



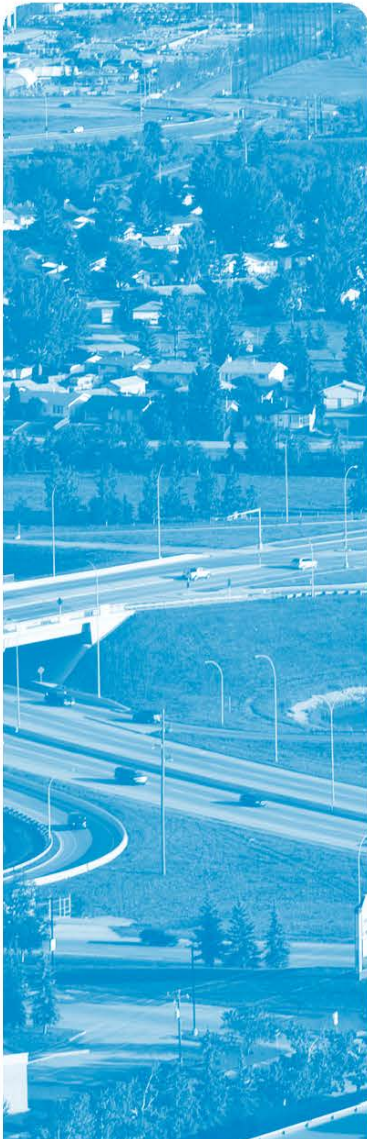
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MONTHLY STATISTICS PACKAGE

# City of Calgary

April 2023



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

April 2023

## Prices reach new record high

**City of Calgary, May 1, 2023** - This month, persistent sellers' market conditions placed further upward pressure on home prices. After four months of persistent gains, the total unadjusted benchmark price reached \$550,800, nearly two per cent higher than last month and a new monthly record high for the city.

"While sales activity is performing as expected, the steeper pullback in new listings has ensured that supply levels remain low," said CREB® Chief Economist Ann-Marie Lurie. "The limited supply choice is causing more buyers to place offers above the list price, contributing to the stronger than expected gains in home prices."

In April, sales reached 2,690 units compared to the 3,133 new listings. With a sales-to-new-listings ratio of 86 per cent, inventories declined by 34 per cent compared to last year and are over 45 per cent below long-term averages for April.

While sales have eased by 21 per cent compared to last year, the steep decline in supply has caused the months of supply to ease to just over one month. This reflects tighter market conditions than earlier in the year and compared to conditions reported last April.



### TOTAL RESIDENTIAL PRICE

\$ 550,800

↑ 1.2% Y/Y



### DETACHED PRICE



\$ 661,900

↑ 2.4% Y/Y



### SEMI-DETACHED PRICE



\$ 593,200

↑ 2.3% Y/Y



### ROW PRICE

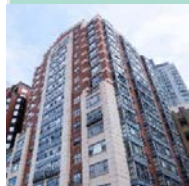


\$ 387,400

↑ 7.4% Y/Y

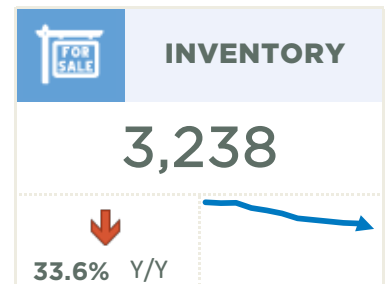
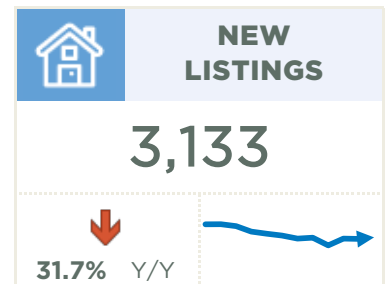


### APARTMENT PRICE



\$ 299,400

↑ 10.2% Y/Y





## April 2023

### April 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	1,306	-29%	1,480	-42%	1,467	-41%	88%	1.12	-16%	\$661,900	2%
Semi	234	-23%	264	-29%	283	-28%	89%	1.21	-6%	\$593,200	2%
Row	416	-31%	436	-44%	396	-46%	95%	0.95	-22%	\$387,400	7%
Apartment	734	14%	953	7%	1,092	-15%	77%	1.49	-25%	\$299,400	10%
<b>Total Residential</b>	<b>2,690</b>	<b>-21%</b>	<b>3,133</b>	<b>-32%</b>	<b>3,238</b>	<b>-34%</b>	<b>86%</b>	<b>1.20</b>	<b>-16%</b>	<b>\$550,800</b>	<b>1%</b>

### Year-to-Date

### April 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	3,803	-47%	5,107	-48%	1,362	-25%	74%	1.43	41%	\$642,600	3%
Semi	702	-39%	887	-41%	262	-21%	79%	1.49	28%	\$575,450	3%
Row	1,327	-38%	1,582	-42%	361	-38%	84%	1.09	1%	\$374,150	9%
Apartment	2,223	-5%	3,114	-1%	936	-18%	71%	1.68	-14%	\$289,125	10%
<b>Total Residential</b>	<b>8,055</b>	<b>-37%</b>	<b>10,690</b>	<b>-38%</b>	<b>2,921</b>	<b>-25%</b>	<b>75%</b>	<b>1.45</b>	<b>20%</b>	<b>\$536,100</b>	<b>2%</b>



### Detached

New listings have eased across all price ranges in the detached market, with the most significant declines occurring for homes priced below \$700,000. The decline in new listings far outpaced the pullback in sales, causing the sale-to-new listings ratio to rise to 88 per cent and the months of supply to fall to just over one month, tighter than both last year and last month.

The persistently tight market conditions have contributed to further price growth. In April, the detached benchmark price reached a new record high at \$661,900. Every district except the City Centre reported a new record high price in April. The City Centre is also the only district that reported over two months of supply. With a year-over-year gain of 6 per cent, the most affordable East district reported the largest price gain.



### Semi-Detached

With 234 sales and 264 new listings in April, the sales to new listings ratio jumped to 89 per cent. This caused further declines in inventory levels, which are at the lowest April level seen since 2007. As conditions are tighter than last year, it is not a surprise to see further price growth. The unadjusted benchmark price in April reached and new record high at \$593,200, reflecting a two per cent gain over last month's and last year's prices. While all districts posted a new record high price this month, the strongest gains occurred in the most affordable North East and East districts.



### Row

Row properties faced the tightest market conditions in April, with a sales-to-new-listings ratio of 95 per cent and months of supply of under one month. Row sales have eased over last April's record high, but with 416 sales, activity is still far stronger than long-term trends. Relative affordability has supported the strong demand in this sector. However, the persistently tight market conditions have placed significant pressure on home prices.

After four consecutive monthly gains, the benchmark price reached a new record high of \$387,400, over seven per cent higher than last year. Like other areas, the steepest price growth occurred in the most affordable districts of the North East, East and South.



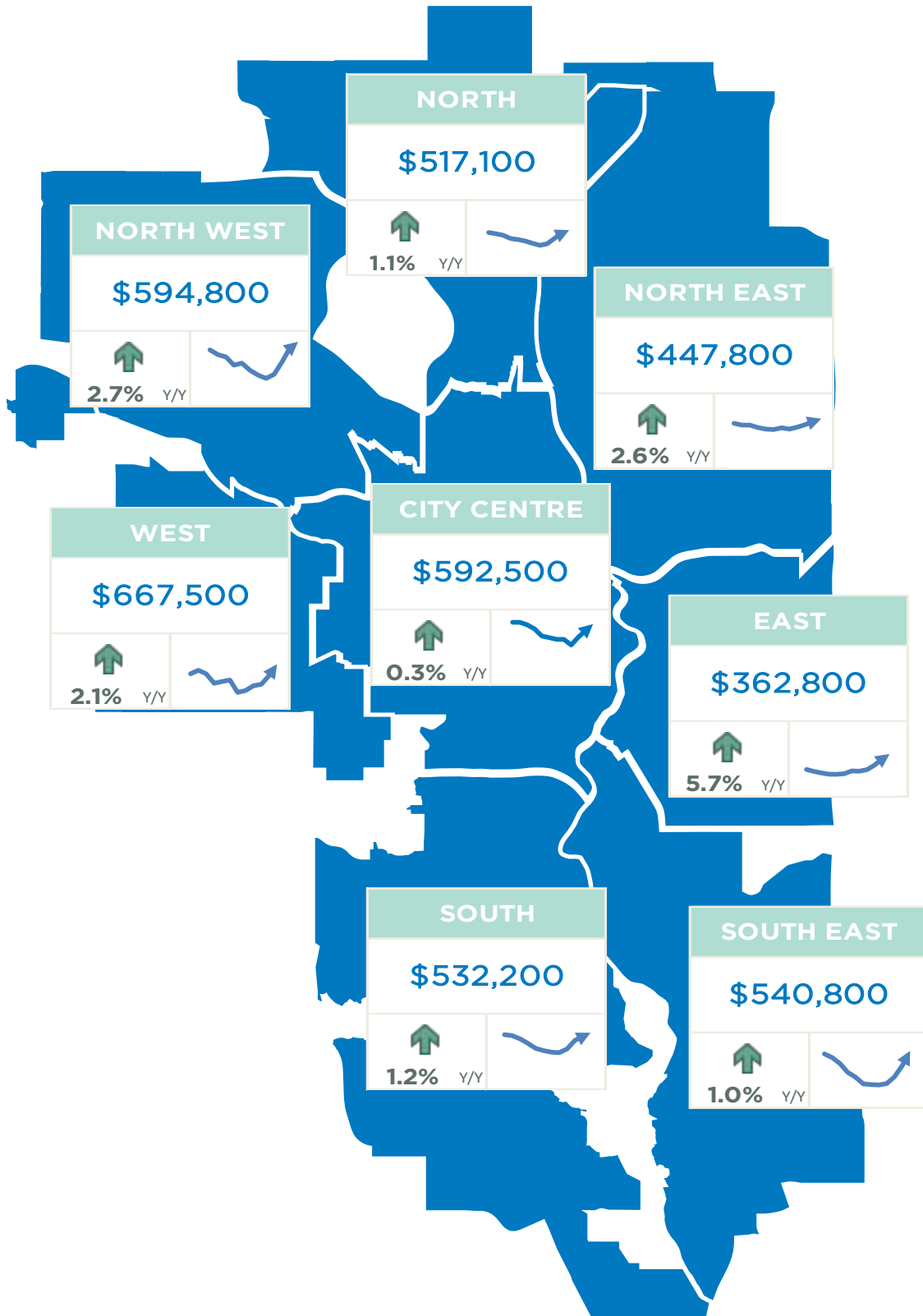
### Apartment

Thanks to a boost in new listings in April, the apartment condominium sector was the only sector to see sales activity rise over last year's levels. With 953 new listings and 734 sales, inventories did trend up over the previous month but remained below the levels reported last year at this time. With a sales-to-new-listings ratio of 77 per cent and a months of supply of 1.5, conditions are not as tight as other property types in the city. However, this still reflects sellers' market conditions and has been driving up prices.

As of April, the unadjusted benchmark price reached \$299,400, a significant gain over the \$277,600 reported at the start of the year and over 10 per cent higher than last April. Following four months of consecutive gains, prices are now just shy of the previous high reported in 2014. While price gains across all districts have not resulted in a new city-wide record, the North, North West and South East reported new highs in April.

April 2023

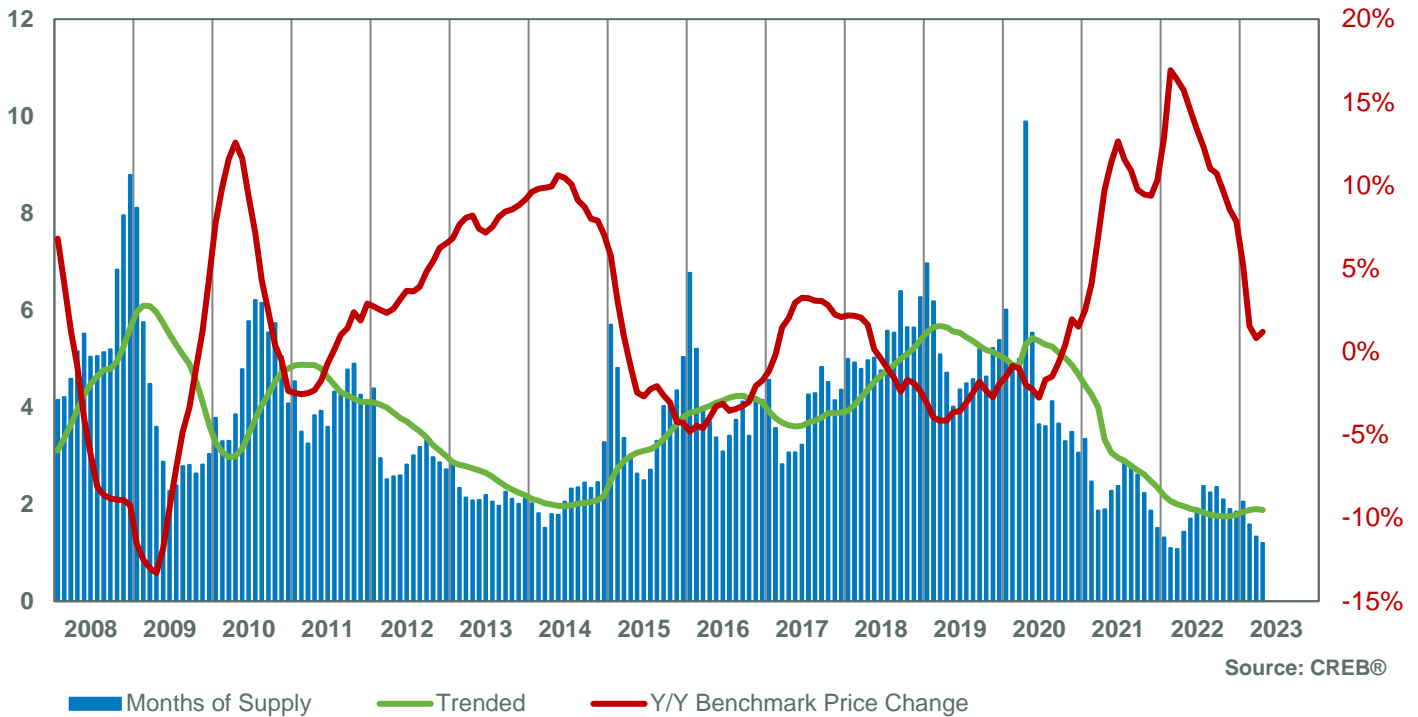
District Total Residential Benchmark Price



	Apr-22	Apr-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	3,399	2,690	-20.86%	12,787	8,055	-37.01%
Total Sales Volume	\$1,809,321,236	\$1,478,218,550	-18.30%	\$6,839,741,535	\$4,269,854,493	-37.57%
New Listings	4,585	3,133	-31.67%	17,202	10,690	-37.86%
Inventory	4,875	3,238	-33.58%	3,875	2,921	-24.64%
Months of Supply	1.43	1.20	-16.07%	1.21	1.45	19.64%
Sales to New Listings	74.13%	85.86%	11.73%	74.33%	75.35%	1.02%
Sales to List Price	100.74%	100.02%	-0.72%	101.69%	99.47%	-2.22%
Days on Market	22	24	8.54%	26	30	15.38%
Benchmark Price	\$544,300	\$550,800	1.19%	\$524,975	\$536,100	2.12%
Median Price	\$491,000	\$501,250	2.09%	\$500,000	\$481,000	-3.80%
Average Price	\$532,310	\$549,524	3.23%	\$534,898	\$530,087	-0.90%
Index	270	273	1.18%	245	265	7.85%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Apr. 2023

	Apr-22	Apr-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,849	1,306	-29.37%	7,158	3,803	-46.87%
Total Sales Volume	\$1,238,044,478	\$953,210,430	-23.01%	\$4,761,869,347	\$2,676,602,651	-43.79%
New Listings	2,539	1,480	-41.71%	9,855	5,107	-48.18%
Inventory	2,468	1,467	-40.56%	1,816	1,362	-24.98%
Months of Supply	1.33	1.12	-15.85%	1.01	1.43	41.20%
Sales to New Listings Ratio	72.82%	88.24%	15.42%	72.63%	74.47%	1.83%
Sales to List Price Ratio	101.07%	100.11%	-0.96%	102.39%	99.55%	-2.83%
Days on Market	18	22	23.05%	18	28	55.56%
Benchmark Price	\$646,400	\$661,900	2.40%	\$622,100	\$642,600	3.30%
Median Price	\$610,000	\$655,000	7.38%	\$609,004	\$630,000	3.45%
Average Price	\$669,575	\$729,870	9.00%	\$665,251	\$703,813	5.80%
<b>APARTMENT</b>						
Total Sales	642	734	14.33%	2,332	2,223	-4.67%
Total Sales Volume	\$177,437,789	\$217,979,477	22.85%	\$651,442,688	\$654,010,199	0.39%
New Listings	893	953	6.72%	3,131	3,114	-0.54%
Inventory	1,278	1,092	-14.55%	1,144	936	-18.24%
Months of Supply	1.99	1.49	-25.26%	1.96	1.68	-14.23%
Sales to New Listings Ratio	71.89%	77.02%	5.13%	74.48%	71.39%	-3.09%
Sales to List Price Ratio	98.10%	98.84%	0.74%	97.84%	98.39%	0.55%
Days on Market	34	27	-22.06%	47	33	-29.79%
Benchmark Price	\$271,600	\$299,400	10.24%	\$261,750	\$289,125	10.46%
Median Price	\$249,950	\$272,250	8.92%	\$250,000	\$265,500	6.20%
Average Price	\$276,383	\$296,975	7.45%	\$279,349	\$294,202	5.32%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	304	234	-23.03%	1,143	702	-38.58%
Total Sales Volume	\$171,255,495	\$140,720,143	-17.83%	\$650,122,237	\$420,638,446	-35.30%
New Listings	371	264	-28.84%	1,495	887	-40.67%
Inventory	391	283	-27.62%	333	262	-21.25%
Months of Supply	1.29	1.21	-5.97%	1.17	1.49	28.23%
Sales to New Listings Ratio	81.94%	88.64%	6.70%	76.45%	79.14%	2.69%
Sales to List Price Ratio	101.14%	100.09%	-1.04%	101.28%	99.63%	-1.63%
Days on Market	22	25	12.32%	25	32	28.00%
Benchmark Price	\$580,000	\$593,200	2.28%	\$558,350	\$575,450	3.06%
Median Price	\$506,759	\$529,950	4.58%	\$511,000	\$535,000	4.70%
Average Price	\$563,340	\$601,368	6.75%	\$568,786	\$599,200	5.35%
<b>CITY OF CALGARY ROW</b>						
Total Sales	604	416	-31.13%	2,154	1,327	-38.39%
Total Sales Volume	\$222,583,474	\$166,308,500	-25.28%	\$776,307,263	\$518,603,197	-33.20%
New Listings	782	436	-44.25%	2,721	1,582	-41.86%
Inventory	738	396	-46.34%	583	361	-38.07%
Months of Supply	1.22	0.95	-22.09%	1.08	1.09	0.53%
Sales to New Listings Ratio	77.24%	95.41%	18.17%	79.16%	83.88%	4.72%
Sales to List Price Ratio	100.75%	100.99%	0.24%	101.15%	100.29%	-0.85%
Days on Market	20	22	11.67%	28	27	-3.57%
Benchmark Price	\$360,600	\$387,400	7.43%	\$343,200	\$374,150	9.02%
Median Price	\$355,050	\$385,000	8.44%	\$350,000	\$380,000	8.57%
Average Price	\$368,516	\$399,780	8.48%	\$360,403	\$390,809	8.44%

For a list of definitions, see page 29.

