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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2023



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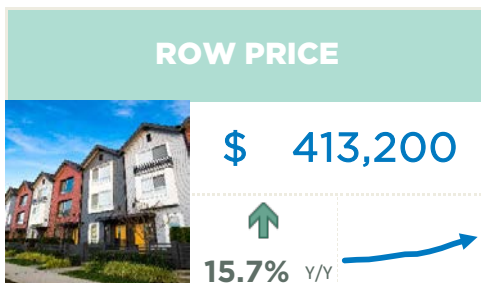
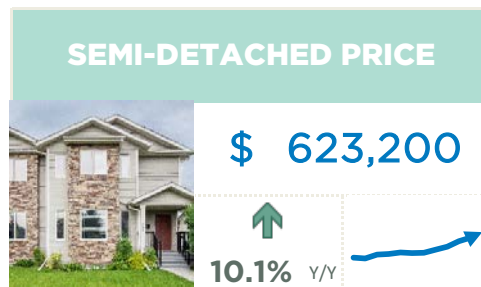
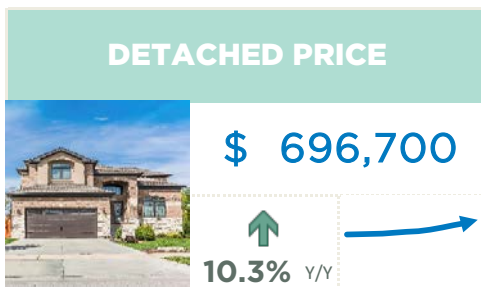
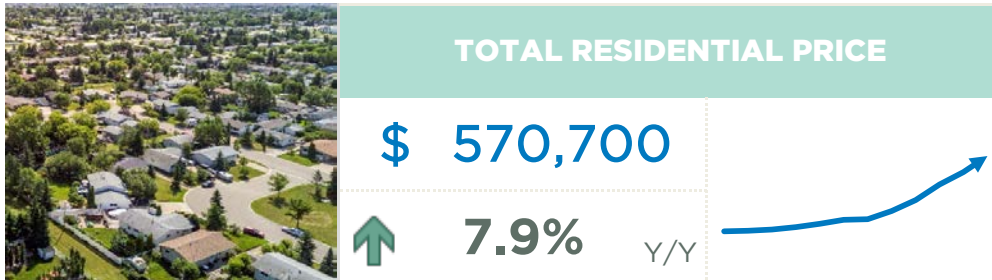
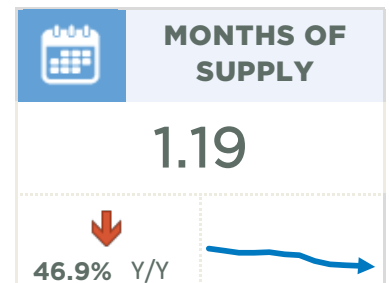
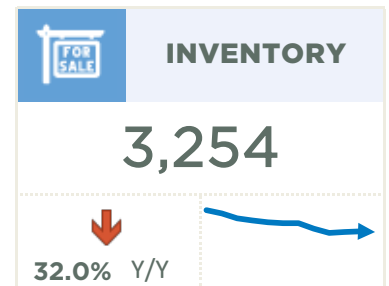
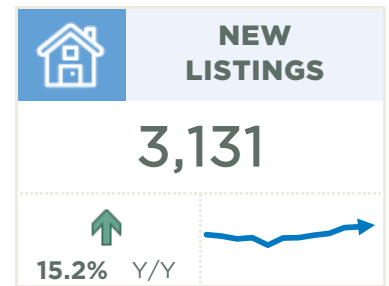
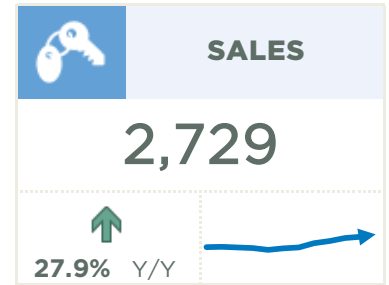
August 2023

August sees record-high sales amidst historic low inventory, pushing prices higher

City of Calgary, September 1, 2023 - Thanks to a surge in the condominium market, August sales reached a record high with 2,729 sales. Despite the record levels reported over the past several months, year-to-date sales are still down by 15 per cent compared to last year.

While new listings did improve compared to levels seen this time last year, the sales-to-new-listings ratio remained elevated at 87 per cent, preventing any significant shift from the low inventory situation. Inventory levels in August dropped to 3,254 units, not only a record low for the month but well below the 6,000 units that are typically available. Low inventory combined with high sales this month ensured the months of supply remained low at just over one month. "Higher lending rates have caused many buyers to either hold off on purchase decisions or shift toward more affordable products on the market," said CREB® Chief Economist Ann-Marie Lurie. "The challenge has been the availability of supply, especially in the detached market. Inventory levels hit record lows in August, and while new listings are higher than last year, conditions continue to favour the seller, driving further price gains."

The unadjusted benchmark price reached \$570,700 in August, representing the eighth consecutive monthly gain. Prices have trended up across all property types, with row-style properties reporting the largest increase.



August 2023

August 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	1,199	13%	1,515	2%	1,669	-30%	79%	1.39	-38%	\$696,700	10%
Semi	197	16%	236	14%	247	-35%	83%	1.25	-44%	\$623,200	10%
Row	457	22%	487	29%	374	-39%	94%	0.82	-50%	\$413,200	16%
Apartment	876	67%	893	37%	964	-31%	98%	1.10	-59%	\$309,100	14%
Total Residential	2,729	28%	3,131	15%	3,254	-32%	87%	1.19	-47%	\$570,700	8%

Year-to-Date

August 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	9,201	-26%	11,949	-31%	1,495	-32%	77%	1.30	-7%	\$664,850	5%
Semi	1,626	-18%	1,960	-26%	258	-31%	83%	1.27	-16%	\$594,175	5%
Row	3,271	-20%	3,728	-26%	380	-43%	88%	0.93	-29%	\$386,163	11%
Apartment	5,582	22%	7,014	9%	1,003	-23%	80%	1.44	-37%	\$294,200	12%
Total Residential	19,680	-15%	24,651	-22%	3,135	-31%	80%	1.27	-19%	\$549,875	4%



Detached

Record low inventory levels this month were primarily driven by pullbacks for homes priced under \$700,000. While new listings did improve compared to last year, most of the growth was driven by homes priced over \$700,000. August sales did improve over last year's levels. However, limited supply in the lower price ranges has likely prevented stronger detached home sales. Persistently tight conditions drove further price gains this month. As of August, the unadjusted benchmark price reached \$696,700. Nearly one per cent higher than last month and over 10 per cent higher than last year's levels. The highest year-over-year price gains occurred in the most affordable regions of the city's North East and East districts.



Semi-Detached

The 236 new listings and 197 sales did little to change the low inventory situation. While inventory levels did remain comparable to last month, they are still 35 per cent below last year's levels and at record lows for the month. Relatively strong sales combined with low inventory levels have given sellers the advantage. With months of supply remaining exceptionally low throughout 2023, we continue to see upward pressure on home prices. As of August, the semi-detached unadjusted benchmark price reached \$623,200, a monthly gain of one per cent and 10 per cent higher than last year. Price growth did range across each of the Calgary districts, but the strongest year-over-year gains were reported in the most affordable districts of the North East and East.



Row

The gain in new listings did little to offset the strong sales activity as the sales-to-new-listings ratio remained high at 94 per cent. This prevented any additions to the inventory and left the months of supply below one month for the fifth consecutive month. The persistently tight conditions placed further upward pressure on home prices. In August, the unadjusted benchmark price reached \$413,200, a monthly gain of over one per cent and nearly 16 per cent higher than levels reported last year. Year-over-year gains have occurred across all districts, ranging from 12 per cent in the North West to 29 per cent in the East district.

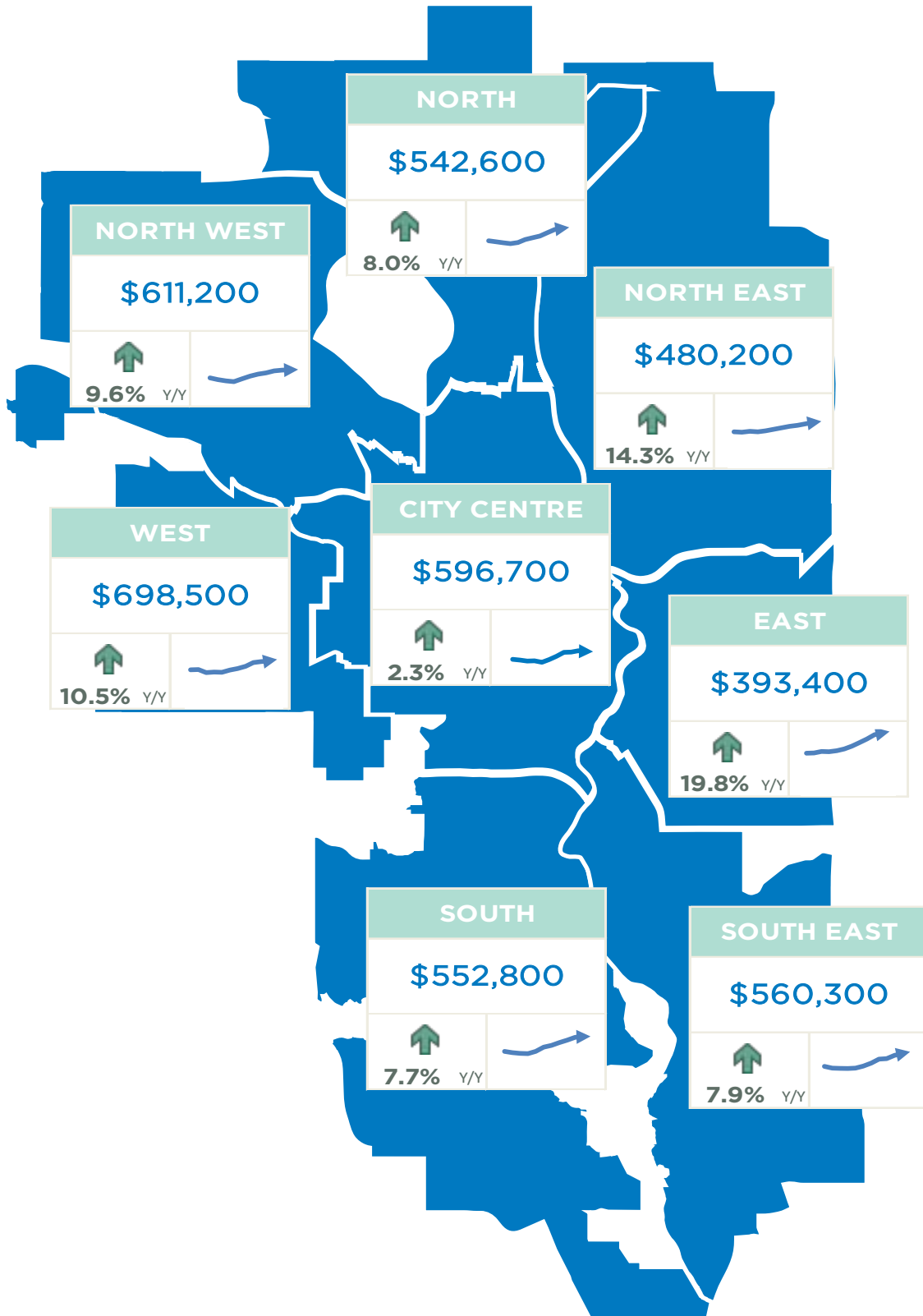


Apartment

August sales continue to rise over last month and last year's levels. Recent gains have caused year-to-date sales to reach 5,582 units, nearly 22 per cent higher than last year's levels and a new record high for the city. Tight rental markets and relative affordability have driven many purchasers to the apartment condominium sector. At the same time, new listings have struggled to keep pace as the sales-to-new-listings ratio bumped up to 98 per cent in August, causing inventories to ease and the months of supply to drop to one month. The tight market conditions have been placing upward pressure on home prices, and as of August, the unadjusted benchmark price reached \$309,100, a monthly gain of over one per cent and a year-over-year gain of over 13 per cent. The City Centre is the only district that did not report a monthly price gain, and prices are still below their previous highs in 2014. This is partly due to better supply/demand balances in the City Centre compared to other parts of the city.

August 2023

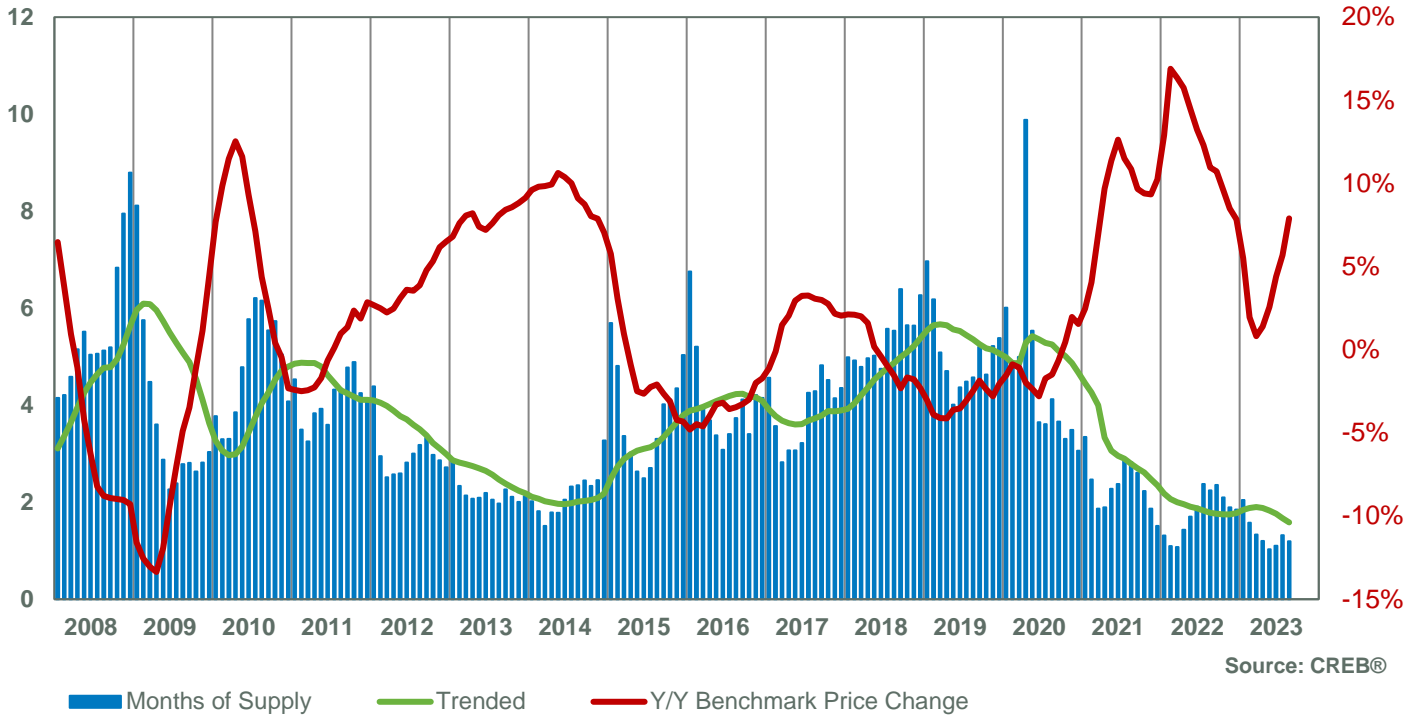
District Total Residential Benchmark Price



	Aug-22	Aug-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
CITY OF CALGARY						
Total Sales	2,133	2,729	27.94%	23,069	19,680	-14.69%
Total Sales Volume	\$1,034,873,244	\$1,426,034,457	37.80%	\$12,041,015,295	\$10,572,898,704	-12.19%
New Listings	2,718	3,131	15.19%	31,450	24,651	-21.62%
Inventory	4,786	3,254	-32.01%	4,532	3,135	-30.82%
Months of Supply	2.24	1.19	-46.86%	1.57	1.27	-18.90%
Sales to New Listings	78.48%	87.16%	8.68%	73.35%	79.83%	6.48%
Sales to List Price	97.86%	100.47%	2.61%	100.43%	100.33%	-0.10%
Days on Market	35	25	-29.58%	27	26	-4.04%
Benchmark Price	\$528,900	\$570,700	7.90%	\$529,938	\$549,875	3.76%
Median Price	\$438,400	\$487,000	11.09%	\$480,000	\$492,500	2.60%
Average Price	\$485,173	\$522,548	7.70%	\$521,957	\$537,241	2.93%
Index	246	265	7.89%	238	251	5.42%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Aug. 2023

