



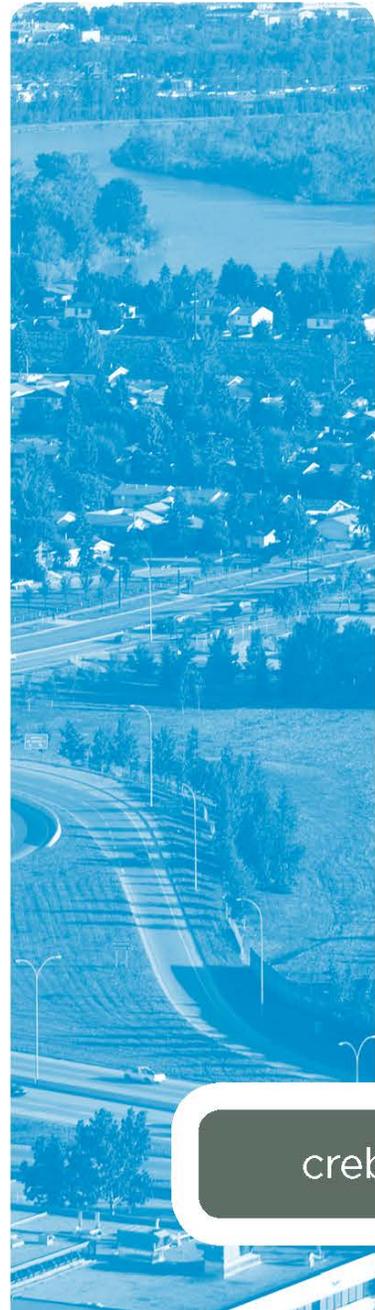
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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

October 2023



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October 2023

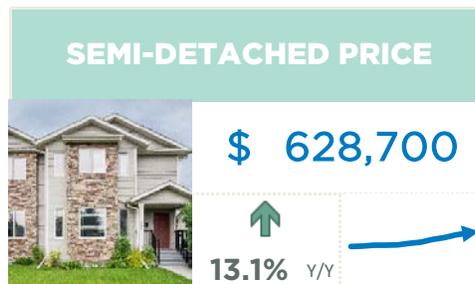
## Price gains continue in Calgary's real estate market as inventory remains low

**City of Calgary, November 1, 2023** - October sales activity slowed over the last month in alignment with typical seasonal patterns. However, with 2,171 sales, levels were 17 per cent higher than last year and amongst the highest levels reported for October. Sales activity has been boosted mainly through gains in apartment condominium sales as consumers seek affordable housing options during this period of high-interest rates.

New listings also improved this month compared to last year, reaching 2,684 units, reflecting the highest October levels reported since 2015. Despite the gain, relatively strong sales prevented any significant shift in inventory levels, which remain over 40 per cent lower than levels traditionally available in October.

"Despite some recent improvements in new listings, supply levels remain challenging in our market," said CREB® Chief Economist Ann-Marie Lurie. It will take some time to see a shift toward more balanced conditions and ultimately more price stability."

With a months of supply of one and a half months, we continue to experience upward pressure on home prices. The unadjusted benchmark price in October reached \$571,600, a gain over last month and nearly 10 per cent higher than last October.



## October 2023

### October 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	976	4%	1,302	13%	1,584	-19%	75%	1.62	-22%	\$697,600	12%
Semi	179	13%	235	26%	285	-15%	76%	1.59	-25%	\$628,700	13%
Row	375	17%	420	39%	373	-20%	89%	0.99	-32%	\$425,200	19%
Apartment	641	47%	727	37%	948	-17%	88%	1.48	-43%	\$316,600	16%
<b>Total Residential</b>	<b>2,171</b>	<b>17%</b>	<b>2,684</b>	<b>24%</b>	<b>3,190</b>	<b>-18%</b>	<b>81%</b>	<b>1.47</b>	<b>-30%</b>	<b>\$571,600</b>	<b>10%</b>

### Year-to-Date

### October 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	11,315	-21%	14,768	-26%	1,523	-30%	77%	1.35	-11%	\$671,250	7%
Semi	1,995	-13%	2,470	-20%	264	-28%	81%	1.32	-18%	\$600,340	6%
Row	4,040	-14%	4,620	-19%	381	-40%	87%	0.94	-30%	\$393,390	12%
Apartment	6,926	27%	8,666	14%	1,000	-22%	80%	1.44	-39%	\$298,300	12%
<b>Total Residential</b>	<b>24,276</b>	<b>-9%</b>	<b>30,524</b>	<b>-16%</b>	<b>3,167</b>	<b>-29%</b>	<b>80%</b>	<b>1.30</b>	<b>-22%</b>	<b>\$554,090</b>	<b>5%</b>



### Detached

Both sales and new listings improved over levels reported last October. However, with 1,302 new listings this month and 976 sales, inventory levels slowed over the last month. Inventory levels remain the lowest ever reported for October. Inventory levels have declined for all homes priced below \$700,000, leaving conditions exceptionally tight for lower-priced homes. The only area where conditions are not as tight as last year is for homes priced above \$1,000,000, where the months-of-supply has risen to 4.3 months. Persistently tight conditions continue to cause further price gains in the detached market. As of October, the unadjusted benchmark price reached \$697,600, a slight increase over last month and 12 per cent higher than last October. Prices trended up over the last month across every district except the South East. Year-to-date benchmark prices have increased the most in the North East and East districts.



### Semi-Detached

New listings in October improved over the low levels reported last year. However, with 235 new listings and 179 sales, the sales to new listings ratio remained relatively high at 76 per cent, preventing any significant change in the inventory levels. Inventory levels are nearly half the levels traditionally seen in October and have not been this low since October 2005. Persistently tight conditions have continued to support price growth. In October, the unadjusted benchmark price increased over the last month, reaching \$628,700, a year-over-year gain of 13 per cent. Prices trended up over September across most districts, with the most significant monthly gain occurring in the City Centre district. Like the detached sector year-to-date, the highest price growth has happened in the most affordable districts of the North East and East.



### Row

The 420 new listings this month were met with 375 sales, keeping the sales-to-new listings ratio high at 89 per cent and preventing a significant shift in inventory levels. Row inventory levels have not been this low since October 2005. At the same time, October sales reached a record high for the month, keeping the months of supply low at one month. The persistently tight market conditions have supported further gains in prices this month. In October, the unadjusted benchmark price reached \$425,200, a monthly gain of over one per cent and nearly 19 per cent higher than last October. Prices have risen across most districts, but this month, the largest monthly gain occurred in the City Centre, which has also seen the lowest YTD price growth compared to the other districts.

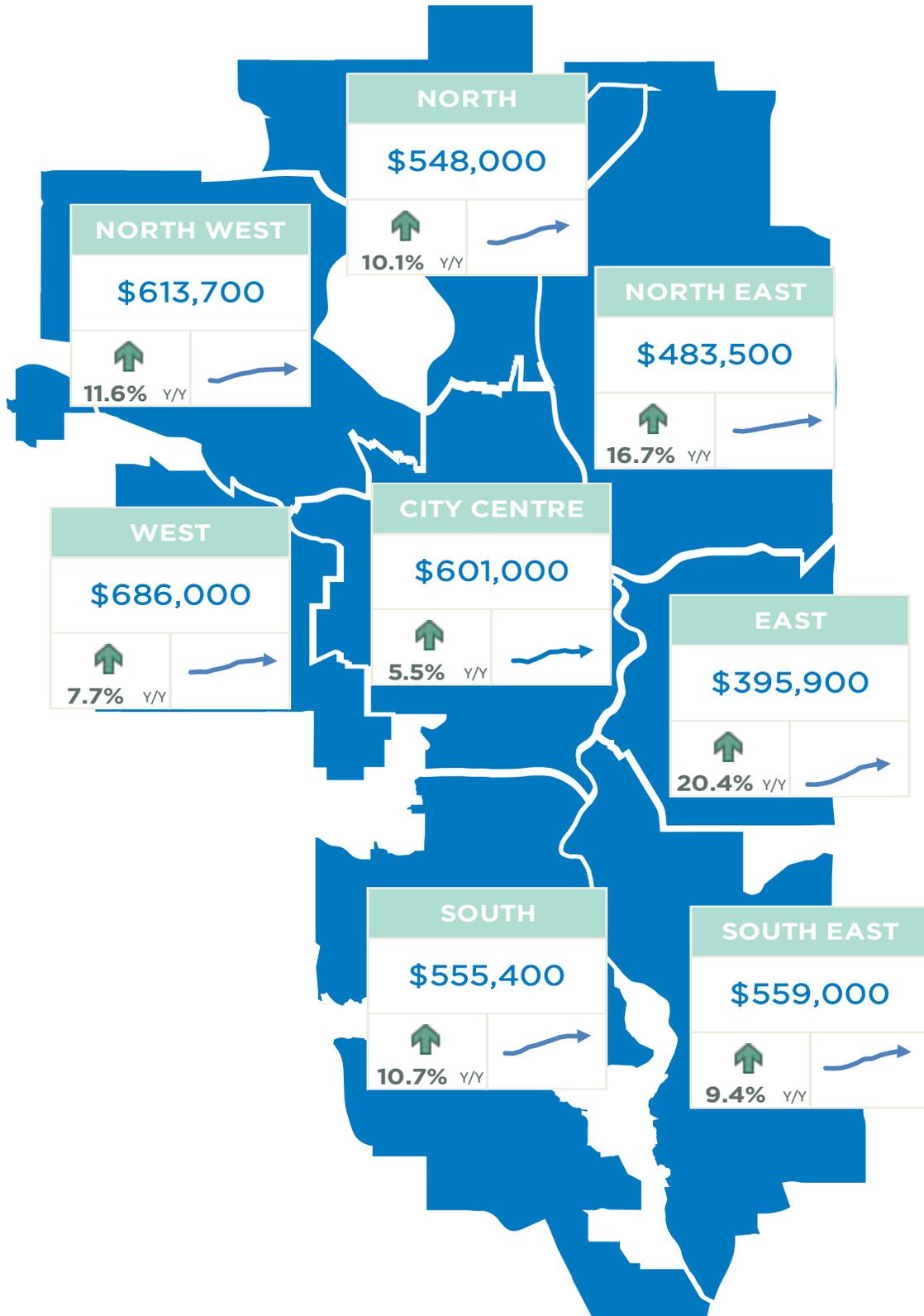


### Apartment

Record high sales in October were possible thanks to the steep gain in new listings. However, with 727 new listings and 641 sales, the sales to new listings ratio remained high at 88 per cent, and inventories continued to trend down. The decline in inventory levels has been driven mostly by condos priced below \$300,000, which now represent only 38 per cent of all inventory, a significant decline compared to the 53 per cent reported last year. Persistent seller market conditions have driven much of the recent gains in prices. The unadjusted October benchmark price reached \$316,600 in October, a monthly gain of over one per cent and a year-over-year increase of 16 per cent. Year-to-date price gains have occurred across every district in the city, with some of the largest gains arising in the lower-priced North East and East districts.

October 2023

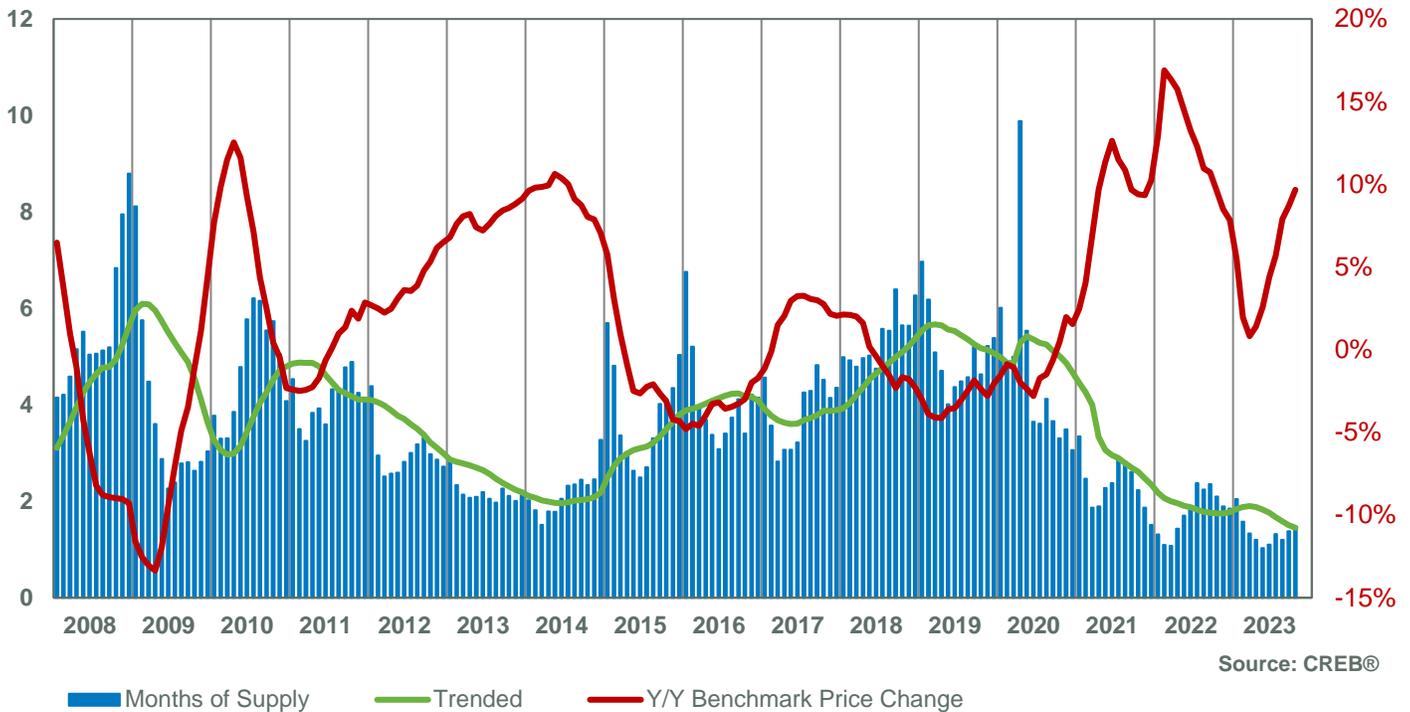
District Total Residential Benchmark Price



