



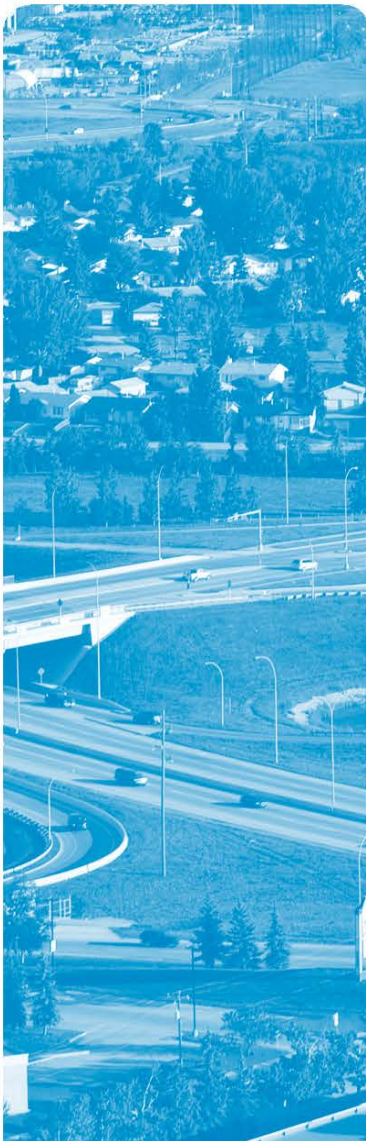
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MONTHLY STATISTICS PACKAGE

City of Calgary

January 2023



creb.com

January 2023

Supply of lower-priced homes remains low for January

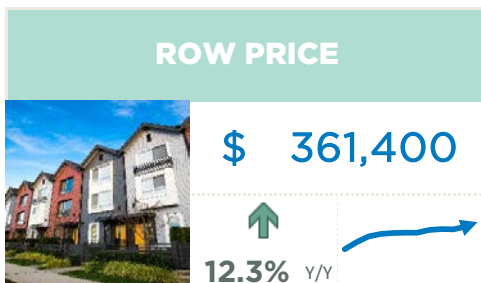
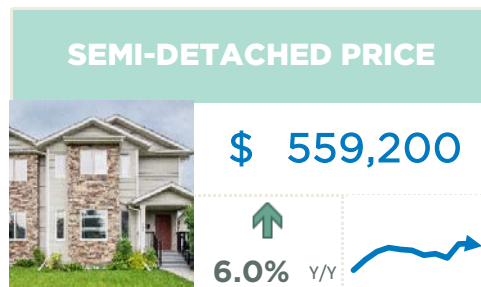
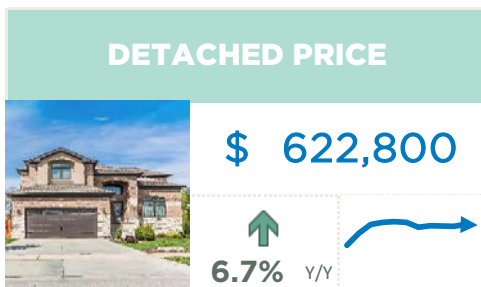
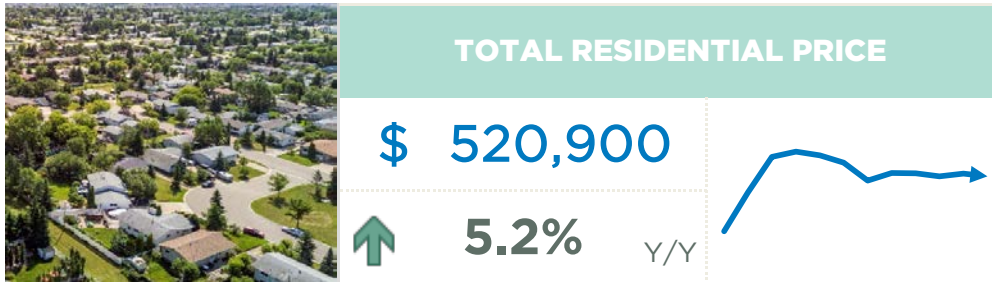
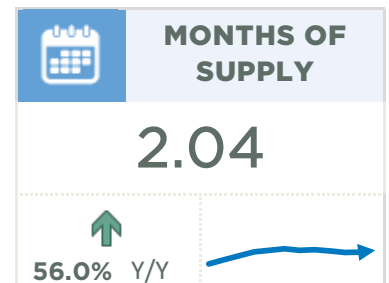
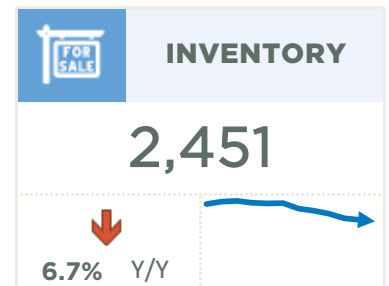
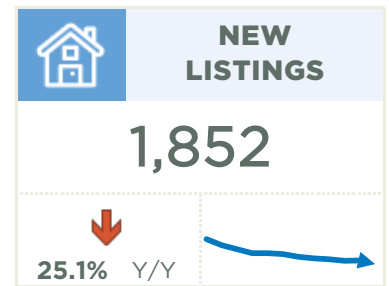
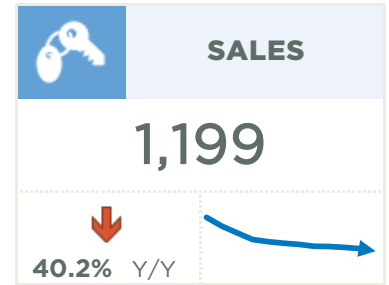
City of Calgary, Feb. 1, 2023 – The level of new listings in January fell to the lowest levels seen since the late 90s. While new listings fell in nearly every price range, the pace of decline was higher for lower-priced properties.

At the same time, sales activity did slow compared to the high levels reported last year but remained consistent with long-term trends. However, there has been a shift in the composition of sales as detached homes only comprised 47 per cent of all sales.

“Higher lending rates are causing many buyers to seek out lower-priced products in our market,” said CREB® Chief Economist Ann-Marie Lurie. “However, the higher rates are likely also preventing some move-up activity in the market impacting supply growth for lower-priced homes. This is causing differing conditions in the housing market based on price range.”

With 2,451 units available in inventory, levels remain 43 per cent lower than long-term trends for the month. While overall inventory levels are slightly lower than last January, there is significant variation by price range. Homes priced under \$500,000 reported year-over-year inventory declines of nearly 30 per cent while inventory levels improved for homes prices above that level.

Although conditions are not as tight as last year, lower supply levels are preventing a significant shift toward balanced conditions and prices did trend up slightly over last month breaking the seven consecutive month slide. As of January, the benchmark price reached \$520,900, 5 per cent higher than last January, but still well below the May 2022 high of \$546,000.



January 2023

January 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	561	-51%	879	-32%	1,140	27%	64%	2.03	160%	\$622,800	7%
Semi	111	-44%	150	-44%	225	-7%	74%	2.03	65%	\$559,200	6%
Row	209	-31%	278	-24%	316	-26%	75%	1.51	9%	\$361,400	12%
Apartment	318	-10%	545	-1%	770	-27%	58%	2.42	-19%	\$277,600	10%
Total Residential	1,199	-40%	1,852	-25%	2,451	-7%	65%	2.04	56%	\$520,900	5%

Year-to-Date

January 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%
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Row	209	-31%	278	-24%	316	-26%	75%	1.51	9%	\$361,400	12%
Apartment	318	-10%	545	-1%	770	-27%	58%	2.42	-19%	\$277,600	10%
Total Residential	1,199	-40%	1,852	-25%	2,451	-7%	65%	2.04	56%	\$520,900	5%



Detached

Detached home sales saw the largest pullback despite the year-over-year rise in inventory levels. Higher lending rates are cooling demand for higher-priced homes which is supporting inventory gains. Meanwhile, a limited supply of lower-priced products is preventing stronger sales in the lower price ranges.

The variation within the market is likely causing divergent trends in pricing as prices have trended down in the higher-priced City Centre, while still reporting some modest gains in other districts of the city. Overall, the benchmark price reached \$622,800 in January, slightly higher than levels reported in December, but still below the monthly high achieved in May 2022.



Semi-Detached

Sales in January slowed relative to last year's levels but remained above levels achieved before the pandemic. At the same time, a pullback in new listings has left inventory levels below the already low levels reported last January. Like the detached sector, semi-detached homes have seen shifts where the demand remains strong for lower-priced product relative to the supply likely causing divergent trends in pricing. In January, most districts reported a monthly benchmark price growth. However, prices did trend down in the higher-priced City Centre district causing Calgary's semi-detached benchmark prices to ease slightly over levels seen in December 2022. Despite the monthly adjustment overall, prices remained nearly six per cent higher than levels reported in January 2022.



Row

Row homes sales slowed over last year's record high but remained well above long-term trends for the month. Sales would have likely been stronger if more listings came onto the market. In January, new listings dropped over the previous year and were over 20 per cent below long-term trends. The adjustments in both sales and new listings did little to change the low inventory scenario and the months of supply remained below two months in January. The persistently tight conditions did also prevent any downward pressure on prices which posted a nearly one per cent gain over December levels. With a benchmark price of \$361,400, levels are still over 12 per cent higher than last January, and only slightly lower than the \$363,700 monthly high achieved in June 2022.



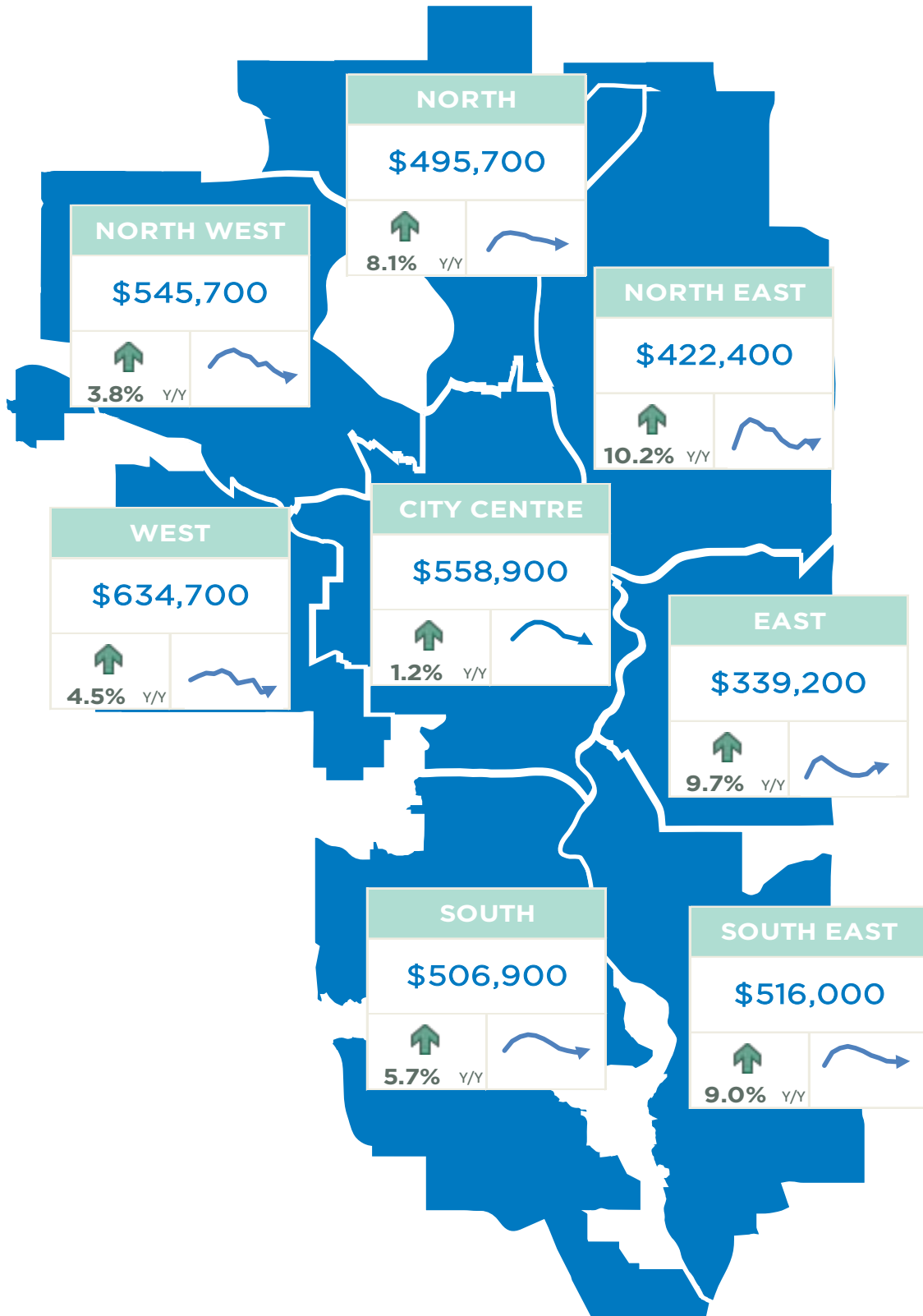
Apartment

Sales for apartment condominiums did not see the same pace of decline as other property types in January partly due to the level of new listings coming onto the market. Nonetheless, inventory levels remained well below long-term trends for the month and have not been this low in January since 2014.

The adjustments to both sales and inventory have left this sector with a months of supply that is lower than levels seen at the start of 2022. The shift to affordable options is also impacting prices within the apartment condominium sector. In January, prices trended up from December levels driven by strong gains in the lower priced district of the North East and East. Overall, apartment condominium prices in the city reached \$277,600, one per cent higher than last month and a year-over-year gain of nearly 10 per cent, narrowing the spread from the record high prices set in 2014.

January 2023

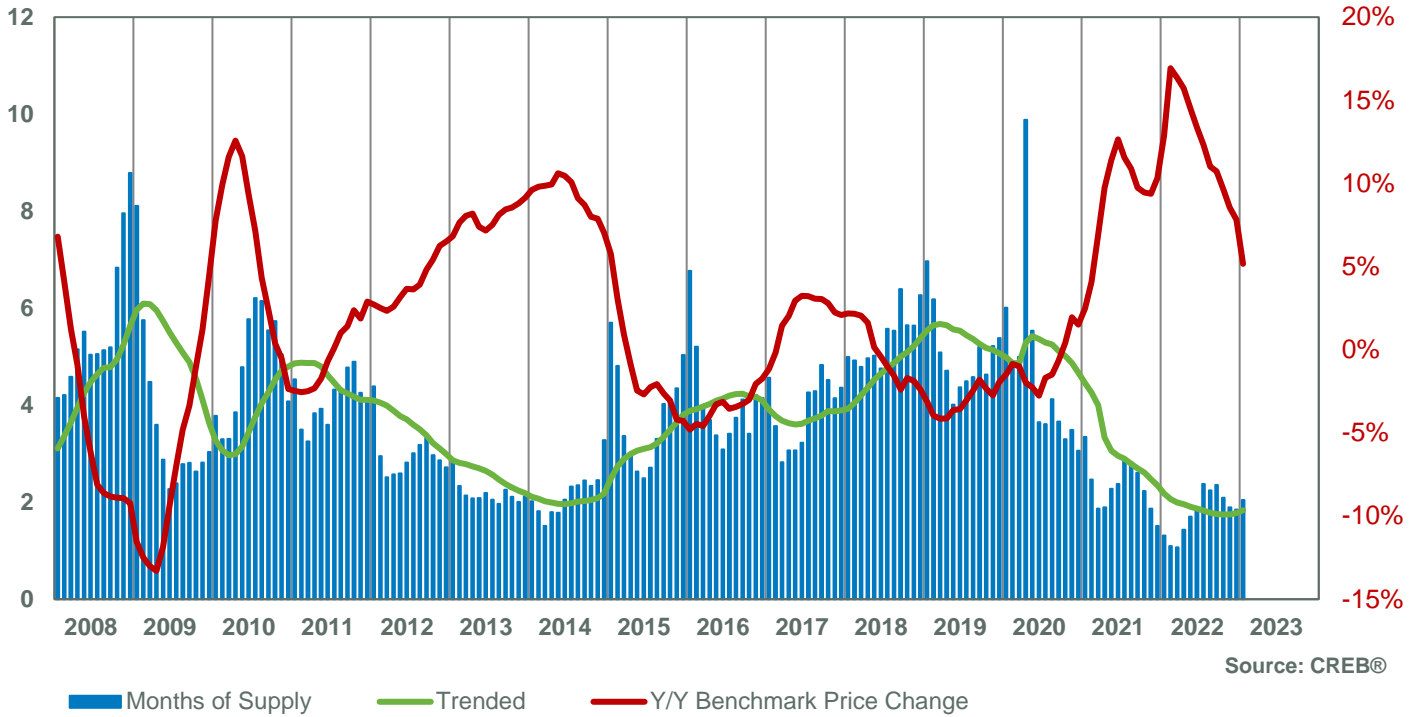
District Total Residential Benchmark Price



	Jan-22	Jan-23	Y/Y % Change	2022	2023	% Change
CITY OF CALGARY						
Total Sales	2,004	1,199	-40.17%	2,004	1,199	-40.17%
Total Sales Volume	\$1,025,935,306	\$609,318,018	-40.61%	\$1,025,935,306	\$609,318,018	-40.61%
New Listings	2,474	1,852	-25.14%	2,474	1,852	-25.14%
Inventory	2,626	2,451	-6.66%	2,626	2,451	-6.66%
Months of Supply	1.31	2.04	56.00%	1.31	2.04	56.00%
Sales to New Listings	81.00%	64.74%	-16.26%	81.00%	64.74%	-16.26%
Sales to List Price	100.69%	98.40%	-2.29%	100.69%	98.40%	-2.29%
Days on Market	44	42	-3.15%	44	42	-4.55%
Benchmark Price	\$495,300	\$520,900	5.17%	\$495,300	\$520,900	5.17%
Median Price	\$467,000	\$465,000	-0.43%	\$467,000	\$465,000	-0.43%
Average Price	\$511,944	\$508,189	-0.73%	\$511,944	\$508,189	-0.73%
Index	246	259	5.17%	236	#N/A	#N/A

