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MONTHLY STATISTICS PACKAGE

City of Calgary

March 2024



creb.com

March 2024

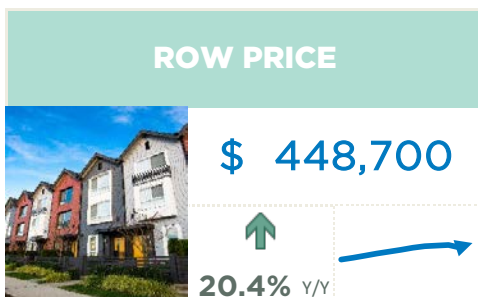
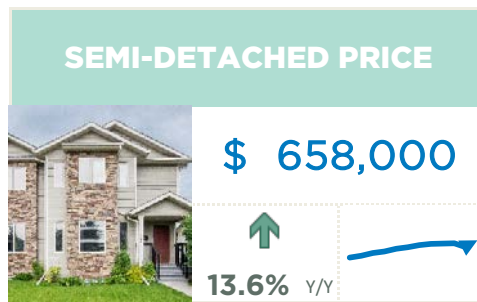
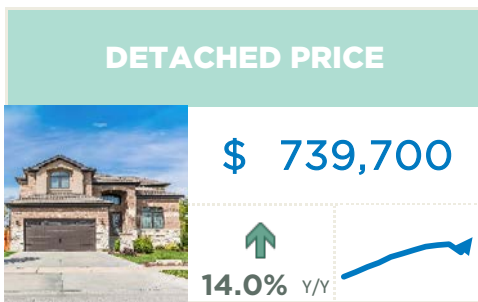
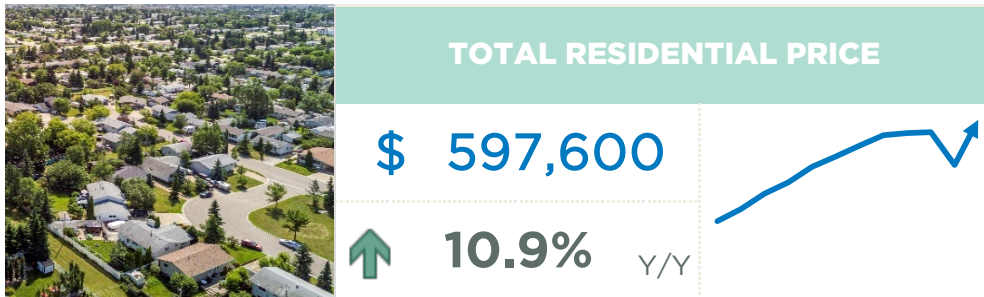
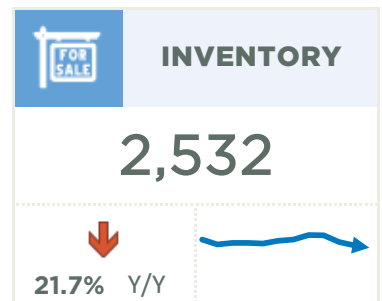
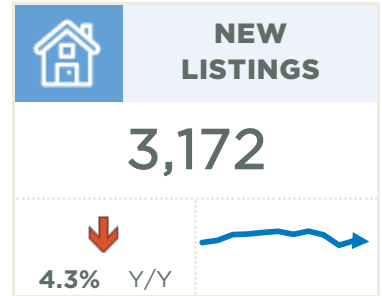
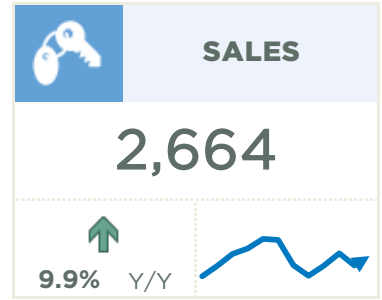
March reflects strong seller's market and price increases

City of Calgary, April 1, 2024 – March sales rose to 2,664 units, a 10 per cent year-over-year gain and much higher than long-term trends. While new listings did pick up over last month, the 3,172 units were still below what we typically see in March and not enough relative to sales to drive any change in the supply situation. In March, the sales-to-new listings ratio rose to 84 per cent, and the months of supply fell below one month.

“We have not seen March conditions this tight since 2006, which is also the last time we reported high levels of interprovincial migration and a months-of-supply below one month,” said Ann-Marie Lurie, Chief Economist at CREB®. “Moreover, we are entering the third consecutive year of a market favouring the seller as the two-year spike in migration has driven up demand and contributed to the drop in re-sale and rental supply. Given supply adjustments take time, it is not a surprise that we continue to see upward pressure on home prices.”

Inventory levels have declined across properties priced below \$1,000,000, with the steepest declines occurring for homes priced below \$500,000. In March, there were 2,532 units in inventory, 22 per cent lower than last year and half the levels we traditionally see in March.

In March, the unadjusted total residential benchmark price rose to \$597,600, a two per cent gain over last month and nearly 11 per cent higher than last year. Prices have increased across all property types, with the most significant year-over-year gains occurring for the relatively more affordable row and apartment-style homes.



March 2024

March 2024

	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	1,151	1%	1,386	-14%	1,113	-28%	83%	0.97	-29%	\$739,700	14%
Semi	250	15%	260	-7%	205	-28%	96%	0.82	-38%	\$658,000	14%
Row	449	16%	536	6%	355	-12%	84%	0.79	-24%	\$448,700	20%
Apartment	814	20%	990	8%	859	-14%	82%	1.06	-29%	\$337,700	17%
Total Residential	2,664	10%	3,172	-4%	2,532	-22%	84%	0.95	-29%	\$597,600	11%

Year-to-Date

March 2024

	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	2,838	14%	3,534	-2%	1,054	-20%	80%	1.11	-30%	\$721,067	13%
Semi	572	22%	707	13%	216	-16%	81%	1.13	-31%	\$640,700	13%
Row	1,098	21%	1,315	15%	306	-12%	83%	0.84	-27%	\$437,200	20%
Apartment	1,940	31%	2,464	14%	771	-13%	79%	1.19	-33%	\$330,433	18%
Total Residential	6,448	20%	8,020	6%	2,347	-17%	80%	1.09	-31%	\$584,967	10%



Detached

Detached home sales rose in March but were likely limited by the level of new listings coming onto the market. New listings in March were 1,386 units, compared to the 1,151 sales, causing the sales-to-new listings ratio to rise to 83 per cent. Inventories also remained relatively stable compared to last month but were 24 per cent lower than last year's levels and nearly 60 per cent lower than long-term trends for March. Inventory levels dropped across all price ranges, but the most significant fall was in the lower price point. Overall, 71 per cent of the available inventory in March was priced above \$700,000. Low inventories compared to sales caused the months of supply to drop below one month, driving further price gains. The unadjusted detached benchmark price rose to \$739,700, a monthly gain of nearly three per cent and a year-over-year gain of 14 per cent. The largest year-over-year gains occurred in the most affordable North East and East districts.



Semi-Detached

Supply availability continues to weigh on the semi-detached sector of the market. In March, 260 new listings were met with 250 sales, causing the sale-to-new listings ratio to rise to 96 per cent. This prevented inventories from improving, and the months of supply dropped below one month. Inventory declines have been driven mainly by properties priced below \$600,000. Limited supply and growing demand drove further price gains in March. The unadjusted benchmark price reached \$658,000, nearly three per cent higher than last month and a 14 per cent gain over last March. Prices rose across all districts in the city, with year-over-year gains ranging from a low of 11 per cent in the highest-priced area of the City Centre to 25 per cent in the lowest-priced market in the East district.



Row

Both sales and new listings rose in March. However, with 536 new listings and 449 sales, the sales-to-new listings ratio rose to 84 per cent, preventing any significant monthly change in inventory levels. With 355 units available, inventory levels were 12 per cent below last year's and 53 per cent below long-term trends for March. The decline in inventory levels was driven by properties priced below \$400,000, as inventory levels rose 35 per cent for units priced above \$400,000. The unadjusted benchmark price trended up in March, reaching \$448,700, a monthly gain of nearly three per cent and over 20 per cent higher than levels reported at this time last year. The higher-priced City Centre reported the slowest growth in benchmark prices, with the highest growth reported in the city's most affordable districts.

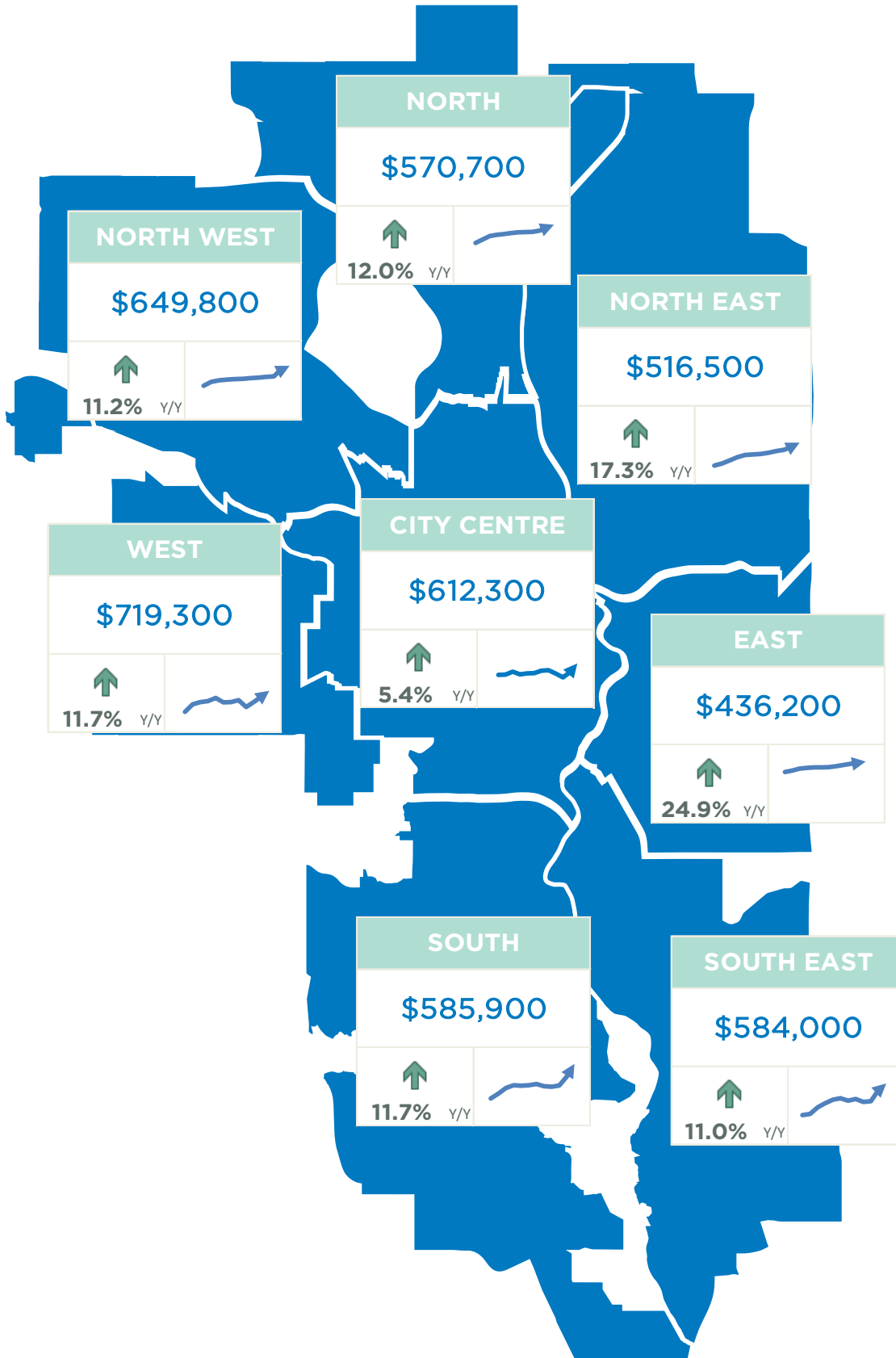


Apartment

Sales in March reached 814 units, contributing to the first quarter's record-high sales of 1,940 units, nearly 31 per cent higher than last year. New listings also improved throughout the first three months of the year, but with a March sales-to-new-listings ratio of 82 per cent and a months-of-supply of one month, conditions favoured apartment condominium sellers. Demand for lower-priced homes has supported the growth of apartment-style properties, but the tight conditions have also contributed to further price gains. In March, the benchmark prices reached \$337,700, over two per cent higher than last month and 17 per cent higher than levels reported last March.

March 2024

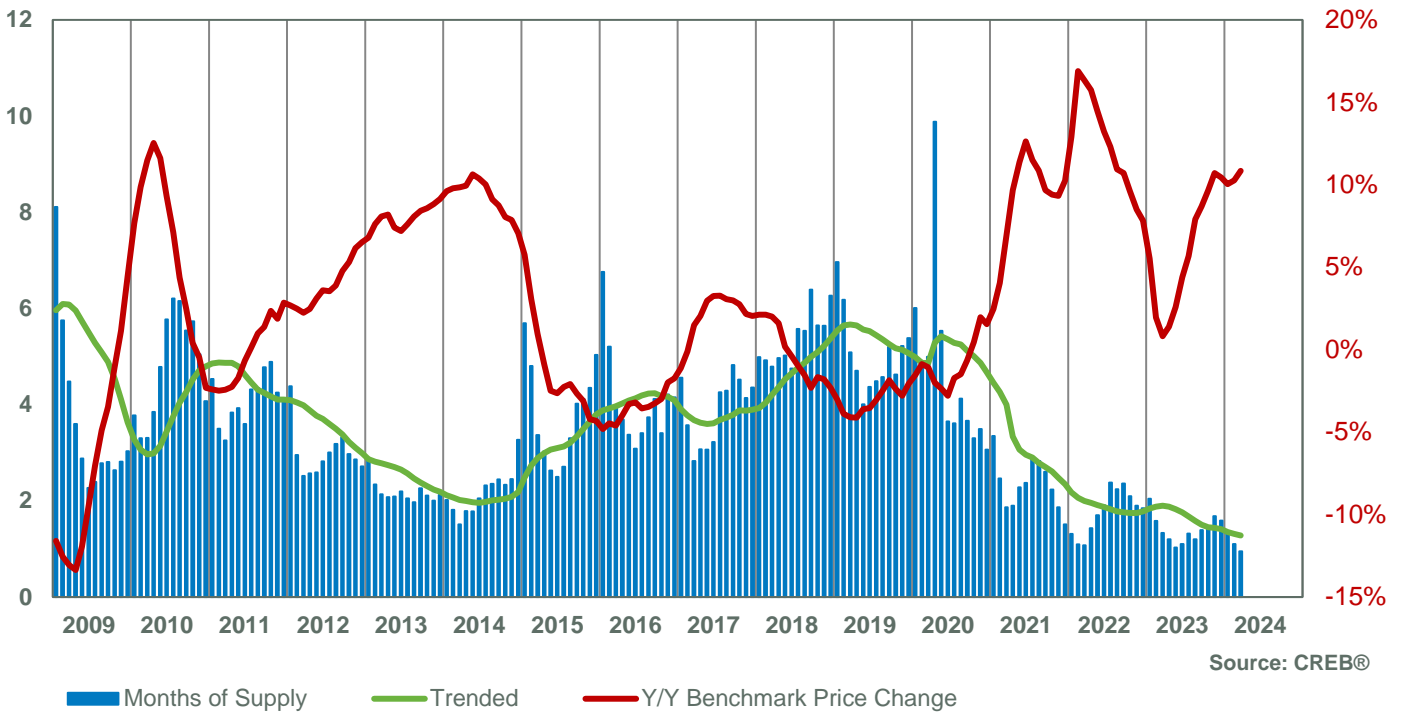
District Total Residential Benchmark Price



	Mar-23	Mar-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
CITY OF CALGARY						
Total Sales	2,424	2,664	9.90%	5,359	6,448	20.32%
Total Sales Volume	\$1,299,027,704	\$1,588,256,990	22.27%	\$2,788,771,043	\$3,772,423,333	35.27%
New Listings	3,314	3,172	-4.28%	7,552	8,020	6.20%
Inventory	3,235	2,532	-21.73%	2,811	2,347	-16.51%
Months of Supply	1.33	0.95	-28.78%	1.57	1.09	-30.61%
Sales to New Listings	73.14%	83.98%	10.84%	70.96%	80.40%	9.44%
Sales to List Price	99.80%	101.71%	1.91%	99.39%	101.01%	1.62%
Days on Market	27	20	-24.28%	32	25	-22.64%
Benchmark Price	\$539,100	\$597,600	10.85%	\$529,900	\$584,967	10.39%
Median Price	\$485,500	\$557,000	14.73%	\$472,500	\$545,000	15.34%
Average Price	\$535,903	\$596,193	11.25%	\$520,390	\$585,053	12.43%
Index	251	278	10.89%	247	265	7.68%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

	Mar-23	Mar-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
DETACHED						
Total Sales	1,141	1,151	0.88%	2,495	2,838	13.75%
Total Sales Volume	\$806,845,773	\$922,351,621	14.32%	\$1,722,152,221	\$2,220,412,021	28.93%
New Listings	1,609	1,386	-13.86%	3,624	3,534	-2.48%
Inventory	1,544	1,113	-27.91%	1,324	1,054	-20.37%
Months of Supply	1.35	0.97	-28.54%	1.59	1.11	-30.00%
Sales to New Listings Ratio	70.91%	83.04%	12.13%	68.85%	80.31%	11.46%
Sales to List Price Ratio	100.09%	101.80%	1.71%	99.67%	101.09%	1.41%
Days on Market	26	20	-23.38%	31	25	-19.47%
Benchmark Price	\$648,800	\$739,700	14.01%	\$636,667	\$721,067	13.26%
Median Price	\$635,000	\$718,400	13.13%	\$618,000	\$710,000	14.89%
Average Price	\$707,139	\$801,348	13.32%	\$690,241	\$782,386	13.35%
APARTMENT						
Total Sales	679	814	19.88%	1,486	1,940	30.55%
Total Sales Volume	\$207,392,893	\$277,827,556	33.96%	\$435,095,822	\$654,293,173	50.38%
New Listings	919	990	7.73%	2,160	2,464	14.07%
Inventory	1,003	859	-14.36%	884	771	-12.75%
Months of Supply	1.48	1.06	-28.56%	1.78	1.19	-33.16%
Sales to New Listings Ratio	73.88%	82.22%	8.34%	68.80%	78.73%	9.94%
Sales to List Price Ratio	98.60%	100.88%	2.28%	98.30%	100.15%	1.85%
Days on Market	32	23	-27.79%	36	27	-24.25%
Benchmark Price	\$288,500	\$337,700	17.05%	\$280,900	\$330,433	17.63%
Median Price	\$268,000	\$317,500	18.47%	\$265,000	\$315,000	18.87%
Average Price	\$305,439	\$341,311	11.74%	\$292,797	\$337,265	15.19%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	217	250	15.21%	468	572	22.22%
Total Sales Volume	\$133,265,385	\$172,308,669	29.30%	\$279,918,303	\$387,098,455	38.29%
New Listings	280	260	-7.14%	623	707	13.48%
Inventory	286	205	-28.32%	255	216	-15.54%
Months of Supply	1.32	0.82	-37.78%	1.64	1.13	-30.89%
Sales to New Listings Ratio	77.50%	96.15%	18.65%	75.12%	80.91%	5.78%
Sales to List Price Ratio	100.19%	101.65%	1.46%	99.77%	101.24%	1.47%
Days on Market	29	21	-26.87%	35	26	-26.03%
Benchmark Price	\$579,300	\$658,000	13.59%	\$569,267	\$640,700	12.55%
Median Price	\$550,000	\$620,000	12.73%	\$538,250	\$610,000	13.33%
Average Price	\$614,126	\$689,235	12.23%	\$598,116	\$676,746	13.15%
CITY OF CALGARY ROW						
Total Sales	387	449	16.02%	910	1,098	20.66%
Total Sales Volume	\$151,523,652	\$215,769,144	42.40%	\$351,604,697	\$510,619,683	45.23%
New Listings	506	536	5.93%	1,145	1,315	14.85%
Inventory	402	355	-11.69%	348	306	-12.07%
Months of Supply	1.04	0.79	-23.89%	1.15	0.84	-27.12%
Sales to New Listings Ratio	76.48%	83.77%	7.29%	79.48%	83.50%	4.02%
Sales to List Price Ratio	100.81%	102.99%	2.17%	100.22%	102.23%	2.01%
Days on Market	21	17	-18.42%	30	22	-27.47%
Benchmark Price	\$372,800	\$448,700	20.36%	\$365,467	\$437,200	19.63%
Median Price	\$380,000	\$465,000	22.37%	\$375,000	\$456,250	21.67%
Average Price	\$391,534	\$480,555	22.74%	\$386,379	\$465,045	20.36%

For a list of definitions, see page 29.

