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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2022



creb.com

May 2022

Market continues to favour the seller despite slowing sales

City of Calgary, June 1, 2022 - For the second month in a row, sales activity trended down after all-time record high sales in March. While activity in the market slowed down in May, with 3,071 sales, levels are still slightly higher than last year's record high and are far stronger than typical levels of activity recorded in May.

"It's not a surprise to see sales ease from the exceptionally strong levels seen earlier in the year. Many buyers were eager to get into the market ahead of the rate gains that we are now seeing," said CREB® Chief Economist Ann-Marie Lurie.

"While higher lending rates are weighing on sales activity, the market is still struggling with supply levels and rising prices which could also be contributing to slower sales, especially in the detached market. Nonetheless, if this shift continues, we could begin to see more balanced conditions in the market over the next several months, slowing the pace of price growth in the market."

Slower sales were met with a decline in new listings, but a strong pullback in sales was enough to cause inventories to trend up relative to levels seen over the past few months. While inventory remains well below historical norms, the monthly gains did take off some of the pressure in the market. However, with just under two months of supply, the market continues to favour the seller. Tight market conditions continue to contribute to further price gains in the market, but the pace of growth has eased relative to what occurred over the previous four months. Overall, the benchmark price reached \$546,000 in May, over 14 per cent higher than last year's levels.

Benchmark home prices reflect a typical home to ensure price movements better reflect market activity. Over time the typical home evolves and the MLS® Home Price Index also evolves to ensure the data remains in line with modern housing trends. As of today, the benchmark price was recalculated based on a modern typical home. Details on the model adjustments can be found on the [Canadian Real Estate Association's website](#).



TOTAL RESIDENTIAL PRICE

\$ 546,000

↑ 14.5% Y/Y



DETACHED PRICE



\$ 648,500

↑ 16.6% Y/Y



SEMI-DETACHED PRICE



\$ 584,700

↑ 14.6% Y/Y



ROW PRICE

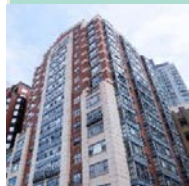


\$ 363,300

↑ 16.7% Y/Y

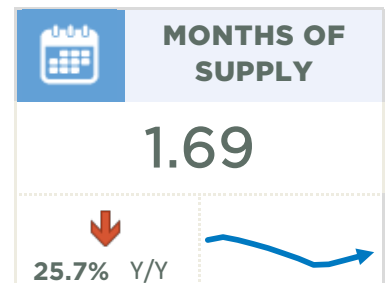
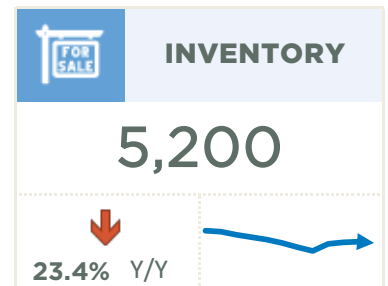
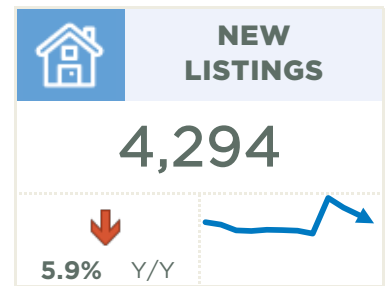
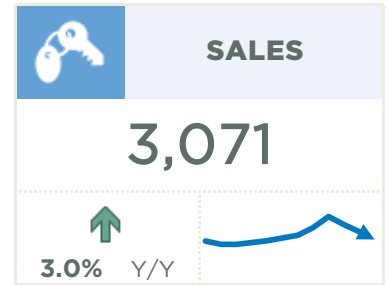


APARTMENT PRICE



\$ 275,300

↑ 8.9% Y/Y



May 2022

May 2022

	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	1,620	-15%	2,221	-19%	2,552	-20%	73%	1.58	-6%	\$648,500	17%
Semi	265	-4%	353	-6%	401	-28%	75%	1.51	-25%	\$584,700	15%
Row	555	33%	771	17%	831	-22%	72%	1.50	-41%	\$363,300	17%
Apartment	631	66%	949	19%	1,416	-28%	66%	2.24	-57%	\$275,300	9%
Total Residential	3,071	3%	4,294	-6%	5,200	-23%	72%	1.69	-26%	\$546,000	15%

Year-to-Date

May 2022

	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	8,786	15%	12,079	12%	1,963	-18%	73%	1.12	-29%	\$627,380	17%
Semi	1,411	21%	1,849	11%	346	-24%	76%	1.23	-37%	\$563,620	14%
Row	2,709	66%	3,491	30%	633	-28%	78%	1.17	-56%	\$347,220	15%
Apartment	2,963	79%	4,082	13%	1,199	-27%	73%	2.02	-59%	\$264,460	7%
Total Residential	15,869	31%	21,501	15%	4,141	-23%	74%	1.30	-41%	\$529,180	15%



Detached

Higher lending rates, steep price gains and exceptionally tight conditions in the market are starting to weigh on consumers and contributing to the pullback in detached sales this month. Sales trended down in all locations except the most affordable North East and East markets in the city, which continue to record sales growth. Slower sales were met with a pullback in new listings which prevented any steep gains in inventory levels. With 2,552 units in inventory and 1,620 sales, the months of supply edged up over last month but continues to favour the seller. Persistently tight conditions did contribute to further price gains this month, but the pace of growth has eased compared to earlier in the year. Detached benchmark prices reached \$648,500 in May, nearly 17 per cent higher than last year. Year-over-year gains have occurred across all districts with the gains ranging from a low of 10 per cent in the City Centre to over 22 per cent in the South East and North East.



Semi-Detached

Like the detached sector, sales slowed this month for semi-detached properties. However, sales still remain relatively strong and on a year-to-date basis are still higher than levels recorded last year. New listings also slowed, but at a slower pace than sales causing some modest monthly gains in inventory levels and some monthly gains in the months of supply. However, with less than two months of supply, this segment continues to favour the seller. While prices continued to rise for semi-detached properties, the pace of growth has eased from earlier in the year. In May, the semi-detached benchmark price reached \$584,700, nearly 15 per cent higher than the same time last year. Price gains have occurred across all districts with the strongest year-over-year gain occurring in the North district of the city.



Row

Like other property types, sales activity trended down from the March high. However, sales in May were still higher than last year's levels and reflect a new record high for May. Row properties in the city are generally more affordable than both detached and semi-detached properties. Higher prices in other sectors and rate gains are likely driving more consumers toward row style properties. While some monthly gains in inventories did help push up the months of supply, with 1.5 months of supply conditions continue to favour the seller. The persistently tight conditions placed further upward pressure on prices, however, the pace of growth is easing. As of May, the benchmark price reached \$363,300, nearly 17 per cent higher than last year's levels.

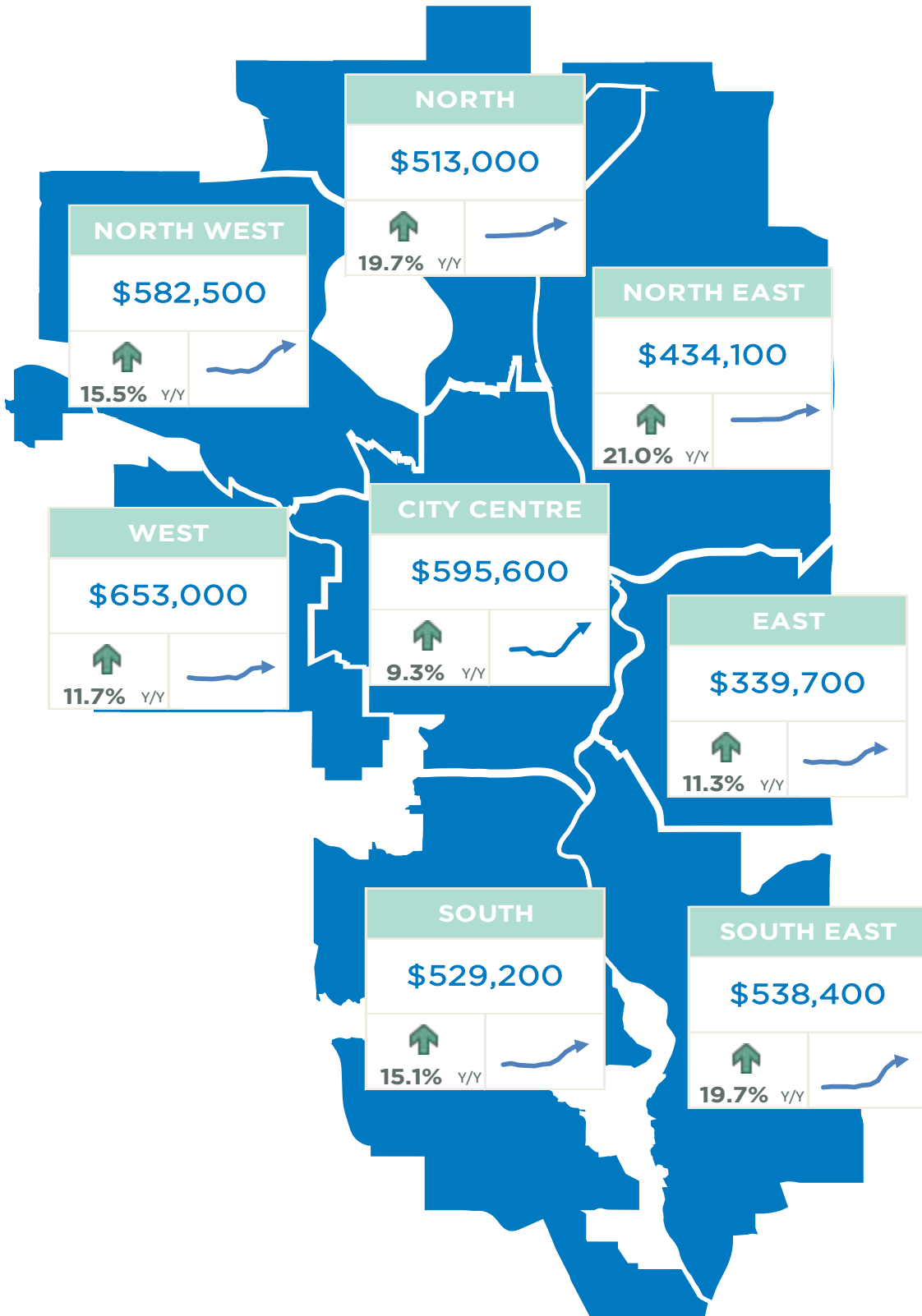


Apartment

Recent gains in sales and prices likely encouraged the boost in new listings this month for apartment condominiums. While sales did improve significantly compared to last year, the sales-to-new-listings ratio eased to 67 per cent and inventories edged up over relative to levels seen over the past five months. This rise was enough to push up the months of supply to over two months. While this segment of the market has been more sensitive to supply shifts, conditions still remain relatively tight supporting further price gains. The benchmark price in May reached \$275,300, over one per cent higher than last month and nearly nine per cent higher than last year. Prices trended up in every district helping support price recovery. Despite the growth, prices are still over 10 per cent below the highs set back in 2014.

May 2022

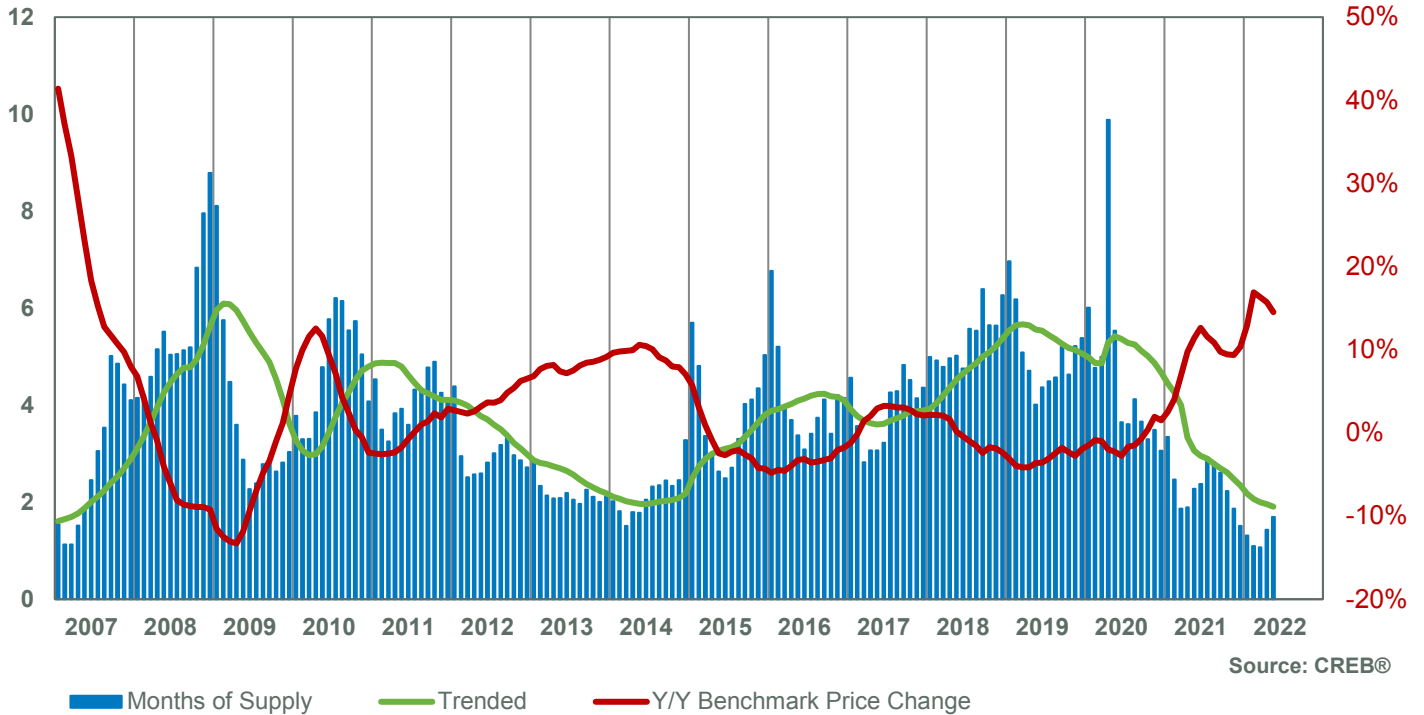
District Total Residential Benchmark Price



	May-21	May-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
CITY OF CALGARY						
Total Sales	2,981	3,071	3.02%	12,126	15,869	30.87%
Total Sales Volume	\$1,522,190,894	\$1,596,960,230	4.91%	\$6,079,258,354	\$8,444,767,615	38.91%
New Listings	4,562	4,294	-5.87%	18,777	21,501	14.51%
Inventory	6,790	5,200	-23.42%	5,370	4,141	-22.88%
Months of Supply	2.28	1.69	-25.66%	2.21	1.30	-41.07%
Sales to New Listings	65.34%	71.52%	6.17%	64.58%	73.81%	9.23%
Sales to List Price	98.63%	99.97%	1.34%	98.30%	101.36%	3.06%
Days on Market	32	25	-21.01%	37	25	-32.43%
Benchmark Price	\$476,800	\$546,000	14.51%	\$458,980	\$529,180	15.29%
Median Price	\$457,500	\$479,000	4.70%	\$450,000	\$495,000	10.00%
Average Price	\$510,631	\$520,013	1.84%	\$501,341	\$532,155	6.15%
Index	215	271	25.99%	200	230	14.64%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



May, 2022

	May-21	May-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
DETACHED						
Total Sales	1,908	1,620	-15.09%	7,668	8,786	14.58%
Total Sales Volume	\$1,136,687,901	\$1,069,400,835	-5.92%	\$4,510,965,271	\$5,837,509,032	29.41%
New Listings	2,731	2,221	-18.67%	10,798	12,079	11.86%
Inventory	3,201	2,552	-20.27%	2,400	1,963	-18.22%
Months of Supply	1.68	1.58	-6.10%	1.57	1.12	-28.63%
Sales to New Listings Ratio	69.86%	72.94%	3.08%	71.01%	72.74%	1.72%
Sales to List Price Ratio	98.91%	100.26%	1.35%	98.56%	101.99%	3.42%
Days on Market	26	22	-13.47%	31	19	-38.71%
Benchmark Price	\$556,200	\$648,500	16.59%	\$535,760	\$627,380	17.10%
Median Price	\$528,750	\$595,000	12.53%	\$520,000	\$605,000	16.35%
Average Price	\$595,748	\$660,124	10.81%	\$588,284	\$664,410	12.94%
APARTMENT						
Total Sales	379	631	66.49%	1,659	2,963	78.60%
Total Sales Volume	\$109,735,019	\$182,094,215	65.94%	\$442,733,485	\$833,536,903	88.27%
New Listings	797	949	19.07%	3,625	4,082	12.61%
Inventory	1,963	1,416	-27.87%	1,639	1,199	-26.83%
Months of Supply	5.18	2.24	-56.67%	4.94	2.02	-59.03%
Sales to New Listings Ratio	47.55%	66.49%	18.94%	45.77%	72.59%	26.82%
Sales to List Price Ratio	96.64%	98.18%	1.54%	96.42%	97.91%	1.49%
Days on Market	53	34	-35.78%	58	44	-24.14%
Benchmark Price	\$252,800	\$275,300	8.90%	\$247,660	\$264,460	6.78%
Median Price	\$244,000	\$254,000	4.10%	\$232,500	\$250,000	7.53%
Average Price	\$289,538	\$288,580	-0.33%	\$266,868	\$281,315	5.41%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	277	265	-4.33%	1,165	1,411	21.12%
Total Sales Volume	\$139,483,912	\$143,636,746	2.98%	\$592,705,886	\$795,585,984	34.23%
New Listings	376	353	-6.12%	1,671	1,849	10.65%
Inventory	560	401	-28.39%	454	346	-23.78%
Months of Supply	2.02	1.51	-25.15%	1.95	1.23	-37.07%
Sales to New Listings Ratio	73.67%	75.07%	1.40%	69.72%	76.31%	6.59%
Sales to List Price Ratio	98.76%	99.84%	1.09%	98.34%	101.01%	2.71%
Days on Market	30	24	-22.77%	39	25	-35.90%
Benchmark Price	\$510,000	\$584,700	14.65%	\$494,100	\$563,620	14.07%
Median Price	\$425,000	\$485,000	14.12%	\$425,000	\$508,000	19.53%
Average Price	\$503,552	\$542,025	7.64%	\$508,760	\$563,845	10.83%
CITY OF CALGARY ROW						
Total Sales	417	555	33.09%	1,634	2,709	65.79%
Total Sales Volume	\$136,284,062	\$201,828,434	48.09%	\$532,853,711	\$978,135,697	83.57%
New Listings	658	771	17.17%	2,683	3,491	30.12%
Inventory	1,066	831	-22.05%	876	633	-27.78%
Months of Supply	2.56	1.50	-41.43%	2.68	1.17	-56.44%
Sales to New Listings Ratio	63.37%	71.98%	8.61%	60.90%	77.60%	16.70%
Sales to List Price Ratio	97.78%	100.16%	2.43%	97.60%	100.94%	3.43%
Days on Market	41	24	-41.56%	47	27	-42.55%
Benchmark Price	\$311,400	\$363,300	16.67%	\$302,000	\$347,220	14.97%
Median Price	\$297,500	\$355,000	19.33%	\$300,000	\$350,000	16.67%
Average Price	\$326,820	\$363,655	11.27%	\$326,104	\$361,069	10.72%

For a list of definitions, see page 29.

