



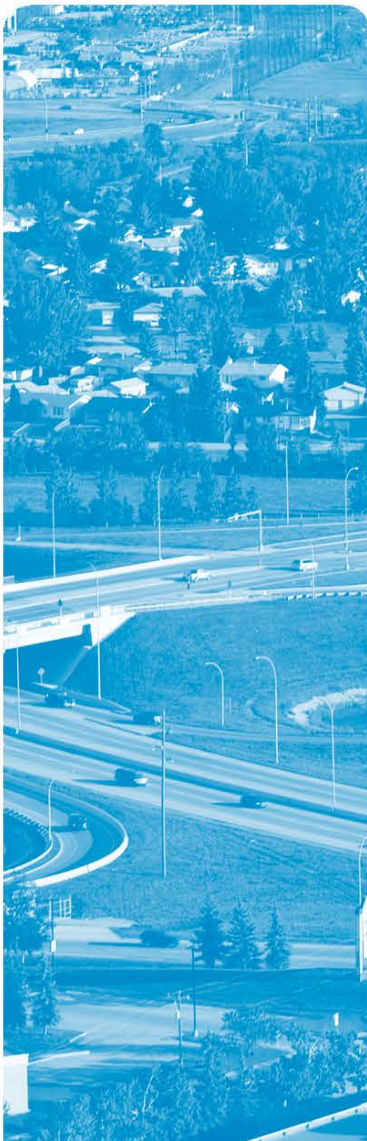
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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

June 2023



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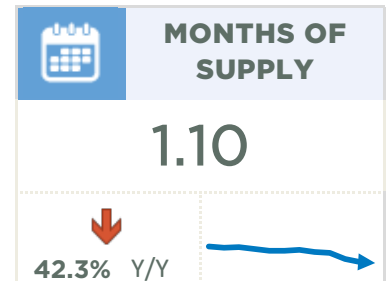
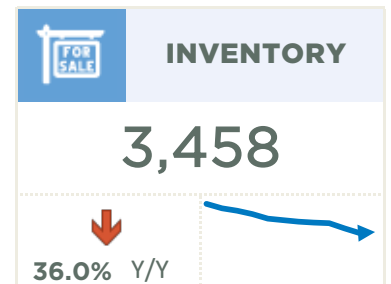
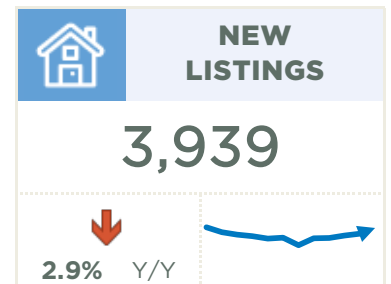
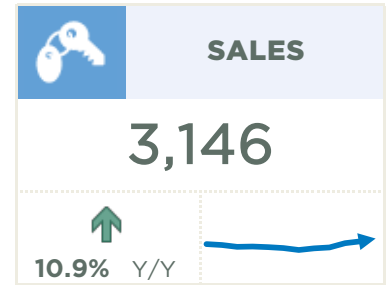
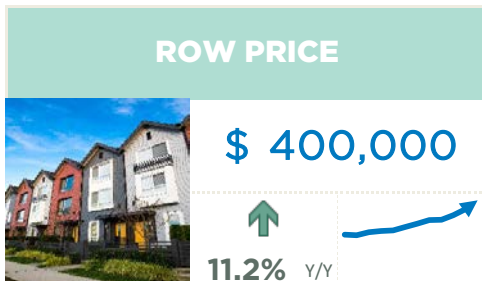
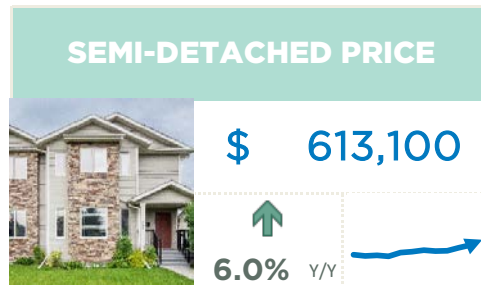
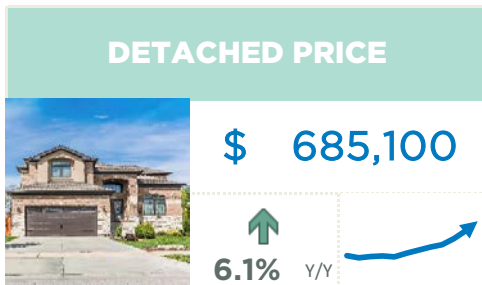
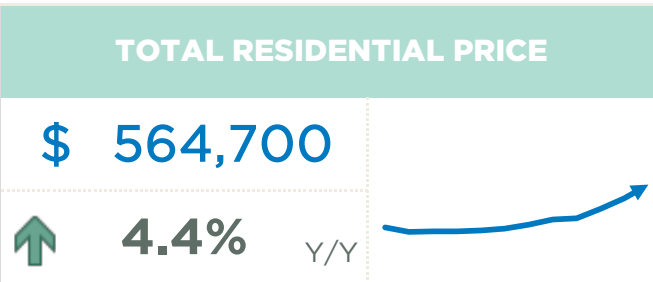
June 2023

## Another record-high month for Calgary

**City of Calgary, July 4, 2023** - The housing market in Calgary witnessed a surge in apartment condominium sales, setting a new total residential record with 3,146 sales achieved in June. Although year-to-date sales are currently 23 percent lower than last year, they remain significantly higher than pre-pandemic levels. Notably, there has been a positive trend in new listings, providing relief and a monthly increase in inventory levels. However, despite these improvements, the inventory for June stood at 3,458 units, marking a decline of over 36 percent from last year and reaching the lowest levels for June in nearly two decades.

“The demand for housing remains robust, bolstered by a healthy labour market and increased migration levels, which helps offset the impact of higher lending rates,” said CREB® Chief Economist Ann-Marie Lurie. “Although we have seen some recent improvements in new listings, particularly for apartment condominiums, it is not enough to cause any substantial change from the low inventory situation in our city. While new home starts are on the rise, it will take time to observe their impact on supply.”

With a supply of just over one month, the current market conditions continue to favour sellers, placing upward pressure on home prices. In June, the total residential benchmark price reached \$564,700, representing a monthly unadjusted gain of one percent and four percent higher than last year’s levels.





## June 2023

### June 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	1,525	3%	1,950	-10%	1,651	-38%	78%	1.08	-40%	\$685,100	6%
Semi	240	8%	320	3%	268	-35%	75%	1.12	-40%	\$613,100	6%
Row	524	-6%	608	-7%	423	-47%	86%	0.81	-44%	\$400,000	11%
Apartment	857	48%	1,061	14%	1,116	-27%	81%	1.30	-51%	\$303,200	12%
<b>Total Residential</b>	<b>3,146</b>	<b>11%</b>	<b>3,939</b>	<b>-3%</b>	<b>3,458</b>	<b>-36%</b>	<b>80%</b>	<b>1.10</b>	<b>-42%</b>	<b>\$564,700</b>	<b>4%</b>

### Year-to-Date

### June 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	6,810	-34%	8,848	-38%	1,428	-31%	NA	1.26	3%	\$655,267	4%
Semi	1,221	-25%	1,477	-32%	259	-28%	NA	1.27	-4%	\$585,567	4%
Row	2,348	-28%	2,753	-34%	378	-43%	NA	0.97	-20%	\$378,100	9%
Apartment	3,936	11%	5,196	4%	991	-21%	NA	1.51	-29%	\$289,767	11%
<b>Total Residential</b>	<b>14,315</b>	<b>-23%</b>	<b>18,274</b>	<b>-28%</b>	<b>3,055</b>	<b>-30%</b>	<b>NA</b>	<b>1.28</b>	<b>-8%</b>	<b>\$543,433</b>	<b>3%</b>



### Detached

A monthly gain in new listings supported a monthly increase in inventory levels. However, with only 1,651 units available in June, levels hit a new record low for the month. Inventories declined across most price ranges, but the steepest declines occurred in homes priced below \$600,000. Of all the inventory in June, only 24 per cent was priced below \$600,000, a significant drop from last year, where that market segment represented 45 per cent of the supply. Limited inventory, especially in the lower price ranges, ensured that the market continued to favour the seller, driving further gains in home prices. As of June, the benchmark price reached \$685,100, an unadjusted monthly gain of nearly two per cent and a year-over-year increase of six per cent. Year-over-year gains were the highest in the most affordable North East and East districts.



### Semi-Detached

New listings in June improved, helping support modest monthly gains in inventory levels. However, with 268 units in inventory and 240 sales, the months of supply remained exceptionally tight at just over one month. The persistently tight market conditions have contributed to further price gains for this property type. As of June, the benchmark price reached \$613,100, over two per cent higher than last month and nearly six per cent higher than levels reported in the previous year at this time. Persistently tight conditions across all districts supported price growth. Year-over-year price growth ranged from a low of 4.5 per cent in the city centre to a high of 17 per cent in the East district.



### Row

Both sales and new listings trended up over the levels reported last month. Still, with a sales-to-new-listings ratio of 86 per cent and months of inventory below one month, conditions continued to favour the seller placing upward pressure on home prices. In June, the benchmark price reached \$400,000, over two per cent higher than last month and over 11 per cent higher than last year. Prices improved across all districts in the city, with the most significant monthly gains occurring in the East, North East and South districts. These districts have also reported year-over-year price gains of nearly 20 per cent.

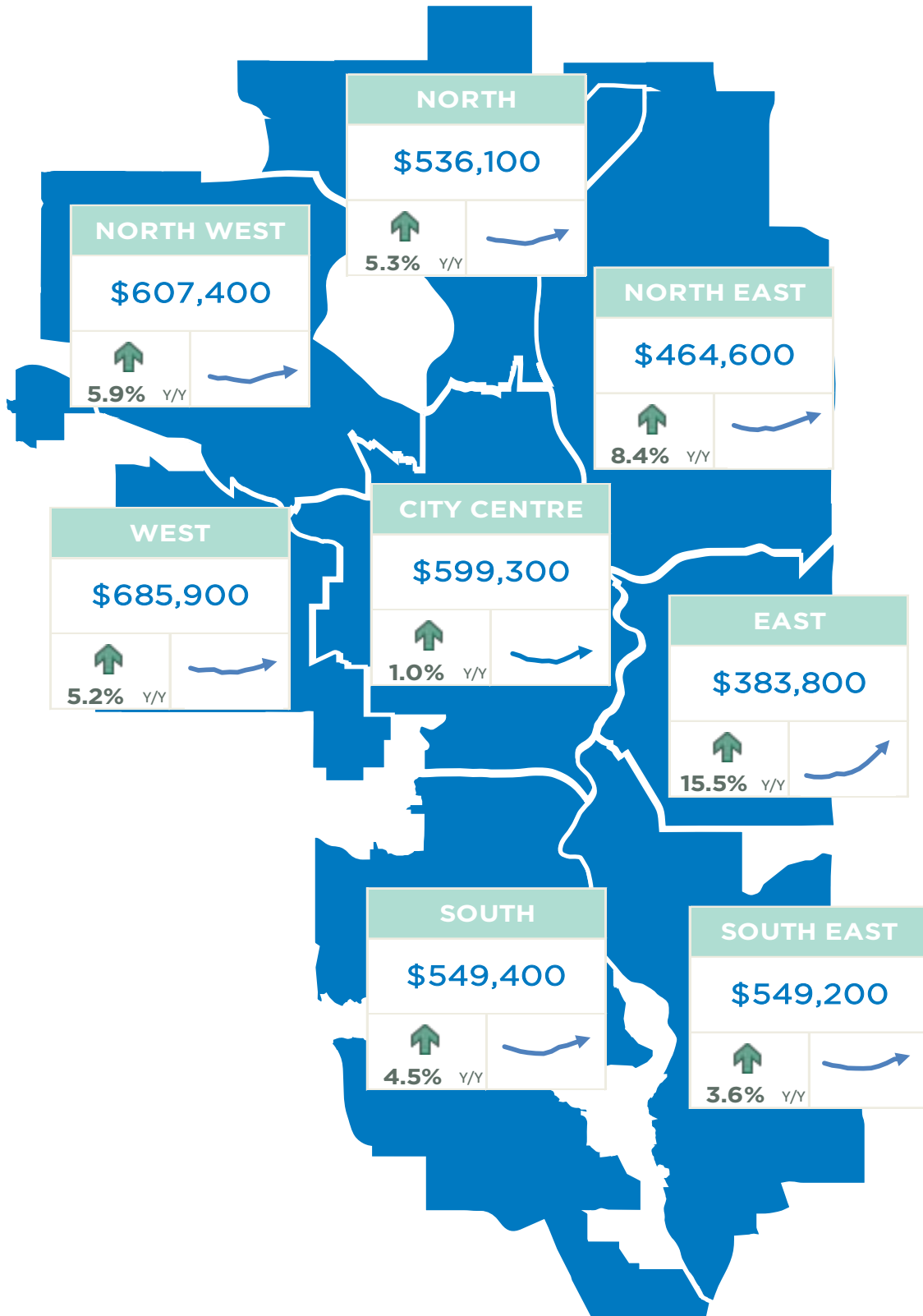


### Apartment

Sales in June reached 857 units, 48 per cent higher than last year. Over the past three months, sales growth was enough to cause year-to-date sales to rise by 11 per cent over last year. The gain in sales was possible thanks to improving new listings. However, persistently strong demand for affordable product has prevented inventories from improving. In June, inventory levels reached 1,116 units, the lowest level for the month reported since June 2013. Persistently tight conditions contributed to the sixth consecutive month where prices rose. As of June, the benchmark price reached \$303,200, nearly two per cent higher than last month and 12 per cent higher than last year's levels. While unadjusted prices have hit a new record high, prices remain below the peak in the City Centre, North East and East districts.

June 2023

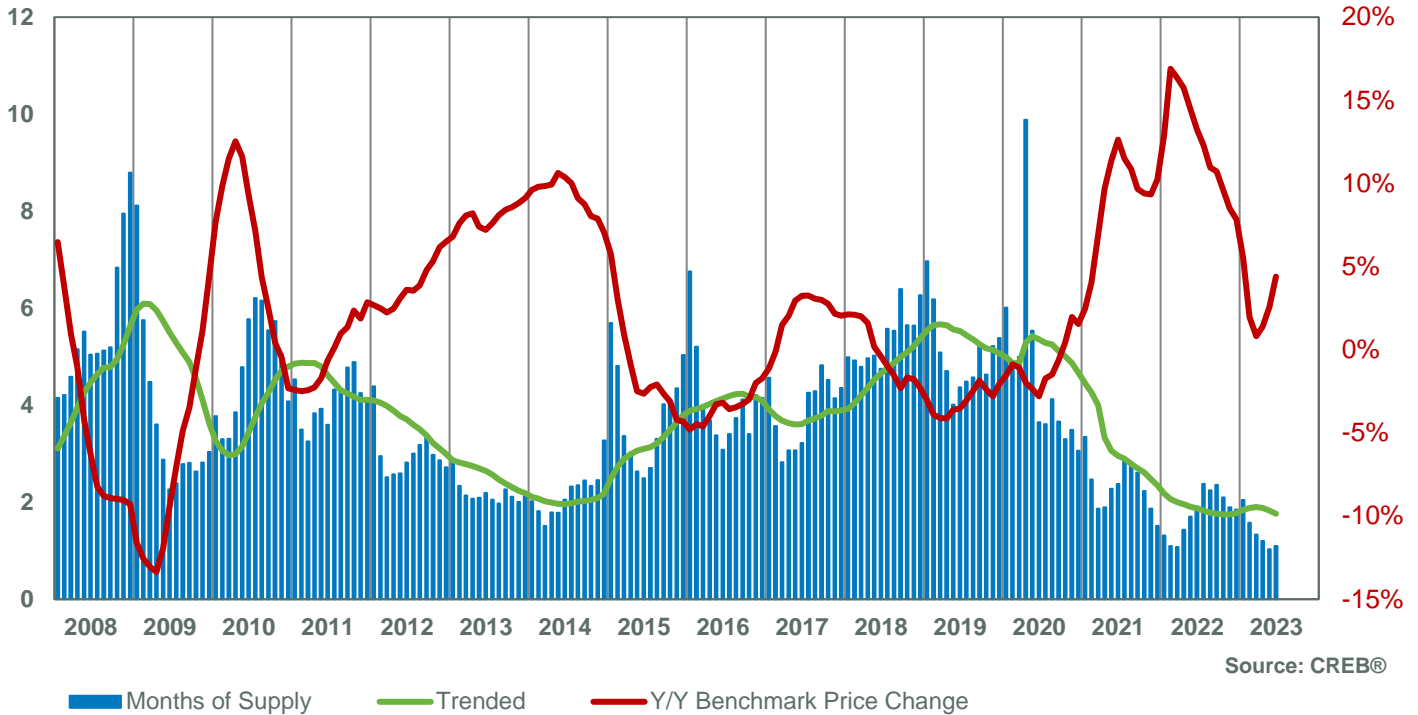
District Total Residential Benchmark Price



	Jun-22	Jun-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	2,837	3,146	10.89%	18,687	14,315	-23.40%
Total Sales Volume	\$1,468,637,808	\$1,737,449,912	18.30%	\$9,900,867,460	\$7,725,349,415	-21.97%
New Listings	4,055	3,939	-2.86%	25,554	18,274	-28.49%
Inventory	5,407	3,458	-36.05%	4,354	3,055	-29.84%
Months of Supply	1.91	1.10	-42.33%	1.40	1.28	-8.41%
Sales to New Listings	69.96%	79.87%	9.90%	73.13%	78.34%	5.21%
Sales to List Price	99.11%	100.95%	1.84%	100.97%	100.23%	-0.74%
Days on Market	27	22	-17.57%	26	27	4.13%
Benchmark Price	\$540,900	\$564,700	4.40%	\$528,900	\$543,433	2.75%
Median Price	\$465,000	\$510,000	9.68%	\$490,000	\$495,000	1.02%
Average Price	\$517,673	\$552,273	6.68%	\$529,826	\$539,668	1.86%
Index	252	263	4.41%	234	248	6.17%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jun. 2023