	Aug-22	Aug-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
DETACHED						
Total Sales	1,064	1,199	12.69%	12,450	9,201	-26.10%
Total Sales Volume	\$677,902,735	\$848,096,914	25.11%	\$8,216,888,953	\$6,594,532,214	-19.74%
New Listings	1,480	1,515	2.36%	17,323	11,949	-31.02%
Inventory	2,395	1,669	-30.31%	2,185	1,495	-31.60%
Months of Supply	2.25	1.39	-38.16%	1.40	1.30	-7.44%
Sales to New Listings Ratio	71.89%	79.14%	7.25%	71.87%	77.00%	5.13%
Sales to List Price Ratio	98.24%	100.40%	2.17%	101.48%	100.58%	-0.90%
Days on Market	31	24	-24.14%	21	24	13.55%
Benchmark Price	\$631,400	\$696,700	10.34%	\$631,050	\$664,850	5.36%
Median Price	\$575,000	\$640,000	11.30%	\$600,000	\$645,000	7.50%
Average Price	\$637,127	\$707,337	11.02%	\$659,991	\$716,719	8.60%
APARTMENT						
Total Sales	524	876	67.18%	4,576	5,582	21.98%
Total Sales Volume	\$141,572,385	\$271,523,444	91.79%	\$1,278,103,869	\$1,685,133,202	31.85%
New Listings	653	893	36.75%	6,458	7,014	8.61%
Inventory	1,395	964	-30.90%	1,311	1,003	-23.48%
Months of Supply	2.66	1.10	-58.66%	2.29	1.44	-37.27%
Sales to New Listings Ratio	80.25%	98.10%	17.85%	70.86%	79.58%	8.73%
Sales to List Price Ratio	96.96%	99.48%	2.52%	97.71%	99.01%	1.30%
Days on Market	44	30	-33.42%	42	30	-27.75%
Benchmark Price	\$272,300	\$309,100	13.51%	\$263,413	\$294,200	11.69%
Median Price	\$240,000	\$285,000	18.75%	\$249,900	\$275,000	10.04%
Average Price	\$270,176	\$309,958	14.72%	\$279,306	\$301,887	8.08%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	170	197	15.88%	1,973	1,626	-17.59%
Total Sales Volume	\$87,514,809	\$114,959,168	31.36%	\$1,090,096,191	\$976,994,971	-10.38%
New Listings	207	236	14.01%	2,645	1,960	-25.90%
Inventory	379	247	-34.83%	371	258	-30.62%
Months of Supply	2.23	1.25	-43.76%	1.50	1.27	-15.81%
Sales to New Listings Ratio	82.13%	83.47%	1.35%	74.59%	82.96%	8.37%
Sales to List Price Ratio	97.95%	101.02%	3.13%	100.59%	100.76%	0.17%
Days on Market	34	22	-34.23%	26	26	1.32%
Benchmark Price	\$566,000	\$623,200	10.11%	\$565,488	\$594,175	5.07%
Median Price	\$472,500	\$530,000	12.17%	\$495,000	\$540,000	9.09%
Average Price	\$514,793	\$583,549	13.36%	\$552,507	\$600,858	8.75%
CITY OF CALGARY ROW						
Total Sales	375	457	21.87%	4,070	3,271	-19.63%
Total Sales Volume	\$127,883,315	\$191,454,930	49.71%	\$1,455,926,282	\$1,316,238,316	-9.59%
New Listings	378	487	28.84%	5,024	3,728	-25.80%
Inventory	617	374	-39.38%	664	380	-42.83%
Months of Supply	1.65	0.82	-50.26%	1.31	0.93	-28.87%
Sales to New Listings Ratio	99.21%	93.84%	-5.37%	81.01%	87.74%	6.73%
Sales to List Price Ratio	98.01%	102.32%	4.39%	100.19%	101.68%	1.49%
Days on Market	35	20	-42.44%	28	23	-18.23%
Benchmark Price	\$357,200	\$413,200	15.68%	\$349,088	\$386,163	10.62%
Median Price	\$339,500	\$415,000	22.24%	\$349,900	\$389,000	11.17%
Average Price	\$341,022	\$418,939	22.85%	\$357,721	\$402,396	12.49%

For a list of definitions, see page 29.

August 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	136	178	76.40%	296	2.18	\$871,500	5.84%	1.64%
North East	171	247	69.23%	286	1.67	\$547,300	15.68%	1.39%
North	156	198	78.79%	181	1.16	\$638,300	9.49%	0.22%
North West	164	189	86.77%	179	1.09	\$724,700	11.68%	0.60%
West	86	126	68.25%	179	2.08	\$902,400	13.71%	2.46%
South	270	346	78.03%	318	1.18	\$662,400	8.68%	-0.20%
South East	174	175	99.43%	168	0.97	\$677,100	9.56%	1.06%
East	41	48	85.42%	46	1.12	\$459,900	21.44%	1.59%
TOTAL CITY	1,199	1,515	79.14%	1,669	1.39	\$696,700	10.34%	0.90%
Apartment								
City Centre	355	391	90.79%	550	1.55	\$326,700	8.61%	-0.27%
North East	70	85	82.35%	72	1.03	\$263,500	24.23%	2.61%
North	60	78	76.92%	70	1.17	\$297,700	18.84%	2.97%
North West	78	69	113.04%	56	0.72	\$282,400	15.41%	0.75%
West	84	61	137.70%	55	0.65	\$321,900	14.43%	1.71%
South	114	104	109.62%	85	0.75	\$282,000	19.39%	2.58%
South East	92	86	106.98%	59	0.64	\$329,100	20.15%	2.36%
East	23	19	121.05%	17	0.74	\$217,100	27.48%	2.21%
TOTAL CITY	876	893	98.10%	964	1.10	\$309,100	13.51%	1.05%
Semi-detached								
City Centre	37	60	61.67%	107	2.89	\$858,300	7.05%	1.41%
North East	30	33	90.91%	28	0.93	\$391,000	17.17%	1.45%
North	22	23	95.65%	18	0.82	\$491,700	9.95%	0.47%
North West	14	15	93.33%	12	0.86	\$596,500	11.98%	1.58%
West	27	25	108.00%	15	0.56	\$753,700	13.02%	0.51%
South	31	43	72.09%	38	1.23	\$485,700	10.66%	0.54%
South East	20	20	100.00%	12	0.60	\$480,000	9.66%	1.65%
East	13	16	81.25%	14	1.08	\$348,200	22.91%	1.40%
TOTAL CITY	197	236	83.47%	247	1.25	\$623,200	10.11%	1.04%
Row								
City Centre	55	61	90.16%	70	1.27	\$554,200	13.87%	1.50%
North East	69	78	88.46%	59	0.86	\$326,500	28.04%	2.83%
North	78	72	108.33%	38	0.49	\$395,400	16.64%	1.96%
North West	47	47	100.00%	34	0.72	\$397,100	12.24%	0.71%
West	56	61	91.80%	56	1.00	\$426,300	13.02%	0.50%
South	71	77	92.21%	45	0.63	\$367,400	22.26%	1.46%
South East	70	77	90.91%	56	0.80	\$416,800	13.88%	1.12%
East	10	8	125.00%	10	1.00	\$248,900	29.43%	3.45%
TOTAL CITY	457	487	93.84%	374	0.82	\$413,200	15.68%	1.40%

*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



Aug. 2023

TOTAL SALES

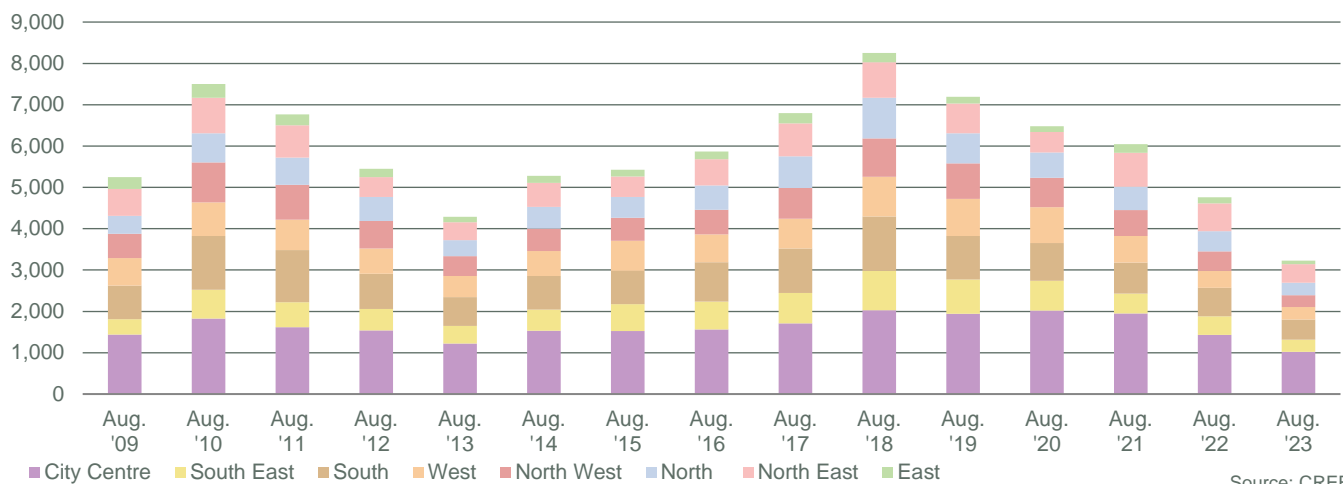
AUGUST



Source: CREB®

TOTAL INVENTORY

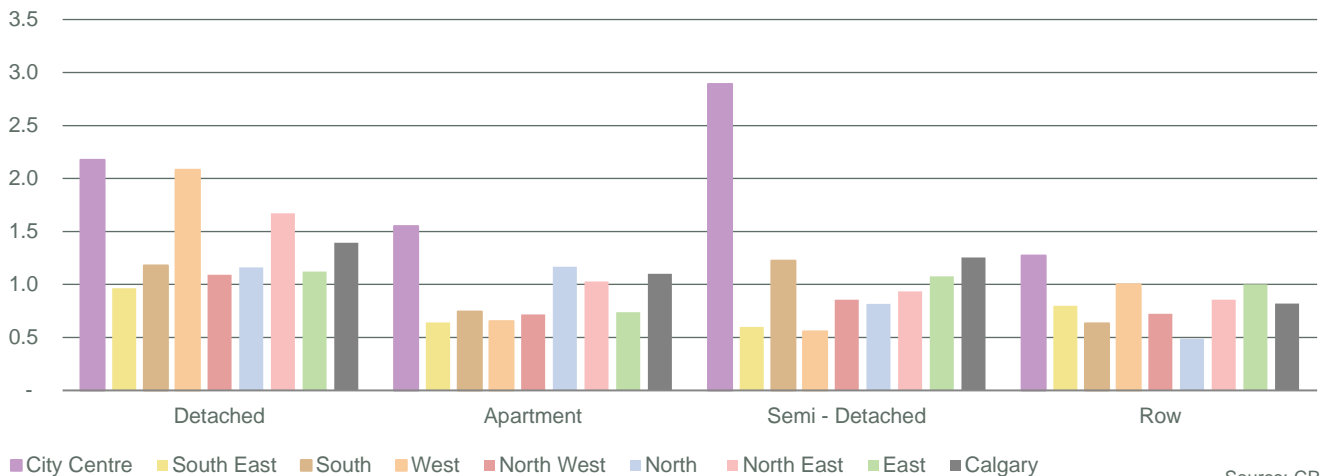
AUGUST



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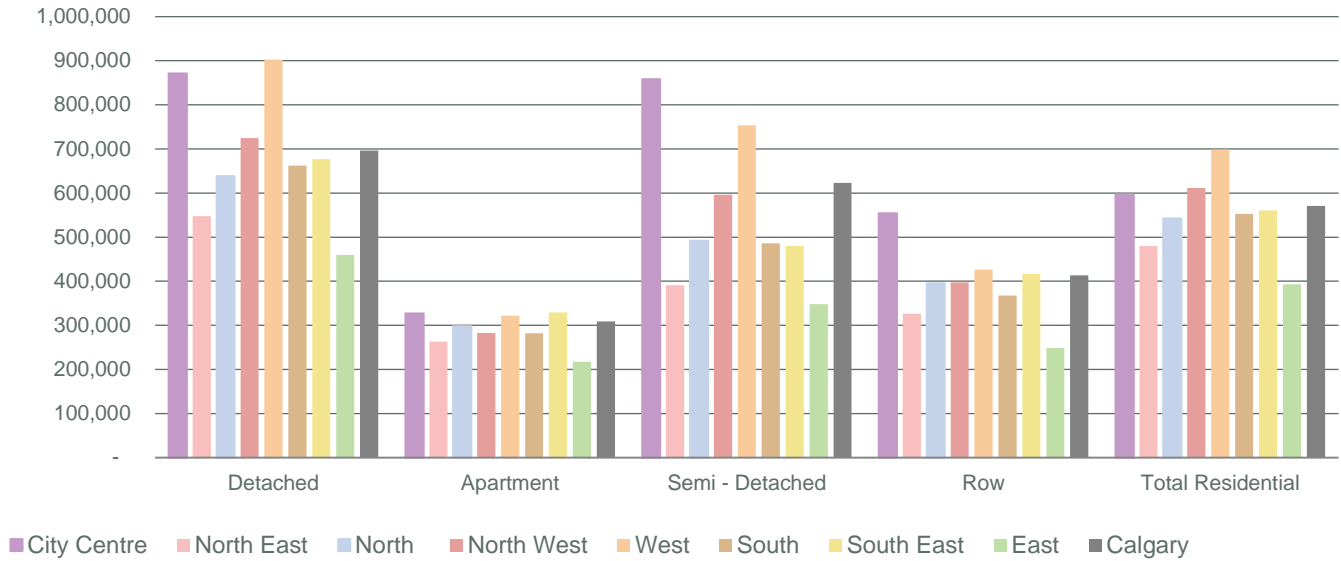
MONTHS OF SUPPLY

AUGUST



Source: CREB®

BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

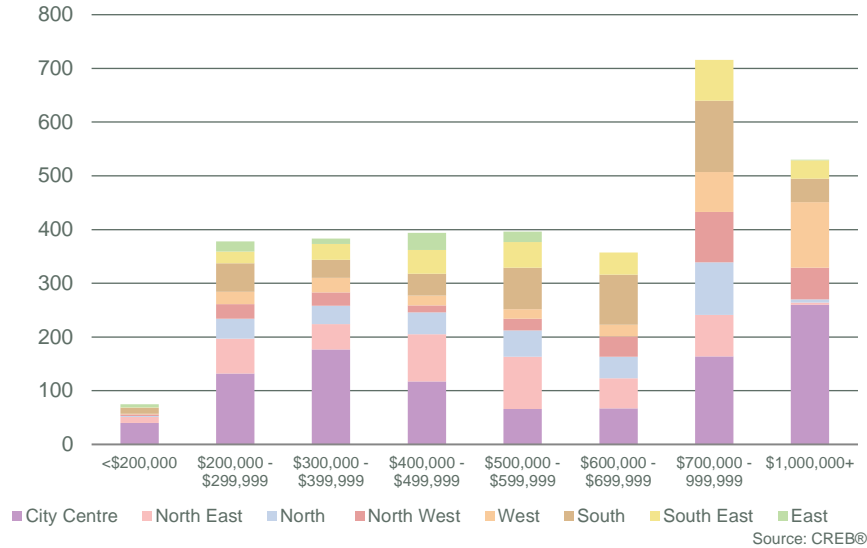


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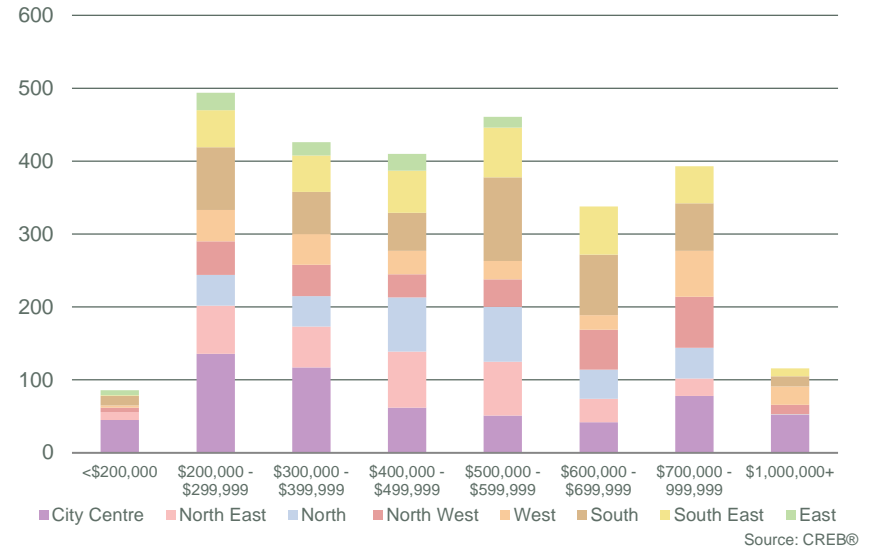
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

