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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

July 2022



[creb.com](https://creb.com)

July 2022

## Market starts to shift as sales slow

**City of Calgary, August 2, 2022** - Significant slowdowns in the detached and semi-detached market were nearly offset by sales growth in the apartment and row sectors. This left July sales three per cent lower than levels recorded last year. While this is the second month where sales activity has slowed, total residential sales this month are still amongst the strongest levels recorded in our market.

“Rising lending rates are starting to cause shifts within the market as higher priced product is seeing new listings levels rise relative to sales activity,” said CREB® Chief Economist Ann-Marie Lurie.

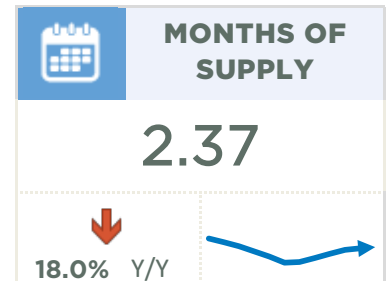
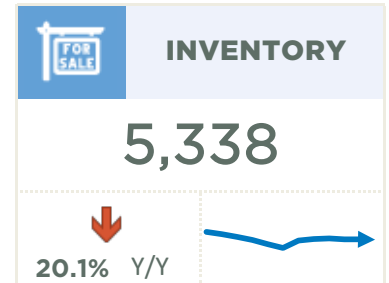
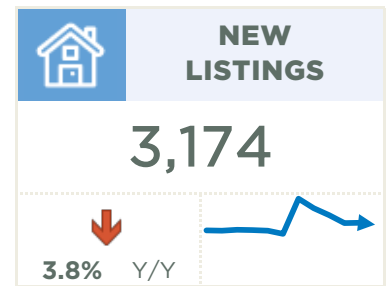
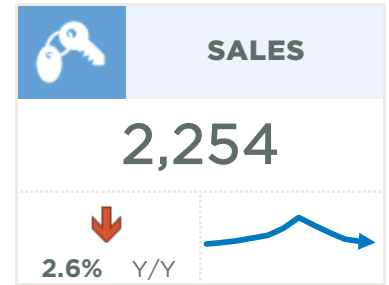
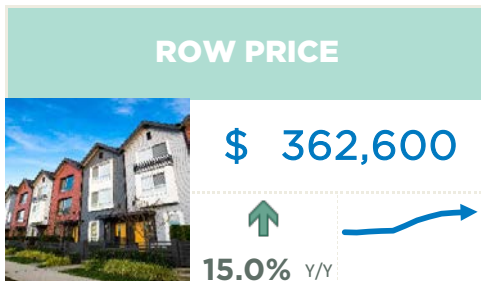
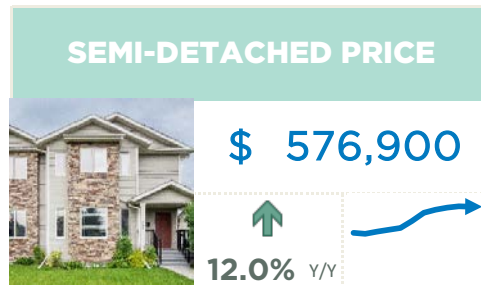
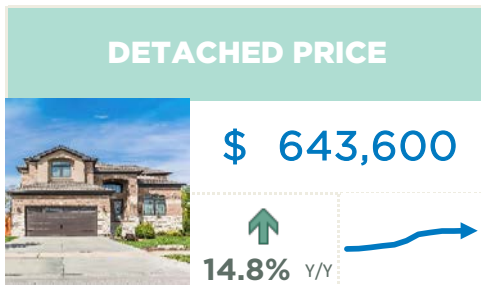
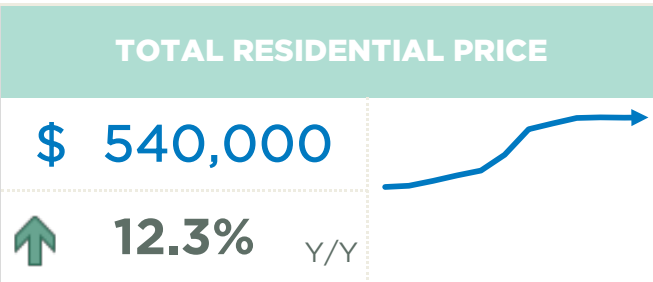
“Meanwhile, there continues to be a lack of supply for lower priced detached and semi-detached product. This is driving consumers who are looking for affordable homes to purchase apartment and row style properties.”

