



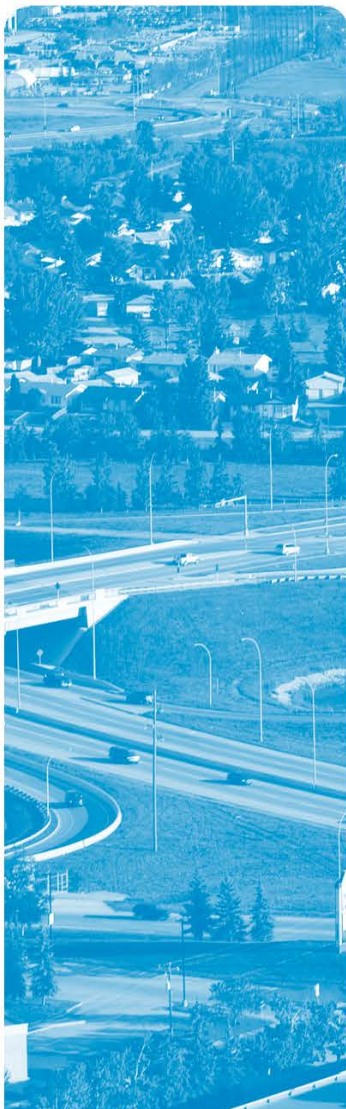
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MONTHLY STATISTICS PACKAGE

City of Calgary

January 2024



creb.com

January 2024

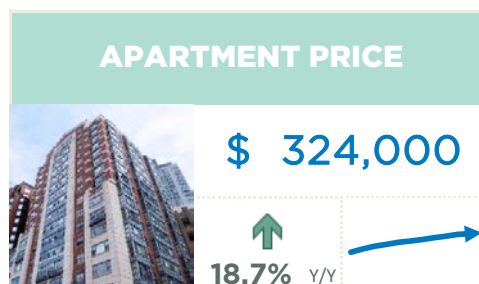
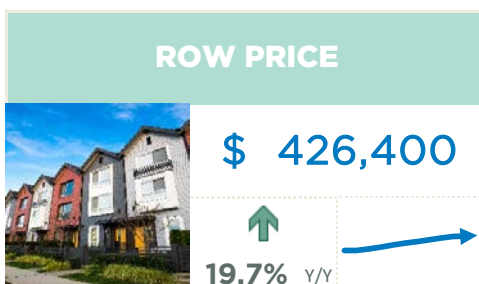
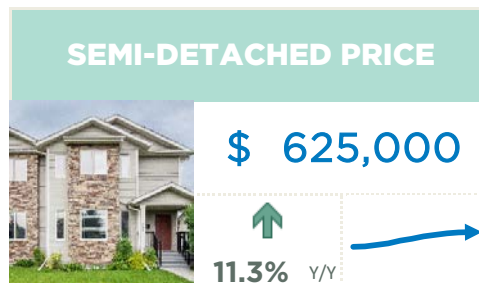
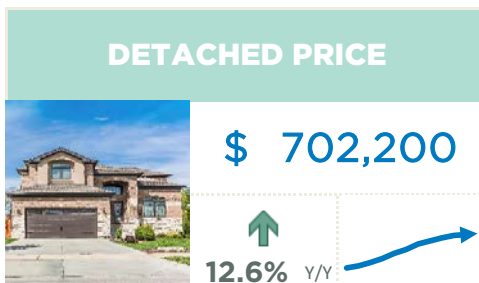
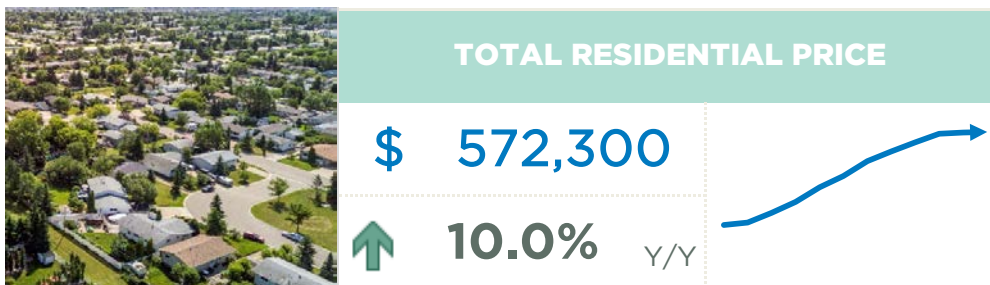
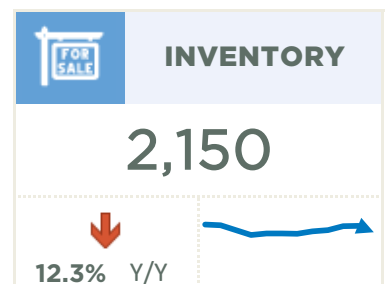
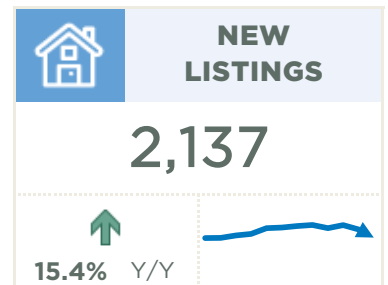
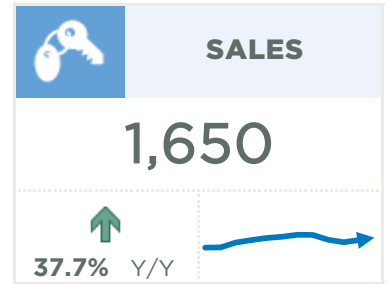
January sees strong sales fueled by boost in new listings

City of Calgary, February 1, 2023 - January sales rose to 1,650 units, a significant gain over last year's levels and long-term trends. The growth was possible thanks to a rise in new listings totalling 2,137 units in January. New listings rose for homes priced above \$300,000, but the largest gains occurred for homes priced above \$700,000.

The rise in new listings relative to sales did little to change the low inventory situation in the city. With 2,150 units in inventory, levels are near the January record lows set in 2006 and are nearly 49 per cent below the long-term average for the month.

"Supply challenges have been a persistent problem since last year. This month's gain in new listings has helped provide options to potential purchasers, supporting sales growth. However, the growth in sales prevented any significant adjustments in supply, keeping conditions tight and supporting further price growth," stated Ann-Marie Lurie, Chief Economist at CREB®.

The months of supply in January was 1.3 months, falling over last month's and last year's levels. The persistent tightness in the market contributed to further upward pressure on home prices. The unadjusted benchmark price in January reached \$572,300, a gain over last month and ten per cent higher than levels reported last January.



January 2024

January 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	734	31%	954	9%	992	-13%	77%	1.35	-33%	\$702,200	13%
Semi	131	18%	223	49%	219	-3%	59%	1.67	-18%	\$625,000	11%
Row	297	42%	322	16%	257	-18%	92%	0.87	-43%	\$426,400	20%
Apartment	488	54%	638	17%	682	-12%	76%	1.40	-43%	\$324,000	19%
Total Residential	1,650	38%	2,137	15%	2,150	-12%	77%	1.30	-36%	\$572,300	10%

Year-to-Date

January 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	734	31%	954	9%	992	-13%	77%	1.35	-33%	\$702,200	13%
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Apartment	488	54%	638	17%	682	-12%	76%	1.40	-43%	\$324,000	19%
Total Residential	1,650	38%	2,137	15%	2,150	-12%	77%	1.30	-36%	\$572,300	10%



Detached

A boost in new listings helped support stronger sales this month. However, with a sales-to-new-listings ratio of 77 per cent, there was minimal change in the low inventory situation reported in the detached sector. New listings rose for all homes priced above \$500,000, but the largest gains occurred in the over \$700,000 market segment. Low inventory levels compared to sales prevented any improvement in the months of supply, which at 1.4 months was lower than levels reported last month and last January.

The exceptionally tight market conditions continued to drive further price growth. In January, the unadjusted detached price reached \$702,200, nearly one per cent higher than last month and nearly 13 per cent higher than prices reported last year. Year-over-year price gains ranged from a low of 10 per cent in the City Centre and South East districts to a 27 per cent gain in the East district of the city.



Semi-Detached

With 223 new listings and 131 sales, the sales-to-new listings ratio fell to 59 per cent, the lowest level reported since 2020 and significantly improved over the 82 per cent average reported in 2023. The sudden shift did cause inventories to improve over the last month, but they remain well below long-term trends.

The unadjusted benchmark price in January was \$625,000, slightly lower than last month but over 11 per cent higher than last January. The monthly decline was driven mainly by adjustments in the higher-priced districts of the West and City Centre.



Row

Like other property types, new listings and sales rose in January over levels reported last month and last year. However, with 322 new listings and 297 sales, the sales to new listings ratio remained exceptionally high at 92 per cent. This contributed to further reductions in inventory levels, and the months of supply once again fell below one month.

Limited supply and strong demand contributed to a rise in prices. In January, the unadjusted benchmark price reached \$426,400, up over last month and nearly 20 per cent higher than levels reported in January 2023. While year-over-year prices are higher in every district, the West and City Centre districts saw unadjusted benchmark prices ease slightly over December.



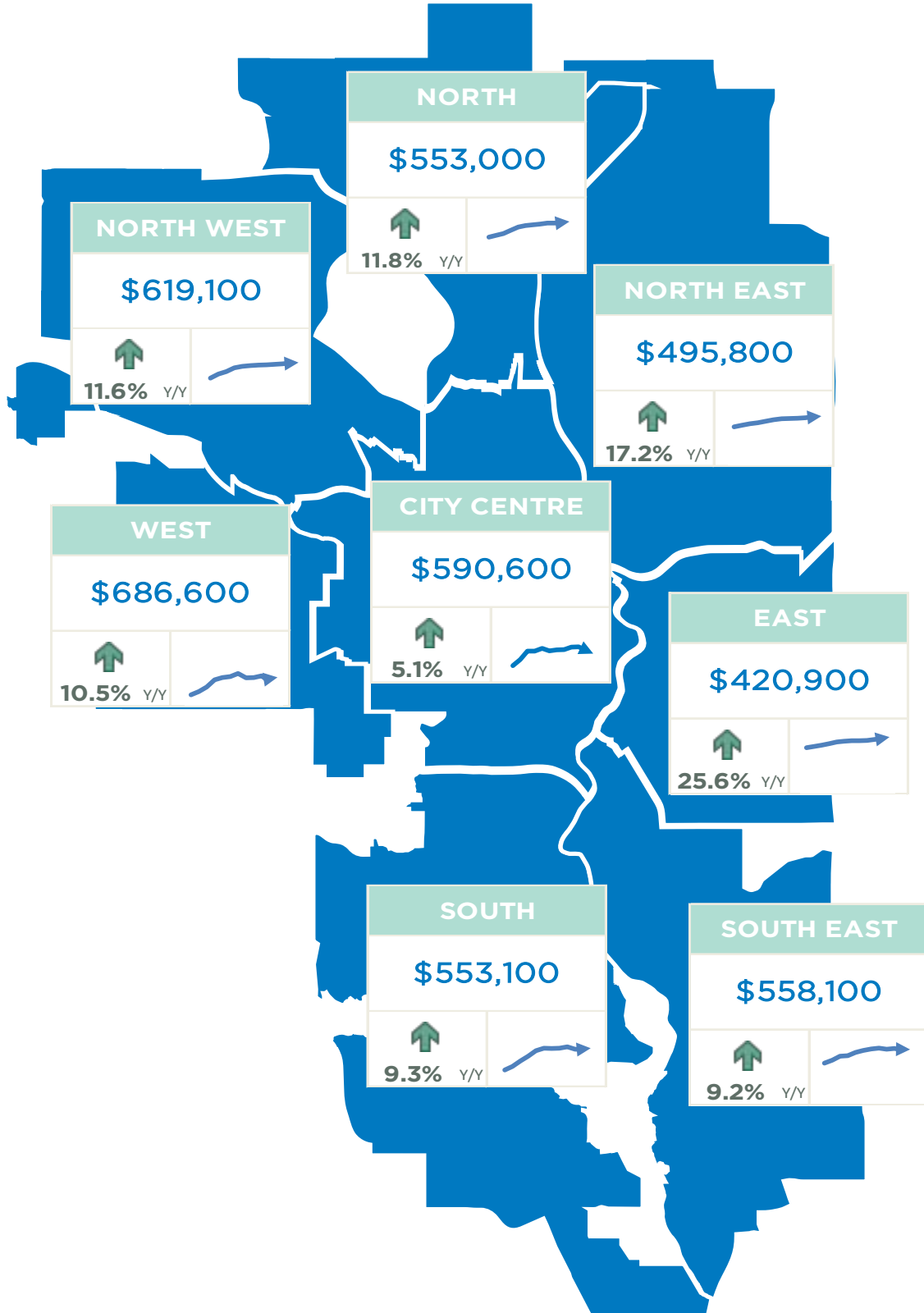
Apartment

Apartment-style properties continued to see the most significant gain in sales activity, rising to 488 sales in January, a year-over-year increase of 54 per cent. This was possible thanks to the growth in new listings. However, the gain in listings did little to supply levels; with 682 units, inventories were 40 per cent below long-term trends.

Tight market conditions continued to contribute to further price gains. In January, the unadjusted benchmark price reached \$324,000, nearly one per cent higher than last month and nearly 20 per cent higher than last January. Prices rose across all districts, with the largest year-over-year gains occurring in the most affordable districts of the North East and East.

January 2024

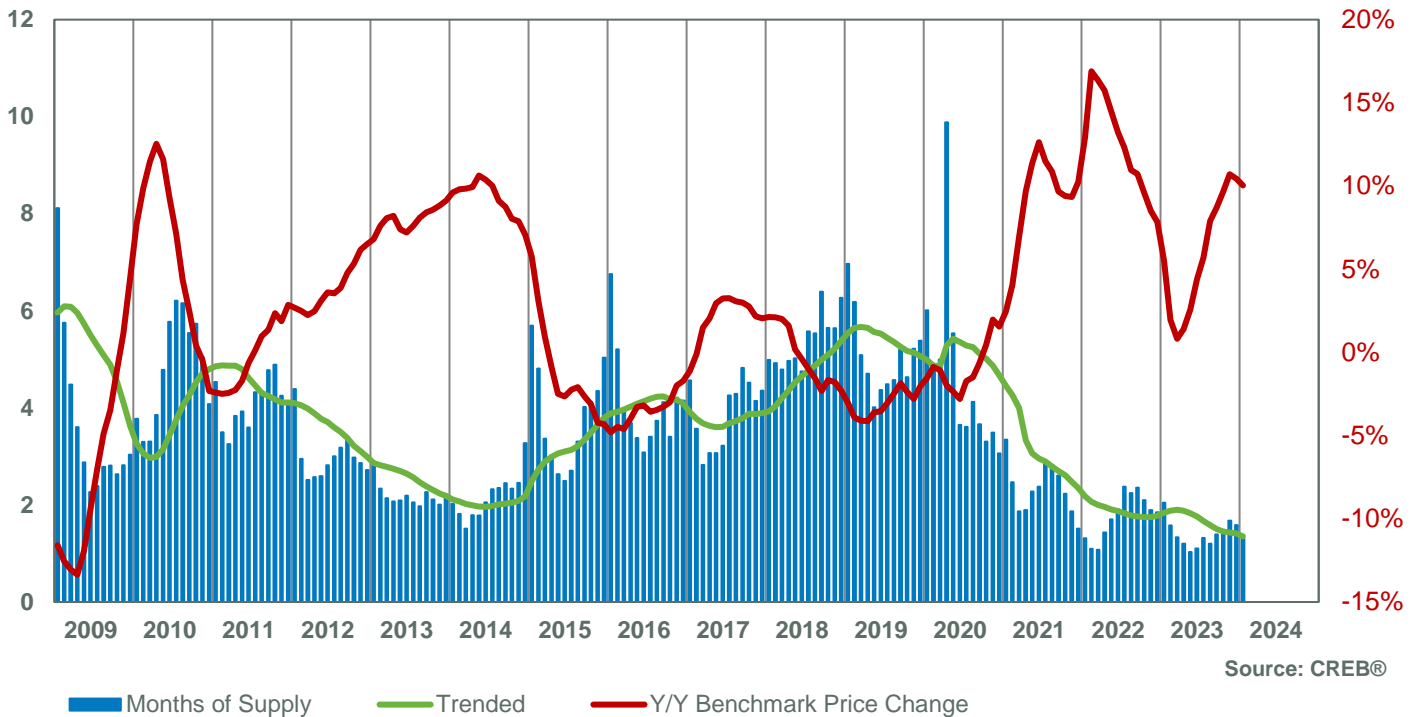
District Total Residential Benchmark Price