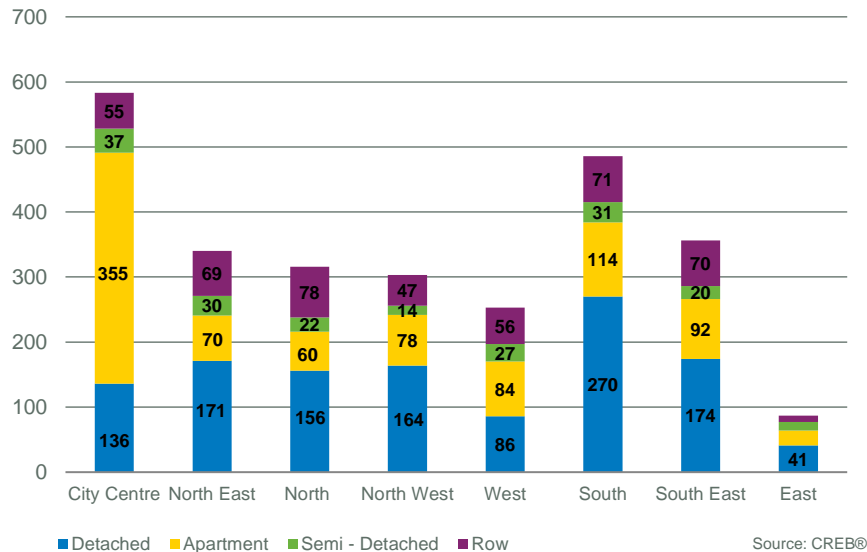
TOTAL INVENTORY BY PRICE RANGE - AUGUST



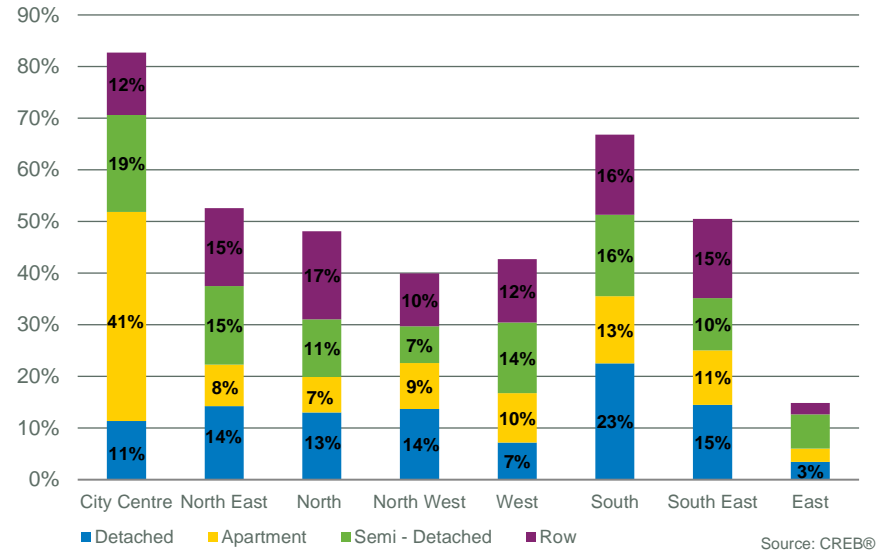
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



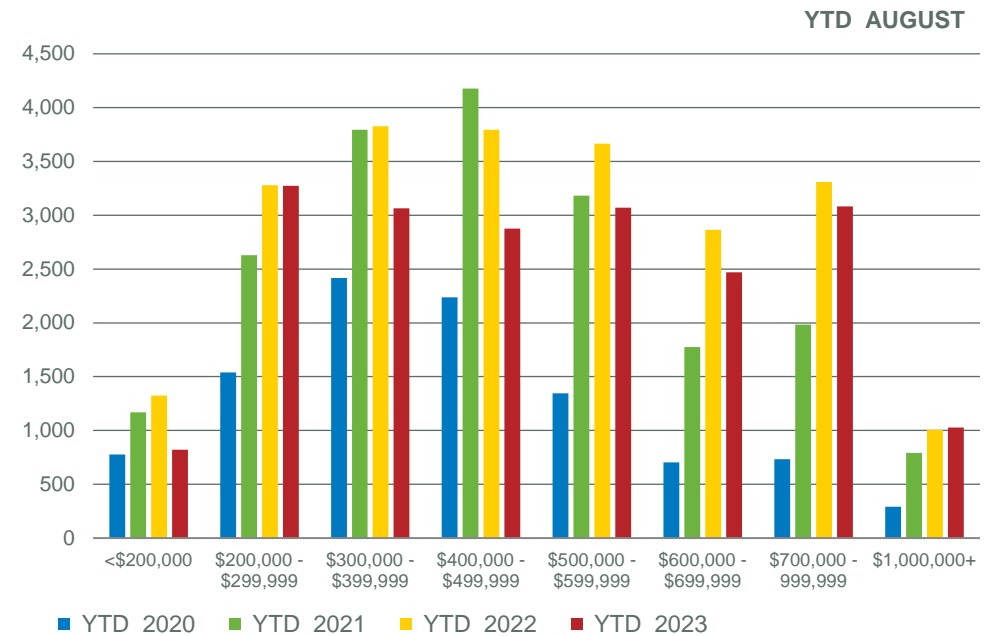
SHARE OF CITY WIDE SALES - AUGUST



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	2,004	3,293	4,091	3,399	3,063	2,837	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
2023												
Sales	1,198	1,738	2,425	2,686	3,118	3,141	2,645	2,729				
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,131				
Inventory	2,451	2,746	3,232	3,232	3,211	3,464	3,493	3,254				
Days on Market	42	33	27	24	24	22	23	25				
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700	570,700				
Median Price	465,000	460,000	486,000	500,940	507,500	510,000	493,000	487,000				
Average Price	508,515	506,823	535,966	548,585	552,414	552,103	539,510	522,548				
Index	242	247	251	255	259	263	264	265				

	Aug-22	Aug-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	14	5
\$100,000 - \$149,999	29	5	262	117
\$150,000 - \$199,999	149	81	1,048	698
\$200,000 - \$249,999	190	202	1,706	1,485
\$250,000 - \$299,999	170	292	1,574	1,788
\$300,000 - \$349,999	207	225	1,799	1,508
\$350,000 - \$399,999	187	201	2,028	1,557
\$400,000 - \$449,999	172	208	1,916	1,452
\$450,000 - \$499,999	175	203	1,880	1,424
\$500,000 - \$549,999	171	250	1,827	1,633
\$550,000 - \$599,999	142	214	1,838	1,436
\$600,000 - \$649,999	107	190	1,533	1,311
\$650,000 - \$699,999	114	148	1,330	1,158
\$700,000 - \$749,999	78	120	975	912
\$750,000 - \$799,999	65	91	789	713
\$800,000 - \$849,999	44	66	566	533
\$850,000 - \$899,999	29	49	473	411
\$900,000 - \$949,999	25	35	284	249
\$950,000 - \$999,999	11	33	221	263
\$1,000,000 - \$1,299,999	34	63	564	547
\$1,300,000 - \$1,499,999	15	16	177	174
\$1,500,000 - \$1,999,999	6	28	166	189
\$2,000,000 +	13	9	99	117
	2,133	2,729	23,069	19,680

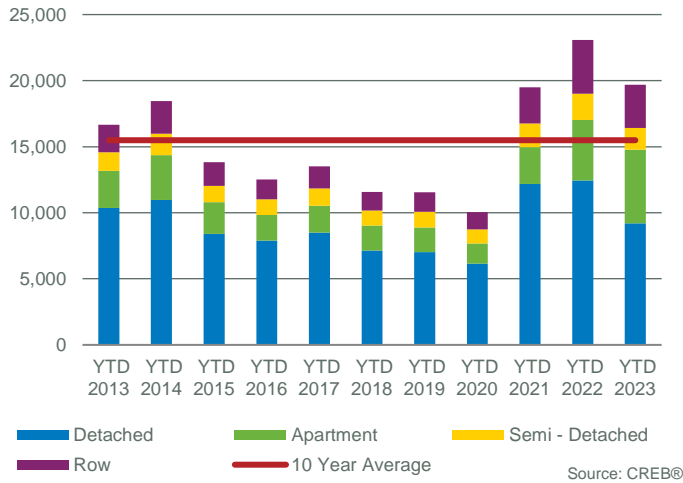
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

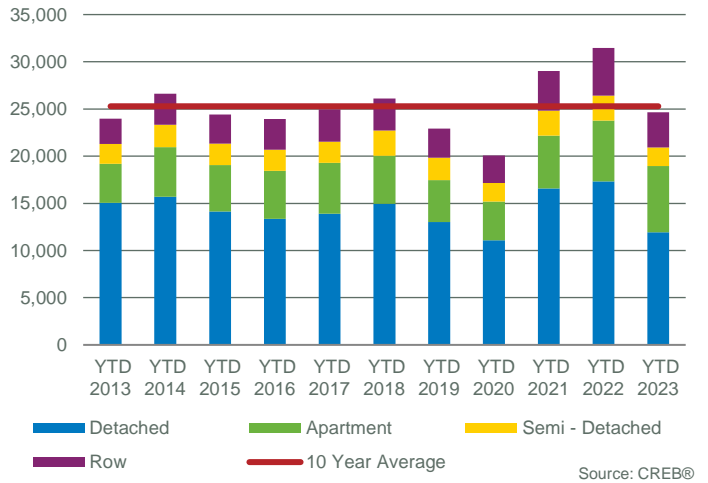
CITY OF CALGARY TOTAL SALES

YTD AUGUST

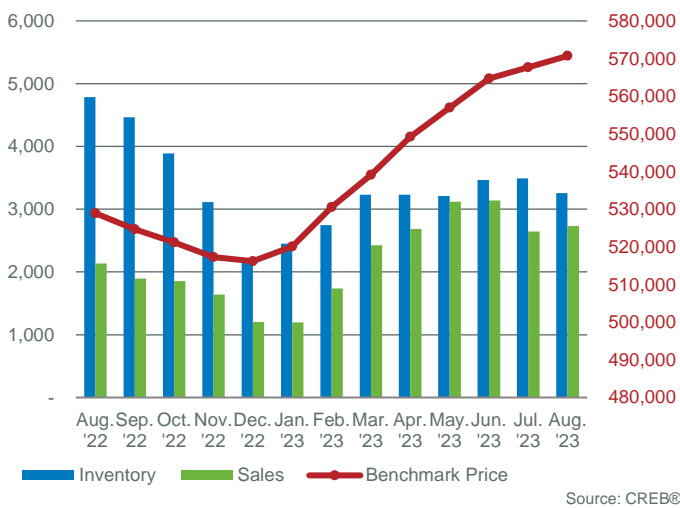


CITY OF CALGARY TOTAL NEW LISTINGS

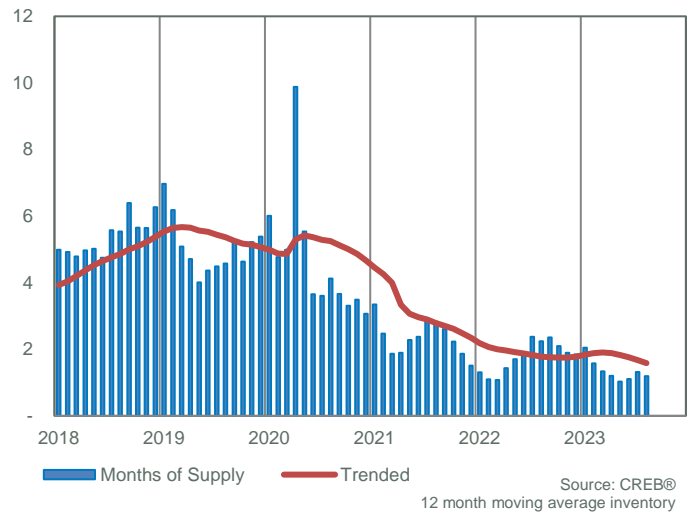
YTD AUGUST



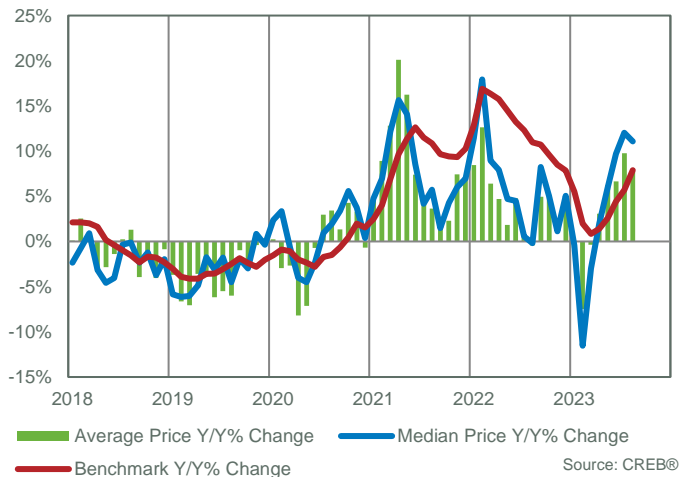
CITY OF CALGARY TOTAL INVENTORY AND SALES



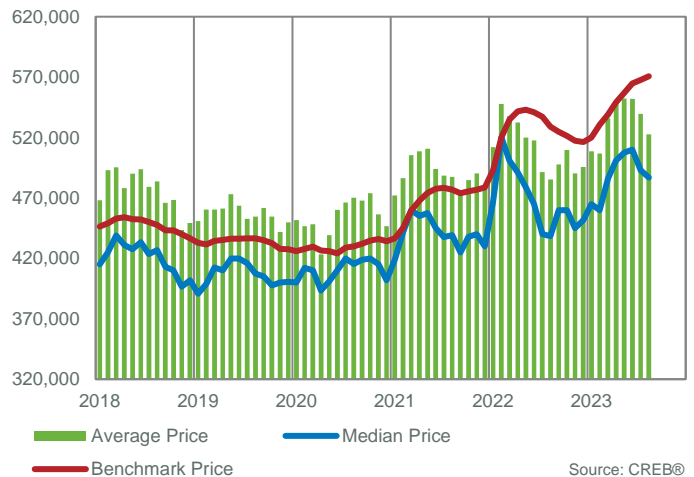
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



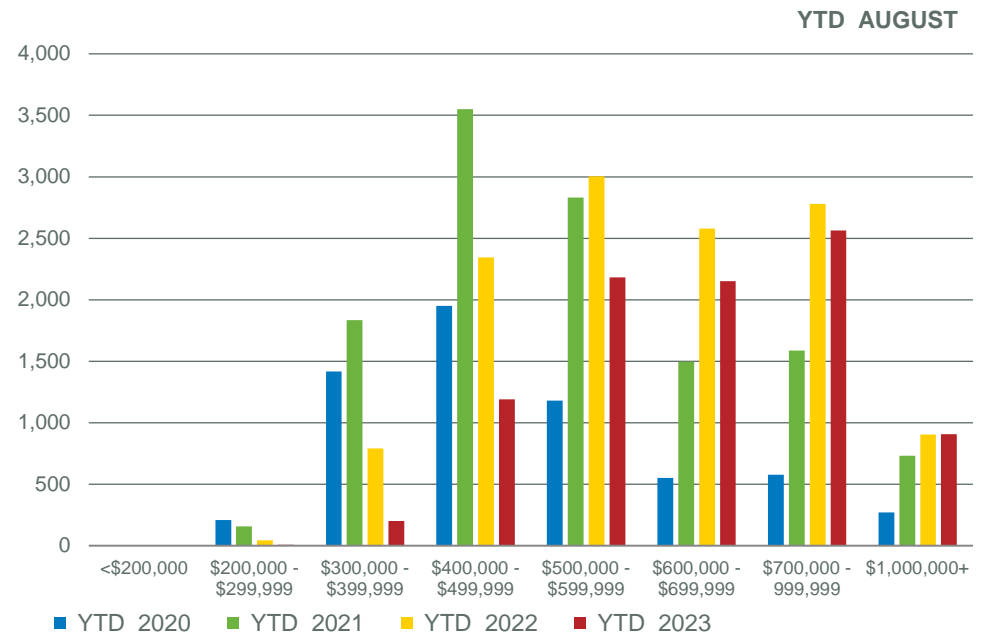
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	1,146	1,896	2,267	1,849	1,616	1,481	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
2023												
Sales	561	793	1,141	1,303	1,486	1,522	1,196	1,199				
New Listings	879	1,136	1,609	1,478	1,795	1,950	1,587	1,515				
Inventory	1,139	1,288	1,543	1,461	1,482	1,653	1,724	1,669				
Days on Market	42	31	26	22	22	20	22	24				
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500	696,700				
Median Price	599,000	603,000	635,000	655,000	656,732	650,000	652,575	640,000				
Average Price	670,893	679,616	707,139	728,323	733,113	730,307	731,057	707,337				
Index	256	262	266	272	277	281	284	286				

	Aug-22	Aug-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	1	-	6	2
\$250,000 - \$299,999	7	2	37	5
\$300,000 - \$349,999	36	4	199	31
\$350,000 - \$399,999	62	15	593	169
\$400,000 - \$449,999	97	35	1,047	458
\$450,000 - \$499,999	123	82	1,298	732
\$500,000 - \$549,999	137	157	1,410	1,067
\$550,000 - \$599,999	125	167	1,595	1,116
\$600,000 - \$649,999	97	163	1,391	1,122
\$650,000 - \$699,999	102	133	1,188	1,028
\$700,000 - \$749,999	69	110	862	812
\$750,000 - \$799,999	61	80	676	591
\$800,000 - \$849,999	36	56	449	426
\$850,000 - \$899,999	23	41	382	324
\$900,000 - \$949,999	19	28	229	199
\$950,000 - \$999,999	9	21	181	212
\$1,000,000 - \$1,299,999	30	57	487	466
\$1,300,000 - \$1,499,999	12	15	166	160
\$1,500,000 - \$1,999,999	6	24	158	173
\$2,000,000 +	12	9	94	108
	1,064	1,199	12,450	9,201

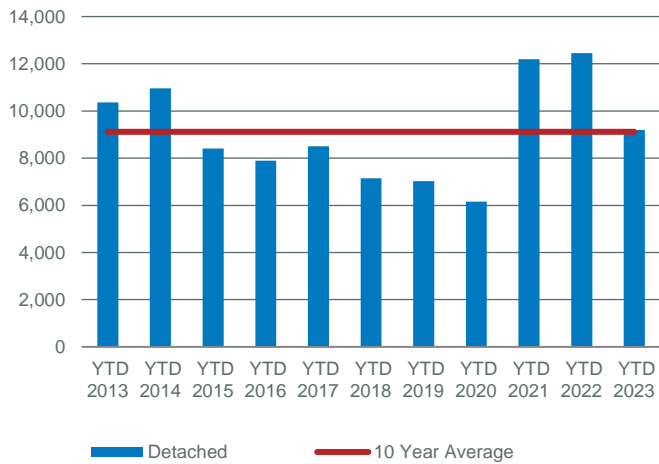
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

