



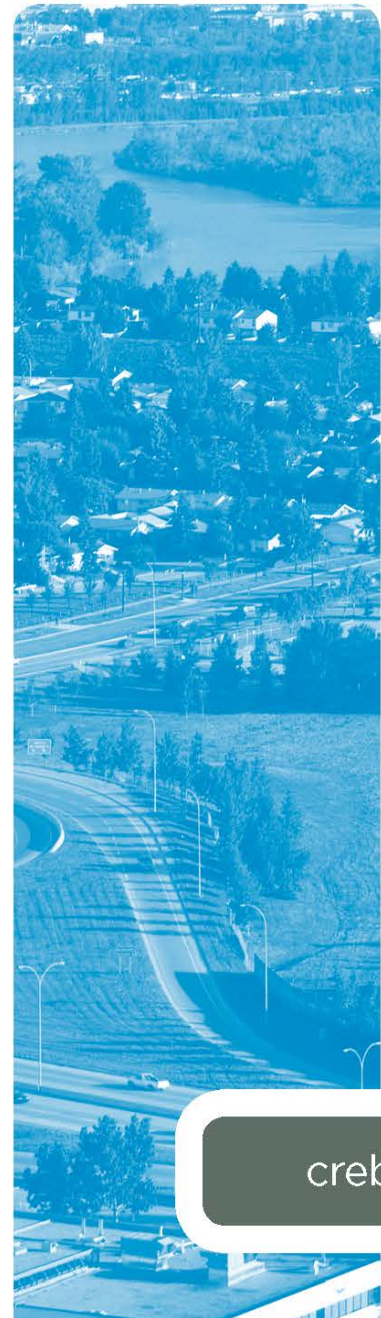
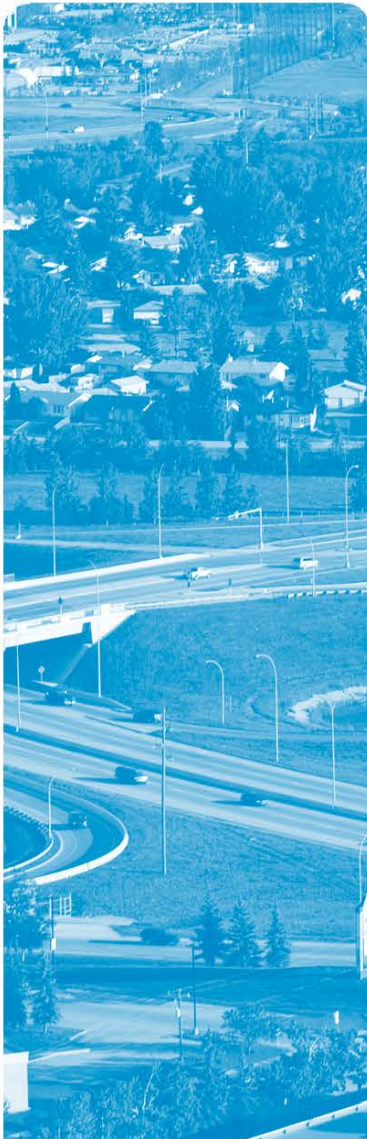
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MONTHLY STATISTICS PACKAGE

City of Calgary

February 2021



creb.com

February 2021

Sellers' market in February leads to rising prices

City of Calgary, March 1, 2021 - With gains in every price range, residential sales activity in February totalled 1,836.

This reflects the best February since 2014.

"Despite continued COVID-19 restrictions, housing activity continues to improve. Much of the strong sales activity is expected to be driven by exceptionally low mortgage rates," said CREB® chief economist Ann-Marie Lurie.

"Confidence is also likely improving as vaccine rollouts are underway. Additionally, some of the worst fears concerning the energy sector are easing with recent gains in energy prices." New listings also improved in February, but the gap between new listings and sales narrowed. This is causing the sales-to-new-listings ratio to rise to 65 per cent, keeping the months of supply well below three months.

Conditions are far tighter in the detached sector of the market, especially for product priced below \$600,000, where strong sellers' market conditions are present with less than two months of supply.

The market has faced relatively low inventory levels compared to sales for the past several months and prices continue to trend up. In February, the residential benchmark price rose over the previous month and currently sits four per cent above last years' levels.

Detached product has the lowest months of supply and is also exhibiting the most significant gains in prices. On the opposite end of the spectrum, the apartment condominium segment still has a relatively high level of inventory compared to sales, which is impacting price recovery for this property type.



TOTAL RESIDENTIAL PRICE

\$ 431,100

↑ 3.8% Y/Y



DETACHED PRICE



\$ 502,500

↑ 5.0% Y/Y



SEMI-DETACHED PRICE



\$ 398,300

↑ 3.5% Y/Y



ROW PRICE

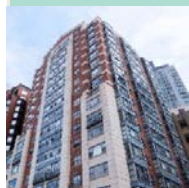


\$ 284,700

↑ 1.2% Y/Y



APARTMENT PRICE



\$ 246,400

↑ 0.8% Y/Y



SALES

1,836

↑ 54.3% Y/Y



NEW LISTINGS

2,848

↑ 13.2% Y/Y



INVENTORY

4,518

↓ 20.4% Y/Y



MONTHS OF SUPPLY

2.46

↓ 48.4% Y/Y



February 2021

February 2021

	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	1,123	66%	1,573	17%	1,927	-30%	71%	1.72	-58%	\$502,500	5%
Semi	181	30%	250	-2%	366	-39%	72%	2.02	-53%	\$398,300	4%
Row	260	59%	453	24%	792	-7%	57%	3.05	-41%	\$284,700	1%
Apartment	272	30%	572	2%	1,433	-3%	48%	5.27	-25%	\$246,400	1%
Total Residential	1,836	54%	2,848	13%	4,518	-20%	64%	2.46	-48%	\$431,100	4%

Year-to-Date

February 2021

	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	1,855	55%	2,687	5%	1,807	-31%	69%	1.95	-56%	\$497,700	4%
Semi	322	44%	462	-6%	355	-40%	70%	2.20	-58%	\$394,800	2%
Row	410	48%	825	17%	745	-8%	50%	3.63	-38%	\$282,800	1%
Apartment	456	28%	1,124	0%	1,375	-2%	41%	6.03	-24%	\$245,750	0%
Total Residential	3,043	49%	5,098	5%	4,282	-21%	60%	2.81	-47%	\$427,550	3%



Detached

Detached sales improved across every price range this month, but the lack of choice in the lower price ranges likely placed limits on the gains in sales. New listings did rise, but it was not enough to prevent further tightening in the market, as the sales-to-new-listings ratio rose to 71 per cent and the months of supply fell to under two months. This is the lowest months of supply recorded in February since 2007.

Tighter market conditions occurred across all price ranges, but properties priced below \$600,000 saw the months of supply fall to just above one month. These conditions are supporting significant price gains in the detached sector, which recorded a February benchmark price of \$502,500. This is nearly two per cent higher than last month and five per cent higher than last year. It is also the first time since 2018 detached prices have risen above \$500,000, and currently sits under five per cent below previous highs recorded in 2014.

Prices increased compared to last month and last year in every district of the city. However, the magnitude of those increases varied, with the largest year-over-year gains occurring in the South East district at nine per cent, and the lowest gains occurring in the City Centre at under two per cent.



Semi-Detached

Semi-detached sales in February recorded significant gains, pushing sales activity to the highest February levels seen in nearly 13 years.

However, like the detached sector, the improvements in new listings were not enough to offset sales, ensuring this sector continues to favour the seller.

With lower levels of supply relative to sales, benchmark prices improved over both last year and last month. However, this was not consistent across all districts. The West district continues to see prices that remain over two per cent lower than last year's levels. The strongest year-over-year price gains were reported in the South East and North districts.



Row

Despite a significant increase in new listings, improving sales offset the gains and the months of supply fell to three months. Conditions for row properties are not as tight as what we have seen in both the detached and semi-detached sectors. However, they do reflect an improvement relative to the oversupplied conditions recorded last year. However, when considering activity by price range, pockets of oversupply persist in this market.

Citywide reductions in inventory relative to sales supported some price improvements in this segment. The benchmark price trended up from last month and currently sits just over one per cent higher than last year's levels. Year-over-year gains did not occur across all districts, as prices remain lower than last year's levels in the North, North West, South and South East districts.



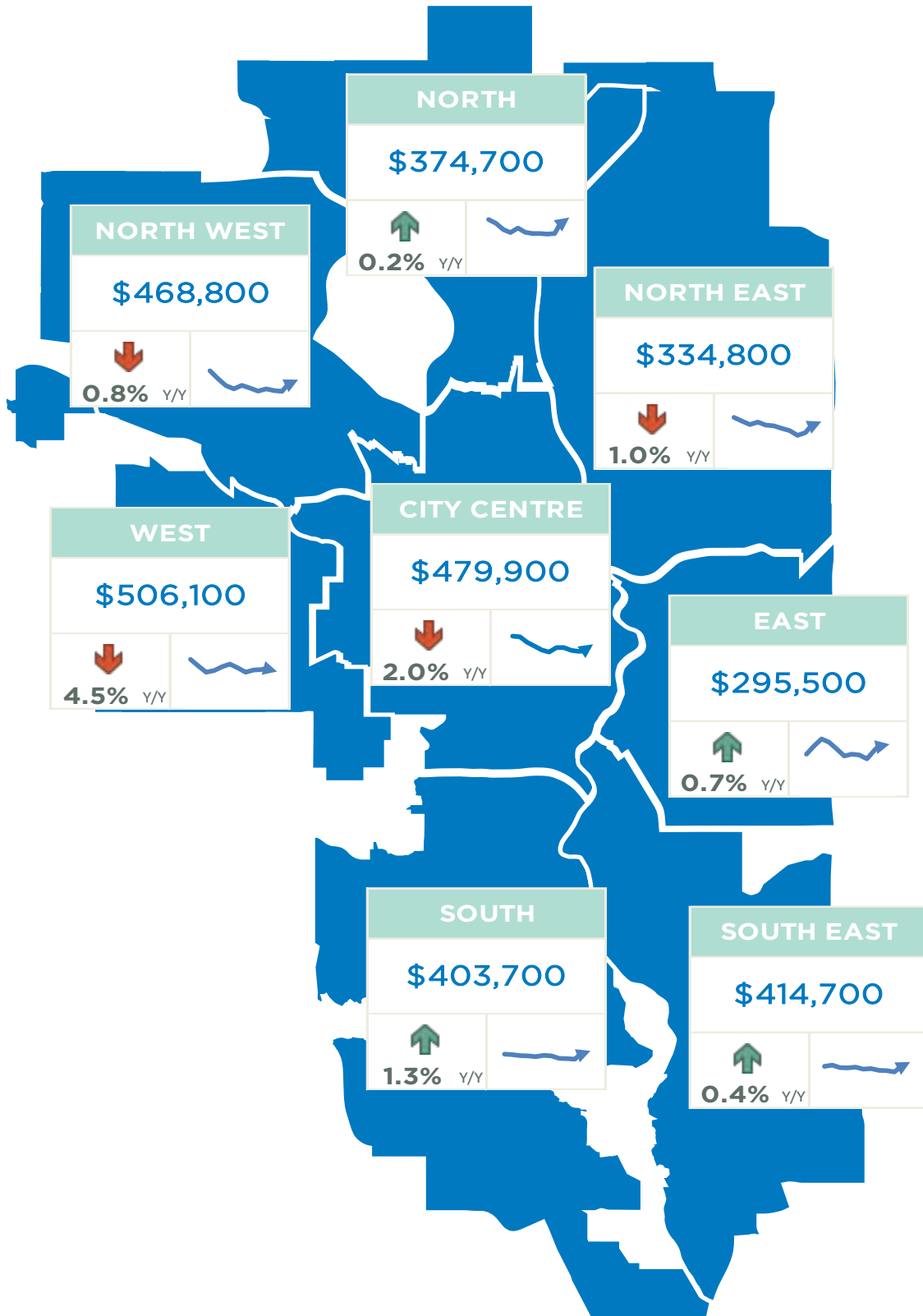
Apartment

Driven by product priced mostly under \$300,000, apartment condominium sales improved to best February levels recorded over the past six years. However, the gain in sales was not enough to cause any significant changes in inventory levels. February inventory remained elevated compared to levels we typically see at this time of year.

While the months of supply has trended down in this sector, it remains above five months. This is preventing the same type of price recovery seen in other sectors. On a year-to-date basis, the benchmark price remains similar to levels recorded last year.

February 2021

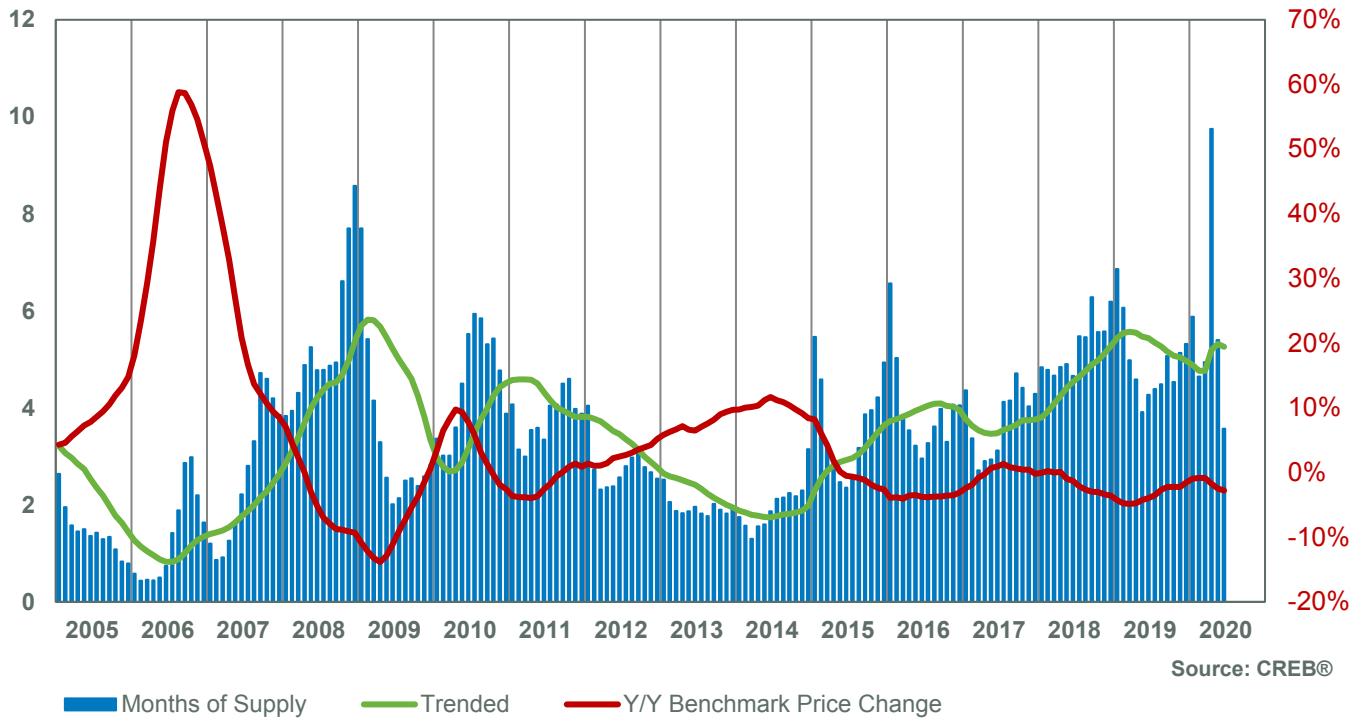
District Total Residential Benchmark Price



	Feb-20	Feb-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
CITY OF CALGARY						
Total Sales	1,190	1,836	54.29%	2,049	3,043	48.51%
Total Sales Volume	\$531,561,637	\$892,058,181	67.82%	\$919,619,511	\$1,461,766,199	58.95%
New Listings	2,517	2,848	13.15%	4,874	5,098	4.60%
Inventory	5,673	4,518	-20.36%	5,418	4,282	-20.98%
Months of Supply	4.77	2.46	-48.38%	5.29	2.81	-46.79%
Sales to New Listings	47.28%	64.47%	17.19%	42.04%	59.69%	17.65%
Sales to List Price	96.68%	97.98%	1.30%	96.43%	97.62%	1.19%
Days on Market	56	45	-21.05%	61	50	-18.03%
Benchmark Price	\$415,400	\$431,100	3.78%	\$415,750	\$427,550	2.84%
Median Price	\$412,250	\$440,000	6.73%	\$407,500	\$430,000	5.52%
Average Price	\$446,690	\$485,870	8.77%	\$448,814	\$480,370	7.03%
Index	188	195	3.78%	190	190	-0.10%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Feb. 2021

	Feb-20	Feb-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
DETACHED						
Total Sales	678	1,123	65.63%	1,193	1,855	55.49%
Total Sales Volume	\$356,685,015	\$643,107,979	80.30%	\$634,585,289	\$1,052,661,259	65.88%
New Listings	1,339	1,573	17.48%	2,549	2,687	5.41%
Inventory	2,748	1,927	-29.88%	2,617	1,807	-30.96%
Months of Supply	4.05	1.72	-57.66%	4.39	1.95	-55.60%
Sales to New Listings Ratio	50.63%	71.39%	20.76%	46.80%	69.04%	22.23%
Sales to List Price Ratio	96.77%	98.19%	1.42%	96.44%	97.82%	1.38%
Days on Market	53	37	-29.80%	56	43	-23.21%
Benchmark Price	\$478,400	\$502,500	5.04%	\$478,650	\$497,700	3.98%
Median Price	\$466,000	\$512,000	9.87%	\$465,000	\$501,500	7.85%
Average Price	\$526,084	\$572,670	8.86%	\$531,924	\$567,472	6.68%
APARTMENT						
Total Sales	209	272	30.14%	356	456	28.09%
Total Sales Volume	\$56,982,199	\$68,717,416	20.59%	\$91,522,702	\$116,190,986	26.95%
New Listings	559	572	2.33%	1,127	1,124	-0.27%
Inventory	1,470	1,433	-2.52%	1,404	1,375	-2.07%
Months of Supply	7.03	5.27	-25.10%	7.89	6.03	-23.54%
Sales to New Listings Ratio	37.39%	47.55%	10.16%	31.59%	40.57%	8.98%
Sales to List Price Ratio	96.12%	96.19%	0.07%	95.87%	95.87%	-0.01%
Days on Market	62	70	11.69%	69	68	-1.45%
Benchmark Price	\$244,500	\$246,400	0.78%	\$245,300	\$245,750	0.18%
Median Price	\$242,500	\$238,000	-1.86%	\$228,500	\$229,500	0.44%
Average Price	\$272,642	\$252,638	-7.34%	\$257,086	\$254,805	-0.89%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	139	181	30.22%	223	322	44.39%
Total Sales Volume	\$64,595,916	\$94,322,544	46.02%	\$104,987,085	\$161,649,648	53.97%
New Listings	254	250	-1.57%	494	462	-6.48%
Inventory	604	366	-39.40%	590	355	-39.83%
Months of Supply	4.35	2.02	-53.46%	5.29	2.20	-58.33%
Sales to New Listings Ratio	54.72%	72.40%	17.68%	45.14%	69.70%	24.56%
Sales to List Price Ratio	96.48%	98.30%	1.89%	96.53%	97.82%	1.34%
Days on Market	63	41	-35.31%	66	49	-25.76%
Benchmark Price	\$384,800	\$398,300	3.51%	\$399,200	\$387,943	-2.82%
Median Price	\$360,965	\$460,000	27.44%	\$377,500	\$410,000	8.61%
Average Price	\$464,719	\$521,119	12.14%	\$470,794	\$502,018	6.63%
CITY OF CALGARY ROW						
Total Sales	164	260	58.54%	277	410	48.01%
Total Sales Volume	\$53,298,507	\$85,910,242	61.19%	\$88,524,435	\$131,264,306	48.28%
New Listings	365	453	24.11%	704	825	17.19%
Inventory	851	792	-6.93%	808	745	-7.74%
Months of Supply	5.19	3.05	-41.30%	5.83	3.63	-37.67%
Sales to New Listings Ratio	44.93%	57.40%	12.46%	39.35%	49.70%	10.35%
Sales to List Price Ratio	96.91%	97.54%	0.65%	96.79%	97.32%	0.55%
Days on Market	58	53	-8.78%	67	58	-13.43%
Benchmark Price	\$281,200	\$284,700	1.24%	\$280,300	\$282,800	0.89%
Median Price	\$291,000	\$300,000	3.09%	\$290,000	\$295,000	1.72%
Average Price	\$324,991	\$330,424	1.67%	\$319,583	\$320,157	0.18%

For a list of definitions, see page 29.

