



creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

September
2024



creb.com

September 2024

New listing growth driven by higher-priced homes

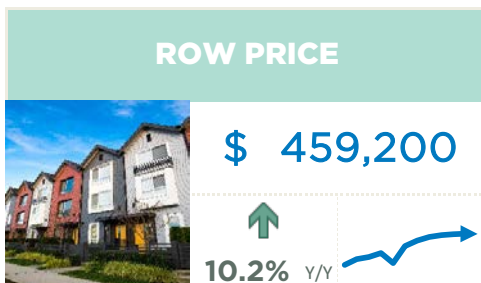
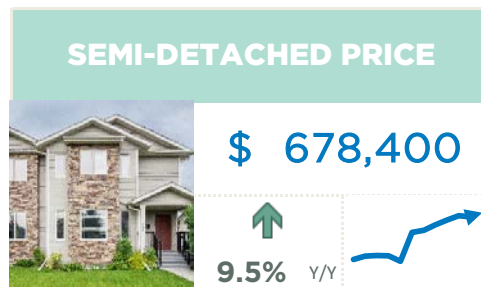
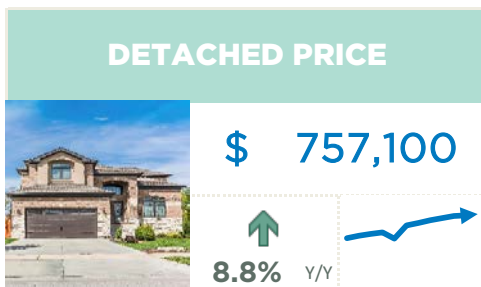
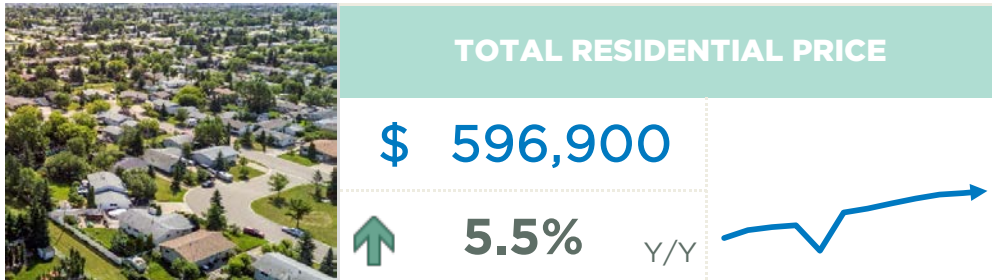
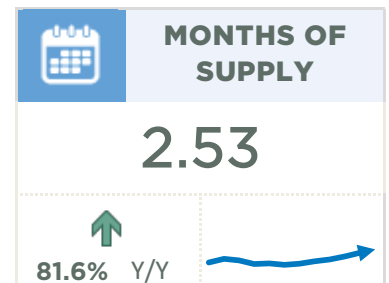
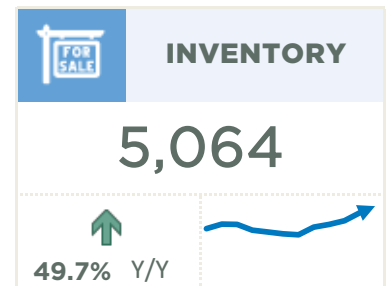
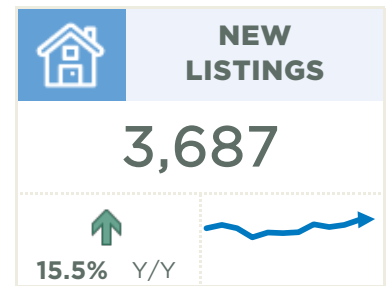
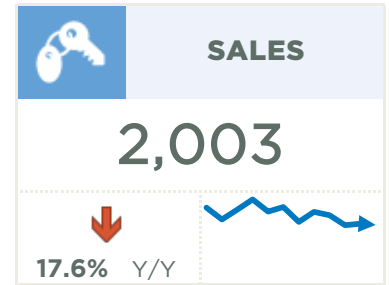
Calgary, Alberta, October 1, 2024 – Rising sales in the upper price ranges were not enough to offset the pullback occurring in the lower price ranges, as sales in September were 2,003, 17 per cent below last year’s record high. Despite the decline, sales this month were still over 16 per cent higher than levels traditionally achieved in September.

“We are starting to see a rise in new listings in our market. However, most of the listing growth is occurring in the higher price ranges,” said Ann-Marie Lurie, Chief Economist at CREB®. “While demand has stayed strong across all price ranges, the limited choice for lower-priced homes has likely prevented stronger sales in our market. While the challenges in the lower price ranges are not expected to change, improved supply combined with lower lending rates should keep demand strong throughout the fall, but without the extreme seller market conditions that contributed to the rapid price growth earlier this year.”

New listings in September rose to 3,687 units, the highest September total since 2008. This rise in new listings compared to sales did support some inventory growth. September inventory levels pushed up to 5,064 units, nearly double the exceptionally low levels reported in the spring, but remain below the 6,000 units we typically see in September.

Improving inventory levels compared to sales is continuing to shift our market toward more balanced conditions. In September, the months of supply reached 2.5 months. While this is a gain over last year’s record low, conditions are still tilted in favour of the seller.

Additional supply in the market has taken some of the pressure off home prices over the past few months, following stronger-than-expected gains throughout the spring. In September, the unadjusted benchmark price was \$596,900, slightly lower than last month but over five per cent higher than last year’s levels. Year-over-year gains ranged from nearly nine per cent growth for detached homes to nearly 14 per cent gains in the apartment condominium market. The gains for each property type outpaced the growth in total residential prices, mostly due to the shifting composition of sales.



September 2024

September 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	942	-17%	1,792	18%	2,316	39%	53%	2.46	68%	\$757,100	9%
Semi	182	-4%	299	8%	378	29%	61%	2.08	34%	\$678,400	10%
Row	377	-5%	603	27%	747	92%	63%	1.98	102%	\$459,200	10%
Apartment	502	-29%	993	7%	1,623	58%	51%	3.23	121%	\$345,000	14%
Total Residential	2,003	-18%	3,687	16%	5,064	50%	54%	2.53	82%	\$596,900	6%

Year-to-Date

September 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	9,872	-4%	14,116	5%	1,561	3%	70%	1.42	8%	\$748,078	12%
Semi	1,871	3%	2,526	13%	271	4%	74%	1.30	1%	\$666,533	12%
Row	3,737	2%	4,926	17%	461	21%	76%	1.11	18%	\$452,311	17%
Apartment	6,223	-1%	8,906	12%	1,119	11%	70%	1.62	12%	\$335,811	17%
Total Residential	21,703	-2%	30,474	9%	3,412	8%	71%	1.42	10%	\$595,511	9%



Detached

The nine per cent growth in sales over \$700,000 was not enough to offset the steep pullbacks reported for homes priced below \$600,000, causing September sales to total 942 units, a 17 per cent decline over last year. Improved sales for higher-priced homes were possible thanks to rising new listings, as that segment of the market is starting to demonstrate more balanced conditions for homes priced above \$700,000. As of September, the unadjusted detached benchmark price was \$757,100, a slight decline over last month, but nearly nine per cent higher than levels reported last year. It is not unusual to see some monthly adjustments in the fall, especially following stronger gains in the spring. With tighter conditions being experienced for lower-priced products, price growth has also ranged within the detached sector. The North East and East districts continue to report the largest year-over-year price gains.



Semi-Detached

September reported 299 new listings and 182 sales, causing the sales-to-new listings ratio to trend up over last month to nearly 61 per cent. Despite the gain over the past several months, the improvements in new listings relative to sales have supported rising inventory levels. However, with less than 400 units available, inventory levels remain nearly 33 per cent below long-term trends for September. Like the other property types, recent gains in new listings are causing the months of supply to improve over last year's levels. However, with just over two months of supply in September, conditions continue to favour the seller. Following strong gains in the spring, in September, the unadjusted benchmark price eased slightly over last month, but at a price of \$678,400, levels are over nine per cent higher than last year at this time.



Row

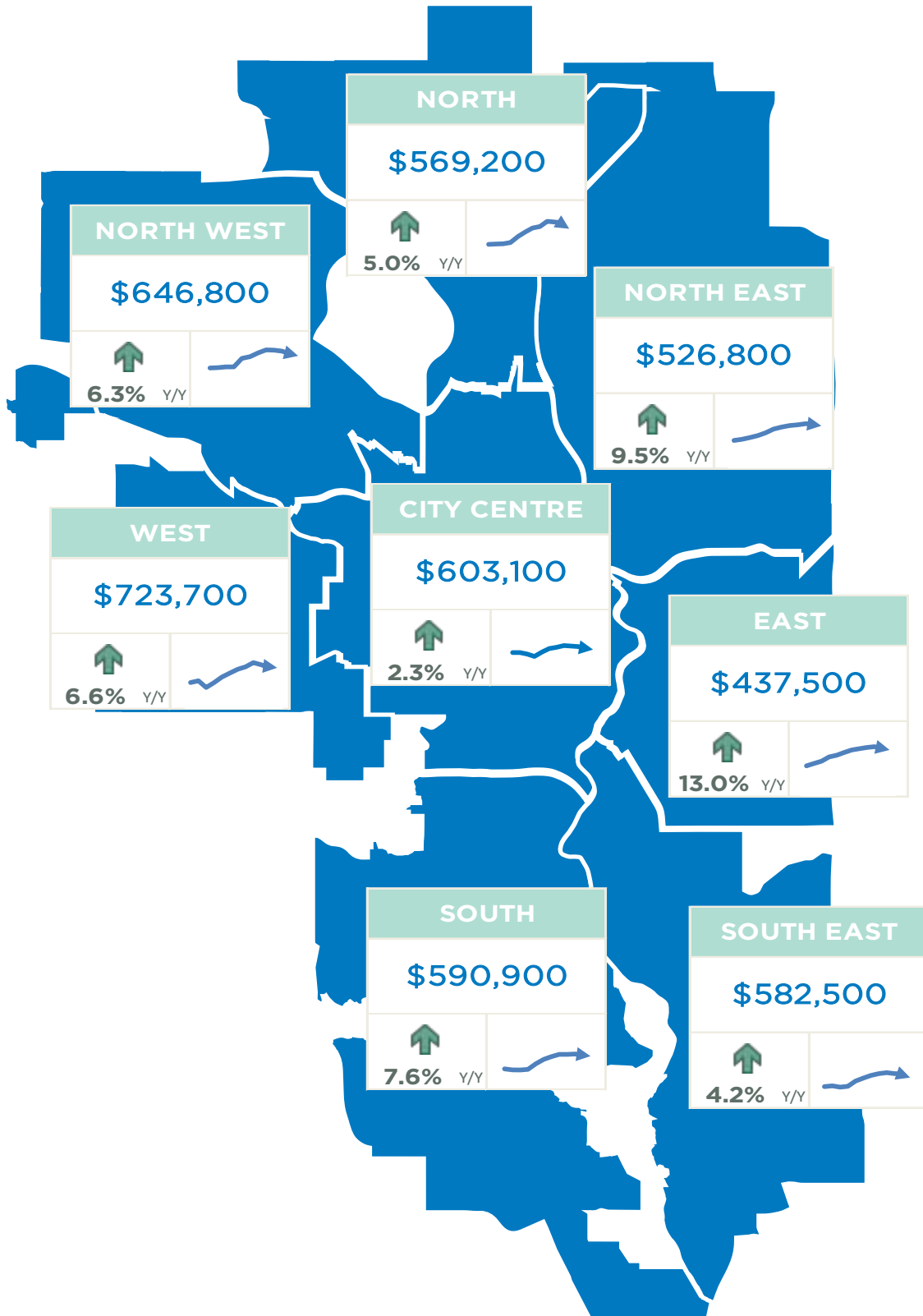
Over 600 new listings came onto the market in September, where over 70 per cent of the new listings were priced above \$400,000. While new listings improved across most districts, 34 per cent of the new listings were in the North and South district, likely a reflection of the new home activity occurring in those areas. Sales in September totalled 377 units, slightly lower than last year's levels. Inventories in September rose to 747 units, a significant improvement over the previous two years, but still below long-term trends. Nonetheless, the rise in inventory relative to sales did cause the months of supply to increase to nearly two months. Conditions continue to favour the seller, but improved choice did slow the pace of price growth. The unadjusted benchmark price in September was \$459,200, 10 per cent higher than September 2023 levels.



Apartment

Strong gains in new listings continued into September, with 993 units entering the market. At the same time, sales dropped to 502 units, causing the sales-to-new listings ratio to drop to 50 per cent and inventories to rise to 1,623 units. Of the inventory in the market, over 72 per cent was priced above \$300,000, a significant shift compared to last year, where less than 58 per cent of the listings were above that range. Gain in supply compared to sales caused the months of supply to rise to 3.2 months, the highest level seen since the end of 2021. Improving supply in the new home market is likely contributing to the rise in supply and has taken some of the pressure off home prices. In September, the unadjusted benchmark price was \$345,000, 14 per cent higher than last year at this time. Year-to-date prices are still averaging a year-over-year gain of 17 per cent.

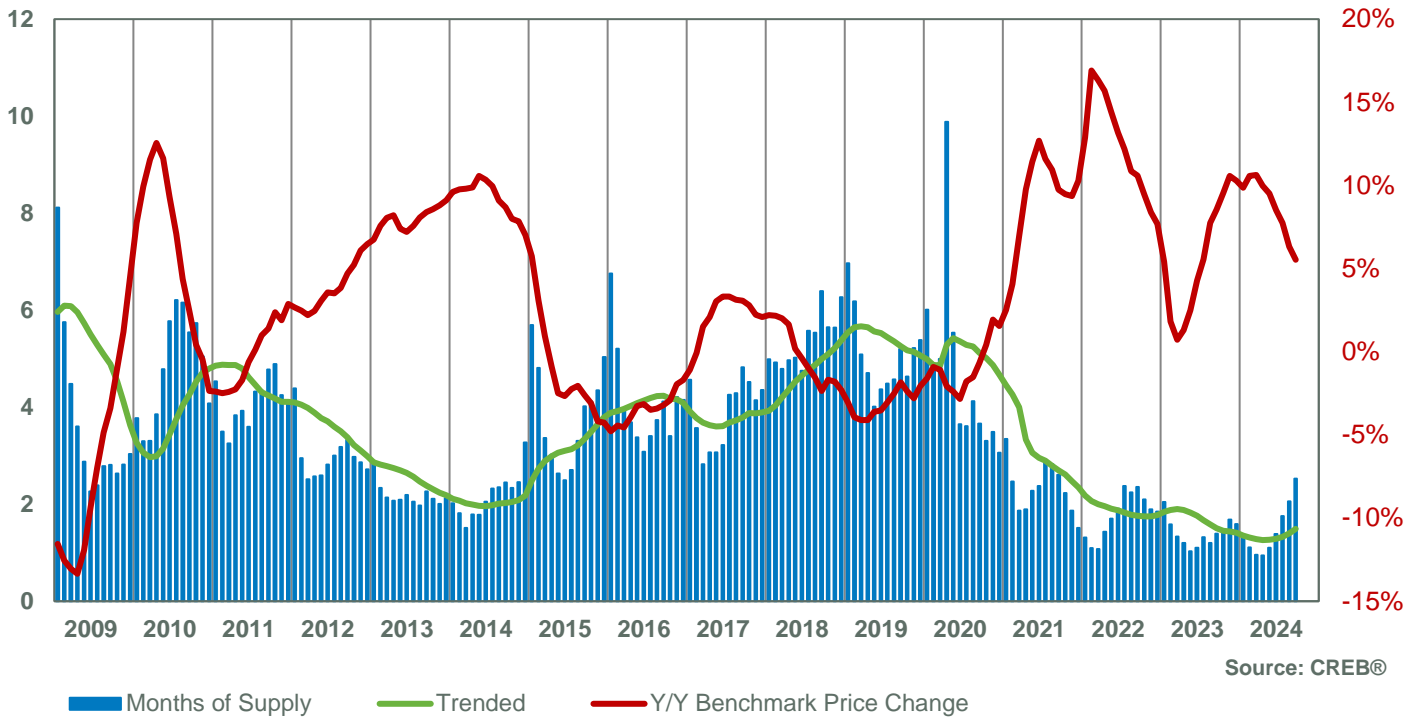
September 2024 District Total Residential Benchmark Price