April 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	164	217	75.58%	337	2.05	\$824,700	0.66%	2.29%
North East	188	195	96.41%	209	1.11	\$508,800	3.75%	1.70%
North	156	176	88.64%	144	0.92	\$606,100	2.49%	0.71%
North West	186	191	97.38%	147	0.79	\$698,600	4.07%	1.50%
West	134	161	83.23%	174	1.30	\$851,600	4.09%	3.09%
South	250	299	83.61%	248	0.99	\$633,300	2.15%	1.15%
South East	174	195	89.23%	164	0.94	\$646,000	2.31%	2.57%
East	50	40	125.00%	26	0.52	\$416,800	6.38%	2.11%
<b>TOTAL CITY</b>	<b>1,306</b>	<b>1,480</b>	<b>88.24%</b>	<b>1,467</b>	<b>1.12</b>	<b>\$661,900</b>	<b>2.40%</b>	<b>1.86%</b>
<b>Apartment</b>								
City Centre	286	435	65.75%	645	2.26	\$329,700	9.79%	2.01%
North East	64	64	100.00%	46	0.72	\$237,700	8.44%	1.02%
North	66	63	104.76%	46	0.70	\$268,300	14.56%	3.15%
North West	63	73	86.30%	70	1.11	\$265,400	9.71%	2.08%
West	66	89	74.16%	96	1.45	\$304,600	8.82%	1.40%
South	100	123	81.30%	97	0.97	\$263,600	13.28%	2.37%
South East	72	88	81.82%	73	1.01	\$313,700	14.53%	2.48%
East	17	18	94.44%	19	1.12	\$190,500	6.01%	0.74%
<b>TOTAL CITY</b>	<b>734</b>	<b>953</b>	<b>77.02%</b>	<b>1,092</b>	<b>1.49</b>	<b>\$299,400</b>	<b>10.24%</b>	<b>2.01%</b>
<b>Semi-detached</b>								
City Centre	68	81	83.95%	133	1.96	\$826,300	2.85%	2.08%
North East	26	30	86.67%	26	1.00	\$364,300	4.59%	2.22%
North	26	24	108.33%	15	0.58	\$466,600	1.63%	0.76%
North West	22	24	91.67%	19	0.86	\$573,600	3.89%	2.70%
West	17	16	106.25%	13	0.76	\$716,100	3.69%	1.85%
South	33	43	76.74%	36	1.09	\$461,900	2.44%	1.74%
South East	31	34	91.18%	30	0.97	\$450,700	1.90%	1.72%
East	9	10	90.00%	9	1.00	\$314,900	8.81%	2.17%
<b>TOTAL CITY</b>	<b>234</b>	<b>264</b>	<b>88.64%</b>	<b>283</b>	<b>1.21</b>	<b>\$593,200</b>	<b>2.28%</b>	<b>2.05%</b>
<b>Row</b>								
City Centre	59	74	79.73%	84	1.42	\$541,200	7.49%	2.02%
North East	57	58	98.28%	57	1.00	\$282,400	11.53%	3.86%
North	78	79	98.73%	60	0.77	\$371,100	7.41%	2.23%
North West	43	41	104.88%	40	0.93	\$381,100	7.44%	2.67%
West	50	40	125.00%	37	0.74	\$393,700	5.30%	2.87%
South	60	67	89.55%	46	0.77	\$330,100	13.63%	4.26%
South East	59	65	90.77%	61	1.03	\$393,800	8.07%	1.10%
East	9	10	90.00%	9	1.00	\$220,100	13.51%	3.87%
<b>TOTAL CITY</b>	<b>416</b>	<b>436</b>	<b>95.41%</b>	<b>396</b>	<b>0.95</b>	<b>\$387,400</b>	<b>7.43%</b>	<b>2.46%</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



Apr. 2023

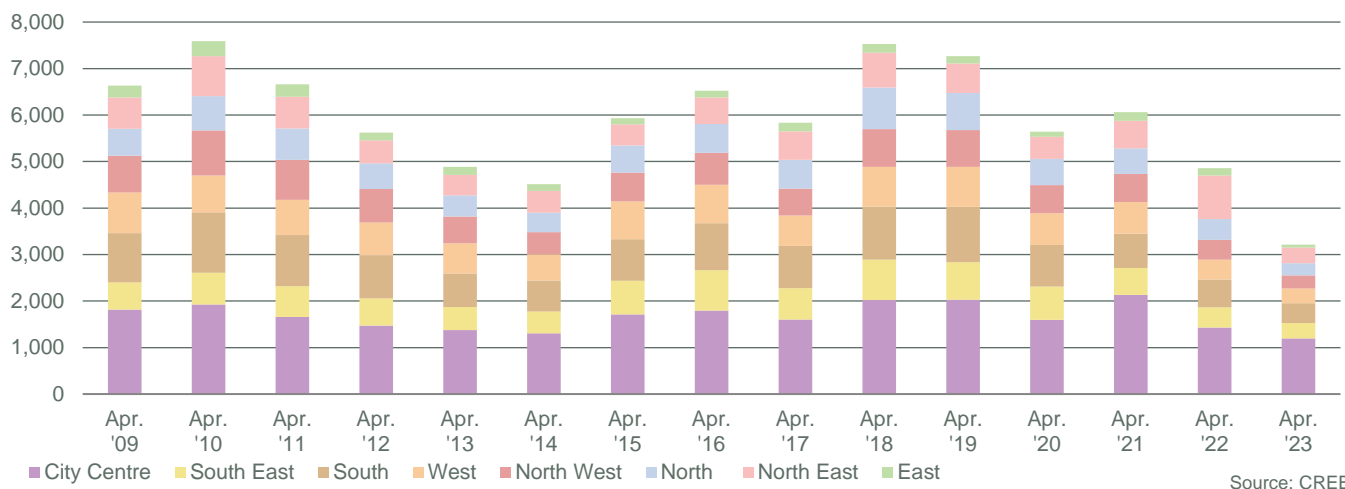
TOTAL SALES

APRIL



TOTAL INVENTORY

APRIL



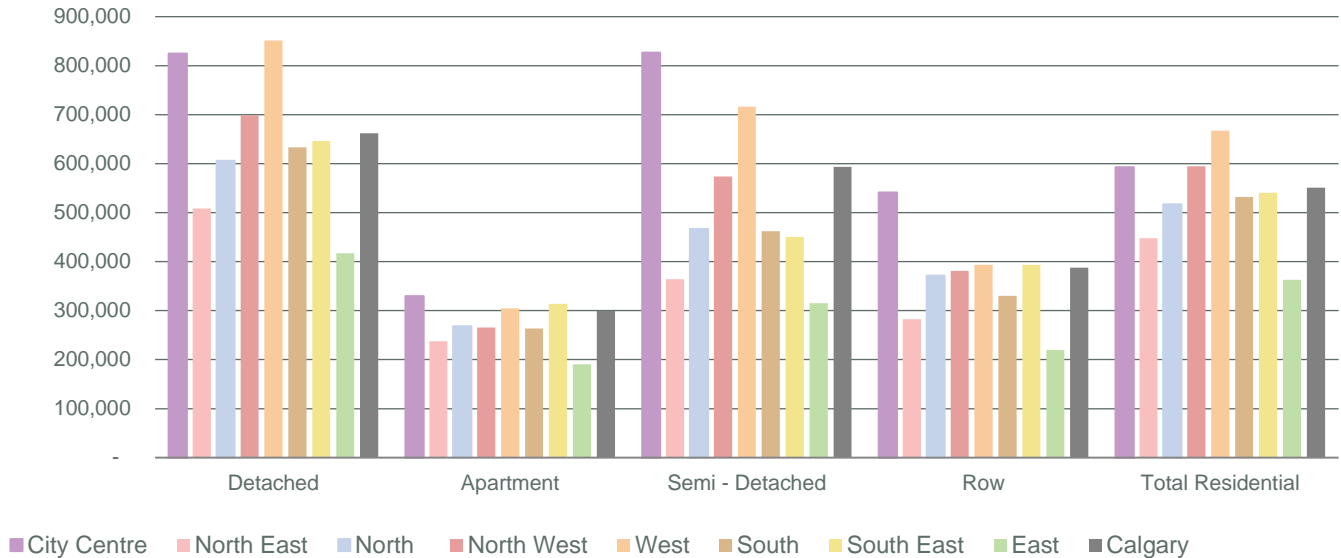
MONTHS OF SUPPLY

APRIL



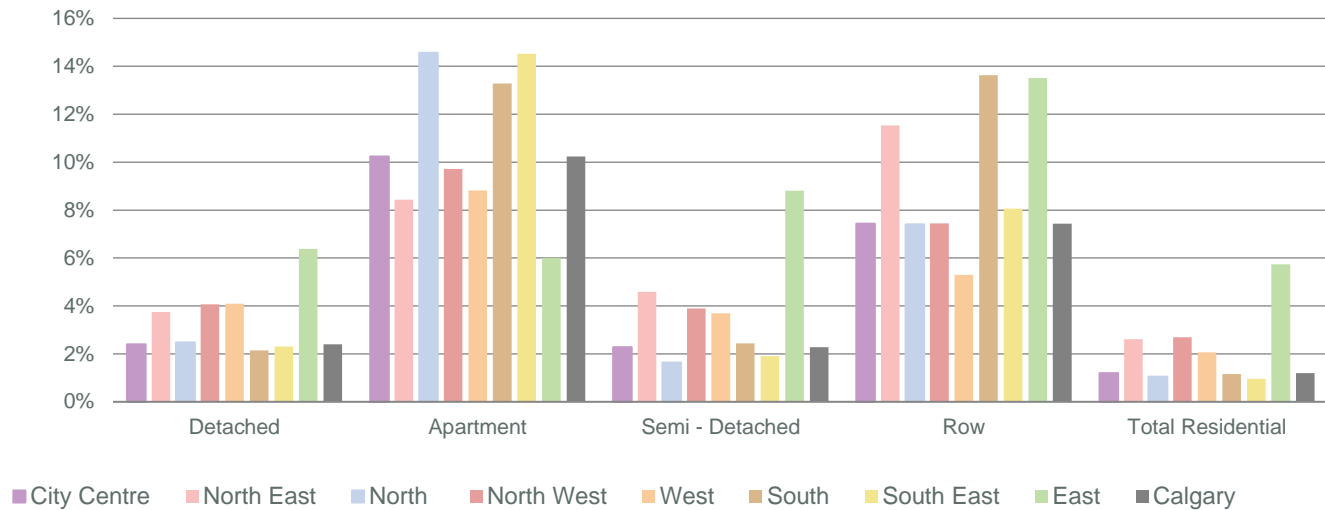


## BENCHMARK PRICE - APRIL



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL

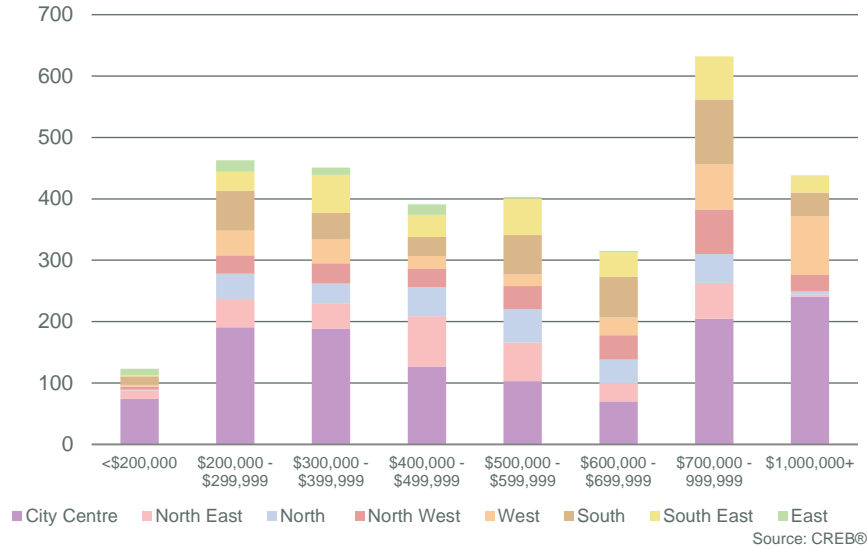


Source: CREB®

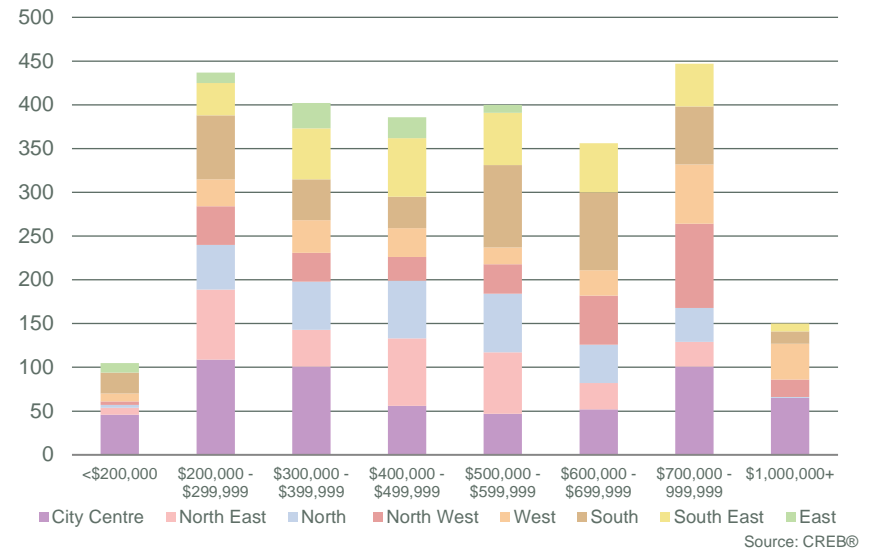
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

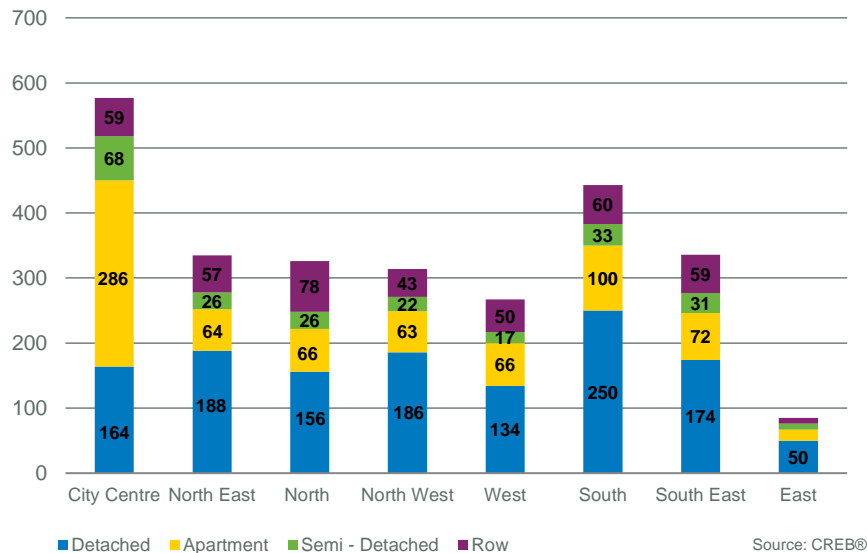
TOTAL INVENTORY BY PRICE RANGE - APRIL



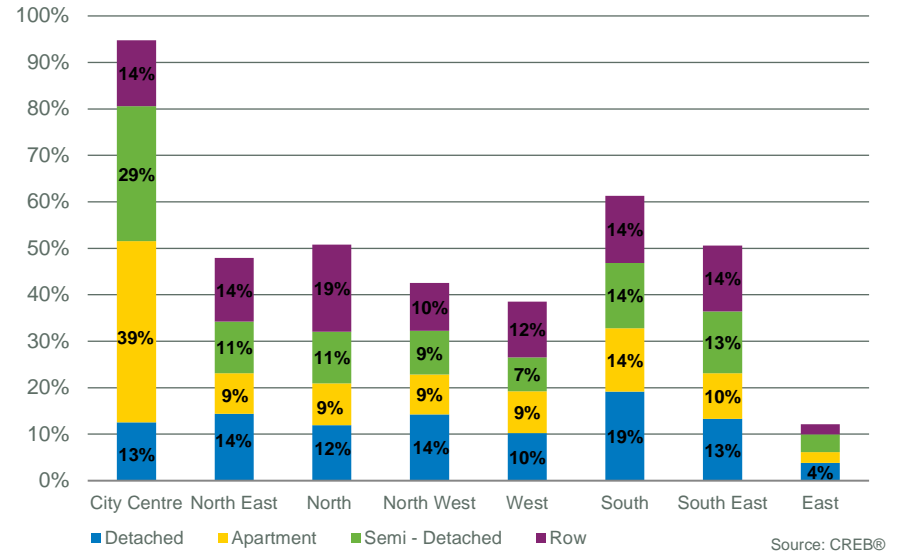
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