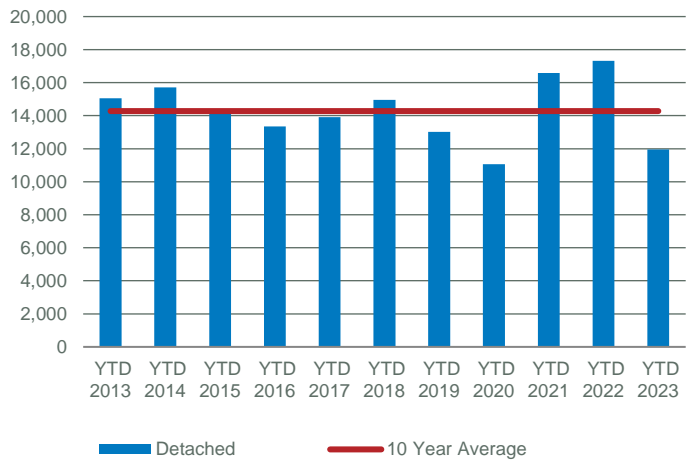
YTD AUGUST



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



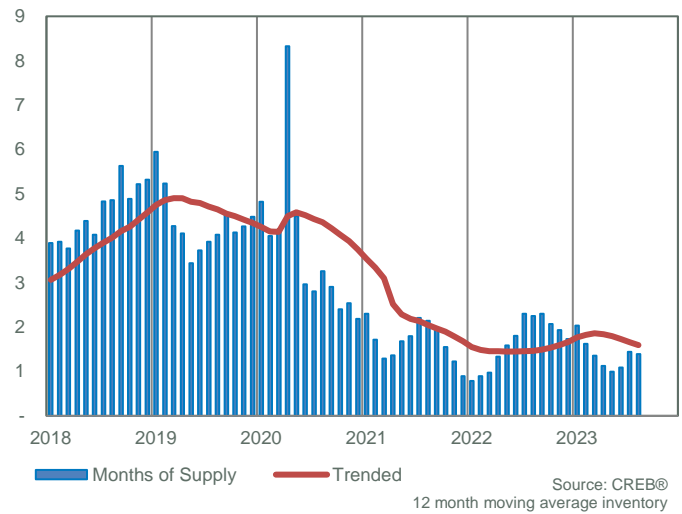
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



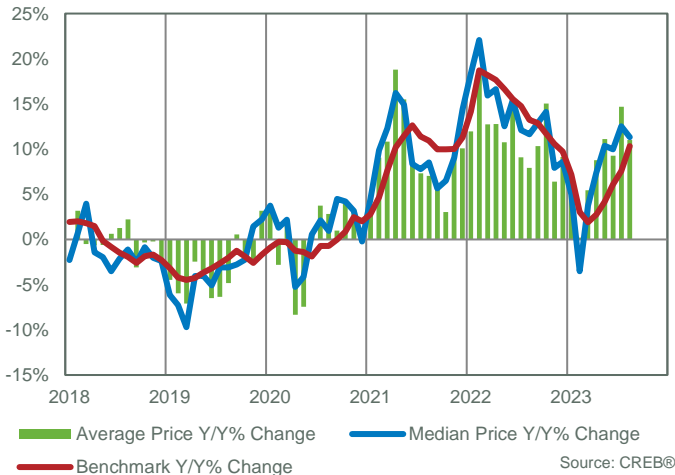
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



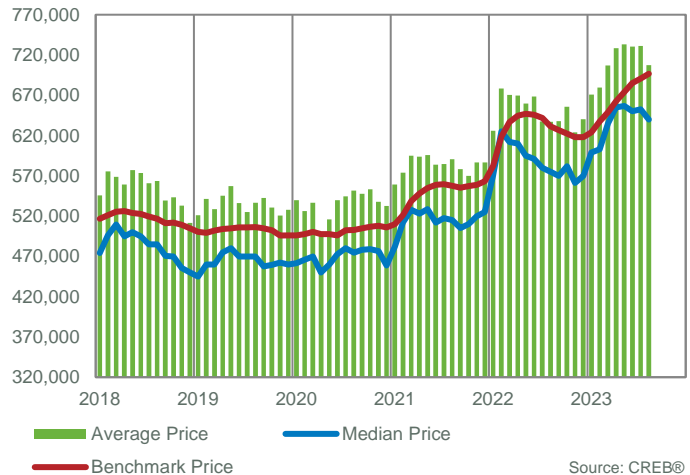
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

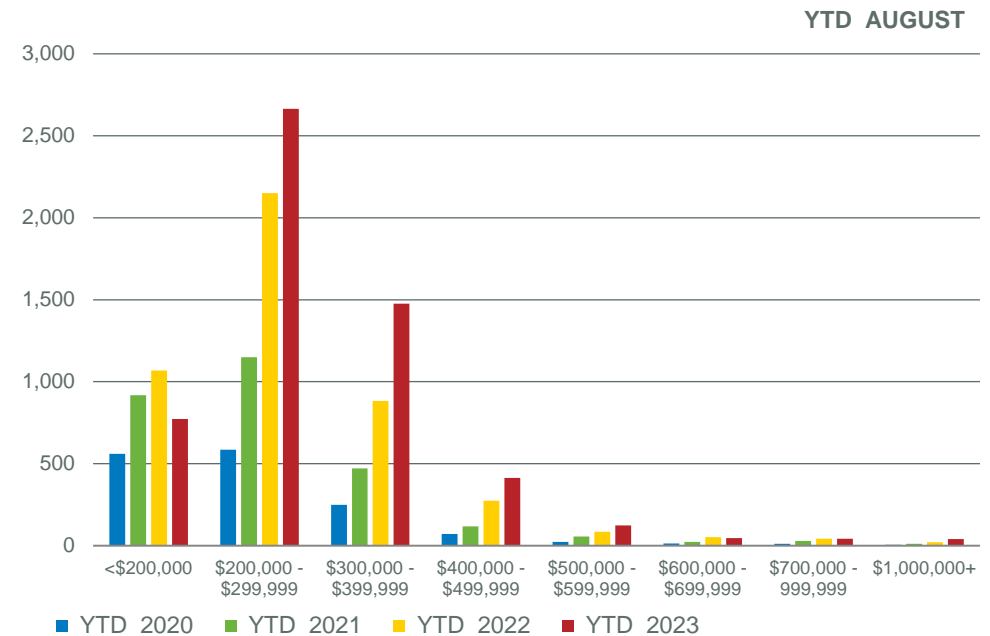


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	355	565	770	642	629	578	513	524	449	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
2023												
Sales	317	491	679	734	857	856	772	876				
New Listings	545	696	919	950	1,025	1,062	924	893				
Inventory	772	876	1,002	1,089	1,090	1,119	1,114	964				
Days on Market	44	36	32	27	29	28	27	30				
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900	309,100				
Median Price	258,000	262,500	268,000	272,250	277,500	279,500	281,000	285,000				
Average Price	284,526	280,701	305,439	296,950	307,504	301,969	308,575	309,958				
Index	200	206	211	215	218	222	224	226				

	Aug-22	Aug-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	14	5
\$100,000 - \$149,999	29	5	239	115
\$150,000 - \$199,999	118	80	815	653
\$200,000 - \$249,999	138	183	1,225	1,237
\$250,000 - \$299,999	95	240	925	1,427
\$300,000 - \$349,999	71	172	552	953
\$350,000 - \$399,999	33	80	331	524
\$400,000 - \$449,999	11	41	167	262
\$450,000 - \$499,999	7	31	108	152
\$500,000 - \$549,999	4	14	47	73
\$550,000 - \$599,999	5	9	37	51
\$600,000 - \$649,999	1	3	28	29
\$650,000 - \$699,999	5	4	24	18
\$700,000 - \$749,999	1	2	8	11
\$750,000 - \$799,999	1	1	9	6
\$800,000 - \$849,999	1	1	6	9
\$850,000 - \$899,999	-	2	6	7
\$900,000 - \$949,999	1	3	6	6
\$950,000 - \$999,999	1	1	8	3
\$1,000,000 - \$1,299,999	-	-	7	13
\$1,300,000 - \$1,499,999	1	1	4	9
\$1,500,000 - \$1,999,999	-	3	5	10
\$2,000,000 +	1	-	5	9
	524	876	4,576	5,582

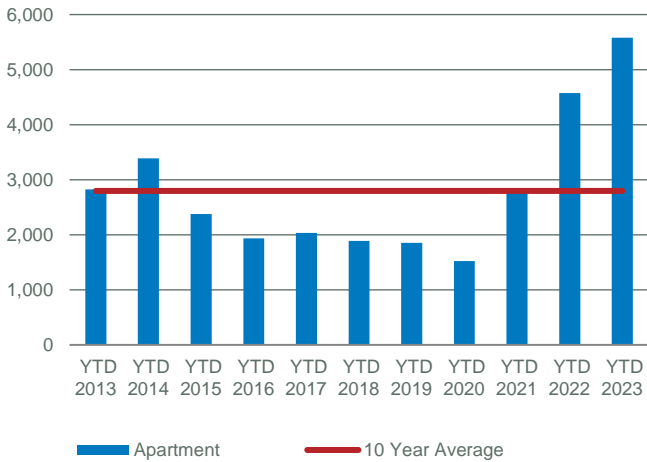
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

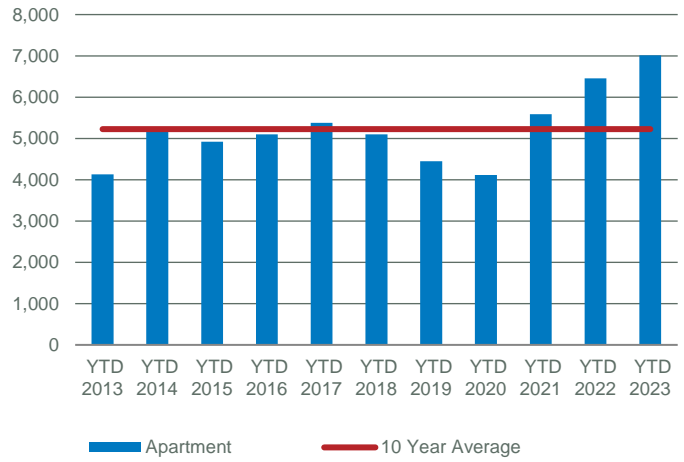
YTD AUGUST



Source: CREB®

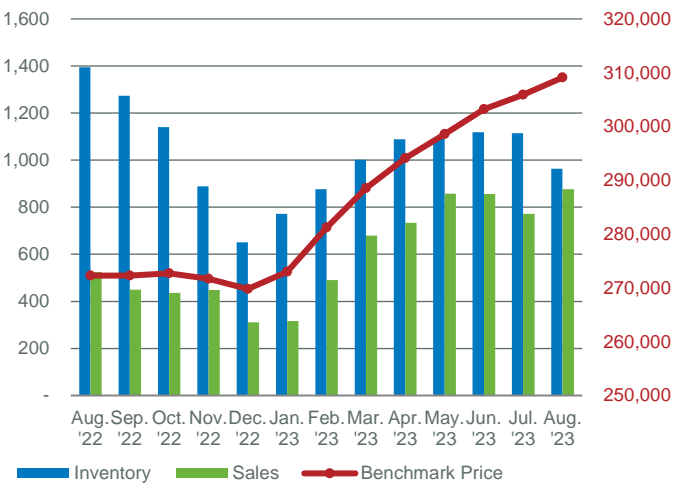
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD AUGUST



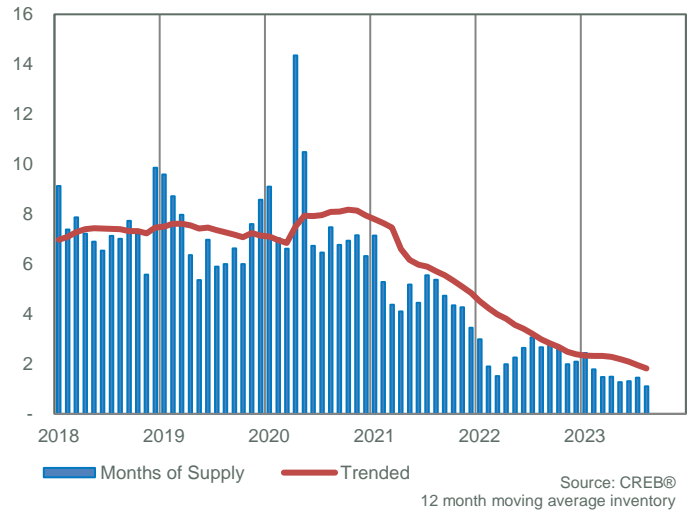
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



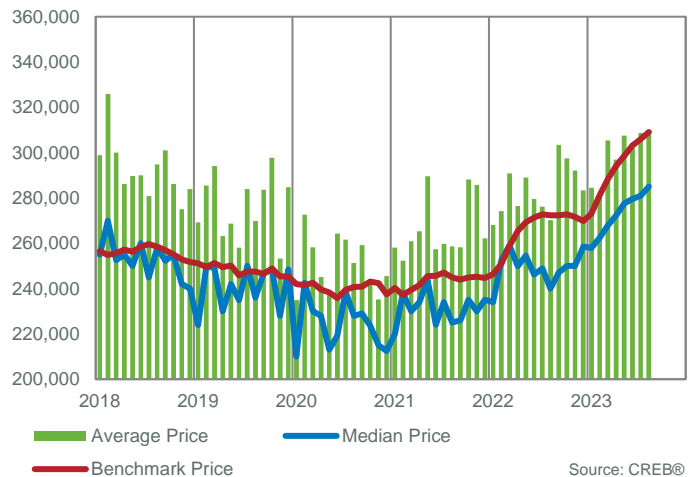
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

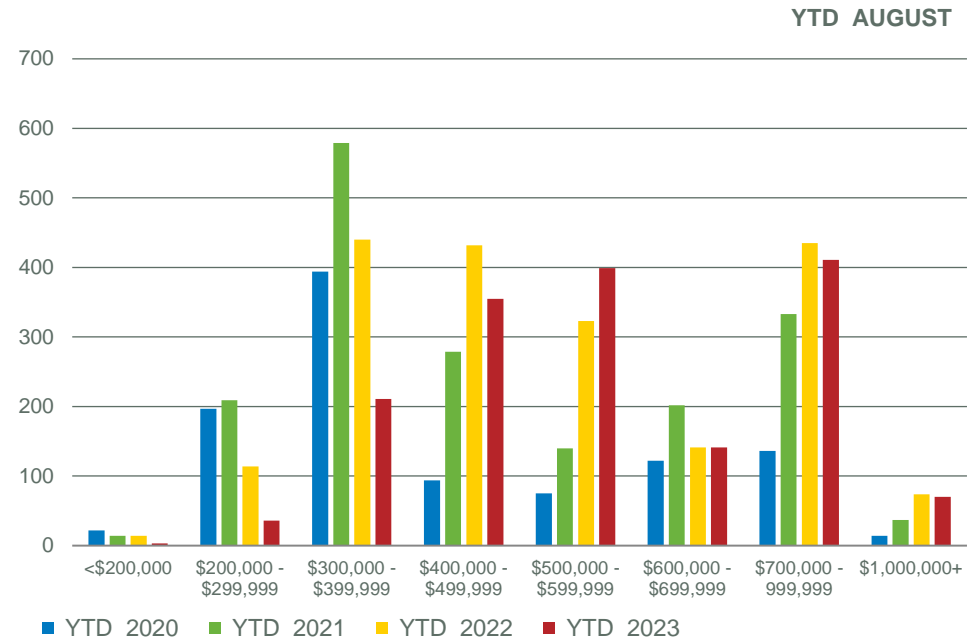


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	198	296	345	304	264	223	173	170	152	158	132	87
New Listings	267	395	462	371	358	311	274	207	238	186	132	101
Inventory	243	314	384	391	408	415	435	379	381	334	270	225
Days on Market	35	25	20	22	24	25	29	34	36	39	45	43
Benchmark Price	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
2023												
Sales	111	140	217	233	279	238	211	197				
New Listings	150	193	280	266	268	319	248	236				
Inventory	225	255	286	286	234	270	257	247				
Days on Market	47	36	29	25	25	19	20	22				
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800	623,200				
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	530,000				
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	583,549				
Index	301	304	311	318	322	329	331	334				

	Aug-22	Aug-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	2	-	12	3
\$200,000 - \$249,999	2	1	20	21
\$250,000 - \$299,999	6	2	94	15
\$300,000 - \$349,999	26	6	214	70
\$350,000 - \$399,999	22	21	226	141
\$400,000 - \$449,999	21	26	210	162
\$450,000 - \$499,999	24	23	222	193
\$500,000 - \$549,999	22	31	230	252
\$550,000 - \$599,999	5	26	93	147
\$600,000 - \$649,999	4	10	61	81
\$650,000 - \$699,999	5	2	80	60
\$700,000 - \$749,999	5	6	84	61
\$750,000 - \$799,999	3	10	94	94
\$800,000 - \$849,999	7	8	101	93
\$850,000 - \$899,999	5	6	76	79
\$900,000 - \$949,999	5	3	49	40
\$950,000 - \$999,999	-	9	31	44
\$1,000,000 - \$1,299,999	4	6	66	59
\$1,300,000 - \$1,499,999	2	-	7	5
\$1,500,000 - \$1,999,999	-	1	1	6
\$2,000,000 +	-	-	-	-
	170	197	1,973	1,626