	Sep-23	Sep-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
CITY OF CALGARY						
Total Sales	2,430	2,003	-17.57%	22,092	21,703	-1.76%
Total Sales Volume	\$1,333,310,089	\$1,245,752,010	-6.57%	\$11,897,972,217	\$13,132,306,786	10.37%
New Listings	3,191	3,687	15.54%	27,840	30,474	9.46%
Inventory	3,383	5,064	49.69%	3,166	3,412	7.76%
Months of Supply	1.39	2.53	81.60%	1.29	1.42	9.69%
Sales to New Listings	76.15%	54.33%	-21.83%	79.35%	71.22%	-8.14%
Sales to List Price	100.54%	99.14%	-1.40%	100.36%	100.74%	0.38%
Days on Market	25	28	9.53%	26	23	-10.21%
Benchmark Price	\$565,600	\$596,900	5.53%	\$547,856	\$595,511	8.70%
Median Price	\$503,700	\$565,000	12.17%	\$495,000	\$560,000	13.13%
Average Price	\$548,687	\$621,943	13.35%	\$538,565	\$605,092	12.35%
Index	265	279	5.51%	253	275	9.04%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Sep-23	Sep-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
DETACHED						
Total Sales	1,140	942	-17.37%	10,332	9,872	-4.45%
Total Sales Volume	\$830,015,705	\$772,414,092	-6.94%	\$7,419,184,419	\$7,941,384,103	7.04%
New Listings	1,517	1,792	18.13%	13,466	14,116	4.83%
Inventory	1,672	2,316	38.52%	1,517	1,561	2.93%
Months of Supply	1.47	2.46	67.63%	1.32	1.42	7.73%
Sales to New Listings Ratio	75.15%	52.57%	-22.58%	76.73%	69.93%	-6.79%
Sales to List Price Ratio	100.43%	99.30%	-1.13%	100.56%	100.87%	0.31%
Days on Market	25	27	7.00%	24	23	-7.93%
Benchmark Price	\$696,100	\$757,100	8.76%	\$668,311	\$748,078	11.94%
Median Price	\$650,000	\$710,000	9.23%	\$645,000	\$715,000	10.85%
Average Price	\$728,084	\$819,972	12.62%	\$718,078	\$804,435	12.03%
APARTMENT						
Total Sales	704	502	-28.69%	6,281	6,223	-0.92%
Total Sales Volume	\$222,736,764	\$174,608,087	-21.61%	\$1,906,255,790	\$2,161,002,023	13.36%
New Listings	925	993	7.35%	7,939	8,906	12.18%
Inventory	1,028	1,623	57.88%	1,007	1,119	11.17%
Months of Supply	1.46	3.23	121.41%	1.44	1.62	12.20%
Sales to New Listings Ratio	76.11%	50.55%	-25.55%	79.12%	69.87%	-9.24%
Sales to List Price Ratio	99.75%	98.24%	-1.51%	99.10%	99.81%	0.71%
Days on Market	28	33	16.44%	30	26	-13.35%
Benchmark Price	\$303,000	\$345,000	13.86%	\$286,644	\$335,811	17.15%
Median Price	\$290,000	\$330,000	13.79%	\$277,000	\$325,000	17.33%
Average Price	\$316,387	\$347,825	9.94%	\$303,496	\$347,260	14.42%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	190	182	-4.21%	1,815	1,871	3.09%
Total Sales Volume	\$114,529,026	\$122,437,137	6.90%	\$1,091,053,997	\$1,274,532,061	16.82%
New Listings	276	299	8.33%	2,235	2,526	13.02%
Inventory	294	378	28.57%	261	271	3.78%
Months of Supply	1.55	2.08	34.22%	1.30	1.30	0.68%
Sales to New Listings Ratio	68.84%	60.87%	-7.97%	81.21%	74.07%	-7.14%
Sales to List Price Ratio	100.88%	99.88%	-0.99%	100.78%	101.22%	0.43%
Days on Market	26	25	-3.58%	26	23	-13.59%
Benchmark Price	\$619,400	\$678,400	9.53%	\$595,389	\$666,533	11.95%
Median Price	\$542,250	\$595,000	9.73%	\$540,000	\$610,000	12.96%
Average Price	\$602,784	\$672,732	11.60%	\$601,132	\$681,204	13.32%
CITY OF CALGARY ROW						
Total Sales	396	377	-4.80%	3,664	3,737	1.99%
Total Sales Volume	\$166,028,594	\$176,292,695	6.18%	\$1,481,478,011	\$1,755,388,599	18.49%
New Listings	473	603	27.48%	4,200	4,926	17.29%
Inventory	389	747	92.03%	382	461	20.70%
Months of Supply	0.98	1.98	101.71%	0.94	1.11	18.34%
Sales to New Listings Ratio	83.72%	62.52%	-21.20%	87.24%	75.86%	-11.38%
Sales to List Price Ratio	102.08%	99.59%	-2.44%	101.73%	101.69%	-0.04%
Days on Market	21	25	18.89%	23	21	-7.99%
Benchmark Price	\$416,700	\$459,200	10.20%	\$387,222	\$452,311	16.81%
Median Price	\$409,900	\$449,900	9.76%	\$390,000	\$456,789	17.13%
Average Price	\$419,264	\$467,620	11.53%	\$404,334	\$469,732	16.17%

For a list of definitions, see page 29.

September 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	122	236	51.69%	351	2.88	\$957,500	9.28%	0.62%
North East	126	281	44.84%	396	3.14	\$614,300	11.13%	-0.50%
North	104	220	47.27%	302	2.90	\$689,500	7.30%	-1.64%
North West	116	210	55.24%	270	2.33	\$789,900	9.09%	-0.69%
West	86	171	50.29%	211	2.45	\$966,200	9.51%	-0.26%
South	204	364	56.04%	425	2.08	\$731,300	10.12%	-0.38%
South East	138	241	57.26%	270	1.96	\$718,300	6.24%	-2.10%
East	41	61	67.21%	71	1.73	\$526,900	15.14%	-1.62%
TOTAL CITY	942	1,792	52.57%	2,316	2.46	\$757,100	8.76%	-0.72%
Apartment								
City Centre	221	463	47.73%	782	3.54	\$351,200	10.61%	-1.01%
North East	39	95	41.05%	153	3.92	\$315,400	19.74%	-0.54%
North	32	87	36.78%	143	4.47	\$347,800	13.92%	-0.71%
North West	45	60	75.00%	106	2.36	\$321,700	14.24%	-0.65%
West	37	90	41.11%	121	3.27	\$370,000	18.82%	1.48%
South	64	105	60.95%	155	2.42	\$325,300	18.12%	-0.03%
South East	57	71	80.28%	129	2.26	\$373,500	14.36%	0.08%
East	7	19	36.84%	29	4.14	\$262,600	20.24%	-0.49%
TOTAL CITY	502	993	50.55%	1,623	3.23	\$345,000	13.86%	-0.43%
Semi-detached								
City Centre	42	92	45.65%	139	3.31	\$931,200	9.49%	0.49%
North East	25	38	65.79%	48	1.92	\$444,900	12.78%	-0.65%
North	21	39	53.85%	54	2.57	\$527,400	7.11%	-1.66%
North West	11	17	64.71%	27	2.45	\$658,400	10.56%	-0.51%
West	15	27	55.56%	35	2.33	\$798,700	7.93%	-1.60%
South	35	34	102.94%	25	0.71	\$538,100	10.79%	-0.65%
South East	28	30	93.33%	30	1.07	\$513,900	7.44%	-1.91%
East	5	16	31.25%	11	2.20	\$402,300	15.44%	-1.11%
TOTAL CITY	182	299	60.87%	378	2.08	\$678,400	9.53%	-0.41%
Row								
City Centre	49	86	56.98%	109	2.22	\$613,600	8.76%	0.72%
North East	51	86	59.30%	120	2.35	\$384,700	16.29%	-1.11%
North	55	102	53.92%	142	2.58	\$429,200	8.49%	-1.51%
North West	38	54	70.37%	63	1.66	\$457,900	13.23%	1.44%
West	41	61	67.21%	75	1.83	\$479,000	10.73%	0.27%
South	74	104	71.15%	106	1.43	\$413,600	13.60%	-1.05%
South East	52	89	58.43%	110	2.12	\$464,300	9.38%	-1.74%
East	12	13	92.31%	13	1.08	\$305,400	20.14%	-1.36%
TOTAL CITY	377	603	62.52%	747	1.98	\$459,200	10.20%	-0.54%

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

City of Calgary

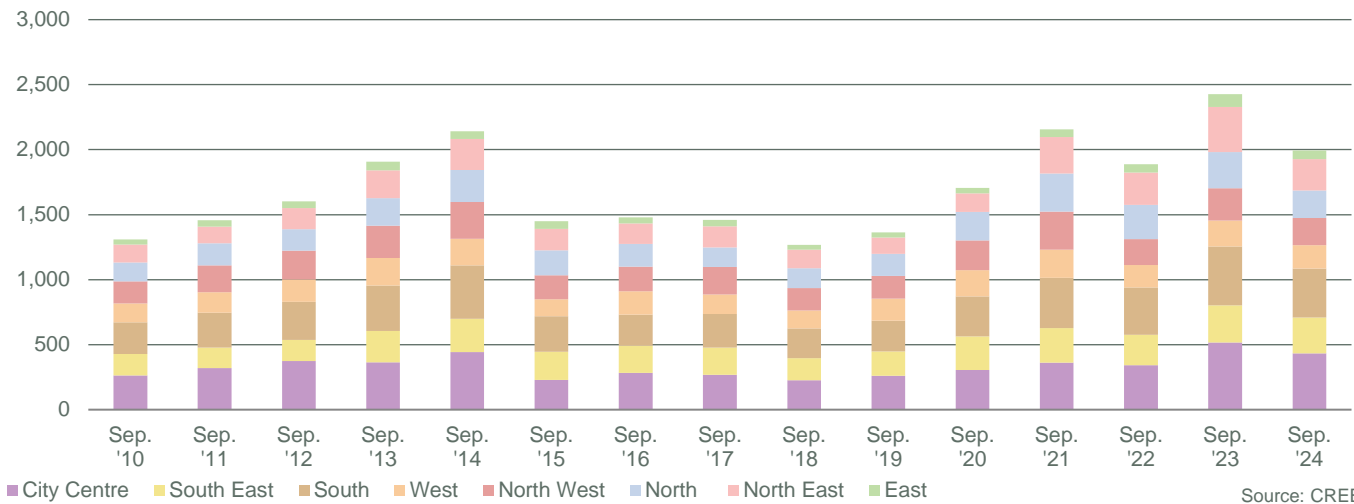
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Sep. 2024

TOTAL SALES

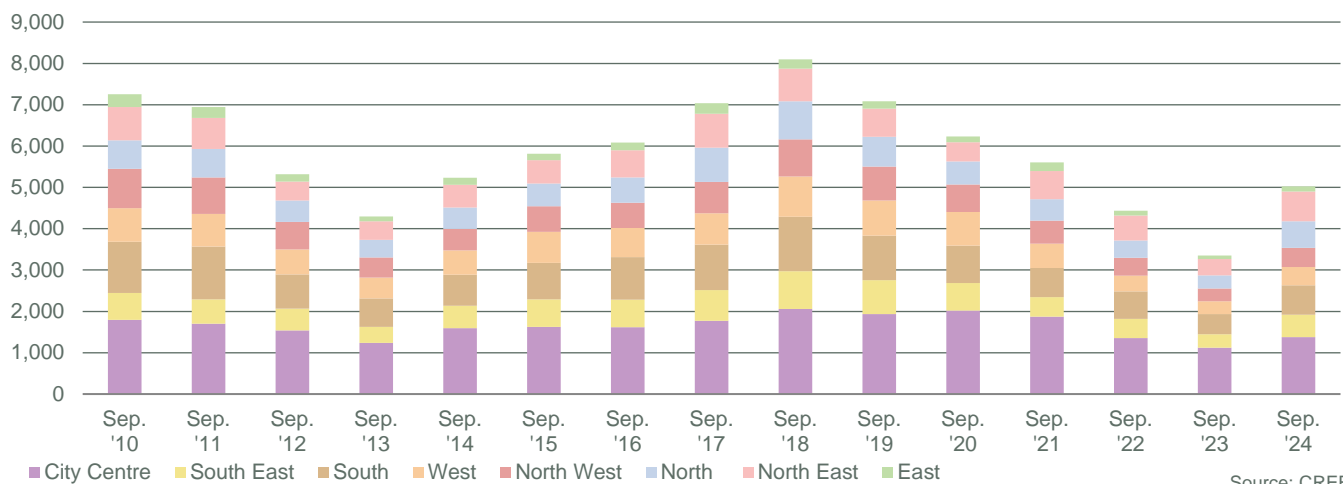
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

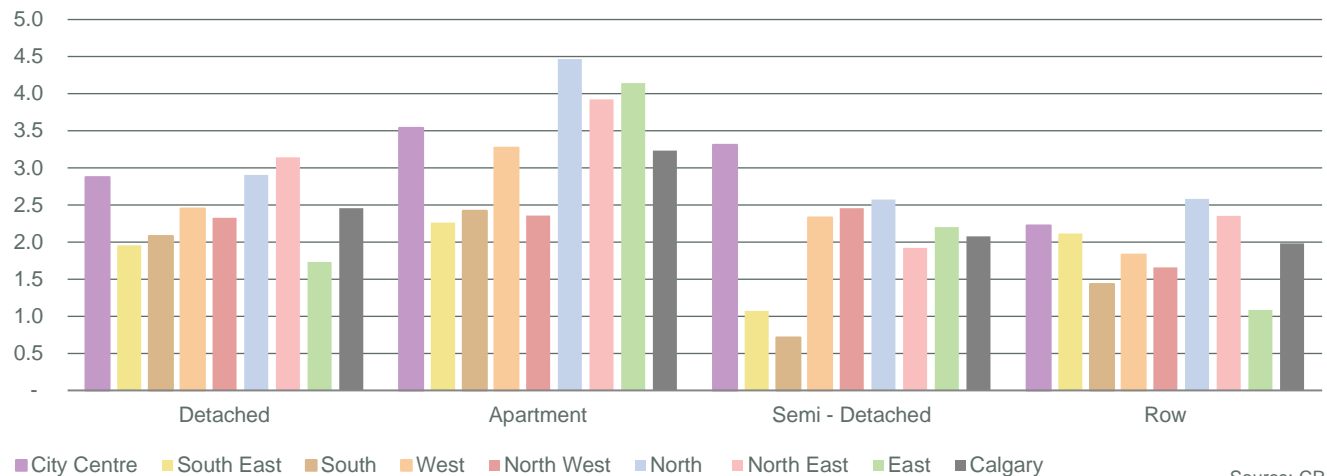
SEPTEMBER



Source: CREB®

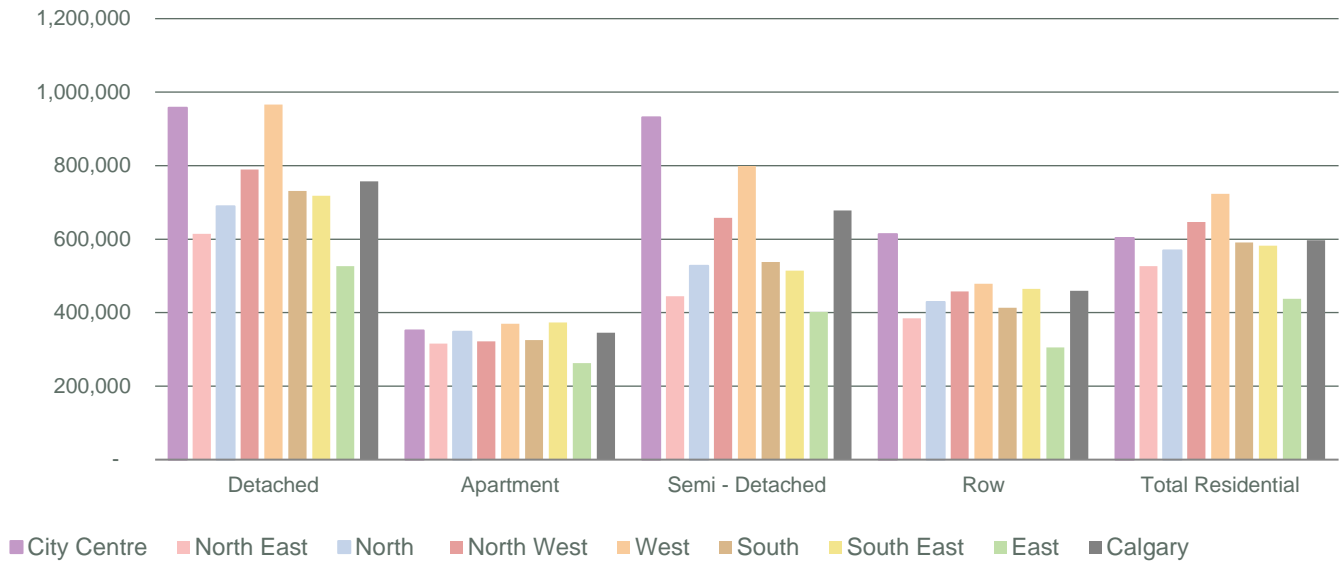
MONTHS OF SUPPLY

SEPTEMBER



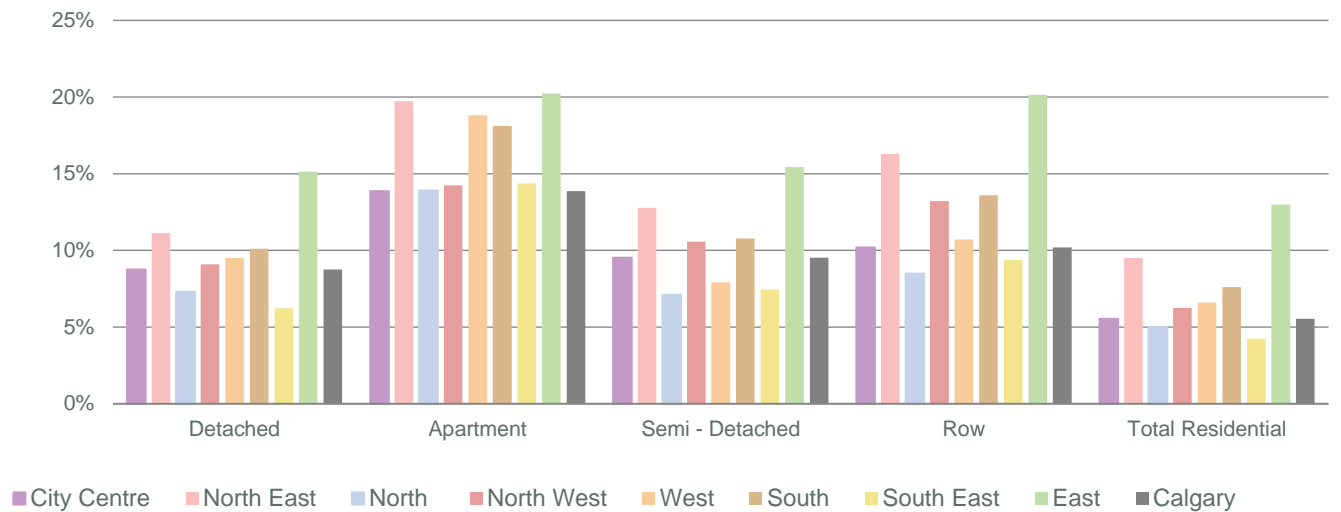
Source: CREB®

BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER

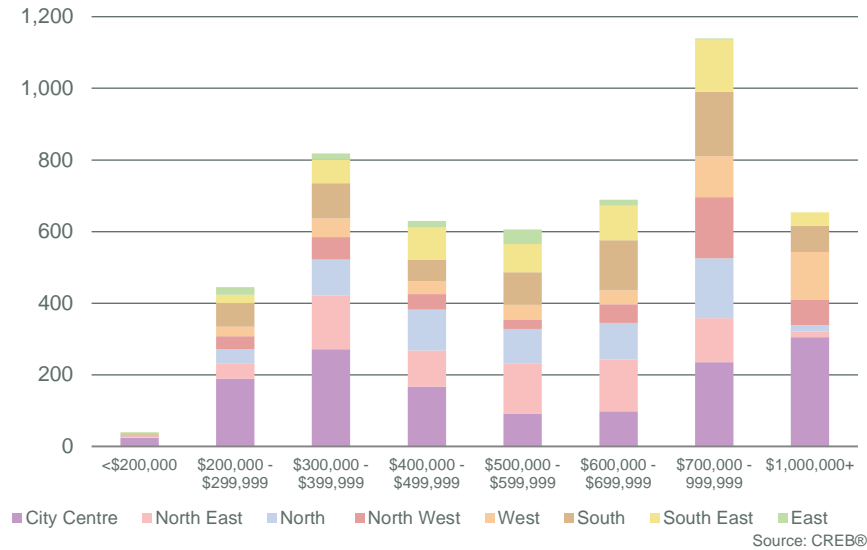


Source: CREB®

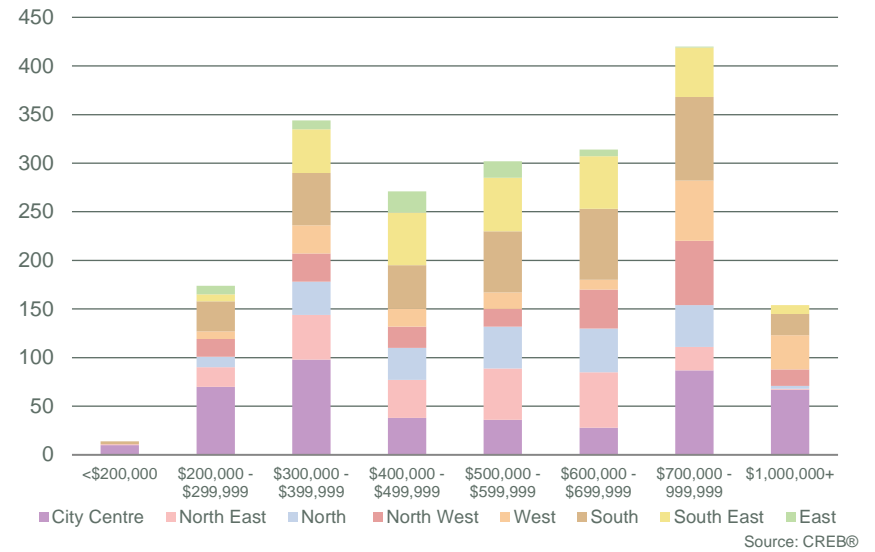
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

