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MONTHLY STATISTICS PACKAGE

# City of Calgary

December  
2024



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

December 2024

## 2024 marks another strong year for sales and price growth

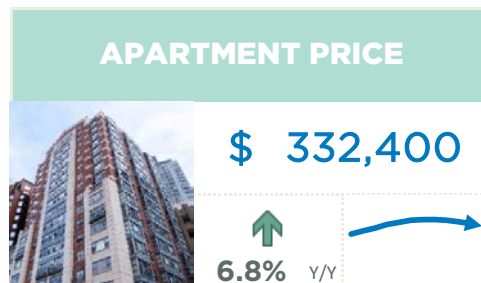
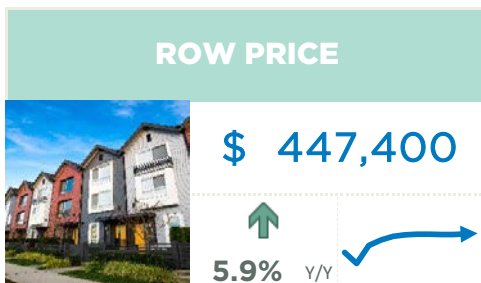
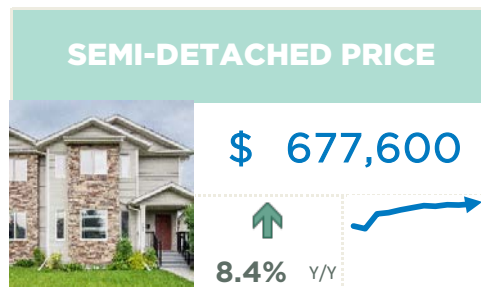
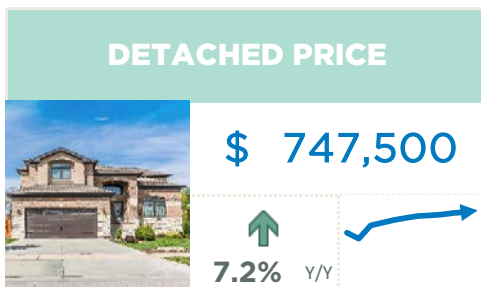
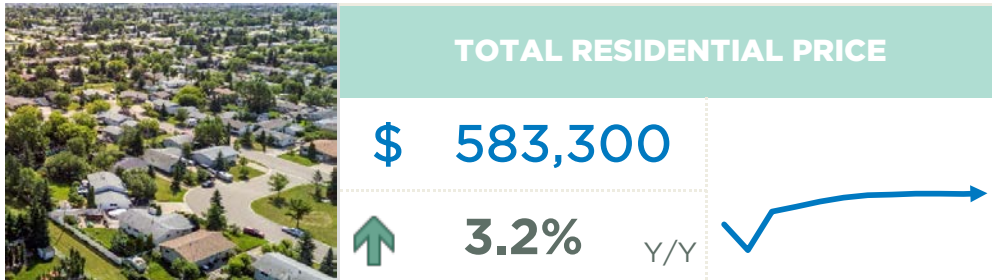
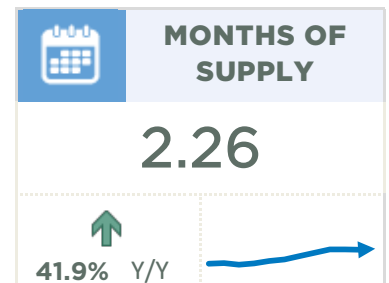
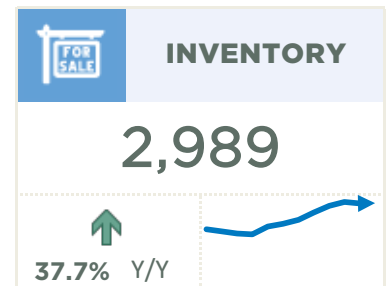
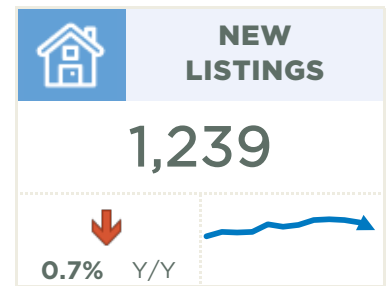
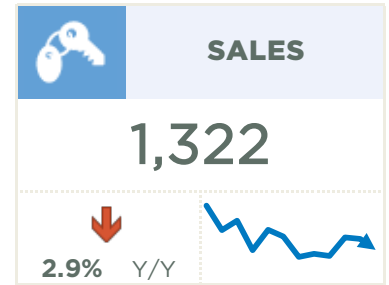
**Calgary, Alberta, January 2, 2025** – The year ended with 1,322 sales in December, a three per cent decline over last year. But nearly 20 per cent higher than long-term trends. Overall sales in 2024 were just shy of last year’s levels, as gains for higher-priced homes offset pullbacks in the lower price ranges caused by supply challenges.

“Population gains over the past several years have supported sales activity that has outperformed long-term trends. In 2024, sales would likely have been higher if there was more supply choice, especially in the lower price ranges,” said Ann-Marie Lurie, Chief Economist at CREB®. “That being said, we did start to see shifts occurring in the market in the second half of the year as supply levels started to improve for higher priced homes.”

As of December, there were 2,989 units available in inventory, still below long-term trends for the month but a significant improvement over the lower levels reported last December and levels reported early this year. Improved rental choice and significant gains in new home activity helped boost new listings in the resale market, driving higher inventories in the year’s second half.

While conditions vary depending on price range and property type, more housing options have helped to take some of the pressure off home prices, which stabilized in the second half of the year following steep gains in the spring. Overall, on an annual basis, total residential benchmark prices improved by over seven per cent.

As we move into 2025, supply will continue to be a dominant theme. However, how they impact prices will ultimately depend on the type of supply being added and how demand holds up in the face of a changing economic climate. On January 21, CREB® will release its forecast report, highlighting the expectations and risks facing the market in the coming year.





## December 2024

### December 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	613	3%	542	-6%	1,229	20%	113%	2.00	17%	\$747,500	7%
Semi	124	7%	101	2%	249	37%	123%	2.01	28%	\$677,600	8%
Row	228	-10%	243	20%	476	65%	94%	2.09	83%	\$447,400	6%
Apartment	357	-10%	353	-5%	1,035	53%	101%	2.90	71%	\$332,400	7%
<b>Total Residential</b>	<b>1,322</b>	<b>-3%</b>	<b>1,239</b>	<b>-1%</b>	<b>2,989</b>	<b>38%</b>	<b>107%</b>	<b>2.26</b>	<b>42%</b>	<b>\$583,300</b>	<b>3%</b>

### Year-to-Date

### December 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	12,415	-2%	17,237	5%	1,612	9%	72%	1.56	12%	\$748,683	11%
Semi	2,355	5%	3,137	14%	287	11%	75%	1.46	6%	\$669,042	11%
Row	4,647	2%	6,100	18%	505	35%	76%	1.30	32%	\$452,425	14%
Apartment	7,568	-4%	10,831	11%	1,182	23%	70%	1.87	28%	\$336,183	15%
<b>Total Residential</b>	<b>26,985</b>	<b>-2%</b>	<b>37,305</b>	<b>10%</b>	<b>3,586</b>	<b>17%</b>	<b>72%</b>	<b>1.59</b>	<b>19%</b>	<b>\$593,608</b>	<b>7%</b>



### Detached

Easing lending rates have likely supported some recent year-over-year gains in detached home sales over the past three months. Improving sales were driven by gains for homes over \$600,000, which also reported improvements in new listings. Inventory levels did improve within city limits for detached homes; however, conditions varied across districts. The City Centre, North East and North District all reported relatively balanced conditions over the last quarter of the year, while all other districts continued to struggle with seller market conditions. The relatively tight market conditions throughout the year caused prices to rise by nearly eleven per cent in 2024, a faster pace than what was reported in 2023. Much of that growth occurred during spring when supply levels were exceptionally low. Prices grew across all districts, with the strongest growth occurring in the most affordable districts of the North East and East.



### Semi-Detached

Limited supply choice for lower-priced detached homes drove many purchasers toward the semi-detached sector. In 2024, there were 2,355 sales, with an annual gain of five per cent. Thanks to gains in new listings relative to sales, inventory levels started to improve, supporting a shift toward more balanced conditions by the fourth quarter. However, much of this shift occurred in the higher-priced City Centre district, where the months of supply averaged three months in the last quarter. The annual average benchmark price increased by nearly 11 per cent to \$669,042 in 2024. Like detached homes, exceptionally tight conditions throughout the spring caused the pace of price growth to rise over the seven per cent annual gain reported in 2023. Prices improved across all districts, ranging from an annual gain of under 10 per cent in the City Centre and West to gains exceeding 15 per cent in the North East and East districts.



### Row

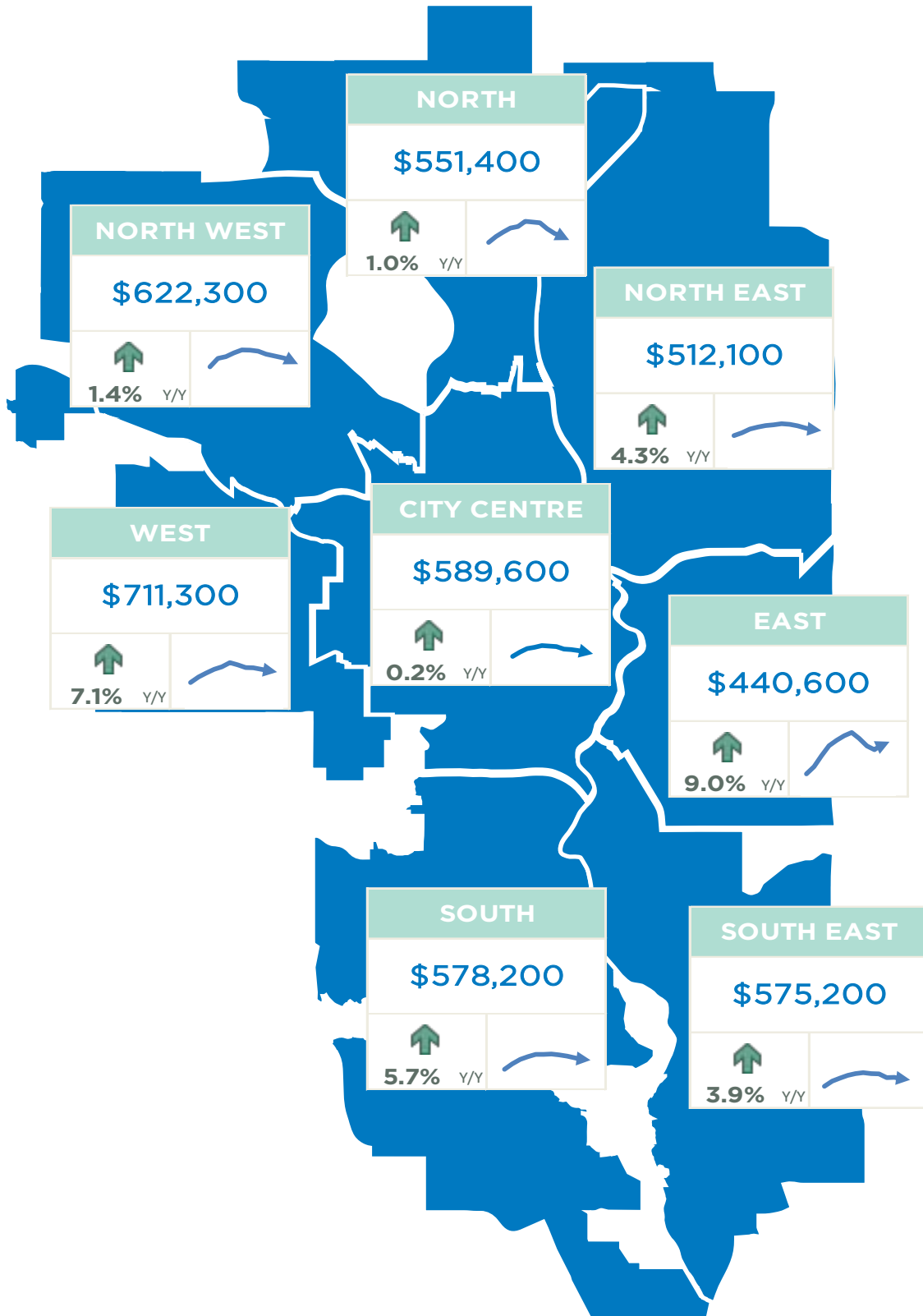
In 2024, there were 4,647 row home sales, a gain of over two per cent compared to last year and the second-highest total on record. The growth in sales was possible thanks to the 18 per cent gain in new listings, most of which occurred for homes priced above \$400,000—the gains in new listings relative to sales supported inventory growth in 2024. By the year's end, supply improvements helped take the pressure off home prices. However, the annual benchmark price rose by 14 per cent as conditions favoured the seller throughout the year. Prices rose across all districts in the city, with the gains ranging from a low of 12 per cent in the city centre to over 20 per cent in the most affordable districts in the North East and East.



### Apartment

Easing sales in the second half of the year offset earlier gains, causing apartment sales to slow by four per cent compared to last year. However, last year was a record high for sales, and the 7,568 transactions this year reflect the second-highest year on record. At the same time, new listings have been on the rise, supporting inventory gains and a shift toward more balanced conditions by the end of the year. As more supply became available, we did see some price adjustments in the last quarter of the year. However, the quarterly decline did not offset the strong gains that occurred earlier in the year, and the annual benchmark price rose by 15 per cent. Price growth ranged from a low of 11 per cent in the city centre to over twenty per cent in the North East, East and South districts.

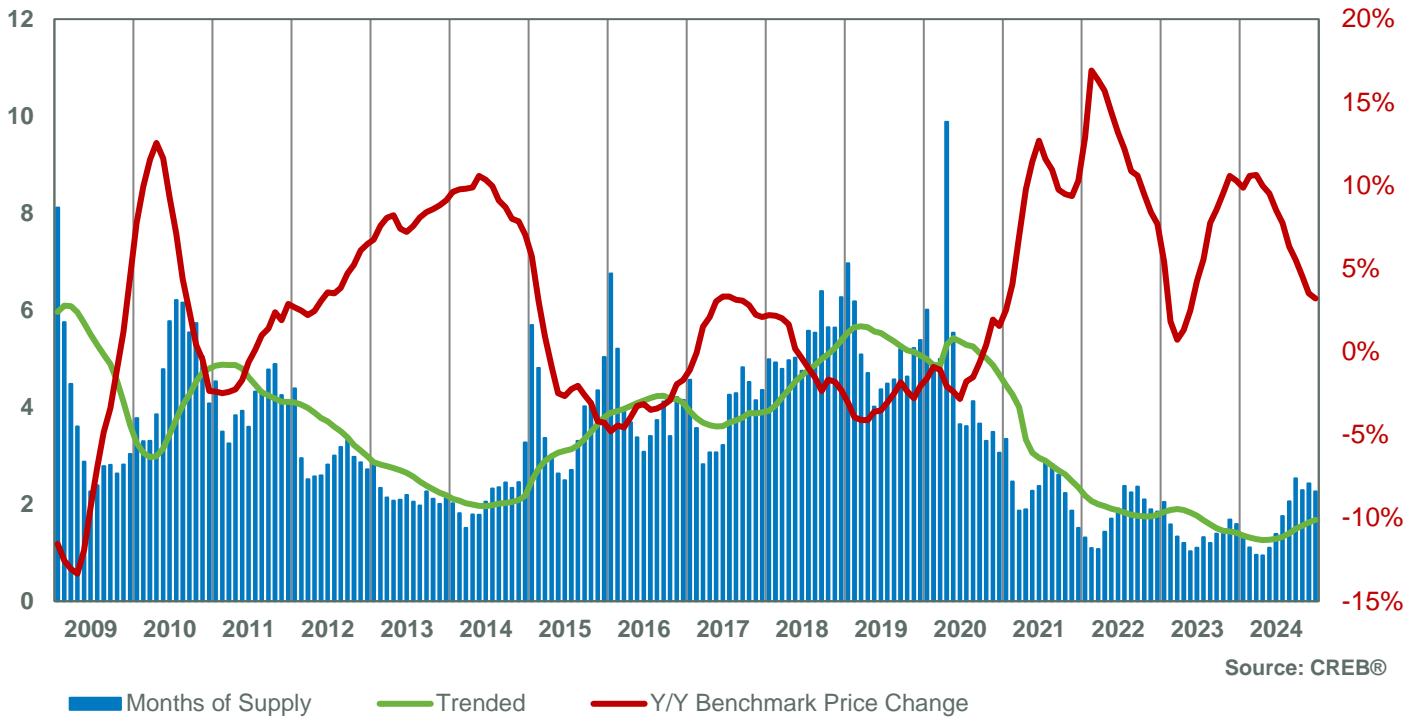
## December 2024 District Total Residential Benchmark Price



	Dec-23	Dec-24	Y/Y % Change	2023	2024	% Change
<b>CITY OF CALGARY</b>						
Total Sales	1,362	1,322	-2.94%	27,406	26,985	-1.54%
Total Sales Volume	\$731,947,173	\$799,907,889	9.28%	\$14,776,950,915	\$16,382,033,970	10.86%
New Listings	1,248	1,239	-0.72%	34,000	37,305	9.72%
Inventory	2,170	2,989	37.74%	3,073	3,586	16.69%
Months of Supply	1.59	2.26	41.91%	1.35	1.59	18.52%
Sales to New Listings	109.13%	106.70%	-2.44%	80.61%	72.34%	-8.27%
Sales to List Price	99.33%	98.08%	-1.24%	100.22%	100.30%	0.08%
Days on Market	33	44	31.94%	27	26	-2.45%
Benchmark Price	\$565,200	\$583,300	3.20%	\$552,550	\$593,608	7.43%
Median Price	\$502,250	\$552,750	10.05%	\$495,000	\$560,000	13.13%
Average Price	\$537,406	\$605,074	12.59%	\$539,187	\$607,079	12.59%
Index	265	273	3.21%	259	278	7.43%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Dec. 2024