	Jan-23	Jan-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
CITY OF CALGARY						
Total Sales	1,198	1,650	37.73%	1,198	1,650	37.73%
Total Sales Volume	\$609,201,018	\$939,444,985	54.21%	\$609,201,018	\$939,444,985	54.21%
New Listings	1,852	2,137	15.39%	1,852	2,137	15.39%
Inventory	2,451	2,150	-12.28%	2,451	2,150	-12.28%
Months of Supply	2.05	1.30	-36.31%	2.05	1.30	-36.31%
Sales to New Listings	64.69%	77.21%	12.52%	64.69%	77.21%	12.52%
Sales to List Price	98.50%	99.87%	1.37%	98.50%	99.87%	1.37%
Days on Market	42	34	-20.66%	42	34	-20.66%
Benchmark Price	\$520,100	\$572,300	10.04%	\$520,100	\$572,300	10.04%
Median Price	\$465,000	\$523,250	12.53%	\$465,000	\$523,250	12.53%
Average Price	\$508,515	\$569,361	11.97%	\$508,515	\$569,361	11.97%
Index	242	266	10.05%	246	261	6.14%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Jan-23	Jan-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
DETACHED						
Total Sales	561	734	30.84%	561	734	30.84%
Total Sales Volume	\$376,371,171	\$557,074,487	48.01%	\$376,371,171	\$557,074,487	48.01%
New Listings	879	954	8.53%	879	954	8.53%
Inventory	1,139	992	-12.91%	1,139	992	-12.91%
Months of Supply	2.03	1.35	-33.43%	2.03	1.35	-33.43%
Sales to New Listings Ratio	63.82%	76.94%	13.12%	63.82%	76.94%	13.12%
Sales to List Price Ratio	98.64%	99.97%	1.33%	98.64%	99.97%	1.33%
Days on Market	42	34	-19.37%	42	34	-19.37%
Benchmark Price	\$623,900	\$702,200	12.55%	\$623,900	\$702,200	12.55%
Median Price	\$599,000	\$689,500	15.11%	\$599,000	\$689,500	15.11%
Average Price	\$670,893	\$758,957	13.13%	\$670,893	\$758,957	13.13%
APARTMENT						
Total Sales	317	488	53.94%	317	488	53.94%
Total Sales Volume	\$90,194,730	\$164,461,258	82.34%	\$90,194,730	\$164,461,258	82.34%
New Listings	545	638	17.06%	545	638	17.06%
Inventory	772	682	-11.66%	772	682	-11.66%
Months of Supply	2.44	1.40	-42.61%	2.44	1.40	-42.61%
Sales to New Listings Ratio	58.17%	76.49%	18.32%	58.17%	76.49%	18.32%
Sales to List Price Ratio	97.69%	99.00%	1.31%	97.69%	99.00%	1.31%
Days on Market	44	35	-20.03%	44	35	-20.03%
Benchmark Price	\$273,000	\$324,000	18.68%	\$273,000	\$324,000	18.68%
Median Price	\$258,000	\$308,000	19.38%	\$258,000	\$308,000	19.38%
Average Price	\$284,526	\$337,011	18.45%	\$284,526	\$337,011	18.45%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	111	131	18.02%	111	131	18.02%
Total Sales Volume	\$64,715,791	\$87,478,942	35.17%	\$64,715,791	\$87,478,942	35.17%
New Listings	150	223	48.67%	150	223	48.67%
Inventory	225	219	-2.67%	225	219	-2.67%
Months of Supply	2.03	1.67	-17.53%	2.03	1.67	-17.53%
Sales to New Listings Ratio	74.00%	58.74%	-15.26%	74.00%	58.74%	-15.26%
Sales to List Price Ratio	98.90%	100.50%	1.61%	98.90%	100.50%	1.61%
Days on Market	47	35	-25.51%	47	35	-25.51%
Benchmark Price	\$561,600	\$625,000	11.29%	\$561,600	\$625,000	11.29%
Median Price	\$530,000	\$610,000	15.09%	\$530,000	\$610,000	15.09%
Average Price	\$583,025	\$667,778	14.54%	\$583,025	\$667,778	14.54%
CITY OF CALGARY ROW						
Total Sales	209	297	42.11%	209	297	42.11%
Total Sales Volume	\$77,919,326	\$130,430,298	67.39%	\$77,919,326	\$130,430,298	67.39%
New Listings	278	322	15.83%	278	322	15.83%
Inventory	315	257	-18.41%	315	257	-18.41%
Months of Supply	1.51	0.87	-42.59%	1.51	0.87	-42.59%
Sales to New Listings Ratio	75.18%	92.24%	17.06%	75.18%	92.24%	17.06%
Sales to List Price Ratio	99.15%	100.80%	1.67%	99.15%	100.80%	1.67%
Days on Market	39	30	-22.54%	39	30	-22.54%
Benchmark Price	\$356,200	\$426,400	19.71%	\$356,200	\$426,400	19.71%
Median Price	\$365,000	\$434,200	18.96%	\$365,000	\$434,200	18.96%
Average Price	\$372,820	\$439,159	17.79%	\$372,820	\$439,159	17.79%

For a list of definitions, see page 29.

January 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	83	137	60.58%	203	2.45	\$871,000	10.32%	-0.46%
North East	111	131	84.73%	153	1.38	\$568,200	18.99%	0.92%
North	108	131	82.44%	117	1.08	\$656,200	13.79%	0.74%
North West	76	105	72.38%	90	1.18	\$735,100	13.18%	0.07%
West	69	89	77.53%	92	1.33	\$890,100	13.50%	3.79%
South	167	186	89.78%	167	1.00	\$667,300	10.79%	0.41%
South East	85	129	65.89%	119	1.40	\$673,700	10.23%	-0.04%
East	31	34	91.18%	25	0.81	\$493,300	27.47%	2.32%
TOTAL CITY	734	954	76.94%	992	1.35	\$702,200	12.55%	0.69%
Apartment								
City Centre	185	295	62.71%	378	2.04	\$341,100	14.50%	0.09%
North East	39	48	81.25%	44	1.13	\$285,900	27.92%	1.89%
North	37	43	86.05%	40	1.08	\$312,400	22.27%	0.61%
North West	42	53	79.25%	57	1.36	\$299,100	21.24%	2.01%
West	45	55	81.82%	43	0.96	\$335,500	18.93%	1.02%
South	81	80	101.25%	61	0.75	\$297,000	23.90%	1.30%
South East	48	48	100.00%	46	0.96	\$342,700	23.23%	1.69%
East	11	16	68.75%	13	1.18	\$238,900	32.43%	2.23%
TOTAL CITY	488	638	76.49%	682	1.40	\$324,000	18.68%	0.81%
Semi-detached								
City Centre	35	82	42.68%	106	3.03	\$849,600	7.49%	-1.97%
North East	17	27	62.96%	21	1.24	\$406,800	20.46%	0.87%
North	19	25	76.00%	17	0.89	\$502,500	13.76%	0.88%
North West	10	13	76.92%	16	1.60	\$614,800	15.83%	3.50%
West	12	17	70.59%	15	1.25	\$732,600	10.23%	-0.70%
South	23	31	74.19%	18	0.78	\$493,900	12.71%	1.27%
South East	5	14	35.71%	15	3.00	\$478,400	10.33%	-0.29%
East	9	14	64.29%	10	1.11	\$372,900	26.84%	3.67%
TOTAL CITY	131	223	58.74%	219	1.67	\$625,000	11.29%	-0.33%
Row								
City Centre	35	49	71.43%	47	1.34	\$569,200	16.95%	-1.15%
North East	62	58	106.90%	50	0.81	\$340,500	27.91%	0.62%
North	50	40	125.00%	24	0.48	\$407,300	19.09%	0.74%
North West	21	21	100.00%	14	0.67	\$421,200	21.14%	1.01%
West	32	46	69.57%	36	1.13	\$438,500	21.00%	-1.13%
South	46	48	95.83%	29	0.63	\$376,600	24.54%	0.59%
South East	43	48	89.58%	42	0.98	\$433,400	16.51%	1.74%
East	7	10	70.00%	8	1.14	\$268,200	35.25%	0.26%
TOTAL CITY	297	322	92.24%	257	0.87	\$426,400	19.71%	0.31%

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

City of Calgary

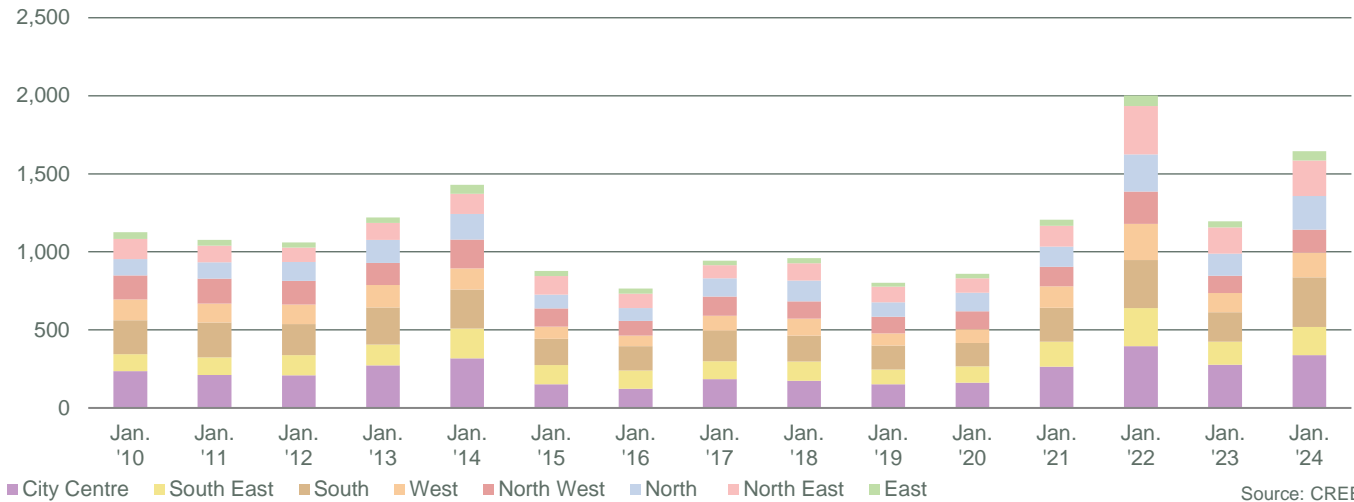
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jan. 2024

TOTAL SALES

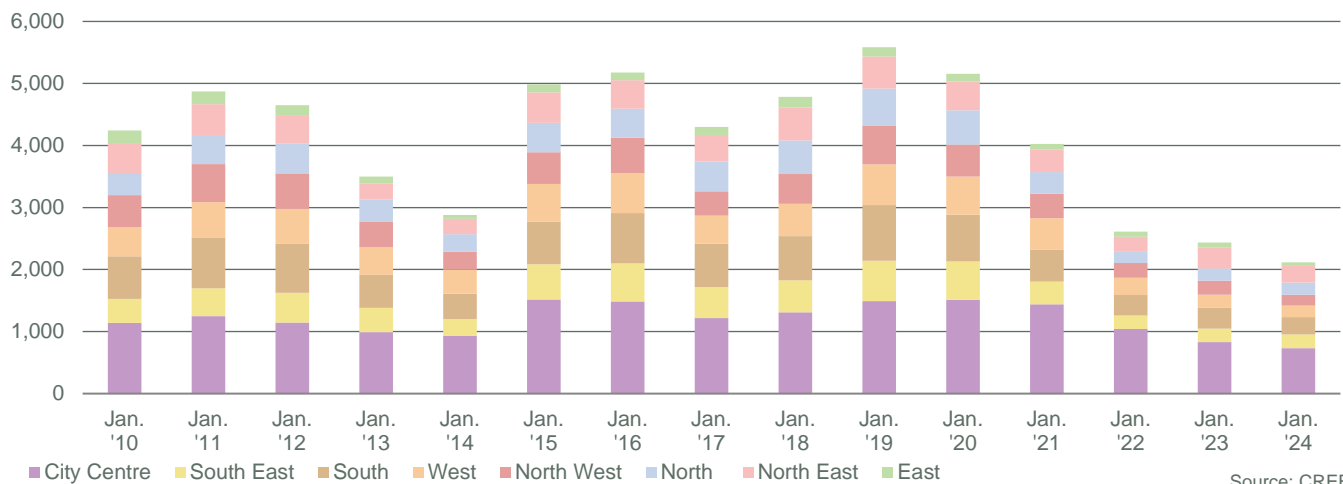
JANUARY



Source: CREB®

TOTAL INVENTORY

JANUARY



Source: CREB®

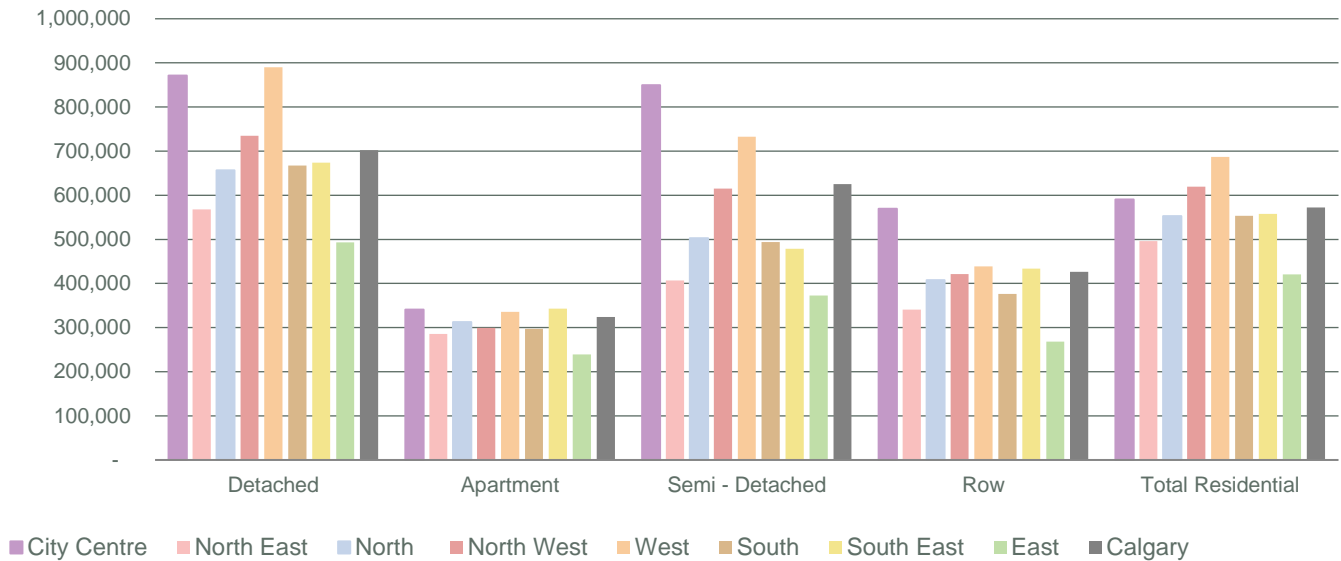
MONTHS OF SUPPLY

JANUARY



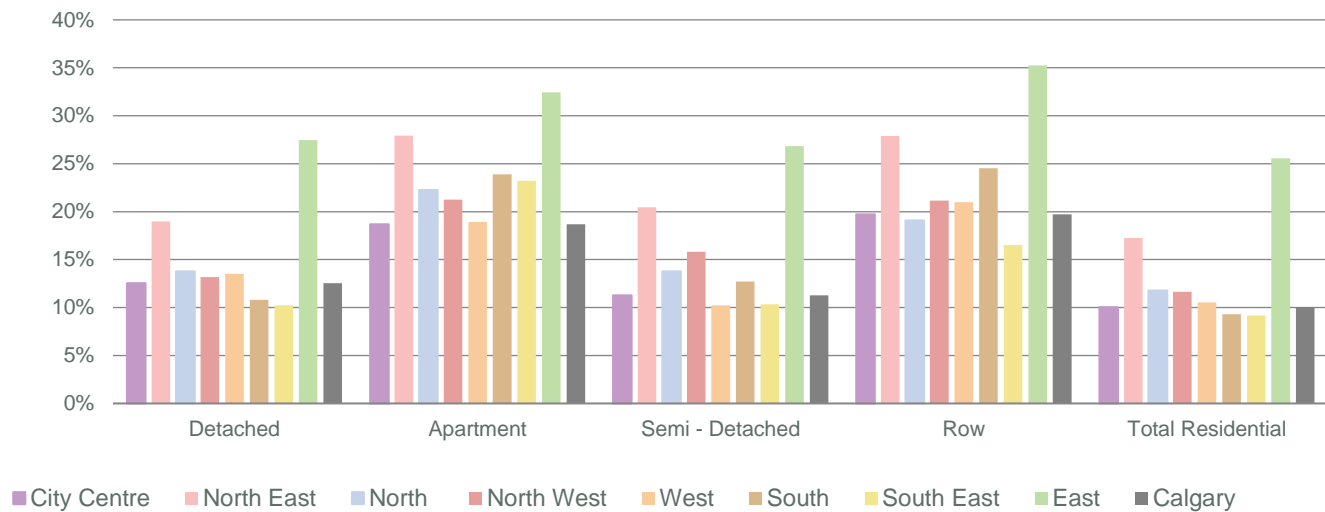
Source: CREB®

BENCHMARK PRICE - JANUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY

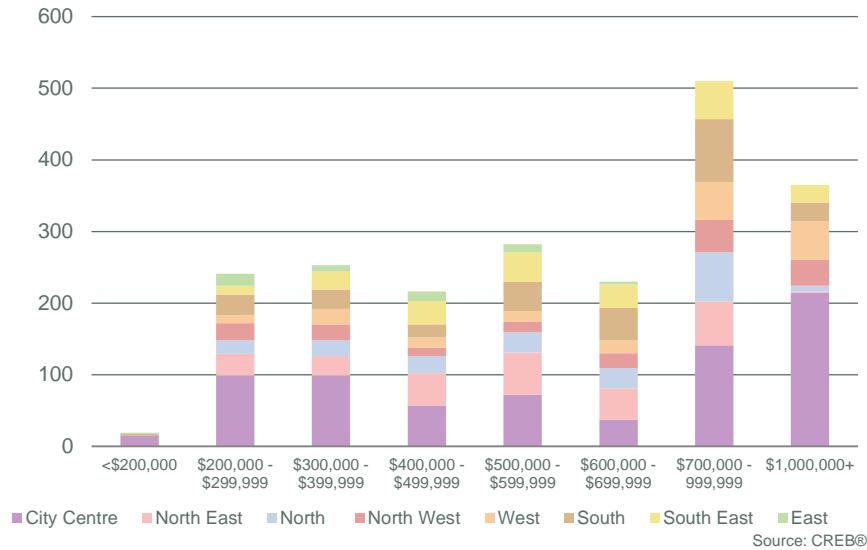


Source: CREB®

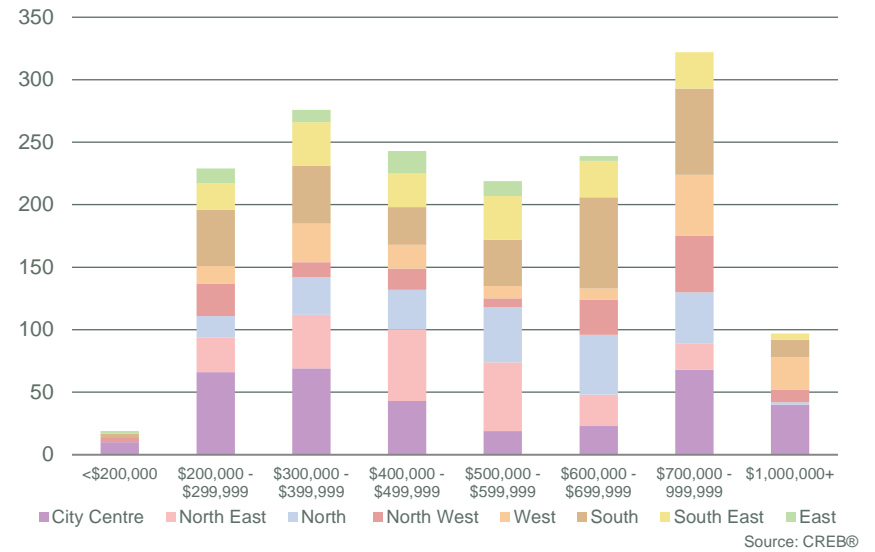
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