Residential new listings in the city declined compared to what was seen in 2021, but when considering the dynamics between price ranges, we are seeing a different trend play out. Listings for homes priced below \$500,000 fell by 18 per cent, while levels rose by 20 per cent for homes priced above \$500,000. This has left conditions to remain relatively tight in the lower end of the market while conditions are shifting toward more balanced levels in the upper end of the market.

When considering the relationship between the supply and demand, the months of supply has continued to trend up from the exceptionally tight conditions seen earlier in the year. However, with just over two months of supply, the market remains far tighter than anything experienced throughout the recessionary period experienced prior to the pandemic.

As expected, the benchmark price did see some slippage relative to levels seen earlier in the year and rising lending rates have cooled much of the bidding war activity that was driving significant gains earlier in the year. However, prices currently remain over 12 per cent higher than last year’s levels, still outpacing forecasted price growth for the year.

“As we move forward, we do anticipate further rate gains will weigh on housing activity and prices, but not enough to completely offset the exceptionally strong gains recorded over the first half of the year,” said CREB® Chief Economist Ann-Marie Lurie.



## July 2022

### July 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	1,136	-19%	1,610	-12%	2,596	-17%	71%	2.29	3%	\$643,600	15%
Semi	173	-17%	271	-15%	431	-26%	64%	2.49	-10%	\$576,900	12%
Row	432	23%	495	-4%	735	-32%	87%	1.70	-45%	\$362,600	15%
Apartment	513	49%	798	24%	1,576	-18%	64%	3.07	-45%	\$278,800	10%
<b>Total Residential</b>	<b>2,254</b>	<b>-3%</b>	<b>3,174</b>	<b>-4%</b>	<b>5,338</b>	<b>-20%</b>	<b>71%</b>	<b>2.37</b>	<b>-18%</b>	<b>\$540,000</b>	<b>12%</b>

### Year-to-Date

### July 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	11,396	5%	15,844	6%	2,154	-18%	72%	1.32	-22%	\$632,571	17%
Semi	1,804	12%	2,434	3%	369	-25%	74%	1.43	-33%	\$568,086	14%
Row	3,695	54%	4,642	22%	671	-28%	80%	1.27	-54%	\$351,771	15%
Apartment	4,053	66%	5,808	16%	1,298	-25%	70%	2.24	-55%	\$268,357	8%
<b>Total Residential</b>	<b>20,948</b>	<b>21%</b>	<b>28,728</b>	<b>10%</b>	<b>4,493</b>	<b>-22%</b>	<b>73%</b>	<b>1.50</b>	<b>-36%</b>	<b>\$532,829</b>	<b>15%</b>



### Detached

In July, detached sales reached 1,136, 19 per cent lower than last year's levels. Higher lending rates are driving more consumers to look for affordable product, however, the detached sector has struggled with supply levels for lower priced homes. While we are seeing balanced conditions in the upper end of the market, conditions remain exceptionally tight in the lower end of the market.

The decline in sales was mostly driven by pullbacks in the lower price ranges due to lack of availability. Nearly 80 per cent of the inventory available is priced over \$500,000 and new listings for homes priced under \$500,000 are half of the levels seen last year.

With a benchmark price of \$643,600 in July, levels are still nearly 15 per cent higher than last year. However, we are seeing some monthly adjustments as prices trended down across all districts in July compared to last month.