February 2021	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	146	272	53.68%	466	3.19	\$639,900	1.59%	1.64%
North East	108	172	62.79%	225	2.08	\$376,500	3.09%	1.21%
North	154	193	79.79%	193	1.25	\$442,200	8.38%	1.33%
North West	166	197	84.26%	205	1.23	\$550,700	5.08%	2.21%
West	122	202	60.40%	283	2.32	\$682,500	3.28%	3.47%
South	223	266	83.83%	272	1.22	\$474,900	3.76%	1.50%
South East	167	225	74.22%	217	1.30	\$472,900	9.29%	2.56%
East	33	43	76.74%	54	1.64	\$348,700	2.71%	0.63%
TOTAL CITY	1,123	1,573	71.39%	1,927	1.72	\$502,500	5.04%	1.95%
Apartment								
City Centre	120	300	40.00%	795	6.63	\$270,800	-0.59%	-0.07%
North East	15	27	55.56%	55	3.67	\$225,100	8.27%	0.27%
North	12	26	46.15%	82	6.83	\$213,500	0.00%	-0.47%
North West	29	44	65.91%	104	3.59	\$229,400	0.35%	-0.22%
West	27	50	54.00%	124	4.59	\$231,100	1.81%	3.03%
South	33	62	53.23%	145	4.39	\$220,100	4.81%	1.85%
South East	30	45	66.67%	93	3.10	\$222,800	-1.11%	1.00%
East	6	18	33.33%	33	5.50	\$185,100	2.27%	-0.27%
TOTAL CITY	272	572	47.55%	1,433	5.27	\$246,400	0.78%	0.53%
Semi-detached								
City Centre	53	92	57.61%	159	3.00	\$702,200	2.63%	1.89%
North East	15	22	68.18%	33	2.20	\$289,900	1.61%	-0.58%
North	12	14	85.71%	16	1.33	\$340,800	6.83%	0.95%
North West	21	19	110.53%	25	1.19	\$383,300	4.16%	2.90%
West	25	35	71.43%	61	2.44	\$490,300	-2.23%	2.59%
South	26	29	89.66%	32	1.23	\$315,800	2.83%	1.58%
South East	22	25	88.00%	23	1.05	\$326,500	7.47%	3.16%
East	5	14	35.71%	15	3.00	\$285,700	2.36%	0.53%
TOTAL CITY	181	250	72.40%	366	2.02	\$398,300	3.51%	1.79%
Row								
City Centre	57	88	64.77%	188	3.30	\$457,300	7.25%	1.64%
North East	17	51	33.33%	101	5.94	\$191,200	5.00%	2.58%
North	27	48	56.25%	91	3.37	\$241,700	-2.07%	1.43%
North West	22	45	48.89%	72	3.27	\$287,600	-0.76%	-0.28%
West	35	64	54.69%	116	3.31	\$331,200	3.34%	2.19%
South	52	77	67.53%	111	2.13	\$242,000	-1.18%	-1.10%
South East	41	69	59.42%	97	2.37	\$275,200	-2.93%	3.15%
East	7	10	70.00%	14	2.00	\$177,100	4.98%	3.57%
TOTAL CITY	260	453	57.40%	792	3.05	\$284,700	1.24%	1.35%

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

City of Calgary

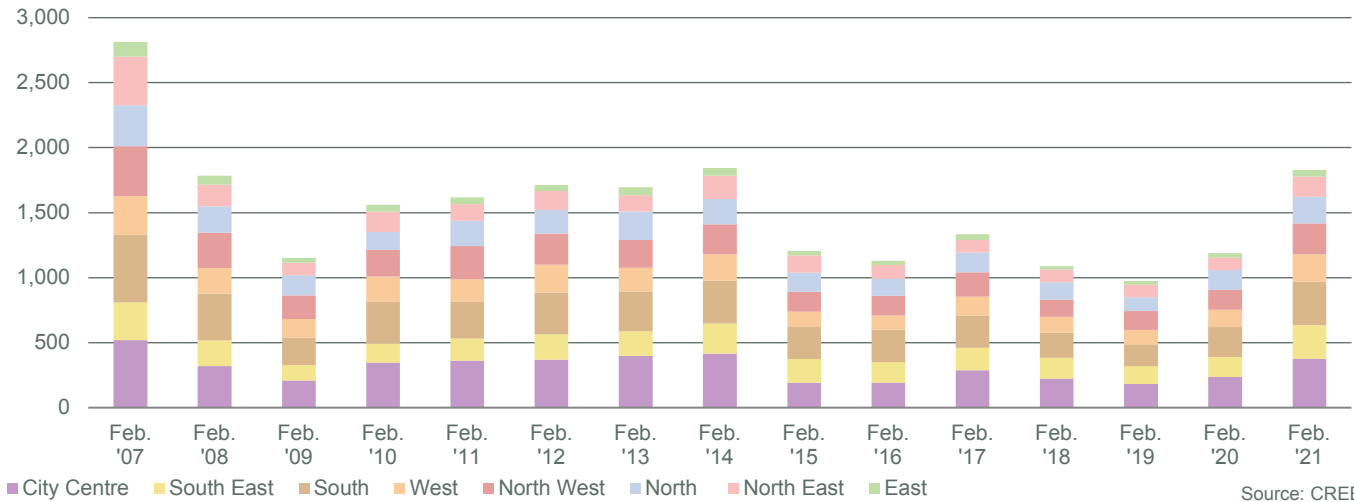
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Feb. 2021

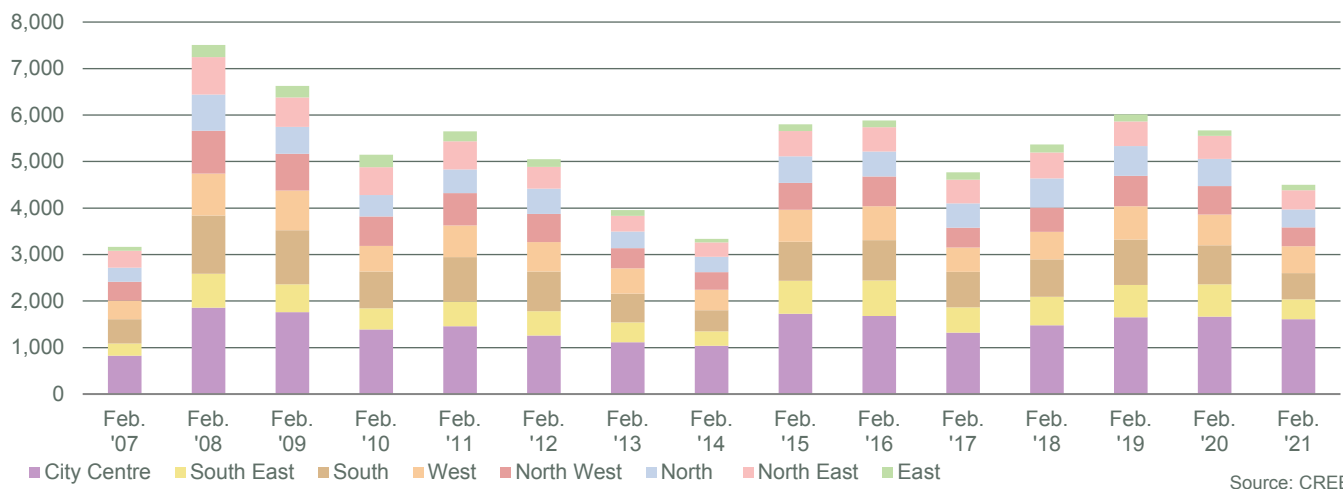
TOTAL SALES

FEBRUARY



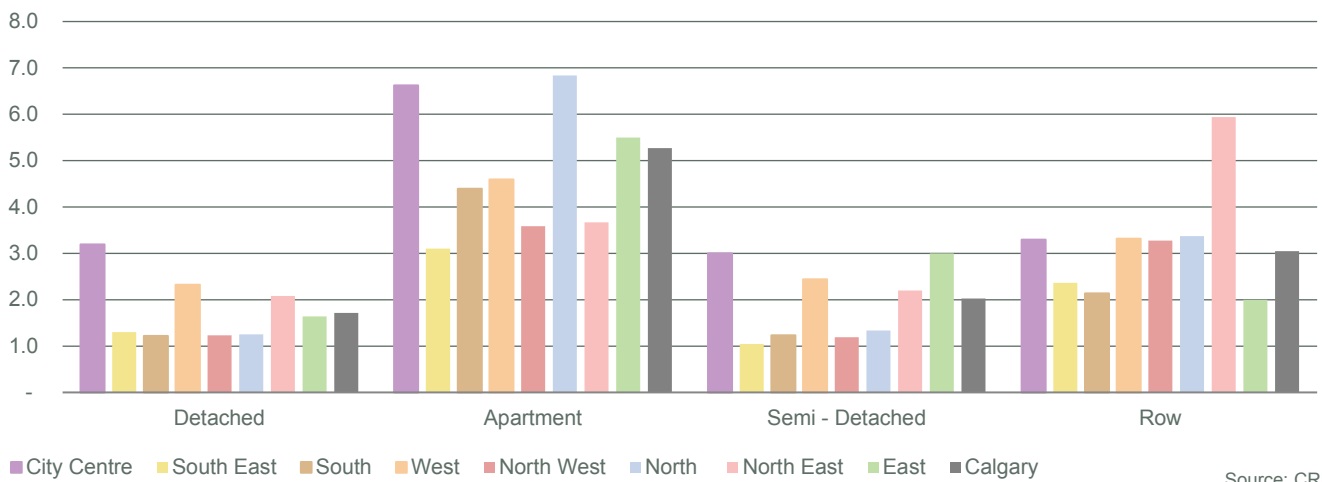
TOTAL INVENTORY

FEBRUARY

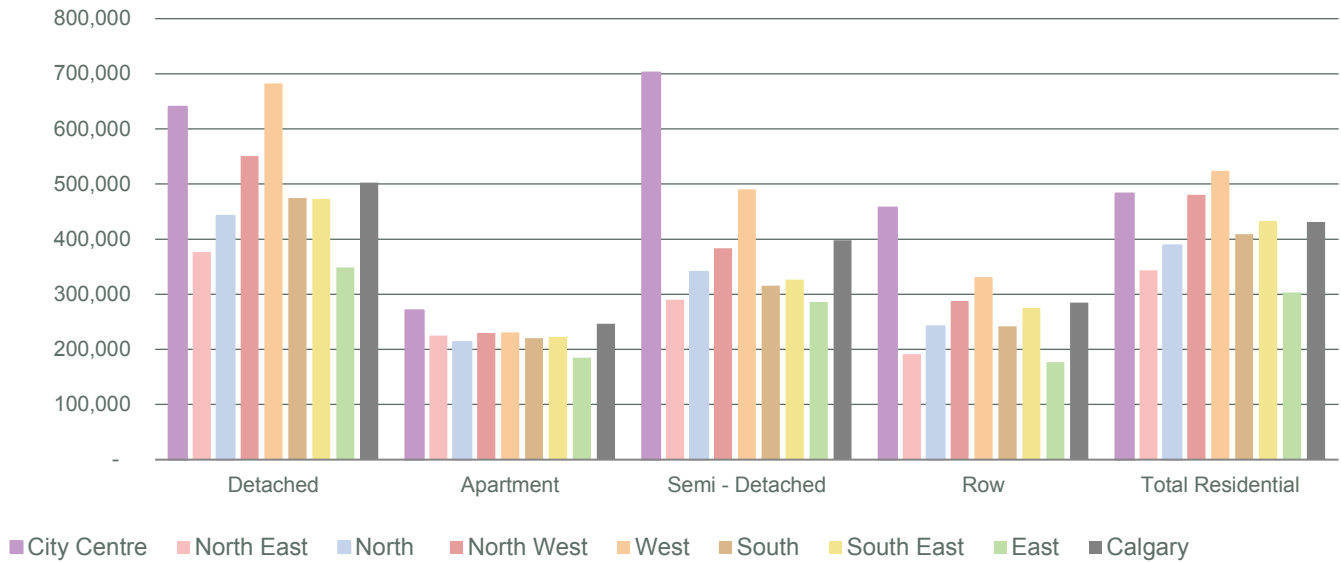


MONTHS OF SUPPLY

FEBRUARY



BENCHMARK PRICE - FEBRUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY



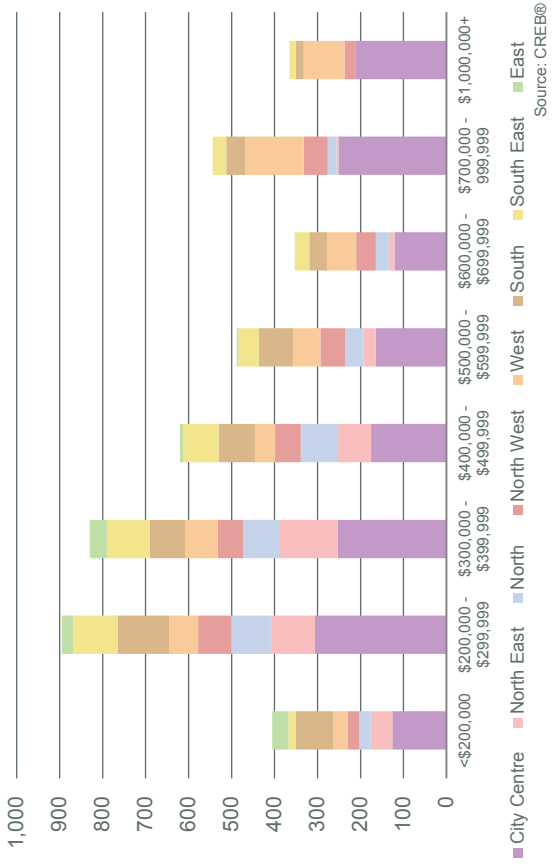
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

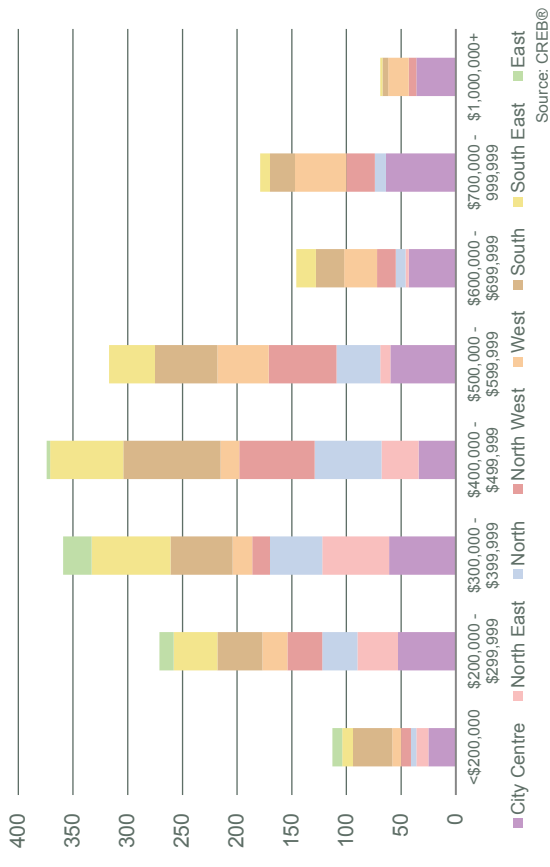
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	1997	1983	1999	1974	1991
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