	Jun-22	Jun-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,481	1,525	2.97%	10,255	6,810	-33.59%
Total Sales Volume	\$989,933,543	\$1,113,706,238	12.50%	\$6,817,933,224	\$4,875,228,724	-28.49%
New Listings	2,159	1,950	-9.68%	14,234	8,848	-37.84%
Inventory	2,668	1,651	-38.12%	2,082	1,428	-31.41%
Months of Supply	1.80	1.08	-39.90%	1.22	1.26	3.29%
Sales to New Listings Ratio	68.60%	78.21%	9.61%	72.05%	76.97%	4.92%
Sales to List Price Ratio	99.65%	101.28%	1.63%	102.12%	100.57%	-1.55%
Days on Market	24	20	-17.47%	20	25	26.59%
Benchmark Price	\$645,800	\$685,100	6.09%	\$629,167	\$655,267	4.15%
Median Price	\$591,000	\$650,000	9.98%	\$601,500	\$642,150	6.76%
Average Price	\$668,422	\$730,299	9.26%	\$664,840	\$715,893	7.68%
<b>APARTMENT</b>						
Total Sales	578	857	48.27%	3,539	3,936	11.22%
Total Sales Volume	\$161,599,998	\$258,750,933	60.12%	\$994,868,901	\$1,176,124,999	18.22%
New Listings	931	1,061	13.96%	5,010	5,196	3.71%
Inventory	1,527	1,116	-26.92%	1,253	991	-20.96%
Months of Supply	2.64	1.30	-50.71%	2.12	1.51	-28.93%
Sales to New Listings Ratio	62.08%	80.77%	18.69%	70.64%	75.75%	5.11%
Sales to List Price Ratio	97.63%	99.34%	1.70%	97.88%	98.85%	0.98%
Days on Market	34	28	-16.71%	42	31	-26.52%
Benchmark Price	\$271,300	\$303,200	11.76%	\$260,367	\$289,767	11.29%
Median Price	\$246,250	\$280,000	13.71%	\$250,000	\$271,500	8.60%
Average Price	\$279,585	\$301,926	7.99%	\$281,116	\$298,812	6.30%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	223	240	7.62%	1,630	1,221	-25.09%
Total Sales Volume	\$120,683,315	\$150,669,671	24.85%	\$913,878,586	\$739,127,439	-19.12%
New Listings	311	320	2.89%	2,164	1,477	-31.75%
Inventory	415	268	-35.42%	359	259	-27.98%
Months of Supply	1.86	1.12	-40.00%	1.32	1.27	-3.86%
Sales to New Listings Ratio	71.70%	75.00%	3.30%	75.32%	82.67%	7.34%
Sales to List Price Ratio	99.26%	101.60%	2.35%	101.08%	100.58%	-0.49%
Days on Market	25	19	-21.11%	25	28	13.00%
Benchmark Price	\$578,500	\$613,100	5.98%	\$563,950	\$585,567	3.83%
Median Price	\$485,000	\$559,500	15.36%	\$503,750	\$540,000	7.20%
Average Price	\$541,181	\$627,790	16.00%	\$560,662	\$605,346	7.97%
<b>CITY OF CALGARY ROW</b>						
Total Sales	555	524	-5.59%	3,263	2,348	-28.04%
Total Sales Volume	\$196,420,952	\$214,323,070	9.11%	\$1,174,186,749	\$934,868,253	-20.38%
New Listings	654	608	-7.03%	4,146	2,753	-33.60%
Inventory	797	423	-46.93%	660	378	-42.76%
Months of Supply	1.44	0.81	-43.79%	1.21	0.97	-20.46%
Sales to New Listings Ratio	84.86%	86.18%	1.32%	78.70%	85.29%	6.59%
Sales to List Price Ratio	99.16%	102.34%	3.21%	100.63%	101.35%	0.72%
Days on Market	27	19	-28.97%	27	24	-10.51%
Benchmark Price	\$359,600	\$400,000	11.23%	\$346,183	\$378,100	9.22%
Median Price	\$345,500	\$395,000	14.33%	\$350,000	\$383,740	9.64%
Average Price	\$353,912	\$409,013	15.57%	\$359,849	\$398,155	10.65%

For a list of definitions, see page 29.

June 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
<b>Detached</b>								
City Centre	178	241	73.86%	356	2.00	\$857,500	2.85%	1.37%
North East	222	288	77.08%	257	1.16	\$529,000	9.68%	2.10%
North	204	255	80.00%	164	0.80	\$631,100	7.00%	2.34%
North West	227	266	85.34%	179	0.79	\$716,200	7.52%	0.55%
West	158	217	72.81%	193	1.22	\$877,500	6.47%	1.26%
South	275	367	74.93%	283	1.03	\$657,500	5.54%	1.75%
South East	196	240	81.67%	164	0.84	\$662,300	5.08%	2.03%
East	61	70	87.14%	43	0.70	\$446,800	16.96%	3.59%
<b>TOTAL CITY</b>	<b>1,525</b>	<b>1,950</b>	<b>78.21%</b>	<b>1,651</b>	<b>1.08</b>	<b>\$685,100</b>	<b>6.09%</b>	<b>1.65%</b>
<b>Apartment</b>								
City Centre	383	480	79.79%	641	1.67	\$328,200	9.44%	0.80%
North East	60	73	82.19%	57	0.95	\$249,400	14.61%	2.34%
North	58	75	77.33%	53	0.91	\$286,300	17.82%	3.13%
North West	70	79	88.61%	78	1.11	\$274,200	10.74%	1.67%
West	63	102	61.76%	101	1.60	\$313,100	13.77%	1.46%
South	126	142	88.73%	104	0.83	\$270,800	15.83%	2.73%
South East	79	83	95.18%	58	0.73	\$313,500	14.17%	1.79%
East	18	27	66.67%	24	1.33	\$203,300	16.77%	3.15%
<b>TOTAL CITY</b>	<b>857</b>	<b>1,061</b>	<b>80.77%</b>	<b>1,116</b>	<b>1.30</b>	<b>\$303,200</b>	<b>11.76%</b>	<b>1.54%</b>
<b>Semi-detached</b>								
City Centre	69	100	69.00%	131	1.90	\$847,300	4.54%	1.83%
North East	33	45	73.33%	25	0.76	\$377,800	12.11%	2.08%
North	17	24	70.83%	15	0.88	\$483,500	6.29%	1.88%
North West	20	22	90.91%	16	0.80	\$585,900	7.09%	1.98%
West	20	26	76.92%	20	1.00	\$746,800	8.56%	1.16%
South	42	57	73.68%	29	0.69	\$477,700	5.87%	1.34%
South East	26	30	86.67%	18	0.69	\$468,300	4.91%	2.27%
East	12	13	92.31%	11	0.92	\$336,300	16.93%	3.41%
<b>TOTAL CITY</b>	<b>240</b>	<b>320</b>	<b>75.00%</b>	<b>268</b>	<b>1.12</b>	<b>\$613,100</b>	<b>5.98%</b>	<b>2.10%</b>
<b>Row</b>								
City Centre	79	85	92.94%	89	1.13	\$544,800	9.49%	1.62%
North East	87	106	82.08%	77	0.89	\$307,700	20.62%	4.13%
North	92	101	91.09%	56	0.61	\$379,800	10.99%	1.91%
North West	45	49	91.84%	33	0.73	\$390,600	8.98%	2.76%
West	50	69	72.46%	57	1.14	\$408,400	9.55%	0.79%
South	83	89	93.26%	48	0.58	\$353,600	18.74%	5.08%
South East	73	94	77.66%	56	0.77	\$403,600	10.39%	2.05%
East	12	12	100.00%	6	0.50	\$233,900	19.76%	6.56%
<b>TOTAL CITY</b>	<b>524</b>	<b>608</b>	<b>86.18%</b>	<b>423</b>	<b>0.81</b>	<b>\$400,000</b>	<b>11.23%</b>	<b>2.43%</b>

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

## City of Calgary

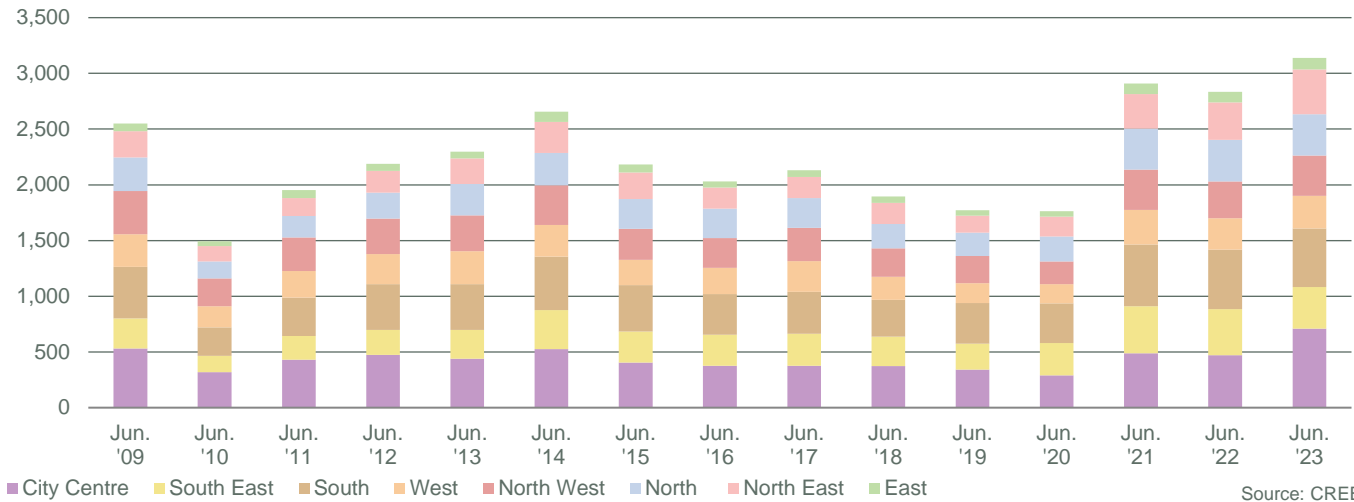
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2023

TOTAL SALES

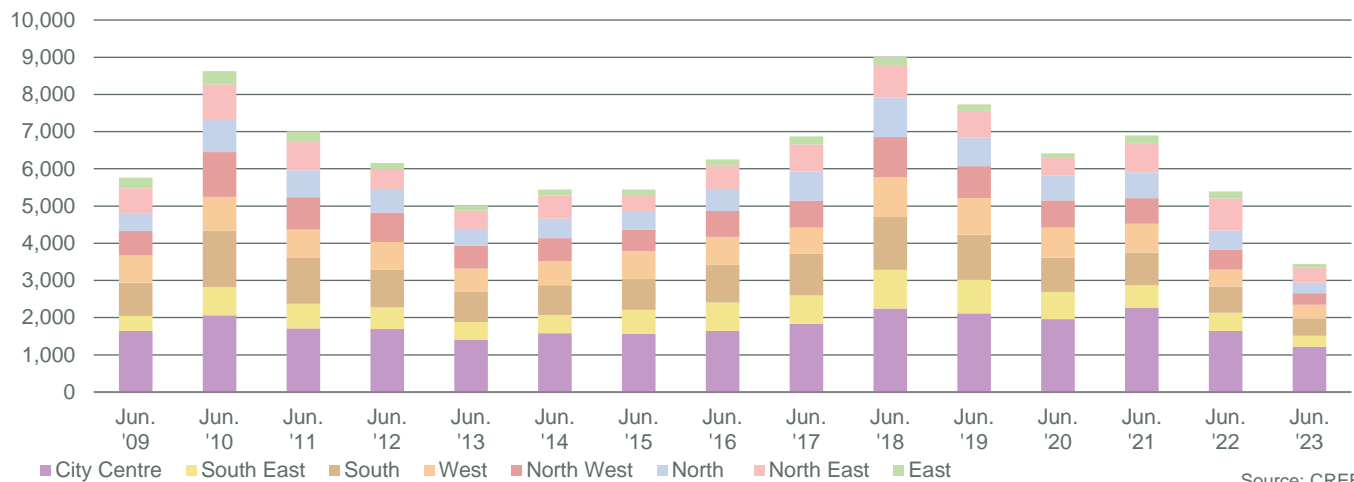
JUNE



Source: CREB®

TOTAL INVENTORY

JUNE



Source: CREB®

MONTHS OF SUPPLY

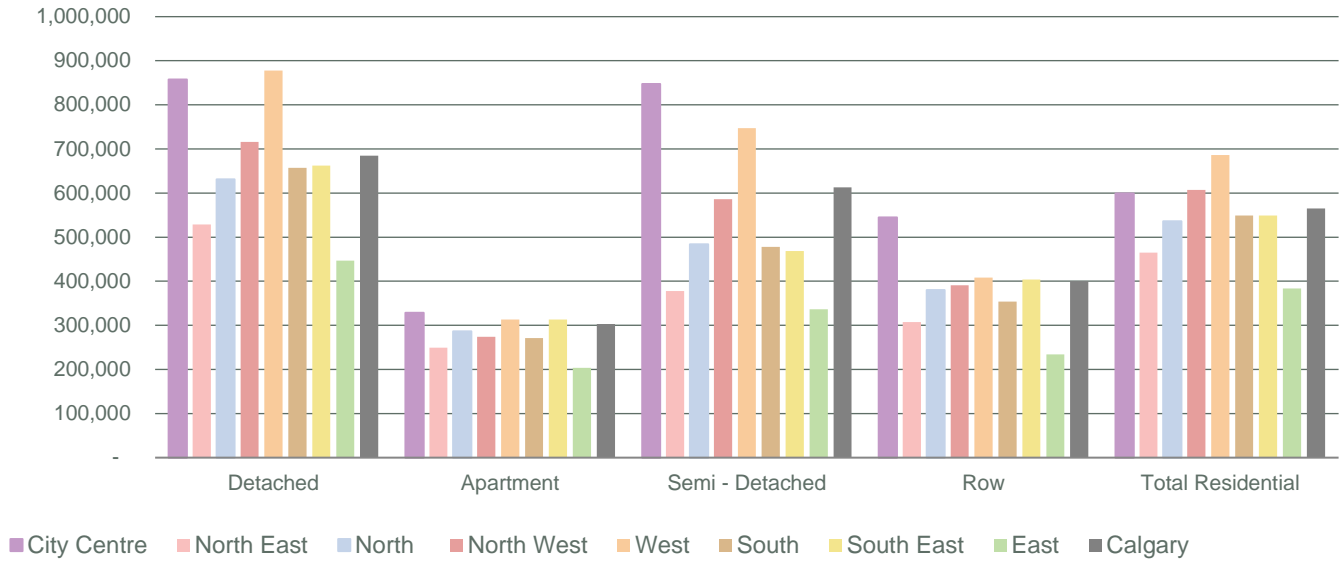
JUNE



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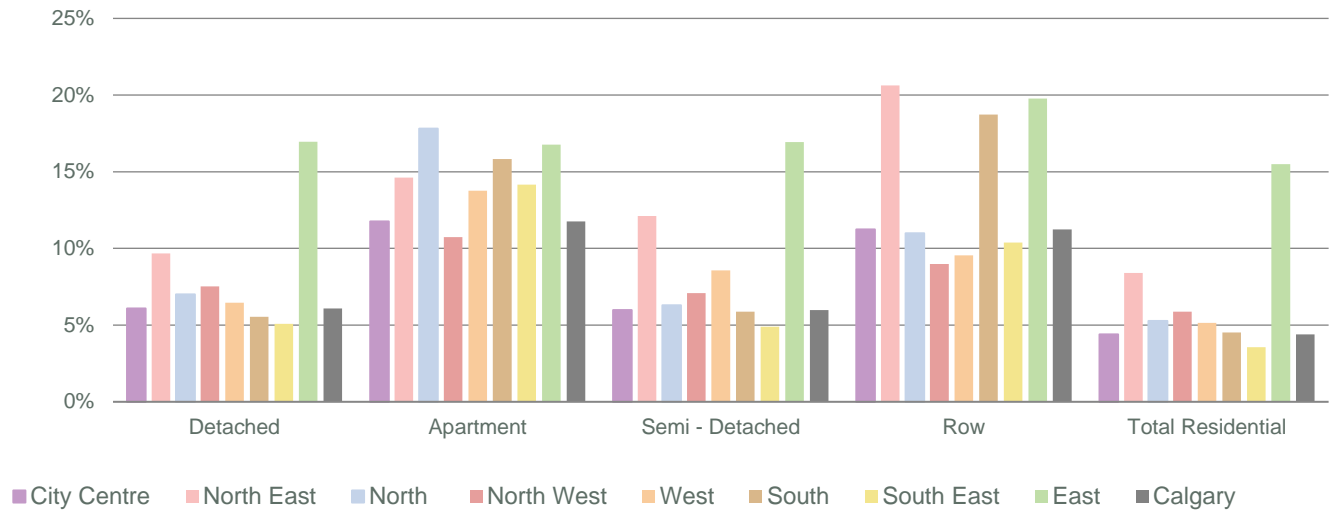