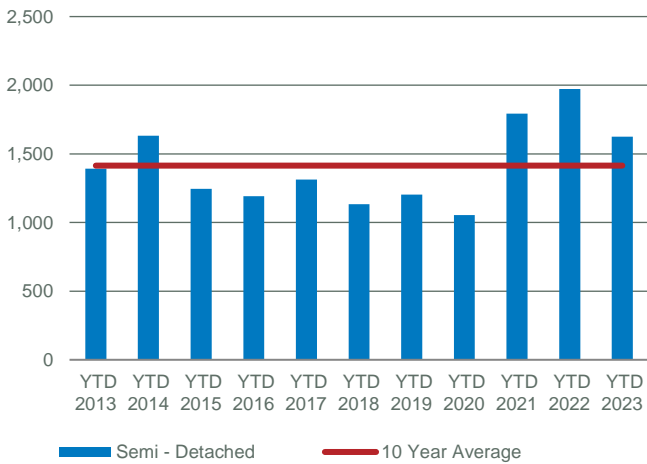
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD AUGUST



Source: CREB®

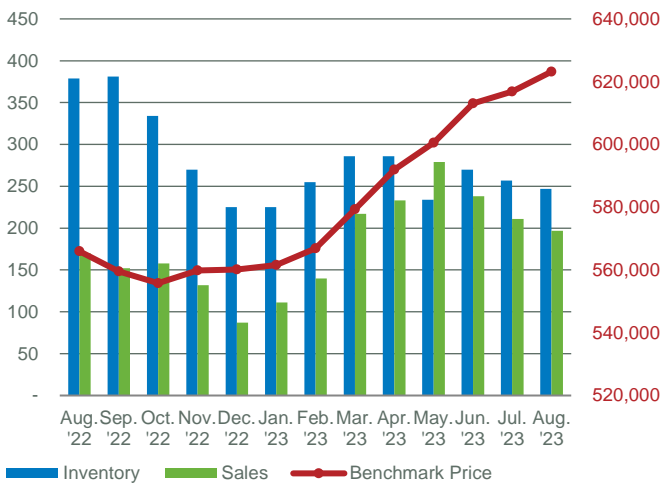
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD AUGUST



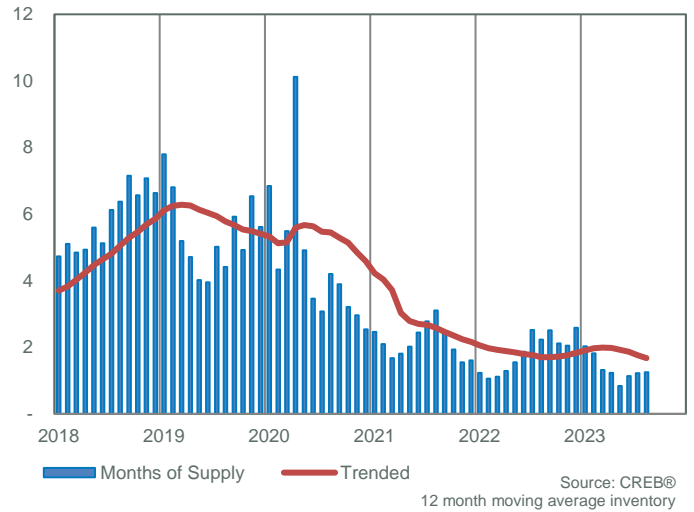
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



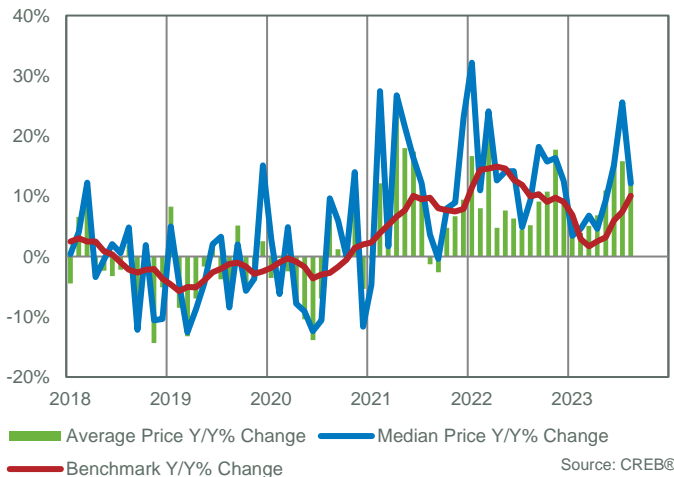
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



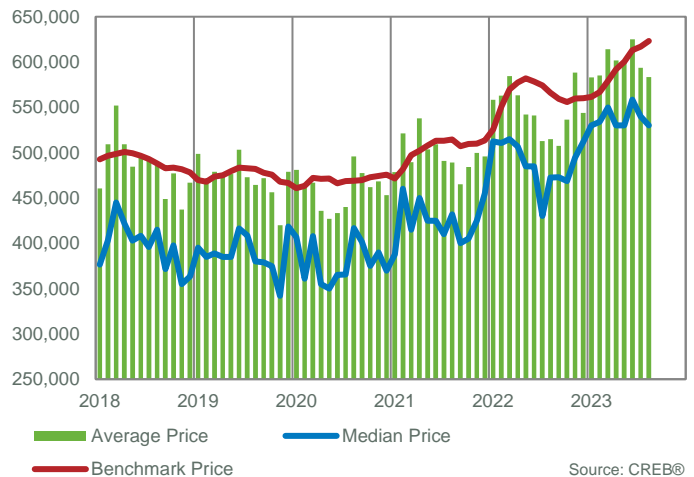
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

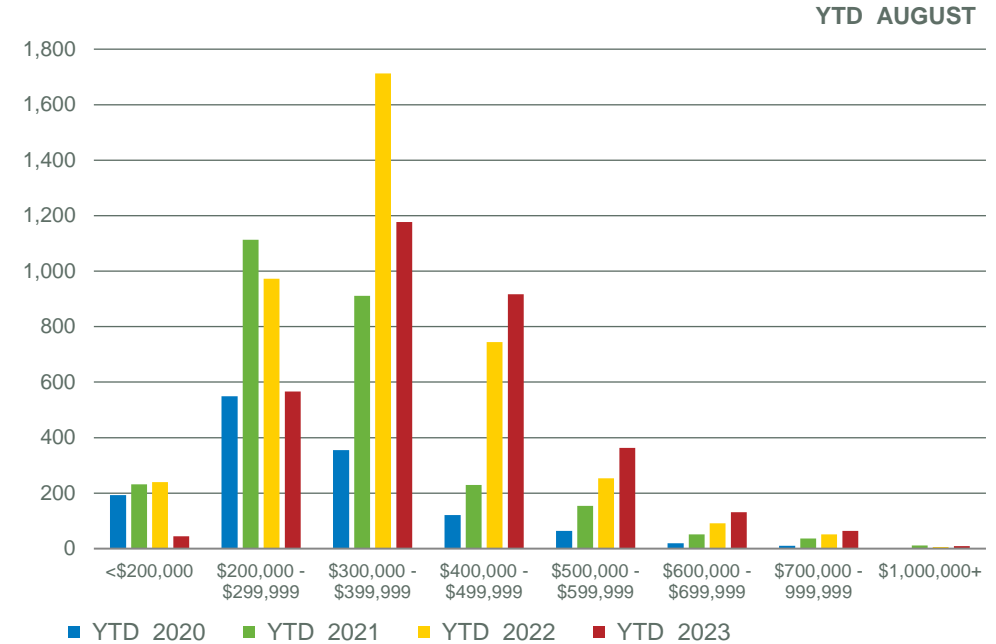


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	305	536	709	604	554	555	432	375	325	320	248	188
New Listings	364	692	883	782	771	654	500	378	401	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
2023												
Sales	209	314	388	416	496	525	466	457				
New Listings	278	361	506	438	562	608	488	487				
Inventory	315	327	401	396	405	422	398	374				
Days on Market	39	34	21	22	20	19	19	20				
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500	413,200				
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000				
Average Price	372,820	389,050	392,303	399,780	406,597	410,186	405,924	418,939				
Index	228	235	239	244	250	256	261	265				

	Aug-22	Aug-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	21	2
\$150,000 - \$199,999	29	1	219	42
\$200,000 - \$249,999	49	18	455	225
\$250,000 - \$299,999	62	48	518	341
\$300,000 - \$349,999	74	43	834	454
\$350,000 - \$399,999	70	85	878	723
\$400,000 - \$449,999	43	106	492	570
\$450,000 - \$499,999	21	67	252	347
\$500,000 - \$549,999	8	48	140	241
\$550,000 - \$599,999	7	12	113	122
\$600,000 - \$649,999	5	14	53	79
\$650,000 - \$699,999	2	9	38	52
\$700,000 - \$749,999	3	2	21	28
\$750,000 - \$799,999	-	-	10	22
\$800,000 - \$849,999	-	1	10	5
\$850,000 - \$899,999	1	-	9	1
\$900,000 - \$949,999	-	1	-	4
\$950,000 - \$999,999	1	2	1	4
\$1,000,000 - \$1,299,999	-	-	4	9
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	2	-
\$2,000,000 +	-	-	-	-
	375	457	4,070	3,271

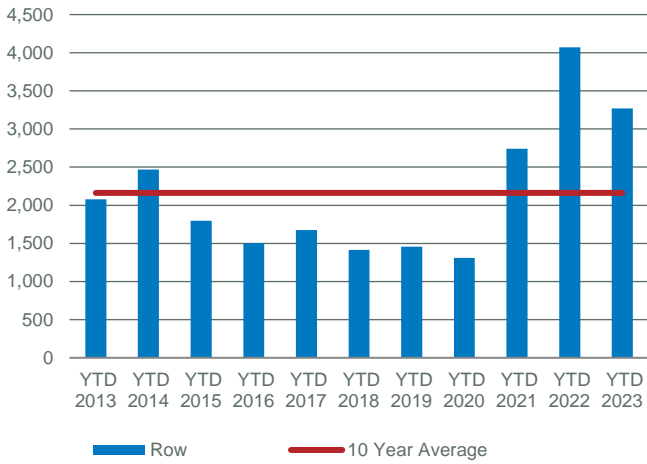
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

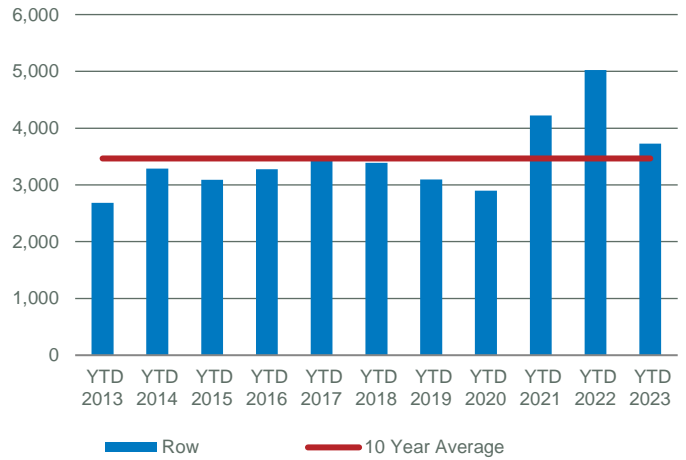
YTD AUGUST



Source: CREB®

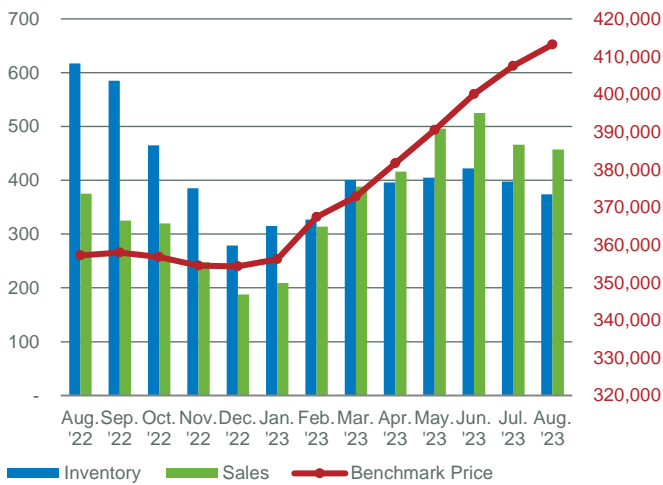
CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



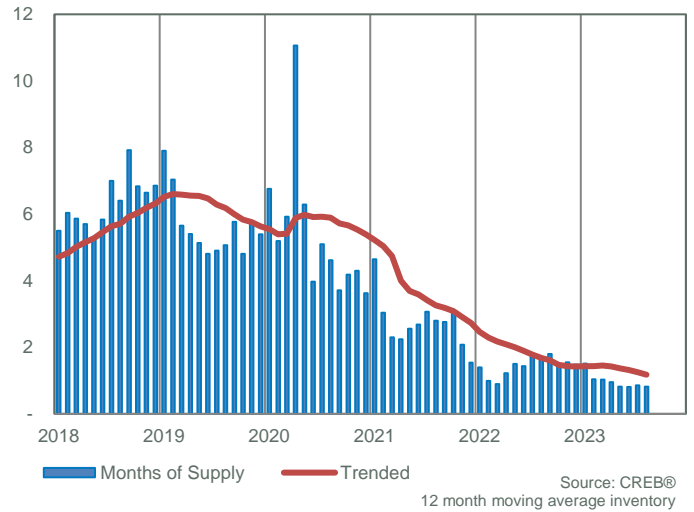
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



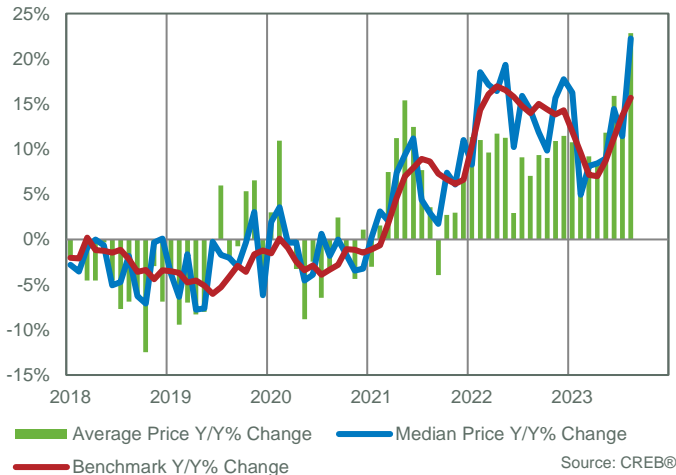
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



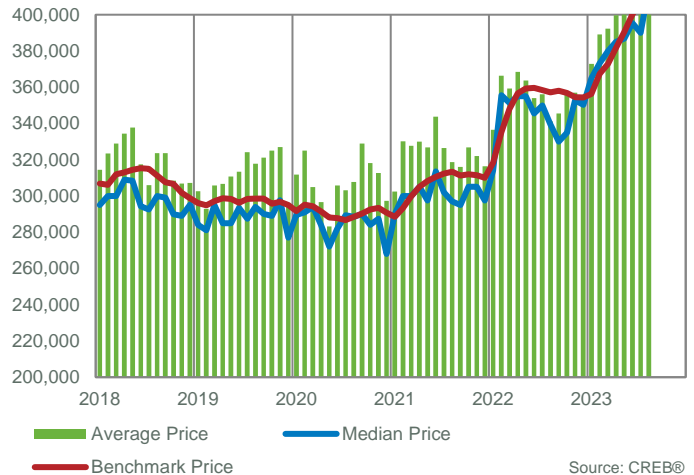
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

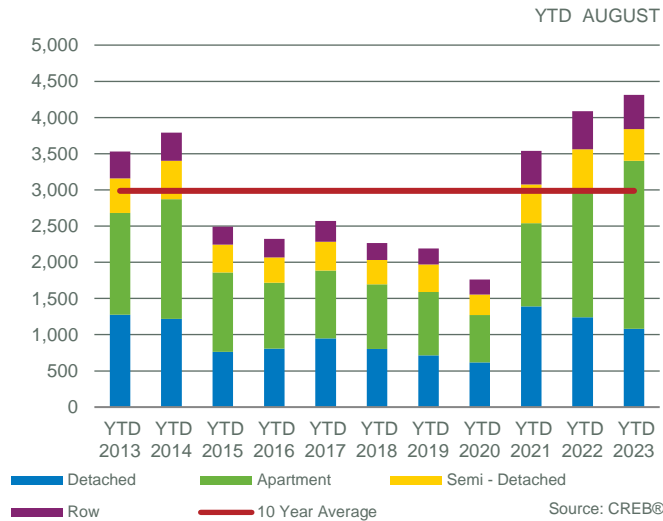
CITY OF CALGARY ROW PRICES



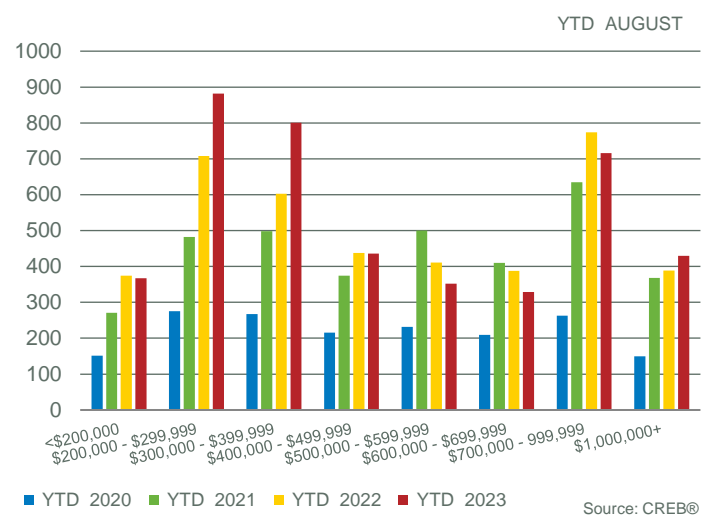
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