May 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	136	256	53.13%	475	3.49	\$826,400	10.16%	0.87%
North East	248	343	72.30%	545	2.20	\$488,200	22.05%	-0.45%
North	223	292	76.37%	292	1.31	\$593,100	21.76%	0.29%
North West	213	301	70.76%	296	1.39	\$674,600	16.96%	0.49%
West	142	202	70.30%	223	1.57	\$820,100	13.73%	0.24%
South	346	447	77.40%	398	1.15	\$624,700	17.18%	0.76%
South East	252	294	85.71%	217	0.86	\$635,100	22.49%	0.59%
East	60	83	72.29%	92	1.53	\$387,100	11.01%	-1.20%
TOTAL CITY	1,620	2,221	72.94%	2,552	1.58	\$648,500	16.59%	0.32%
Apartment								
City Centre	248	436	56.88%	744	3.00	\$304,500	5.66%	1.40%
North East	41	68	60.29%	113	2.76	\$220,700	18.15%	0.68%
North	41	58	70.69%	58	1.41	\$239,000	13.06%	2.05%
North West	52	78	66.67%	106	2.04	\$245,400	13.93%	1.45%
West	61	76	80.26%	112	1.84	\$281,100	10.02%	0.43%
South	91	110	82.73%	143	1.57	\$236,500	12.67%	1.63%
South East	87	101	86.14%	107	1.23	\$281,600	20.14%	2.81%
East	10	21	47.62%	32	3.20	\$180,500	17.28%	0.45%
TOTAL CITY	631	949	66.49%	1,416	2.24	\$275,300	8.90%	1.36%
Semi-detached								
City Centre	71	104	68.27%	165	2.32	\$816,600	12.12%	1.64%
North East	39	58	67.24%	77	1.97	\$345,200	20.40%	-0.89%
North	29	39	74.36%	25	0.86	\$461,300	21.55%	0.48%
North West	25	29	86.21%	26	1.04	\$556,800	13.08%	0.85%
West	18	32	56.25%	38	2.11	\$691,700	13.73%	0.16%
South	35	39	89.74%	30	0.86	\$451,900	18.48%	0.22%
South East	32	33	96.97%	21	0.66	\$445,700	20.72%	0.77%
East	16	19	84.21%	19	1.19	\$289,800	14.77%	0.14%
TOTAL CITY	265	353	75.07%	401	1.51	\$584,700	14.65%	0.81%
Row								
City Centre	70	125	56.00%	183	2.61	\$506,800	11.58%	0.66%
North East	65	92	70.65%	155	2.38	\$252,300	19.57%	-0.36%
North	91	127	71.65%	123	1.35	\$347,700	23.47%	0.64%
North West	45	61	73.77%	61	1.36	\$363,000	17.17%	2.34%
West	62	78	79.49%	80	1.29	\$371,900	13.87%	-0.53%
South	92	133	69.17%	100	1.09	\$293,300	12.85%	0.96%
South East	109	131	83.21%	95	0.87	\$369,900	25.05%	1.51%
East	20	19	105.26%	27	1.35	\$198,700	8.76%	2.48%
TOTAL CITY	555	771	71.98%	831	1.50	\$363,300	16.67%	0.75%

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

City of Calgary

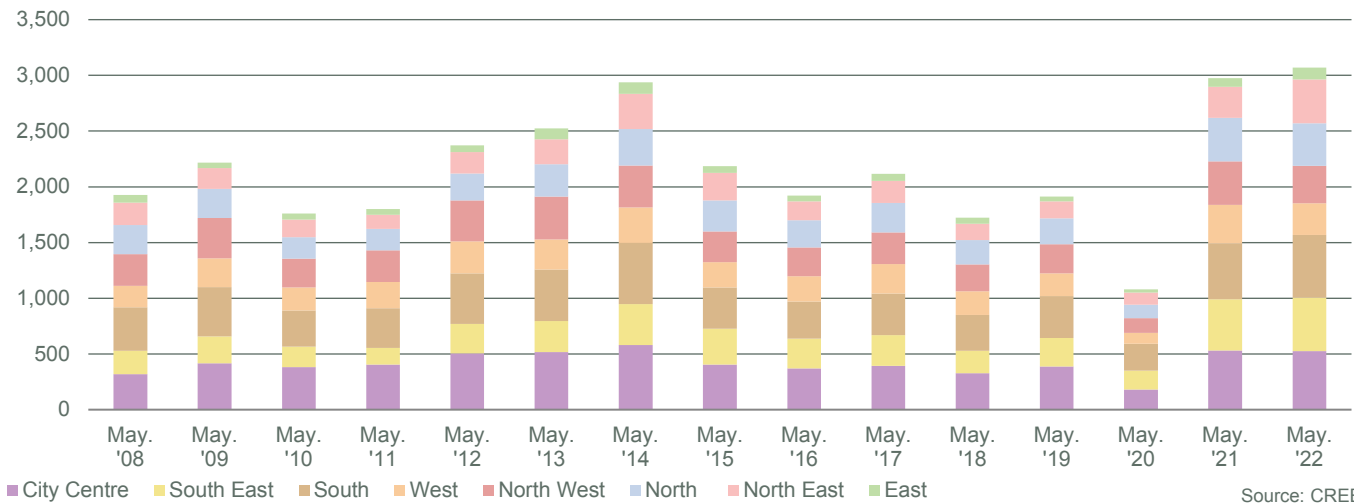
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



May. 2022

TOTAL SALES

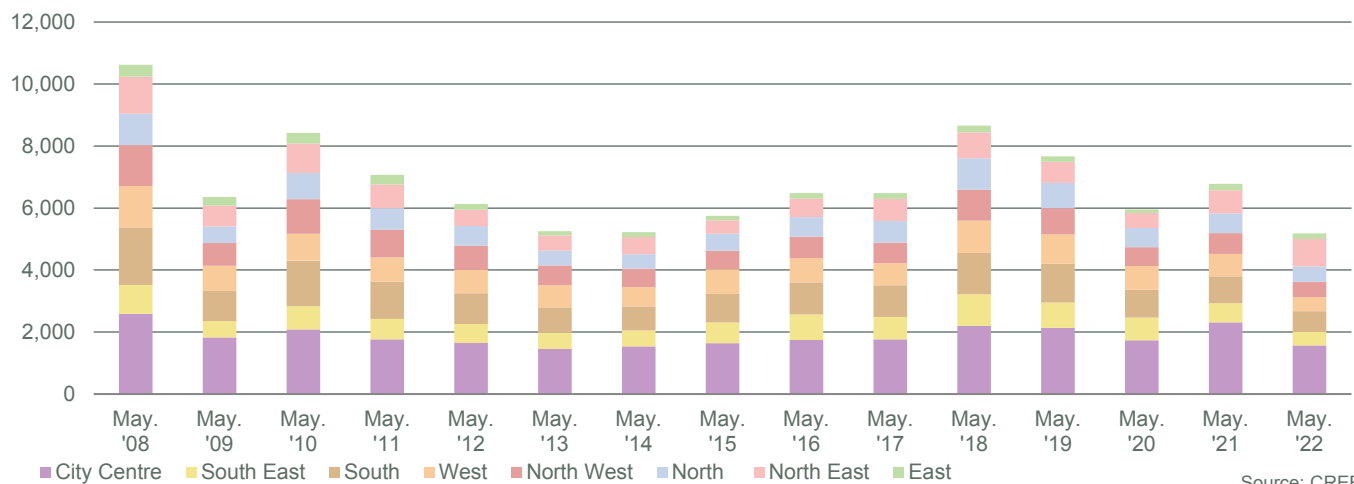
MAY



Source: CREB®

TOTAL INVENTORY

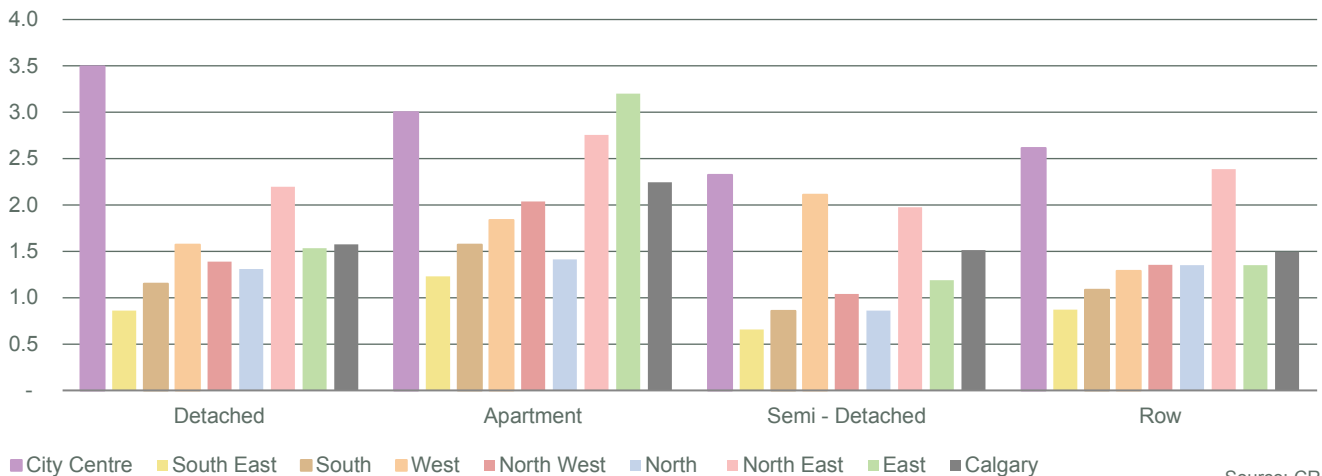
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Source: CREB®

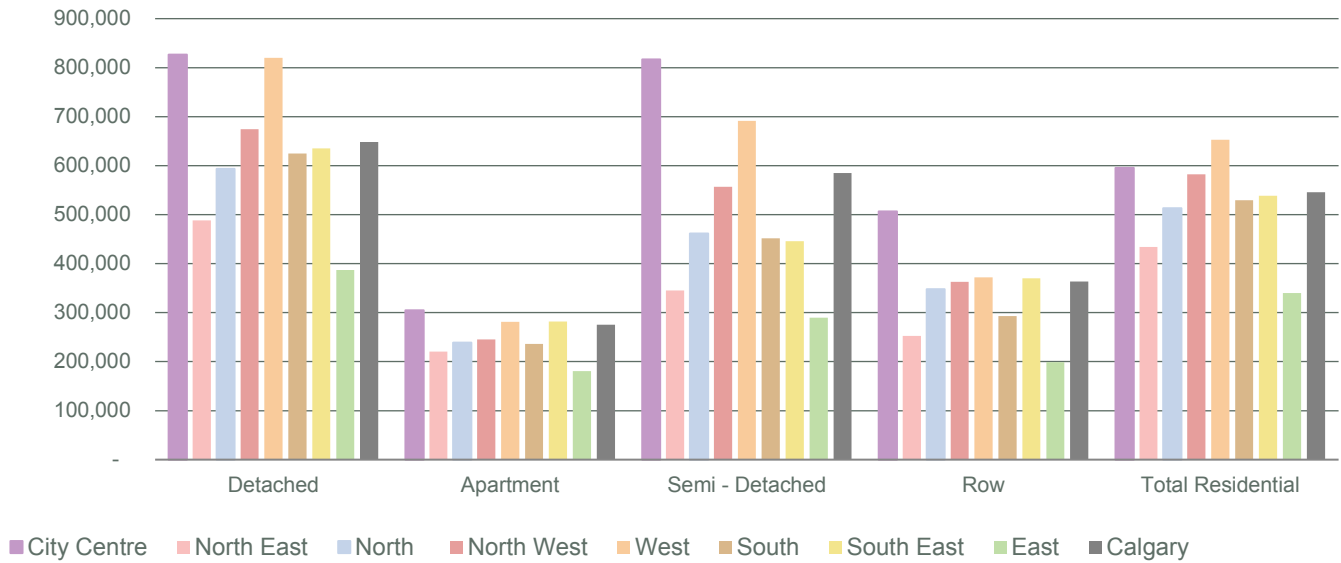
MONTHS OF SUPPLY

MAY



Source: CREB®

BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY



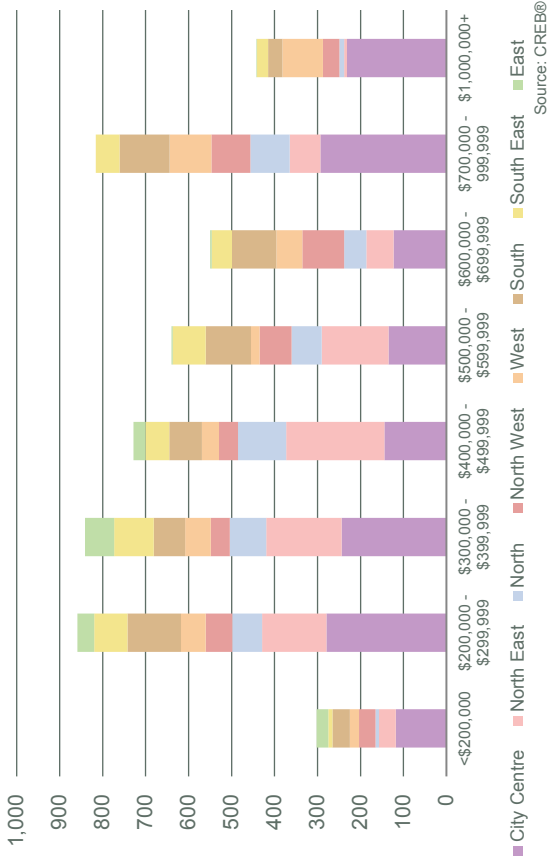
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

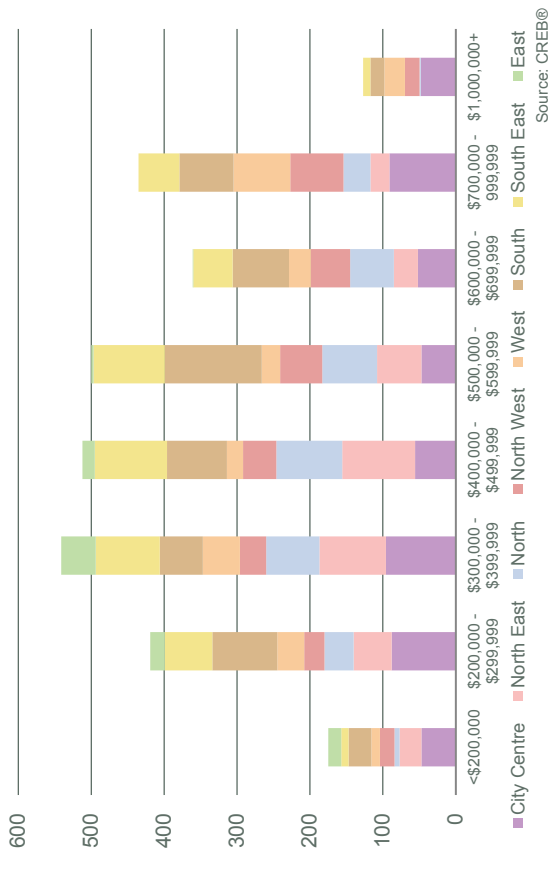
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

May, 2022

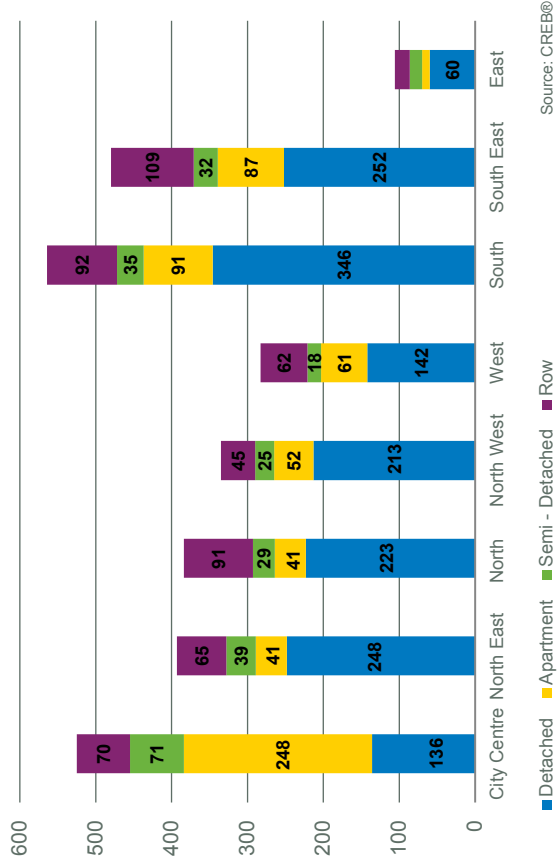
TOTAL INVENTORY BY PRICE RANGE - MAY



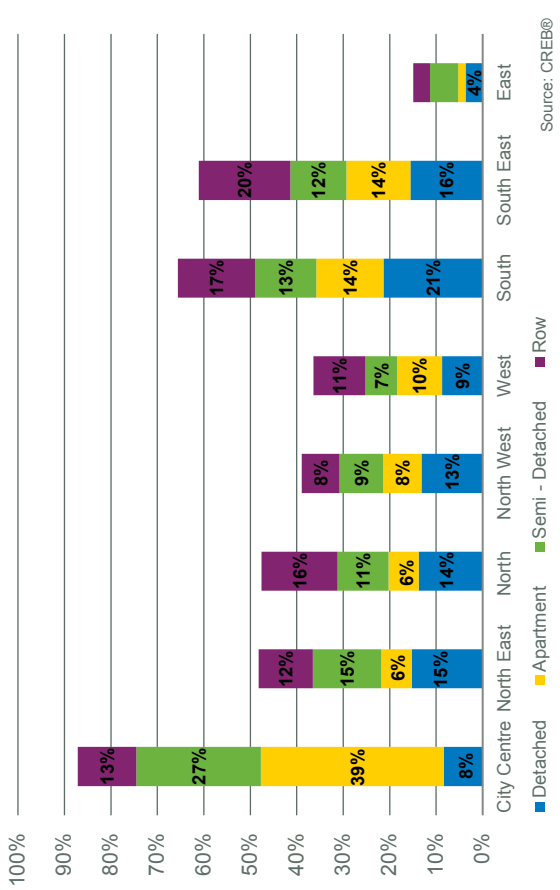
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



