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MONTHLY STATISTICS PACKAGE

City of Calgary

March 2023



creb.com

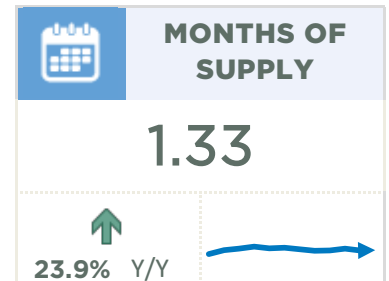
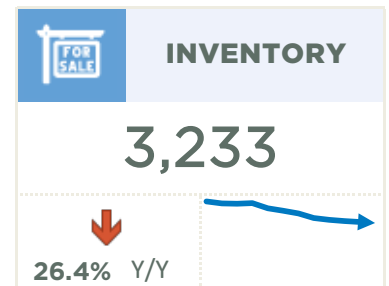
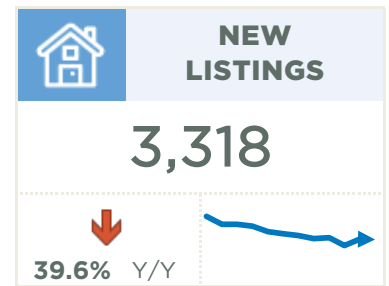
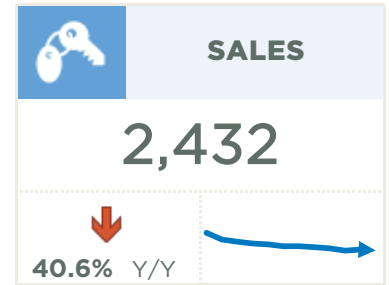
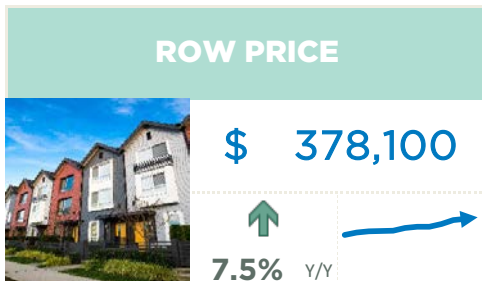
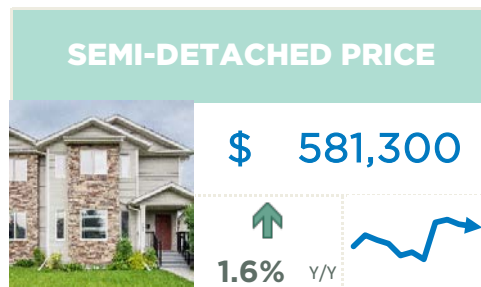
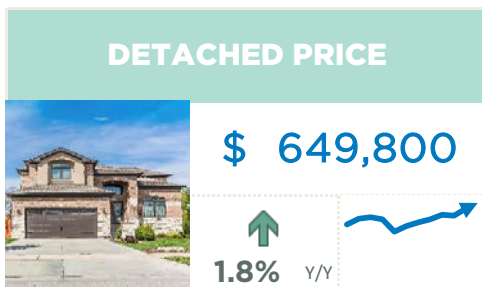
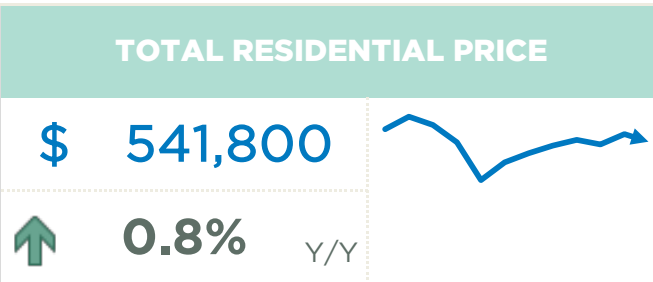
March 2023

Prices rise as conditions favour the seller

City of Calgary, April 3, 2023 – Sales and new listings have improved over the levels reported at the beginning of the year. As a result, the spread between sales and new listings supported some expected monthly inventory level gains. However, the 3,233 available units reflected the lowest March inventory levels since 2006 and left the months of supply just above one month, firmly in the seller’s territory. While conditions are not as tight as last March, low inventory levels leave purchasers with limited choice, once again driving up home prices.

Total unadjusted residential home prices reached \$541,800 in March, a two per cent gain over last month and nearly one per cent higher than prices reported last year. While prices remain below the May 2022 high of \$546,000, the pace of price growth over the first quarter has been stronger than expected due to the persistent seller’s market conditions. “As expected, sales have eased from record levels while remaining stronger than they were before the pandemic thanks to recent gains in migration supporting demand,” said CREB® Chief Economist Ann-Marie Lurie. “The challenge has been centered around supply. As a result, existing homeowners may be reluctant to list as they struggle to find an acceptable housing alternative in this market. At the same time, higher lending rates can also reduce the incentives for existing homeowners to list their home.”

March recorded 3,318 new listings compared to the 2,432 sales, leaving the sales-to-new listings ratio relatively high at 73 per cent. However, both sales and new listings have eased by 40 per cent compared to levels reported last March.



March 2023

March 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,145	-49%	1,612	-49%	1,545	-30%	71%	1.35	39%	\$649,800	2%
Semi	217	-37%	279	-40%	285	-26%	78%	1.31	18%	\$581,300	2%
Row	388	-45%	508	-42%	403	-36%	76%	1.04	16%	\$378,100	8%
Apartment	682	-11%	919	-8%	1,000	-14%	74%	1.47	-3%	\$293,500	11%
Total Residential	2,432	-41%	3,318	-40%	3,233	-26%	73%	1.33	24%	\$541,800	1%

Year-to-Date

March 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	2,500	-53%	3,627	-50%	1,326	-17%	69%	1.59	76%	\$636,167	4%
Semi	468	-44%	622	-45%	255	-19%	75%	1.63	46%	\$569,533	3%
Row	912	-41%	1,147	-41%	349	-34%	80%	1.15	12%	\$369,733	10%
Apartment	1,490	-12%	2,161	-3%	883	-20%	69%	1.78	-9%	\$285,700	11%
Total Residential	5,370	-43%	7,557	-40%	2,812	-21%	71%	1.57	39%	\$531,200	2%



Detached

Lower listings and higher lending rates have contributed to the steep pullback in detached sales. With 1,145 sales, this is the only property type where activity has fallen below long-term trends for the month. However, despite the drop in sales, inventory levels remain comparable to the lowest March levels recorded in 2006.

The persistently tight market conditions have contributed to further price growth. In March, the detached benchmark price reached a new record high at \$649,800. Conditions are much tighter at the lower end of the market as supply levels have shifted. Nearly 63 per cent of the new listings that have come onto the market so far this year are priced over \$600,000, much higher than the 48 per cent reported last year.



Semi-Detached

Like other property types, sales and new listings reported a significant drop over last year's levels, leaving the market exceptionally tight with a sales-to-new listings ratio of 78 per cent in March. In addition, higher lending rates have driven many purchasers to seek semi-detached properties. However, conditions remained exceptionally tight for properties priced below \$600,000.

Low inventory levels relative to the sales in the market drove further price gains this month. As a result, the unadjusted benchmark price reached \$581,300 in March, over two per cent higher than last month and nearly two per cent higher than last year's levels. However, despite the strong gains over the past several months, prices remain shy of the May 2022 monthly high of \$584,700.



Row

While row sales, new listings and inventory levels have all trended up compared to levels seen at the start of the year, like other property types, levels are much lower than last year. With one month of supply available, conditions continue to favour the seller. The tight market conditions also placed further upward pressure on prices.

In March, the benchmark price rose to \$378,100, reflecting a year-over-year gain of nearly eight per cent and representing a new monthly record high. Price growth was strongest in the city's North East and South districts, with the lowest year-over-year gains occurring in the West district.



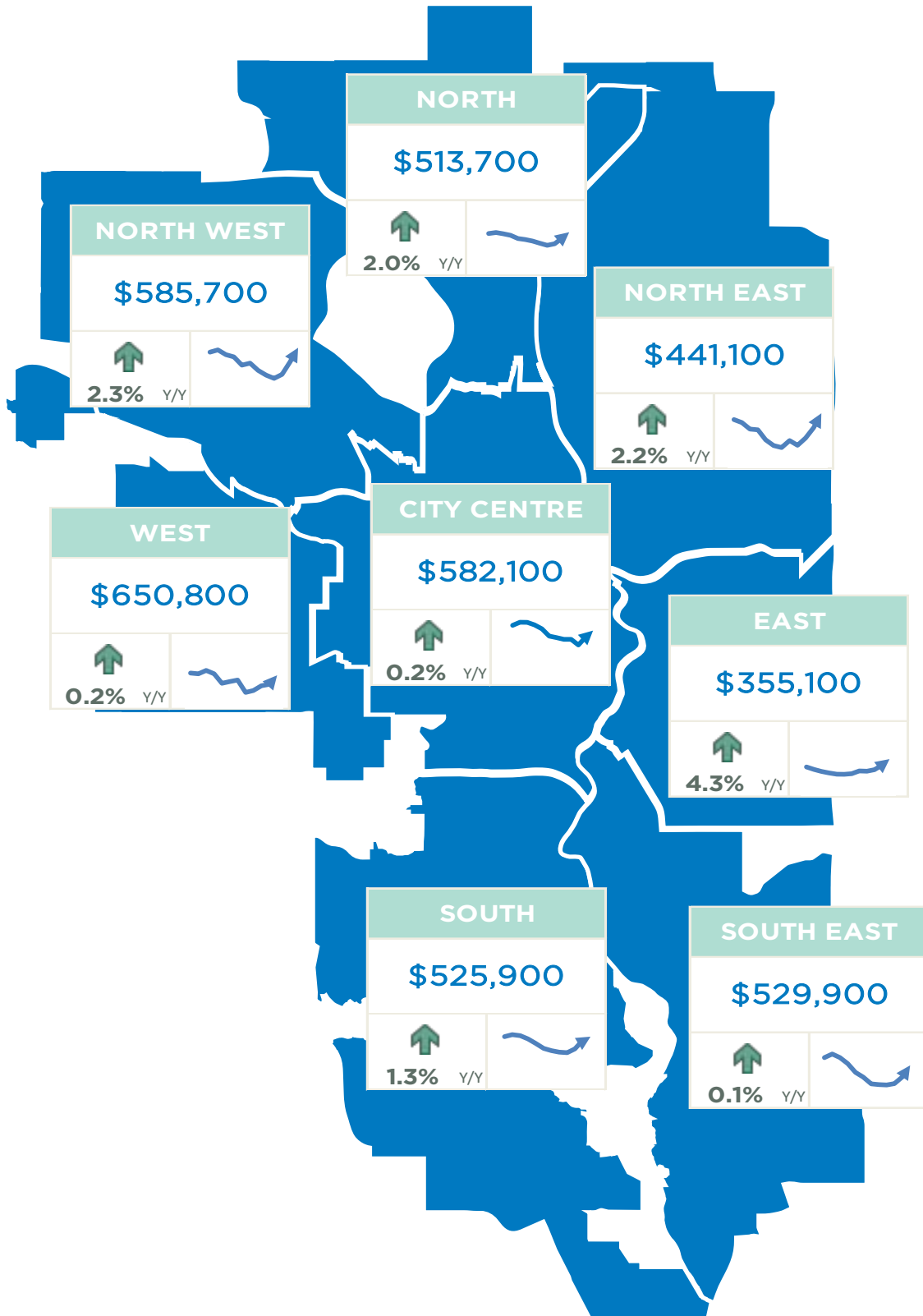
Apartment

March reported 682 apartment condominium sales, a decline of 11 per cent over last year's record high. New listings also eased by eight per cent compared to last year, keeping inventory levels relatively low at 1,000 units. The low inventory levels compared to sales kept the months of supply well below two months, ensuring the market continued to favour the seller.

The benchmark price in Calgary reached \$293,500, a year-over-year gain of nearly 11 per cent. The recent increase in price is shifting this market closer to full price recovery. For example, apartment condominium prices reached a monthly high back in November 2014 at \$306,600.

March 2023

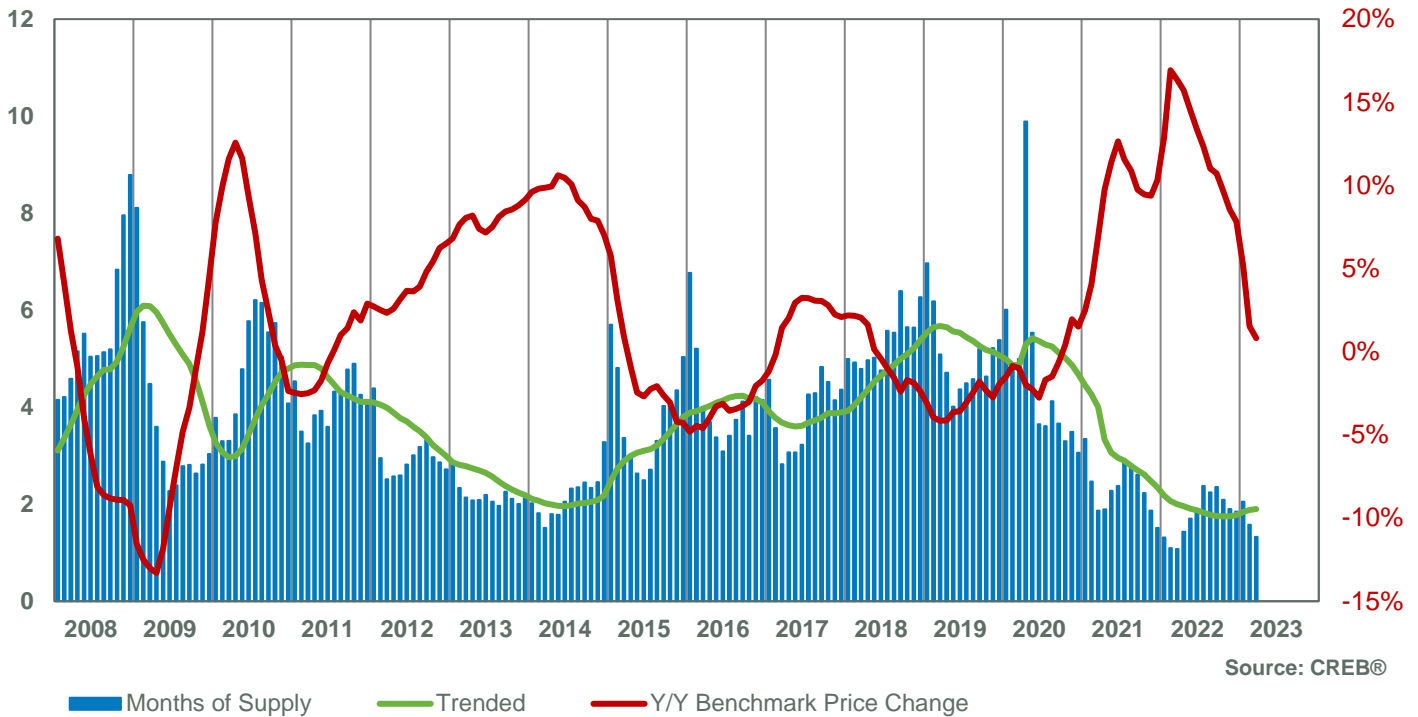
District Total Residential Benchmark Price



	Mar-22	Mar-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
CITY OF CALGARY						
Total Sales	4,091	2,432	-40.55%	9,388	5,370	-42.80%
Total Sales Volume	\$2,200,355,012	\$1,302,926,104	-40.79%	\$5,030,420,299	\$2,793,762,322	-44.46%
New Listings	5,492	3,318	-39.58%	12,617	7,557	-40.10%
Inventory	4,390	3,233	-26.36%	3,542	2,812	-20.60%
Months of Supply	1.07	1.33	23.88%	1.13	1.57	38.81%
Sales to New Listings	74.49%	73.30%	-1.19%	74.41%	71.06%	-3.35%
Sales to List Price	101.78%	99.43%	-2.35%	102.04%	99.15%	-2.88%
Days on Market	20	27	33.23%	27	32	18.52%
Benchmark Price	\$537,400	\$541,800	0.82%	\$518,533	\$531,200	2.44%
Median Price	\$501,000	\$485,000	-3.19%	\$500,000	\$472,250	-5.55%
Average Price	\$537,853	\$535,743	-0.39%	\$535,835	\$520,254	-2.91%
Index	267	269	0.82%	242	264	9.10%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Mar. 2023