Feb. 2021

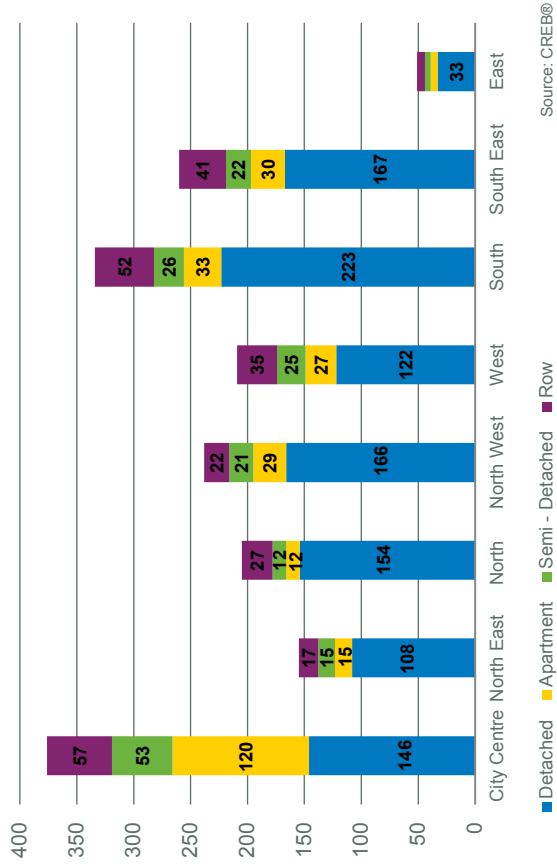
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



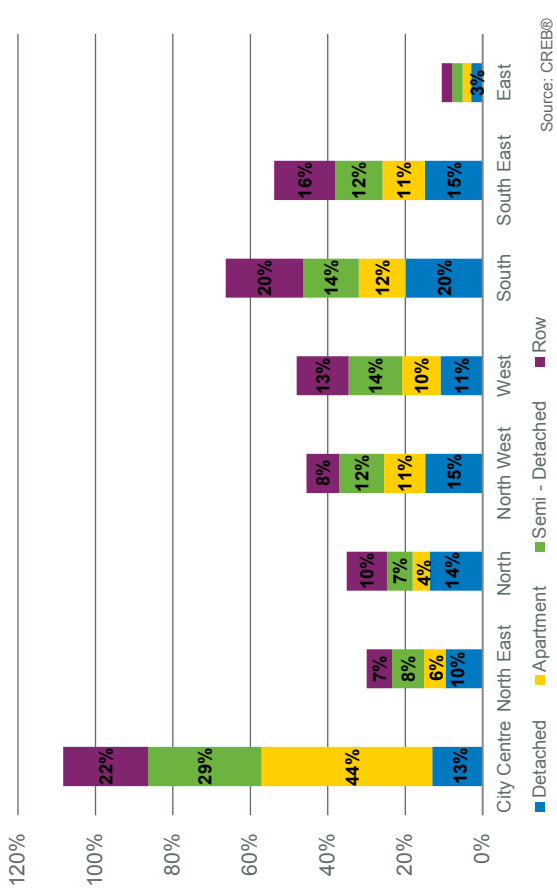
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



SHARE OF CITY WIDE SALES - FEBRUARY

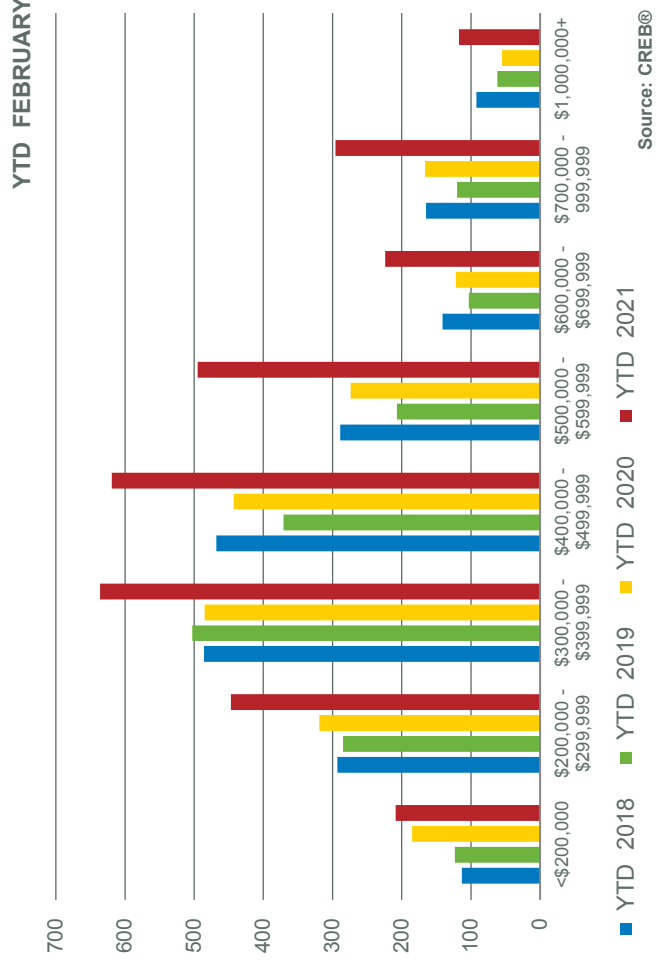


Feb. 2021

	2020	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	859	1,190	1,174	571	1,078	1,763	1,835	1,574	1,706	1,763	1,437	1,200	
New Listings	2,357	2,517	2,418	1,425	2,419	3,346	3,023	2,582	2,738	2,460	1,728	1,172	
Inventory	5,163	5,673	5,863	5,645	5,969	6,443	6,633	6,509	6,261	5,828	5,030	3,680	
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59	
Benchmark Price	416,100	415,400	414,800	413,200	412,300	412,100	418,700	420,700	422,300	423,200	423,600	422,300	
Median Price	400,000	412,250	410,000	393,500	401,000	410,000	420,000	415,400	418,750	420,000	415,000	402,000	
Average Price	451,755	446,690	448,130	423,338	439,257	460,099	466,266	470,271	467,696	473,869	456,400	446,726	
Index	188	188	188	187	187	187	190	190	191	192	192	191	
2021													
Sales		1,207	1,836										
New Listings		2,250	2,848										
Inventory		4,045	4,518										
Days on Market		57	45										
Benchmark Price		424,000	431,100										
Median Price		419,000	440,000										
Average Price		472,003	485,870										
Index		192	195										

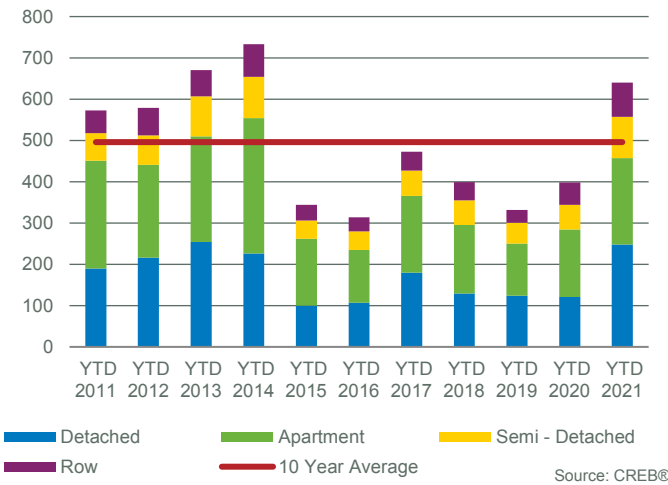
CALGARY TOTAL SALES	Feb-20	Feb-21	YTD 2020	YTD 2021
<\$100,000	3	3	6	4
\$100,000 - \$149,999	22	30	43	50
\$150,000 - \$199,999	74	80	136	155
\$200,000 - \$249,999	81	112	136	195
\$250,000 - \$299,999	106	159	183	252
\$300,000 - \$349,999	111	167	196	303
\$350,000 - \$399,999	167	194	289	333
\$400,000 - \$449,999	142	193	247	328
\$450,000 - \$499,999	122	183	196	291
\$500,000 - \$549,999	93	182	159	282
\$550,000 - \$599,999	67	137	115	213
\$600,000 - \$649,999	40	79	73	125
\$650,000 - \$699,999	32	68	49	99
\$700,000 - \$749,999	29	51	45	93
\$750,000 - \$799,999	23	45	38	59
\$800,000 - \$849,999	21	28	34	49
\$850,000 - \$899,999	9	23	17	35
\$900,000 - \$949,999	13	11	22	23
\$950,000 - \$999,999	8	21	10	37
\$1,000,000 - \$1,299,999	20	39	35	70
\$1,300,000 - \$1,499,999	3	17	9	22
\$1,500,000 - \$1,999,999	4	10	5	15
\$2,000,000 +	-	4	6	10
	1,190	1,836	2,049	3,043

CITY OF CALGARY TOTAL SALES BY PRICE RANGE



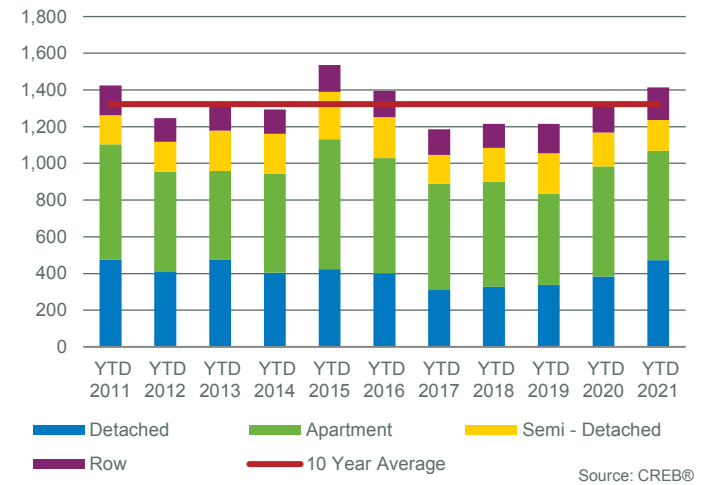
CITY OF CALGARY TOTAL SALES

YTD FEBRUARY

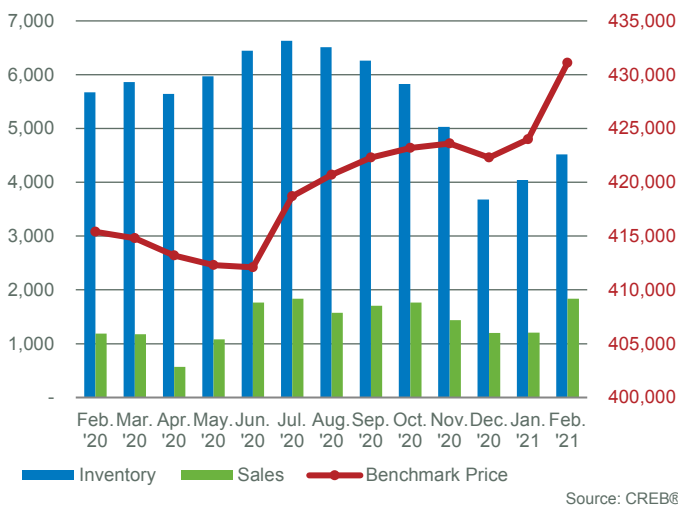


CITY OF CALGARY TOTAL NEW LISTINGS

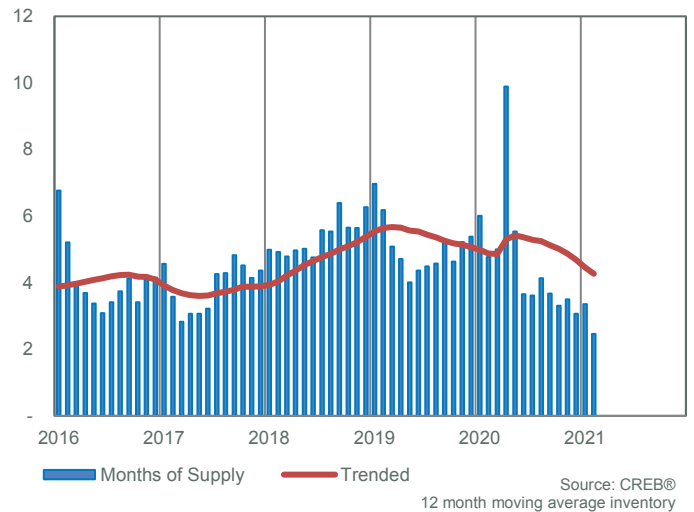
YTD FEBRUARY



CITY OF CALGARY TOTAL INVENTORY AND SALES



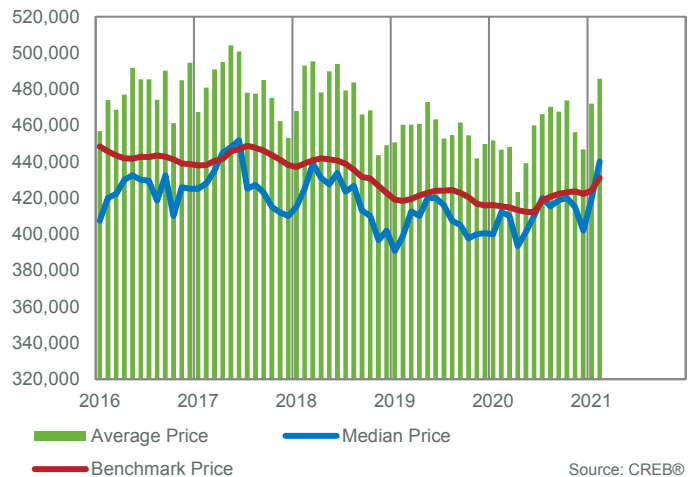
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



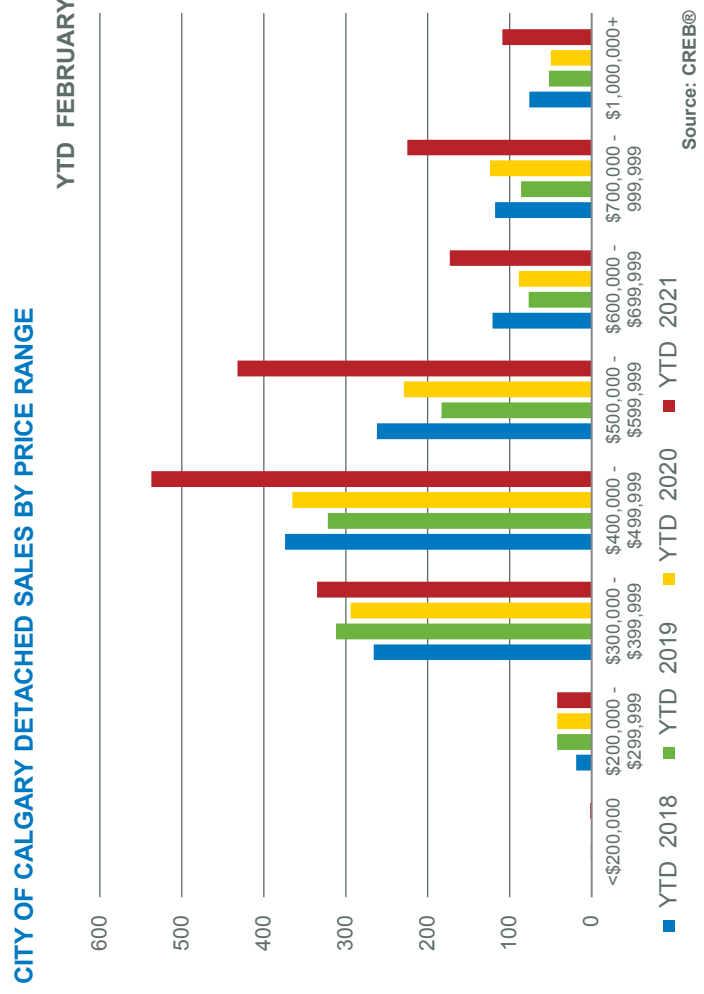
CITY OF CALGARY TOTAL PRICES



Feb. 2021

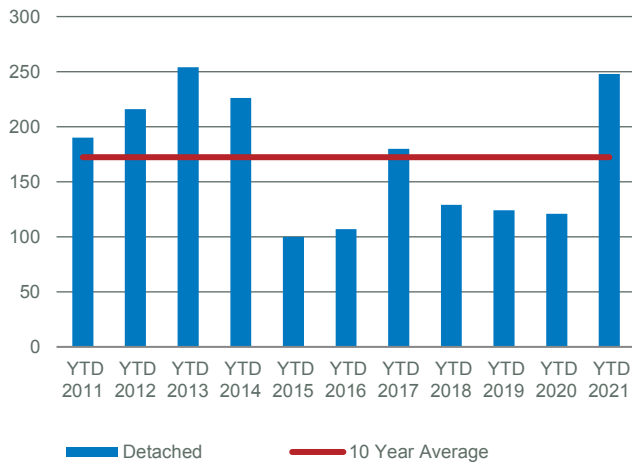
2020	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,137	883	718
New Listings	1,210	1,339	1,343	782	1,361	1,900	1,665	1,480	1,480	1,324	893	600
Inventory	2,485	2,748	2,890	2,822	3,017	3,275	3,290	3,237	3,073	2,731	2,248	1,568
Days on Market	61	53	47	49	54	50	49	46	50	47	51	54
Benchmark Price	478,900	478,400	478,400	476,700	476,200	476,200	487,300	488,000	489,700	490,500	492,000	490,500
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000	478,800	477,000	458,700
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,656	547,754	553,199	538,025	532,626
Index	195	194	194	194	193	193	198	198	199	199	200	199
2021												
Sales	732	1,123										
New Listings	1,114	1,573										
Inventory	1,686	1,927										
Days on Market	53	37										
Benchmark Price	492,900	502,500										
Median Price	482,158	512,000										
Average Price	559,499	572,670										
Index	200	204										