SHARE OF CITY WIDE SALES - MAY



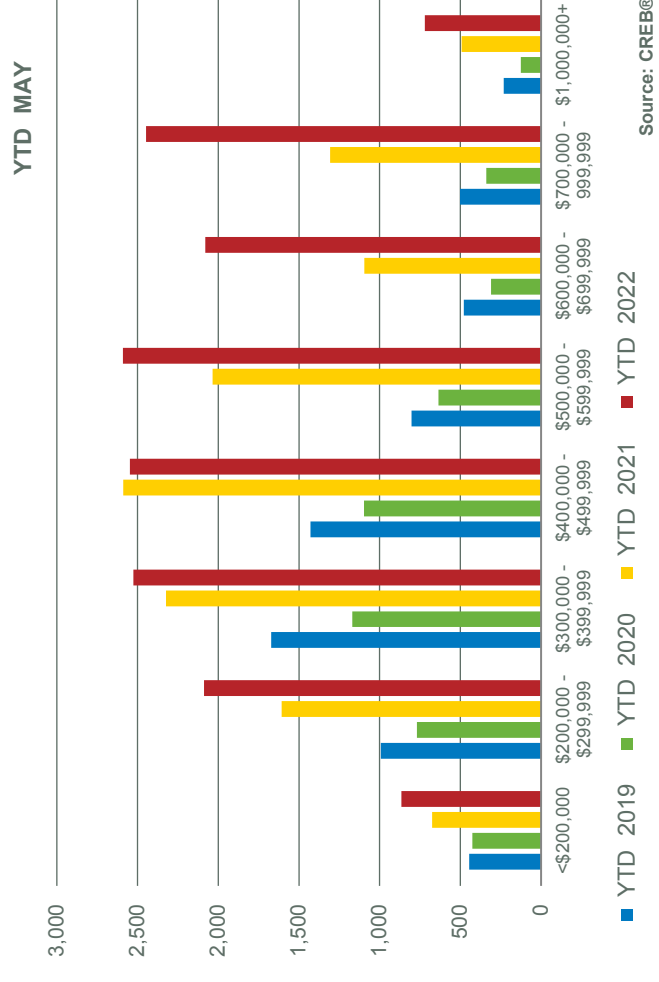
May, 2022

	2021	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	1,207	1,831	2,903	3,204	2,981	2,914	2,314	2,146	2,156	2,184	2,108	1,735	
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,823	2,907	2,501	1,999	1,231	
Inventory	4,038	4,521	5,422	6,078	6,790	6,921	6,682	6,065	5,621	4,878	3,935	2,621	
Days on Market	57	45	35	33	32	34	40	42	44	43	47	47	
Benchmark Price	438,700	447,200	461,900	470,300	476,800	479,900	480,700	479,000	476,300	477,800	479,200	481,200	
Median Price	419,000	440,888	459,900	455,000	457,500	445,000	437,500	439,250	425,000	438,000	440,000	430,000	
Average Price	472,020	486,490	505,459	508,498	510,631	494,163	488,484	487,339	474,424	484,668	490,252	477,323	
Index	198	202	208	212	215	217	217	216	215	216	216	216	
2022													
Sales	2,004	3,296	4,097	3,401	3,071								
New Listings	2,477	4,654	5,492	4,584	4,294								
Inventory	2,632	3,612	4,390	4,872	5,200								
Days on Market	44	25	20	22	25								
Benchmark Price	495,300	522,900	537,400	544,300	546,000								
Median Price	467,000	520,000	501,000	491,000	479,000								
Average Price	511,876	547,873	538,334	532,391	520,013								
Index	223	236	242	270	271								

CALGARY TOTAL SALES

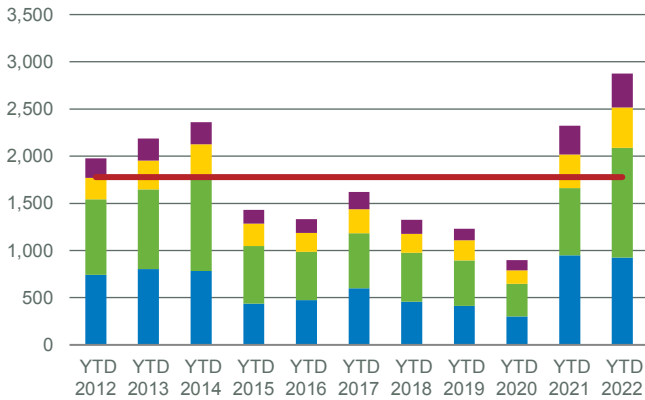
	May-21	May-22	YTD 2021	YTD 2022
<\$100,000	-	1	8	13
\$100,000 - \$149,999	33	34	153	181
\$150,000 - \$199,999	115	140	515	672
\$200,000 - \$249,999	172	222	728	1,062
\$250,000 - \$299,999	209	197	879	1,026
\$300,000 - \$349,999	221	248	1,003	1,175
\$350,000 - \$399,999	330	293	1,320	1,351
\$400,000 - \$449,999	347	249	1,384	1,287
\$450,000 - \$499,999	301	263	1,204	1,261
\$500,000 - \$549,999	263	238	1,104	1,260
\$550,000 - \$599,999	227	263	932	1,331
\$600,000 - \$649,999	155	203	611	1,133
\$650,000 - \$699,999	141	158	485	948
\$700,000 - \$749,999	92	135	376	712
\$750,000 - \$799,999	92	86	322	577
\$800,000 - \$849,999	62	76	221	425
\$850,000 - \$899,999	47	63	154	347
\$900,000 - \$949,999	36	39	119	213
\$950,000 - \$999,999	17	36	116	174
\$1,000,000 - \$1,299,999	67	75	282	417
\$1,300,000 - \$1,499,999	16	20	68	125
\$1,500,000 - \$1,999,999	27	20	90	117
\$2,000,000 +	11	12	52	62
	2,981	3,071	12,126	15,869

CITY OF CALGARY TOTAL SALES BY PRICE RANGE



CITY OF CALGARY TOTAL SALES

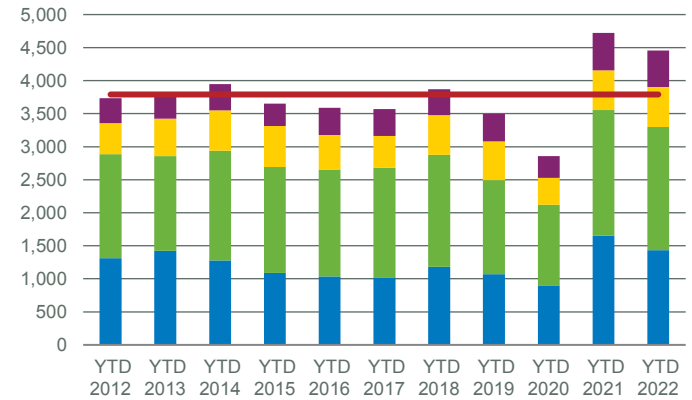
YTD MAY



Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

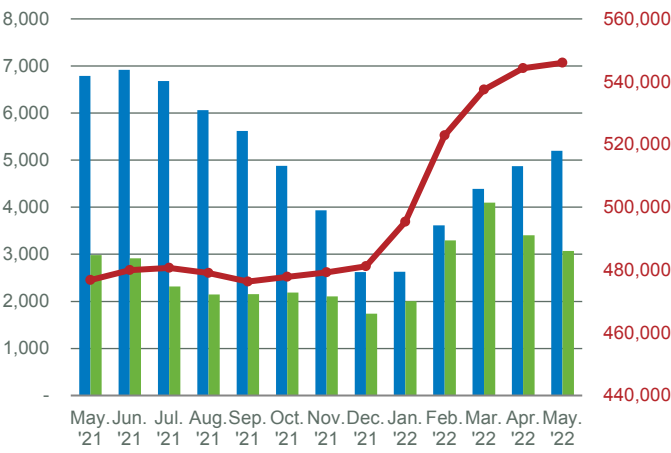
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MAY



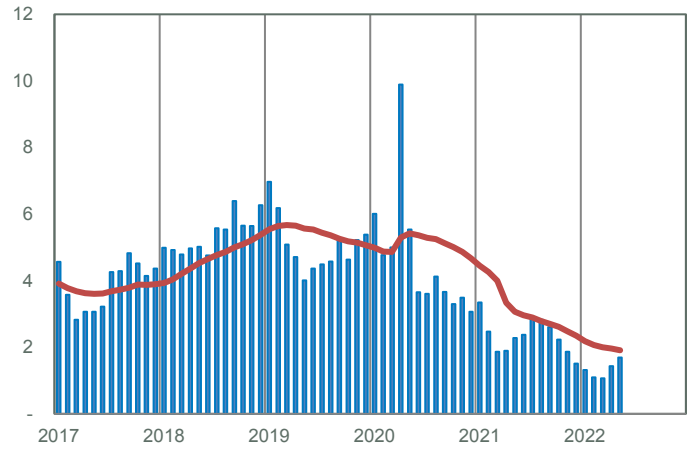
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



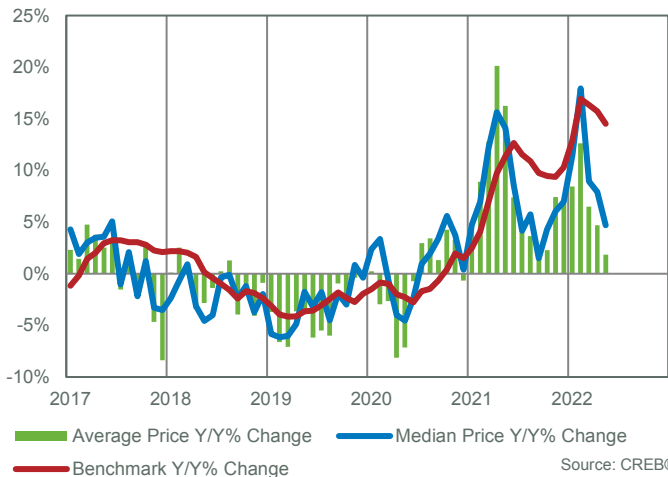
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



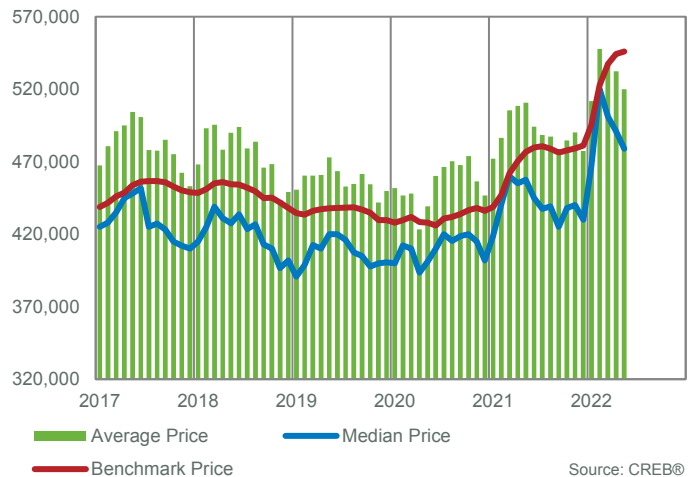
Legend: Months of Supply, Trended. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES



Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

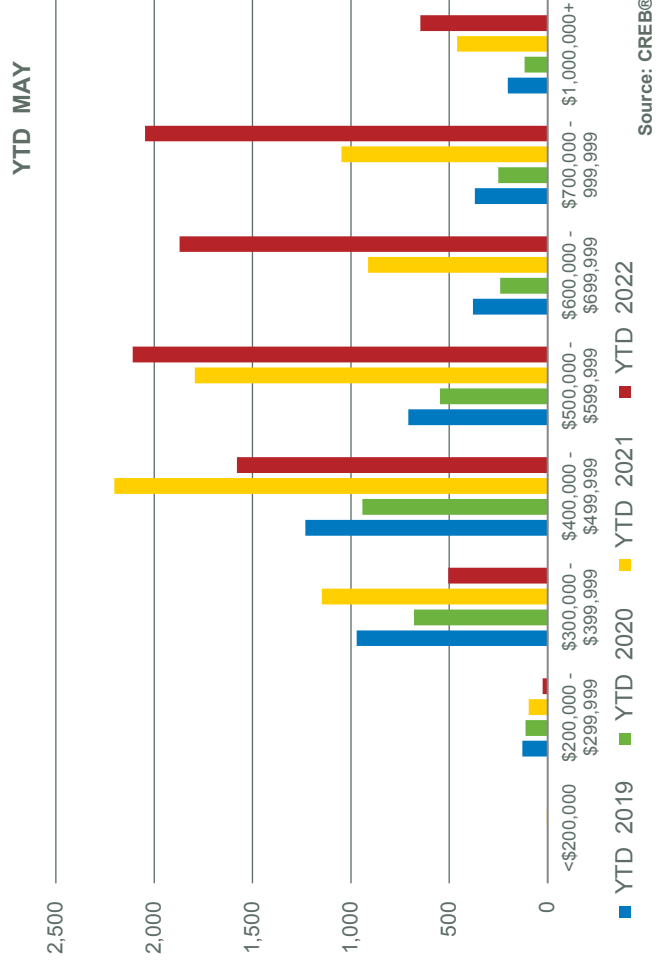
May, 2022

	2021	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021													
Sales	733	1,121	1,898	1,865	2,041	1,908	1,818	1,409	1,295	1,264	1,331	1,245	1,006
New Listings	1,114	1,572	2,873	2,611	2,770	2,731	2,393	1,823	1,569	1,562	1,350	1,052	646
Inventory	1,684	1,926	1,694	2,409	2,781	3,201	3,263	3,112	2,775	2,502	2,066	1,527	904
Days on Market	53	37	14	29	25	26	27	33	36	36	39	40	39
Benchmark Price	510,900	522,200	620,200	540,000	549,500	556,200	560,100	560,800	558,700	556,300	558,300	560,300	564,300
Median Price	482,000	512,000	625,000	527,900	523,000	528,750	512,000	517,350	515,000	505,000	510,000	520,000	524,950
Average Price	559,202	573,855	678,343	594,770	593,751	595,748	583,717	584,472	590,397	578,116	570,051	586,472	586,502
Index	200	204	204	211	215	218	219	219	219	218	218	219	221
2022													
Sales	1,146	1,898	1,851	2,271	1,851	1,620							
New Listings	1,295	2,873	2,538	3,152	2,538	2,221							
Inventory	900	1,694	2,464	2,204	2,464	2,552							
Days on Market	33	14	18	14	18	22							
Benchmark Price	583,500	620,200	646,400	638,300	646,400	648,500							
Median Price	570,600	625,000	610,000	612,000	610,000	595,000							
Average Price	626,003	678,343	669,576	670,995	669,576	660,124							
Index	228	243	253	250	253	254							

CALGARY TOTAL SALES

	May-21	May-22	YTD 2021	YTD 2022
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	4	2
\$200,000 - \$249,999	-	-	4	3
\$250,000 - \$299,999	19	3	93	23
\$300,000 - \$349,999	71	28	357	115
\$350,000 - \$399,999	194	81	791	390
\$400,000 - \$449,999	280	127	1,143	721
\$450,000 - \$499,999	266	167	1,060	858
\$500,000 - \$549,999	232	191	984	963
\$550,000 - \$599,999	190	229	810	1,147
\$600,000 - \$649,999	140	175	526	1,024
\$650,000 - \$699,999	119	137	387	847
\$700,000 - \$749,999	75	122	294	628
\$750,000 - \$799,999	71	74	249	482
\$800,000 - \$849,999	55	59	188	338
\$850,000 - \$899,999	41	50	127	281
\$900,000 - \$949,999	30	32	94	176
\$950,000 - \$999,999	11	29	97	141
\$1,000,000 - \$1,299,999	62	68	259	358
\$1,300,000 - \$1,499,999	16	19	64	118
\$1,500,000 - \$1,999,999	26	17	87	112
\$2,000,000 +	10	12	50	59
	1,908	1,620	7,668	8,786

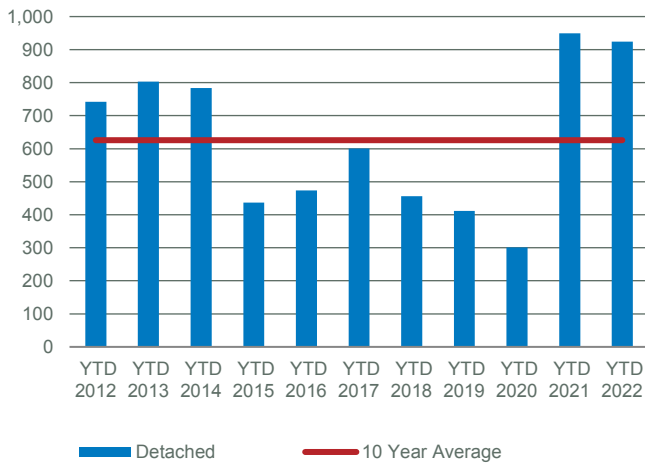
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