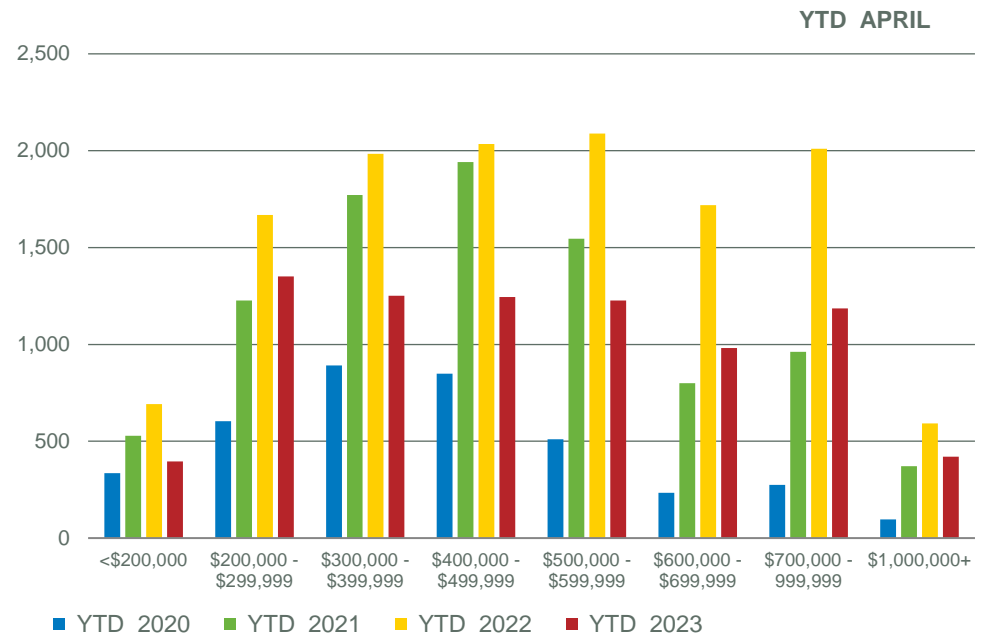
SHARE OF CITY WIDE SALES - APRIL



	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	1,894	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	5,407	5,346	4,786	4,464	3,892	3,119	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	517,673	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
<b>2023</b>												
Sales	1,198	1,738	2,429	2,690								
New Listings	1,852	2,387	3,318	3,133								
Inventory	2,455	2,751	3,238	3,238								
Days on Market	42	33	27	24								
Benchmark Price	520,900	530,900	541,800	550,800								
Median Price	465,000	460,000	485,000	501,250								
Average Price	508,515	506,823	535,849	549,524								
Index	259	264	269	273								

	Apr-22	Apr-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	5	-	12	4
\$100,000 - \$149,999	36	14	147	69
\$150,000 - \$199,999	143	91	532	322
\$200,000 - \$249,999	224	195	840	654
\$250,000 - \$299,999	206	242	828	697
\$300,000 - \$349,999	271	192	926	594
\$350,000 - \$399,999	291	210	1,058	657
\$400,000 - \$449,999	278	206	1,037	645
\$450,000 - \$499,999	277	181	997	600
\$500,000 - \$549,999	287	235	1,022	653
\$550,000 - \$599,999	263	167	1,067	574
\$600,000 - \$649,999	245	174	929	517
\$650,000 - \$699,999	204	183	790	464
\$700,000 - \$749,999	134	136	577	354
\$750,000 - \$799,999	133	112	489	279
\$800,000 - \$849,999	95	77	348	203
\$850,000 - \$899,999	63	48	285	153
\$900,000 - \$949,999	34	40	173	102
\$950,000 - \$999,999	38	37	138	94
\$1,000,000 - \$1,299,999	104	79	341	226
\$1,300,000 - \$1,499,999	32	26	105	71
\$1,500,000 - \$1,999,999	23	23	96	74
\$2,000,000 +	13	22	50	49
	<b>3,399</b>	<b>2,690</b>	<b>12,787</b>	<b>8,055</b>

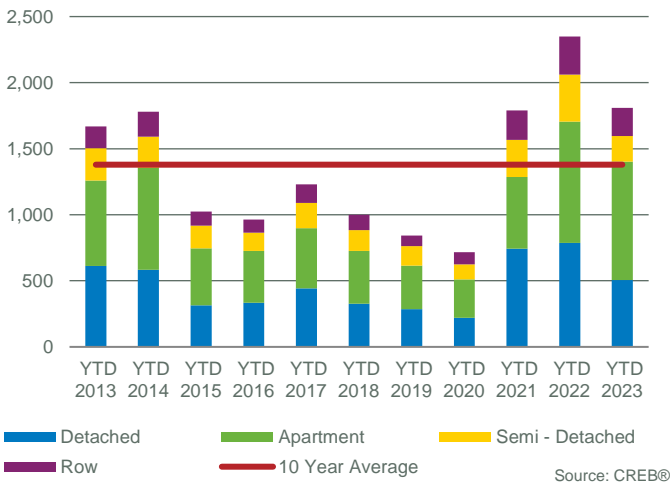
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

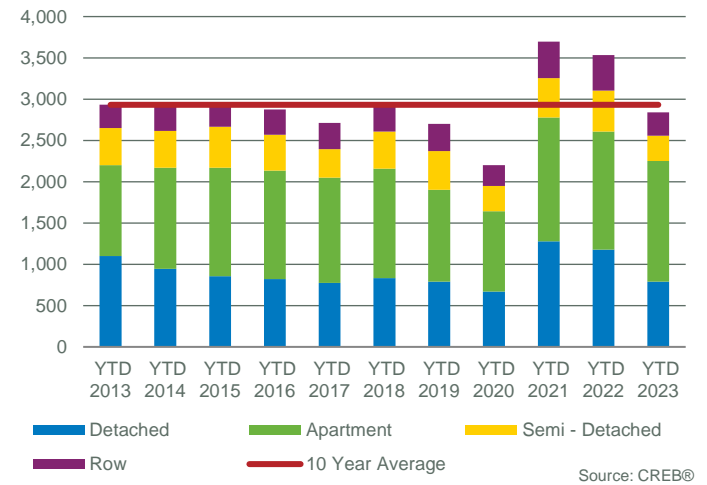
CITY OF CALGARY TOTAL SALES

YTD APRIL

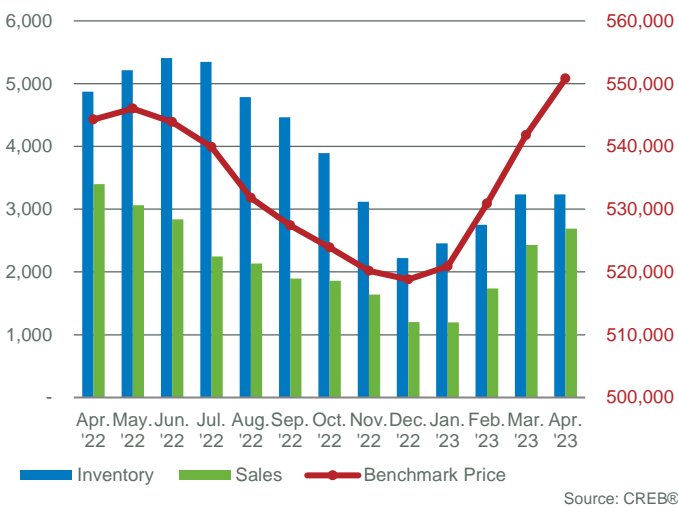


CITY OF CALGARY TOTAL NEW LISTINGS

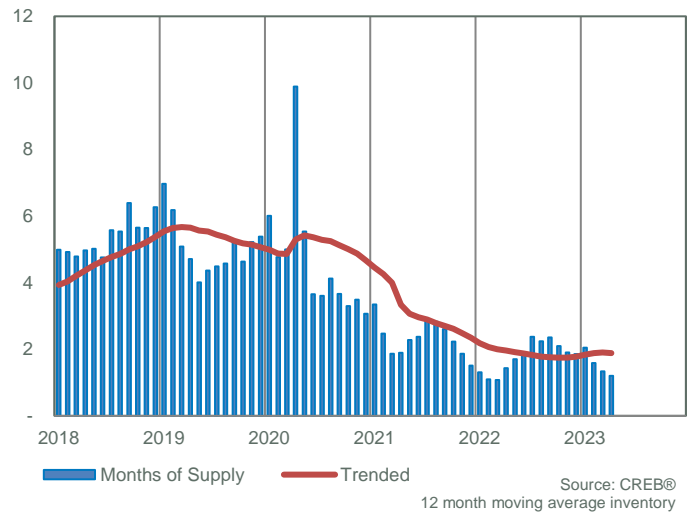
YTD APRIL



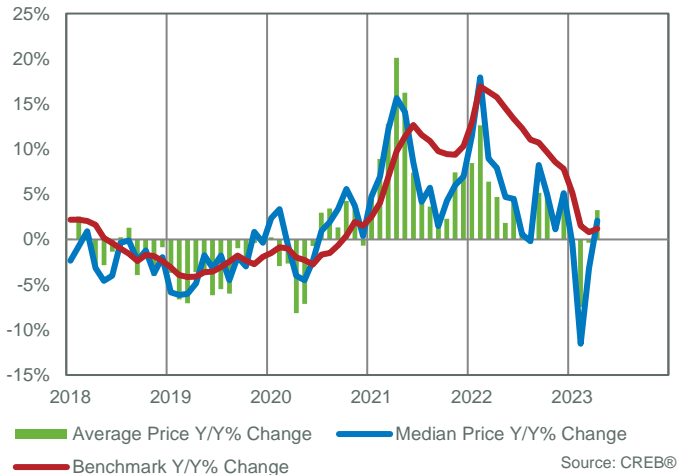
CITY OF CALGARY TOTAL INVENTORY AND SALES



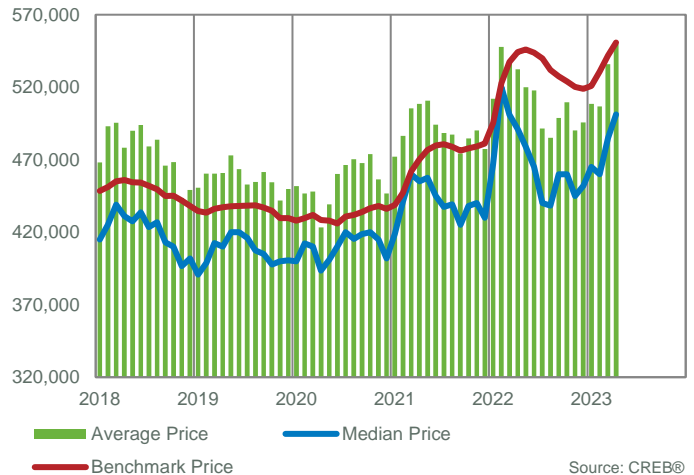
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

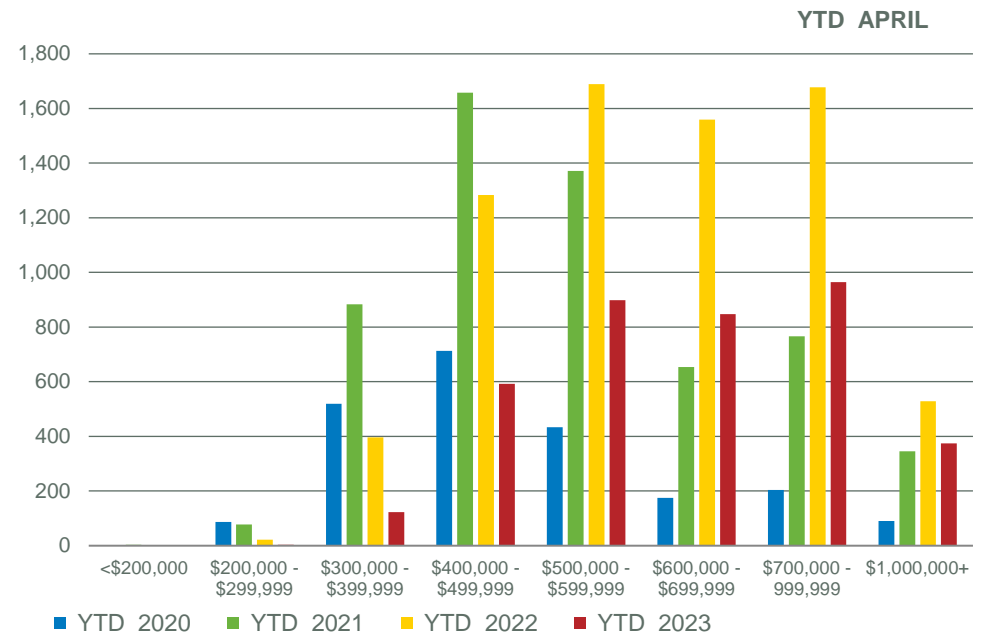




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	1,146	1,896	2,267	1,849	1,616	1,481	1,131	1,064	968	942	814	615
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,382	1,151	849	496
Inventory	898	1,691	2,205	2,468	2,559	2,668	2,599	2,395	2,224	1,952	1,574	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	668,422	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
<b>2023</b>												
Sales	561	793	1,143	1,306								
New Listings	879	1,136	1,612	1,480								
Inventory	1,142	1,291	1,548	1,467								
Days on Market	42	31	25	22								
Benchmark Price	622,800	635,900	649,800	661,900								
Median Price	599,000	603,000	635,000	655,000								
Average Price	670,893	679,616	706,987	729,870								
Index	244	249	254	259								

	Apr-22	Apr-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	-	-	3	2
\$250,000 - \$299,999	4	-	19	1
\$300,000 - \$349,999	16	2	87	20
\$350,000 - \$399,999	72	25	309	103
\$400,000 - \$449,999	154	65	593	260
\$450,000 - \$499,999	184	93	690	332
\$500,000 - \$549,999	216	156	772	441
\$550,000 - \$599,999	231	134	917	457
\$600,000 - \$649,999	223	153	849	437
\$650,000 - \$699,999	187	162	710	411
\$700,000 - \$749,999	111	120	506	312
\$750,000 - \$799,999	109	94	406	223
\$800,000 - \$849,999	78	64	279	164
\$850,000 - \$899,999	49	41	232	110
\$900,000 - \$949,999	28	33	143	80
\$950,000 - \$999,999	32	31	112	76
\$1,000,000 - \$1,299,999	89	68	289	195
\$1,300,000 - \$1,499,999	31	23	99	67
\$1,500,000 - \$1,999,999	23	22	94	69
\$2,000,000 +	12	20	47	43
	<b>1,849</b>	<b>1,306</b>	<b>7,158</b>	<b>3,803</b>

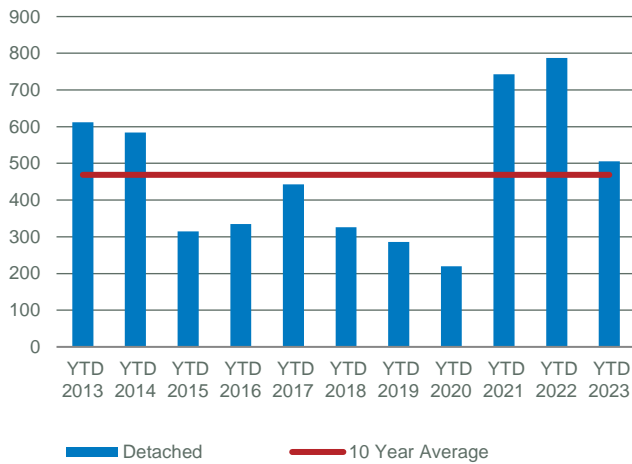
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