## BENCHMARK PRICE - JUNE



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

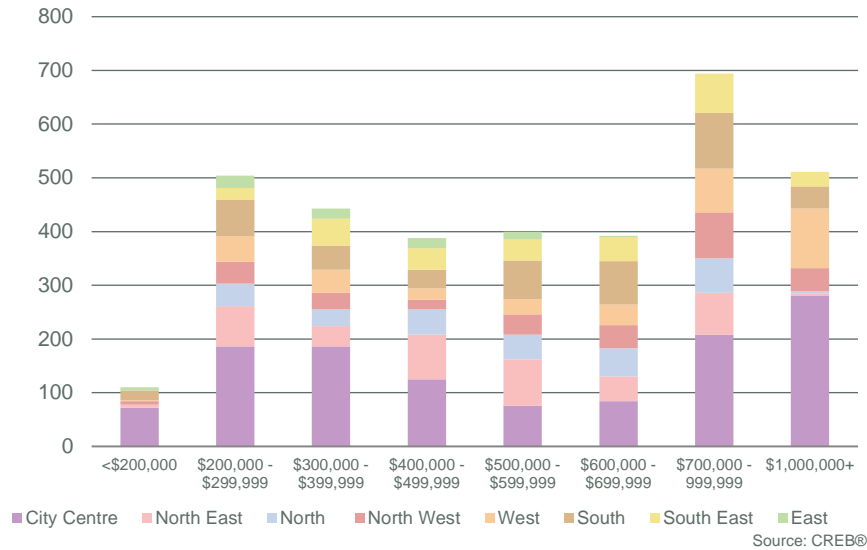


Source: CREB®

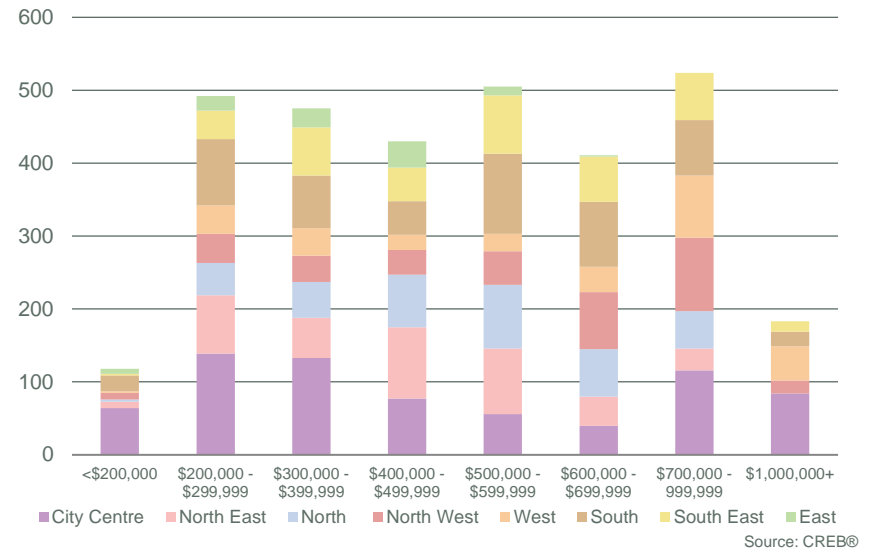
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

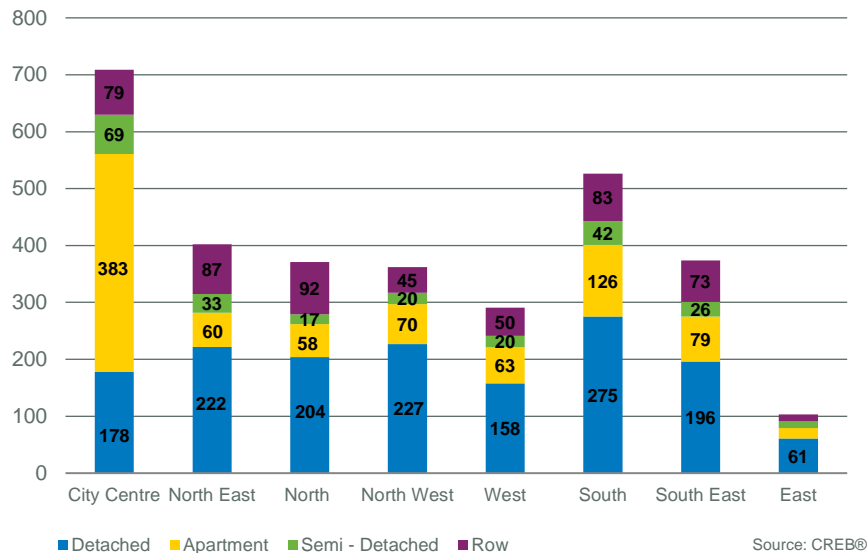
TOTAL INVENTORY BY PRICE RANGE - JUNE



TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



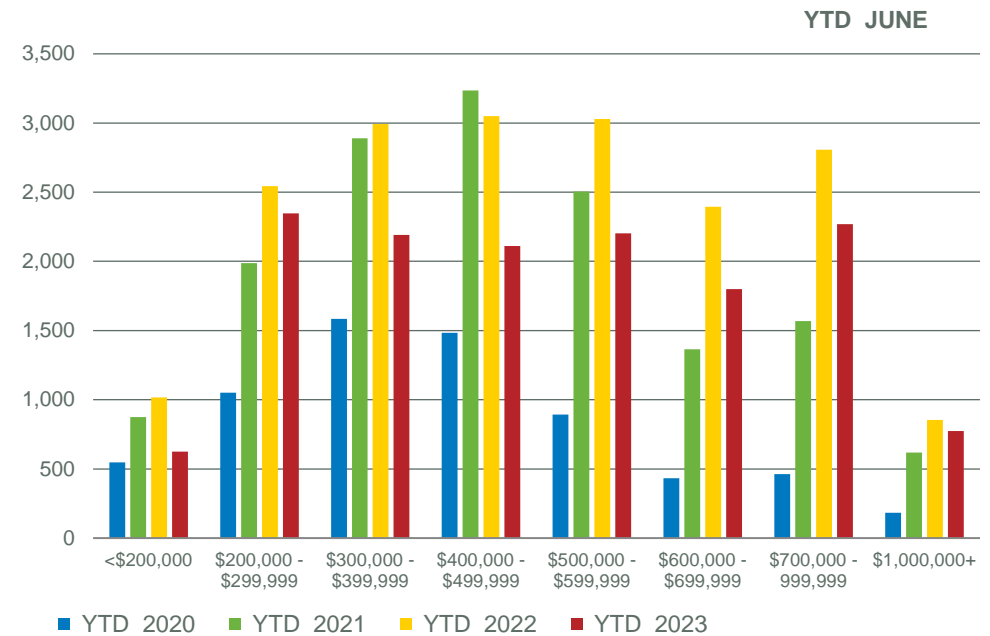
SHARE OF CITY WIDE SALES - JUNE



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	2,004	3,293	4,091	3,399	3,063	2,837	2,249	2,133	1,893	1,855	1,642	1,200
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	2,718	2,624	2,169	1,611	1,031
Inventory	2,628	3,608	4,390	4,875	5,215	5,407	5,346	4,786	4,463	3,888	3,115	2,219
Days on Market	44	25	20	22	25	27	31	35	39	40	40	46
Benchmark Price	492,900	520,300	534,700	541,600	543,000	540,900	537,200	528,900	524,700	521,200	517,300	516,200
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	517,673	491,452	485,173	497,867	509,710	490,293	495,605
Index	229	242	249	252	253	252	250	246	244	242	241	240
<b>2023</b>												
Sales	1,198	1,738	2,425	2,687	3,121	3,146						
New Listings	1,852	2,386	3,314	3,132	3,651	3,939						
Inventory	2,451	2,746	3,232	3,232	3,209	3,458						
Days on Market	42	33	27	24	24	22						
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700						
Median Price	465,000	460,000	486,000	500,880	507,000	510,000						
Average Price	508,515	506,823	535,966	548,565	552,428	552,273						
Index	242	247	251	255	259	263						

	Jun-22	Jun-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	1	13	6
\$100,000 - \$149,999	27	13	207	100
\$150,000 - \$199,999	125	104	796	519
\$200,000 - \$249,999	248	218	1,310	1,104
\$250,000 - \$299,999	209	274	1,234	1,242
\$300,000 - \$349,999	219	226	1,393	1,056
\$350,000 - \$399,999	251	249	1,600	1,135
\$400,000 - \$449,999	248	216	1,534	1,067
\$450,000 - \$499,999	255	215	1,515	1,043
\$500,000 - \$549,999	230	261	1,490	1,173
\$550,000 - \$599,999	209	247	1,539	1,030
\$600,000 - \$649,999	173	220	1,302	947
\$650,000 - \$699,999	144	192	1,092	852
\$700,000 - \$749,999	104	151	816	668
\$750,000 - \$799,999	90	112	665	518
\$800,000 - \$849,999	52	87	476	397
\$850,000 - \$899,999	62	80	409	300
\$900,000 - \$949,999	24	40	237	191
\$950,000 - \$999,999	30	55	204	194
\$1,000,000 - \$1,299,999	67	102	483	412
\$1,300,000 - \$1,499,999	25	31	150	135
\$1,500,000 - \$1,999,999	27	34	142	138
\$2,000,000 +	18	18	80	88
	2,837	3,146	18,687	14,315

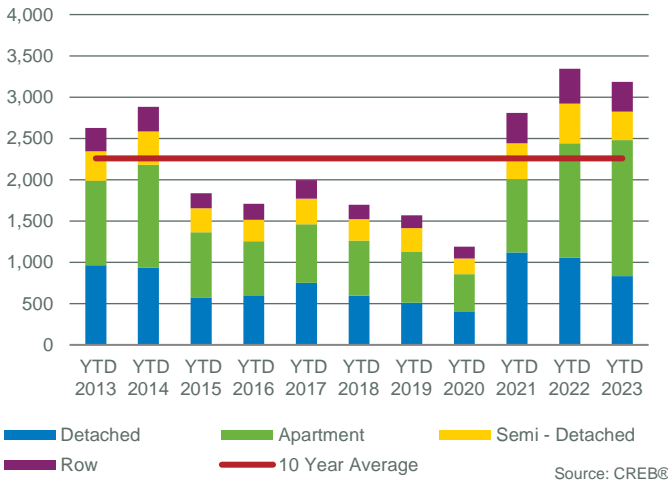
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

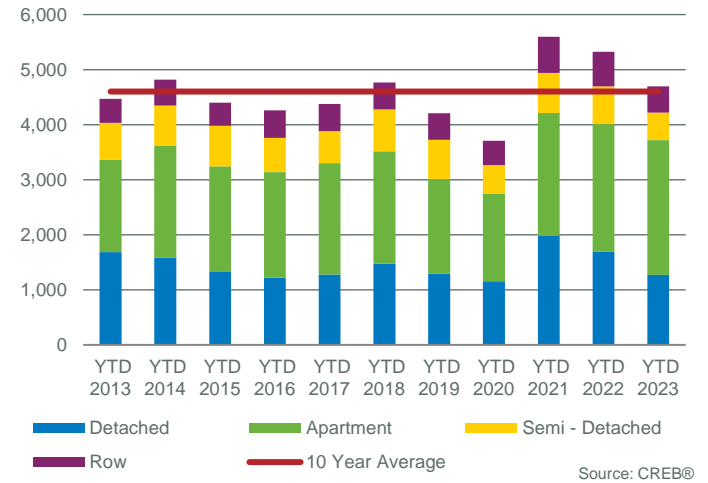
CITY OF CALGARY TOTAL SALES

YTD JUNE

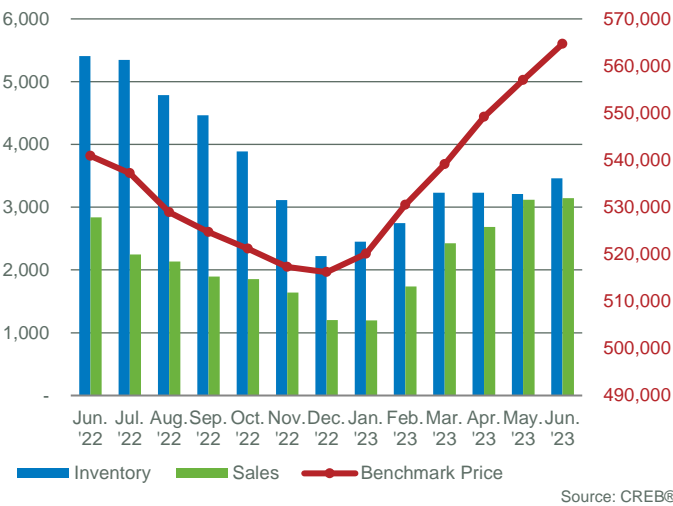


CITY OF CALGARY TOTAL NEW LISTINGS

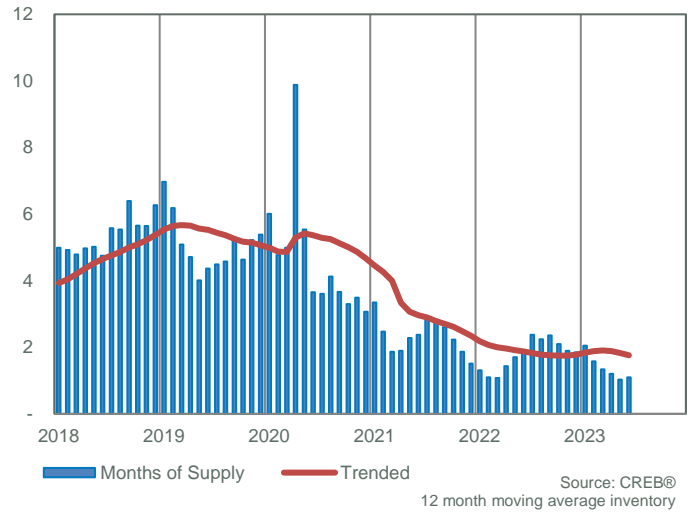
YTD JUNE



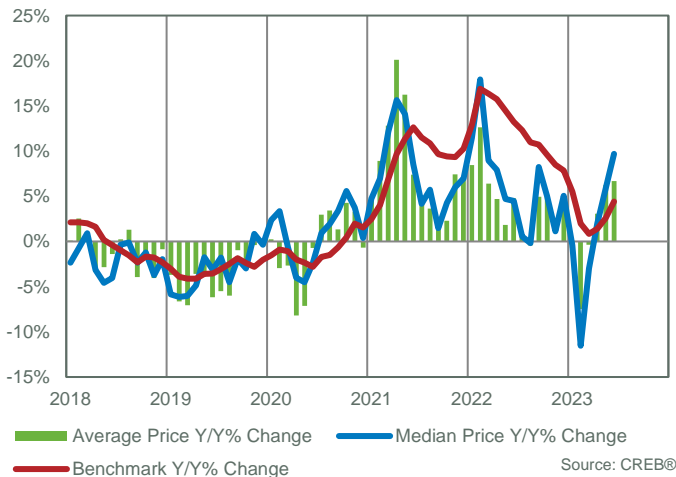
CITY OF CALGARY TOTAL INVENTORY AND SALES



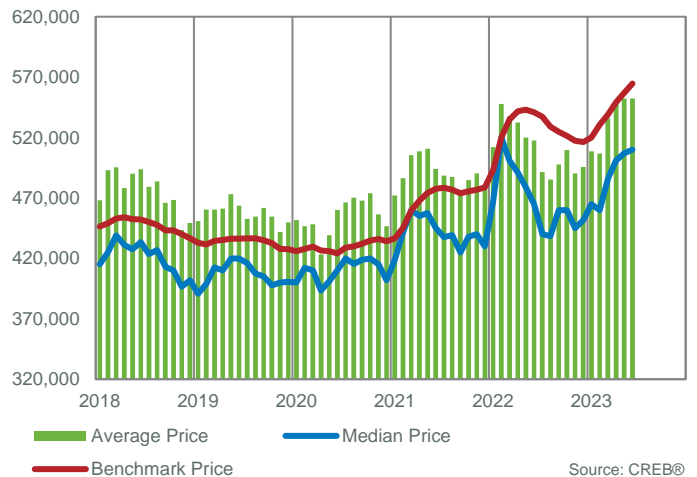
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

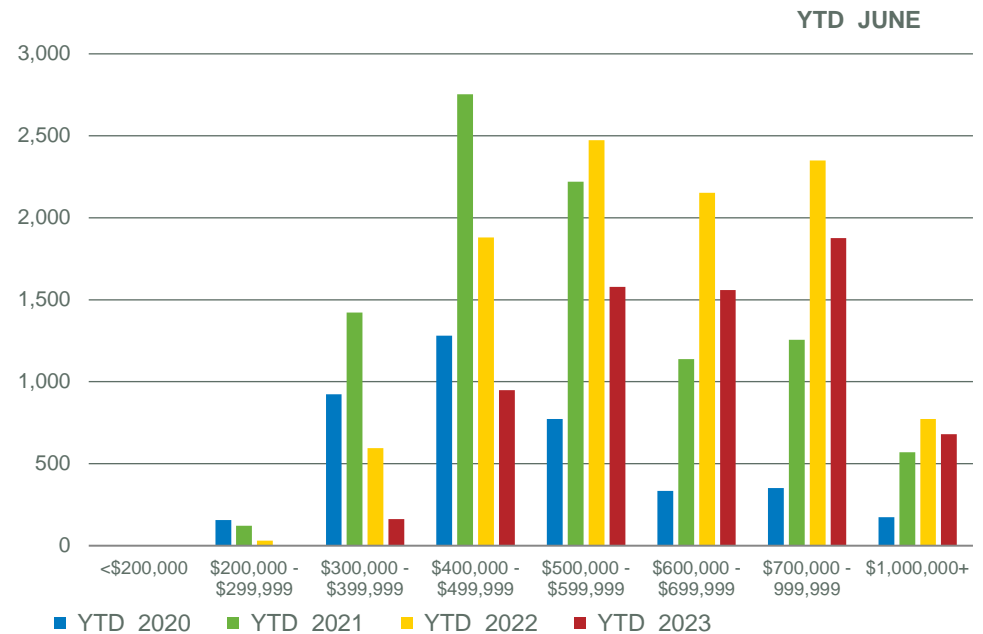




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	1,146	1,896	2,267	1,849	1,616	1,481	1,131	1,064	967	941	814	614
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,380	1,148	849	495
Inventory	898	1,691	2,205	2,468	2,559	2,668	2,599	2,395	2,223	1,949	1,571	1,064
Days on Market	33	14	14	18	22	24	29	31	36	36	37	46
Benchmark Price	582,100	618,600	636,700	644,800	647,000	645,800	642,000	631,400	626,600	622,400	618,100	618,000
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,000	582,000	561,250	570,000
Average Price	626,121	678,360	670,542	669,575	659,734	668,422	637,536	637,127	637,841	655,711	624,073	640,083
Index	239	254	262	265	266	265	264	259	257	256	254	254
<b>2023</b>												
Sales	561	793	1,141	1,303	1,487	1,525						
New Listings	879	1,136	1,609	1,478	1,796	1,950						
Inventory	1,139	1,288	1,543	1,462	1,483	1,651						
Days on Market	42	31	26	22	22	20						
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100						
Median Price	599,000	603,000	635,000	655,000	657,464	650,000						
Average Price	670,893	679,616	707,139	728,323	733,265	730,299						
Index	256	262	266	272	277	281						