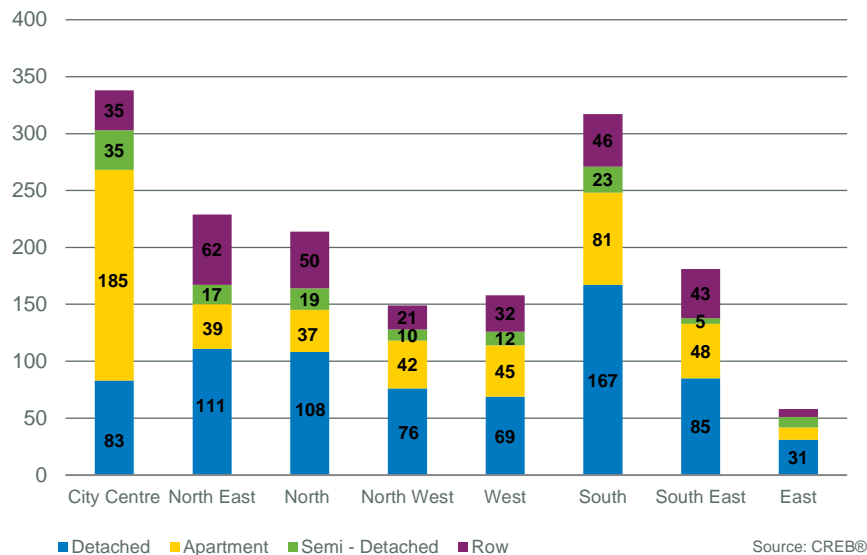
TOTAL INVENTORY BY PRICE RANGE - JANUARY



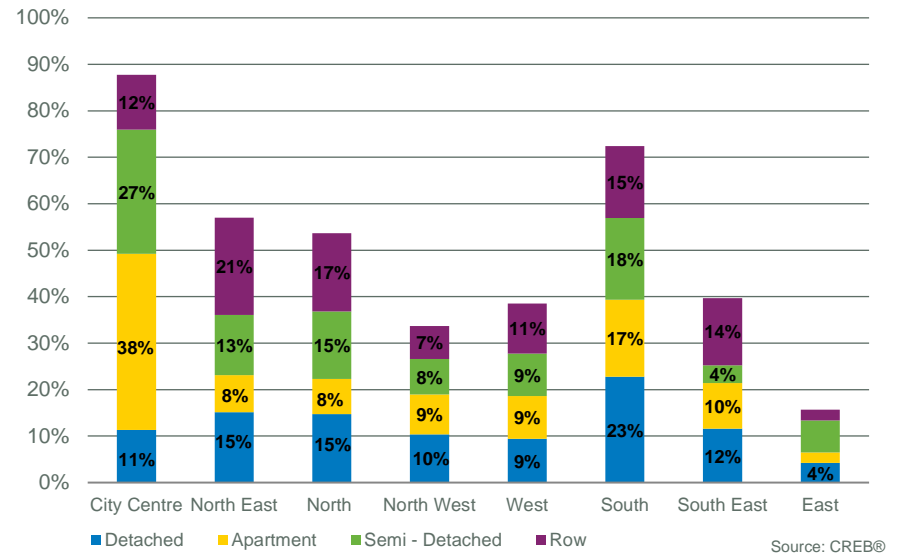
TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



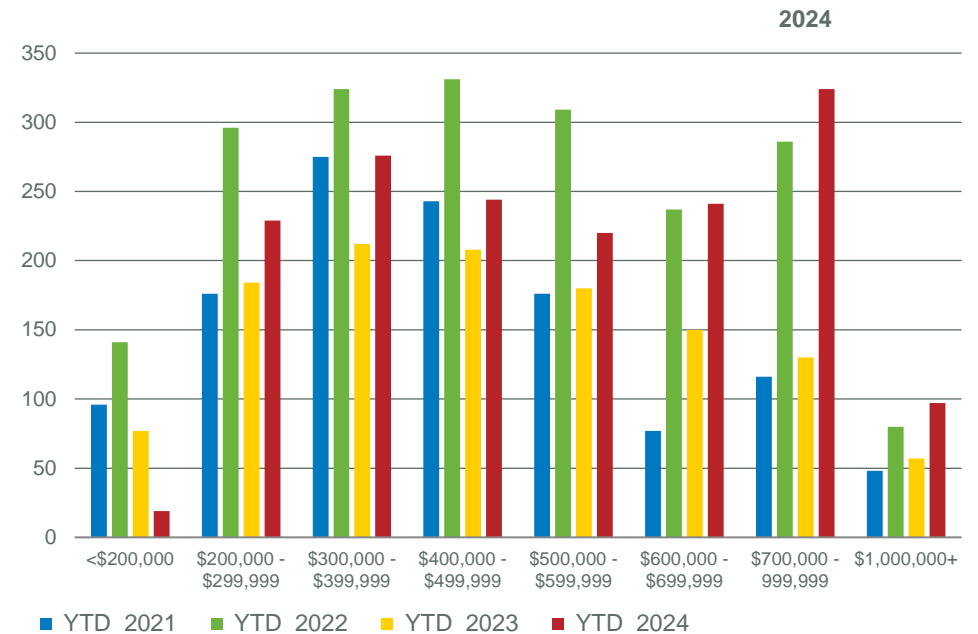
SHARE OF CITY WIDE SALES - JANUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	1,198	1,738	2,424	2,686	3,117	3,140	2,644	2,717	2,431	2,169	1,785	1,364
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	2,746	3,234	3,234	3,214	3,469	3,498	3,266	3,381	3,203	2,998	2,165
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	503,400	495,000	499,000	504,250
Average Price	508,515	506,823	535,903	548,585	552,412	552,122	539,730	522,774	548,579	546,085	539,986	540,244
Index	242	247	251	255	259	263	264	265	265	266	266	265
2024												
Sales	1,650											
New Listings	2,137											
Inventory	2,150											
Days on Market	34											
Benchmark Price	572,300											
Median Price	523,250											
Average Price	569,361											
Index	266											

	Jan-23	Jan-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	18	-	18	-
\$150,000 - \$199,999	59	19	59	19
\$200,000 - \$249,999	102	92	102	92
\$250,000 - \$299,999	82	137	82	137
\$300,000 - \$349,999	99	158	99	158
\$350,000 - \$399,999	113	118	113	118
\$400,000 - \$449,999	97	121	97	121
\$450,000 - \$499,999	111	123	111	123
\$500,000 - \$549,999	91	125	91	125
\$550,000 - \$599,999	89	95	89	95
\$600,000 - \$649,999	87	134	87	134
\$650,000 - \$699,999	63	107	63	107
\$700,000 - \$749,999	37	105	37	105
\$750,000 - \$799,999	28	89	28	89
\$800,000 - \$849,999	20	52	20	52
\$850,000 - \$899,999	22	36	22	36
\$900,000 - \$949,999	16	20	16	20
\$950,000 - \$999,999	7	22	7	22
\$1,000,000 - \$1,299,999	31	54	31	54
\$1,300,000 - \$1,499,999	9	16	9	16
\$1,500,000 - \$1,999,999	11	18	11	18
\$2,000,000 +	6	9	6	9
	1,198	1,650	1,198	1,650

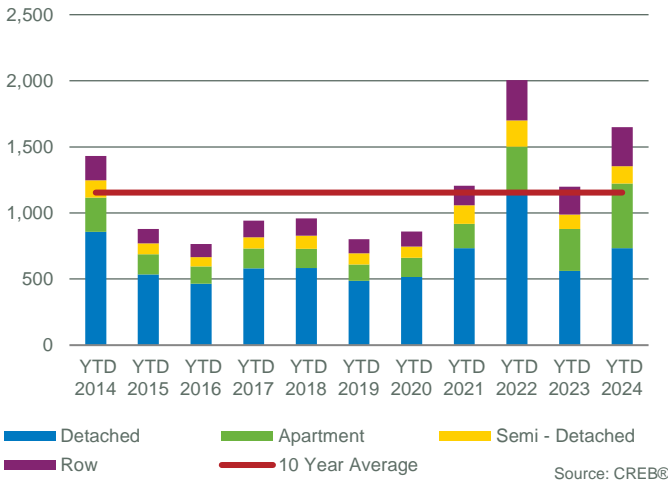
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

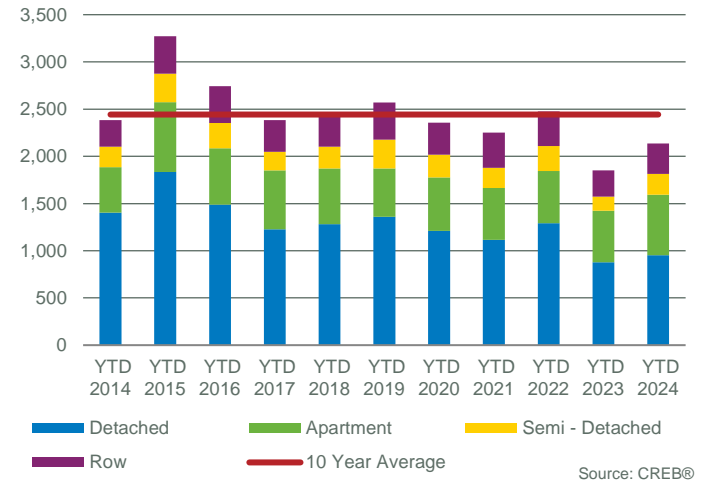
CITY OF CALGARY TOTAL SALES

2024

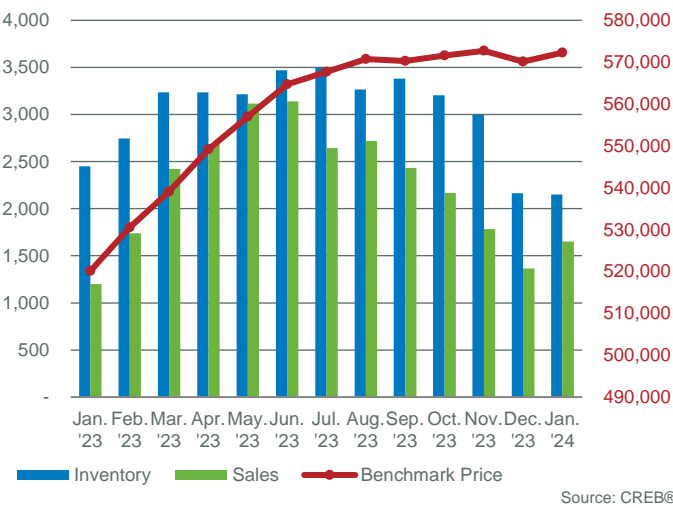


CITY OF CALGARY TOTAL NEW LISTINGS

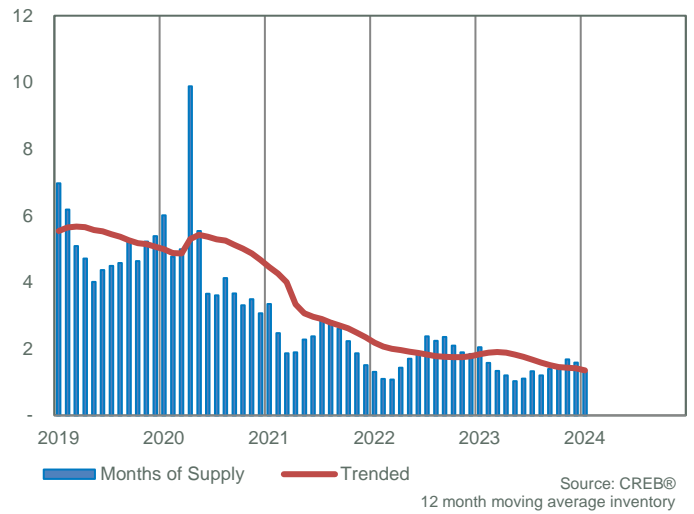
2024



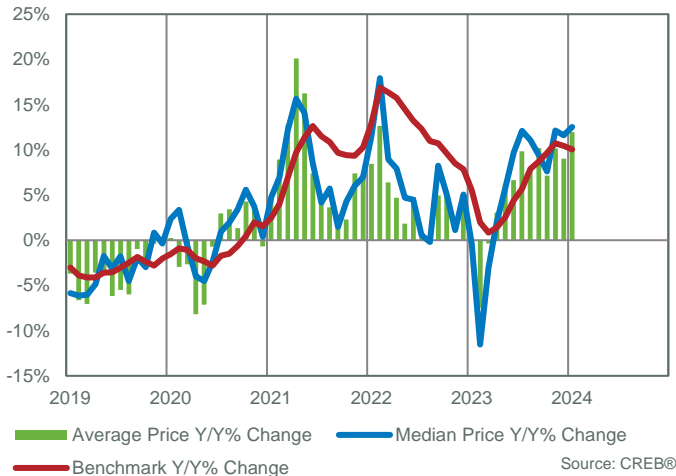
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



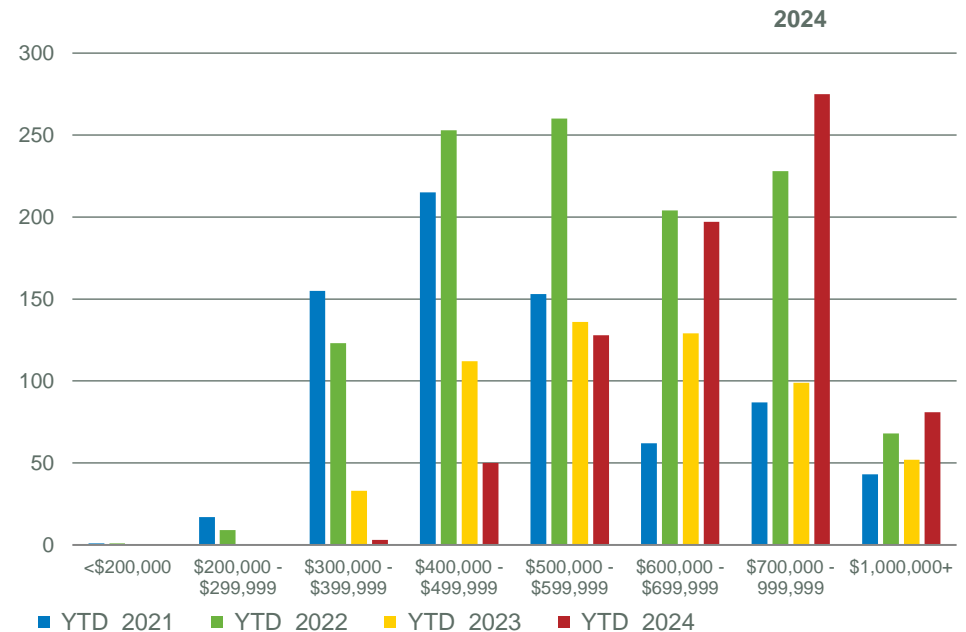
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,194	1,140	974	816	597
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	1,675	1,671	1,590	1,433	1,020
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	641,200	650,000	649,900	650,000	645,000
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,837	728,084	726,568	723,430	734,093
Index	256	262	266	272	277	281	284	286	286	287	287	286
2024												
Sales	734											
New Listings	954											
Inventory	992											
Days on Market	34											
Benchmark Price	702,200											
Median Price	689,500											
Average Price	758,957											
Index	288											

	Jan-23	Jan-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	-	-	-	-
\$300,000 - \$349,999	9	-	9	-
\$350,000 - \$399,999	24	3	24	3
\$400,000 - \$449,999	48	17	48	17
\$450,000 - \$499,999	64	33	64	33
\$500,000 - \$549,999	67	62	67	62
\$550,000 - \$599,999	69	66	69	66
\$600,000 - \$649,999	74	108	74	108
\$650,000 - \$699,999	55	89	55	89
\$700,000 - \$749,999	31	95	31	95
\$750,000 - \$799,999	21	82	21	82
\$800,000 - \$849,999	10	42	10	42
\$850,000 - \$899,999	16	30	16	30
\$900,000 - \$949,999	15	14	15	14
\$950,000 - \$999,999	6	12	6	12
\$1,000,000 - \$1,299,999	27	44	27	44
\$1,300,000 - \$1,499,999	9	14	9	14
\$1,500,000 - \$1,999,999	11	15	11	15
\$2,000,000 +	5	8	5	8
	561	734	561	734

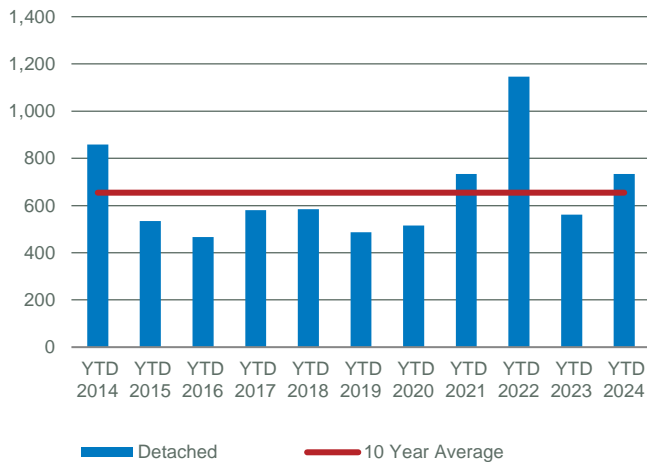
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