CALGARY TOTAL SALES	Feb-20	Feb-21	YTD 2020	YTD 2021
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	-	2
\$200,000 - \$249,999	4	1	9	3
\$250,000 - \$299,999	17	24	33	39
\$300,000 - \$349,999	43	69	86	131
\$350,000 - \$399,999	116	112	208	204
\$400,000 - \$449,999	116	158	198	275
\$450,000 - \$499,999	102	164	167	262
\$500,000 - \$549,999	71	161	132	253
\$550,000 - \$599,999	55	118	97	179
\$600,000 - \$649,999	31	56	56	95
\$650,000 - \$699,999	22	55	33	78
\$700,000 - \$749,999	21	32	34	61
\$750,000 - \$799,999	19	37	29	47
\$800,000 - \$849,999	16	23	24	40
\$850,000 - \$899,999	7	21	13	29
\$900,000 - \$949,999	10	7	18	17
\$950,000 - \$999,999	4	18	6	31
\$1,000,000 - \$1,299,999	17	37	30	65
\$1,300,000 - \$1,499,999	3	16	9	20
\$1,500,000 - \$1,999,999	4	10	5	15
\$2,000,000 +	-	3	6	9
	678	1,123	1,193	1,855



CITY OF CALGARY DETACHED SALES

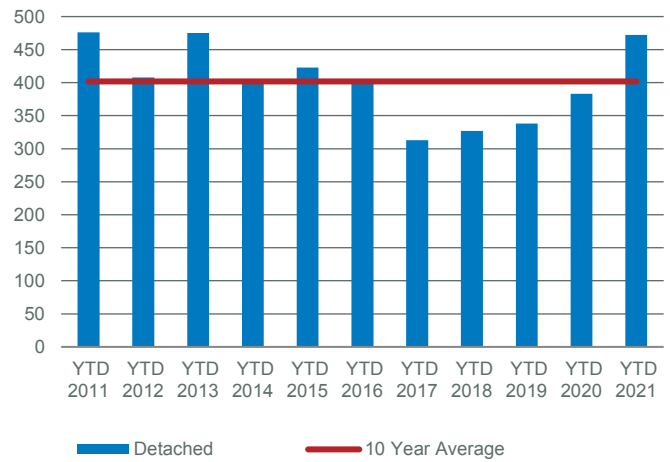
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



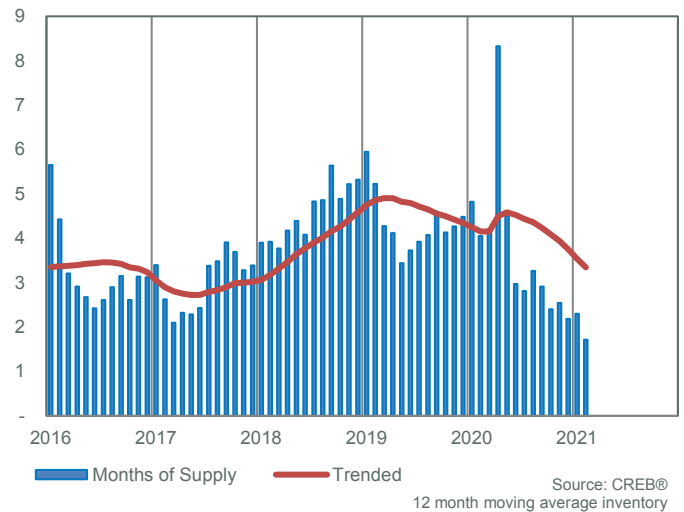
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



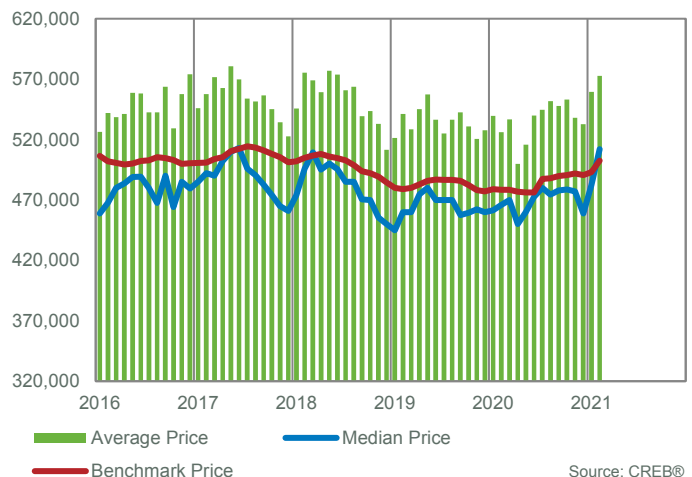
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES



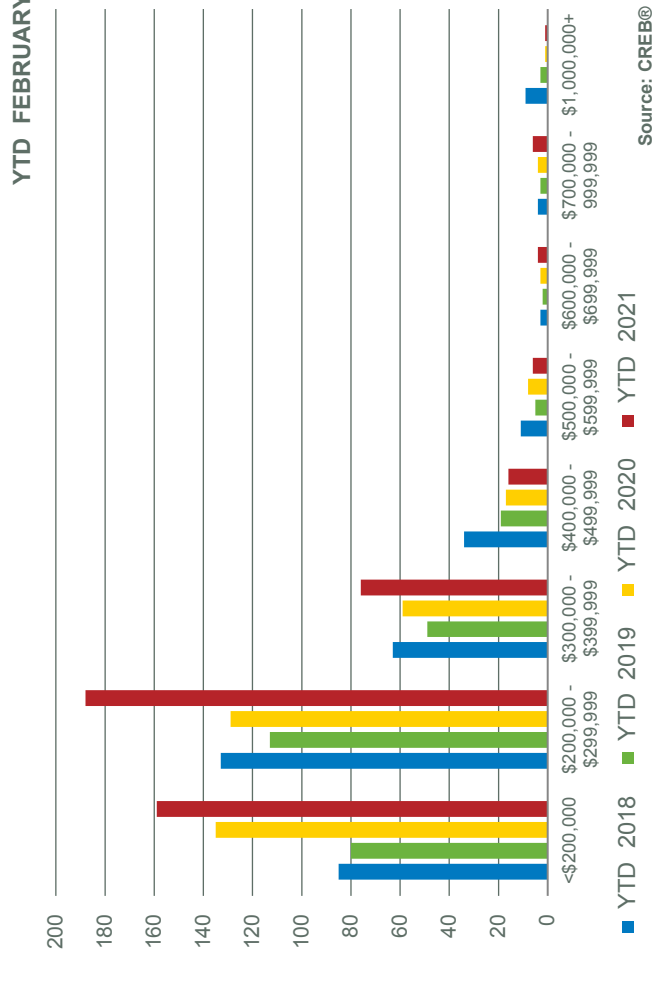
Source: CREB®

Feb. 2021

	2020	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	147	209	218	95	135	232	263	223	242	234	210	185	
New Listings	568	559	476	258	449	672	641	495	582	561	408	288	
Inventory	1,338	1,470	1,441	1,363	1,415	1,562	1,702	1,668	1,640	1,624	1,505	1,173	
Days on Market	77	62	58	64	67	73	70	62	67	66	66	73	
Benchmark Price	246,100	244,500	242,500	243,200	242,600	240,900	243,400	247,100	248,400	248,600	245,400	243,600	
Median Price	210,000	242,500	230,000	228,000	213,000	219,250	238,600	228,000	229,000	223,605	215,000	212,500	
Average Price	234,969	272,642	258,286	245,013	237,921	264,352	261,609	251,339	259,151	241,641	235,219	245,449	
Index	170	169	168	168	168	166	168	171	172	172	170	168	
2021													
Sales	184	272											
New Listings	552	572											
Inventory	1,317	1,433											
Days on Market	65	70											
Benchmark Price	245,100	246,400											
Median Price	220,000	238,000											
Average Price	258,009	252,638											
Index	169	170											

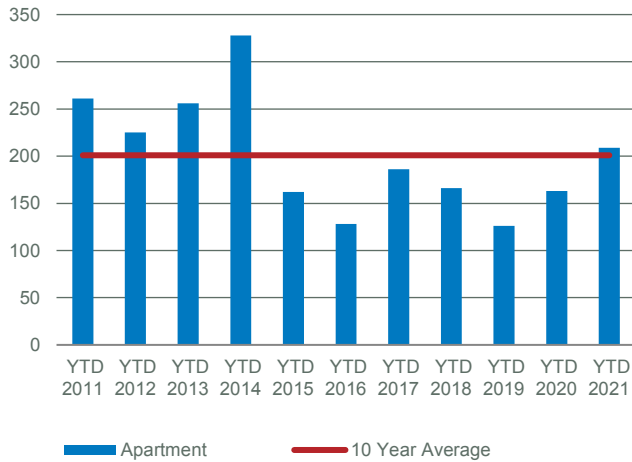
CALGARY TOTAL SALES	Feb-20	Feb-21	YTD 2020	YTD 2021
<\$100,000	3	3	5	4
\$100,000 - \$149,999	17	27	34	43
\$150,000 - \$199,999	52	58	96	112
\$200,000 - \$249,999	38	62	69	109
\$250,000 - \$299,999	32	58	60	79
\$300,000 - \$349,999	23	25	34	46
\$350,000 - \$399,999	18	22	25	30
\$400,000 - \$449,999	5	8	7	14
\$450,000 - \$499,999	9	1	10	2
\$500,000 - \$549,999	5	3	6	5
\$550,000 - \$599,999	2	1	2	1
\$600,000 - \$649,999	2	2	3	3
\$650,000 - \$699,999	-	1	-	1
\$700,000 - \$749,999	1	-	2	-
\$750,000 - \$799,999	-	-	1	1
\$800,000 - \$849,999	-	1	-	3
\$850,000 - \$899,999	1	-	1	1
\$900,000 - \$949,999	-	-	-	1
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	1	-	1	1
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	209	272	356	456

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



CITY OF CALGARY APARTMENT SALES

YTD FEBRUARY



Source: CREB®

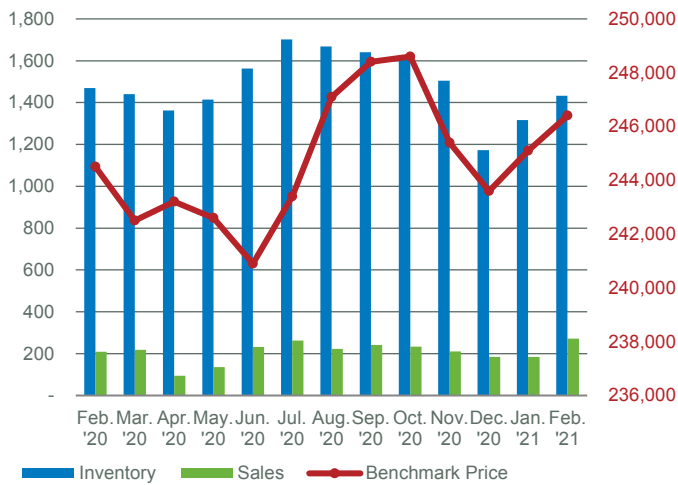
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



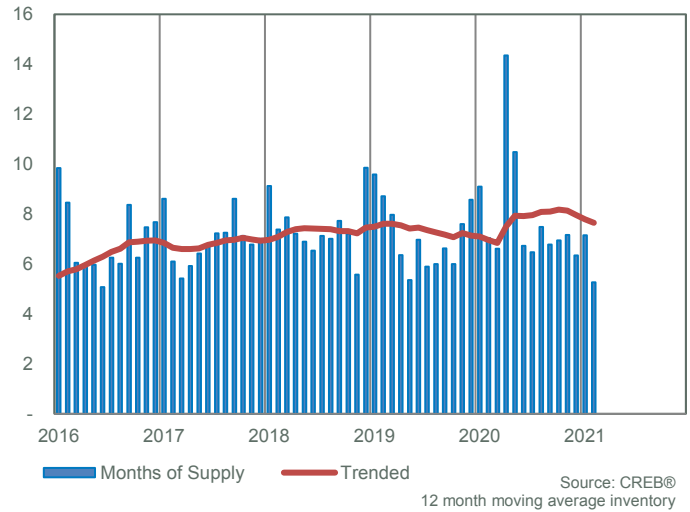
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



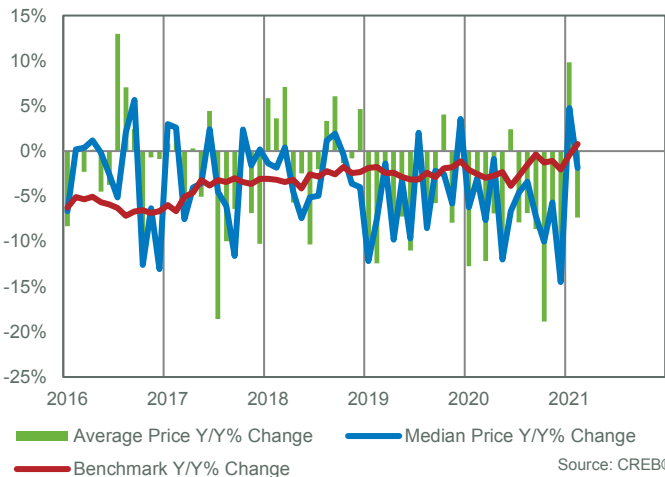
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



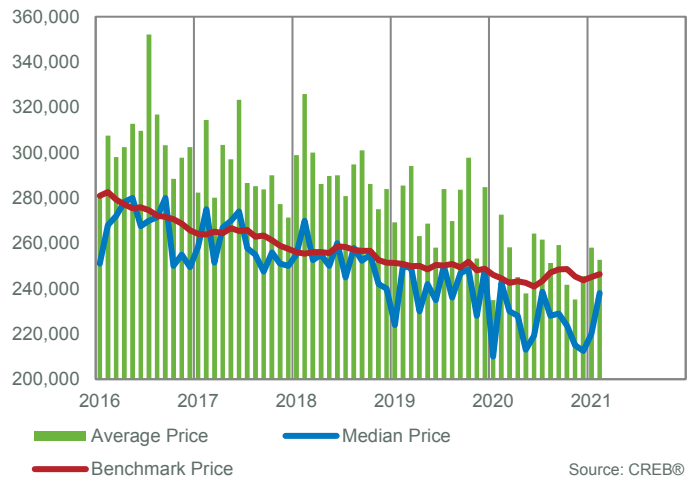
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Source: CREB®

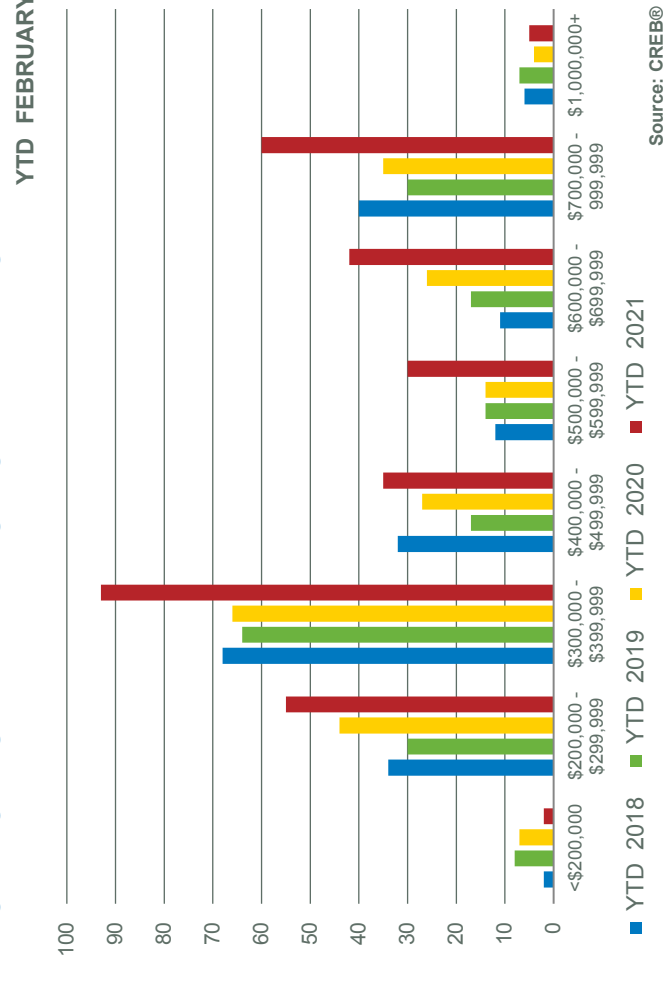
Feb. 2021

	2020	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	84	139	115	60	127	185	202	142	153	175	153	153	128
New Listings	240	254	248	167	249	300	288	241	279	237	165	165	118
Inventory	576	604	632	608	625	641	622	596	596	562	453	453	325
Days on Market	71	63	64	59	71	60	60	65	53	55	61	61	61
Benchmark Price	386,400	384,800	389,000	386,800	386,000	383,600	390,000	391,000	391,500	392,700	395,100	395,100	393,300
Median Price	406,750	360,965	408,000	354,950	349,900	365,000	365,493	416,750	401,500	375,000	390,000	390,000	369,750
Average Price	480,847	464,719	466,904	435,818	426,824	433,494	439,999	495,667	477,593	462,068	468,346	468,346	453,056
Index	196	195	197	196	196	194	198	198	198	199	200	200	199
2021													
Sales	141	181											
New Listings	212	250											
Inventory	344	366											
Days on Market	59	41											
Benchmark Price	391,300	398,300											
Median Price	387,500	460,000											
Average Price	477,497	521,119											
Index	198	202											