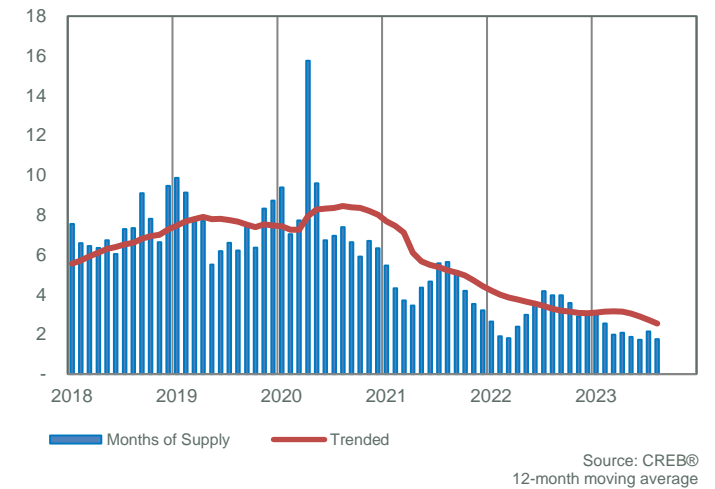
CITY CENTRE TOTAL SALES BY PRICE RANGE



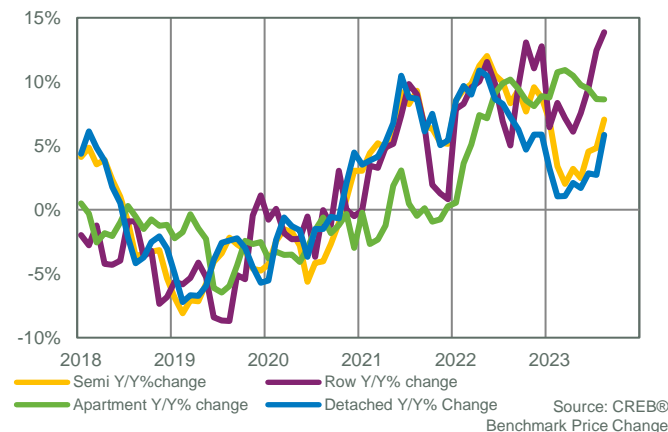
CITY CENTRE INVENTORY AND SALES



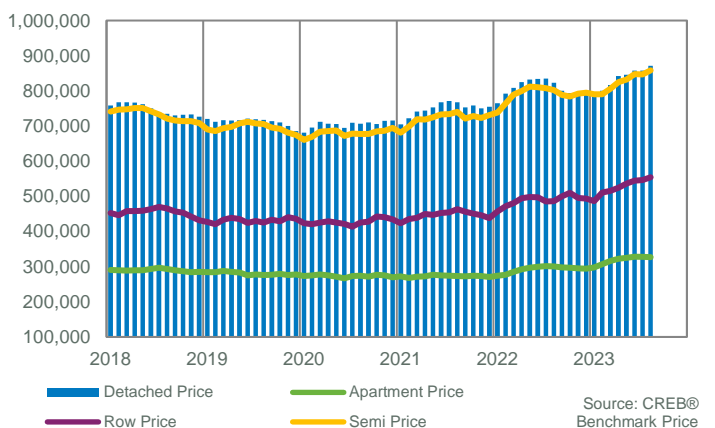
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

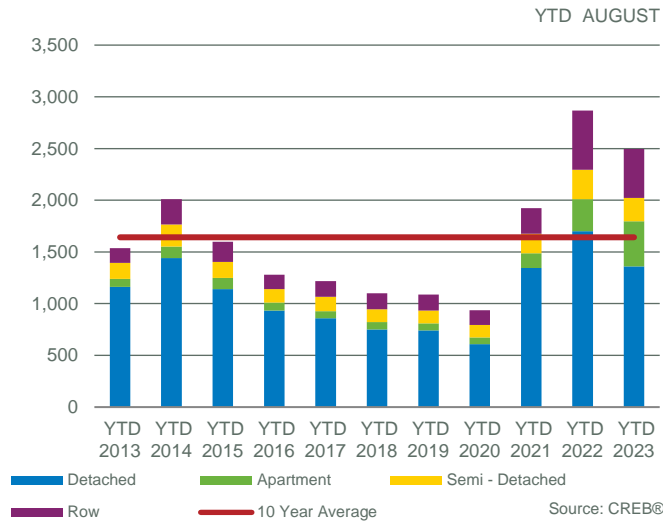


CITY CENTRE PRICES

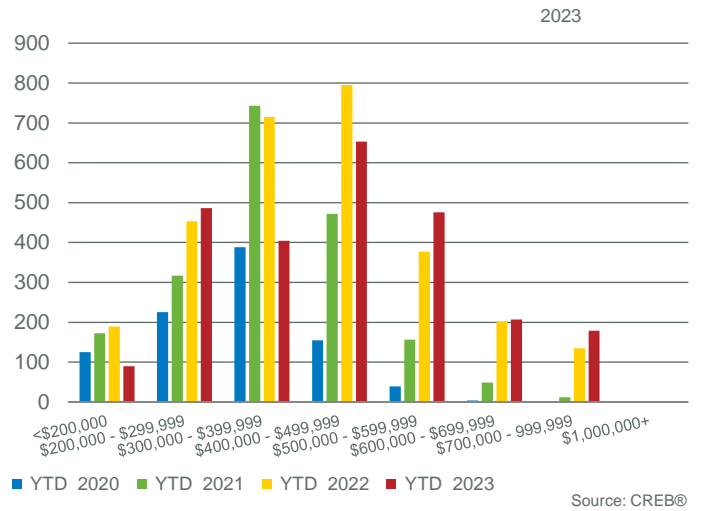


NORTHEAST

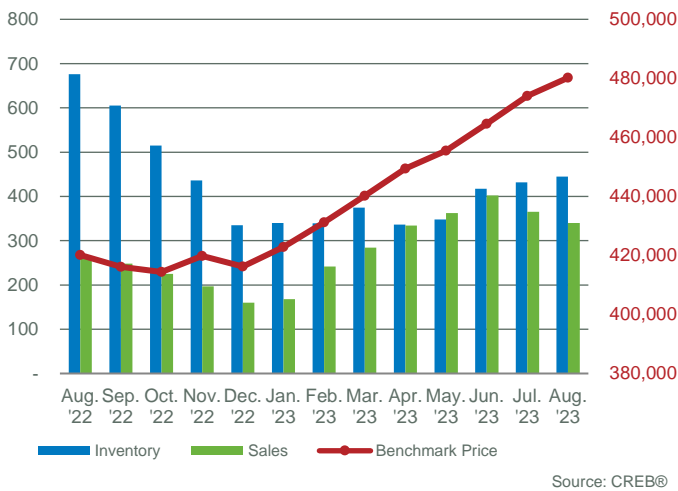
NORTHEAST TOTAL SALES



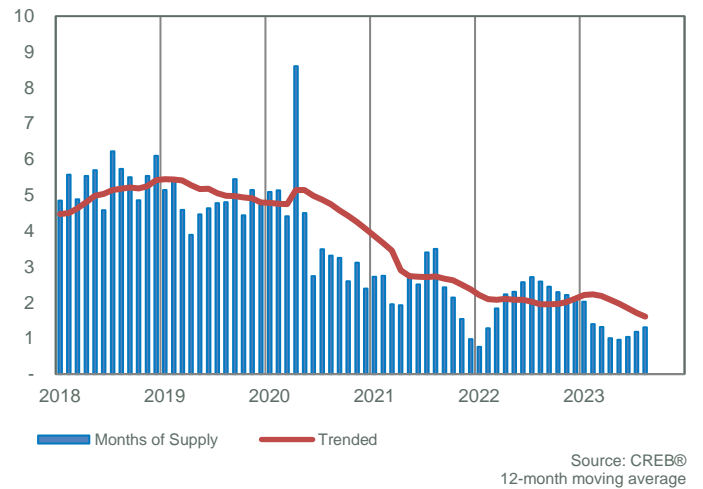
NORTHEAST TOTAL SALES BY PRICE RANGE



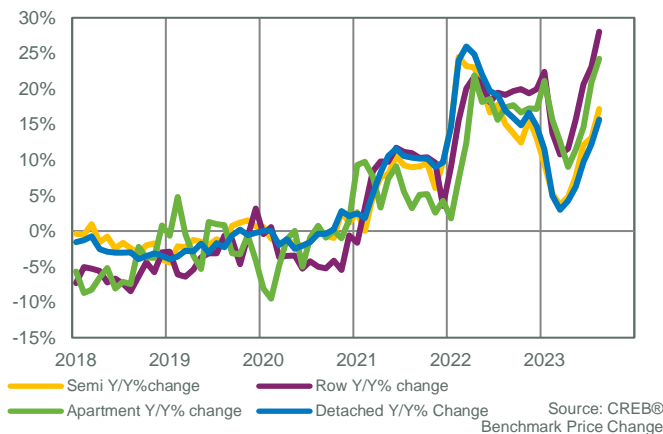
NORTHEAST INVENTORY AND SALES



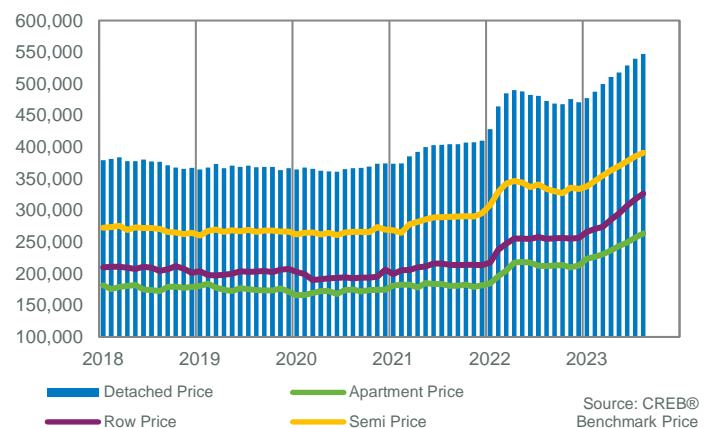
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

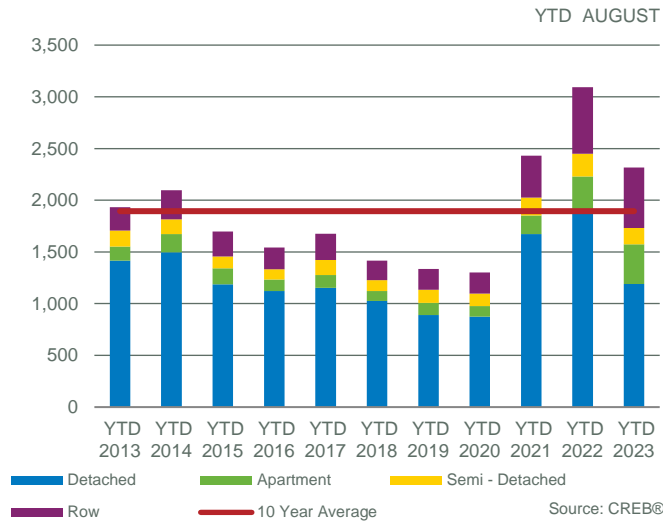


NORTHEAST PRICES

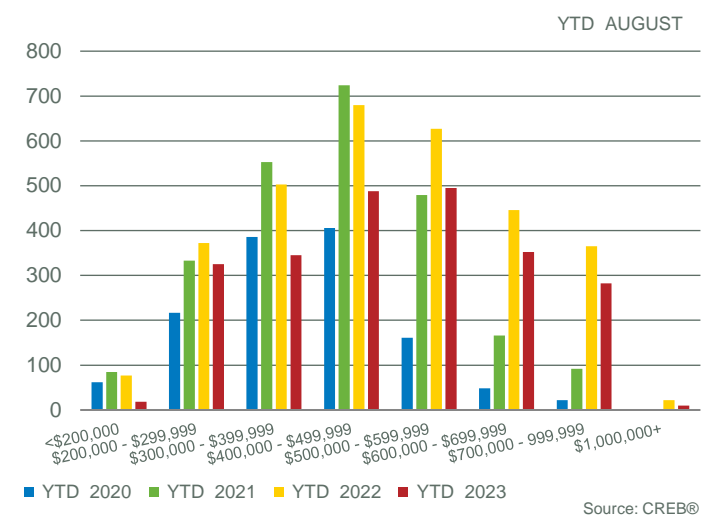


NORTH

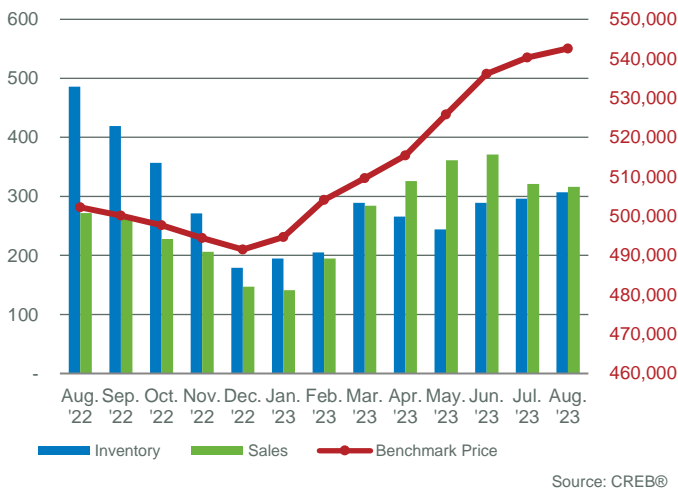
NORTH TOTAL SALES



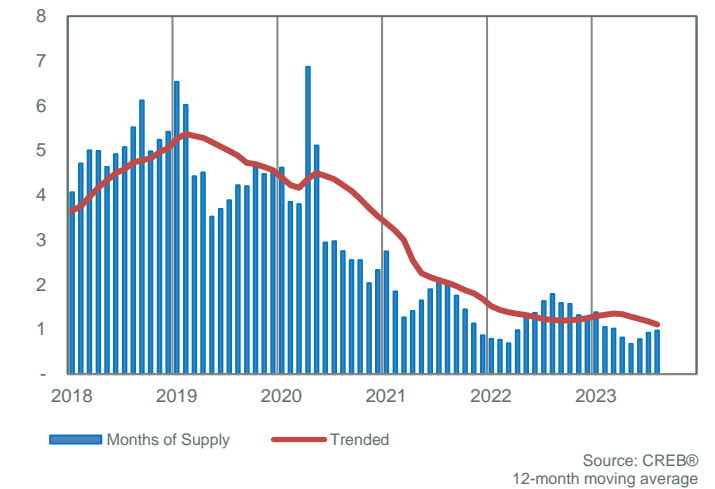
NORTH TOTAL SALES BY PRICE RANGE



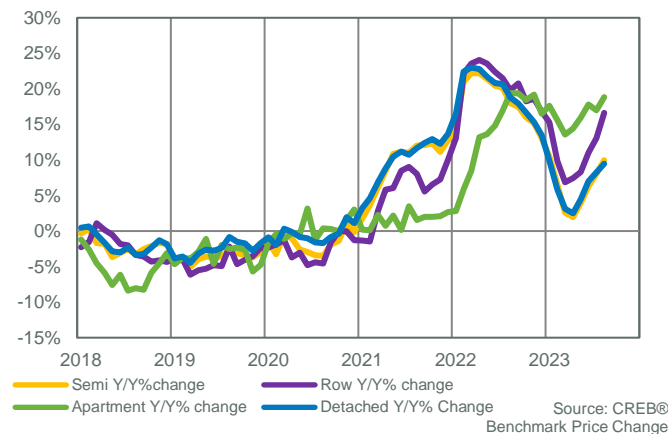
NORTH INVENTORY AND SALES



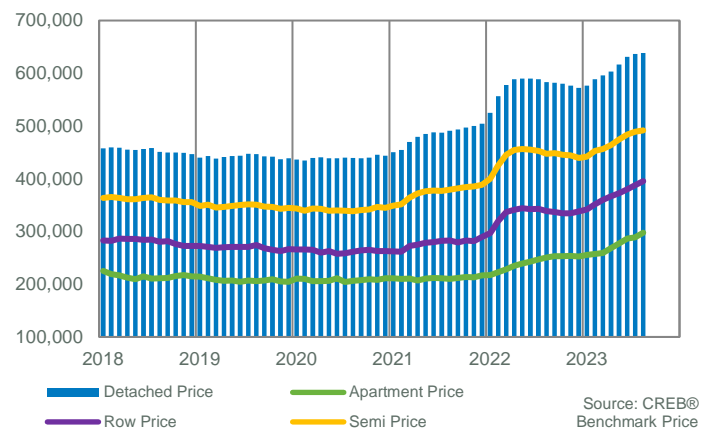
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