	Mar-22	Mar-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
DETACHED						
Total Sales	2,267	1,145	-49.49%	5,309	2,500	-52.91%
Total Sales Volume	\$1,520,118,680	\$809,303,773	-46.76%	\$3,523,824,868	\$1,725,183,100	-51.04%
New Listings	3,153	1,612	-48.87%	7,316	3,627	-50.42%
Inventory	2,205	1,545	-29.93%	1,598	1,326	-17.04%
Months of Supply	0.97	1.35	38.73%	0.90	1.59	76.17%
Sales to New Listings Ratio	71.90%	71.03%	-0.87%	72.57%	68.93%	-3.64%
Sales to List Price Ratio	102.40%	99.42%	-2.98%	102.86%	99.20%	-3.65%
Days on Market	14	25	79.68%	18	31	72.22%
Benchmark Price	\$638,300	\$649,800	1.80%	\$614,000	\$636,167	3.61%
Median Price	\$612,000	\$635,000	3.76%	\$608,000	\$617,750	1.60%
Average Price	\$670,542	\$706,816	5.41%	\$663,746	\$690,073	3.97%
APARTMENT						
Total Sales	770	682	-11.43%	1,690	1,490	-11.83%
Total Sales Volume	\$223,945,822	\$208,160,793	-7.05%	\$474,004,899	\$436,179,722	-7.98%
New Listings	994	919	-7.55%	2,238	2,161	-3.44%
Inventory	1,167	1,000	-14.31%	1,100	883	-19.70%
Months of Supply	1.52	1.47	-3.25%	1.95	1.78	-8.92%
Sales to New Listings Ratio	77.46%	74.21%	-3.25%	75.51%	68.95%	-6.56%
Sales to List Price Ratio	98.20%	98.43%	0.24%	97.74%	98.17%	0.43%
Days on Market	38	32	-17.44%	51	36	-29.41%
Benchmark Price	\$265,400	\$293,500	10.59%	\$258,467	\$285,700	10.54%
Median Price	\$259,000	\$268,250	3.57%	\$250,250	\$265,000	5.89%
Average Price	\$290,839	\$305,221	4.95%	\$280,476	\$292,738	4.37%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	345	217	-37.10%	839	468	-44.22%
Total Sales Volume	\$201,614,003	\$133,247,885	-33.91%	\$478,866,743	\$279,900,803	-41.55%
New Listings	462	279	-39.61%	1,124	622	-44.66%
Inventory	384	285	-25.78%	314	255	-18.70%
Months of Supply	1.11	1.31	18.00%	1.12	1.63	45.74%
Sales to New Listings Ratio	74.68%	77.78%	3.10%	74.64%	75.24%	0.60%
Sales to List Price Ratio	101.02%	99.85%	-1.15%	101.33%	99.40%	-1.91%
Days on Market	20	29	40.91%	26	35	34.62%
Benchmark Price	\$572,400	\$581,300	1.55%	\$551,133	\$569,533	3.34%
Median Price	\$515,000	\$550,000	6.80%	\$511,500	\$538,250	5.23%
Average Price	\$584,388	\$614,046	5.07%	\$570,759	\$598,079	4.79%
CITY OF CALGARY ROW						
Total Sales	709	388	-45.28%	1,550	912	-41.16%
Total Sales Volume	\$254,676,508	\$152,213,652	-40.23%	\$553,723,789	\$352,498,697	-36.34%
New Listings	883	508	-42.47%	1,939	1,147	-40.85%
Inventory	634	403	-36.44%	531	349	-34.30%
Months of Supply	0.89	1.04	16.15%	1.03	1.15	11.67%
Sales to New Listings Ratio	80.29%	76.38%	-3.92%	79.94%	79.51%	-0.43%
Sales to List Price Ratio	101.92%	100.48%	-1.41%	101.31%	99.97%	-1.33%
Days on Market	19	21	10.37%	31	30	-3.23%
Benchmark Price	\$351,600	\$378,100	7.54%	\$337,400	\$369,733	9.58%
Median Price	\$351,400	\$380,000	8.14%	\$348,000	\$375,000	7.76%
Average Price	\$359,205	\$392,303	9.21%	\$357,241	\$386,512	8.19%

For a list of definitions, see page 29.

March 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	154	241	63.90%	328	2.13	\$806,200	0.34%	1.61%
North East	155	222	69.82%	241	1.55	\$500,300	3.03%	2.82%
North	157	206	76.21%	149	0.95	\$601,800	3.67%	1.97%
North West	140	213	65.73%	178	1.27	\$688,300	3.55%	4.07%
West	113	185	61.08%	173	1.53	\$826,100	1.59%	2.29%
South	234	285	82.11%	247	1.06	\$626,100	2.19%	1.11%
South East	158	207	76.33%	169	1.07	\$629,800	1.24%	1.88%
East	28	47	59.57%	43	1.54	\$408,200	4.91%	2.87%
TOTAL CITY	1,145	1,612	71.03%	1,545	1.35	\$649,800	1.80%	2.19%
Apartment								
City Centre	282	432	65.28%	577	2.05	\$323,200	9.86%	3.59%
North East	59	59	100.00%	51	0.86	\$235,300	13.78%	1.99%
North	41	61	67.21%	56	1.37	\$260,100	14.08%	1.48%
North West	54	75	72.00%	74	1.37	\$260,000	8.29%	2.48%
West	63	83	75.90%	77	1.22	\$300,400	9.04%	2.42%
South	88	107	82.24%	84	0.95	\$257,500	14.39%	1.82%
South East	78	79	98.73%	63	0.81	\$306,100	15.47%	1.06%
East	17	23	73.91%	18	1.06	\$189,100	10.84%	2.60%
TOTAL CITY	682	919	74.21%	1,000	1.47	\$293,500	10.59%	2.62%
Semi-detached								
City Centre	67	96	69.79%	137	2.04	\$809,500	1.91%	2.18%
North East	30	26	115.38%	24	0.80	\$356,400	3.57%	3.27%
North	15	27	55.56%	18	1.20	\$463,100	3.00%	1.74%
North West	15	18	83.33%	20	1.33	\$558,500	1.53%	2.70%
West	23	25	92.00%	18	0.78	\$703,100	3.64%	3.73%
South	34	38	89.47%	27	0.79	\$454,000	3.16%	0.91%
South East	27	38	71.05%	28	1.04	\$443,100	0.61%	2.31%
East	6	9	66.67%	11	1.83	\$308,200	7.31%	4.33%
TOTAL CITY	217	279	77.78%	285	1.31	\$581,300	1.55%	2.32%
Row								
City Centre	67	73	91.78%	77	1.15	\$530,500	8.29%	1.01%
North East	40	64	62.50%	60	1.50	\$271,900	10.57%	2.10%
North	72	100	72.00%	64	0.89	\$363,000	6.55%	2.80%
North West	31	49	63.27%	44	1.42	\$371,200	8.89%	3.54%
West	35	57	61.40%	48	1.37	\$382,700	4.73%	3.15%
South	69	78	88.46%	43	0.62	\$316,600	12.91%	1.80%
South East	62	75	82.67%	57	0.92	\$389,500	8.44%	2.15%
East	11	10	110.00%	8	0.73	\$211,900	9.79%	2.07%
TOTAL CITY	388	508	76.38%	403	1.04	\$378,100	7.54%	2.27%

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

City of Calgary

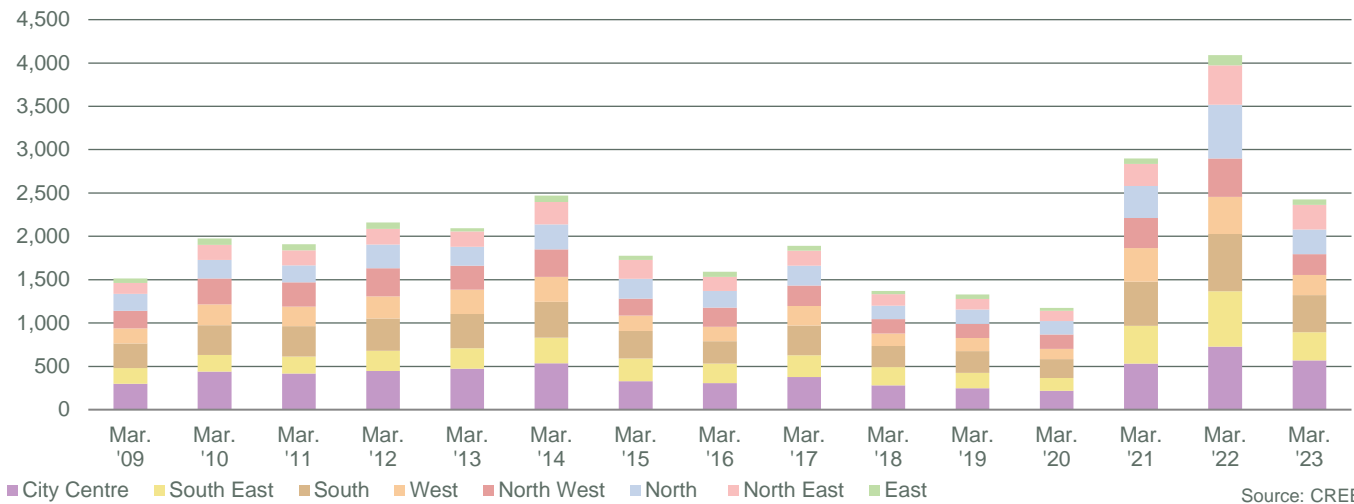
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Mar. 2023

TOTAL SALES

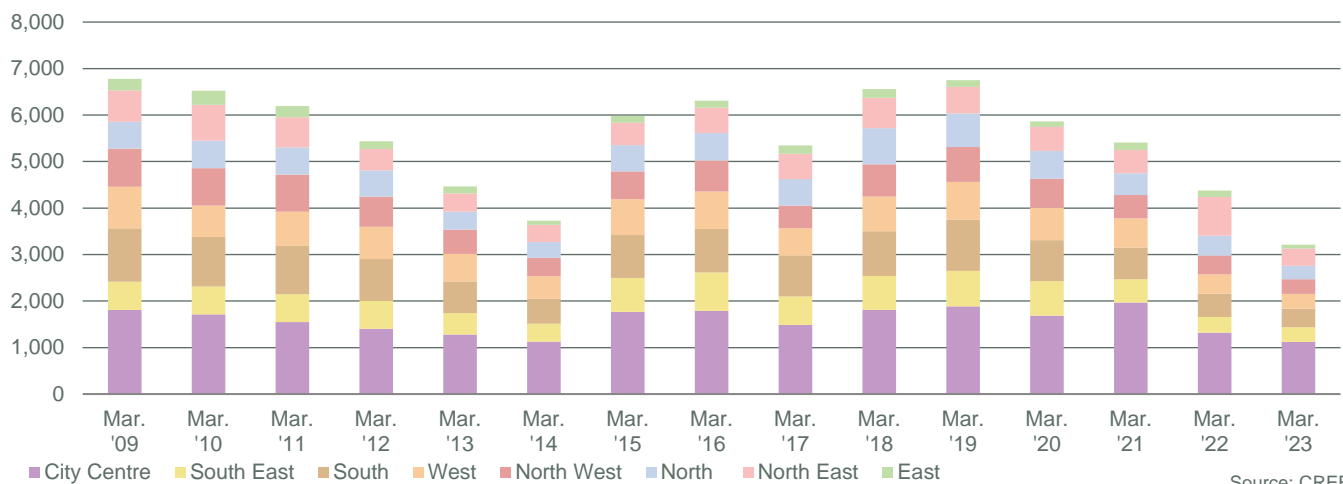
MARCH



Source: CREB®

TOTAL INVENTORY

MARCH



Source: CREB®

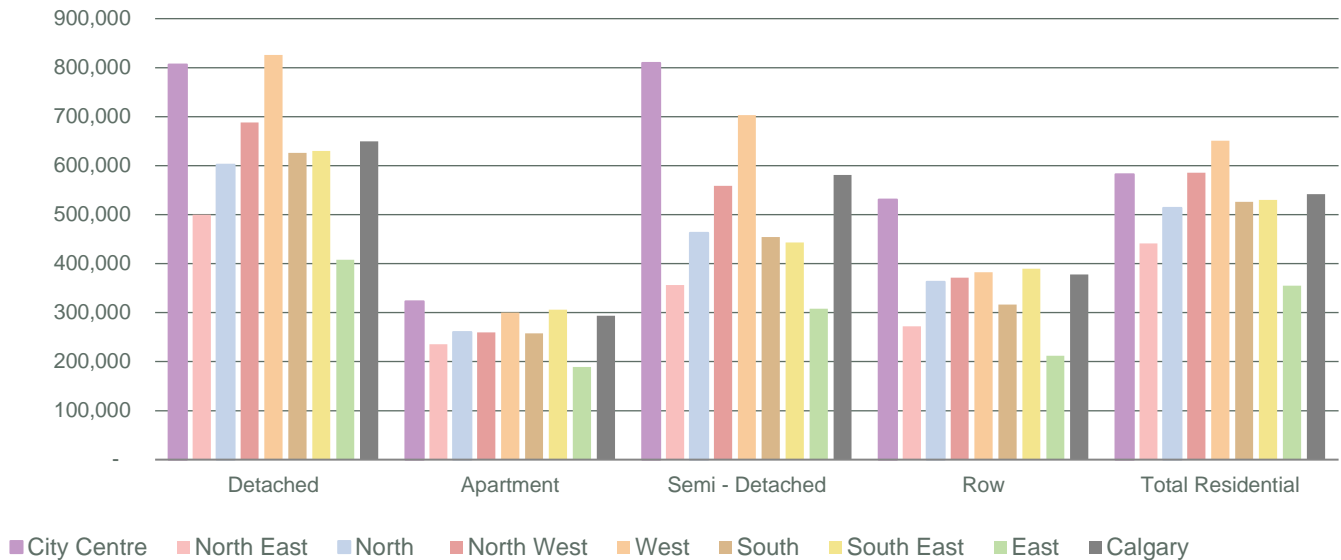
MONTHS OF SUPPLY

MARCH



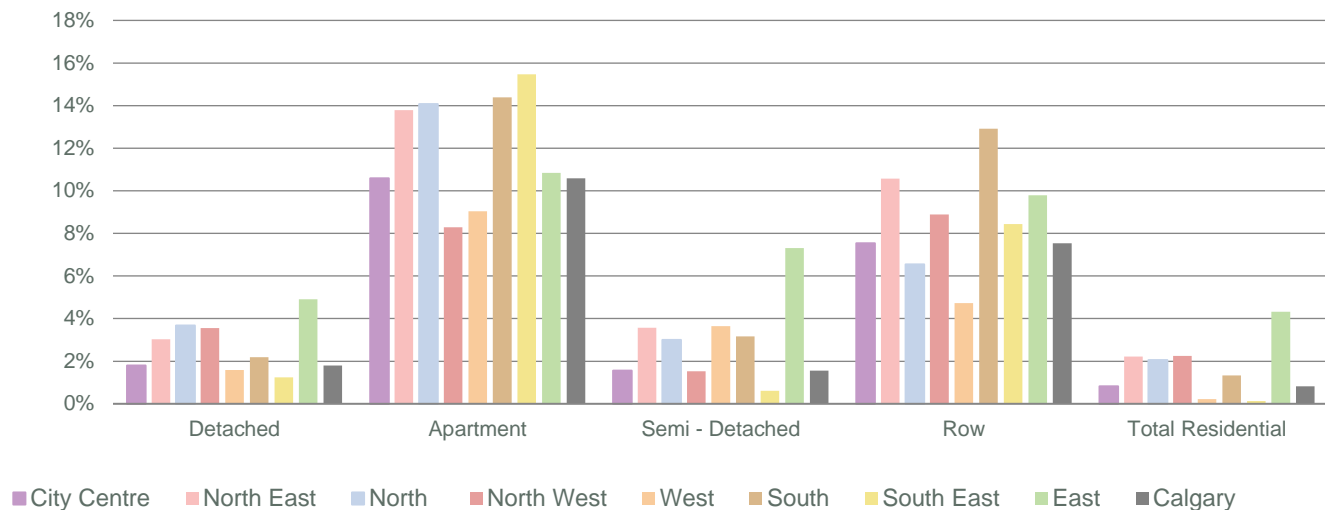
Source: CREB®

BENCHMARK PRICE - MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

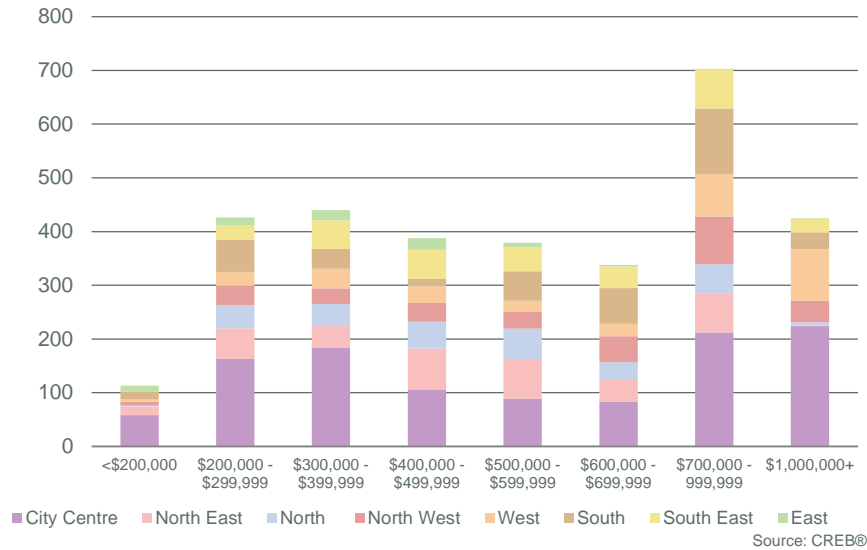


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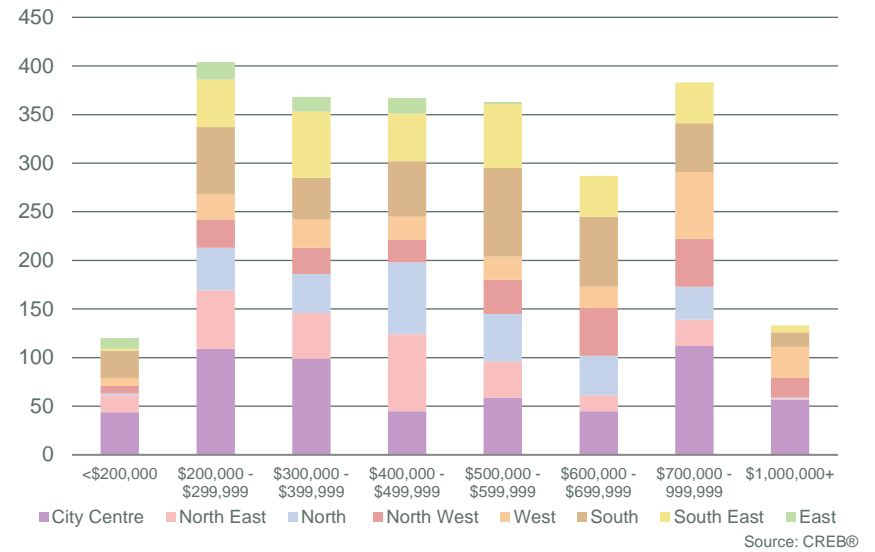
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