	Jun-22	Jun-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	1	-	4	2
\$250,000 - \$299,999	5	-	27	2
\$300,000 - \$349,999	23	3	138	25
\$350,000 - \$399,999	68	20	457	137
\$400,000 - \$449,999	126	57	846	385
\$450,000 - \$499,999	177	118	1,034	564
\$500,000 - \$549,999	183	174	1,146	770
\$550,000 - \$599,999	182	184	1,328	808
\$600,000 - \$649,999	157	190	1,179	804
\$650,000 - \$699,999	126	173	973	756
\$700,000 - \$749,999	94	133	722	588
\$750,000 - \$799,999	81	96	561	425
\$800,000 - \$849,999	35	72	373	319
\$850,000 - \$899,999	48	64	330	231
\$900,000 - \$949,999	21	33	196	152
\$950,000 - \$999,999	26	49	167	162
\$1,000,000 - \$1,299,999	61	82	418	347
\$1,300,000 - \$1,499,999	24	26	142	125
\$1,500,000 - \$1,999,999	26	33	136	128
\$2,000,000 +	17	18	76	80
	1,481	1,525	10,255	6,810

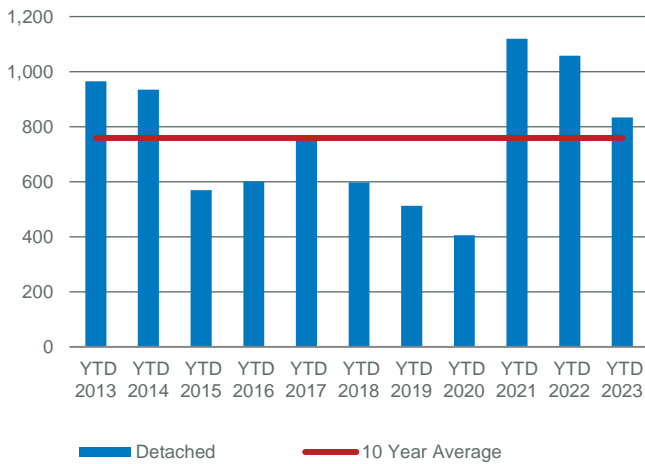
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

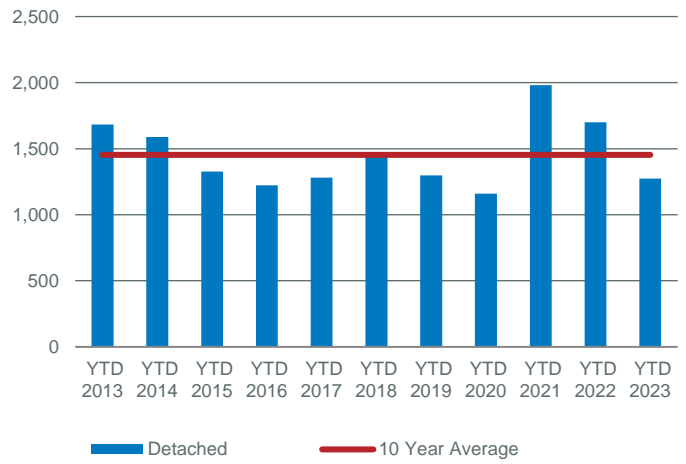
YTD JUNE



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



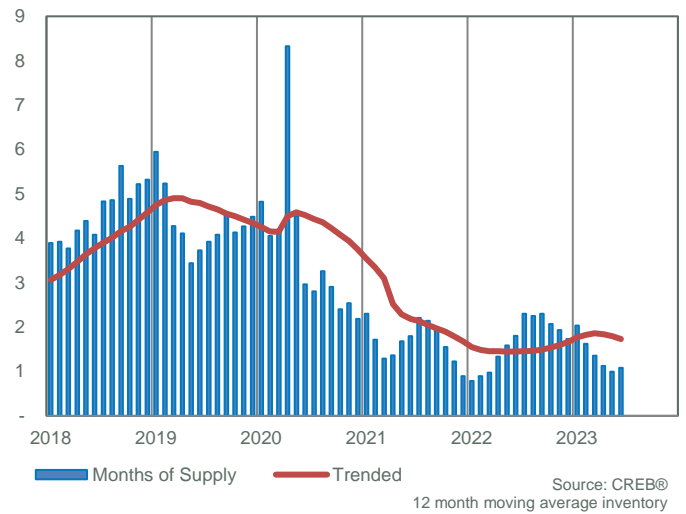
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



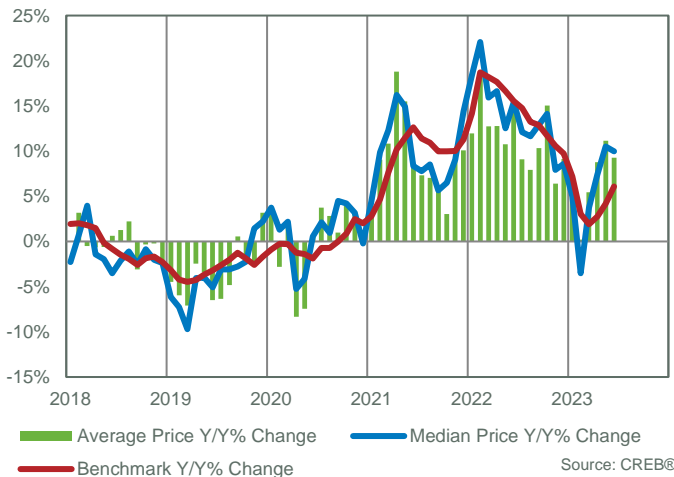
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



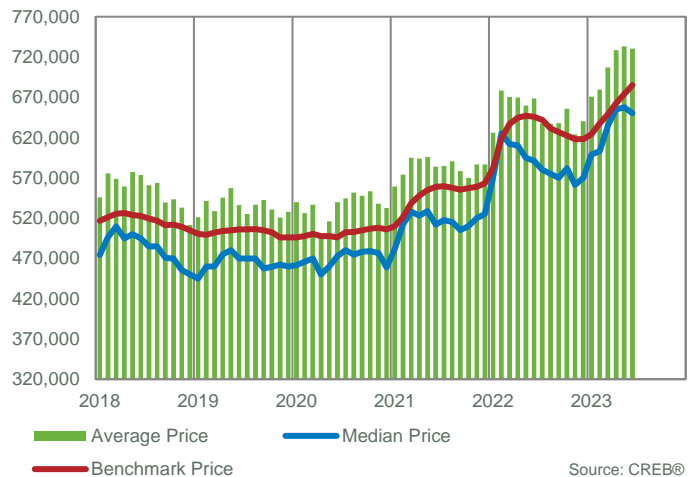
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

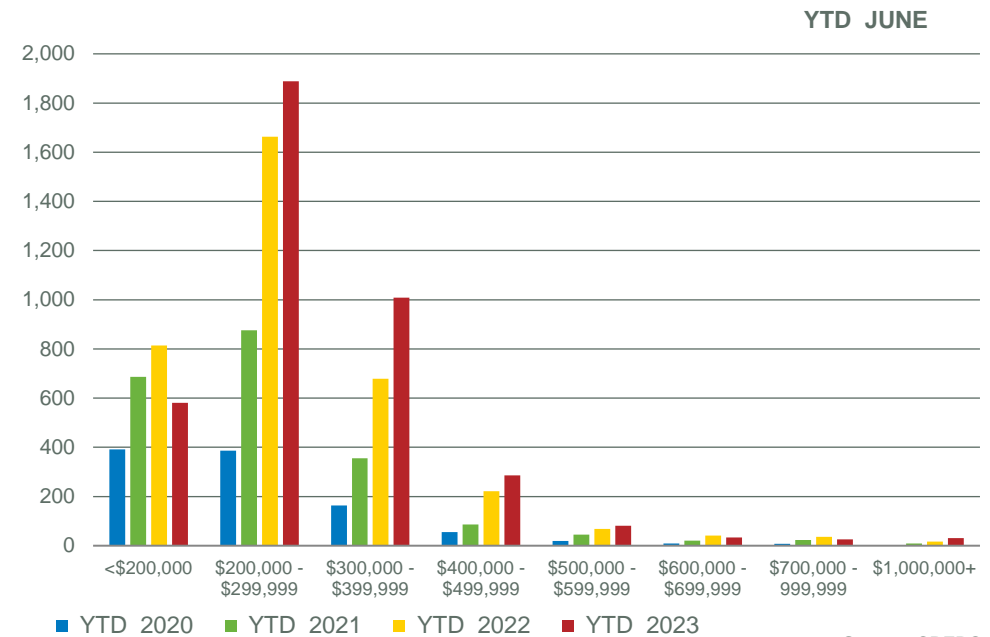


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	355	565	770	642	629	578	513	524	449	436	448	311
New Listings	550	694	994	893	948	931	795	653	605	532	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	246,400	251,000	258,800	265,400	269,300	271,300	272,800	272,300	272,300	272,700	271,700	269,800
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	297,527	292,124	283,333
Index	180	184	189	194	197	199	200	199	199	200	199	197
<b>2023</b>												
Sales	317	491	679	734	858	857						
New Listings	545	696	919	950	1,025	1,061						
Inventory	772	876	1,002	1,089	1,089	1,116						
Days on Market	44	36	32	27	29	28						
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200						
Median Price	258,000	262,500	268,000	272,250	277,500	280,000						
Average Price	284,526	280,701	305,439	296,950	307,694	301,926						
Index	200	206	211	215	218	222						

	Jun-22	Jun-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	13	5
\$100,000 - \$149,999	23	13	185	98
\$150,000 - \$199,999	93	102	616	478
\$200,000 - \$249,999	185	185	935	908
\$250,000 - \$299,999	111	212	728	980
\$300,000 - \$349,999	61	157	417	637
\$350,000 - \$399,999	48	90	262	372
\$400,000 - \$449,999	22	41	134	181
\$450,000 - \$499,999	9	24	87	105
\$500,000 - \$549,999	9	8	40	49
\$550,000 - \$599,999	2	6	28	32
\$600,000 - \$649,999	6	4	24	21
\$650,000 - \$699,999	3	2	17	13
\$700,000 - \$749,999	1	3	7	7
\$750,000 - \$799,999	-	1	8	5
\$800,000 - \$849,999	1	-	5	6
\$850,000 - \$899,999	-	-	6	4
\$900,000 - \$949,999	-	-	3	3
\$950,000 - \$999,999	1	-	7	1
\$1,000,000 - \$1,299,999	-	5	7	13
\$1,300,000 - \$1,499,999	1	3	3	5
\$1,500,000 - \$1,999,999	1	1	3	5
\$2,000,000 +	1	-	4	8
	578	857	3,539	3,936

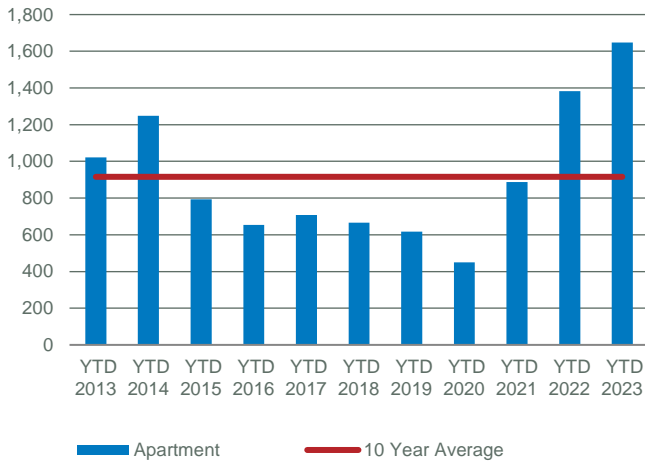
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

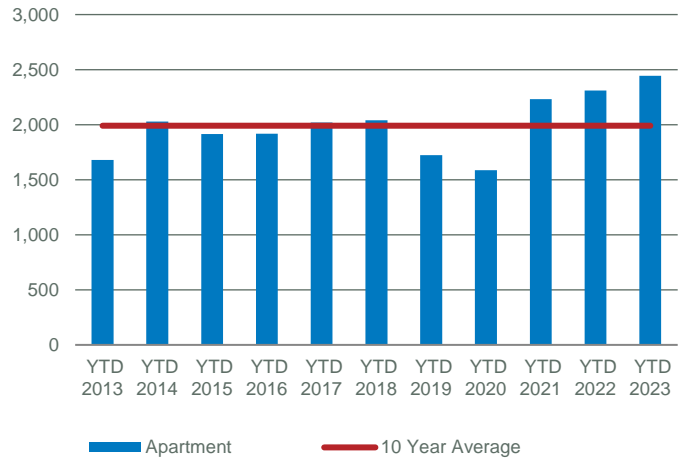
YTD JUNE



Source: CREB®

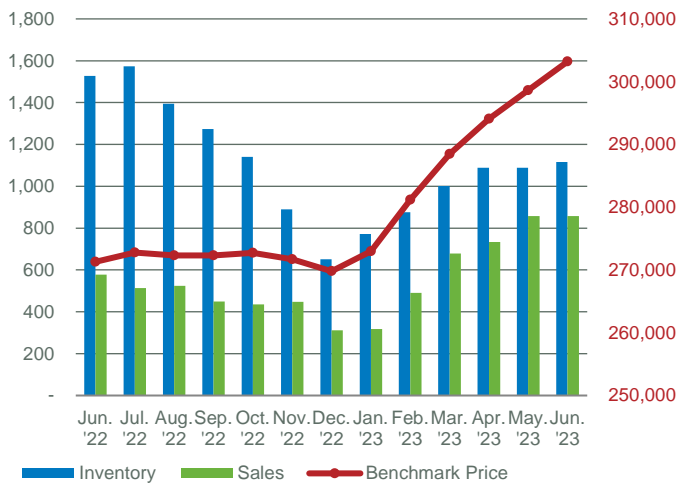
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



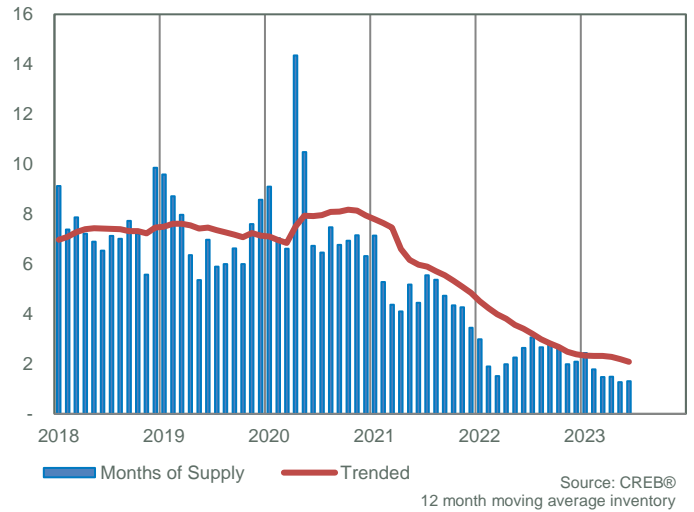
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



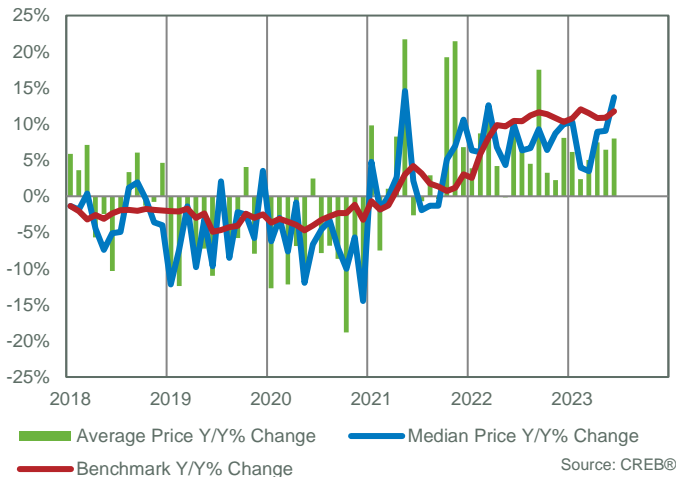
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



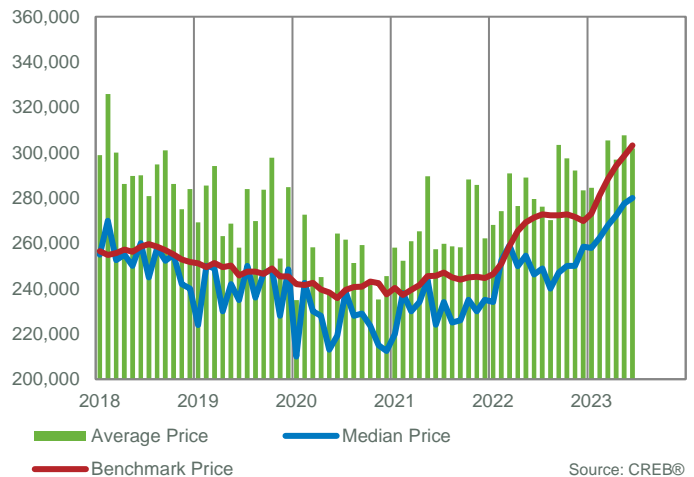
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