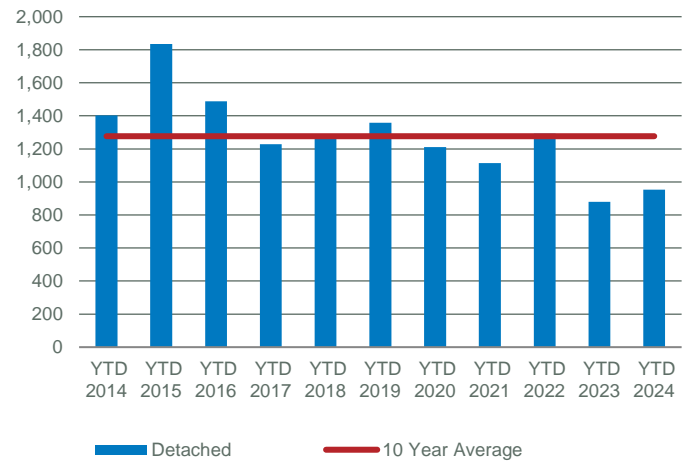
2024



Source: CREB®

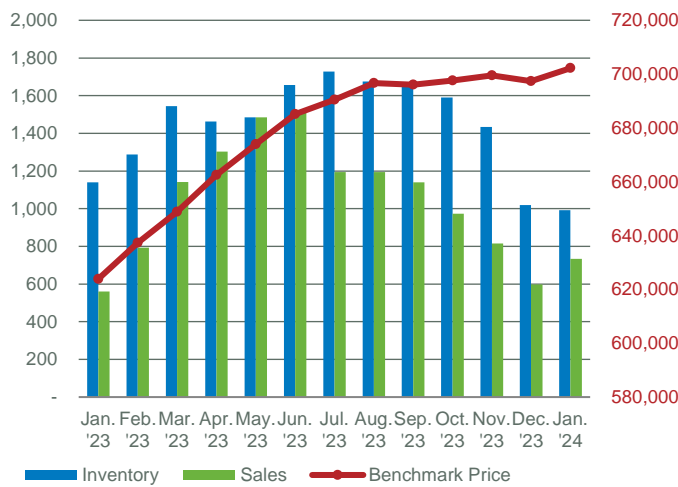
CITY OF CALGARY DETACHED NEW LISTINGS

2024



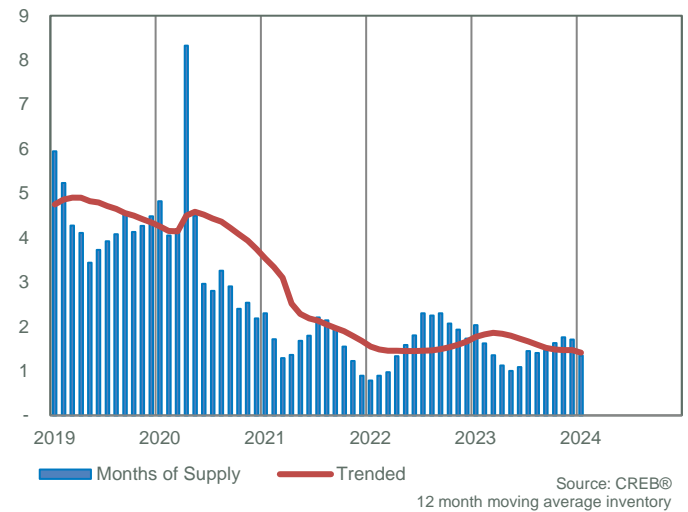
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



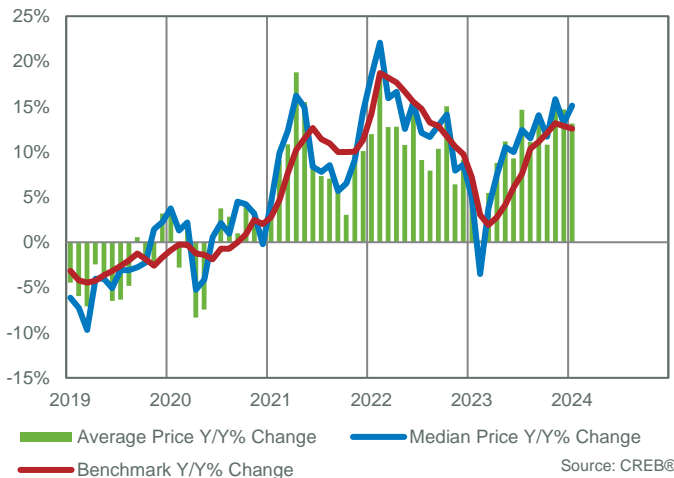
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



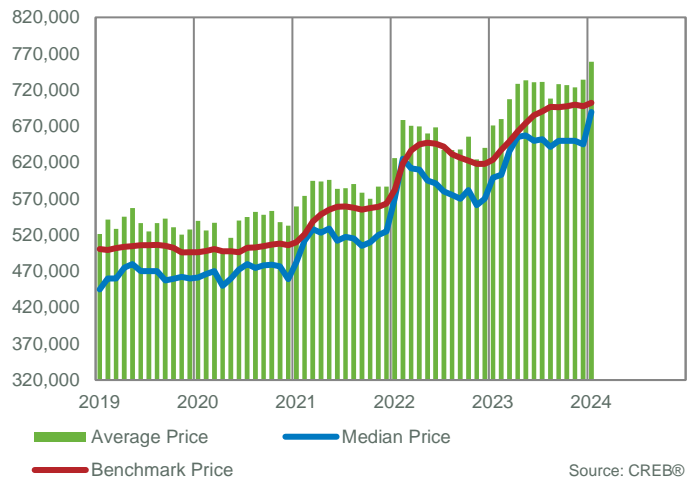
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

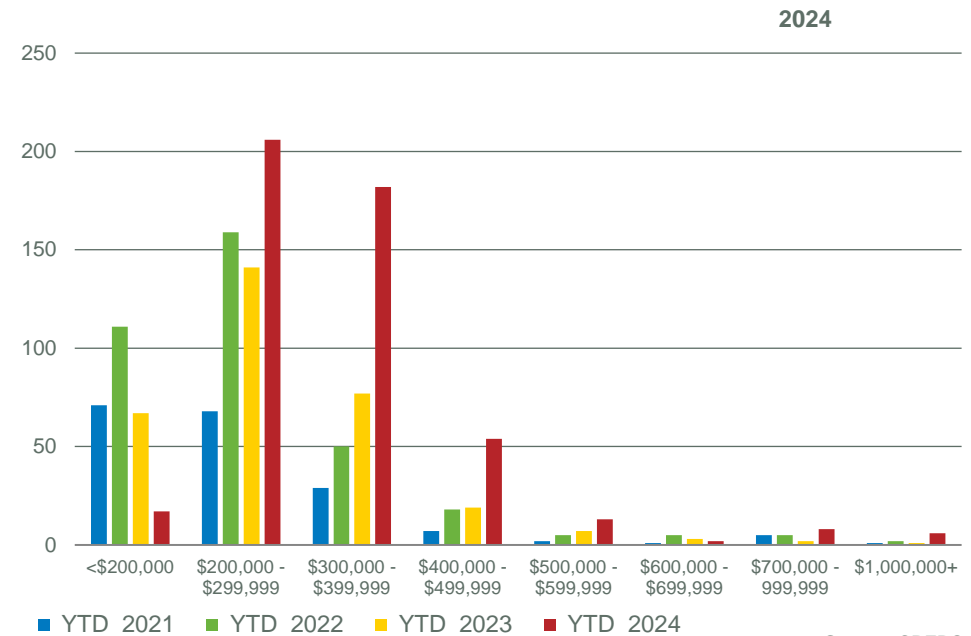


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	317	491	679	734	857	856	771	873	705	640	562	398
New Listings	545	696	919	950	1,025	1,062	924	893	925	728	677	373
Inventory	772	876	1,002	1,089	1,090	1,119	1,115	968	1,027	953	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	262,500	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500	293,000	296,000
Average Price	284,526	280,701	305,439	296,950	307,504	301,977	308,424	309,989	316,343	321,721	315,060	313,822
Index	200	206	211	215	218	222	224	226	229	232	234	235
2024												
Sales	488											
New Listings	638											
Inventory	682											
Days on Market	35											
Benchmark Price	324,000											
Median Price	308,000											
Average Price	337,011											
Index	237											

	Jan-23	Jan-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	17	-	17	-
\$150,000 - \$199,999	50	17	50	17
\$200,000 - \$249,999	79	88	79	88
\$250,000 - \$299,999	62	118	62	118
\$300,000 - \$349,999	46	120	46	120
\$350,000 - \$399,999	31	62	31	62
\$400,000 - \$449,999	13	31	13	31
\$450,000 - \$499,999	6	23	6	23
\$500,000 - \$549,999	3	7	3	7
\$550,000 - \$599,999	4	6	4	6
\$600,000 - \$649,999	2	1	2	1
\$650,000 - \$699,999	1	1	1	1
\$700,000 - \$749,999	-	1	-	1
\$750,000 - \$799,999	-	3	-	3
\$800,000 - \$849,999	1	2	1	2
\$850,000 - \$899,999	1	1	1	1
\$900,000 - \$949,999	-	-	-	-
\$950,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,299,999	-	2	-	2
\$1,300,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,999,999	-	3	-	3
\$2,000,000 +	1	-	1	-
	317	488	317	488

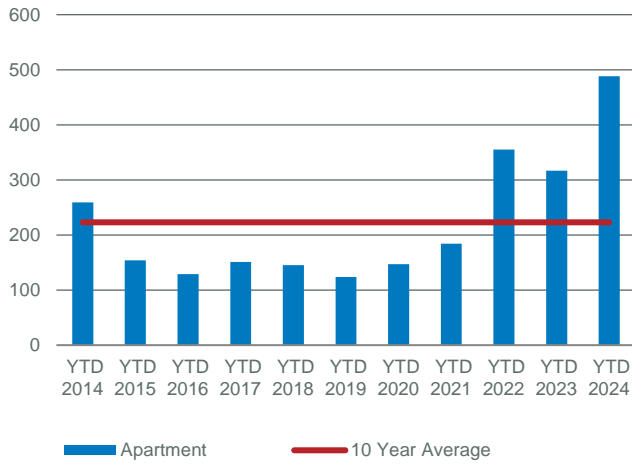
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

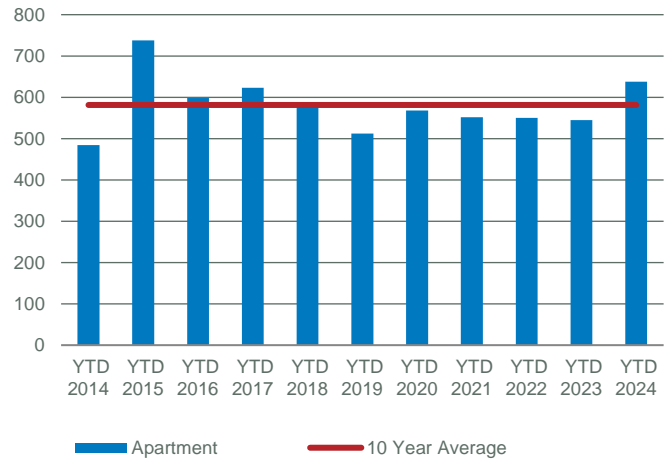
CITY OF CALGARY APARTMENT SALES

2024

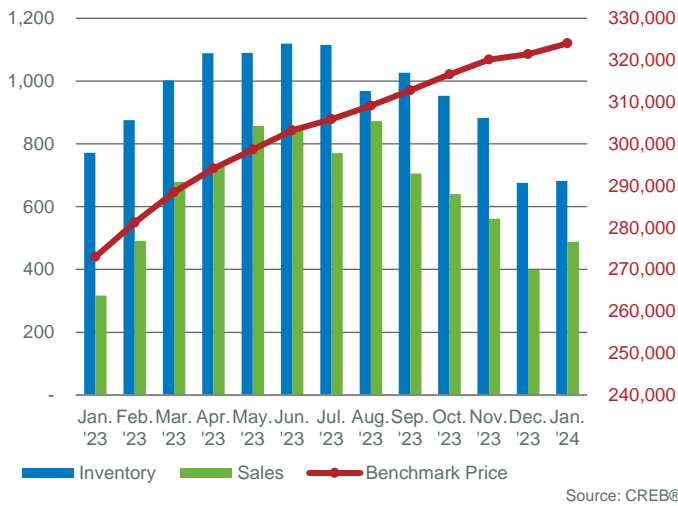


CITY OF CALGARY APARTMENT NEW LISTINGS

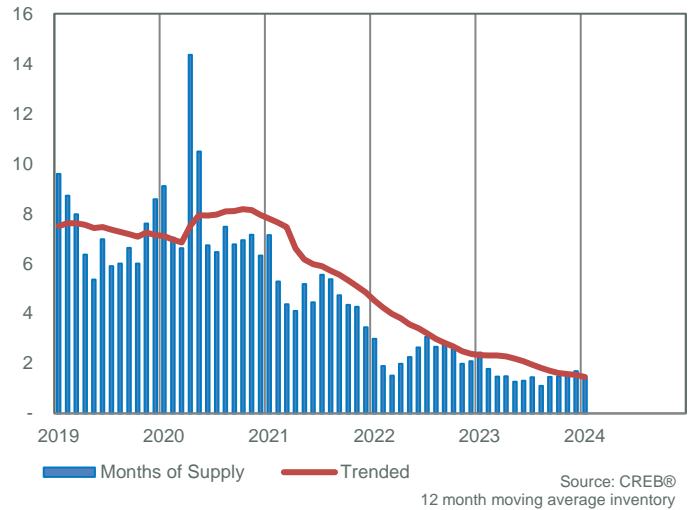
2024



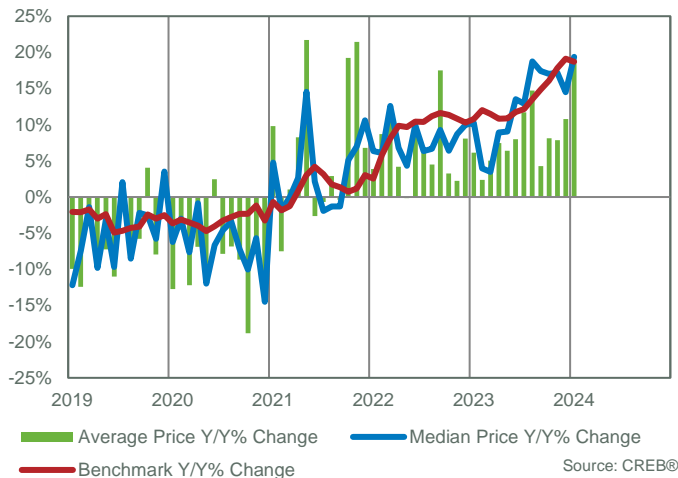
CITY OF CALGARY APARTMENT INVENTORY AND SALES



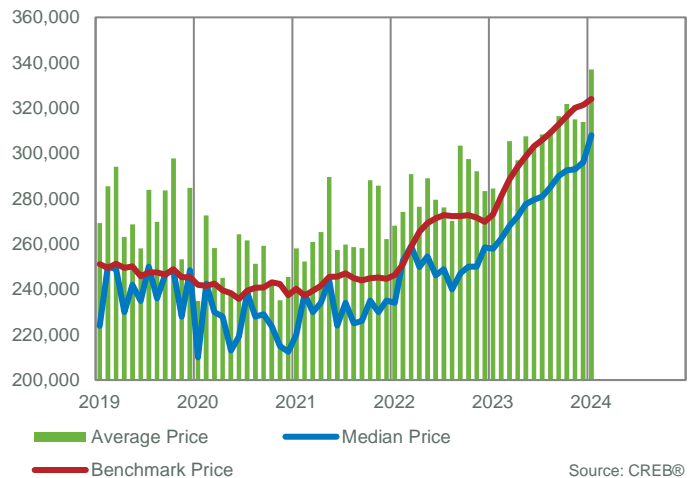
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



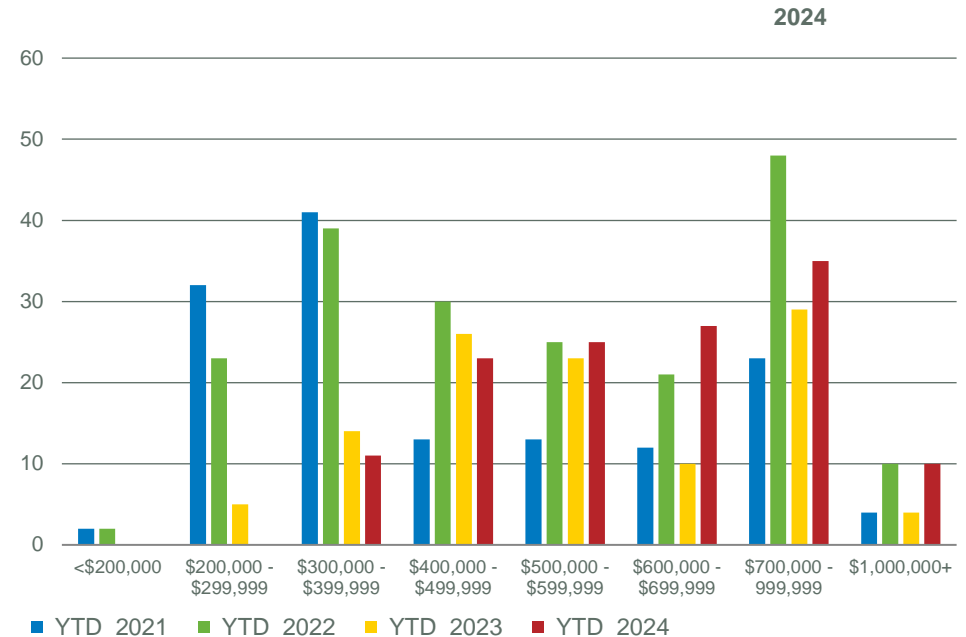
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	111	140	217	233	279	238	211	196	190	179	140	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	28	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	582,250	540,000
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,128	602,784	614,741	630,922	585,490
Index	301	304	311	318	322	329	331	334	333	337	337	336
2024												
Sales	131											
New Listings	223											
Inventory	219											
Days on Market	35											
Benchmark Price	625,000											
Median Price	610,000											
Average Price	667,778											
Index	335											