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jan. 2023

	Jan-22	Jan-23	Y/Y % Change	2022	2023	% Change
DETACHED						
Total Sales	1,146	561	-51.05%	1,146	561	-51.05%
Total Sales Volume	\$717,534,941	\$376,373,171	-47.55%	\$717,534,941	\$376,373,171	-47.55%
New Listings	1,293	879	-32.02%	1,293	879	-32.02%
Inventory	897	1,140	27.09%	897	1,140	27.09%
Months of Supply	0.78	2.03	159.62%	0.78	2.03	159.62%
Sales to New Listings Ratio	88.63%	63.82%	-24.81%	88.63%	63.82%	-24.81%
Sales to List Price Ratio	101.50%	98.40%	-3.09%	101.50%	98.40%	-3.09%
Days on Market	33	42	26.82%	33	42	27.27%
Benchmark Price	\$583,500	\$622,800	6.74%	\$583,500	\$622,800	6.74%
Median Price	\$570,600	\$599,000	4.98%	\$570,600	\$599,000	4.98%
Average Price	\$626,121	\$670,897	7.15%	\$626,121	\$670,897	7.15%
APARTMENT						
Total Sales	355	318	-10.42%	355	318	-10.42%
Total Sales Volume	\$95,159,875	\$90,309,730	-5.10%	\$95,159,875	\$90,309,730	-5.10%
New Listings	550	545	-0.91%	550	545	-0.91%
Inventory	1,061	770	-27.43%	1,061	770	-27.43%
Months of Supply	2.99	2.42	-18.98%	2.99	2.42	-18.98%
Sales to New Listings Ratio	64.55%	58.35%	-6.20%	64.55%	58.35%	-6.20%
Sales to List Price Ratio	96.53%	97.68%	1.15%	96.53%	97.68%	1.15%
Days on Market	71	44	-37.57%	71	44	-38.03%
Benchmark Price	\$253,100	\$277,600	9.68%	\$253,100	\$277,600	9.68%
Median Price	\$234,000	\$257,625	10.10%	\$234,000	\$257,625	10.10%
Average Price	\$268,056	\$283,993	5.95%	\$268,056	\$283,993	5.95%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	198	111	-43.94%	198	111	-43.94%
Total Sales Volume	\$110,580,903	\$64,715,791	-41.48%	\$110,580,903	\$64,715,791	-41.48%
New Listings	267	150	-43.82%	267	150	-43.82%
Inventory	243	225	-7.41%	243	225	-7.41%
Months of Supply	1.23	2.03	65.17%	1.23	2.03	65.17%
Sales to New Listings Ratio	74.16%	74.00%	-0.16%	74.16%	74.00%	-0.16%
Sales to List Price Ratio	101.24%	98.67%	-2.54%	101.24%	98.67%	-2.54%
Days on Market	35	47	32.89%	35	47	34.29%
Benchmark Price	\$527,700	\$559,200	5.97%	\$527,700	\$559,200	5.97%
Median Price	\$512,500	\$530,000	3.41%	\$512,500	\$530,000	3.41%
Average Price	\$558,489	\$583,025	4.39%	\$558,489	\$583,025	4.39%
CITY OF CALGARY ROW						
Total Sales	305	209	-31.48%	305	209	-31.48%
Total Sales Volume	\$102,659,587	\$77,919,326	-24.10%	\$102,659,587	\$77,919,326	-24.10%
New Listings	364	278	-23.63%	364	278	-23.63%
Inventory	425	316	-25.65%	425	316	-25.65%
Months of Supply	1.39	1.51	8.51%	1.39	1.51	8.51%
Sales to New Listings Ratio	83.79%	75.18%	-8.61%	83.79%	75.18%	-8.61%
Sales to List Price Ratio	98.57%	99.03%	0.46%	98.57%	99.03%	0.46%
Days on Market	58	39	-33.65%	58	39	-32.76%
Benchmark Price	\$321,700	\$361,400	12.34%	\$321,700	\$361,400	12.34%
Median Price	\$314,000	\$365,000	16.24%	\$314,000	\$365,000	16.24%
Average Price	\$336,589	\$372,820	10.76%	\$336,589	\$372,820	10.76%

For a list of definitions, see page 29.

January 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	85	134	63.43%	230	2.71	\$774,100	1.77%	-2.47%
North East	104	150	69.33%	215	2.07	\$477,400	11.36%	1.12%
North	66	100	66.00%	110	1.67	\$579,000	9.80%	0.61%
North West	62	100	62.00%	112	1.81	\$634,300	4.58%	1.23%
West	59	92	64.13%	102	1.73	\$804,900	6.08%	1.48%
South	94	162	58.02%	212	2.26	\$602,100	7.08%	1.38%
South East	70	101	69.31%	99	1.41	\$613,800	11.34%	0.13%
East	20	36	55.56%	50	2.50	\$388,200	10.54%	0.26%
TOTAL CITY	561	879	63.82%	1,140	2.03	\$622,800	6.74%	0.52%
Apartment								
City Centre	133	267	49.81%	426	3.20	\$302,800	6.62%	0.70%
North East	21	45	46.67%	53	2.52	\$225,700	21.41%	4.83%
North	17	27	62.96%	34	2.00	\$254,300	17.41%	0.79%
North West	24	59	40.68%	71	2.96	\$247,500	12.81%	2.19%
West	32	32	100.00%	60	1.88	\$291,300	11.23%	0.21%
South	41	60	68.33%	60	1.46	\$244,700	13.66%	0.49%
South East	40	42	95.24%	53	1.33	\$283,000	14.11%	1.51%
East	10	13	76.92%	13	1.30	\$180,600	16.97%	5.06%
TOTAL CITY	318	545	58.35%	770	2.42	\$277,600	9.68%	1.02%
Semi-detached								
City Centre	28	55	50.91%	103	3.68	\$782,500	5.39%	-2.14%
North East	14	16	87.50%	25	1.79	\$339,400	9.41%	0.95%
North	17	11	154.55%	13	0.76	\$444,800	10.15%	0.38%
North West	12	17	70.59%	21	1.75	\$534,100	5.06%	0.64%
West	8	11	72.73%	18	2.25	\$674,400	6.31%	0.79%
South	16	19	84.21%	19	1.19	\$435,600	8.55%	0.90%
South East	13	15	86.67%	17	1.31	\$428,100	8.99%	0.45%
East	2	6	33.33%	9	4.50	\$292,700	12.45%	1.07%
TOTAL CITY	111	150	74.00%	225	2.03	\$559,200	5.97%	-0.67%
Row								
City Centre	31	57	54.39%	72	2.32	\$503,500	8.12%	0.18%
North East	29	41	70.73%	46	1.59	\$258,300	19.58%	2.05%
North	41	46	89.13%	38	0.93	\$344,500	14.87%	0.82%
North West	14	22	63.64%	26	1.86	\$357,600	12.52%	0.48%
West	23	28	82.14%	31	1.35	\$363,000	8.46%	0.19%
South	38	37	102.70%	42	1.11	\$304,100	17.19%	1.16%
South East	26	38	68.42%	49	1.88	\$378,200	18.86%	1.78%
East	6	3	200.00%	6	1.00	\$205,300	13.61%	1.38%
TOTAL CITY	209	278	75.18%	316	1.51	\$361,400	12.34%	0.87%

*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



Jan. 2023

TOTAL SALES

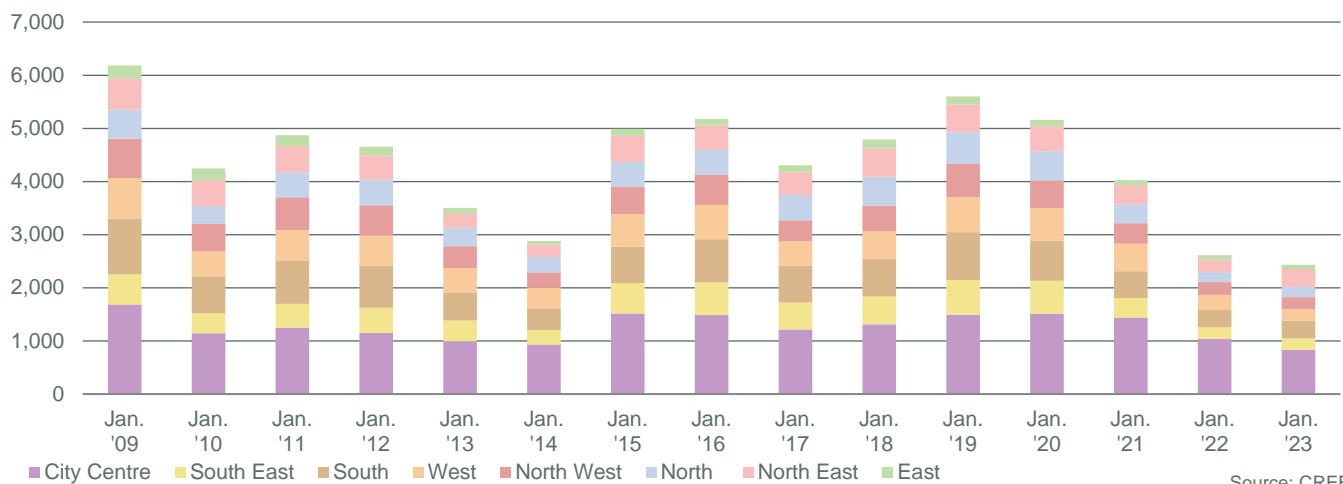
JANUARY



Source: CREB®

TOTAL INVENTORY

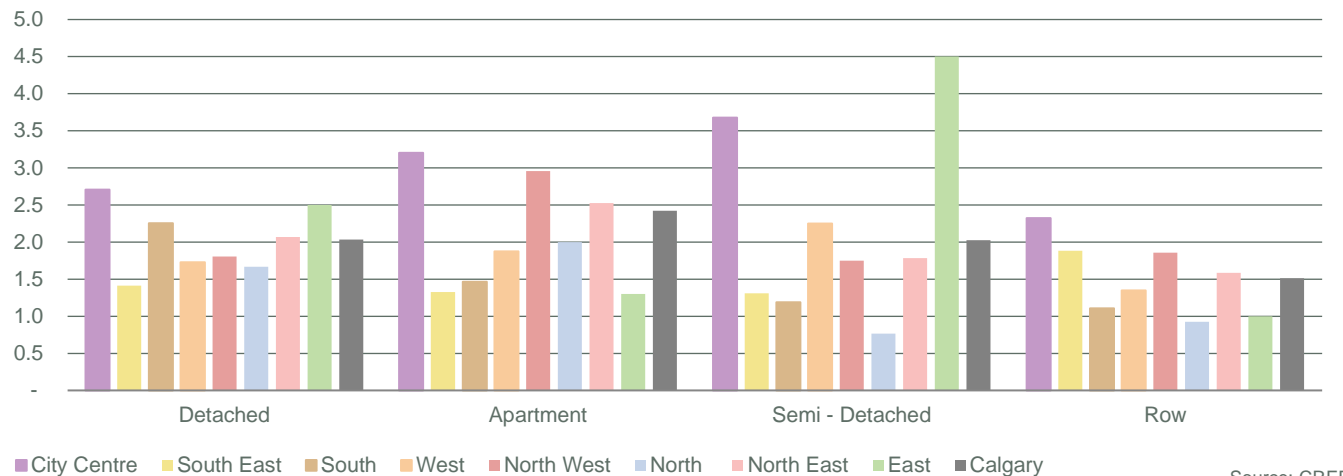
JANUARY



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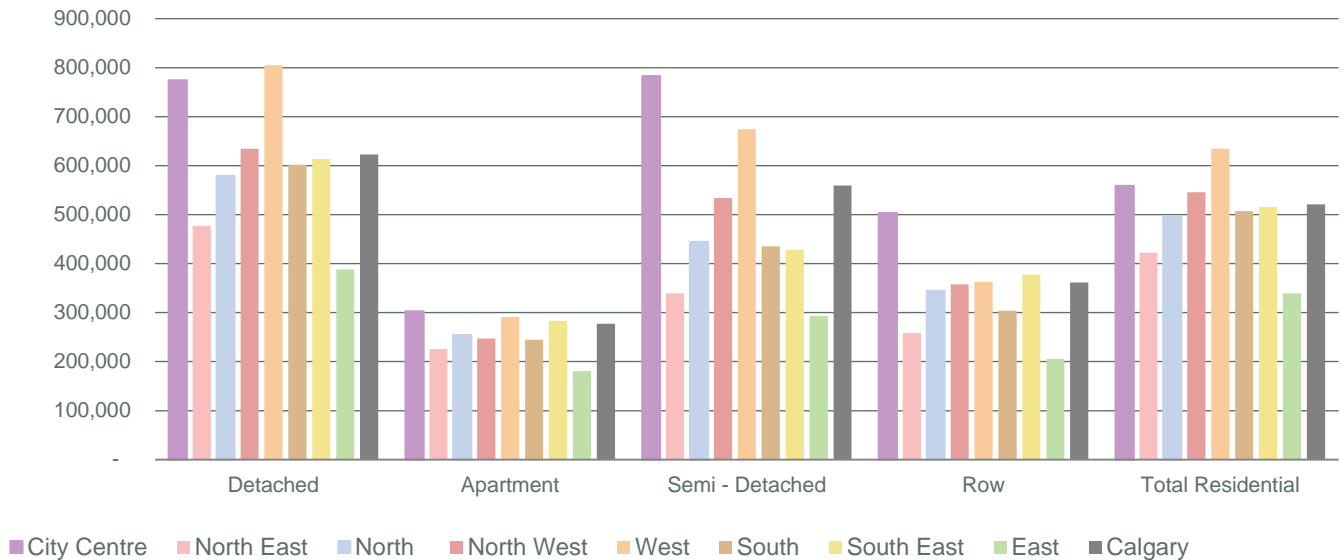
MONTHS OF SUPPLY

JANUARY



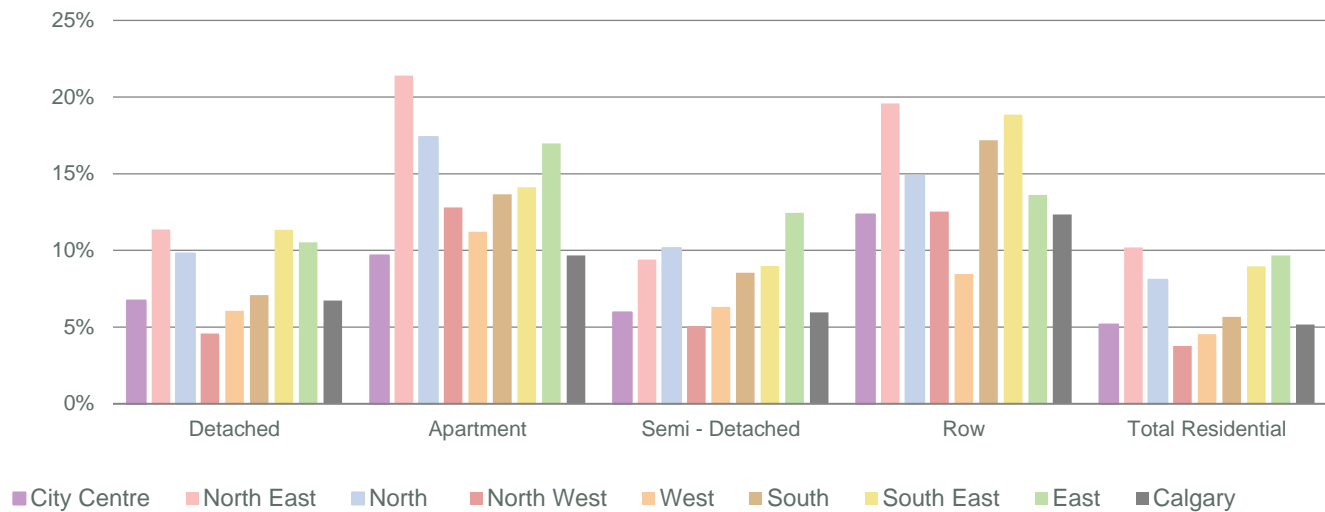
Source: CREB®

BENCHMARK PRICE - JANUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY

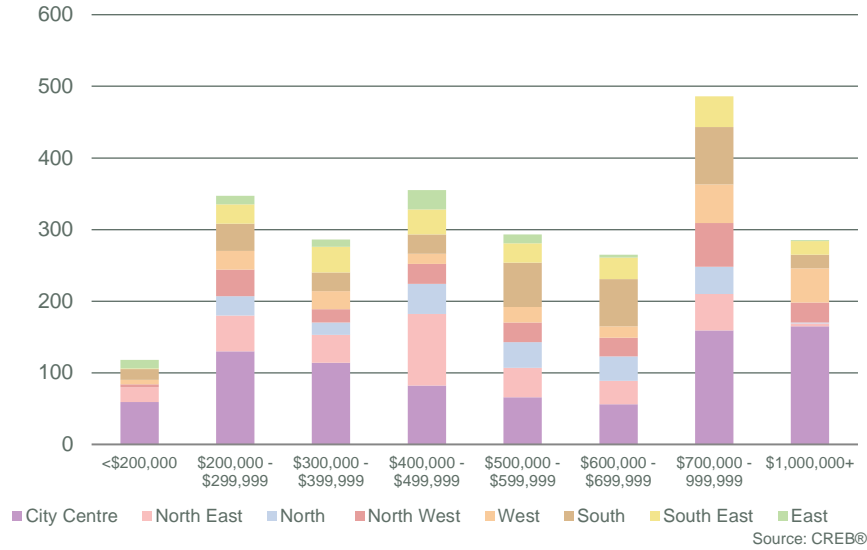


Source: CREB®

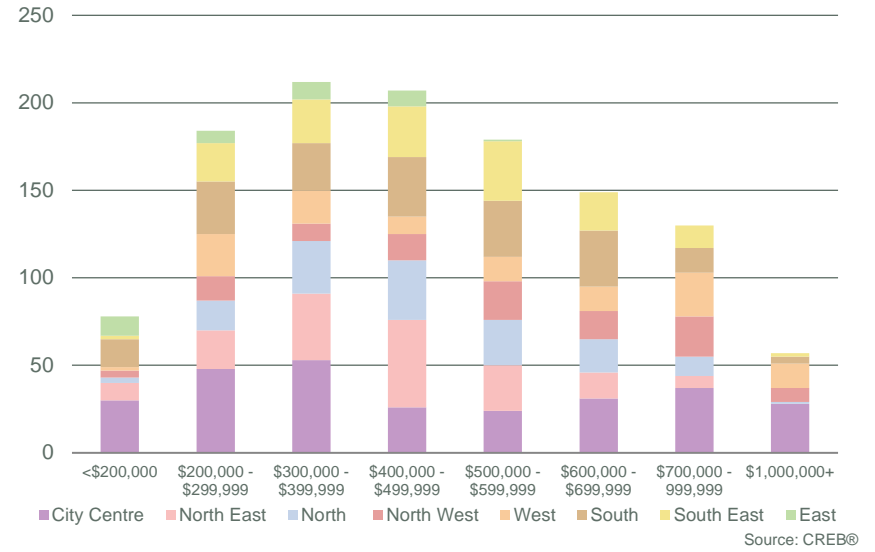
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