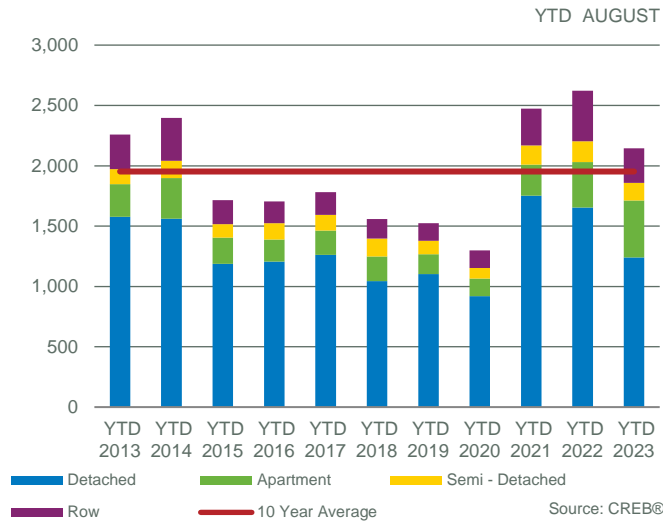


NORTH PRICES

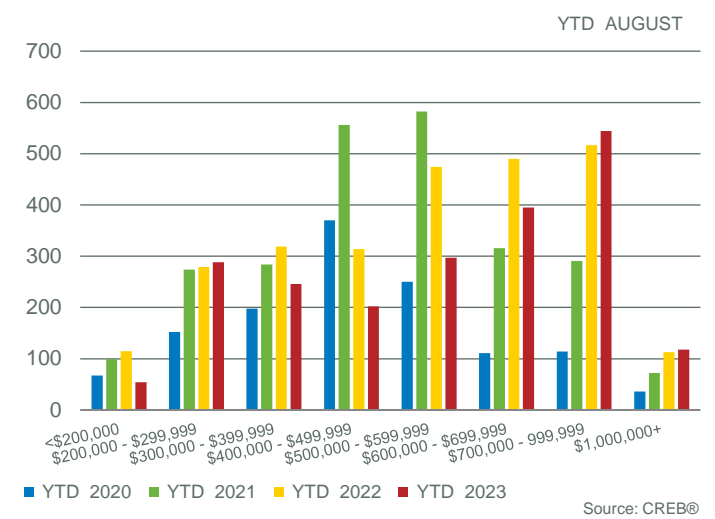


NORTHWEST

NORTHWEST TOTAL SALES



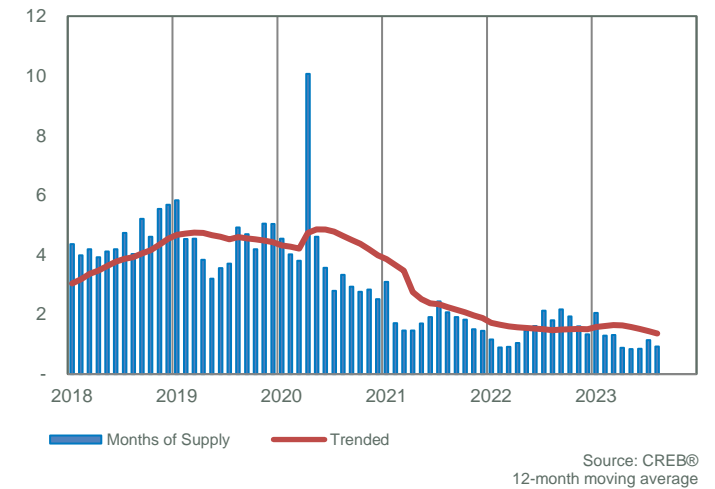
NORTHWEST TOTAL SALES BY PRICE RANGE



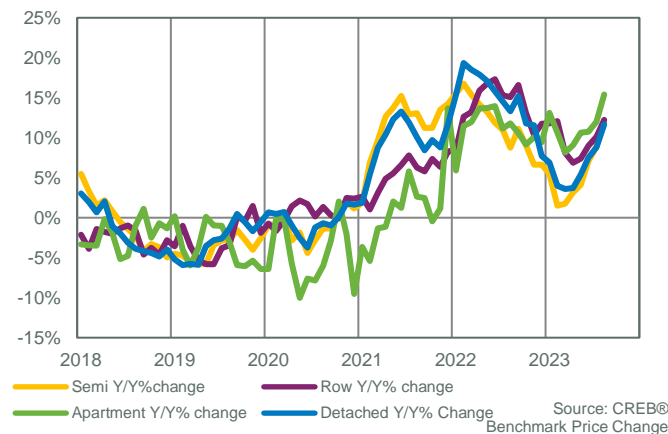
NORTHWEST INVENTORY AND SALES



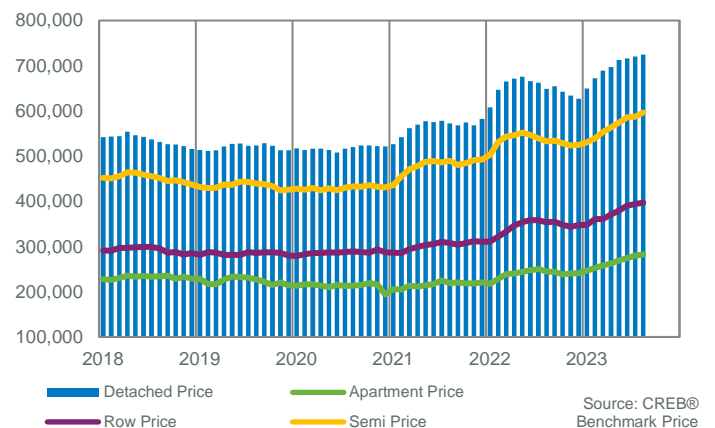
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

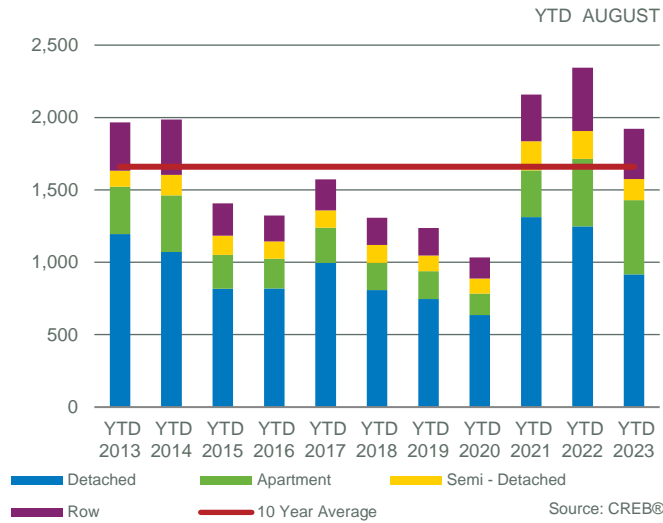


NORTHWEST PRICES

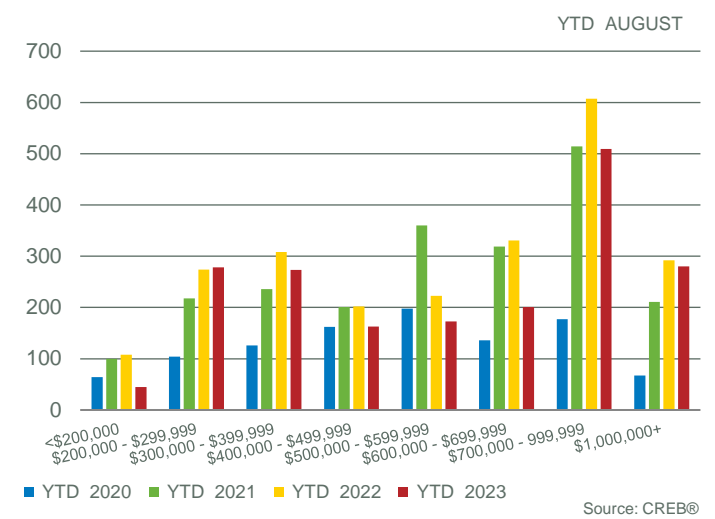


WEST

WEST TOTAL SALES



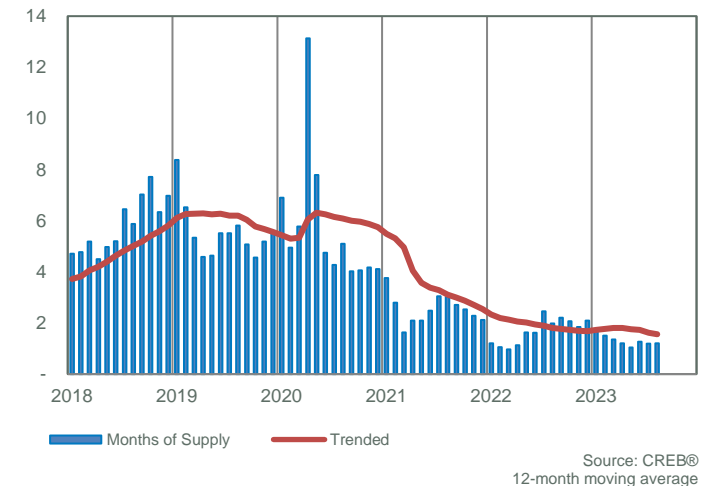
WEST TOTAL SALES BY PRICE RANGE



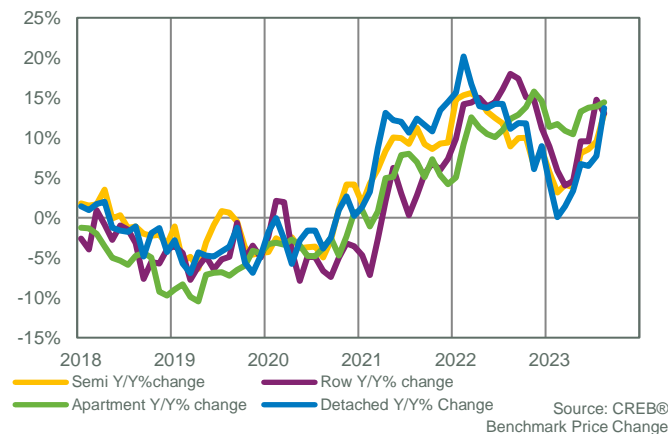
WEST INVENTORY AND SALES



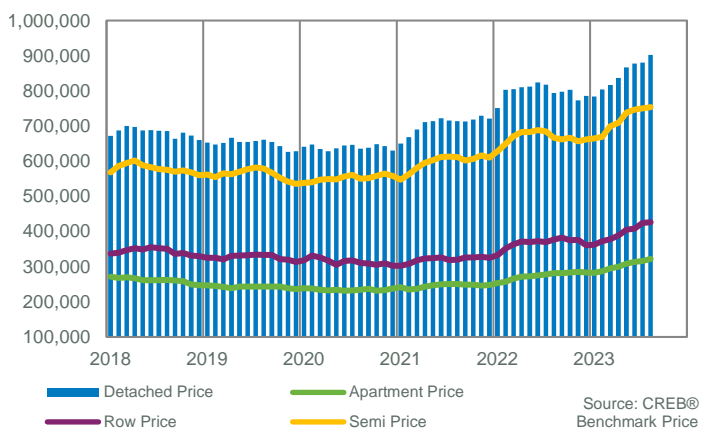
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

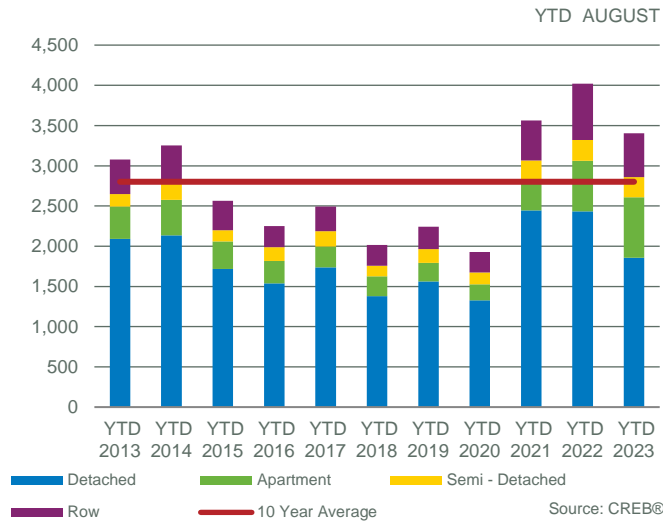


WEST PRICES

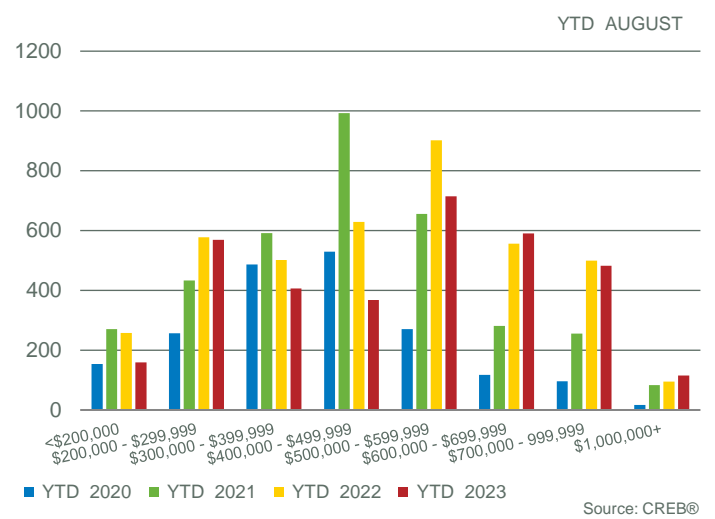


SOUTH

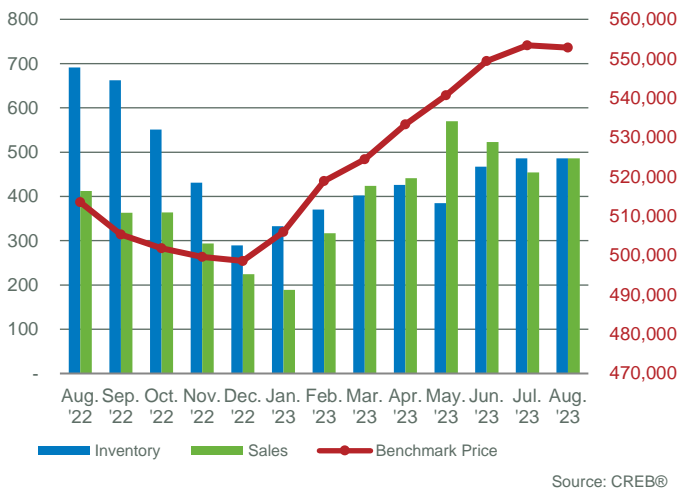
SOUTH TOTAL SALES



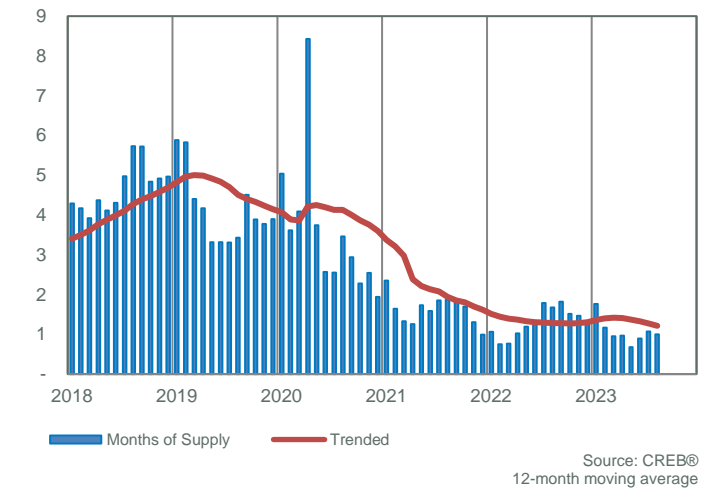
SOUTH TOTAL SALES BY PRICE RANGE



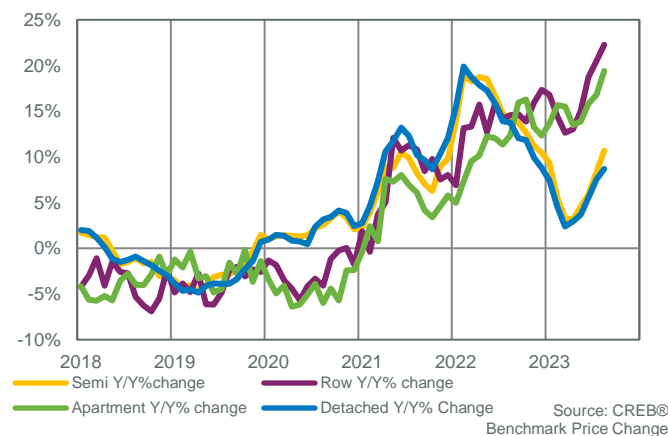
SOUTH INVENTORY AND SALES



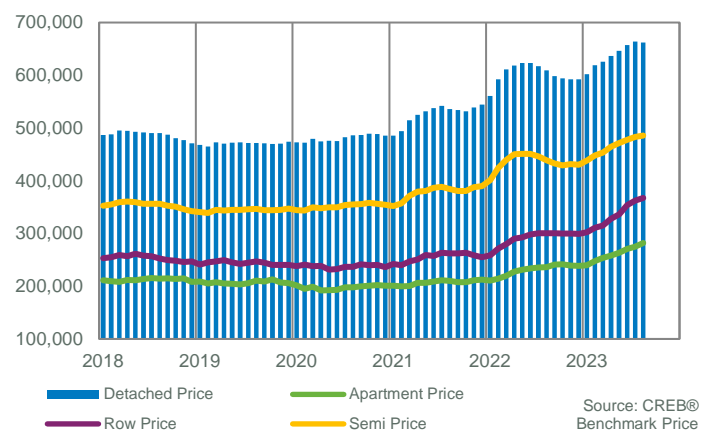
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