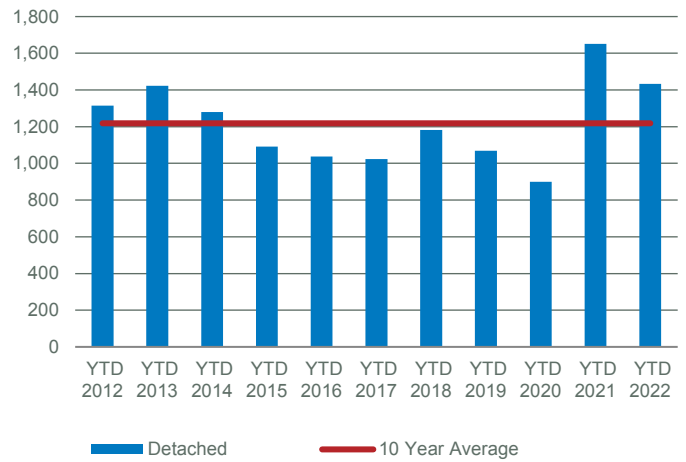
YTD MAY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



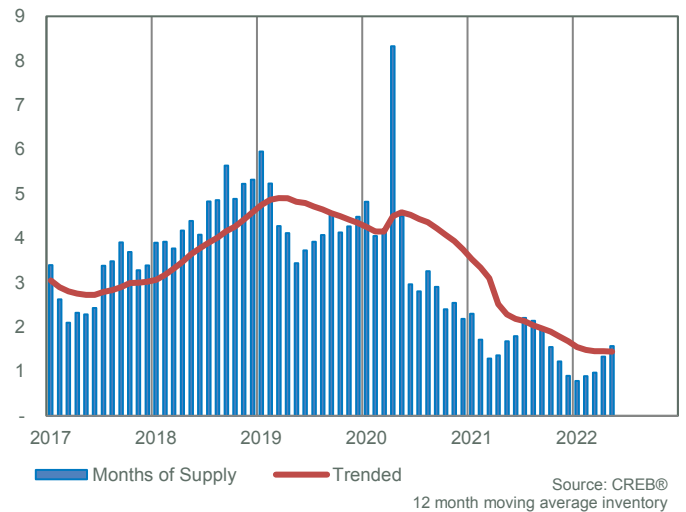
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



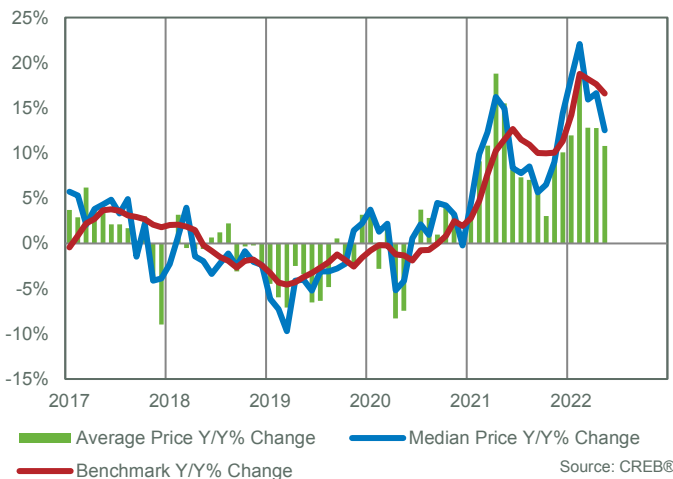
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



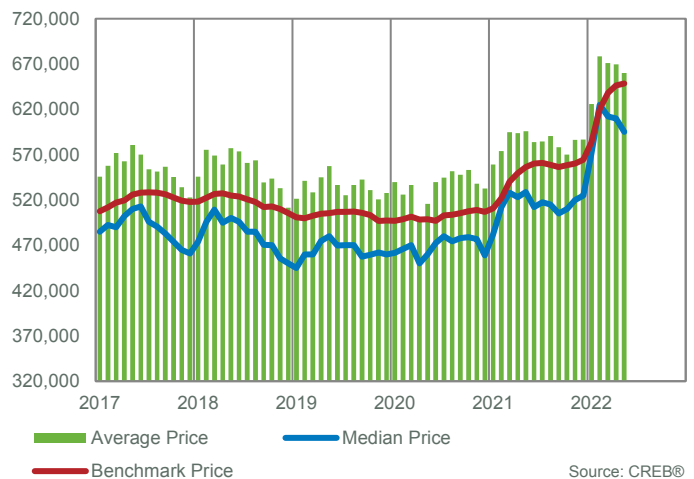
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES



Source: CREB®

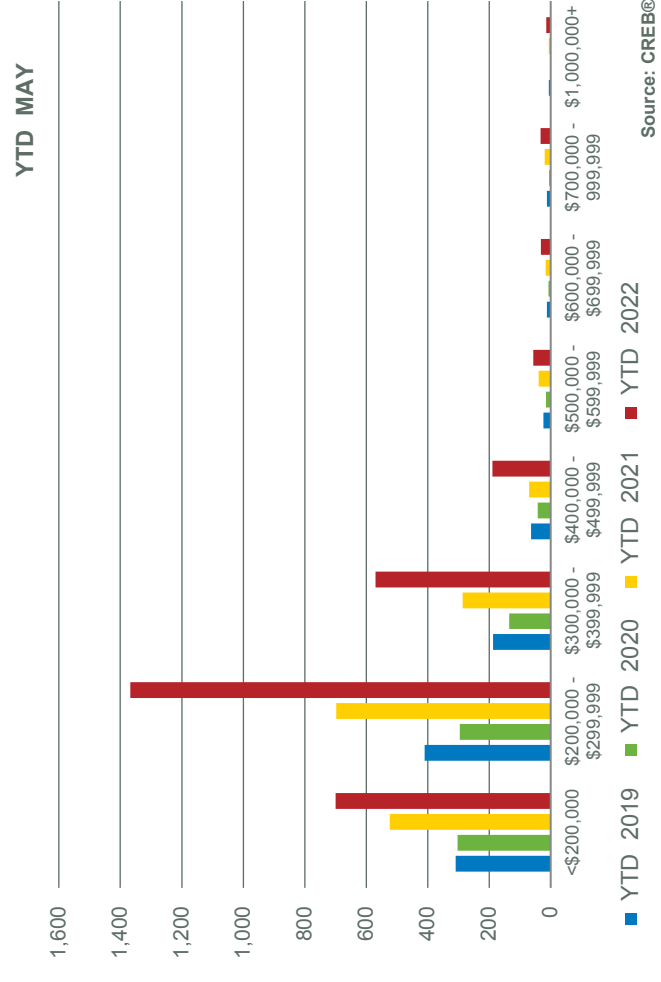
May, 2022

	2021	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021													
Sales	184	271	385	440	379	442	345	332	364	360	332	307	
New Listings	552	571	868	837	797	747	642	572	632	531	461	293	
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,562	1,417	1,058	
Days on Market	65	70	53	57	53	55	64	63	65	59	69	67	
Benchmark Price	246,900	244,200	246,300	248,100	252,800	252,700	254,200	252,100	251,000	251,300	251,900	251,700	
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	234,000	225,000	225,500	235,000	230,000	235,000	
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,170	288,118	285,713	262,106	
Index	177	175	177	178	181	181	182	181	180	180	181	181	
2022													
Sales	355	565	770	642	631								
New Listings	550	694	996	893	949								
Inventory	1,062	1,070	1,169	1,280	1,416								
Days on Market	71	57	38	34	34								
Benchmark Price	253,100	256,900	265,400	271,600	275,300								
Median Price	234,000	252,500	259,000	249,950	254,000								
Average Price	268,056	274,158	290,839	276,383	288,580								
Index	182	184	190	221	224								

CALGARY TOTAL SALES

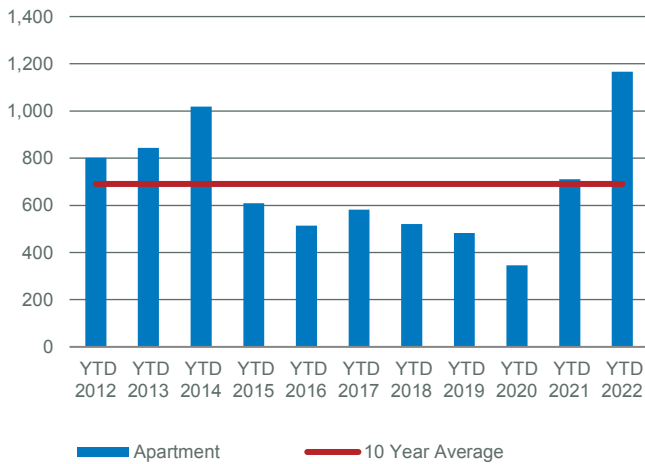
	May-21	May-22	YTD 2021	YTD 2022
<\$100,000	-	1	8	13
\$100,000 - \$149,999	31	32	136	163
\$150,000 - \$199,999	82	106	380	524
\$200,000 - \$249,999	89	165	426	750
\$250,000 - \$299,999	67	118	272	617
\$300,000 - \$349,999	39	80	176	356
\$350,000 - \$399,999	30	49	110	214
\$400,000 - \$449,999	10	28	47	112
\$450,000 - \$499,999	7	15	23	78
\$500,000 - \$549,999	7	7	21	31
\$550,000 - \$599,999	5	7	18	26
\$600,000 - \$649,999	3	6	12	18
\$650,000 - \$699,999	1	5	4	14
\$700,000 - \$749,999	2	-	4	6
\$750,000 - \$799,999	1	2	3	8
\$800,000 - \$849,999	-	2	5	4
\$850,000 - \$899,999	1	3	4	6
\$900,000 - \$949,999	1	-	3	3
\$950,000 - \$999,999	-	2	1	6
\$1,000,000 - \$1,299,999	1	2	2	7
\$1,300,000 - \$1,499,999	-	-	2	2
\$1,500,000 - \$1,999,999	1	1	1	2
\$2,000,000 +	1	-	1	3
TOTAL	379	631	1,659	2,963

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



CITY OF CALGARY APARTMENT SALES

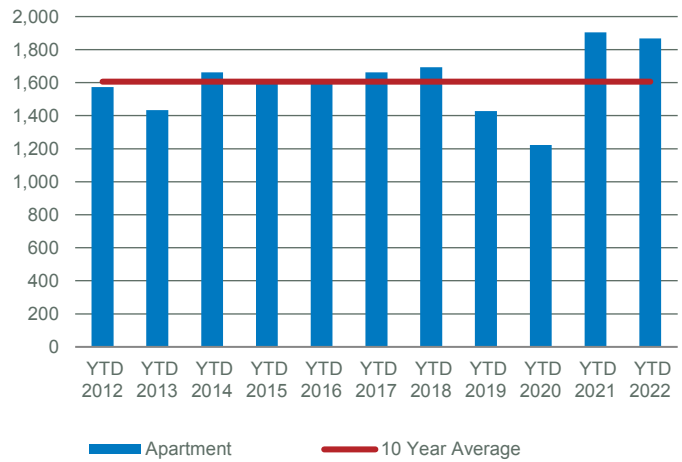
YTD MAY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MAY



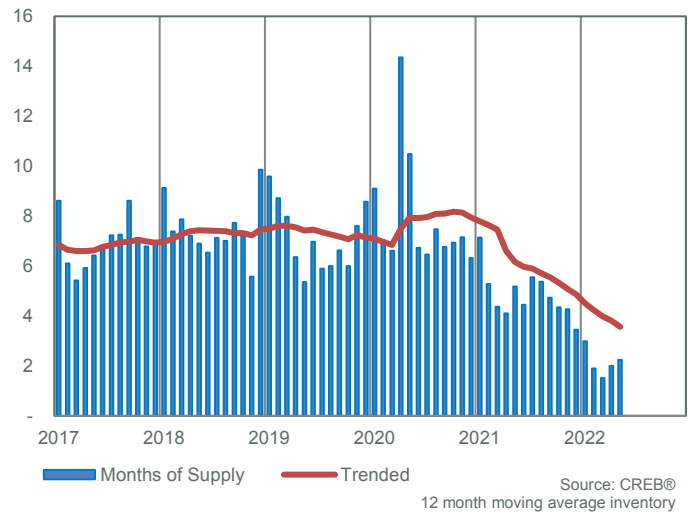
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



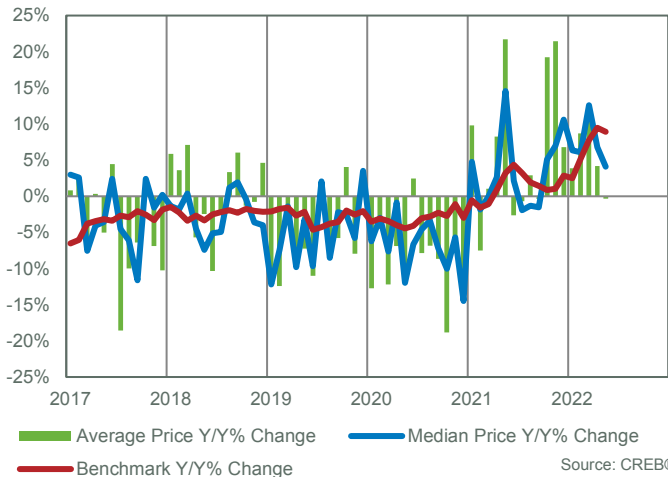
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



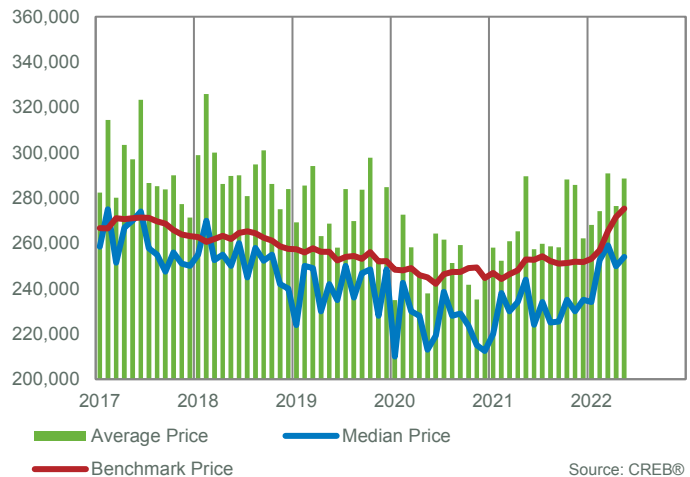
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



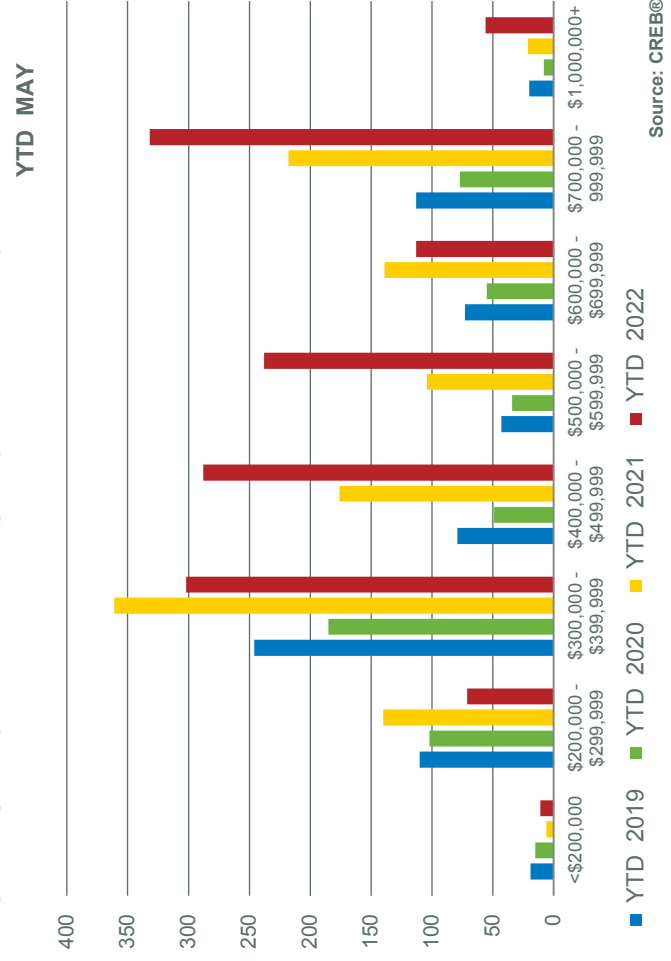
Source: CREB®

	2021	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	140	179	270	299	277	243	209	176	210	222	211	135	
New Listings	212	254	393	436	376	382	320	270	296	226	182	107	
Inventory	345	375	451	540	560	593	580	547	519	428	326	217	
Days on Market	59	40	38	36	30	37	37	38	42	39	49	50	
Benchmark Price	473,300	483,600	499,200	504,400	510,000	515,100	515,300	516,800	509,200	511,700	512,200	515,800	
Median Price	387,750	460,000	414,950	450,000	425,000	424,900	410,000	432,000	400,000	405,000	425,000	455,000	
Average Price	478,616	521,224	489,356	537,761	503,552	509,071	490,949	489,273	465,078	484,213	499,599	495,373	
Index	223	228	235	238	240	243	243	243	240	241	241	243	
2022													
Sales	198	297	347	304	265								
New Listings	267	395	462	372	353								
Inventory	244	314	382	390	401								
Days on Market	35	26	20	22	24								
Benchmark Price	527,700	553,300	572,400	580,000	584,700								
Median Price	512,500	510,000	515,000	506,759	485,000								
Average Price	558,489	562,319	585,314	563,340	542,025								
Index	249	261	270	273	275								