	Dec-23	Dec-24	Y/Y % Change	2023	2024	% Change
<b>DETACHED</b>						
Total Sales	596	613	2.85%	12,718	12,415	-2.38%
Total Sales Volume	\$433,943,571	\$488,409,477	12.55%	\$9,151,123,678	\$9,964,347,045	8.89%
New Listings	574	542	-5.57%	16,339	17,237	5.50%
Inventory	1,024	1,229	20.02%	1,475	1,612	9.27%
Months of Supply	1.72	2.00	16.69%	1.39	1.56	11.93%
Sales to New Listings Ratio	103.83%	113.10%	9.27%	77.84%	72.03%	-5.81%
Sales to List Price Ratio	99.45%	98.34%	-1.11%	100.38%	100.45%	0.07%
Days on Market	34	42	25.74%	26	25	-1.65%
Benchmark Price	\$697,300	\$747,500	7.20%	\$675,758	\$748,683	10.79%
Median Price	\$644,750	\$685,000	6.24%	\$645,000	\$713,000	10.54%
Average Price	\$728,093	\$796,753	9.43%	\$719,541	\$802,605	11.54%
<b>APARTMENT</b>						
Total Sales	398	357	-10.30%	7,881	7,568	-3.97%
Total Sales Volume	\$124,901,022	\$127,960,263	2.45%	\$2,414,121,765	\$2,637,767,386	9.26%
New Listings	373	353	-5.36%	9,717	10,831	11.46%
Inventory	676	1,035	53.11%	965	1,182	22.51%
Months of Supply	1.70	2.90	70.69%	1.47	1.87	27.57%
Sales to New Listings Ratio	106.70%	101.13%	-5.57%	81.11%	69.87%	-11.23%
Sales to List Price Ratio	98.59%	97.51%	-1.09%	99.09%	99.44%	0.35%
Days on Market	34	48	40.80%	30	29	-4.22%
Benchmark Price	\$311,200	\$332,400	6.81%	\$292,325	\$336,183	15.00%
Median Price	\$296,000	\$315,000	6.42%	\$280,000	\$323,450	15.52%
Average Price	\$313,822	\$358,432	14.22%	\$306,322	\$348,542	13.78%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	116	124	6.90%	2,249	2,355	4.71%
Total Sales Volume	\$67,916,840	\$81,297,210	19.70%	\$1,356,553,618	\$1,608,924,731	18.60%
New Listings	99	101	2.02%	2,753	3,137	13.95%
Inventory	182	249	36.81%	258	287	11.37%
Months of Supply	1.57	2.01	27.99%	1.38	1.46	6.36%
Sales to New Listings Ratio	117.17%	122.77%	5.60%	81.69%	75.07%	-6.62%
Sales to List Price Ratio	100.03%	97.97%	-2.06%	100.64%	100.73%	0.09%
Days on Market	33	41	24.54%	26	25	-6.70%
Benchmark Price	\$625,000	\$677,600	8.42%	\$603,083	\$669,042	10.94%
Median Price	\$540,000	\$580,000	7.41%	\$541,500	\$610,000	12.65%
Average Price	\$585,490	\$655,623	11.98%	\$603,181	\$683,195	13.27%
<b>CITY OF CALGARY ROW</b>						
Total Sales	252	228	-9.52%	4,558	4,647	1.95%
Total Sales Volume	\$105,185,739	\$102,240,939	-2.80%	\$1,855,151,855	\$2,170,994,808	17.03%
New Listings	202	243	20.30%	5,191	6,100	17.51%
Inventory	288	476	65.28%	375	505	34.61%
Months of Supply	1.14	2.09	82.68%	0.99	1.30	32.03%
Sales to New Listings Ratio	124.75%	93.83%	-30.93%	87.81%	76.18%	-11.63%
Sales to List Price Ratio	99.86%	98.36%	-1.51%	101.55%	101.08%	-0.47%
Days on Market	29	40	38.38%	23	24	2.49%
Benchmark Price	\$422,300	\$447,400	5.94%	\$396,333	\$452,425	14.15%
Median Price	\$415,350	\$440,000	5.93%	\$395,000	\$455,000	15.19%
Average Price	\$417,404	\$448,425	7.43%	\$407,010	\$467,182	14.78%

For a list of definitions, see page 29.

December 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
<b>Detached</b>								
City Centre	78	62	125.81%	174	2.23	\$951,000	8.56%	-0.42%
North East	99	123	80.49%	280	2.83	\$602,000	6.42%	0.07%
North	84	64	131.25%	171	2.04	\$673,900	3.61%	-0.88%
North West	64	53	120.75%	102	1.59	\$762,700	4.07%	-1.99%
West	41	52	78.85%	99	2.41	\$965,800	12.11%	0.33%
South	123	101	121.78%	208	1.69	\$720,500	8.49%	0.04%
South East	92	49	187.76%	129	1.40	\$718,200	7.03%	0.10%
East	30	34	88.24%	48	1.60	\$536,600	11.42%	0.77%
<b>TOTAL CITY</b>	<b>613</b>	<b>542</b>	<b>113.10%</b>	<b>1,229</b>	<b>2.00</b>	<b>\$747,500</b>	<b>7.20%</b>	<b>-0.35%</b>
<b>Apartment</b>								
City Centre	148	131	112.98%	422	2.85	\$339,000	3.99%	-1.42%
North East	30	37	81.08%	118	3.93	\$303,100	10.22%	-1.24%
North	44	34	129.41%	102	2.32	\$334,900	7.27%	-1.41%
North West	28	34	82.35%	72	2.57	\$305,900	6.40%	-3.38%
West	27	40	67.50%	83	3.07	\$359,200	12.07%	-1.26%
South	52	46	113.04%	128	2.46	\$315,400	11.02%	-1.00%
South East	24	22	109.09%	86	3.58	\$356,200	7.16%	-2.33%
East	4	9	44.44%	24	6.00	\$253,500	10.51%	-0.94%
<b>TOTAL CITY</b>	<b>357</b>	<b>353</b>	<b>101.13%</b>	<b>1,035</b>	<b>2.90</b>	<b>\$332,400</b>	<b>6.81%</b>	<b>-1.60%</b>
<b>Semi-detached</b>								
City Centre	25	20	125.00%	87	3.48	\$933,500	8.32%	0.72%
North East	20	22	90.91%	37	1.85	\$440,800	8.46%	0.39%
North	9	12	75.00%	29	3.22	\$512,000	3.04%	-0.41%
North West	16	11	145.45%	21	1.31	\$645,300	8.09%	-0.49%
West	7	3	233.33%	13	1.86	\$793,100	7.71%	0.66%
South	23	21	109.52%	29	1.26	\$533,900	10.38%	0.17%
South East	16	9	177.78%	23	1.44	\$515,900	8.22%	-0.08%
East	6	2	300.00%	4	0.67	\$407,900	12.84%	-0.34%
<b>TOTAL CITY</b>	<b>124</b>	<b>101</b>	<b>122.77%</b>	<b>249</b>	<b>2.01</b>	<b>\$677,600</b>	<b>8.42%</b>	<b>0.37%</b>
<b>Row</b>								
City Centre	22	26	84.62%	51	2.32	\$606,100	5.17%	-2.24%
North East	52	50	104.00%	97	1.87	\$370,500	9.52%	-0.51%
North	40	45	88.89%	83	2.08	\$417,800	4.09%	-1.07%
North West	12	16	75.00%	40	3.33	\$442,900	6.93%	-2.08%
West	21	20	105.00%	46	2.19	\$459,500	5.27%	-3.00%
South	40	31	129.03%	57	1.43	\$403,300	9.09%	-1.32%
South East	35	48	72.92%	81	2.31	\$457,100	7.33%	-0.24%
East	6	7	85.71%	21	3.50	\$306,700	16.57%	-0.81%
<b>TOTAL CITY</b>	<b>228</b>	<b>243</b>	<b>93.83%</b>	<b>476</b>	<b>2.09</b>	<b>\$447,400</b>	<b>5.94%</b>	<b>-1.52%</b>

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

## City of Calgary

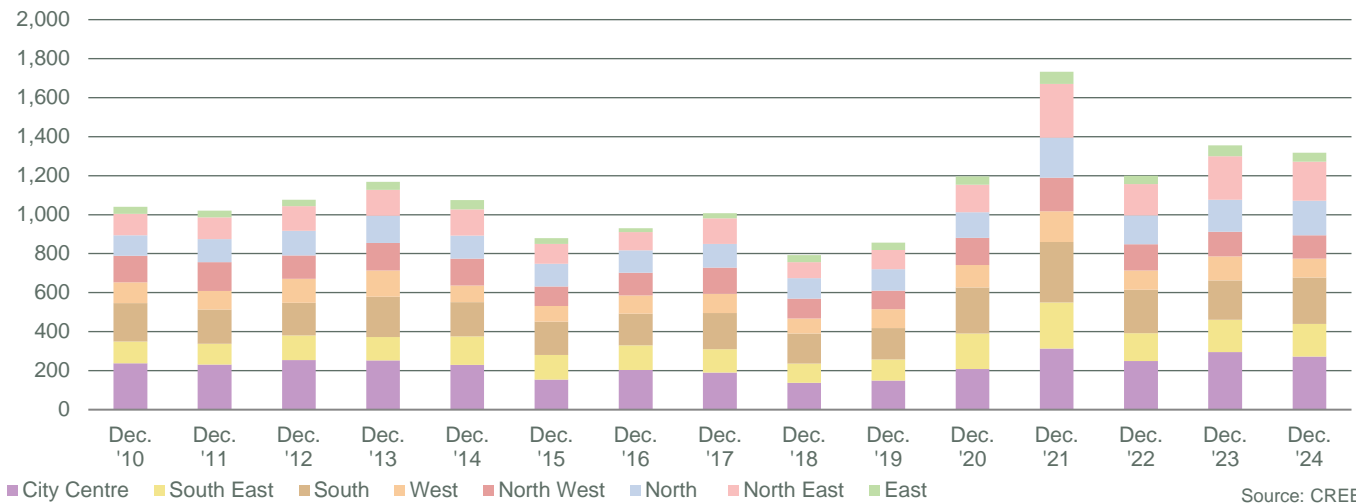
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Dec. 2024

TOTAL SALES

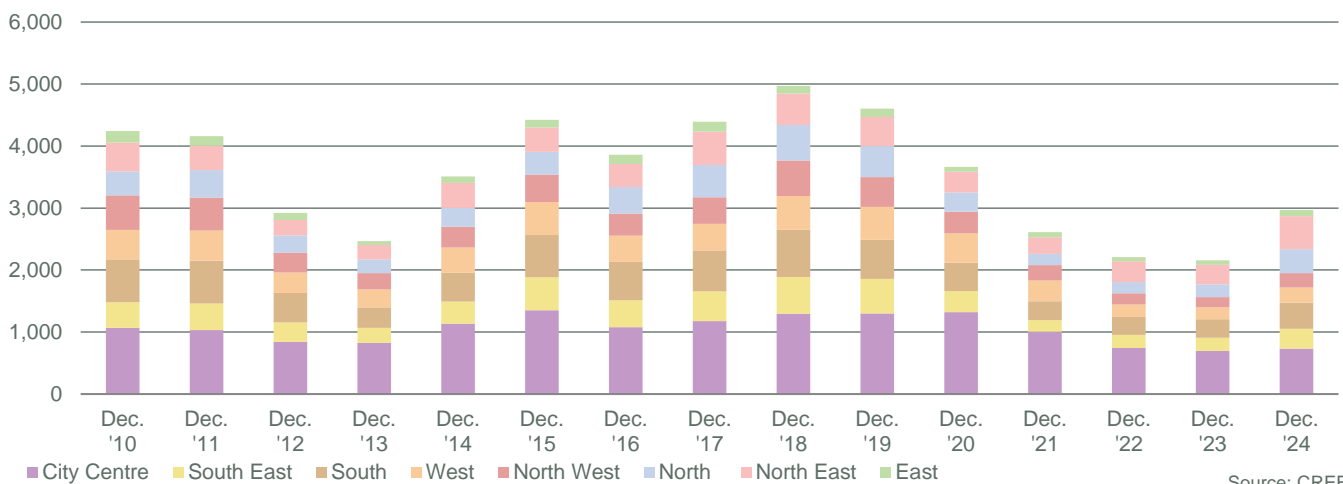
DECEMBER



Source: CREB®

TOTAL INVENTORY

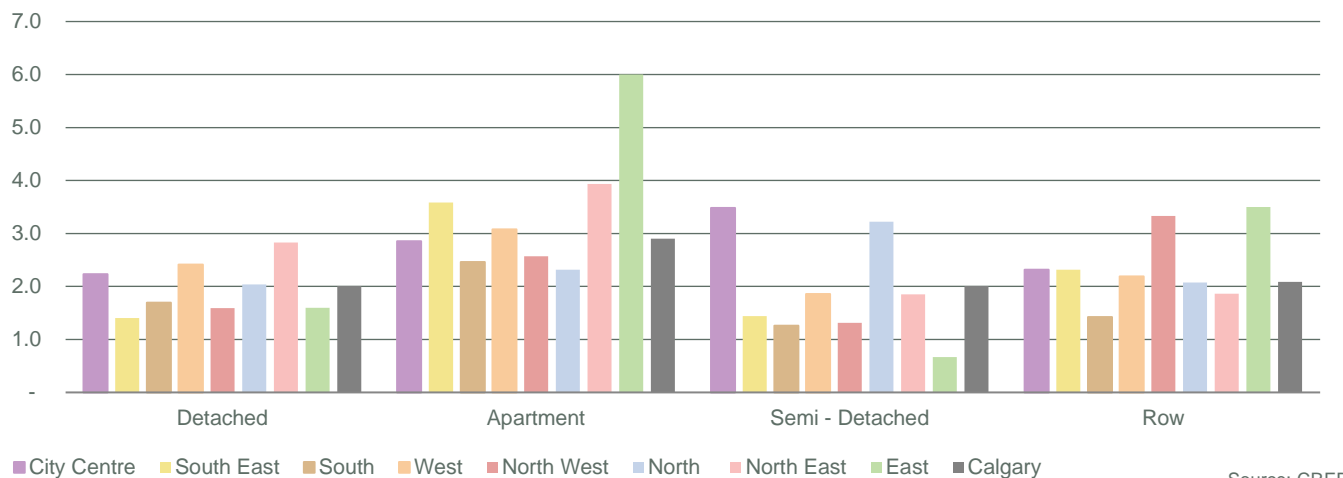
DECEMBER



Source: CREB®

MONTHS OF SUPPLY

DECEMBER



Source: CREB®



## BENCHMARK PRICE - DECEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER

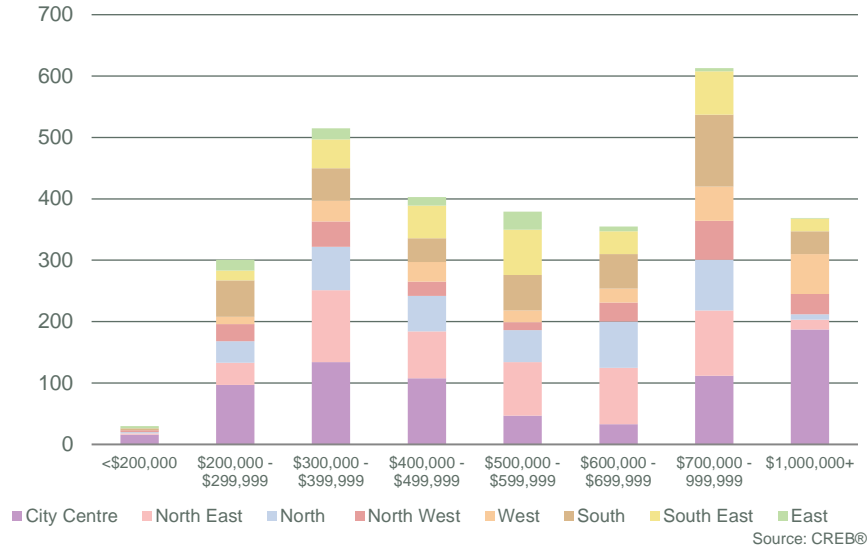


Source: CREB®

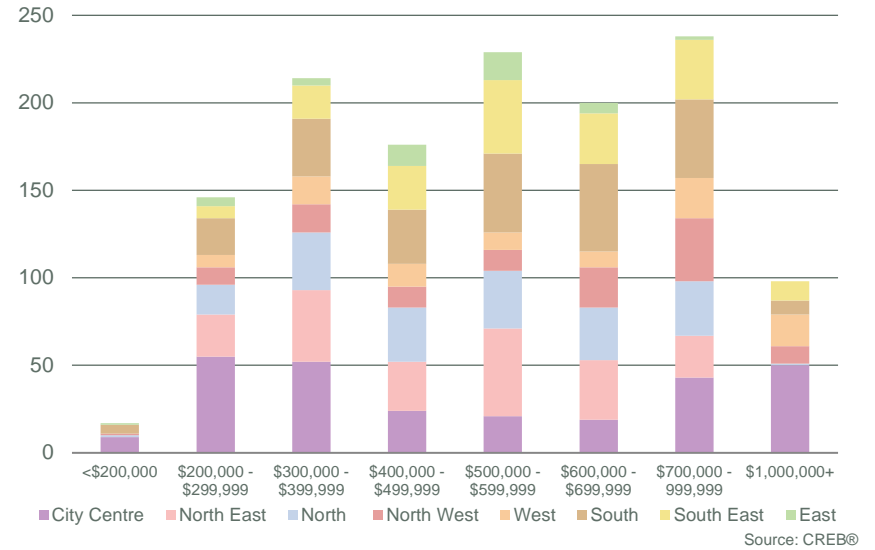
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

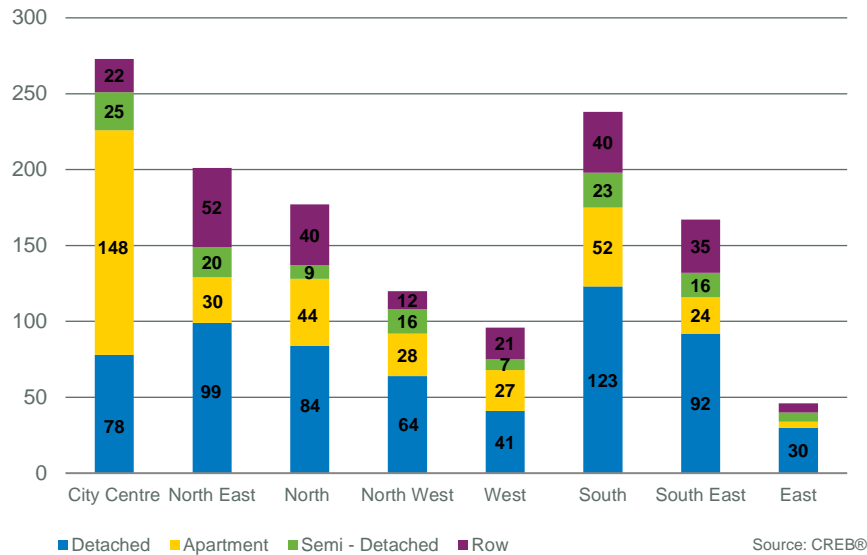
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