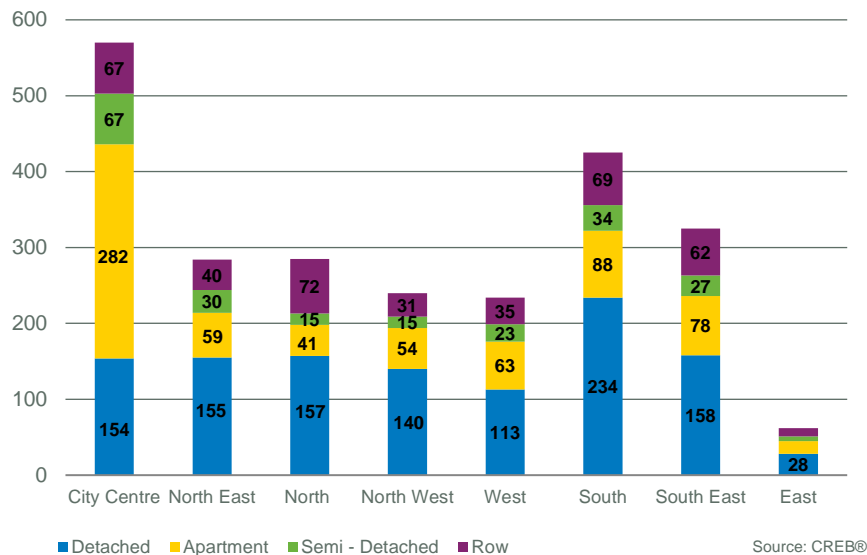
TOTAL INVENTORY BY PRICE RANGE - MARCH



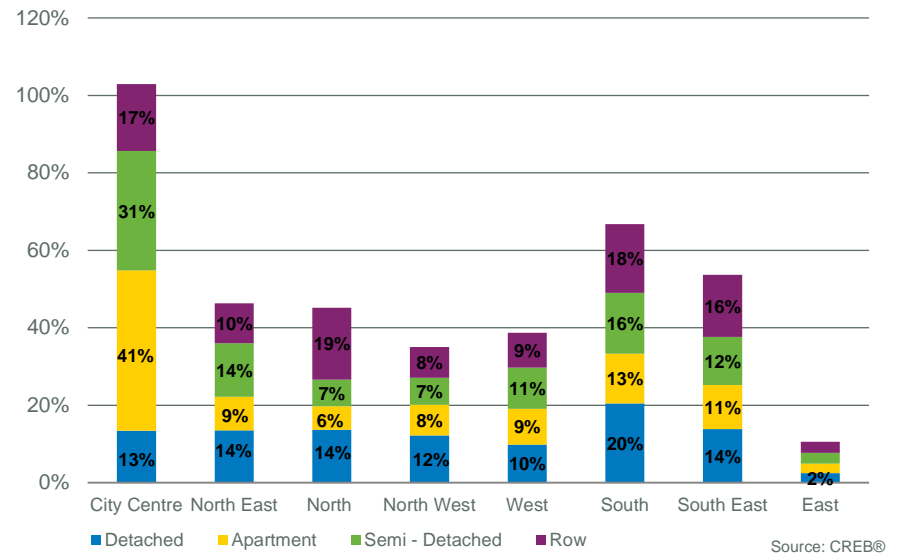
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH



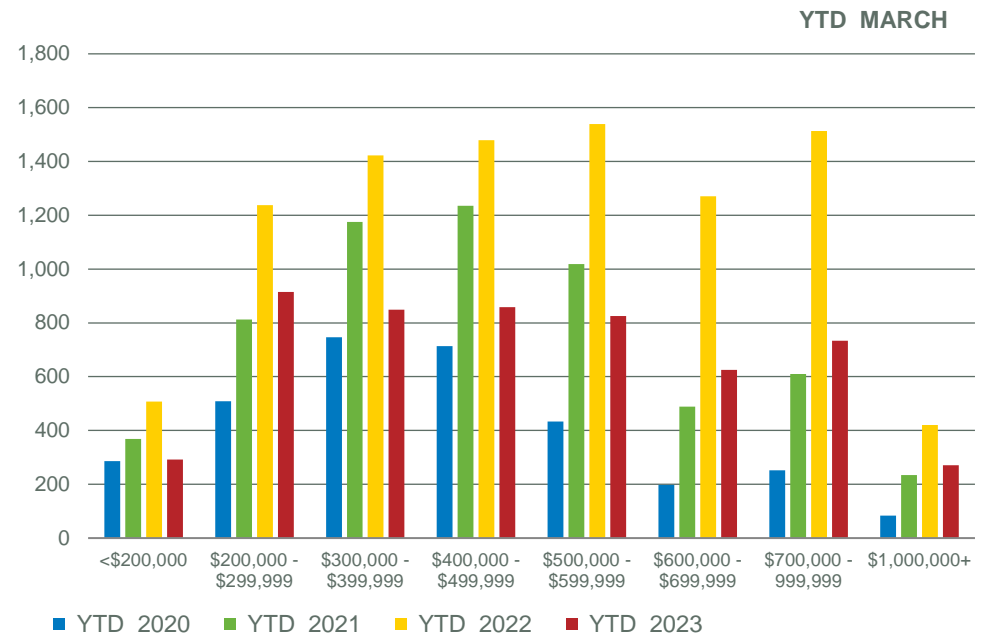
SHARE OF CITY WIDE SALES - MARCH



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	2,004	3,293	4,091	3,399	3,063	2,839	2,249	2,133	1,894	1,857	1,642	1,201
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	2,718	2,626	2,174	1,611	1,032
Inventory	2,628	3,608	4,390	4,875	5,215	5,405	5,344	4,784	4,462	3,890	3,117	2,223
Days on Market	44	25	20	22	25	27	31	35	39	40	40	46
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900	539,900	531,800	527,400	523,900	520,200	518,800
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000	438,400	460,000	460,000	445,000	452,000
Average Price	511,944	547,868	537,853	532,310	519,911	517,787	491,452	485,173	498,808	509,598	490,293	495,796
Index	246	260	267	270	271	270	268	264	262	260	258	258
2023												
Sales	1,198	1,740	2,432									
New Listings	1,852	2,387	3,318									
Inventory	2,455	2,749	3,233									
Days on Market	42	33	27									
Benchmark Price	520,900	530,900	541,800									
Median Price	465,000	460,000	485,000									
Average Price	508,515	506,687	535,743									
Index	259	264	269									

	Mar-22	Mar-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	3	7	5
\$100,000 - \$149,999	46	21	111	56
\$150,000 - \$199,999	152	96	389	231
\$200,000 - \$249,999	287	195	616	460
\$250,000 - \$299,999	239	209	622	455
\$300,000 - \$349,999	284	175	655	402
\$350,000 - \$399,999	362	193	767	447
\$400,000 - \$449,999	335	194	759	439
\$450,000 - \$499,999	308	174	720	419
\$500,000 - \$549,999	338	181	735	418
\$550,000 - \$599,999	364	183	804	408
\$600,000 - \$649,999	296	154	684	343
\$650,000 - \$699,999	252	134	586	282
\$700,000 - \$749,999	181	111	443	217
\$750,000 - \$799,999	146	87	356	167
\$800,000 - \$849,999	106	67	253	126
\$850,000 - \$899,999	94	53	222	105
\$900,000 - \$949,999	61	31	139	62
\$950,000 - \$999,999	43	35	100	57
\$1,000,000 - \$1,299,999	113	73	237	148
\$1,300,000 - \$1,499,999	36	26	73	45
\$1,500,000 - \$1,999,999	33	23	73	51
\$2,000,000 +	15	14	37	27
	4,091	2,432	9,388	5,370

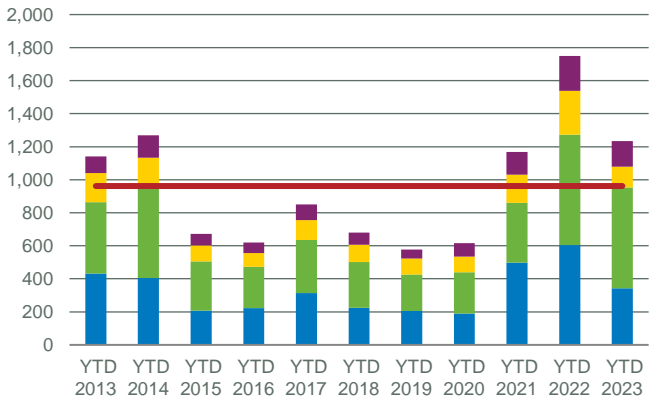
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

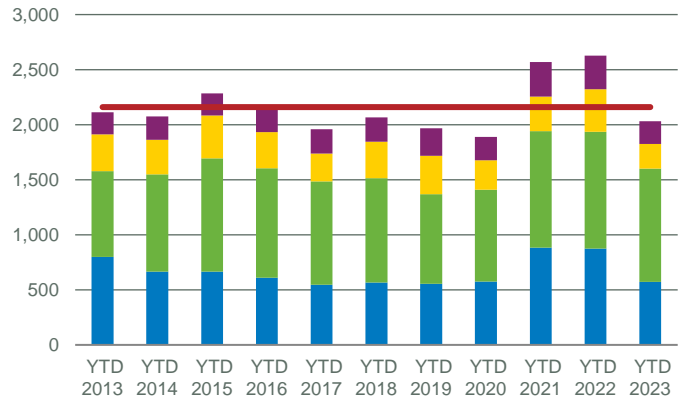
YTD MARCH



Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

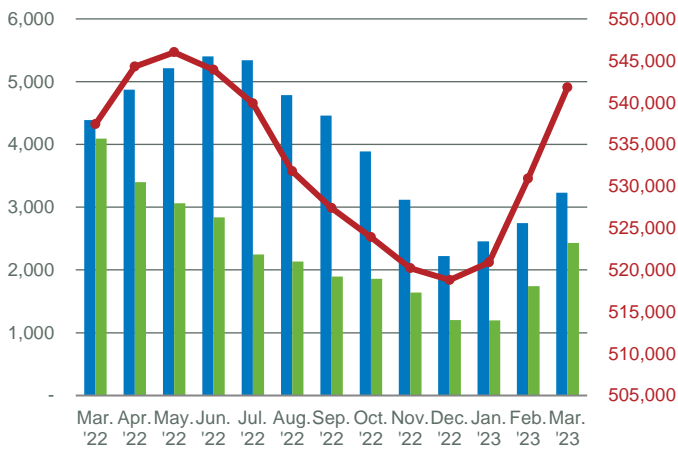
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



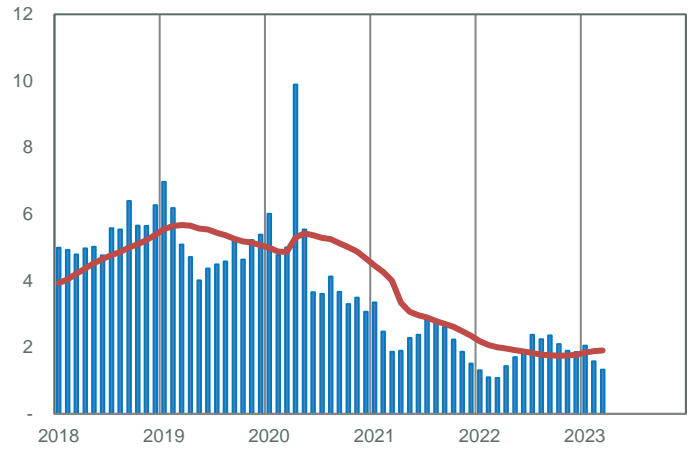
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



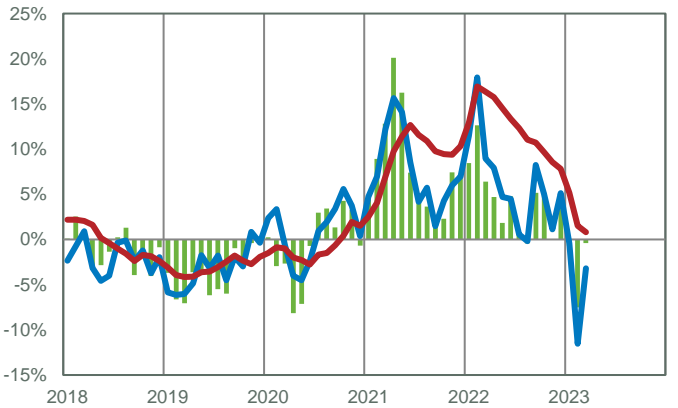
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



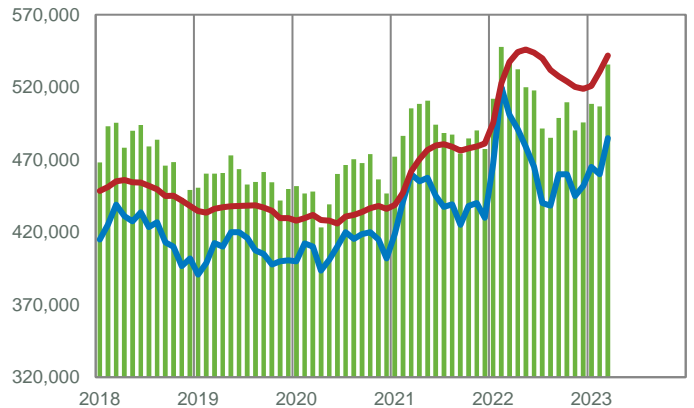
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES

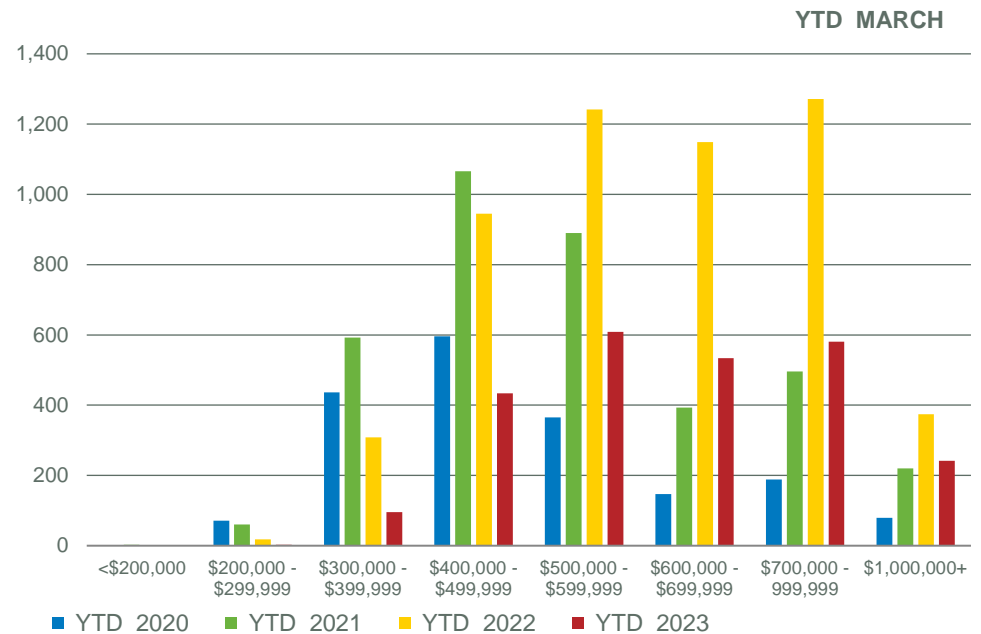


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	1,146	1,896	2,267	1,849	1,616	1,483	1,131	1,064	968	942	814	615
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,382	1,151	849	496
Inventory	898	1,691	2,205	2,468	2,559	2,666	2,597	2,393	2,222	1,950	1,572	1,067
Days on Market	33	14	14	18	22	24	29	31	36	36	37	46
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500	643,600	633,000	628,000	623,900	619,700	619,600
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,050	582,000	561,250	570,000
Average Price	626,121	678,360	670,542	669,575	659,734	668,438	637,536	637,127	639,538	655,625	624,073	640,221
Index	228	243	250	253	254	253	252	248	246	244	242	242
2023												
Sales	561	794	1,145									
New Listings	879	1,136	1,612									
Inventory	1,142	1,290	1,545									
Days on Market	42	31	25									
Benchmark Price	622,800	635,900	649,800									
Median Price	599,000	602,750	635,000									
Average Price	670,893	679,481	706,816									
Index	244	249	254									