	Oct-22	Oct-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	1,855	2,171	17.04%	26,817	24,276	-9.48%
Total Sales Volume	\$945,512,875	\$1,184,814,792	25.31%	\$13,928,989,952	\$13,090,784,786	-6.02%
New Listings	2,169	2,684	23.74%	36,243	30,524	-15.78%
Inventory	3,888	3,190	-17.95%	4,461	3,167	-29.00%
Months of Supply	2.10	1.47	-29.90%	1.66	1.30	-21.57%
Sales to New Listings	85.52%	80.89%	-4.64%	73.99%	79.53%	5.54%
Sales to List Price	97.77%	100.03%	2.26%	100.06%	100.33%	0.27%
Days on Market	40	27	-33.73%	29	26	-9.81%
Benchmark Price	\$521,200	\$571,600	9.67%	\$528,540	\$554,090	4.83%
Median Price	\$460,000	\$495,000	7.61%	\$477,500	\$495,000	3.66%
Average Price	\$509,710	\$545,746	7.07%	\$519,409	\$539,248	3.82%
Index	242	266	9.69%	242	255	5.34%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Oct. 2023

	Oct-22	Oct-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>DETACHED</b>						
Total Sales	941	976	3.72%	14,358	11,315	-21.19%
Total Sales Volume	\$617,023,627	\$708,339,335	14.80%	\$9,450,704,928	\$8,133,483,754	-13.94%
New Listings	1,148	1,302	13.41%	19,851	14,768	-25.61%
Inventory	1,949	1,584	-18.73%	2,166	1,523	-29.69%
Months of Supply	2.07	1.62	-21.64%	1.51	1.35	-10.78%
Sales to New Listings Ratio	81.97%	74.96%	-7.01%	72.33%	76.62%	4.29%
Sales to List Price Ratio	98.05%	100.02%	1.97%	101.02%	100.51%	-0.50%
Days on Market	36	27	-25.16%	23	25	5.45%
Benchmark Price	\$622,400	\$697,600	12.08%	\$629,740	\$671,250	6.59%
Median Price	\$582,000	\$649,894	11.67%	\$597,000	\$645,000	8.04%
Average Price	\$655,711	\$725,758	10.68%	\$658,219	\$718,823	9.21%
<b>APARTMENT</b>						
Total Sales	436	641	47.02%	5,461	6,926	26.83%
Total Sales Volume	\$129,721,576	\$206,172,198	58.93%	\$1,544,048,023	\$2,113,635,765	36.89%
New Listings	532	727	36.65%	7,595	8,666	14.10%
Inventory	1,140	948	-16.84%	1,290	1,000	-22.48%
Months of Supply	2.61	1.48	-43.44%	2.36	1.44	-38.88%
Sales to New Listings Ratio	81.95%	88.17%	6.22%	71.90%	79.92%	8.02%
Sales to List Price Ratio	96.85%	99.19%	2.35%	97.59%	99.10%	1.52%
Days on Market	52	29	-44.87%	43	30	-30.49%
Benchmark Price	\$272,700	\$316,600	16.10%	\$265,230	\$298,300	12.47%
Median Price	\$250,000	\$292,500	17.00%	\$249,900	\$279,000	11.64%
Average Price	\$297,527	\$321,641	8.11%	\$282,741	\$305,174	7.93%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	158	179	13.29%	2,283	1,995	-12.61%
Total Sales Volume	\$84,747,235	\$110,038,636	29.84%	\$1,252,002,067	\$1,201,662,633	-4.02%
New Listings	186	235	26.34%	3,069	2,470	-19.52%
Inventory	334	285	-14.67%	368	264	-28.47%
Months of Supply	2.11	1.59	-24.68%	1.61	1.32	-18.15%
Sales to New Listings Ratio	84.95%	76.17%	-8.78%	74.39%	80.77%	6.38%
Sales to List Price Ratio	98.29%	99.99%	1.72%	100.27%	100.71%	0.44%
Days on Market	39	25	-36.39%	27	26	-5.08%
Benchmark Price	\$555,800	\$628,700	13.12%	\$563,920	\$600,340	6.46%
Median Price	\$468,750	\$539,999	15.20%	\$490,000	\$540,000	10.20%
Average Price	\$536,375	\$614,741	14.61%	\$548,402	\$602,337	9.83%
<b>CITY OF CALGARY ROW</b>						
Total Sales	320	375	17.19%	4,715	4,040	-14.32%
Total Sales Volume	\$114,020,436	\$160,264,623	40.56%	\$1,682,234,934	\$1,642,002,634	-2.39%
New Listings	303	420	38.61%	5,728	4,620	-19.34%
Inventory	465	373	-19.78%	636	381	-40.18%
Months of Supply	1.45	0.99	-31.55%	1.35	0.94	-30.18%
Sales to New Listings Ratio	105.61%	89.29%	-16.32%	82.31%	87.45%	5.13%
Sales to List Price Ratio	97.95%	101.49%	3.62%	99.89%	101.71%	1.81%
Days on Market	37	23	-37.33%	29	23	-22.51%
Benchmark Price	\$356,800	\$425,200	19.17%	\$350,750	\$393,390	12.16%
Median Price	\$335,000	\$419,895	25.34%	\$347,000	\$394,000	13.54%
Average Price	\$356,314	\$427,372	19.94%	\$356,784	\$406,436	13.92%

For a list of definitions, see page 29.

October 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	113	181	62.43%	307	2.72	\$878,700	10.68%	0.42%
North East	144	219	65.75%	239	1.66	\$551,100	17.83%	0.22%
North	128	164	78.05%	180	1.41	\$647,100	11.55%	0.53%
North West	134	151	88.74%	158	1.18	\$726,800	13.16%	0.22%
West	86	122	70.49%	171	1.99	\$879,800	9.56%	0.24%
South	210	264	79.55%	297	1.41	\$668,400	12.45%	0.57%
South East	110	143	76.92%	170	1.55	\$676,900	11.42%	-0.34%
East	46	49	93.88%	41	0.89	\$460,500	21.31%	0.48%
<b>TOTAL CITY</b>	<b>976</b>	<b>1,302</b>	<b>74.96%</b>	<b>1,584</b>	<b>1.62</b>	<b>\$697,600</b>	<b>12.08%</b>	<b>0.22%</b>
<b>Apartment</b>								
City Centre	292	320	91.25%	521	1.78	\$336,600	13.22%	1.57%
North East	59	74	79.73%	67	1.14	\$273,900	28.41%	1.82%
North	46	49	93.88%	49	1.07	\$307,400	21.41%	1.42%
North West	42	60	70.00%	71	1.69	\$292,400	22.70%	1.85%
West	48	57	84.21%	56	1.17	\$326,100	15.23%	1.21%
South	82	79	103.80%	90	1.10	\$287,400	18.96%	0.77%
South East	57	72	79.17%	77	1.35	\$329,900	14.95%	-0.42%
East	14	15	93.33%	17	1.21	\$227,000	33.14%	2.25%
<b>TOTAL CITY</b>	<b>641</b>	<b>727</b>	<b>88.17%</b>	<b>948</b>	<b>1.48</b>	<b>\$316,600</b>	<b>16.10%</b>	<b>1.21%</b>
<b>Semi-detached</b>								
City Centre	44	81	54.32%	139	3.16	\$873,400	11.42%	2.18%
North East	26	23	113.04%	24	0.92	\$393,300	20.20%	0.46%
North	22	20	110.00%	18	0.82	\$494,300	10.90%	0.16%
North West	23	19	121.05%	19	0.83	\$595,400	12.68%	0.57%
West	13	17	76.47%	23	1.77	\$746,700	11.98%	0.76%
South	26	38	68.42%	31	1.19	\$492,800	14.90%	0.57%
South East	18	23	78.26%	19	1.06	\$479,300	12.14%	-0.42%
East	6	12	50.00%	10	1.67	\$348,200	21.07%	0.43%
<b>TOTAL CITY</b>	<b>179</b>	<b>235</b>	<b>76.17%</b>	<b>285</b>	<b>1.59</b>	<b>\$628,700</b>	<b>13.12%</b>	<b>1.19%</b>
<b>Row</b>								
City Centre	39	65	60.00%	77	1.97	\$578,400	13.48%	2.68%
North East	64	80	80.00%	78	1.22	\$337,200	31.46%	1.81%
North	60	64	93.75%	40	0.67	\$405,200	21.21%	1.60%
North West	34	46	73.91%	40	1.18	\$413,200	18.67%	1.52%
West	44	38	115.79%	43	0.98	\$443,800	18.28%	0.93%
South	64	64	100.00%	37	0.58	\$372,900	24.38%	1.28%
South East	56	48	116.67%	45	0.80	\$424,700	17.68%	-0.02%
East	12	14	85.71%	9	0.75	\$262,300	33.01%	1.59%
<b>TOTAL CITY</b>	<b>375</b>	<b>420</b>	<b>89.29%</b>	<b>373</b>	<b>0.99</b>	<b>\$425,200</b>	<b>19.17%</b>	<b>1.38%</b>

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

## City of Calgary

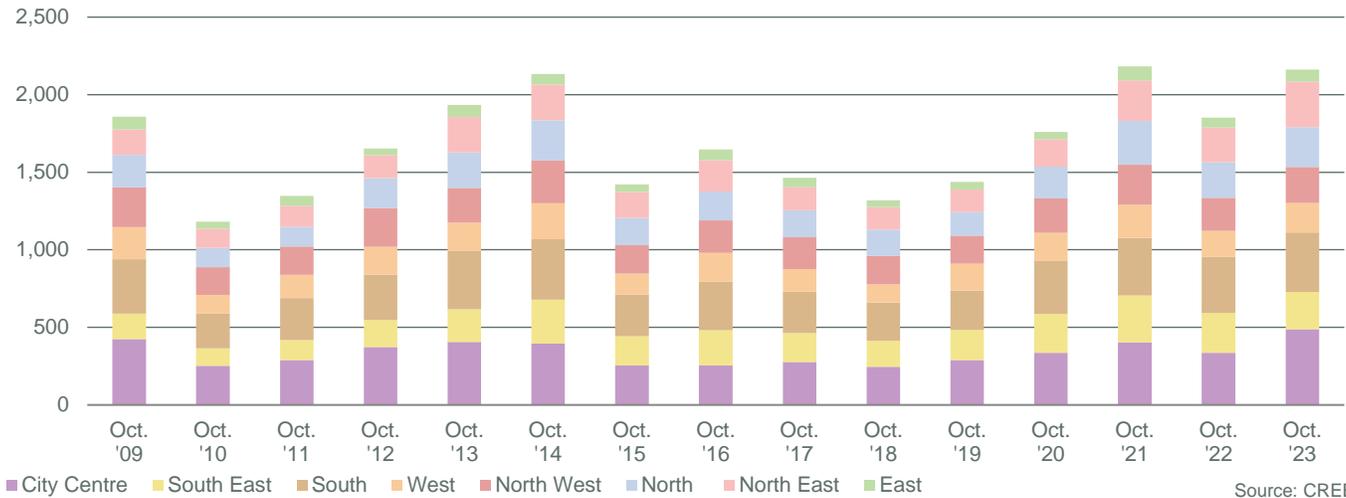
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Oct. 2023