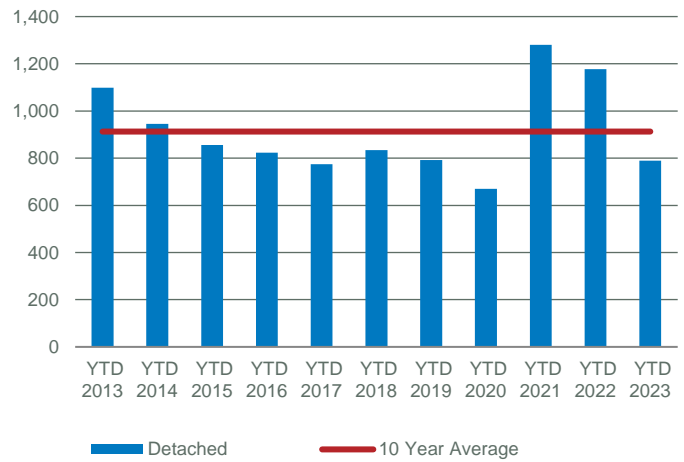
YTD APRIL



Source: CREB®

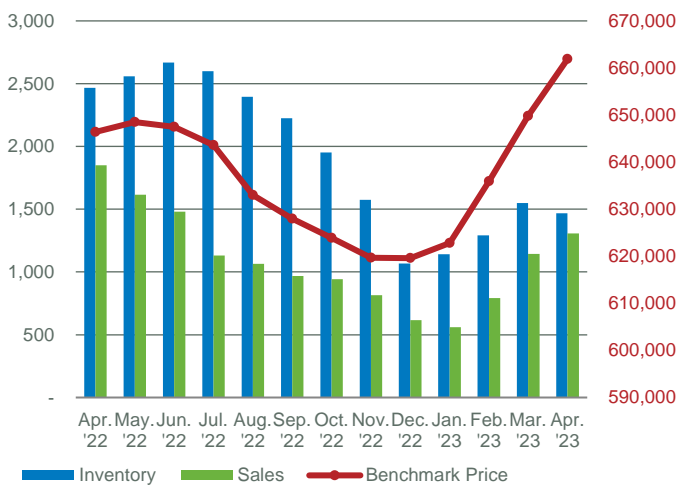
CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



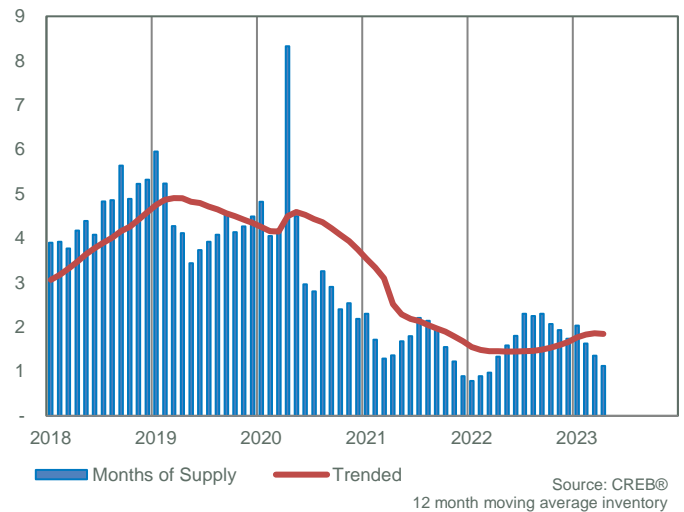
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



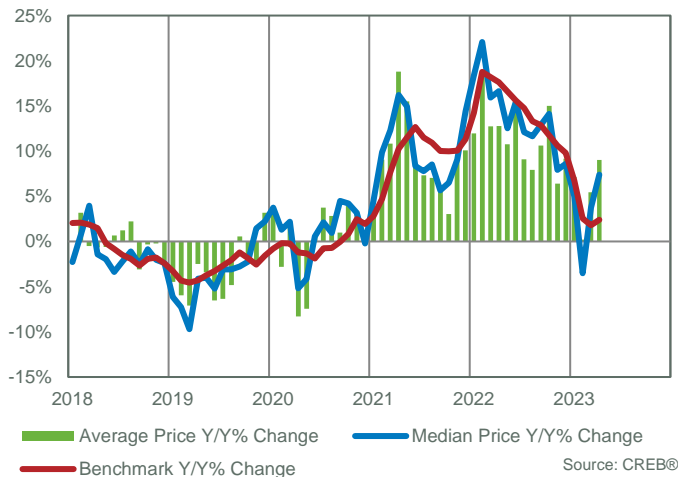
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



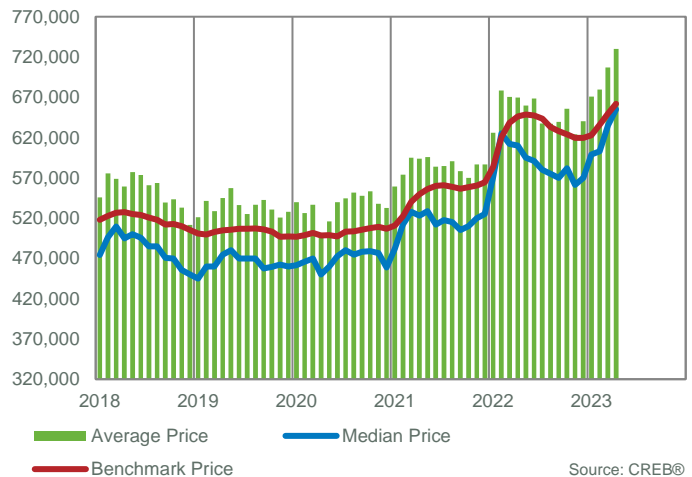
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

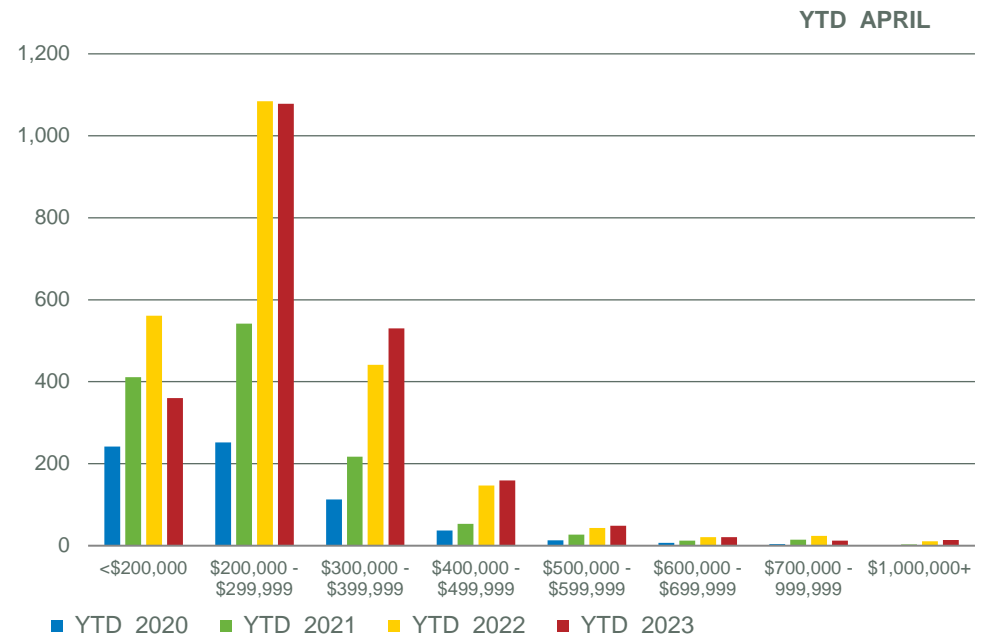


Source: CREB®

	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	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
<b>2023</b>												
Sales	317	491	681	734								
New Listings	545	697	919	953								
Inventory	772	877	1,001	1,092								
Days on Market	44	36	32	27								
Benchmark Price	277,600	286,000	293,500	299,400								
Median Price	258,000	262,500	268,500	272,250								
Average Price	284,526	280,701	305,451	296,975								
Index	226	233	239	244								

	Apr-22	Apr-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	5	-	12	4
\$100,000 - \$149,999	31	14	131	67
\$150,000 - \$199,999	118	89	418	289
\$200,000 - \$249,999	167	159	585	530
\$250,000 - \$299,999	134	199	499	548
\$300,000 - \$349,999	89	125	276	330
\$350,000 - \$399,999	42	64	165	200
\$400,000 - \$449,999	22	39	84	103
\$450,000 - \$499,999	10	17	63	56
\$500,000 - \$549,999	5	8	24	30
\$550,000 - \$599,999	4	6	19	19
\$600,000 - \$649,999	2	2	12	14
\$650,000 - \$699,999	2	4	9	7
\$700,000 - \$749,999	3	1	6	2
\$750,000 - \$799,999	2	1	6	1
\$800,000 - \$849,999	-	1	2	4
\$850,000 - \$899,999	-	1	3	3
\$900,000 - \$949,999	-	-	3	2
\$950,000 - \$999,999	2	-	4	-
\$1,000,000 - \$1,299,999	2	1	5	5
\$1,300,000 - \$1,499,999	1	1	2	1
\$1,500,000 - \$1,999,999	-	-	1	2
\$2,000,000 +	1	2	3	6
	642	734	2,332	2,223

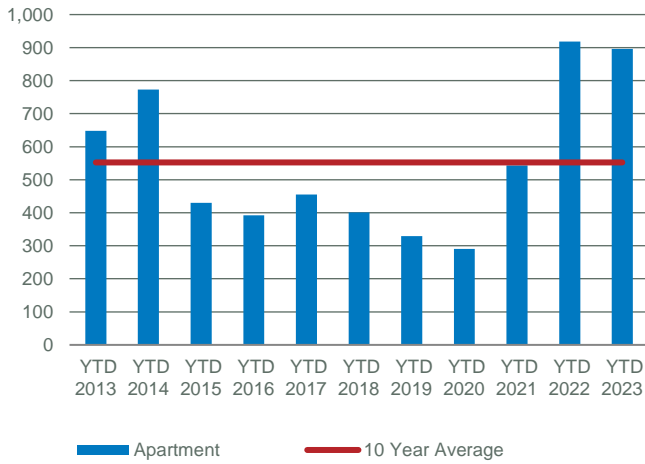
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

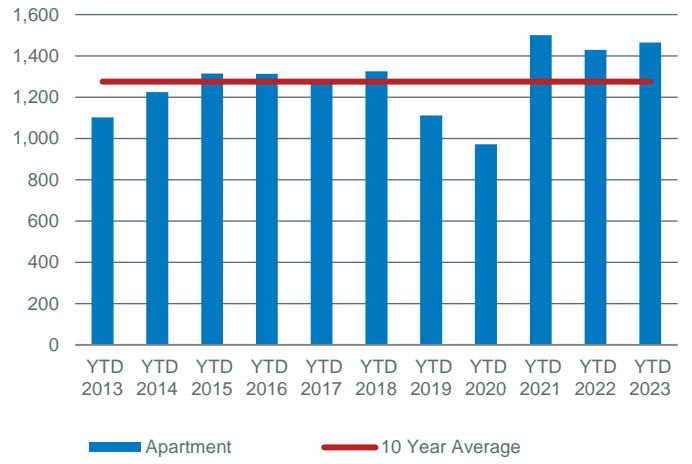
CITY OF CALGARY APARTMENT SALES

YTD APRIL

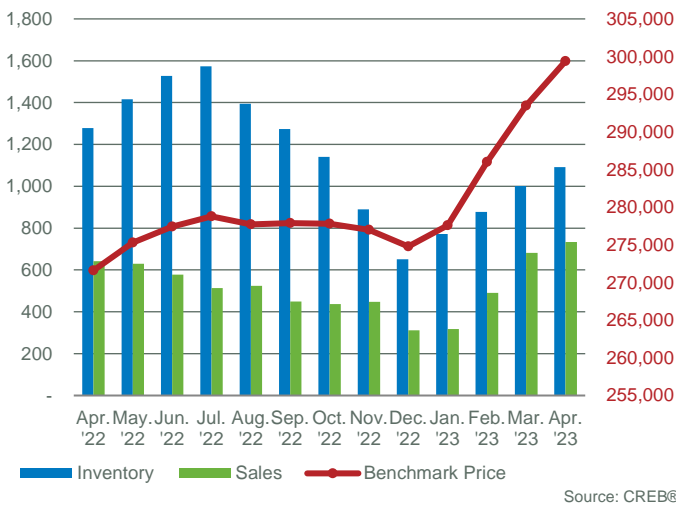


CITY OF CALGARY APARTMENT NEW LISTINGS

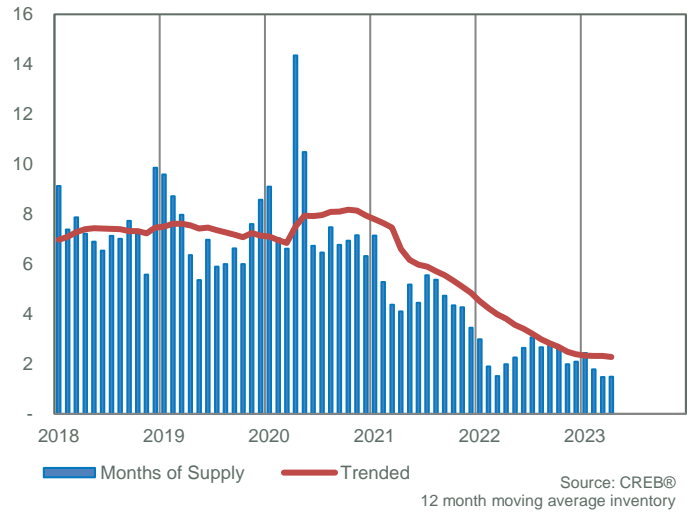
YTD APRIL



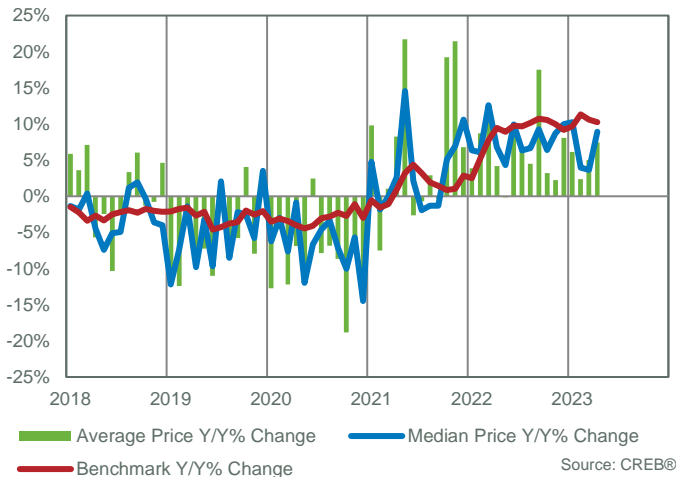
CITY OF CALGARY APARTMENT INVENTORY AND SALES



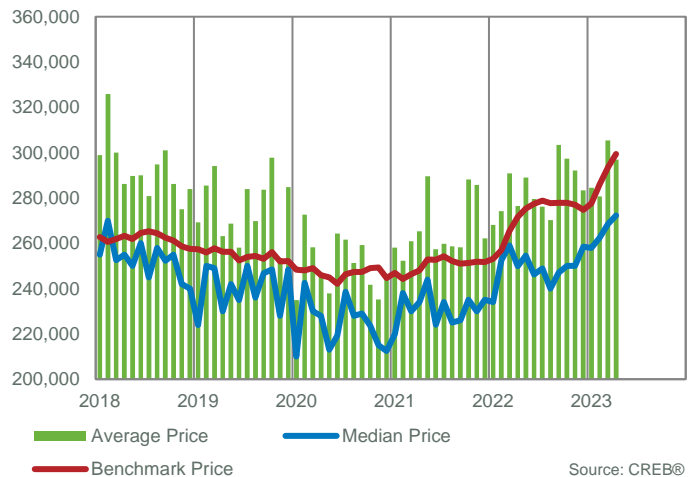
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

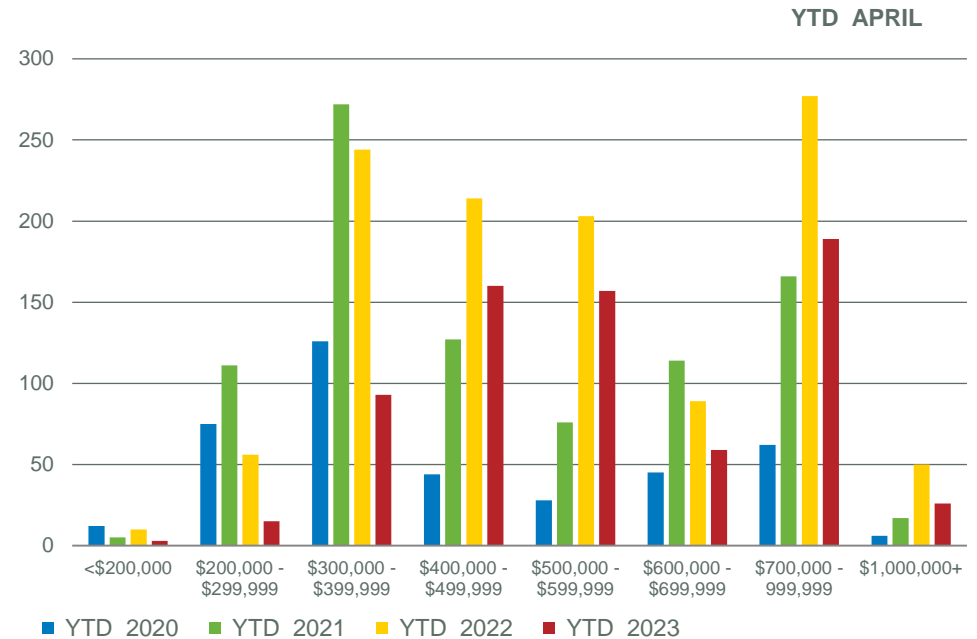




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	198	296	345	304	264	223	173	170	152	158	132	87
New Listings	267	395	462	371	358	311	274	207	238	186	132	101
Inventory	243	314	384	391	408	415	435	379	381	334	270	225
Days on Market	35	25	20	22	24	25	29	34	36	39	45	43
Benchmark Price	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
<b>2023</b>												
Sales	111	140	217	234								
New Listings	150	193	280	264								
Inventory	225	255	286	283								
Days on Market	47	36	29	25								
Benchmark Price	559,200	568,100	581,300	593,200								
Median Price	530,000	533,940	550,000	529,950								
Average Price	583,025	585,265	614,126	601,368								
Index	263	268	274	279								