March 2024	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	130	196	66.33%	227	1.75	\$922,700	12.98%	3.90%
North East	159	208	76.44%	175	1.10	\$592,500	18.59%	2.49%
North	151	169	89.35%	124	0.82	\$681,300	14.37%	1.60%
North West	140	159	88.05%	102	0.73	\$777,400	12.78%	1.48%
West	121	139	87.05%	111	0.92	\$940,900	15.21%	2.73%
South	236	277	85.20%	204	0.86	\$711,800	13.78%	3.82%
South East	158	181	87.29%	124	0.78	\$709,800	13.12%	1.95%
East	41	48	85.42%	29	0.71	\$515,400	27.04%	3.20%
TOTAL CITY	1,151	1,386	83.04%	1,113	0.97	\$739,700	14.01%	2.55%
Apartment								
City Centre	380	510	74.51%	519	1.37	\$354,500	12.18%	2.55%
North East	48	56	85.71%	40	0.83	\$301,300	30.55%	3.50%
North	62	65	95.38%	40	0.65	\$322,300	24.25%	1.54%
North West	64	72	88.89%	55	0.86	\$309,400	19.74%	1.28%
West	71	78	91.03%	57	0.80	\$349,000	18.26%	2.32%
South	92	111	82.88%	80	0.87	\$311,300	22.66%	2.94%
South East	77	79	97.47%	54	0.70	\$362,000	19.16%	2.52%
East	20	19	105.26%	14	0.70	\$249,400	34.45%	3.19%
TOTAL CITY	814	990	82.22%	859	1.06	\$337,700	17.05%	2.46%
Semi-detached								
City Centre	80	83	96.39%	98	1.23	\$894,500	11.02%	3.18%
North East	27	38	71.05%	28	1.04	\$427,900	20.47%	2.59%
North	24	25	96.00%	13	0.54	\$523,400	14.60%	2.31%
North West	21	21	100.00%	15	0.71	\$638,800	15.47%	2.00%
West	23	16	143.75%	16	0.70	\$782,000	11.87%	2.92%
South	33	35	94.29%	14	0.42	\$521,800	15.04%	3.29%
South East	30	32	93.75%	19	0.63	\$504,800	12.91%	2.04%
East	12	10	120.00%	2	0.17	\$387,800	24.94%	3.33%
TOTAL CITY	250	260	96.15%	205	0.82	\$658,000	13.59%	2.96%
Row								
City Centre	64	79	81.01%	67	1.05	\$594,400	15.28%	1.52%
North East	65	81	80.25%	58	0.89	\$363,500	32.66%	4.54%
North	68	83	81.93%	44	0.65	\$423,000	17.43%	2.27%
North West	37	42	88.10%	31	0.84	\$445,000	23.44%	3.10%
West	62	70	88.57%	39	0.63	\$465,700	23.10%	4.14%
South	63	81	77.78%	50	0.79	\$401,800	27.43%	3.37%
South East	75	81	92.59%	53	0.71	\$456,500	17.90%	2.47%
East	12	16	75.00%	9	0.75	\$284,900	39.45%	3.79%
TOTAL CITY	449	536	83.77%	355	0.79	\$448,700	20.36%	2.79%

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

City of Calgary

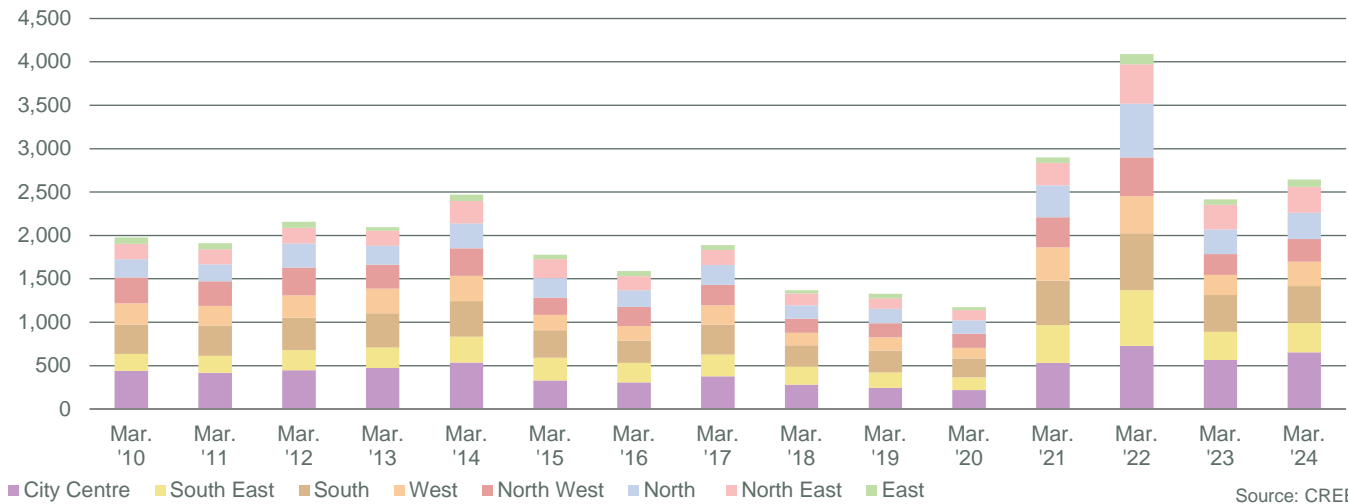
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Mar. 2024

TOTAL SALES

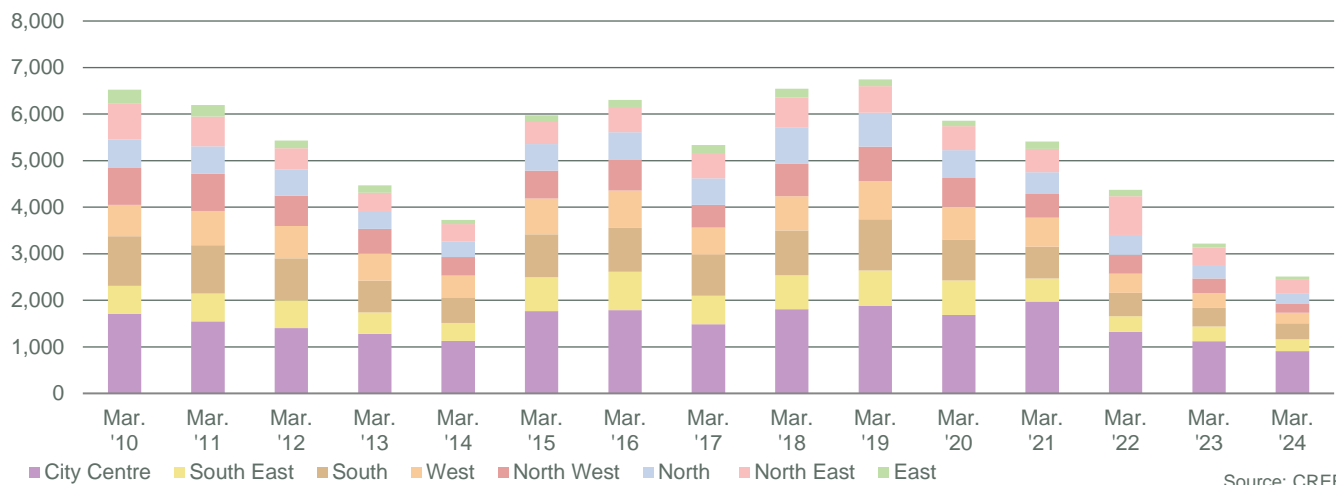
MARCH



Source: CREB®

TOTAL INVENTORY

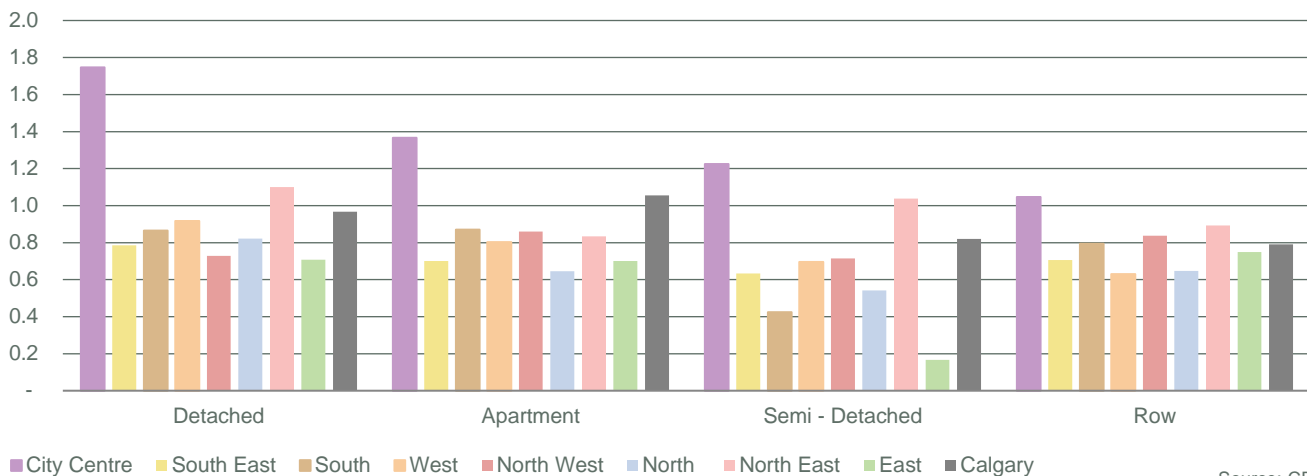
MARCH



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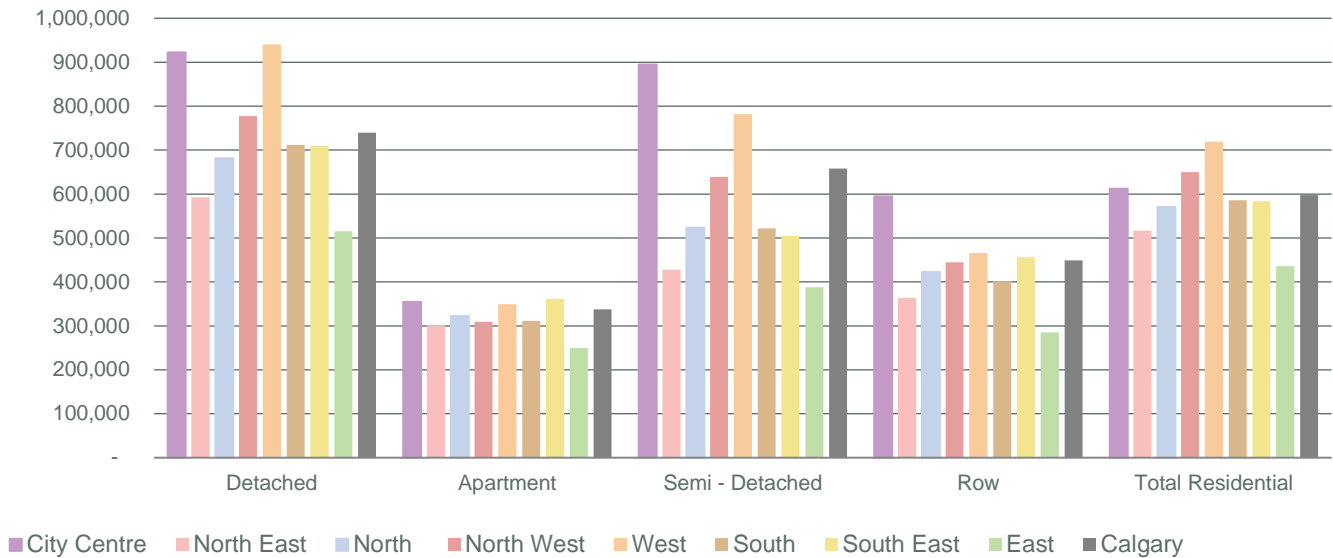
MONTHS OF SUPPLY

MARCH



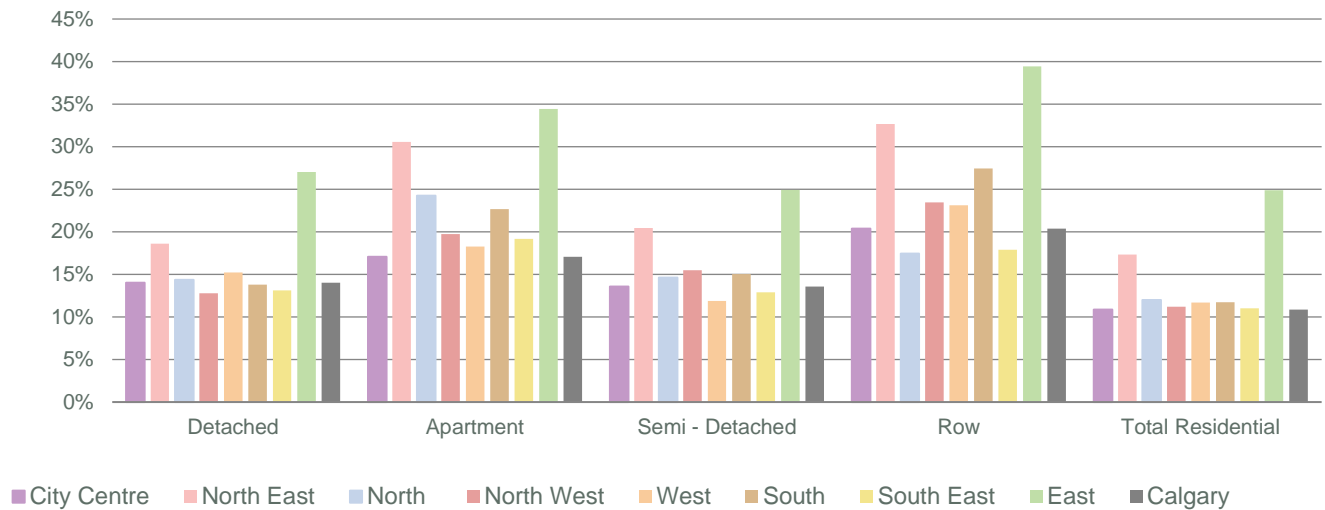
Source: CREB®

BENCHMARK PRICE - MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

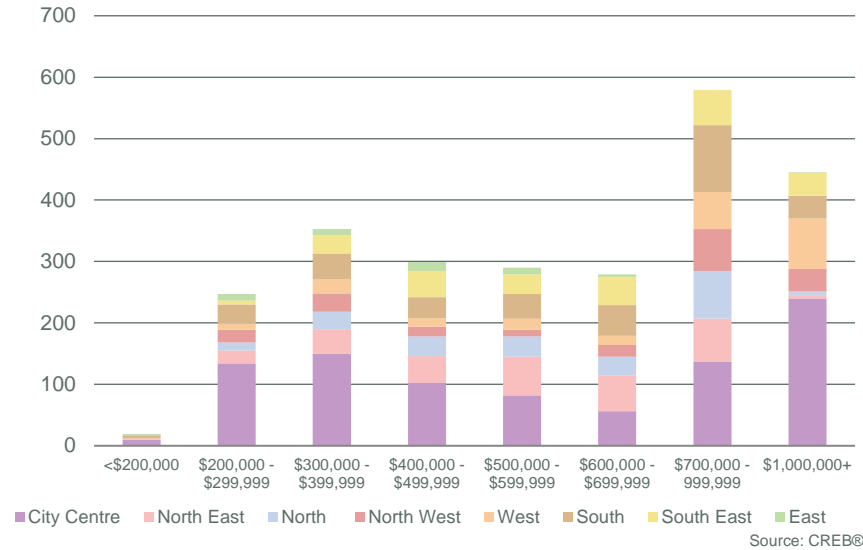


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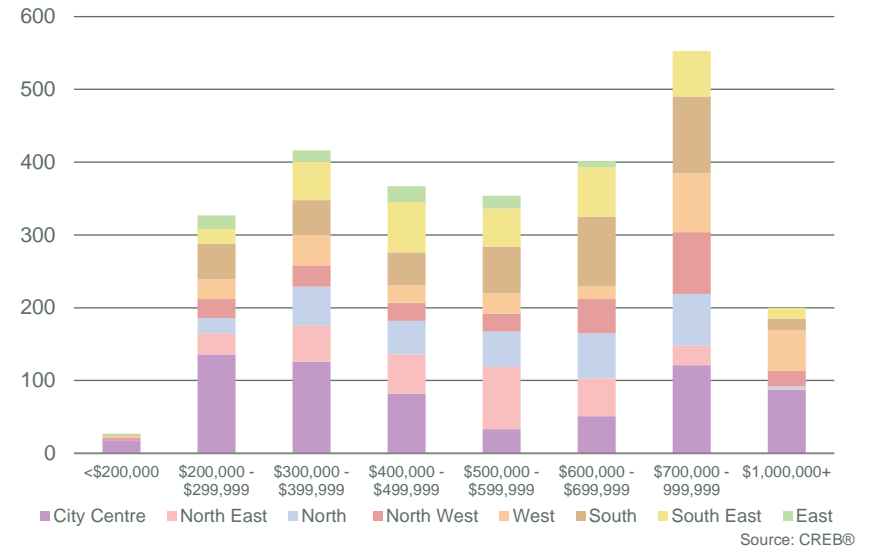
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

