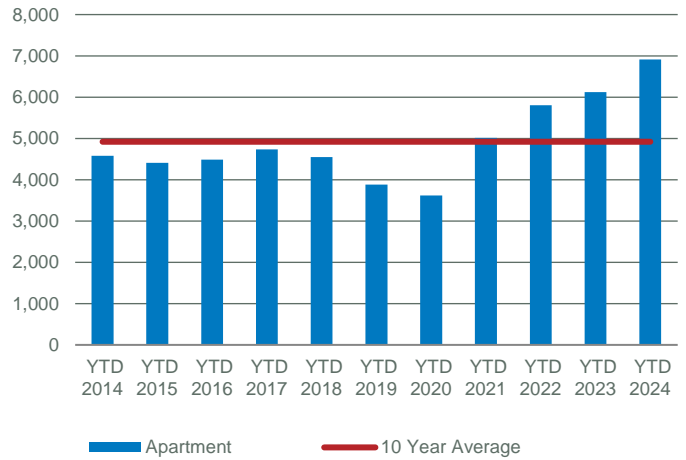
YTD JULY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JULY



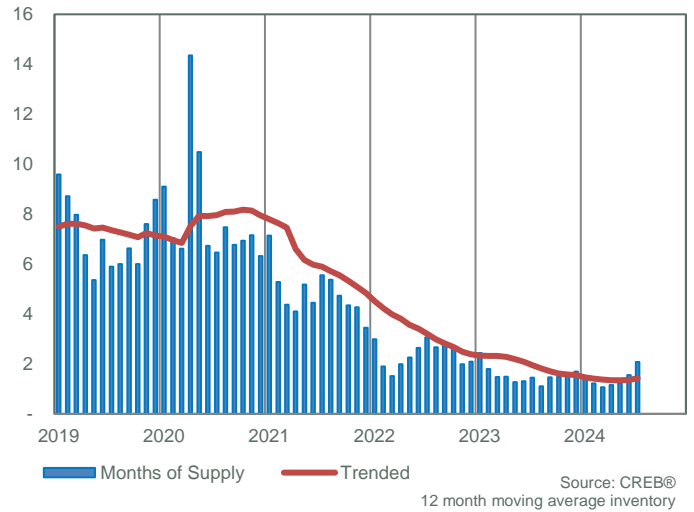
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



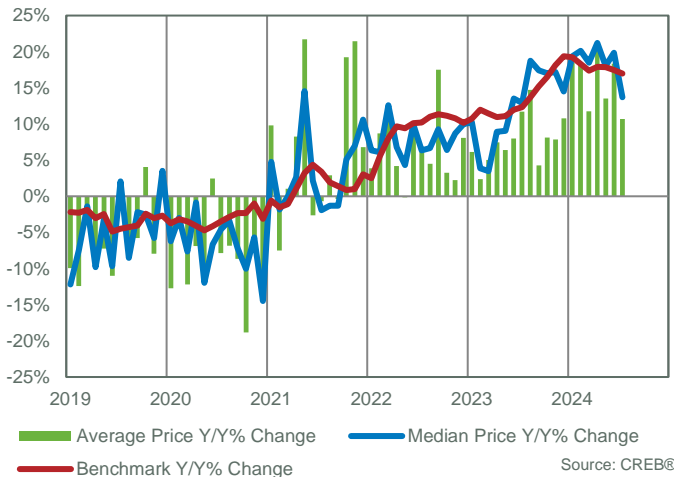
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



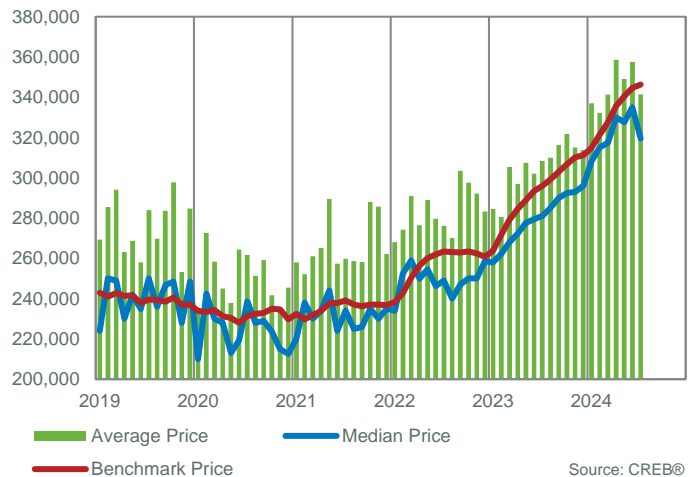
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

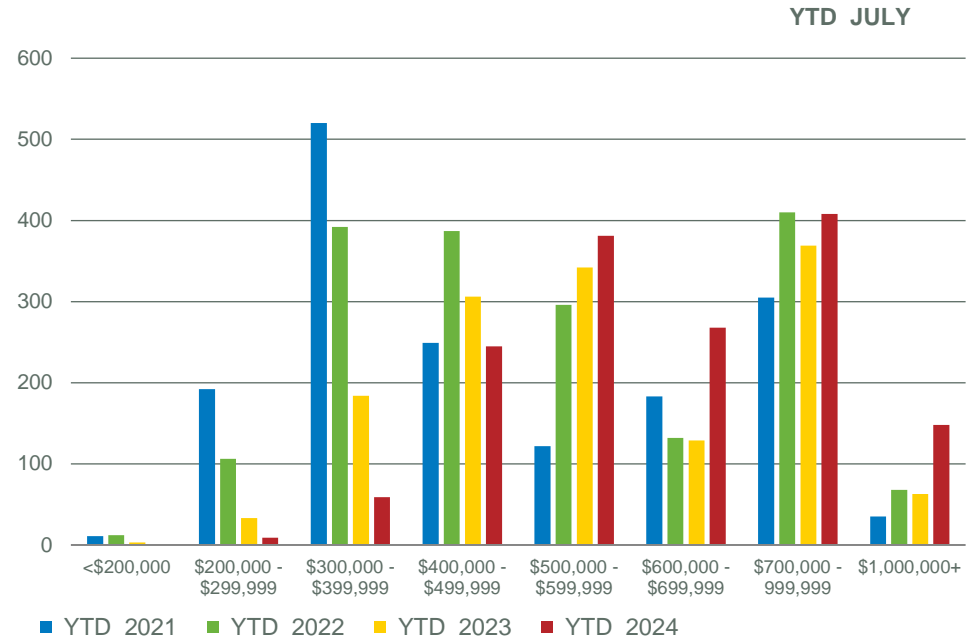


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	254	259	233	200					
New Listings	223	224	261	293	360	306	262					
Inventory	219	223	206	208	273	300	294					
Days on Market	35	26	21	22	17	18	22					
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100	687,900					
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000					
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,445					
Index	334	343	353	358	364	368	369					

	Jul-23	Jul-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	-
\$200,000 - \$249,999	5	-	20	1
\$250,000 - \$299,999	-	-	13	8
\$300,000 - \$349,999	9	4	64	16
\$350,000 - \$399,999	27	4	120	43
\$400,000 - \$449,999	16	13	136	111
\$450,000 - \$499,999	26	22	170	134
\$500,000 - \$549,999	29	29	221	176
\$550,000 - \$599,999	22	22	121	205
\$600,000 - \$649,999	10	19	71	177
\$650,000 - \$699,999	8	13	58	91
\$700,000 - \$749,999	5	7	55	61
\$750,000 - \$799,999	9	9	84	67
\$800,000 - \$849,999	16	9	85	80
\$850,000 - \$899,999	9	8	73	67
\$900,000 - \$949,999	4	12	37	72
\$950,000 - \$999,999	6	8	35	61
\$1,000,000 - \$1,299,999	10	17	53	116
\$1,300,000 - \$1,499,999	-	3	5	24
\$1,500,000 - \$1,999,999	-	1	5	7
\$2,000,000 +	-	-	-	1
	211	200	1,429	1,518

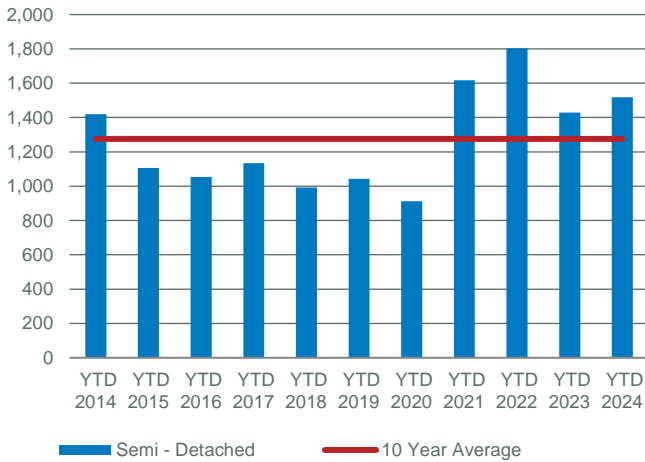
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