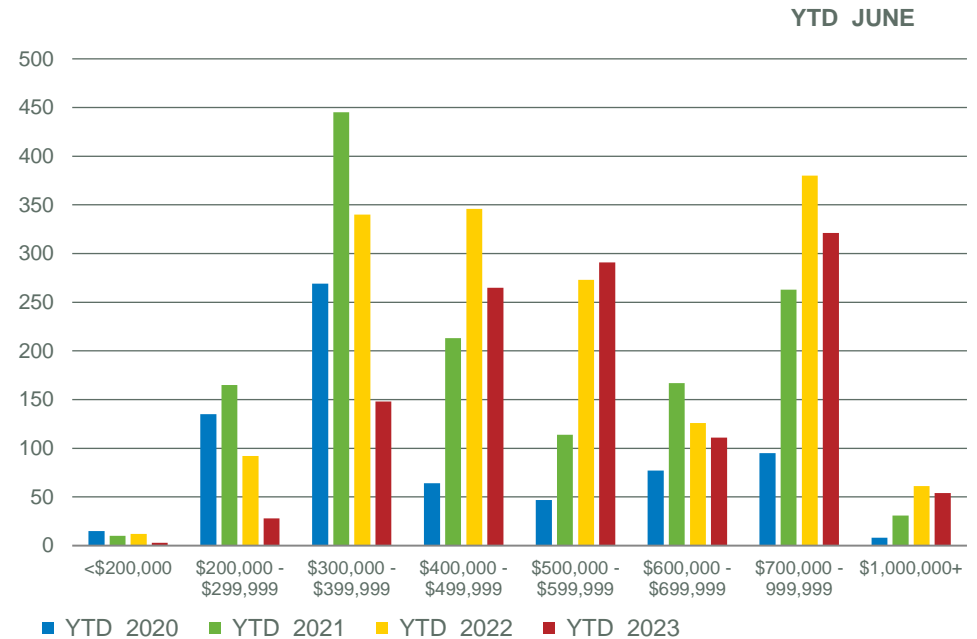
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
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	525,500	550,900	569,600	577,300	581,900	578,500	574,200	566,000	559,500	555,800	559,800	560,100
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	282	296	306	310	312	310	308	304	300	298	300	301
<b>2023</b>												
Sales	111	140	217	234	279	240						
New Listings	150	193	280	266	268	320						
Inventory	225	255	286	285	233	268						
Days on Market	47	36	29	25	25	19						
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100						
Median Price	530,000	533,940	550,000	529,950	530,000	559,500						
Average Price	583,025	585,265	614,126	601,368	601,503	627,790						
Index	301	304	311	318	322	329						

	Jun-22	Jun-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	2	-
\$150,000 - \$199,999	-	-	10	3
\$200,000 - \$249,999	4	6	16	15
\$250,000 - \$299,999	17	2	76	13
\$300,000 - \$349,999	17	5	166	55
\$350,000 - \$399,999	22	20	174	93
\$400,000 - \$449,999	29	19	163	120
\$450,000 - \$499,999	29	19	183	145
\$500,000 - \$549,999	24	35	188	192
\$550,000 - \$599,999	11	31	85	99
\$600,000 - \$649,999	6	13	54	61
\$650,000 - \$699,999	9	12	72	50
\$700,000 - \$749,999	8	10	70	51
\$750,000 - \$799,999	8	12	87	75
\$800,000 - \$849,999	14	12	89	69
\$850,000 - \$899,999	13	16	66	64
\$900,000 - \$949,999	3	6	38	33
\$950,000 - \$999,999	3	6	30	29
\$1,000,000 - \$1,299,999	5	14	55	44
\$1,300,000 - \$1,499,999	-	2	5	5
\$1,500,000 - \$1,999,999	-	-	1	5
\$2,000,000 +	-	-	-	-
	223	240	1,630	1,221

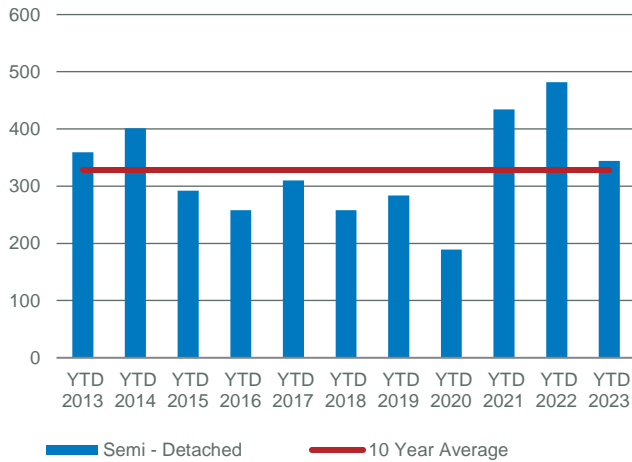
**CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

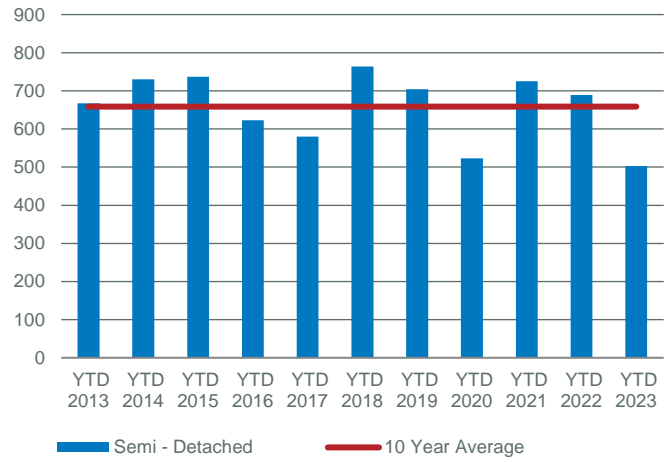
YTD JUNE



Source: CREB®

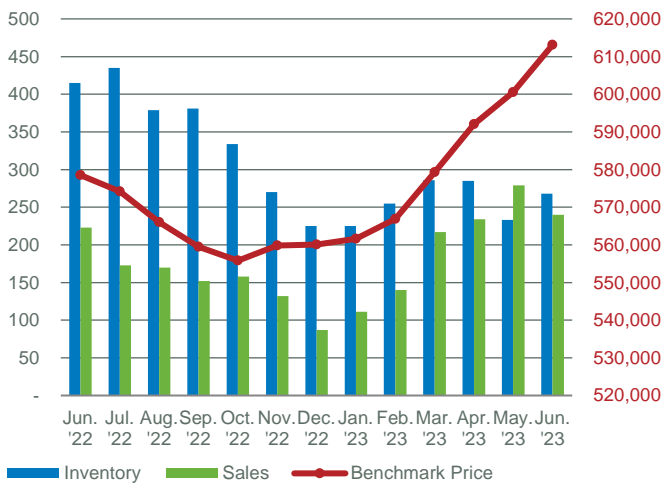
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JUNE



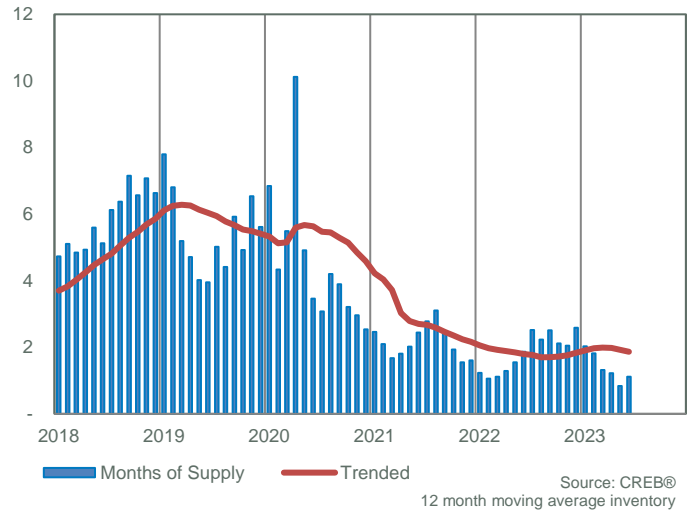
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



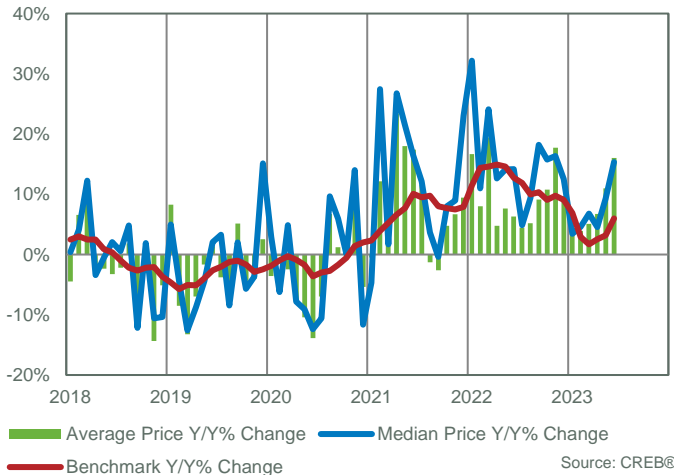
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



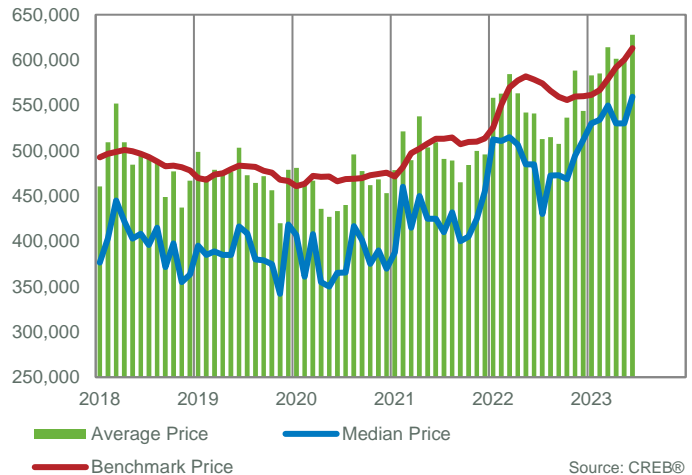
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

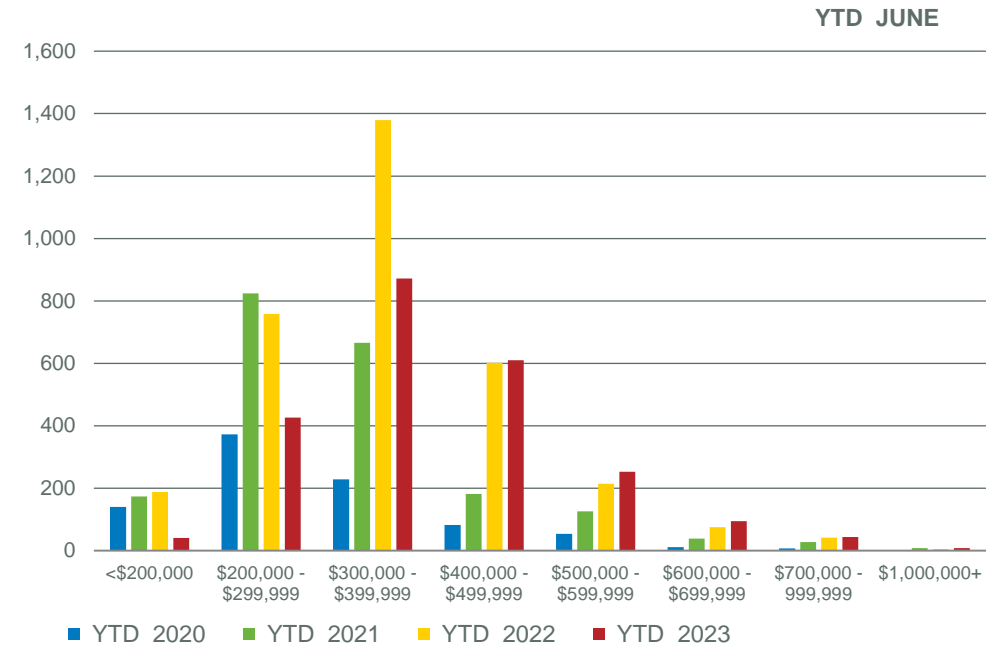


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	305	536	709	604	554	555	432	375	325	320	248	188
New Listings	364	692	883	782	771	654	500	378	401	303	251	148
Inventory	425	533	634	738	832	797	738	617	585	465	385	279
Days on Market	58	30	19	20	24	27	30	35	38	37	35	43
Benchmark Price	318,300	335,300	347,900	356,700	359,300	359,600	358,400	357,200	358,000	356,800	354,500	354,300
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	204	215	223	228	230	230	229	229	229	228	227	227
<b>2023</b>												
Sales	209	314	388	416	497	524						
New Listings	278	361	506	438	562	608						
Inventory	315	327	401	396	404	423						
Days on Market	39	34	21	22	20	19						
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000						
Median Price	365,000	373,200	380,000	385,000	386,000	395,000						
Average Price	372,820	389,050	392,303	399,780	406,322	409,013						
Index	228	235	239	244	250	256						

	Jun-22	Jun-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	3	-	20	2
\$150,000 - \$199,999	32	2	168	38
\$200,000 - \$249,999	58	27	355	179
\$250,000 - \$299,999	76	60	403	247
\$300,000 - \$349,999	118	61	672	339
\$350,000 - \$399,999	113	119	707	533
\$400,000 - \$449,999	71	99	391	381
\$450,000 - \$499,999	40	54	211	229
\$500,000 - \$549,999	14	44	116	162
\$550,000 - \$599,999	14	26	98	91
\$600,000 - \$649,999	4	13	45	61
\$650,000 - \$699,999	6	5	30	33
\$700,000 - \$749,999	1	5	17	22
\$750,000 - \$799,999	1	3	9	13
\$800,000 - \$849,999	2	3	9	3
\$850,000 - \$899,999	1	-	7	1
\$900,000 - \$949,999	-	1	-	3
\$950,000 - \$999,999	-	-	-	2
\$1,000,000 - \$1,299,999	1	1	3	8
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	2	-
\$2,000,000 +	-	-	-	-
	555	524	3,263	2,348

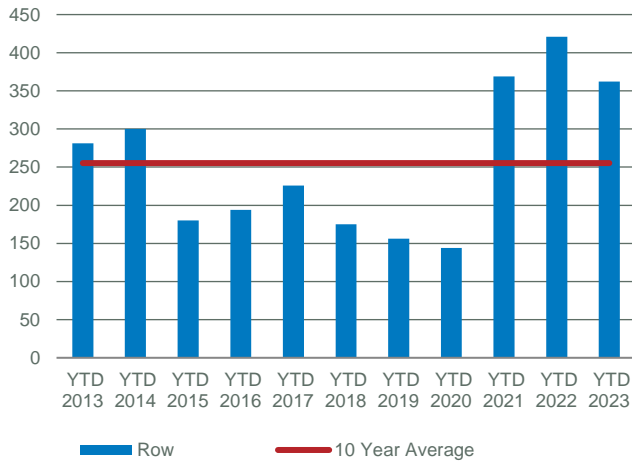
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

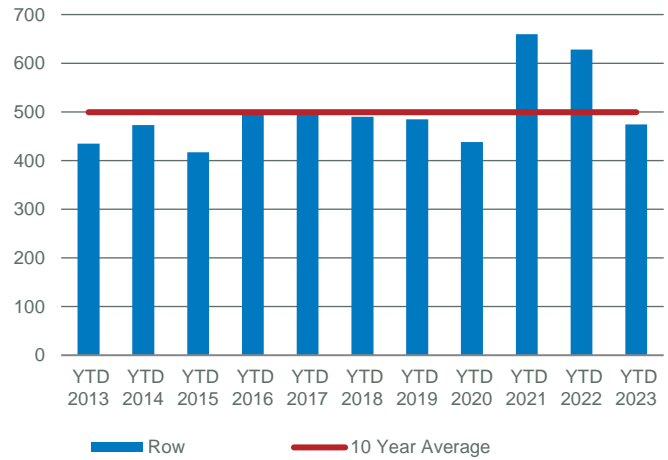
YTD JUNE



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



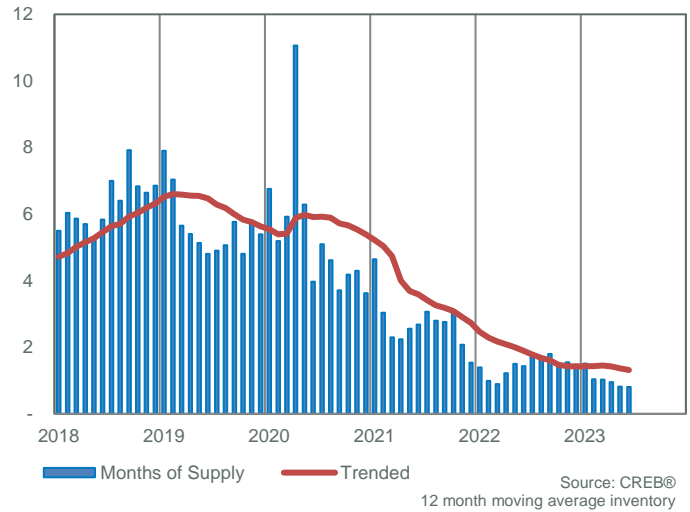
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