TOTAL SALES

OCTOBER



Source: CREB®

TOTAL INVENTORY

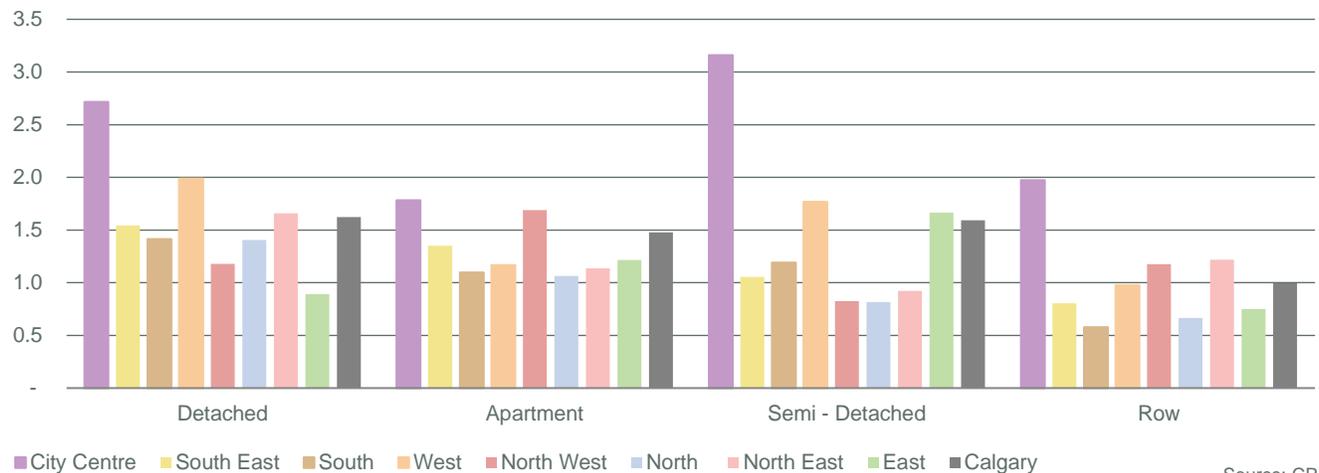
OCTOBER



Source: CREB®

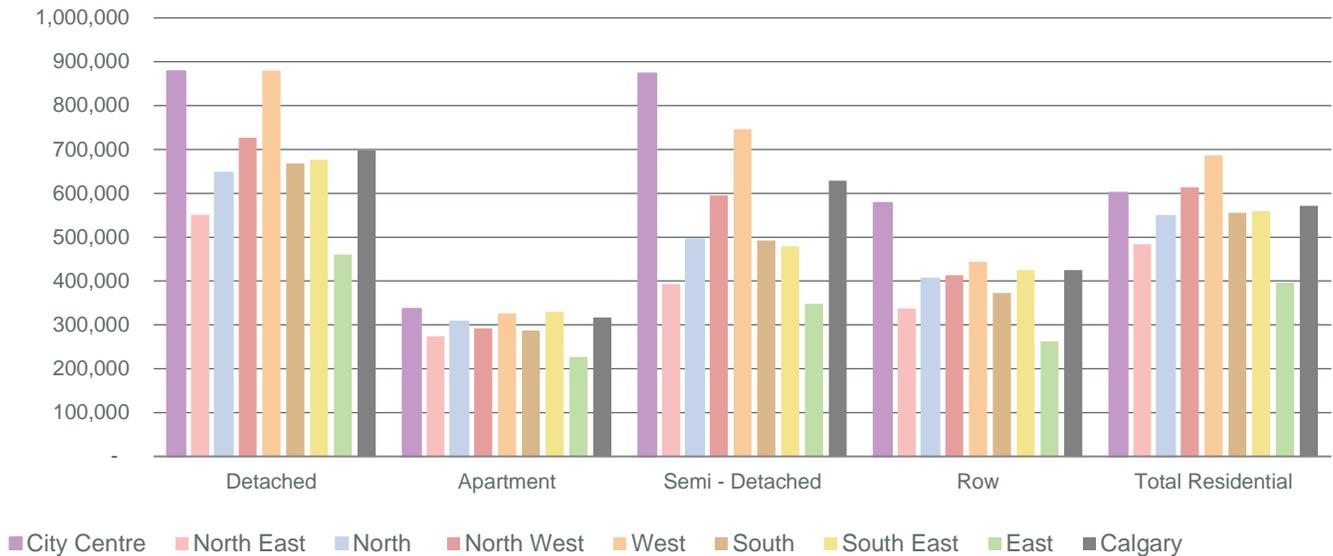
MONTHS OF SUPPLY

OCTOBER



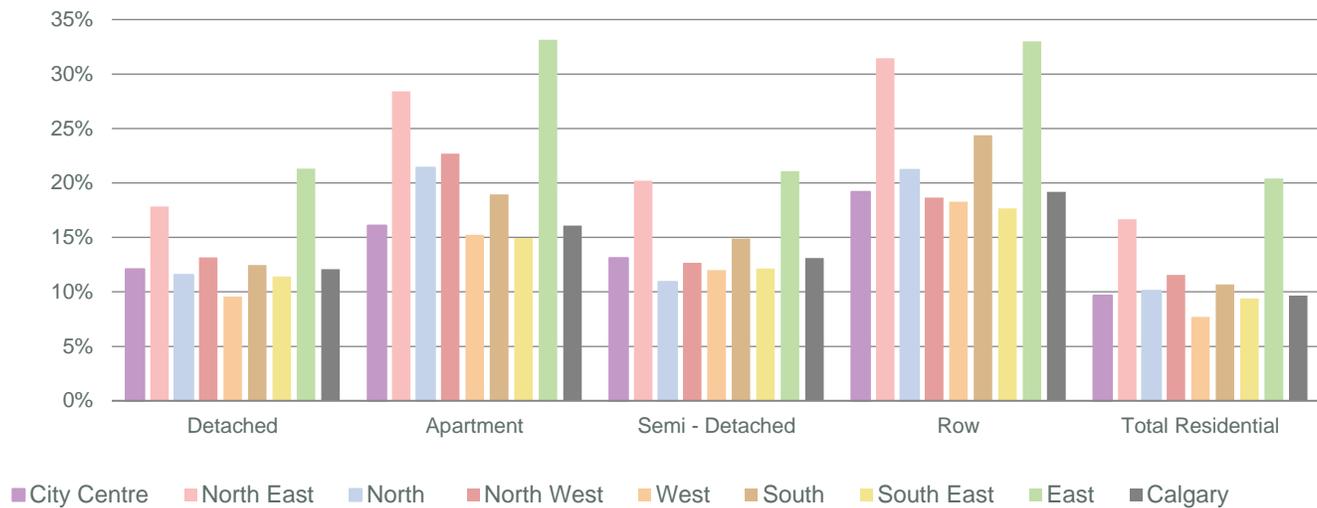
Source: CREB®

## BENCHMARK PRICE - OCTOBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

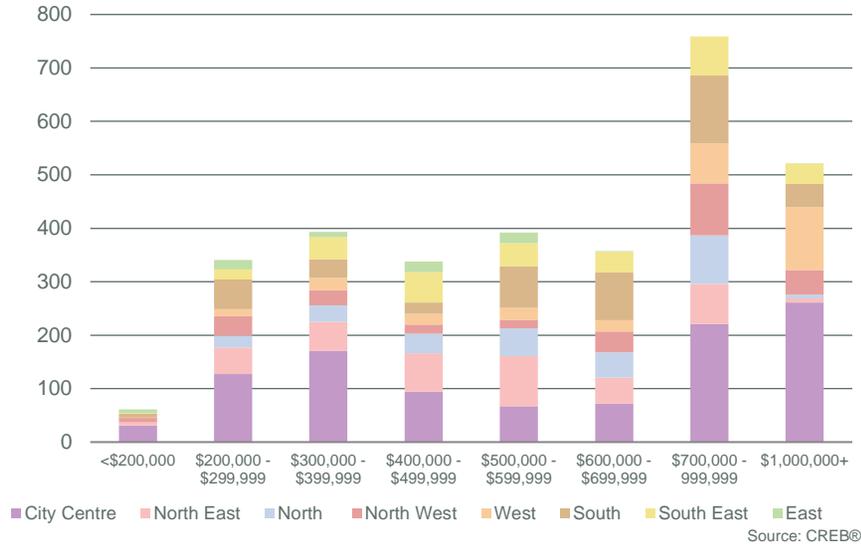


Source: CREB®

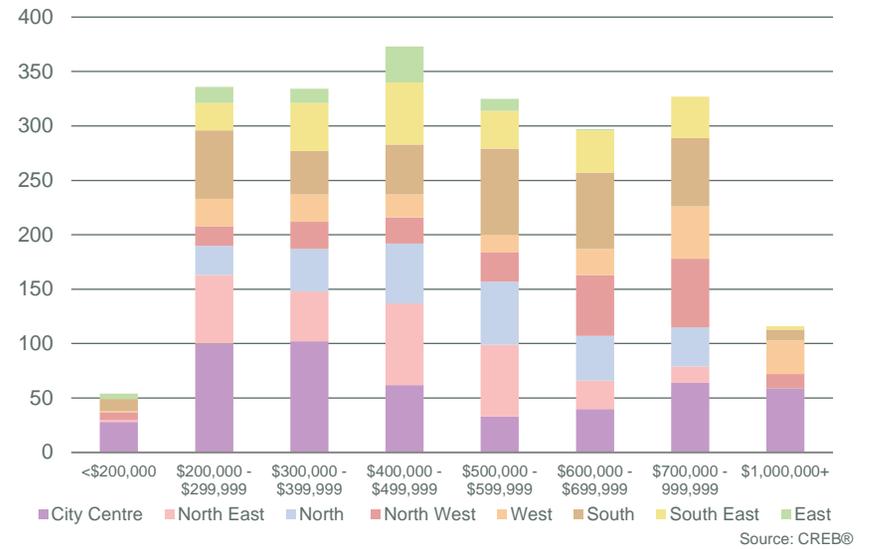
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

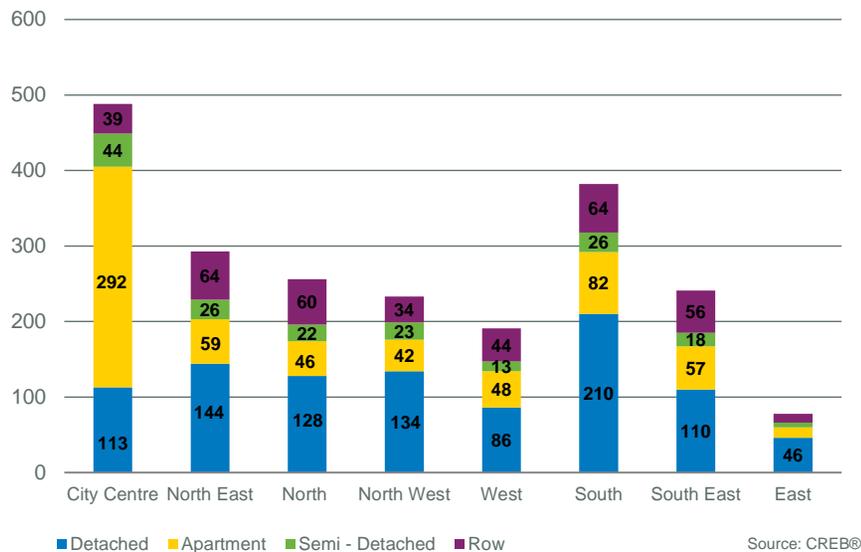
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



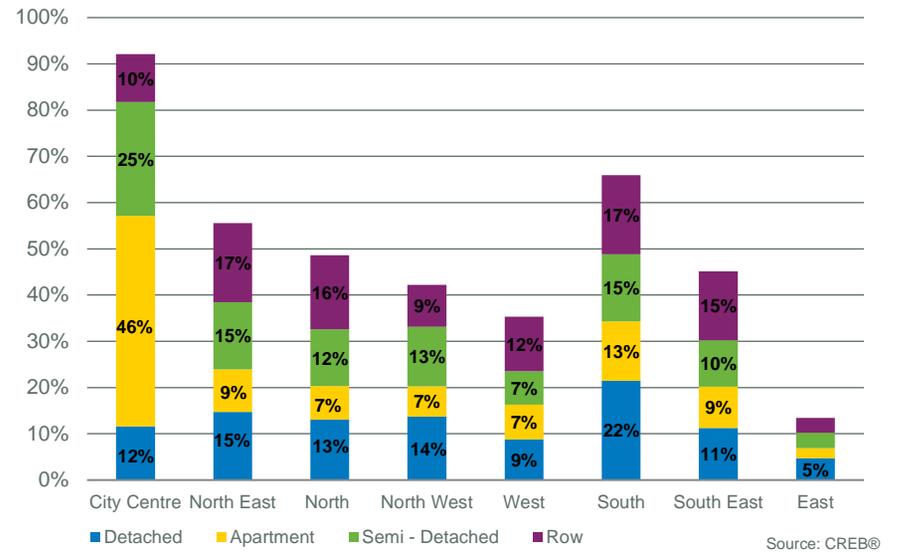
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



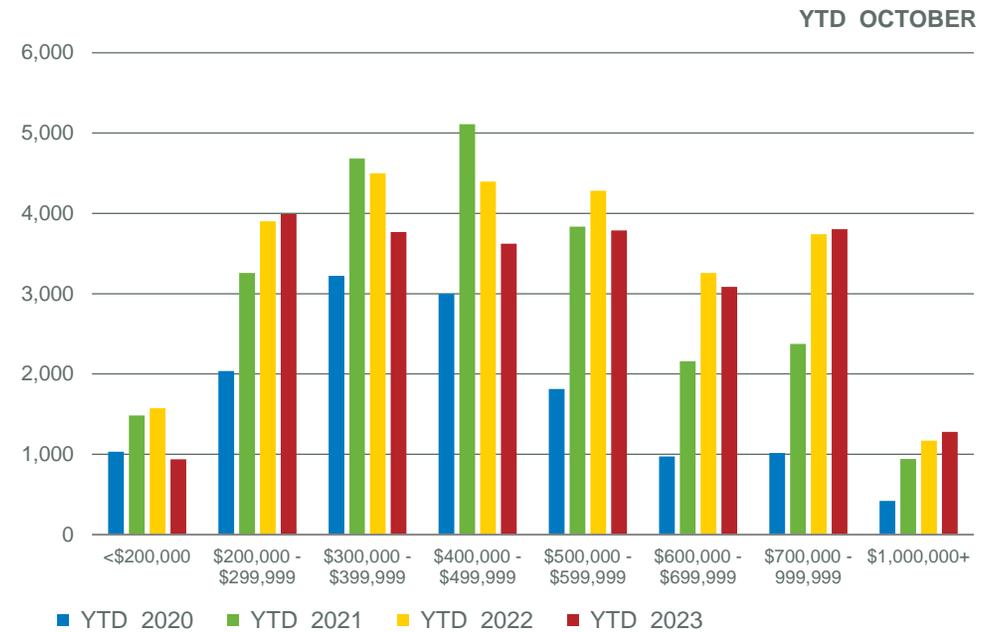
SHARE OF CITY WIDE SALES - OCTOBER



	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	2,424	2,686	3,117	3,140	2,644	2,720	2,438	2,171		
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,684		
Inventory	2,451	2,746	3,234	3,234	3,214	3,469	3,498	3,263	3,371	3,190		
Days on Market	42	33	27	24	24	22	23	25	25	27		
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700	570,700	570,300	571,600		
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	504,950	495,000		
Average Price	508,515	506,823	535,903	548,585	552,428	552,122	539,730	522,639	549,293	545,746		
Index	242	247	251	255	259	263	264	265	265	266		

	Oct-22	Oct-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	-	17	5
\$100,000 - \$149,999	18	2	300	127
\$150,000 - \$199,999	96	52	1,256	804
\$200,000 - \$249,999	163	141	2,027	1,785
\$250,000 - \$299,999	153	196	1,874	2,208
\$300,000 - \$349,999	161	191	2,139	1,905
\$350,000 - \$399,999	177	143	2,360	1,865
\$400,000 - \$449,999	135	197	2,184	1,844
\$450,000 - \$499,999	144	178	2,213	1,777
\$500,000 - \$549,999	154	176	2,135	2,023
\$550,000 - \$599,999	148	152	2,146	1,763
\$600,000 - \$649,999	110	167	1,747	1,660
\$650,000 - \$699,999	76	130	1,511	1,425
\$700,000 - \$749,999	70	111	1,105	1,130
\$750,000 - \$799,999	48	70	885	893
\$800,000 - \$849,999	39	54	637	655
\$850,000 - \$899,999	33	53	538	511
\$900,000 - \$949,999	18	15	320	291
\$950,000 - \$999,999	16	27	255	324
\$1,000,000 - \$1,299,999	46	60	643	679
\$1,300,000 - \$1,499,999	15	16	199	216
\$1,500,000 - \$1,999,999	24	24	205	238
\$2,000,000 +	10	16	121	148
	1,855	2,171	26,817	24,276

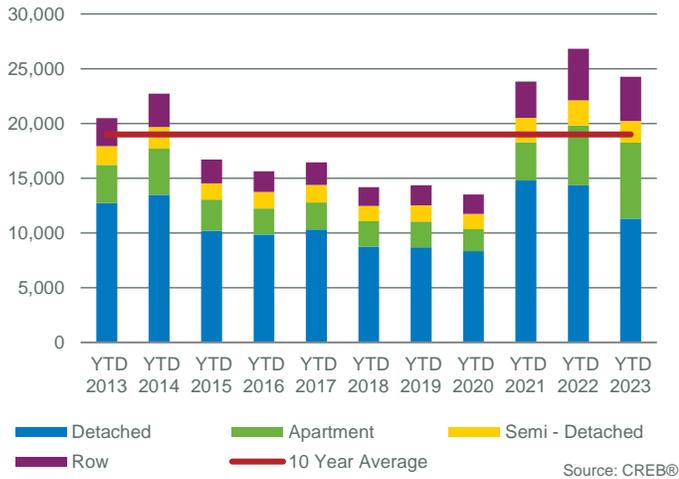
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