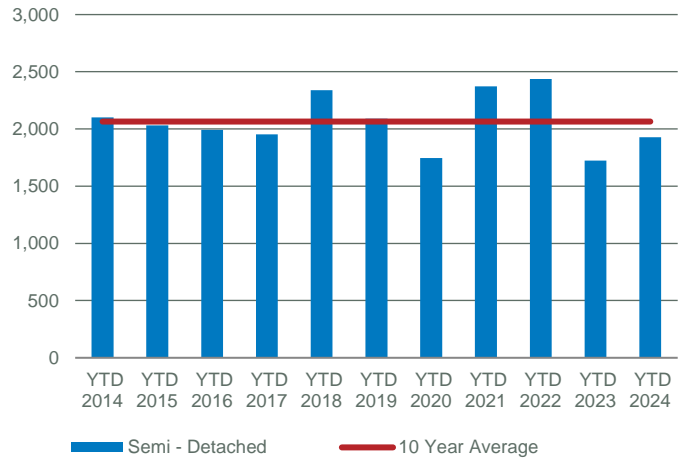
CITY OF CALGARY SEMI-DET. SALES

YTD JULY

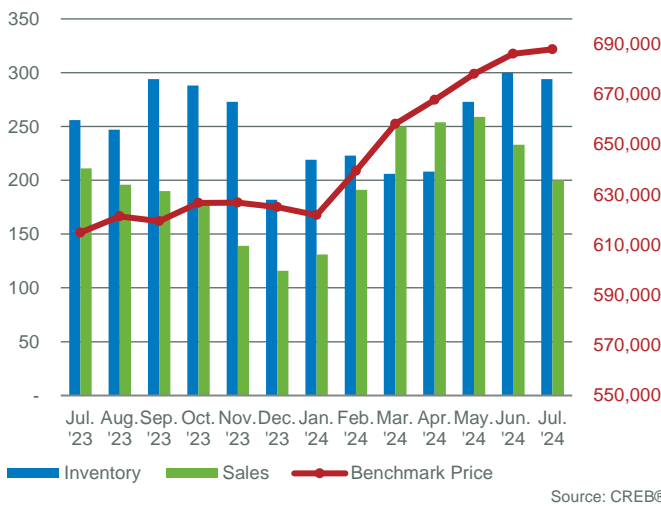


CITY OF CALGARY SEMI-DET. NEW LISTINGS

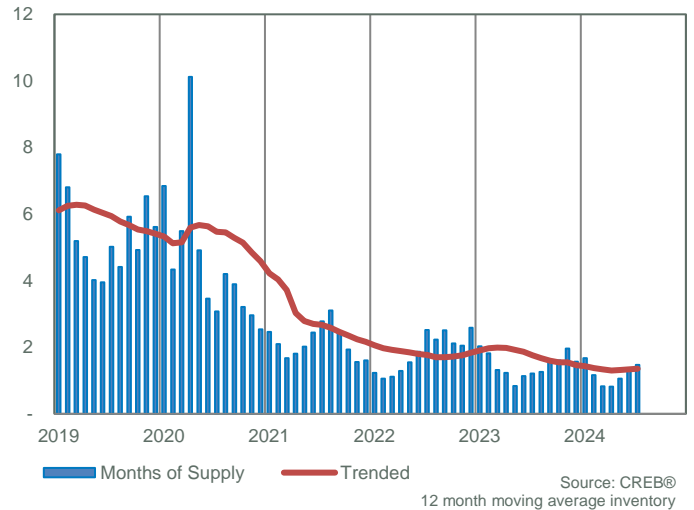
YTD JULY



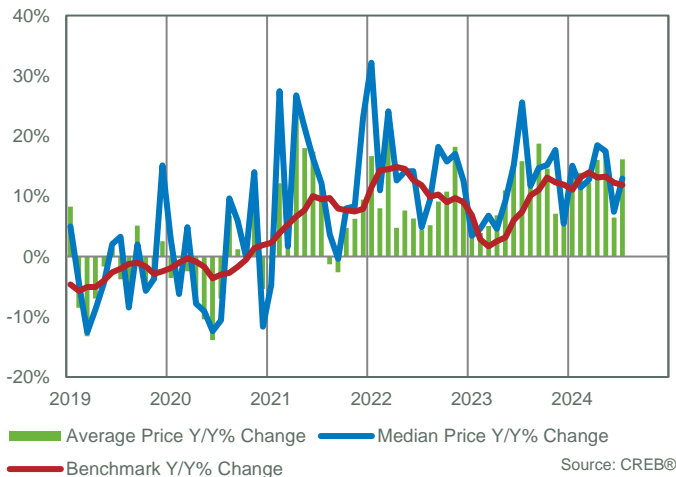
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



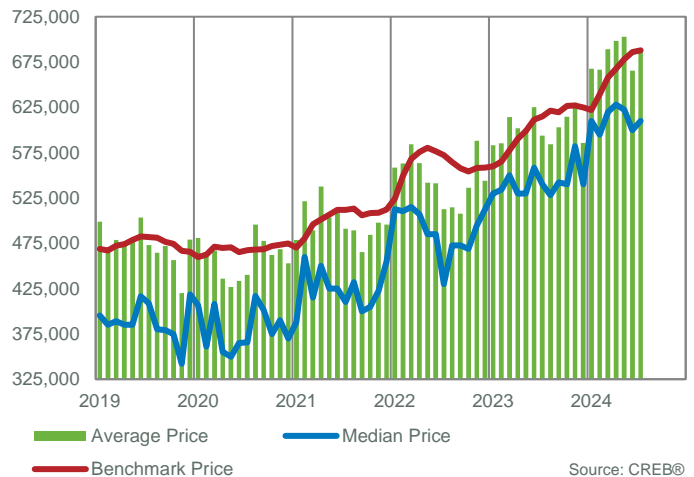
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



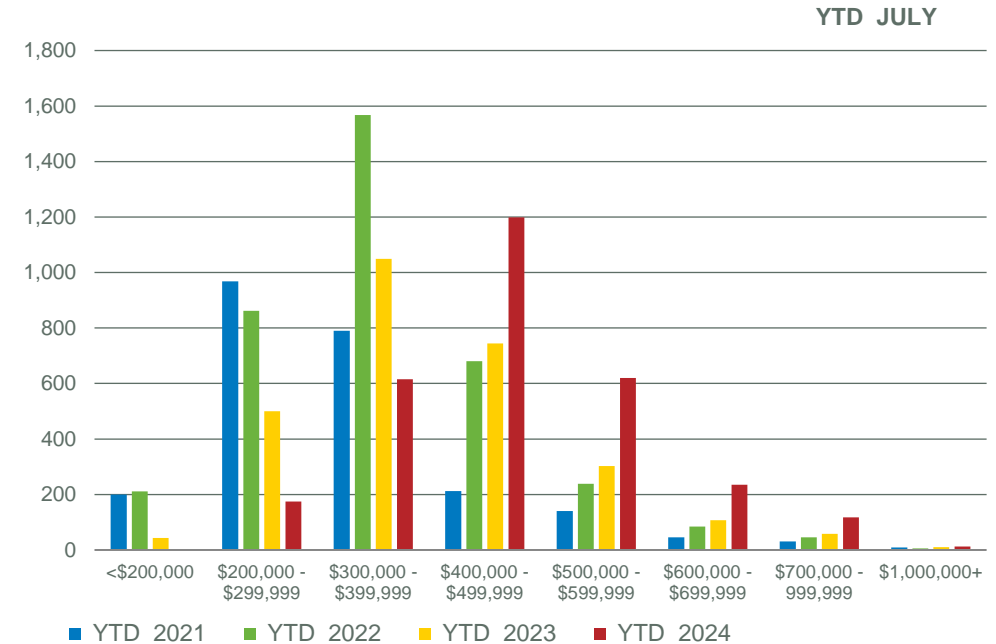
CITY OF CALGARY SEMI-DET. PRICES



	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	482	541	436	423					
New Listings	322	457	536	520	690	577	578					
Inventory	258	307	358	343	426	490	546					
Days on Market	30	20	17	19	18	18	20					
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600	464,200					
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000					
Average Price	439,285	466,997	479,729	472,579	474,060	478,847	470,764					
Index	275	281	288	295	299	301	301					

	Jul-23	Jul-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	3	-	41	3
\$200,000 - \$249,999	28	1	207	19
\$250,000 - \$299,999	47	20	293	156
\$300,000 - \$349,999	72	42	411	278
\$350,000 - \$399,999	105	65	638	337
\$400,000 - \$449,999	83	77	464	554
\$450,000 - \$499,999	50	78	280	645
\$500,000 - \$549,999	31	60	193	402
\$550,000 - \$599,999	18	30	110	218
\$600,000 - \$649,999	4	20	65	146
\$650,000 - \$699,999	10	9	42	89
\$700,000 - \$749,999	4	7	26	50
\$750,000 - \$799,999	9	3	22	24
\$800,000 - \$849,999	1	5	4	19
\$850,000 - \$899,999	-	3	1	19
\$900,000 - \$949,999	-	-	3	3
\$950,000 - \$999,999	-	1	2	3
\$1,000,000 - \$1,299,999	2	1	10	9
\$1,300,000 - \$1,499,999	-	-	-	2
\$1,500,000 - \$1,999,999	-	1	-	2
\$2,000,000 +	-	-	-	-
	467	423	2,814	2,978

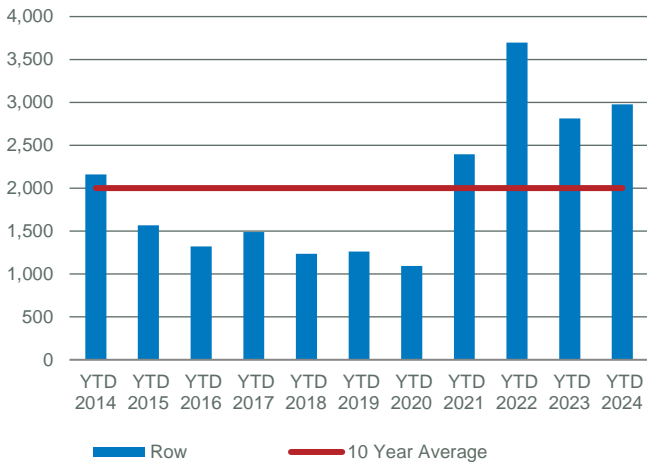
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