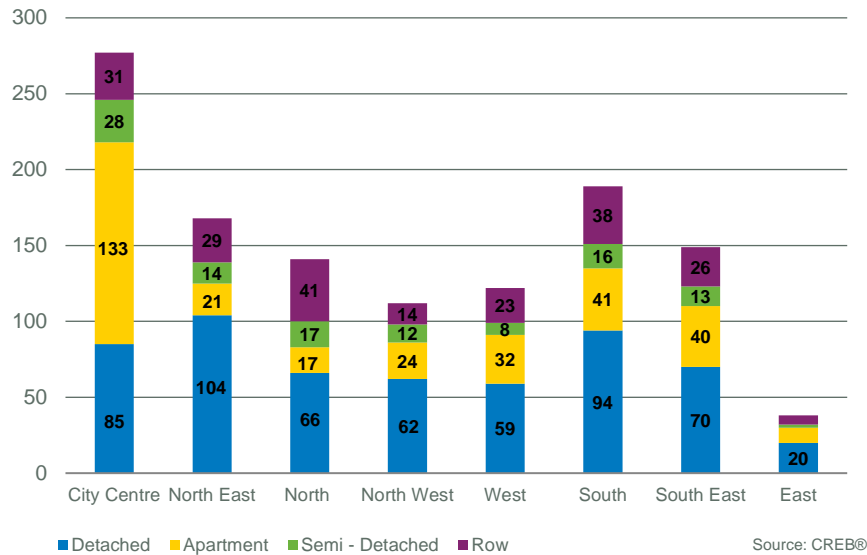
TOTAL INVENTORY BY PRICE RANGE - JANUARY



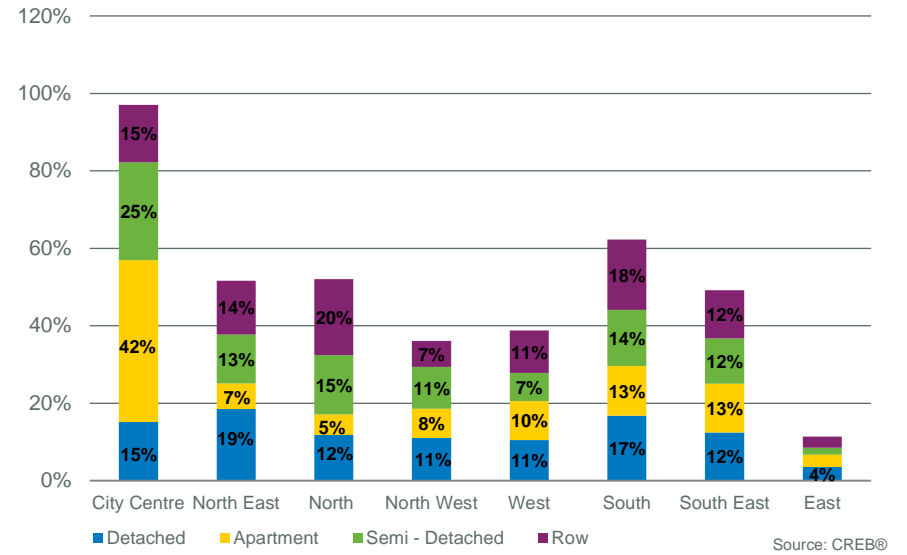
TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



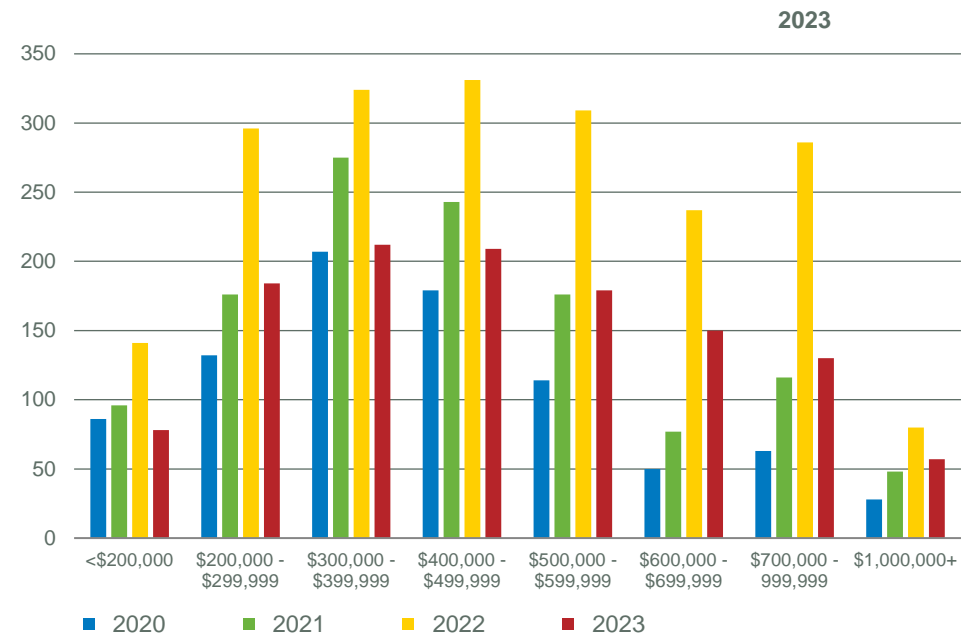
SHARE OF CITY WIDE SALES - JANUARY



	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	1,895	1,857	1,643	1,202
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	2,626	3,606	4,388	4,873	5,213	5,403	5,342	4,782	4,459	3,887	3,114	2,219
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	451,750
Average Price	511,944	547,868	537,853	532,310	519,911	517,787	491,452	485,173	498,815	509,598	490,256	495,689
Index	246	260	267	270	271	270	268	264	262	260	258	258
2023												
Sales	1,199											
New Listings	1,852											
Inventory	2,451											
Days on Market	42											
Benchmark Price	520,900											
Median Price	465,000											
Average Price	508,189											
Index	259											

	Jan-22	Jan-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	2	-	2	-
\$100,000 - \$149,999	28	19	28	19
\$150,000 - \$199,999	111	59	111	59
\$200,000 - \$249,999	135	102	135	102
\$250,000 - \$299,999	161	82	161	82
\$300,000 - \$349,999	162	99	162	99
\$350,000 - \$399,999	162	113	162	113
\$400,000 - \$449,999	174	97	174	97
\$450,000 - \$499,999	157	112	157	112
\$500,000 - \$549,999	147	90	147	90
\$550,000 - \$599,999	162	89	162	89
\$600,000 - \$649,999	132	87	132	87
\$650,000 - \$699,999	105	63	105	63
\$700,000 - \$749,999	94	37	94	37
\$750,000 - \$799,999	59	28	59	28
\$800,000 - \$849,999	52	20	52	20
\$850,000 - \$899,999	46	22	46	22
\$900,000 - \$949,999	18	16	18	16
\$950,000 - \$999,999	17	7	17	7
\$1,000,000 - \$1,299,999	44	31	44	31
\$1,300,000 - \$1,499,999	12	9	12	9
\$1,500,000 - \$1,999,999	17	11	17	11
\$2,000,000 +	7	6	7	6
	2,004	1,199	2,004	1,199

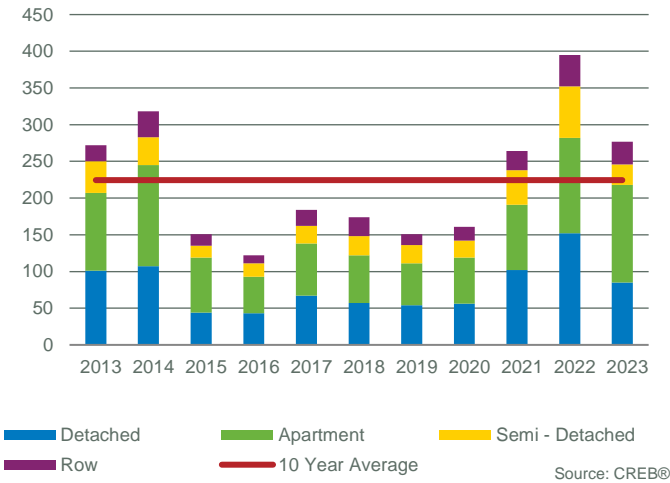
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

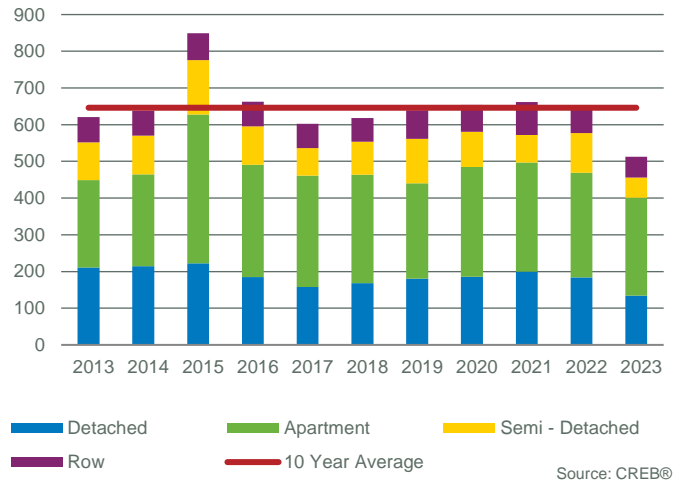
CITY OF CALGARY TOTAL SALES

2023



CITY OF CALGARY TOTAL NEW LISTINGS

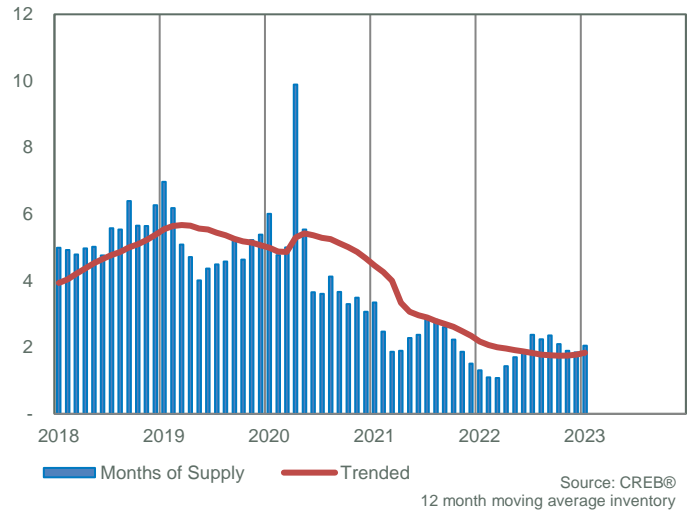
2023



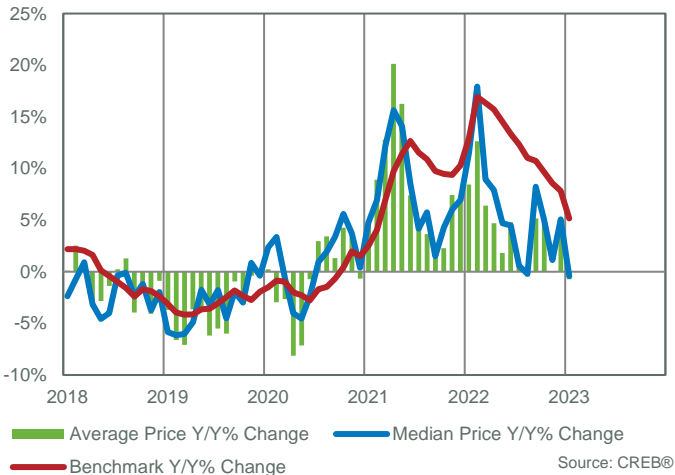
CITY OF CALGARY TOTAL INVENTORY AND SALES



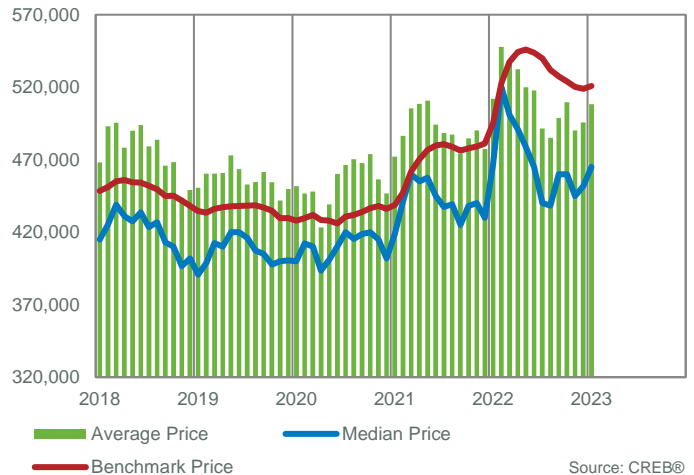
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



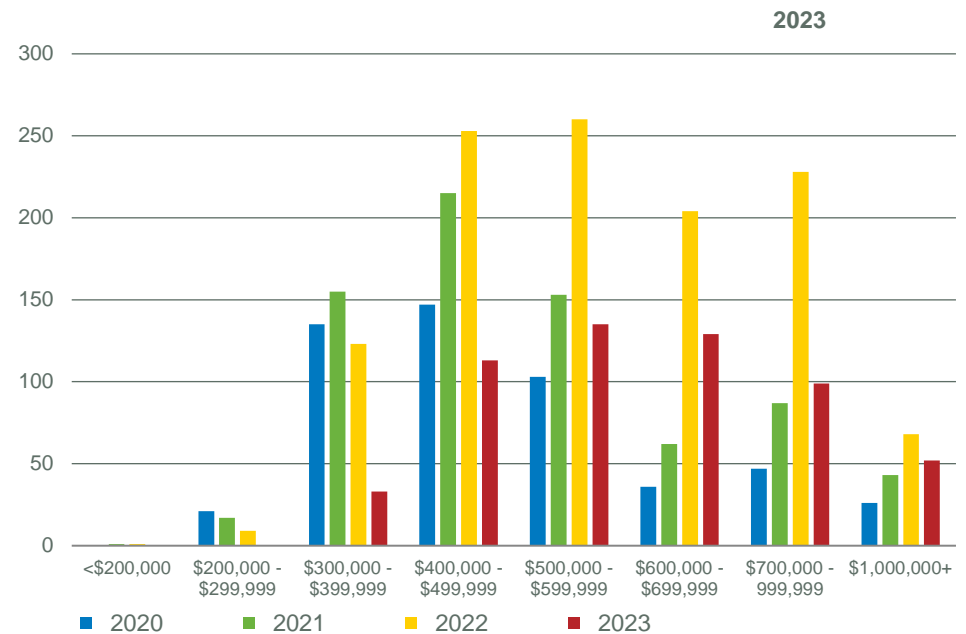
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	1,146	1,896	2,267	1,849	1,616	1,483	1,131	1,064	969	942	815	616
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	897	1,690	2,204	2,467	2,558	2,665	2,596	2,392	2,220	1,948	1,570	1,064
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	570,000	582,000	561,000	570,000
Average Price	626,121	678,360	670,542	669,575	659,734	668,438	637,536	637,127	639,406	655,625	623,835	639,778
Index	228	243	250	253	254	253	252	248	246	244	242	242
2023												
Sales	561											
New Listings	879											
Inventory	1,140											
Days on Market	42											
Benchmark Price	622,800											
Median Price	599,000											
Average Price	670,897											
Index	244											

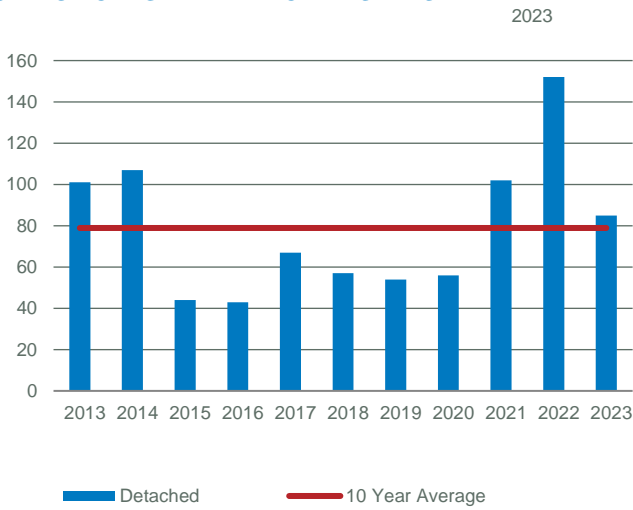
	Jan-22	Jan-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	1	-
\$200,000 - \$249,999	2	-	2	-
\$250,000 - \$299,999	7	-	7	-
\$300,000 - \$349,999	38	9	38	9
\$350,000 - \$399,999	85	24	85	24
\$400,000 - \$449,999	138	48	138	48
\$450,000 - \$499,999	115	65	115	65
\$500,000 - \$549,999	121	66	121	66
\$550,000 - \$599,999	139	69	139	69
\$600,000 - \$649,999	115	74	115	74
\$650,000 - \$699,999	89	55	89	55
\$700,000 - \$749,999	82	31	82	31
\$750,000 - \$799,999	43	21	43	21
\$800,000 - \$849,999	36	10	36	10
\$850,000 - \$899,999	37	16	37	16
\$900,000 - \$949,999	15	15	15	15
\$950,000 - \$999,999	15	6	15	6
\$1,000,000 - \$1,299,999	33	27	33	27
\$1,300,000 - \$1,499,999	12	9	12	9
\$1,500,000 - \$1,999,999	16	11	16	11
\$2,000,000 +	7	5	7	5
	1,146	561	1,146	561