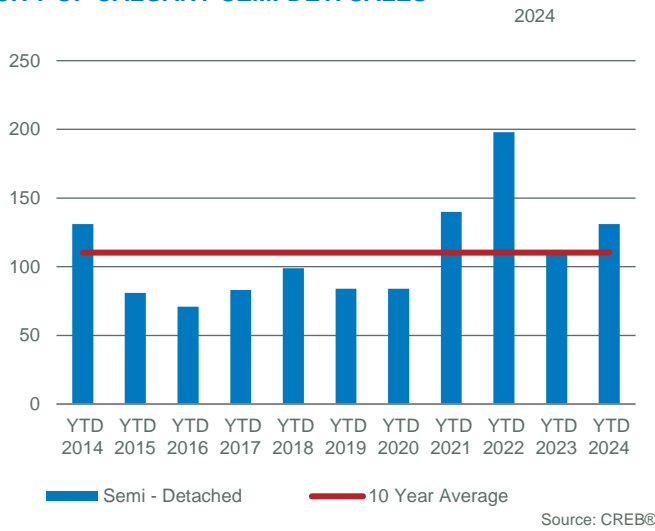
	Jan-23	Jan-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	3	-	3	-
\$250,000 - \$299,999	2	-	2	-
\$300,000 - \$349,999	8	2	8	2
\$350,000 - \$399,999	6	9	6	9
\$400,000 - \$449,999	8	13	8	13
\$450,000 - \$499,999	18	10	18	10
\$500,000 - \$549,999	17	15	17	15
\$550,000 - \$599,999	6	10	6	10
\$600,000 - \$649,999	5	15	5	15
\$650,000 - \$699,999	5	12	5	12
\$700,000 - \$749,999	6	5	6	5
\$750,000 - \$799,999	7	3	7	3
\$800,000 - \$849,999	9	8	9	8
\$850,000 - \$899,999	5	5	5	5
\$900,000 - \$949,999	1	5	1	5
\$950,000 - \$999,999	1	9	1	9
\$1,000,000 - \$1,299,999	4	8	4	8
\$1,300,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	1	-	1
	111	131	111	131

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

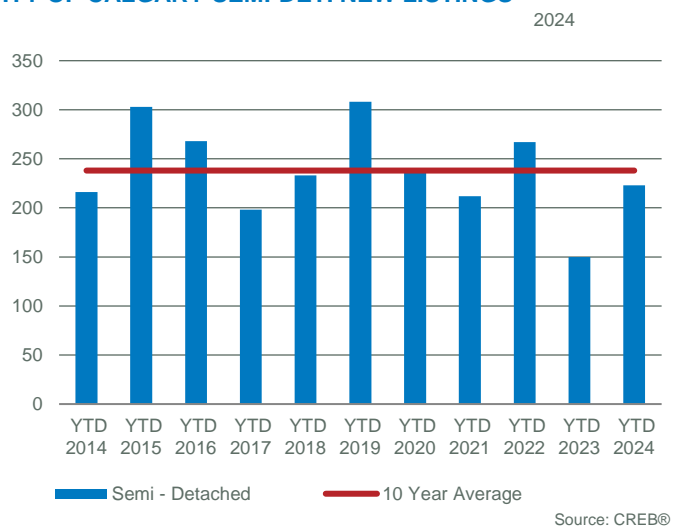


Source: CREB®

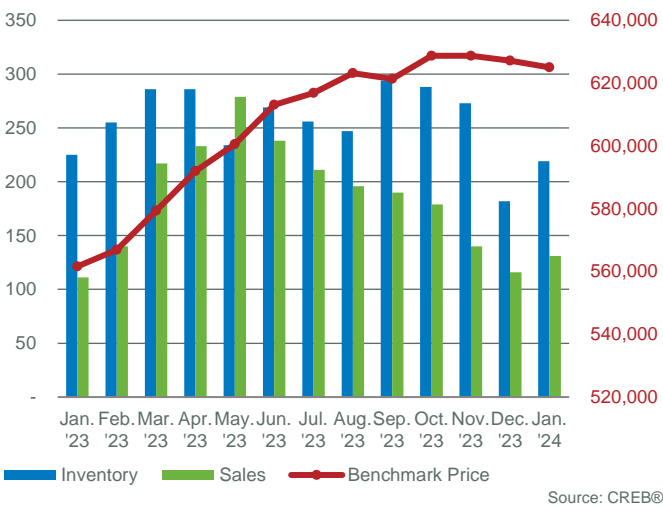
CITY OF CALGARY SEMI-DET. SALES



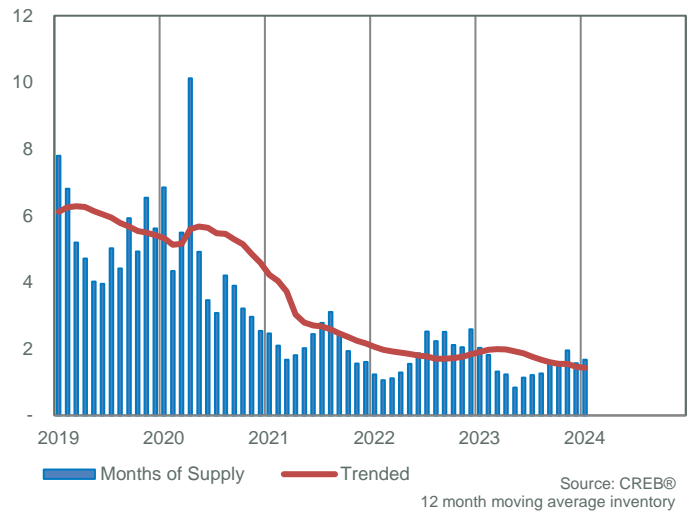
CITY OF CALGARY SEMI-DET. NEW LISTINGS



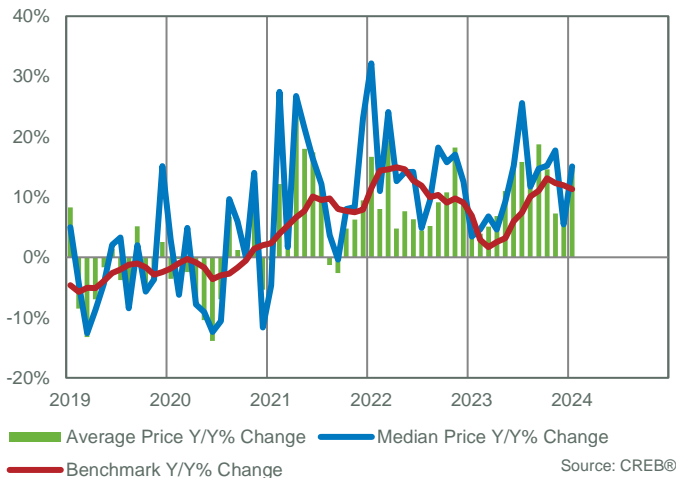
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



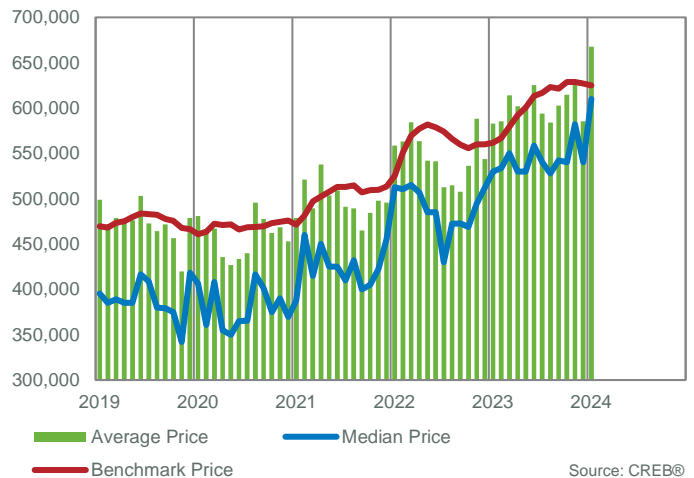
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



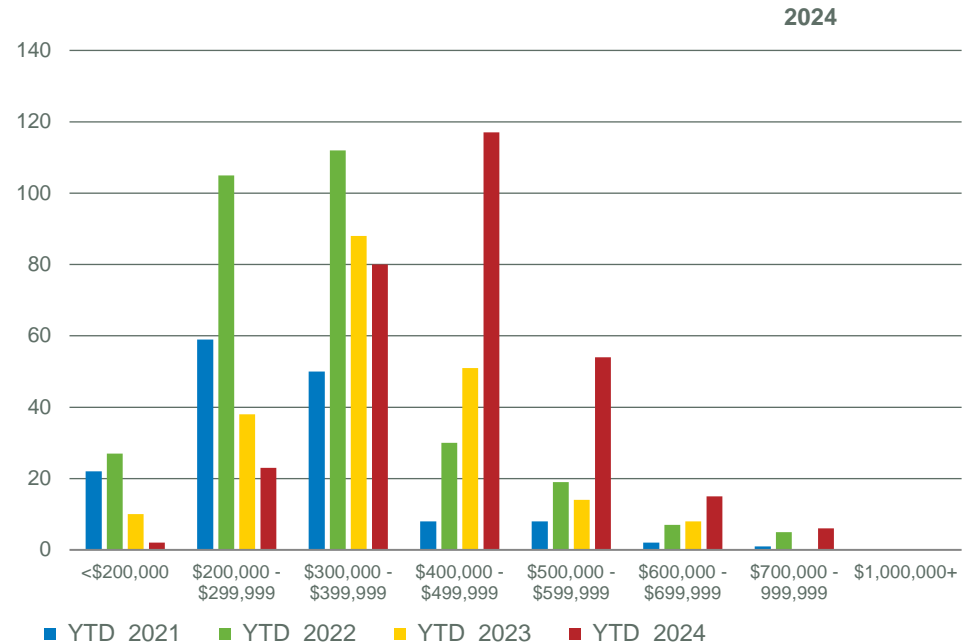
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	209	314	387	416	496	525	467	454	396	376	267	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	409	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	402,000	415,700
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	419,264	427,772	405,109	418,265
Index	228	235	239	244	250	256	261	265	269	272	275	272
2024												
Sales	297											
New Listings	322											
Inventory	257											
Days on Market	30											
Benchmark Price	426,400											
Median Price	434,200											
Average Price	439,159											
Index	273											

	Jan-23	Jan-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	1	-
\$150,000 - \$199,999	9	2	9	2
\$200,000 - \$249,999	20	4	20	4
\$250,000 - \$299,999	18	19	18	19
\$300,000 - \$349,999	36	36	36	36
\$350,000 - \$399,999	52	44	52	44
\$400,000 - \$449,999	28	60	28	60
\$450,000 - \$499,999	23	57	23	57
\$500,000 - \$549,999	4	41	4	41
\$550,000 - \$599,999	10	13	10	13
\$600,000 - \$649,999	6	10	6	10
\$650,000 - \$699,999	2	5	2	5
\$700,000 - \$749,999	-	4	-	4
\$750,000 - \$799,999	-	1	-	1
\$800,000 - \$849,999	-	-	-	-
\$850,000 - \$899,999	-	-	-	-
\$900,000 - \$949,999	-	1	-	1
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	-	-	-	-
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	209	297	209	297

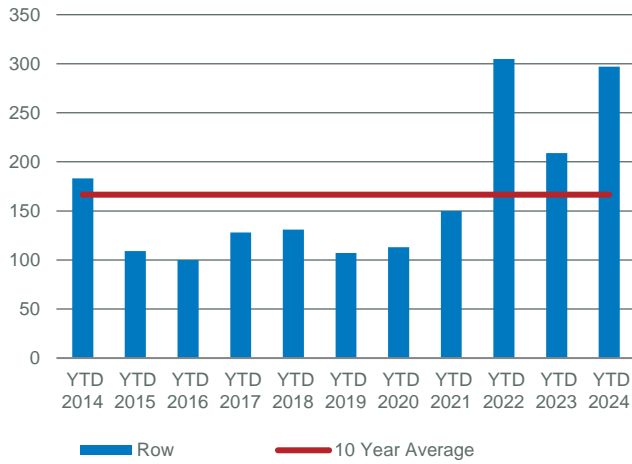
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

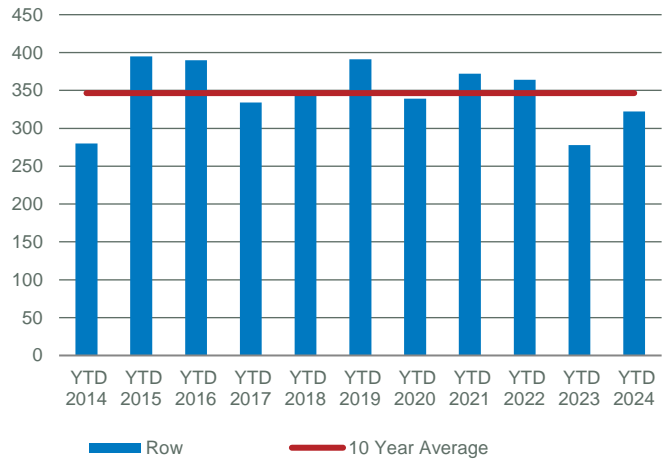
2024



Source: CREB®

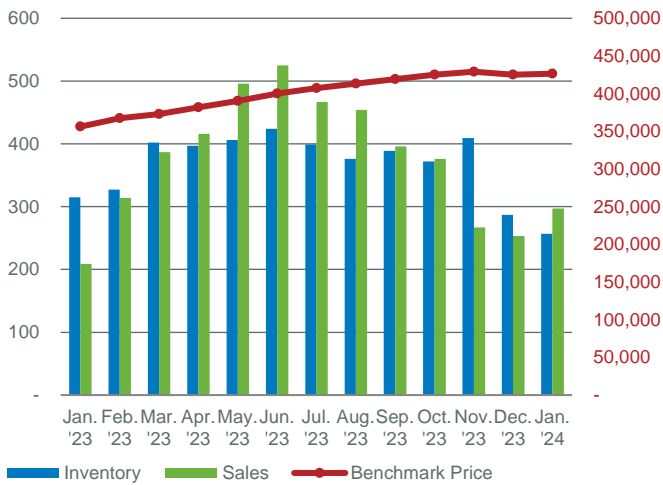
CITY OF CALGARY ROW NEW LISTINGS

2024



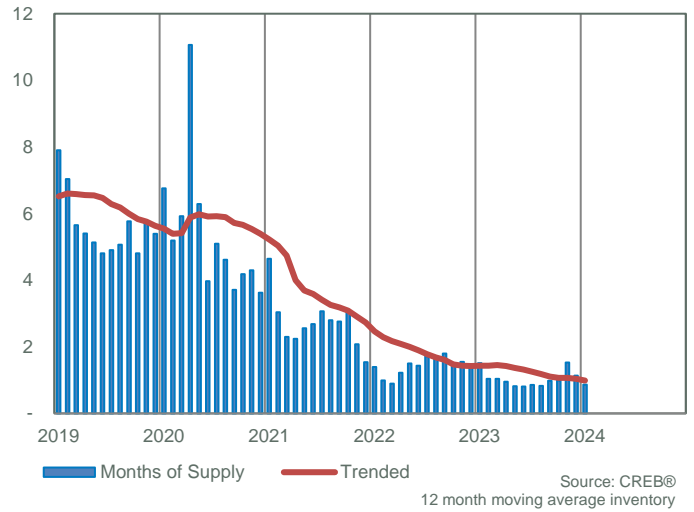
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



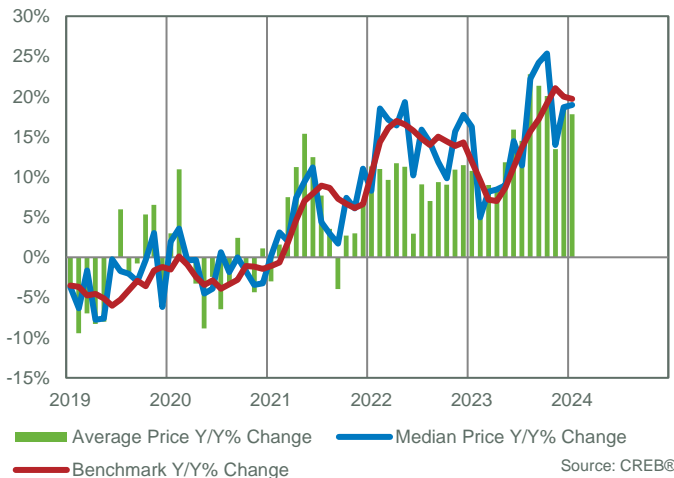
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



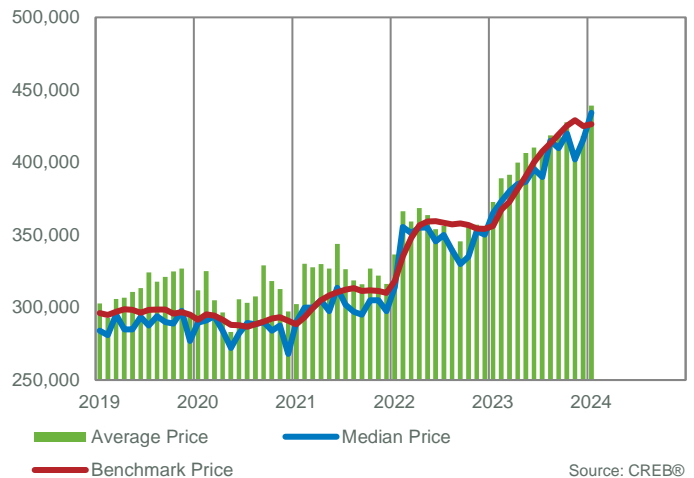
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