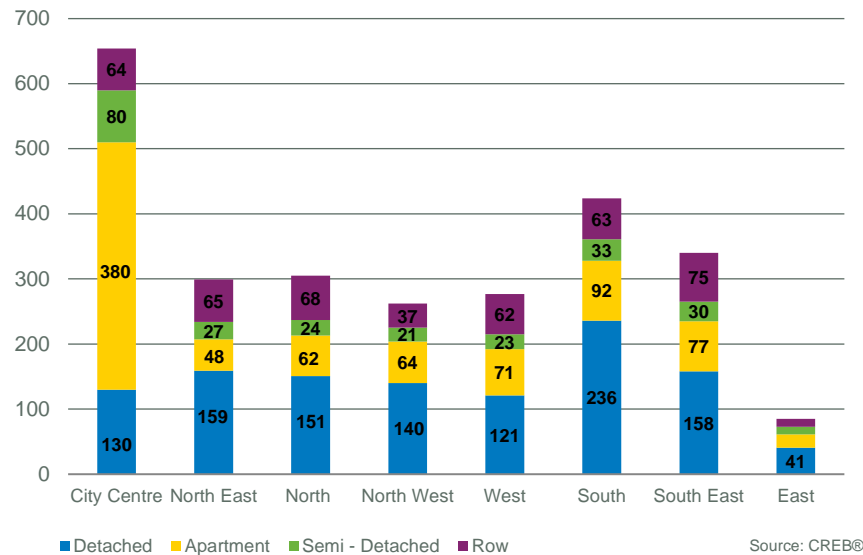
TOTAL INVENTORY BY PRICE RANGE - MARCH



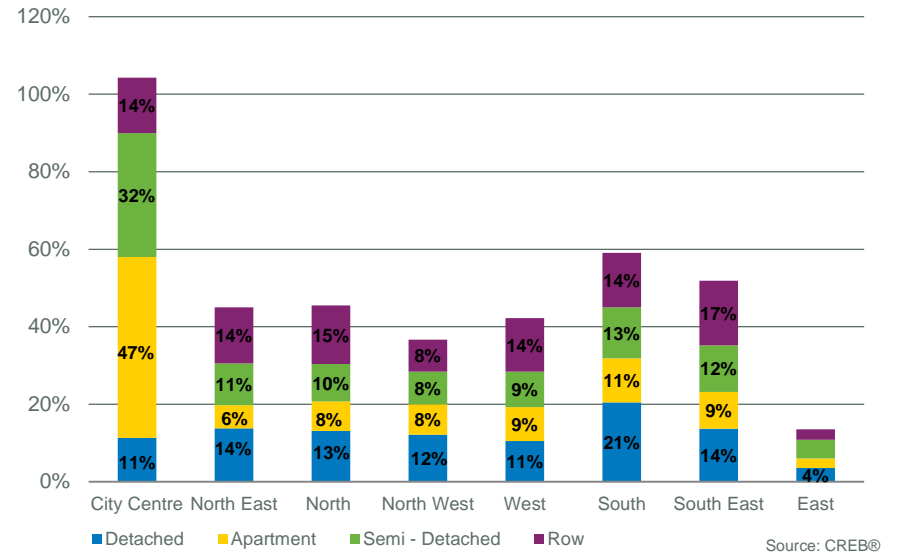
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH



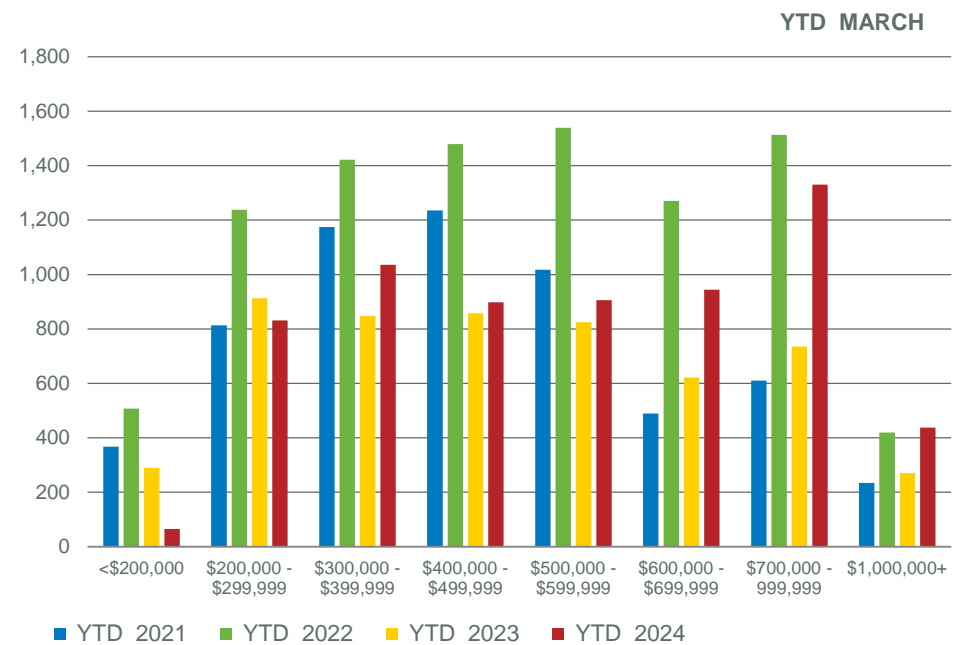
SHARE OF CITY WIDE SALES - MARCH



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	1,198	1,737	2,424	2,686	3,117	3,140	2,644	2,716	2,430	2,169	1,783	1,365
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,685	2,227	1,248
Inventory	2,451	2,747	3,235	3,234	3,214	3,469	3,498	3,267	3,383	3,205	3,000	2,166
Days on Market	42	33	27	24	24	22	23	25	25	27	29	33
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700	570,700	570,300	571,600	572,700	570,100
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	503,700	495,000	498,888	505,000
Average Price	508,515	506,933	535,903	548,583	552,412	552,122	539,730	522,750	548,687	546,085	539,887	540,346
Index	242	247	251	255	259	263	264	265	265	266	266	265
2024												
Sales	1,649	2,135	2,664									
New Listings	2,137	2,711	3,172									
Inventory	2,154	2,355	2,532									
Days on Market	34	24	20									
Benchmark Price	572,300	585,000	597,600									
Median Price	523,000	548,500	557,000									
Average Price	569,389	583,252	596,193									
Index	266	272	278									

	Mar-23	Mar-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	2	-	4	-
\$100,000 - \$149,999	20	3	55	8
\$150,000 - \$199,999	96	24	231	57
\$200,000 - \$249,999	195	119	459	317
\$250,000 - \$299,999	208	208	454	515
\$300,000 - \$349,999	174	243	400	590
\$350,000 - \$399,999	193	173	447	446
\$400,000 - \$449,999	194	190	439	442
\$450,000 - \$499,999	173	177	418	456
\$500,000 - \$549,999	182	161	419	435
\$550,000 - \$599,999	182	197	406	471
\$600,000 - \$649,999	154	234	343	522
\$650,000 - \$699,999	131	173	279	422
\$700,000 - \$749,999	112	142	218	369
\$750,000 - \$799,999	87	127	167	329
\$800,000 - \$849,999	67	103	126	245
\$850,000 - \$899,999	53	94	105	184
\$900,000 - \$949,999	31	51	62	111
\$950,000 - \$999,999	35	45	57	92
\$1,000,000 - \$1,299,999	72	120	147	257
\$1,300,000 - \$1,499,999	26	30	45	69
\$1,500,000 - \$1,999,999	23	36	51	76
\$2,000,000 +	14	14	27	35
	2,424	2,664	5,359	6,448

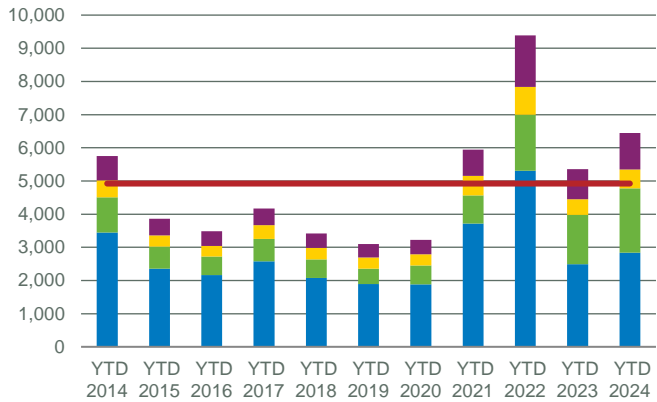
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

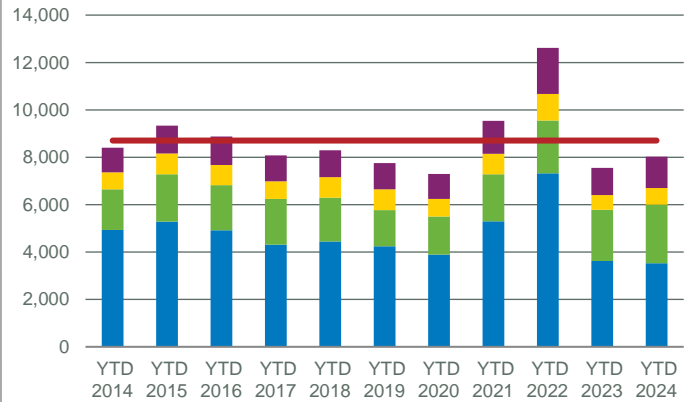
YTD MARCH



■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average
Source: CREB®

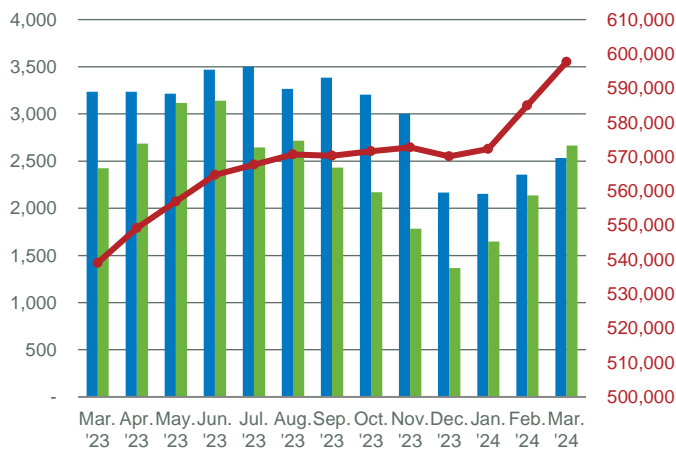
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



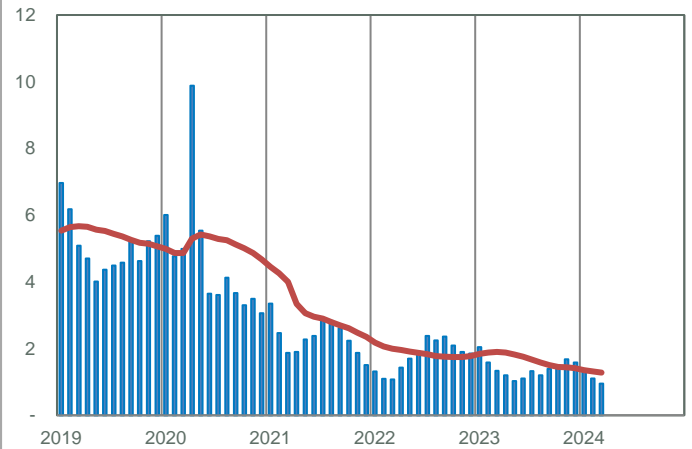
■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average
Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



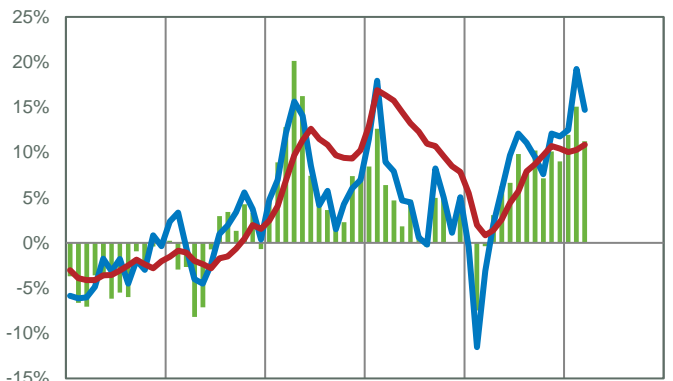
■ Inventory ■ Sales — Benchmark Price
Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



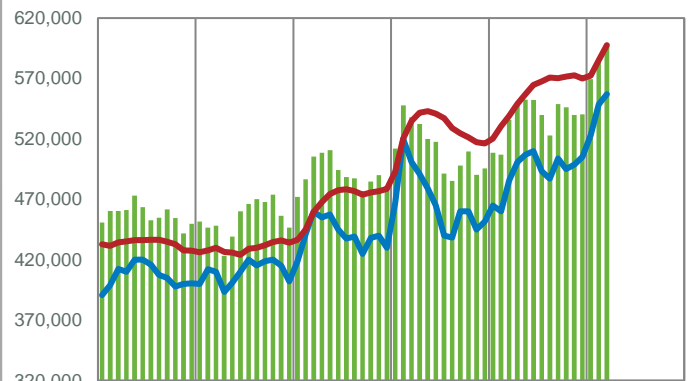
■ Months of Supply — Trended
12 month moving average inventory
Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



■ Average Price Y/Y% Change ■ Median Price Y/Y% Change
— Benchmark Y/Y% Change
Source: CREB®

CITY OF CALGARY TOTAL PRICES

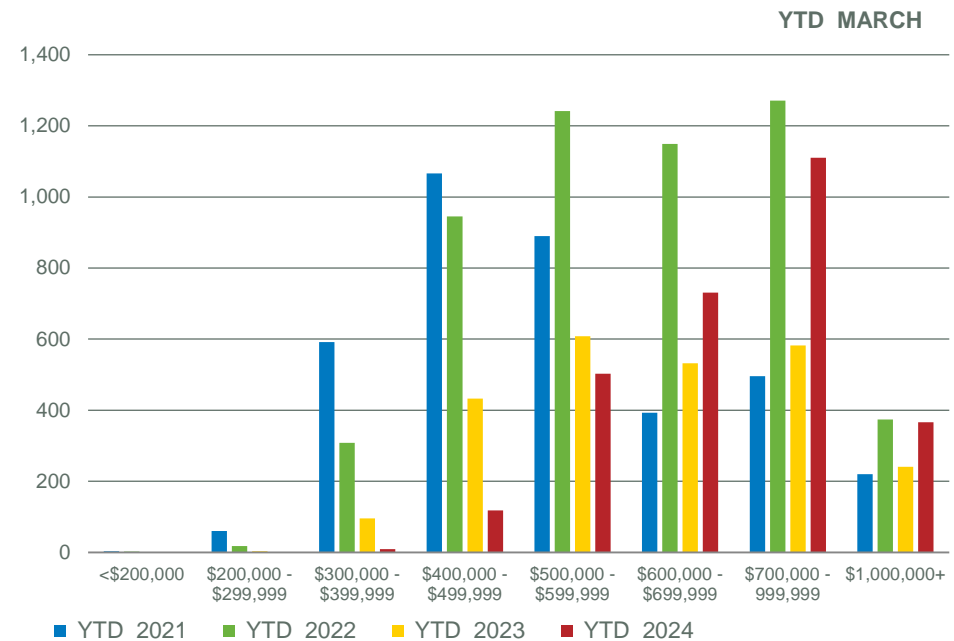


■ Average Price ■ Median Price
— Benchmark Price
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	598
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	574
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,676	1,672	1,591	1,434	1,021
Days on Market	42	31	26	22	22	20	22	24	25	27	32	34
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500	696,700	696,100	697,600	699,500	697,400
Median Price	599,000	603,000	635,000	655,000	657,464	650,000	652,000	641,900	650,000	649,900	650,000	645,000
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,937	728,084	726,568	723,430	734,003
Index	256	262	266	272	277	281	284	286	286	287	287	286
2024												
Sales	733	954	1,151									
New Listings	954	1,194	1,386									
Inventory	996	1,053	1,113									
Days on Market	34	25	20									
Benchmark Price	702,200	721,300	739,700									
Median Price	690,000	710,500	718,400									
Average Price	759,239	777,294	801,348									
Index	288	296	304									

	Mar-23	Mar-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	2	-
\$250,000 - \$299,999	-	1	1	1
\$300,000 - \$349,999	6	-	18	-
\$350,000 - \$399,999	25	1	78	9
\$400,000 - \$449,999	77	7	195	35
\$450,000 - \$499,999	102	22	238	83
\$500,000 - \$549,999	120	73	286	200
\$550,000 - \$599,999	139	122	322	303
\$600,000 - \$649,999	129	160	284	379
\$650,000 - \$699,999	119	142	248	352
\$700,000 - \$749,999	103	113	192	318
\$750,000 - \$799,999	66	111	129	294
\$800,000 - \$849,999	56	85	100	200
\$850,000 - \$899,999	35	76	69	148
\$900,000 - \$949,999	21	39	47	85
\$950,000 - \$999,999	25	35	45	65
\$1,000,000 - \$1,299,999	61	93	127	205
\$1,300,000 - \$1,499,999	25	23	44	58
\$1,500,000 - \$1,999,999	21	34	47	69
\$2,000,000 +	11	14	23	34
	1,141	1,151	2,495	2,838