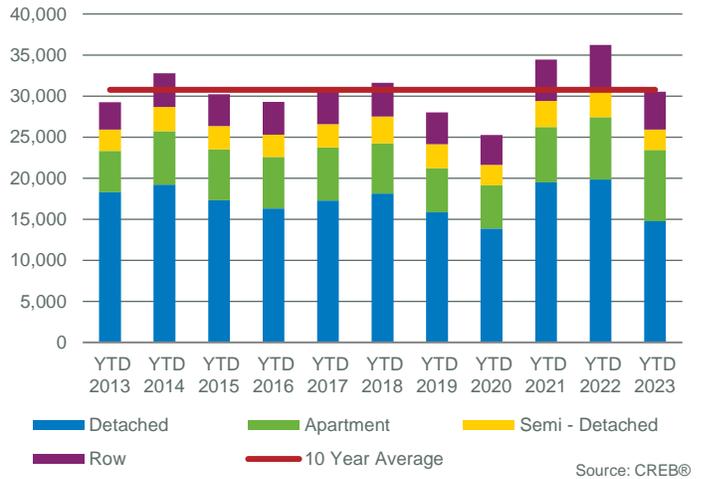
CITY OF CALGARY TOTAL SALES

YTD OCTOBER



CITY OF CALGARY TOTAL NEW LISTINGS

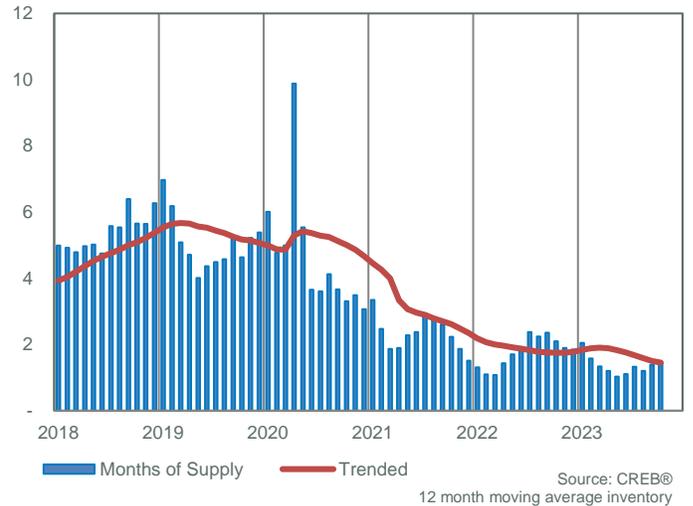
YTD OCTOBER



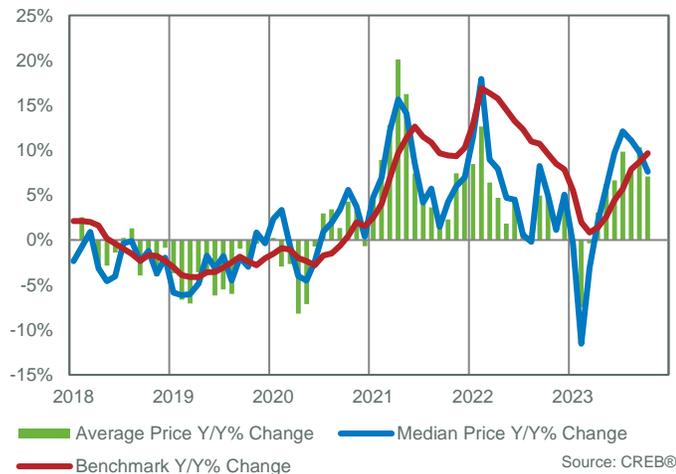
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



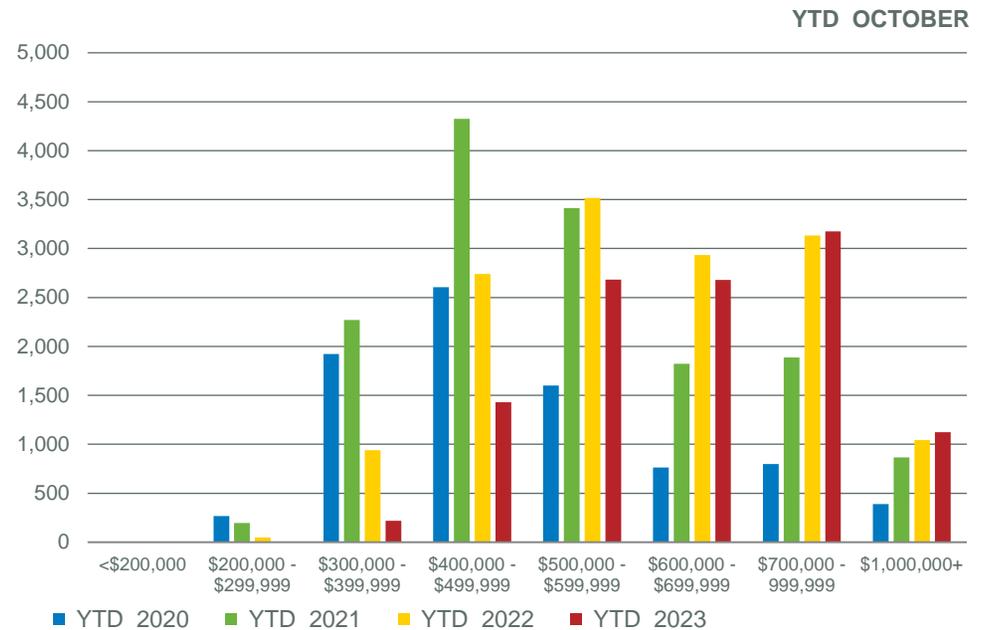
CITY OF CALGARY TOTAL PRICES



	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	1,485	1,521	1,195	1,194	1,146	976		
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,302		
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,675	1,665	1,584		
Days on Market	42	31	26	22	22	20	22	24	25	27		
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500	696,700	696,100	697,600		
Median Price	599,000	603,000	635,000	655,000	657,464	650,000	652,000	641,200	650,000	649,894		
Average Price	670,893	679,616	707,139	728,323	733,263	730,459	731,019	707,837	728,916	725,758		
Index	256	262	266	272	277	281	284	286	286	287		

	Oct-22	Oct-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	1	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	-	-	6	2
\$250,000 - \$299,999	1	-	43	5
\$300,000 - \$349,999	22	-	248	34
\$350,000 - \$399,999	49	8	693	185
\$400,000 - \$449,999	82	41	1,202	537
\$450,000 - \$499,999	99	83	1,537	893
\$500,000 - \$549,999	135	113	1,658	1,320
\$550,000 - \$599,999	125	111	1,859	1,361
\$600,000 - \$649,999	98	134	1,582	1,412
\$650,000 - \$699,999	69	114	1,351	1,267
\$700,000 - \$749,999	59	95	971	1,004
\$750,000 - \$799,999	41	59	757	748
\$800,000 - \$849,999	33	46	504	528
\$850,000 - \$899,999	22	41	431	403
\$900,000 - \$949,999	15	13	261	232
\$950,000 - \$999,999	13	21	210	260
\$1,000,000 - \$1,299,999	38	49	555	574
\$1,300,000 - \$1,499,999	13	15	186	199
\$1,500,000 - \$1,999,999	19	18	190	214
\$2,000,000 +	8	15	111	137
	941	976	14,358	11,315

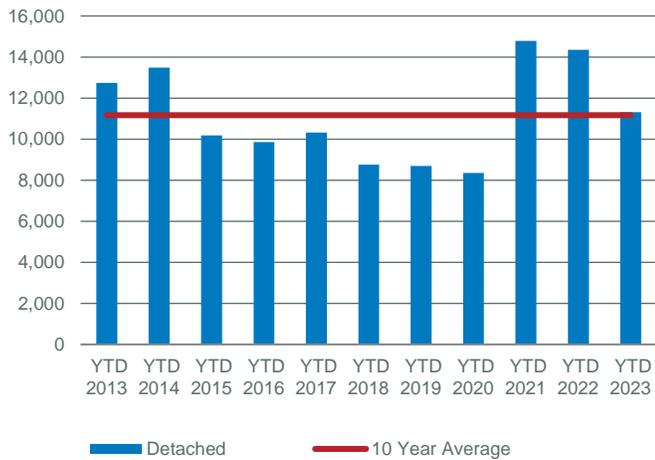
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

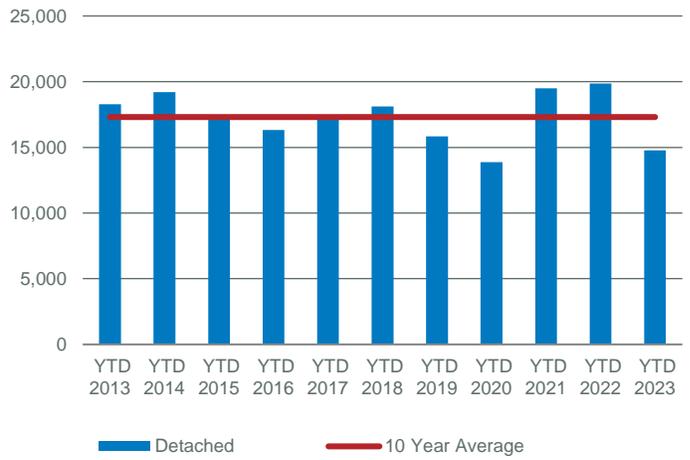
YTD OCTOBER



Source: CREB®

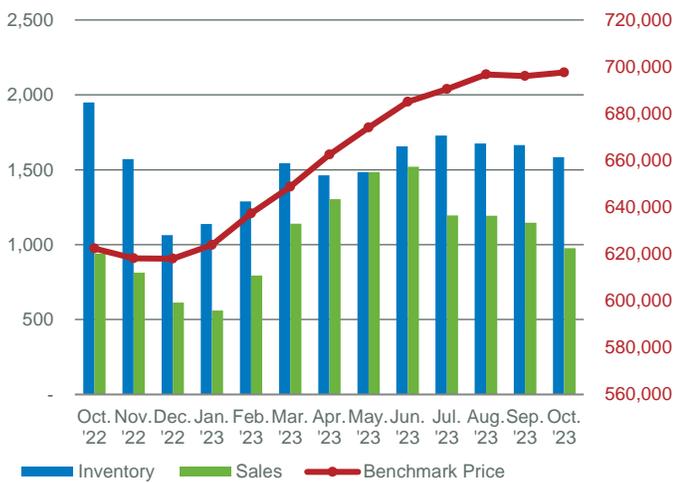
CITY OF CALGARY DETACHED NEW LISTINGS

YTD OCTOBER



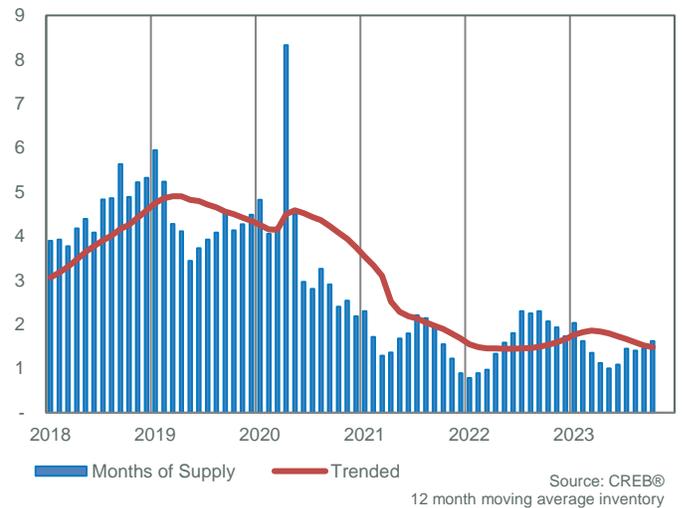
Source: CREB®

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

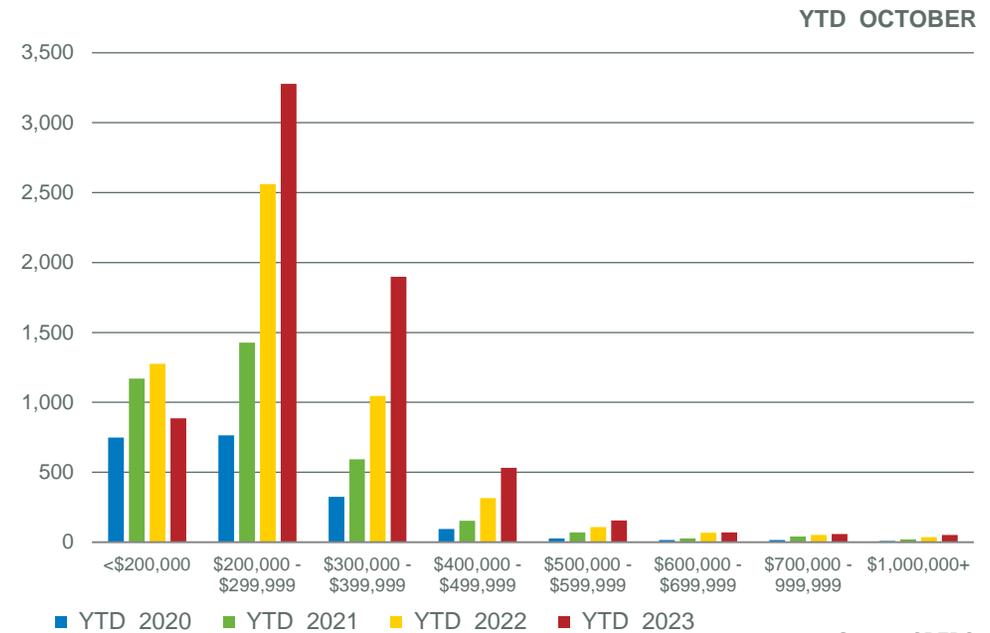


Source: CREB®

	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	857	856	771	875	705	641		
New Listings	545	696	919	950	1,025	1,062	924	893	925	727		
Inventory	772	876	1,002	1,089	1,090	1,119	1,115	966	1,025	948		
Days on Market	44	36	32	27	29	28	28	30	28	29		
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900	309,100	312,800	316,600		
Median Price	258,000	262,500	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500		
Average Price	284,526	280,701	305,439	296,950	307,504	301,977	308,424	310,000	316,343	321,641		
Index	200	206	211	215	218	222	224	226	229	232		

	Oct-22	Oct-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	-	17	5
\$100,000 - \$149,999	16	2	274	125
\$150,000 - \$199,999	78	51	984	755
\$200,000 - \$249,999	120	127	1,462	1,504
\$250,000 - \$299,999	92	157	1,098	1,773
\$300,000 - \$349,999	53	141	654	1,246
\$350,000 - \$399,999	31	61	392	652
\$400,000 - \$449,999	8	39	190	338
\$450,000 - \$499,999	7	20	126	194
\$500,000 - \$549,999	3	11	58	94
\$550,000 - \$599,999	8	7	50	61
\$600,000 - \$649,999	5	6	37	41
\$650,000 - \$699,999	2	6	30	28
\$700,000 - \$749,999	1	3	11	17
\$750,000 - \$799,999	2	1	13	11
\$800,000 - \$849,999	-	1	8	10
\$850,000 - \$899,999	-	1	6	9
\$900,000 - \$949,999	-	1	6	8
\$950,000 - \$999,999	-	1	8	4
\$1,000,000 - \$1,299,999	3	2	12	16
\$1,300,000 - \$1,499,999	1	1	5	12
\$1,500,000 - \$1,999,999	4	1	11	12
\$2,000,000 +	1	1	9	11
	436	641	5,461	6,926