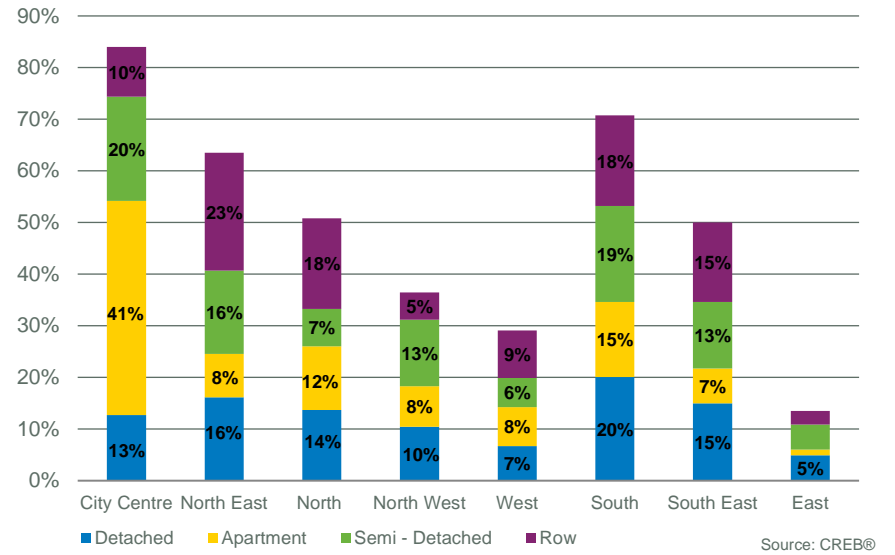
TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER



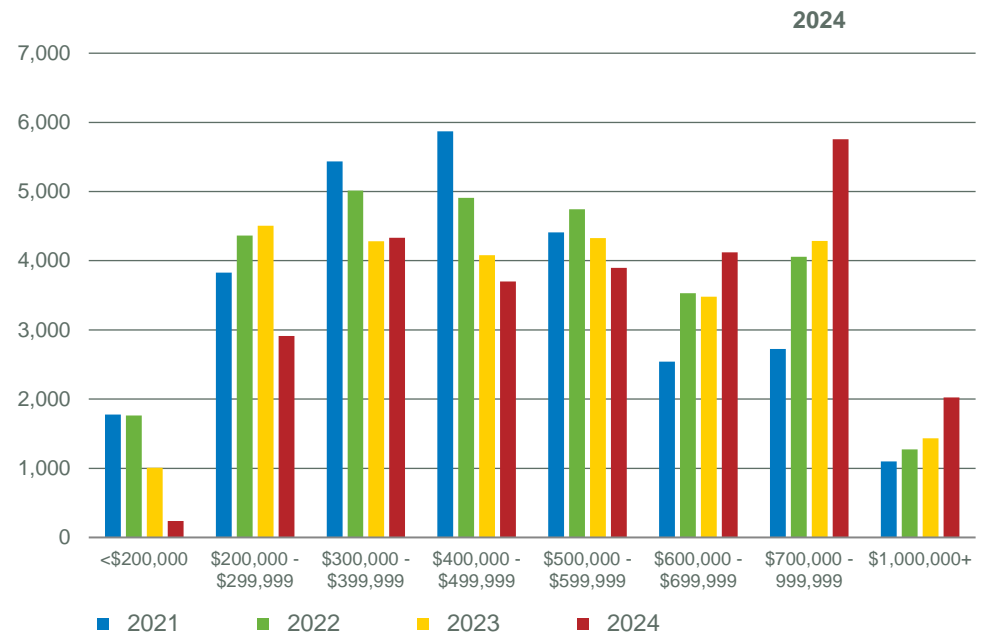
SHARE OF CITY WIDE SALES - DECEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
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
<b>2024</b>												
Sales	1,649	2,132	2,658	2,876	3,090	2,737	2,374	2,182	2,000	2,171	1,794	1,322
New Listings	2,137	2,711	3,173	3,491	4,337	3,798	3,603	3,537	3,688	3,264	2,327	1,239
Inventory	2,158	2,360	2,546	2,722	3,412	3,790	4,165	4,496	5,069	4,968	4,355	2,989
Days on Market	34	24	20	20	19	20	24	27	28	32	37	44
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000	606,700	601,800	596,900	592,500	587,900	583,300
Median Price	523,000	548,300	557,000	566,250	562,500	570,444	562,500	556,500	565,000	575,000	573,000	552,750
Average Price	569,389	583,107	596,211	608,535	612,804	623,182	606,425	609,230	622,205	620,924	615,665	605,074
Index	266	273	277	281	283	285	284	282	279	277	275	273

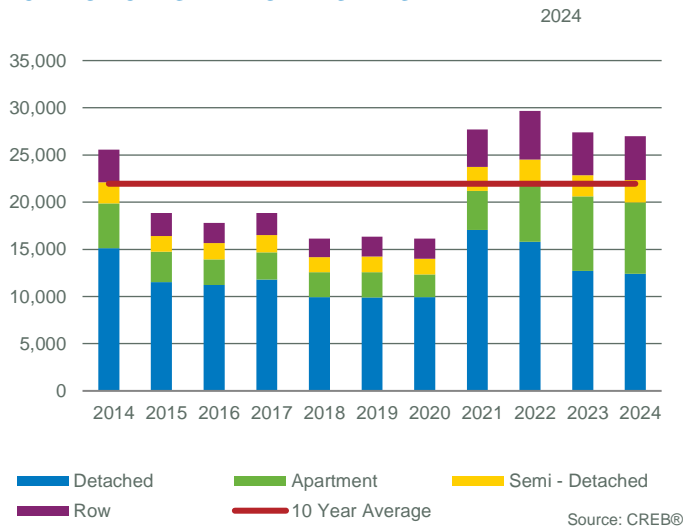
	Dec-23	Dec-24	2023	2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	4	1	134	17
\$150,000 - \$199,999	26	16	869	221
\$200,000 - \$249,999	80	51	2,002	1,025
\$250,000 - \$299,999	133	95	2,506	1,889
\$300,000 - \$349,999	121	109	2,180	2,399
\$350,000 - \$399,999	107	105	2,103	1,935
\$400,000 - \$449,999	114	84	2,084	1,810
\$450,000 - \$499,999	88	92	1,996	1,889
\$500,000 - \$549,999	147	90	2,315	1,823
\$550,000 - \$599,999	114	139	2,014	2,074
\$600,000 - \$649,999	95	115	1,867	2,196
\$650,000 - \$699,999	79	89	1,611	1,927
\$700,000 - \$749,999	68	79	1,294	1,564
\$750,000 - \$799,999	46	65	1,012	1,408
\$800,000 - \$849,999	41	33	742	974
\$850,000 - \$899,999	29	37	572	841
\$900,000 - \$949,999	6	17	317	558
\$950,000 - \$999,999	9	7	351	413
\$1,000,000 - \$1,299,999	29	51	764	1,093
\$1,300,000 - \$1,499,999	6	9	238	353
\$1,500,000 - \$1,999,999	9	20	264	351
\$2,000,000 +	11	18	166	225
	1,362	1,322	27,406	26,985

CITY OF CALGARY TOTAL SALES BY PRICE RANGE

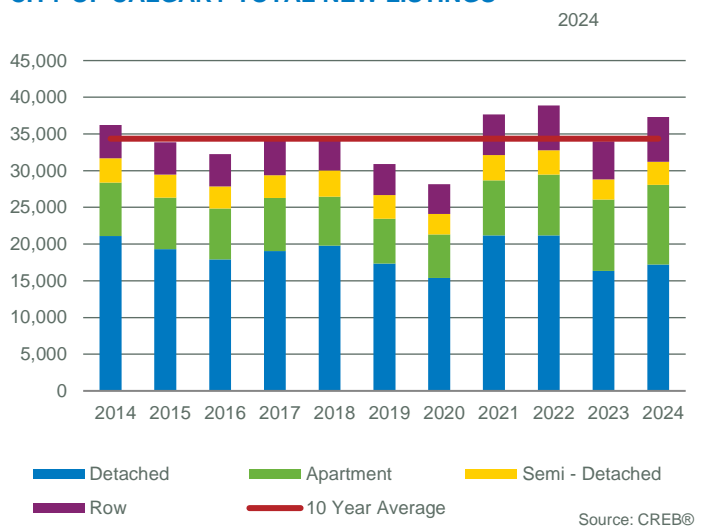


Source: CREB®

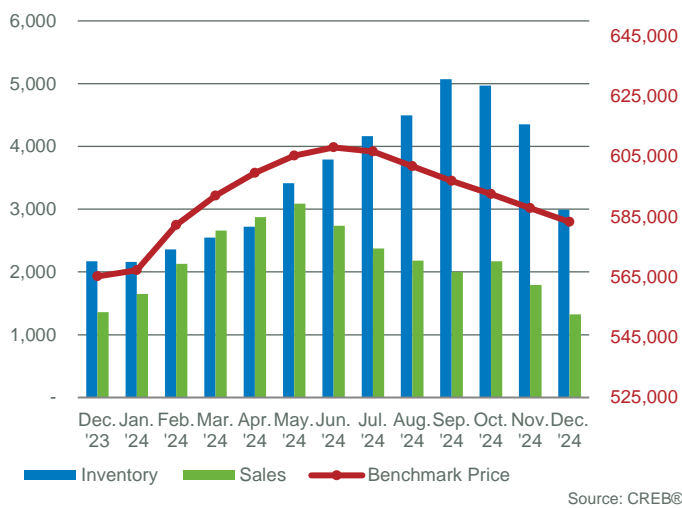
CITY OF CALGARY TOTAL SALES



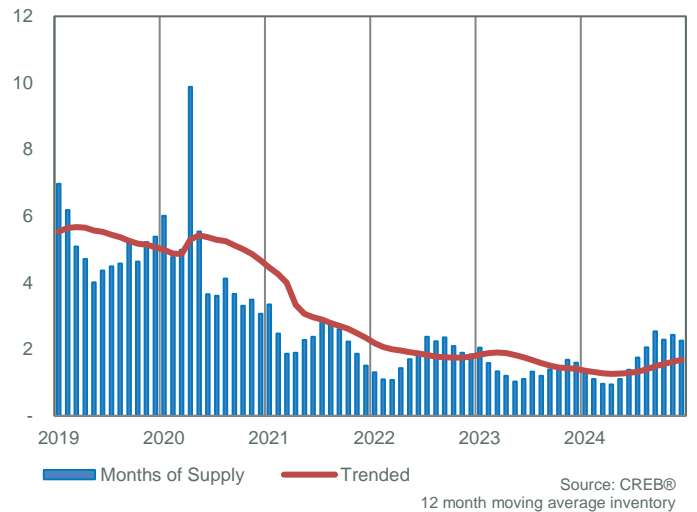
CITY OF CALGARY TOTAL NEW LISTINGS



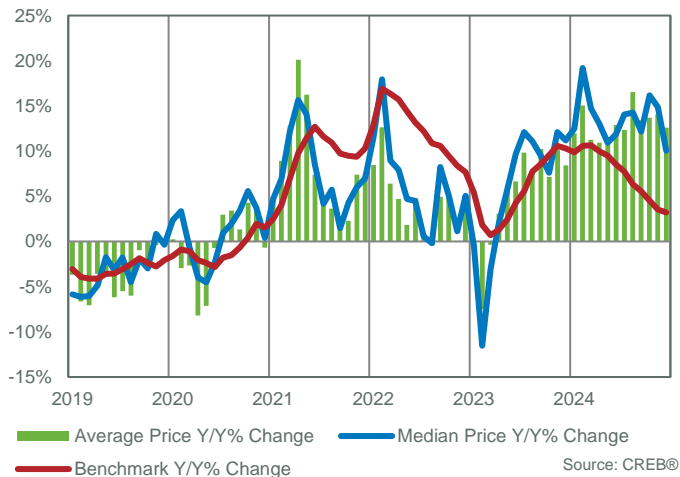
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

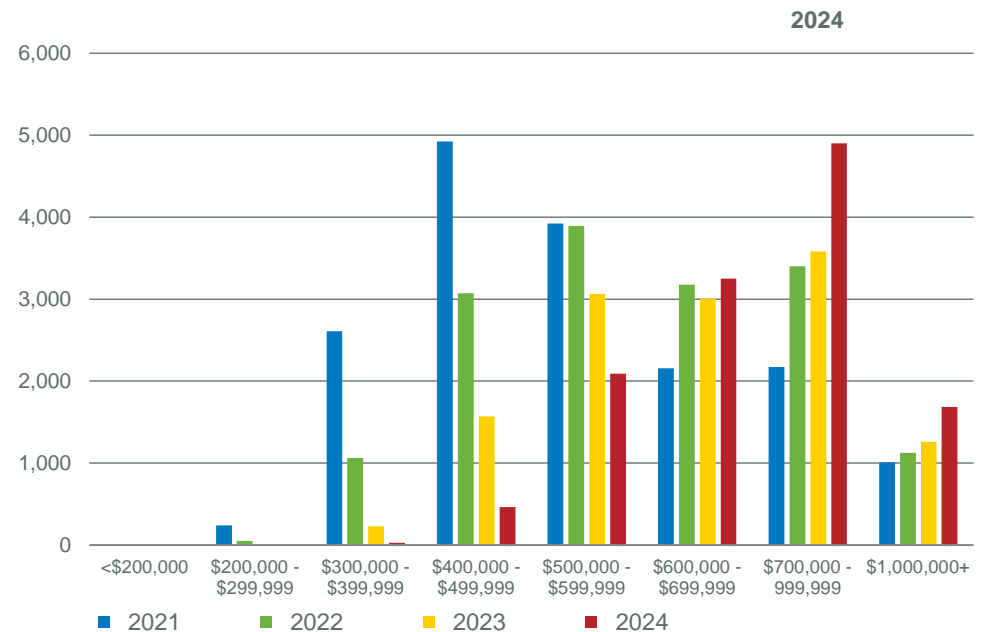




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	596
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	574
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,676	1,672	1,591	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
<b>2024</b>												
Sales	733	952	1,148	1,318	1,383	1,277	1,093	1,024	942	1,069	863	613
New Listings	954	1,194	1,386	1,629	2,037	1,809	1,721	1,594	1,792	1,536	1,043	542
Inventory	999	1,056	1,120	1,219	1,599	1,776	1,954	2,014	2,318	2,199	1,857	1,229
Days on Market	34	25	20	19	18	19	24	26	27	32	34	42
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600	767,800	762,600	757,100	753,900	750,100	747,500
Median Price	690,000	710,000	719,195	725,000	730,000	728,000	705,000	701,500	710,000	699,900	710,000	685,000
Average Price	759,239	777,236	801,848	796,830	823,167	829,335	803,854	804,979	820,026	802,509	785,617	796,753
Index	288	297	304	308	313	315	315	313	311	310	308	307

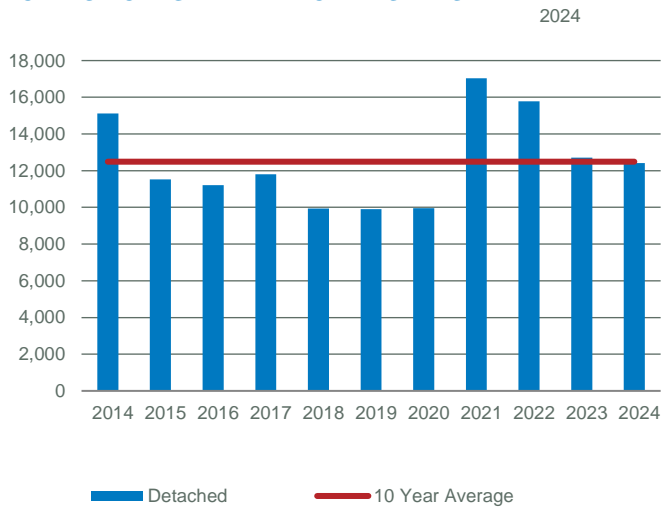
	Dec-23	Dec-24	2023	2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	1	-	3	-
\$250,000 - \$299,999	-	-	5	2
\$300,000 - \$349,999	-	-	35	5
\$350,000 - \$399,999	3	1	193	20
\$400,000 - \$449,999	19	3	582	92
\$450,000 - \$499,999	40	17	985	370
\$500,000 - \$549,999	84	54	1,512	759
\$550,000 - \$599,999	83	93	1,553	1,331
\$600,000 - \$649,999	77	83	1,582	1,637
\$650,000 - \$699,999	66	74	1,426	1,614
\$700,000 - \$749,999	60	71	1,140	1,381
\$750,000 - \$799,999	41	62	853	1,249
\$800,000 - \$849,999	35	32	599	828
\$850,000 - \$899,999	24	29	455	698
\$900,000 - \$949,999	4	15	254	442
\$950,000 - \$999,999	8	4	282	301
\$1,000,000 - \$1,299,999	25	36	646	858
\$1,300,000 - \$1,499,999	6	6	220	299
\$1,500,000 - \$1,999,999	9	18	239	318
\$2,000,000 +	11	15	154	211
	596	613	12,718	12,415