CALGARY TOTAL SALES

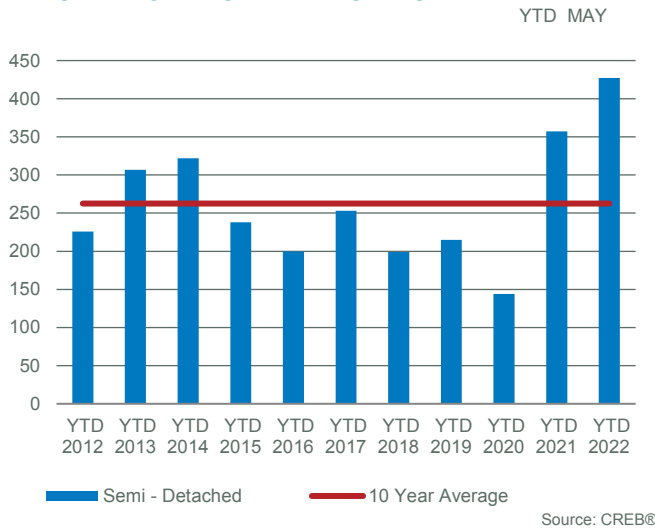
	May-21	May-22	YTD 2021	YTD 2022
<\$100,000	-	-	1	1
\$100,000 - \$149,999	1	1	5	10
\$150,000 - \$199,999	8	3	34	12
\$200,000 - \$249,999	21	12	106	59
\$250,000 - \$299,999	34	31	135	150
\$300,000 - \$349,999	55	26	226	152
\$350,000 - \$399,999	31	30	114	134
\$400,000 - \$449,999	18	44	62	154
\$450,000 - \$499,999	9	23	41	164
\$500,000 - \$549,999	19	12	63	74
\$550,000 - \$599,999	6	10	58	50
\$600,000 - \$649,999	19	13	81	63
\$650,000 - \$699,999	13	9	67	62
\$700,000 - \$749,999	19	9	67	79
\$750,000 - \$799,999	7	14	26	76
\$800,000 - \$849,999	5	10	22	54
\$850,000 - \$899,999	4	7	20	34
\$900,000 - \$949,999	4	5	16	27
\$950,000 - \$999,999	4	5	17	50
\$1,000,000 - \$1,299,999	-	1	2	5
\$1,300,000 - \$1,499,999	-	-	1	1
\$1,500,000 - \$1,999,999	-	-	1	-
\$2,000,000 +	277	265	1,165	1,411

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

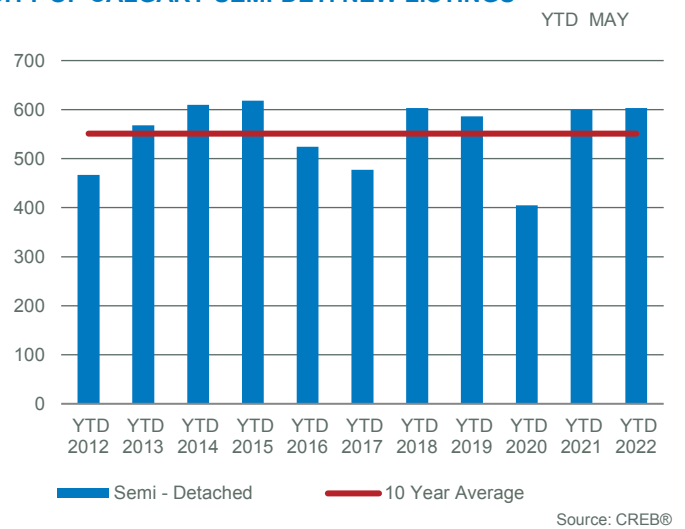


Source: CREB®

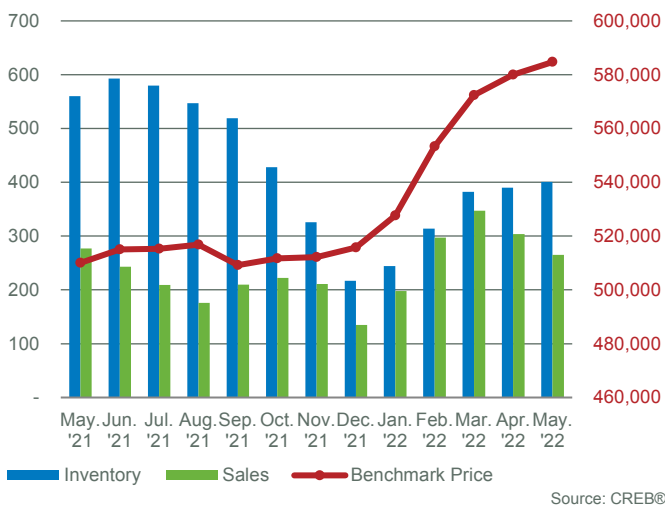
CITY OF CALGARY SEMI-DET. SALES



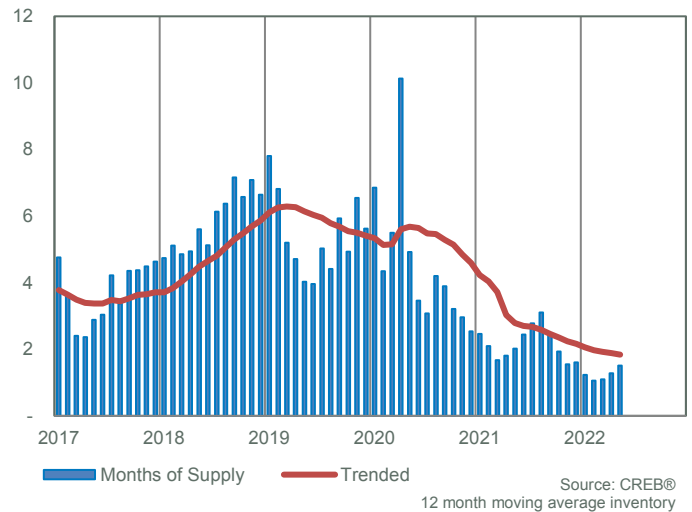
CITY OF CALGARY SEMI-DET. NEW LISTINGS



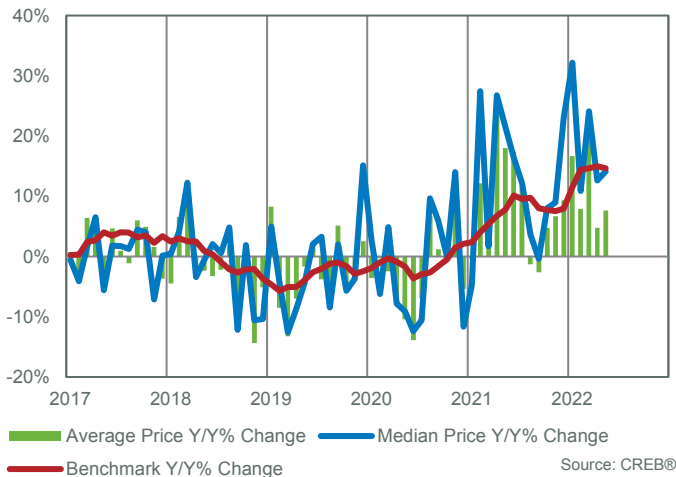
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



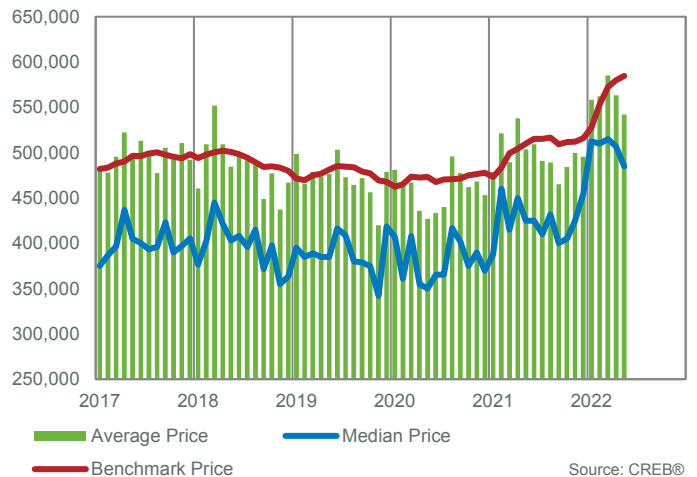
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES



	2021	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	150	260	383	424	417	411	351	343	318	271	320	287	
New Listings	372	453	568	632	658	612	513	412	417	394	304	185	
Inventory	696	790	879	950	1,066	1,102	1,077	960	877	822	665	442	
Days on Market	67	53	45	45	41	39	45	47	52	46	46	53	
Benchmark Price	291,500	296,200	302,700	308,200	311,400	313,800	315,400	316,800	314,500	315,200	314,800	313,300	
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000	297,000	295,000	305,000	305,000	297,500	
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	318,647	315,975	326,783	321,943	316,348	
Index	173	175	179	183	184	186	187	188	186	187	186	186	
2022													
Sales	305	536	709	604	555								
New Listings	365	692	882	781	771								
Inventory	426	534	635	738	831								
Days on Market	58	30	19	20	24								
Benchmark Price	321,700	338,900	351,600	360,600	363,300								
Median Price	314,000	355,559	351,400	355,050	355,000								
Average Price	336,589	366,395	359,205	368,516	363,655								
Index	191	201	208	214	215								

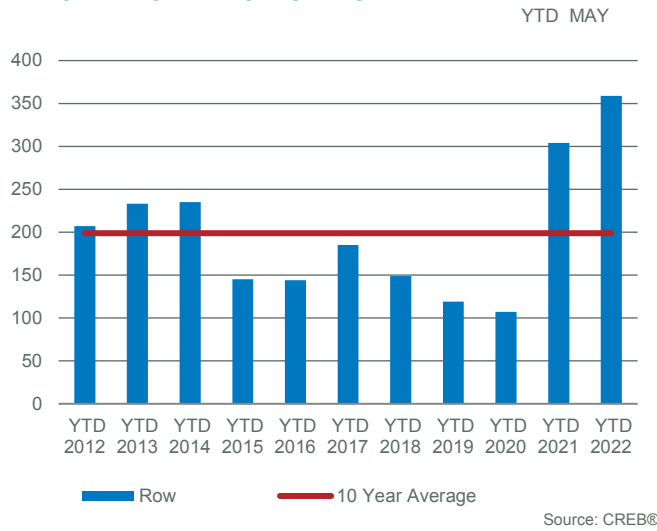
CALGARY TOTAL SALES

	May-21	May-22	YTD 2021	YTD 2022
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	2	16	17
\$150,000 - \$199,999	32	33	126	136
\$200,000 - \$249,999	75	54	264	297
\$250,000 - \$299,999	102	64	408	327
\$300,000 - \$349,999	77	109	335	554
\$350,000 - \$399,999	51	137	193	595
\$400,000 - \$449,999	26	64	80	320
\$450,000 - \$499,999	10	37	59	171
\$500,000 - \$549,999	15	17	58	102
\$550,000 - \$599,999	13	15	41	84
\$600,000 - \$649,999	6	12	15	41
\$650,000 - \$699,999	2	3	13	24
\$700,000 - \$749,999	2	4	11	16
\$750,000 - \$799,999	1	1	3	8
\$800,000 - \$849,999	-	1	2	7
\$850,000 - \$899,999	-	-	1	6
\$900,000 - \$949,999	1	-	2	-
\$950,000 - \$999,999	2	-	2	-
\$1,000,000 - \$1,299,999	-	-	4	2
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	2	1	2
\$2,000,000 +	-	-	-	-
	417	555	1,634	2,709

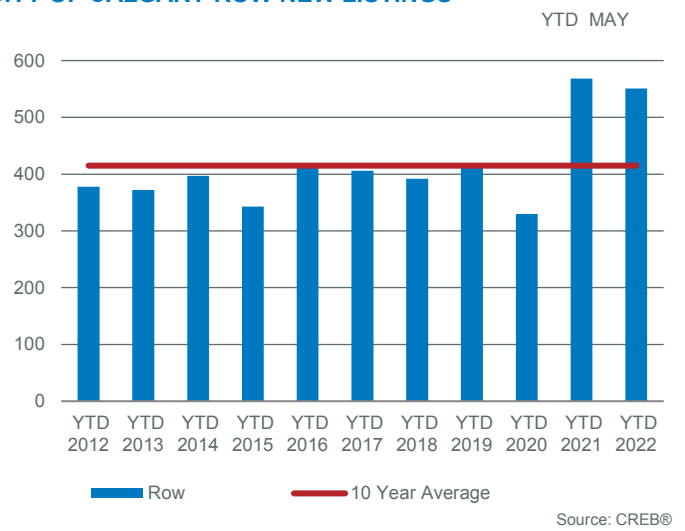
CITY OF CALGARY ROW SALES BY PRICE RANGE



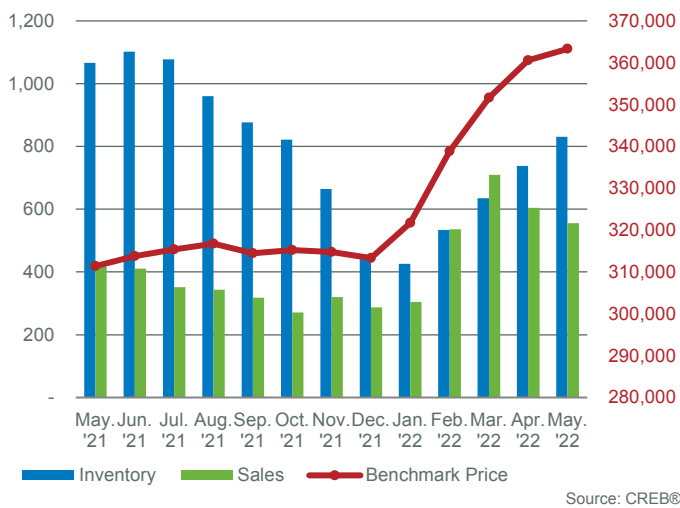
CITY OF CALGARY ROW SALES



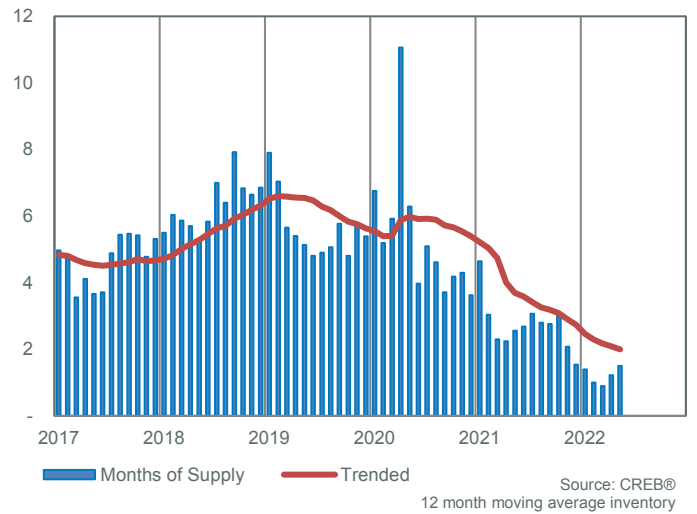
CITY OF CALGARY ROW NEW LISTINGS



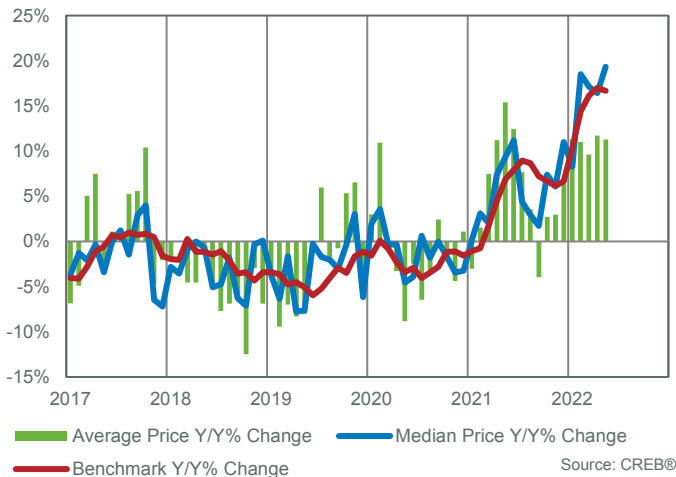
CITY OF CALGARY ROW INVENTORY AND SALES



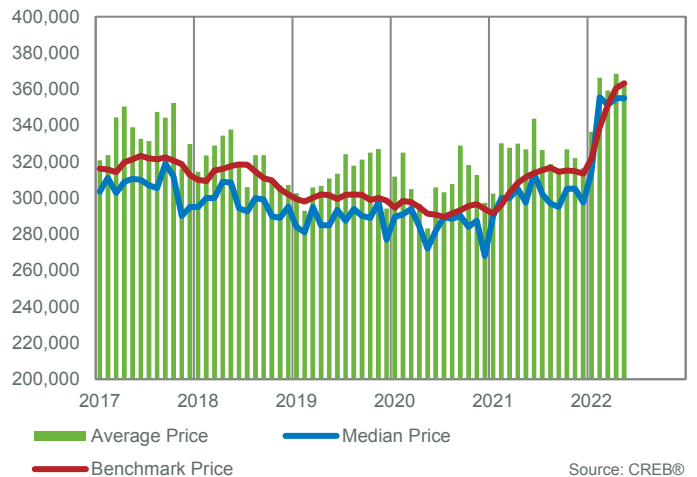
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