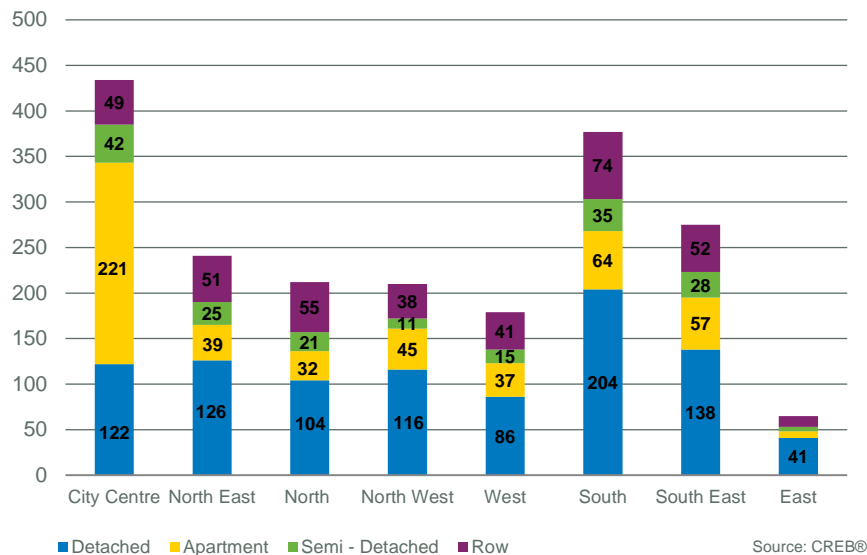
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



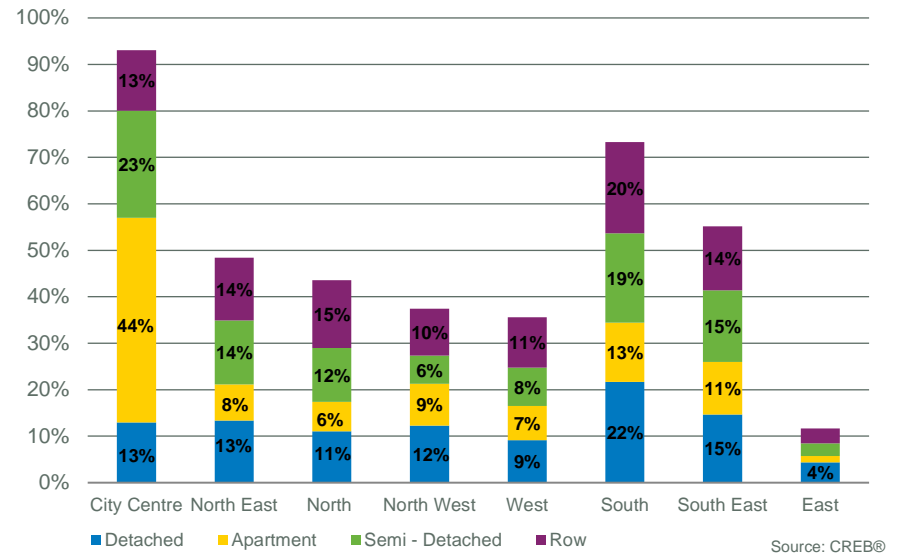
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



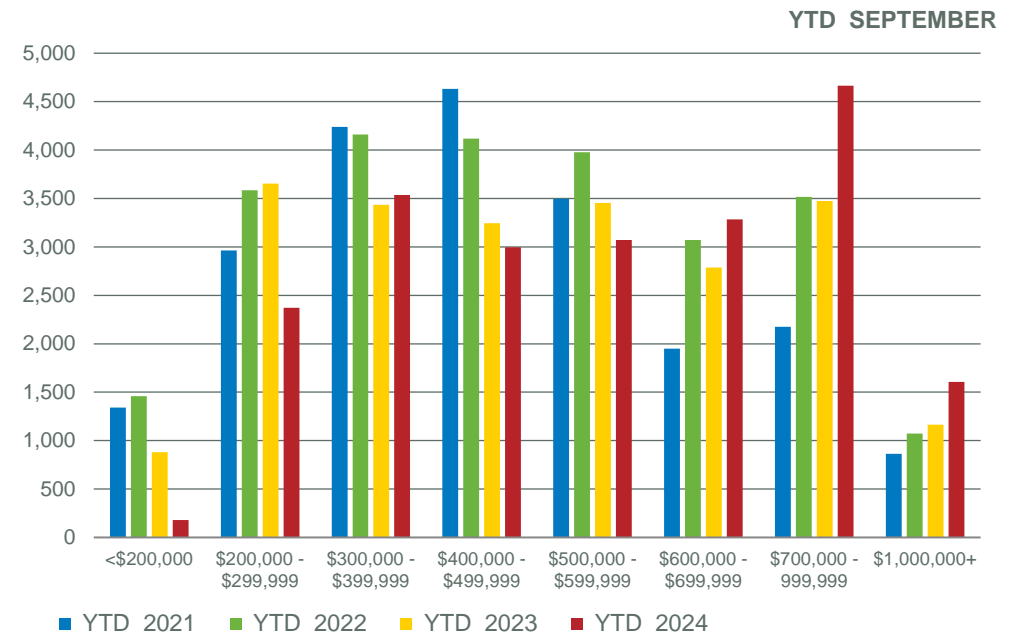
SHARE OF CITY WIDE SALES - SEPTEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	1,198	1,737	2,424	2,686	3,117	3,140	2,644	2,716	2,430	2,169	1,783	1,362
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	2,170
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	502,250
Average Price	508,515	506,933	535,903	548,583	552,412	552,122	539,741	522,750	548,687	546,085	539,861	537,406
Index	242	247	251	255	259	262	264	265	265	265	266	265
2024												
Sales	1,649	2,132	2,658	2,876	3,090	2,737	2,375	2,183	2,003			
New Listings	2,137	2,711	3,173	3,491	4,337	3,798	3,603	3,537	3,687			
Inventory	2,158	2,360	2,546	2,722	3,412	3,790	4,164	4,494	5,064			
Days on Market	34	24	20	20	19	20	24	27	28			
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000	606,700	601,800	596,900			
Median Price	523,000	548,300	557,000	566,250	562,500	570,444	562,500	557,000	565,000			
Average Price	569,389	583,107	596,206	608,535	612,804	623,182	606,456	609,272	621,943			
Index	266	273	277	281	283	285	284	282	279			

	Sep-23	Sep-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	8	-	125	14
\$150,000 - \$199,999	55	14	751	166
\$200,000 - \$249,999	158	69	1,644	821
\$250,000 - \$299,999	222	105	2,010	1,549
\$300,000 - \$349,999	207	173	1,713	1,990
\$350,000 - \$399,999	167	171	1,722	1,547
\$400,000 - \$449,999	197	131	1,646	1,470
\$450,000 - \$499,999	177	144	1,599	1,525
\$500,000 - \$549,999	216	145	1,846	1,466
\$550,000 - \$599,999	173	158	1,607	1,604
\$600,000 - \$649,999	183	172	1,492	1,754
\$650,000 - \$699,999	138	144	1,295	1,529
\$700,000 - \$749,999	105	119	1,018	1,257
\$750,000 - \$799,999	111	92	823	1,138
\$800,000 - \$849,999	68	59	601	780
\$850,000 - \$899,999	47	74	458	686
\$900,000 - \$949,999	28	40	276	450
\$950,000 - \$999,999	34	39	297	352
\$1,000,000 - \$1,299,999	71	76	619	868
\$1,300,000 - \$1,499,999	26	26	200	291
\$1,500,000 - \$1,999,999	25	28	214	272
\$2,000,000 +	14	24	131	174
	2,430	2,003	22,092	21,703

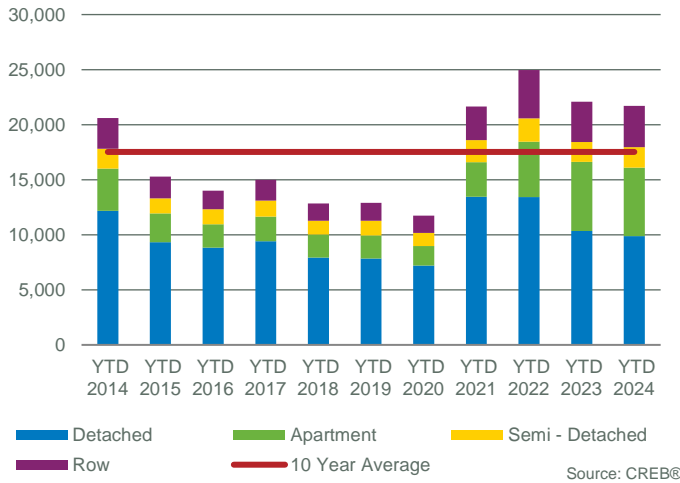
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

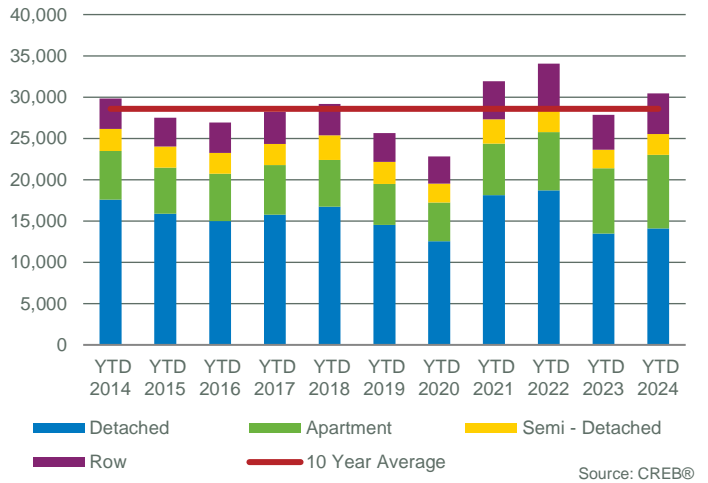
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER

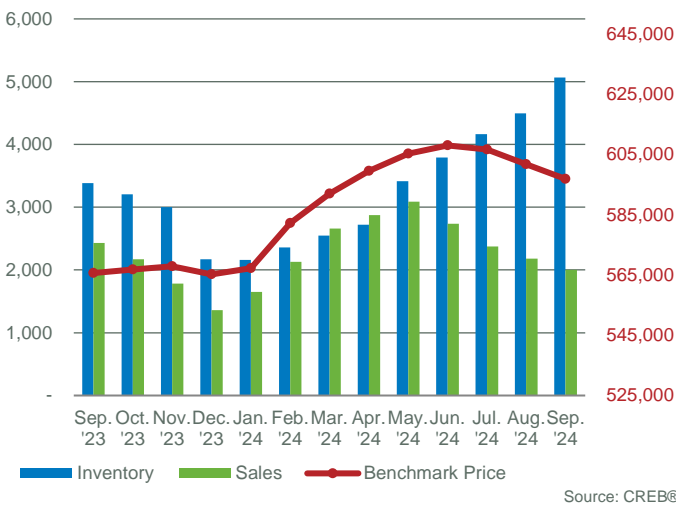


CITY OF CALGARY TOTAL NEW LISTINGS

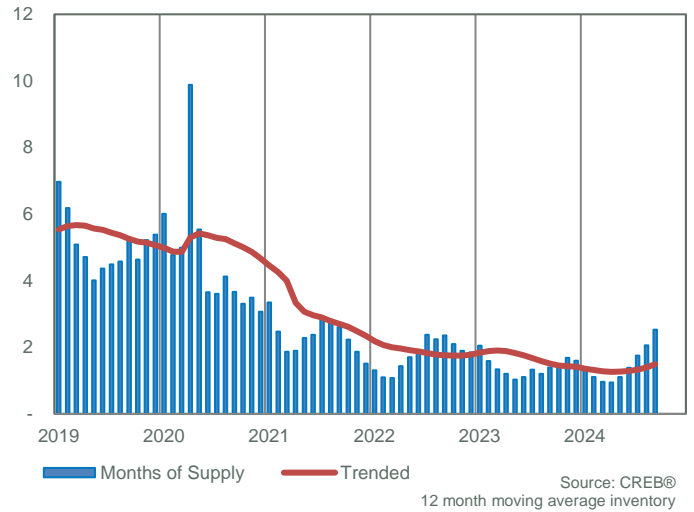
YTD SEPTEMBER



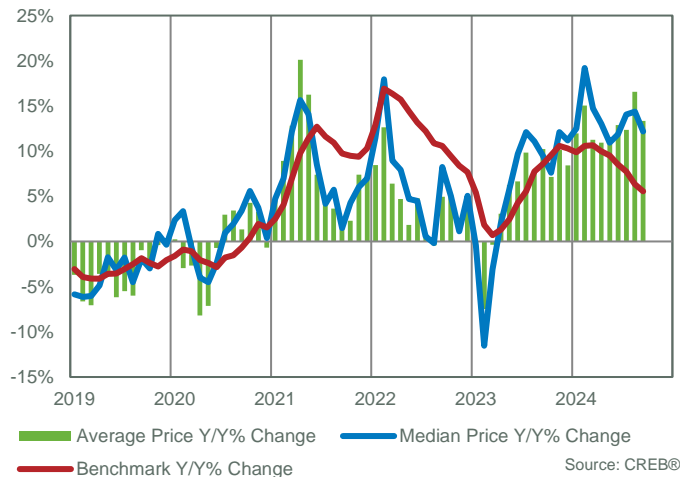
CITY OF CALGARY TOTAL INVENTORY AND SALES



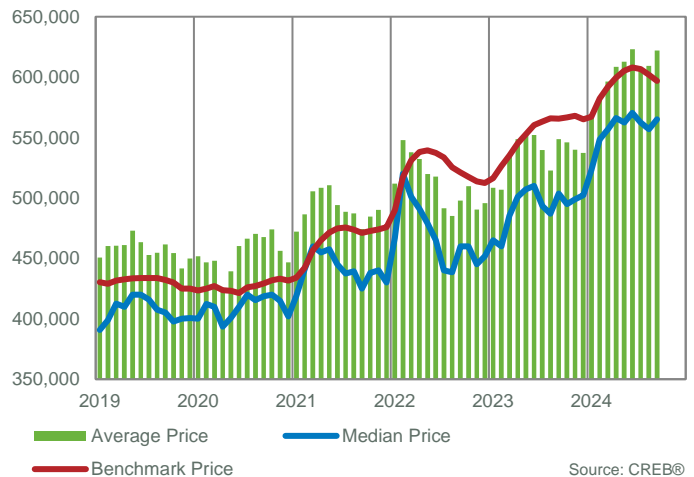
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