	Mar-22	Mar-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	1	-	3	2
\$250,000 - \$299,999	1	-	15	1
\$300,000 - \$349,999	16	6	71	18
\$350,000 - \$399,999	97	25	237	78
\$400,000 - \$449,999	167	77	439	195
\$450,000 - \$499,999	213	103	506	239
\$500,000 - \$549,999	256	119	556	285
\$550,000 - \$599,999	305	140	686	324
\$600,000 - \$649,999	272	129	626	284
\$650,000 - \$699,999	227	121	523	250
\$700,000 - \$749,999	165	102	395	191
\$750,000 - \$799,999	126	66	297	129
\$800,000 - \$849,999	86	56	201	100
\$850,000 - \$899,999	76	35	183	69
\$900,000 - \$949,999	52	21	115	47
\$950,000 - \$999,999	31	25	80	45
\$1,000,000 - \$1,299,999	100	62	200	128
\$1,300,000 - \$1,499,999	31	25	68	44
\$1,500,000 - \$1,999,999	32	21	71	47
\$2,000,000 +	13	11	35	23
	2,267	1,145	5,309	2,500

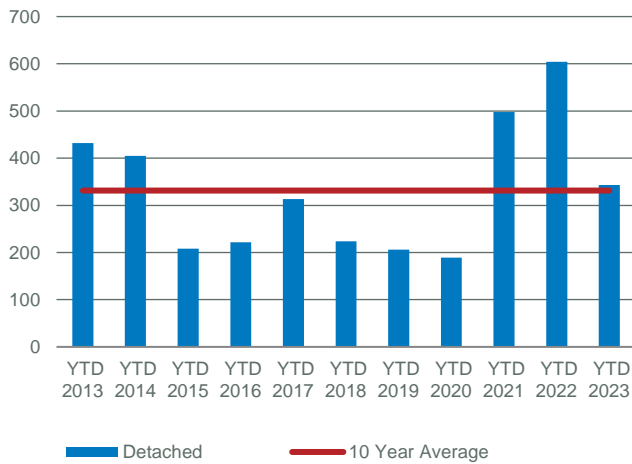
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

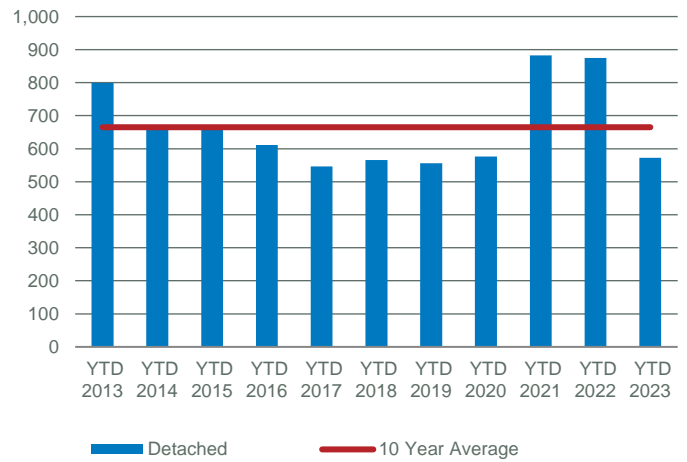
YTD MARCH



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD MARCH



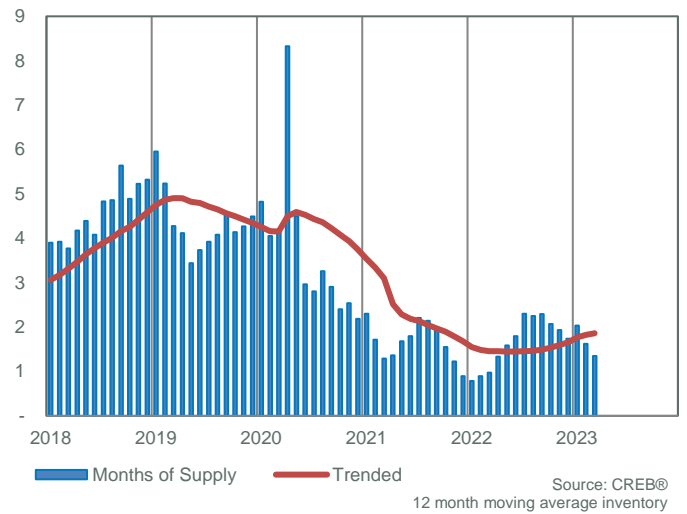
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



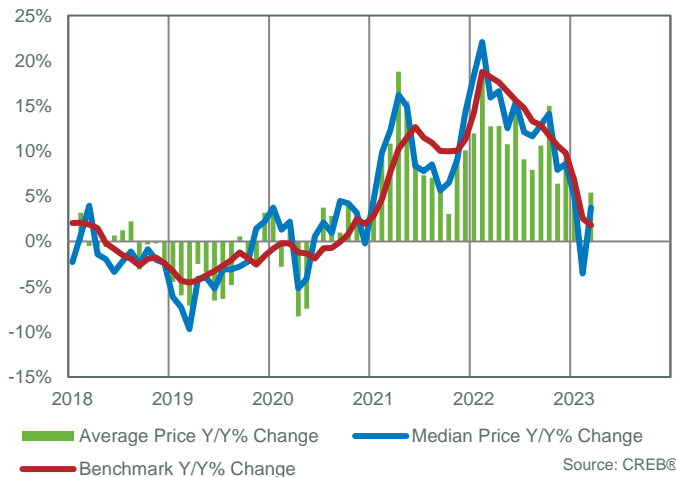
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



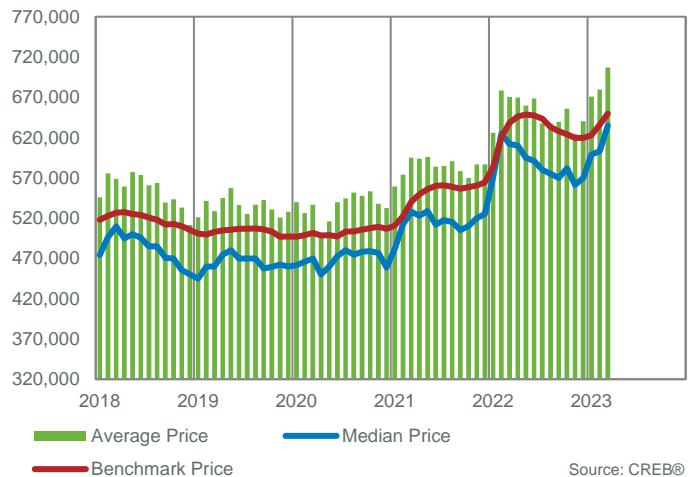
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

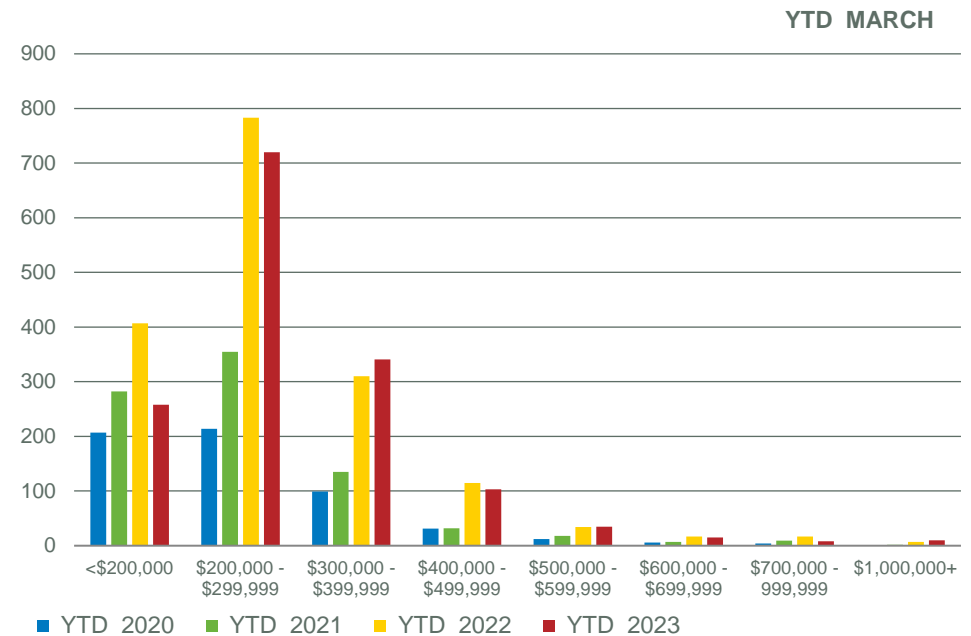


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	355	565	770	642	629	578	513	524	449	437	448	311
New Listings	550	694	994	893	948	931	795	653	605	533	379	287
Inventory	1,062	1,070	1,167	1,278	1,416	1,527	1,574	1,395	1,274	1,140	889	651
Days on Market	71	57	38	34	34	34	37	44	46	52	47	49
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400	278,800	277,700	277,900	277,800	277,000	274,800
Median Price	234,000	252,500	259,000	249,950	254,500	246,250	248,900	240,000	247,000	250,000	250,000	258,500
Average Price	268,056	274,158	290,839	276,383	289,072	279,585	276,145	270,176	303,391	297,383	292,124	283,333
Index	206	209	216	221	224	226	227	226	226	226	226	224
2023												
Sales	317	491	682									
New Listings	545	697	919									
Inventory	772	877	1,000									
Days on Market	44	36	32									
Benchmark Price	277,600	286,000	293,500									
Median Price	258,000	262,500	268,250									
Average Price	284,526	280,701	305,221									
Index	226	233	239									

	Mar-22	Mar-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	2	7	4
\$100,000 - \$149,999	41	20	100	54
\$150,000 - \$199,999	121	85	300	200
\$200,000 - \$249,999	194	160	418	371
\$250,000 - \$299,999	166	160	365	349
\$300,000 - \$349,999	92	94	187	205
\$350,000 - \$399,999	64	72	123	136
\$400,000 - \$449,999	33	35	62	64
\$450,000 - \$499,999	21	18	53	39
\$500,000 - \$549,999	10	9	19	22
\$550,000 - \$599,999	7	8	15	13
\$600,000 - \$649,999	6	6	10	12
\$650,000 - \$699,999	4	1	7	3
\$700,000 - \$749,999	-	-	3	1
\$750,000 - \$799,999	1	-	4	-
\$800,000 - \$849,999	2	2	2	3
\$850,000 - \$899,999	2	1	3	2
\$900,000 - \$949,999	-	1	3	2
\$950,000 - \$999,999	1	-	2	-
\$1,000,000 - \$1,299,999	2	4	3	4
\$1,300,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,999,999	-	1	1	2
\$2,000,000 +	2	3	2	4
	770	682	1,690	1,490

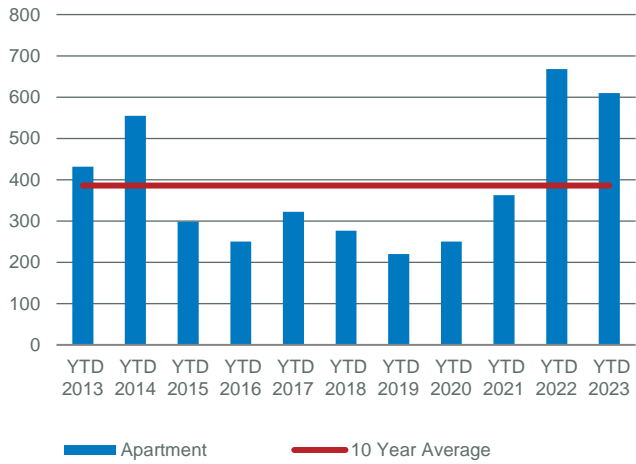
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD MARCH



Source: CREB®

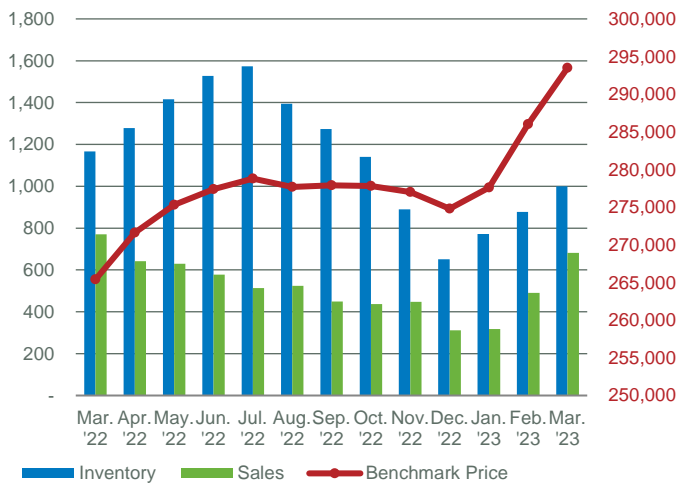
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MARCH



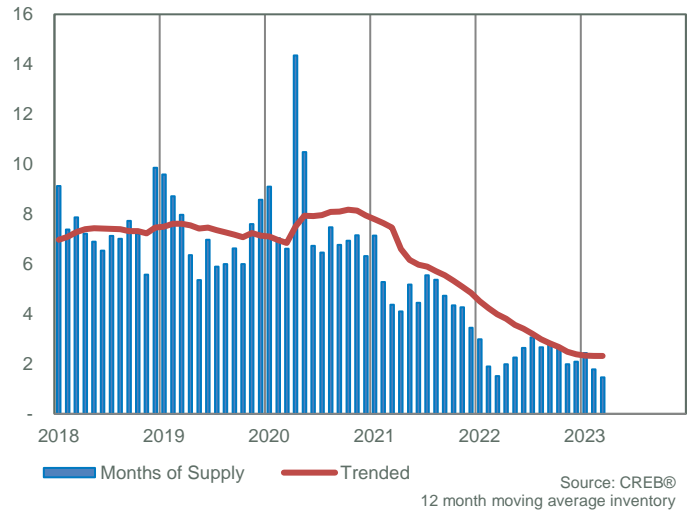
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



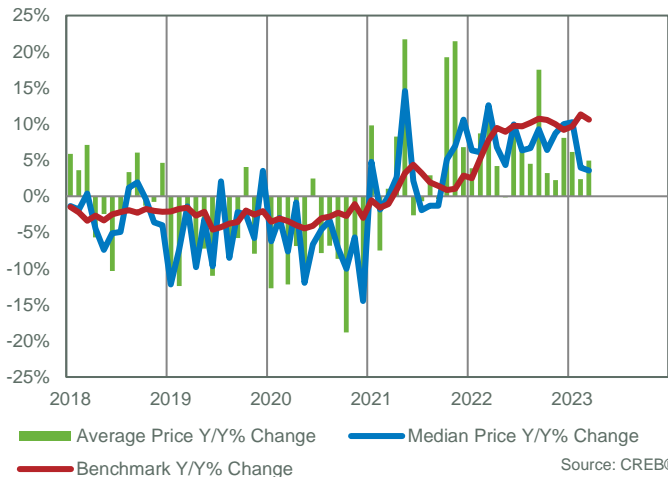
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



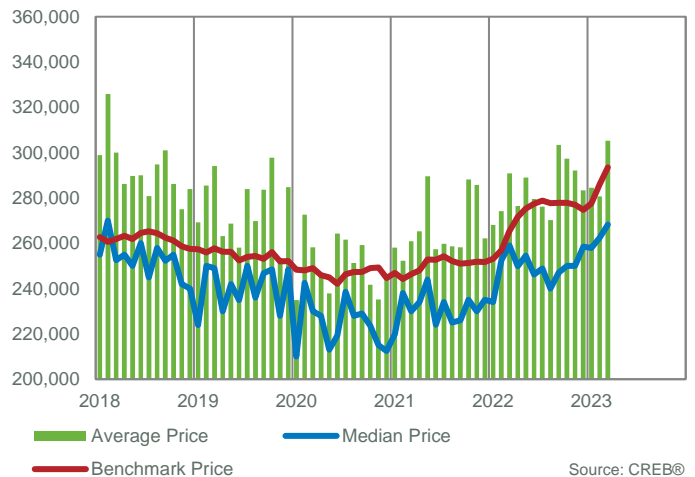
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

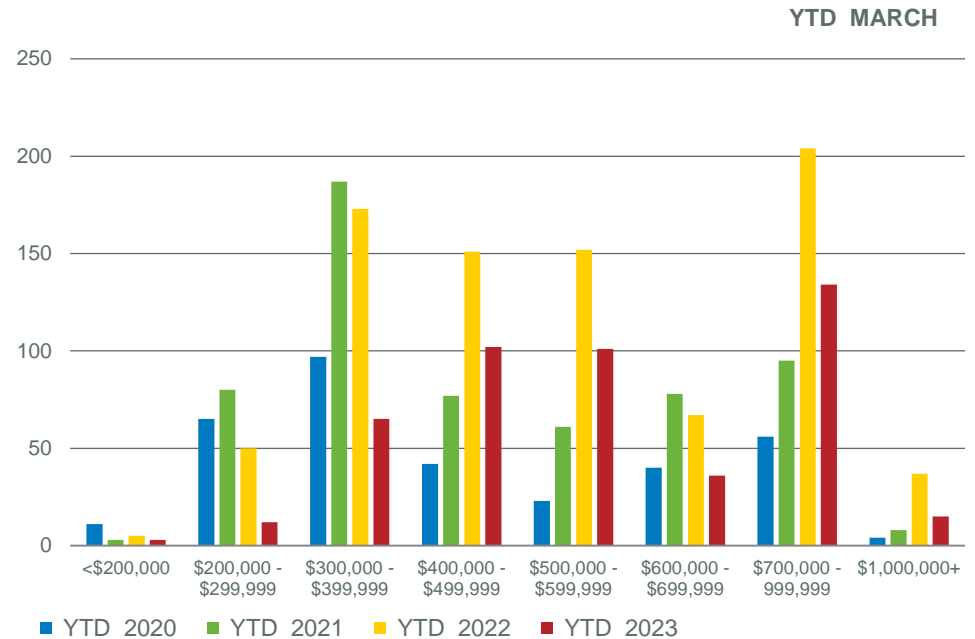


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	198	296	345	304	264	223	173	170	152	158	132	87
New Listings	267	395	462	371	358	311	274	207	238	186	132	101
Inventory	243	314	384	391	408	415	435	379	381	334	270	225
Days on Market	35	25	20	22	24	25	29	34	36	39	45	43
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600	577,000	569,300	562,400	558,700	562,800	563,000
Median Price	512,500	510,500	515,000	506,759	485,000	485,000	430,000	472,500	472,769	468,750	494,500	512,000
Average Price	558,489	563,081	584,388	563,340	541,943	541,181	512,733	514,793	507,623	536,375	588,216	543,851
Index	249	261	270	273	275	274	272	268	265	263	265	265
2023												
Sales	111	140	217									
New Listings	150	193	279									
Inventory	225	255	285									
Days on Market	47	36	29									
Benchmark Price	559,200	568,100	581,300									
Median Price	530,000	533,940	550,000									
Average Price	583,025	585,265	614,046									
Index	263	268	274									