CALGARY TOTAL SALES

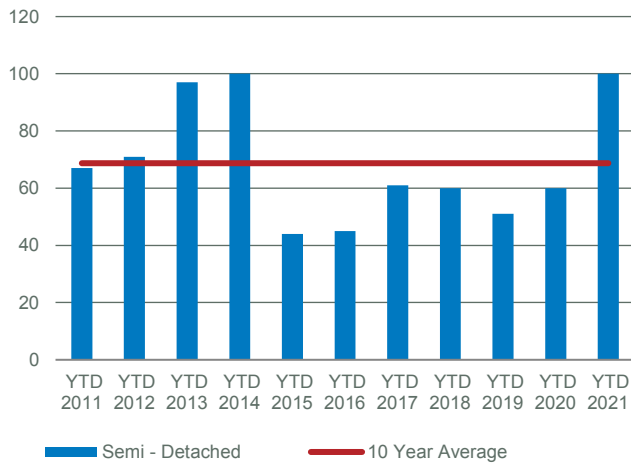
	Feb-20	Feb-21	YTD 2020	YTD 2021
<\$100,000	-	-	-	-
\$100,000 - \$149,999	3	7	7	2
\$150,000 - \$199,999	10	7	16	13
\$200,000 - \$249,999	23	16	28	42
\$250,000 - \$299,999	24	22	33	38
\$300,000 - \$349,999	18	29	33	55
\$350,000 - \$399,999	8	16	19	24
\$400,000 - \$449,999	4	6	8	11
\$450,000 - \$499,999	5	9	6	11
\$500,000 - \$549,999	6	8	8	19
\$550,000 - \$599,999	6	19	12	24
\$600,000 - \$649,999	8	11	14	18
\$650,000 - \$699,999	5	16	7	29
\$700,000 - \$749,999	4	7	8	10
\$750,000 - \$799,999	5	4	10	6
\$800,000 - \$849,999	1	2	3	4
\$850,000 - \$899,999	3	4	3	5
\$900,000 - \$949,999	4	3	4	6
\$950,000 - \$999,999	2	-	4	2
\$1,000,000 - \$1,299,999	-	1	-	2
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	139	181	223	322

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



CITY OF CALGARY SEMI-DET. SALES

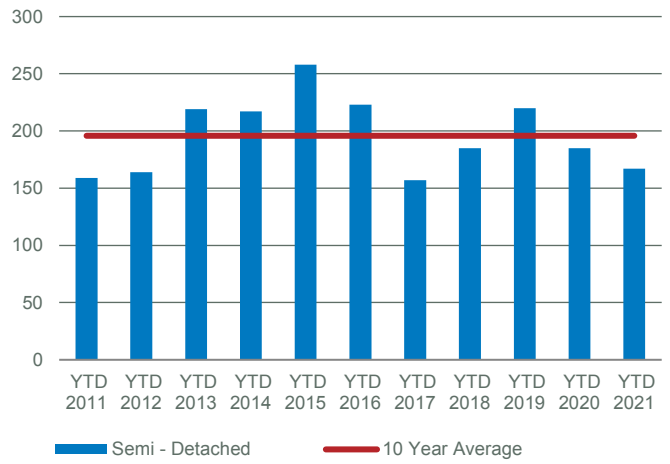
YTD FEBRUARY



Source: CREB®

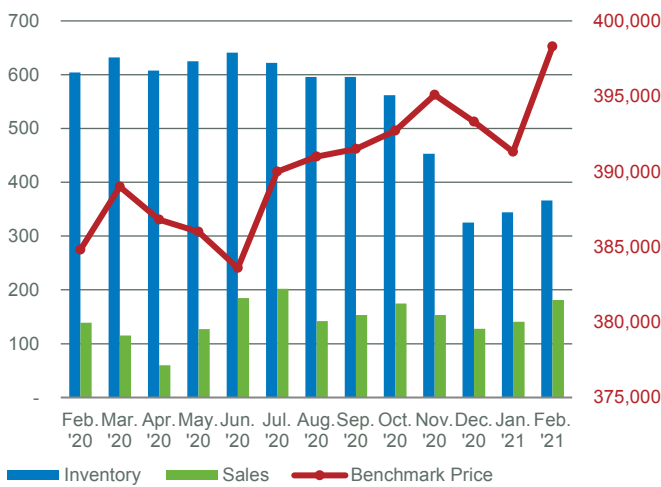
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



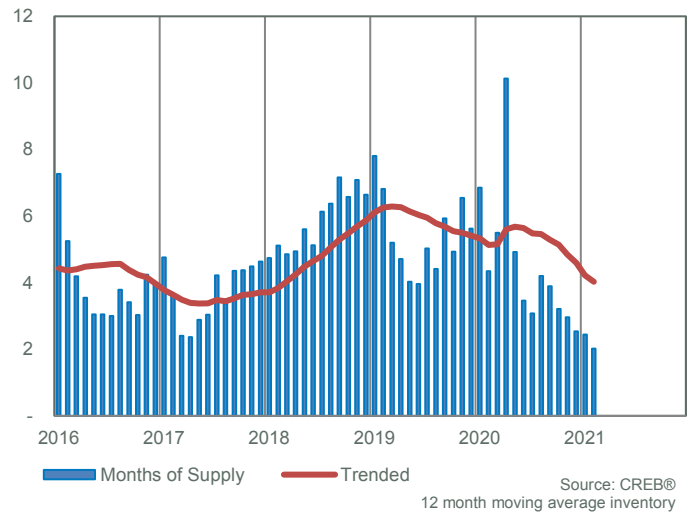
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



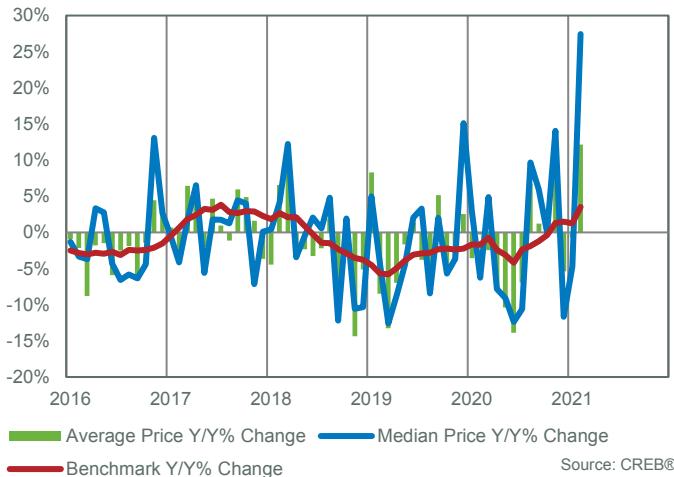
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



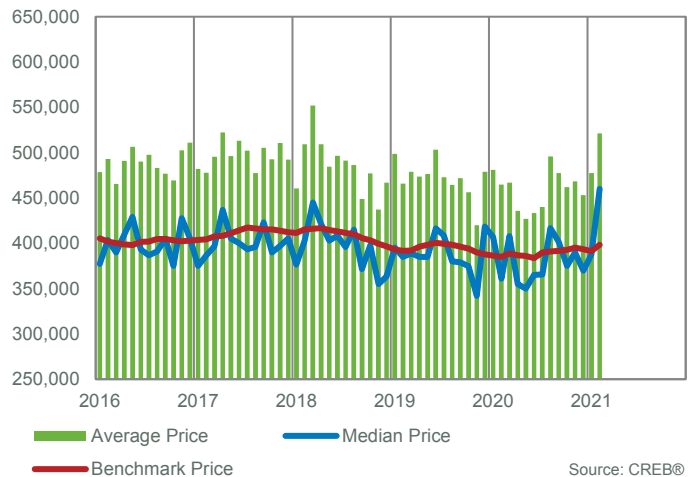
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



Source: CREB®

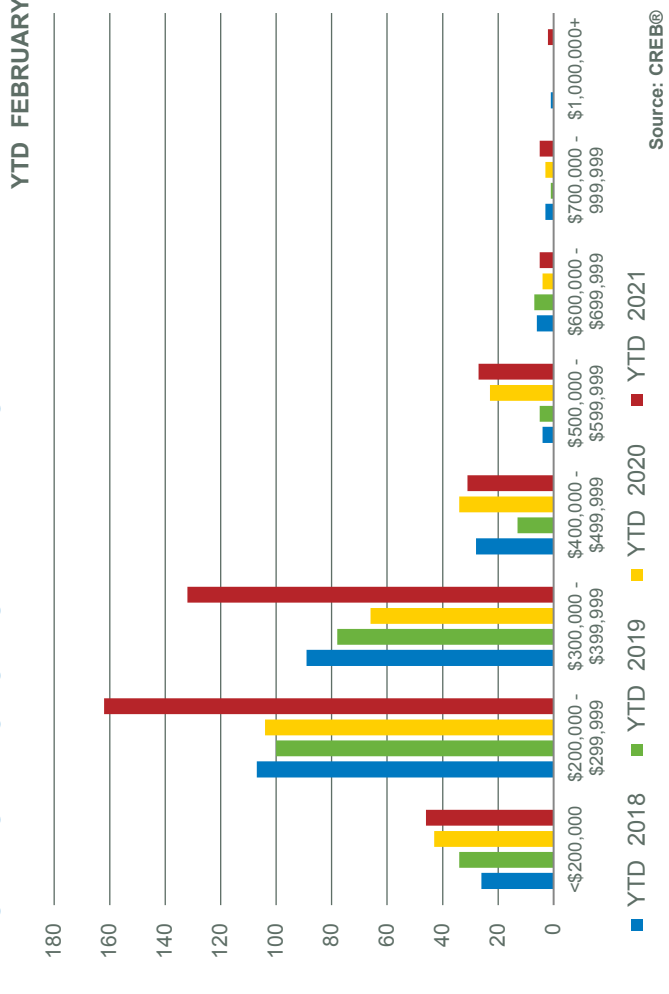
Feb. 2021

	2020	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	1113	164	152	77	145	200	218	256	217	191	169		
New Listings	339	365	351	218	360	429	366	397	338	262	166		
Inventory	764	851	900	852	912	1,019	1,008	952	911	824	614		
Days on Market	79	58	57	67	71	49	59	60	64	60	67		
Benchmark Price	279,400	281,200	281,000	277,600	273,800	272,000	279,100	280,200	280,900	282,200	280,500		
Median Price	289,500	291,000	294,000	284,000	272,000	289,300	288,500	290,000	284,000	287,500	268,000		
Average Price	311,734	324,991	304,924	296,630	283,243	303,214	307,714	328,992	318,144	312,655	297,313		
Index	174	175	175	173	170	169	173	174	175	175	174		
2021													
Sales	150	260											
New Listings	372	453											
Inventory	698	792											
Days on Market	67	53											
Benchmark Price	280,900	284,700											
Median Price	290,000	300,000											
Average Price	302,360	330,424											
Index	175	177											

CALGARY TOTAL SALES

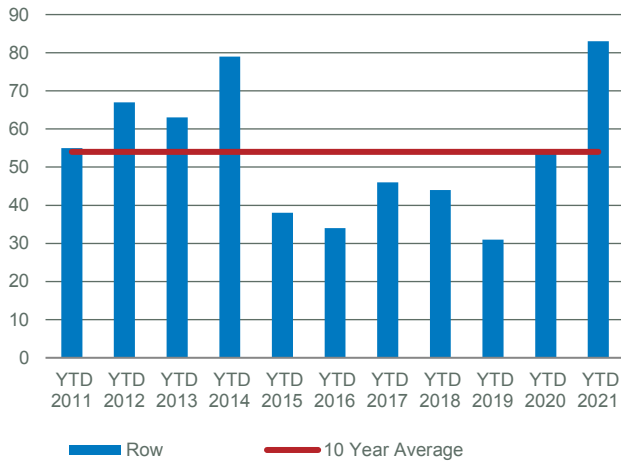
	Feb-20	Feb-21	YTD 2020	YTD 2021
<\$100,000	-	-	1	-
\$100,000 - \$149,999	5	3	9	7
\$150,000 - \$199,999	19	21	33	39
\$200,000 - \$249,999	29	42	42	70
\$250,000 - \$299,999	34	61	62	92
\$300,000 - \$349,999	21	51	43	88
\$350,000 - \$399,999	15	31	23	44
\$400,000 - \$449,999	13	11	23	15
\$450,000 - \$499,999	7	12	11	16
\$500,000 - \$549,999	12	9	15	13
\$550,000 - \$599,999	4	10	8	14
\$600,000 - \$649,999	1	2	2	3
\$650,000 - \$699,999	2	1	2	2
\$700,000 - \$749,999	2	3	2	3
\$750,000 - \$799,999	-	1	-	1
\$800,000 - \$849,999	-	-	-	-
\$850,000 - \$899,999	-	-	-	1
\$900,000 - \$949,999	-	-	1	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	-	2	-	2
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
TOTAL	164	260	277	410

CITY OF CALGARY ROW SALES BY PRICE RANGE



CITY OF CALGARY ROW SALES

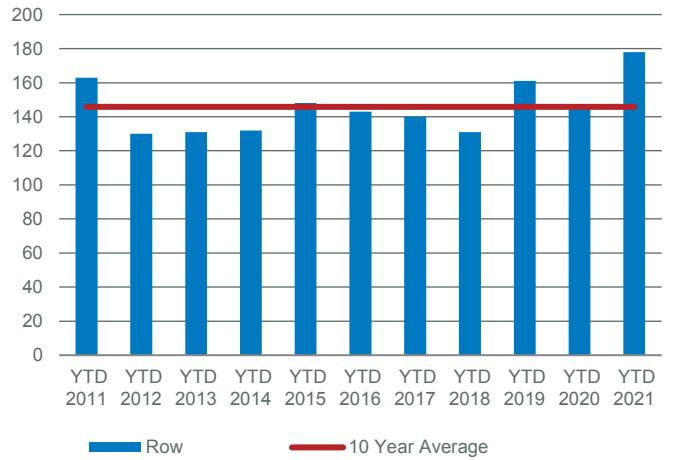
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



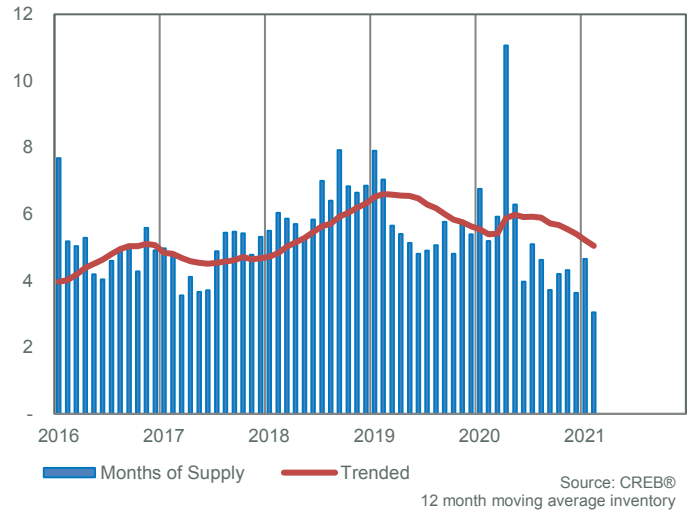
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



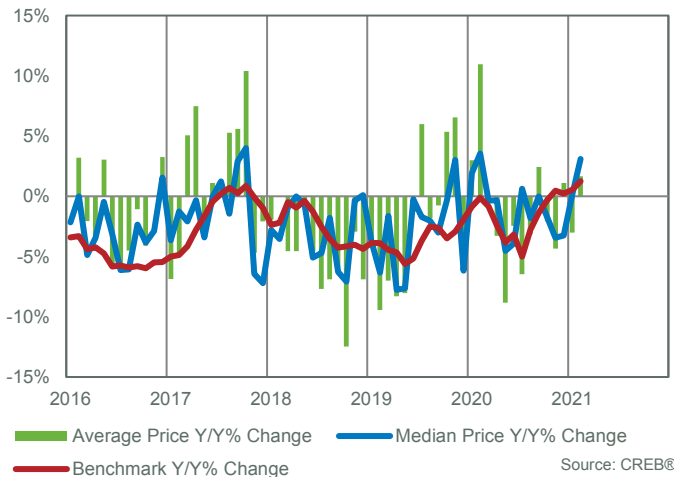
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