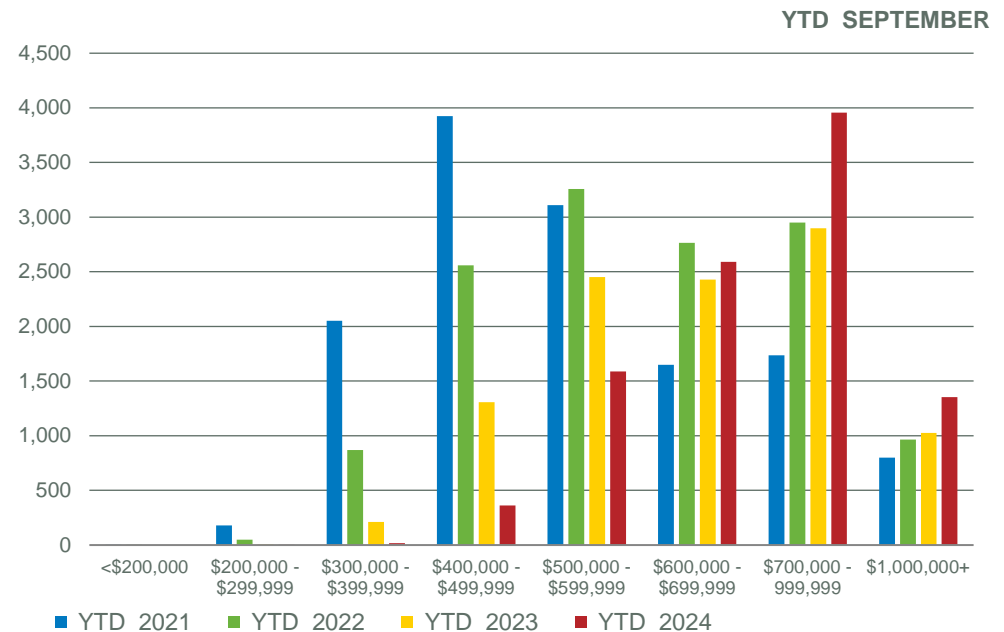
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	596
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	1,024
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	644,750
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,937	728,084	726,568	723,430	728,093
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	1,094	1,025	942			
New Listings	954	1,194	1,386	1,629	2,037	1,809	1,721	1,594	1,792			
Inventory	999	1,056	1,120	1,219	1,599	1,776	1,953	2,012	2,316			
Days on Market	34	25	20	19	18	19	24	26	27			
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600	767,800	762,600	757,100			
Median Price	690,000	710,000	719,195	725,000	730,000	728,000	705,000	701,000	710,000			
Average Price	759,239	777,236	801,835	796,830	823,167	829,335	803,741	804,877	819,972			
Index	288	297	304	308	313	315	315	313	311			

	Sep-23	Sep-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	-	-	5	2
\$300,000 - \$349,999	3	-	34	2
\$350,000 - \$399,999	9	2	177	16
\$400,000 - \$449,999	38	7	496	76
\$450,000 - \$499,999	80	35	810	287
\$500,000 - \$549,999	140	53	1,206	580
\$550,000 - \$599,999	133	94	1,247	1,008
\$600,000 - \$649,999	156	137	1,277	1,312
\$650,000 - \$699,999	125	119	1,153	1,280
\$700,000 - \$749,999	96	102	908	1,100
\$750,000 - \$799,999	99	82	689	1,010
\$800,000 - \$849,999	56	50	482	656
\$850,000 - \$899,999	38	70	362	575
\$900,000 - \$949,999	21	32	219	353
\$950,000 - \$999,999	27	27	239	261
\$1,000,000 - \$1,299,999	59	63	525	692
\$1,300,000 - \$1,499,999	24	21	184	249
\$1,500,000 - \$1,999,999	23	24	196	246
\$2,000,000 +	13	24	121	167
	1,140	942	10,332	9,872

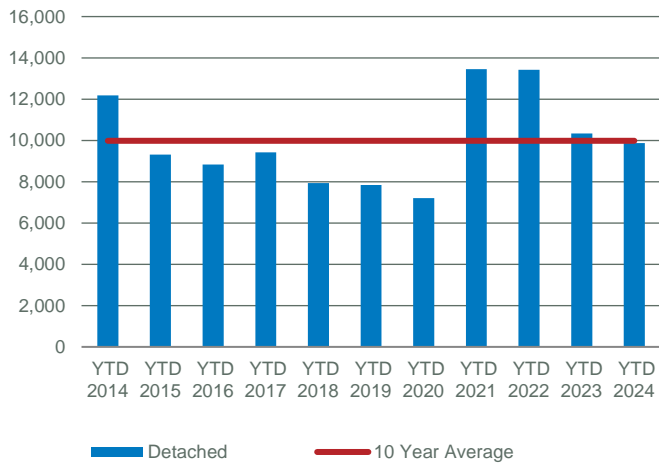
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

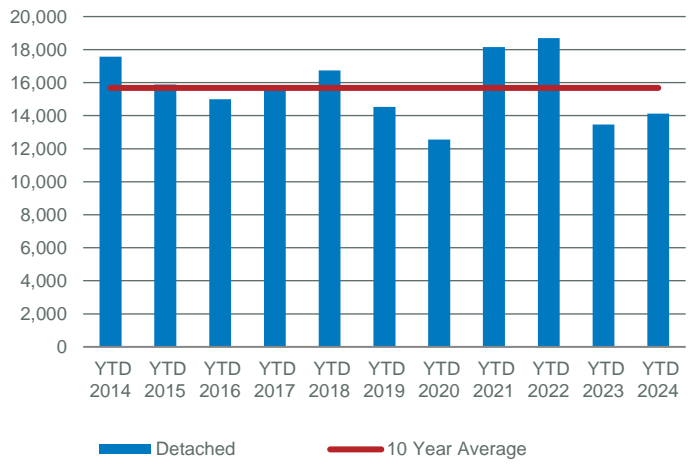
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



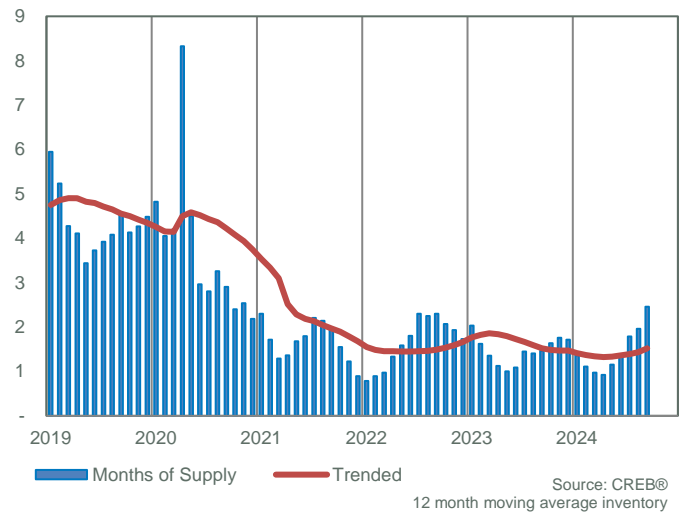
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



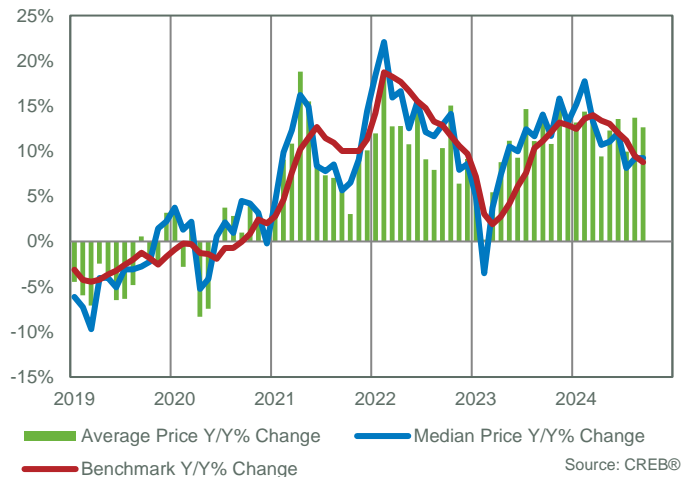
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



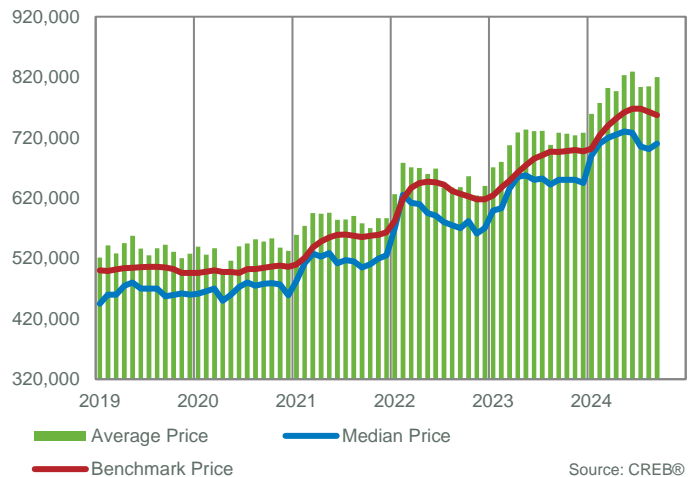
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

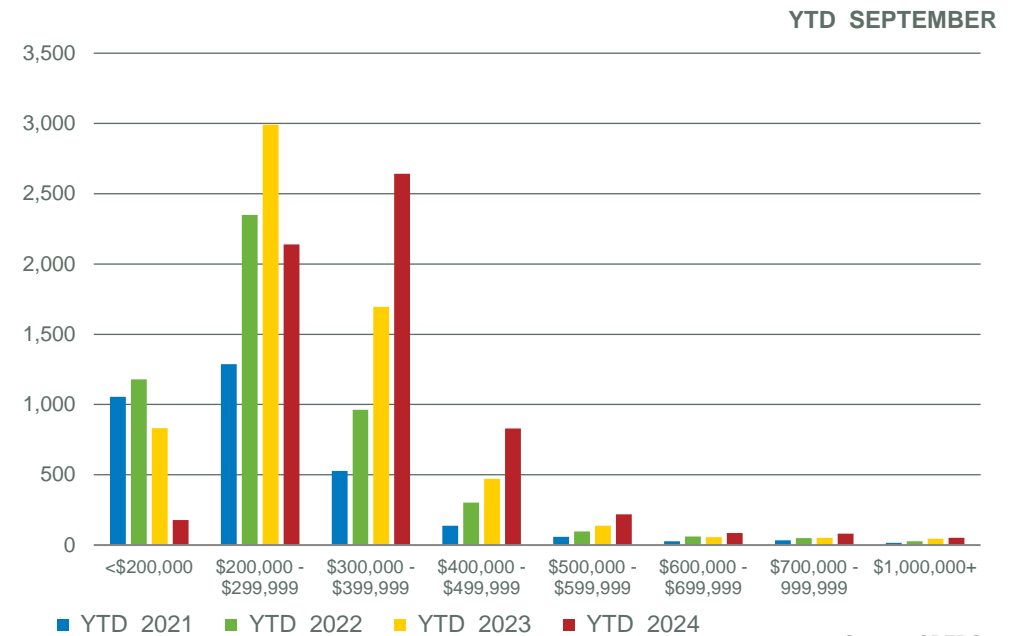


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	907	791	659	603	502			
New Listings	638	836	990	1,049	1,250	1,106	1,043	1,001	993			
Inventory	682	773	861	951	1,113	1,223	1,369	1,478	1,623			
Days on Market	35	26	23	23	22	23	27	32	33			
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300	346,500	345,000			
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000	330,000			
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,894	347,825			
Index	237	243	247	253	257	260	261	261	260			

	Sep-23	Sep-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	8	-	123	14
\$150,000 - \$199,999	52	14	703	163
\$200,000 - \$249,999	139	66	1,377	796
\$250,000 - \$299,999	188	89	1,615	1,344
\$300,000 - \$349,999	153	129	1,104	1,614
\$350,000 - \$399,999	67	107	591	1,027
\$400,000 - \$449,999	38	41	298	555
\$450,000 - \$499,999	22	21	174	275
\$500,000 - \$549,999	11	14	83	148
\$550,000 - \$599,999	2	7	54	71
\$600,000 - \$649,999	6	1	35	50
\$650,000 - \$699,999	4	4	22	35
\$700,000 - \$749,999	3	3	14	27
\$750,000 - \$799,999	4	1	10	16
\$800,000 - \$849,999	-	1	9	12
\$850,000 - \$899,999	1	-	8	9
\$900,000 - \$949,999	1	1	7	6
\$950,000 - \$999,999	-	1	3	10
\$1,000,000 - \$1,299,999	1	-	14	25
\$1,300,000 - \$1,499,999	2	1	11	8
\$1,500,000 - \$1,999,999	1	1	11	12
\$2,000,000 +	1	-	10	6
	704	502	6,281	6,223

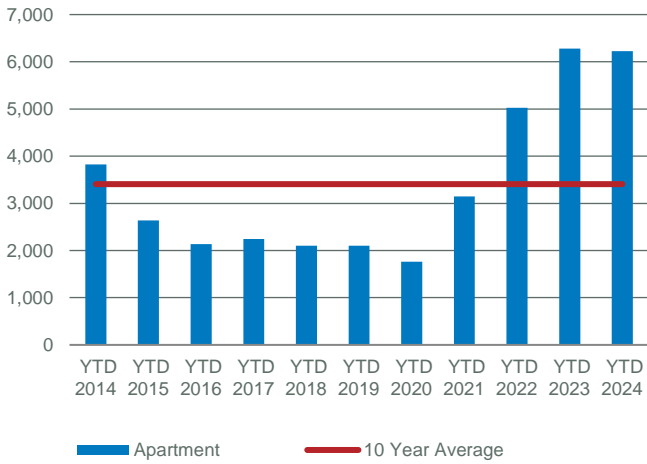
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD SEPTEMBER



Source: CREB®

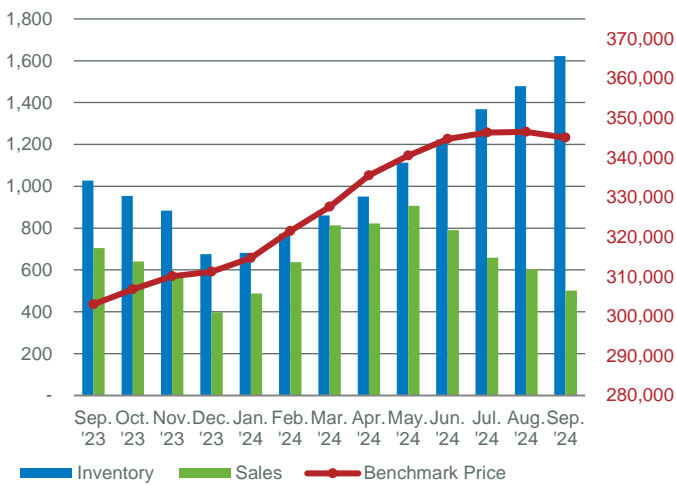
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD SEPTEMBER



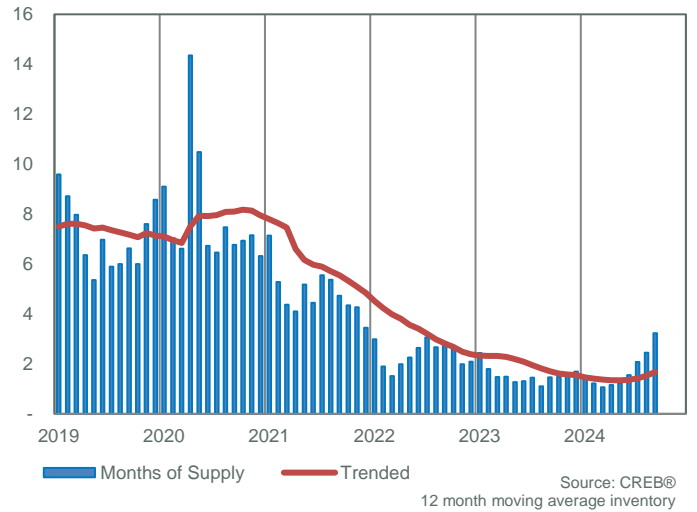
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



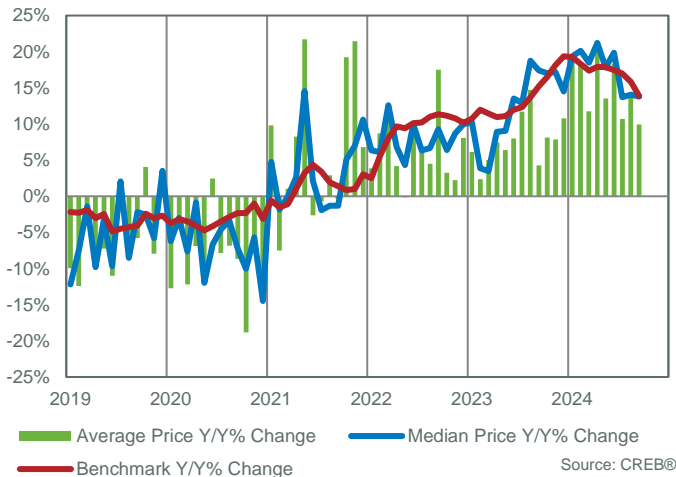
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



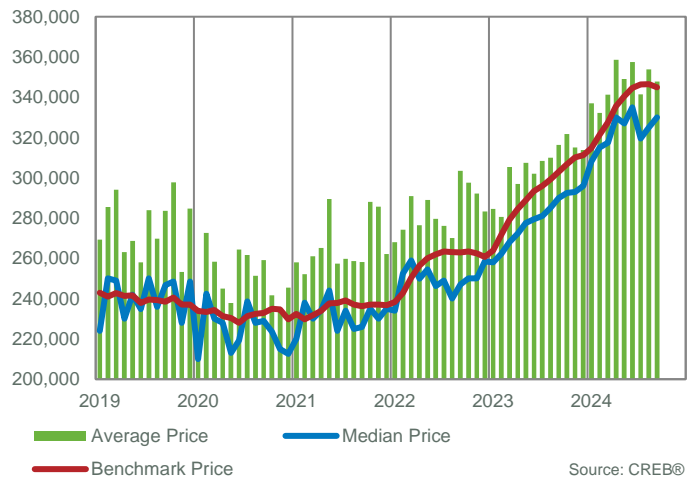
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