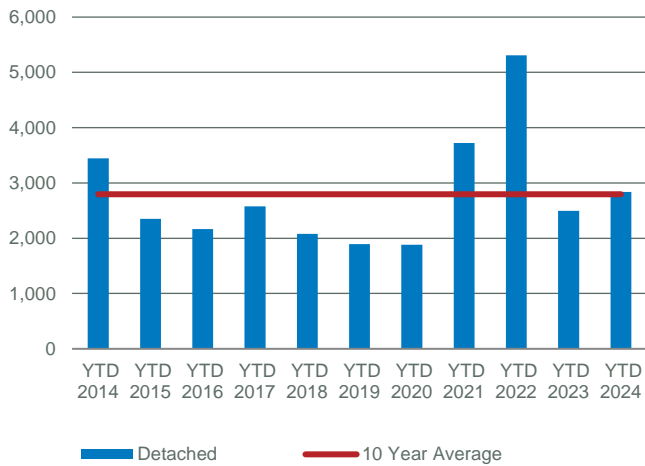
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

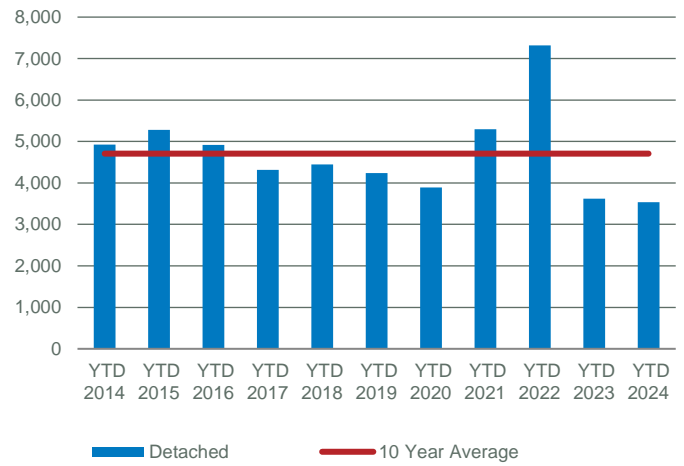
YTD MARCH



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD MARCH



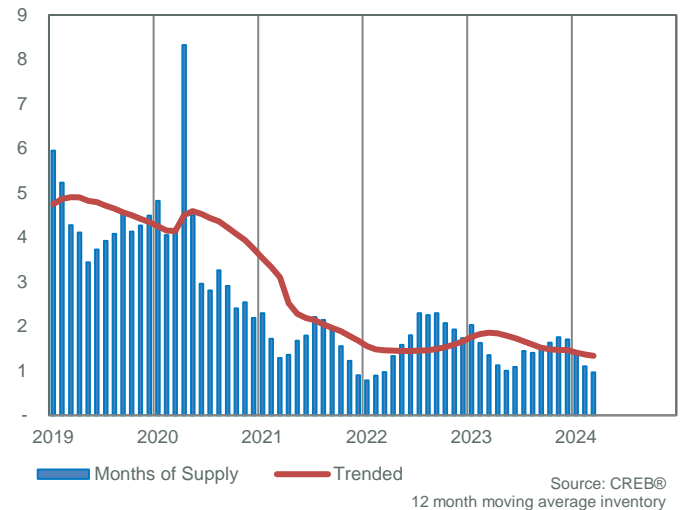
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



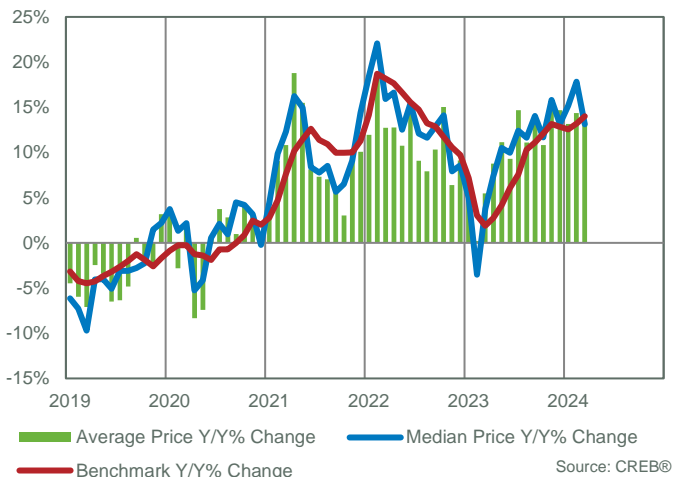
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



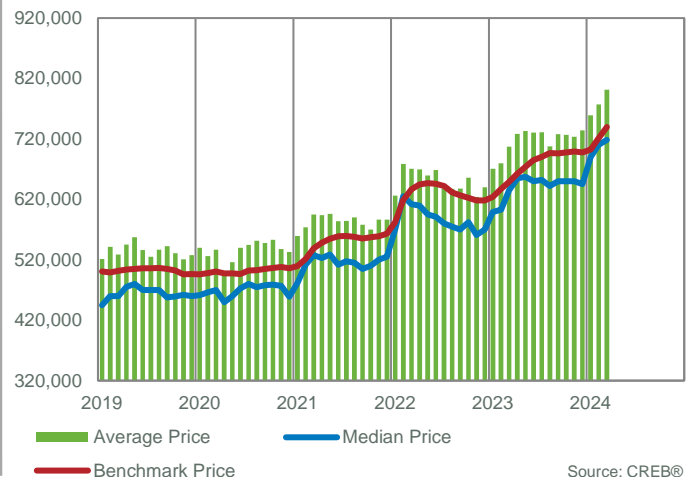
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

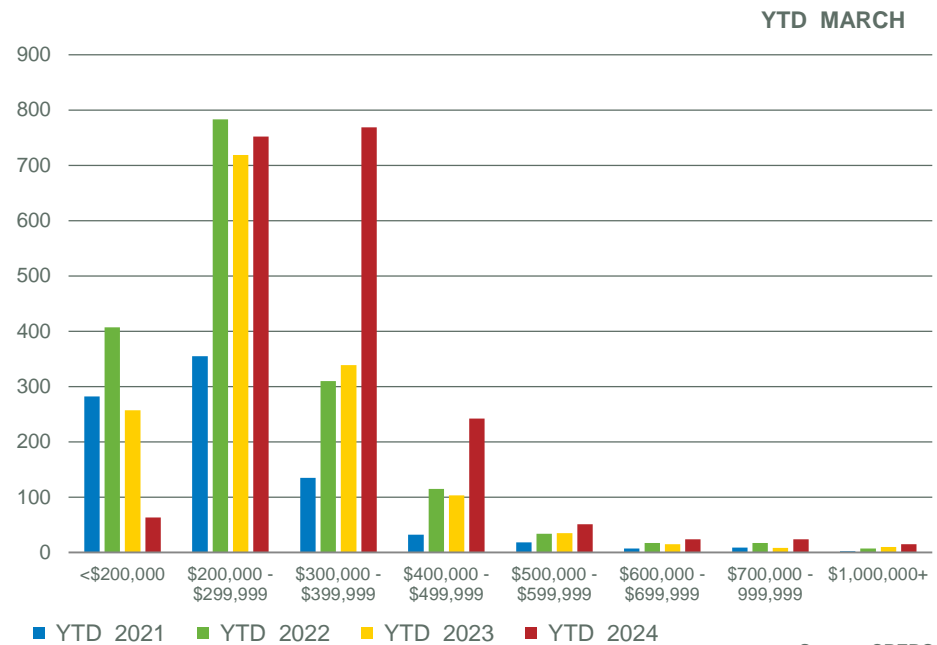


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	317	490	679	734	857	856	771	873	704	640	562	398
New Listings	545	696	919	950	1,025	1,062	924	893	925	728	677	373
Inventory	772	877	1,003	1,089	1,090	1,119	1,115	968	1,028	954	883	676
Days on Market	44	36	32	27	29	28	28	30	28	29	29	34
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900	309,100	312,800	316,600	320,100	321,400
Median Price	258,000	262,250	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500	293,000	296,000
Average Price	284,526	280,629	305,439	296,940	307,504	301,977	308,424	309,989	316,387	321,721	315,060	313,822
Index	200	206	211	215	218	222	224	226	229	232	234	235
2024												
Sales	488	638	814									
New Listings	638	836	990									
Inventory	682	773	859									
Days on Market	35	26	23									
Benchmark Price	324,000	329,600	337,700									
Median Price	308,000	315,000	317,500									
Average Price	337,011	332,295	341,311									
Index	237	241	247									

	Mar-23	Mar-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	2	-	4	-
\$100,000 - \$149,999	19	3	53	8
\$150,000 - \$199,999	85	24	200	55
\$200,000 - \$249,999	160	115	371	304
\$250,000 - \$299,999	159	185	348	448
\$300,000 - \$349,999	93	205	203	485
\$350,000 - \$399,999	72	119	136	284
\$400,000 - \$449,999	35	78	64	158
\$450,000 - \$499,999	18	32	39	84
\$500,000 - \$549,999	9	14	22	32
\$550,000 - \$599,999	8	9	13	19
\$600,000 - \$649,999	6	10	12	18
\$650,000 - \$699,999	1	4	3	6
\$700,000 - \$749,999	-	5	1	7
\$750,000 - \$799,999	-	1	-	4
\$800,000 - \$849,999	2	2	3	6
\$850,000 - \$899,999	1	1	2	4
\$900,000 - \$949,999	1	-	2	-
\$950,000 - \$999,999	-	-	-	3
\$1,000,000 - \$1,299,999	4	3	4	6
\$1,300,000 - \$1,499,999	-	2	-	3
\$1,500,000 - \$1,999,999	1	2	2	6
\$2,000,000 +	3	-	4	-
	679	814	1,486	1,940

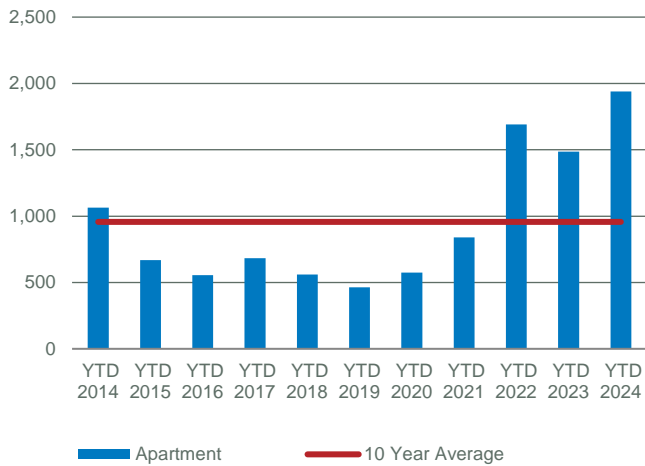
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

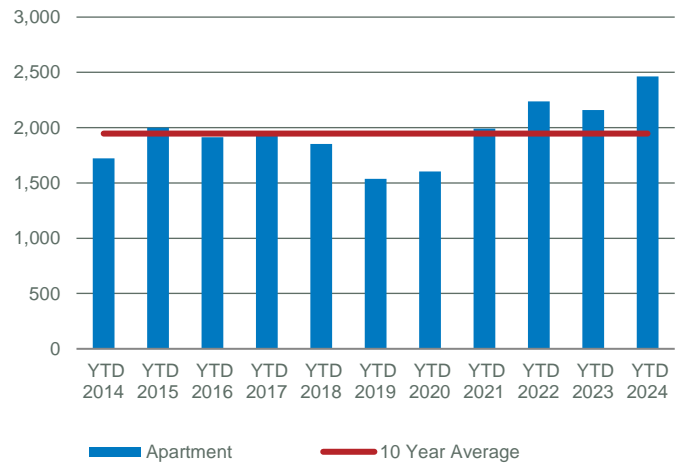
YTD MARCH



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MARCH



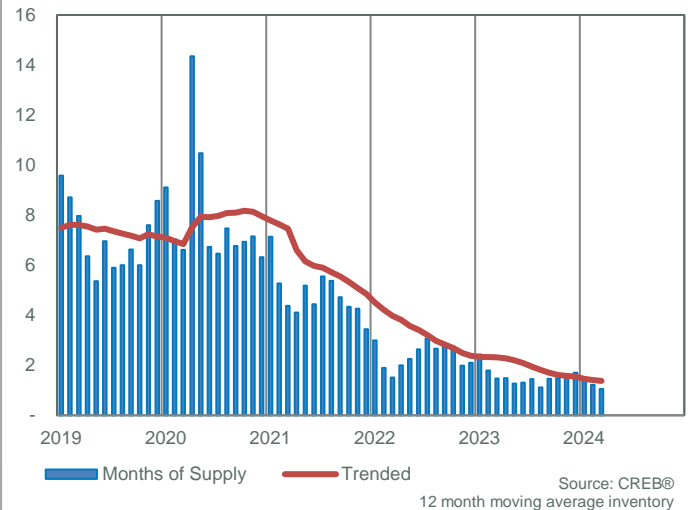
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



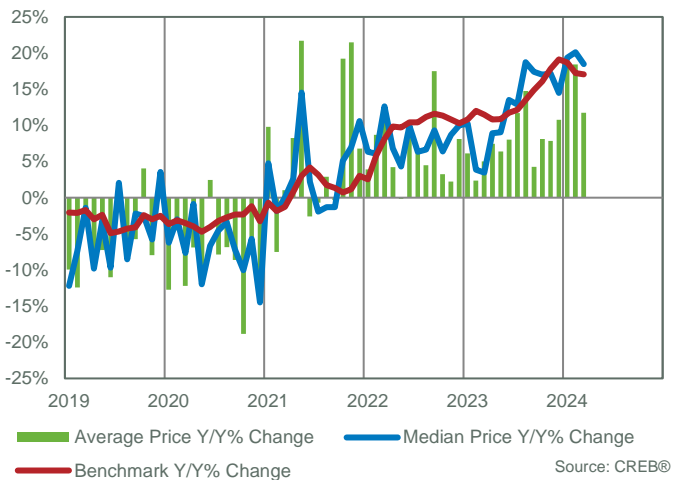
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



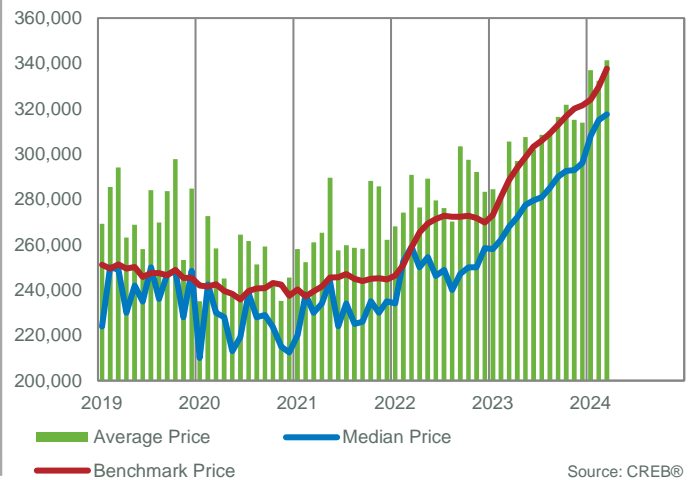
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

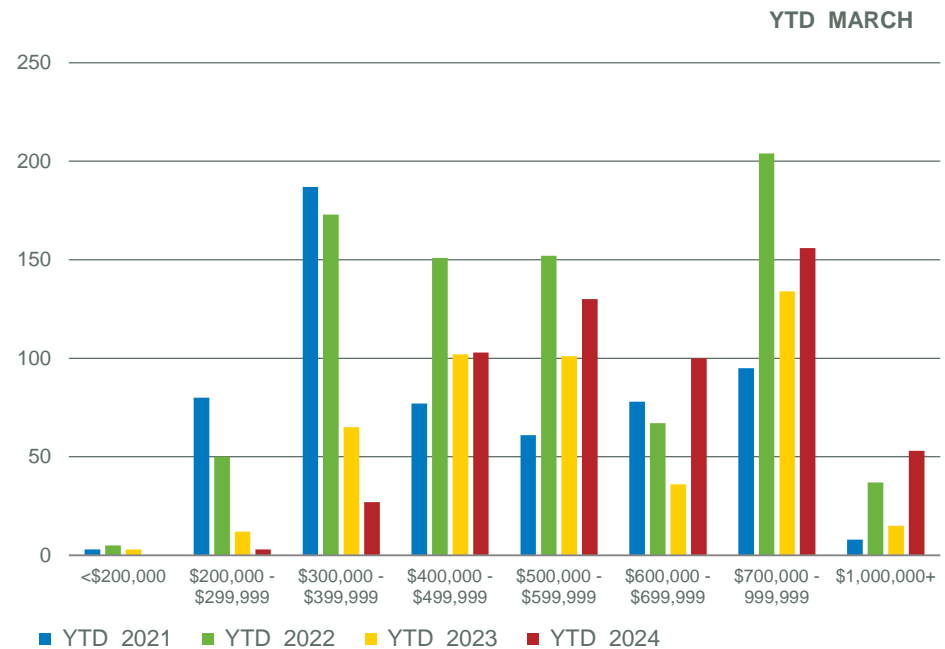


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	111	140	217	233	279	238	211	196	190	179	139	116
New Listings	150	193	280	266	268	318	248	236	276	237	182	99
Inventory	225	255	286	286	234	269	256	247	294	288	273	182
Days on Market	47	36	29	25	25	19	20	22	26	25	27	33
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800	623,200	621,300	628,700	628,700	627,100
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	527,950	542,250	539,999	582,000	540,000
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,128	602,784	614,741	630,138	585,490
Index	301	304	311	318	322	329	331	334	333	337	337	336
2024												
Sales	131	191	250									
New Listings	223	224	260									
Inventory	219	223	205									
Days on Market	35	26	21									
Benchmark Price	625,000	639,100	658,000									
Median Price	610,000	595,000	620,000									
Average Price	667,721	666,588	689,235									
Index	335	343	353									