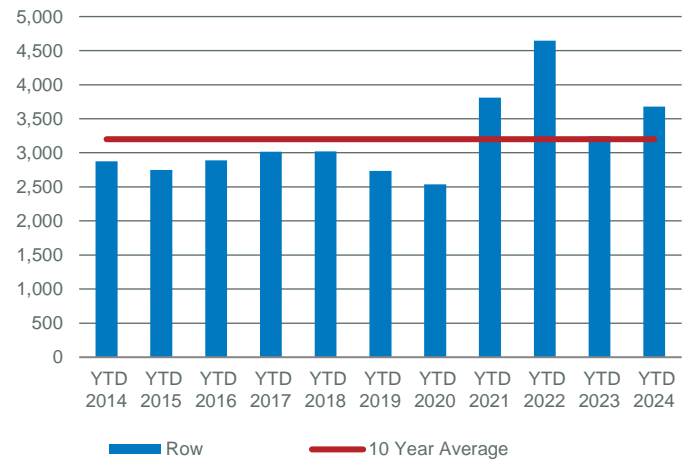
YTD JULY



Source: CREB®

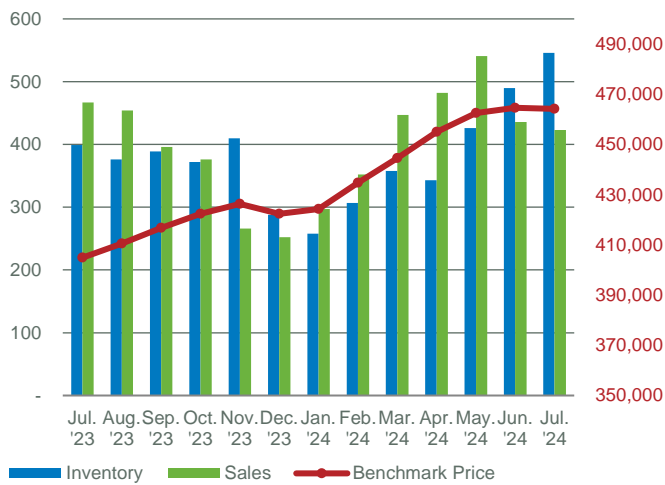
CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



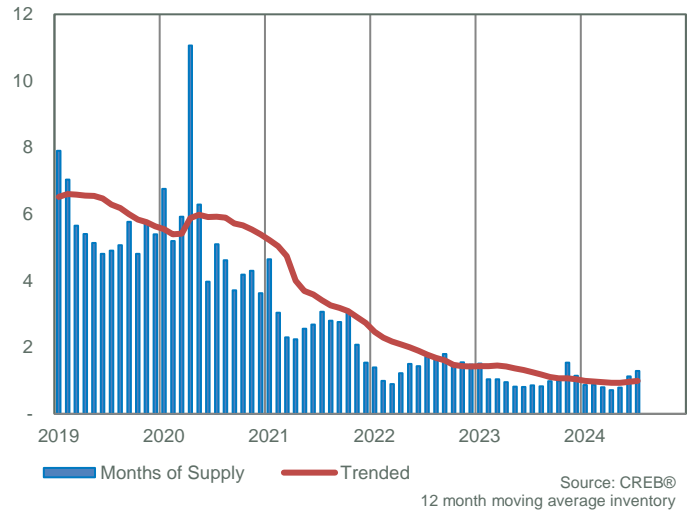
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



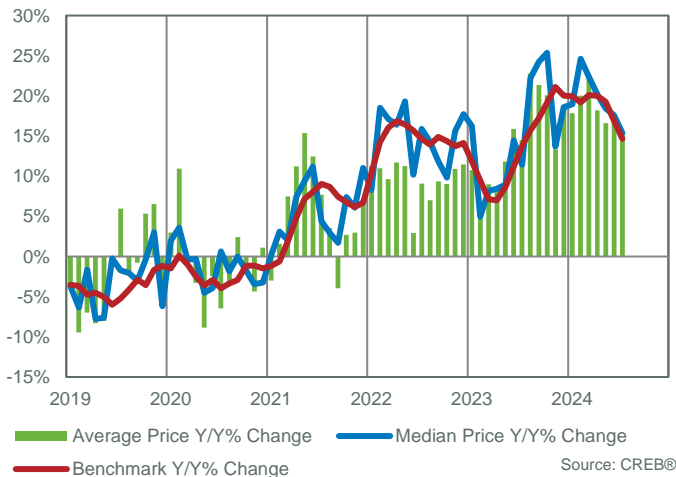
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



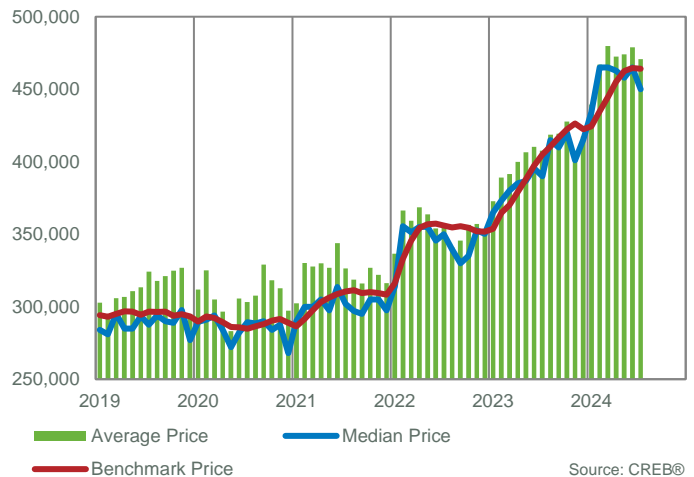
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

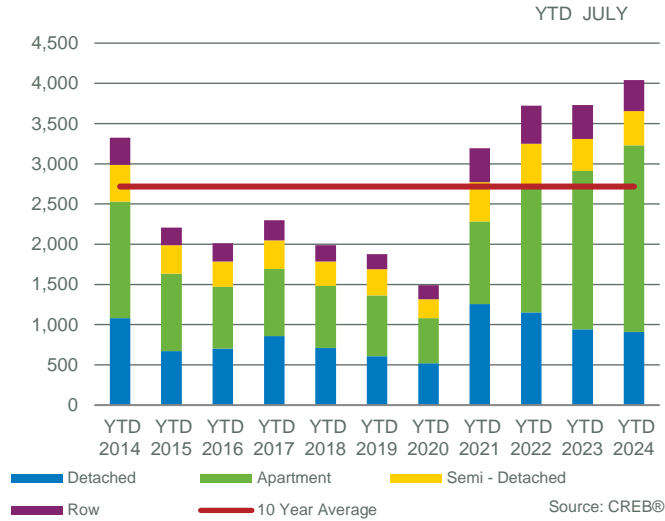
CITY OF CALGARY ROW PRICES



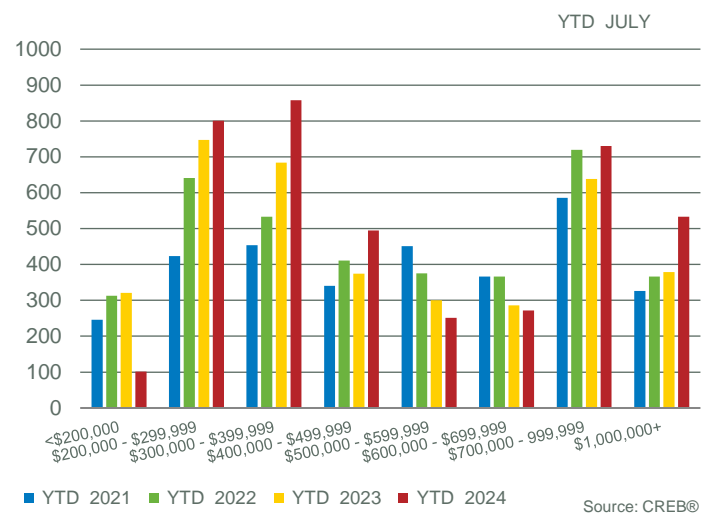
Source: CREB®

CITY CENTRE

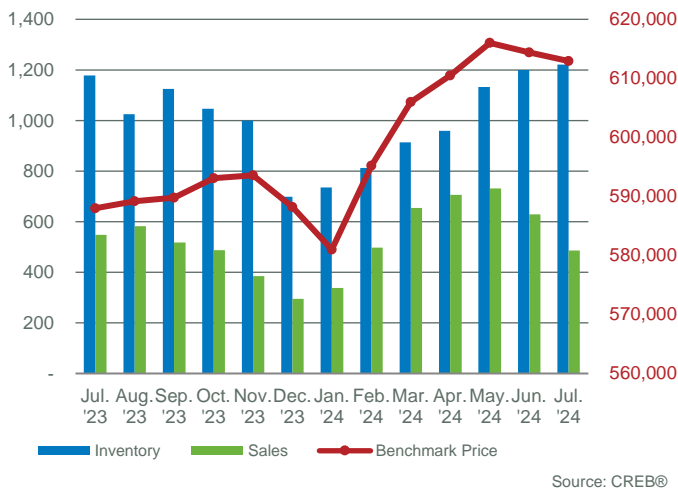
CITY CENTRE TOTAL SALES



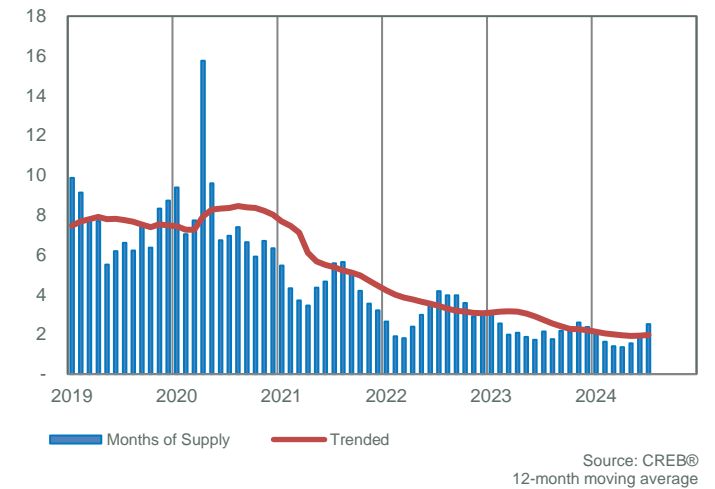
CITY CENTRE TOTAL SALES BY PRICE RANGE



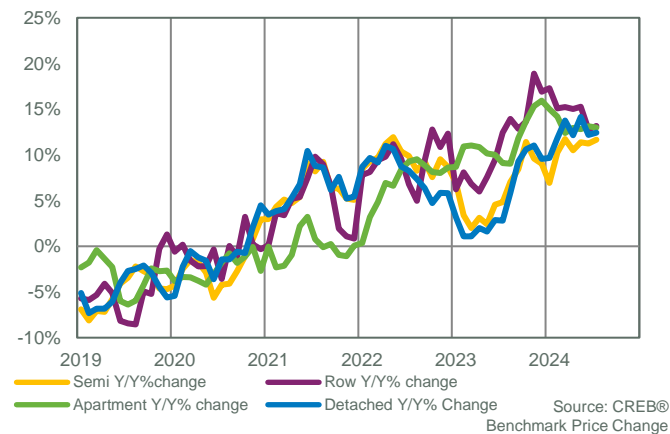
CITY CENTRE INVENTORY AND SALES



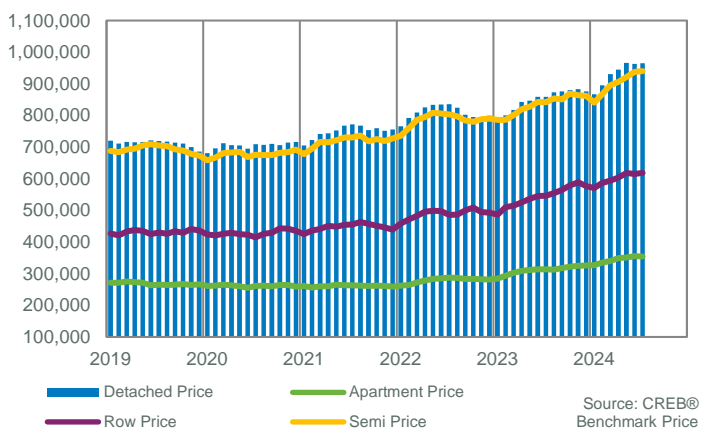
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