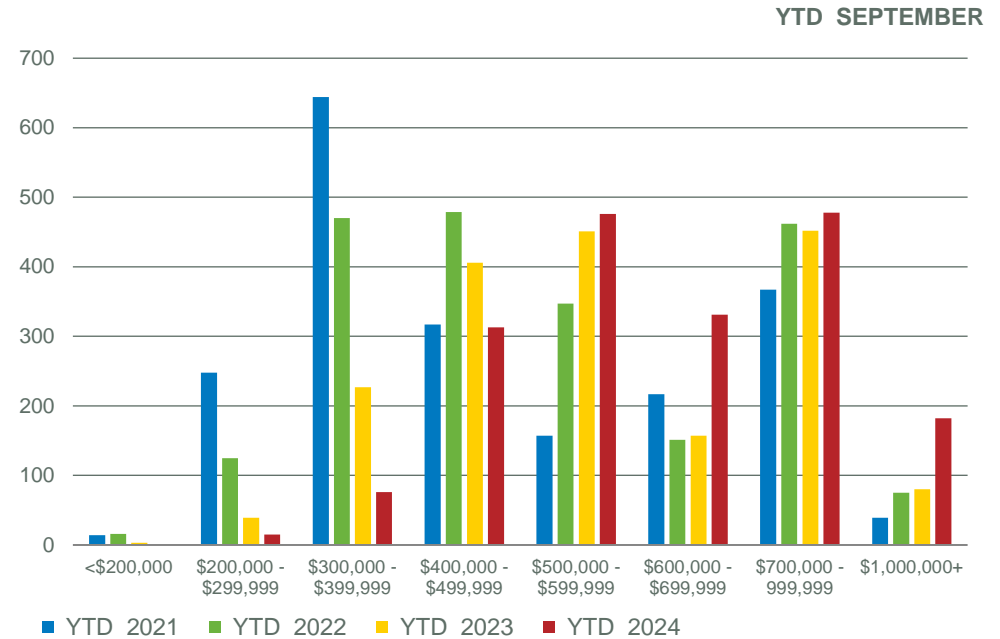


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	629,814	585,490
Index	300	303	310	317	321	328	330	333	332	336	336	335
2024												
Sales	131	191	250	254	259	233	199	172	182			
New Listings	223	224	261	293	360	304	263	299	299			
Inventory	219	223	206	208	273	298	295	341	378			
Days on Market	35	26	21	22	17	18	22	25	25			
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100	687,900	681,200	678,400			
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000	590,000	595,000			
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,643	658,408	672,732			
Index	334	343	353	358	364	368	369	366	364			

	Sep-23	Sep-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	-
\$200,000 - \$249,999	3	-	24	1
\$250,000 - \$299,999	-	4	15	14
\$300,000 - \$349,999	2	2	72	22
\$350,000 - \$399,999	14	3	155	54
\$400,000 - \$449,999	32	10	194	135
\$450,000 - \$499,999	19	24	212	178
\$500,000 - \$549,999	30	21	282	221
\$550,000 - \$599,999	23	30	169	255
\$600,000 - \$649,999	11	19	91	218
\$650,000 - \$699,999	6	16	66	113
\$700,000 - \$749,999	3	5	65	67
\$750,000 - \$799,999	6	6	100	82
\$800,000 - \$849,999	11	6	104	89
\$850,000 - \$899,999	8	2	87	78
\$900,000 - \$949,999	6	6	46	85
\$950,000 - \$999,999	6	11	50	77
\$1,000,000 - \$1,299,999	10	11	69	139
\$1,300,000 - \$1,499,999	-	3	5	30
\$1,500,000 - \$1,999,999	-	3	6	12
\$2,000,000 +	-	-	-	1
	190	182	1,815	1,871

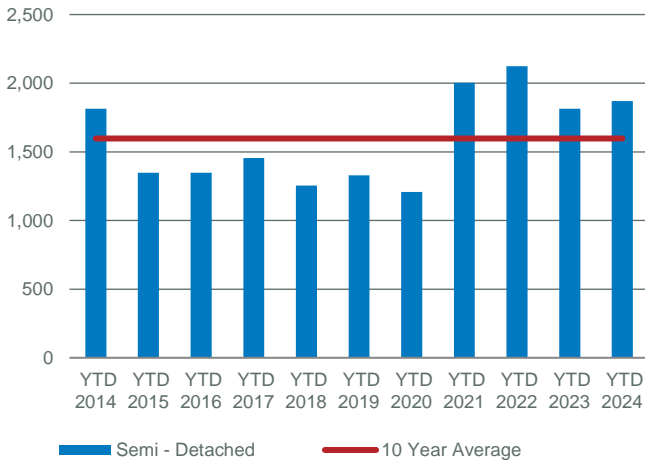
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD SEPTEMBER



Source: CREB®

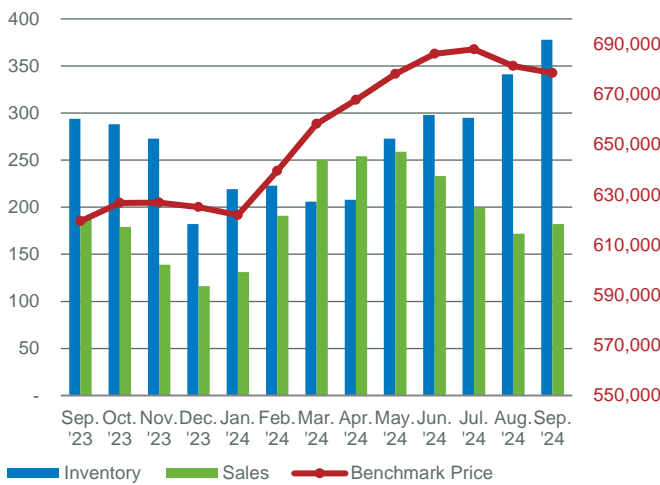
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



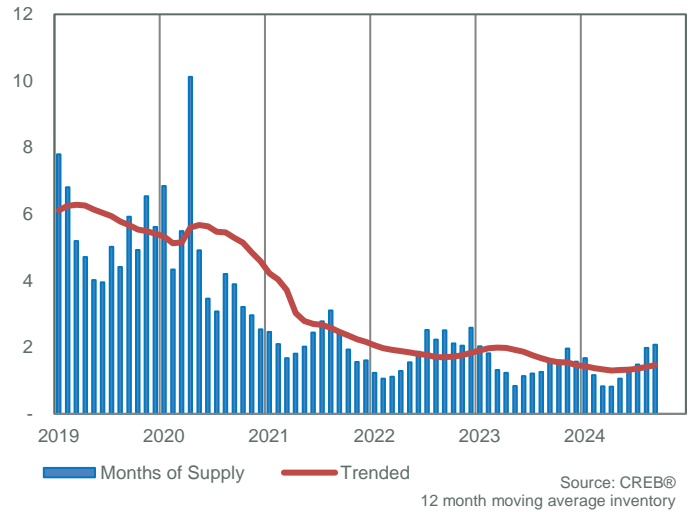
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



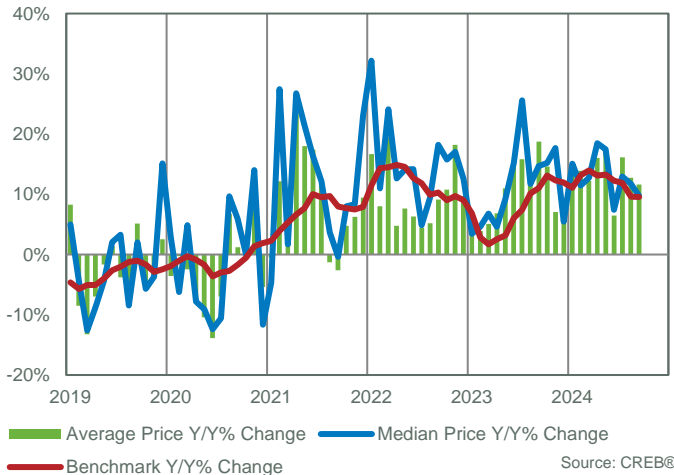
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

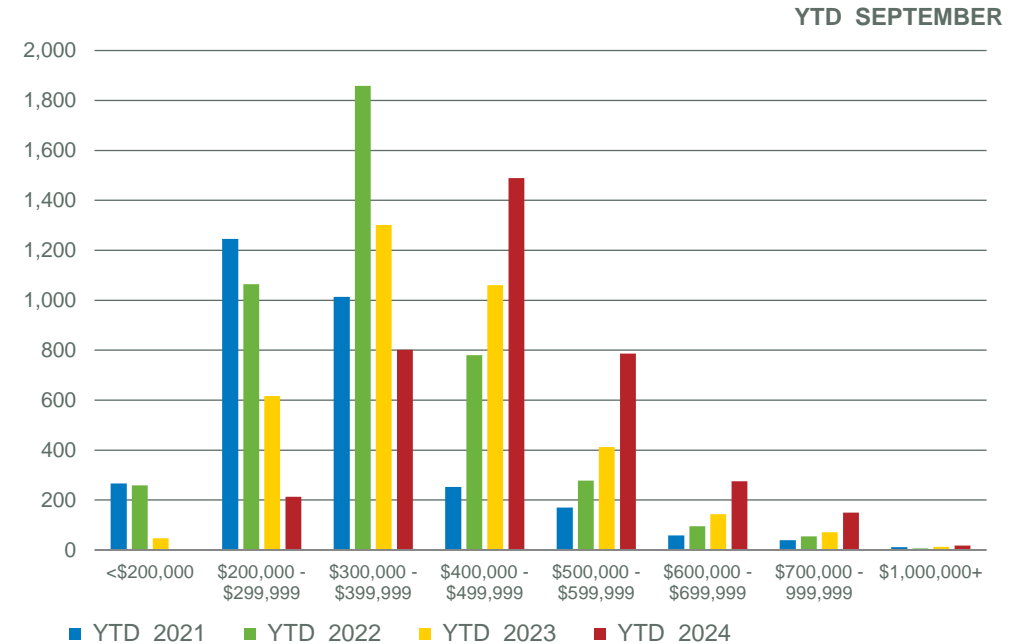


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	351	447	482	541	436	423	383	377			
New Listings	322	457	536	520	690	579	576	643	603			
Inventory	258	308	359	344	427	493	547	663	747			
Days on Market	30	20	17	19	18	18	20	25	25			
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600	464,200	461,700	459,200			
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000	454,000	449,900			
Average Price	439,285	467,045	479,729	472,579	474,060	478,847	470,055	465,787	467,620			
Index	275	281	288	295	299	301	301	299	297			

	Sep-23	Sep-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	3	-	45	3
\$200,000 - \$249,999	16	3	241	24
\$250,000 - \$299,999	34	12	375	189
\$300,000 - \$349,999	49	42	503	352
\$350,000 - \$399,999	77	59	799	450
\$400,000 - \$449,999	89	73	658	704
\$450,000 - \$499,999	56	64	403	785
\$500,000 - \$549,999	35	57	275	517
\$550,000 - \$599,999	15	27	137	270
\$600,000 - \$649,999	10	15	89	174
\$650,000 - \$699,999	3	5	54	101
\$700,000 - \$749,999	3	9	31	63
\$750,000 - \$799,999	2	3	24	30
\$800,000 - \$849,999	1	2	6	23
\$850,000 - \$899,999	-	2	1	24
\$900,000 - \$949,999	-	1	4	6
\$950,000 - \$999,999	1	-	5	4
\$1,000,000 - \$1,299,999	1	2	11	12
\$1,300,000 - \$1,499,999	-	1	-	4
\$1,500,000 - \$1,999,999	1	-	1	2
\$2,000,000 +	-	-	-	-
	396	377	3,664	3,737

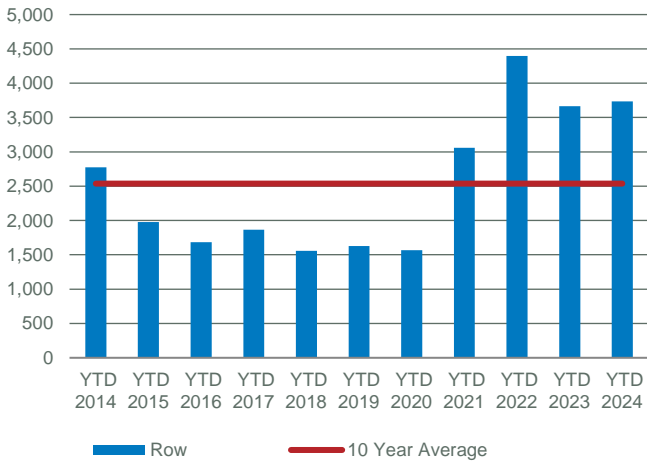
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

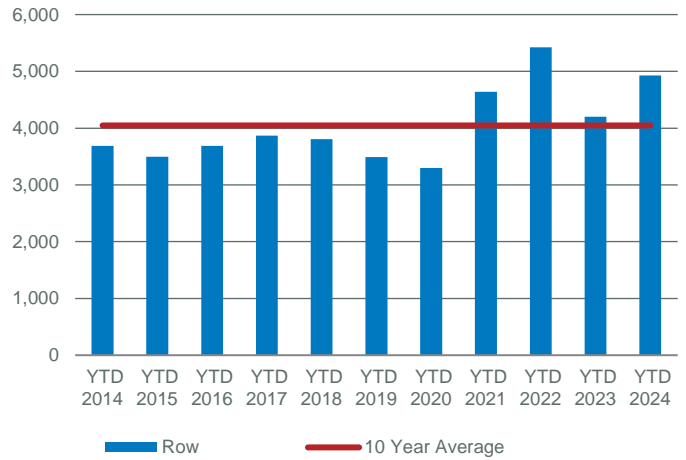
YTD SEPTEMBER



Source: CREB®

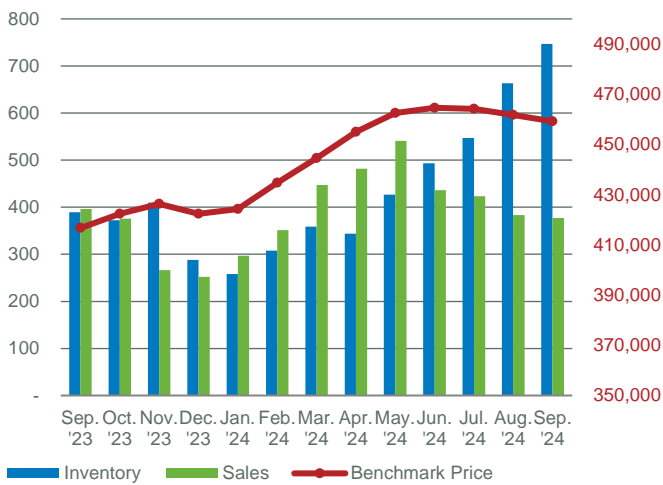
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



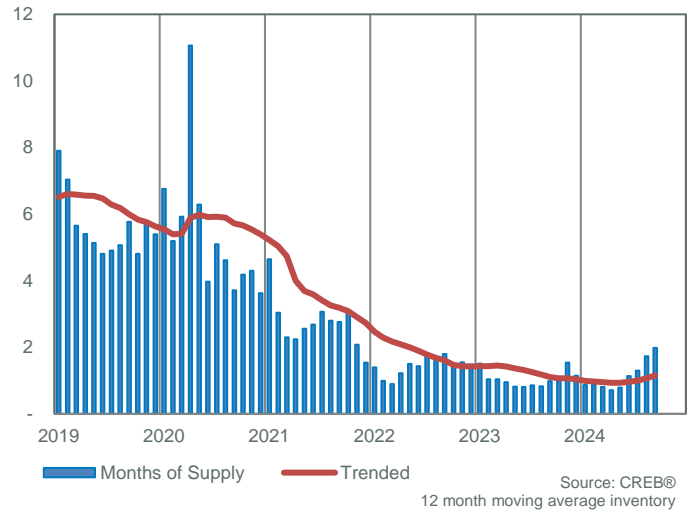
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



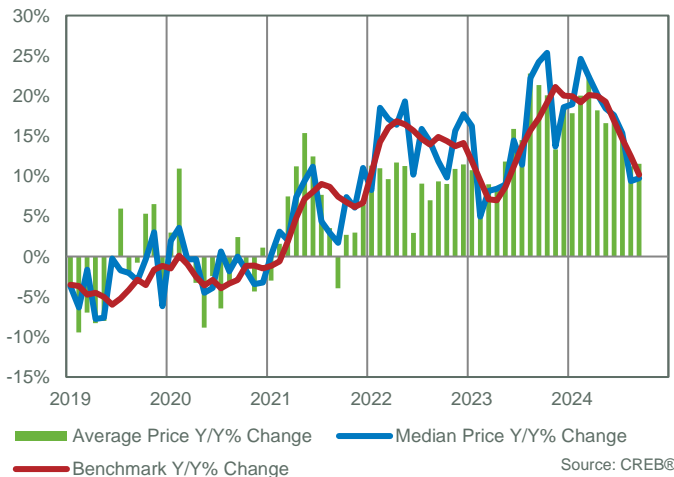
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



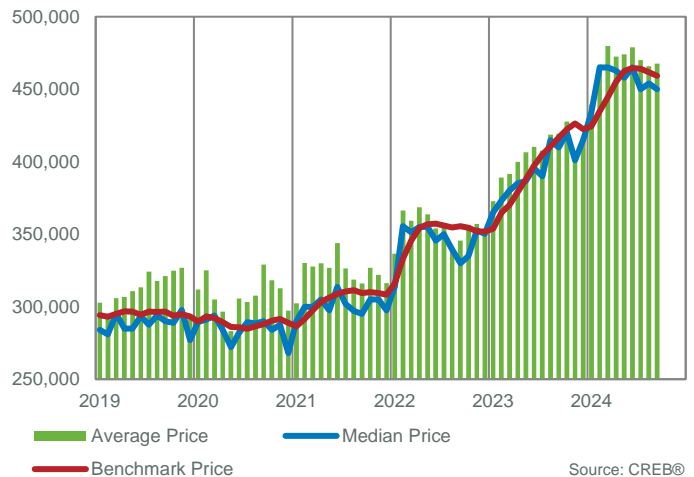
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