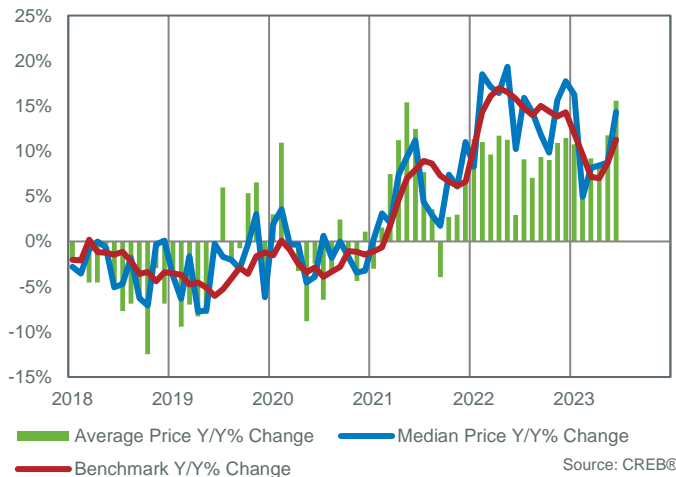
Source: CREB®

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

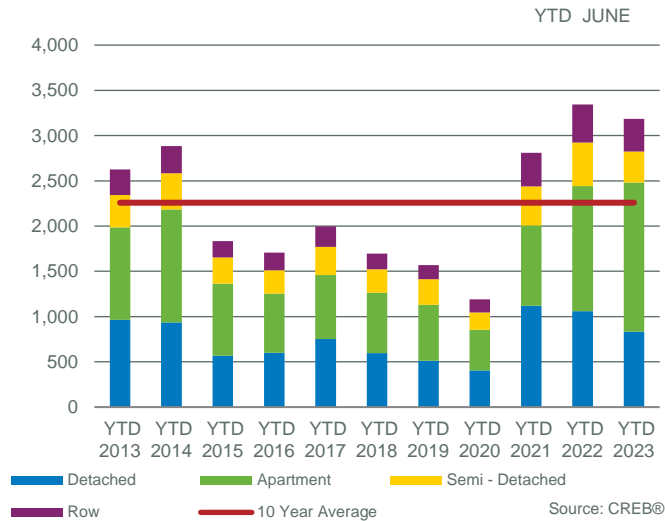


Source: CREB®

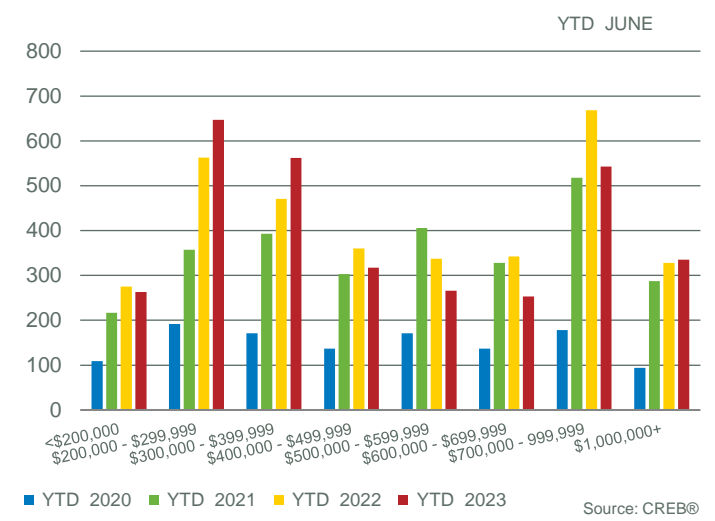


CITY CENTRE

CITY CENTRE TOTAL SALES



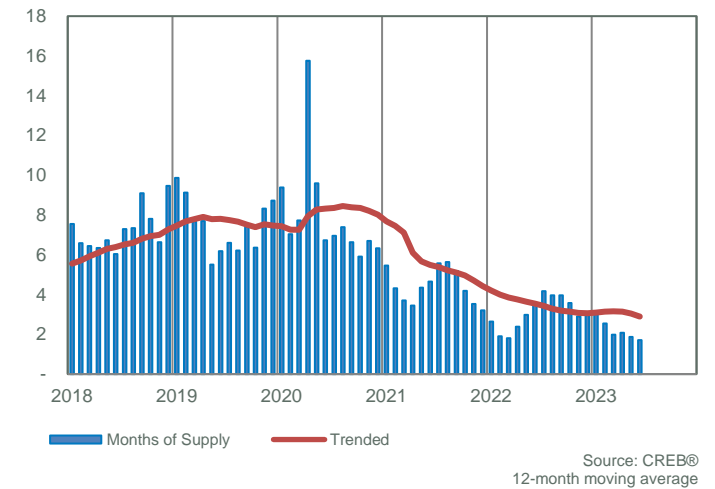
CITY CENTRE TOTAL SALES BY PRICE RANGE



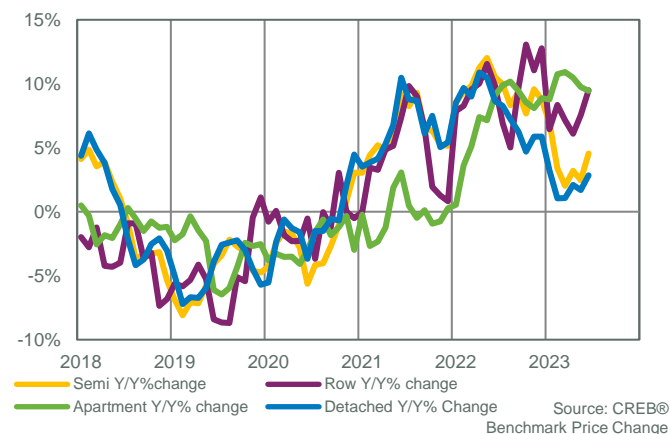
CITY CENTRE INVENTORY AND SALES



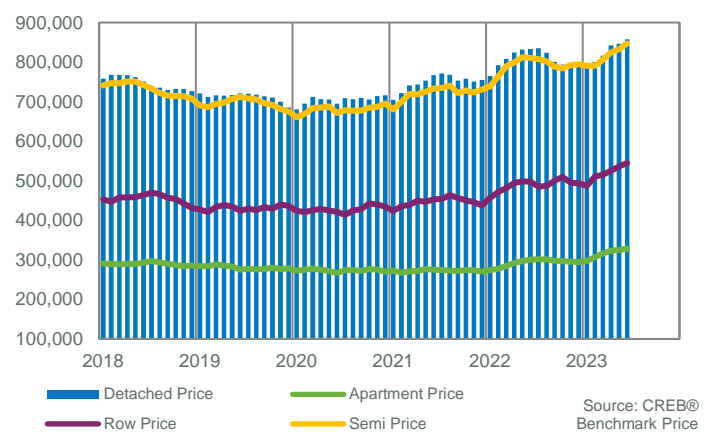
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

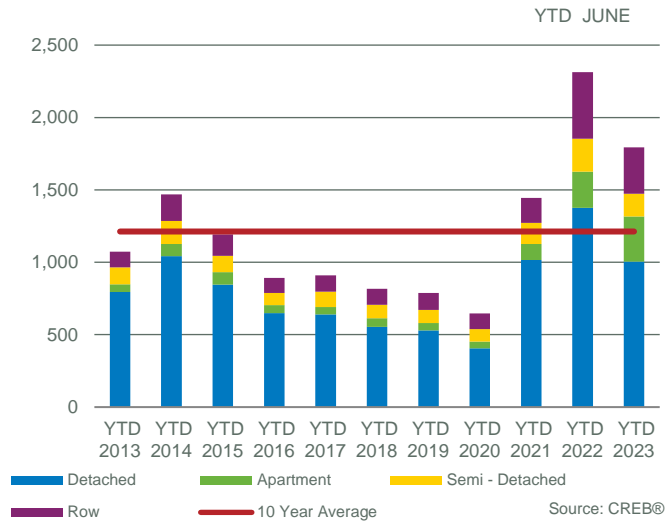


CITY CENTRE PRICES

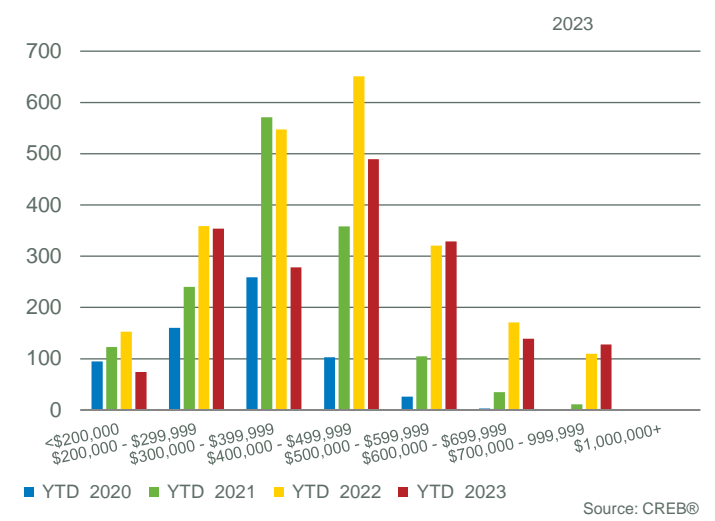


**NORTHEAST**

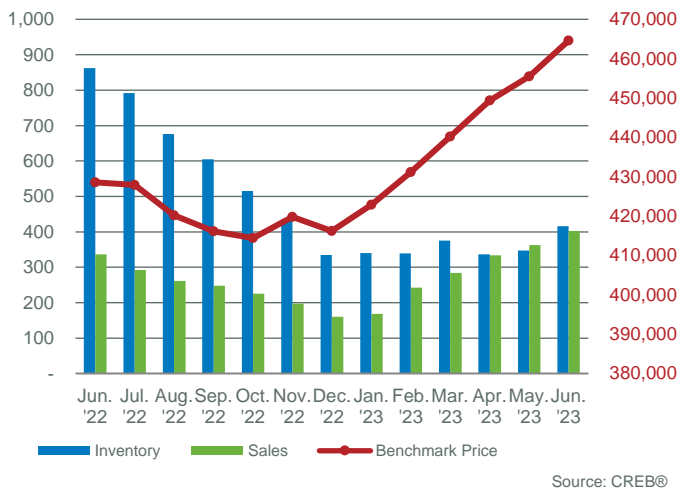
**NORTHEAST TOTAL SALES**



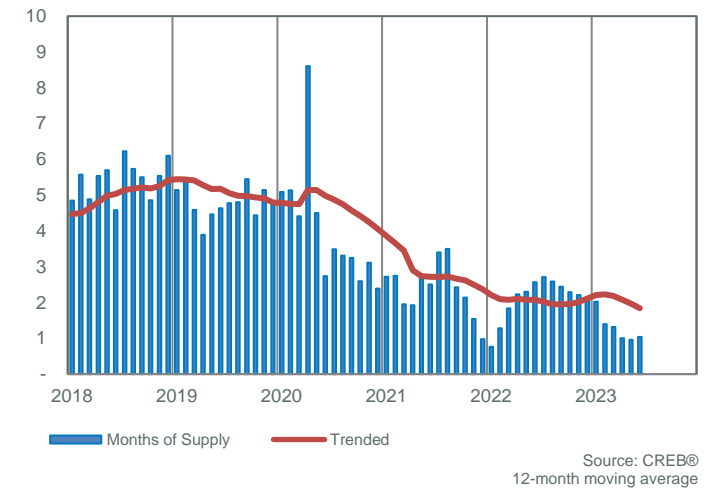
**NORTHEAST TOTAL SALES BY PRICE RANGE**



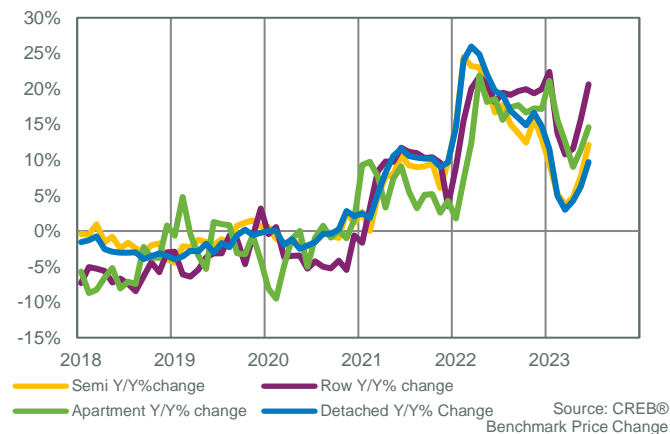
**NORTHEAST INVENTORY AND SALES**



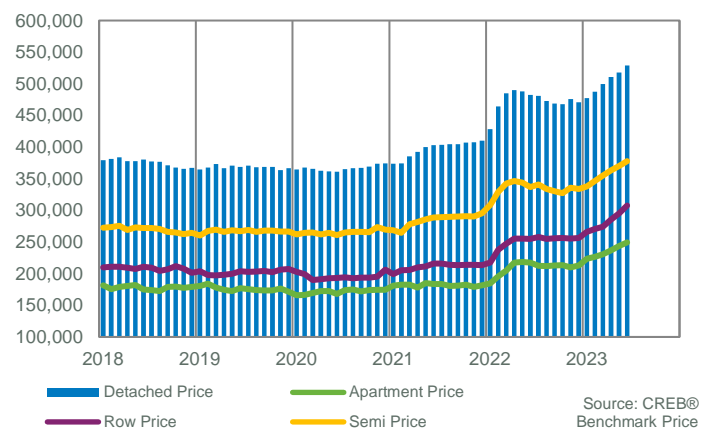
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

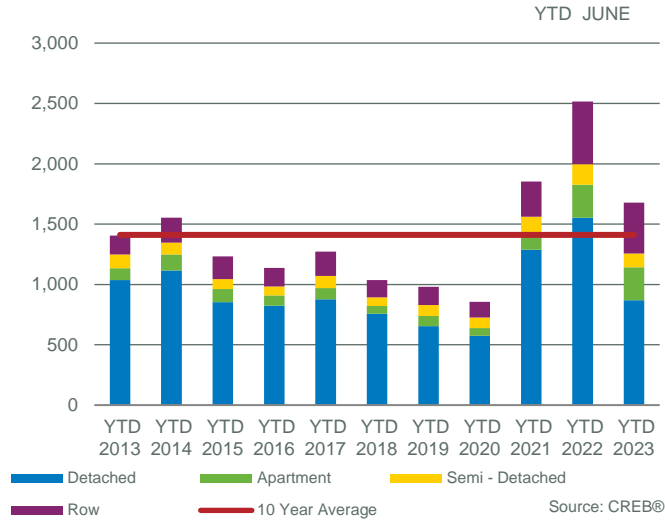


**NORTHEAST PRICES**

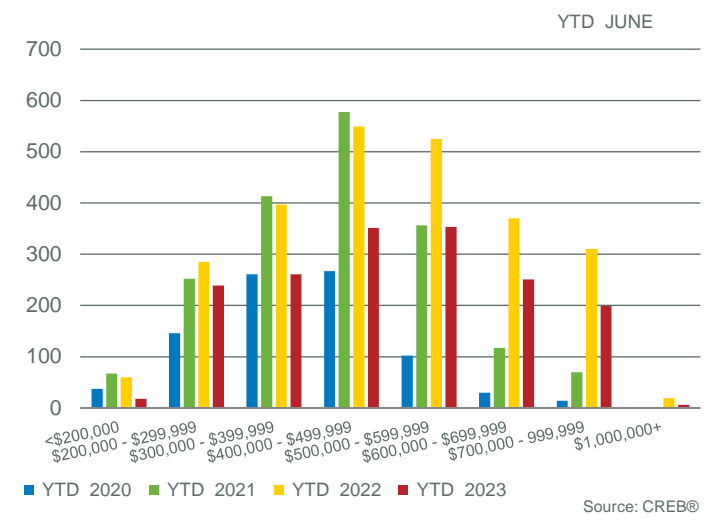


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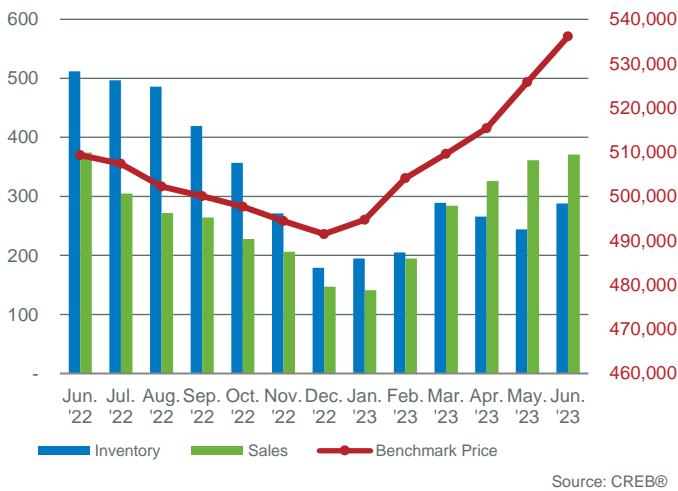
**NORTH TOTAL SALES**