	Mar-23	Mar-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	3	-
\$200,000 - \$249,999	2	1	5	1
\$250,000 - \$299,999	2	1	7	2
\$300,000 - \$349,999	15	1	34	4
\$350,000 - \$399,999	21	5	31	23
\$400,000 - \$449,999	17	24	40	56
\$450,000 - \$499,999	24	23	62	47
\$500,000 - \$549,999	26	22	65	60
\$550,000 - \$599,999	19	29	36	70
\$600,000 - \$649,999	7	37	20	68
\$650,000 - \$699,999	6	11	16	32
\$700,000 - \$749,999	6	9	17	22
\$750,000 - \$799,999	20	12	36	25
\$800,000 - \$849,999	9	12	23	33
\$850,000 - \$899,999	17	15	34	28
\$900,000 - \$949,999	8	12	12	25
\$950,000 - \$999,999	10	9	12	23
\$1,000,000 - \$1,299,999	5	23	12	44
\$1,300,000 - \$1,499,999	1	4	1	7
\$1,500,000 - \$1,999,999	1	-	2	1
\$2,000,000 +	-	-	-	1
	217	250	468	572

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

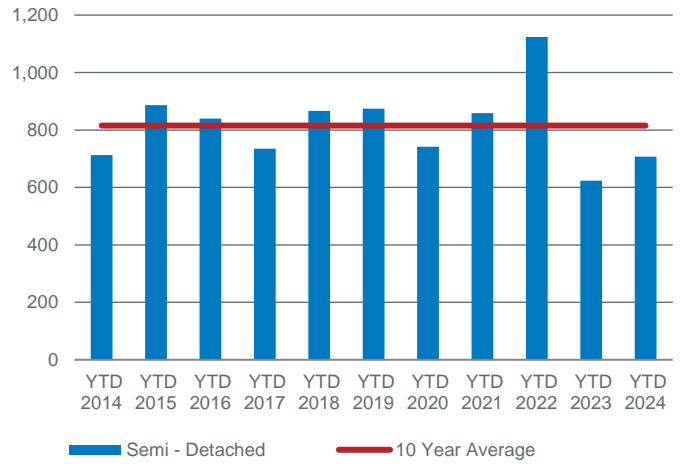
YTD MARCH



Source: CREB®

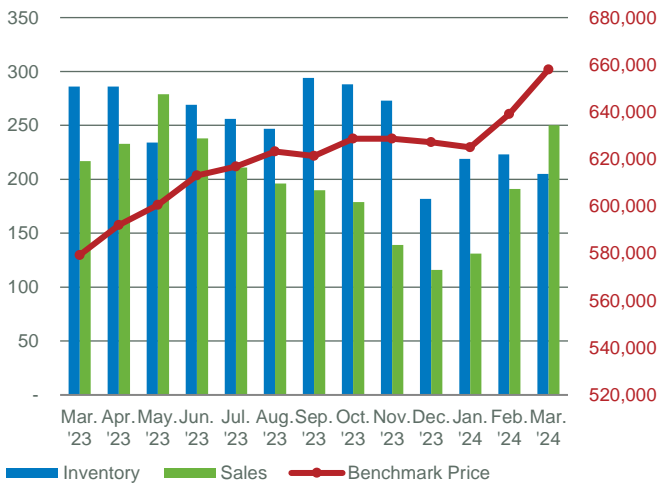
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



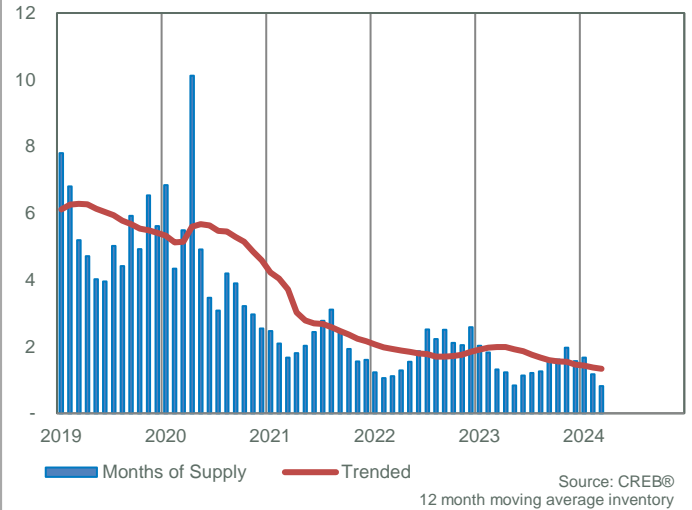
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



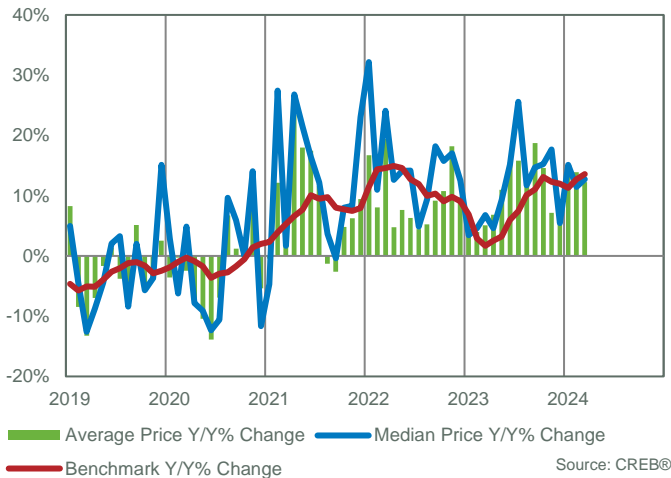
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



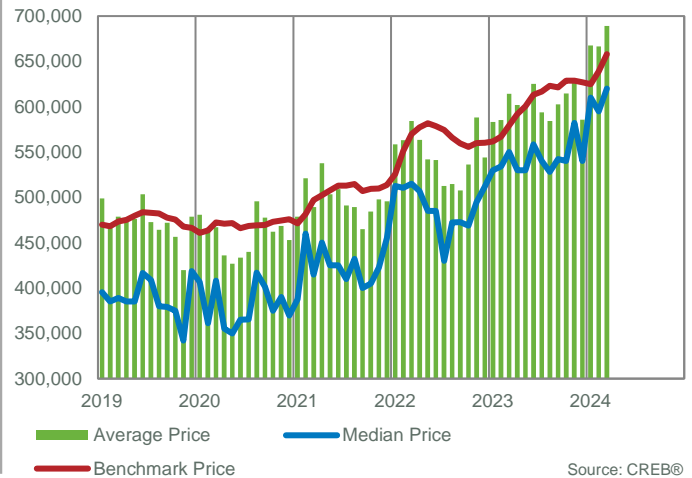
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

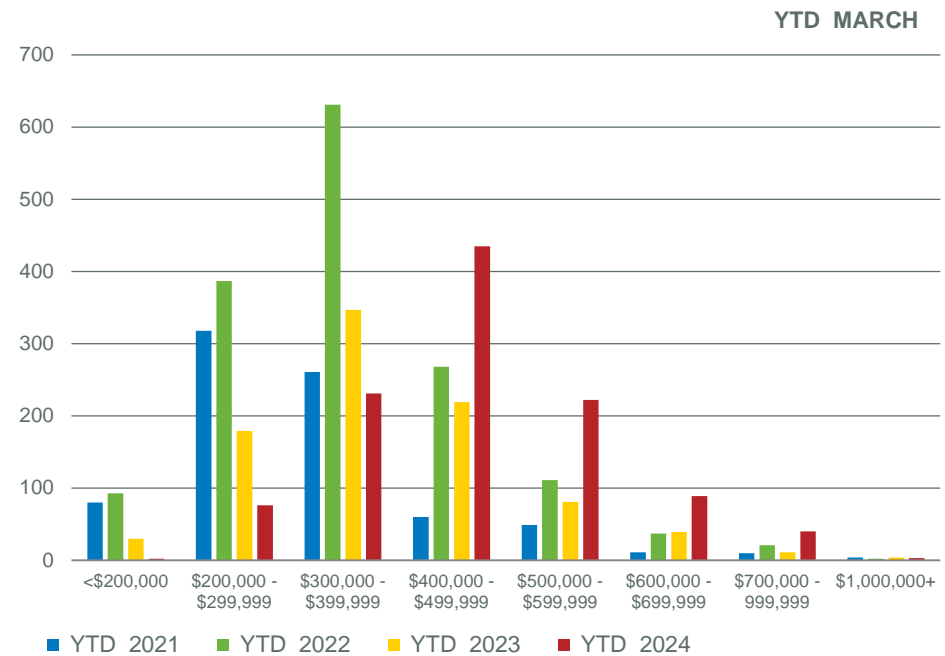


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	209	314	387	416	496	525	467	454	396	376	266	253
New Listings	278	361	506	438	562	608	488	486	473	419	370	202
Inventory	315	327	402	397	406	424	399	376	389	372	410	287
Days on Market	39	34	21	22	20	19	20	20	21	23	22	29
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500	413,200	419,400	425,200	429,100	425,100
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,948	401,000	415,700
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	419,264	427,772	404,684	418,265
Index	228	235	239	244	250	256	261	265	269	272	275	272
2024												
Sales	297	352	449									
New Listings	322	457	536									
Inventory	257	306	355									
Days on Market	30	20	17									
Benchmark Price	426,400	436,500	448,700									
Median Price	434,200	465,000	465,000									
Average Price	439,285	466,997	480,555									
Index	273	279	287									

	Mar-23	Mar-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	2	-
\$150,000 - \$199,999	10	-	28	2
\$200,000 - \$249,999	33	3	81	12
\$250,000 - \$299,999	47	21	98	64
\$300,000 - \$349,999	60	37	145	101
\$350,000 - \$399,999	75	48	202	130
\$400,000 - \$449,999	65	81	140	193
\$450,000 - \$499,999	29	100	79	242
\$500,000 - \$549,999	27	52	46	143
\$550,000 - \$599,999	16	37	35	79
\$600,000 - \$649,999	12	27	27	57
\$650,000 - \$699,999	5	16	12	32
\$700,000 - \$749,999	3	15	8	22
\$750,000 - \$799,999	1	3	2	6
\$800,000 - \$849,999	-	4	-	6
\$850,000 - \$899,999	-	2	-	4
\$900,000 - \$949,999	1	-	1	1
\$950,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,299,999	2	1	4	2
\$1,300,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	387	449	910	1,098

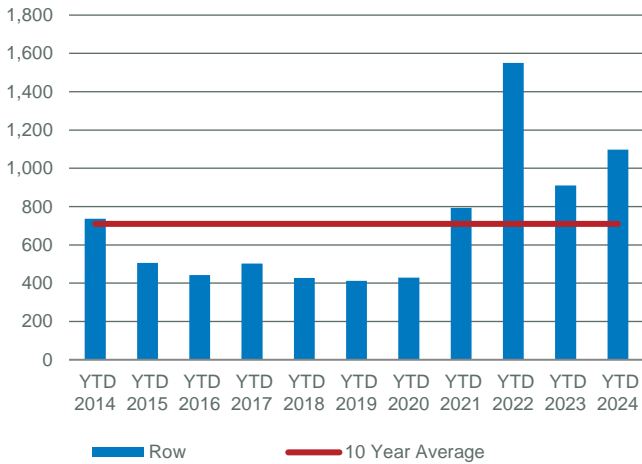
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

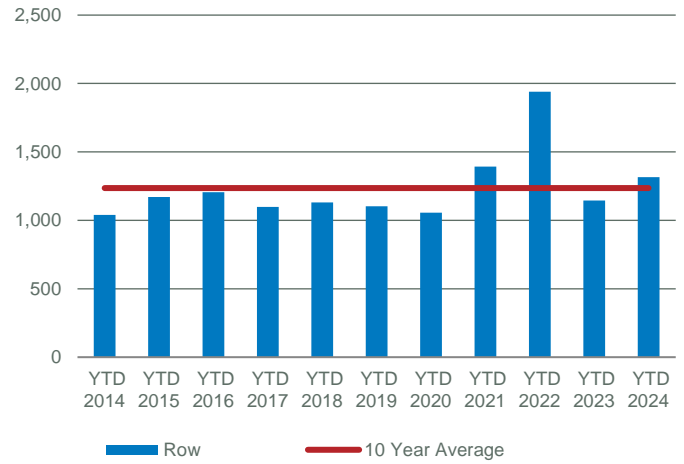
YTD MARCH



Source: CREB®

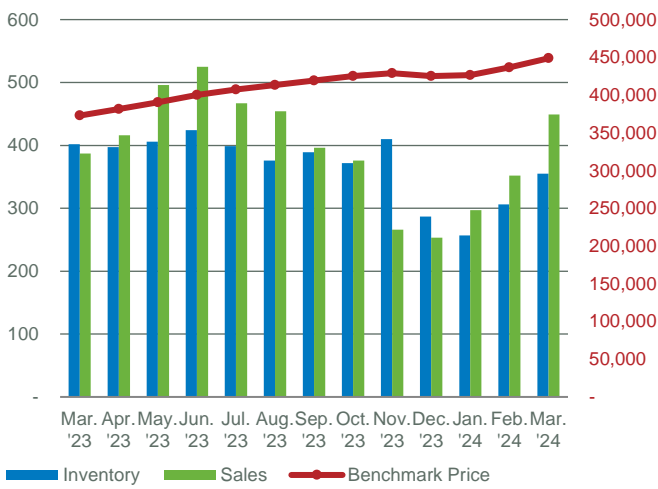
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



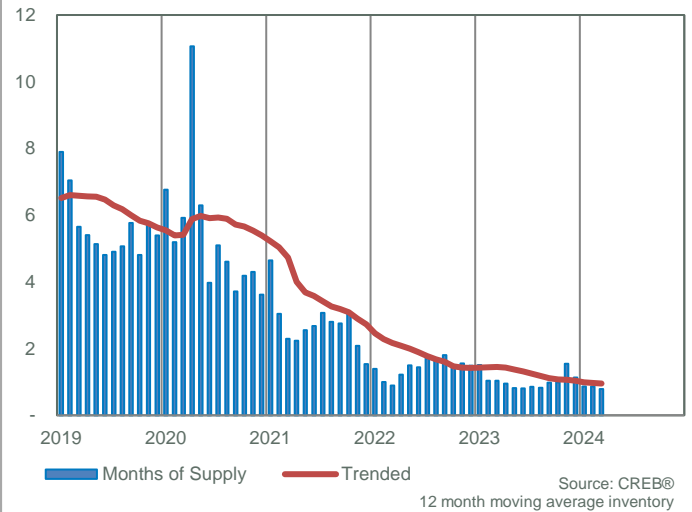
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



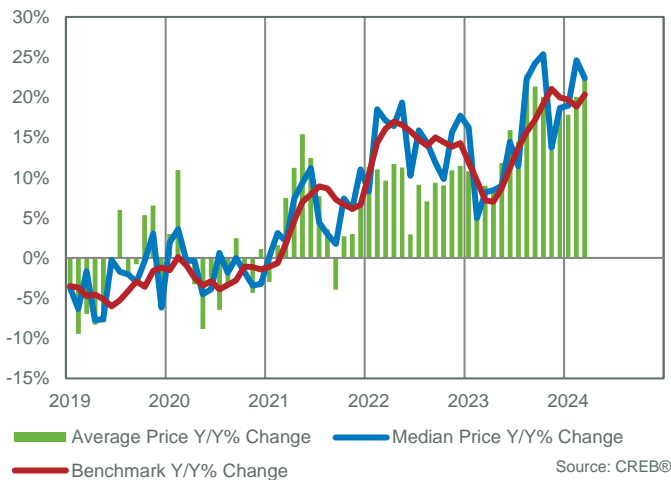
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



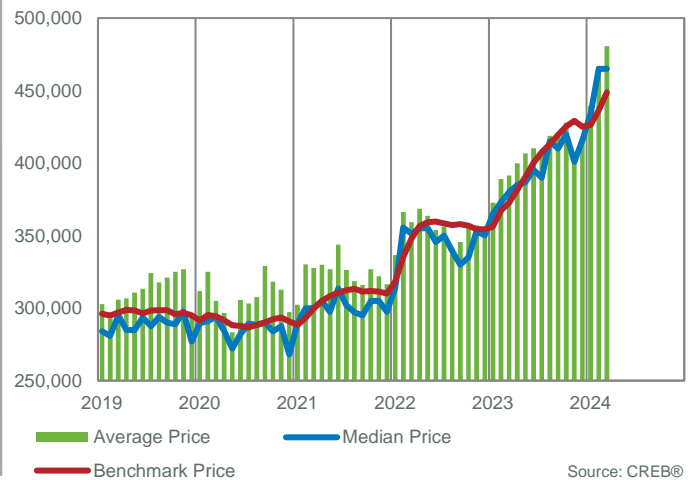
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