### Semi-Detached

For the third month in a row, semi-detached sales saw less sales than levels reported a year ago. While year-to-date sales remain over 11 per cent higher than last year's levels, this is a significant shift from the 40 per cent growth recorded after the first quarter of the year. This pullback in sales was met with lower listings levels, but not enough to prevent some upward trend growth in inventory levels and the months of supply. The months of supply pushed up to 2.5 months in July, the first time it has pushed above two months since October of last year. While conditions remain relatively tight in the lower price ranges, the benchmark price did trend down relative to levels seen earlier in the year. However, like the detached market, prices remained significantly higher than levels reported last year.



### Row

While levels cooled relative to the spring, row sales reached a new record high for July contributing to year-to-date sales growth of 54 per cent. Most of the gains were driven by product priced between \$300,000 to \$500,000, which also saw the biggest boost in new listings so far this year. Both new listings and sales have trended down from levels seen earlier the year. However, the gap between sales and new listings narrowed over the past few months causing inventories to trend down compared to earlier in the year. This has ensured that the months of supply remained below two months. The persistently tight conditions prevented any significant adjustment in monthly prices in July.



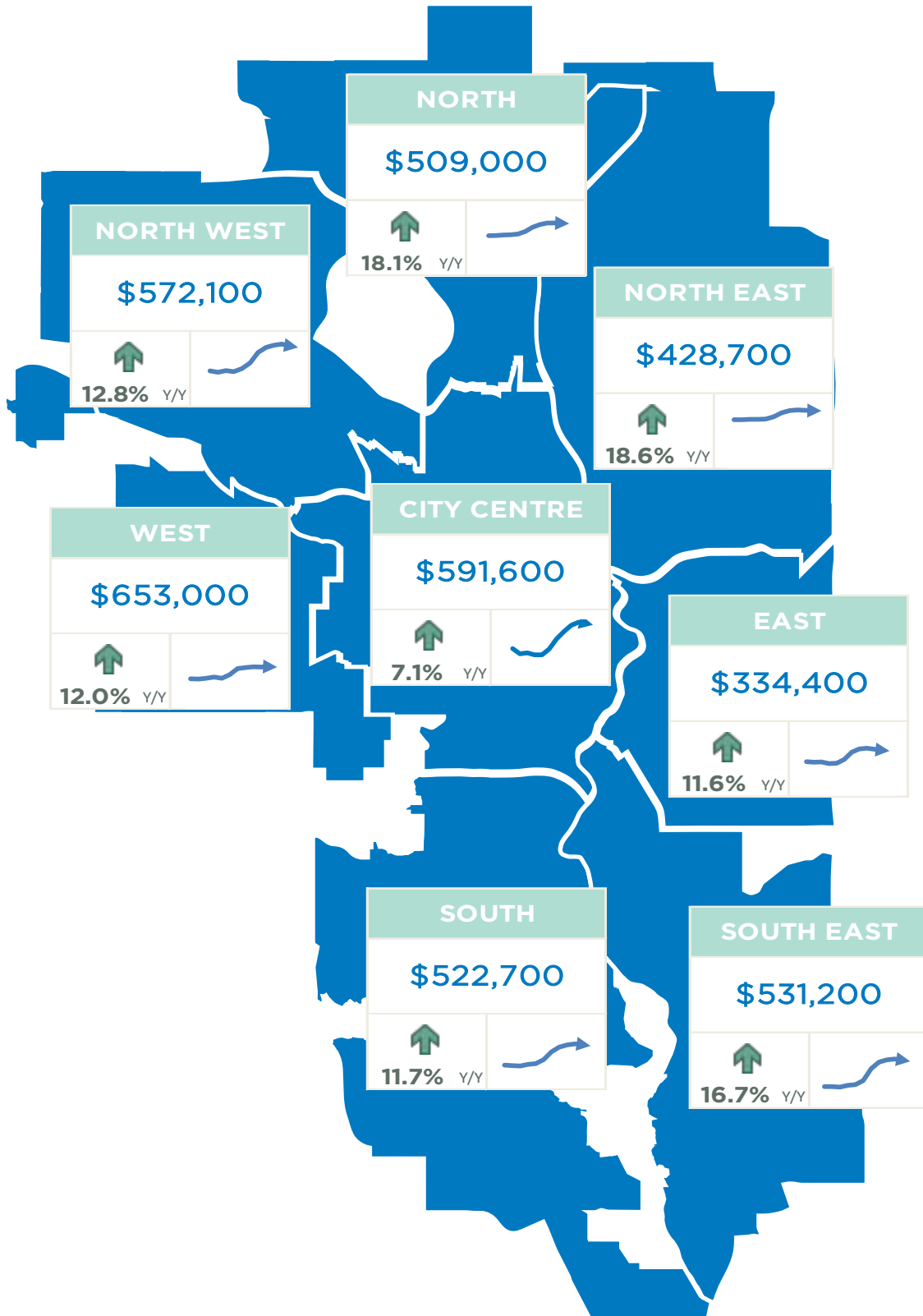
### Apartment

Like row properties, apartment condominium sales trended down from earlier in the year but maintained a record high level for July, contributing to a year-to-date gain of 66 per cent. Rising lending rates and available supply in the condominium sector helped support the year-over-year sales growth seen so far this year.

While trending down from earlier in the year, new listings in July remain 24 per cent higher than last year's levels supporting a sales-to-new-listings ratio and a months of supply that reflect relatively balanced conditions. With conditions not as tight as earlier in the year, the pace of price growth has also slowed. In July, the benchmark price reached \$278,800, slightly higher than last month and nearly 10 per cent higher than last year's levels.

July 2022

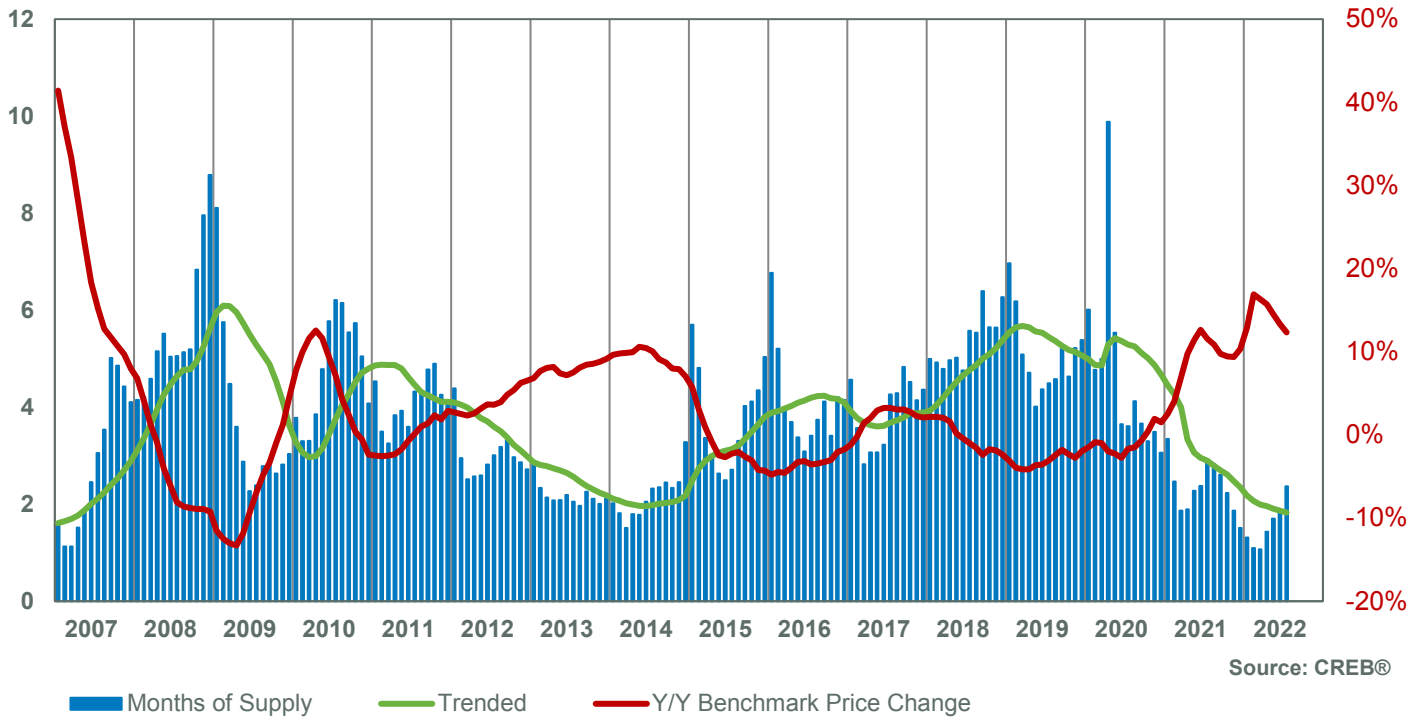
District Total Residential Benchmark Price