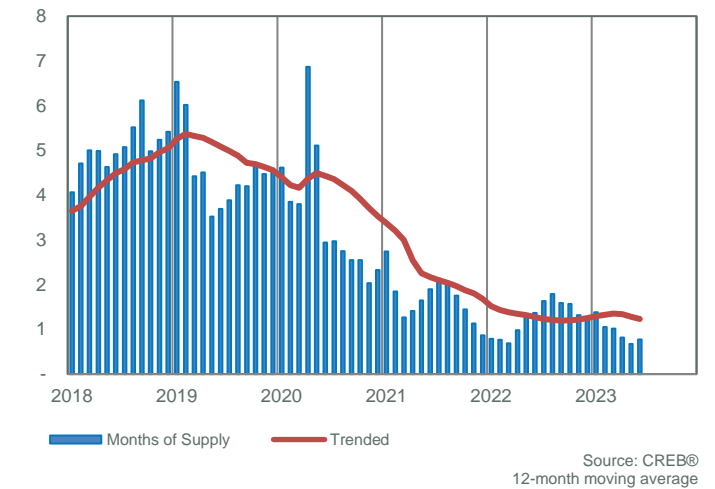
**NORTH TOTAL SALES BY PRICE RANGE**



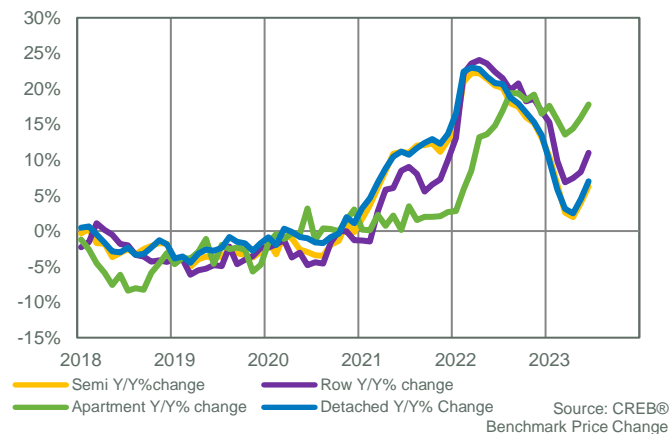
**NORTH INVENTORY AND SALES**



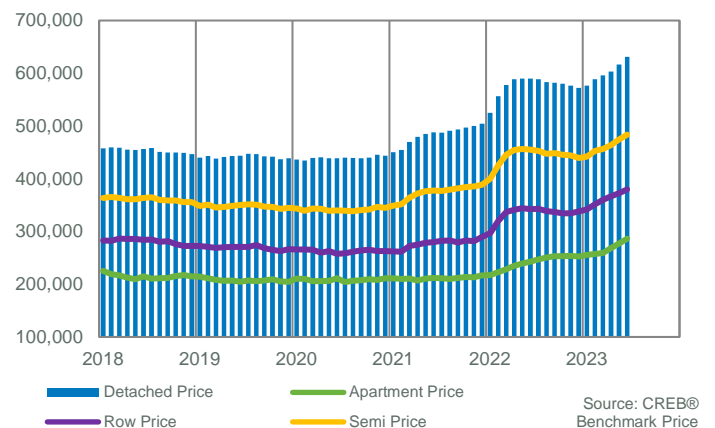
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

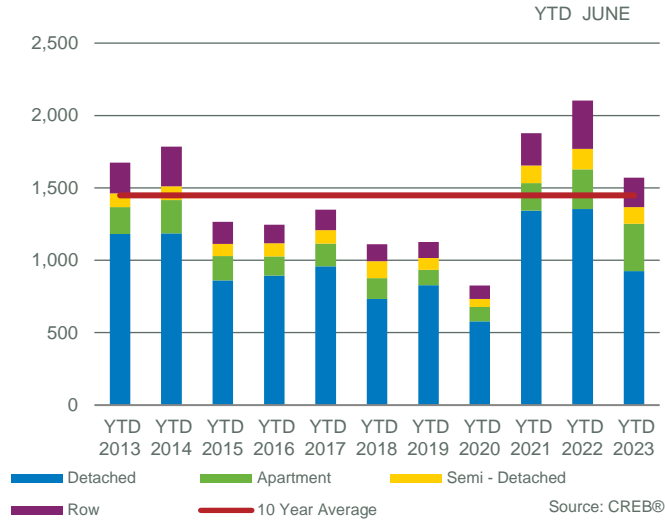


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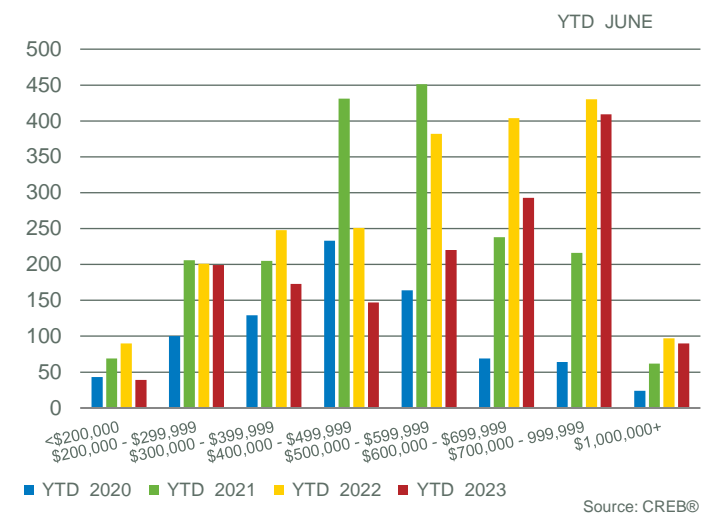


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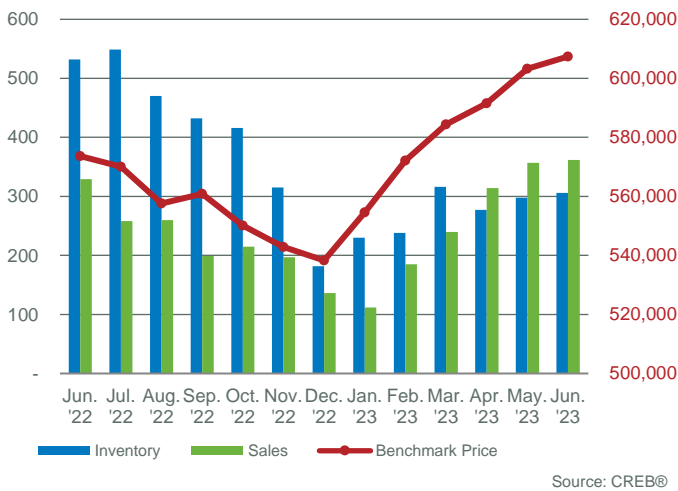
**NORTHWEST TOTAL SALES**



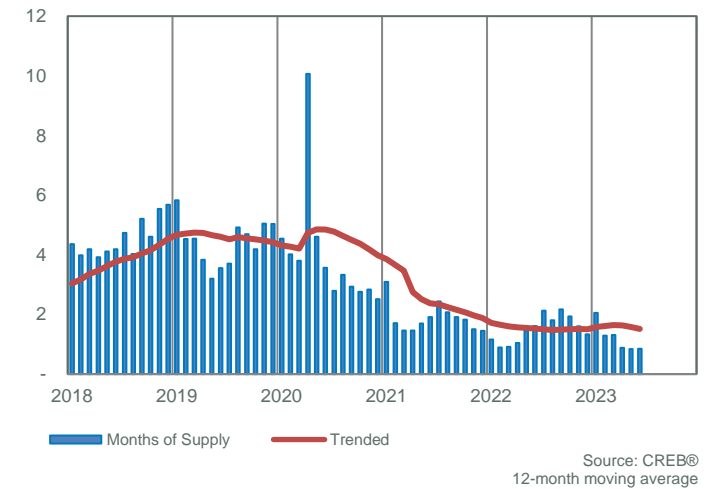
**NORTHWEST TOTAL SALES BY PRICE RANGE**



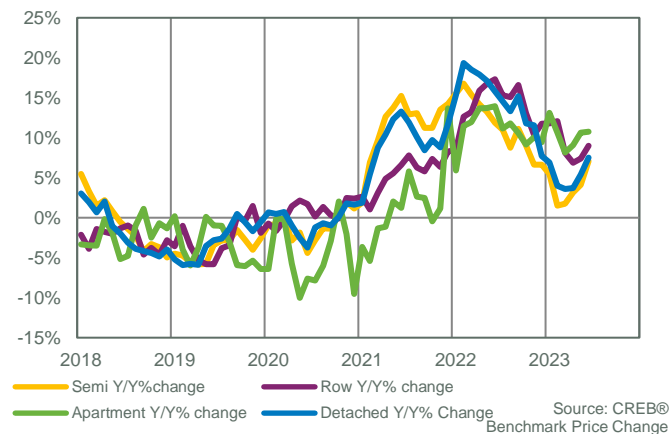
**NORTHWEST INVENTORY AND SALES**



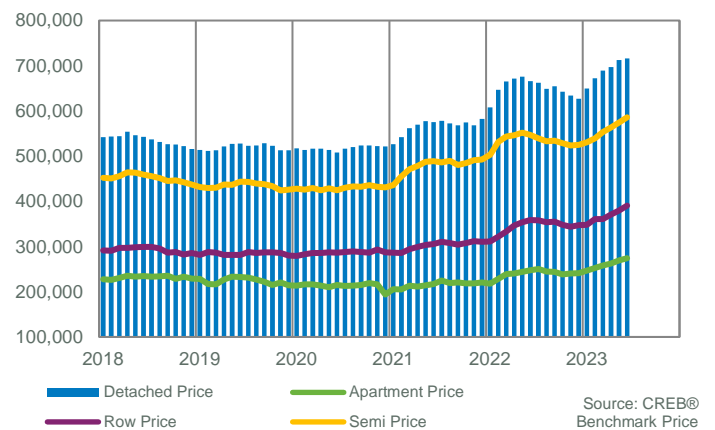
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



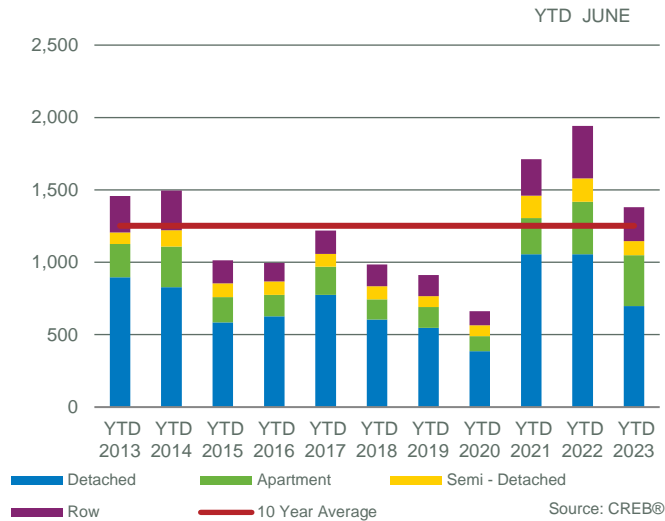
**NORTHWEST PRICES**



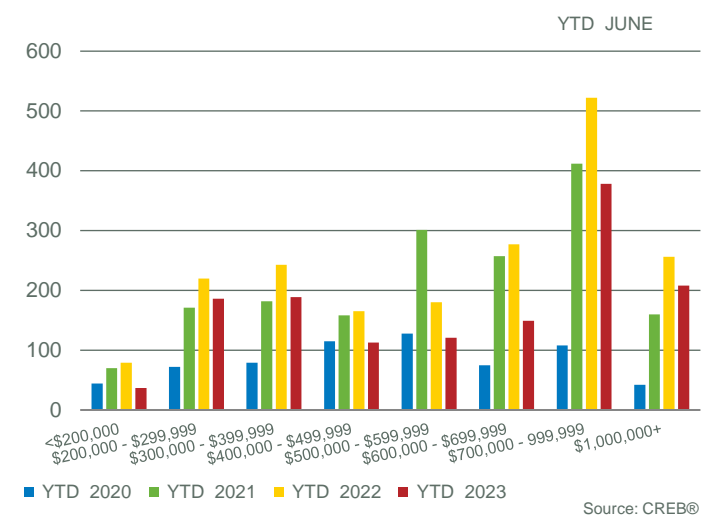


WEST

WEST TOTAL SALES



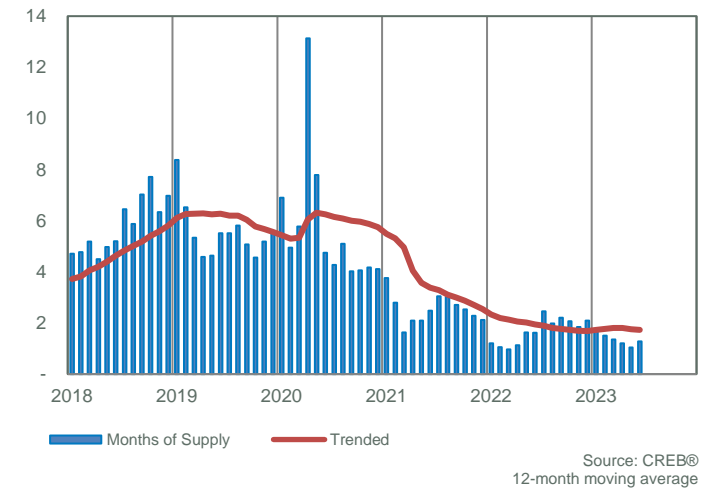
WEST TOTAL SALES BY PRICE RANGE



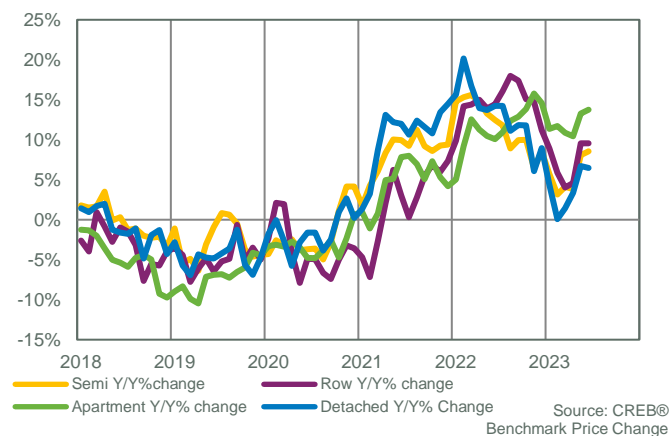
WEST INVENTORY AND SALES



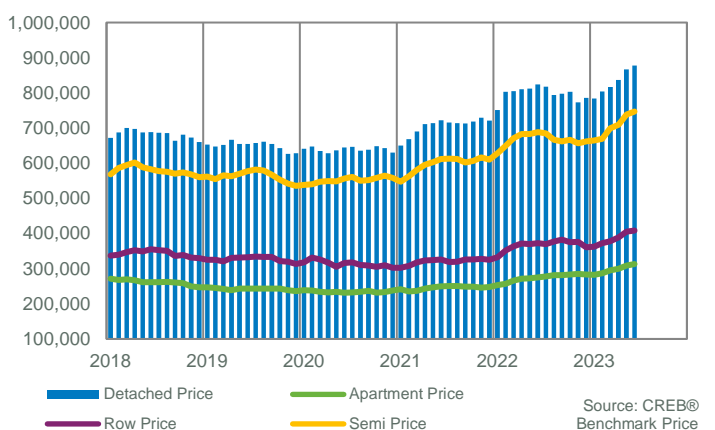
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

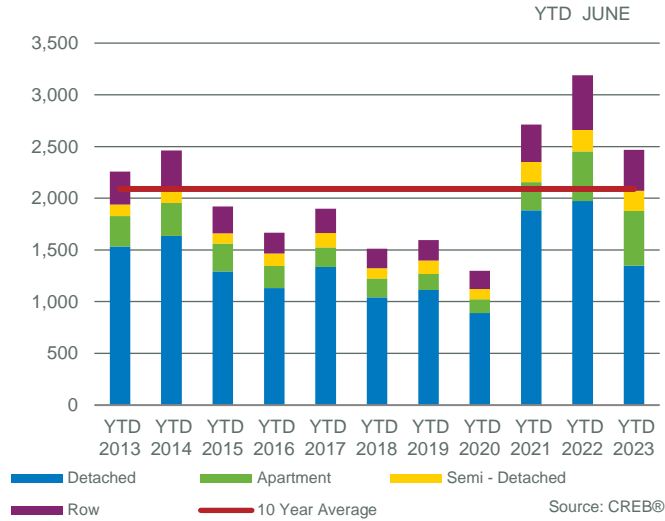


WEST PRICES

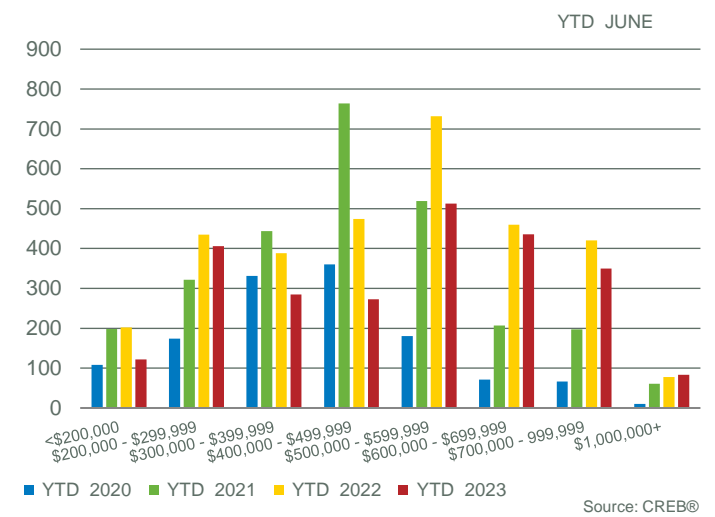


**SOUTH**

**SOUTH TOTAL SALES**



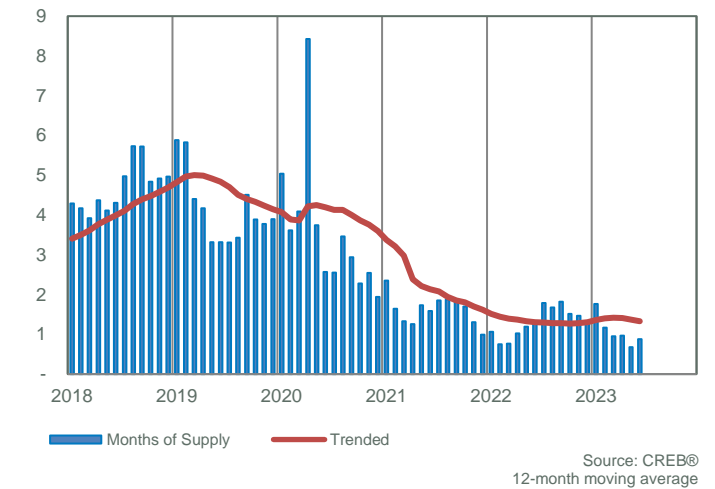
**SOUTH TOTAL SALES BY PRICE RANGE**



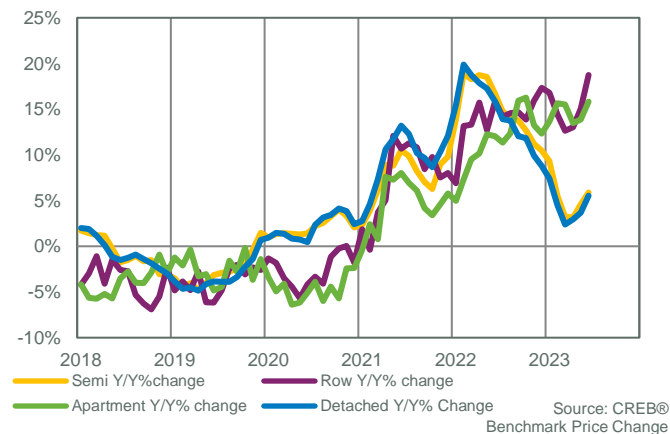
**SOUTH INVENTORY AND SALES**



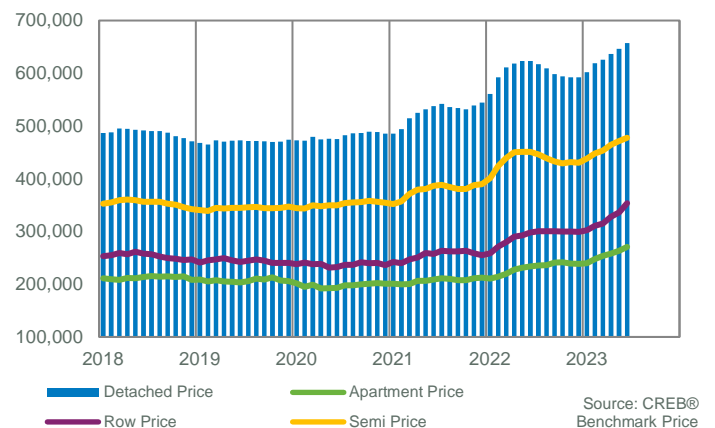
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