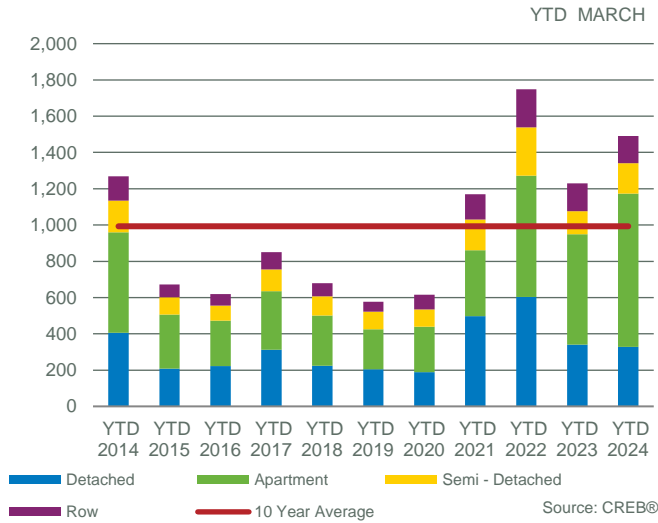
CITY OF CALGARY ROW PRICES



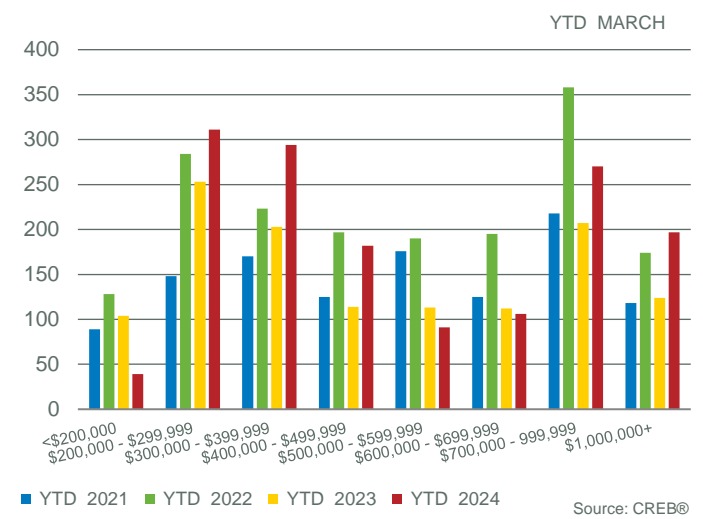
Source: CREB®

CITY CENTRE

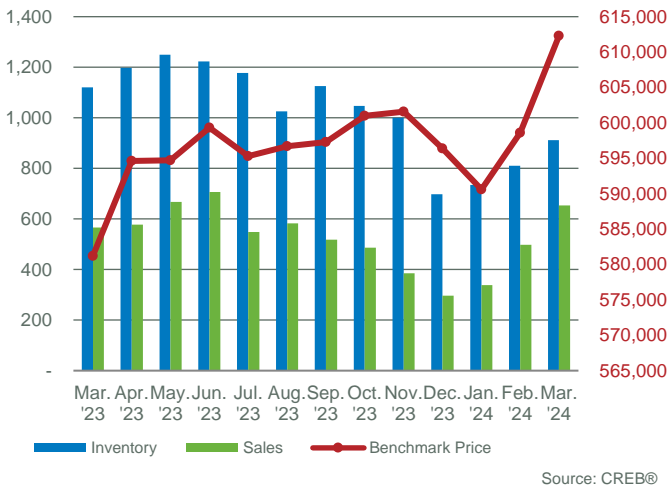
CITY CENTRE TOTAL SALES



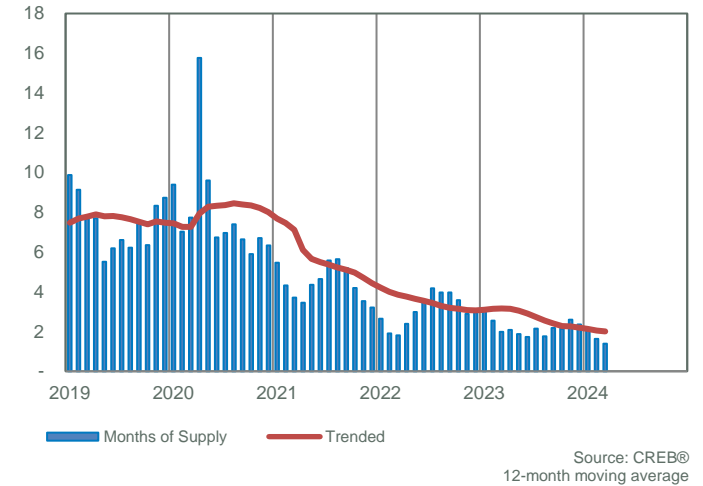
CITY CENTRE TOTAL SALES BY PRICE RANGE



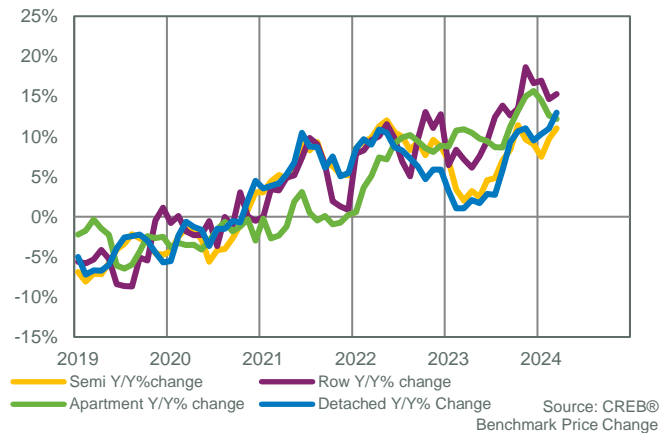
CITY CENTRE INVENTORY AND SALES



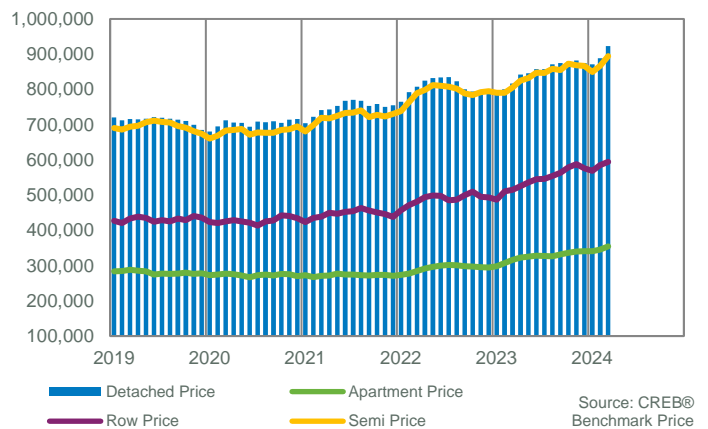
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

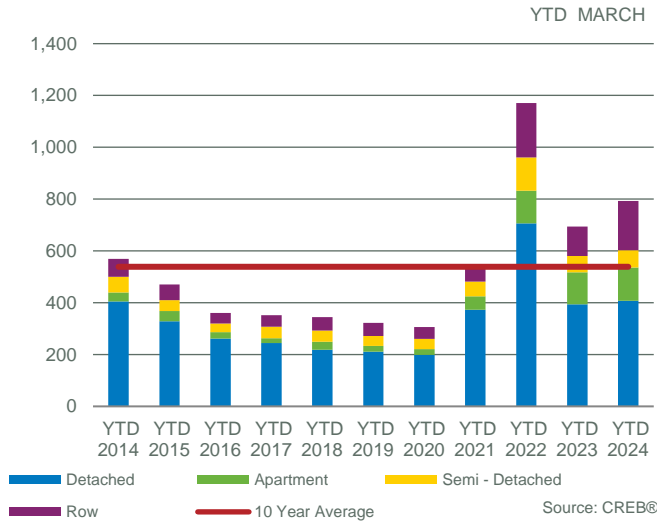


CITY CENTRE PRICES

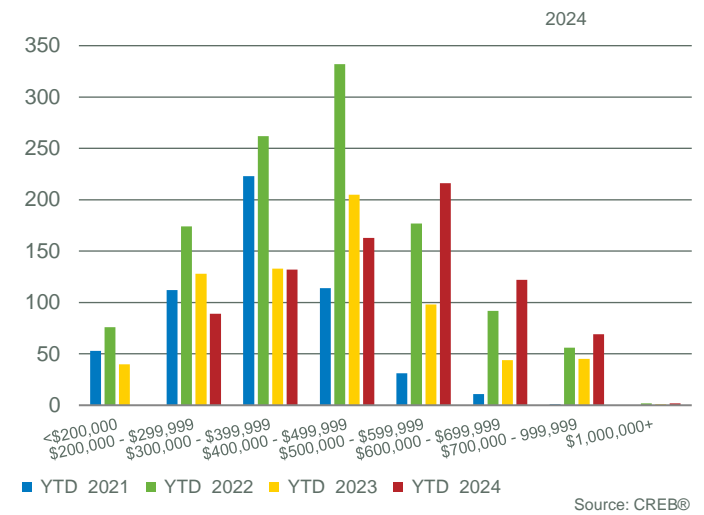


NORTHEAST

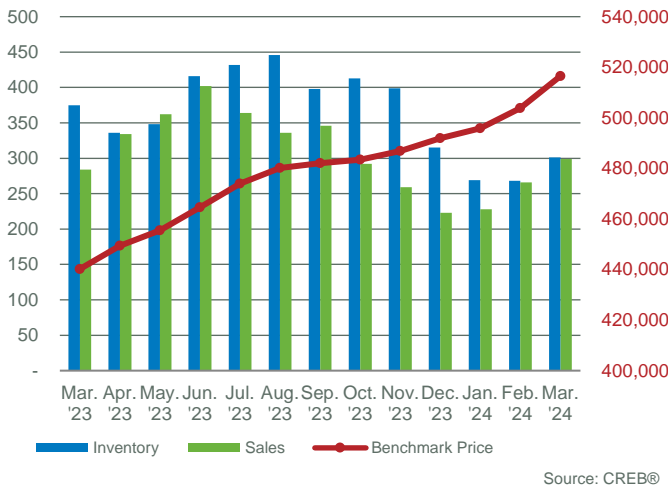
NORTHEAST TOTAL SALES



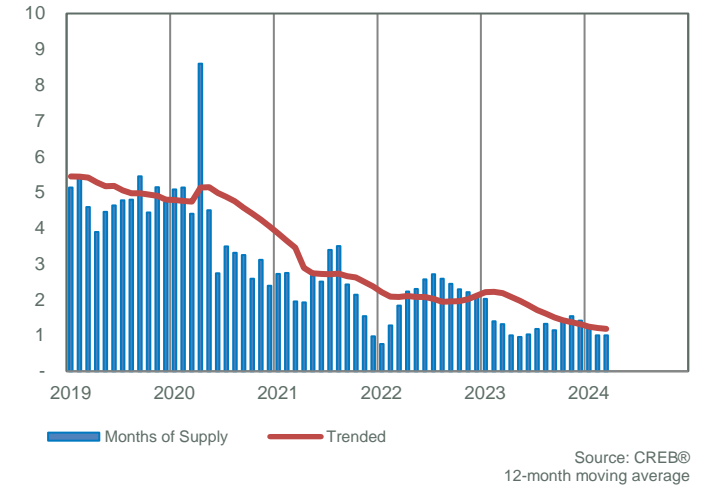
NORTHEAST TOTAL SALES BY PRICE RANGE



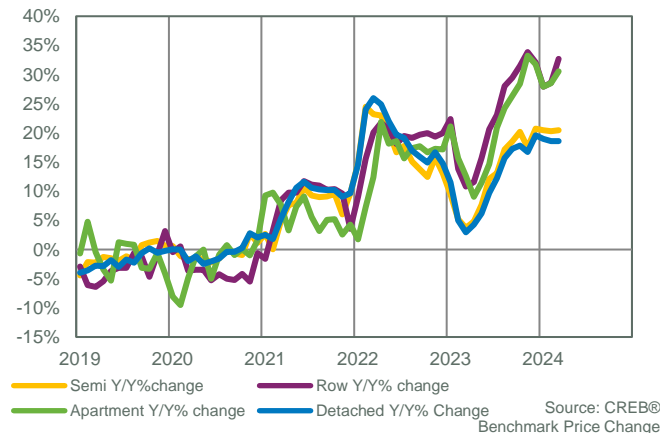
NORTHEAST INVENTORY AND SALES



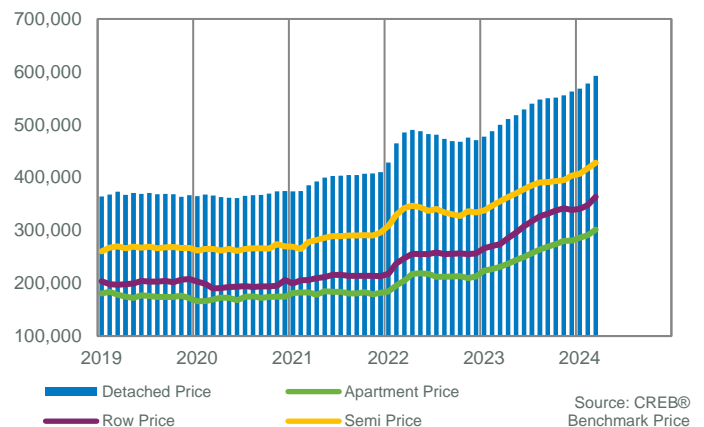
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

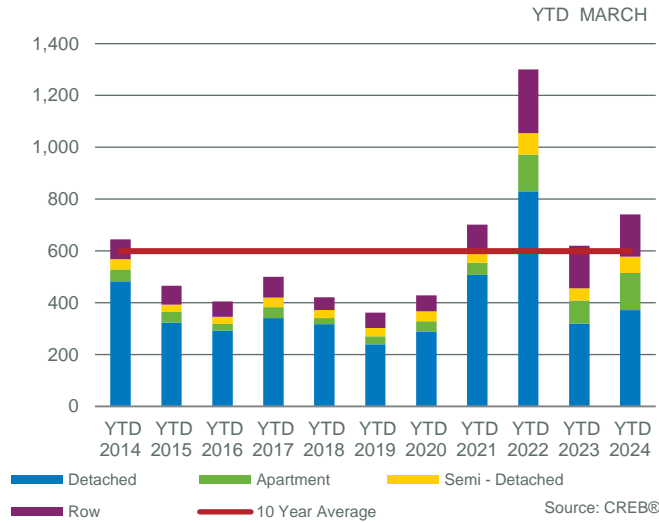


NORTHEAST PRICES

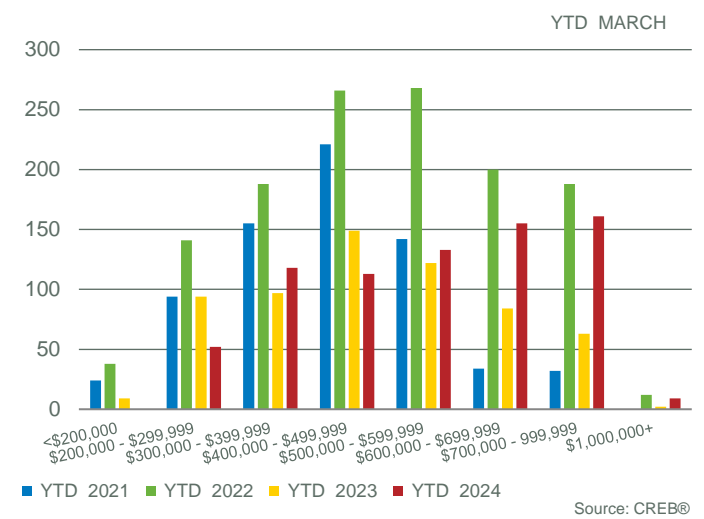


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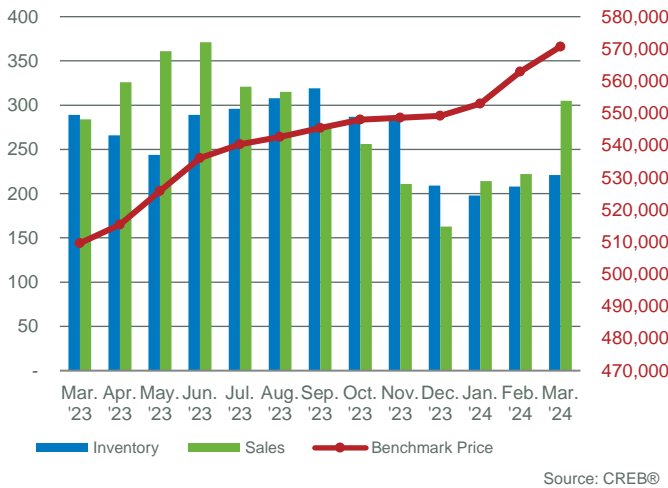
NORTH TOTAL SALES



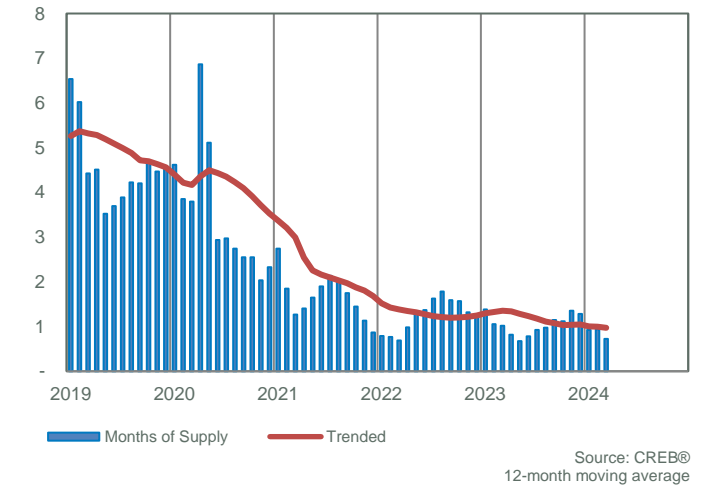
NORTH TOTAL SALES BY PRICE RANGE



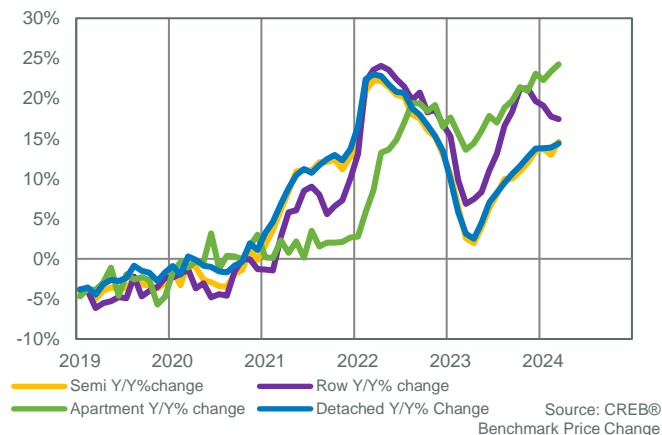
NORTH INVENTORY AND SALES



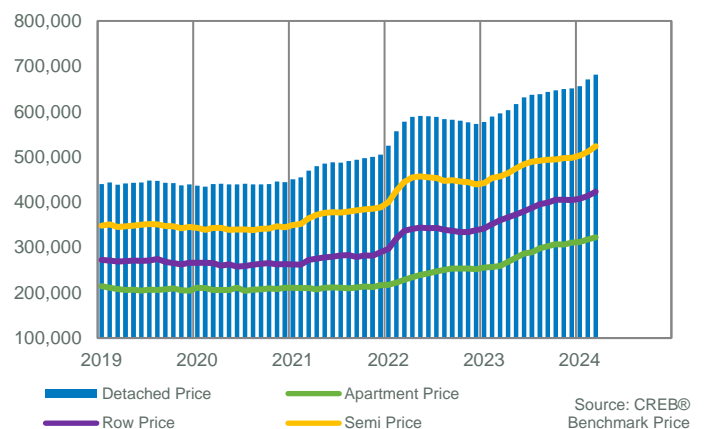
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