CITY OF CALGARY DETACHED SALES BY PRICE RANGE

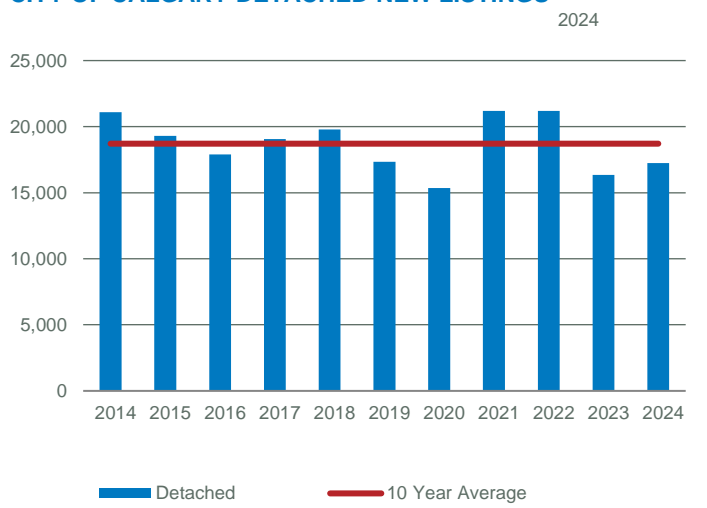


Source: CREB®

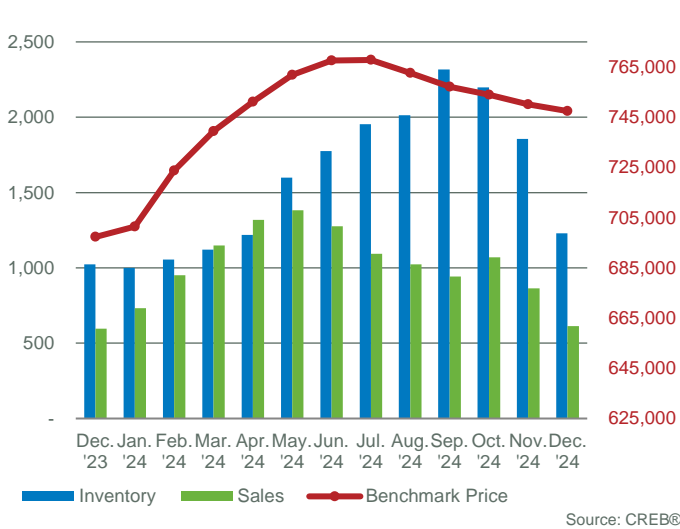
CITY OF CALGARY DETACHED SALES



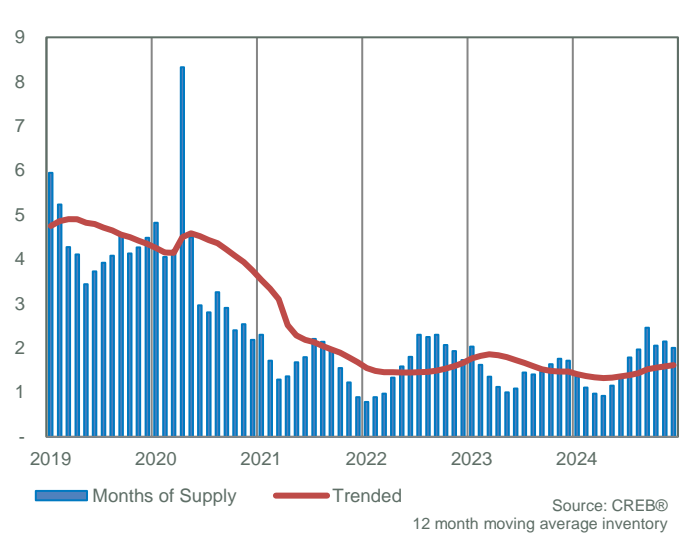
CITY OF CALGARY DETACHED NEW LISTINGS



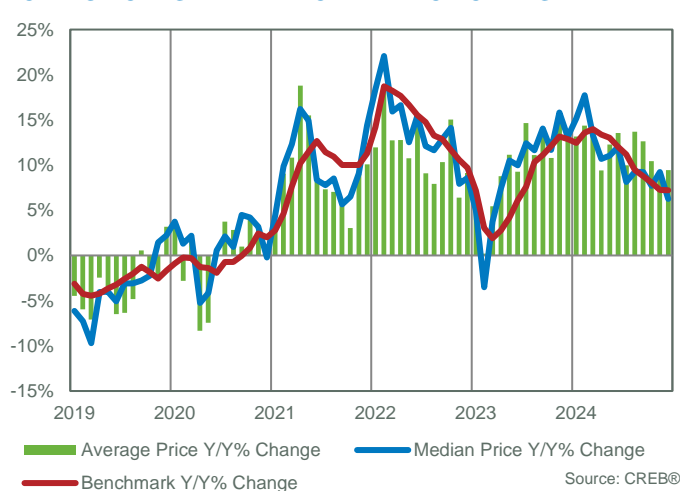
CITY OF CALGARY DETACHED INVENTORY AND SALES



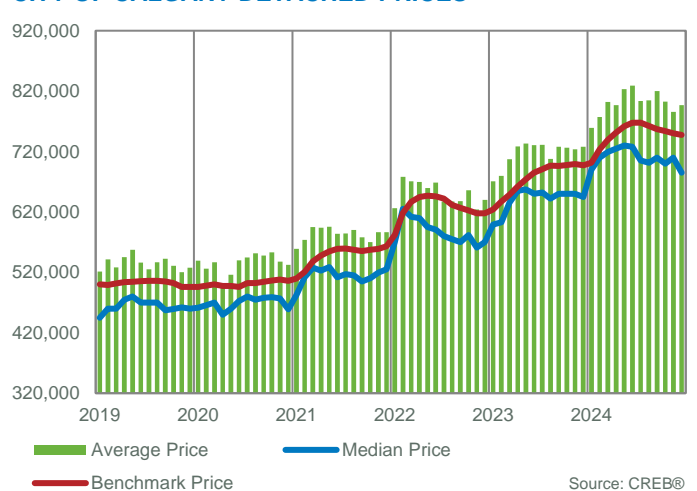
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



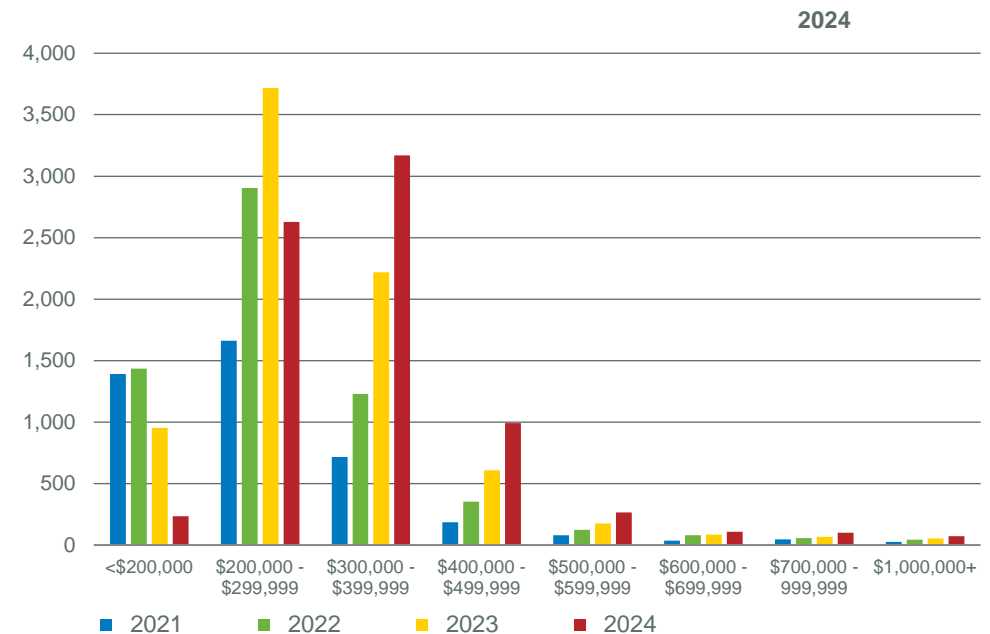
CITY OF CALGARY DETACHED PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
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
<b>2024</b>												
Sales	488	638	813	822	907	791	659	603	501	560	429	357
New Listings	638	836	990	1,049	1,250	1,106	1,043	1,001	991	921	653	353
Inventory	682	773	861	951	1,113	1,223	1,369	1,478	1,621	1,593	1,480	1,035
Days on Market	35	26	23	23	22	23	27	32	33	35	45	48
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300	346,500	345,000	341,700	337,800	332,400
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000	330,000	315,000	325,000	315,000
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,894	348,389	351,998	353,733	358,432
Index	237	243	247	253	257	260	261	261	260	258	255	251

	Dec-23	Dec-24	2023	2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	4	1	132	17
\$150,000 - \$199,999	26	15	817	217
\$200,000 - \$249,999	70	48	1,695	990
\$250,000 - \$299,999	107	77	2,022	1,639
\$300,000 - \$349,999	91	87	1,457	1,920
\$350,000 - \$399,999	50	65	762	1,250
\$400,000 - \$449,999	20	20	385	660
\$450,000 - \$499,999	9	17	223	331
\$500,000 - \$549,999	5	3	106	173
\$550,000 - \$599,999	3	6	68	93
\$600,000 - \$649,999	5	5	50	65
\$650,000 - \$699,999	3	2	36	42
\$700,000 - \$749,999	1	2	20	31
\$750,000 - \$799,999	2	-	13	19
\$800,000 - \$849,999	1	-	12	14
\$850,000 - \$899,999	-	1	9	13
\$900,000 - \$949,999	-	-	8	8
\$950,000 - \$999,999	1	2	6	15
\$1,000,000 - \$1,299,999	-	1	18	34
\$1,300,000 - \$1,499,999	-	-	12	9
\$1,500,000 - \$1,999,999	-	2	13	16
\$2,000,000 +	-	3	12	12
	398	357	7,881	7,568

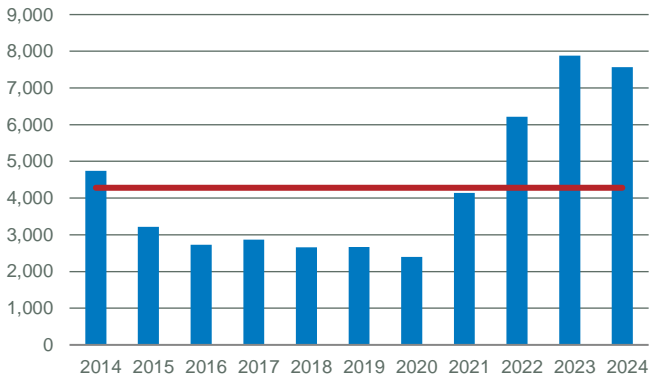
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2024

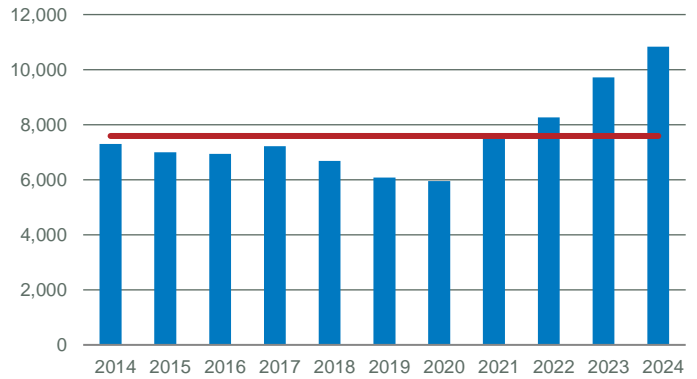


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

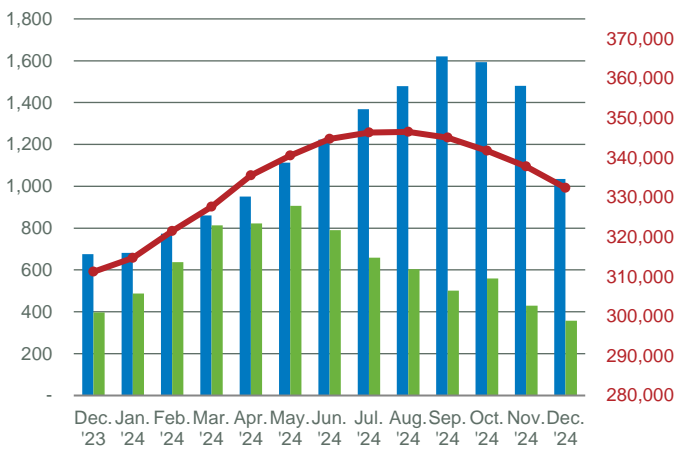
2024



Apartment 10 Year Average

Source: CREB®

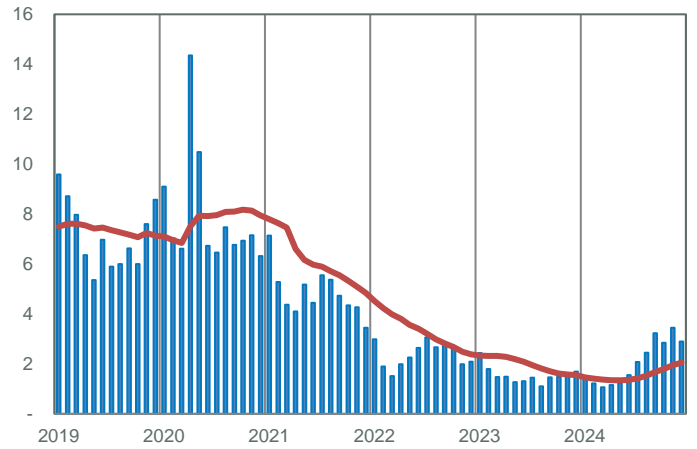
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

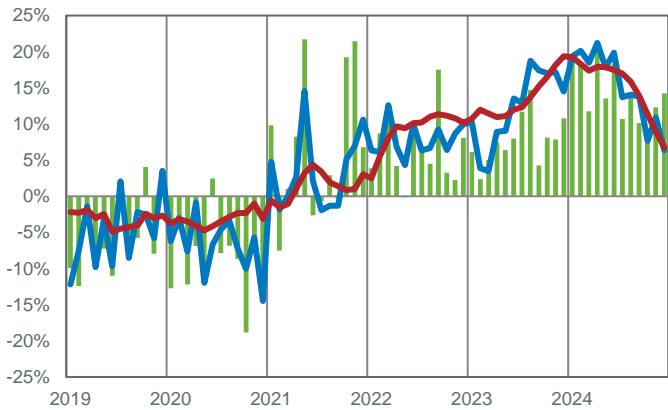
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®  
12 month moving average inventory

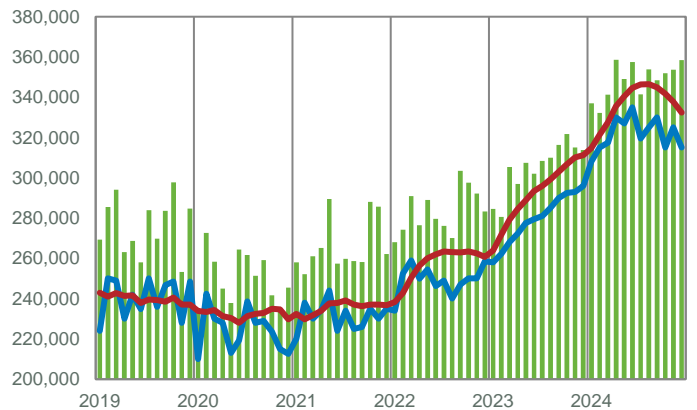
CITY OF CALGARY APARTMENT PRICE CHANGE



Average Price Y/Y% Change Median Price Y/Y% Change

Benchmark Y/Y% Change Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Average Price Median Price

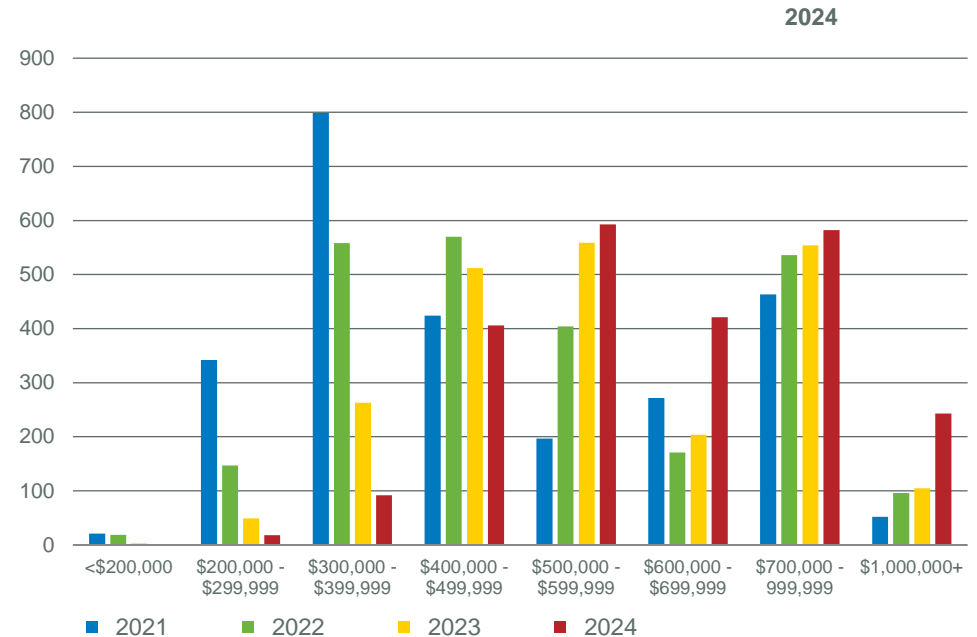
Benchmark Price Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
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
<b>2024</b>												
Sales	131	191	250	254	259	233	199	172	181	189	172	124
New Listings	223	224	261	293	360	304	263	299	299	285	225	101
Inventory	219	223	206	208	273	298	295	341	379	393	363	249
Days on Market	35	26	21	22	17	18	22	25	25	28	31	41
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100	687,900	681,200	678,400	677,000	675,100	677,600
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000	590,000	595,000	622,750	635,000	580,000
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,643	658,408	672,816	702,290	703,605	655,623
Index	334	343	353	358	364	368	369	366	364	363	362	364

	Dec-23	Dec-24	2023	2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	-
\$200,000 - \$249,999	1	-	27	1
\$250,000 - \$299,999	1	2	22	17
\$300,000 - \$349,999	1	2	81	25
\$350,000 - \$399,999	8	3	182	67
\$400,000 - \$449,999	13	8	248	168
\$450,000 - \$499,999	10	18	264	238
\$500,000 - \$549,999	28	14	342	275
\$550,000 - \$599,999	12	23	217	318
\$600,000 - \$649,999	10	12	122	274
\$650,000 - \$699,999	7	11	82	147
\$700,000 - \$749,999	7	2	95	81
\$750,000 - \$799,999	3	3	121	99
\$800,000 - \$849,999	4	1	124	107
\$850,000 - \$899,999	5	6	106	101
\$900,000 - \$949,999	2	2	50	101
\$950,000 - \$999,999	-	1	58	93
\$1,000,000 - \$1,299,999	4	13	89	186
\$1,300,000 - \$1,499,999	-	3	6	40
\$1,500,000 - \$1,999,999	-	-	10	15
\$2,000,000 +	-	-	-	2
	116	124	2,249	2,355

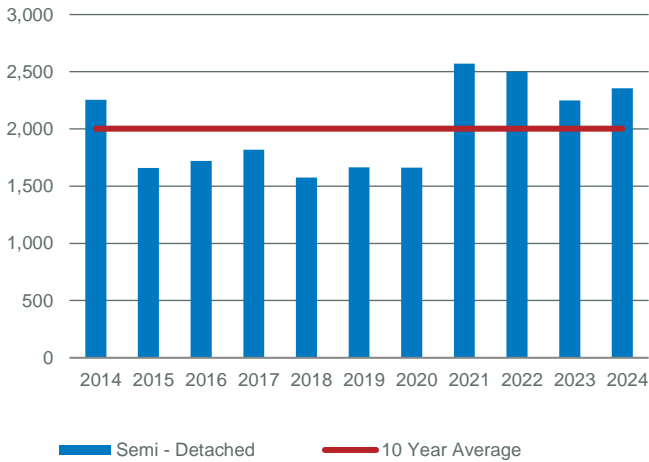
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