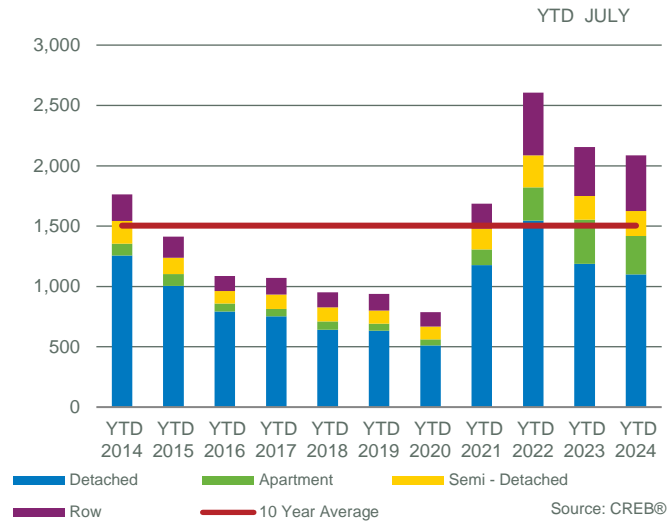


CITY CENTRE PRICES

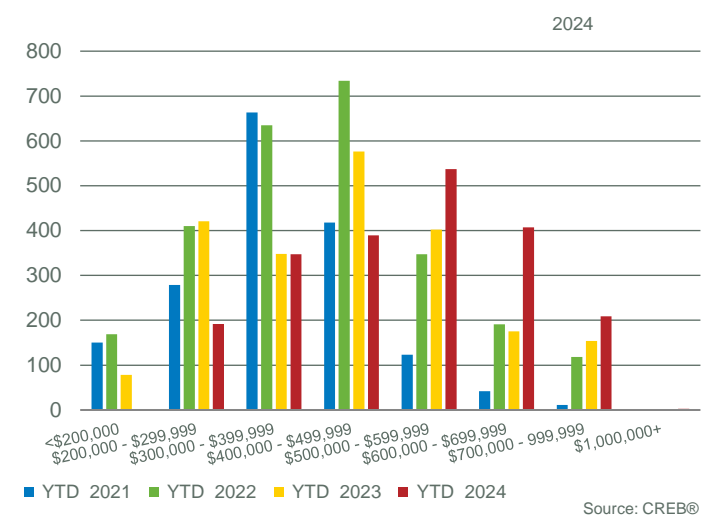


NORTHEAST

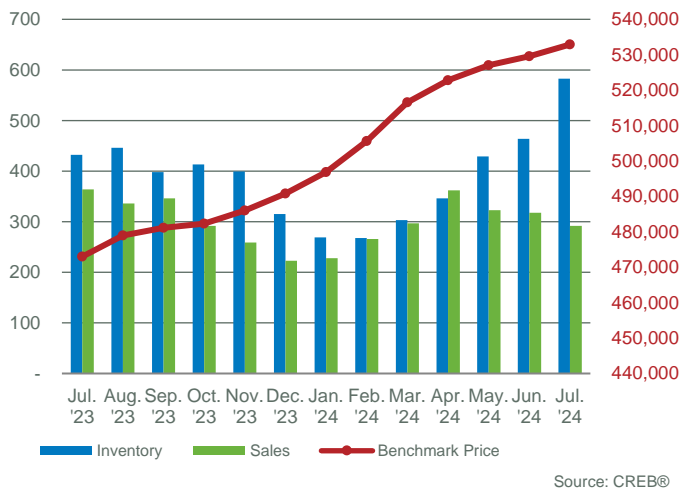
NORTHEAST TOTAL SALES



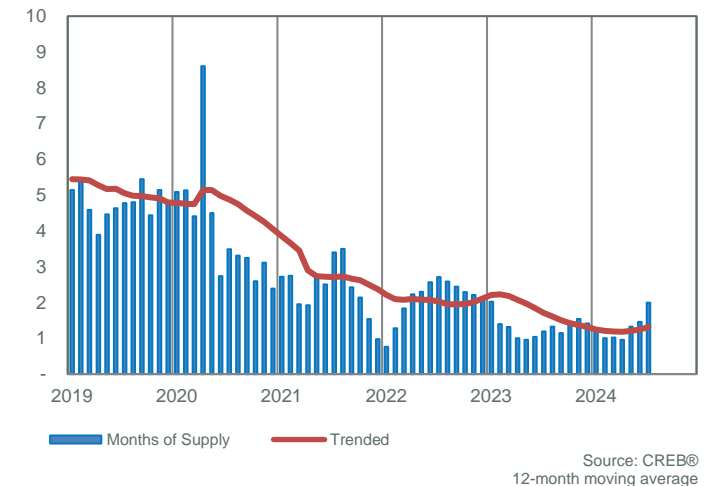
NORTHEAST TOTAL SALES BY PRICE RANGE



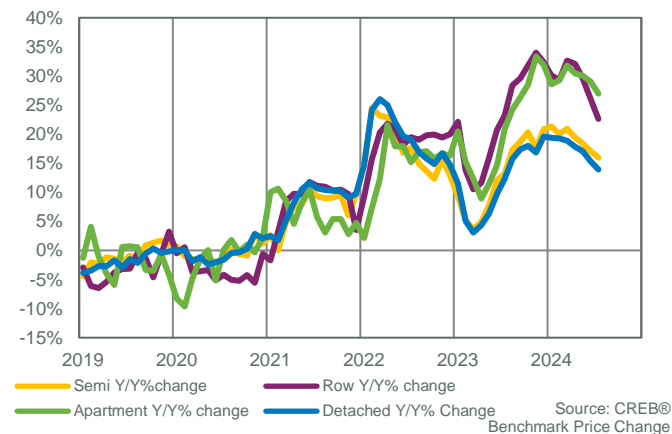
NORTHEAST INVENTORY AND SALES



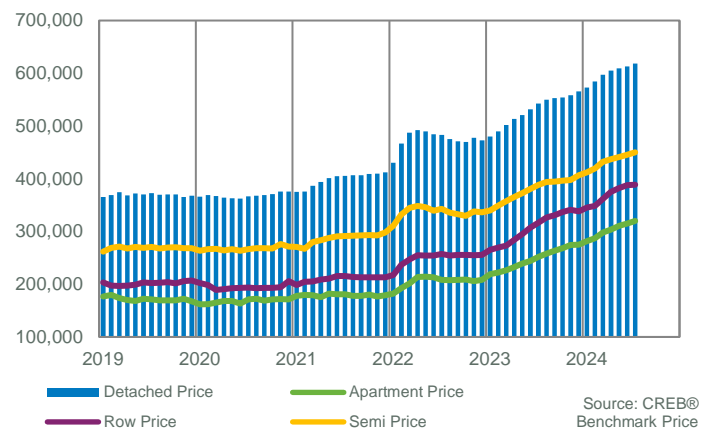
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