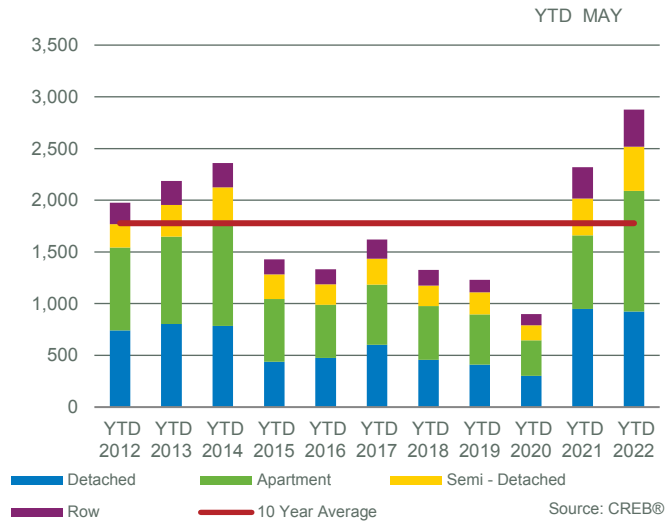


CITY OF CALGARY ROW PRICES

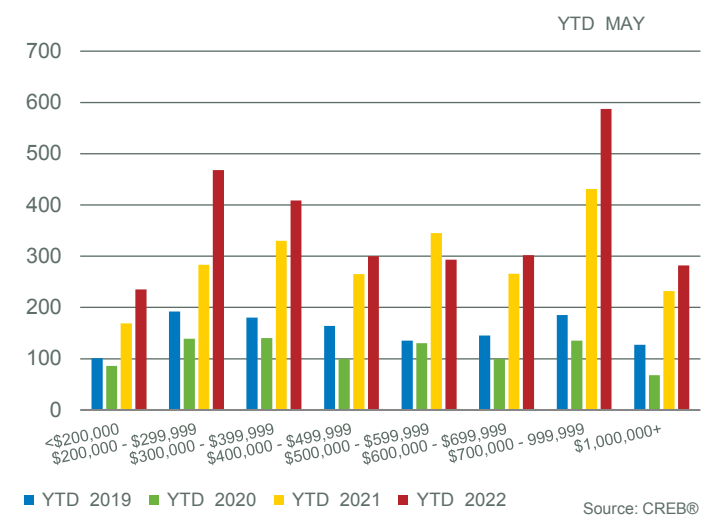


CITY CENTRE

CITY CENTRE TOTAL SALES



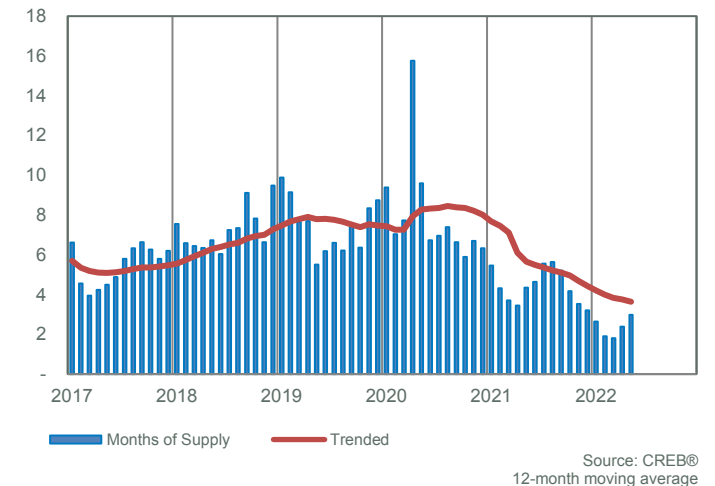
CITY CENTRE TOTAL SALES BY PRICE RANGE



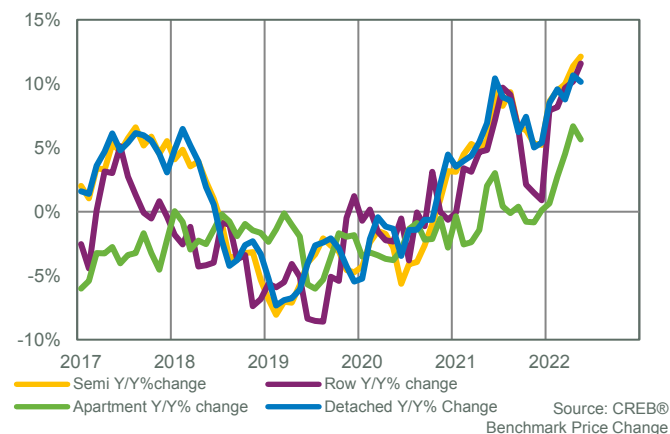
CITY CENTRE INVENTORY AND SALES



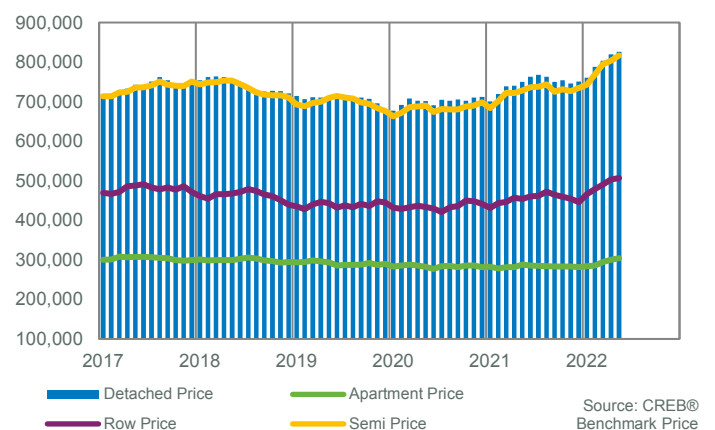
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

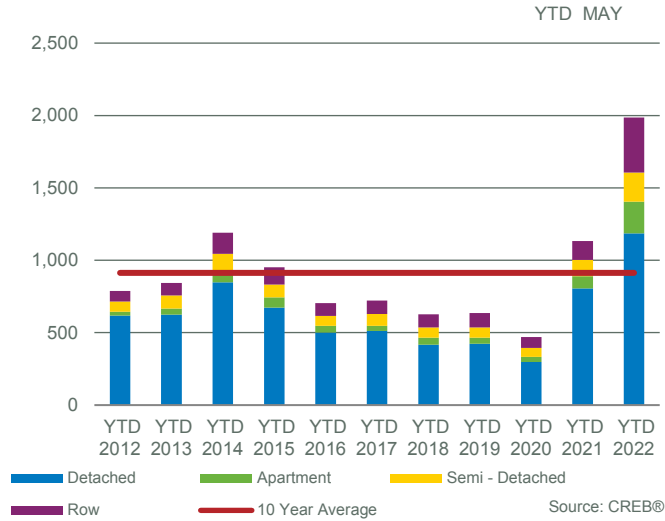


CITY CENTRE PRICES

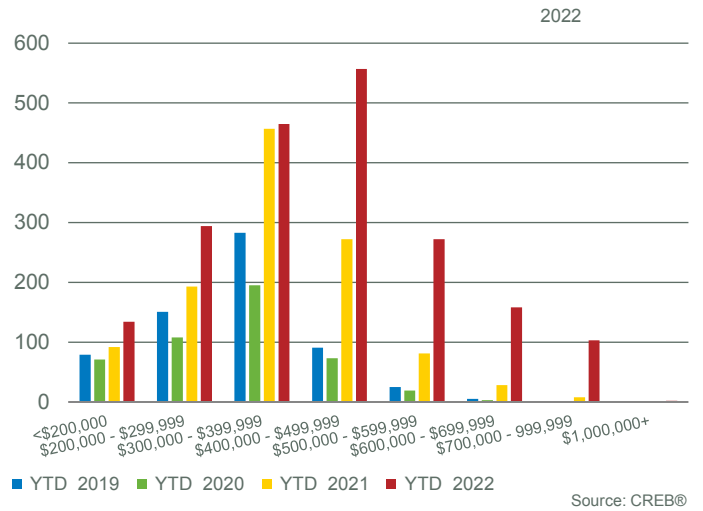


NORTHEAST

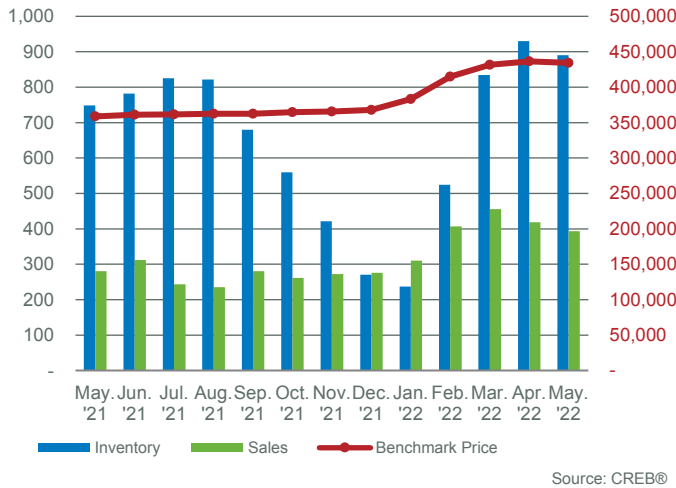
NORTHEAST TOTAL SALES



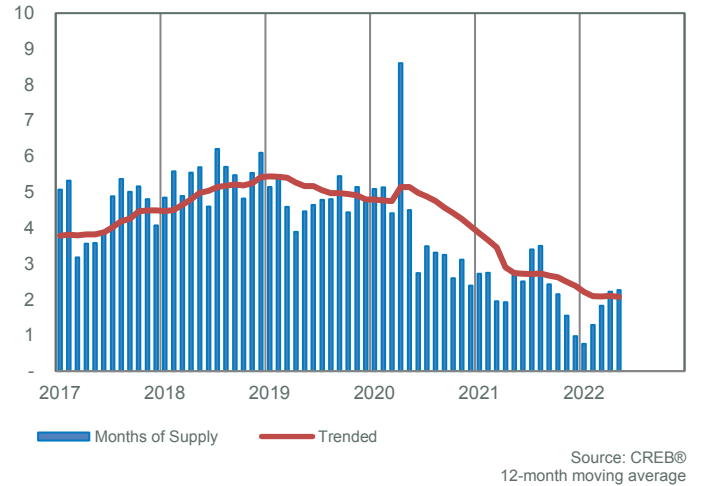
NORTHEAST TOTAL SALES BY PRICE RANGE



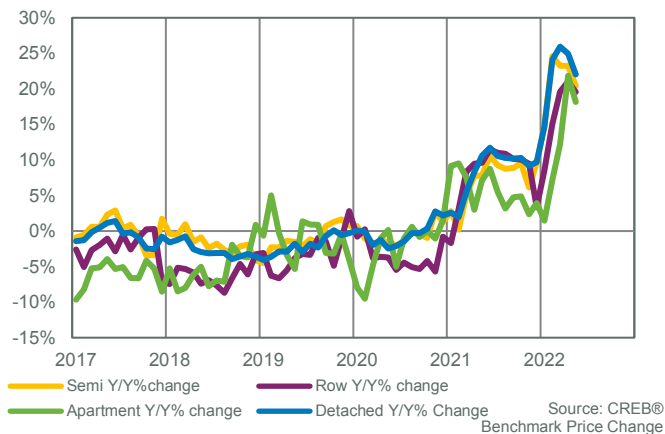
NORTHEAST INVENTORY AND SALES



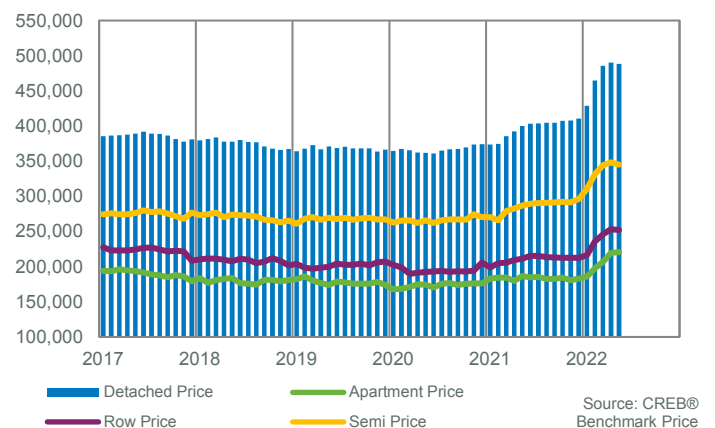
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

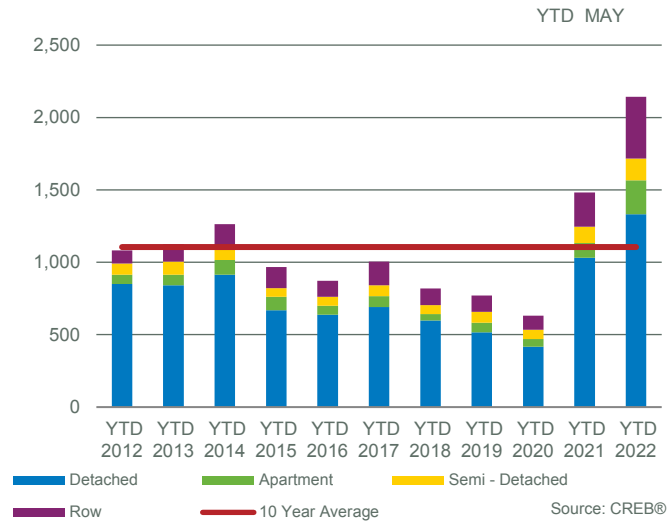


NORTHEAST PRICES

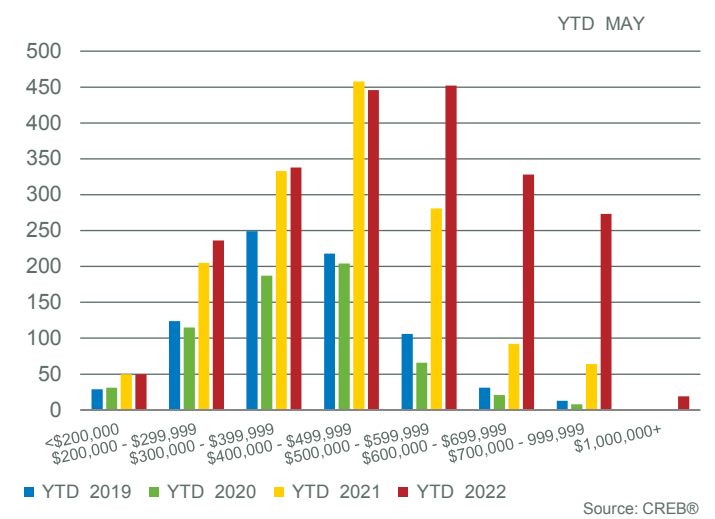


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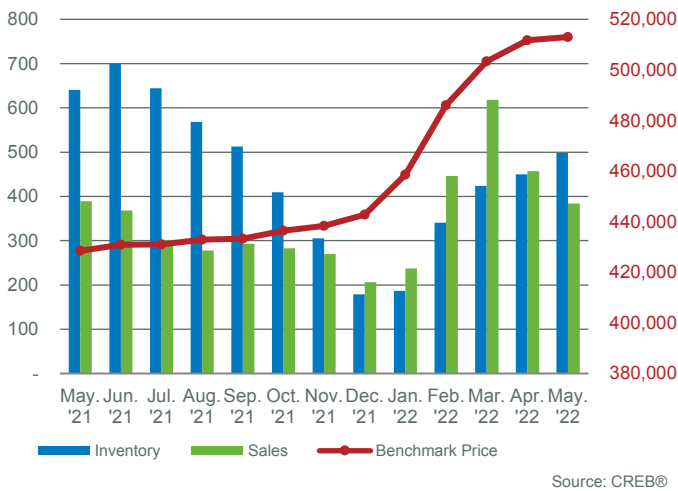
NORTH TOTAL SALES



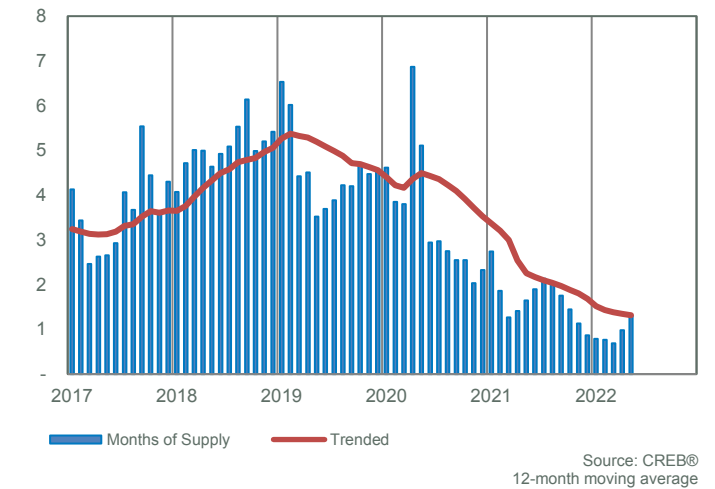
NORTH TOTAL SALES BY PRICE RANGE



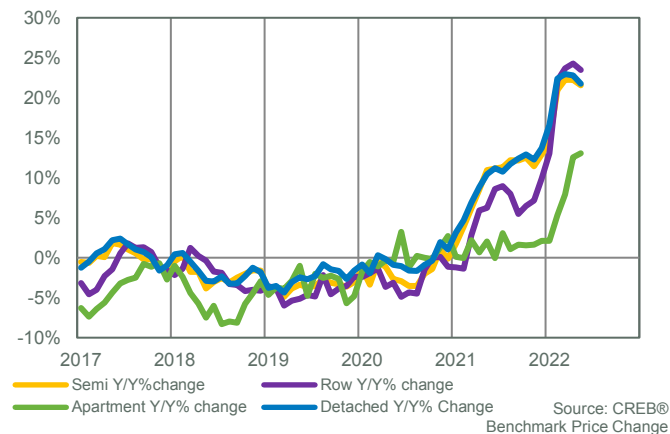
NORTH INVENTORY AND SALES



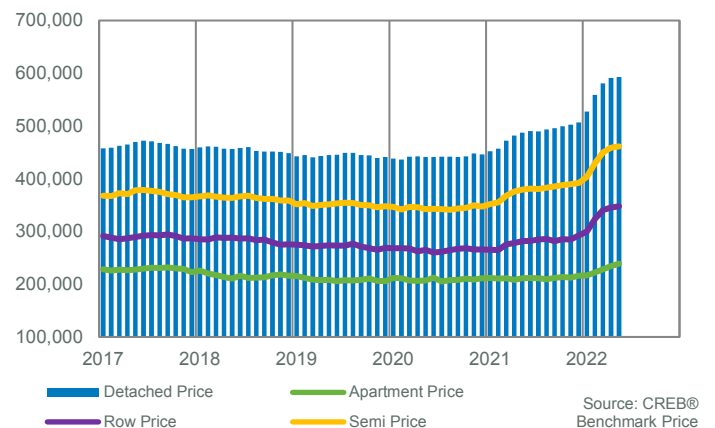
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