CITY OF CALGARY DETACHED SALES BY PRICE RANGE

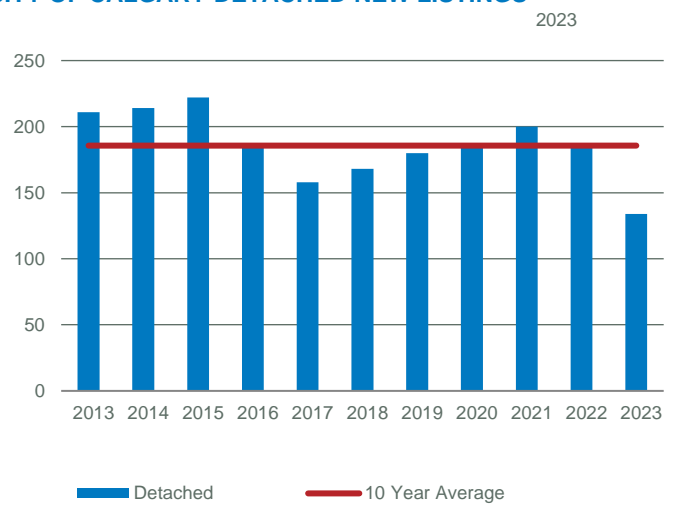


Source: CREB®

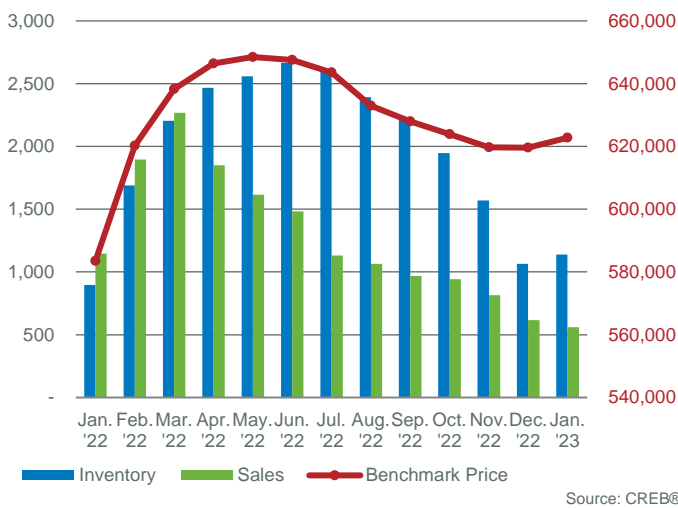
CITY OF CALGARY DETACHED SALES



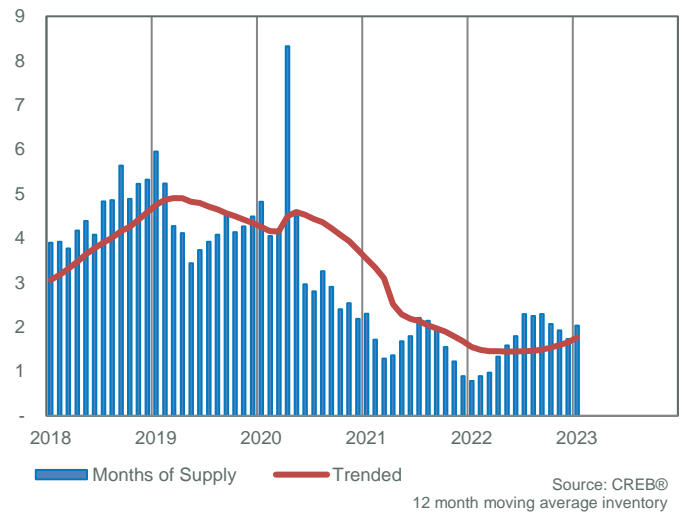
CITY OF CALGARY DETACHED NEW LISTINGS



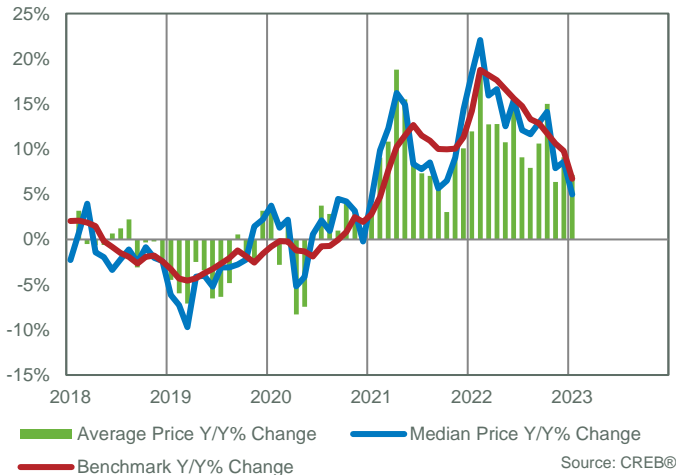
CITY OF CALGARY DETACHED INVENTORY AND SALES



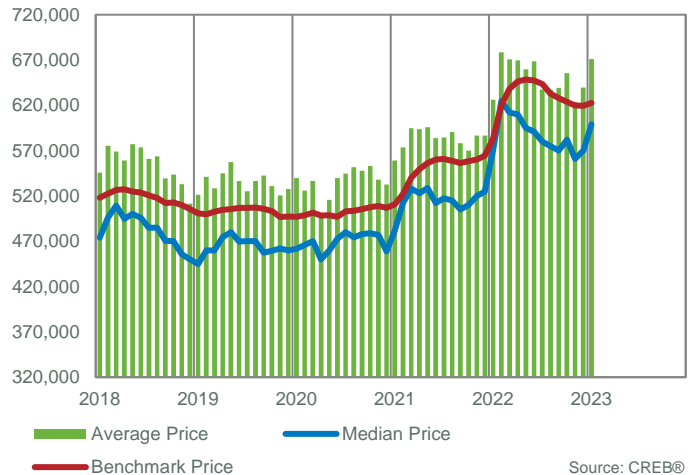
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



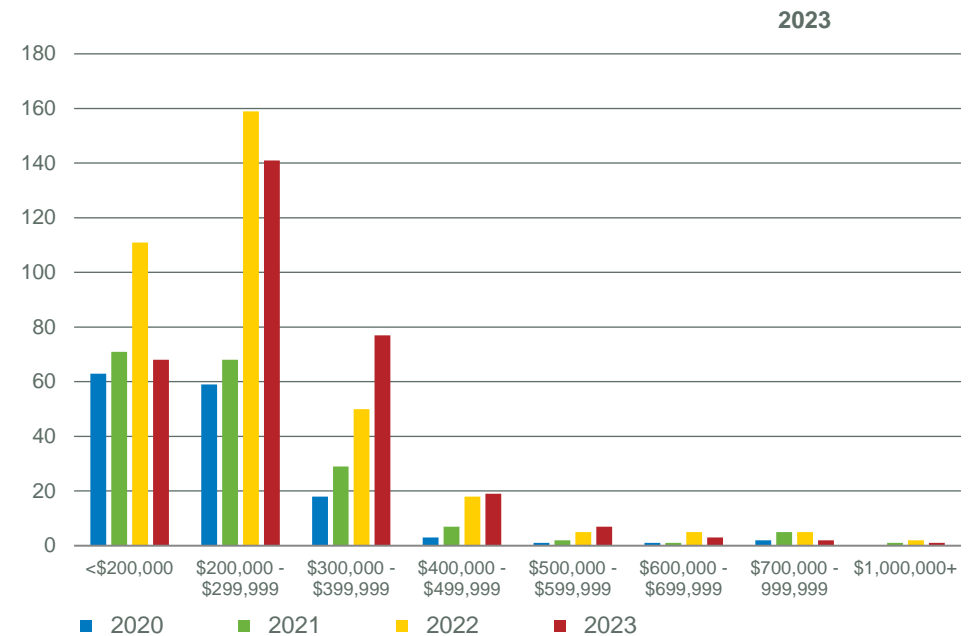
CITY OF CALGARY DETACHED PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	1,061	1,069	1,166	1,277	1,415	1,526	1,573	1,394	1,273	1,139	888	650
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	318											
New Listings	545											
Inventory	770											
Days on Market	44											
Benchmark Price	277,600											
Median Price	257,625											
Average Price	283,993											
Index	226											

	Jan-22	Jan-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	2	-	2	-
\$100,000 - \$149,999	26	18	26	18
\$150,000 - \$199,999	83	50	83	50
\$200,000 - \$249,999	89	79	89	79
\$250,000 - \$299,999	70	62	70	62
\$300,000 - \$349,999	32	46	32	46
\$350,000 - \$399,999	18	31	18	31
\$400,000 - \$449,999	6	13	6	13
\$450,000 - \$499,999	12	6	12	6
\$500,000 - \$549,999	2	3	2	3
\$550,000 - \$599,999	3	4	3	4
\$600,000 - \$649,999	3	2	3	2
\$650,000 - \$699,999	2	1	2	1
\$700,000 - \$749,999	1	-	1	-
\$750,000 - \$799,999	2	-	2	-
\$800,000 - \$849,999	-	1	-	1
\$850,000 - \$899,999	1	1	1	1
\$900,000 - \$949,999	1	-	1	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	1	-	1	-
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	1	-	1	-
\$2,000,000 +	-	1	-	1
	355	318	355	318

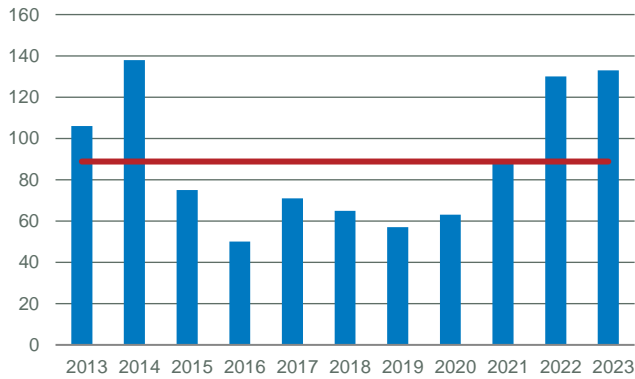
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2023

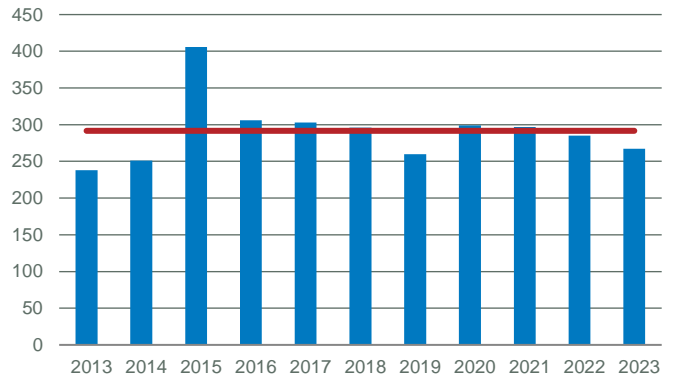


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

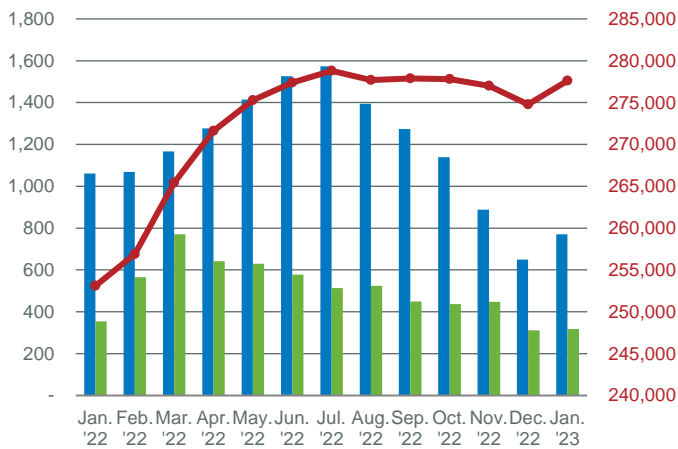
2023



Apartment 10 Year Average

Source: CREB®

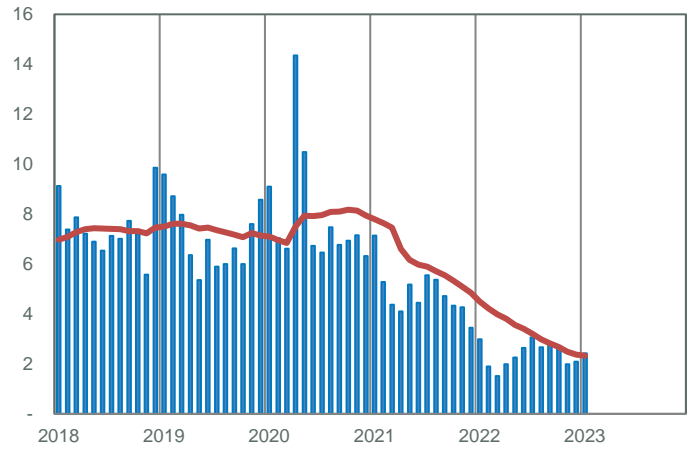
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

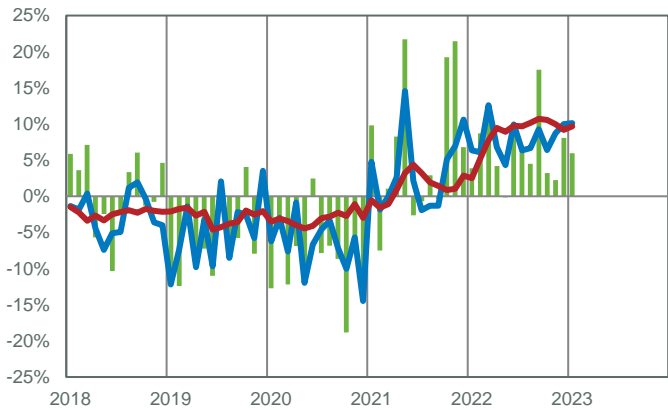
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®
12 month moving average inventory

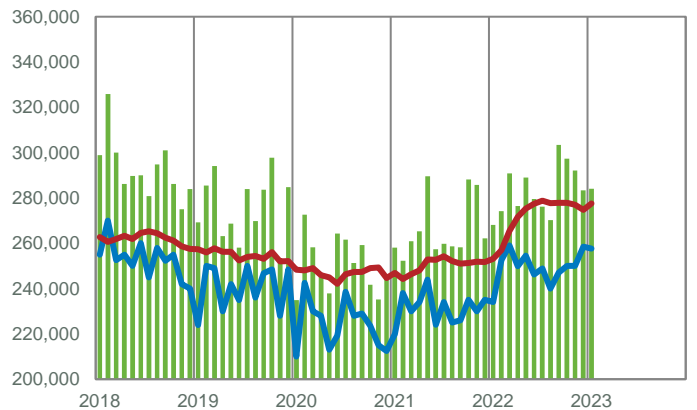
CITY OF CALGARY APARTMENT PRICE CHANGE



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

Benchmark Y/Y% Change Source: CREB®

CITY OF CALGARY APARTMENT PRICES



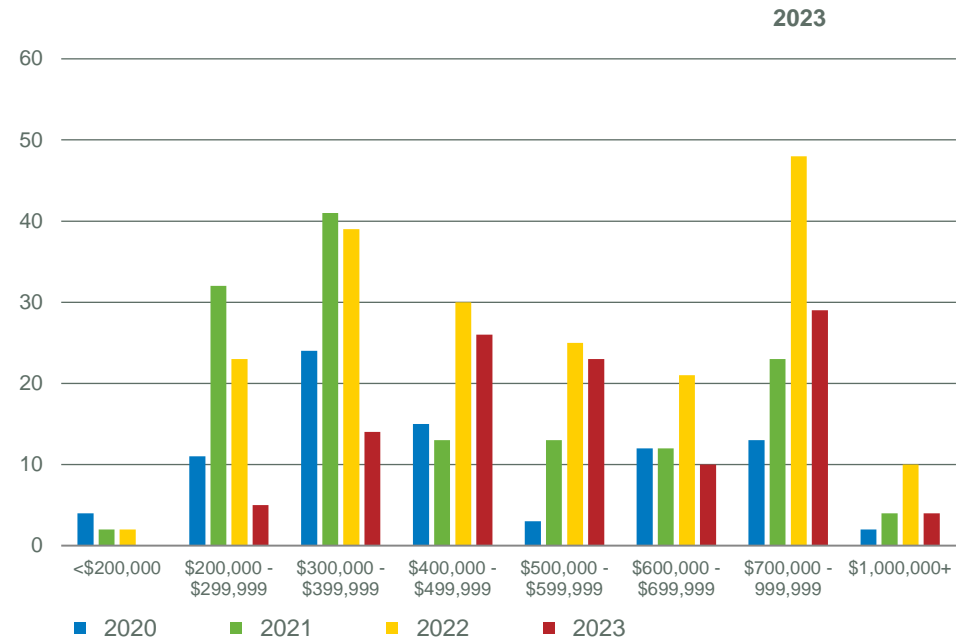
Average Price Median Price

Benchmark Price Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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											
New Listings	150											
Inventory	225											
Days on Market	47											
Benchmark Price	559,200											
Median Price	530,000											
Average Price	583,025											
Index	263											

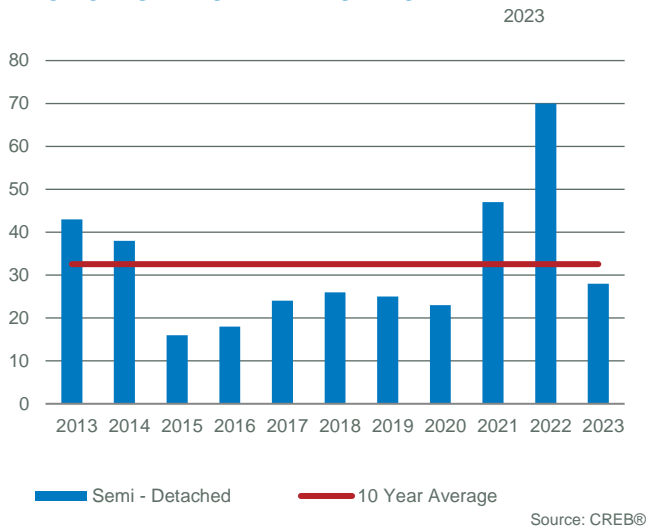
	Jan-22	Jan-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	2	-	2	-
\$200,000 - \$249,999	2	3	2	3
\$250,000 - \$299,999	21	2	21	2
\$300,000 - \$349,999	21	8	21	8
\$350,000 - \$399,999	18	6	18	6
\$400,000 - \$449,999	13	8	13	8
\$450,000 - \$499,999	17	18	17	18
\$500,000 - \$549,999	17	17	17	17
\$550,000 - \$599,999	8	6	8	6
\$600,000 - \$649,999	11	5	11	5
\$650,000 - \$699,999	10	5	10	5
\$700,000 - \$749,999	10	6	10	6
\$750,000 - \$799,999	14	7	14	7
\$800,000 - \$849,999	14	9	14	9
\$850,000 - \$899,999	6	5	6	5
\$900,000 - \$949,999	2	1	2	1
\$950,000 - \$999,999	2	1	2	1
\$1,000,000 - \$1,299,999	10	4	10	4
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	198	111	198	111