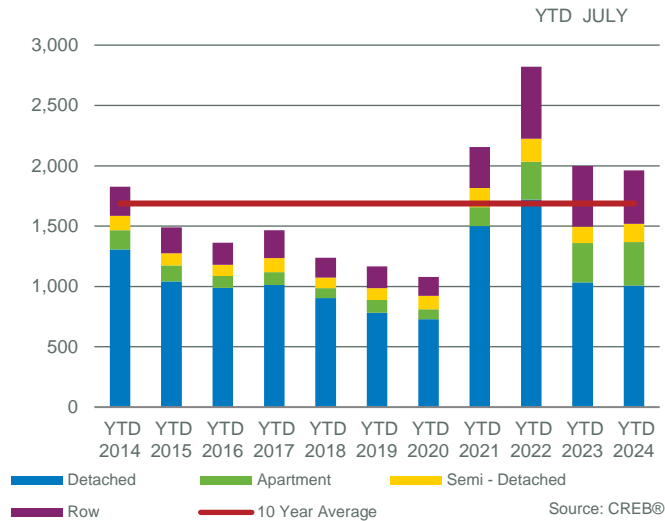


NORTHEAST PRICES

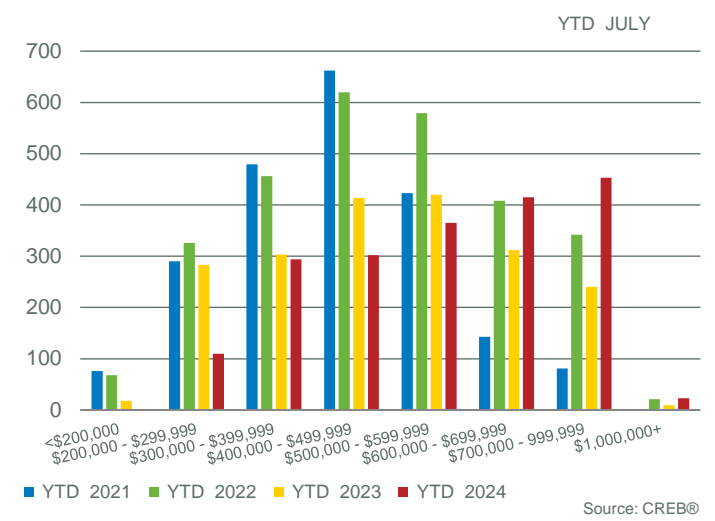


NORTH

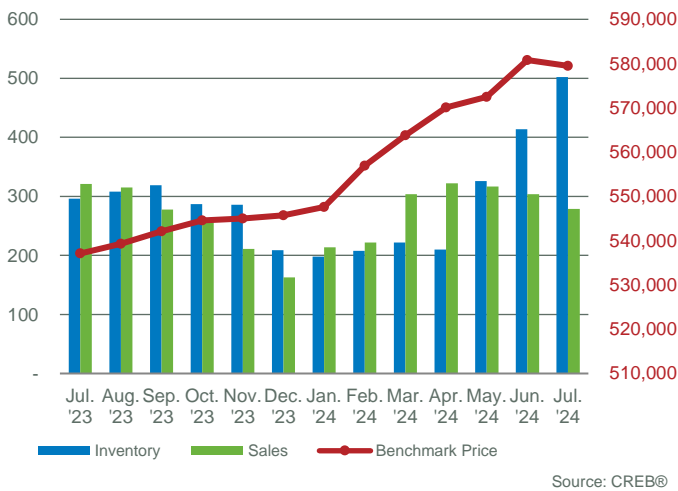
NORTH TOTAL SALES



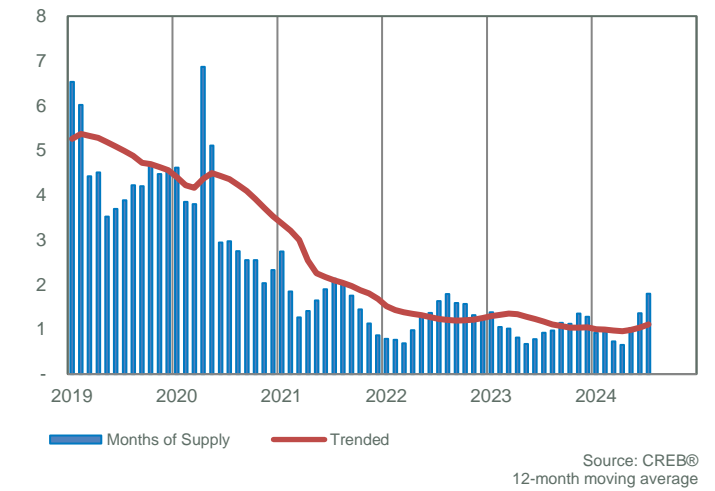
NORTH TOTAL SALES BY PRICE RANGE



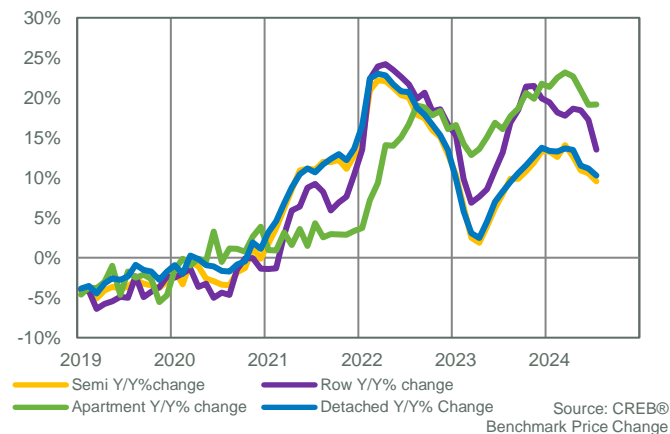
NORTH INVENTORY AND SALES



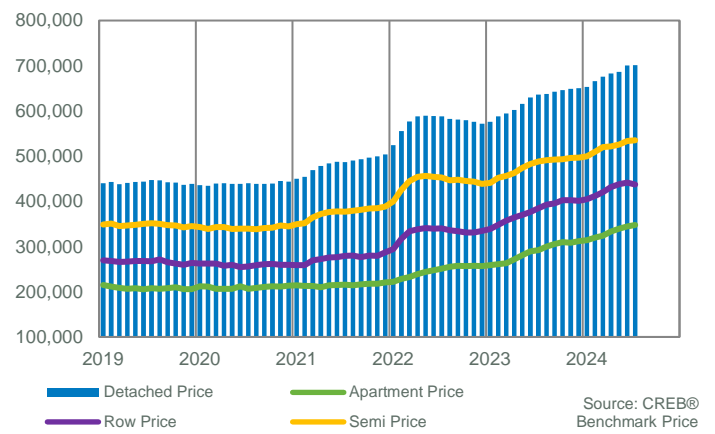
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

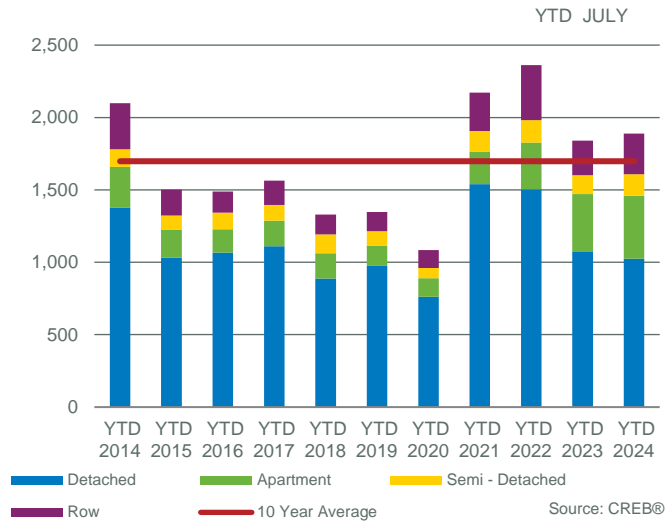


NORTH PRICES

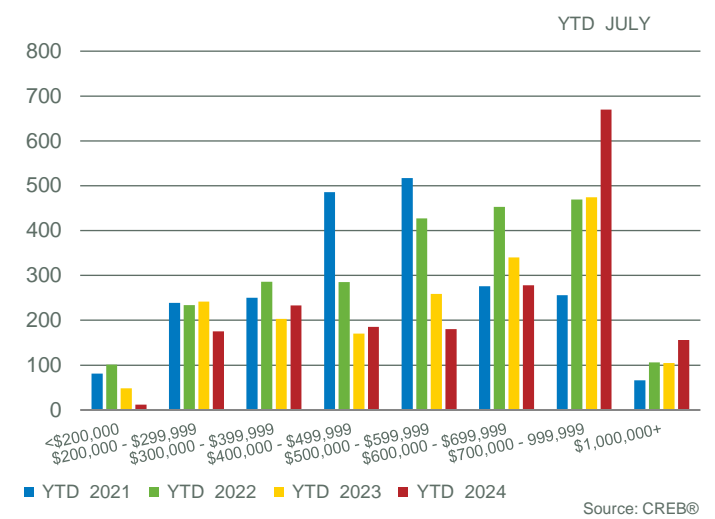


NORTHWEST

NORTHWEST TOTAL SALES



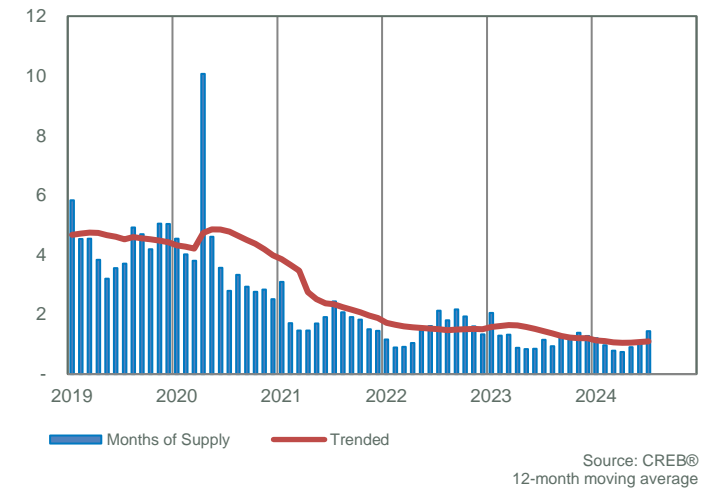
NORTHWEST TOTAL SALES BY PRICE RANGE



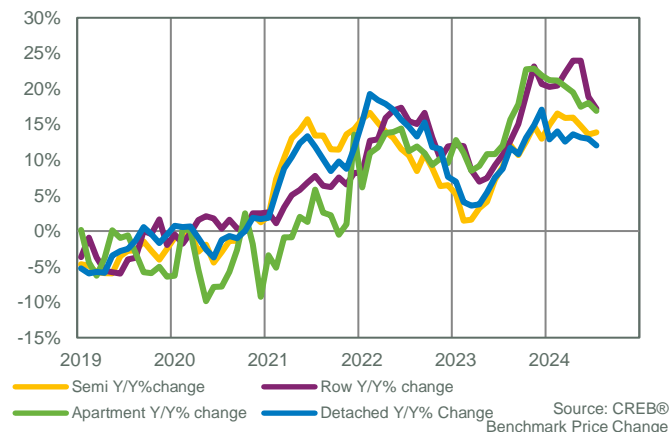
NORTHWEST INVENTORY AND SALES



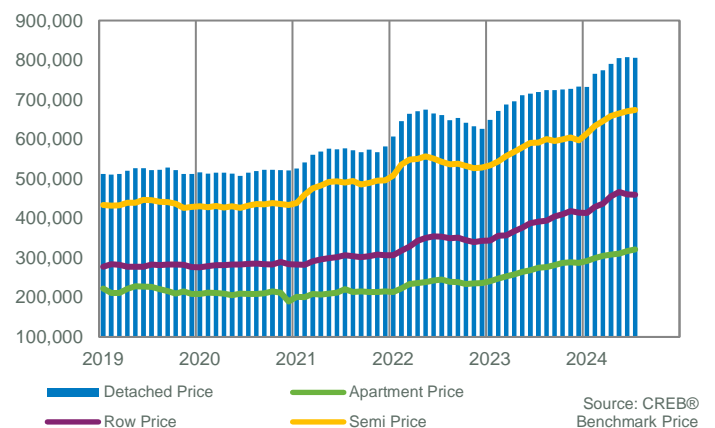
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