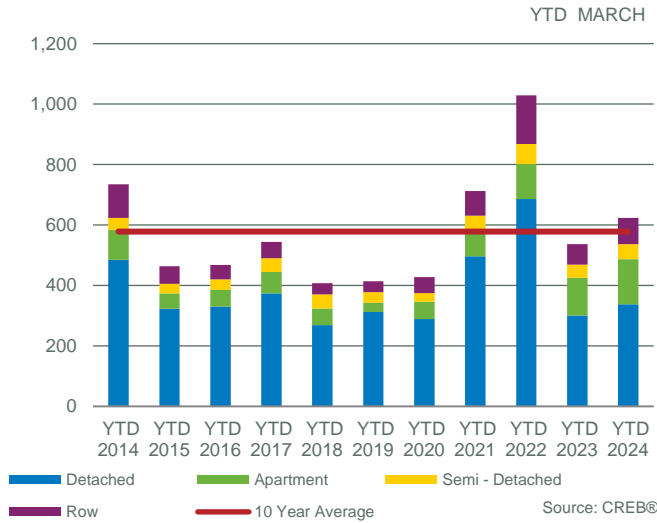


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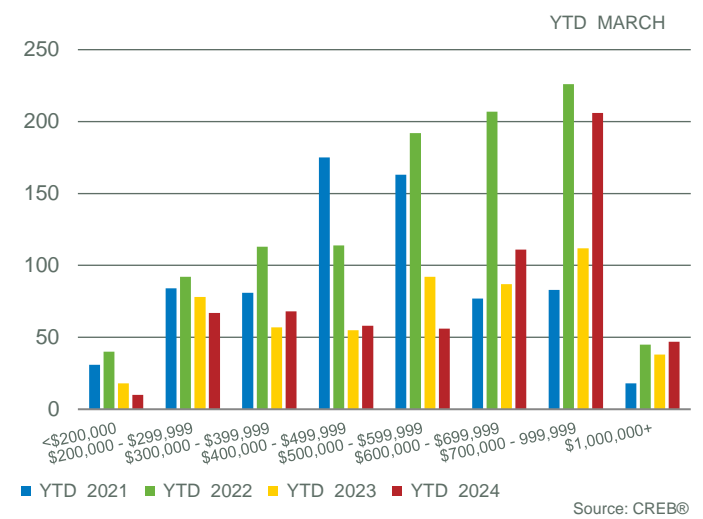


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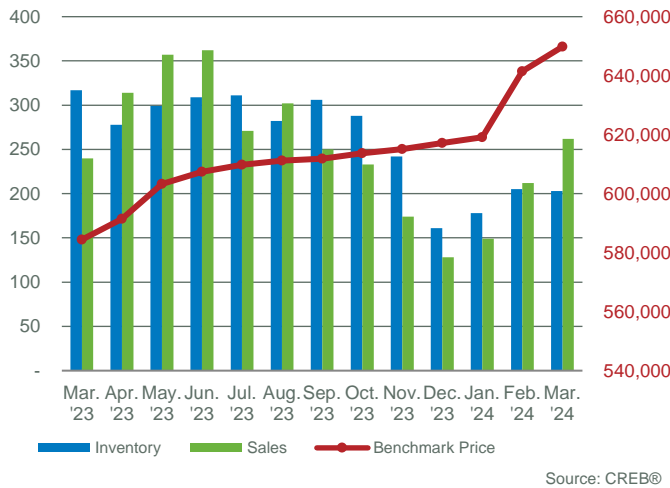
NORTHWEST TOTAL SALES



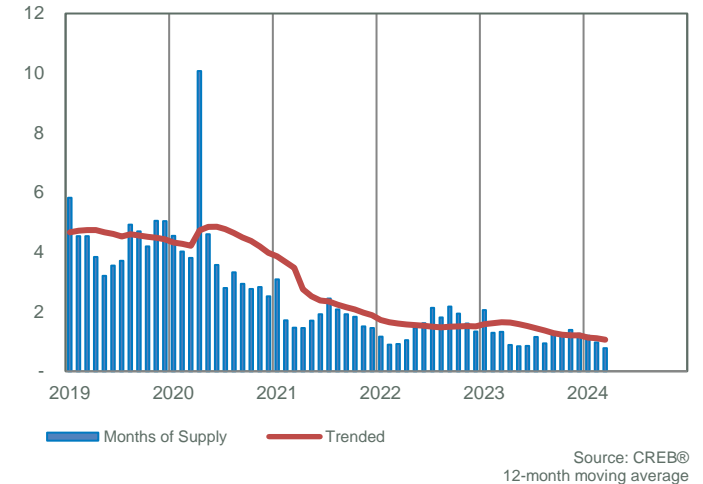
NORTHWEST TOTAL SALES BY PRICE RANGE



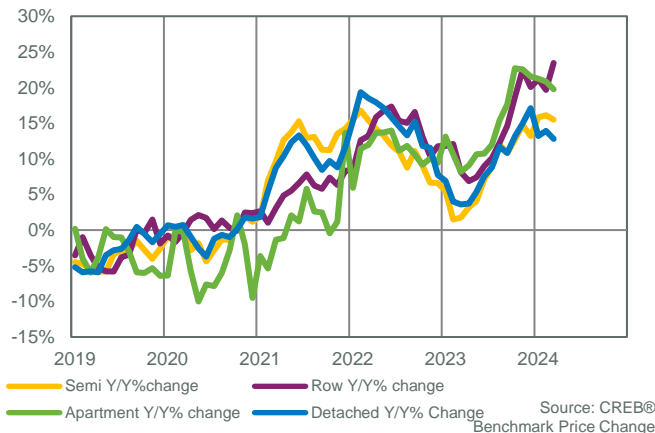
NORTHWEST INVENTORY AND SALES



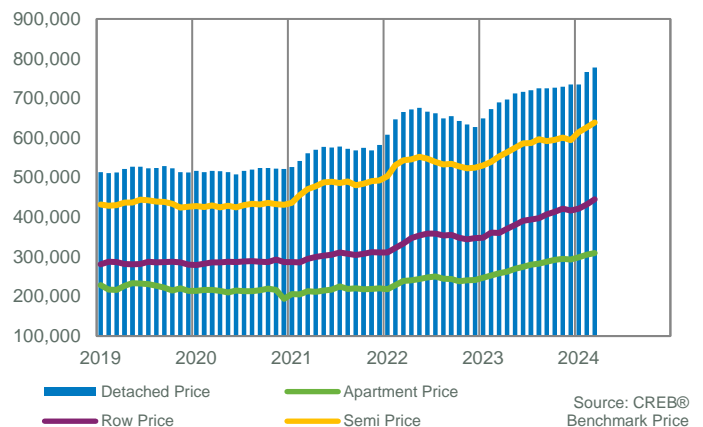
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

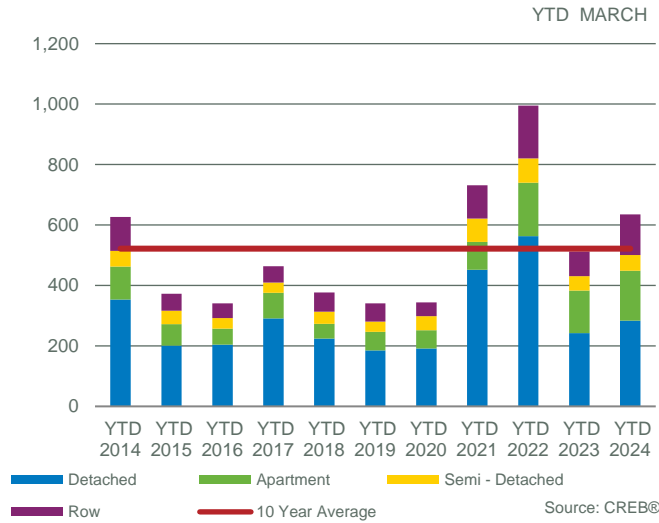


NORTHWEST PRICES

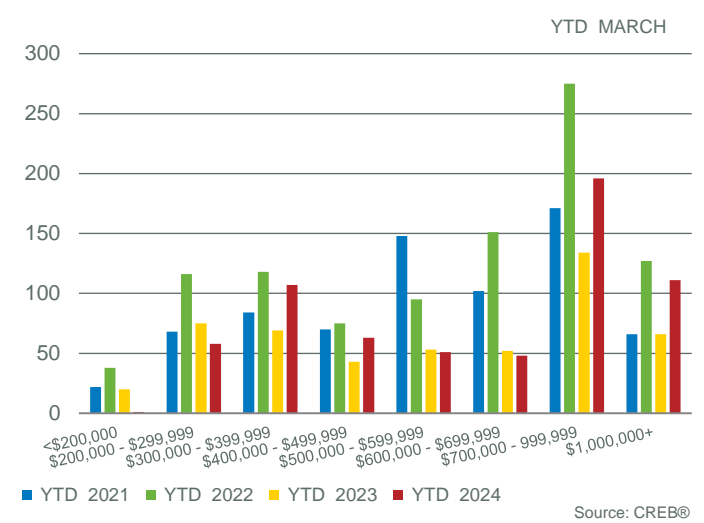


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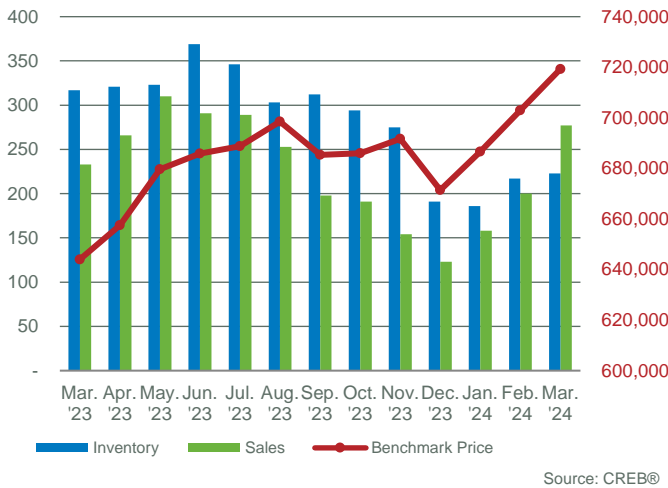
WEST TOTAL SALES



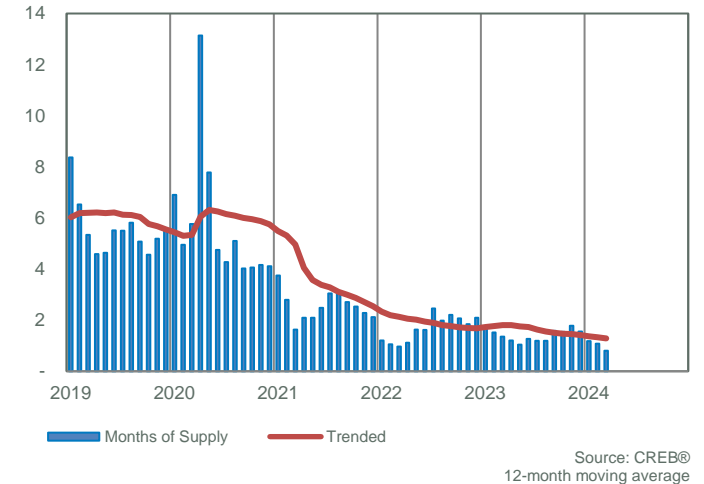
WEST TOTAL SALES BY PRICE RANGE



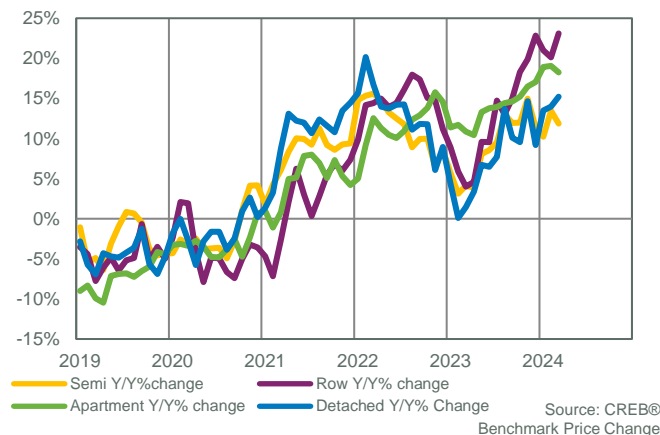
WEST INVENTORY AND SALES



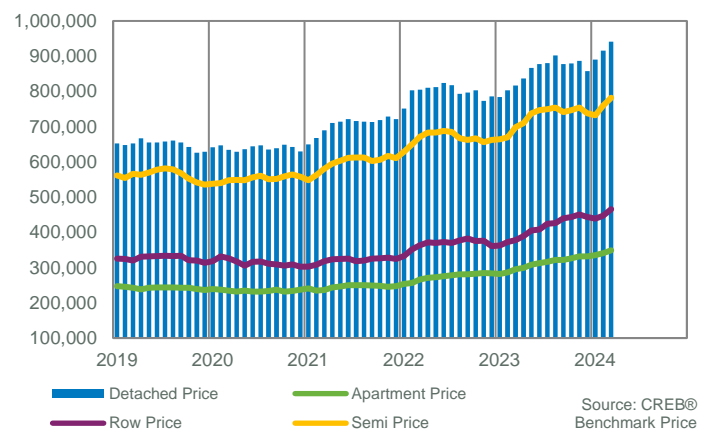
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

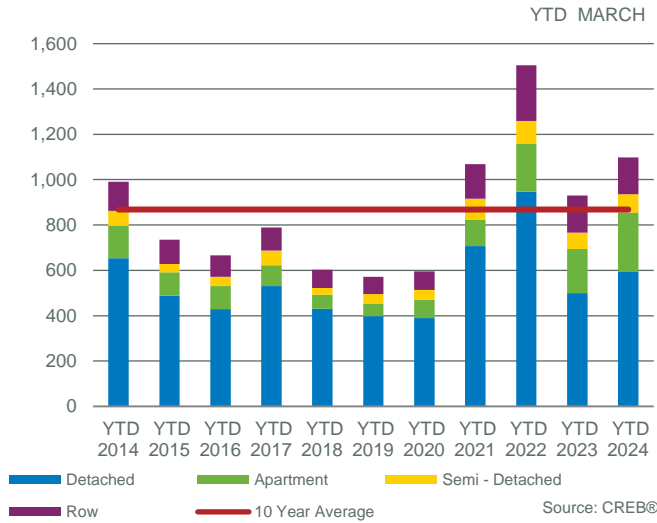


WEST PRICES

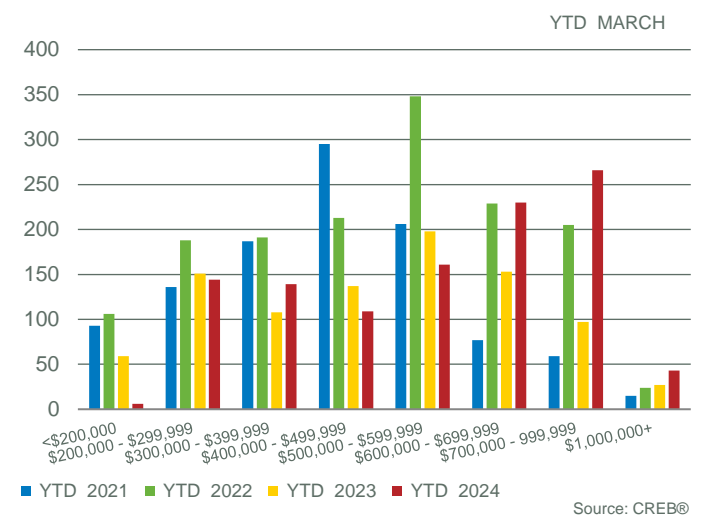


SOUTH

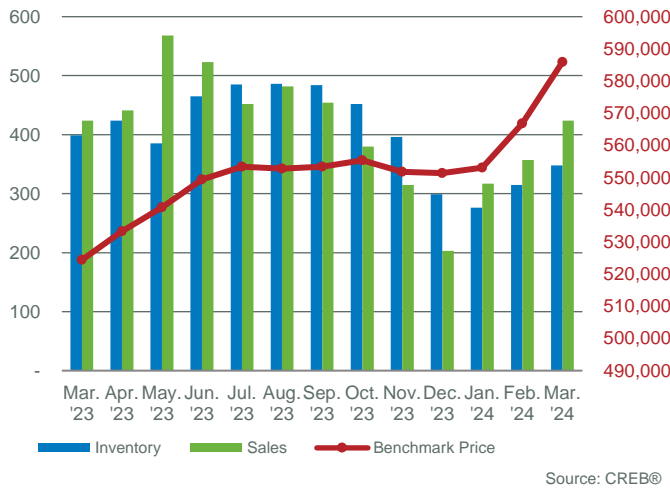
SOUTH TOTAL SALES



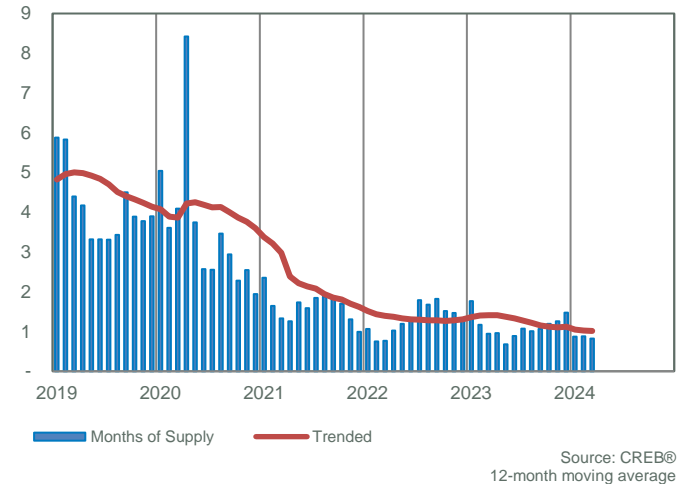
SOUTH TOTAL SALES BY PRICE RANGE



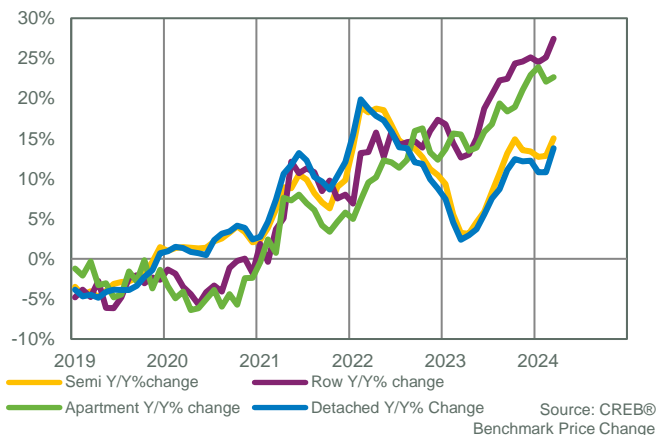
SOUTH INVENTORY AND SALES



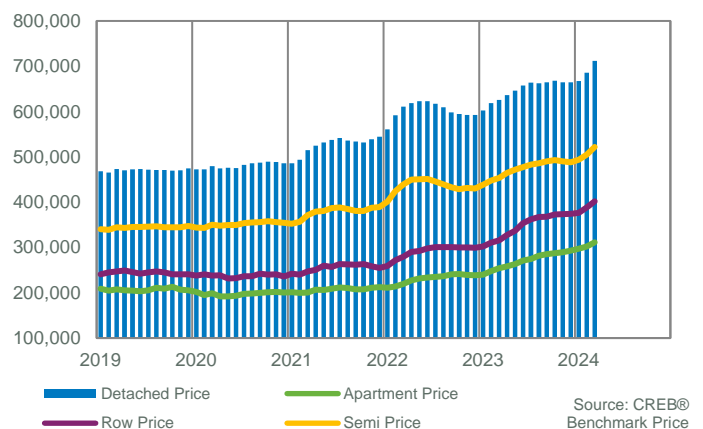
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