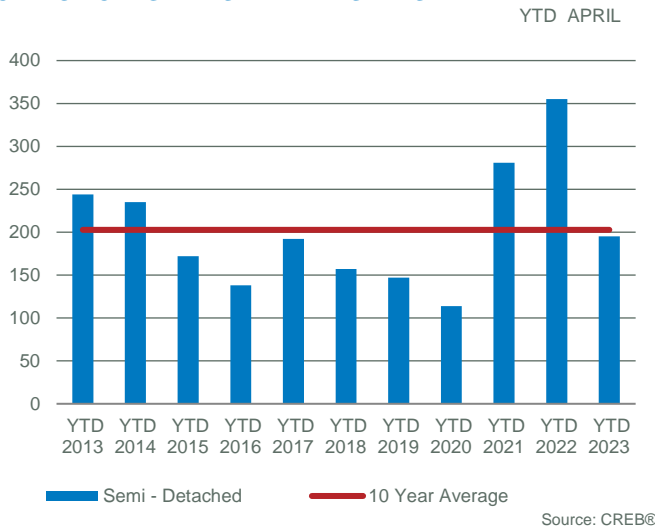
	Apr-22	Apr-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	1	-
\$150,000 - \$199,999	4	-	9	3
\$200,000 - \$249,999	2	1	9	6
\$250,000 - \$299,999	4	2	47	9
\$300,000 - \$349,999	33	7	118	41
\$350,000 - \$399,999	38	21	126	52
\$400,000 - \$449,999	28	28	104	68
\$450,000 - \$499,999	35	30	110	92
\$500,000 - \$549,999	39	42	141	107
\$550,000 - \$599,999	12	14	62	50
\$600,000 - \$649,999	11	13	39	33
\$650,000 - \$699,999	11	10	50	26
\$700,000 - \$749,999	17	13	53	30
\$750,000 - \$799,999	18	13	70	49
\$800,000 - \$849,999	16	12	61	35
\$850,000 - \$899,999	12	5	44	39
\$900,000 - \$949,999	6	7	27	19
\$950,000 - \$999,999	4	5	22	17
\$1,000,000 - \$1,299,999	13	8	45	20
\$1,300,000 - \$1,499,999	-	2	4	3
\$1,500,000 - \$1,999,999	-	1	1	3
\$2,000,000 +	-	-	-	-
	304	234	1,143	702

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

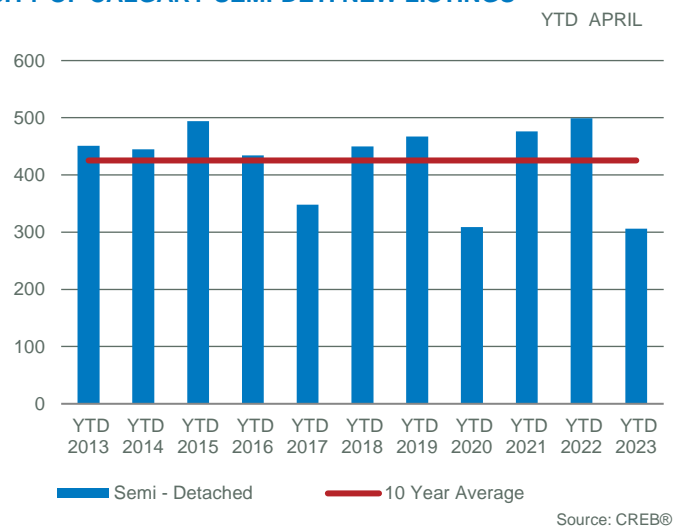


Source: CREB®

CITY OF CALGARY SEMI-DET. SALES



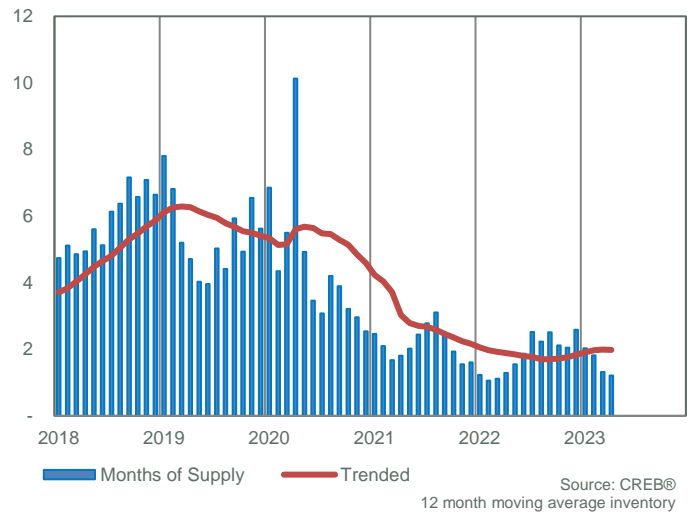
CITY OF CALGARY SEMI-DET. NEW LISTINGS



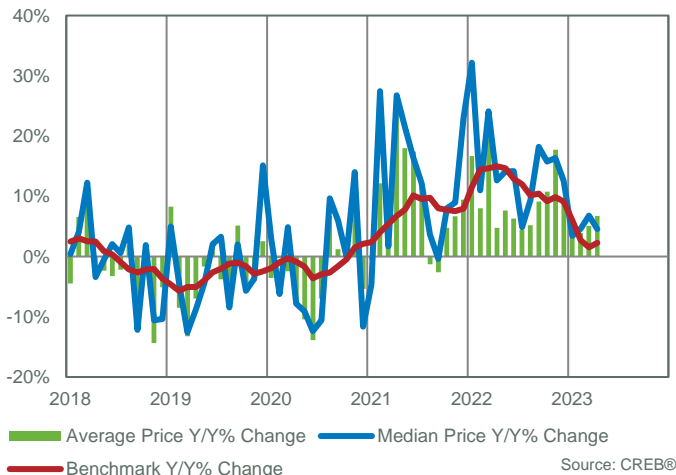
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



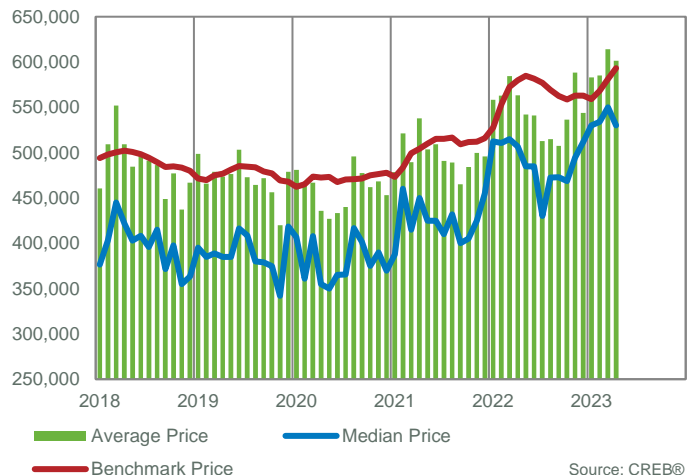
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



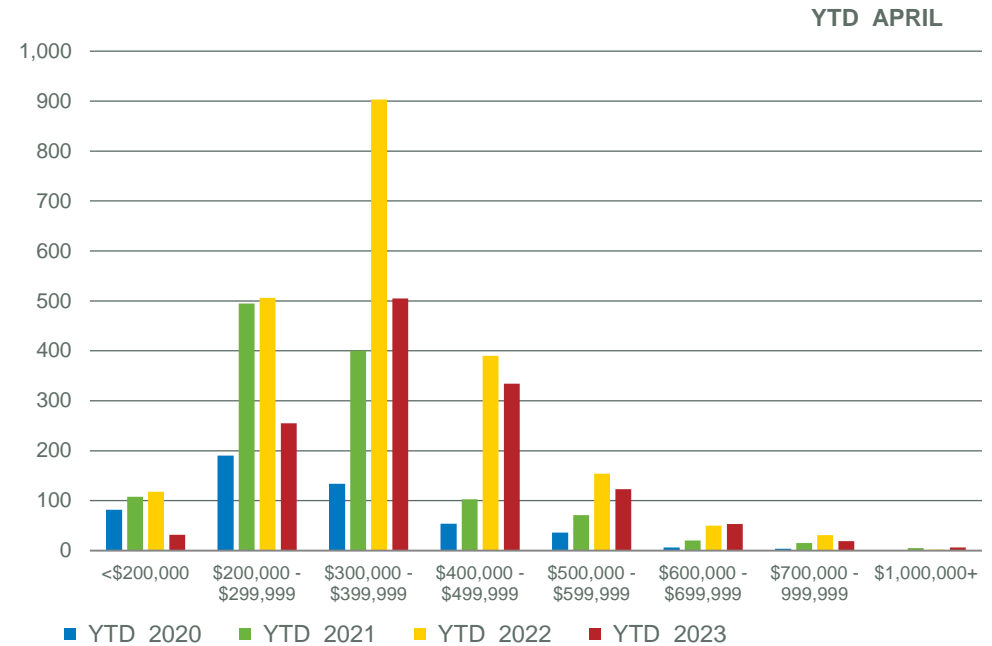
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<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	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
<b>2023</b>												
Sales	209	314	388	416								
New Listings	278	361	507	436								
Inventory	316	328	403	396								
Days on Market	39	34	21	22								
Benchmark Price	361,400	369,700	378,100	387,400								
Median Price	365,000	373,200	380,000	385,000								
Average Price	372,820	389,050	392,303	399,780								
Index	214	219	224	229								

	Apr-22	Apr-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	4	-	15	2
\$150,000 - \$199,999	21	2	103	30
\$200,000 - \$249,999	55	35	243	116
\$250,000 - \$299,999	64	41	263	139
\$300,000 - \$349,999	133	58	445	203
\$350,000 - \$399,999	139	100	458	302
\$400,000 - \$449,999	74	74	256	214
\$450,000 - \$499,999	48	41	134	120
\$500,000 - \$549,999	27	29	85	75
\$550,000 - \$599,999	16	13	69	48
\$600,000 - \$649,999	9	6	29	33
\$650,000 - \$699,999	4	7	21	20
\$700,000 - \$749,999	3	2	12	10
\$750,000 - \$799,999	4	4	7	6
\$800,000 - \$849,999	1	-	6	-
\$850,000 - \$899,999	2	1	6	1
\$900,000 - \$949,999	-	-	-	1
\$950,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,299,999	-	2	2	6
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	604	416	2,154	1,327

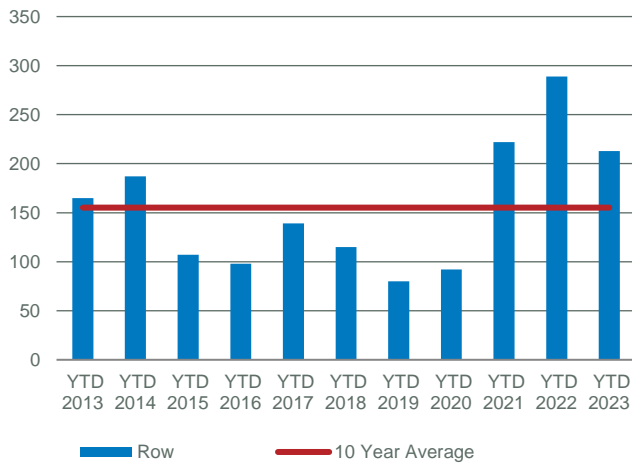
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

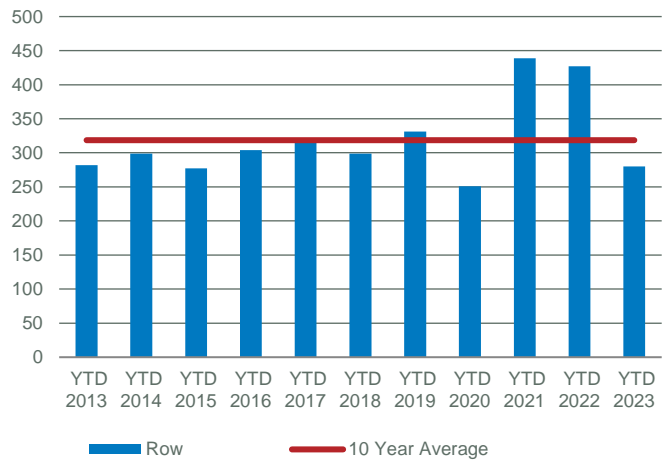
YTD APRIL



Source: CREB®

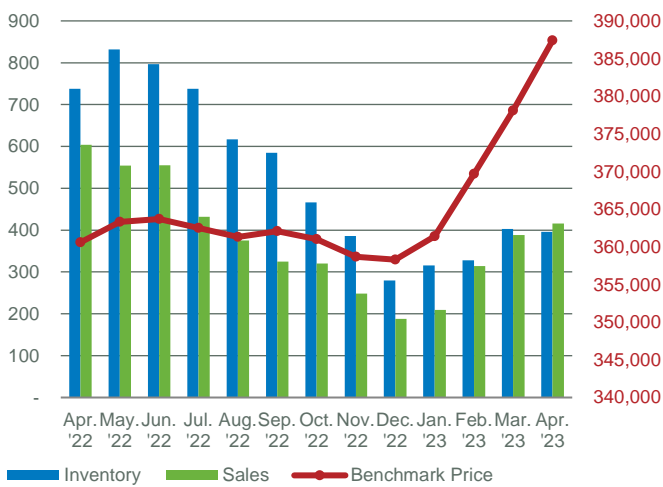
CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



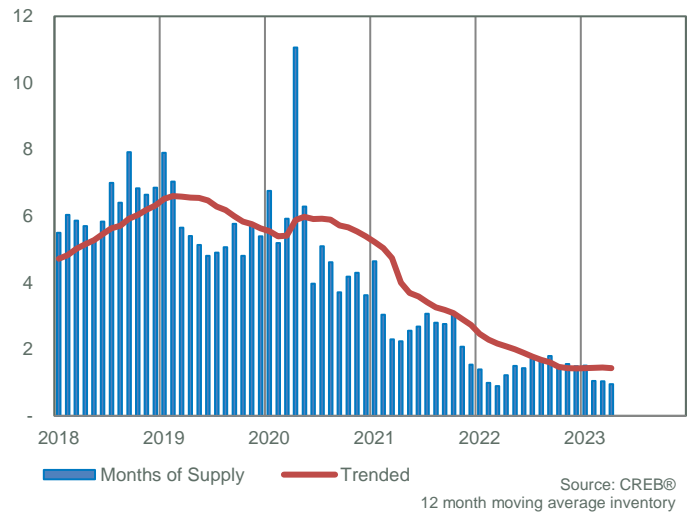
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



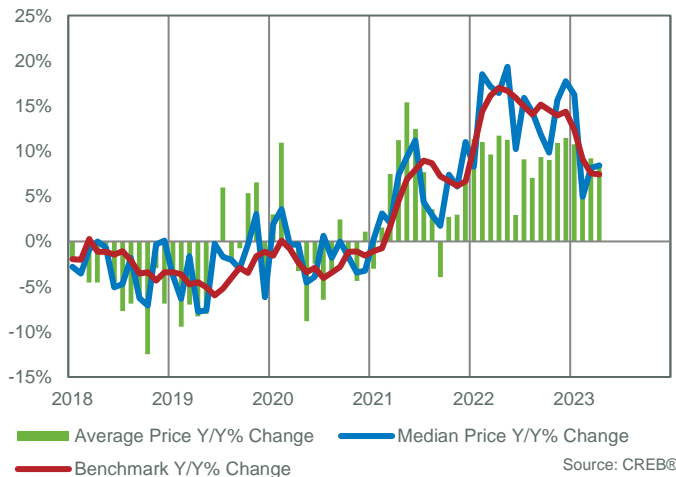
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



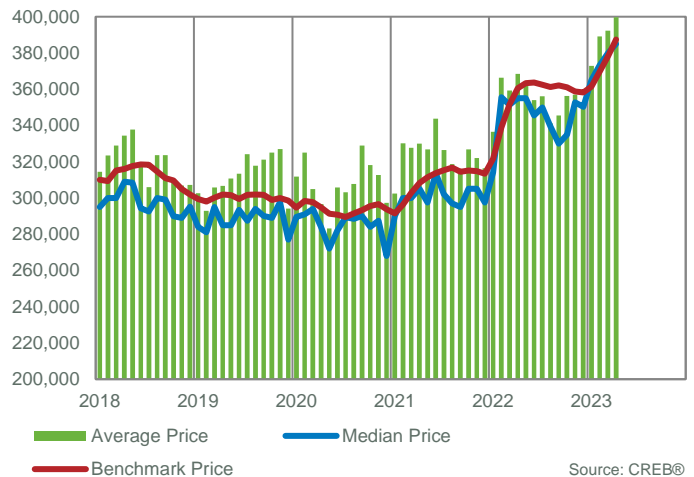
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