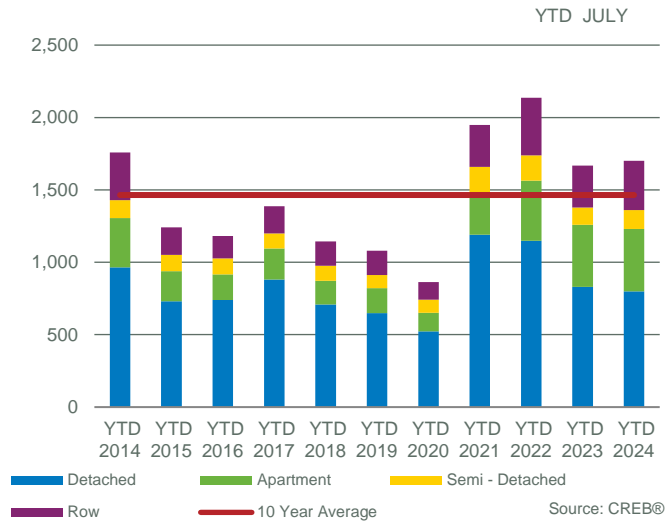


NORTHWEST PRICES

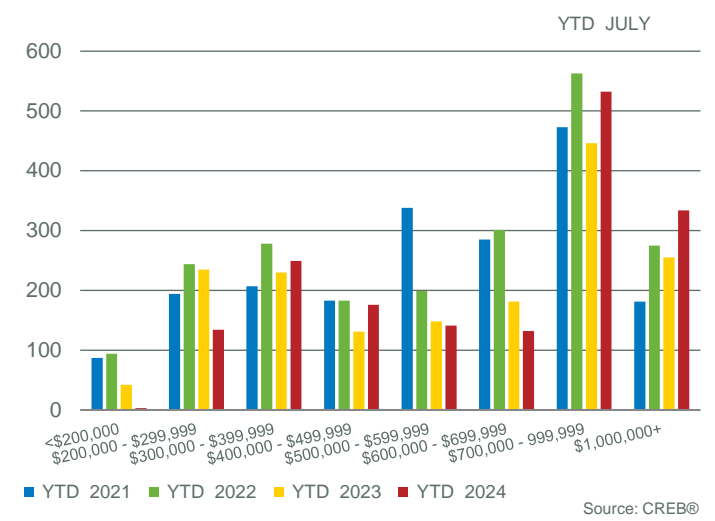


WEST

WEST TOTAL SALES



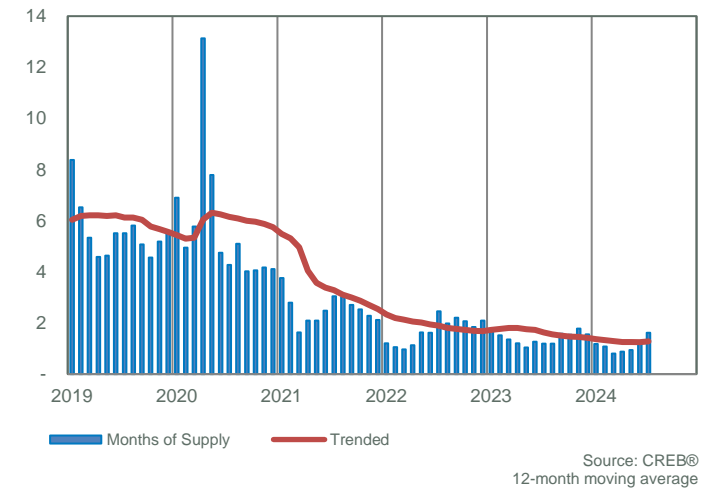
WEST TOTAL SALES BY PRICE RANGE



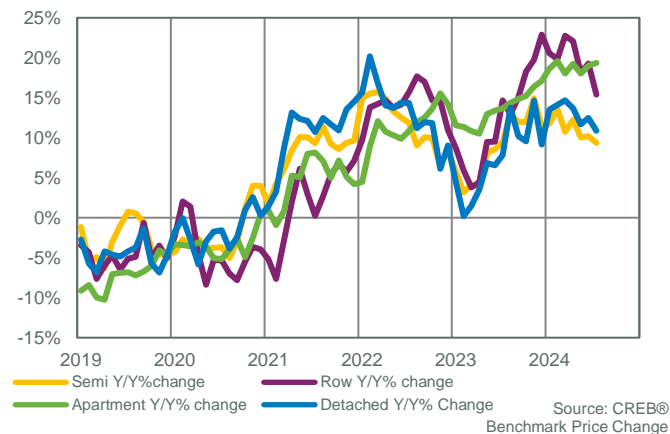
WEST INVENTORY AND SALES



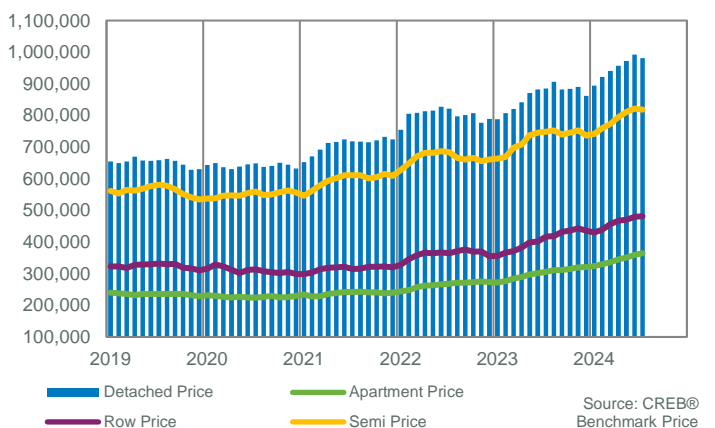
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