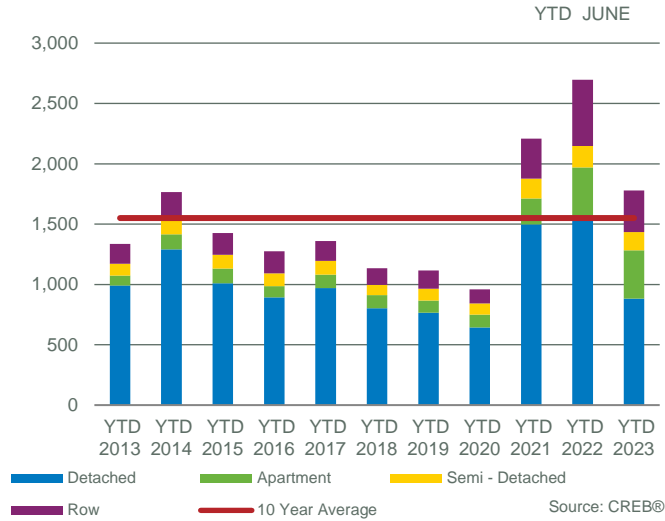


**SOUTH PRICES**

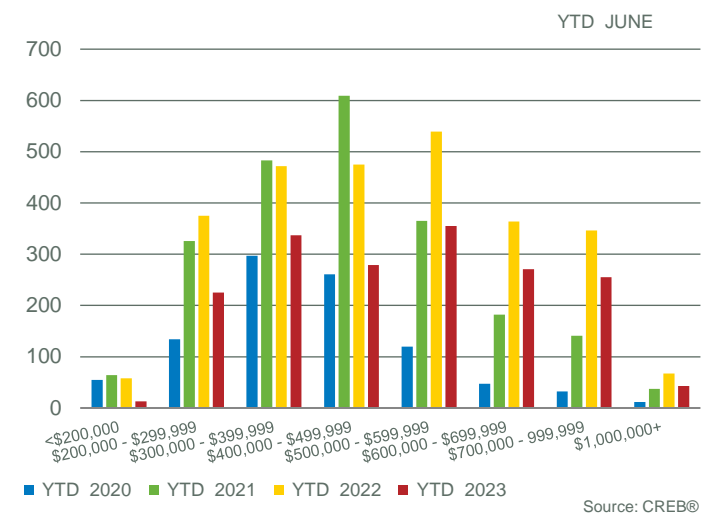


**SOUTHEAST**

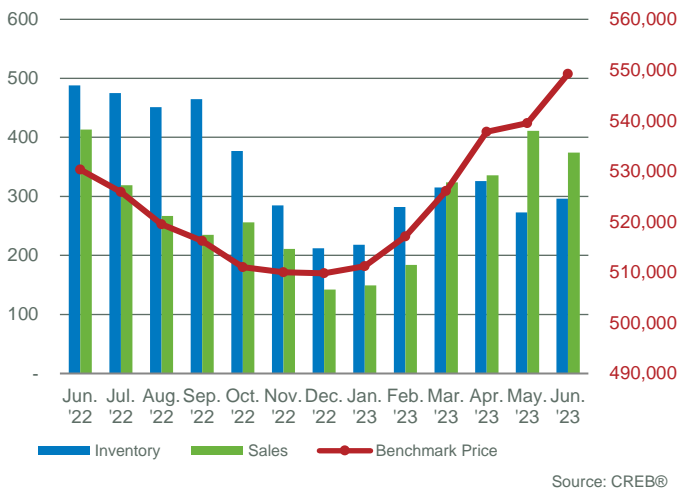
**SOUTHEAST TOTAL SALES**



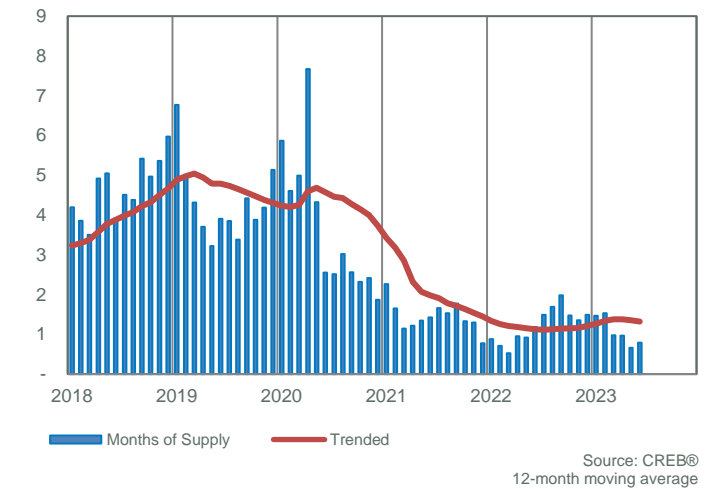
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



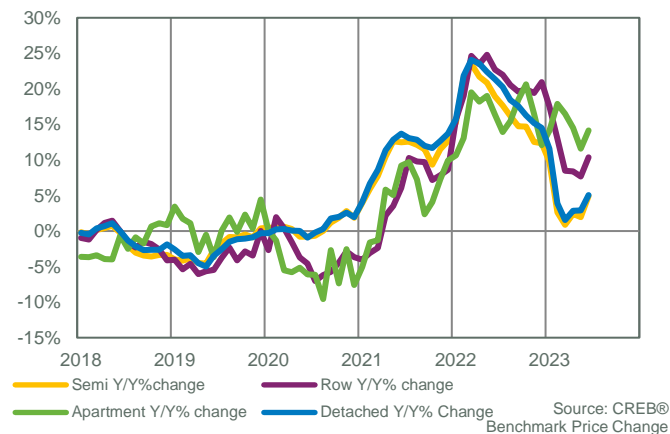
**SOUTHEAST INVENTORY AND SALES**



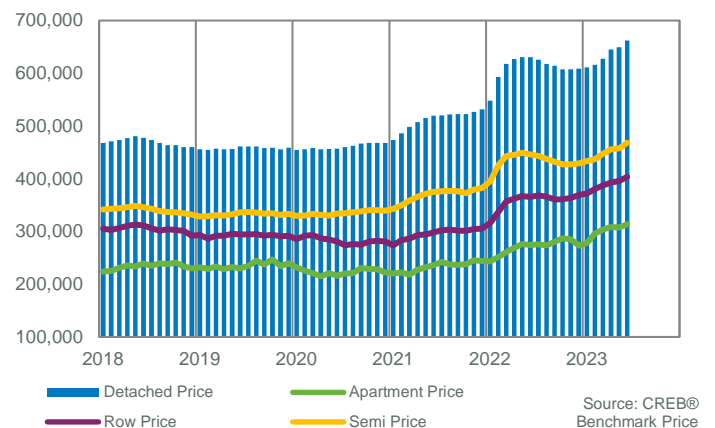
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

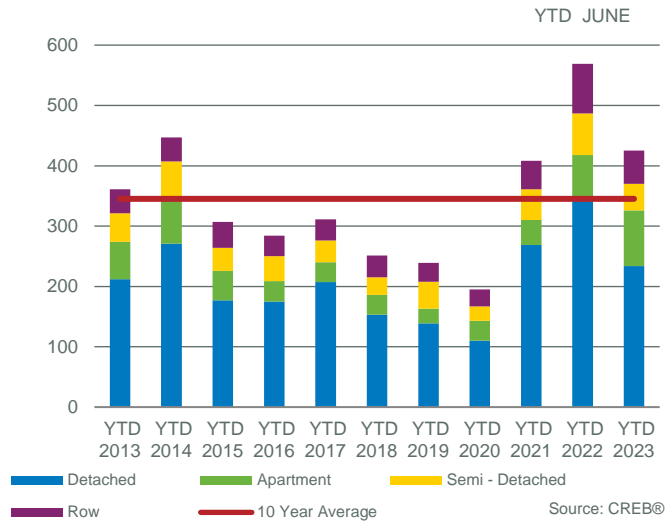


**SOUTHEAST PRICES**

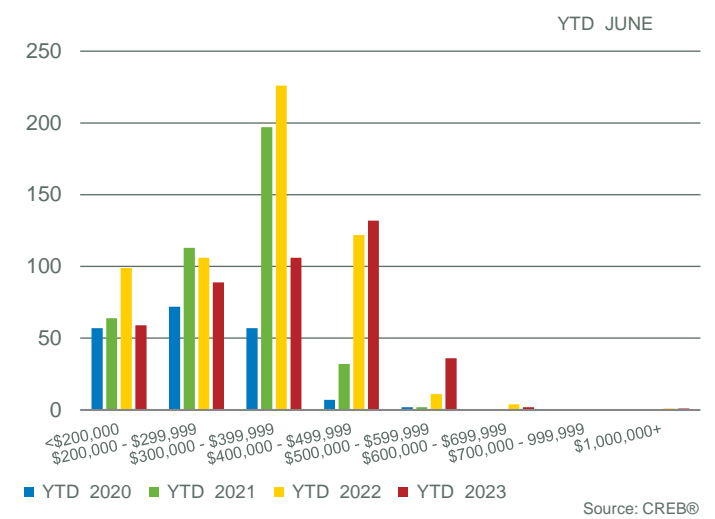


EAST

EAST TOTAL SALES



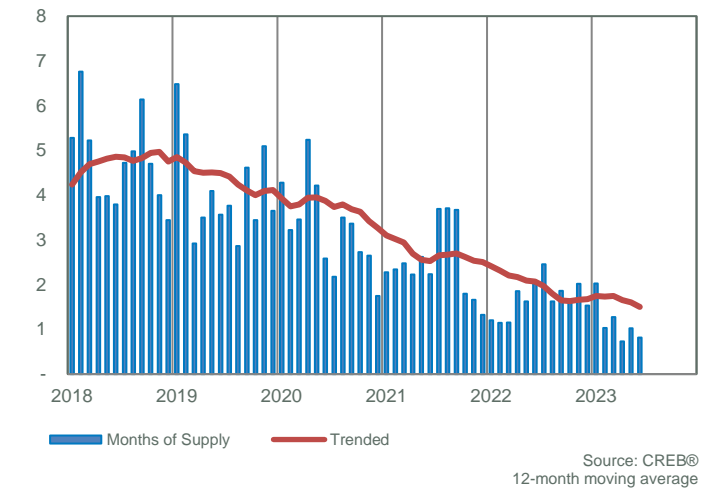
EAST TOTAL SALES BY PRICE RANGE



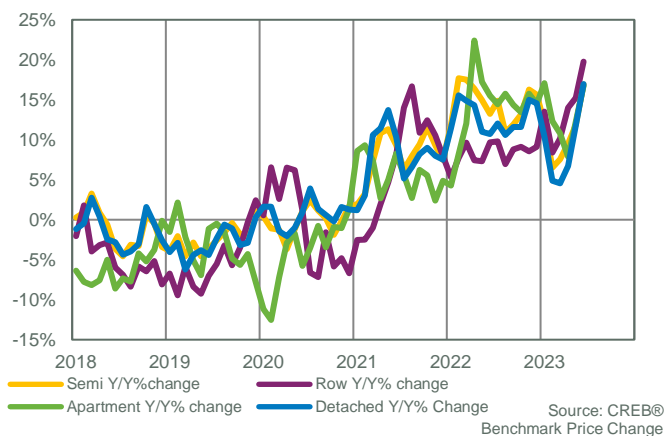
EAST INVENTORY AND SALES



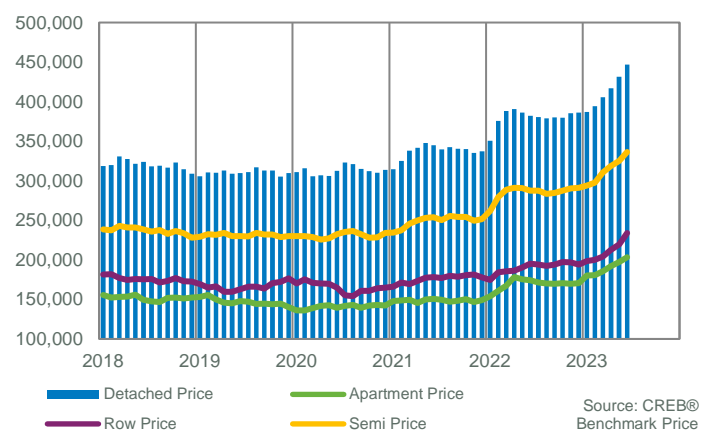
EAST MONTHS OF INVENTORY

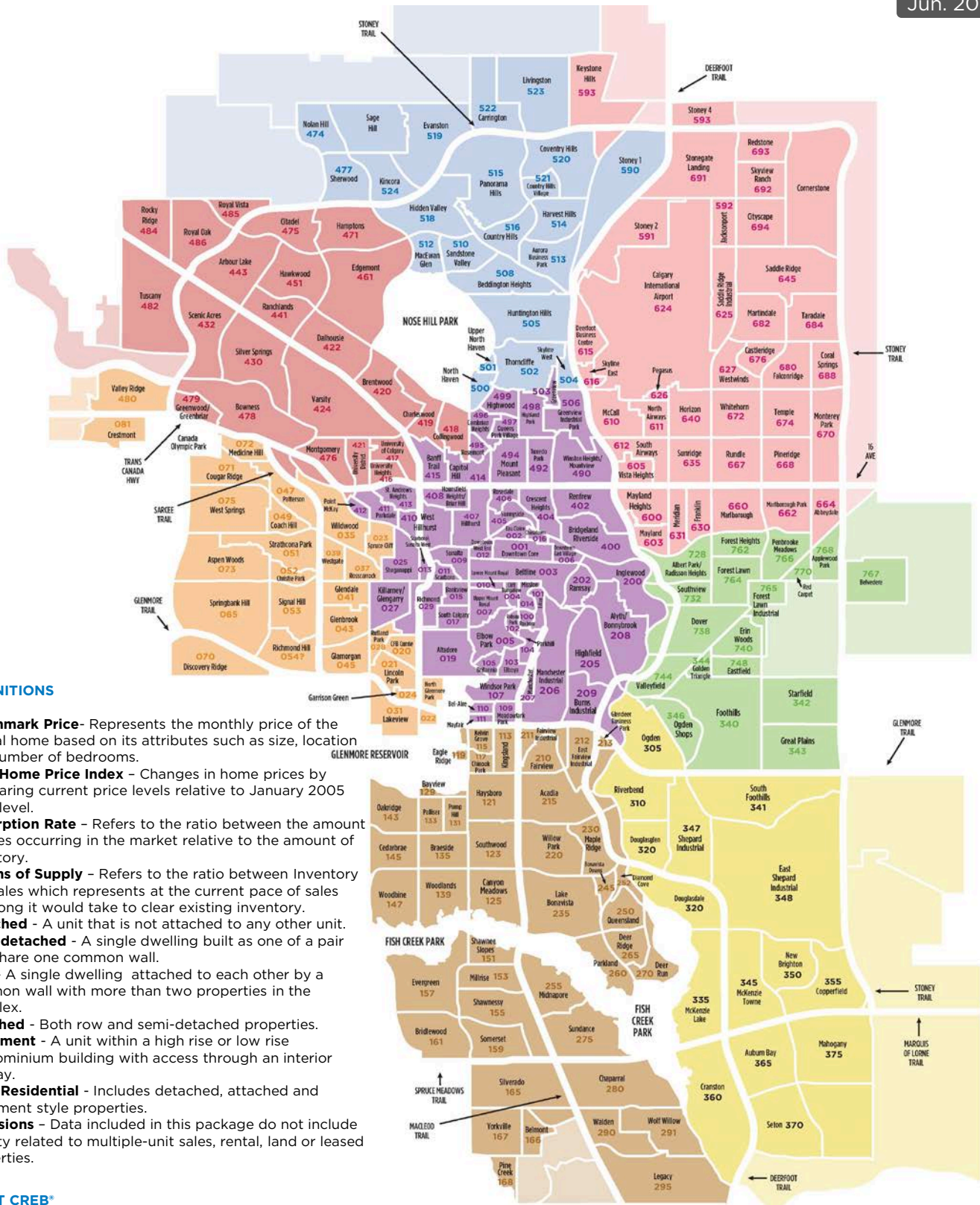


EAST PRICE CHANGE



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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