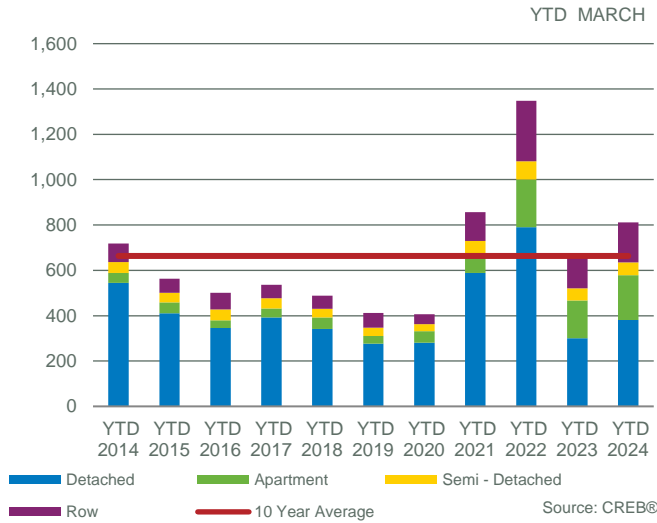


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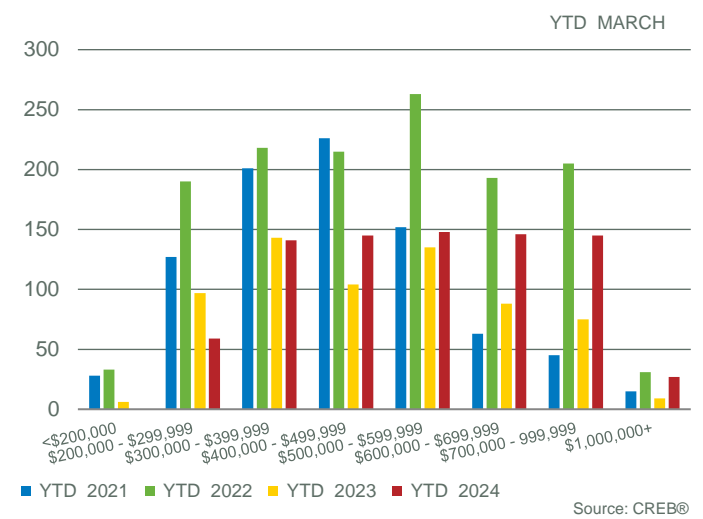


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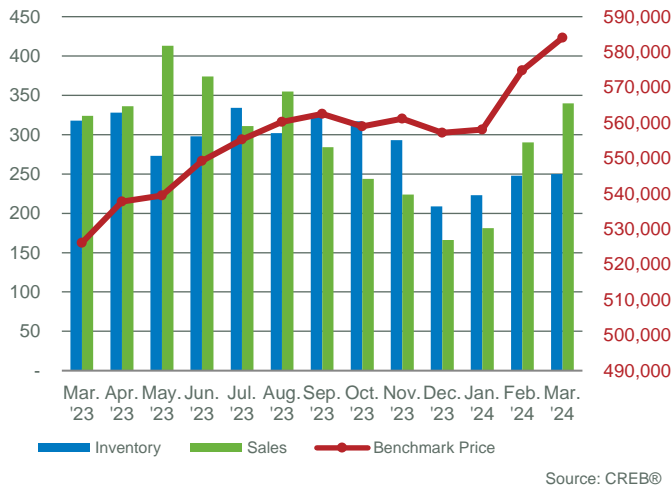
SOUTHEAST TOTAL SALES



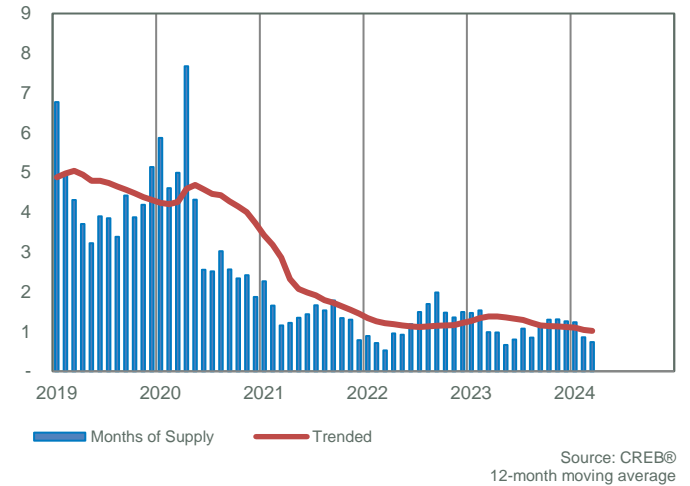
SOUTHEAST TOTAL SALES BY PRICE RANGE



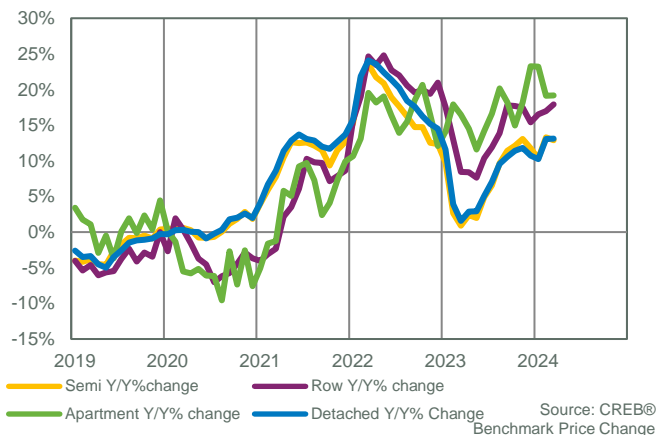
SOUTHEAST INVENTORY AND SALES



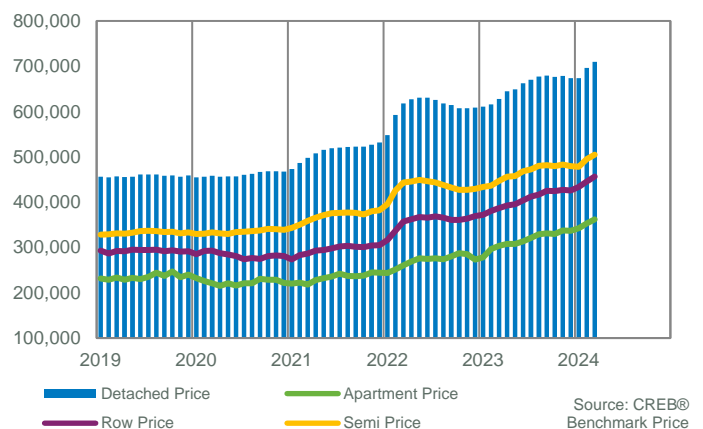
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

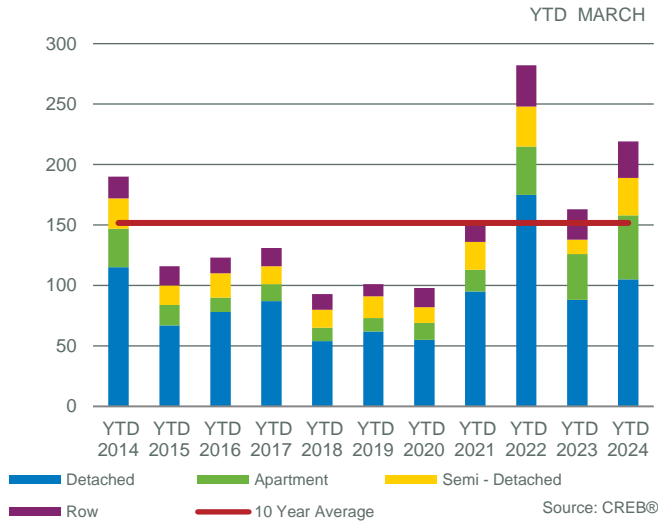


SOUTHEAST PRICES

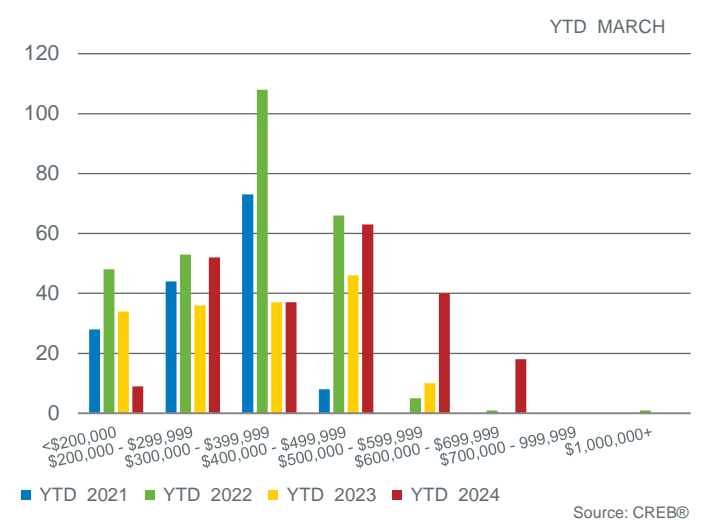


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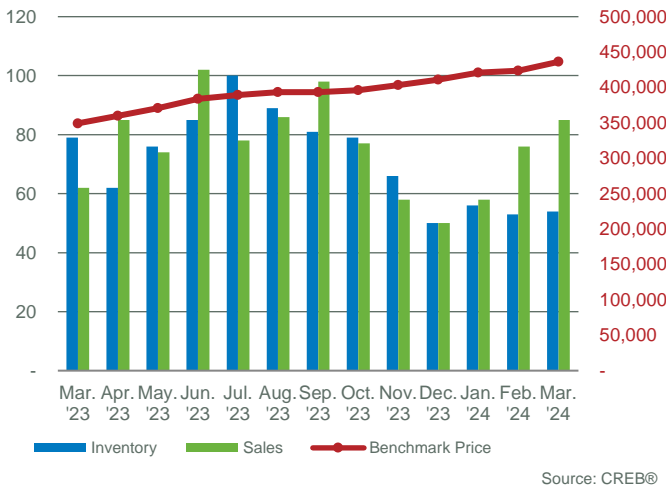
EAST TOTAL SALES



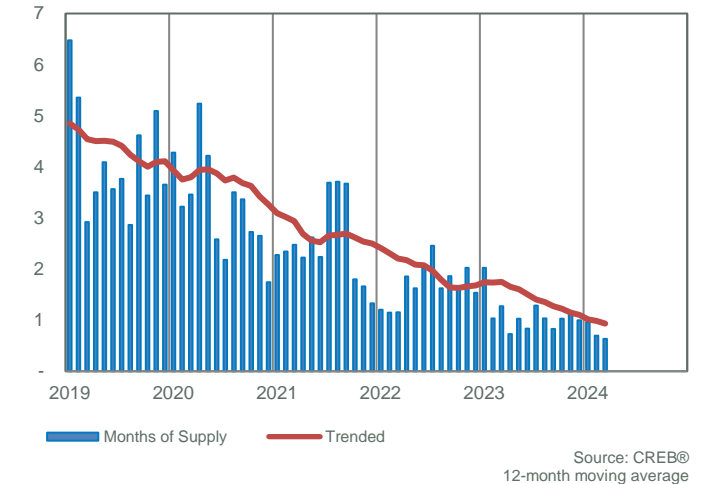
EAST TOTAL SALES BY PRICE RANGE



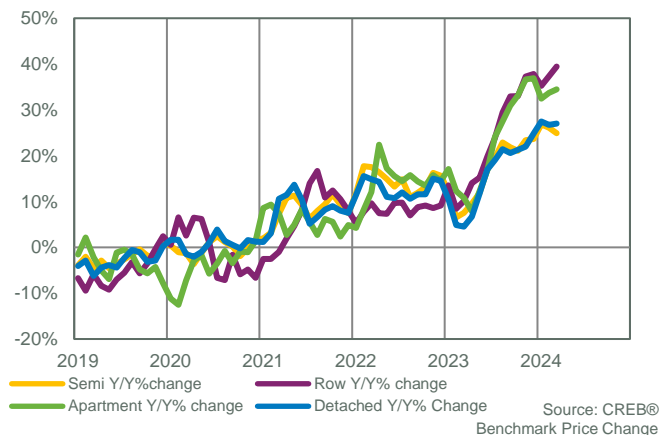
EAST INVENTORY AND SALES



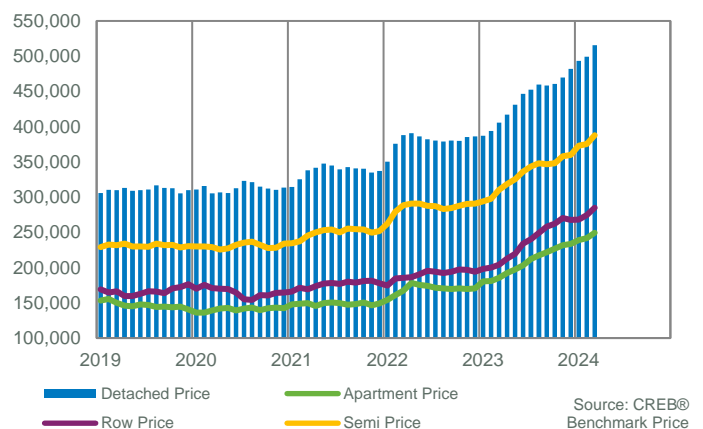
EAST MONTHS OF INVENTORY

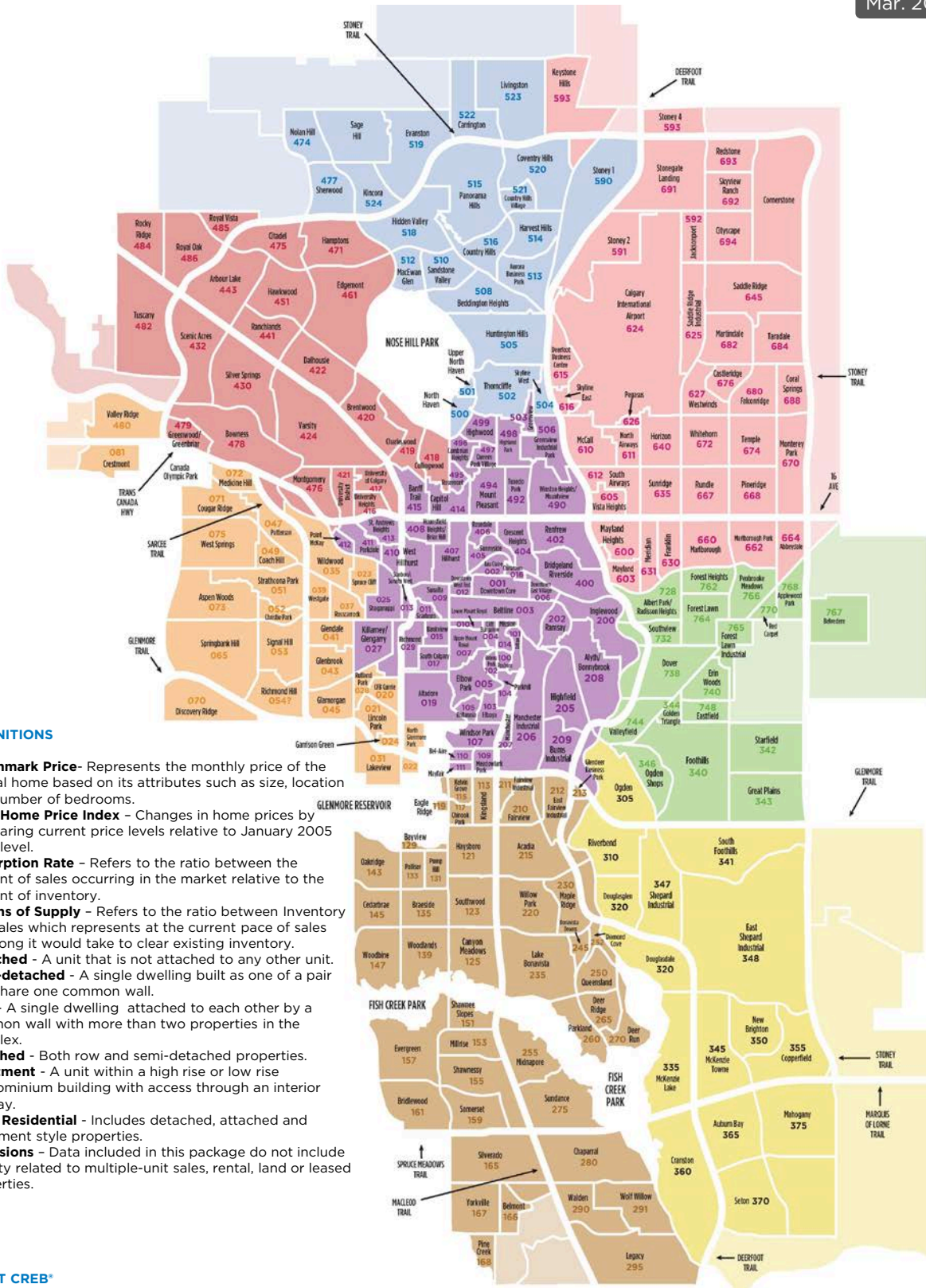


EAST PRICE CHANGE



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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