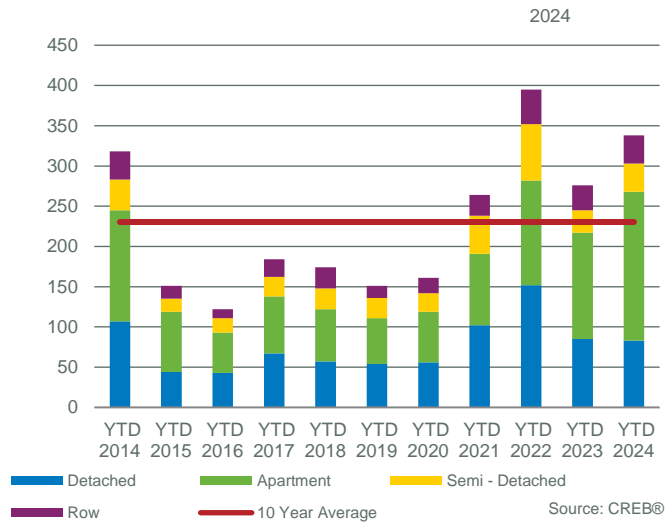
CITY OF CALGARY ROW PRICES



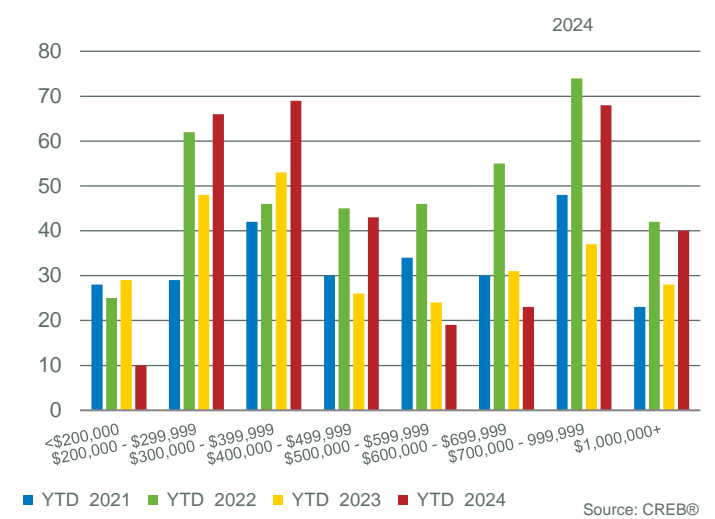
Source: CREB®

CITY CENTRE

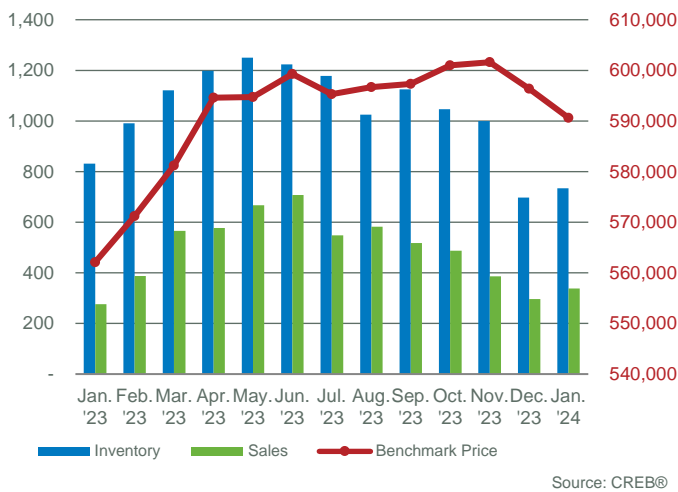
CITY CENTRE TOTAL SALES



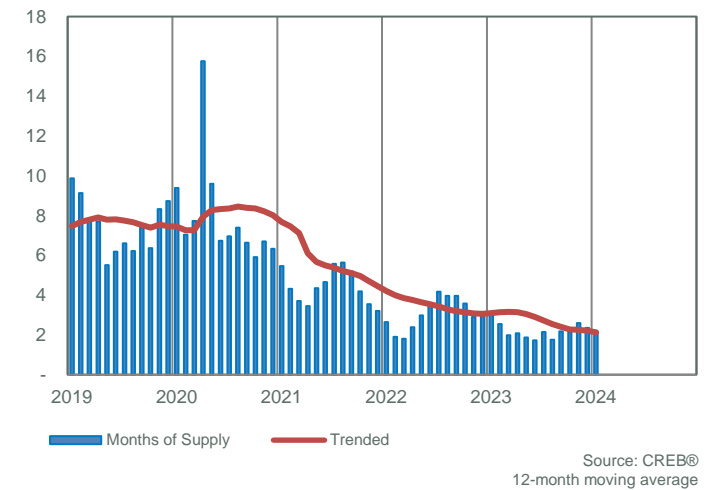
CITY CENTRE TOTAL SALES BY PRICE RANGE



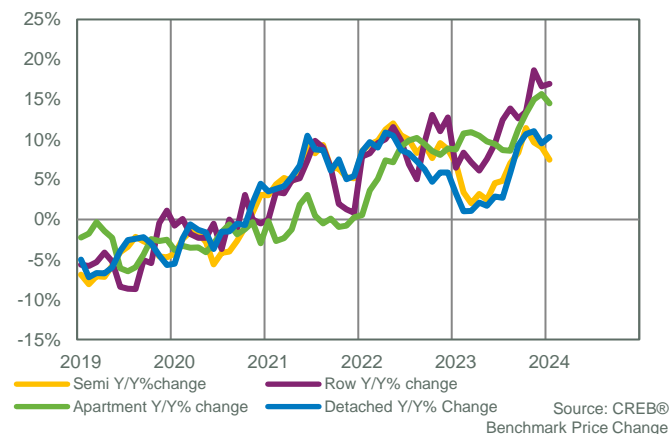
CITY CENTRE INVENTORY AND SALES



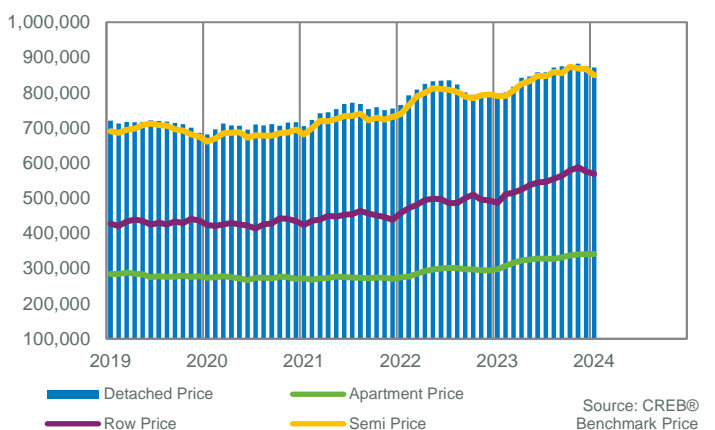
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

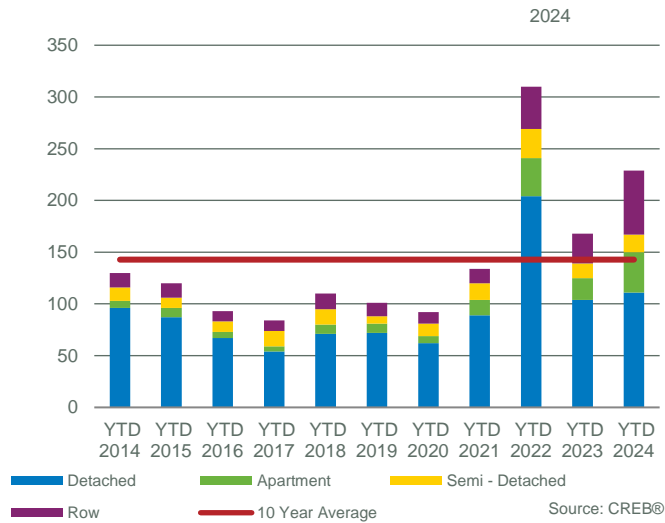


CITY CENTRE PRICES

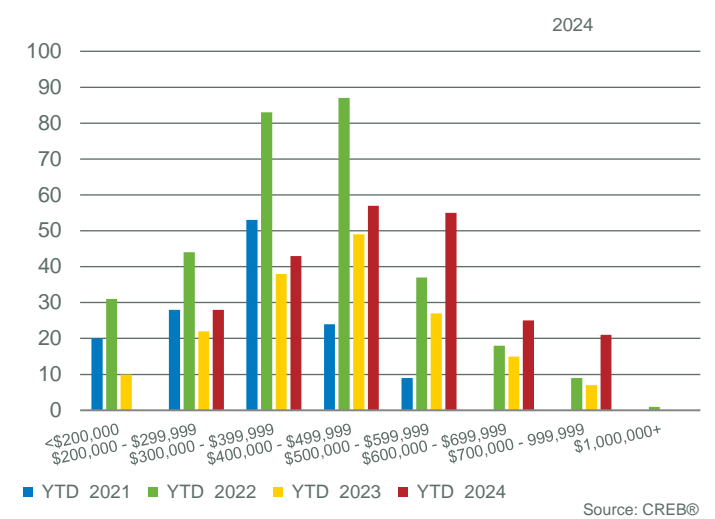


NORTHEAST

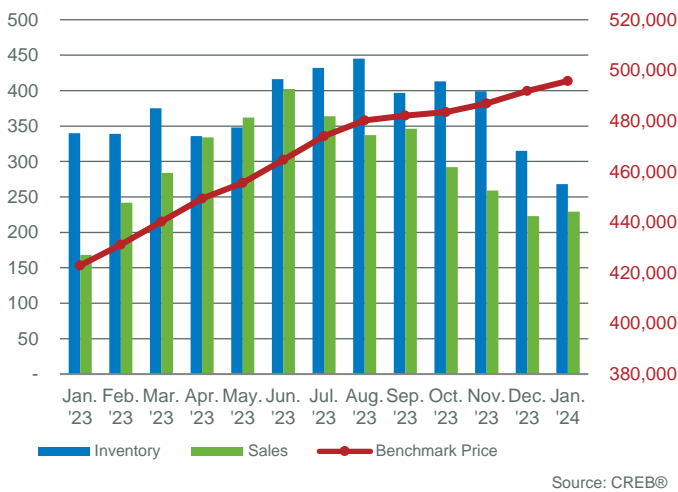
NORTHEAST TOTAL SALES



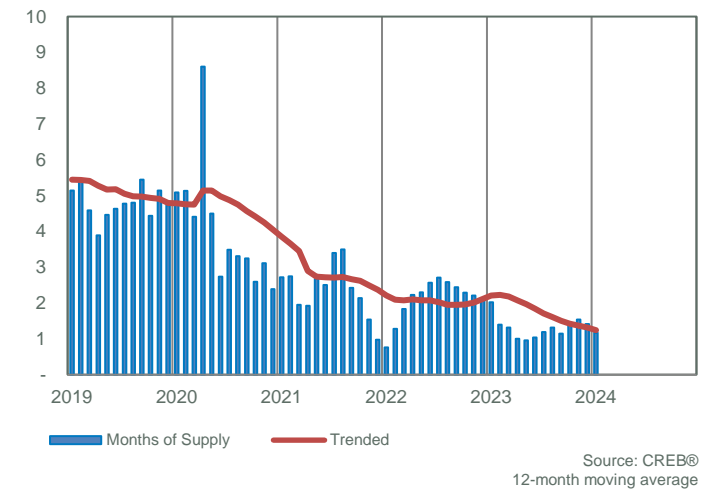
NORTHEAST TOTAL SALES BY PRICE RANGE



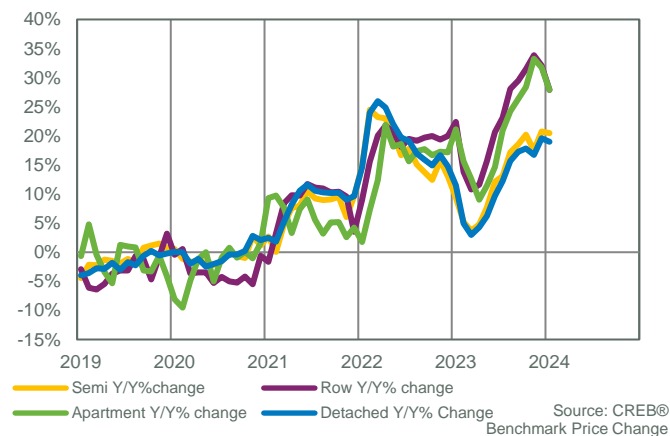
NORTHEAST INVENTORY AND SALES



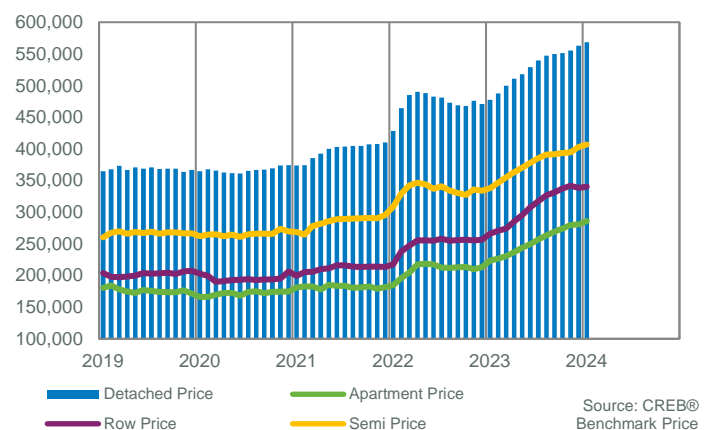
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

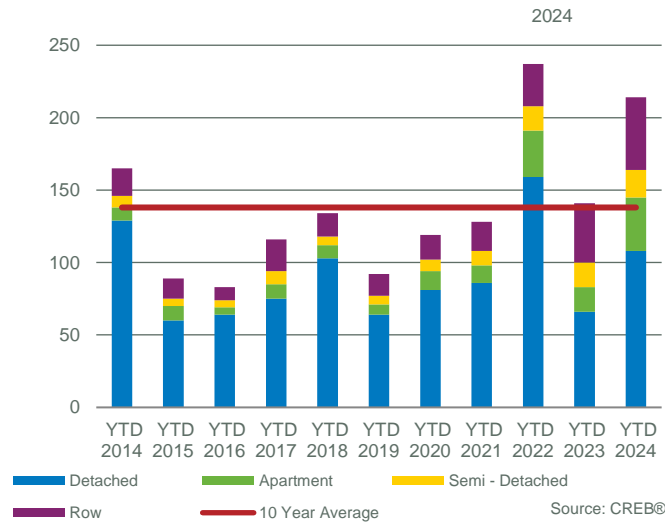


NORTHEAST PRICES

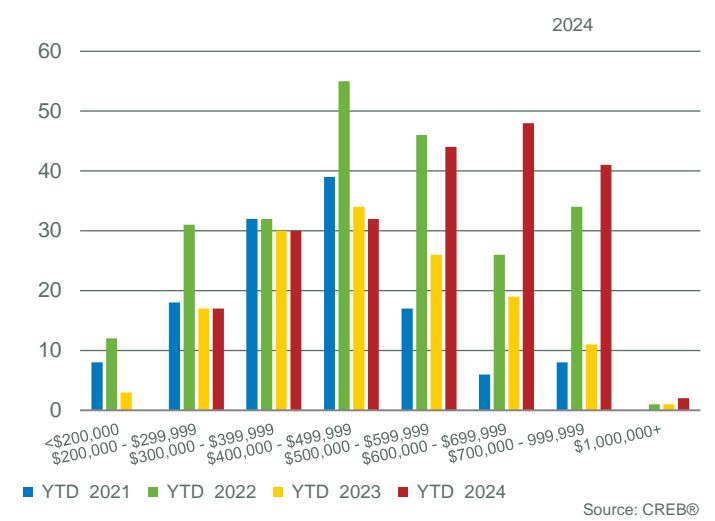


NORTH

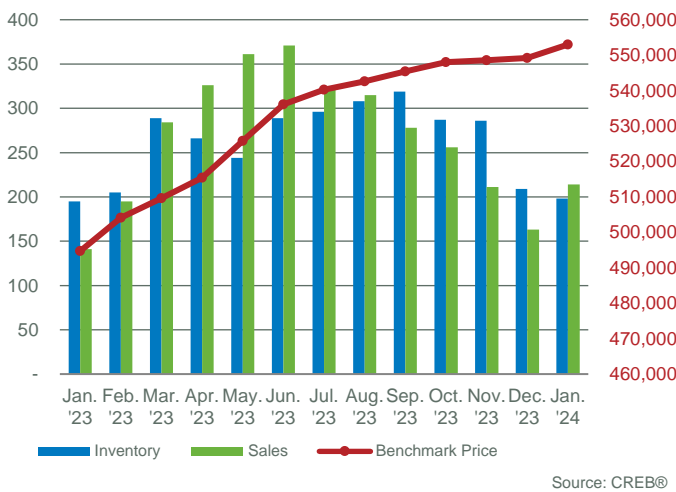
NORTH TOTAL SALES



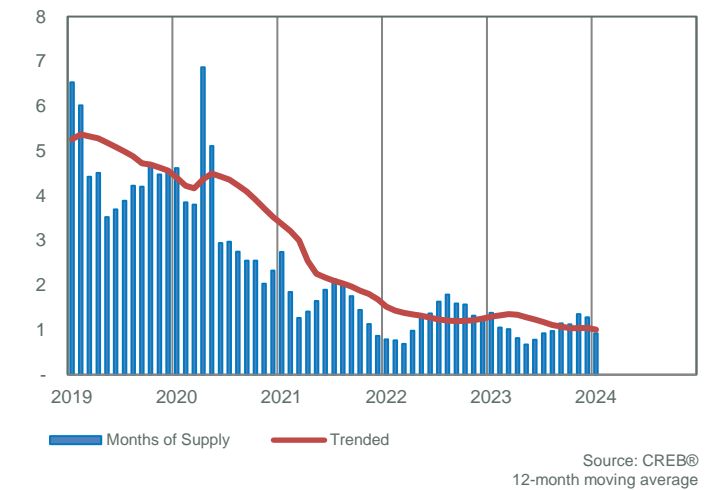
NORTH TOTAL SALES BY PRICE RANGE



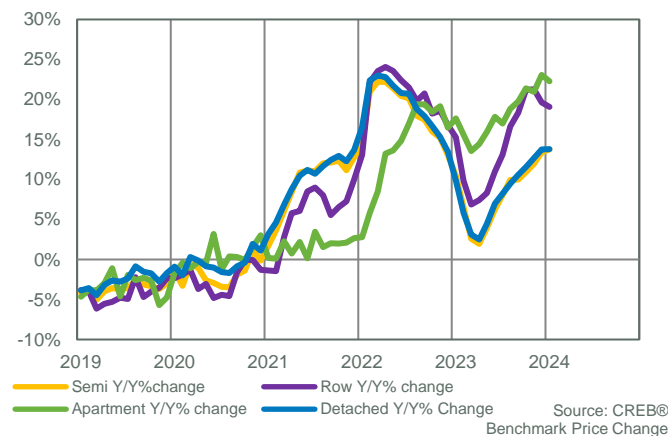
NORTH INVENTORY AND SALES



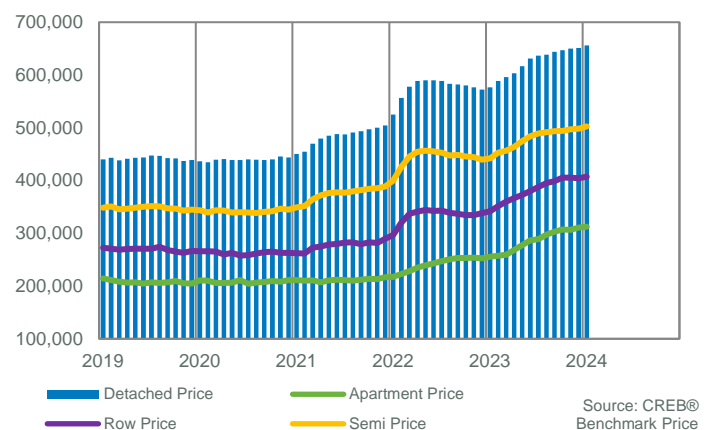
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