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD OCTOBER



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD OCTOBER



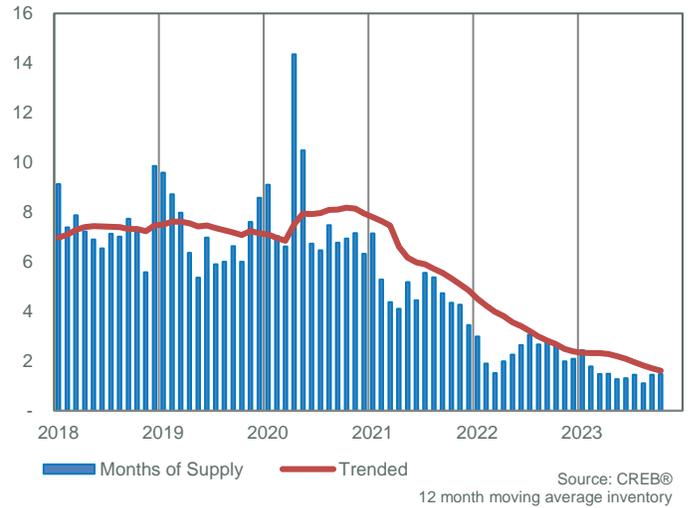
Source: CREB®

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



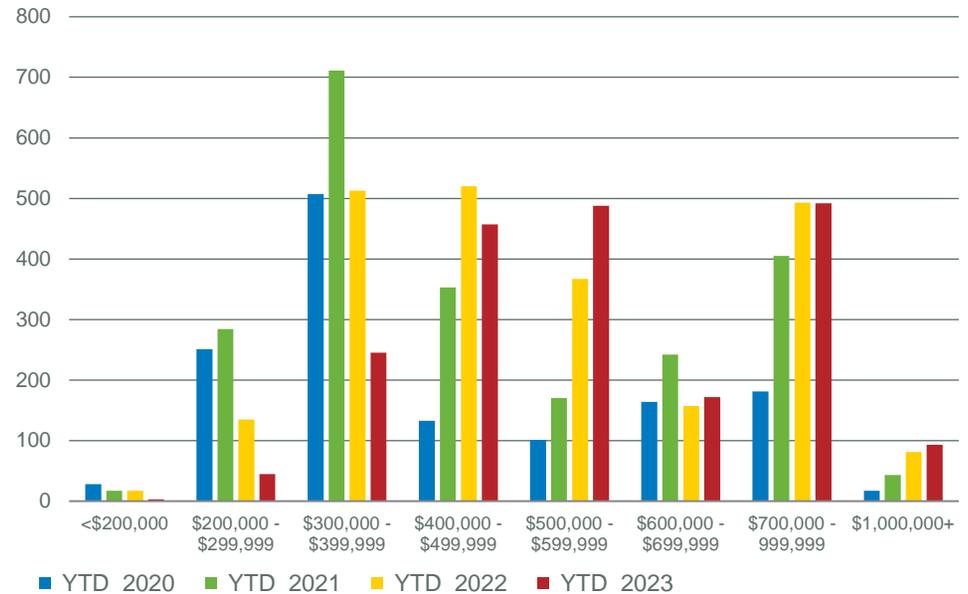
Source: CREB®

	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	233	279	238	211	197	190	179		
New Listings	150	193	280	266	268	318	248	236	276	235		
Inventory	225	255	286	286	234	269	256	246	293	285		
Days on Market	47	36	29	25	25	19	20	22	26	25		
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800	623,200	621,300	628,700		
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	530,000	542,250	539,999		
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,057	602,784	614,741		
Index	301	304	311	318	322	329	331	334	333	337		

	Oct-22	Oct-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	1	-	15	3
\$200,000 - \$249,999	1	2	23	26
\$250,000 - \$299,999	9	4	112	19
\$300,000 - \$349,999	19	6	251	78
\$350,000 - \$399,999	24	12	262	167
\$400,000 - \$449,999	18	26	253	220
\$450,000 - \$499,999	23	25	267	237
\$500,000 - \$549,999	13	19	260	301
\$550,000 - \$599,999	7	17	107	187
\$600,000 - \$649,999	4	12	69	103
\$650,000 - \$699,999	2	3	88	69
\$700,000 - \$749,999	8	9	99	74
\$750,000 - \$799,999	2	9	101	109
\$800,000 - \$849,999	4	7	112	111
\$850,000 - \$899,999	11	10	92	97
\$900,000 - \$949,999	3	-	53	46
\$950,000 - \$999,999	3	5	36	55
\$1,000,000 - \$1,299,999	5	9	72	78
\$1,300,000 - \$1,499,999	1	-	8	5
\$1,500,000 - \$1,999,999	-	4	1	10
\$2,000,000 +	-	-	-	-
	158	179	2,283	1,995

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

YTD OCTOBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

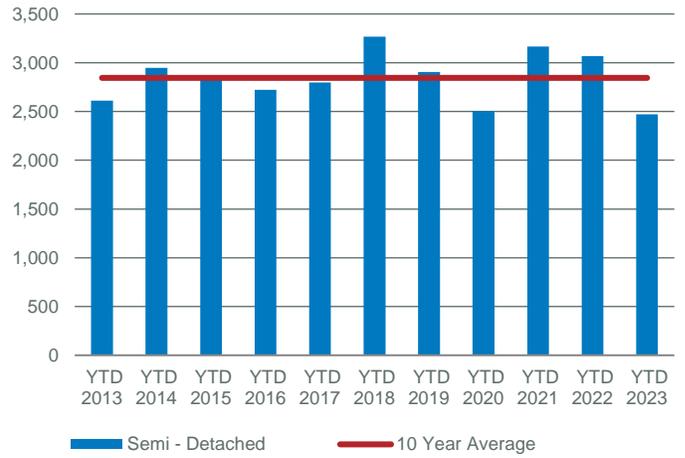
YTD OCTOBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD OCTOBER



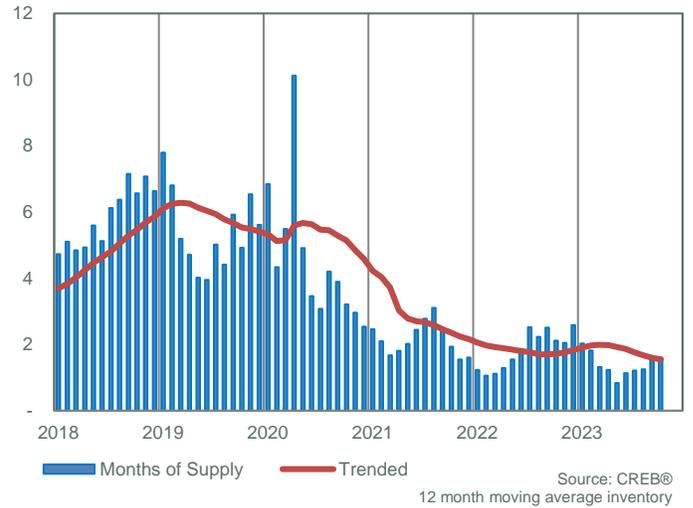
Source: CREB®

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

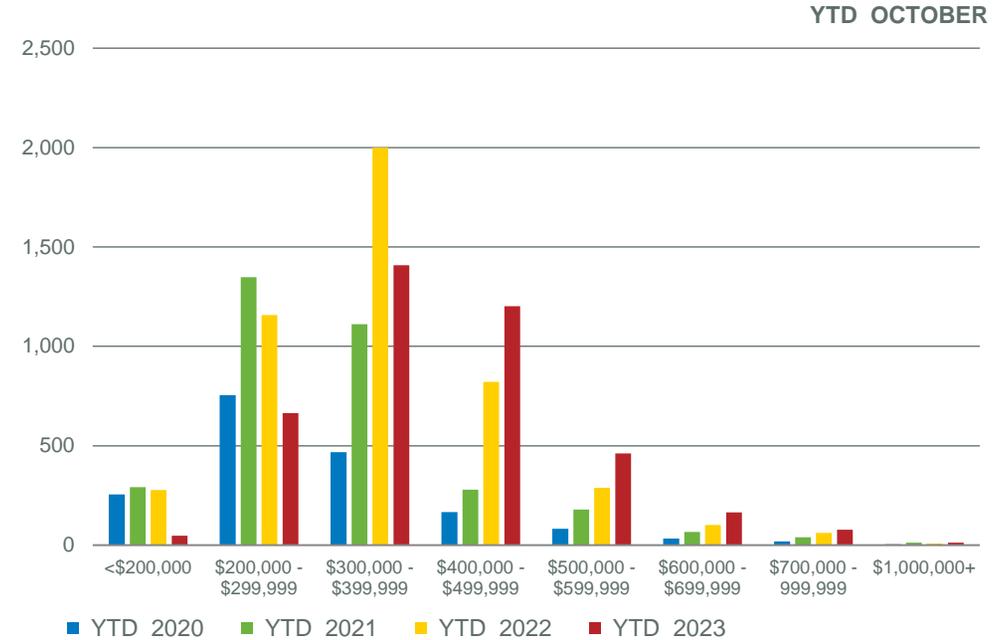


Source: CREB®

	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	387	416	496	525	467	454	397	375		
New Listings	278	361	506	438	562	608	488	486	473	420		
Inventory	315	327	402	397	406	424	399	376	388	373		
Days on Market	39	34	21	22	20	19	20	20	21	23		
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500	413,200	419,400	425,200		
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,895		
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	418,863	427,372		
Index	228	235	239	244	250	256	261	265	269	272		

	Oct-22	Oct-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	-	23	2
\$150,000 - \$199,999	17	1	255	46
\$200,000 - \$249,999	42	12	536	253
\$250,000 - \$299,999	51	35	621	411
\$300,000 - \$349,999	67	44	986	547
\$350,000 - \$399,999	73	62	1,013	861
\$400,000 - \$449,999	27	91	539	749
\$450,000 - \$499,999	15	50	283	453
\$500,000 - \$549,999	3	33	159	308
\$550,000 - \$599,999	8	17	130	154
\$600,000 - \$649,999	3	15	59	104
\$650,000 - \$699,999	3	7	42	61
\$700,000 - \$749,999	2	4	24	35
\$750,000 - \$799,999	3	1	14	25
\$800,000 - \$849,999	2	-	13	6
\$850,000 - \$899,999	-	1	9	2
\$900,000 - \$949,999	-	1	-	5
\$950,000 - \$999,999	-	-	1	5
\$1,000,000 - \$1,299,999	-	-	4	11
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	1	1	3	2
\$2,000,000 +	1	-	1	-
	320	375	4,715	4,040

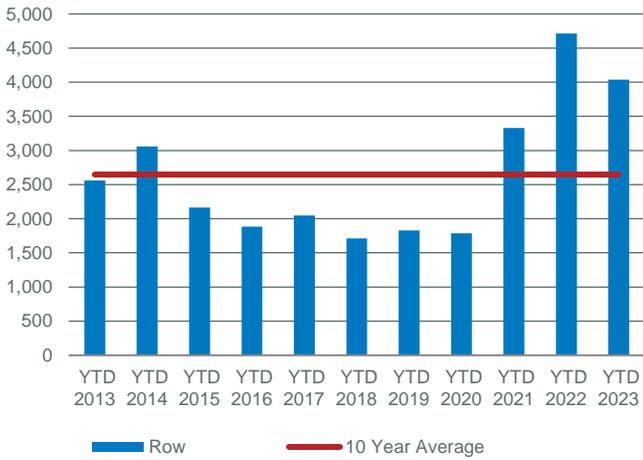
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD OCTOBER



Source: CREB®

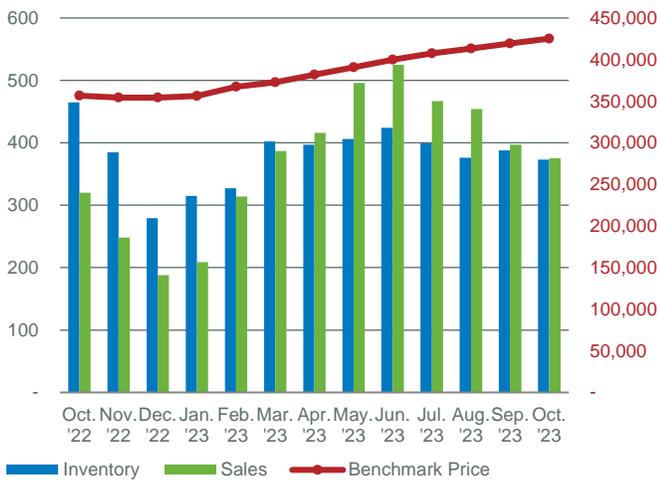
CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



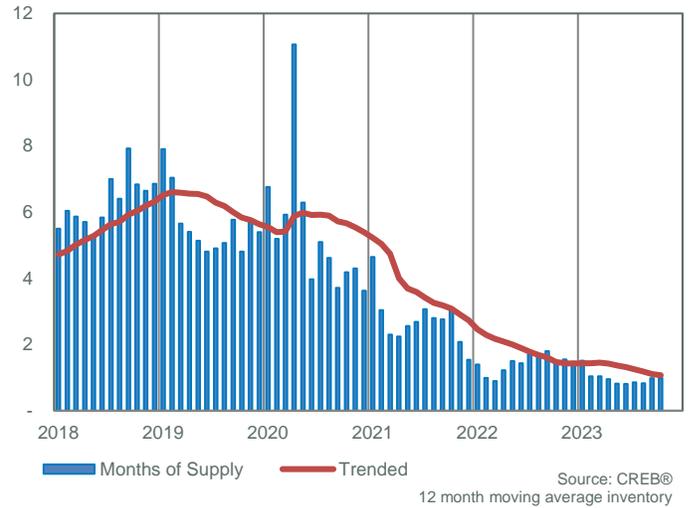
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



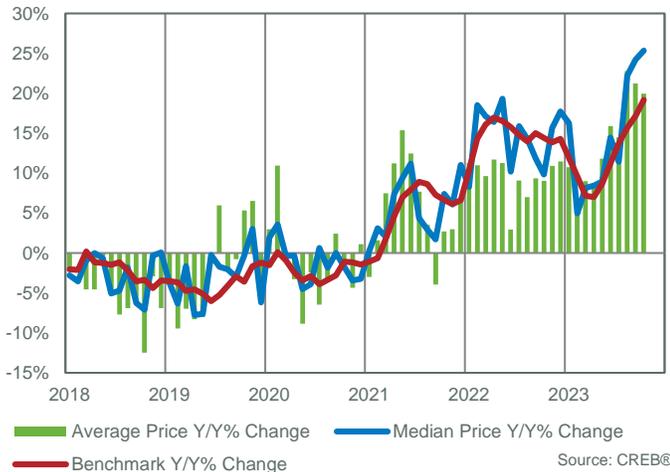
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