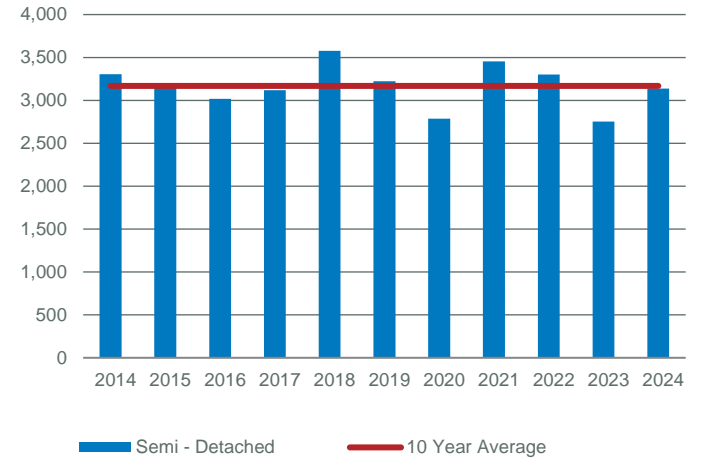
CITY OF CALGARY SEMI-DET. SALES

2024

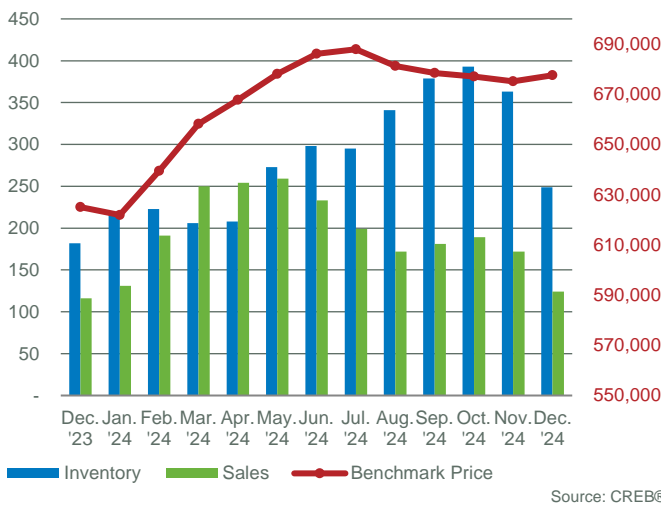


CITY OF CALGARY SEMI-DET. NEW LISTINGS

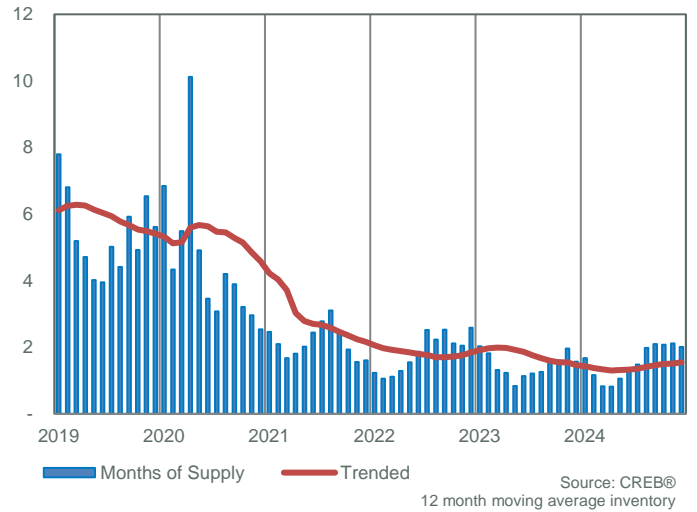
2024



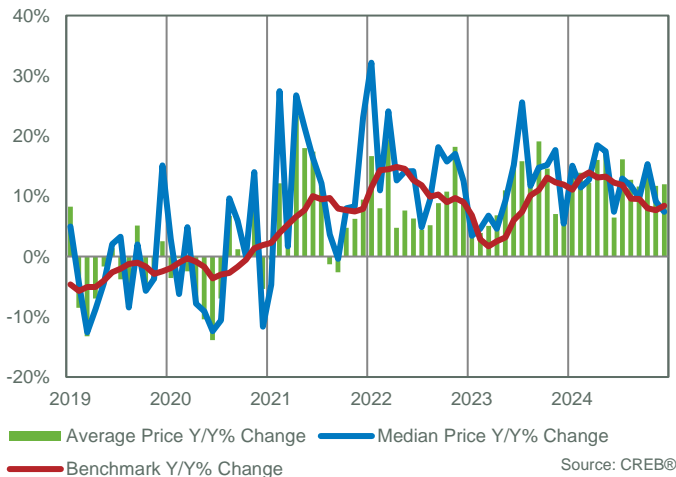
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



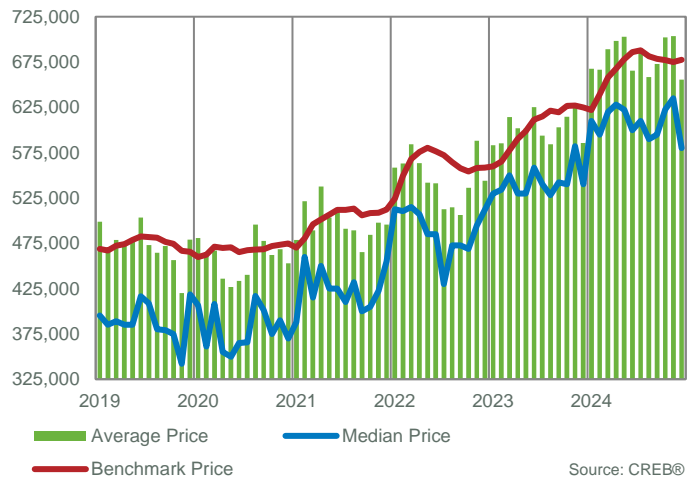
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



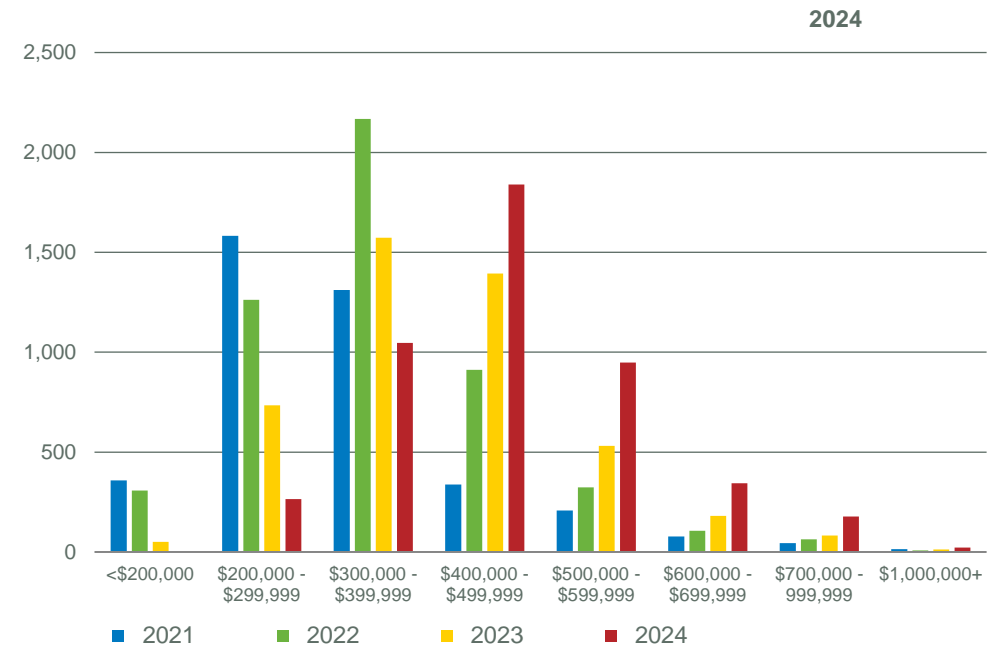
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
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
<b>2024</b>												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	690	579	576	643	606	522	406	243
Inventory	258	308	359	344	427	493	547	663	751	783	655	476
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600	464,200	461,700	459,200	456,600	454,300	447,400
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000	454,000	449,450	437,500	449,000	440,000
Average Price	439,285	467,045	479,729	472,579	474,060	478,847	470,055	465,787	467,082	454,083	465,891	448,425
Index	275	281	288	295	299	301	301	299	297	296	294	290

	Dec-23	Dec-24	2023	2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	-	1	49	4
\$200,000 - \$249,999	8	3	277	34
\$250,000 - \$299,999	25	16	457	231
\$300,000 - \$349,999	29	20	607	449
\$350,000 - \$399,999	46	36	966	598
\$400,000 - \$449,999	62	53	869	890
\$450,000 - \$499,999	29	40	524	950
\$500,000 - \$549,999	30	19	355	616
\$550,000 - \$599,999	16	17	176	332
\$600,000 - \$649,999	3	15	113	220
\$650,000 - \$699,999	3	2	67	124
\$700,000 - \$749,999	-	4	39	71
\$750,000 - \$799,999	-	-	25	41
\$800,000 - \$849,999	1	-	7	25
\$850,000 - \$899,999	-	1	2	29
\$900,000 - \$949,999	-	-	5	7
\$950,000 - \$999,999	-	-	5	4
\$1,000,000 - \$1,299,999	-	1	11	15
\$1,300,000 - \$1,499,999	-	-	-	5
\$1,500,000 - \$1,999,999	-	-	2	2
\$2,000,000 +	-	-	-	-
	252	228	4,558	4,647

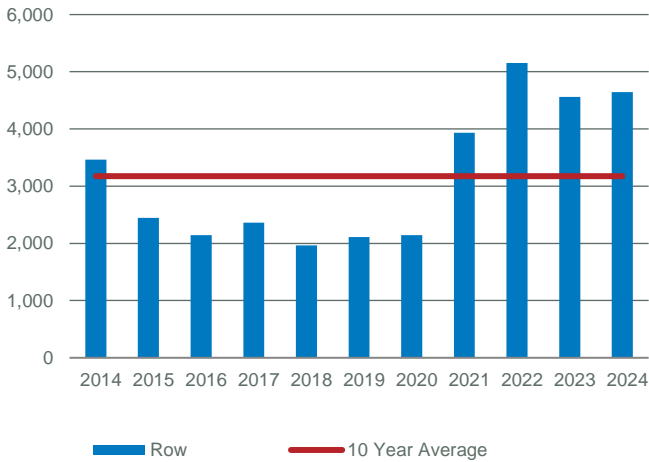
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

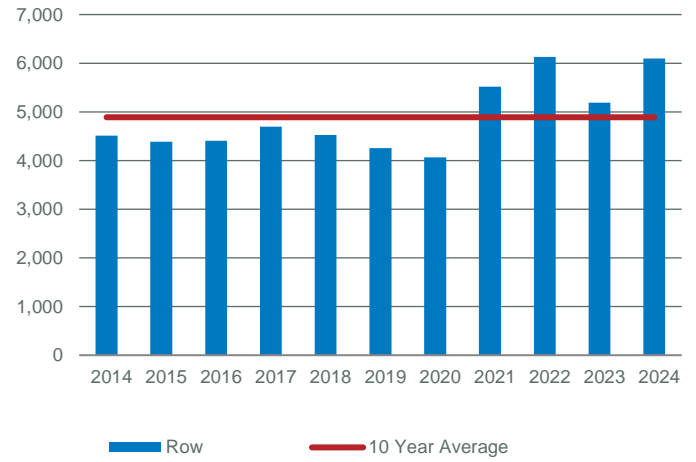
CITY OF CALGARY ROW SALES

2024

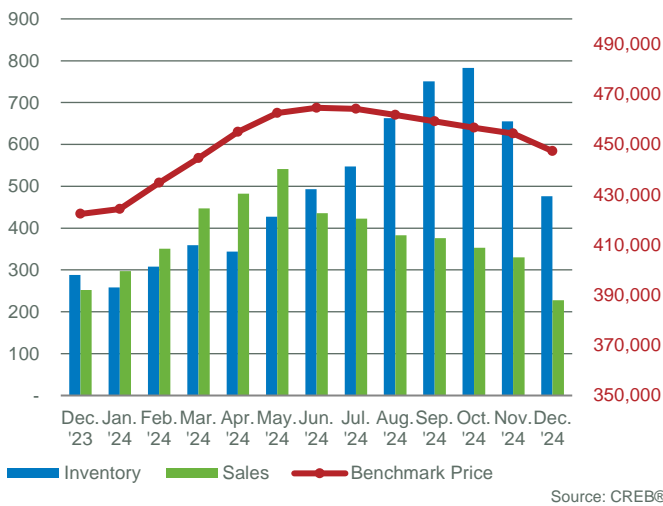


CITY OF CALGARY ROW NEW LISTINGS

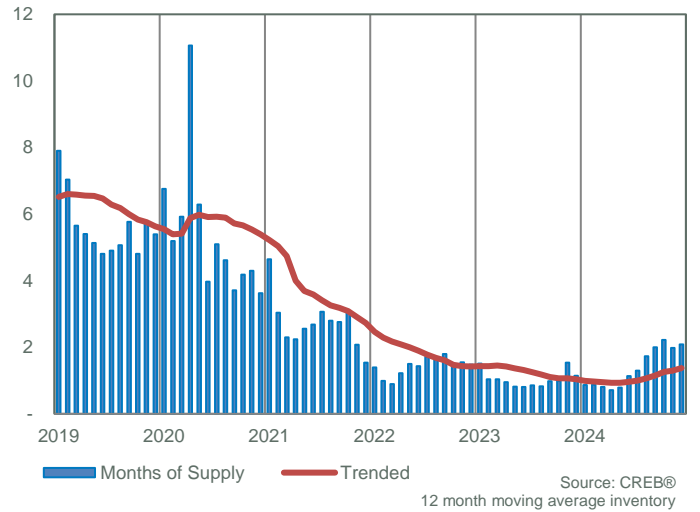
2024



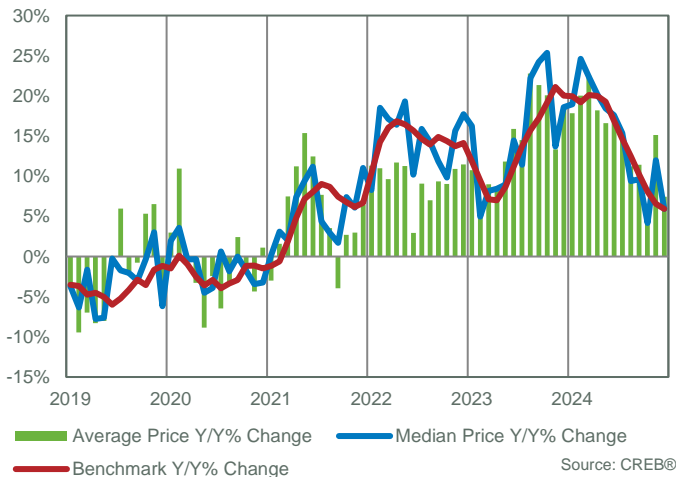
CITY OF CALGARY ROW INVENTORY AND SALES



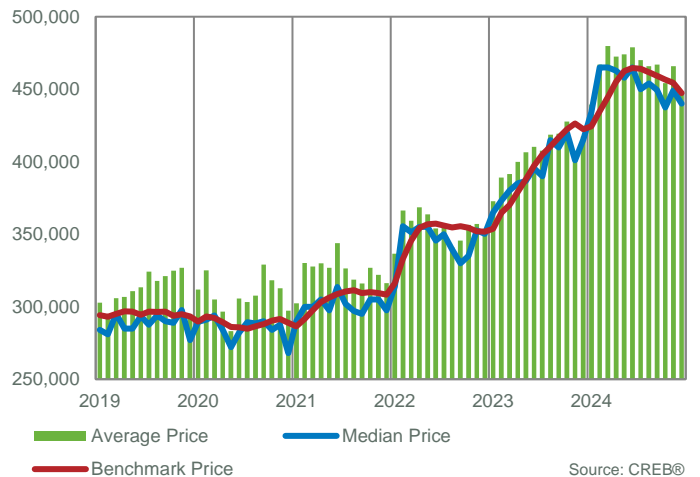
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE