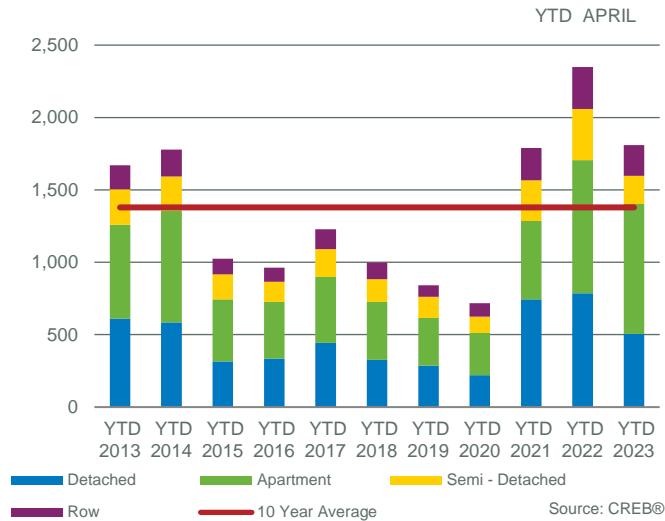


Source: CREB®

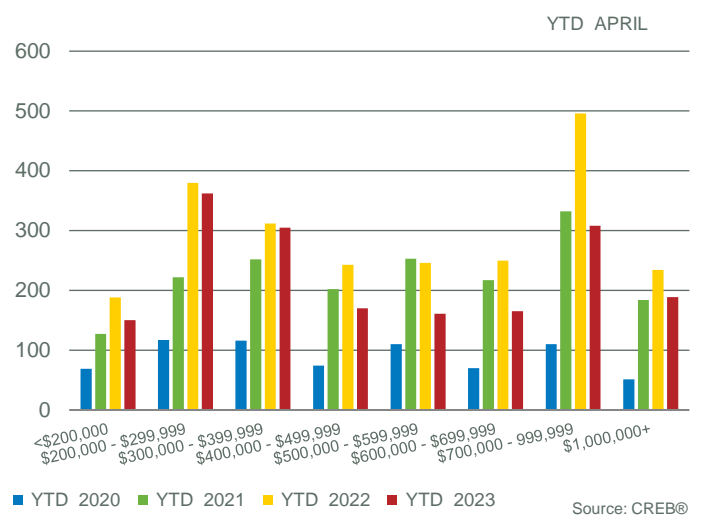


CITY CENTRE

CITY CENTRE TOTAL SALES



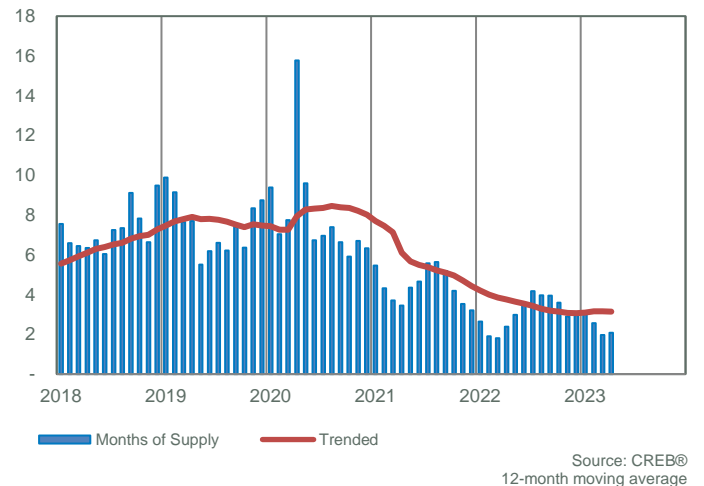
CITY CENTRE TOTAL SALES BY PRICE RANGE



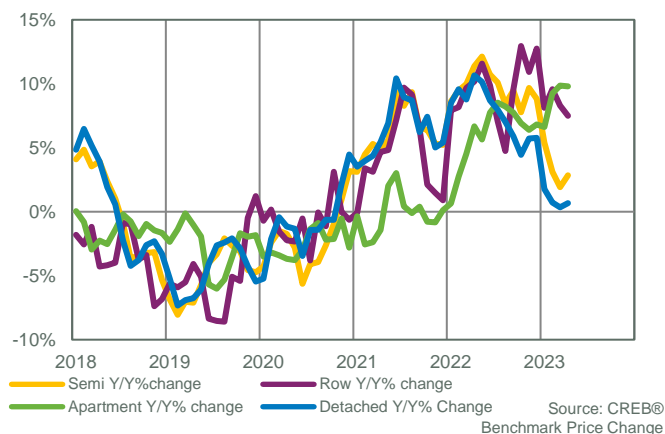
CITY CENTRE INVENTORY AND SALES



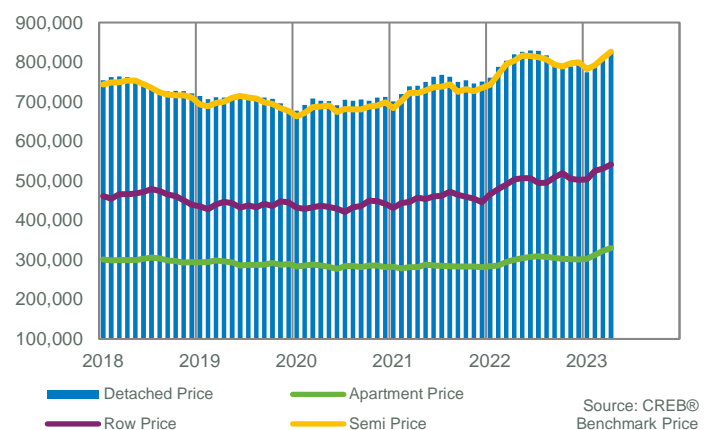
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

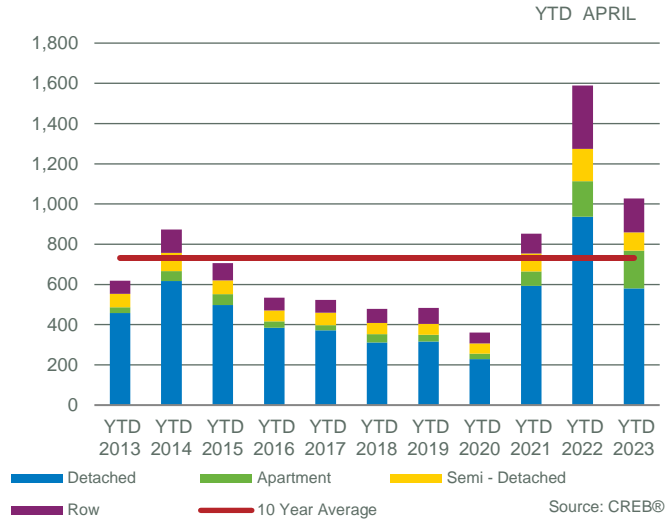


CITY CENTRE PRICES

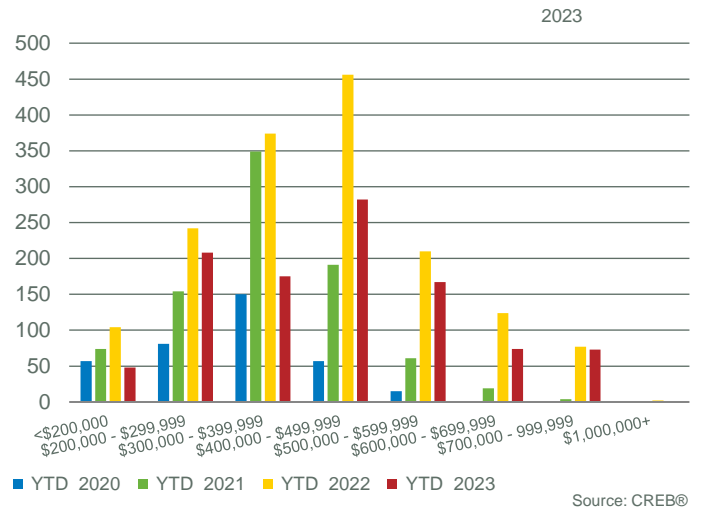


**NORTHEAST**

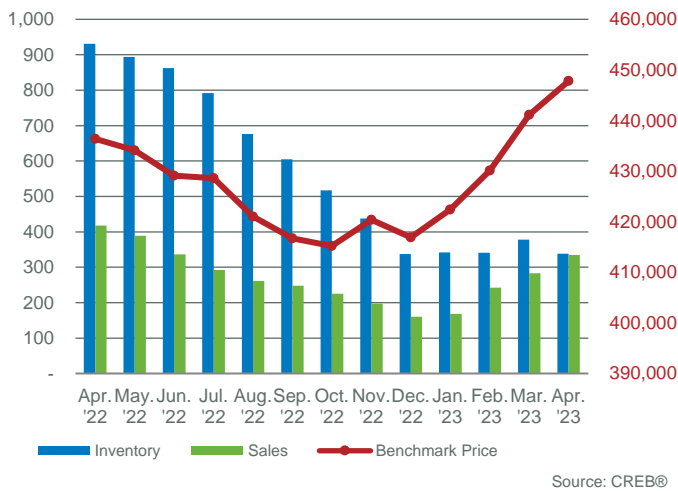
**NORTHEAST TOTAL SALES**



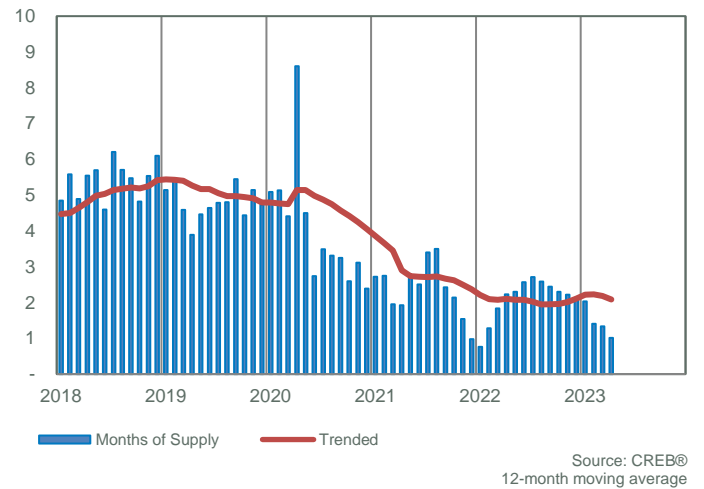
**NORTHEAST TOTAL SALES BY PRICE RANGE**



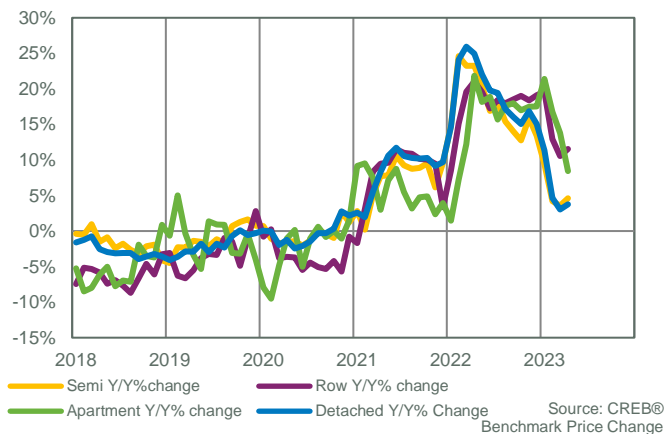
**NORTHEAST INVENTORY AND SALES**



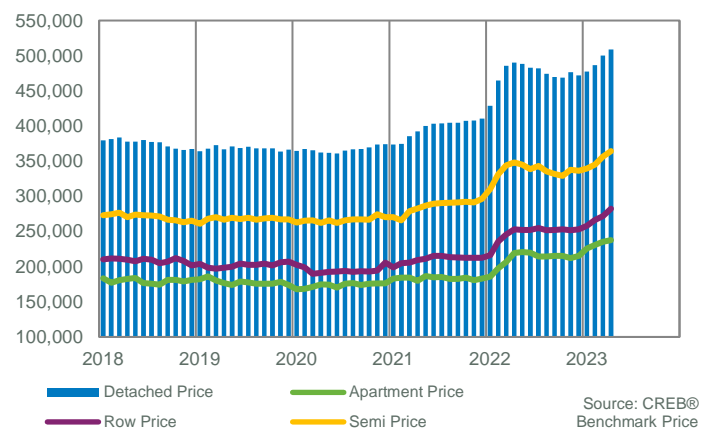
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

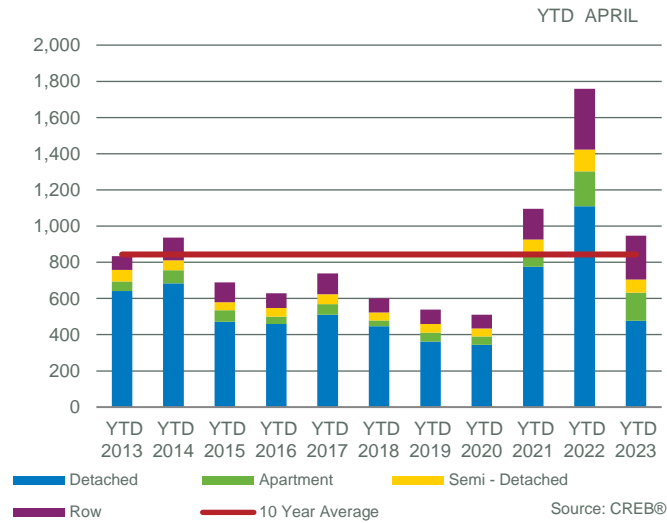


**NORTHEAST PRICES**

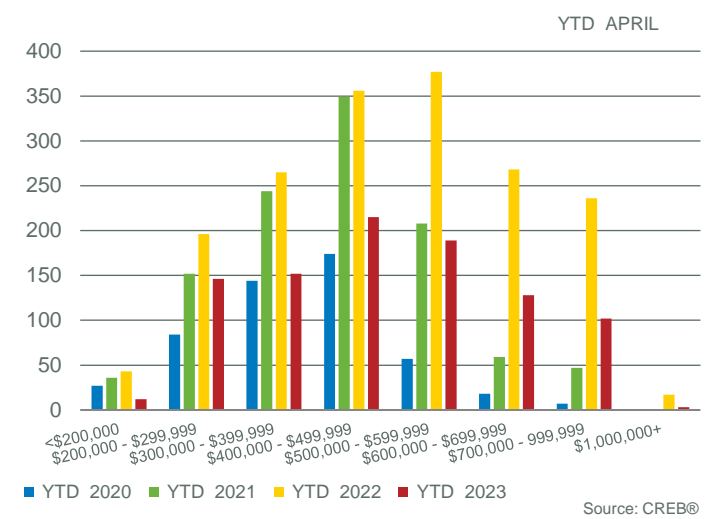


**NORTH**

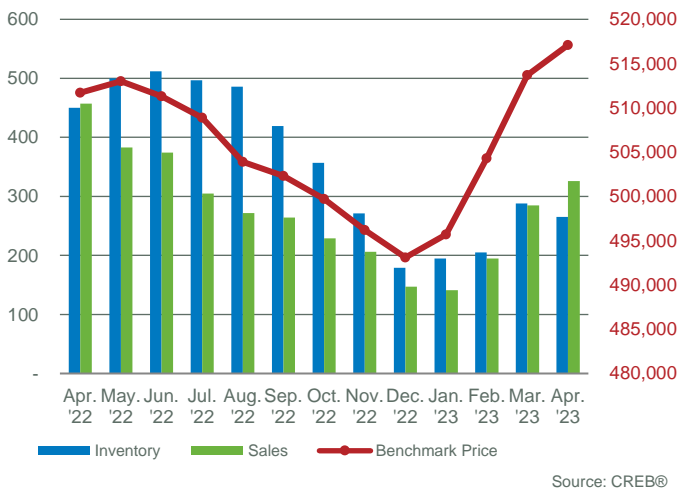
**NORTH TOTAL SALES**



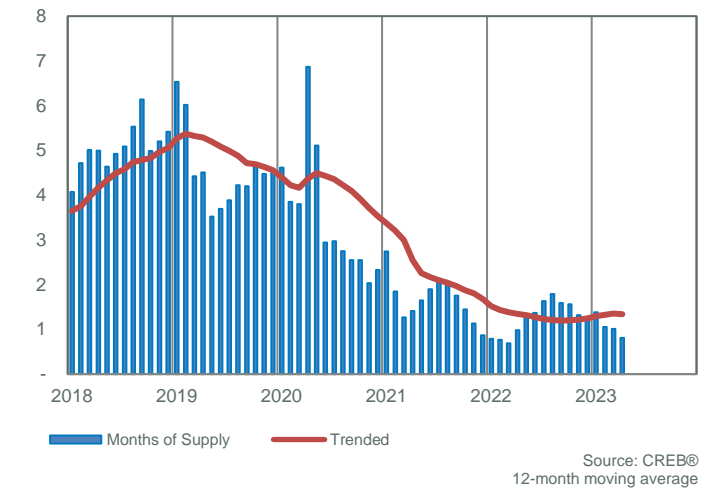
**NORTH TOTAL SALES BY PRICE RANGE**



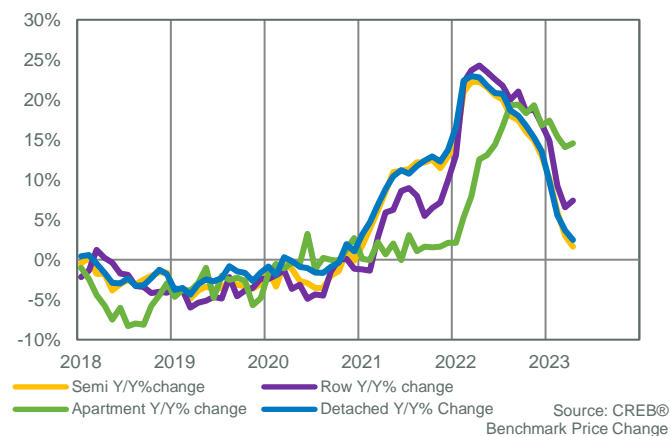
**NORTH INVENTORY AND SALES**



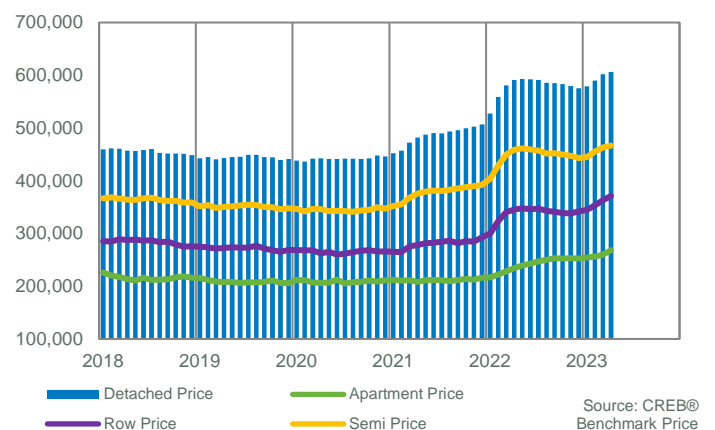
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