	Mar-22	Mar-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	2	1	5	3
\$200,000 - \$249,999	1	2	7	5
\$250,000 - \$299,999	10	2	43	7
\$300,000 - \$349,999	28	15	85	34
\$350,000 - \$399,999	38	21	88	31
\$400,000 - \$449,999	36	17	76	40
\$450,000 - \$499,999	35	24	75	62
\$500,000 - \$549,999	47	26	102	65
\$550,000 - \$599,999	27	19	50	36
\$600,000 - \$649,999	7	7	28	20
\$650,000 - \$699,999	15	6	39	16
\$700,000 - \$749,999	12	6	36	17
\$750,000 - \$799,999	19	20	52	36
\$800,000 - \$849,999	17	9	45	23
\$850,000 - \$899,999	16	17	32	34
\$900,000 - \$949,999	9	8	21	12
\$950,000 - \$999,999	11	10	18	12
\$1,000,000 - \$1,299,999	10	5	32	12
\$1,300,000 - \$1,499,999	4	1	4	1
\$1,500,000 - \$1,999,999	1	1	1	2
\$2,000,000 +	-	-	-	-
	345	217	839	468

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD MARCH



Source: CREB®

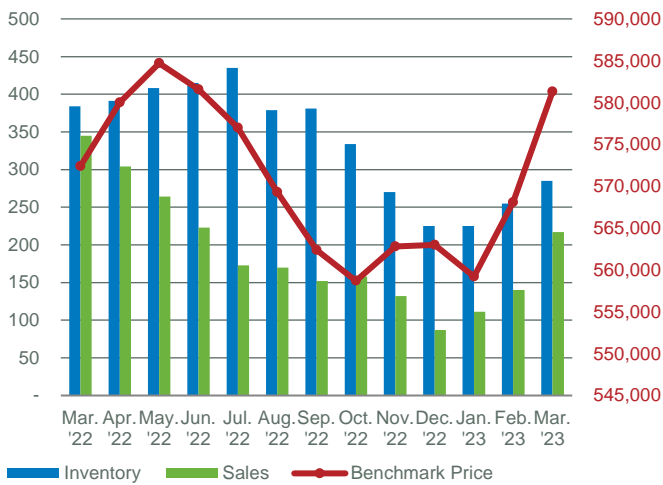
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



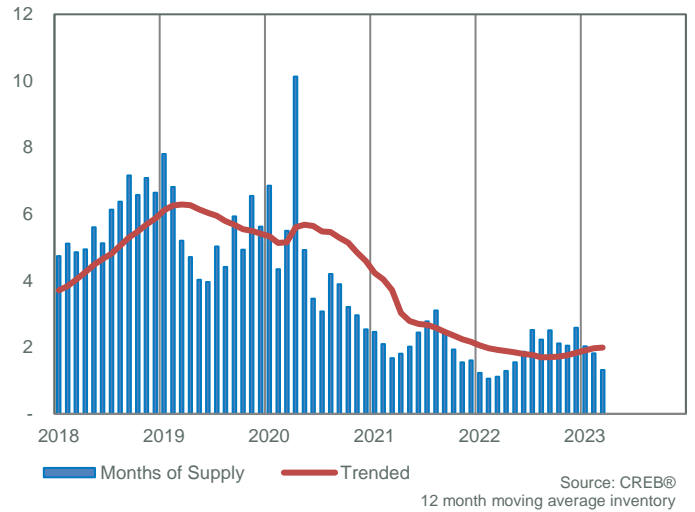
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



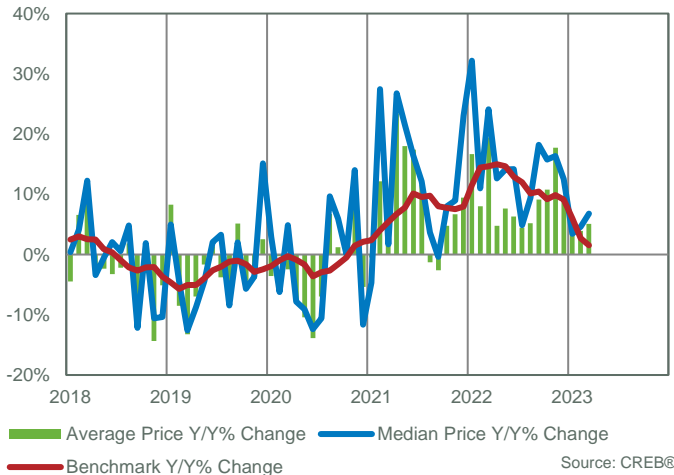
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

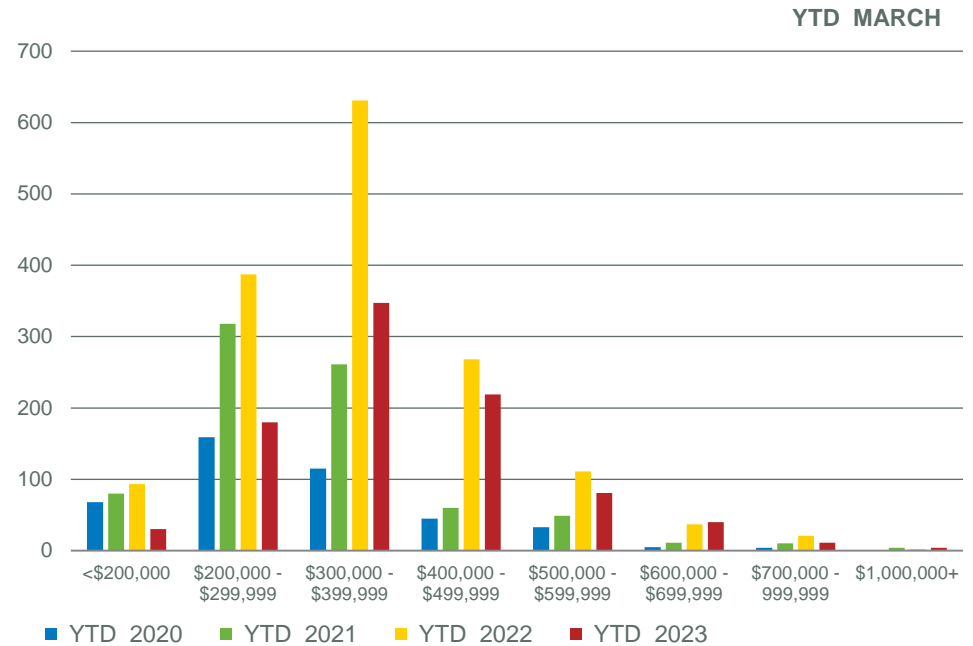


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	305	536	709	604	554	555	432	375	325	320	248	188
New Listings	364	692	883	782	771	654	500	378	401	304	251	148
Inventory	425	533	634	738	832	797	738	617	585	466	386	280
Days on Market	58	30	19	20	24	27	30	35	38	37	35	43
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700	362,500	361,300	362,100	361,000	358,700	358,300
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500	330,000	335,000	352,750	350,250
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022	345,502	356,314	357,054	352,571
Index	191	201	208	214	215	215	215	214	214	214	212	212
2023												
Sales	209	315	388									
New Listings	278	361	508									
Inventory	316	327	403									
Days on Market	39	34	21									
Benchmark Price	361,400	369,700	378,100									
Median Price	365,000	372,900	380,000									
Average Price	372,820	388,463	392,303									
Index	214	219	224									

	Mar-22	Mar-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	5	1	11	2
\$150,000 - \$199,999	29	10	82	28
\$200,000 - \$249,999	91	33	188	82
\$250,000 - \$299,999	62	47	199	98
\$300,000 - \$349,999	148	60	312	145
\$350,000 - \$399,999	163	75	319	202
\$400,000 - \$449,999	99	65	182	140
\$450,000 - \$499,999	39	29	86	79
\$500,000 - \$549,999	25	27	58	46
\$550,000 - \$599,999	25	16	53	35
\$600,000 - \$649,999	11	12	20	27
\$650,000 - \$699,999	6	6	17	13
\$700,000 - \$749,999	4	3	9	8
\$750,000 - \$799,999	-	1	3	2
\$800,000 - \$849,999	1	-	5	-
\$850,000 - \$899,999	-	-	4	-
\$900,000 - \$949,999	-	1	-	1
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	1	2	2	4
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	709	388	1,550	912

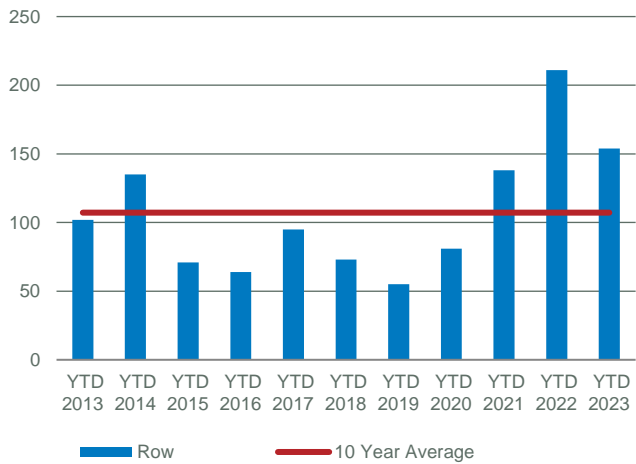
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

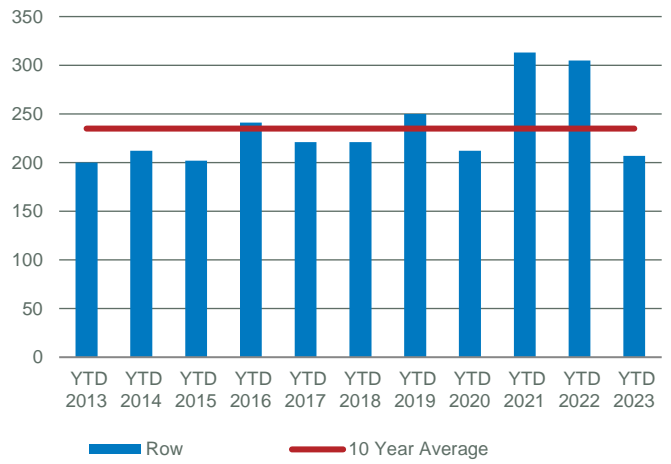
YTD MARCH



Source: CREB®

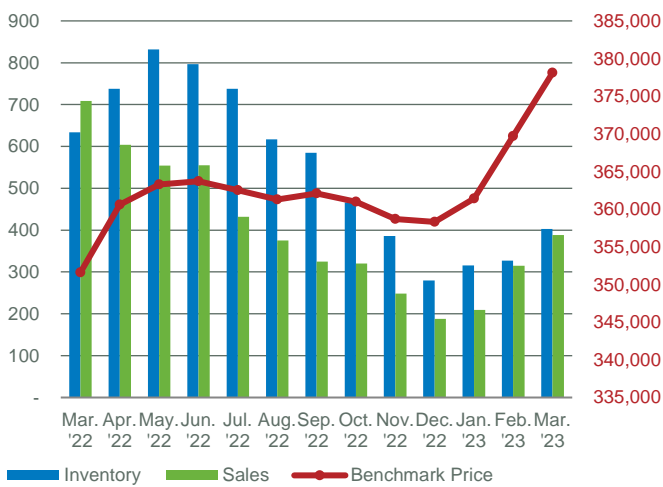
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



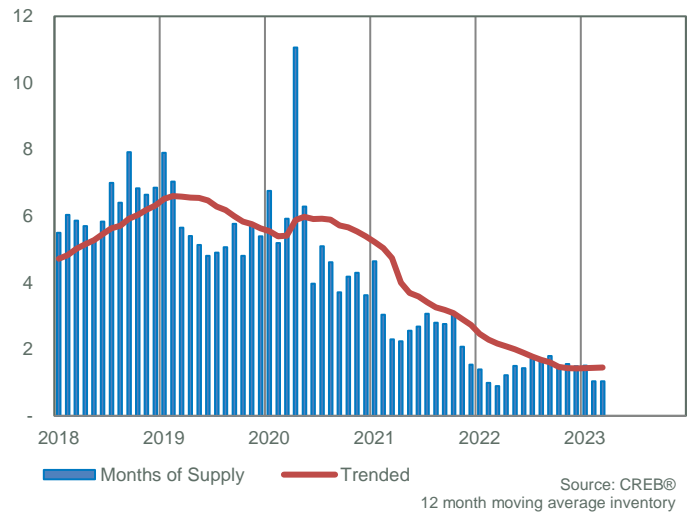
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



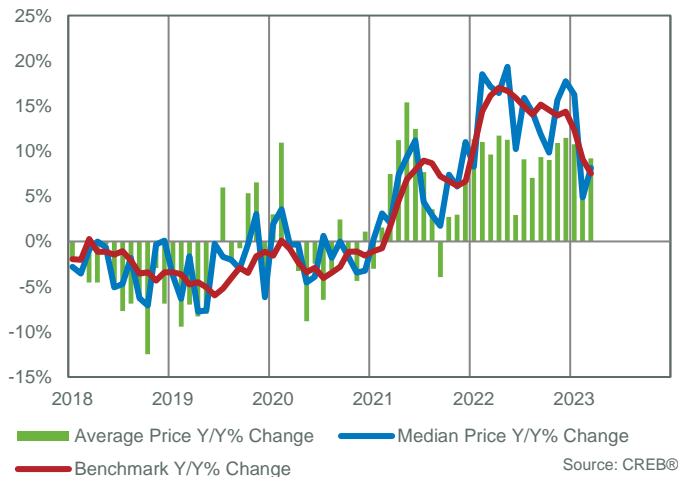
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

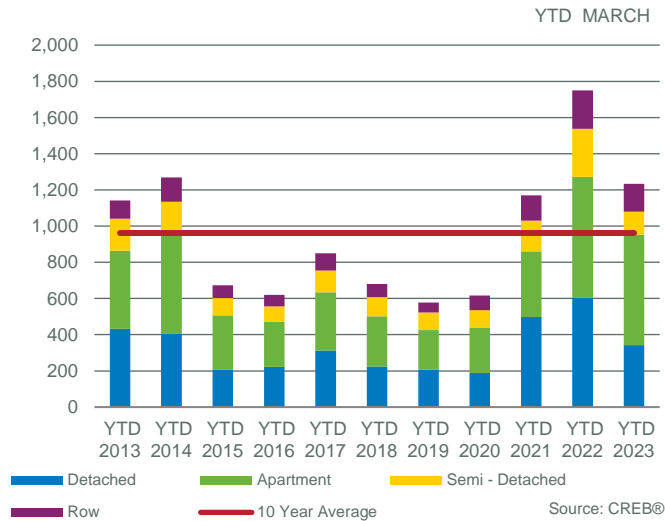
CITY OF CALGARY ROW PRICES



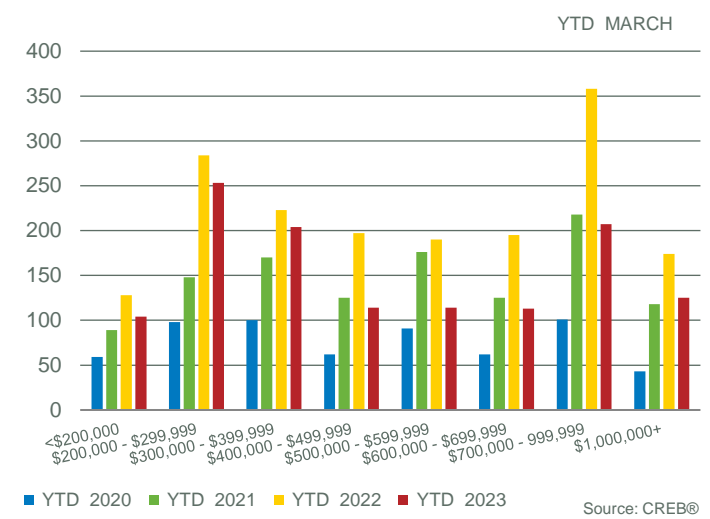
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