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

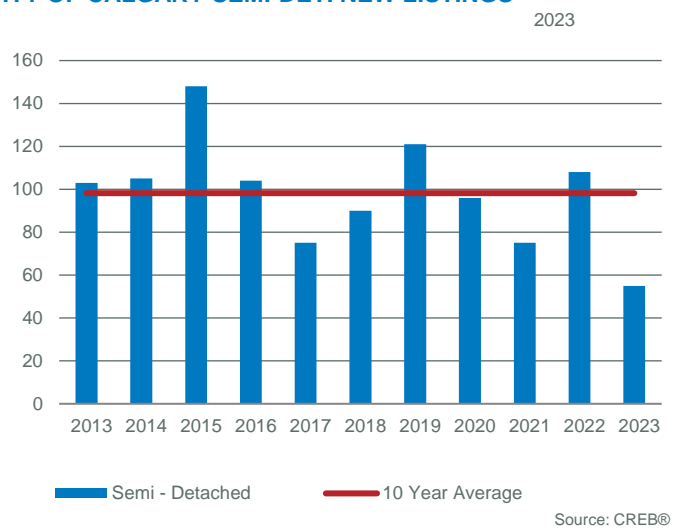


Source: CREB®

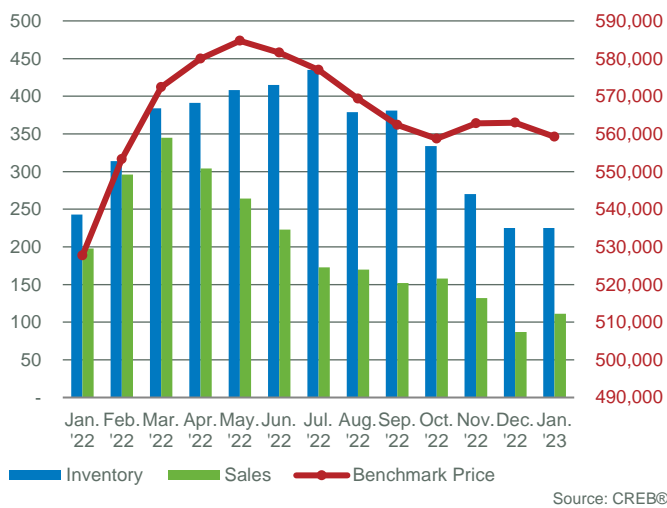
CITY OF CALGARY SEMI-DET. SALES



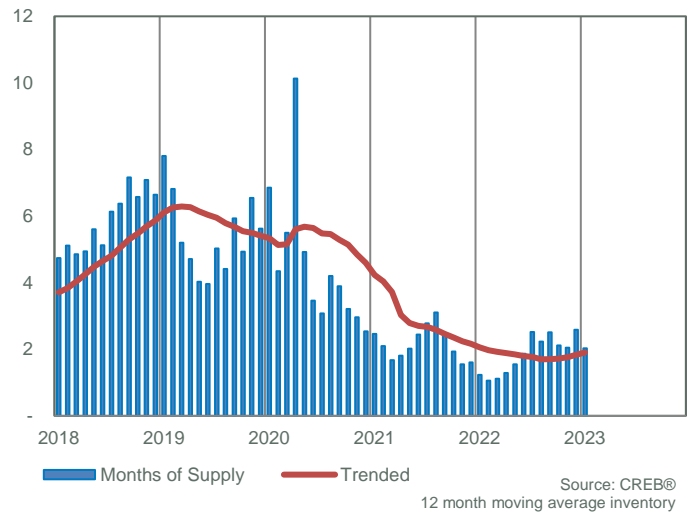
CITY OF CALGARY SEMI-DET. NEW LISTINGS



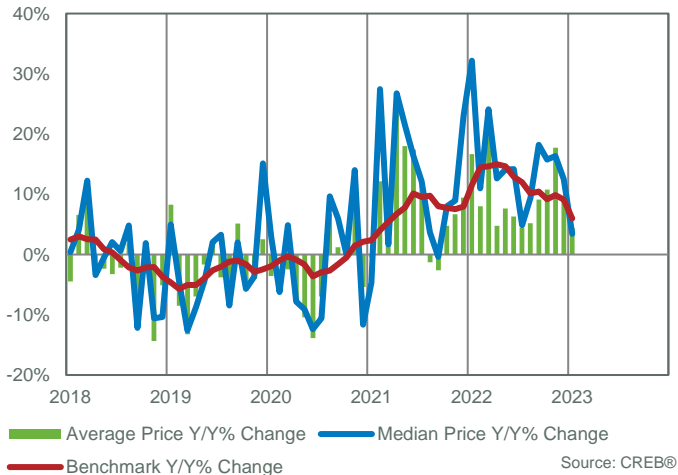
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



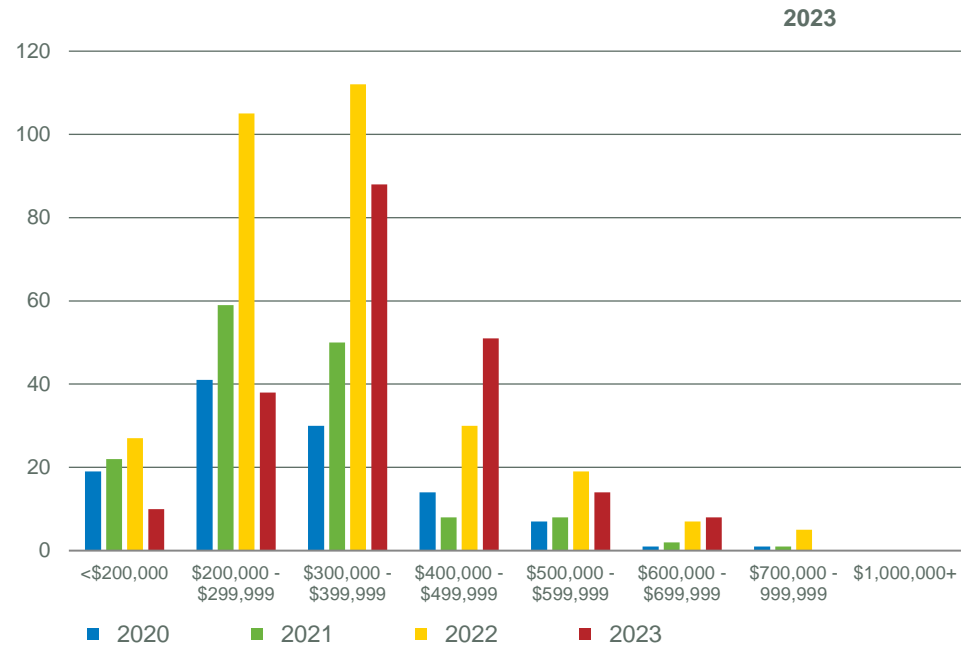
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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											
New Listings	278											
Inventory	316											
Days on Market	39											
Benchmark Price	361,400											
Median Price	365,000											
Average Price	372,820											
Index	214											

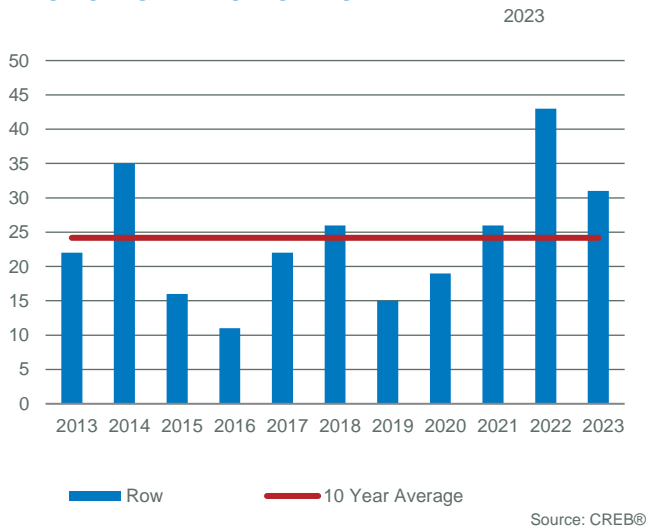
	Jan-22	Jan-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	1	2	1
\$150,000 - \$199,999	25	9	25	9
\$200,000 - \$249,999	42	20	42	20
\$250,000 - \$299,999	63	18	63	18
\$300,000 - \$349,999	71	36	71	36
\$350,000 - \$399,999	41	52	41	52
\$400,000 - \$449,999	17	28	17	28
\$450,000 - \$499,999	13	23	13	23
\$500,000 - \$549,999	7	4	7	4
\$550,000 - \$599,999	12	10	12	10
\$600,000 - \$649,999	3	6	3	6
\$650,000 - \$699,999	4	2	4	2
\$700,000 - \$749,999	1	-	1	-
\$750,000 - \$799,999	-	-	-	-
\$800,000 - \$849,999	2	-	2	-
\$850,000 - \$899,999	2	-	2	-
\$900,000 - \$949,999	-	-	-	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	-	-	-	-
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	305	209	305	209

CITY OF CALGARY ROW SALES BY PRICE RANGE

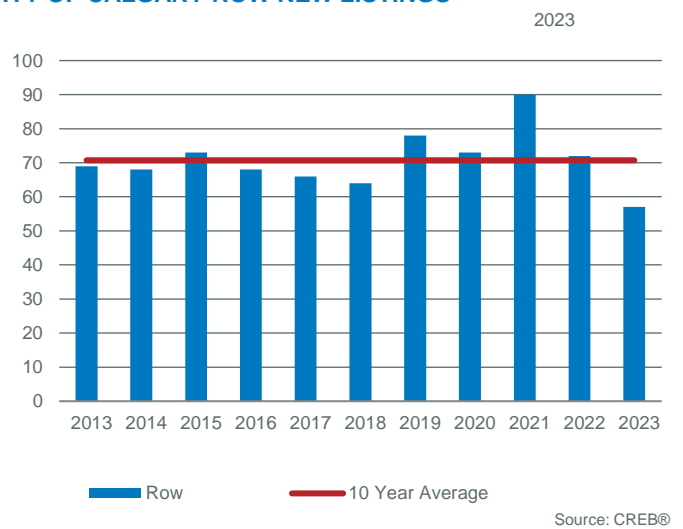


Source: CREB®

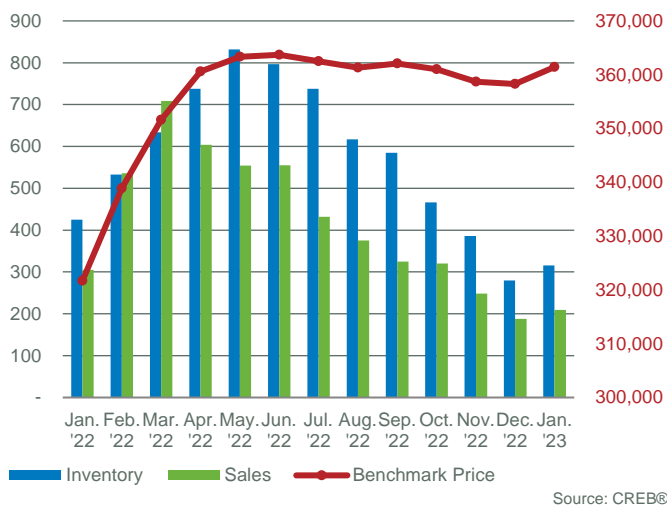
CITY OF CALGARY ROW SALES



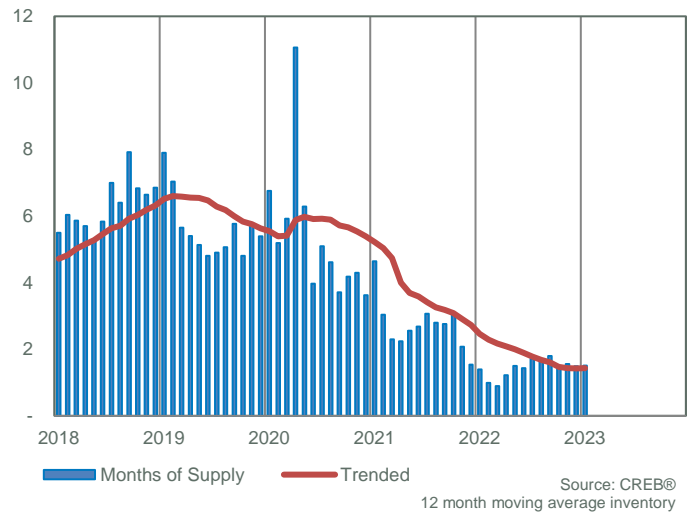
CITY OF CALGARY ROW NEW LISTINGS



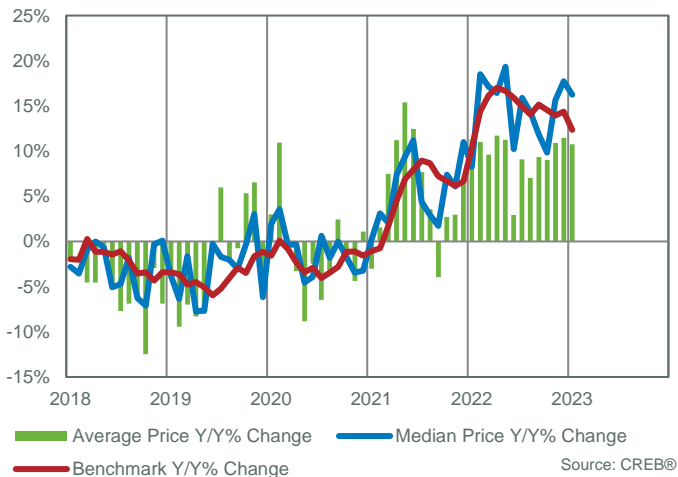
CITY OF CALGARY ROW INVENTORY AND SALES



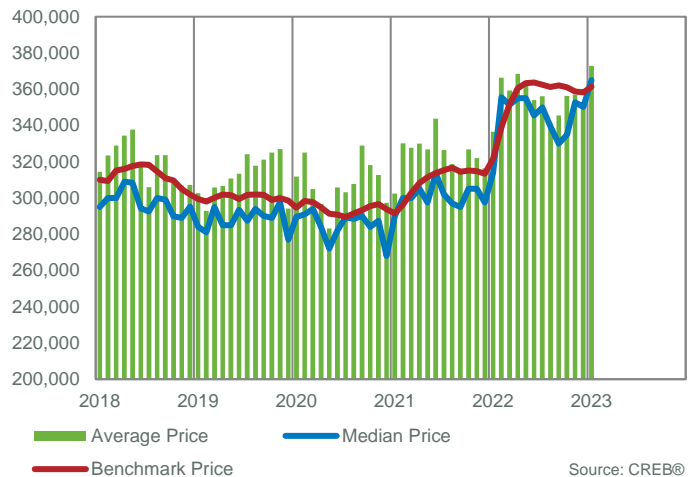
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