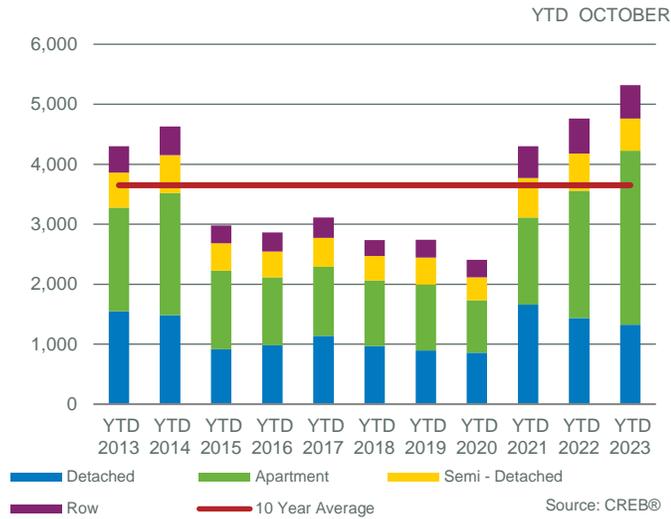
CITY OF CALGARY ROW PRICES



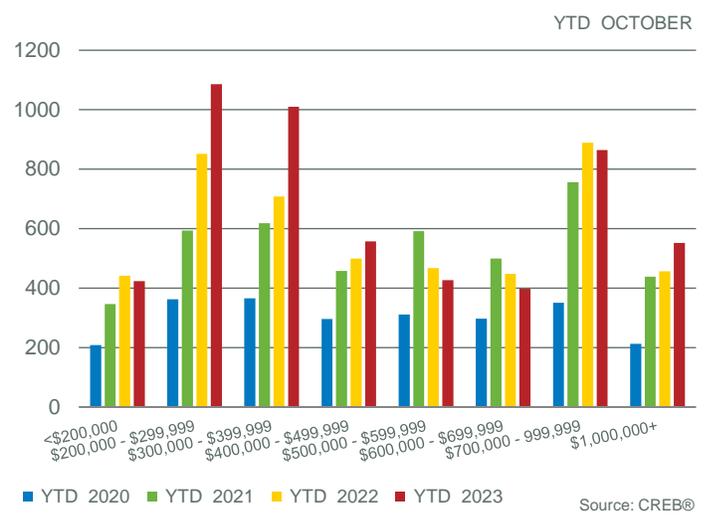
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



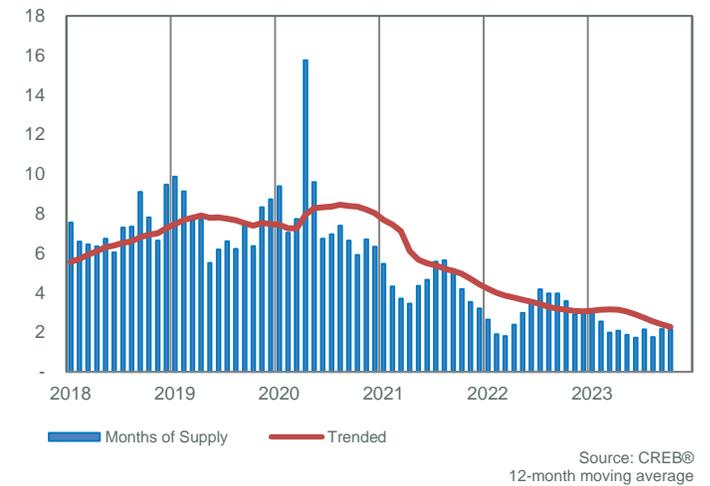
CITY CENTRE TOTAL SALES BY PRICE RANGE



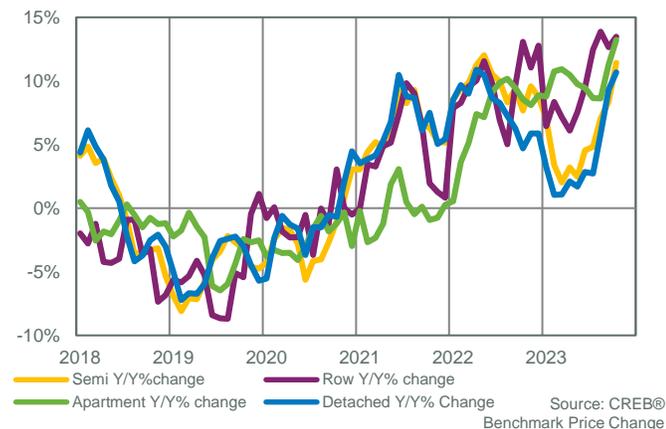
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

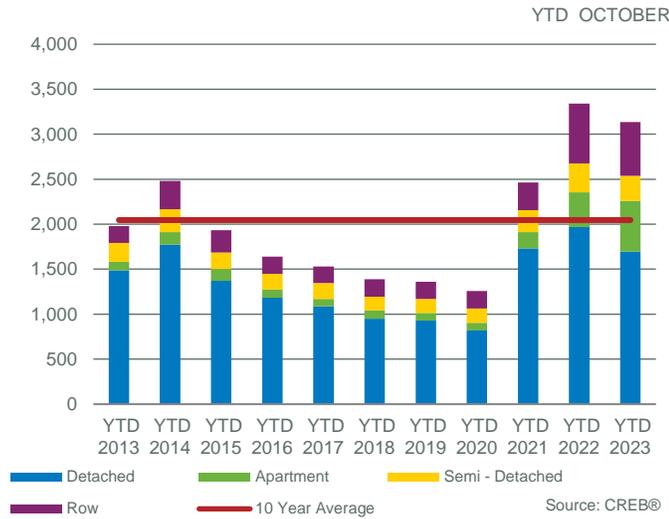


CITY CENTRE PRICES

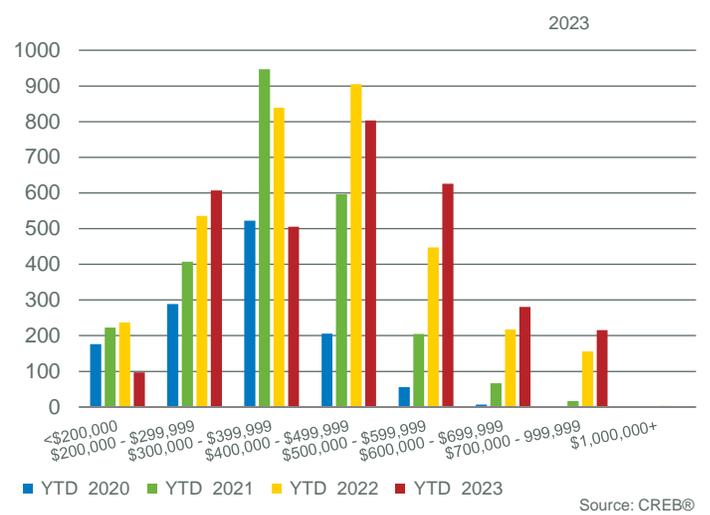


**NORTHEAST**

**NORTHEAST TOTAL SALES**



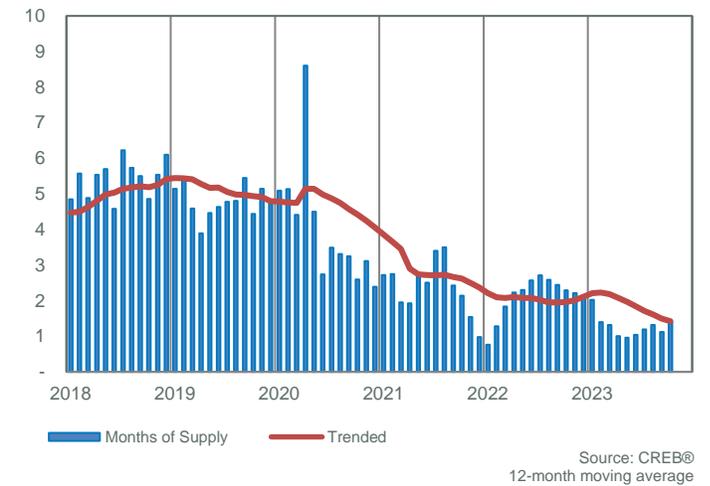
**NORTHEAST TOTAL SALES BY PRICE RANGE**



**NORTHEAST INVENTORY AND SALES**



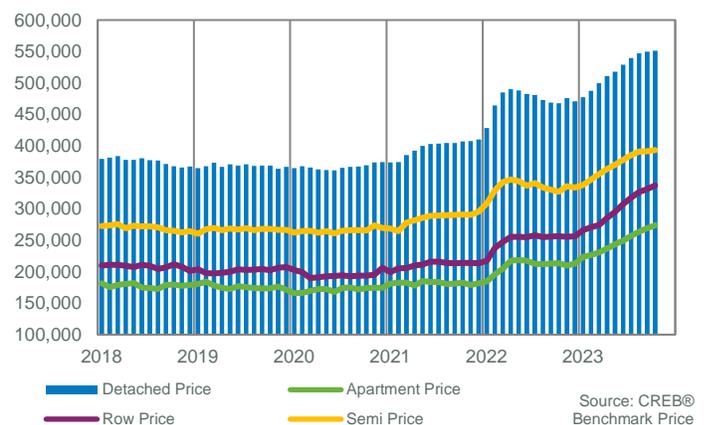
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