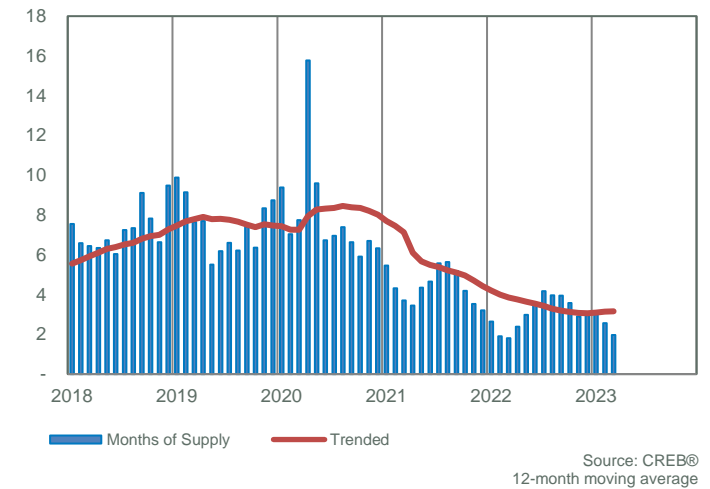
CITY CENTRE TOTAL SALES BY PRICE RANGE



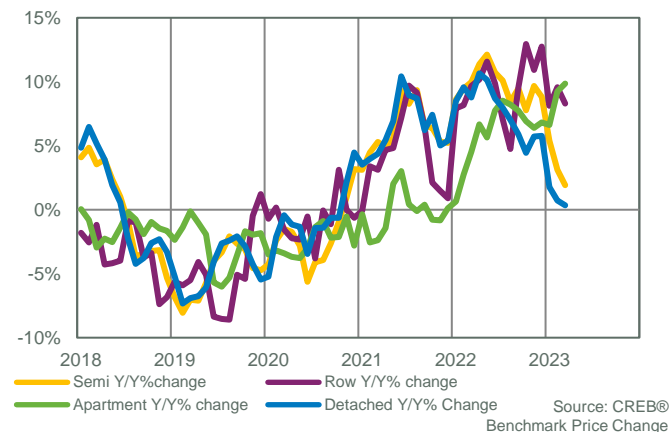
CITY CENTRE INVENTORY AND SALES



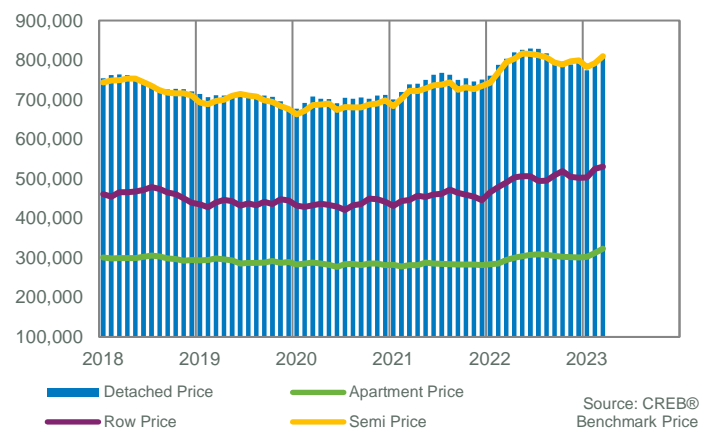
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

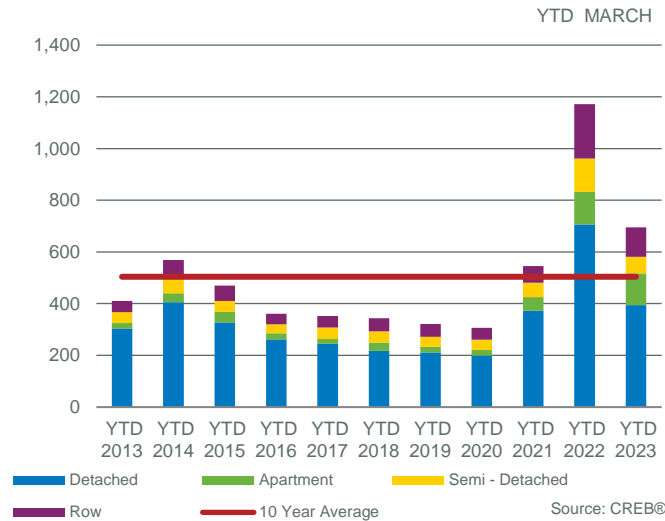


CITY CENTRE PRICES

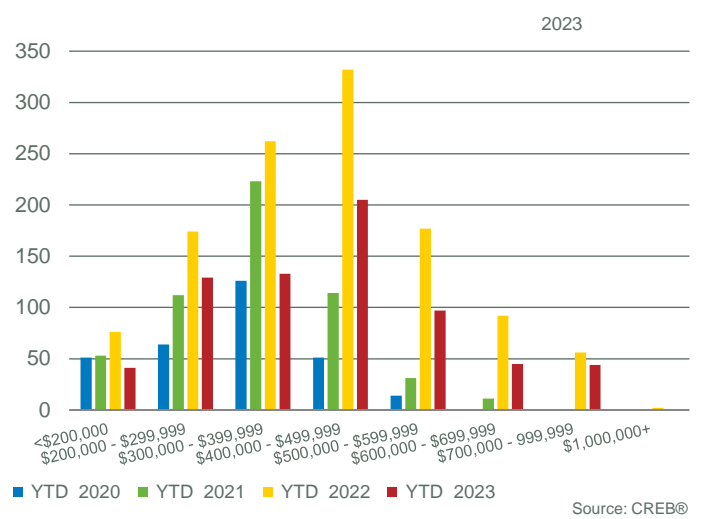


NORTHEAST

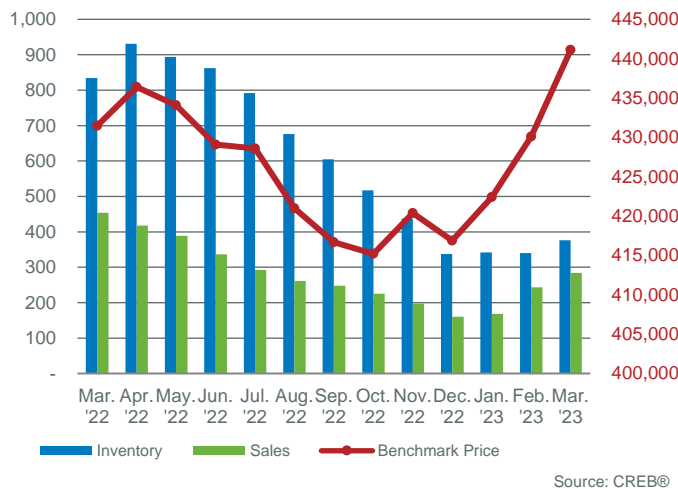
NORTHEAST TOTAL SALES



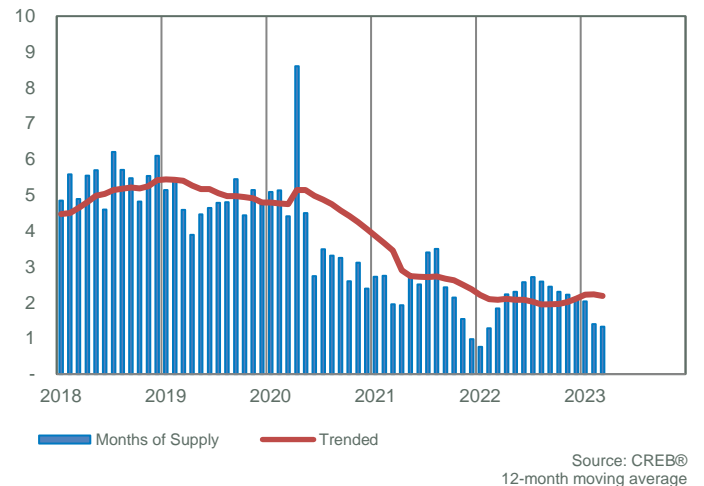
NORTHEAST TOTAL SALES BY PRICE RANGE



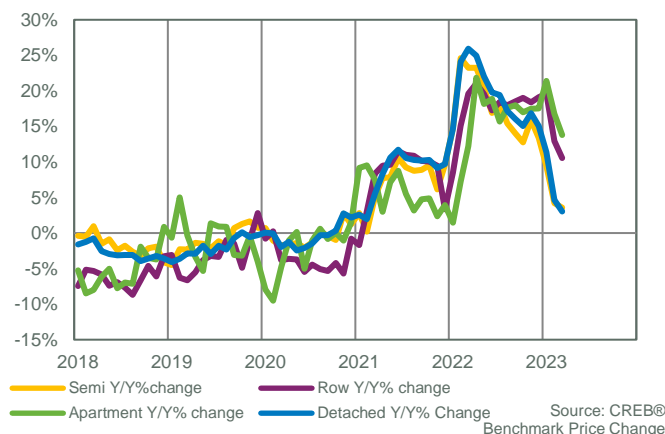
NORTHEAST INVENTORY AND SALES



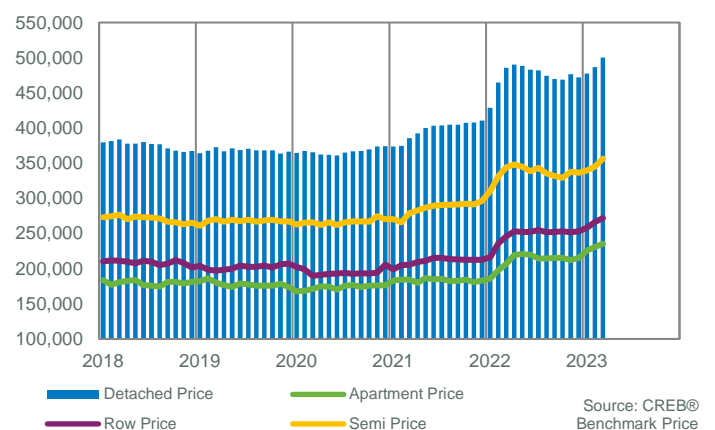
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

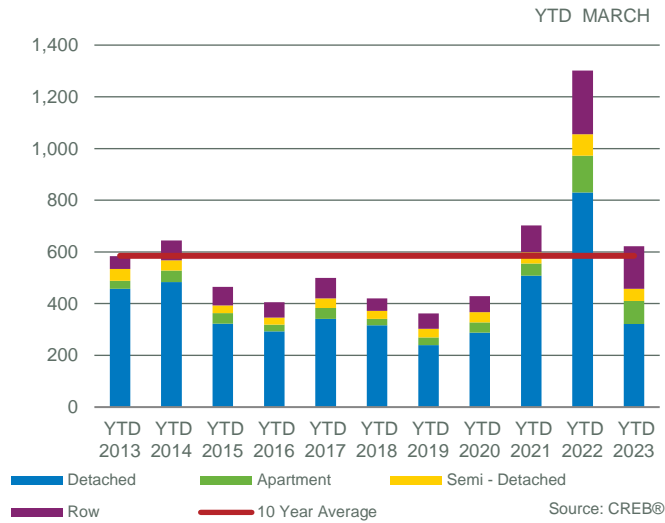


NORTHEAST PRICES

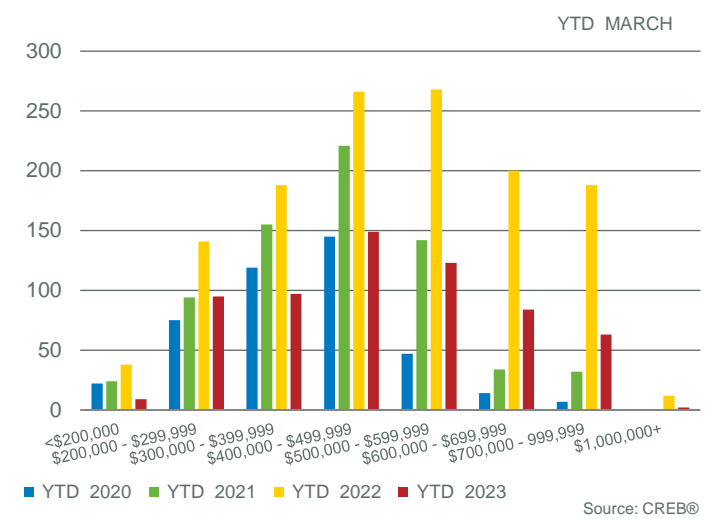


NORTH

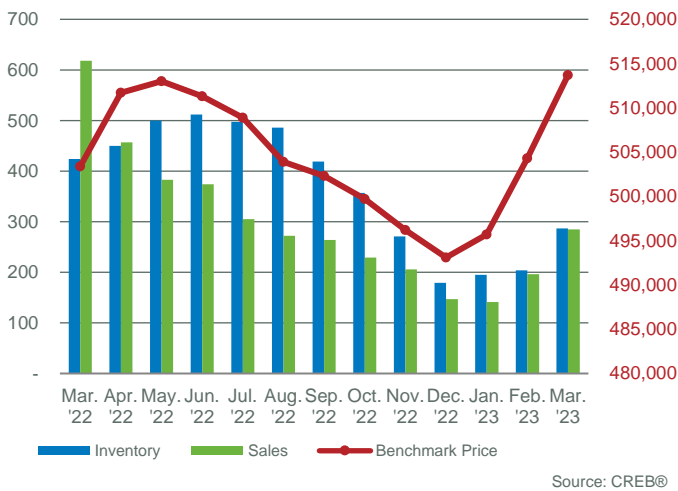
NORTH TOTAL SALES



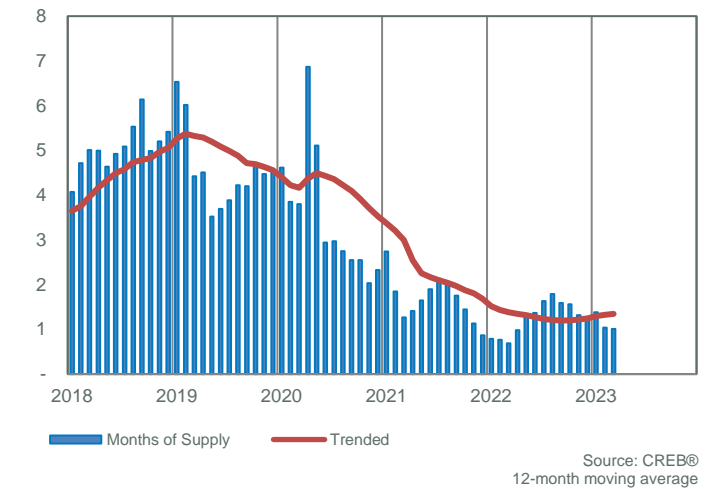
NORTH TOTAL SALES BY PRICE RANGE



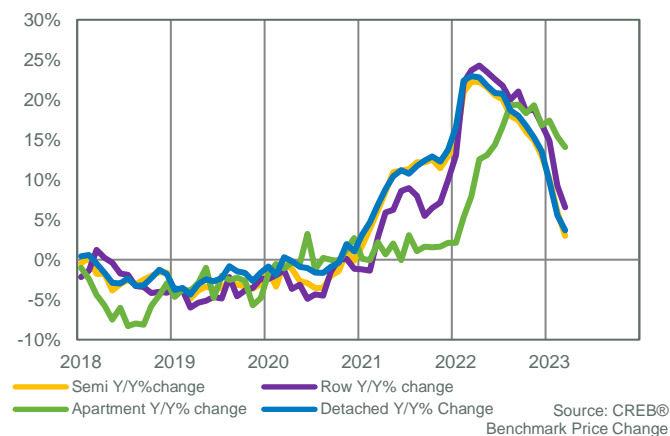
NORTH INVENTORY AND SALES



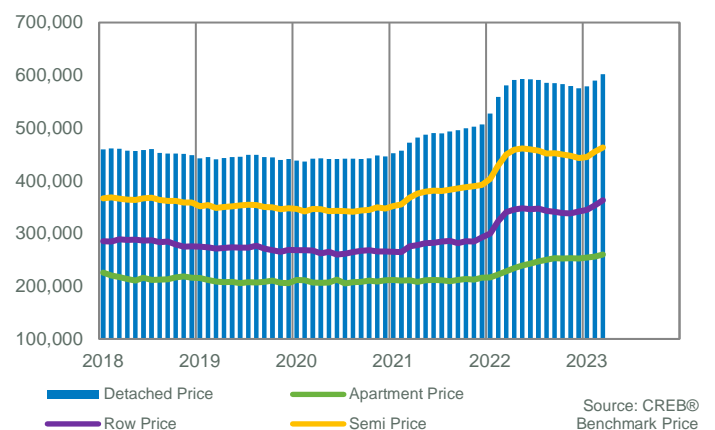
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