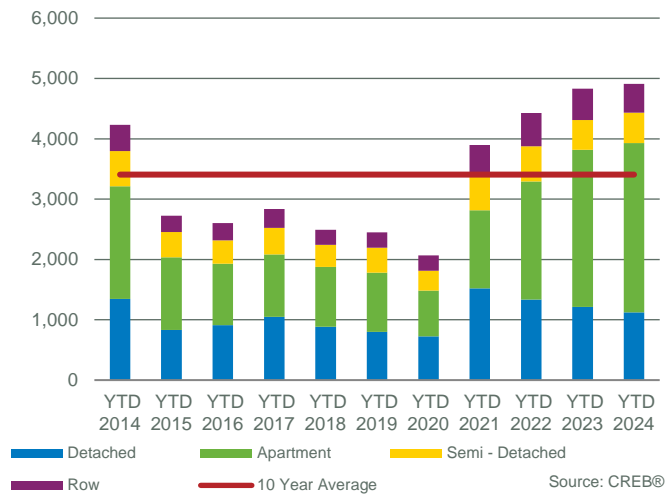


Source: CREB®

CITY CENTRE

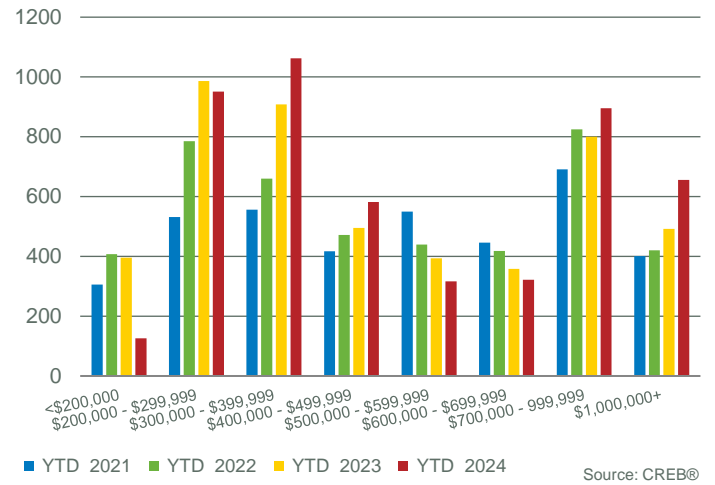
CITY CENTRE TOTAL SALES

YTD SEPTEMBER

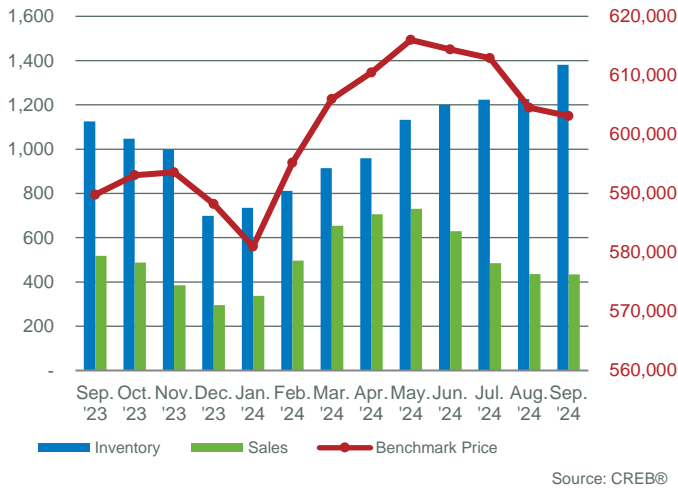


CITY CENTRE TOTAL SALES BY PRICE RANGE

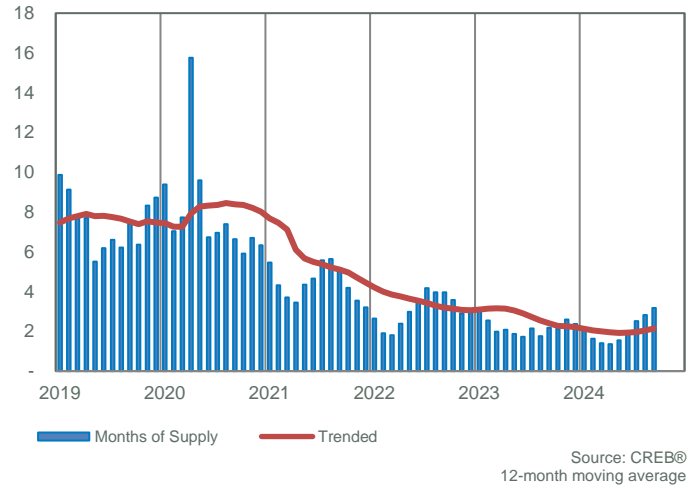
YTD SEPTEMBER



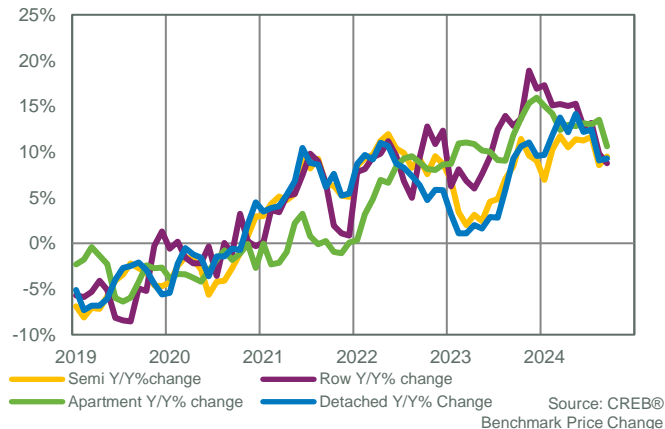
CITY CENTRE INVENTORY AND SALES



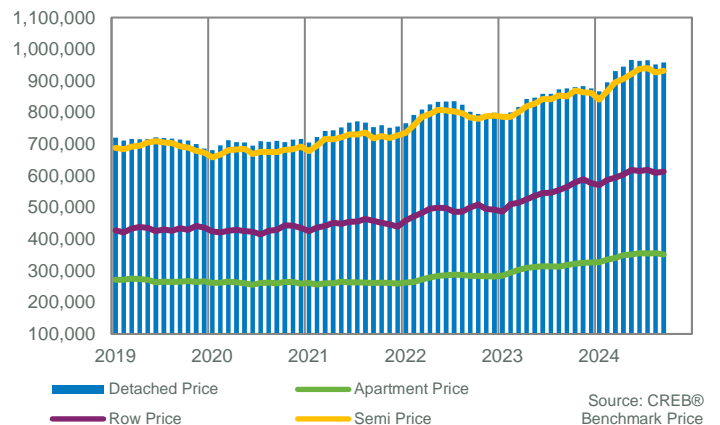
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

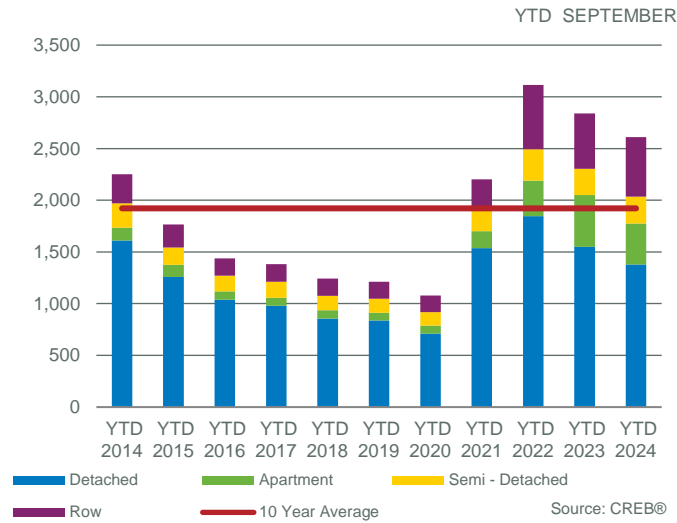


CITY CENTRE PRICES

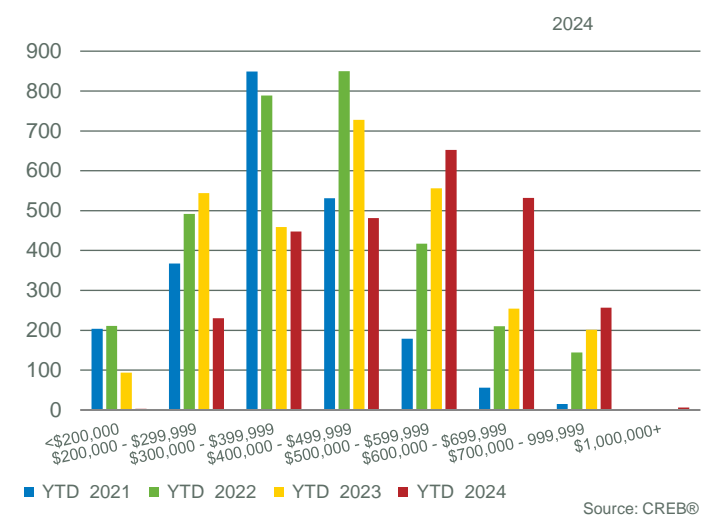


NORTHEAST

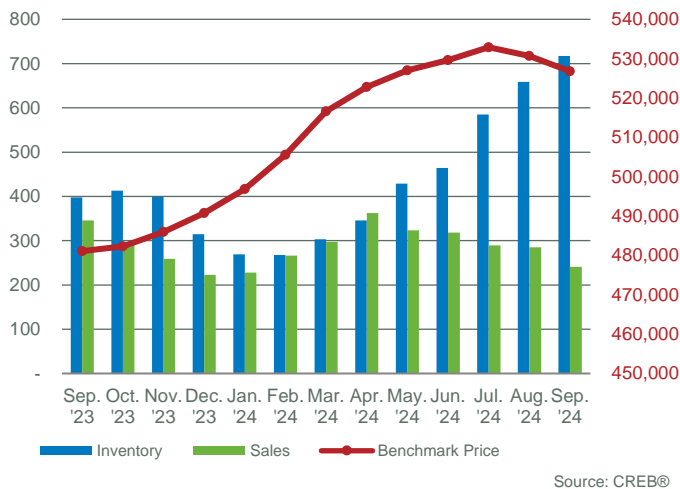
NORTHEAST TOTAL SALES



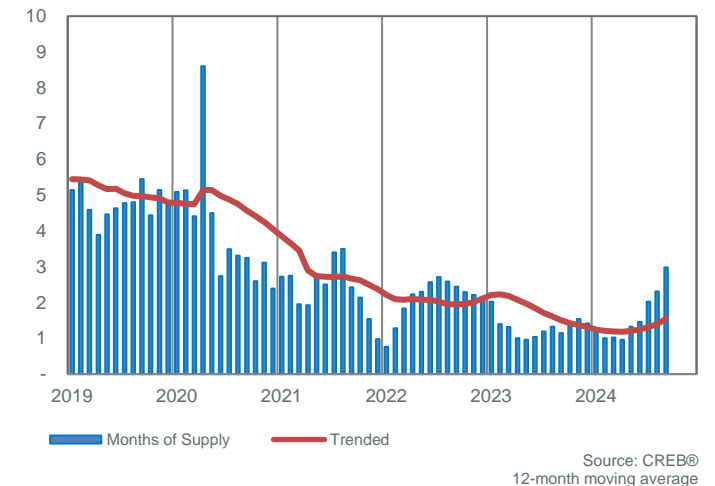
NORTHEAST TOTAL SALES BY PRICE RANGE



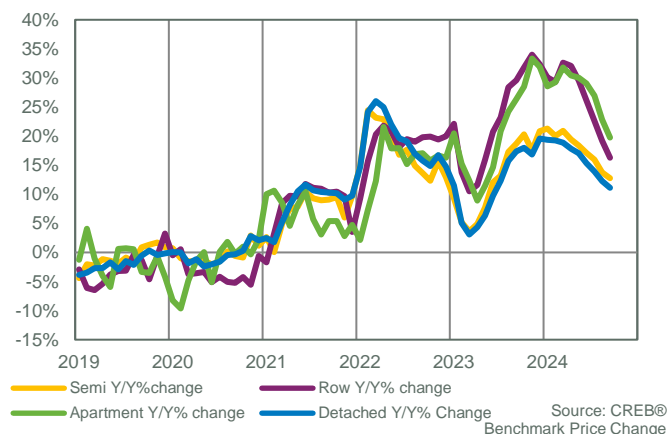
NORTHEAST INVENTORY AND SALES



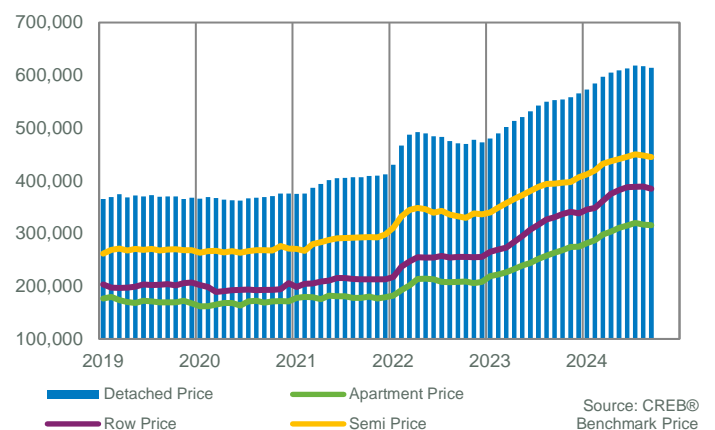
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

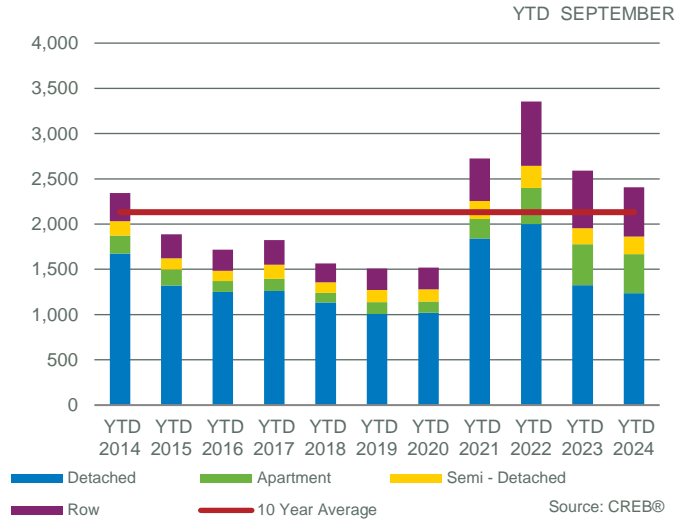


NORTHEAST PRICES

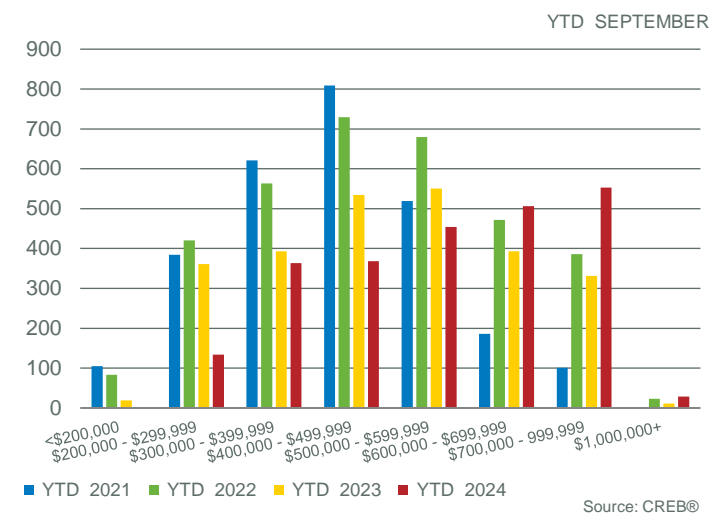


NORTH

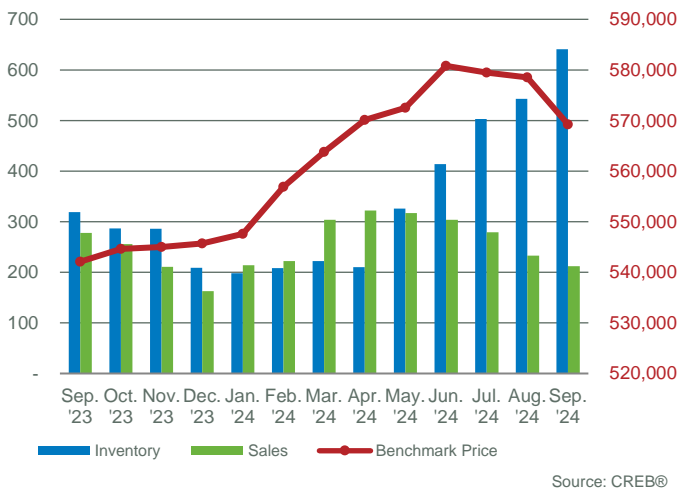
NORTH TOTAL SALES



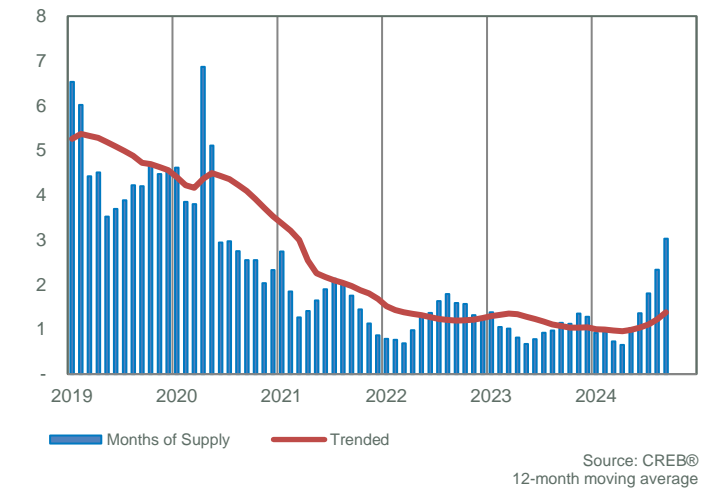
NORTH TOTAL SALES BY PRICE RANGE



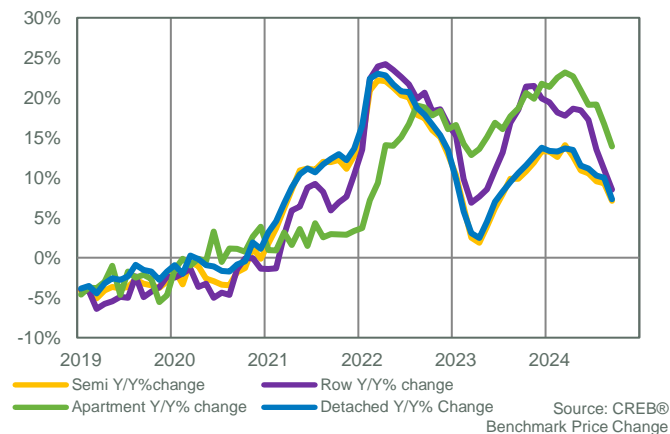
NORTH INVENTORY AND SALES



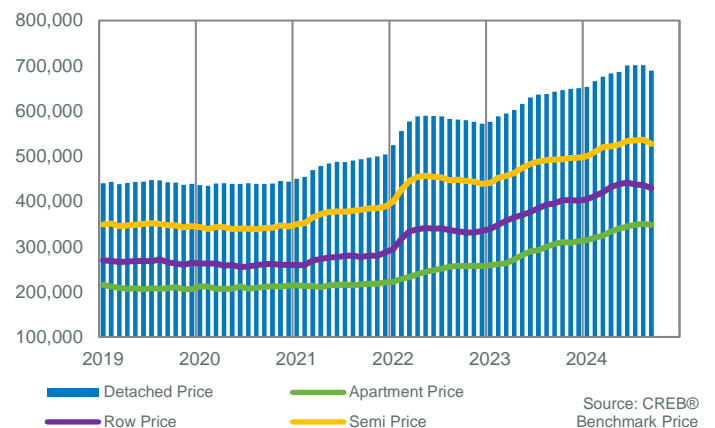
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