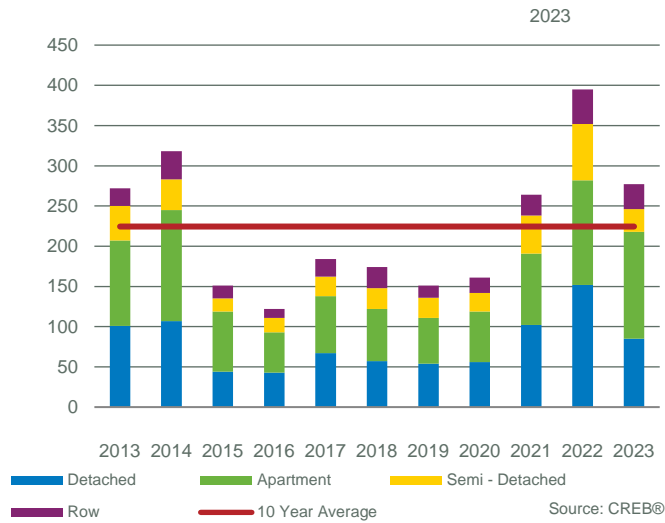


CITY OF CALGARY ROW PRICES

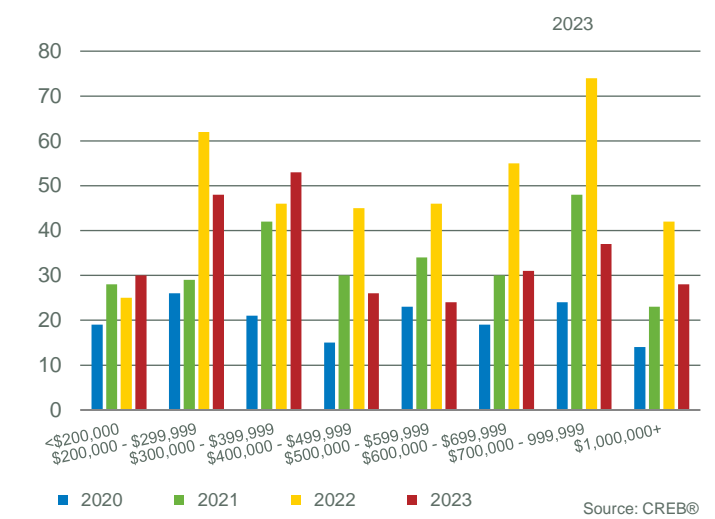


CITY CENTRE

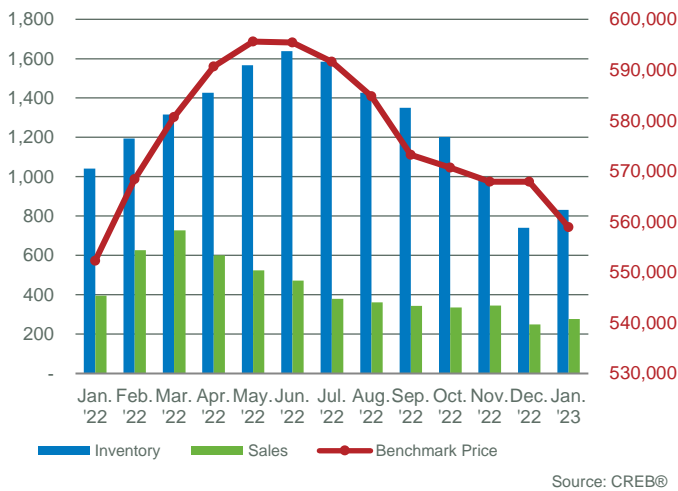
CITY CENTRE TOTAL SALES



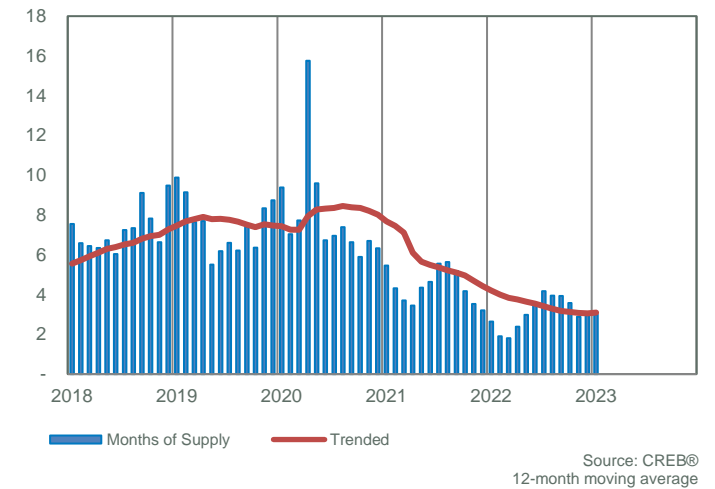
CITY CENTRE TOTAL SALES BY PRICE RANGE



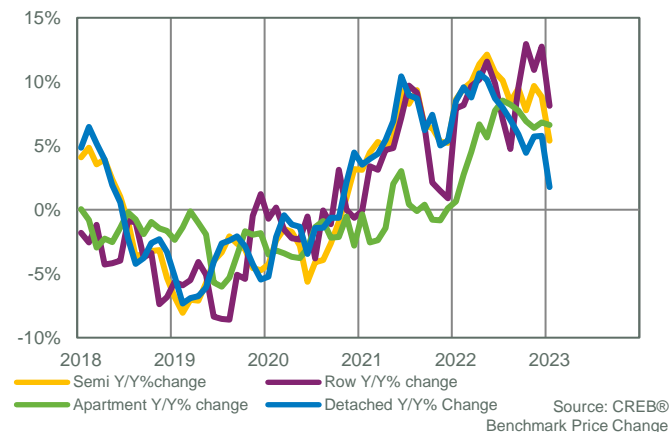
CITY CENTRE INVENTORY AND SALES



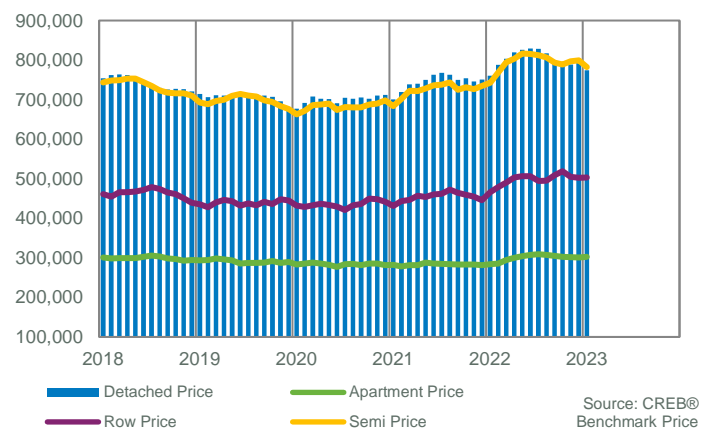
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

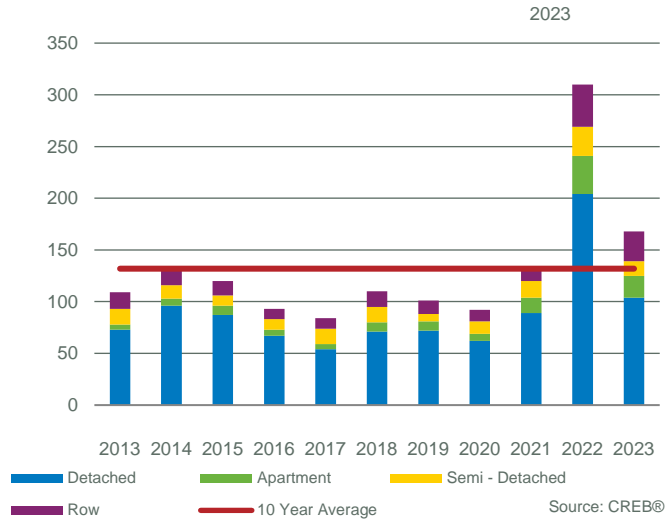


CITY CENTRE PRICES

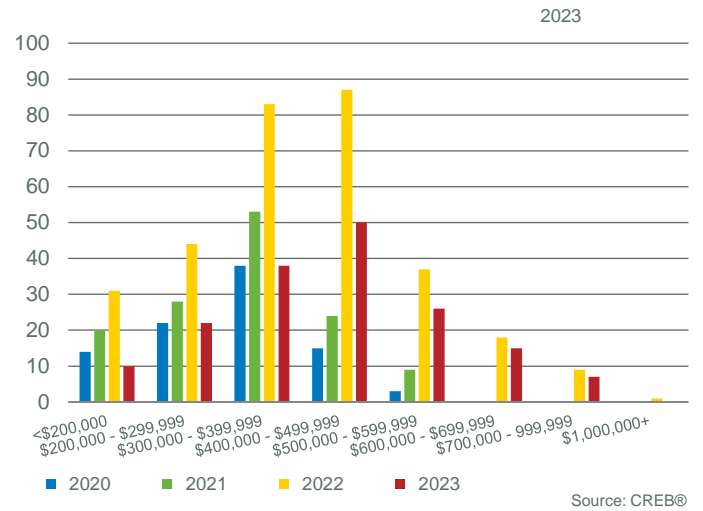


NORTHEAST

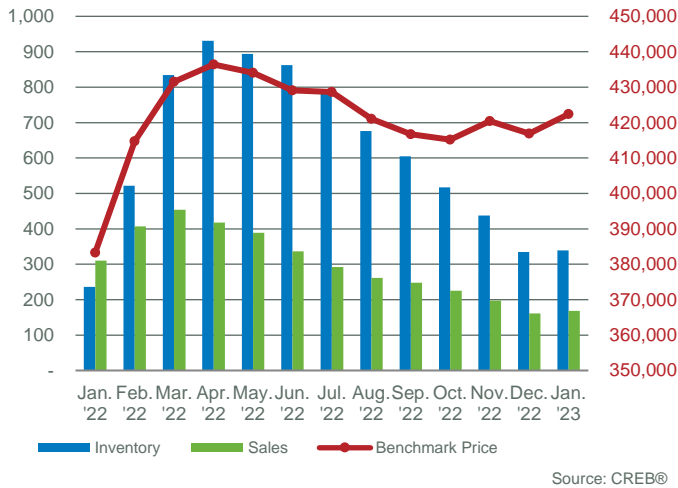
NORTHEAST TOTAL SALES



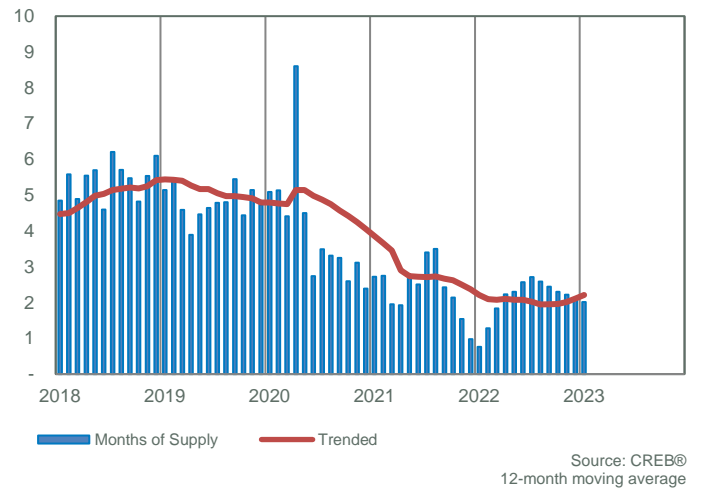
NORTHEAST TOTAL SALES BY PRICE RANGE



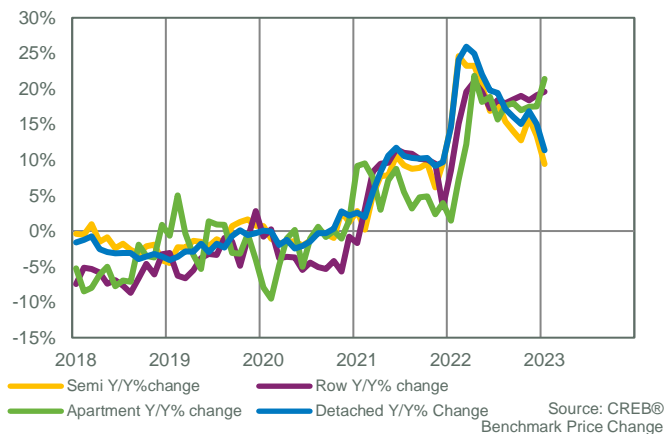
NORTHEAST INVENTORY AND SALES



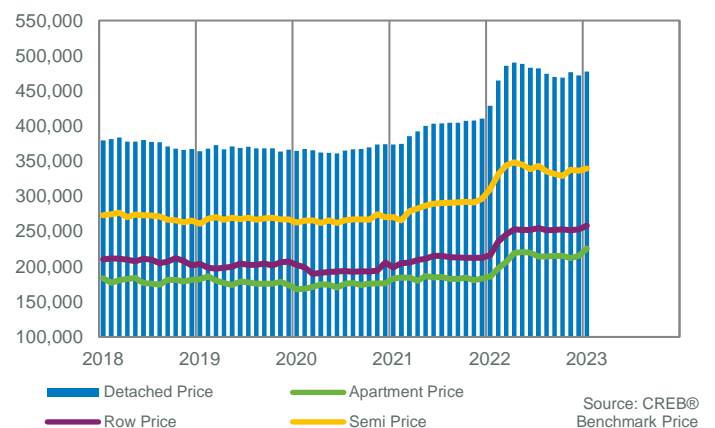
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

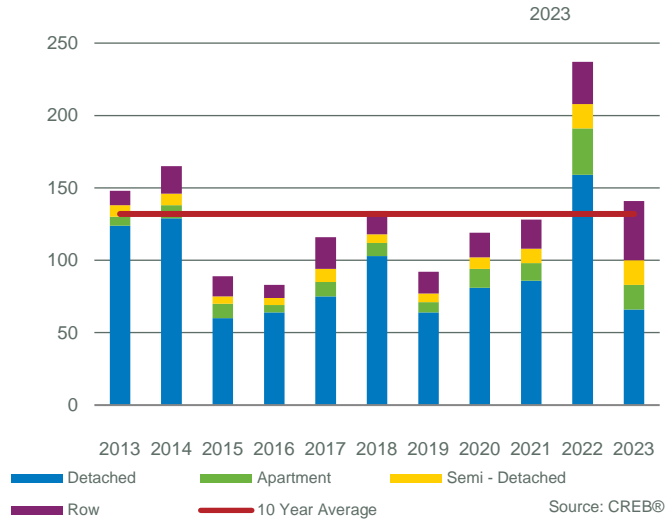


NORTHEAST PRICES

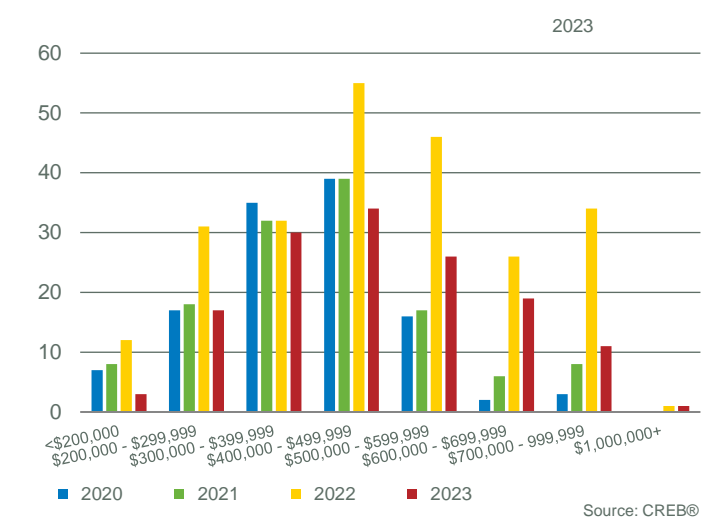


NORTH

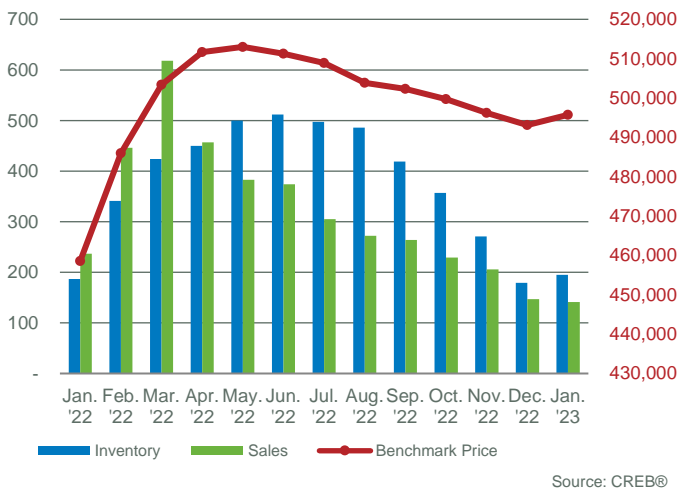
NORTH TOTAL SALES



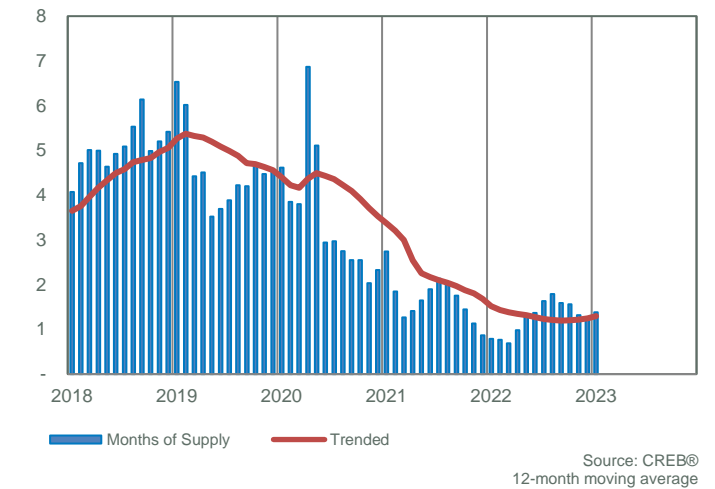
NORTH TOTAL SALES BY PRICE RANGE



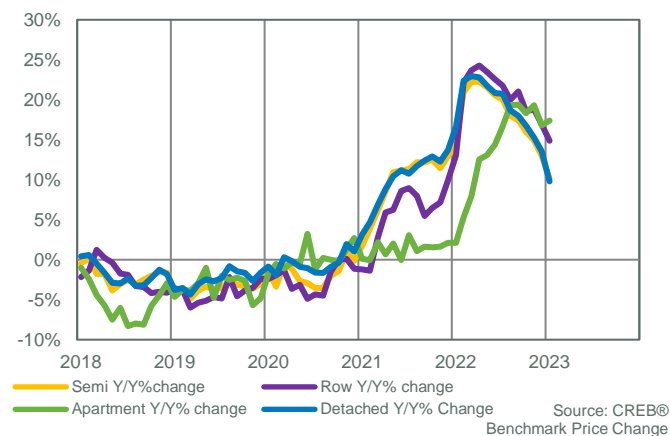
NORTH INVENTORY AND SALES



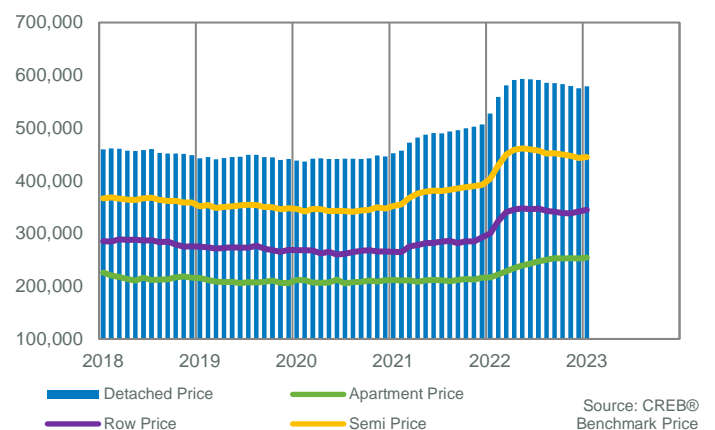
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