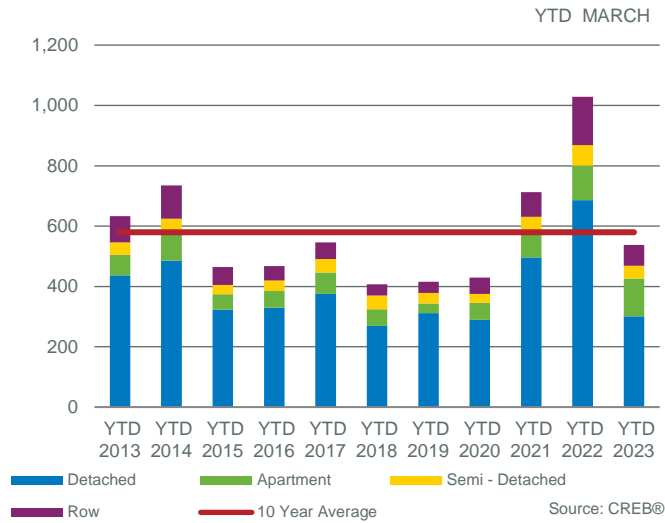


NORTH PRICES

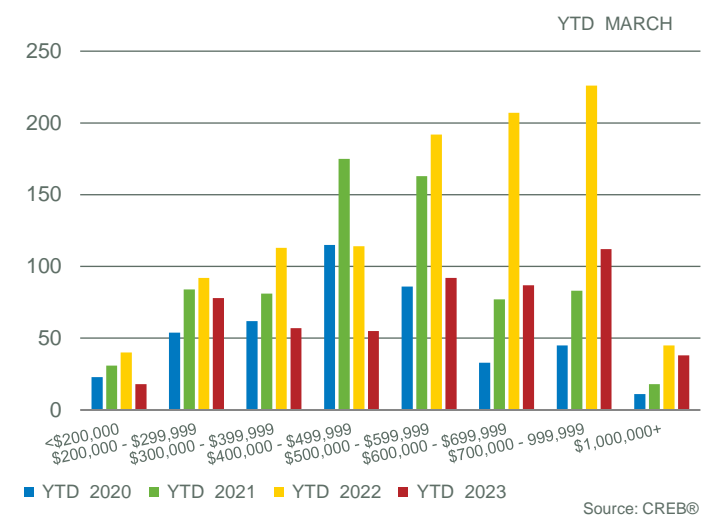


NORTHWEST

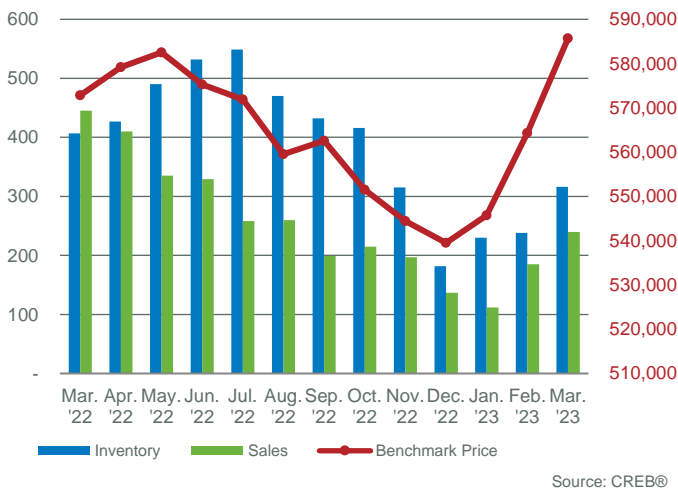
NORTHWEST TOTAL SALES



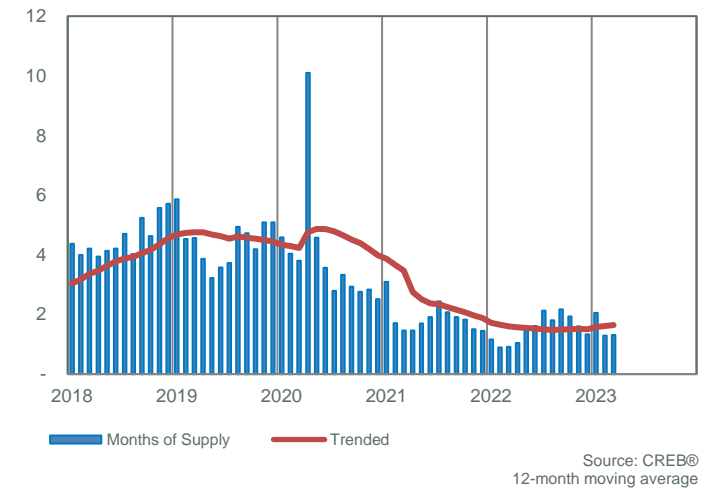
NORTHWEST TOTAL SALES BY PRICE RANGE



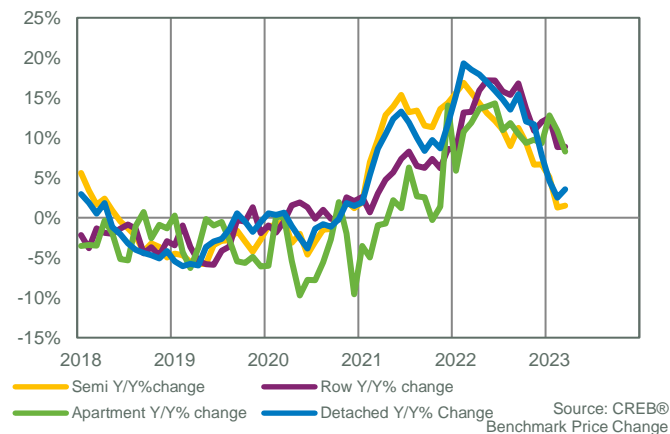
NORTHWEST INVENTORY AND SALES



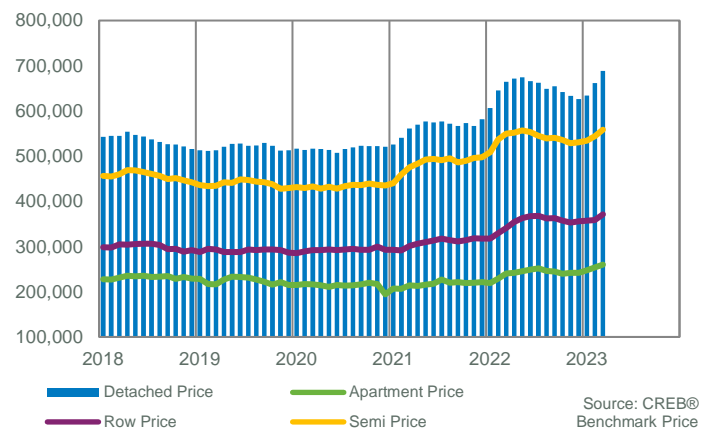
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

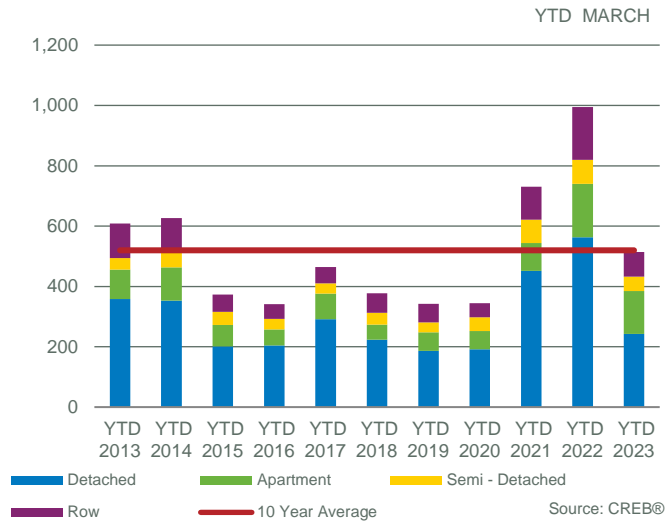


NORTHWEST PRICES

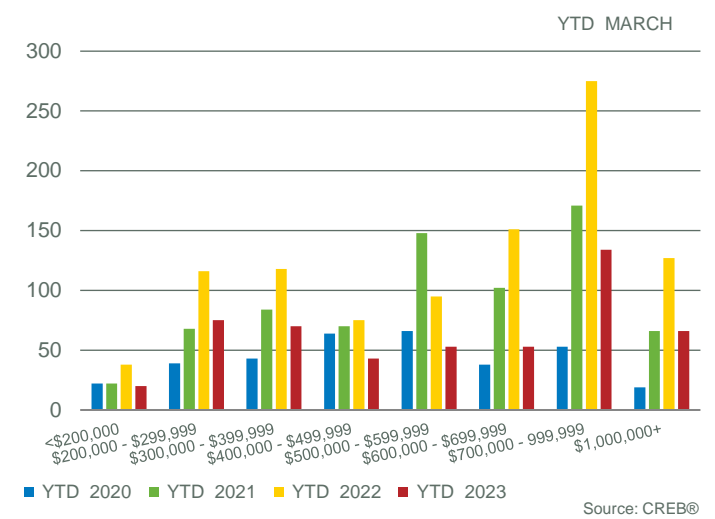


WEST

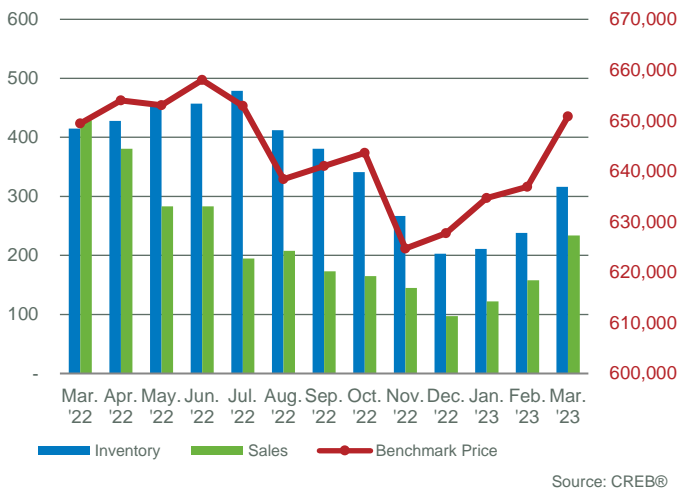
WEST TOTAL SALES



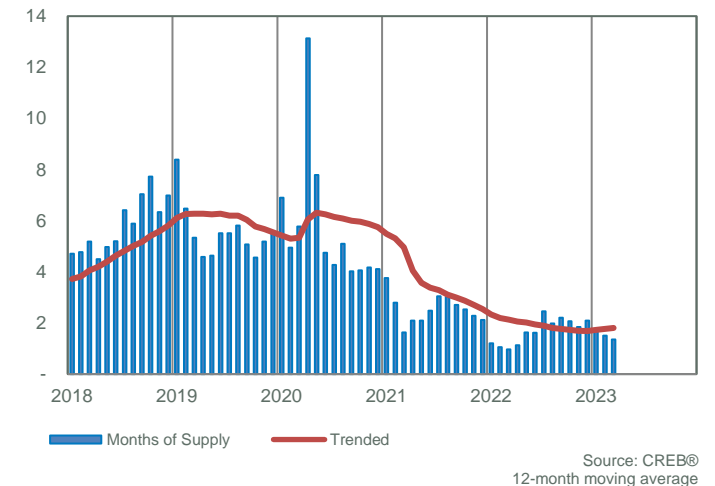
WEST TOTAL SALES BY PRICE RANGE



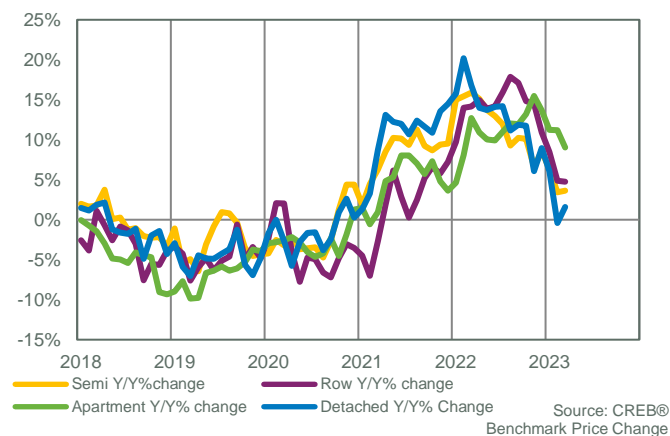
WEST INVENTORY AND SALES



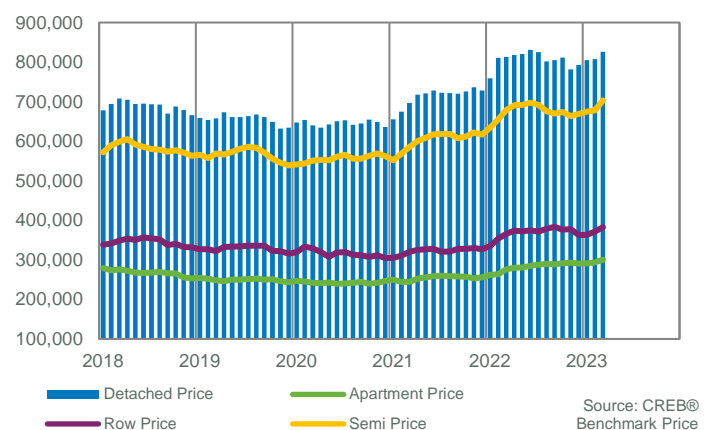
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

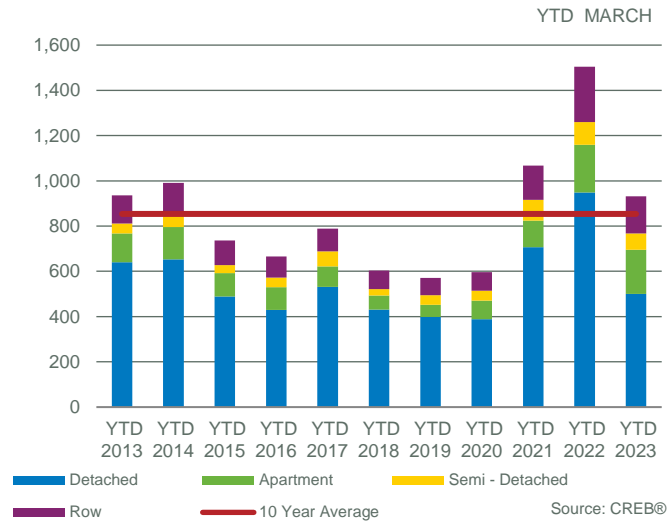


WEST PRICES

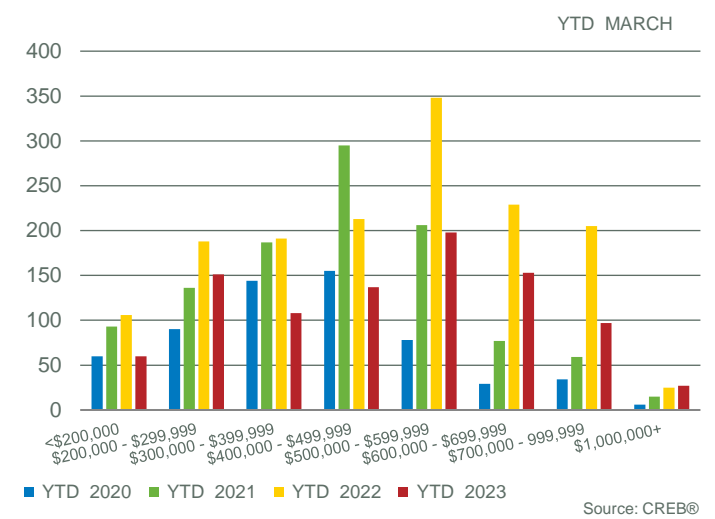


SOUTH

SOUTH TOTAL SALES



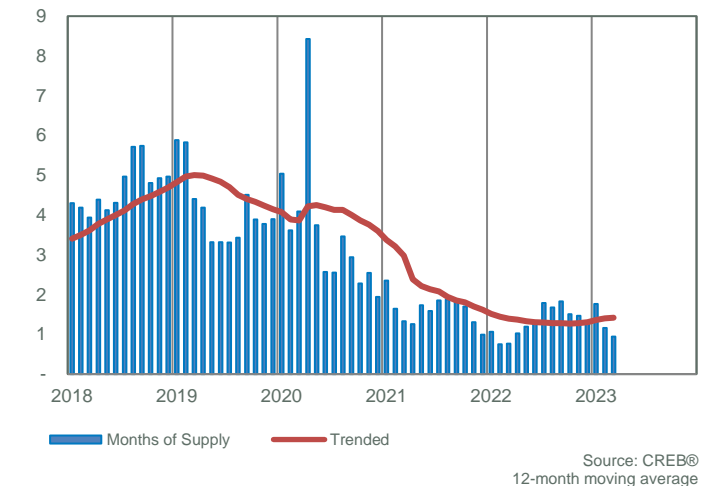
SOUTH TOTAL SALES BY PRICE RANGE



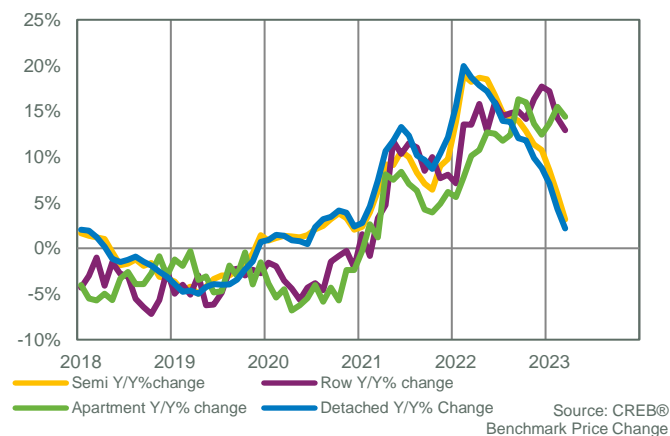
SOUTH INVENTORY AND SALES



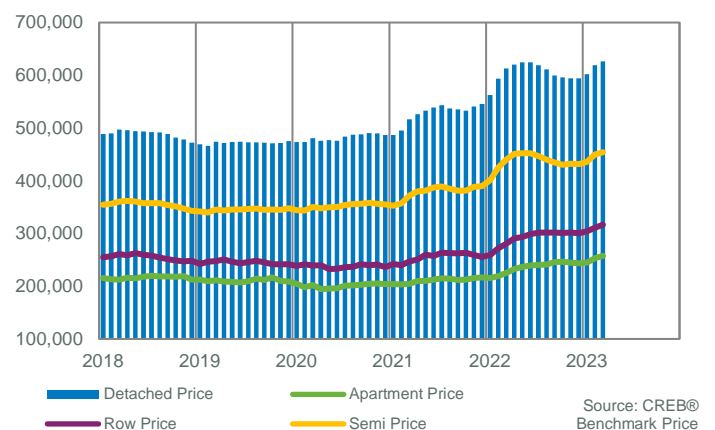
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