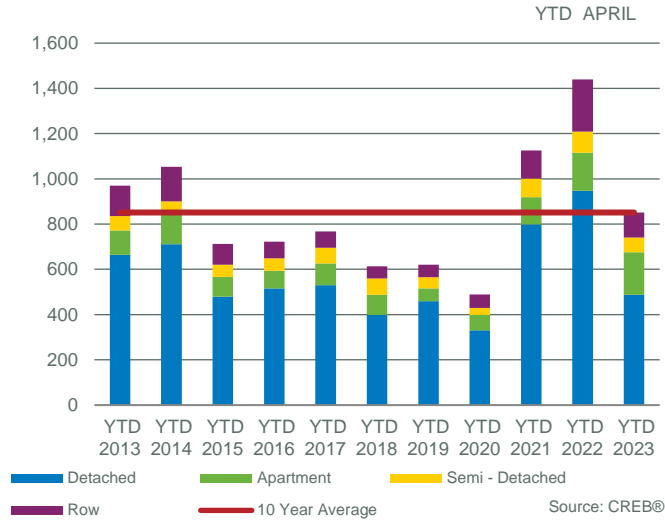


**NORTH PRICES**

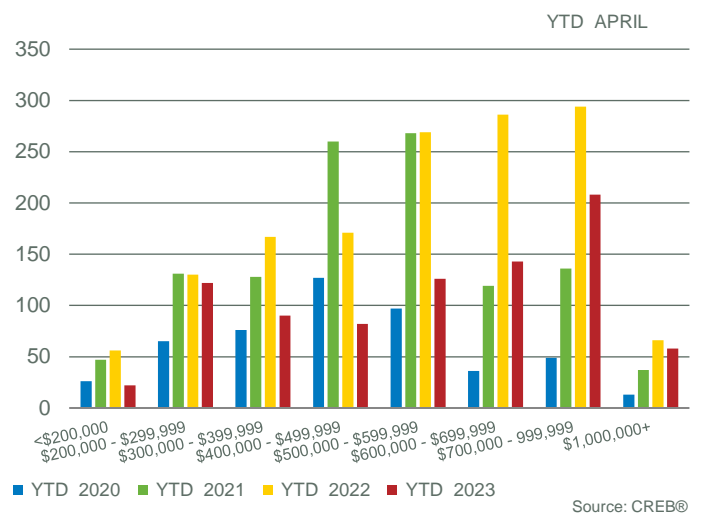


**NORTHWEST**

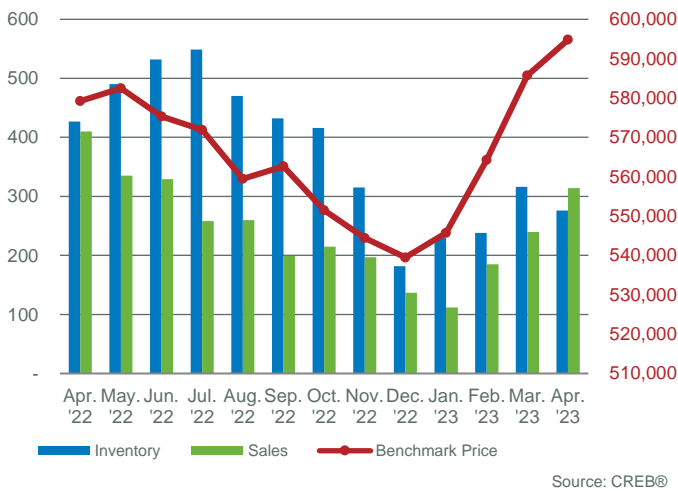
**NORTHWEST TOTAL SALES**



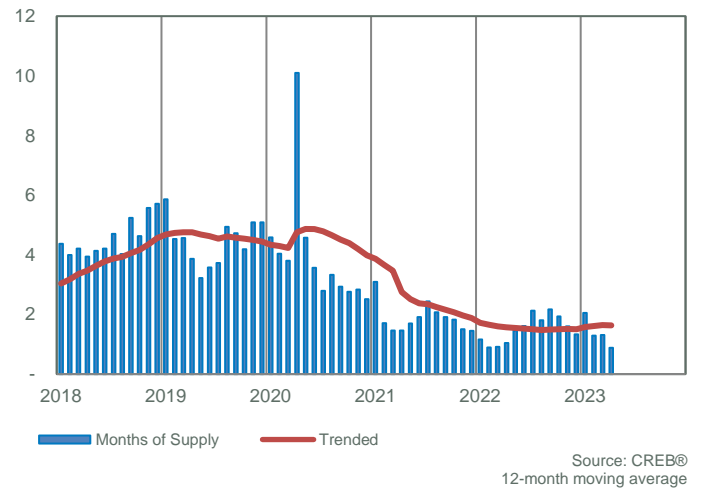
**NORTHWEST TOTAL SALES BY PRICE RANGE**



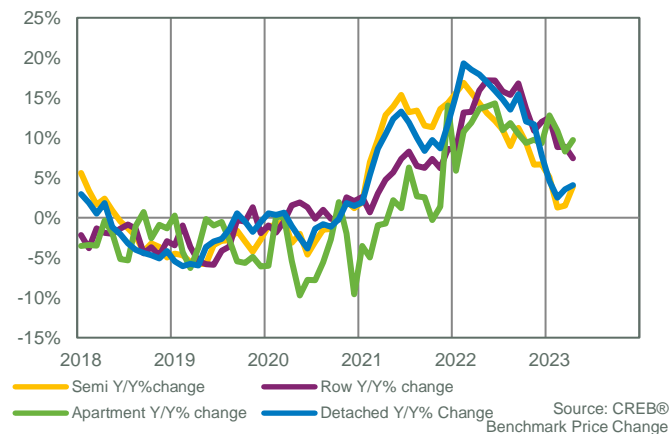
**NORTHWEST INVENTORY AND SALES**



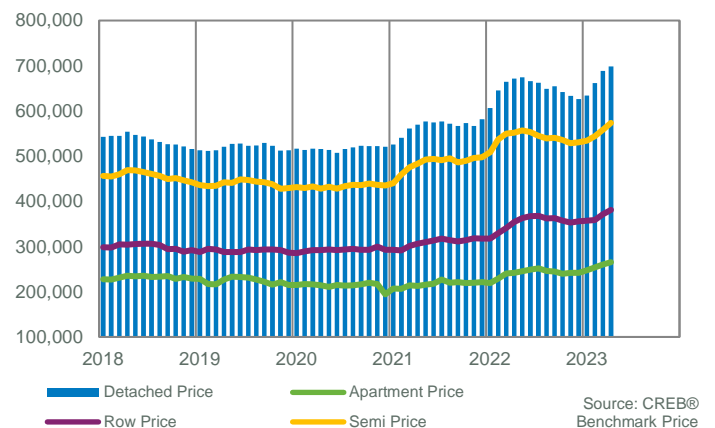
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

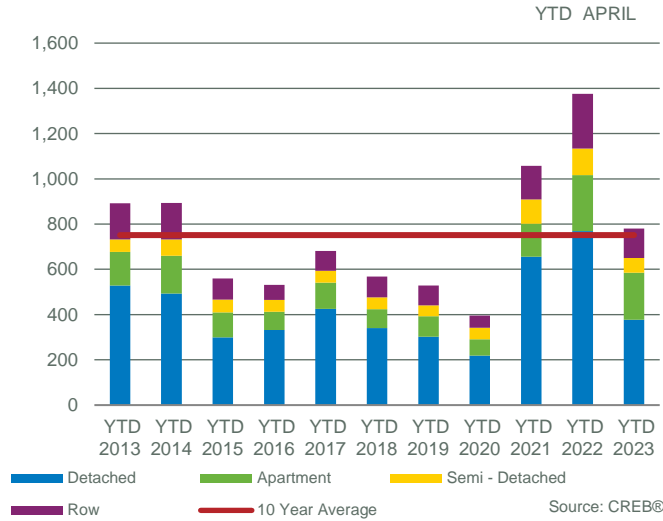


**NORTHWEST PRICES**

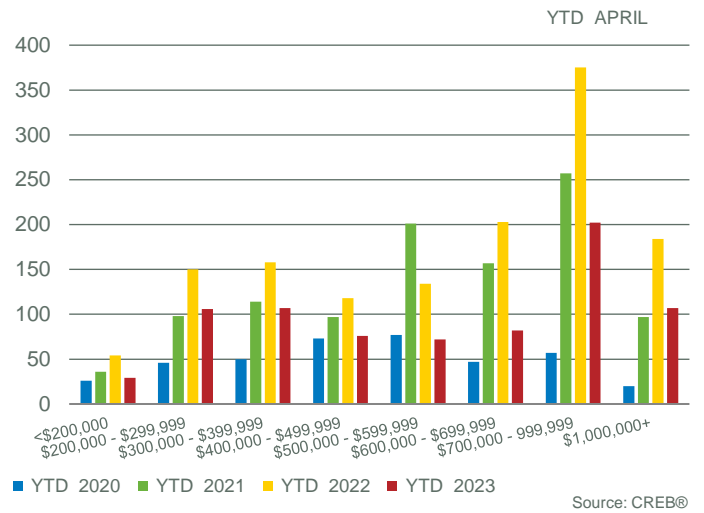


WEST

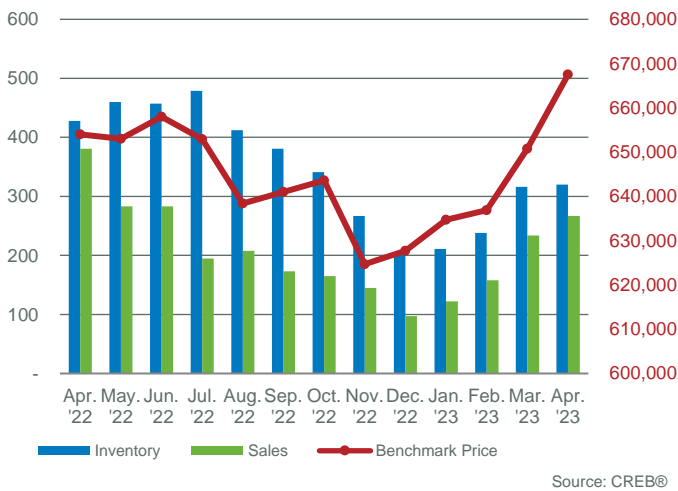
WEST TOTAL SALES



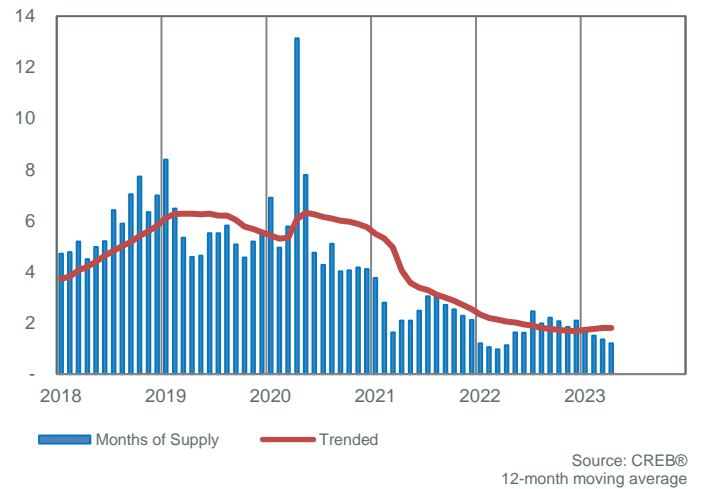
WEST TOTAL SALES BY PRICE RANGE



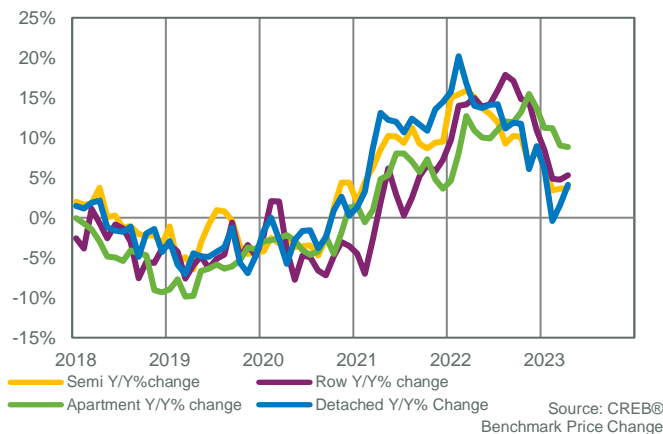
WEST INVENTORY AND SALES



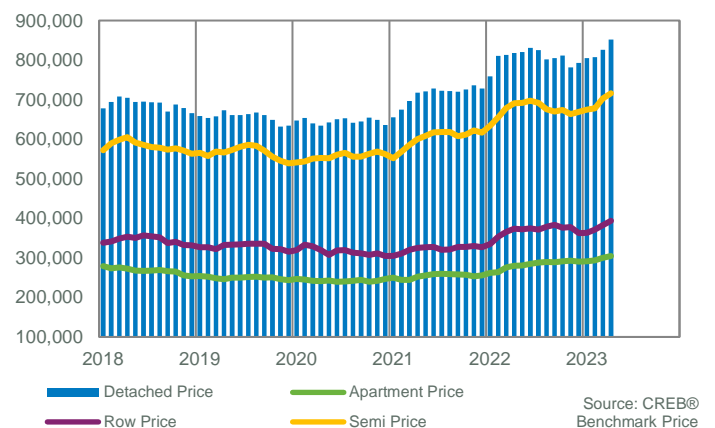
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

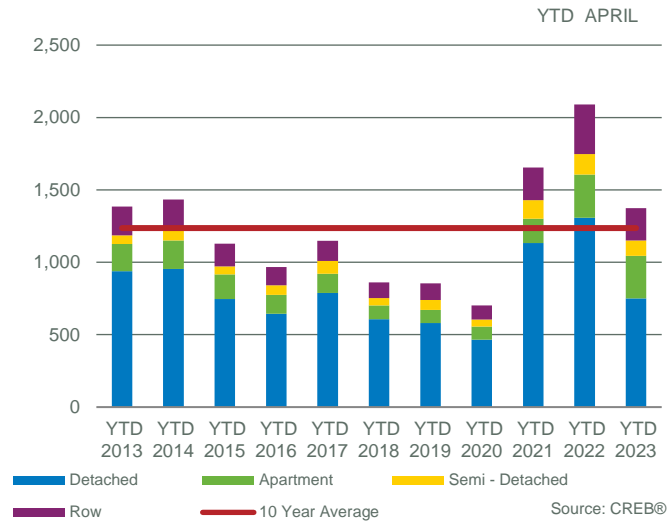


WEST PRICES

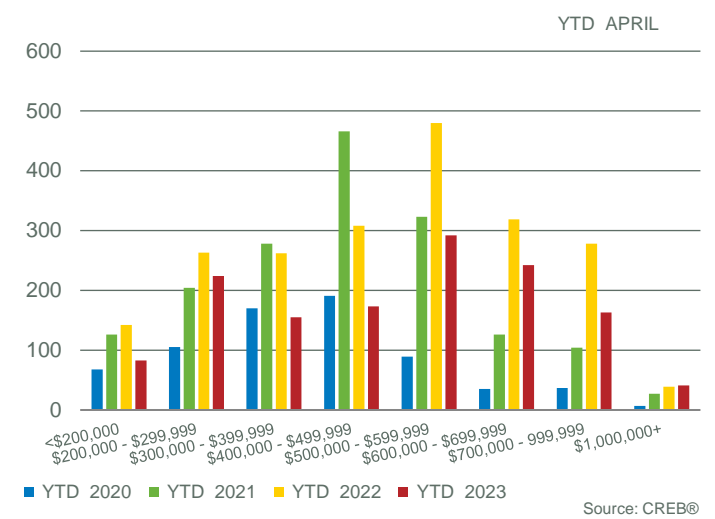


**SOUTH**

**SOUTH TOTAL SALES**



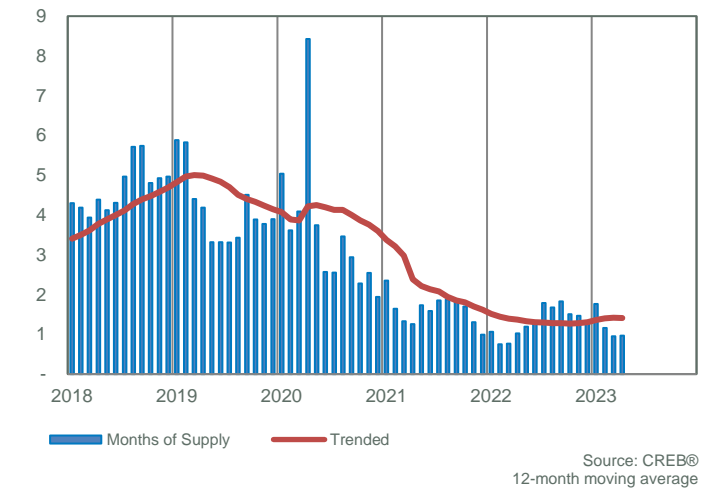
**SOUTH TOTAL SALES BY PRICE RANGE**



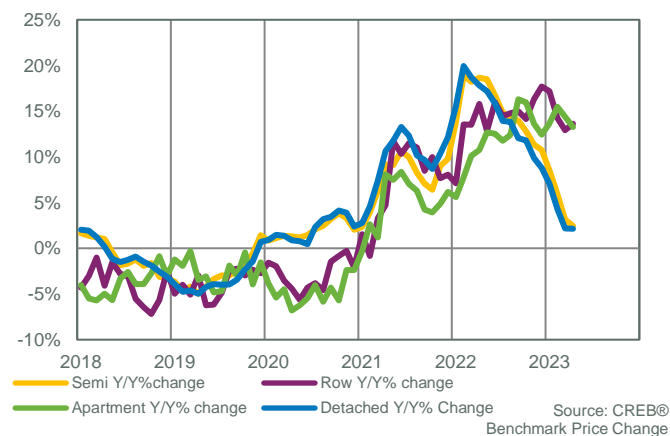
**SOUTH INVENTORY AND SALES**



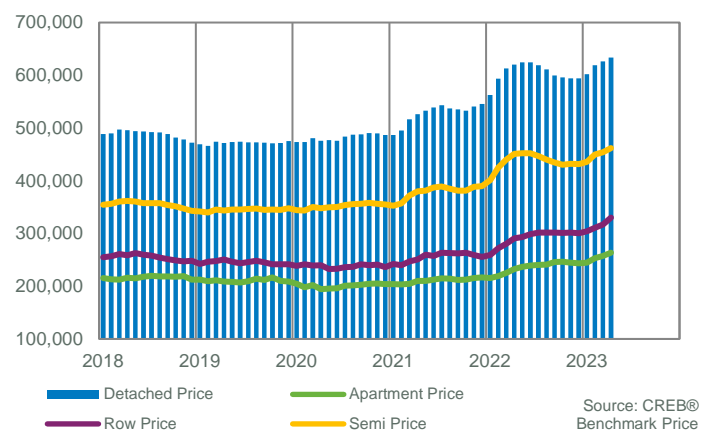
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