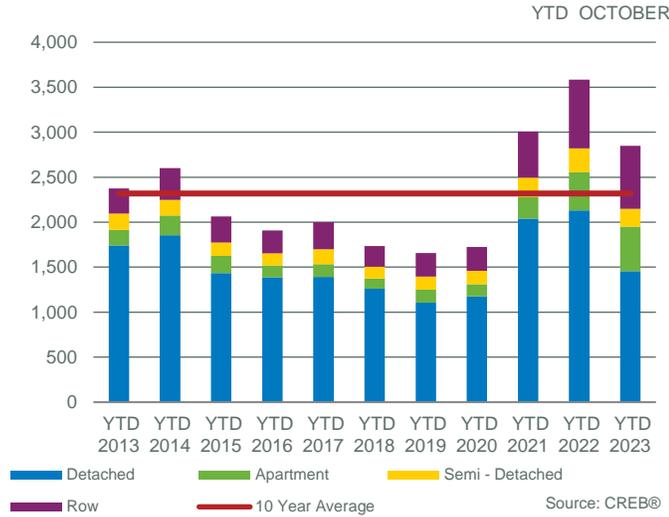


**NORTHEAST PRICES**

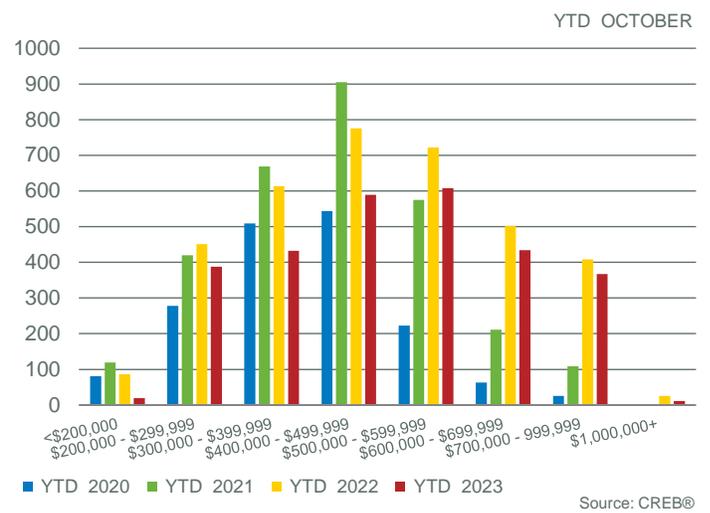


**NORTH**

**NORTH TOTAL SALES**



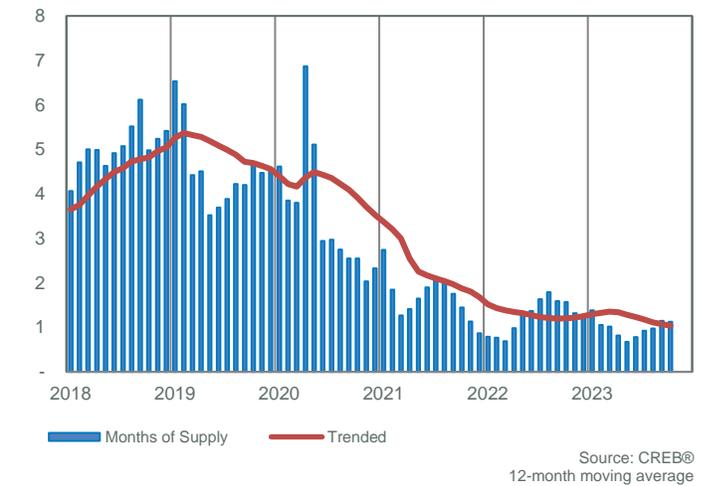
**NORTH TOTAL SALES BY PRICE RANGE**



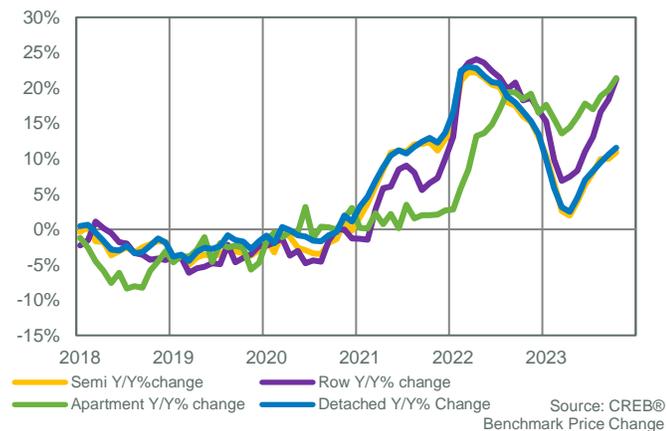
**NORTH INVENTORY AND SALES**



**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

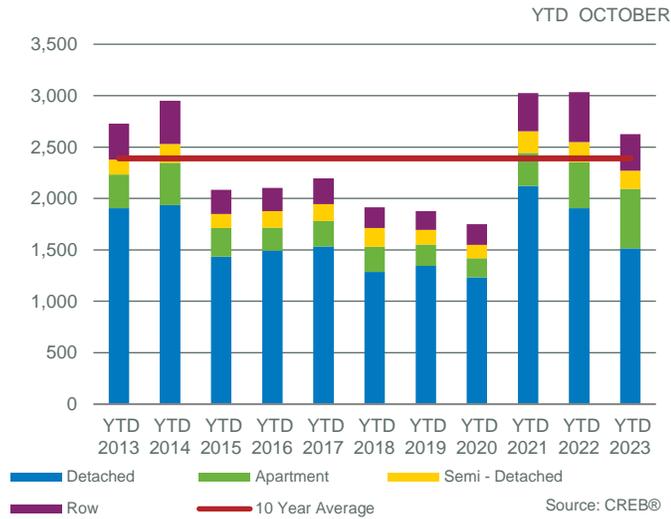


**NORTH PRICES**

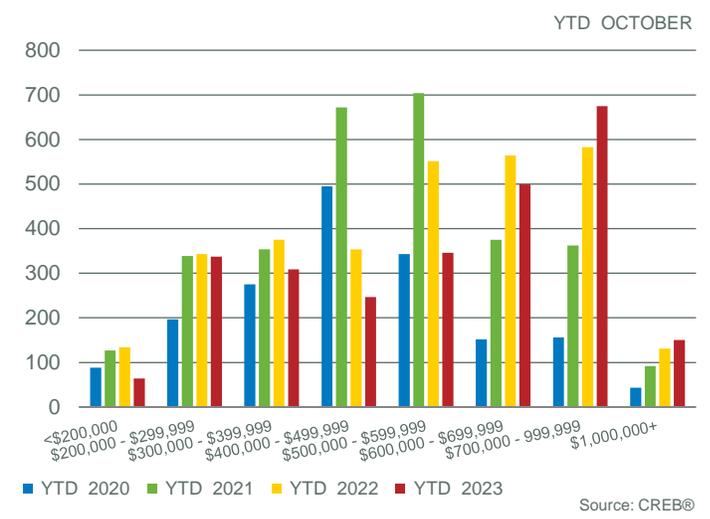


**NORTHWEST**

**NORTHWEST TOTAL SALES**



**NORTHWEST TOTAL SALES BY PRICE RANGE**



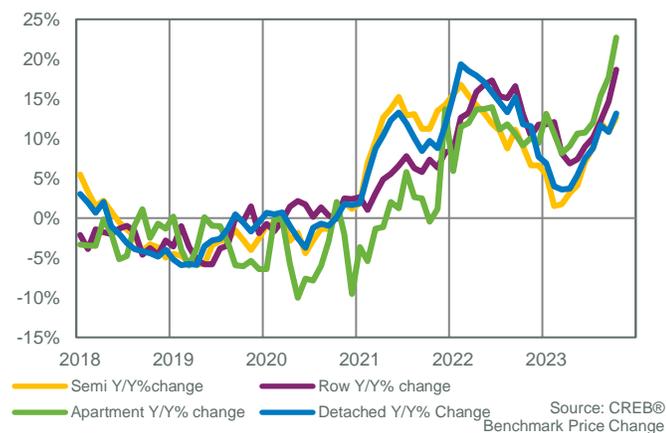
**NORTHWEST INVENTORY AND SALES**



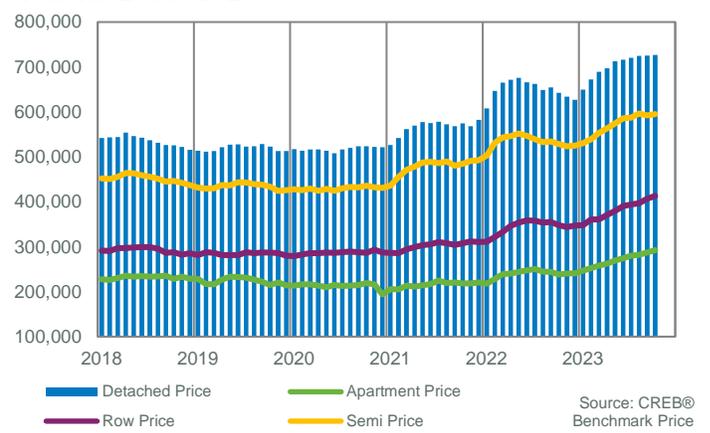
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

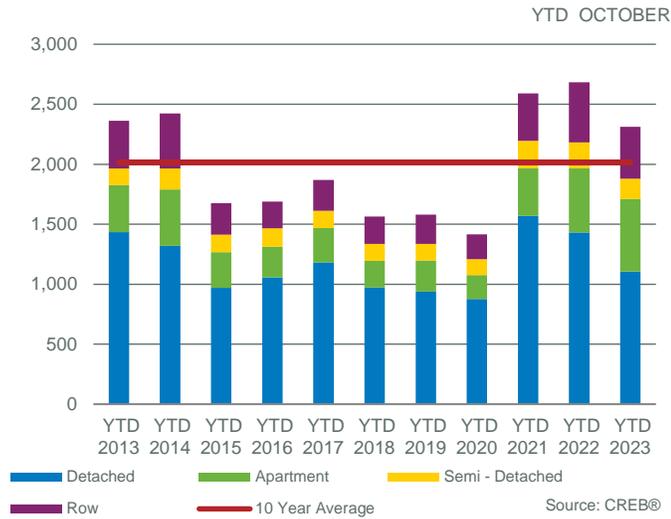


**NORTHWEST PRICES**

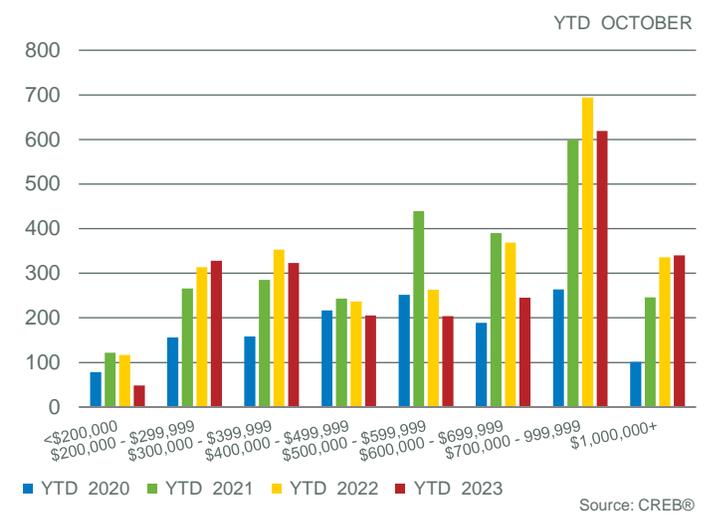


WEST

WEST TOTAL SALES



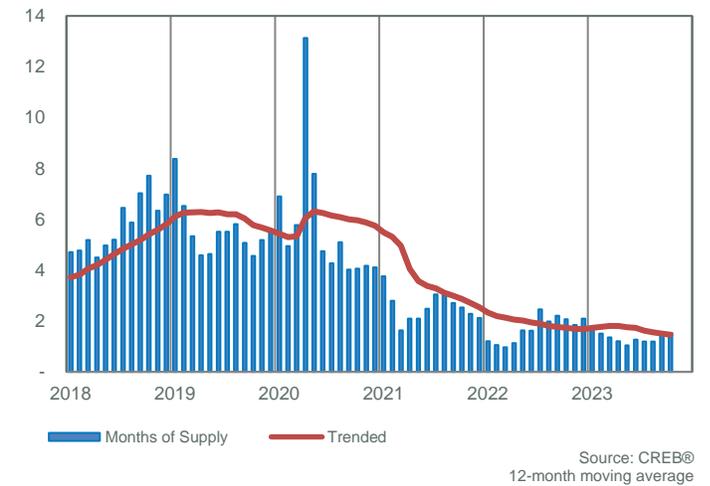
WEST TOTAL SALES BY PRICE RANGE



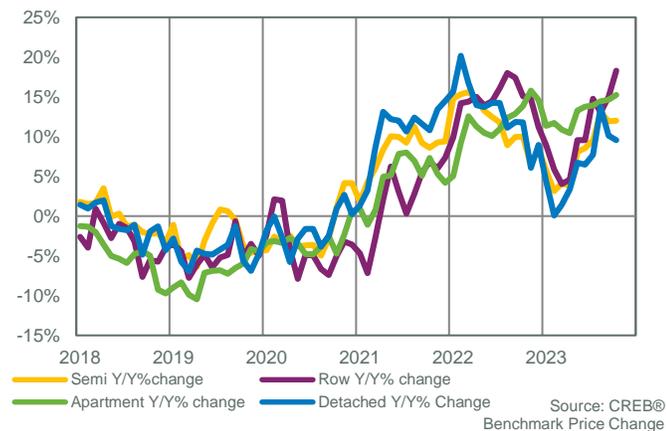
WEST INVENTORY AND SALES



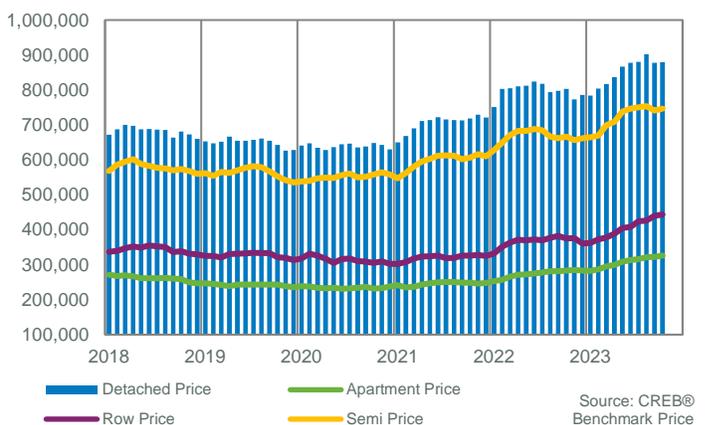
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

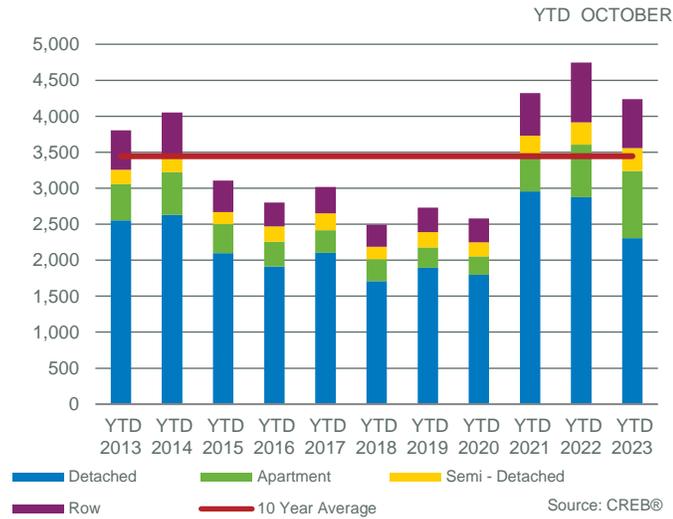


WEST PRICES

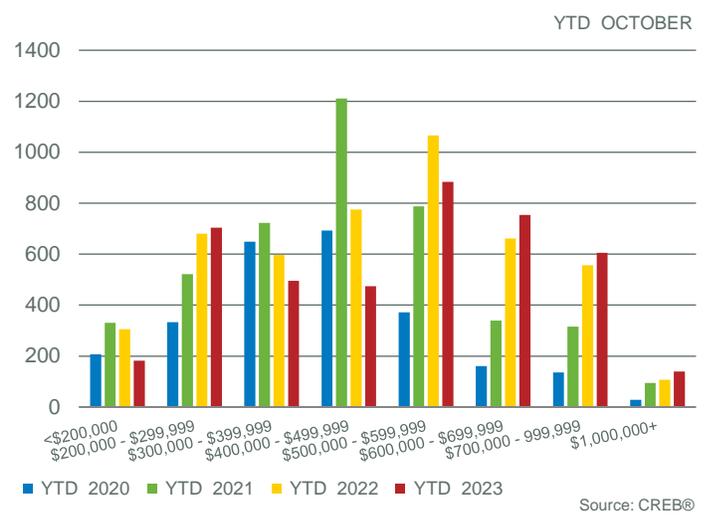


**SOUTH**

**SOUTH TOTAL SALES**



**SOUTH TOTAL SALES BY PRICE RANGE**



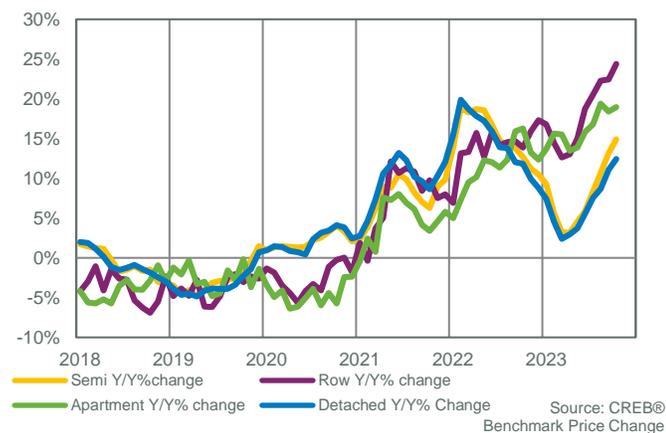
**SOUTH INVENTORY AND SALES**



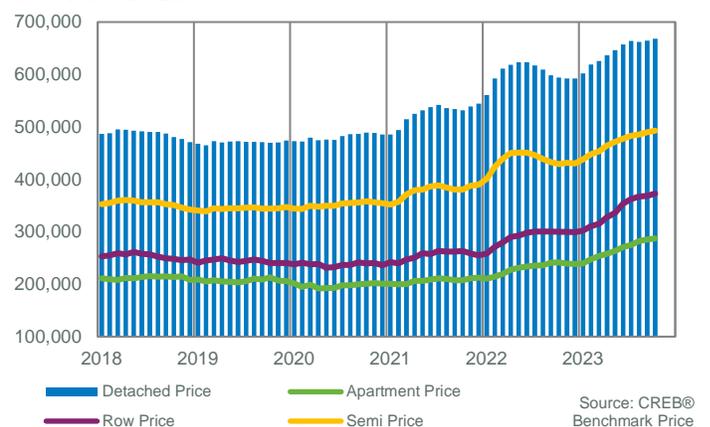
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