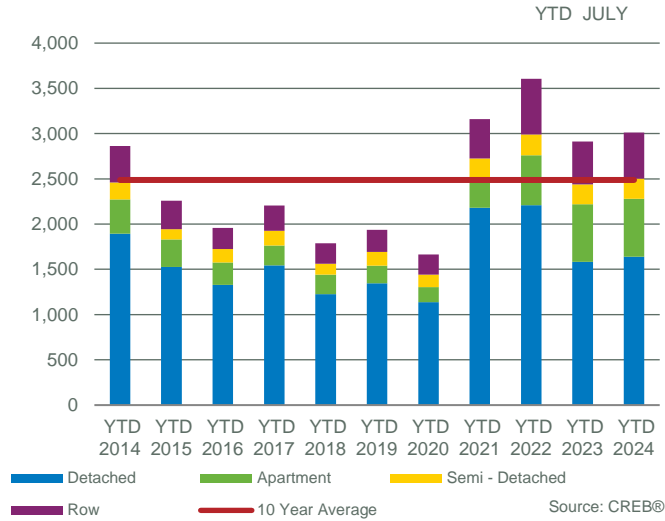


WEST PRICES

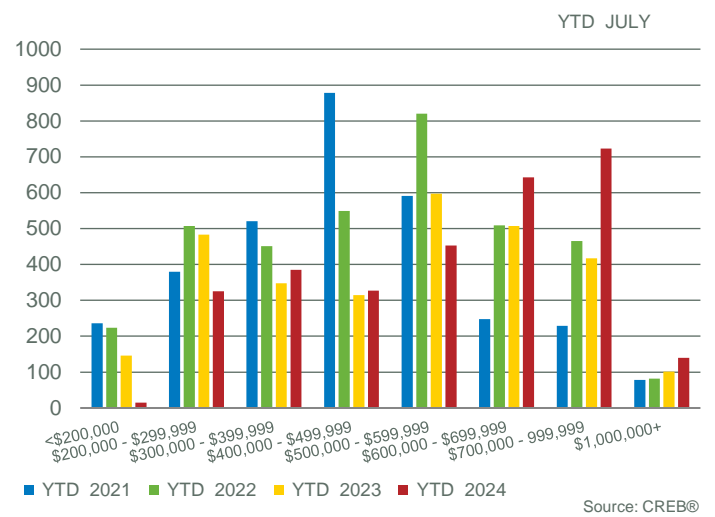


SOUTH

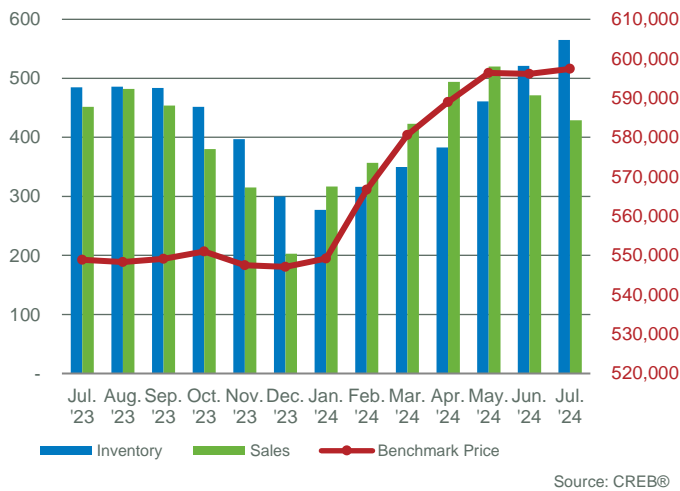
SOUTH TOTAL SALES



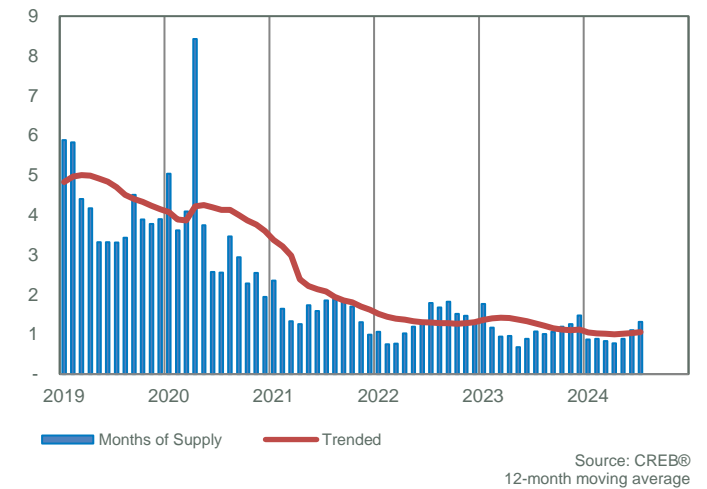
SOUTH TOTAL SALES BY PRICE RANGE



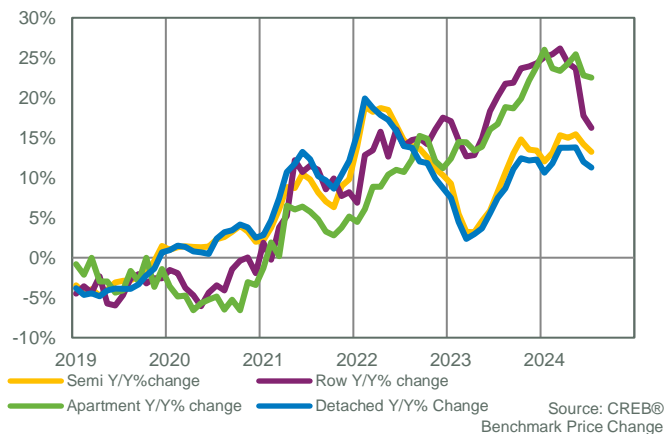
SOUTH INVENTORY AND SALES



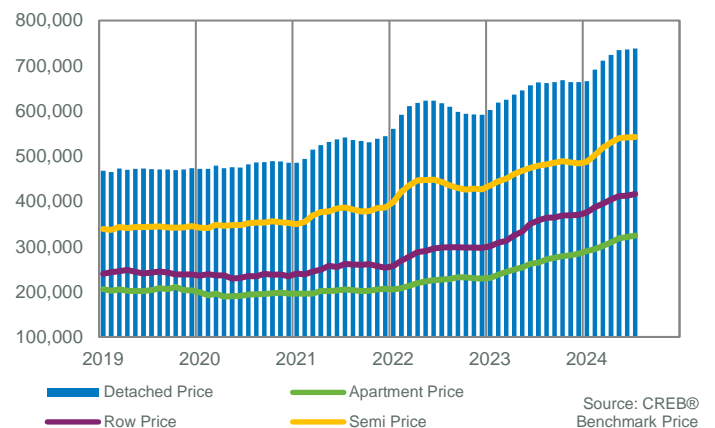
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

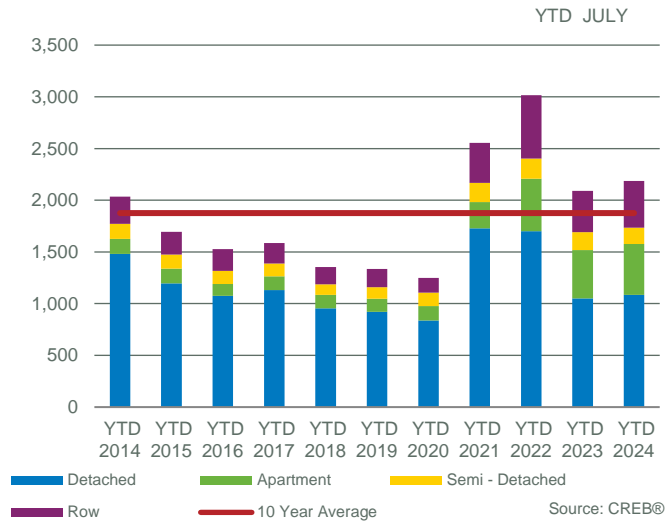


SOUTH PRICES

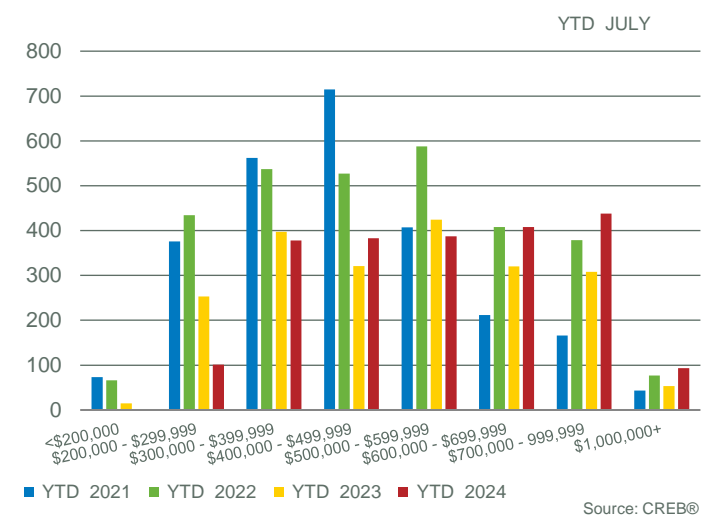


SOUTHEAST

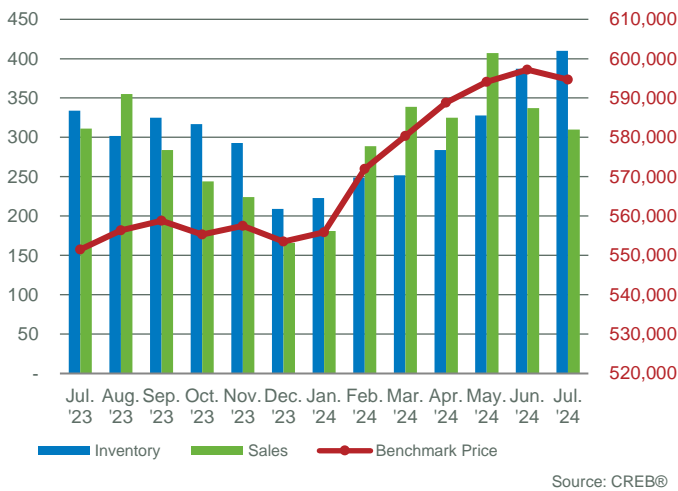
SOUTHEAST TOTAL SALES



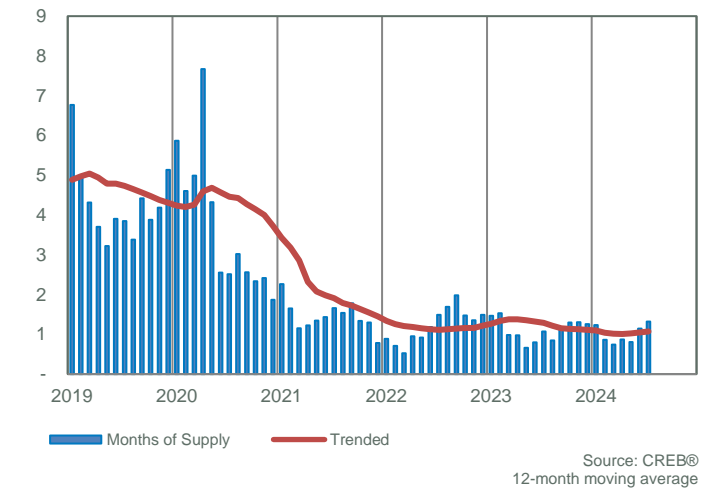
SOUTHEAST TOTAL SALES BY PRICE RANGE



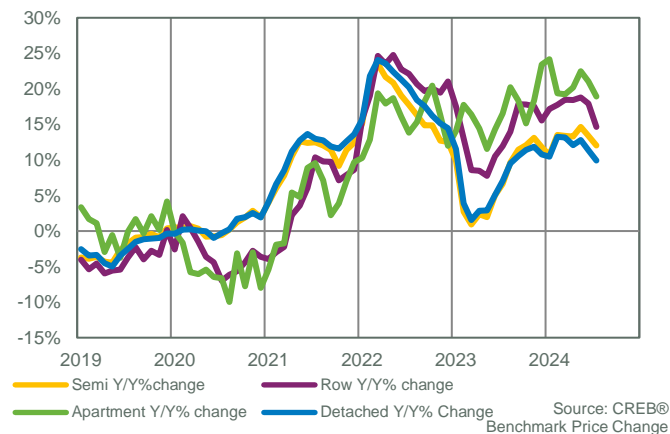
SOUTHEAST INVENTORY AND SALES



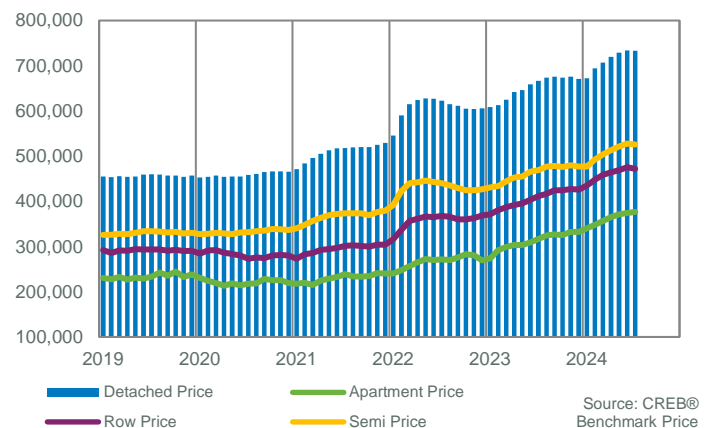
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