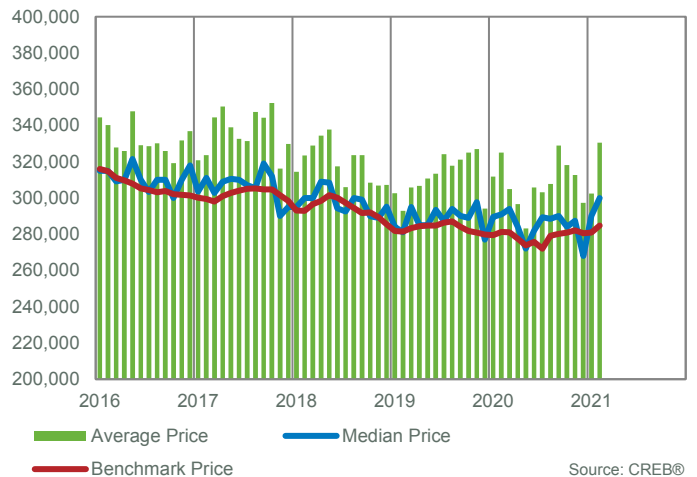
Source: CREB®

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

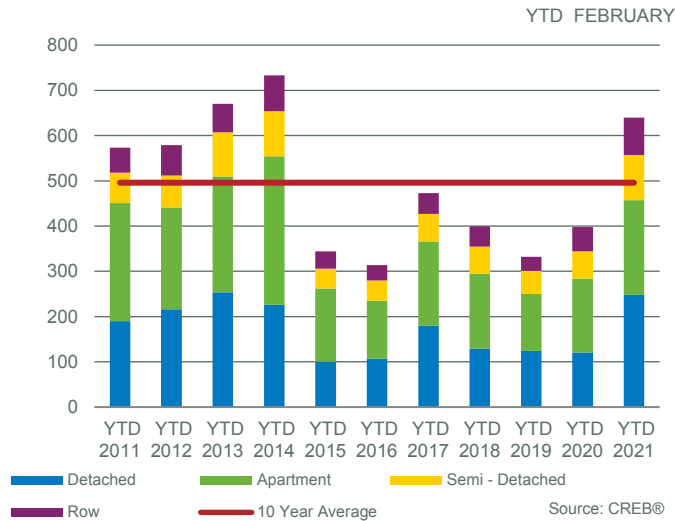
CITY OF CALGARY ROW PRICES



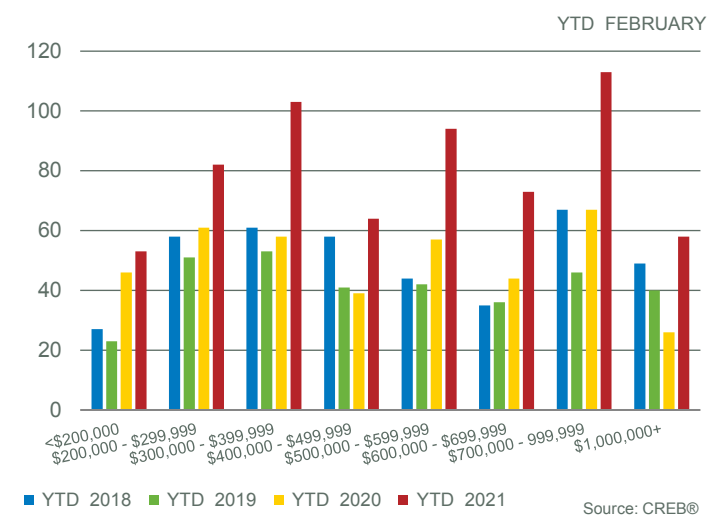
Source: CREB®

CITY CENTRE

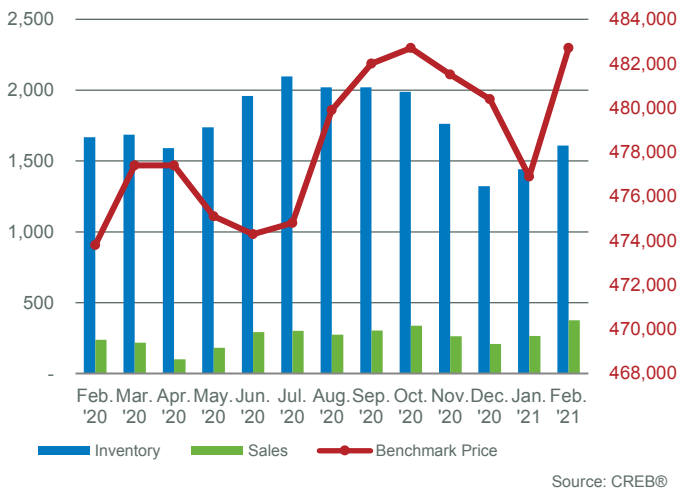
CITY CENTRE TOTAL SALES



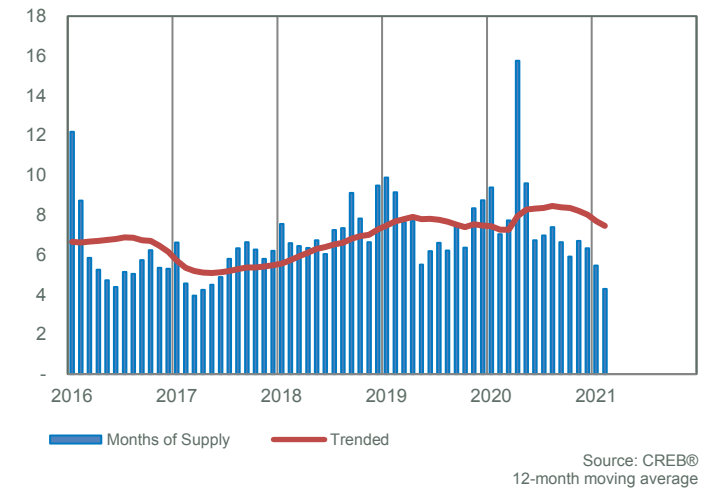
CITY CENTRE TOTAL SALES BY PRICE RANGE



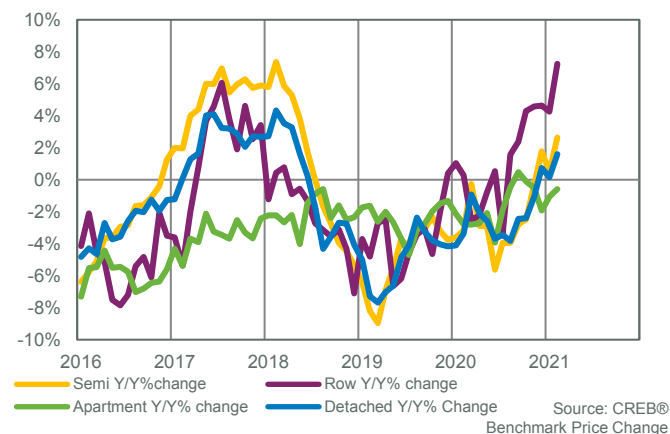
CITY CENTRE INVENTORY AND SALES



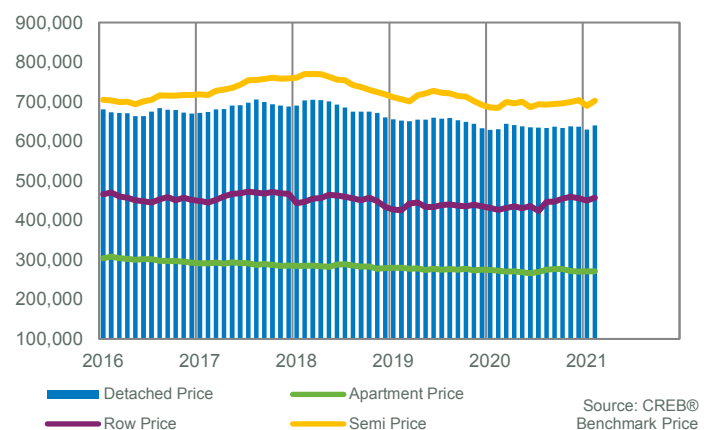
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

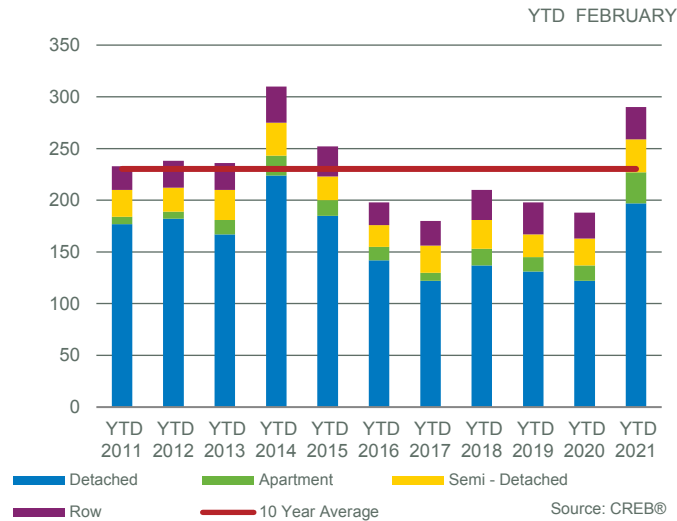


CITY CENTRE PRICES

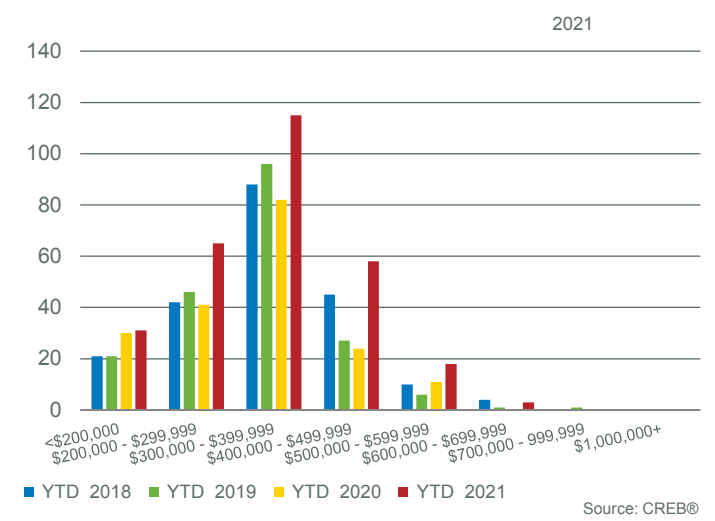


NORTHEAST

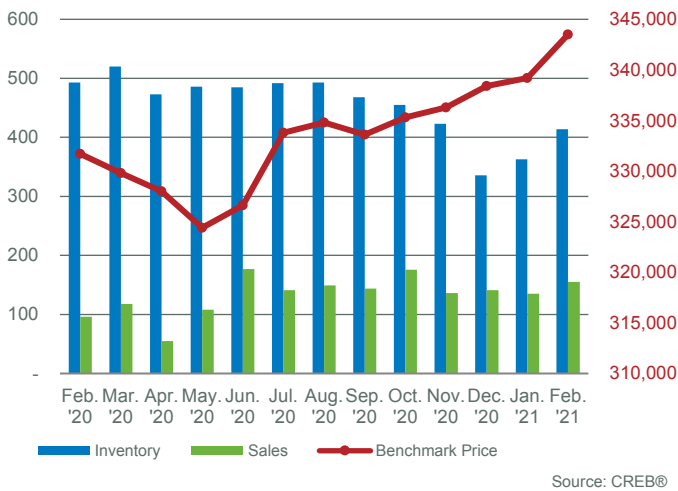
NORTHEAST TOTAL SALES



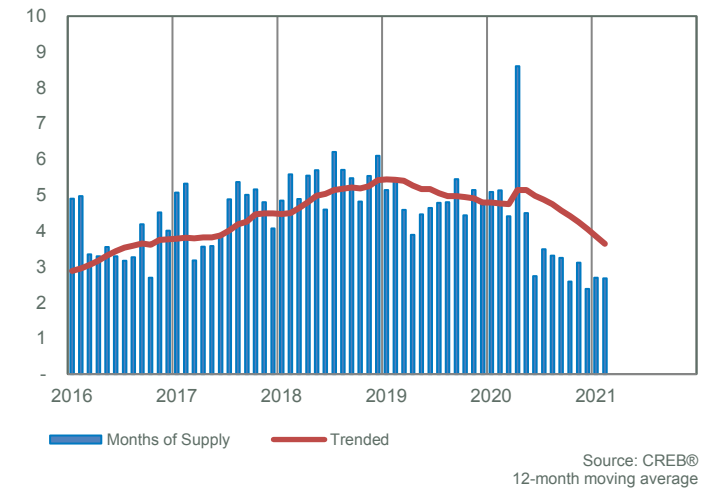
NORTHEAST TOTAL SALES BY PRICE RANGE



NORTHEAST INVENTORY AND SALES



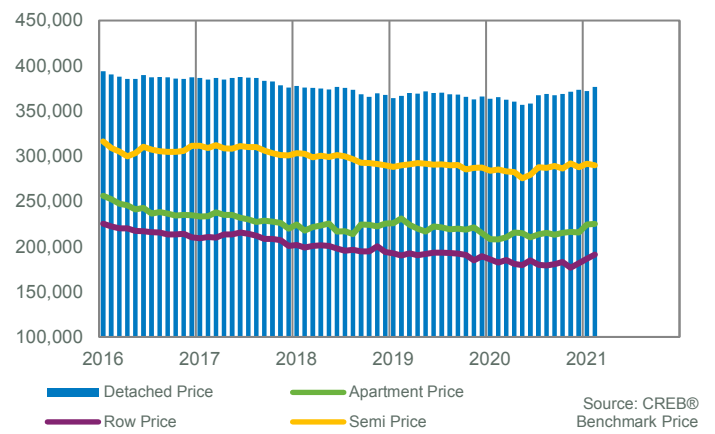
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

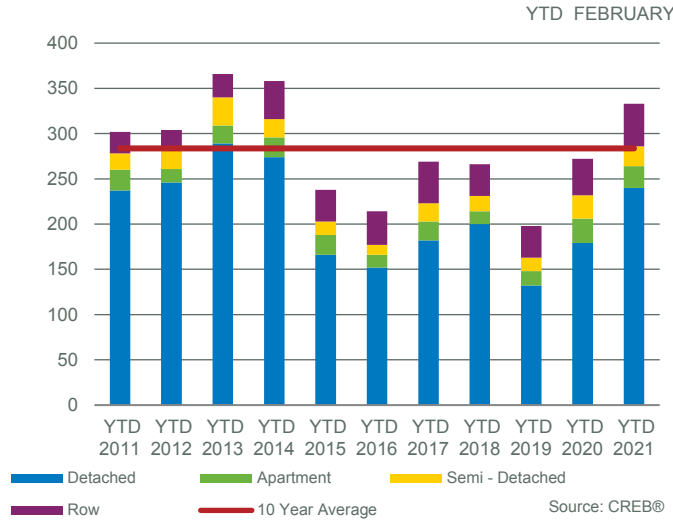


NORTHEAST PRICES

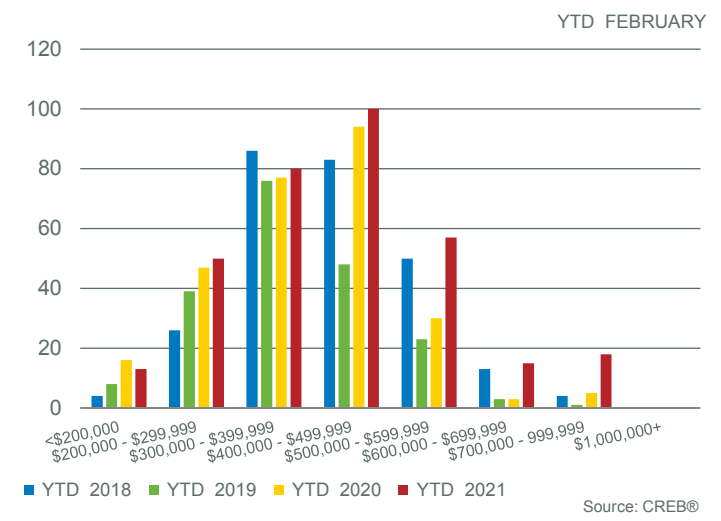


NORTH

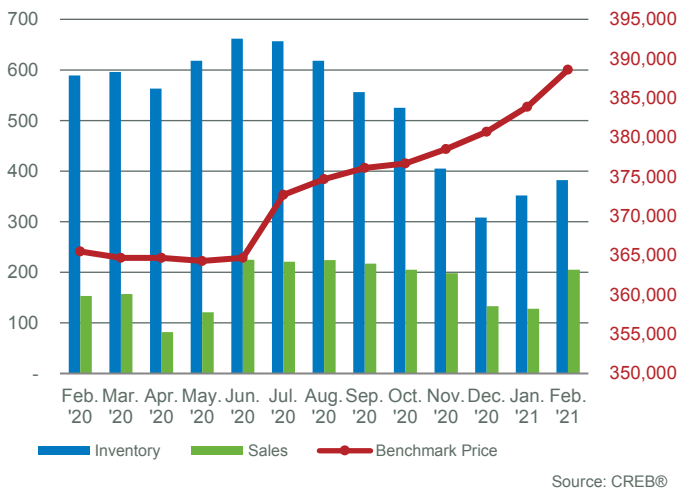
NORTH TOTAL SALES



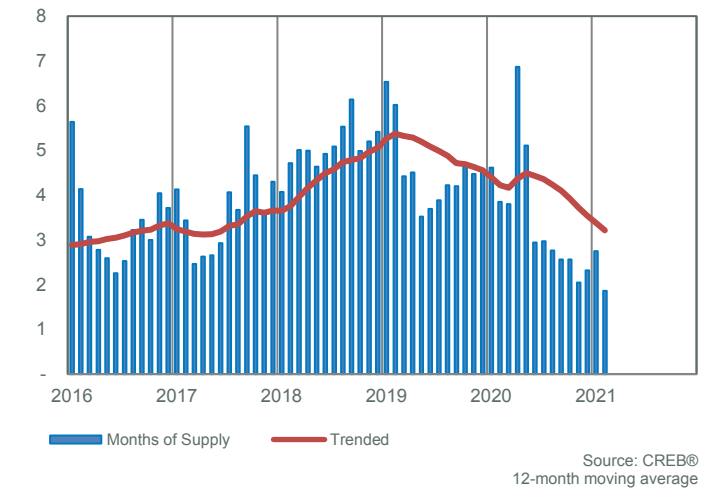
NORTH TOTAL SALES BY PRICE RANGE



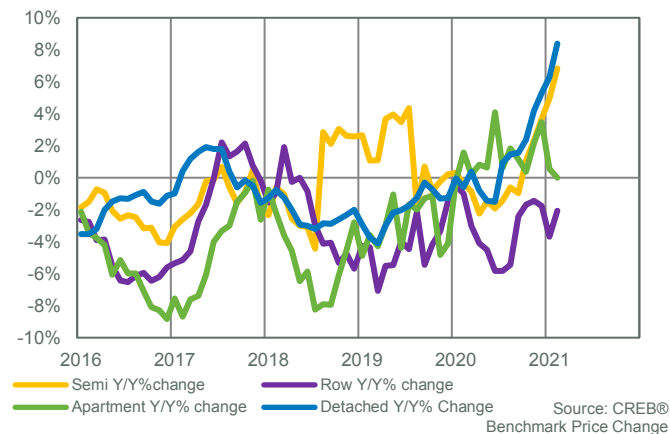
NORTH INVENTORY AND SALES



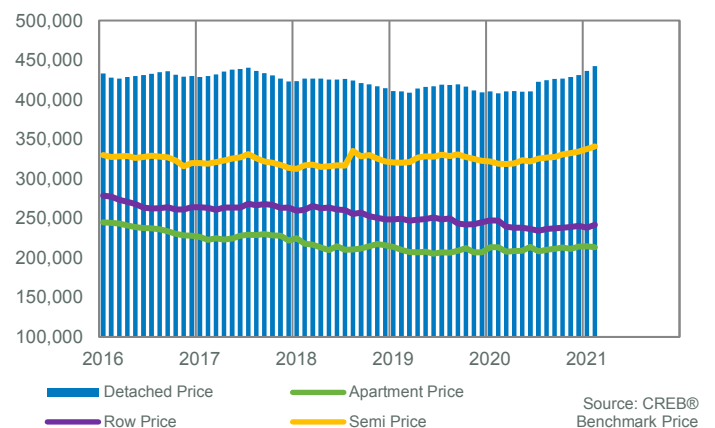
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