	Jul-21	Jul-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	2,314	2,254	-2.59%	17,355	20,948	20.70%
Total Sales Volume	\$1,130,351,041	\$1,107,597,679	-2.01%	\$8,650,050,718	\$11,013,285,001	27.32%
New Listings	3,298	3,174	-3.76%	26,209	28,728	9.61%
Inventory	6,682	5,338	-20.11%	5,779	4,493	-22.26%
Months of Supply	2.89	2.37	-17.99%	2.33	1.50	-35.59%
Sales to New Listings	70.16%	71.01%	0.85%	66.22%	72.92%	6.70%
Sales to List Price	97.96%	98.21%	0.25%	98.26%	100.73%	2.47%
Days on Market	40	31	-22.05%	37	26	-29.73%
Benchmark Price	\$480,700	\$540,000	12.34%	\$465,071	\$532,829	14.57%
Median Price	\$437,500	\$440,000	0.57%	\$450,000	\$485,000	7.78%
Average Price	\$488,484	\$491,392	0.60%	\$498,418	\$525,744	5.48%
Index	217	268	23.62%	204	238	16.73%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

Jul. 2022

	Jul-21	Jul-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,409	1,136	-19.38%	10,896	11,396	4.59%
Total Sales Volume	\$823,521,373	\$723,937,121	-12.09%	\$6,396,133,736	\$7,546,169,495	17.98%
New Listings	1,823	1,610	-11.68%	15,014	15,844	5.53%
Inventory	3,112	2,596	-16.58%	2,625	2,154	-17.96%
Months of Supply	2.21	2.29	3.47%	1.69	1.32	-21.56%
Sales to New Listings Ratio	77.29%	70.56%	-6.73%	72.57%	71.93%	-0.65%
Sales to List Price Ratio	98.18%	98.32%	0.14%	98.54%	101.28%	2.74%
Days on Market	33	29	-12.37%	30	21	-30.00%
Benchmark Price	\$560,800	\$643,600	14.76%	\$542,814	\$632,571	16.54%
Median Price	\$517,350	\$578,989	11.91%	\$518,500	\$600,000	15.72%
Average Price	\$584,472	\$637,269	9.03%	\$587,017	\$662,177	12.80%
<b>APARTMENT</b>						
Total Sales	345	513	48.70%	2,446	4,053	65.70%
Total Sales Volume	\$89,628,474	\$141,201,545	57.54%	\$646,149,514	\$1,136,305,445	75.86%
New Listings	642	798	24.30%	5,014	5,808	15.84%
Inventory	1,913	1,576	-17.62%	1,725	1,298	-24.72%
Months of Supply	5.54	3.07	-44.60%	4.94	2.24	-54.57%
Sales to New Listings Ratio	53.74%	64.29%	10.55%	48.78%	69.78%	21.00%
Sales to List Price Ratio	96.24%	97.01%	0.77%	96.41%	97.75%	1.34%
Days on Market	64	37	-41.66%	59	42	-28.81%
Benchmark Price	\$254,200	\$278,800	9.68%	\$249,314	\$268,357	7.64%
Median Price	\$234,000	\$248,500	6.20%	\$230,000	\$250,000	8.70%
Average Price	\$259,793	\$275,247	5.95%	\$264,166	\$280,362	6.13%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	209	173	-17.22%	1,617	1,804	11.56%