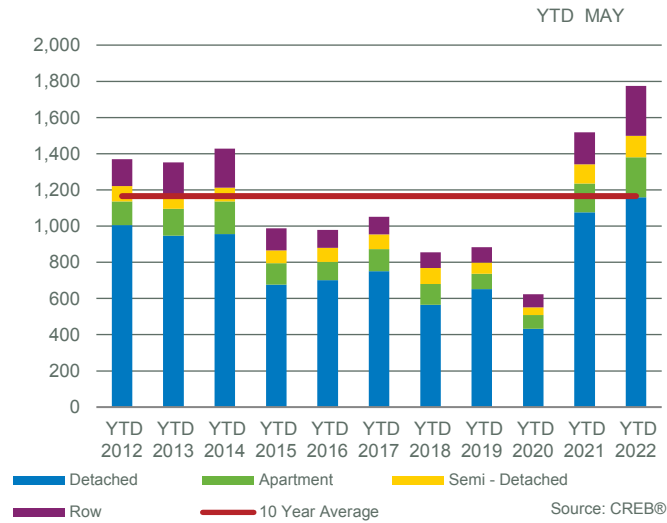


NORTH PRICES

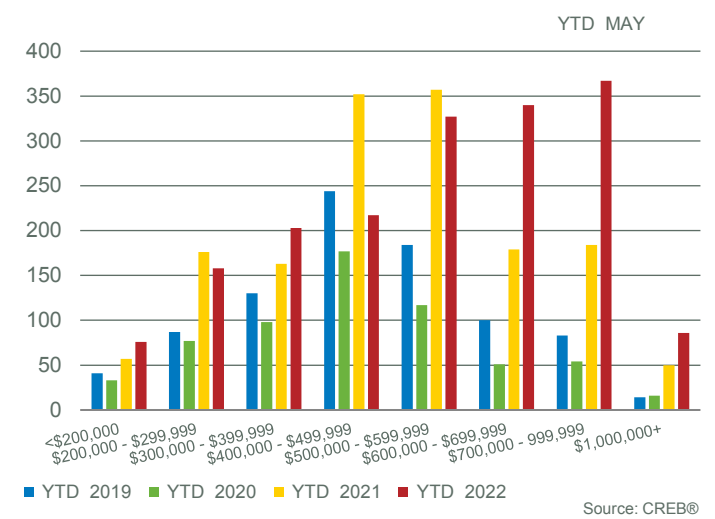


NORTHWEST

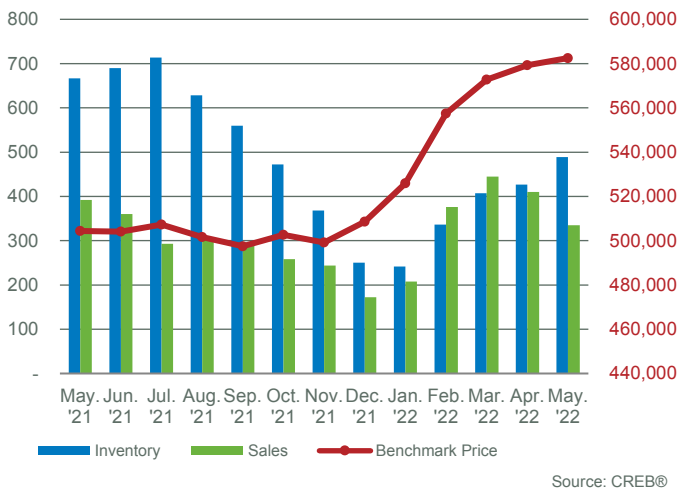
NORTHWEST TOTAL SALES



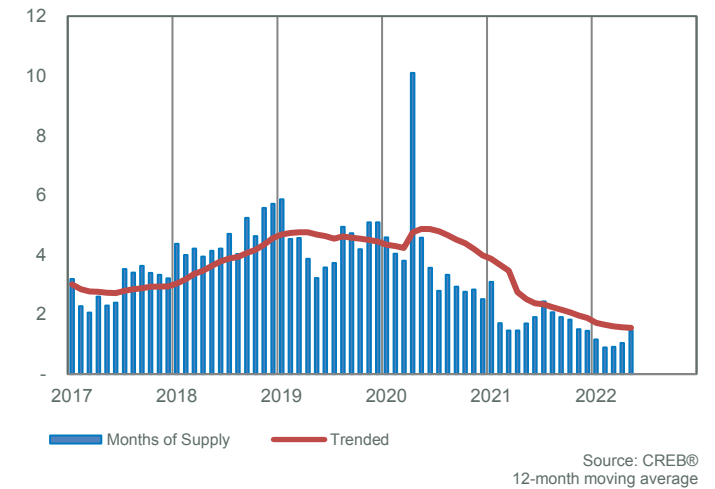
NORTHWEST TOTAL SALES BY PRICE RANGE



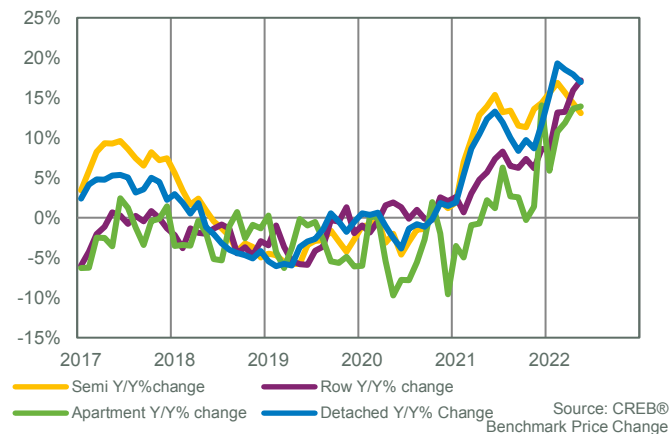
NORTHWEST INVENTORY AND SALES



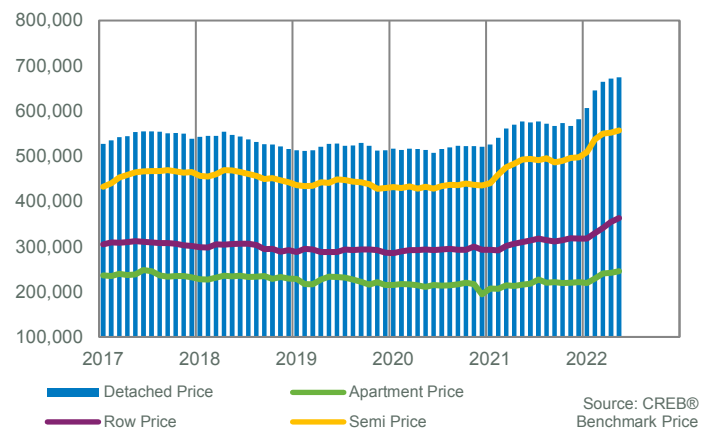
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

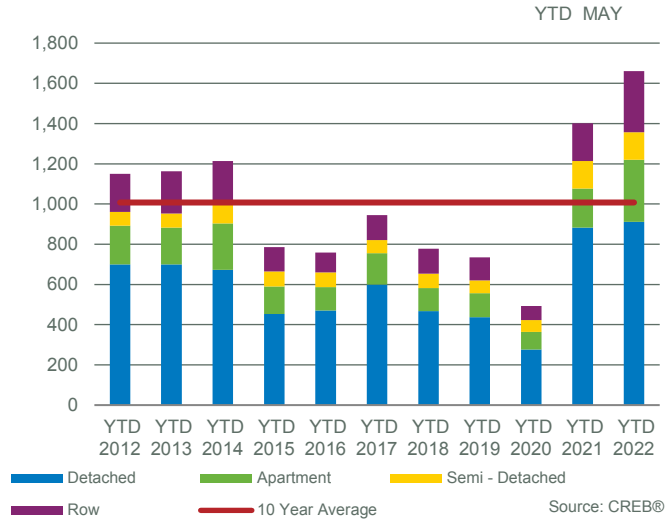


NORTHWEST PRICES

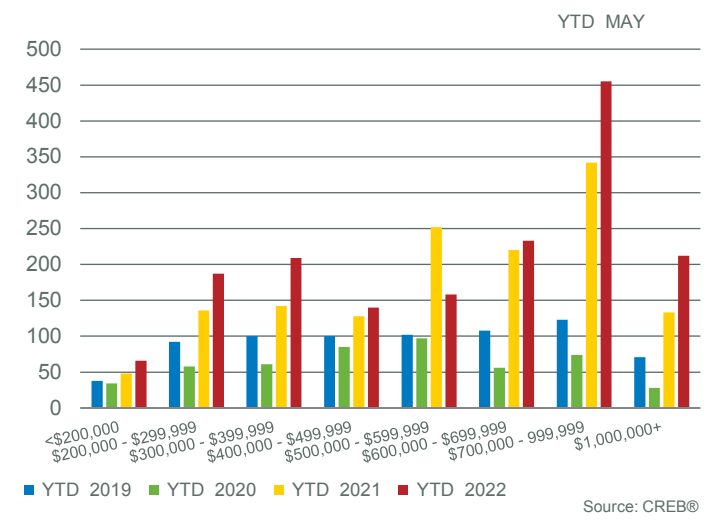


WEST

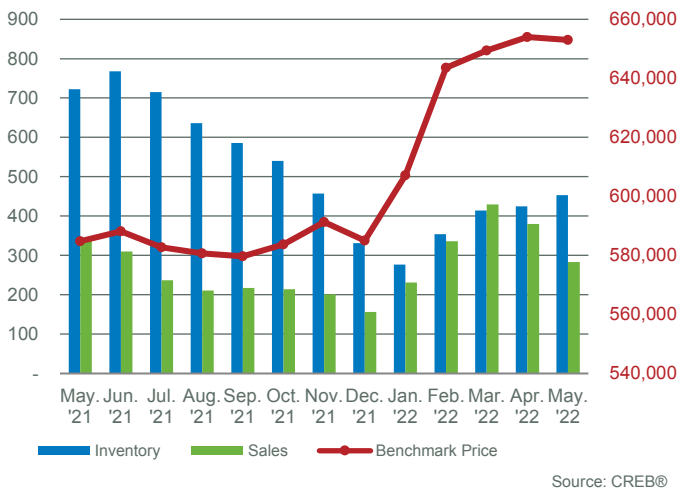
WEST TOTAL SALES



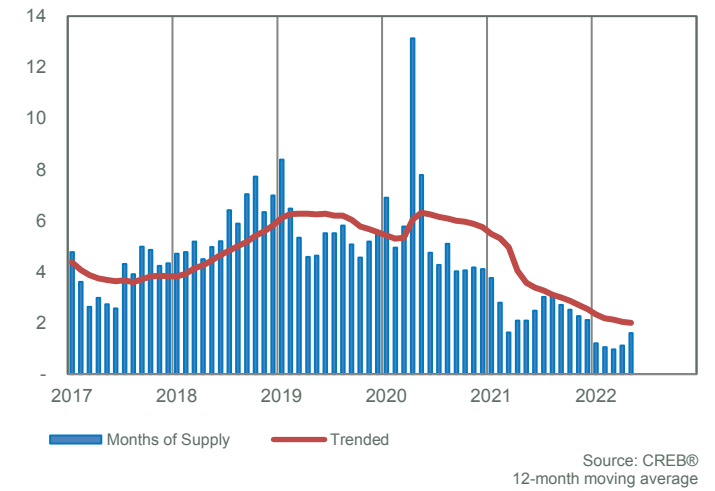
WEST TOTAL SALES BY PRICE RANGE



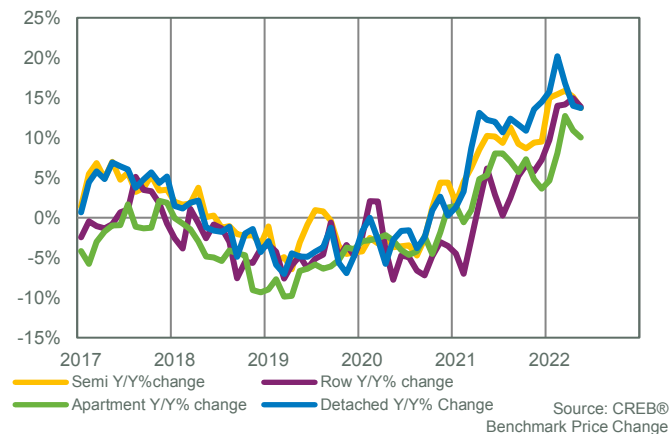
WEST INVENTORY AND SALES



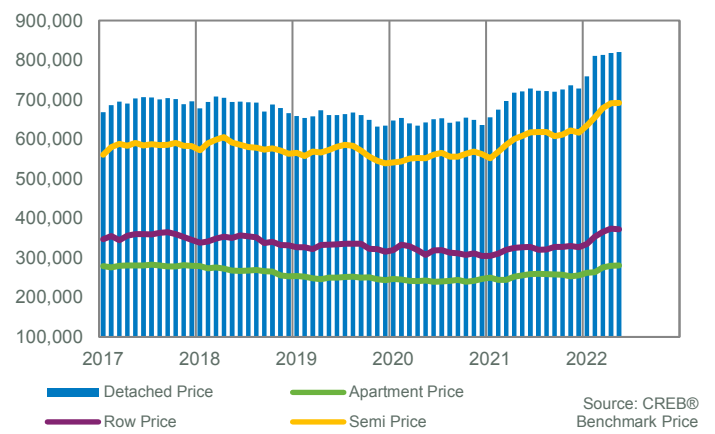
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

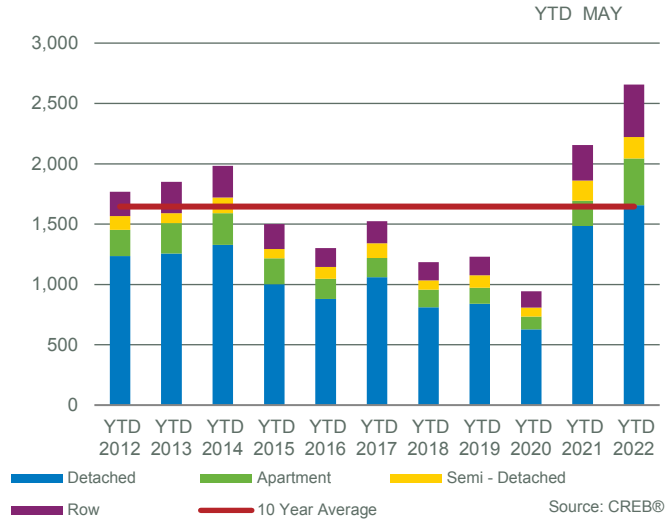


WEST PRICES

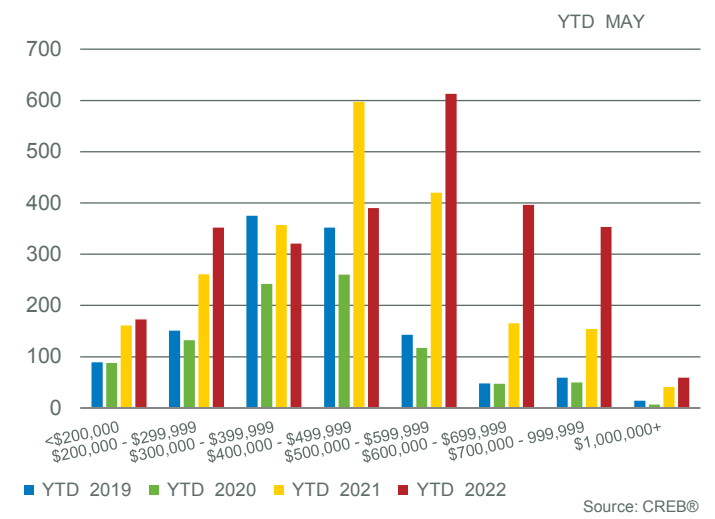


SOUTH

SOUTH TOTAL SALES



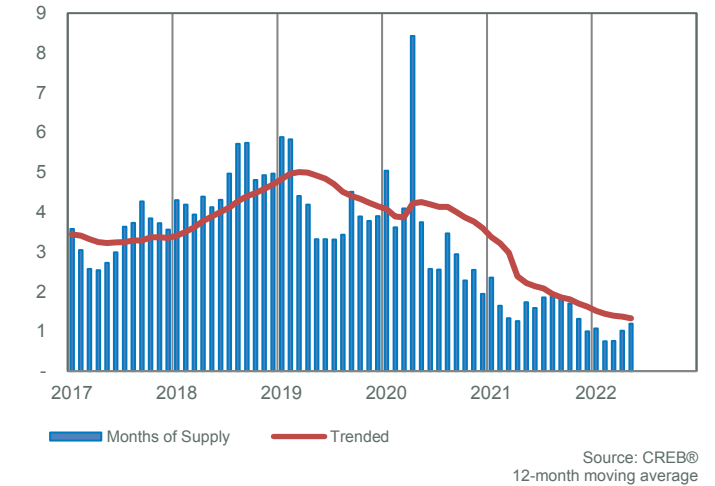
SOUTH TOTAL SALES BY PRICE RANGE



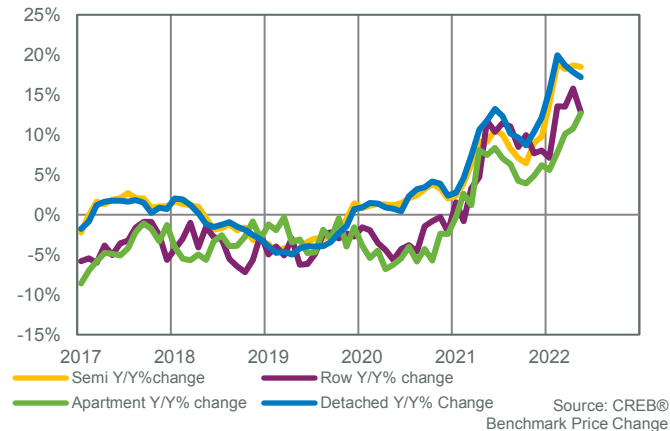
SOUTH INVENTORY AND SALES



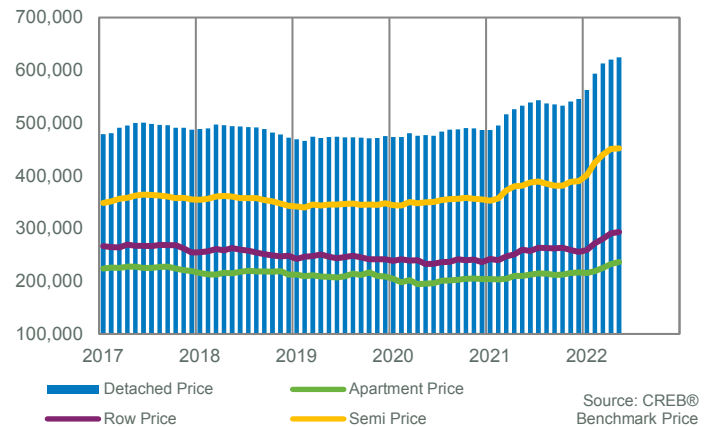
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