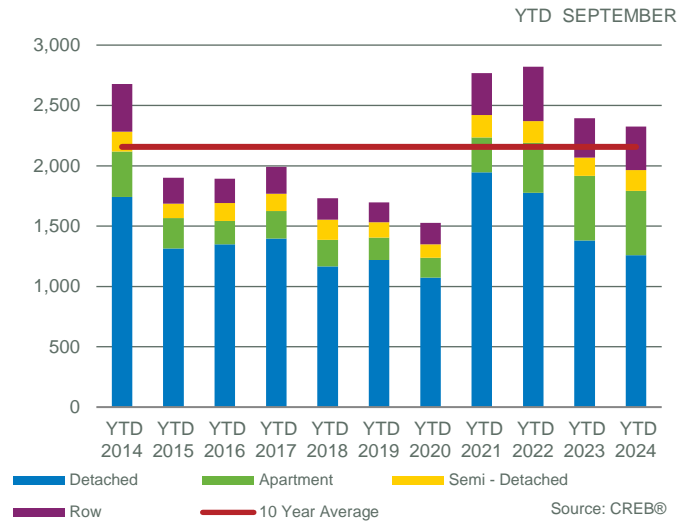


NORTH PRICES

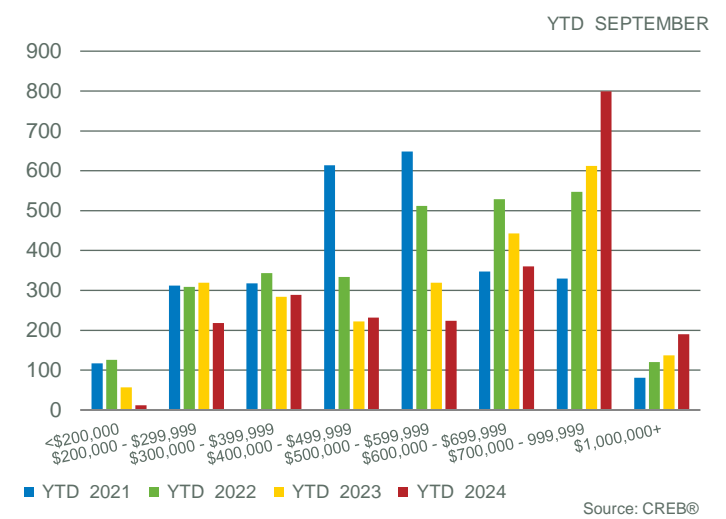


NORTHWEST

NORTHWEST TOTAL SALES



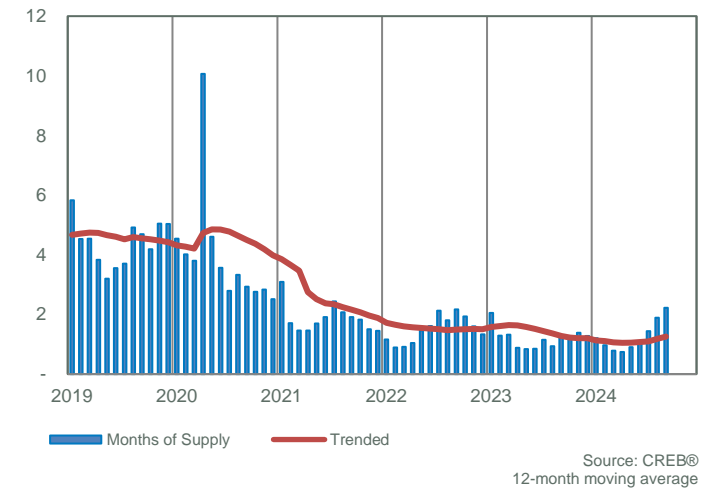
NORTHWEST TOTAL SALES BY PRICE RANGE



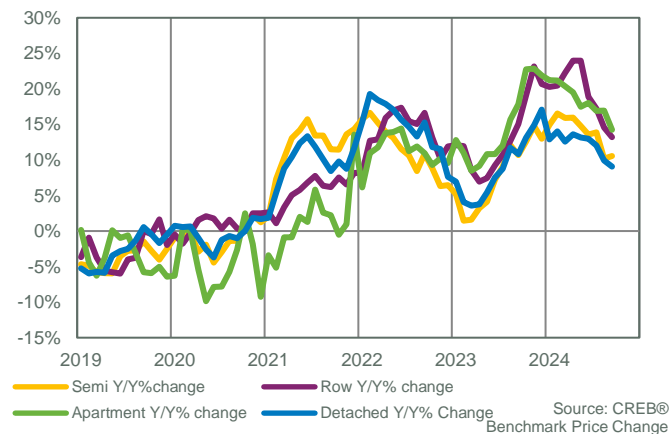
NORTHWEST INVENTORY AND SALES



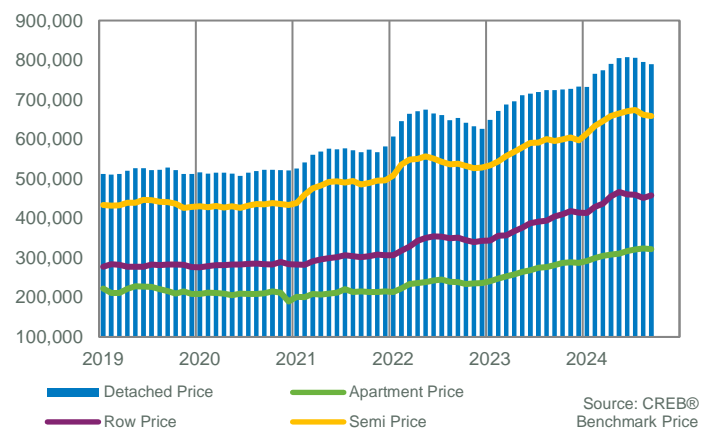
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

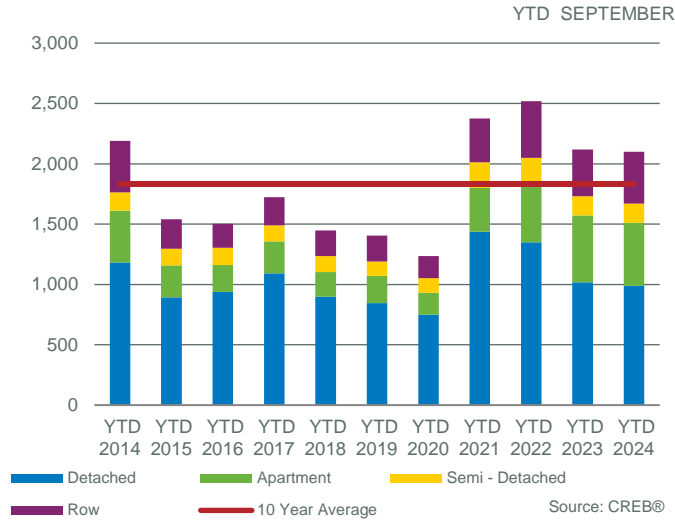


NORTHWEST PRICES

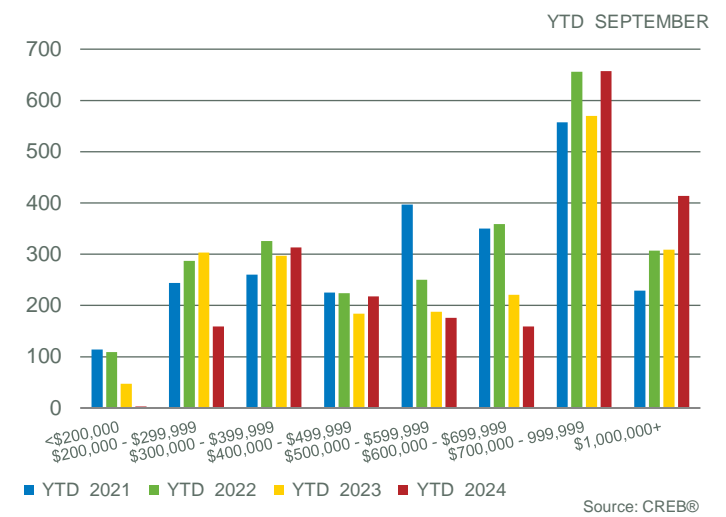


WEST

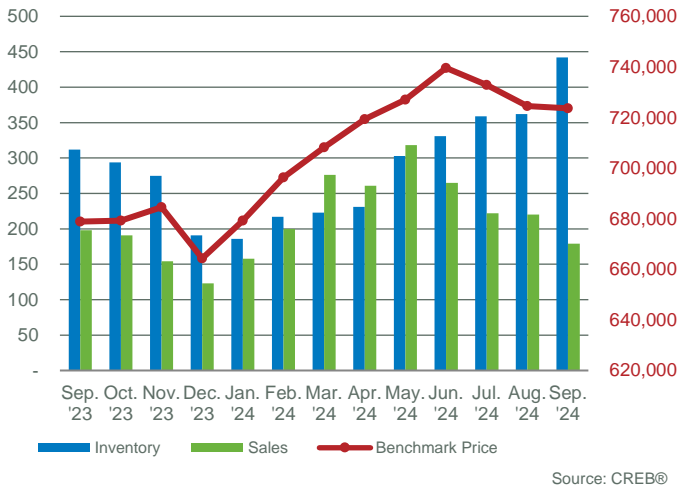
WEST TOTAL SALES



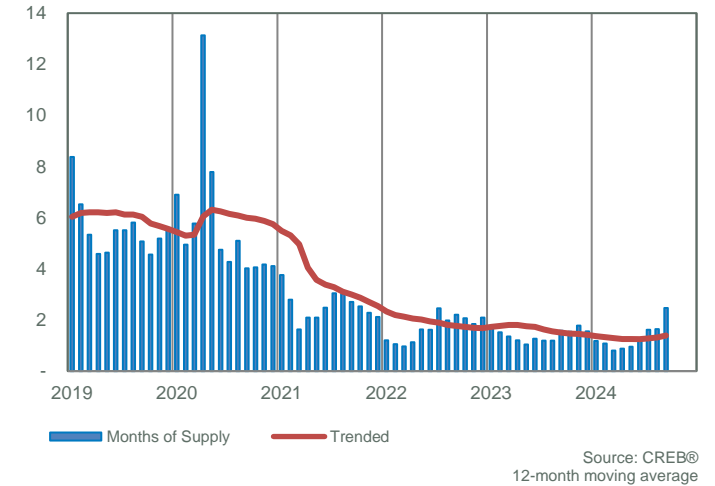
WEST TOTAL SALES BY PRICE RANGE



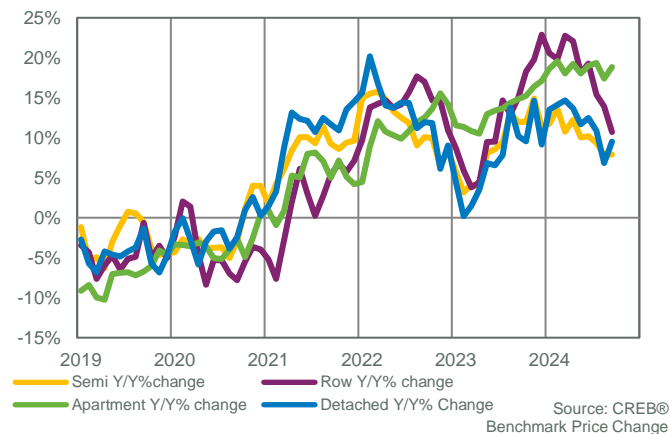
WEST INVENTORY AND SALES



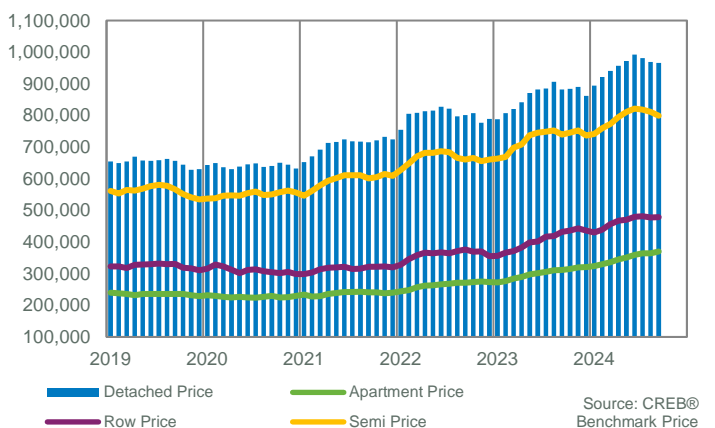
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

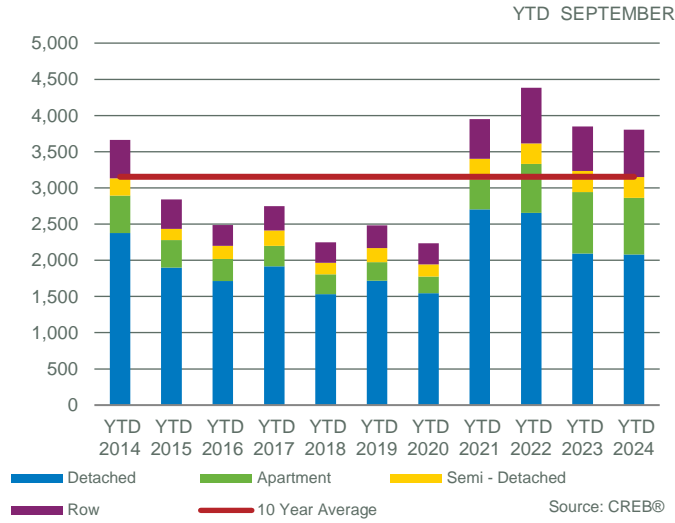


WEST PRICES

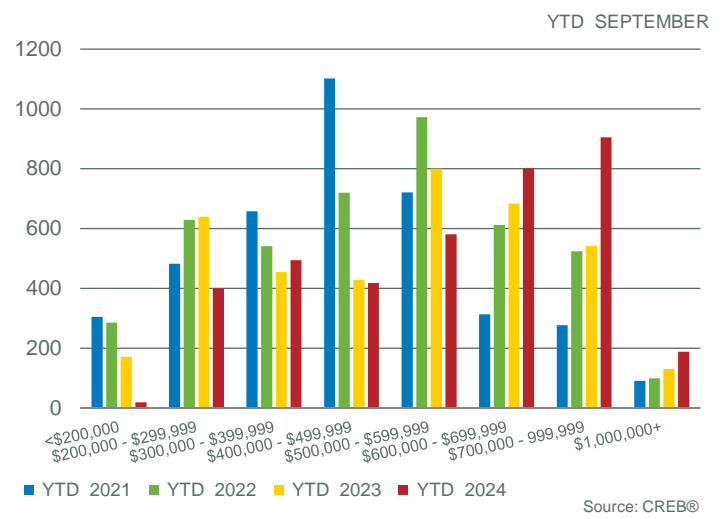


SOUTH

SOUTH TOTAL SALES



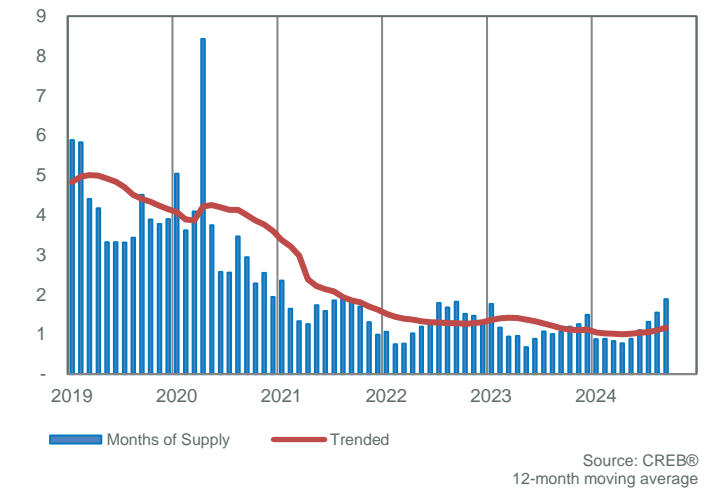
SOUTH TOTAL SALES BY PRICE RANGE



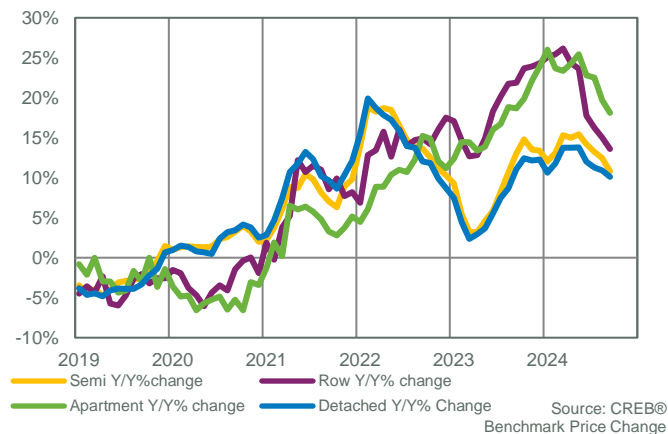
SOUTH INVENTORY AND SALES



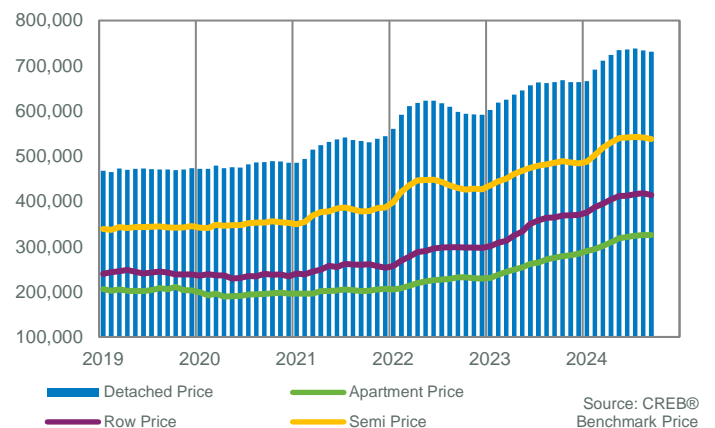
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