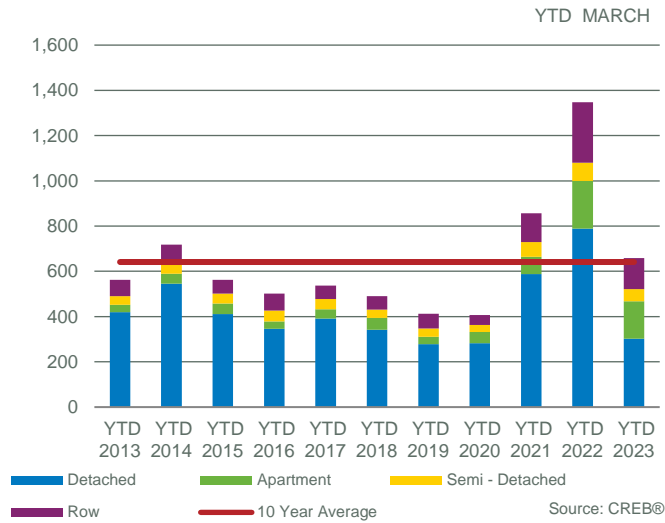


SOUTH PRICES

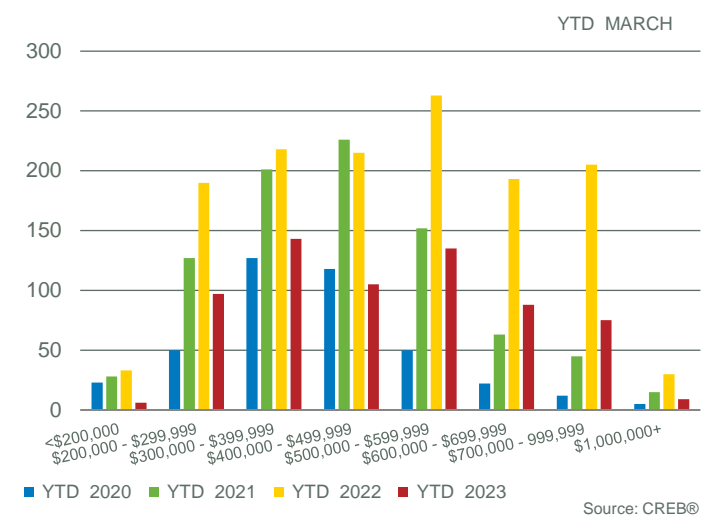


SOUTHEAST

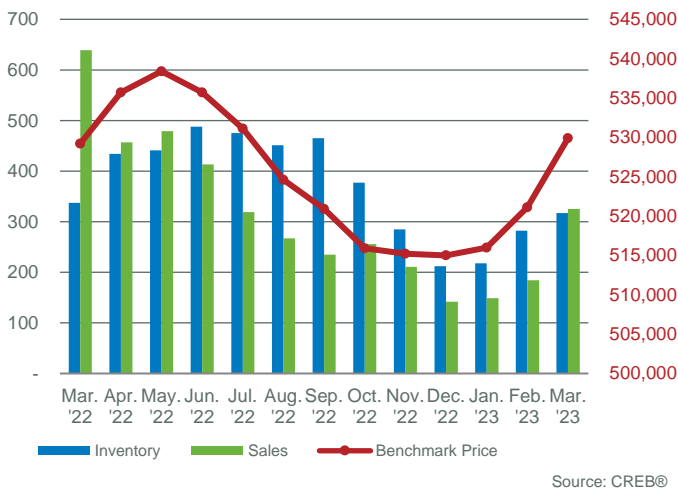
SOUTHEAST TOTAL SALES



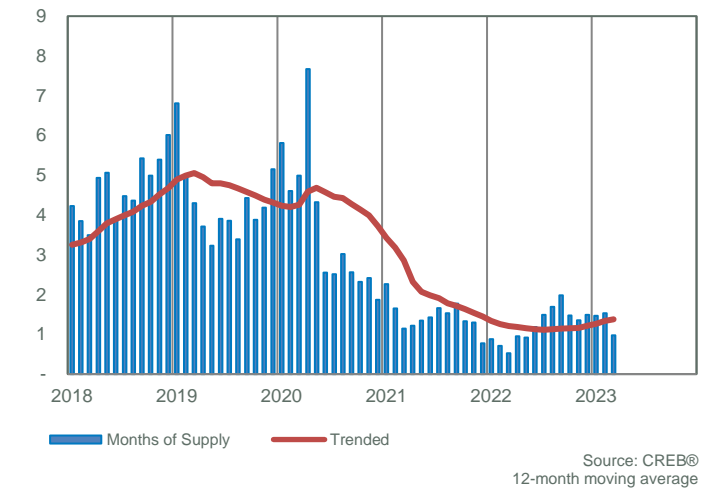
SOUTHEAST TOTAL SALES BY PRICE RANGE



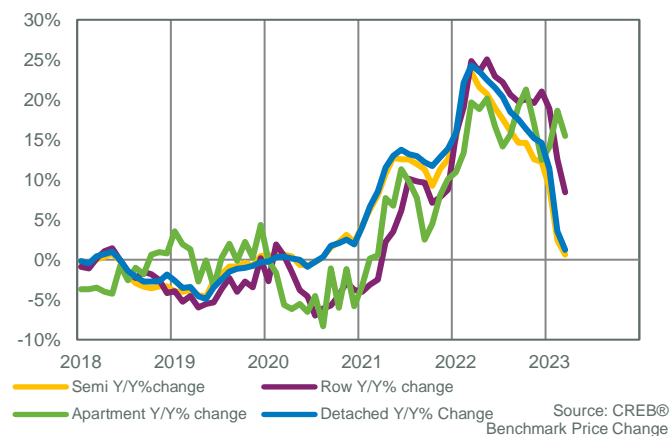
SOUTHEAST INVENTORY AND SALES



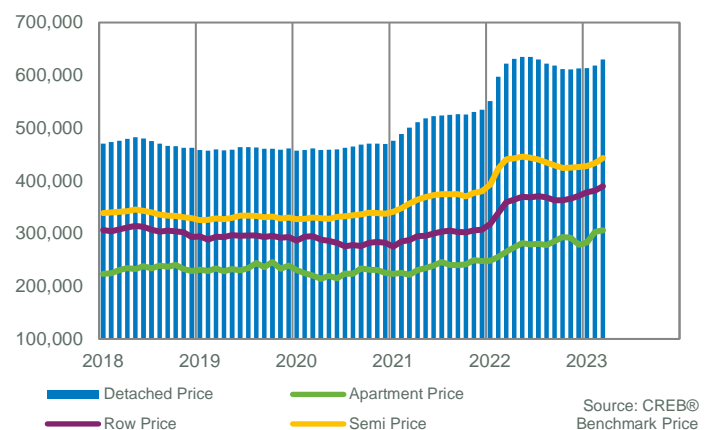
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

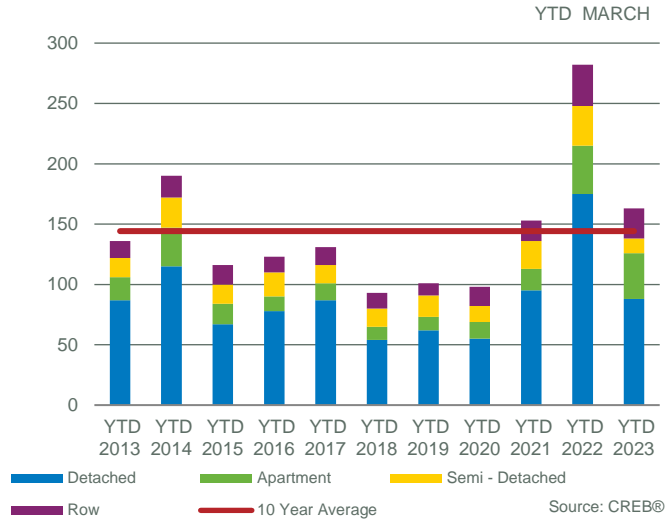


SOUTHEAST PRICES

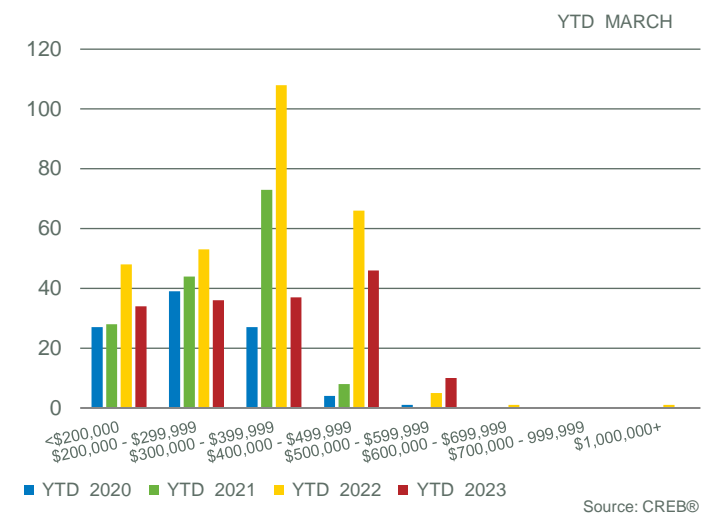


EAST

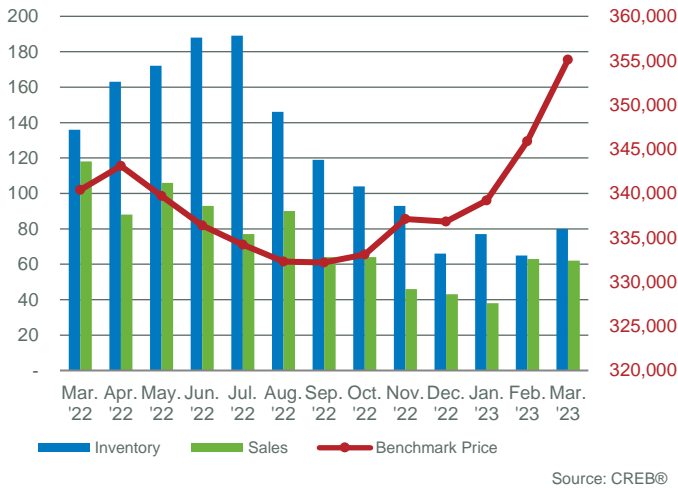
EAST TOTAL SALES



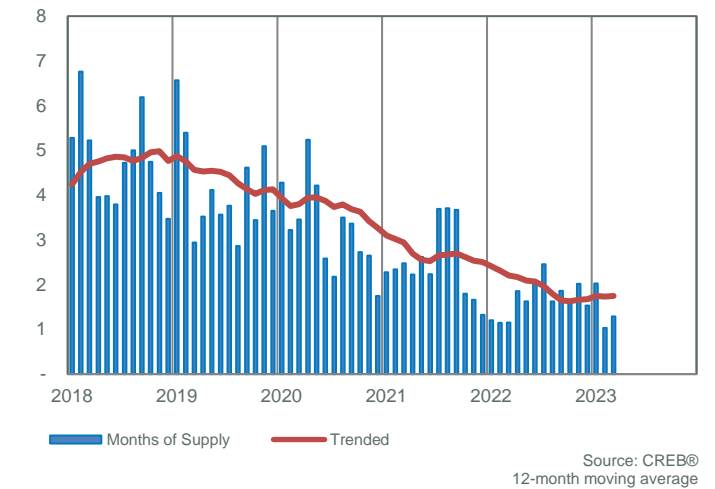
EAST TOTAL SALES BY PRICE RANGE



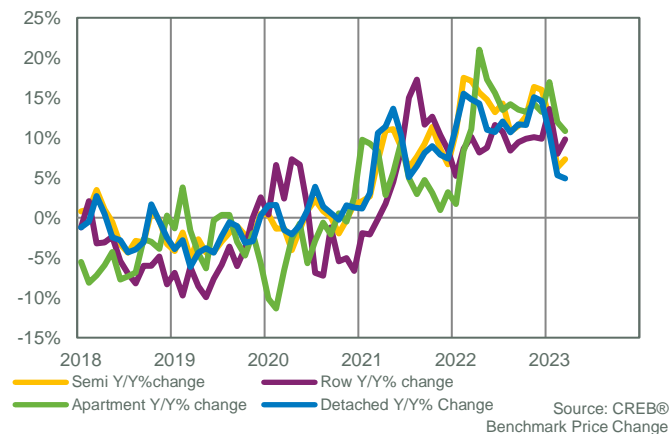
EAST INVENTORY AND SALES



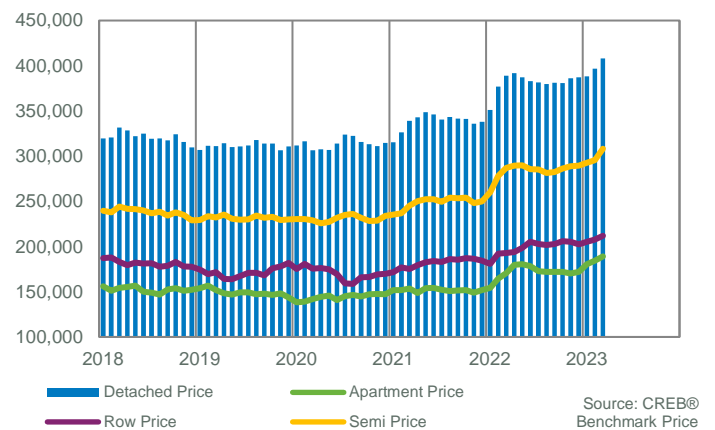
EAST MONTHS OF INVENTORY

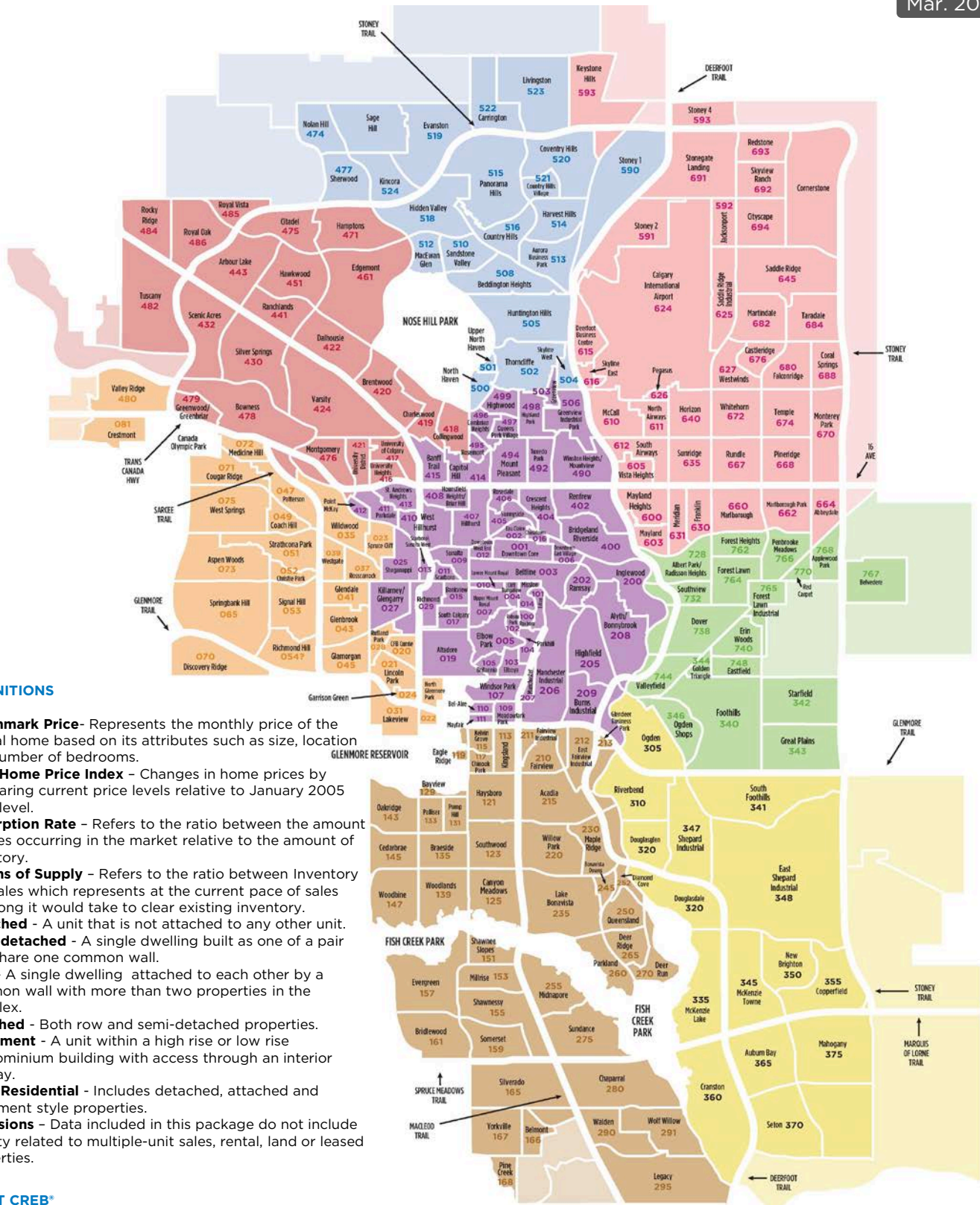


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

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

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