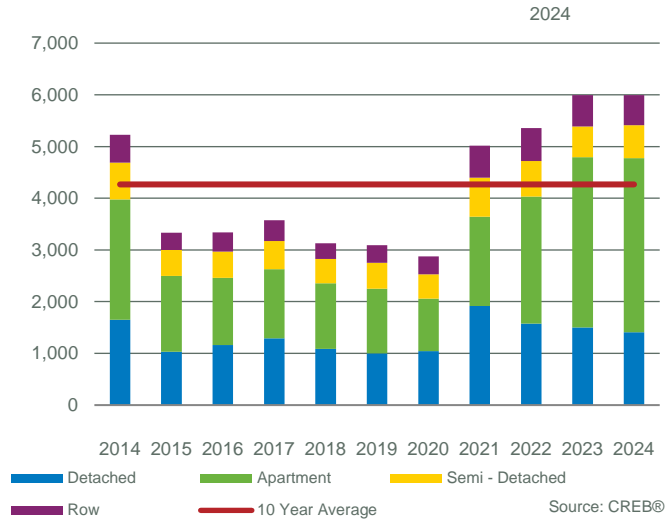
CITY OF CALGARY ROW PRICES



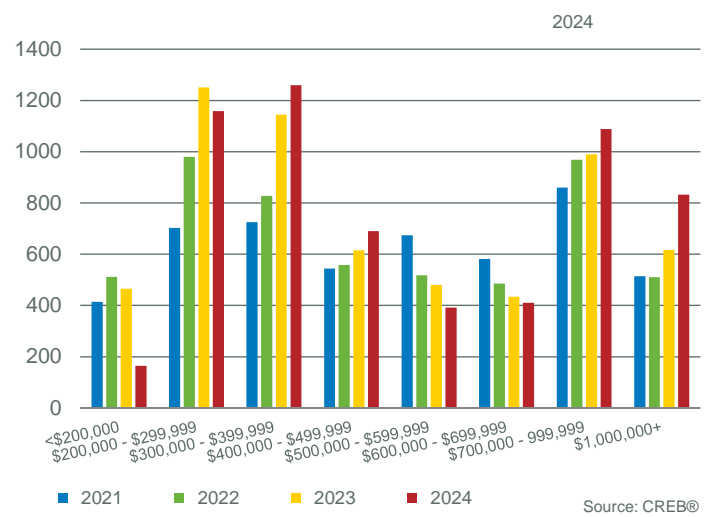


CITY CENTRE

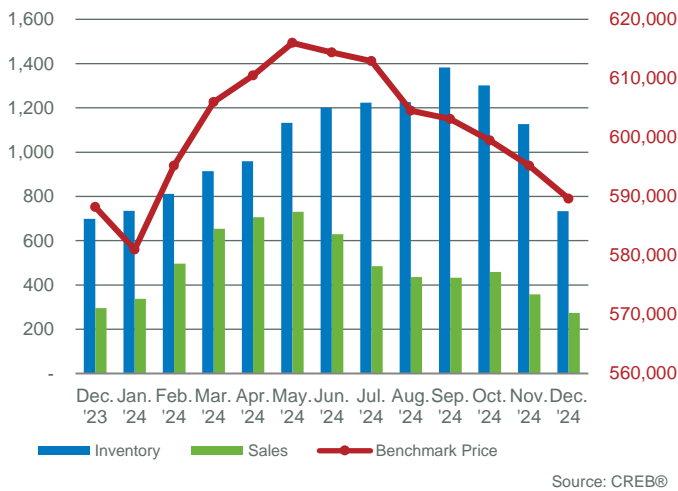
CITY CENTRE TOTAL SALES



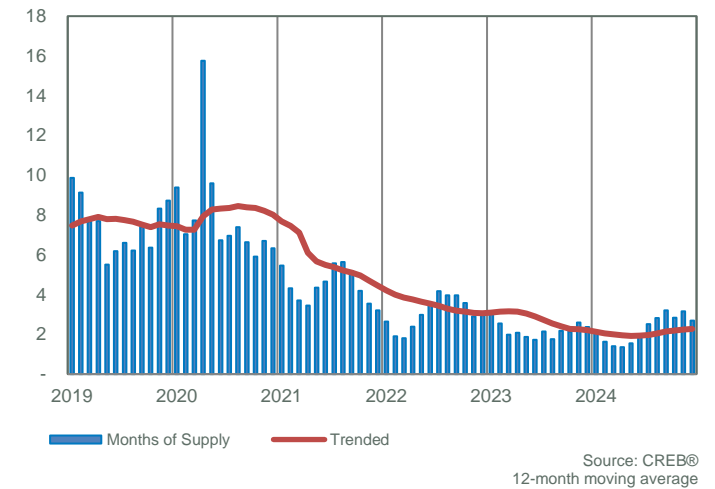
CITY CENTRE TOTAL SALES BY PRICE RANGE



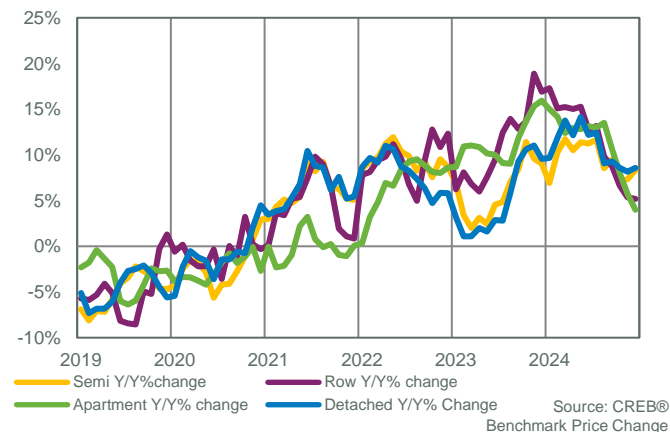
CITY CENTRE INVENTORY AND SALES



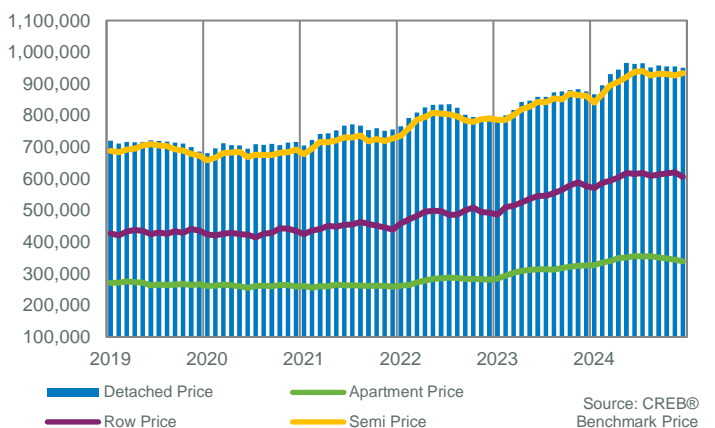
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

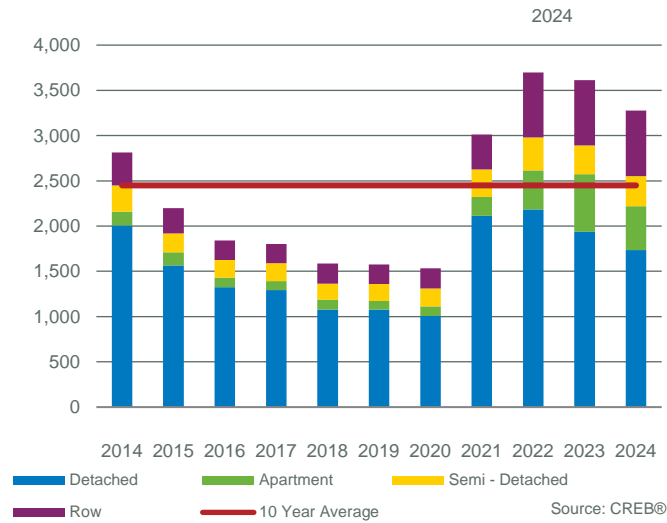


CITY CENTRE PRICES

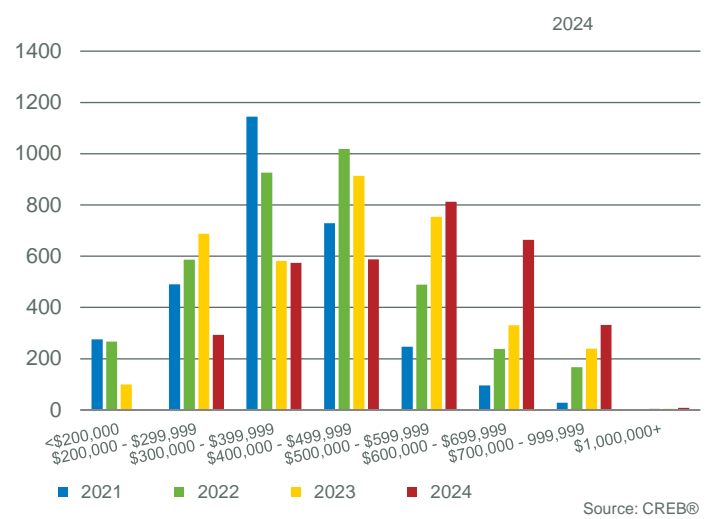


**NORTHEAST**

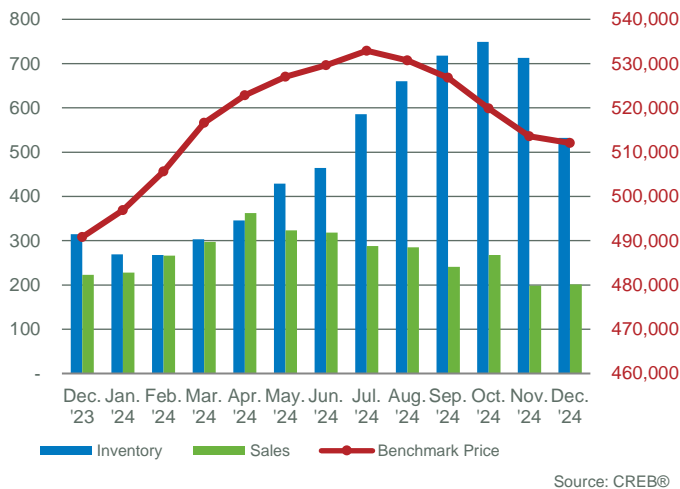
**NORTHEAST TOTAL SALES**



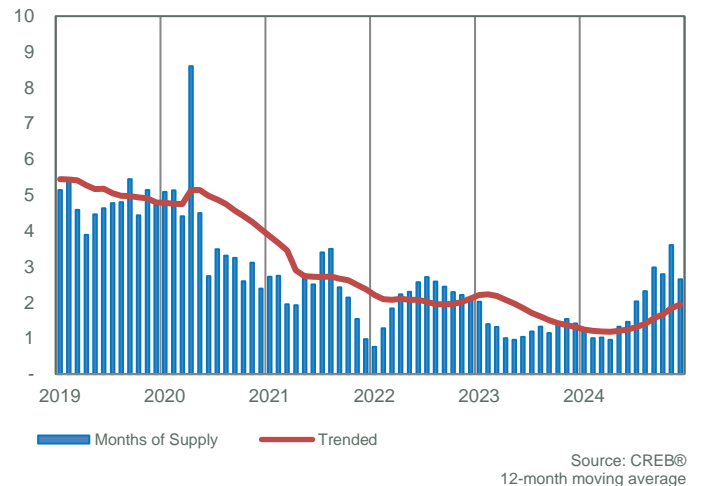
**NORTHEAST TOTAL SALES BY PRICE RANGE**



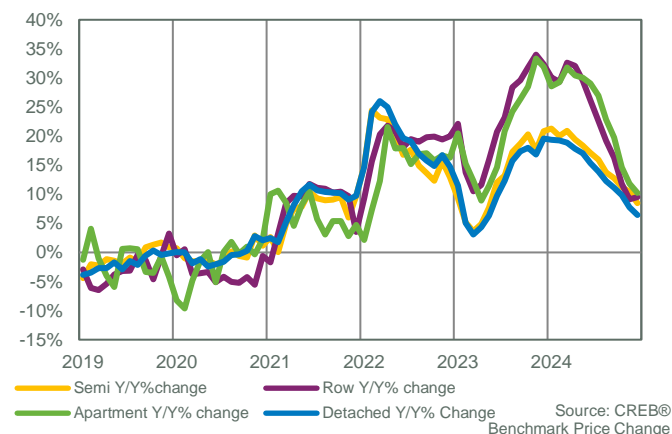
**NORTHEAST INVENTORY AND SALES**



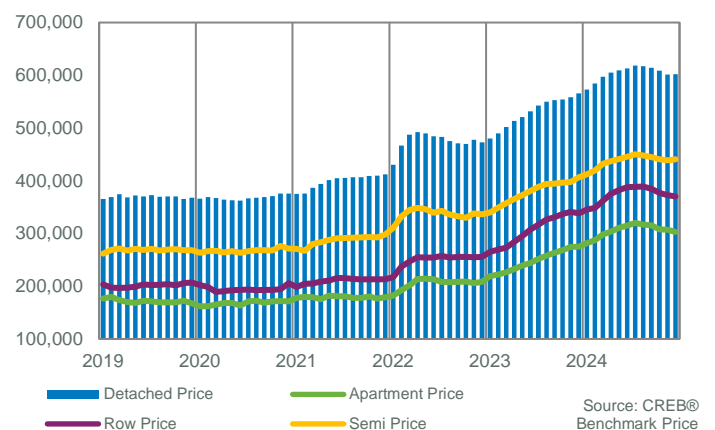
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

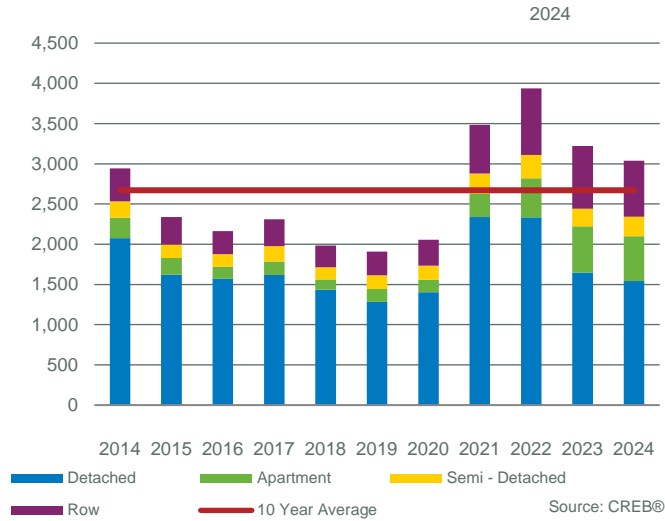


**NORTHEAST PRICES**

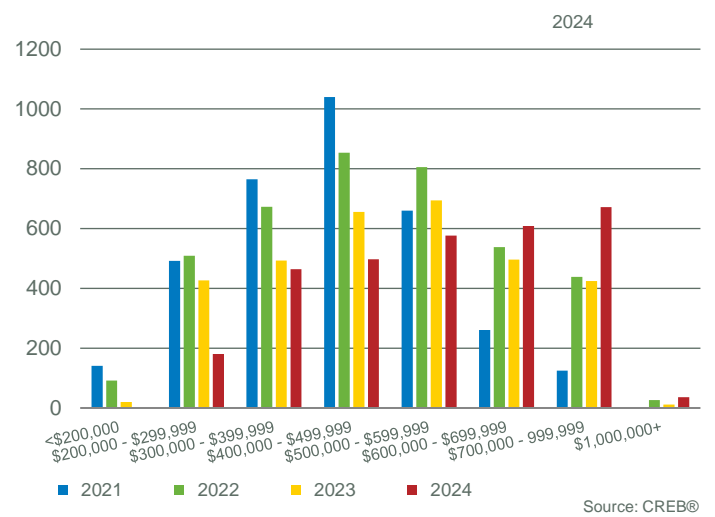


**NORTH**

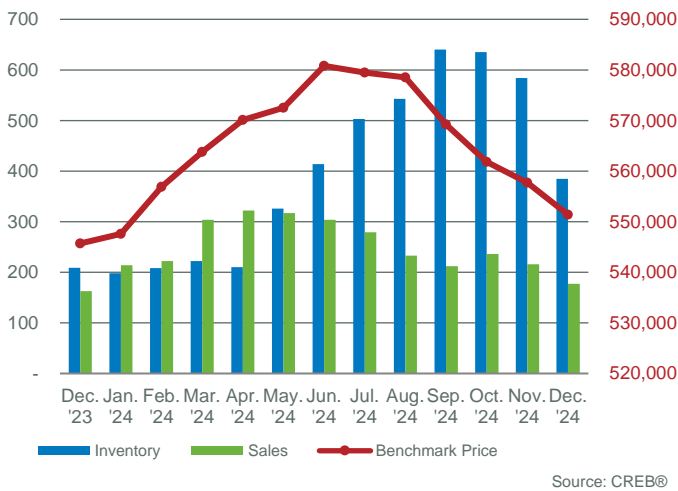
**NORTH TOTAL SALES**



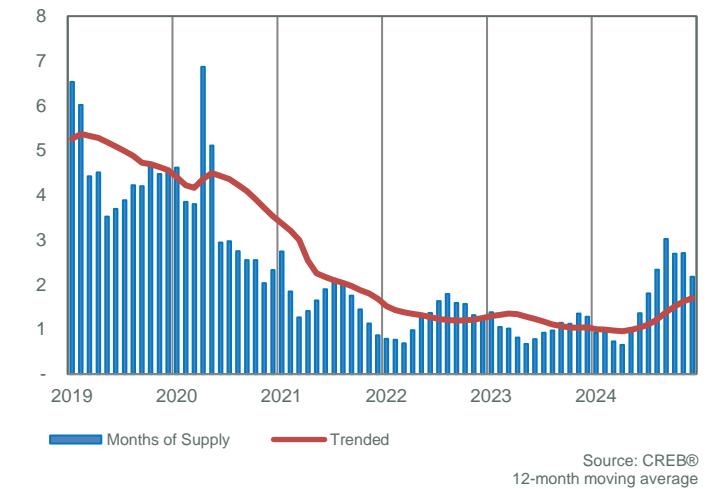
**NORTH TOTAL SALES BY PRICE RANGE**



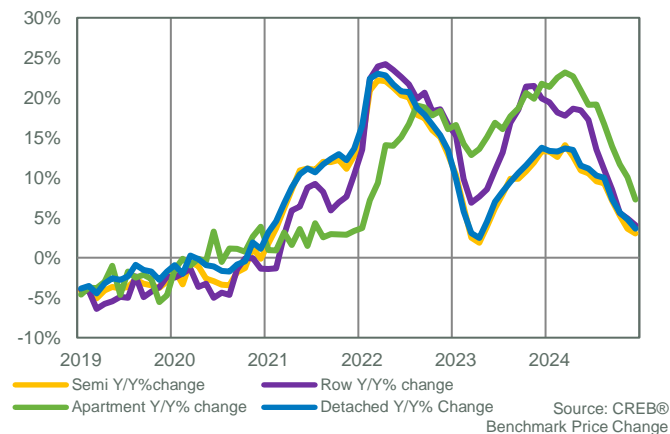
**NORTH INVENTORY AND SALES**



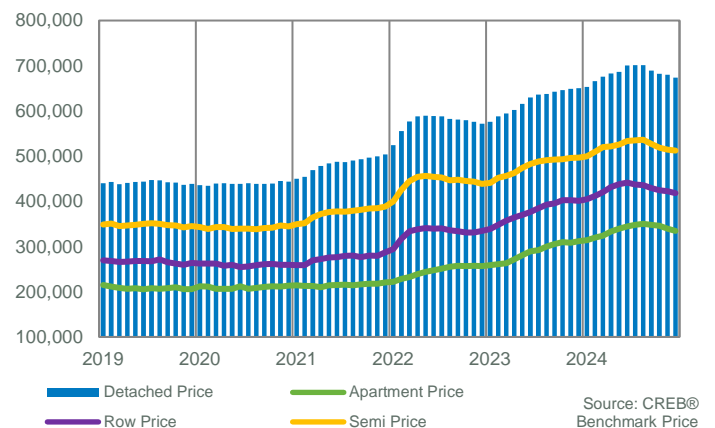
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