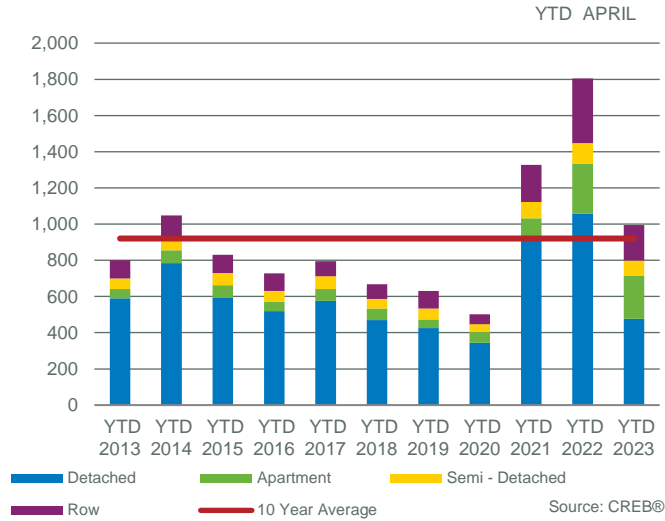


**SOUTH PRICES**

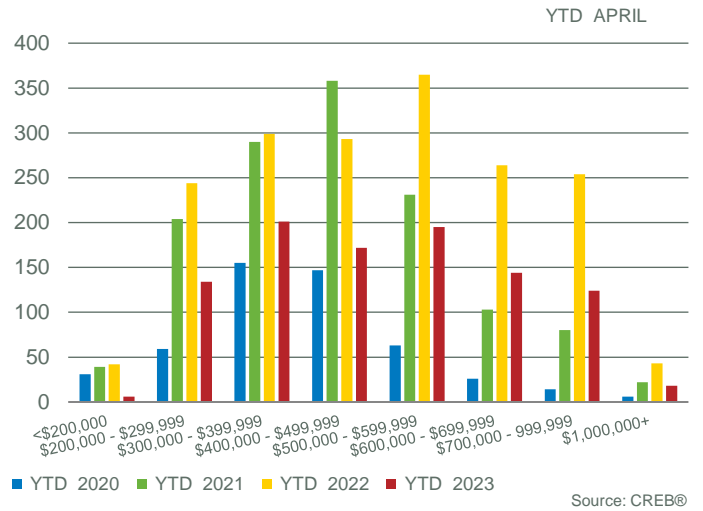


**SOUTHEAST**

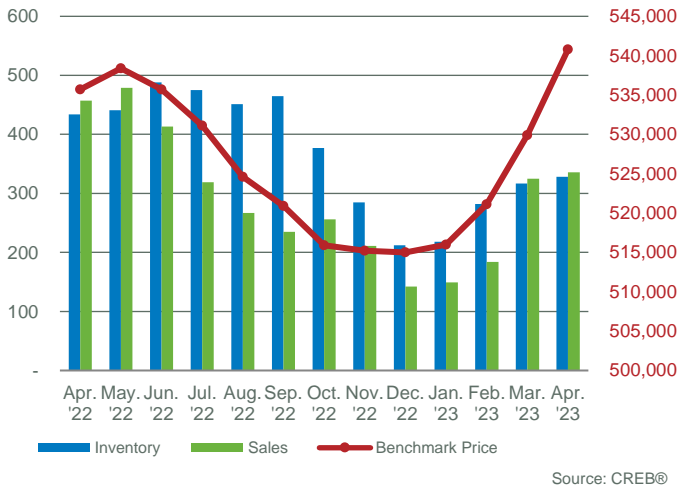
**SOUTHEAST TOTAL SALES**



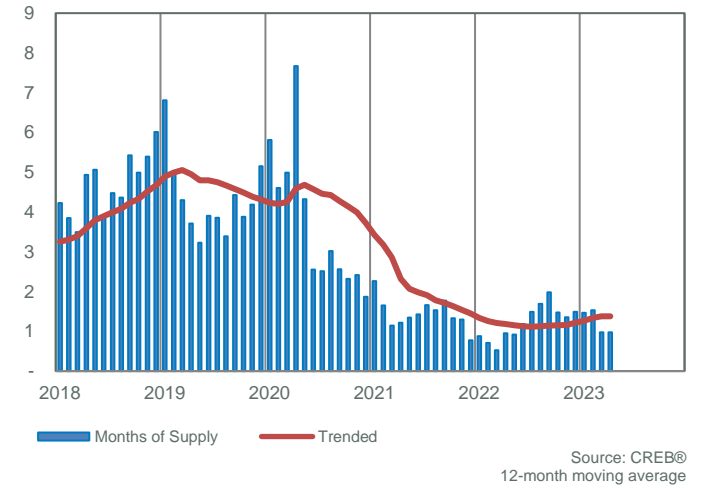
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



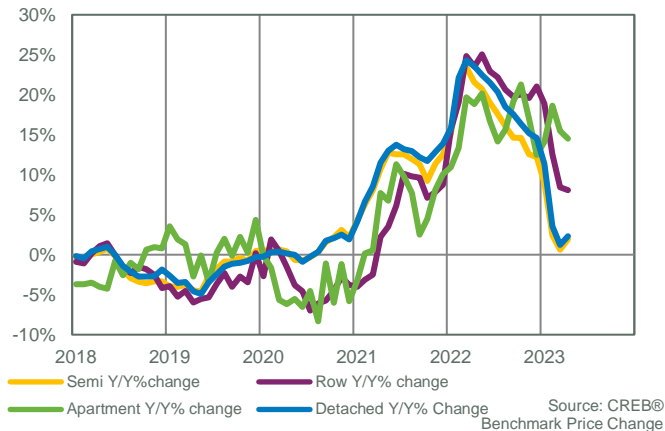
**SOUTHEAST INVENTORY AND SALES**



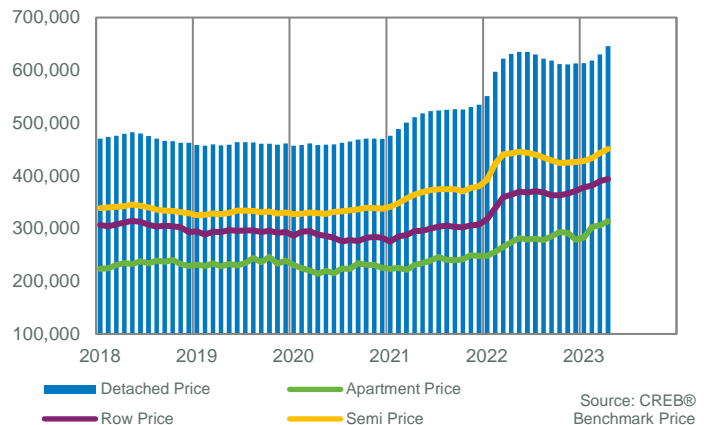
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**



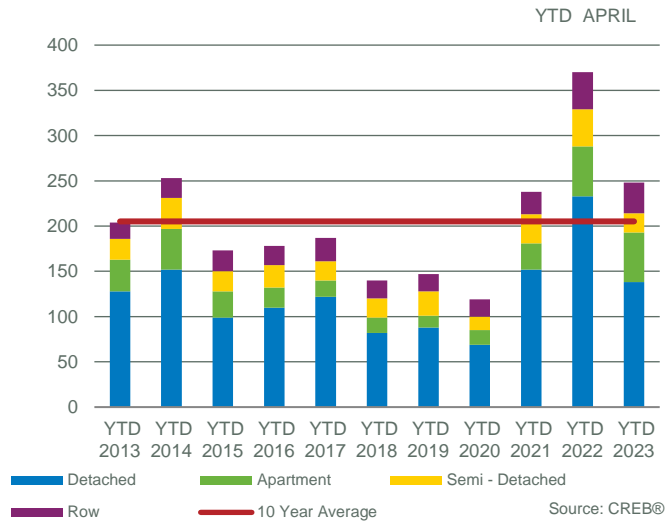
**SOUTHEAST PRICES**



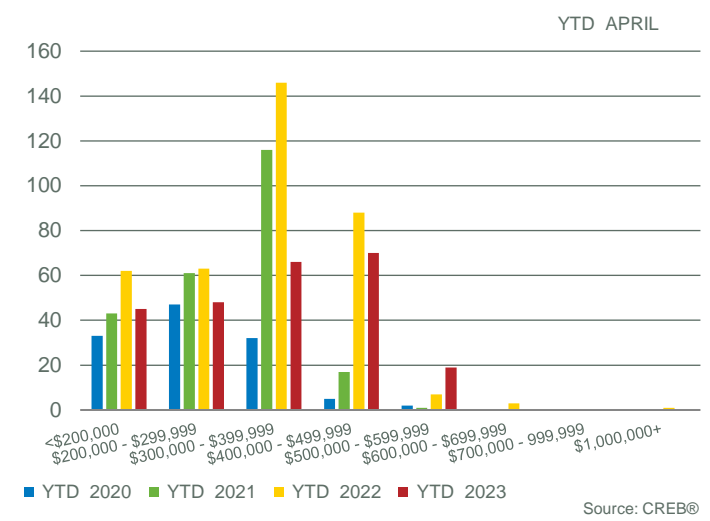


**EAST**

**EAST TOTAL SALES**



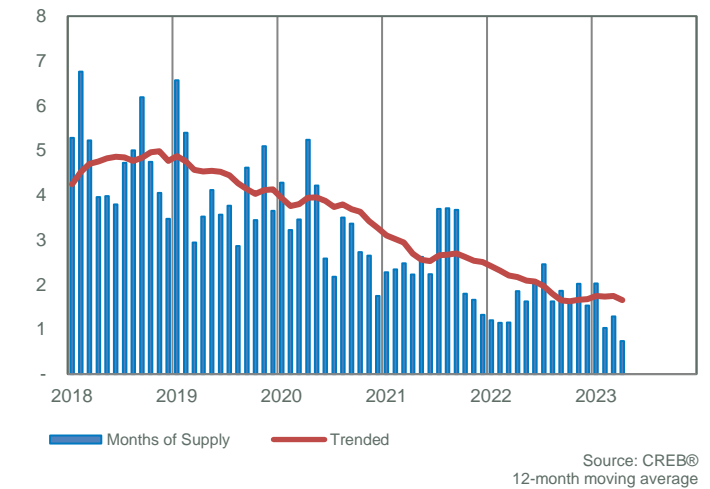
**EAST TOTAL SALES BY PRICE RANGE**



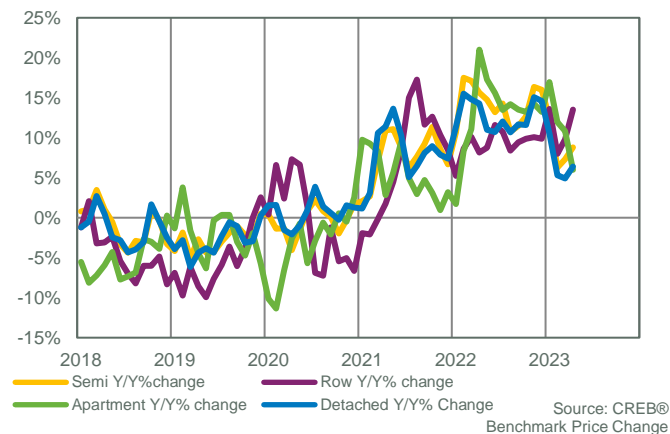
**EAST INVENTORY AND SALES**



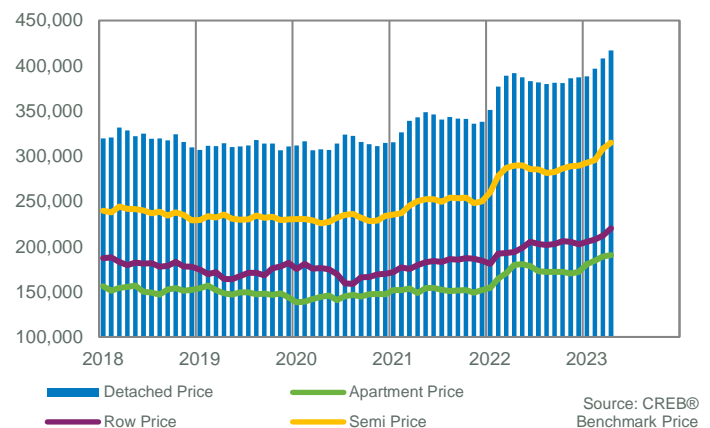
**EAST MONTHS OF INVENTORY**

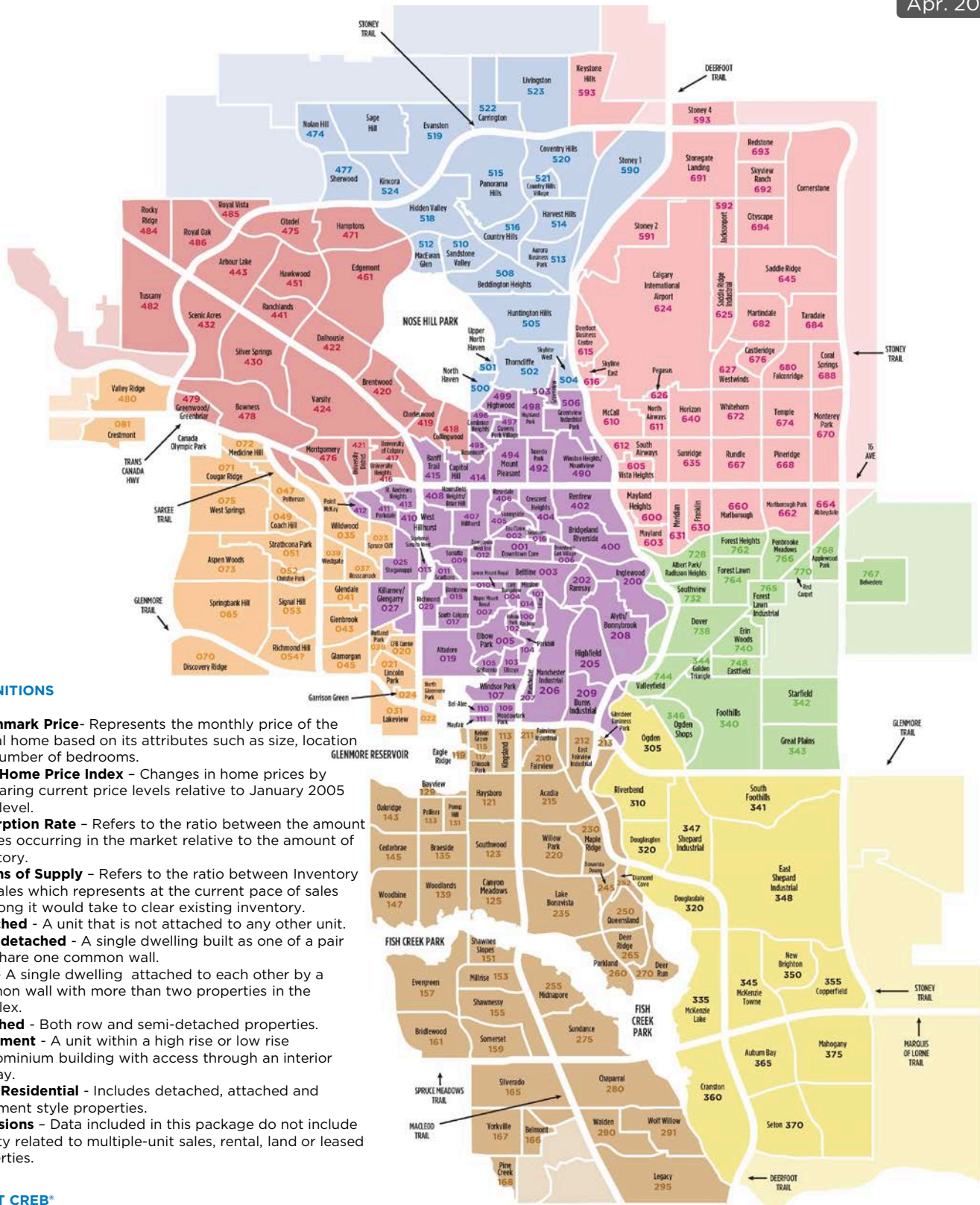


**EAST PRICE CHANGE**



**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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