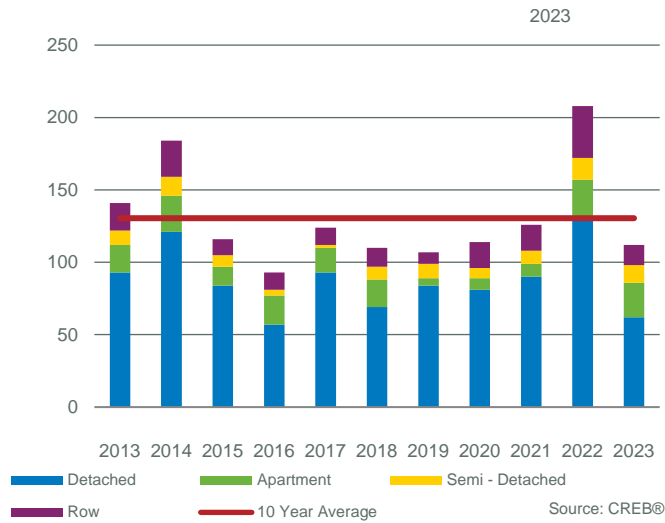


NORTH PRICES

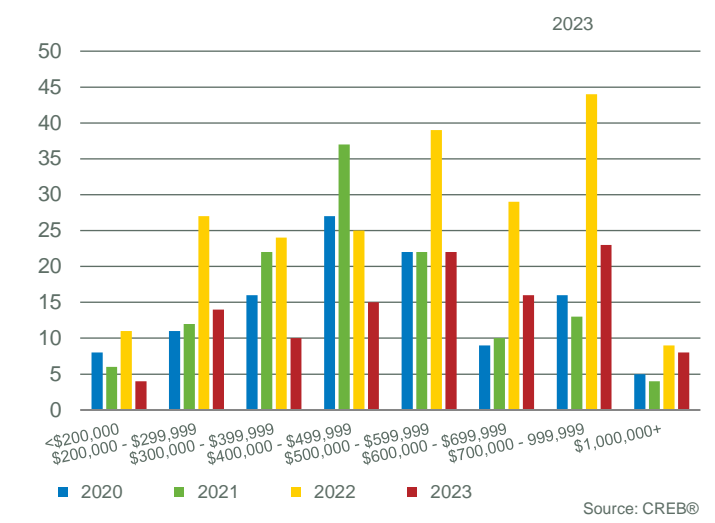


NORTHWEST

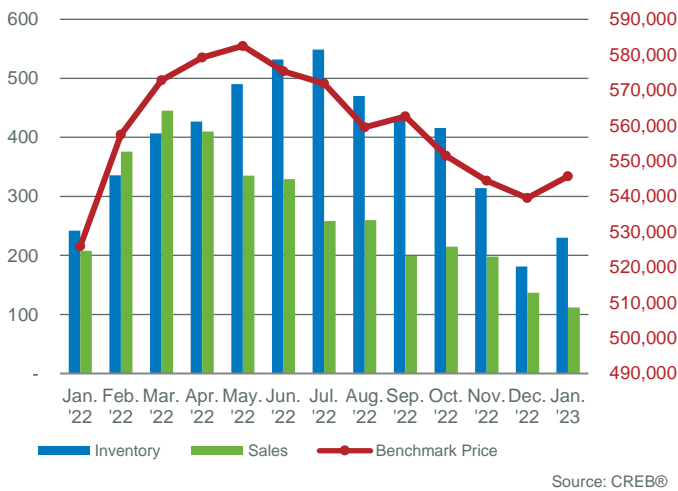
NORTHWEST TOTAL SALES



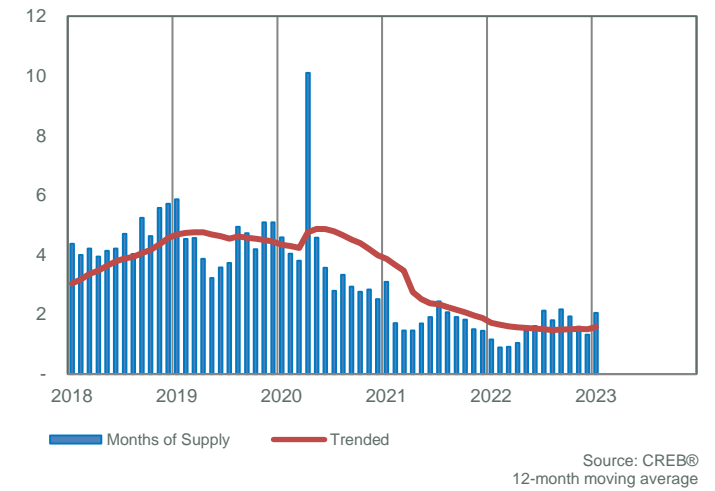
NORTHWEST TOTAL SALES BY PRICE RANGE



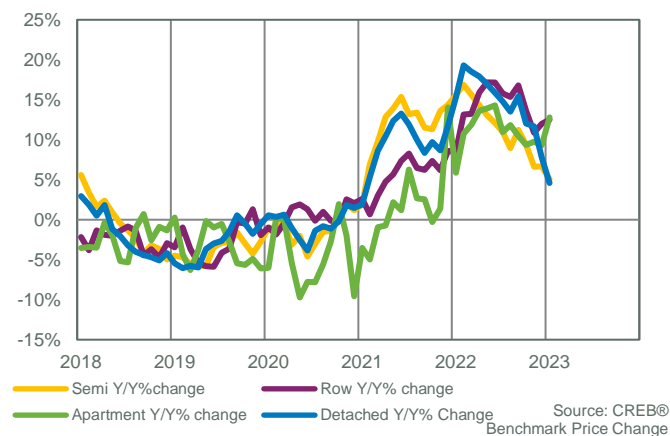
NORTHWEST INVENTORY AND SALES



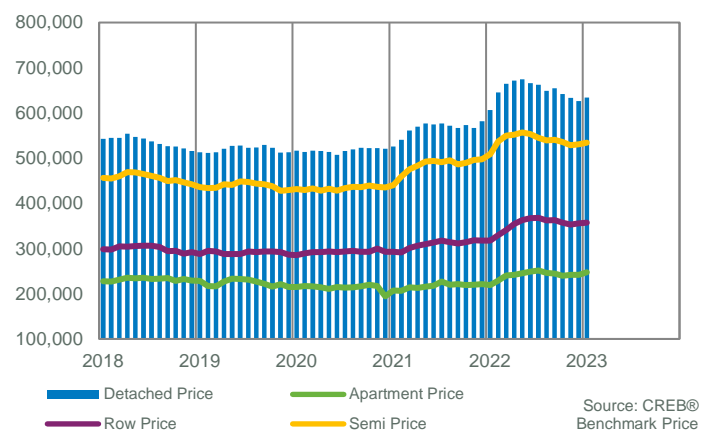
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

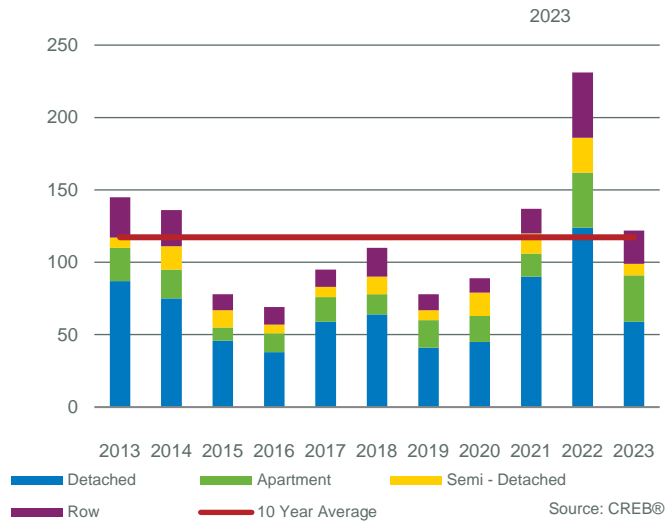


NORTHWEST PRICES

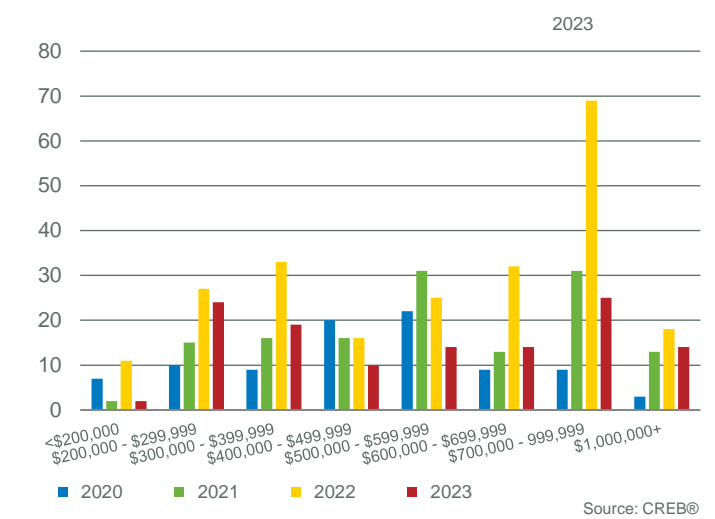


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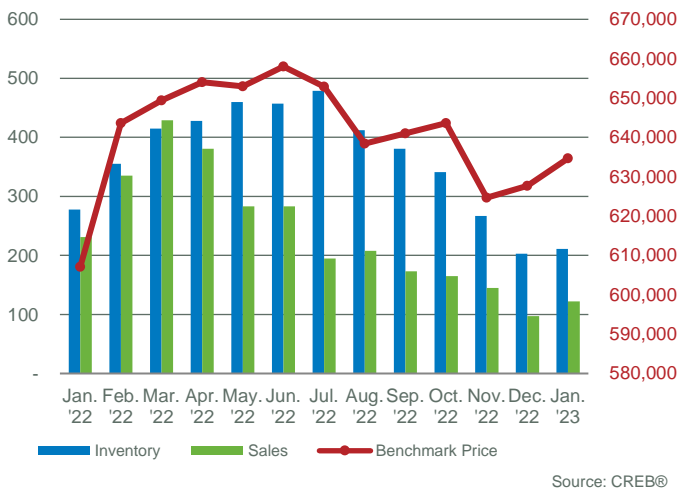
WEST TOTAL SALES



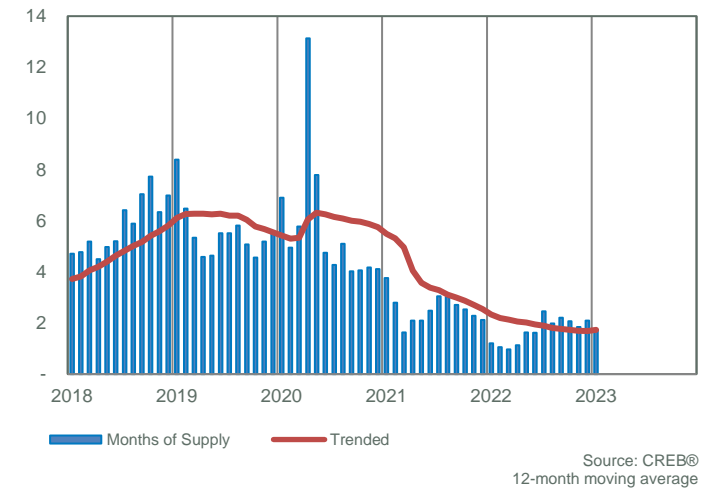
WEST TOTAL SALES BY PRICE RANGE



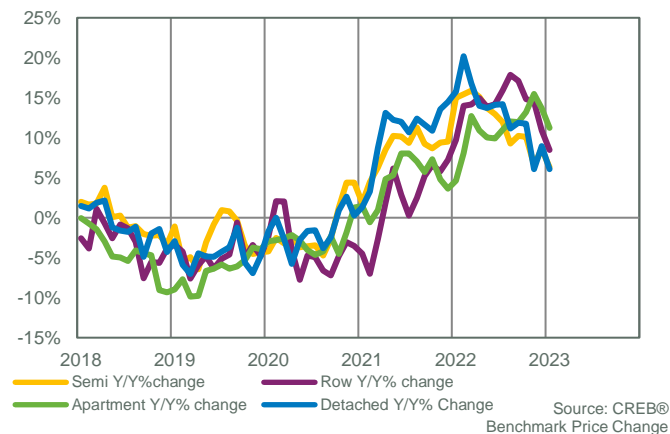
WEST INVENTORY AND SALES



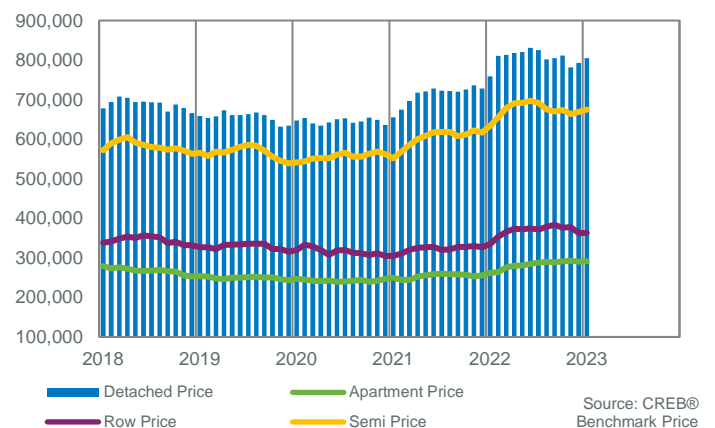
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

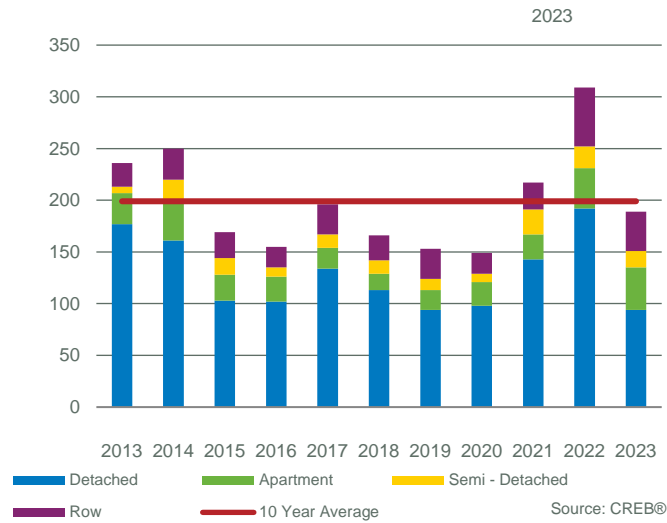


WEST PRICES

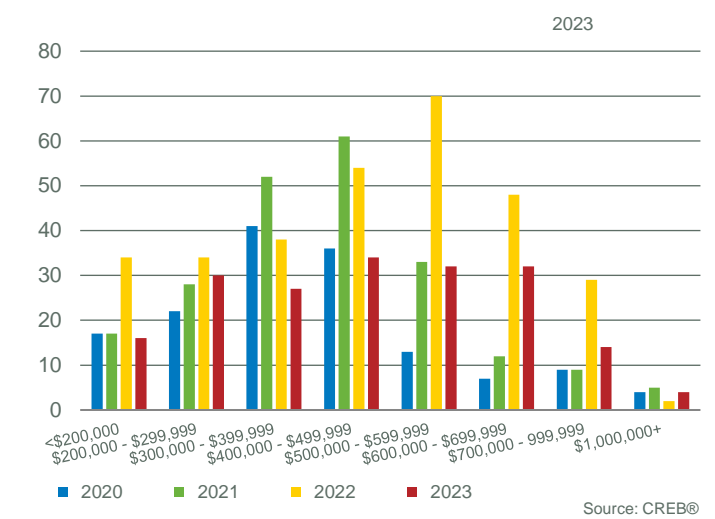


SOUTH

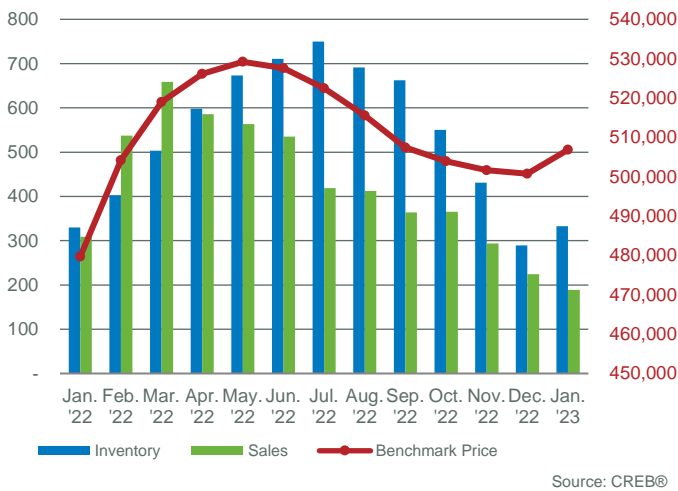
SOUTH TOTAL SALES



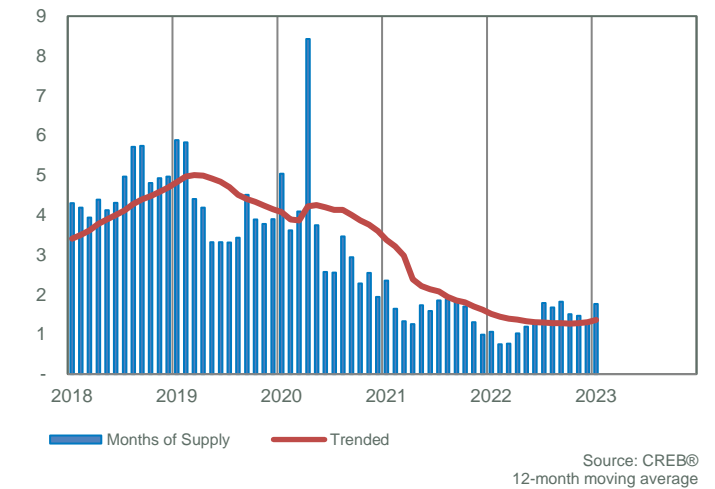
SOUTH TOTAL SALES BY PRICE RANGE



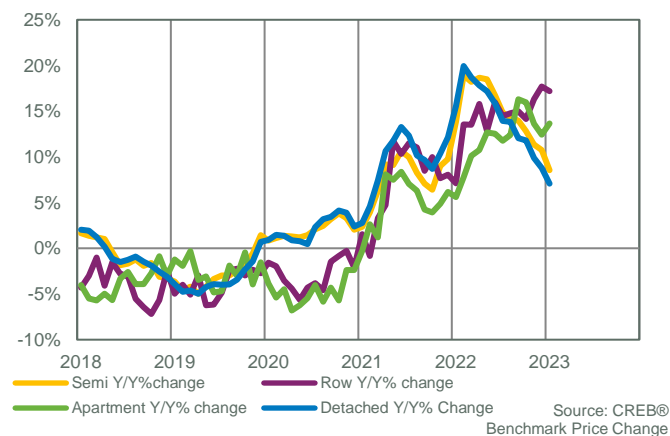
SOUTH INVENTORY AND SALES



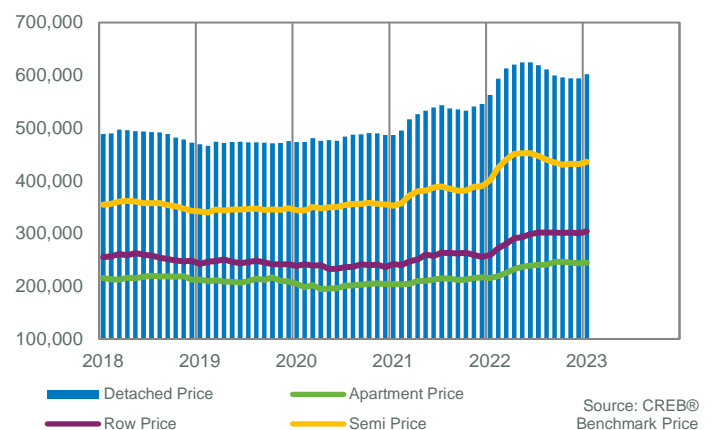
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