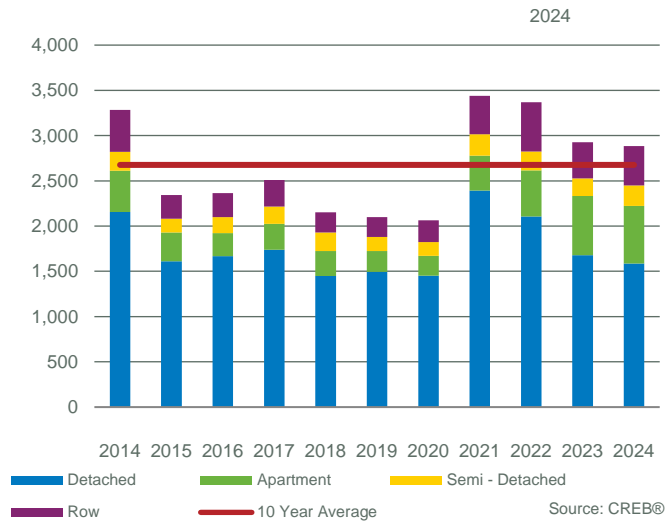


**NORTH PRICES**

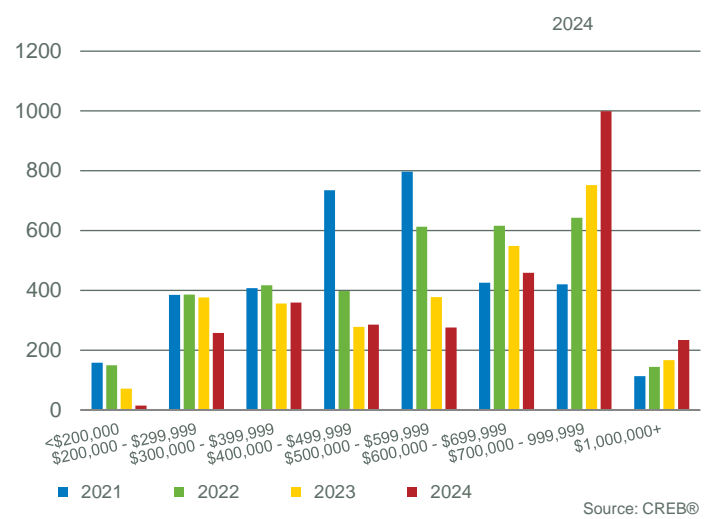


**NORTHWEST**

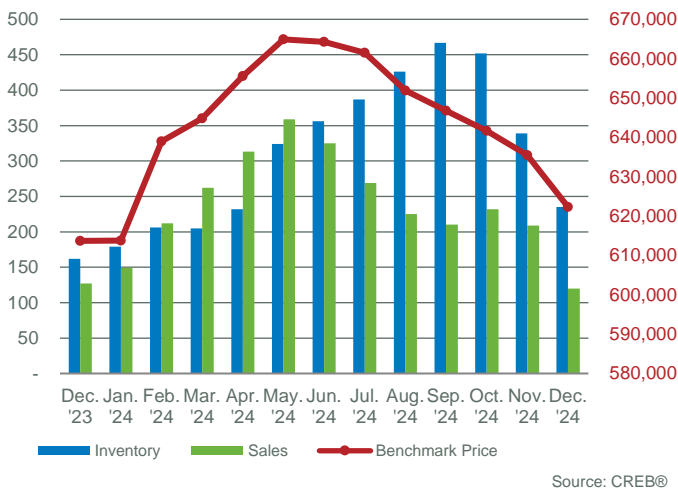
**NORTHWEST TOTAL SALES**



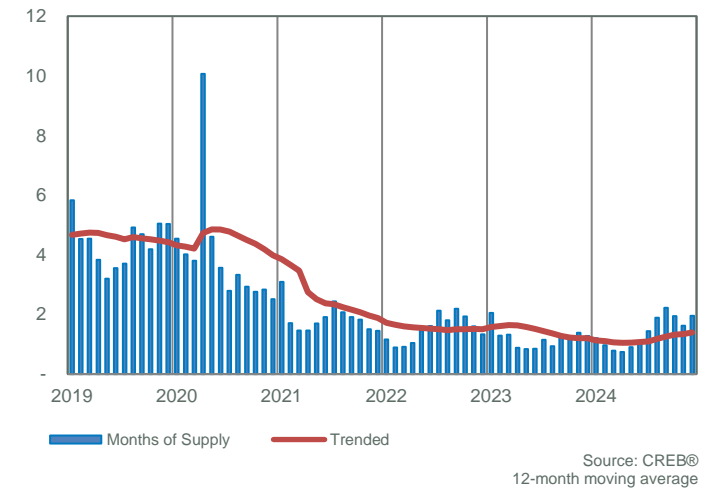
**NORTHWEST TOTAL SALES BY PRICE RANGE**



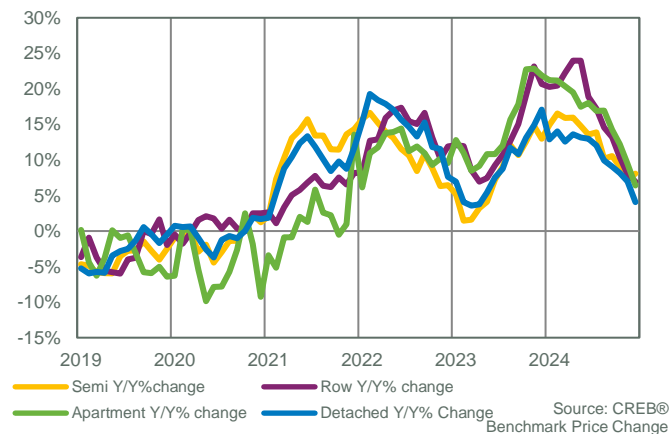
**NORTHWEST INVENTORY AND SALES**



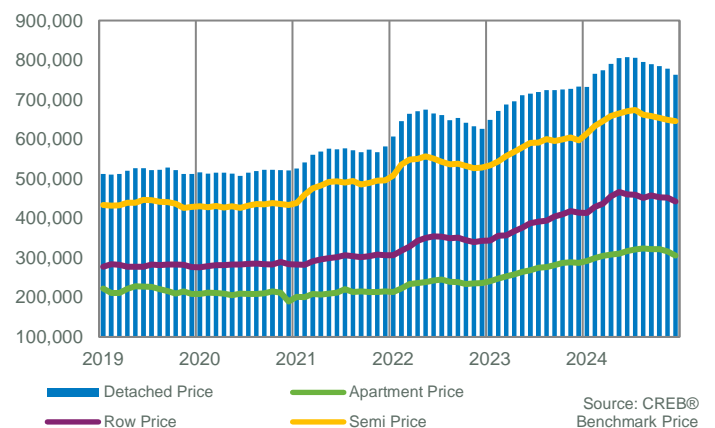
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



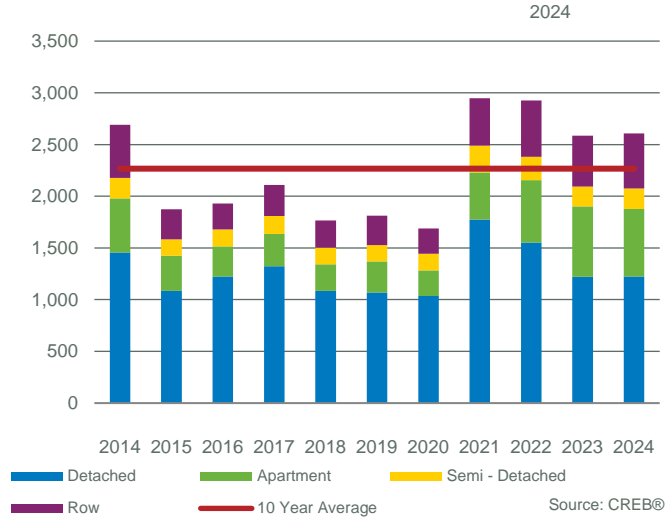
**NORTHWEST PRICES**



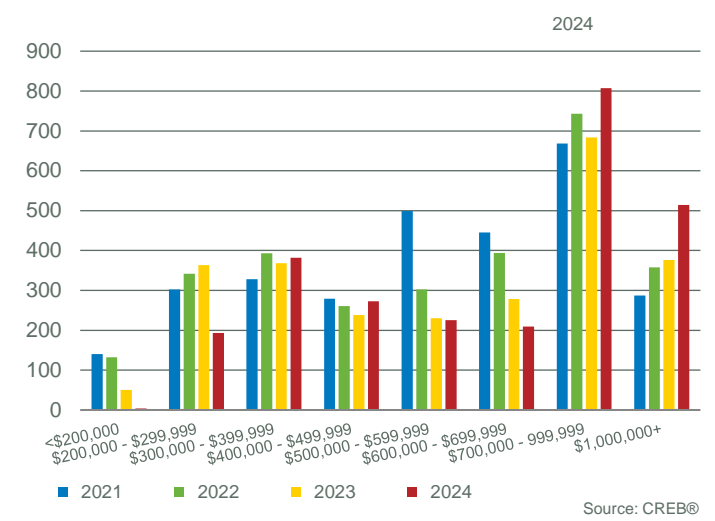


WEST

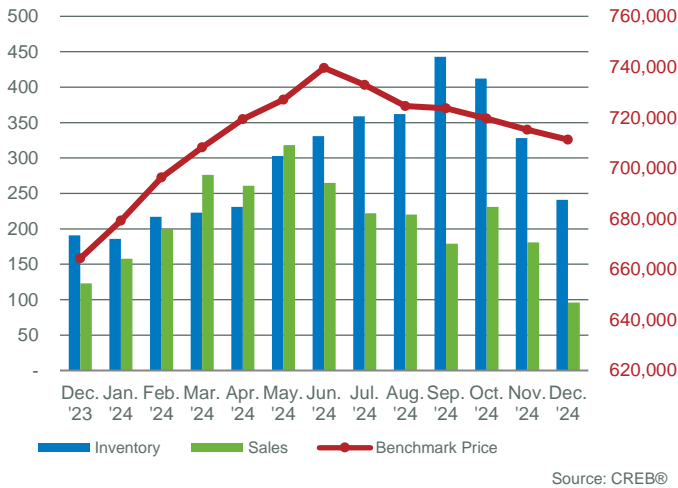
WEST TOTAL SALES



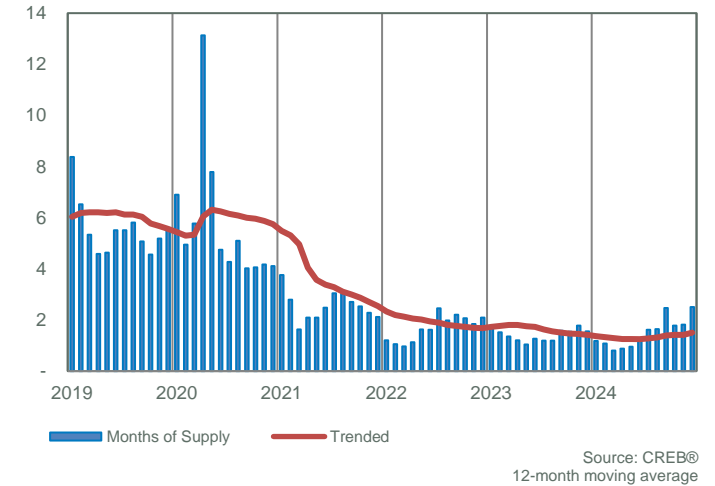
WEST TOTAL SALES BY PRICE RANGE



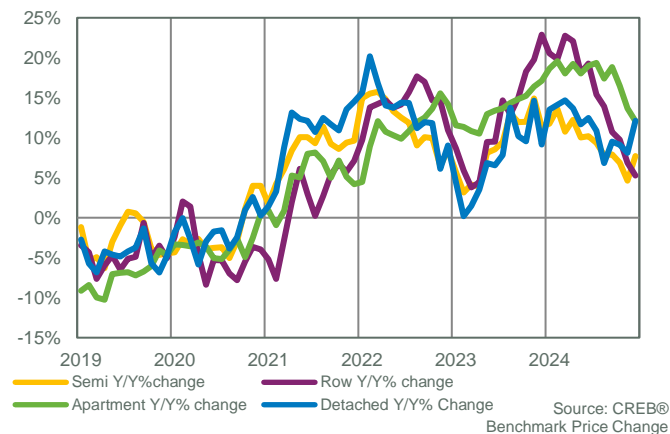
WEST INVENTORY AND SALES



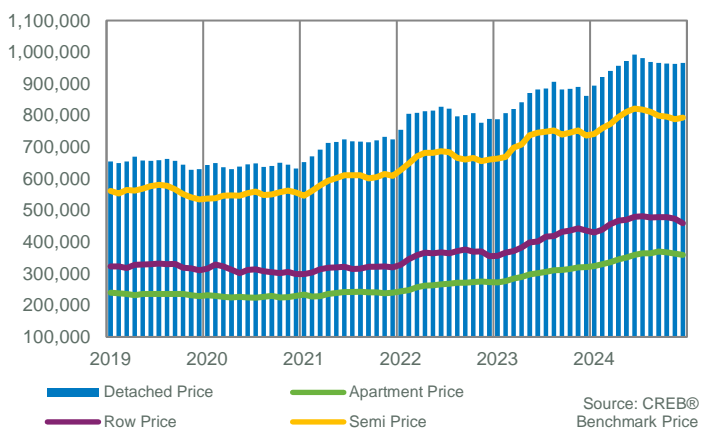
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

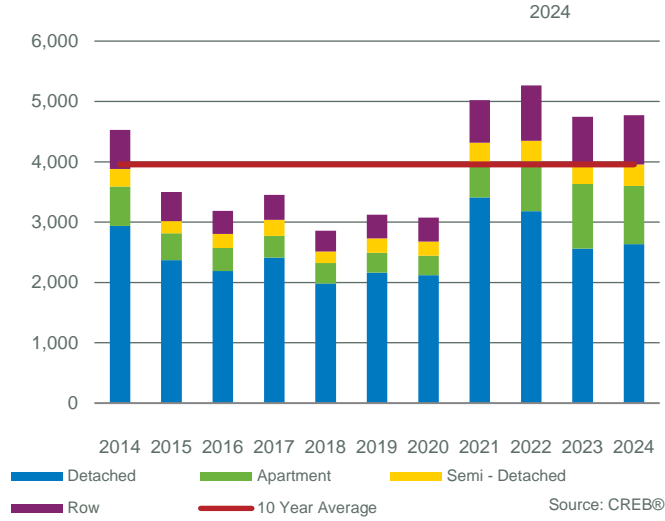


WEST PRICES

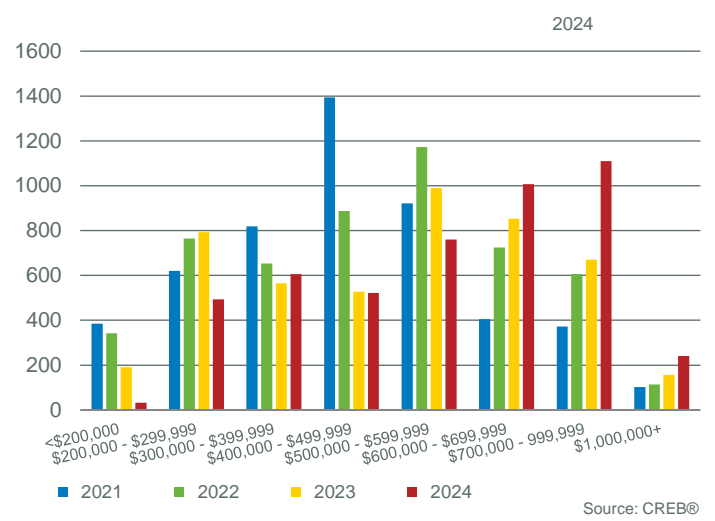


**SOUTH**

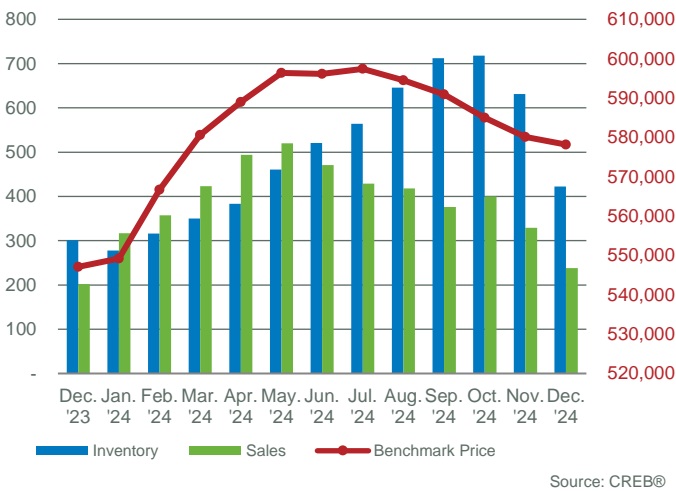
**SOUTH TOTAL SALES**



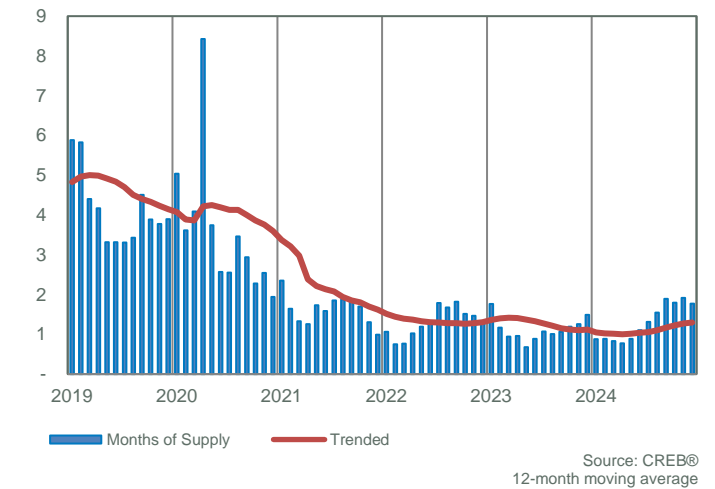
**SOUTH TOTAL SALES BY PRICE RANGE**



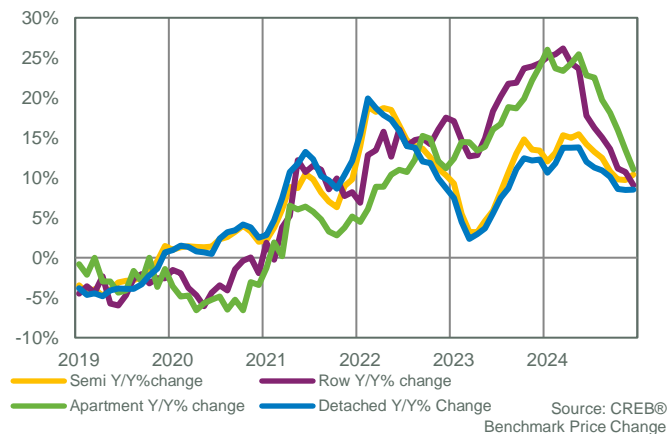
**SOUTH INVENTORY AND SALES**



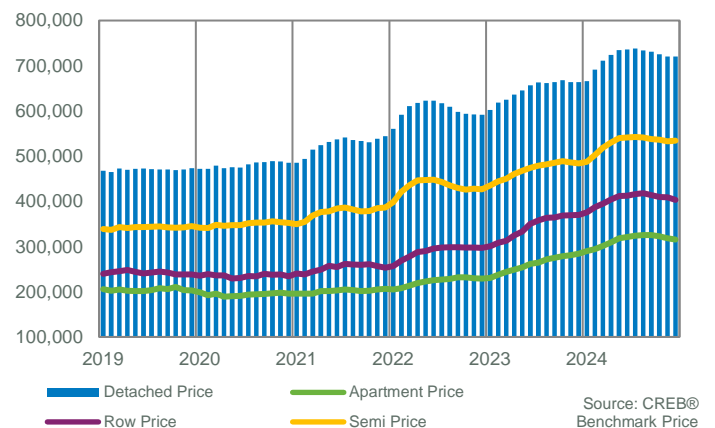
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