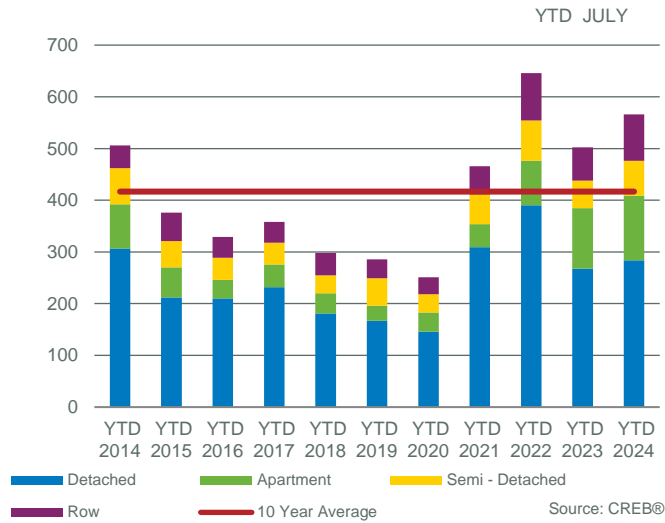


SOUTHEAST PRICES

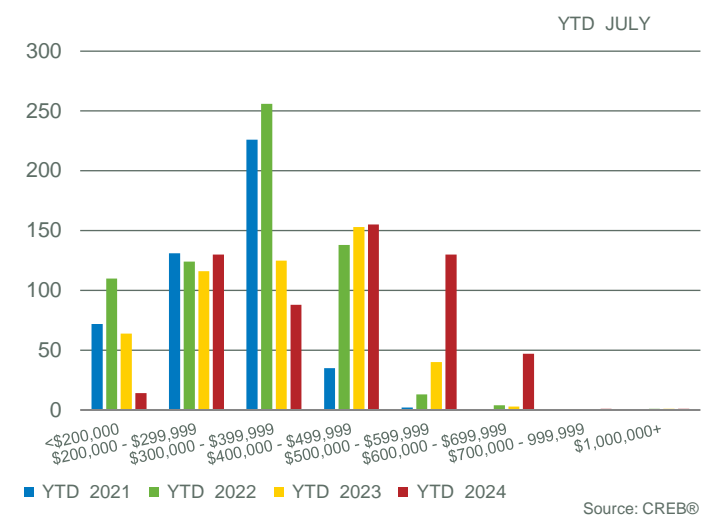


EAST

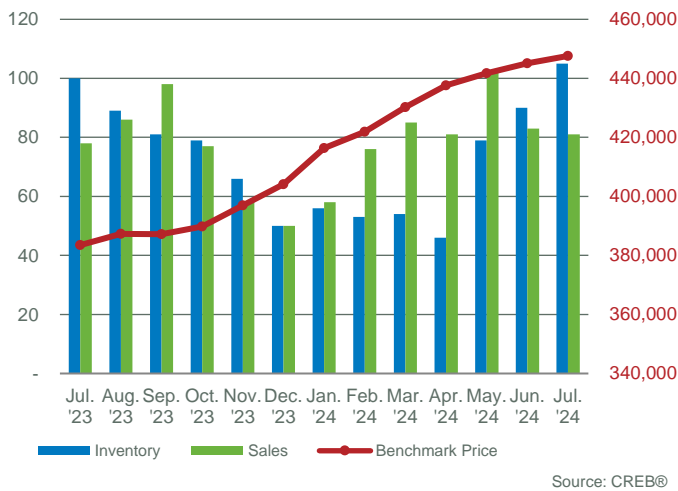
EAST TOTAL SALES



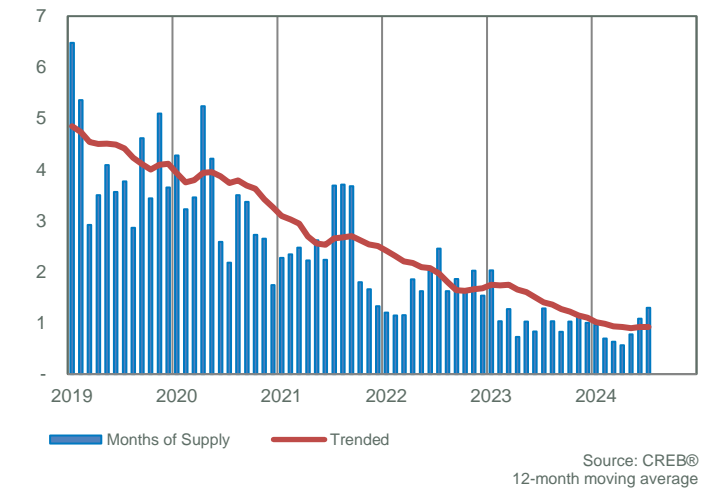
EAST TOTAL SALES BY PRICE RANGE



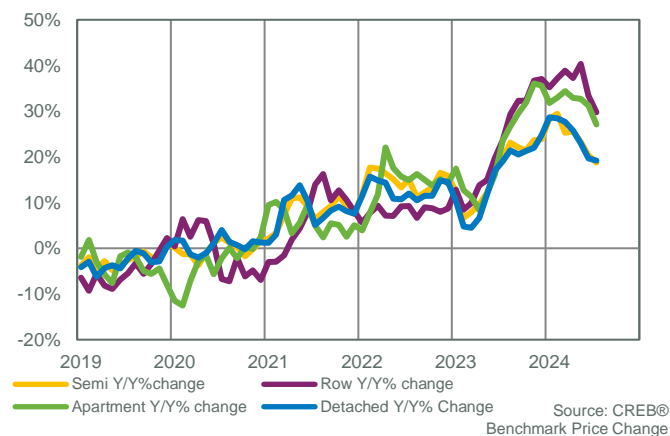
EAST INVENTORY AND SALES



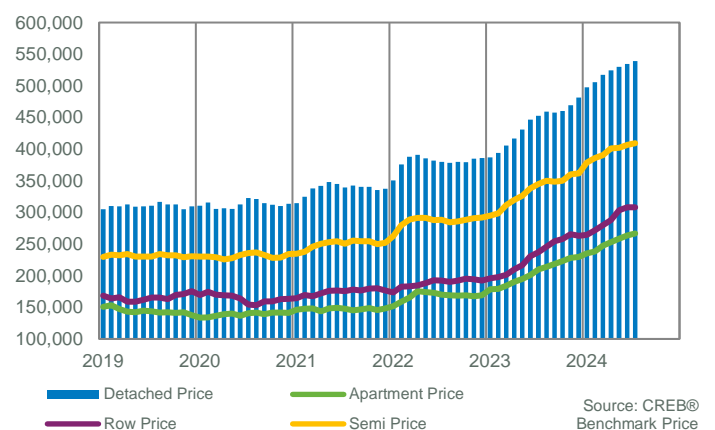
EAST MONTHS OF INVENTORY

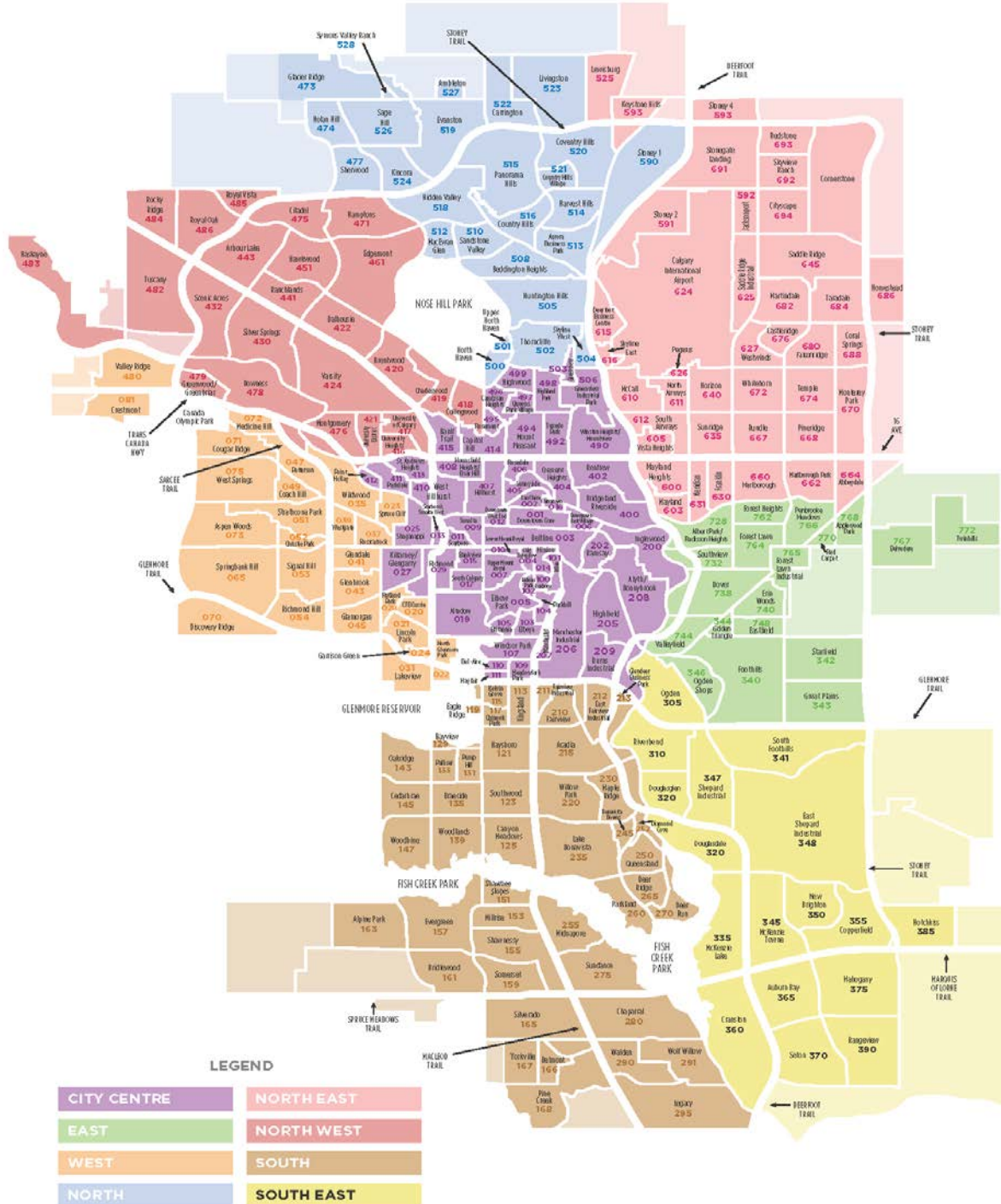


EAST PRICE CHANGE



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.

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