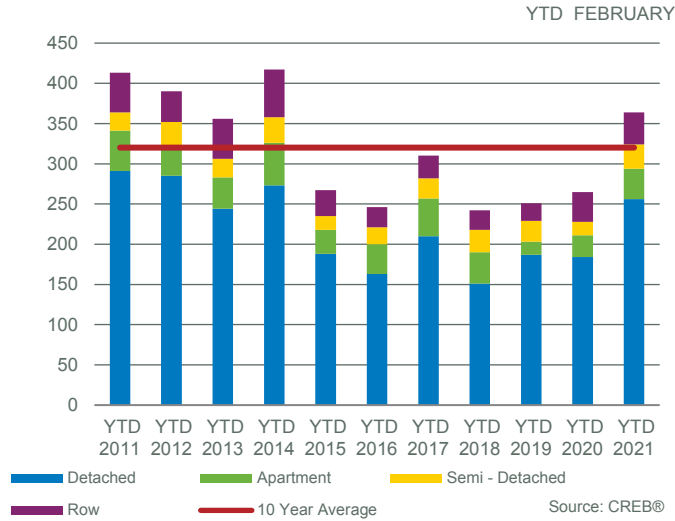


NORTH PRICES

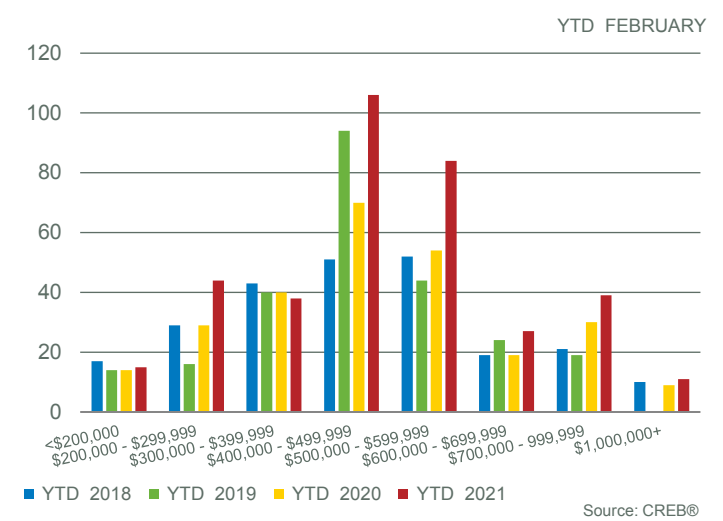


NORTHWEST

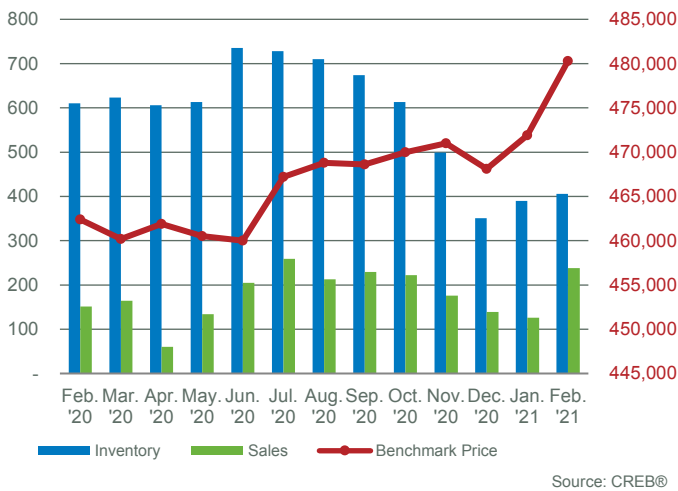
NORTHWEST TOTAL SALES



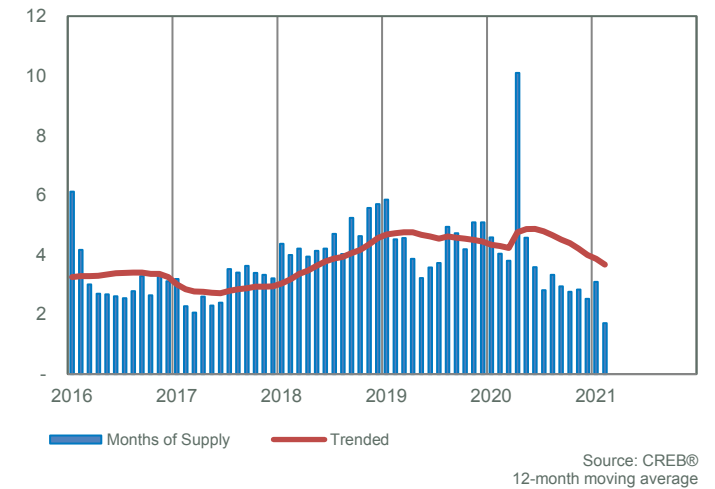
NORTHWEST TOTAL SALES BY PRICE RANGE



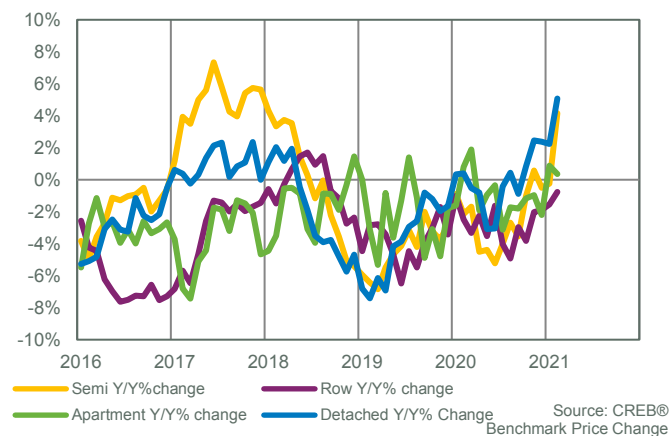
NORTHWEST INVENTORY AND SALES



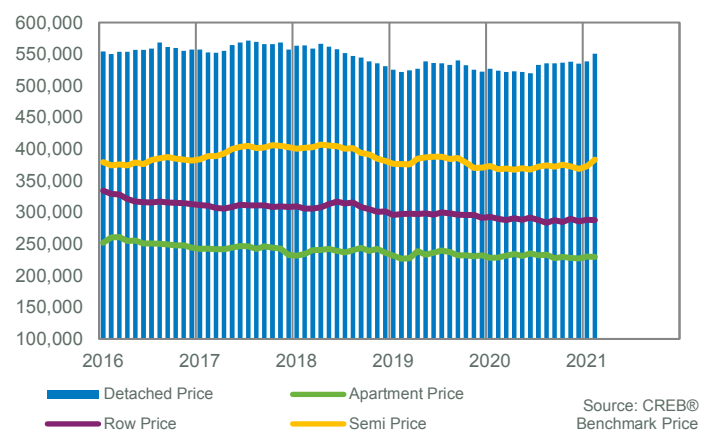
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

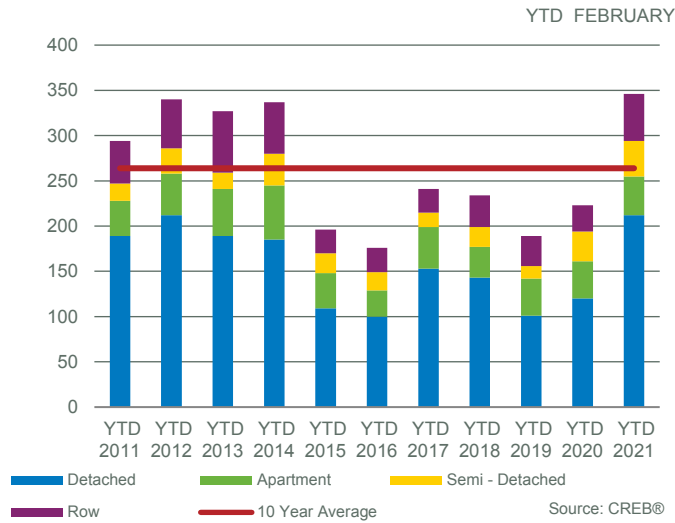


NORTHWEST PRICES

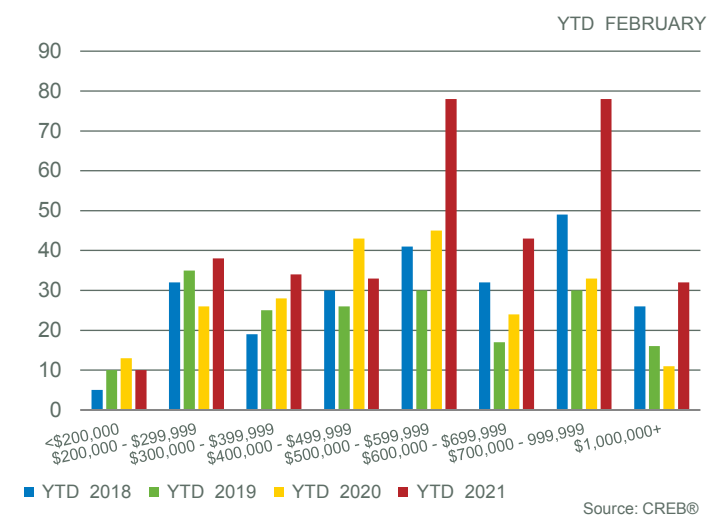


WEST

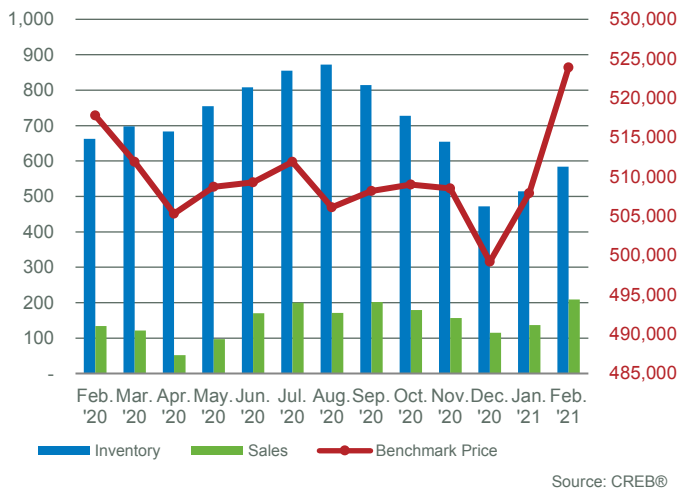
WEST TOTAL SALES



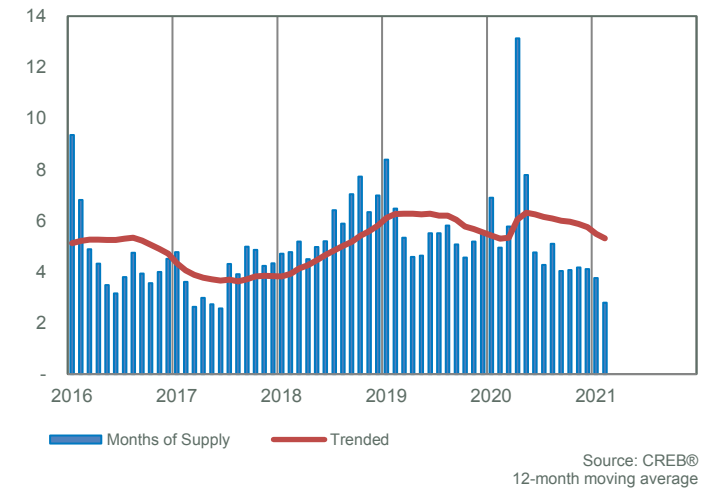
WEST TOTAL SALES BY PRICE RANGE



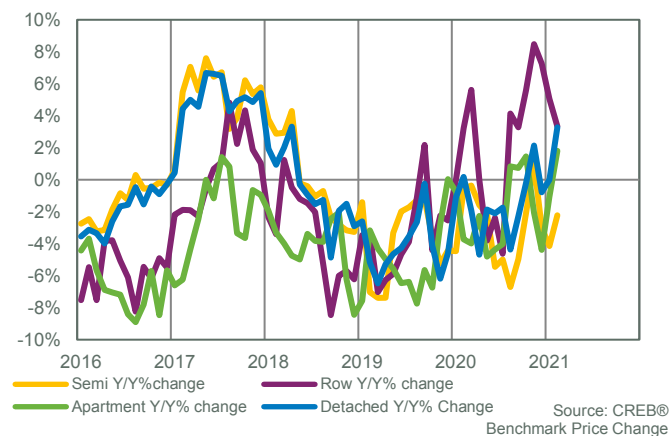
WEST INVENTORY AND SALES



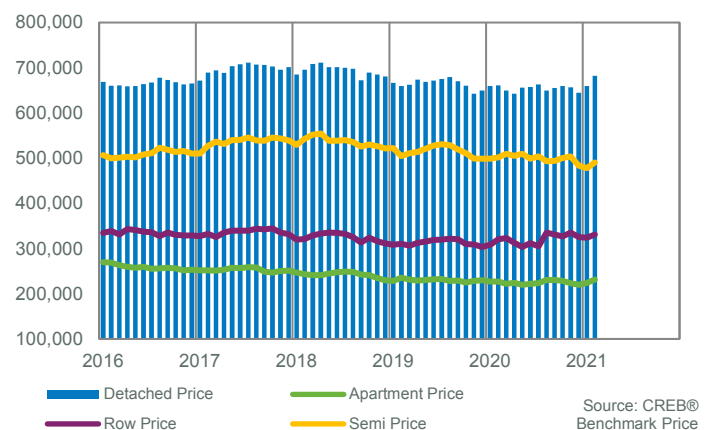
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

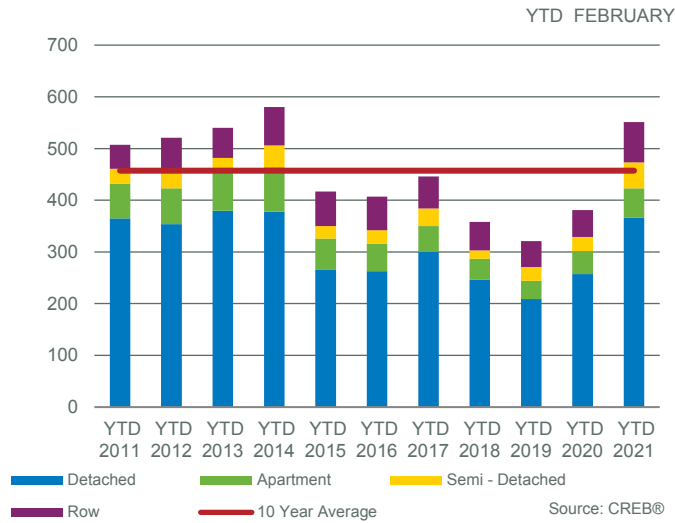


WEST PRICES

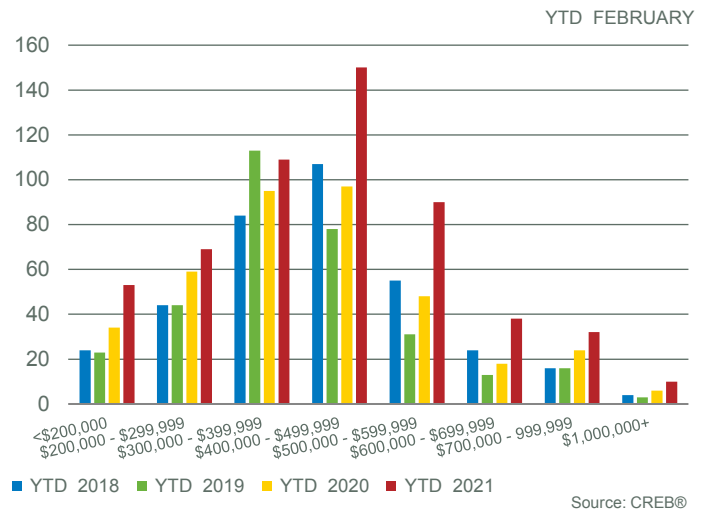


SOUTH

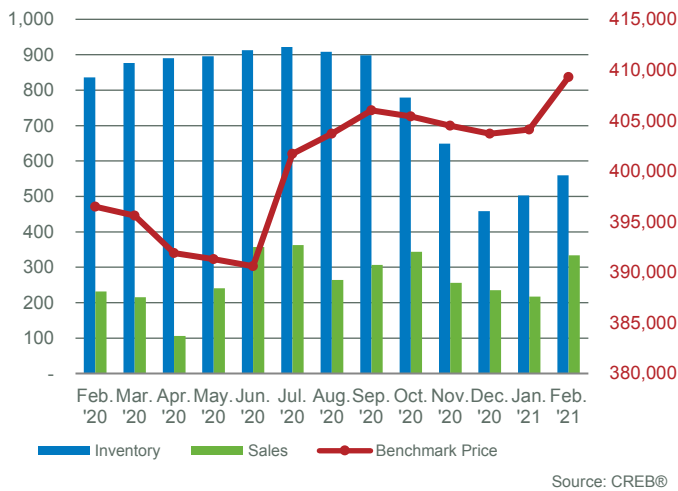
SOUTH TOTAL SALES



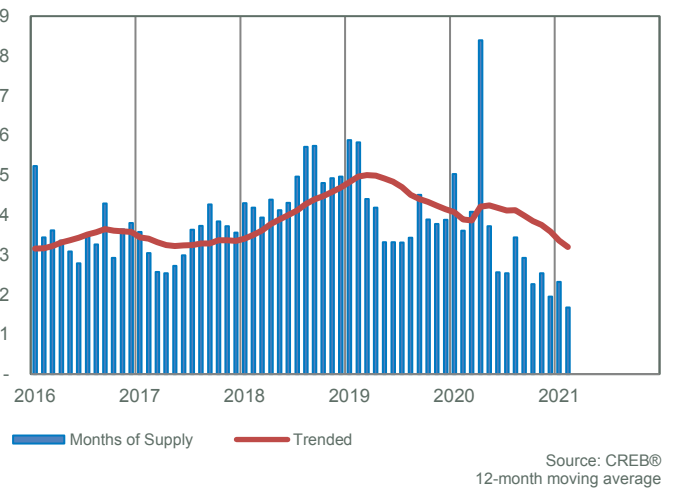
SOUTH TOTAL SALES BY PRICE RANGE



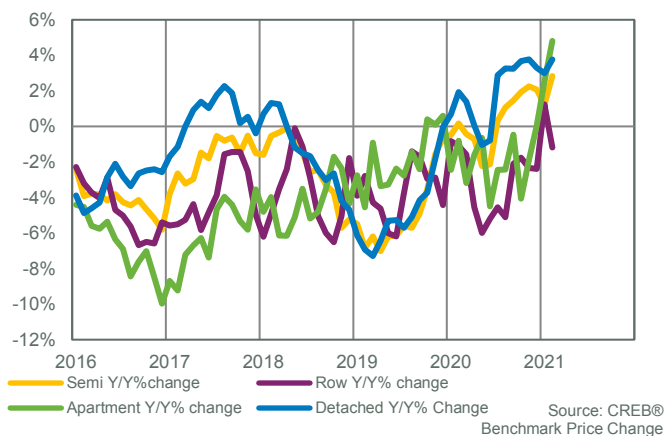
SOUTH INVENTORY AND SALES



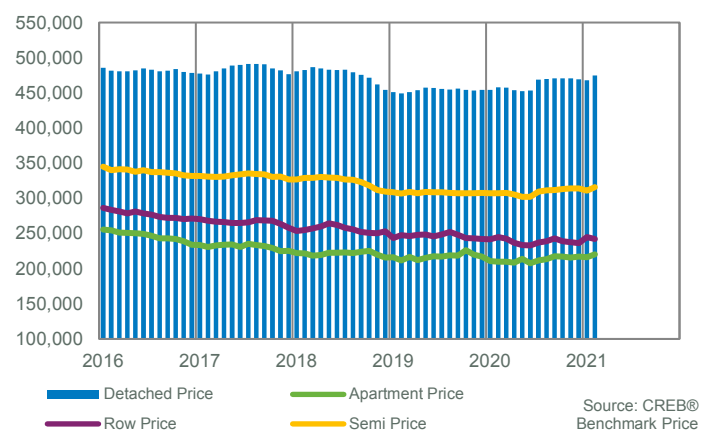
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