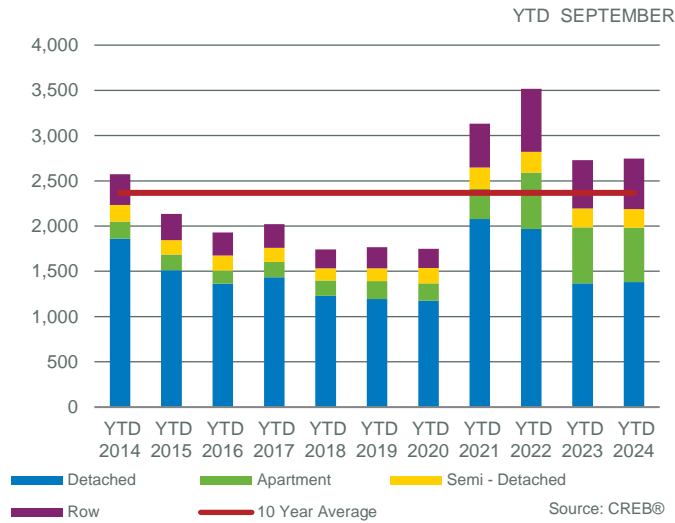


SOUTH PRICES

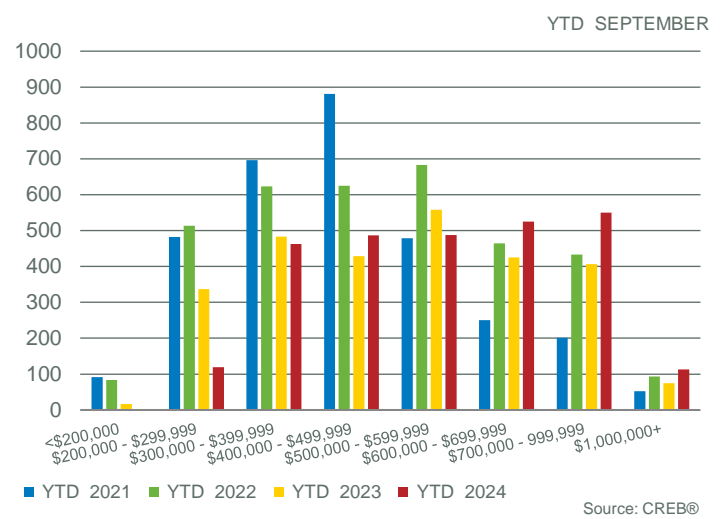


SOUTHEAST

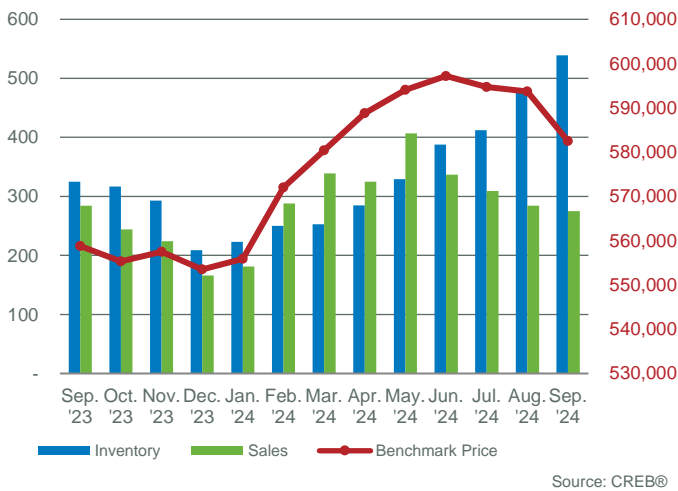
SOUTHEAST TOTAL SALES



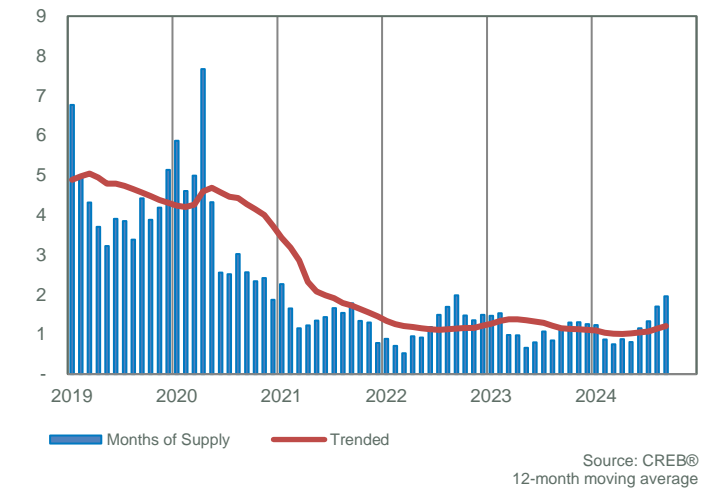
SOUTHEAST TOTAL SALES BY PRICE RANGE



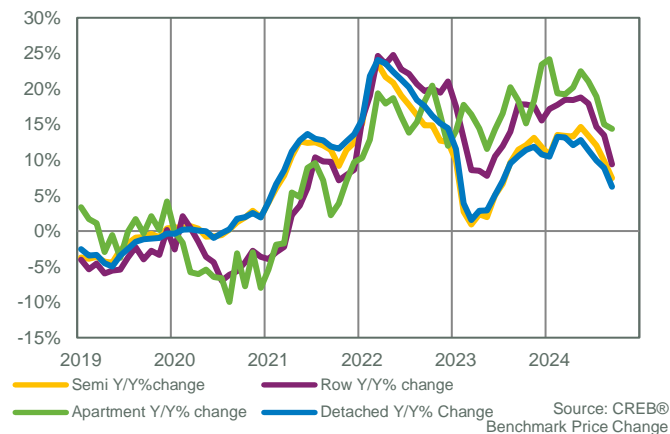
SOUTHEAST INVENTORY AND SALES



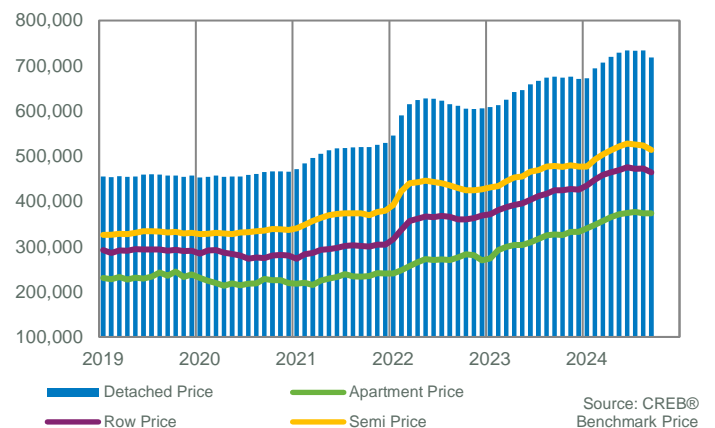
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

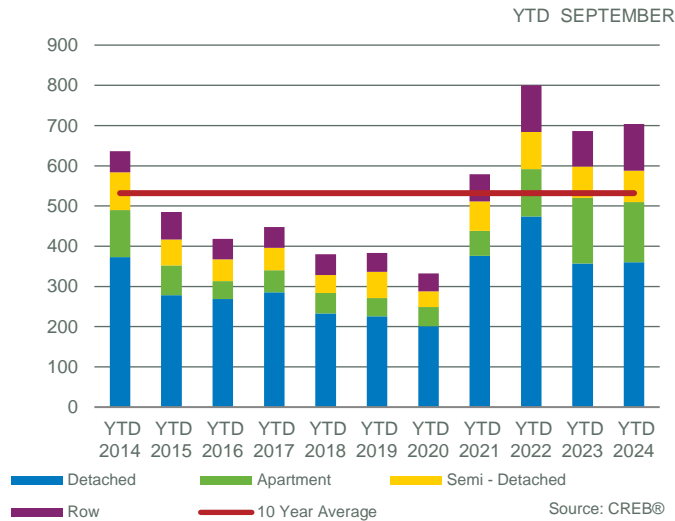


SOUTHEAST PRICES

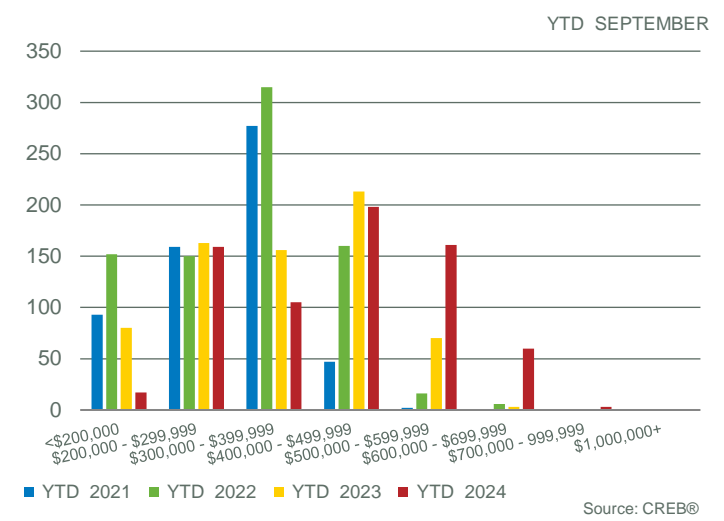


EAST

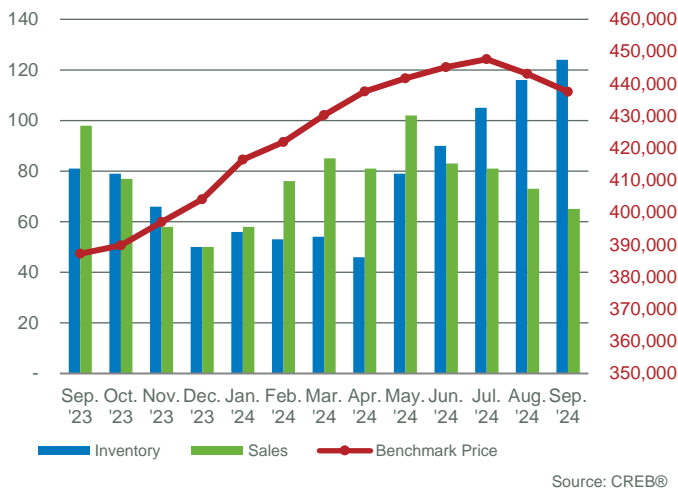
EAST TOTAL SALES



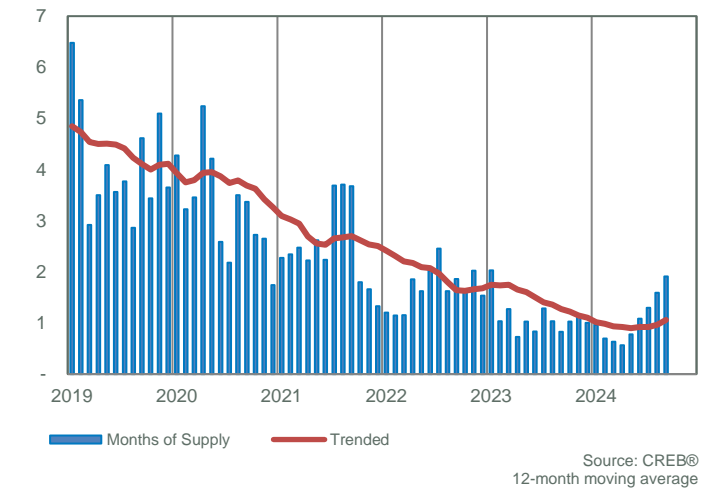
EAST TOTAL SALES BY PRICE RANGE



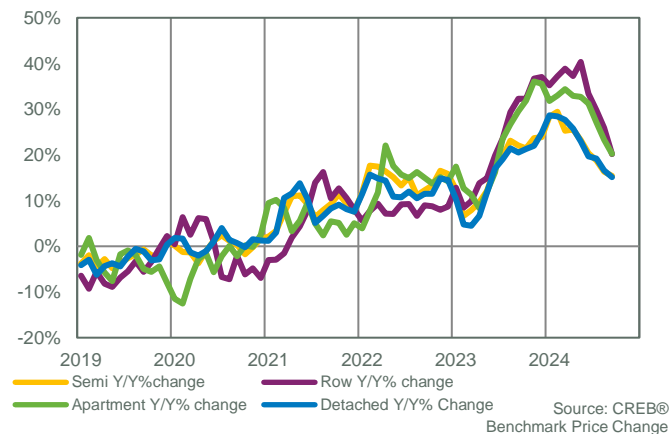
EAST INVENTORY AND SALES



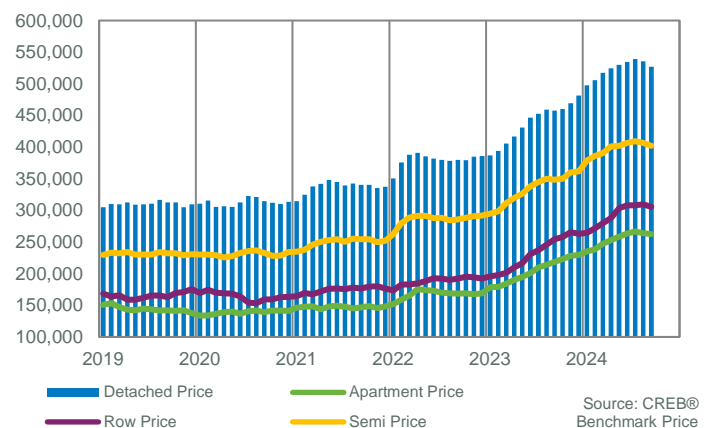
EAST MONTHS OF INVENTORY

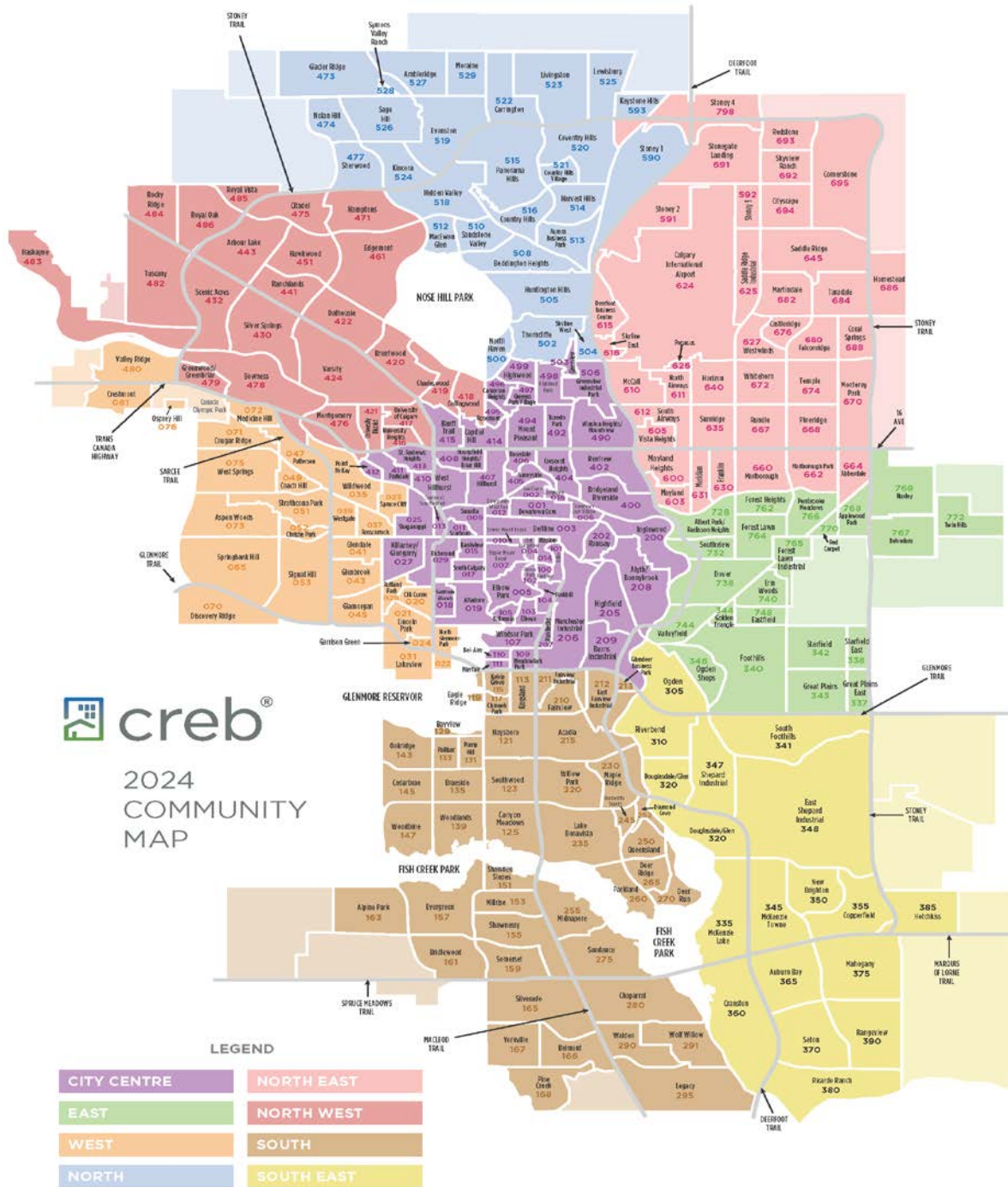


EAST PRICE CHANGE



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.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by