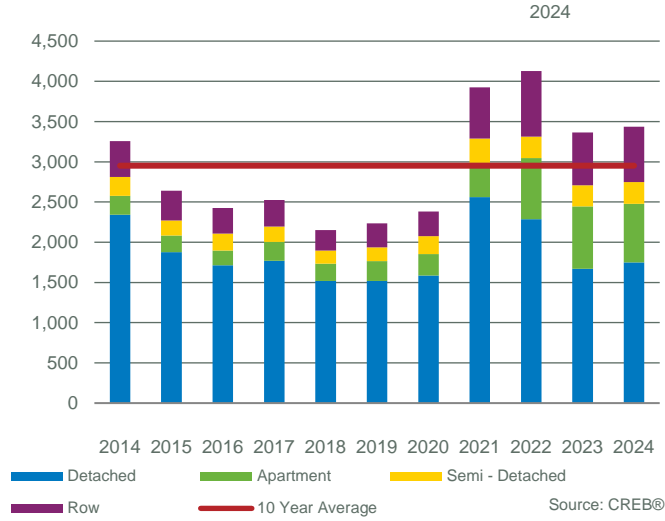


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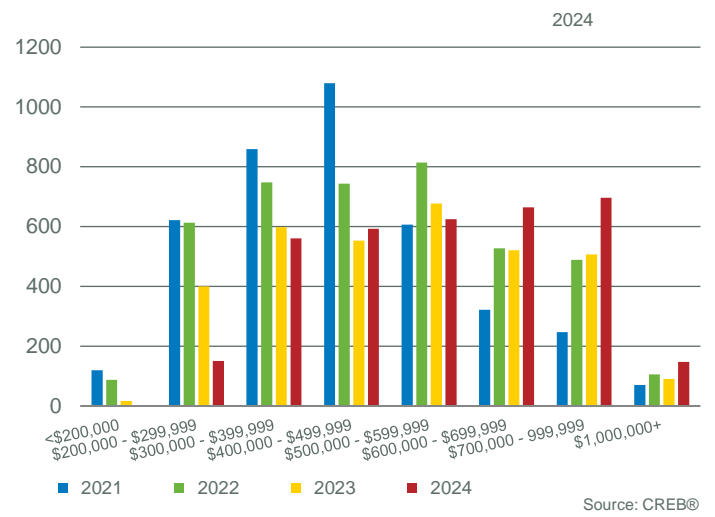


**SOUTHEAST**

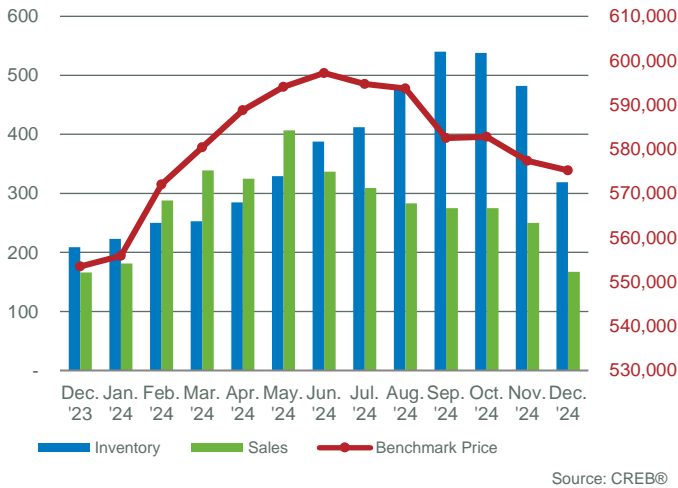
**SOUTHEAST TOTAL SALES**



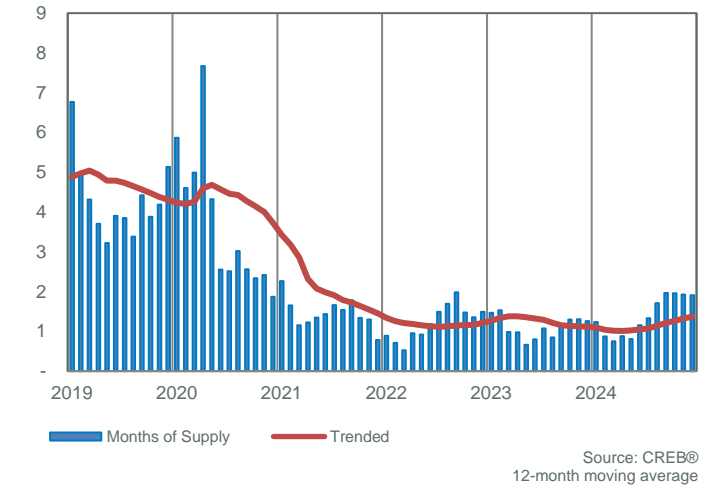
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



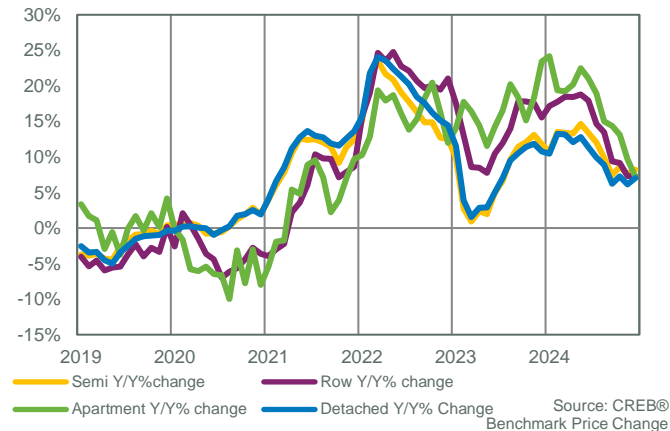
**SOUTHEAST INVENTORY AND SALES**



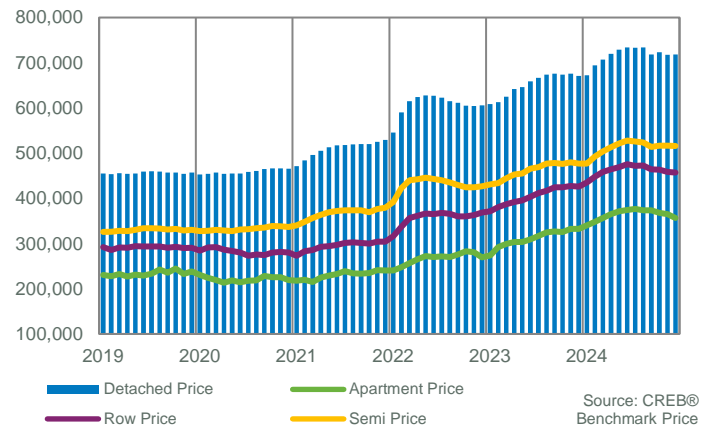
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

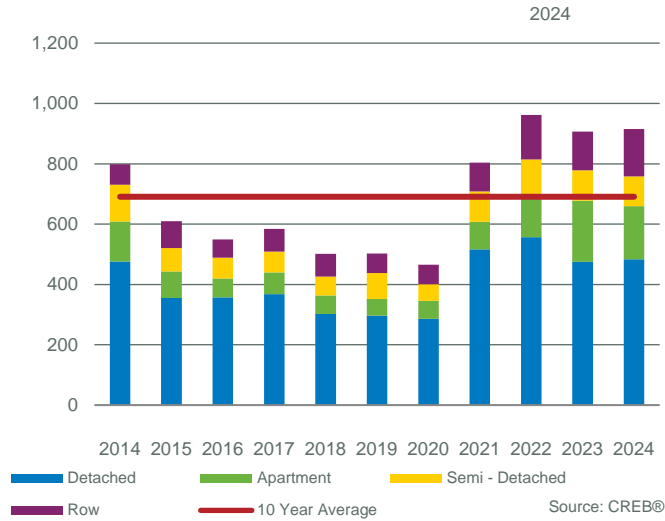


**SOUTHEAST PRICES**

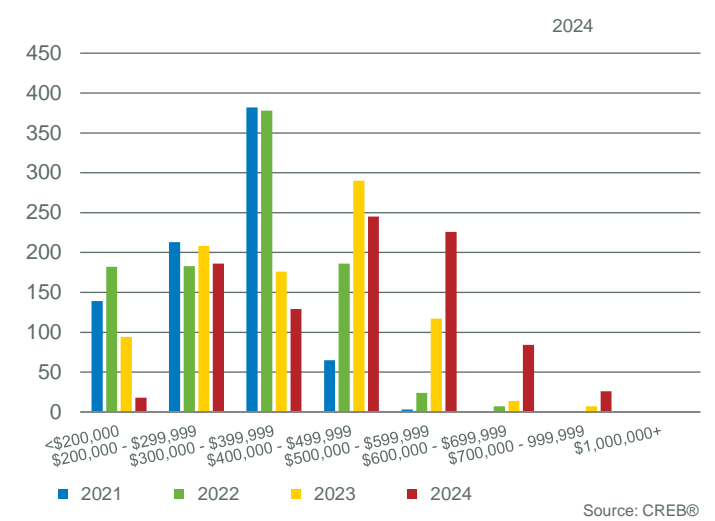


**EAST**

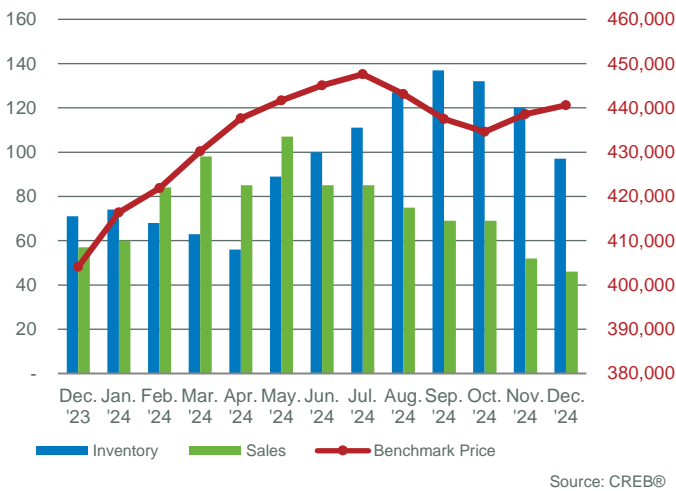
**EAST TOTAL SALES**



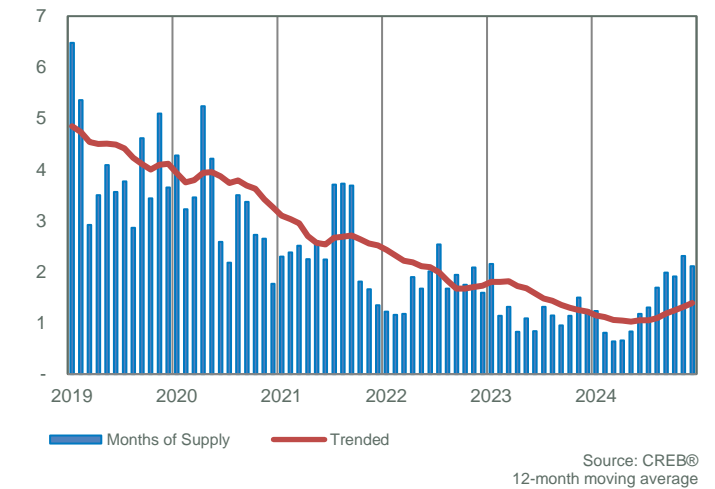
**EAST TOTAL SALES BY PRICE RANGE**



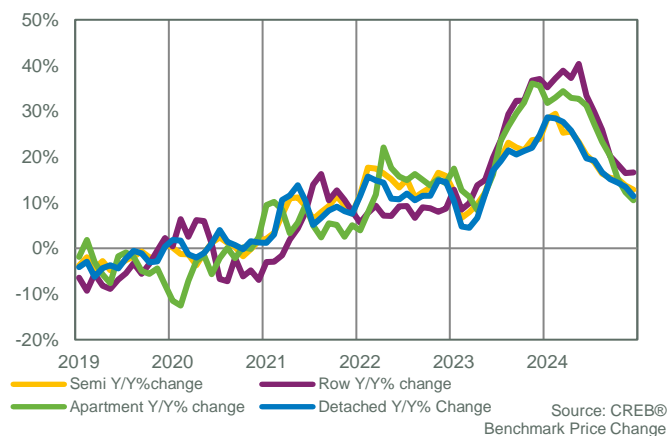
**EAST INVENTORY AND SALES**



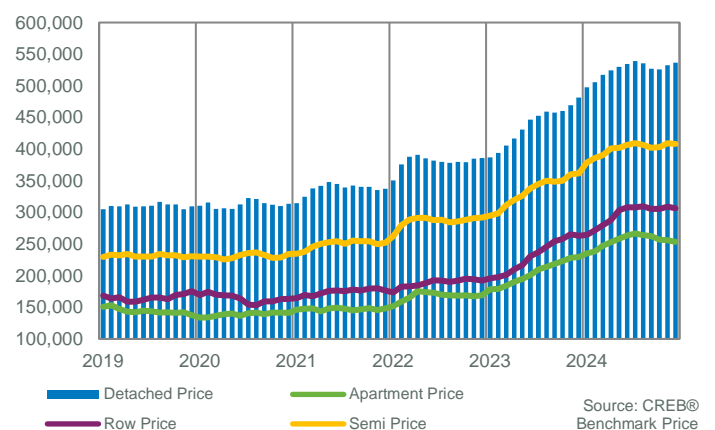
**EAST MONTHS OF INVENTORY**

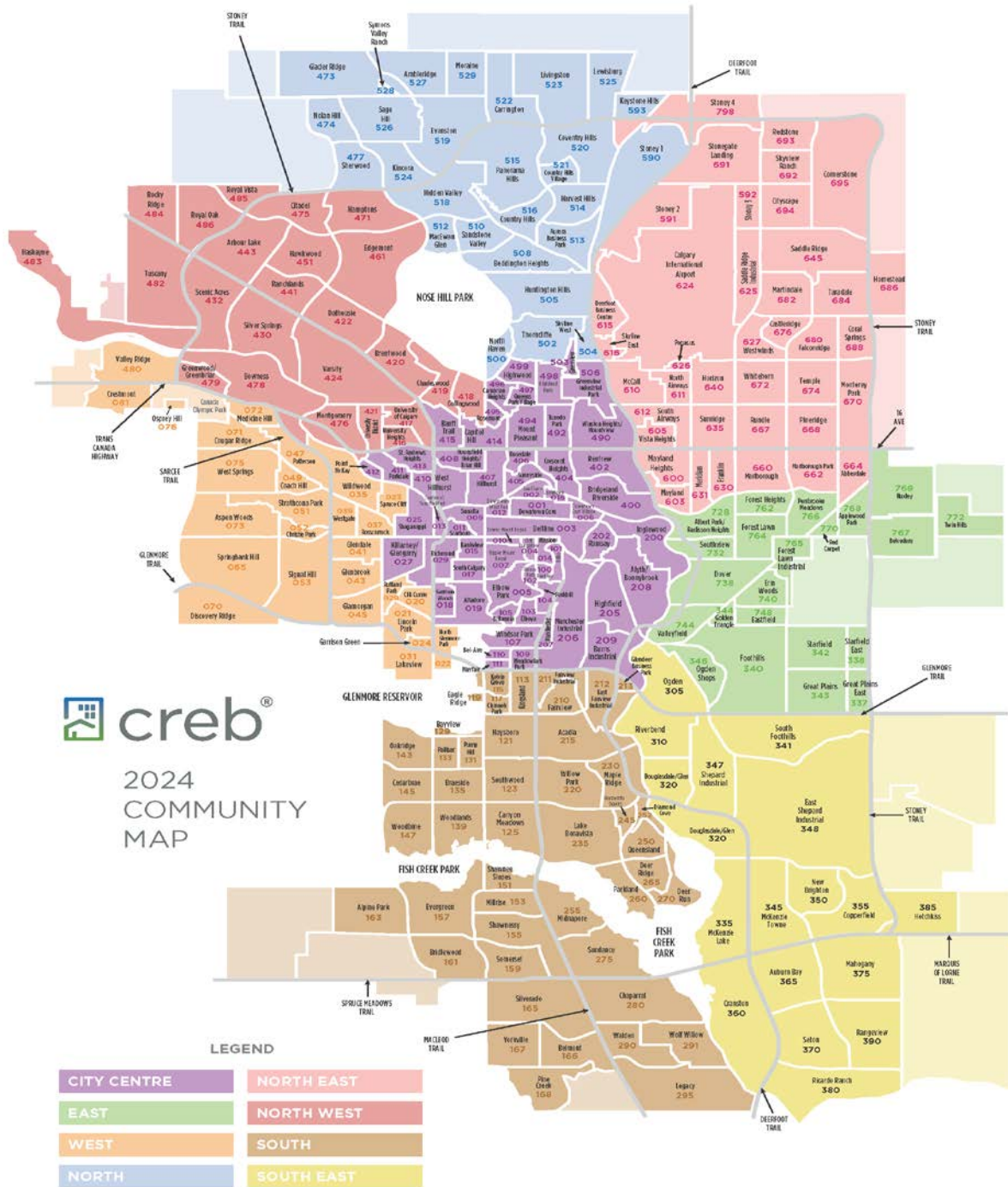


**EAST PRICE CHANGE**



**EAST PRICES**





**DEFINITIONS**

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

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