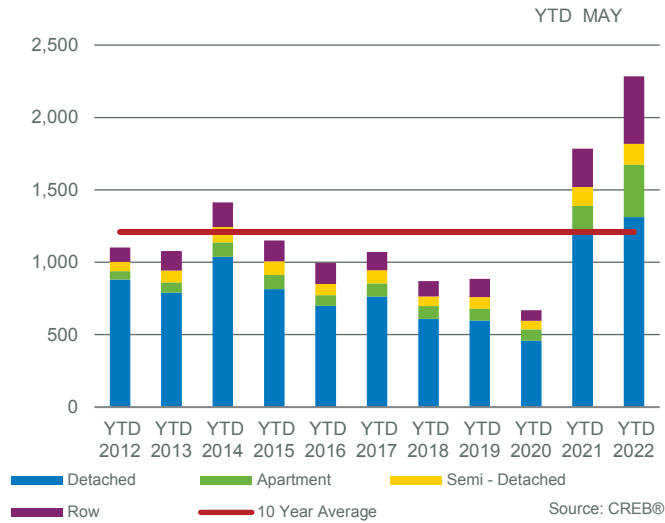


SOUTH PRICES

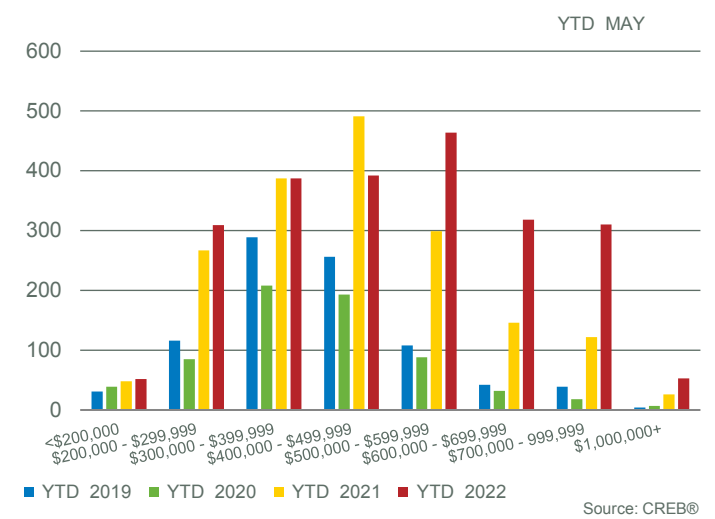


SOUTHEAST

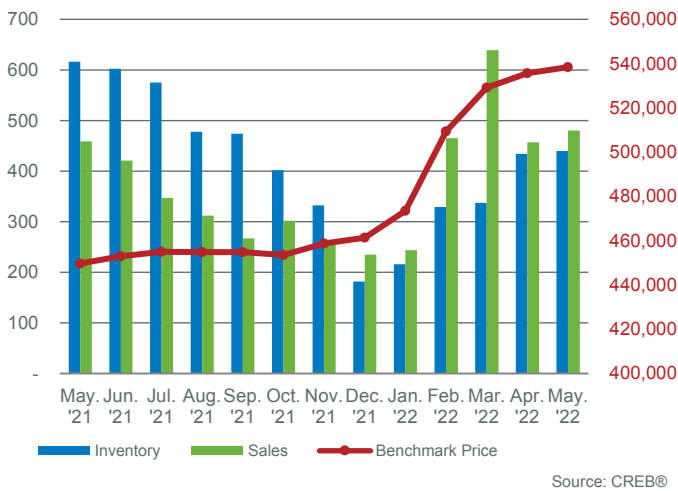
SOUTHEAST TOTAL SALES



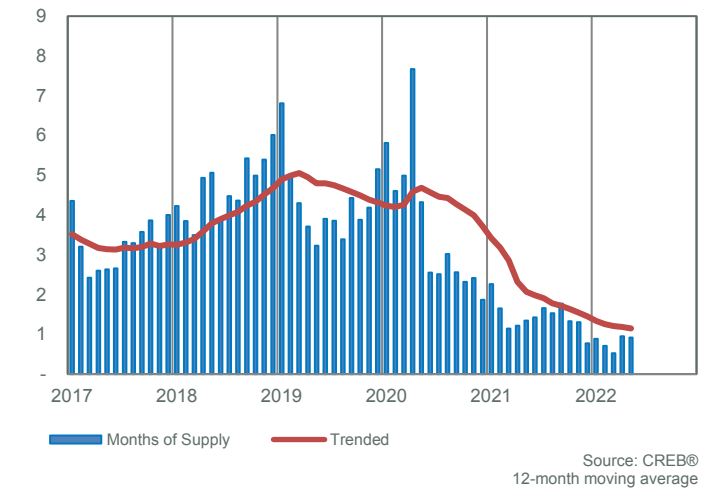
SOUTHEAST TOTAL SALES BY PRICE RANGE



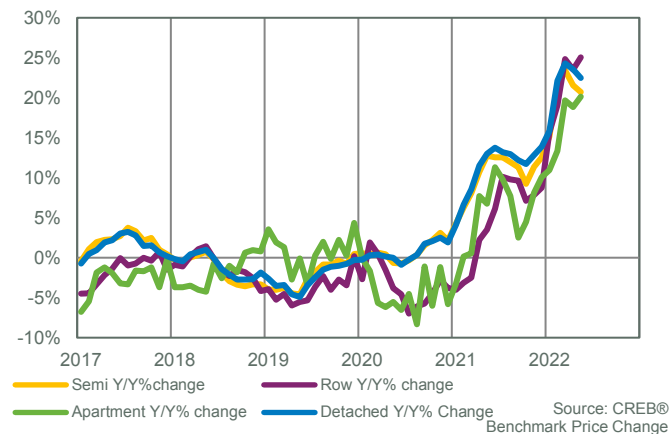
SOUTHEAST INVENTORY AND SALES



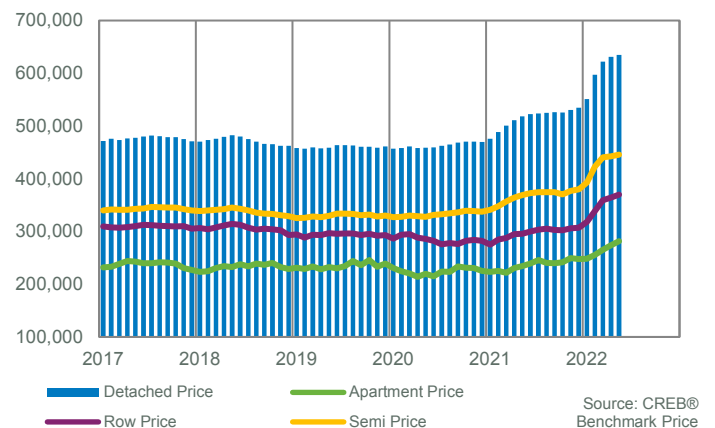
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

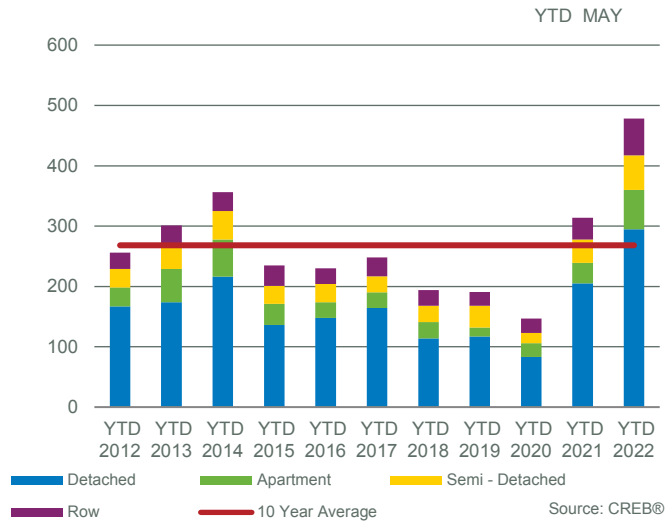


SOUTHEAST PRICES

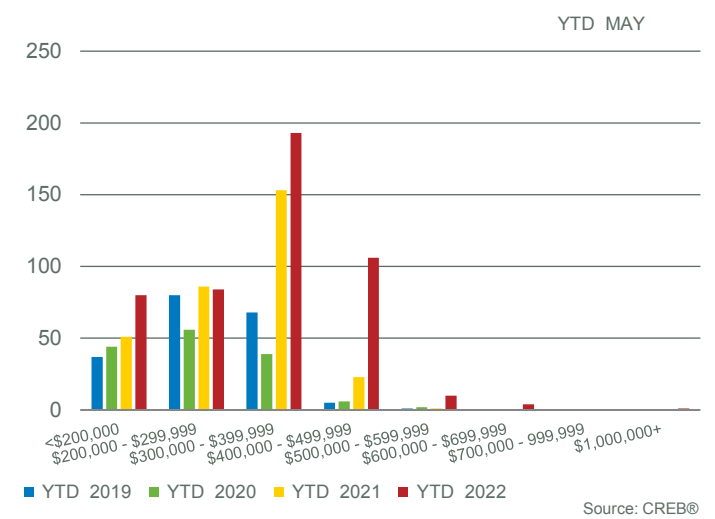


EAST

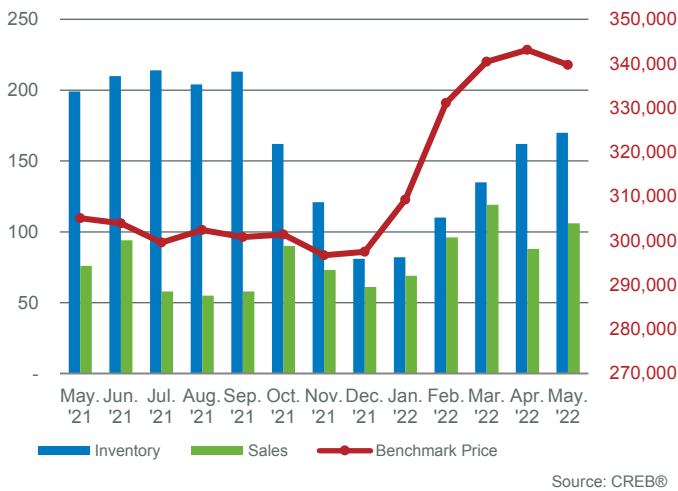
EAST TOTAL SALES



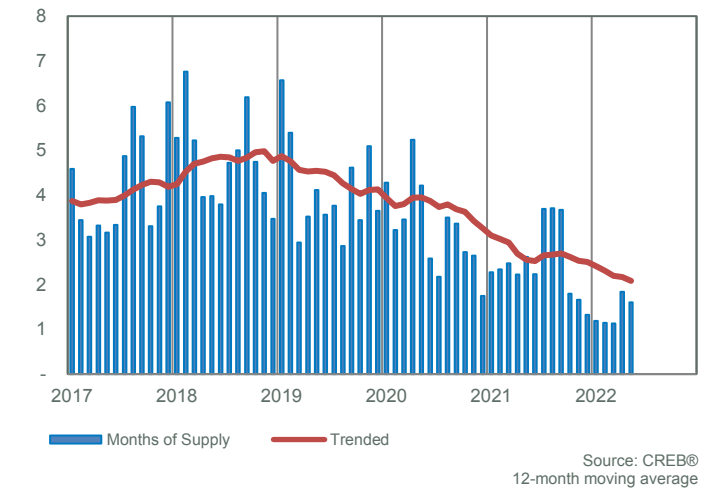
EAST TOTAL SALES BY PRICE RANGE



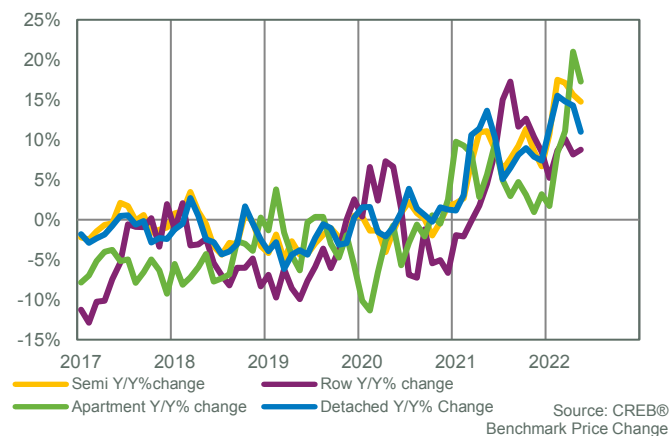
EAST INVENTORY AND SALES



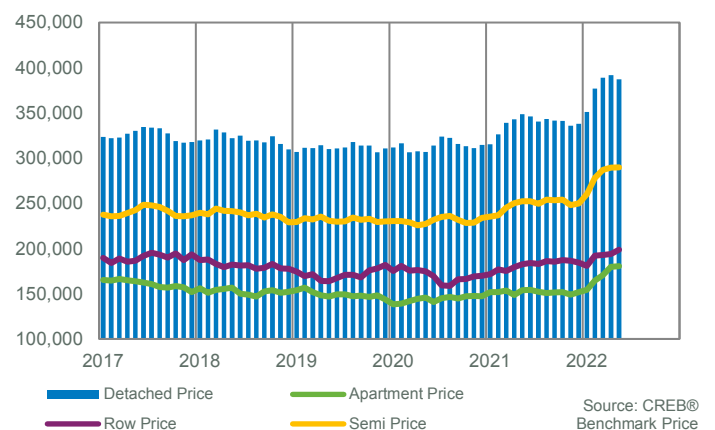
EAST MONTHS OF INVENTORY

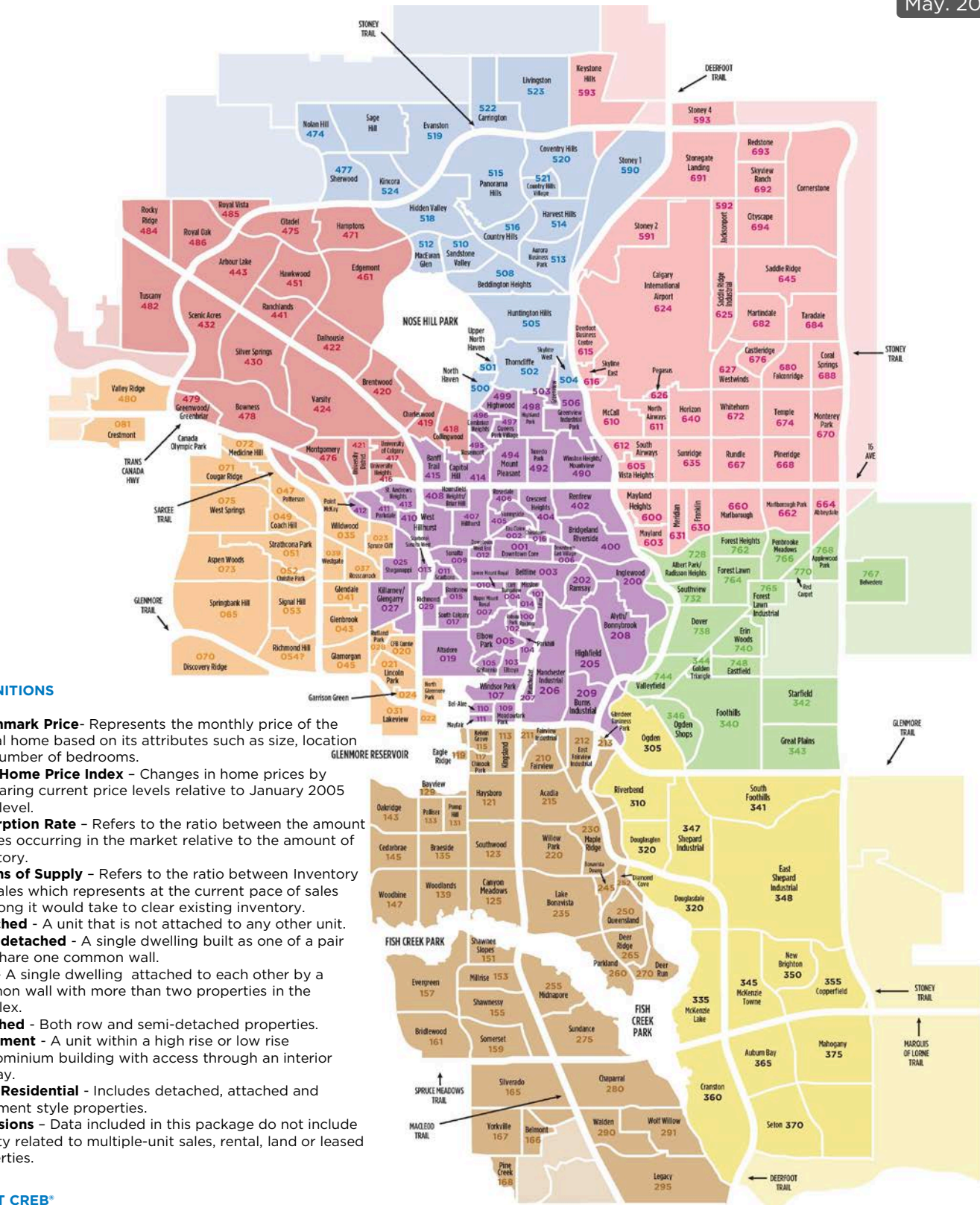


EAST PRICE CHANGE



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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