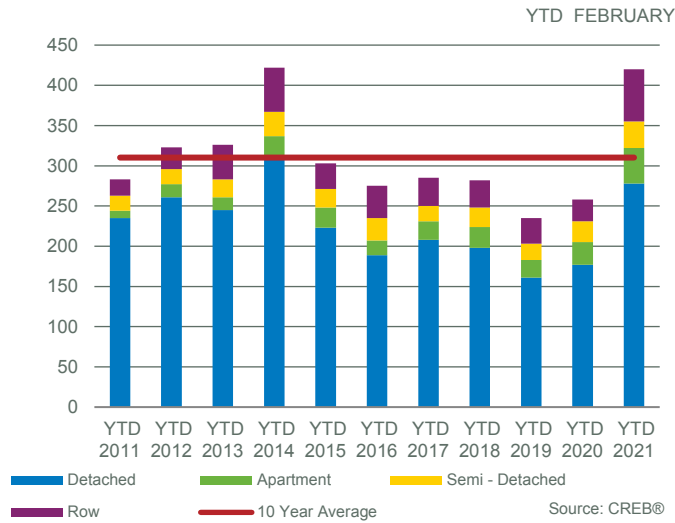


SOUTH PRICES

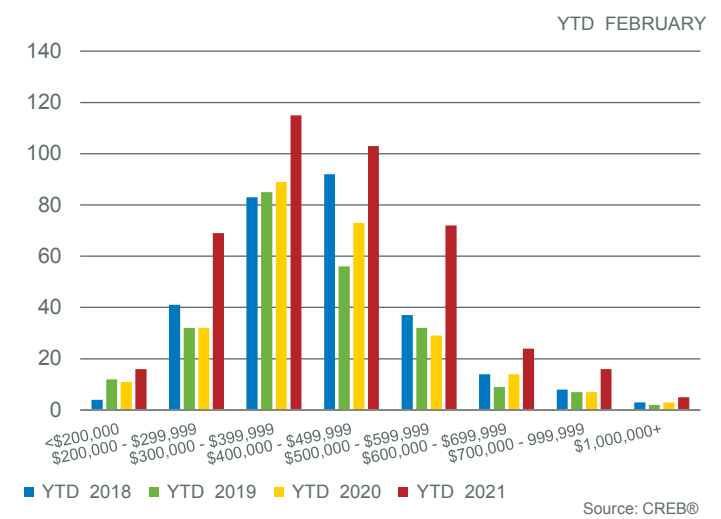


SOUTHEAST

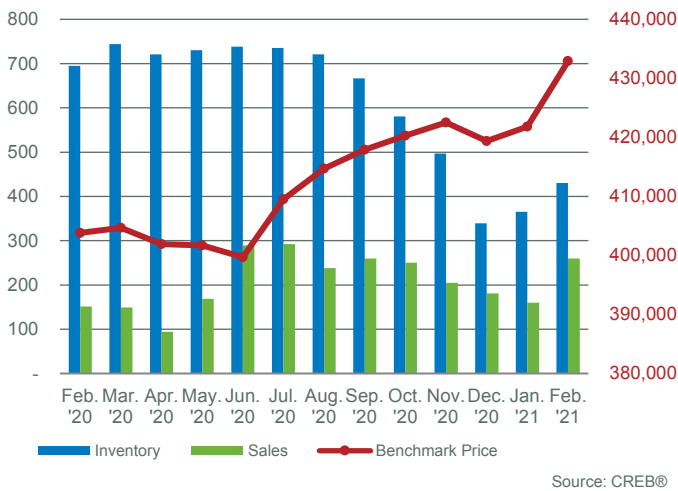
SOUTHEAST TOTAL SALES



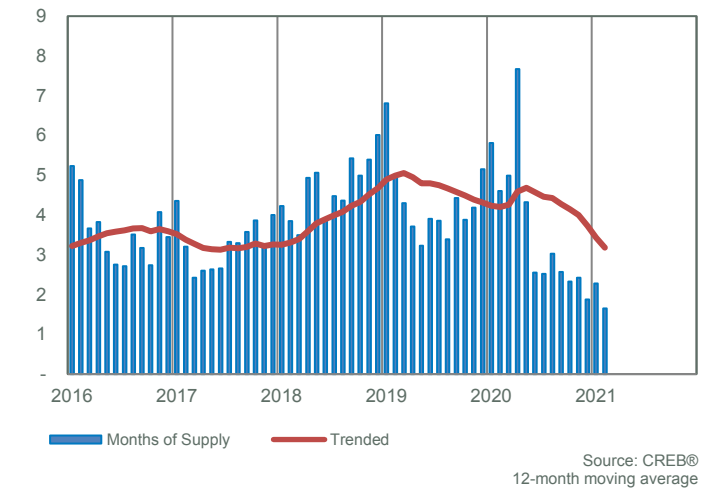
SOUTHEAST TOTAL SALES BY PRICE RANGE



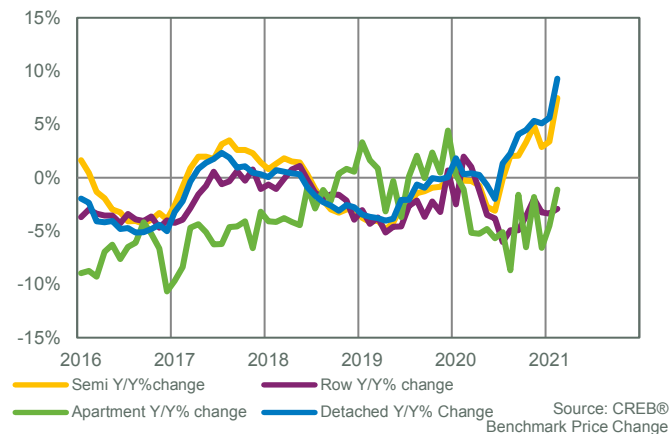
SOUTHEAST INVENTORY AND SALES



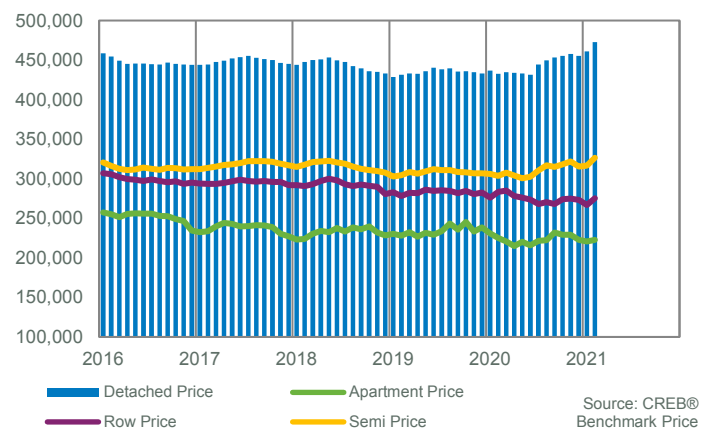
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

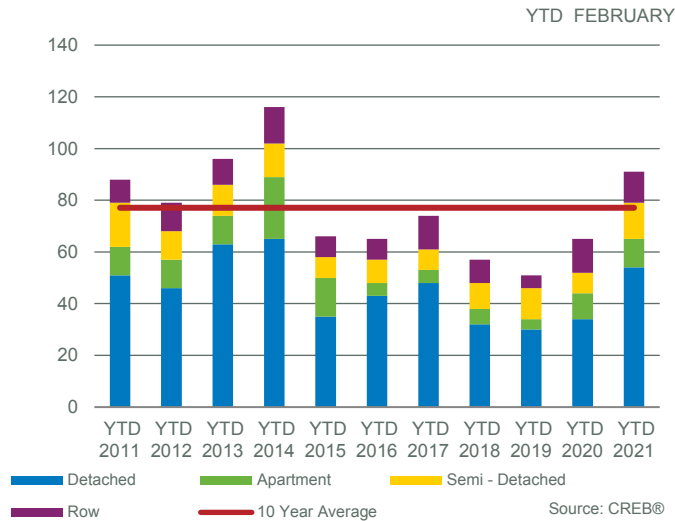


SOUTHEAST PRICES

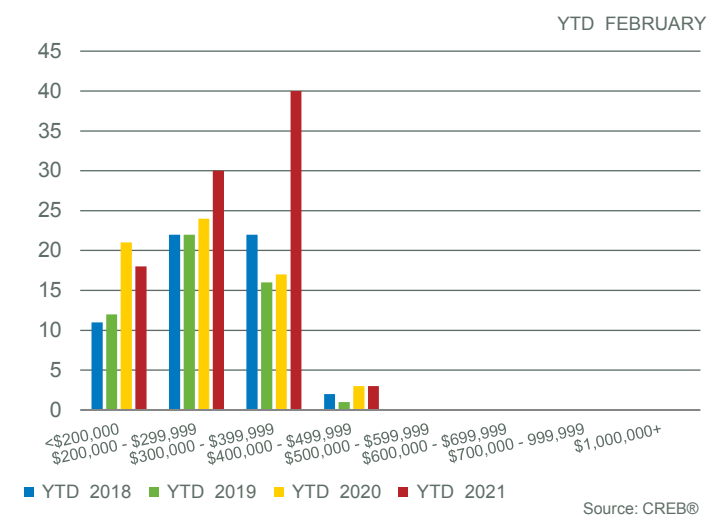


EAST

EAST TOTAL SALES



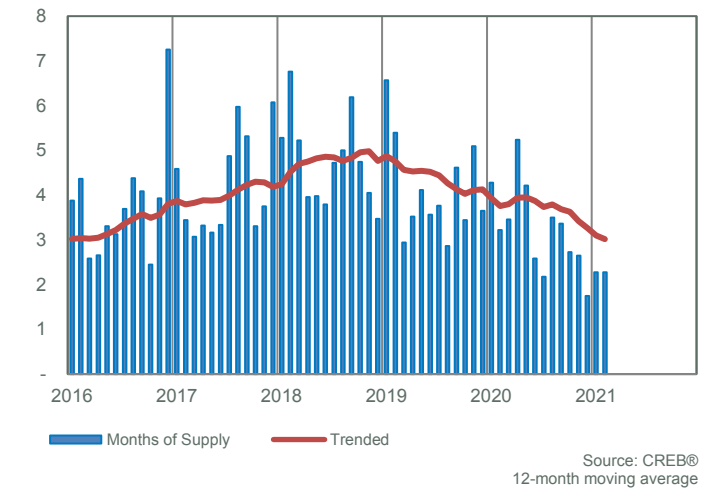
EAST TOTAL SALES BY PRICE RANGE



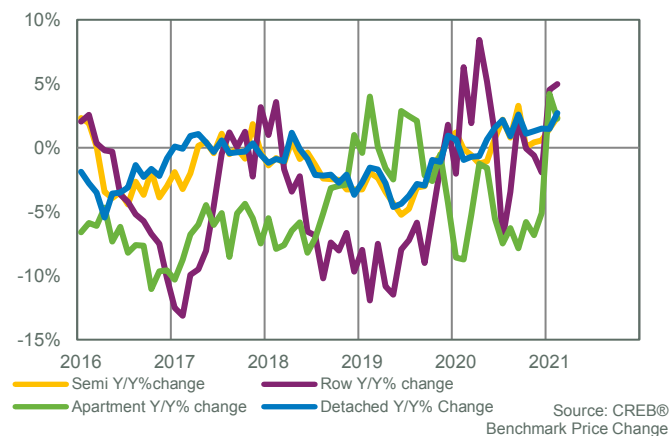
EAST INVENTORY AND SALES



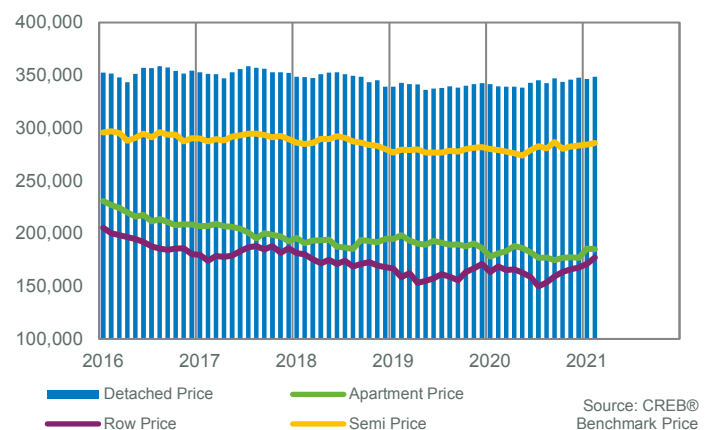
EAST MONTHS OF INVENTORY

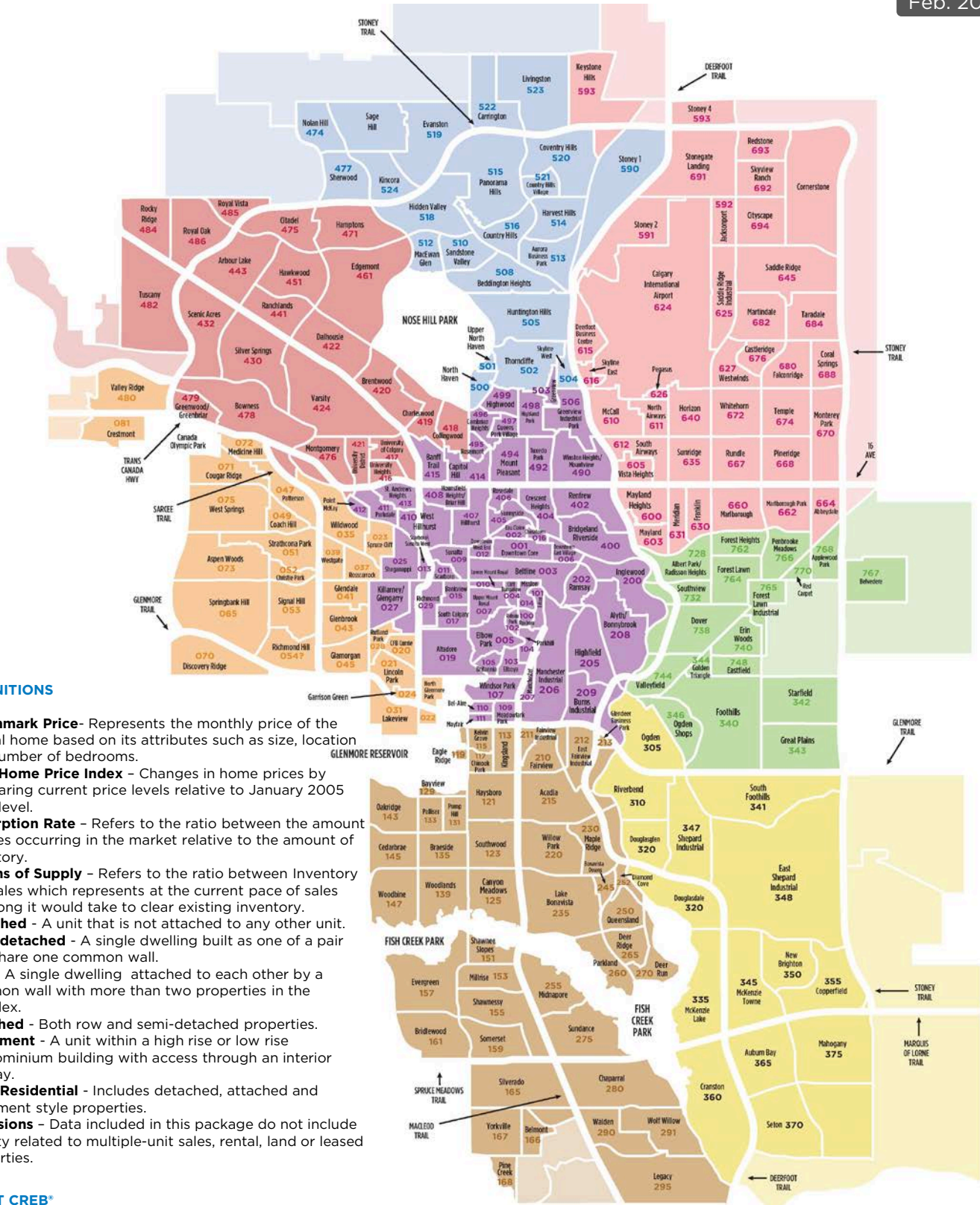


EAST PRICE CHANGE



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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