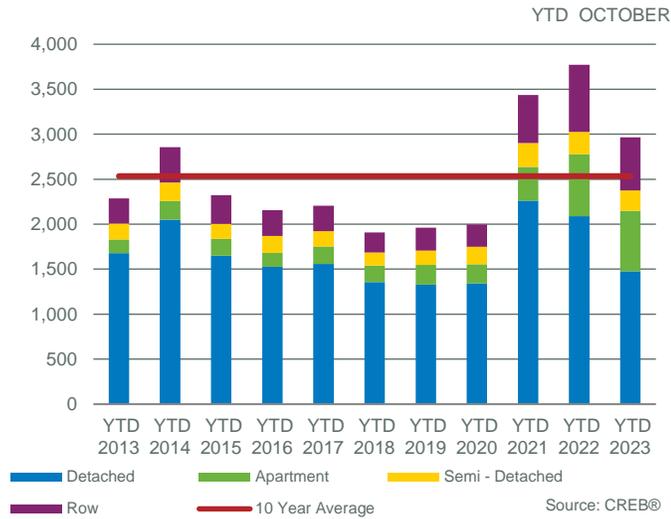


**SOUTH PRICES**

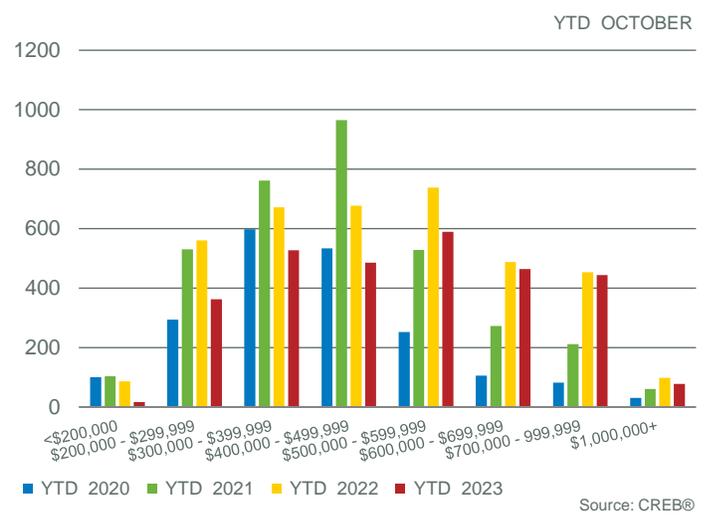


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



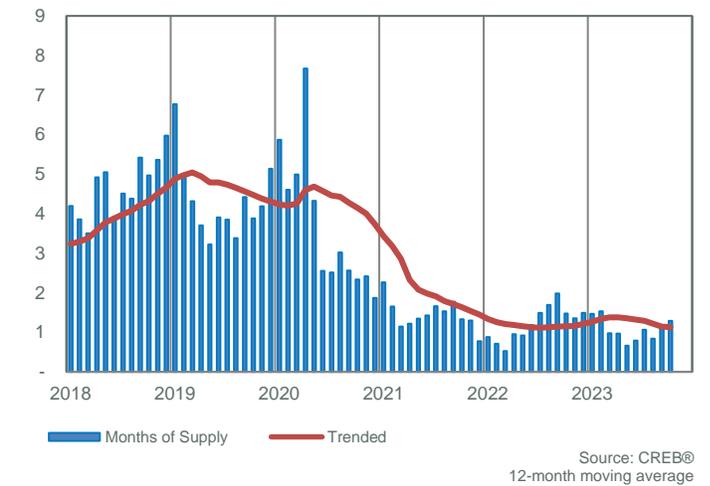
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



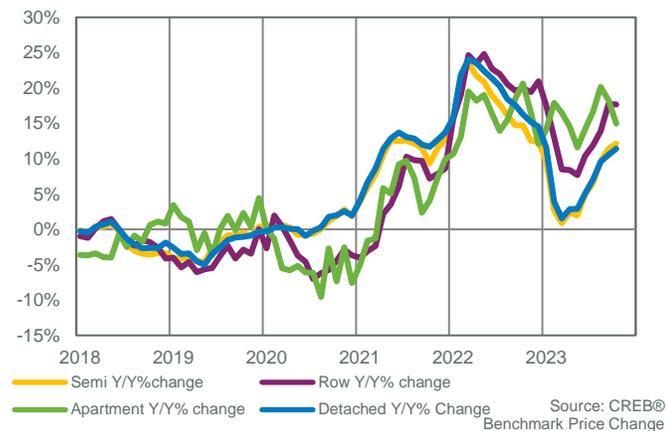
**SOUTHEAST INVENTORY AND SALES**



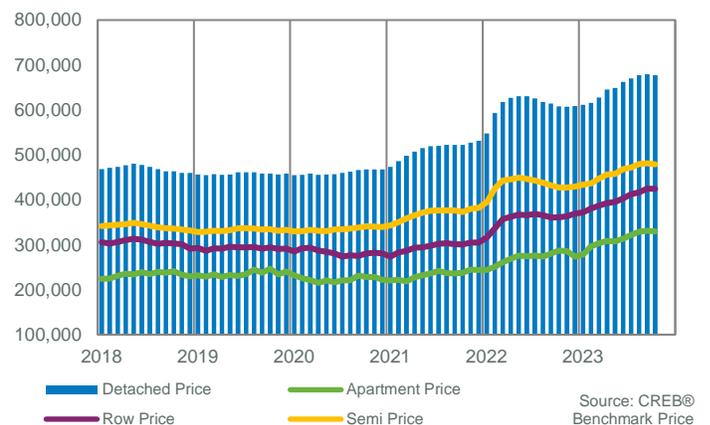
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

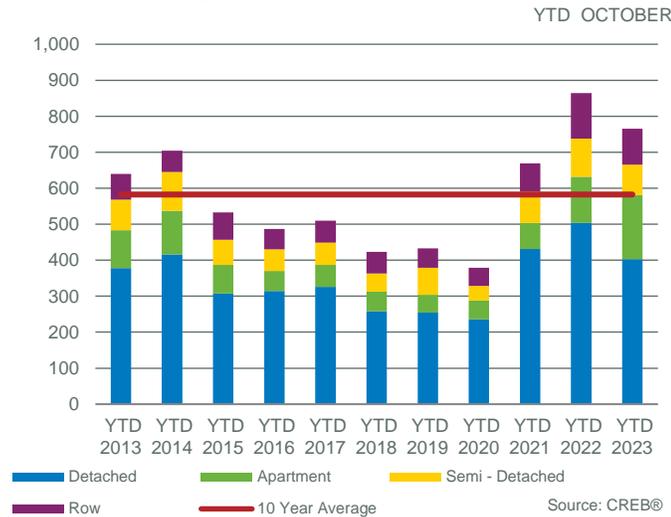


**SOUTHEAST PRICES**

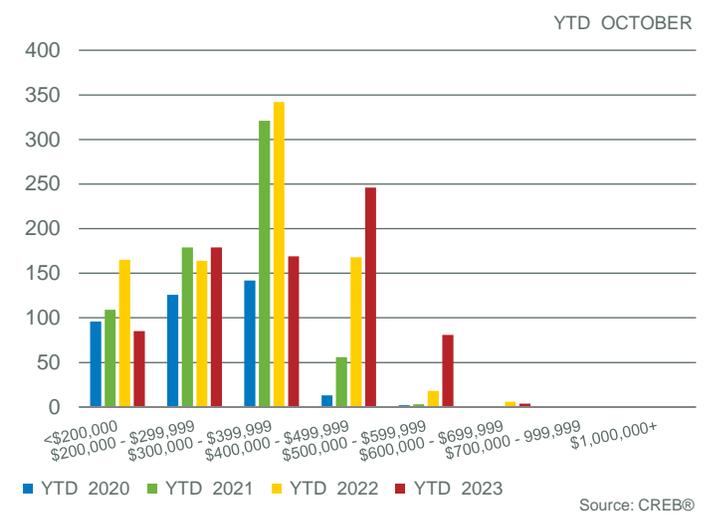


**EAST**

**EAST TOTAL SALES**



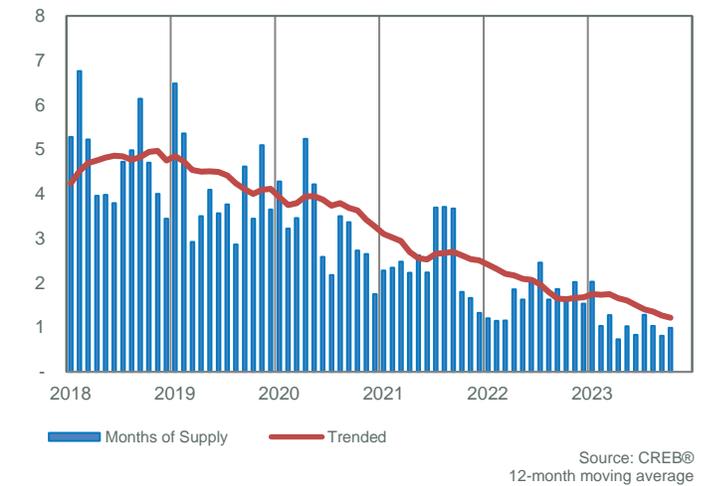
**EAST TOTAL SALES BY PRICE RANGE**



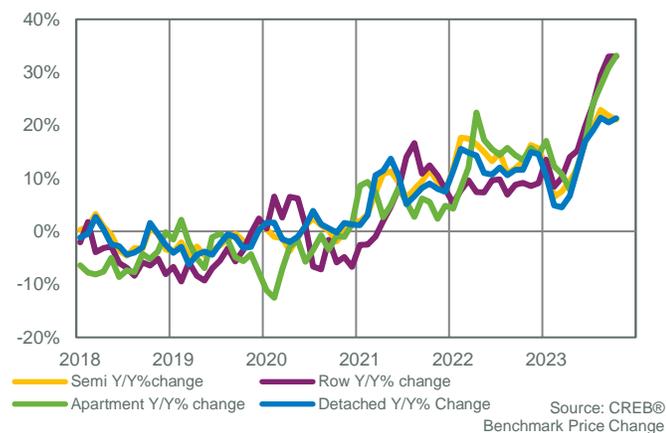
**EAST INVENTORY AND SALES**



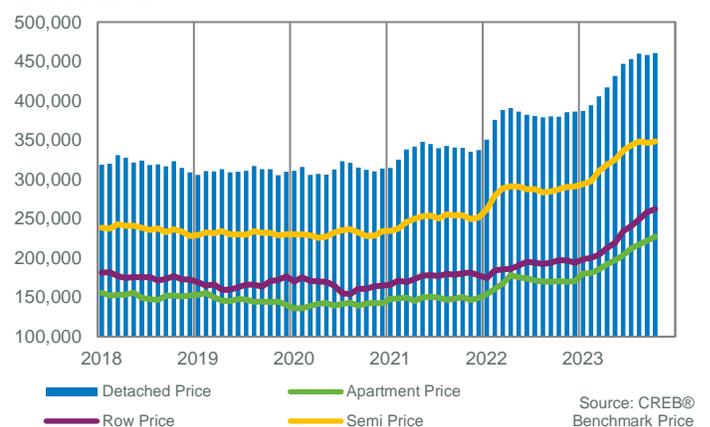
**EAST MONTHS OF INVENTORY**

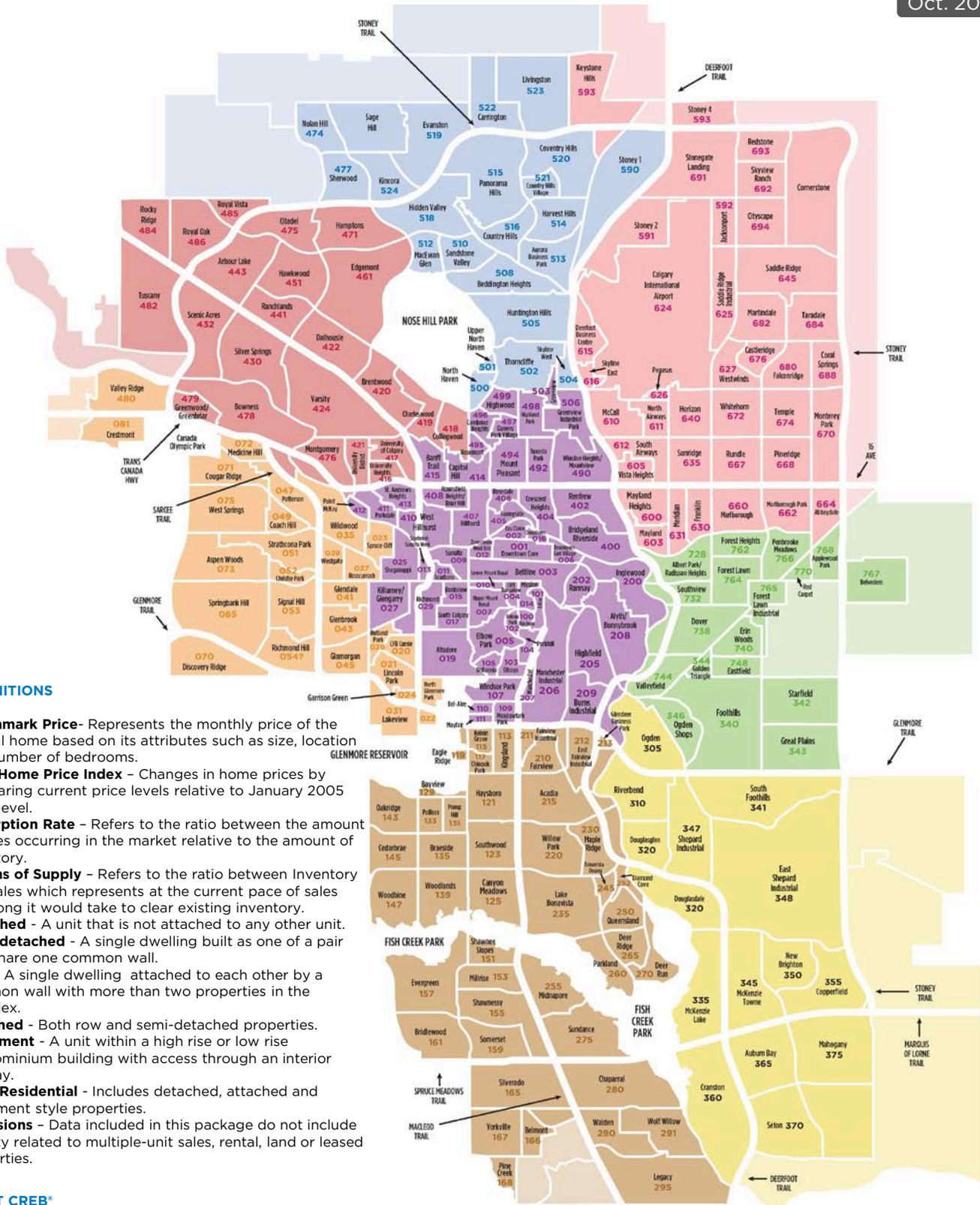


**EAST PRICE CHANGE**



**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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