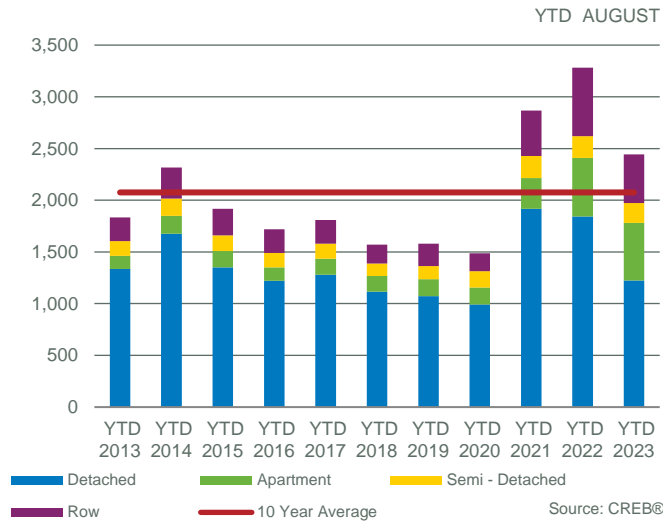


SOUTH PRICES

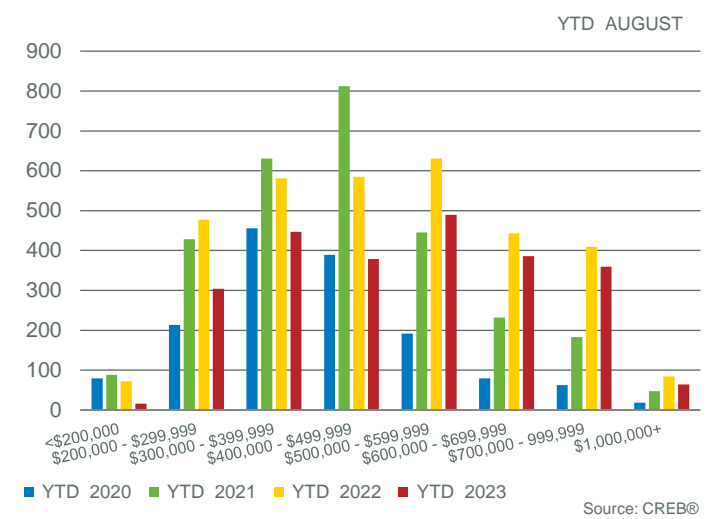


SOUTHEAST

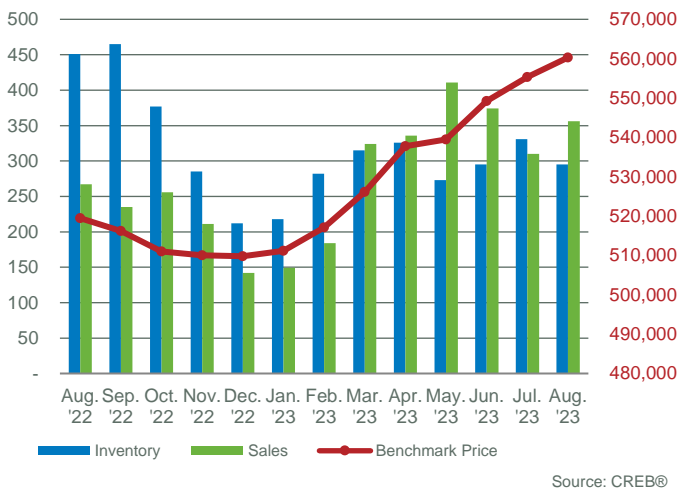
SOUTHEAST TOTAL SALES



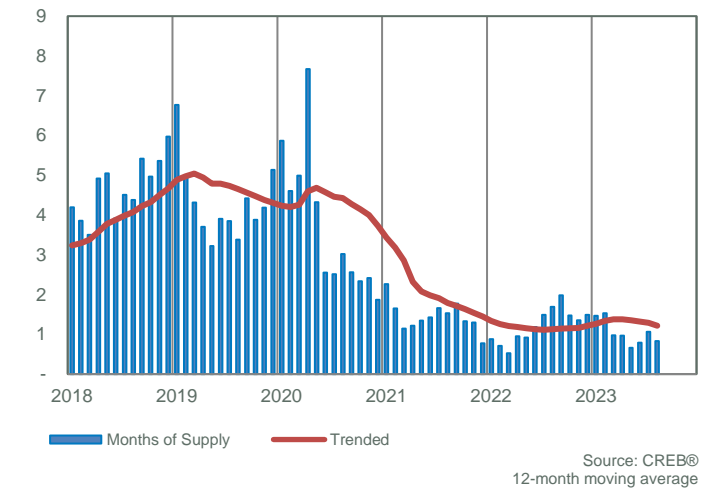
SOUTHEAST TOTAL SALES BY PRICE RANGE



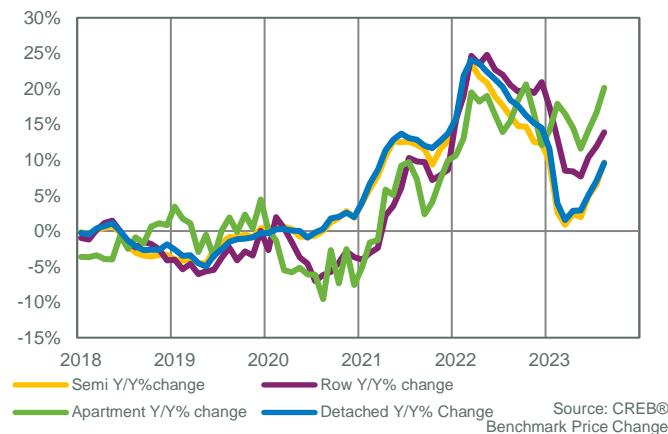
SOUTHEAST INVENTORY AND SALES



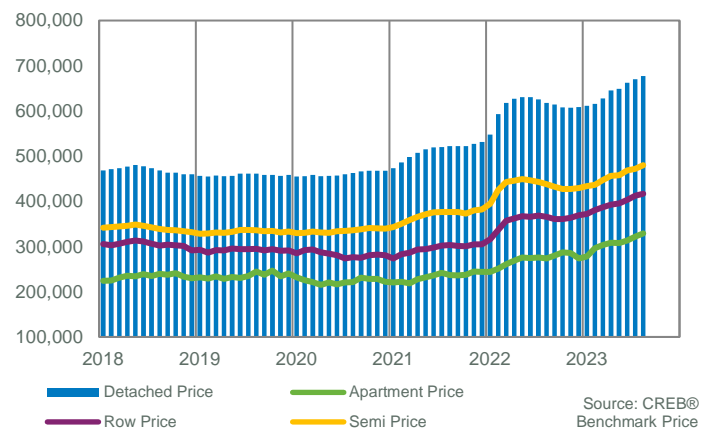
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

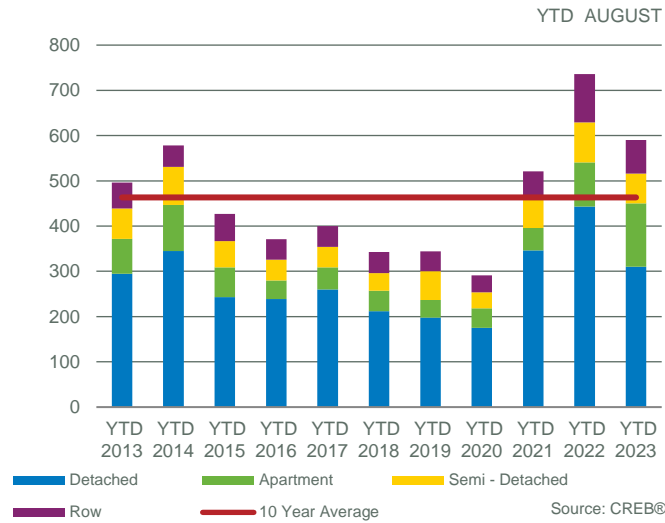


SOUTHEAST PRICES

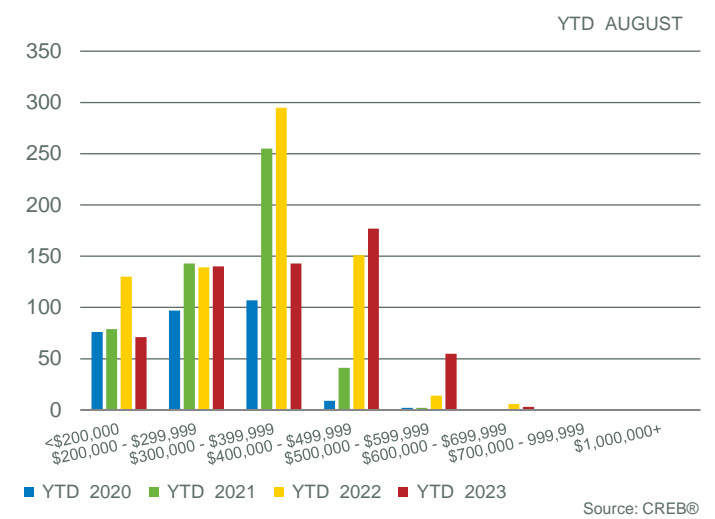


EAST

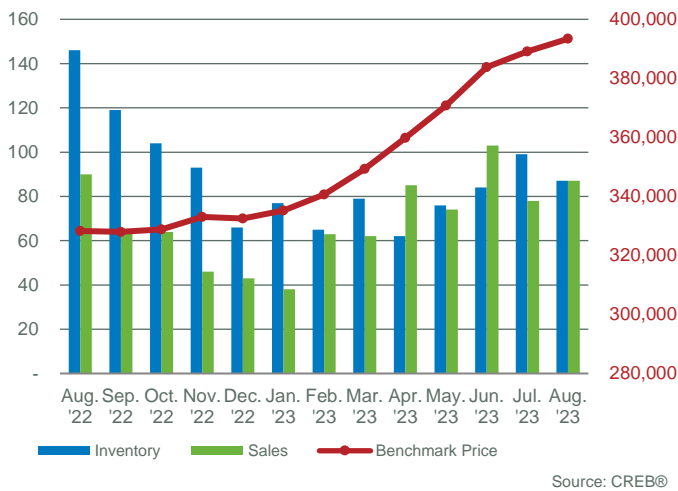
EAST TOTAL SALES



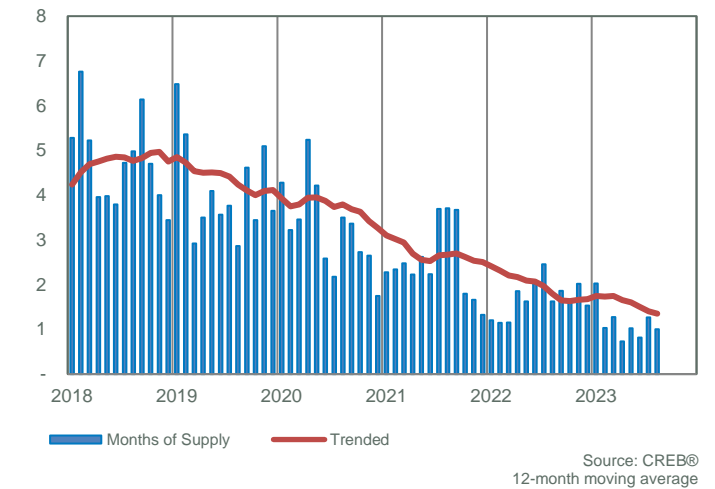
EAST TOTAL SALES BY PRICE RANGE



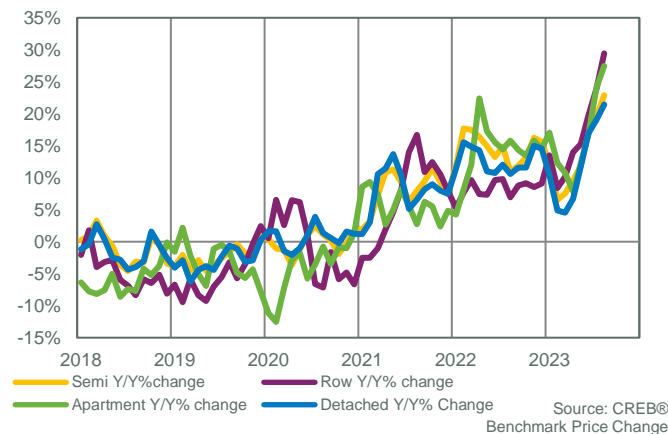
EAST INVENTORY AND SALES



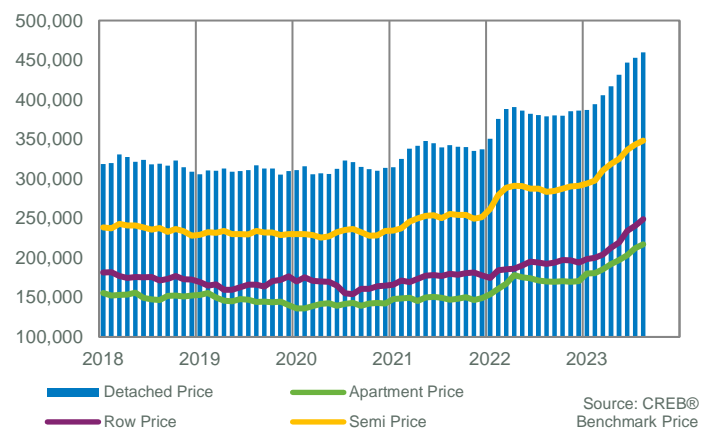
EAST MONTHS OF INVENTORY

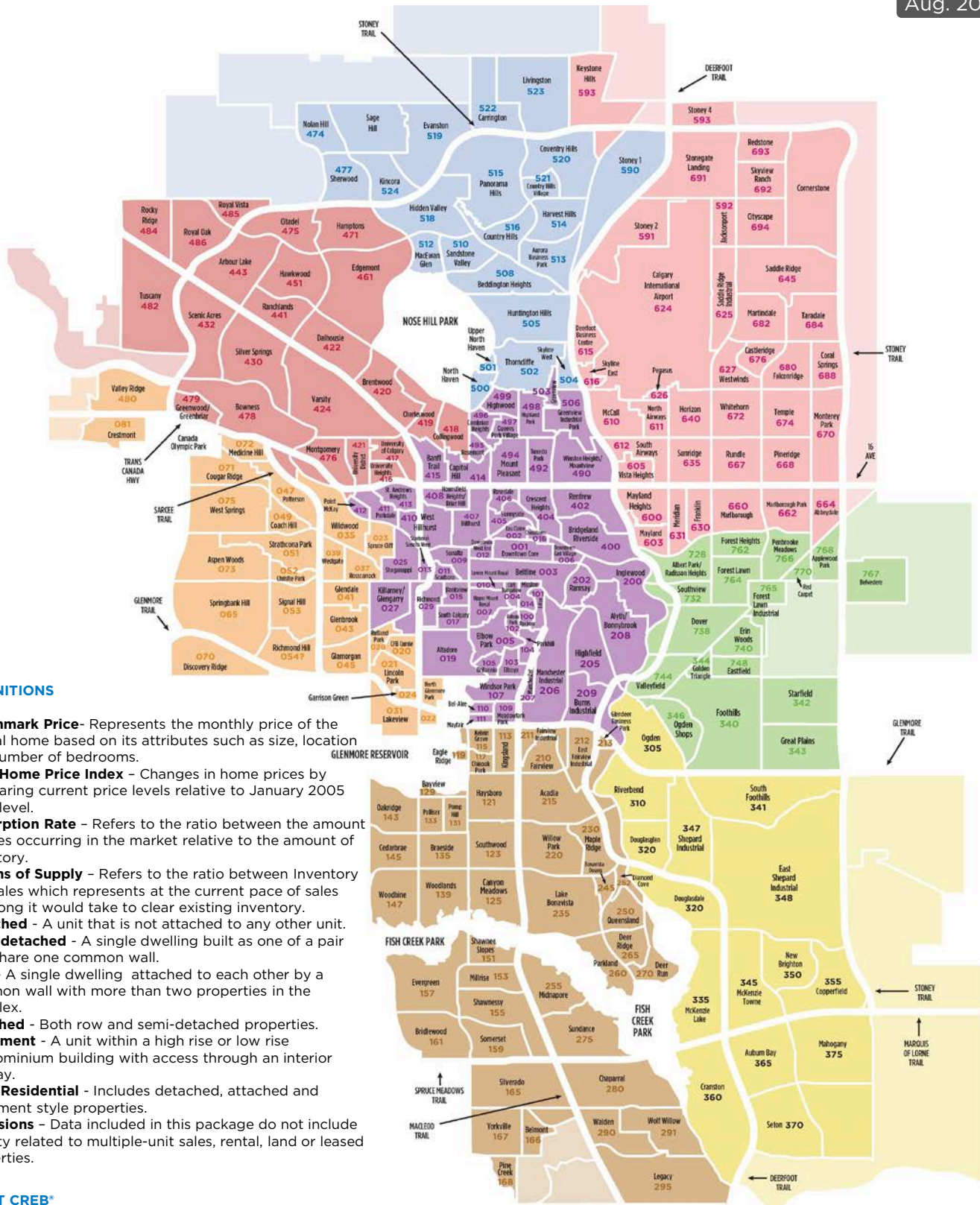


EAST PRICE CHANGE



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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