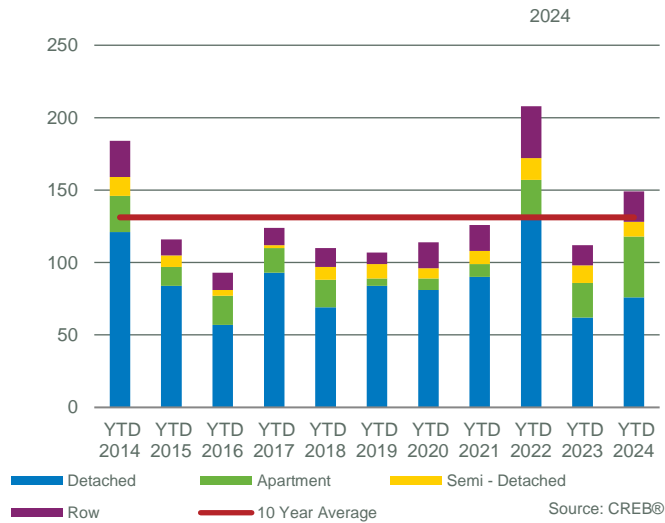


NORTH PRICES

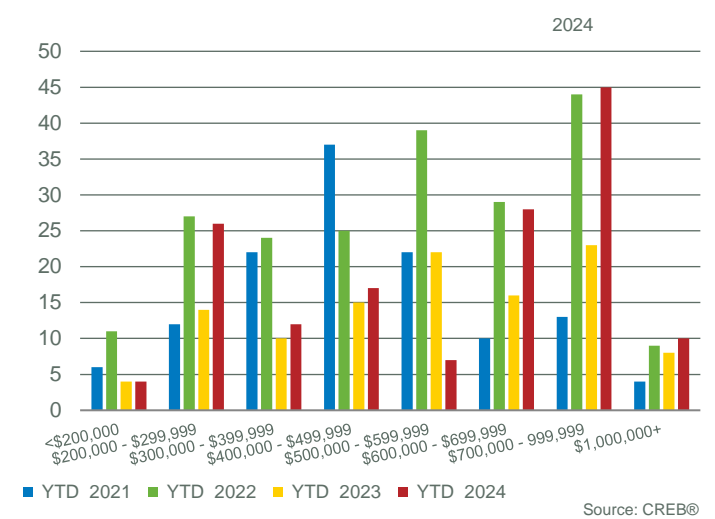


NORTHWEST

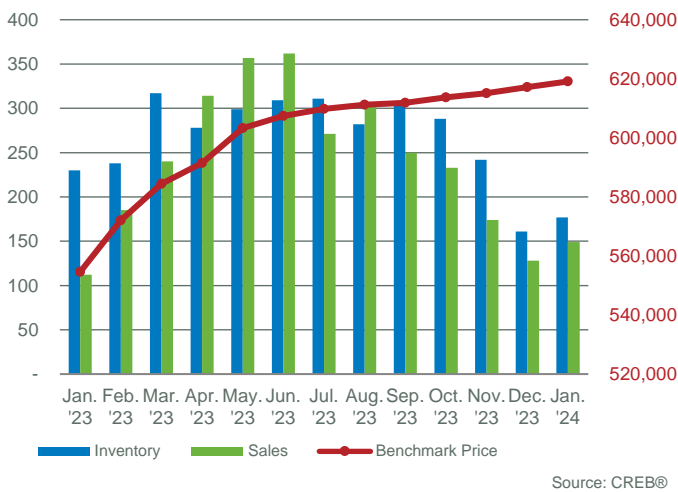
NORTHWEST TOTAL SALES



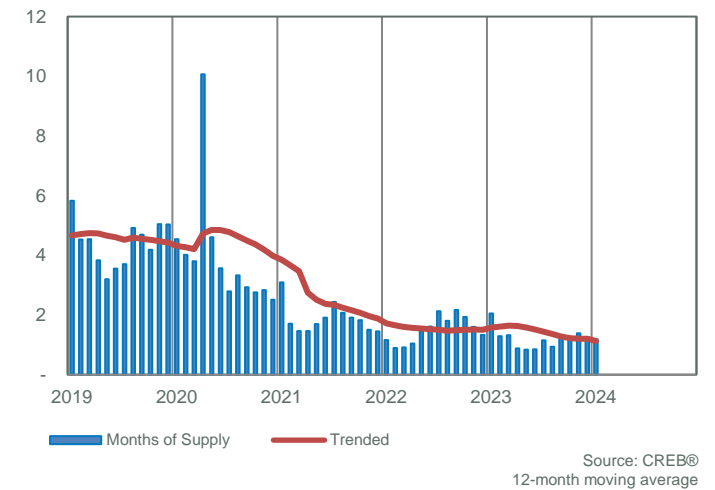
NORTHWEST TOTAL SALES BY PRICE RANGE



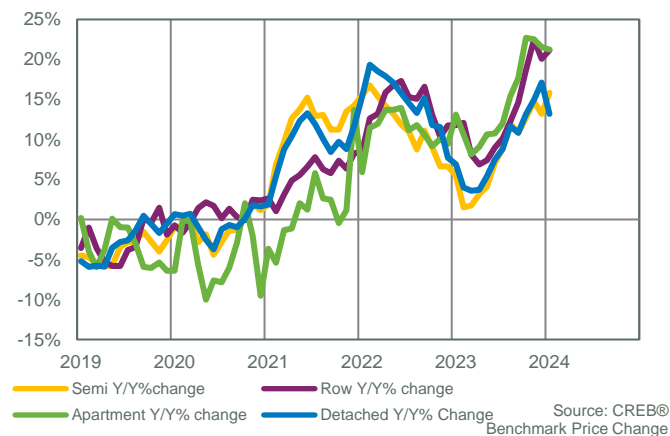
NORTHWEST INVENTORY AND SALES



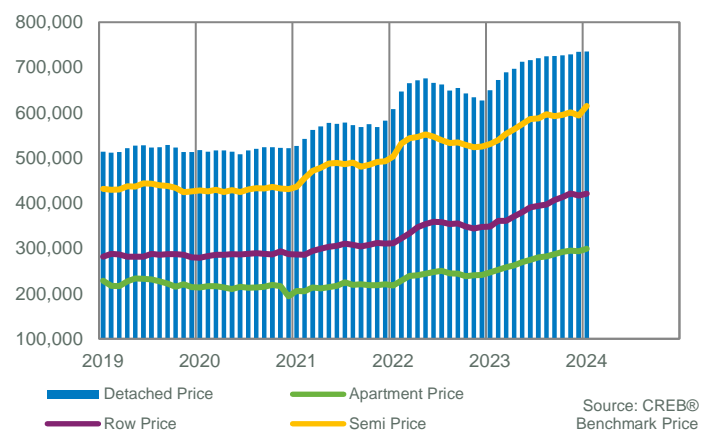
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

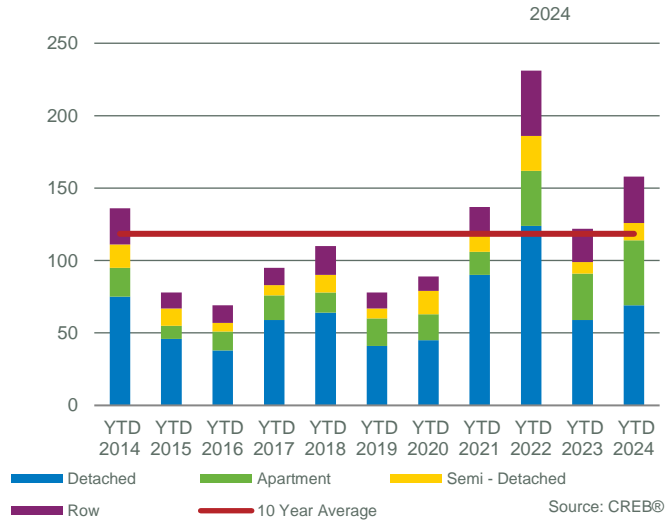


NORTHWEST PRICES

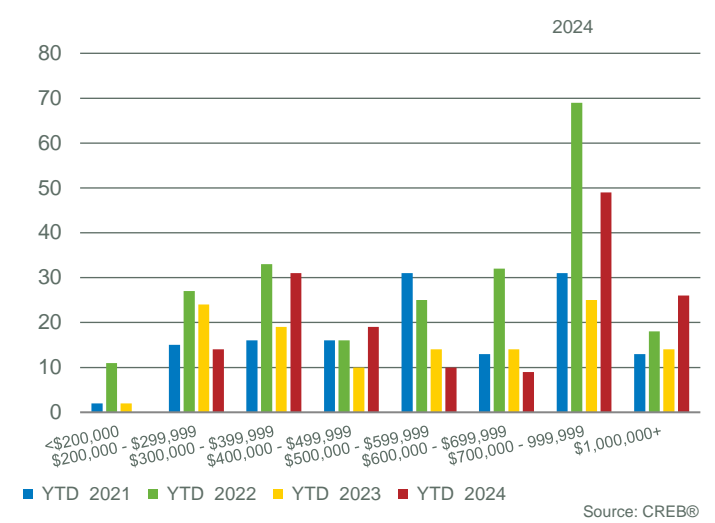


WEST

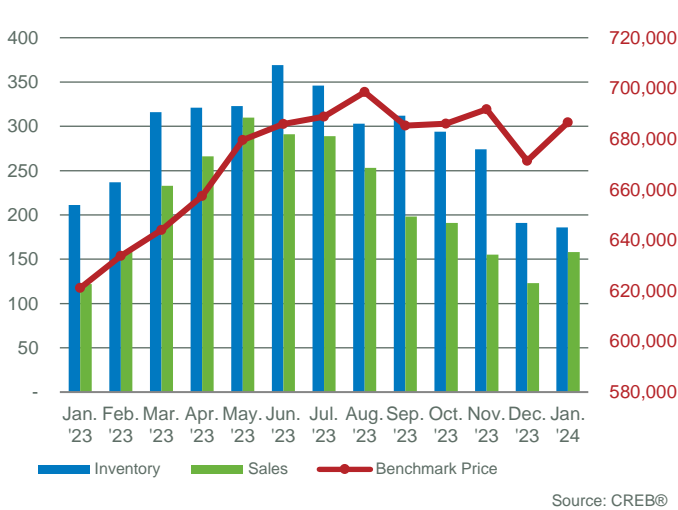
WEST TOTAL SALES



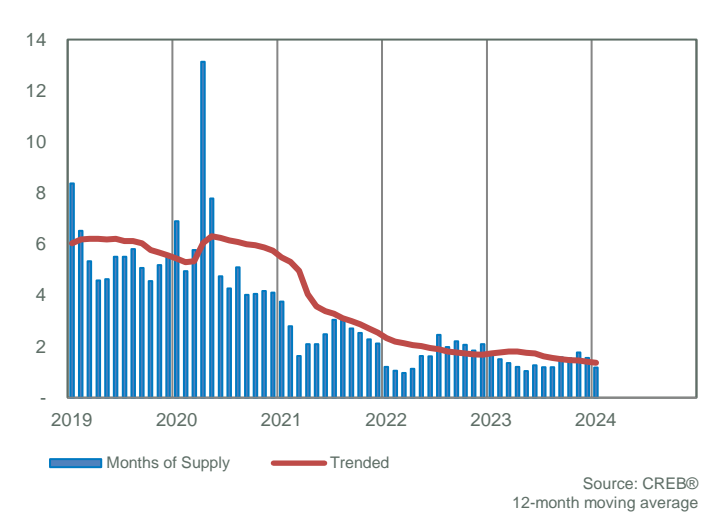
WEST TOTAL SALES BY PRICE RANGE



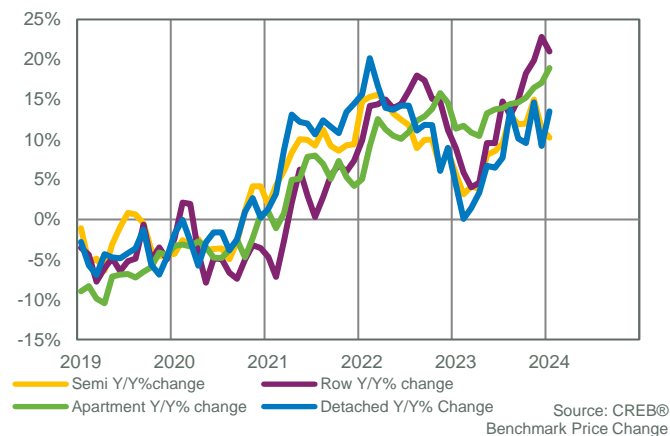
WEST INVENTORY AND SALES



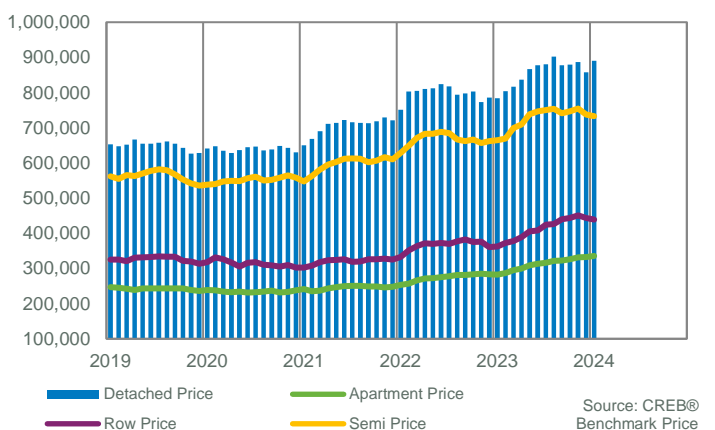
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

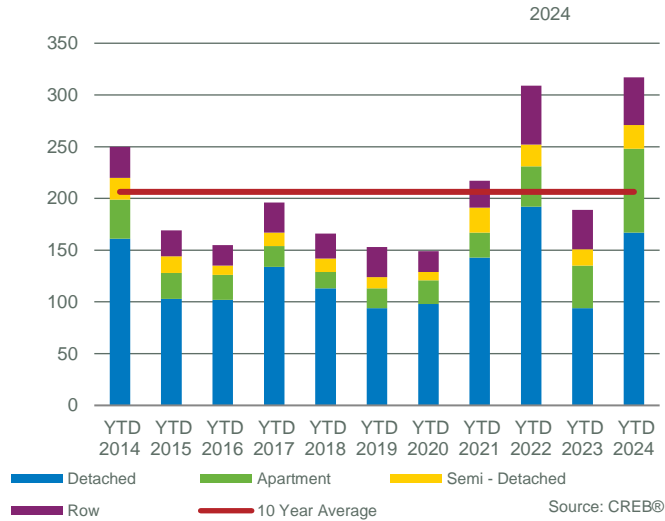


WEST PRICES

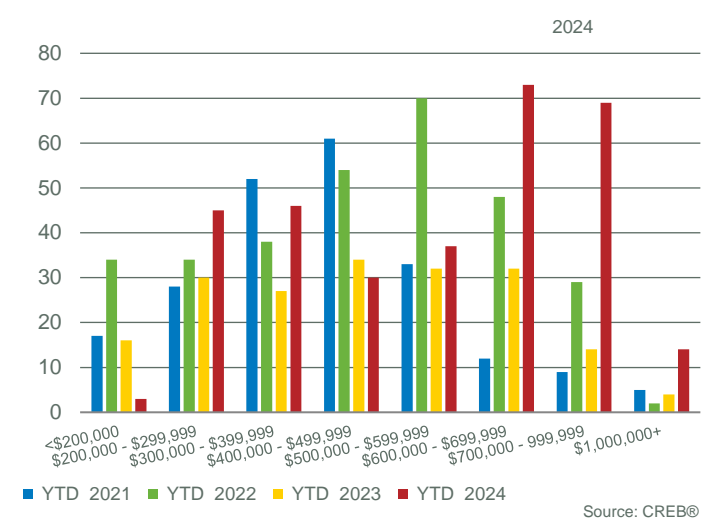


SOUTH

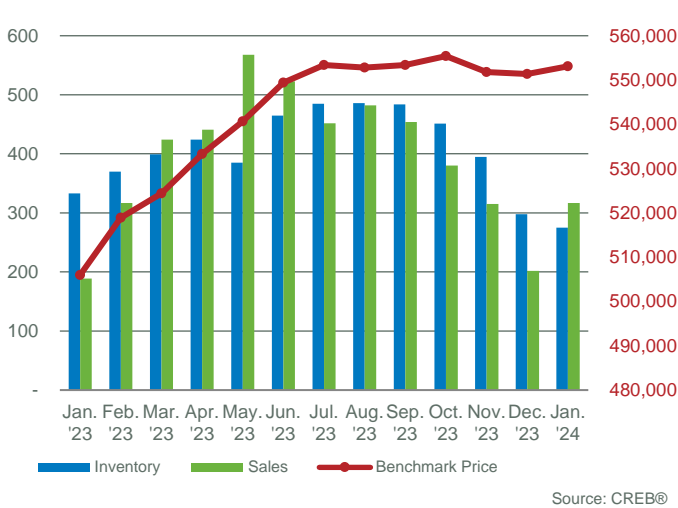
SOUTH TOTAL SALES



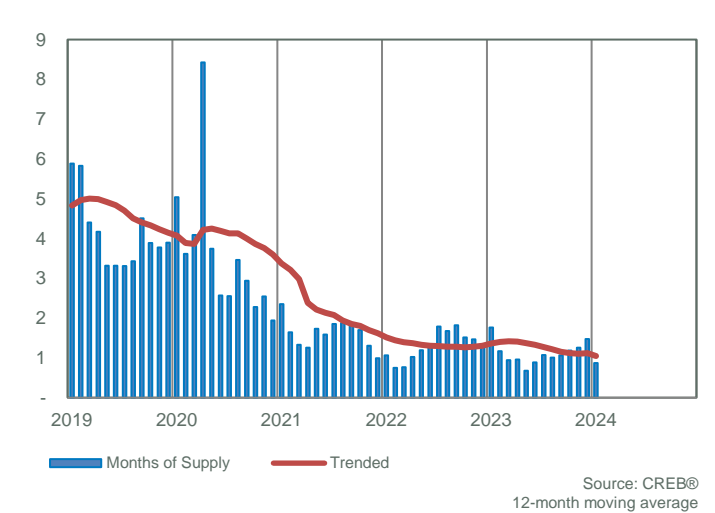
SOUTH TOTAL SALES BY PRICE RANGE



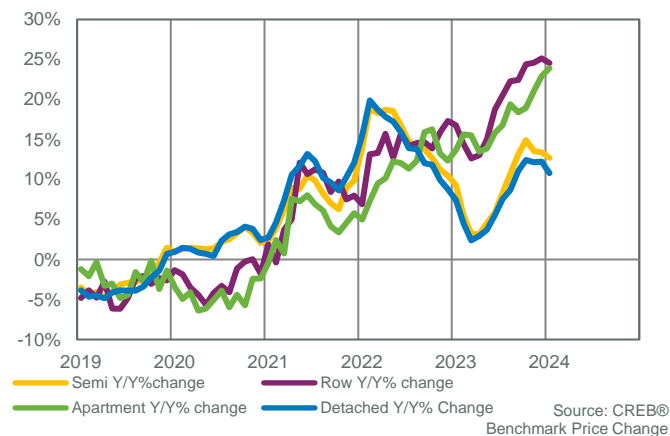
SOUTH INVENTORY AND SALES



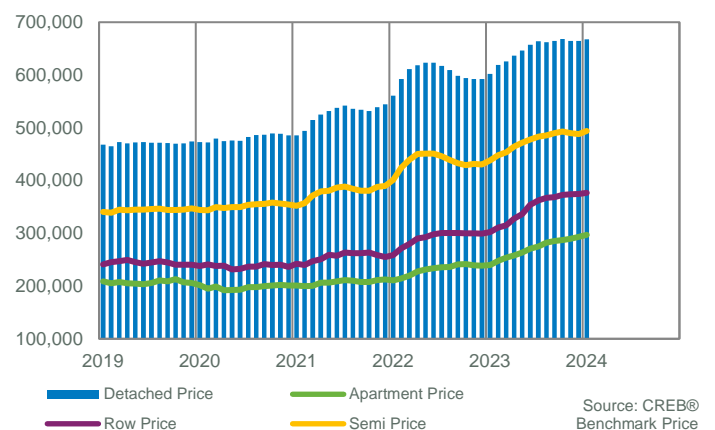
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