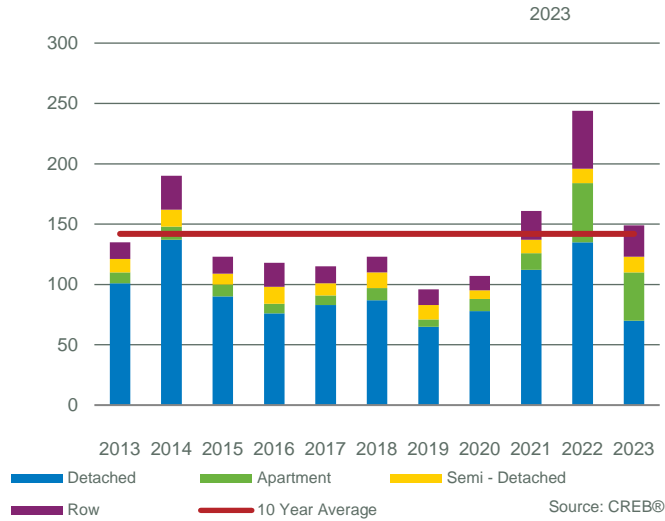


SOUTH PRICES

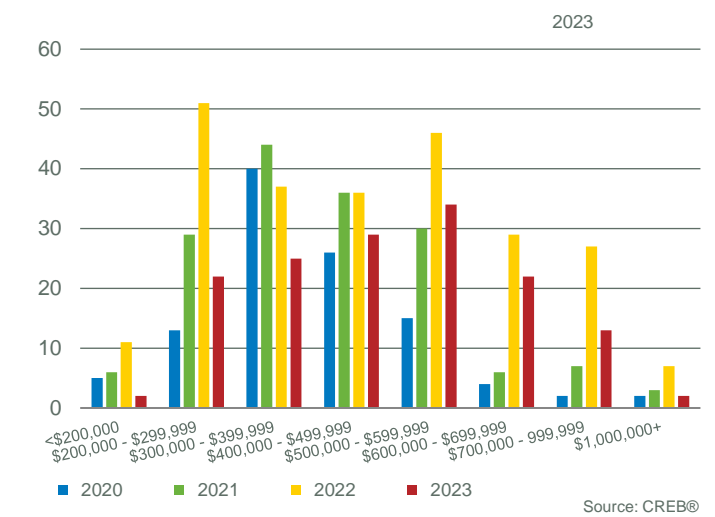


SOUTHEAST

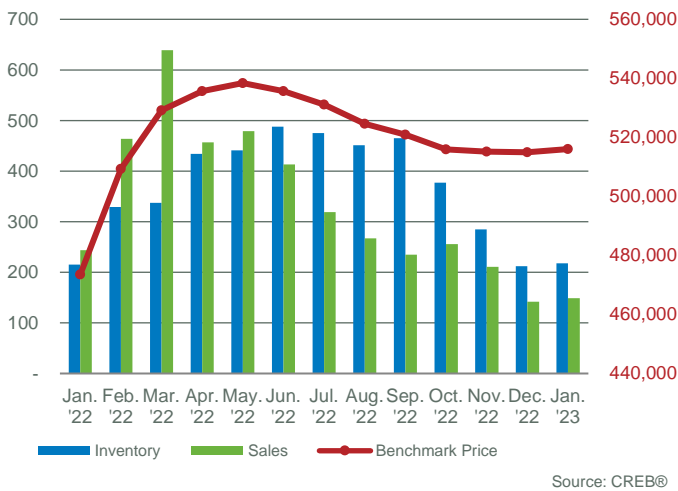
SOUTHEAST TOTAL SALES



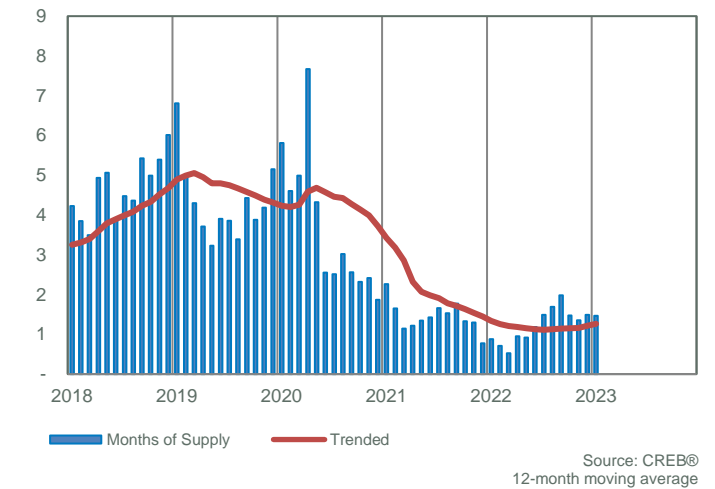
SOUTHEAST TOTAL SALES BY PRICE RANGE



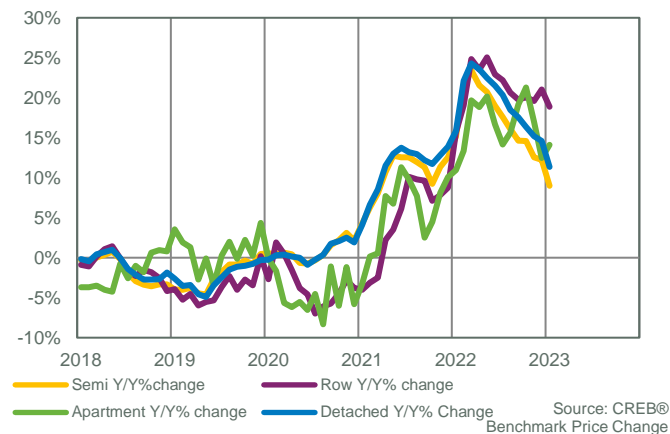
SOUTHEAST INVENTORY AND SALES



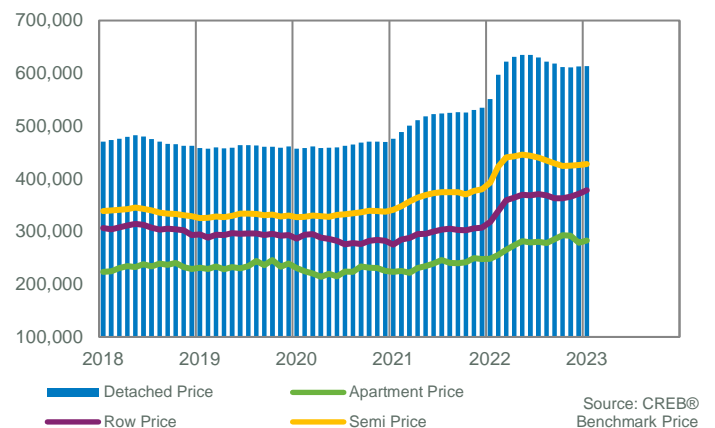
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

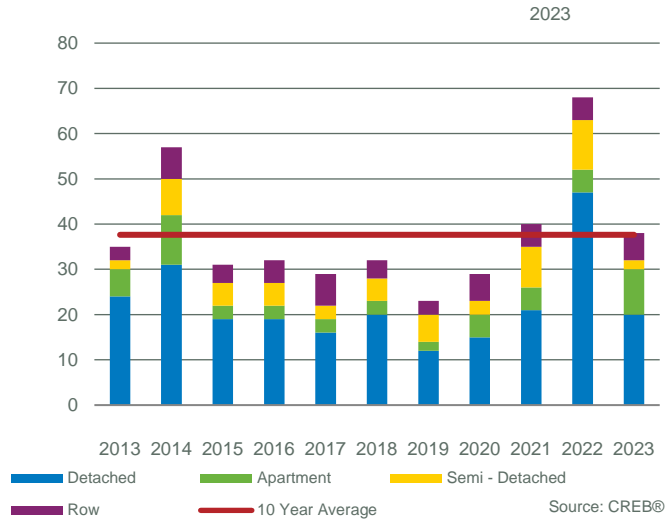


SOUTHEAST PRICES

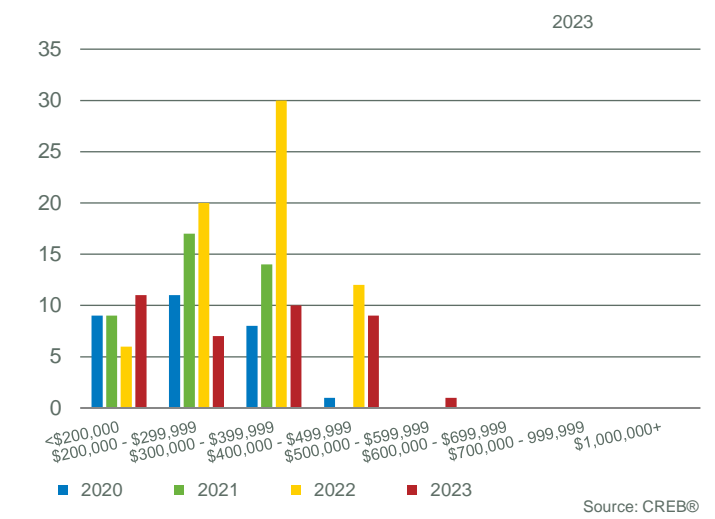


EAST

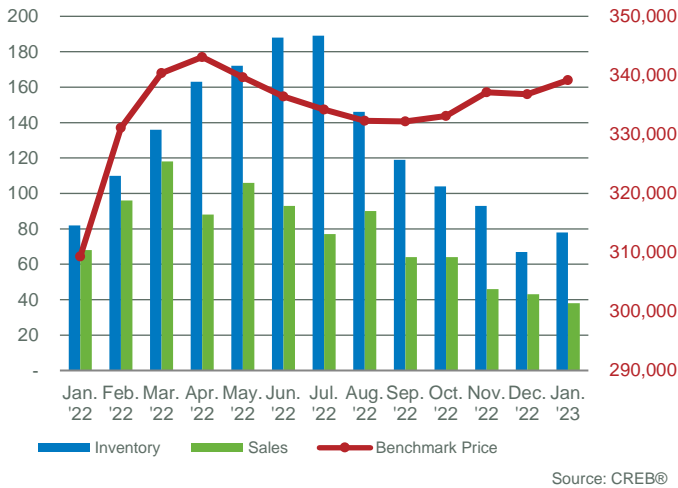
EAST TOTAL SALES



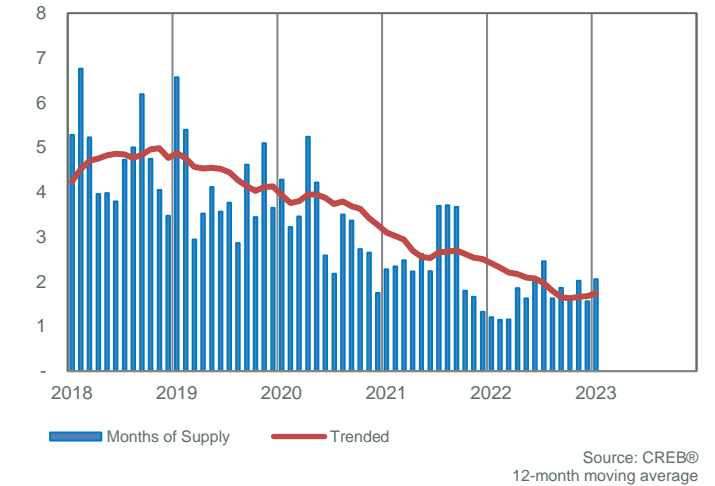
EAST TOTAL SALES BY PRICE RANGE



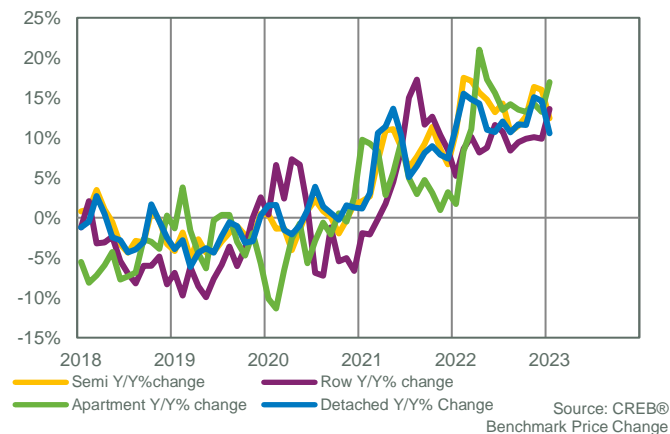
EAST INVENTORY AND SALES



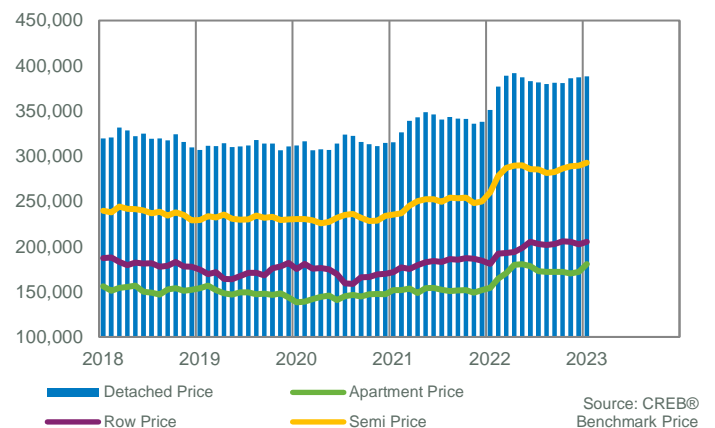
EAST MONTHS OF INVENTORY

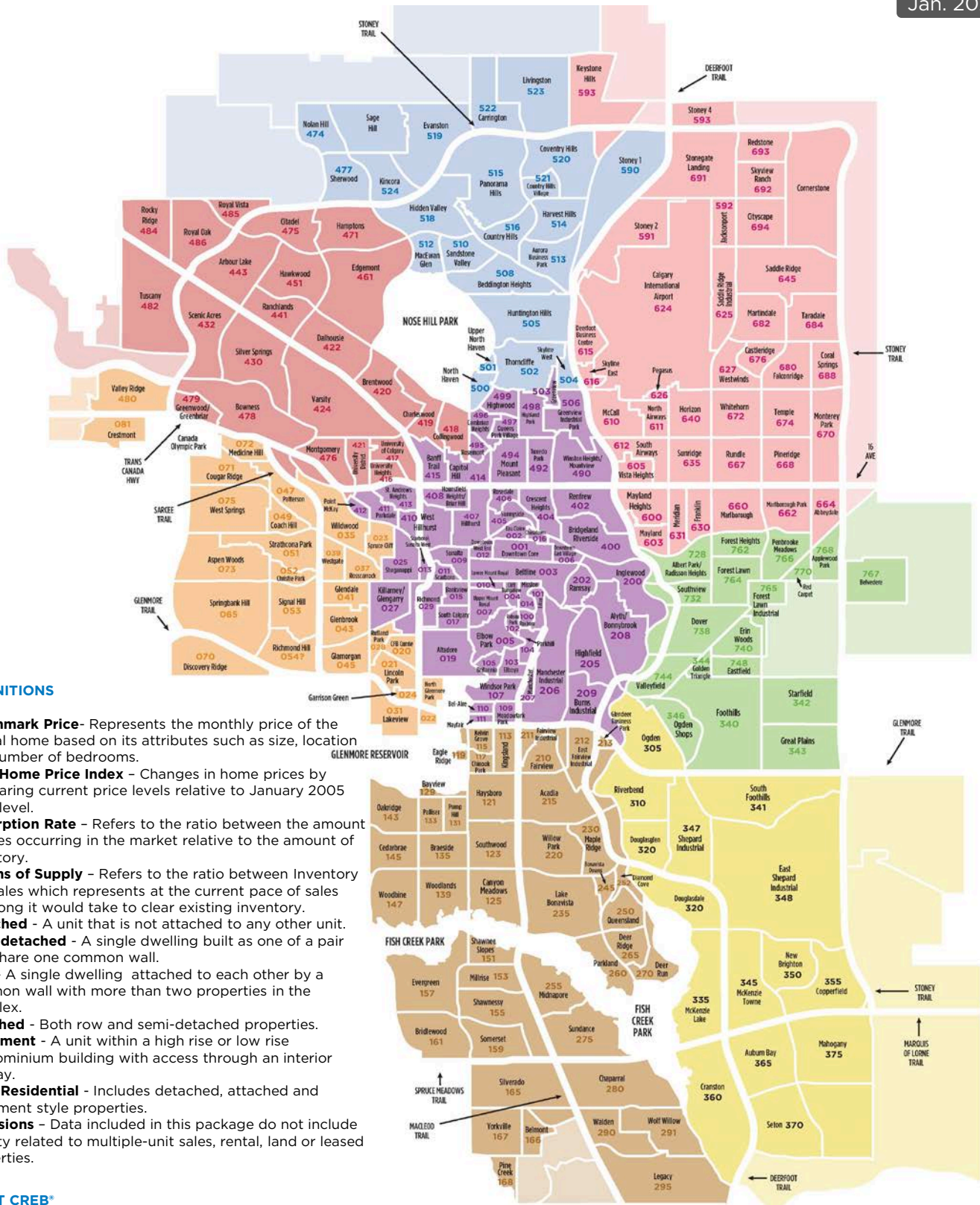


EAST PRICE CHANGE



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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