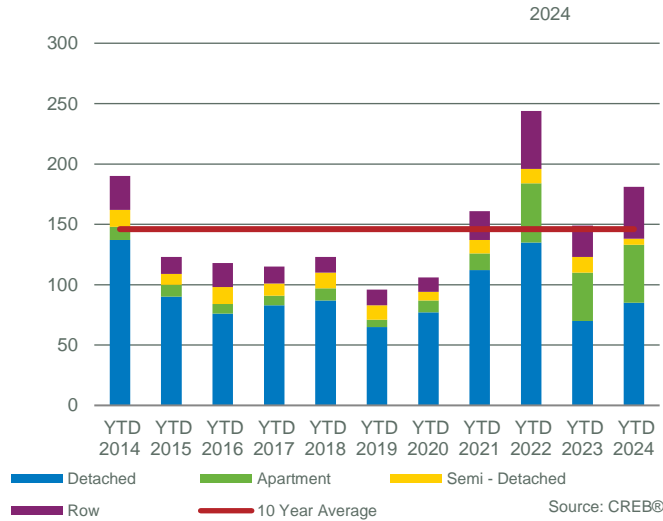


SOUTH PRICES

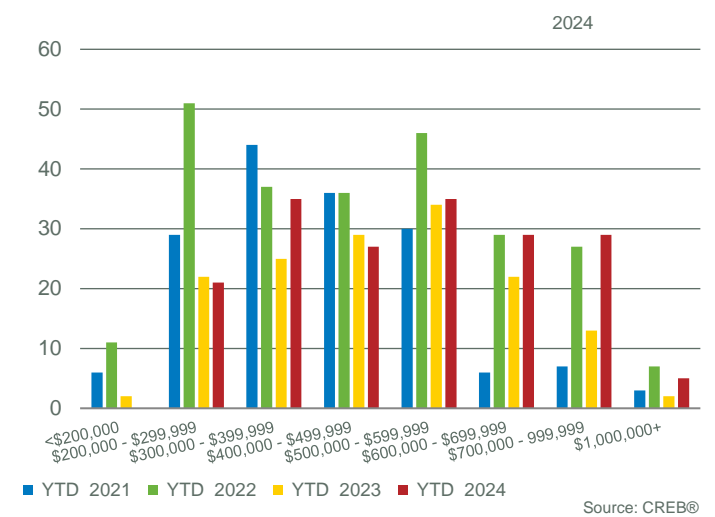


SOUTHEAST

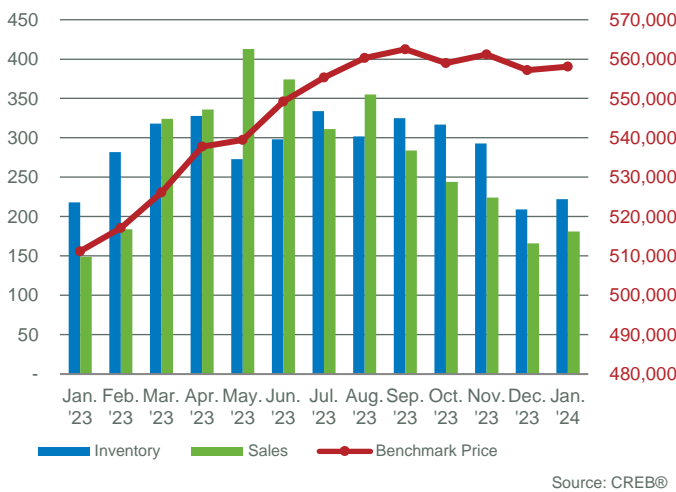
SOUTHEAST TOTAL SALES



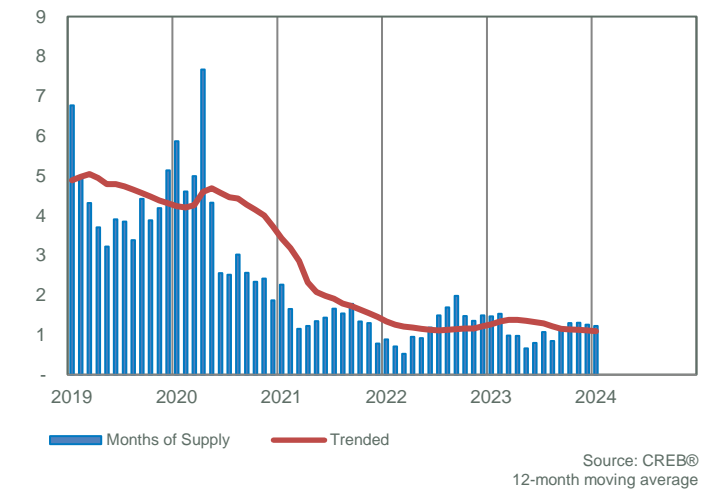
SOUTHEAST TOTAL SALES BY PRICE RANGE



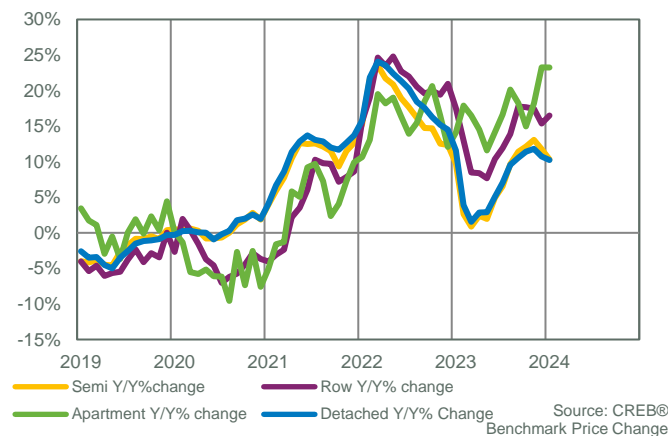
SOUTHEAST INVENTORY AND SALES



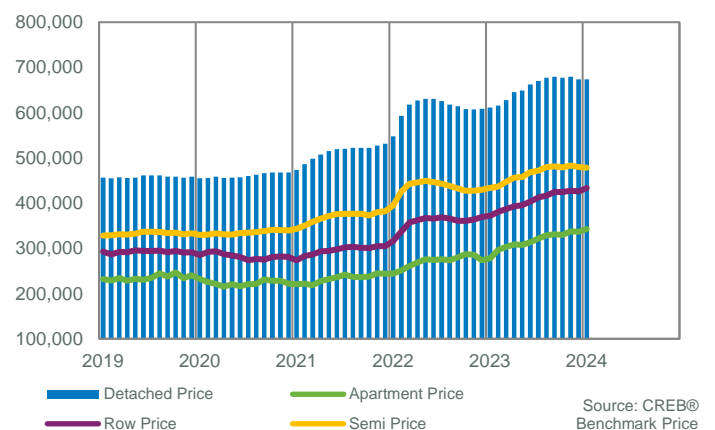
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

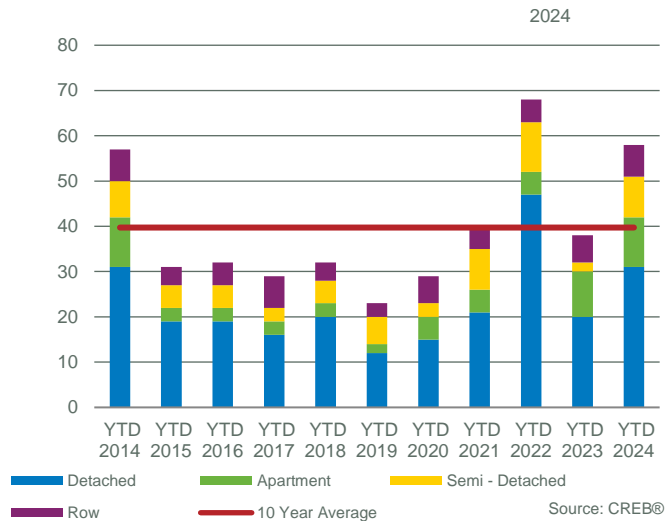


SOUTHEAST PRICES

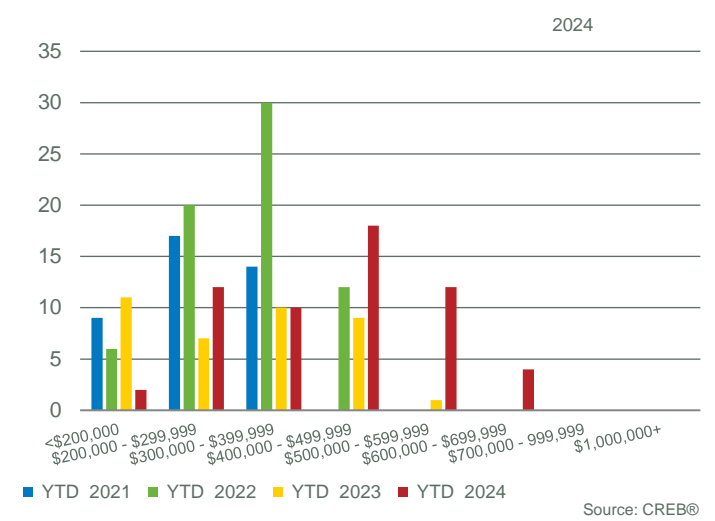


EAST

EAST TOTAL SALES



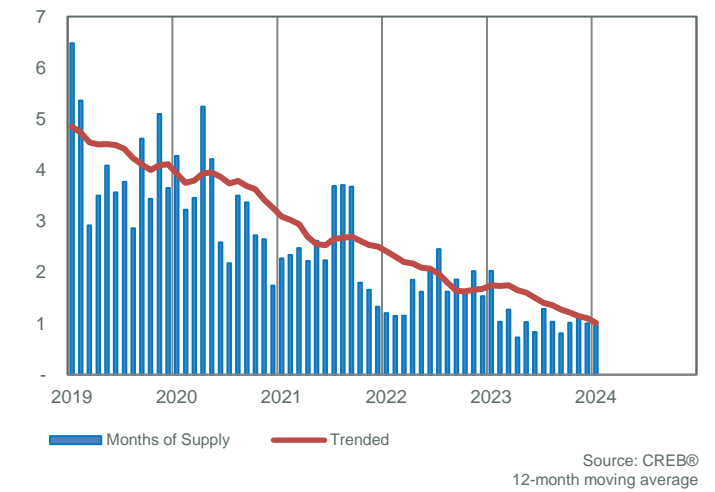
EAST TOTAL SALES BY PRICE RANGE



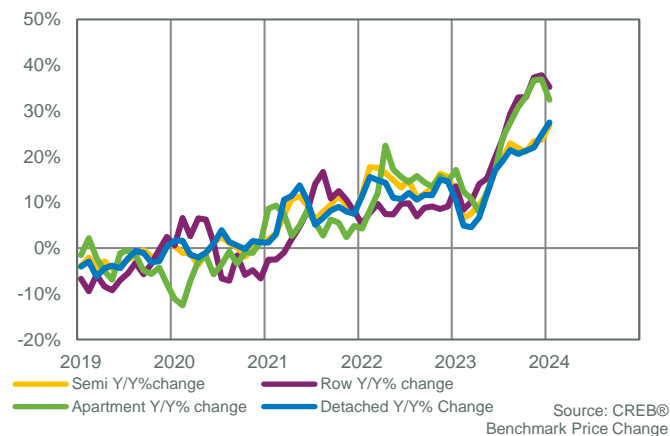
EAST INVENTORY AND SALES



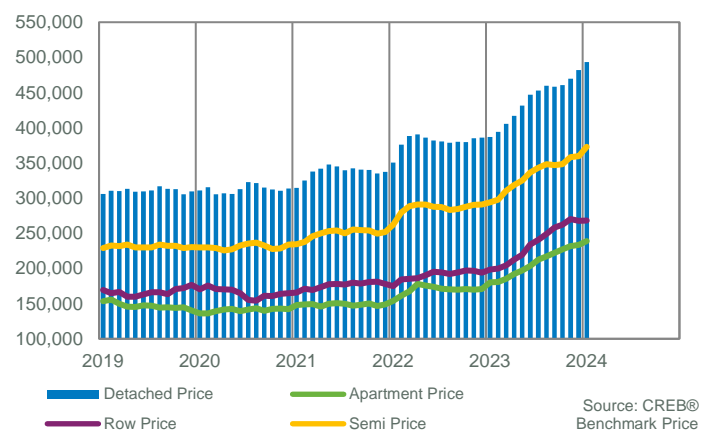
EAST MONTHS OF INVENTORY

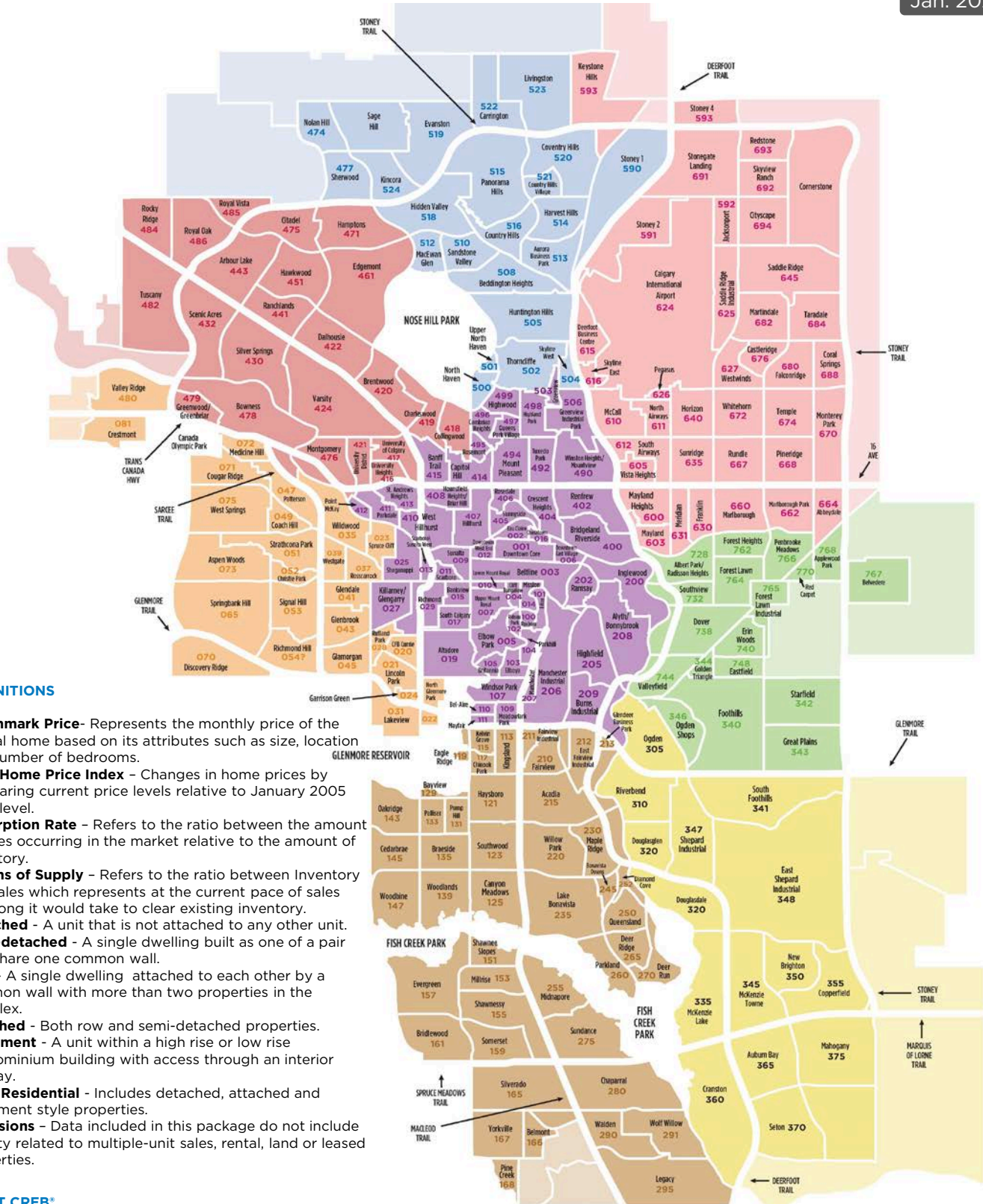


EAST PRICE CHANGE



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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