Total Sales Volume	\$102,608,332	\$88,702,796	-13.55%	\$819,018,369	\$1,002,867,094	22.45%
New Listings	320	271	-15.31%	2,373	2,434	2.57%
Inventory	580	431	-25.69%	492	369	-24.94%
Months of Supply	2.78	2.49	-10.23%	2.13	1.43	-32.72%
Sales to New Listings Ratio	65.31%	63.84%	-1.47%	68.14%	74.12%	5.98%
Sales to List Price Ratio	98.00%	98.37%	0.38%	98.24%	100.54%	2.34%
Days on Market	37	29	-22.53%	38	25	-34.21%
Benchmark Price	\$515,300	\$576,900	11.95%	\$500,129	\$568,086	13.59%
Median Price	\$410,000	\$430,000	4.88%	\$422,000	\$500,000	18.48%
Average Price	\$490,949	\$512,733	4.44%	\$506,505	\$555,913	9.75%
<b>CITY OF CALGARY ROW</b>						
Total Sales	351	432	23.08%	2,396	3,695	54.22%
Total Sales Volume	\$114,592,862	\$153,756,218	34.18%	\$788,749,098	\$1,327,942,967	68.36%
New Listings	513	495	-3.51%	3,808	4,642	21.90%
Inventory	1,077	735	-31.75%	937	671	-28.37%
Months of Supply	3.07	1.70	-44.55%	2.74	1.27	-53.55%
Sales to New Listings Ratio	68.42%	87.27%	18.85%	62.92%	79.60%	16.68%
Sales to List Price Ratio	97.73%	98.69%	0.99%	97.65%	100.43%	2.84%
Days on Market	45	30	-33.27%	46	27	-41.30%
Benchmark Price	\$315,400	\$362,600	14.97%	\$305,600	\$351,771	15.11%
Median Price	\$302,000	\$349,950	15.88%	\$303,000	\$350,000	15.51%
Average Price	\$326,475	\$355,917	9.02%	\$329,194	\$359,389	9.17%

For a list of definitions, see page 29.

July 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
<b>Detached</b>								
City Centre	97	174	55.75%	458	4.72	\$828,500	7.95%	-0.10%
North East	172	239	71.97%	475	2.76	\$482,200	19.45%	-0.14%
North	167	220	75.91%	274	1.64	\$591,300	20.75%	-0.22%
North West	150	206	72.82%	305	2.03	\$662,400	14.80%	-0.51%
West	93	150	62.00%	263	2.83	\$825,500	14.21%	-0.64%
South	236	343	68.80%	455	1.93	\$619,000	13.95%	-0.91%
South East	170	203	83.74%	243	1.43	\$630,100	20.34%	-0.74%
East	48	62	77.42%	103	2.15	\$381,300	12.02%	-0.47%
<b>TOTAL CITY</b>	<b>1,136</b>	<b>1,610</b>	<b>70.56%</b>	<b>2,596</b>	<b>2.29</b>	<b>\$643,600</b>	<b>14.76%</b>	<b>-0.60%</b>
<b>Apartment</b>								
City Centre	195	330	59.09%	825	4.23	\$309,200	8.53%	0.52%
North East	26	48	54.17%	114	4.38	\$214,500	15.76%	-2.46%
North	41	52	78.85%	79	1.93	\$246,900	16.74%	1.77%
North West	49	85	57.65%	144	2.94	\$251,600	10.98%	1.21%
West	52	71	73.24%	105	2.02	\$288,000	10.98%	1.12%
South	70	91	76.92%	142	2.03	\$240,100	11.73%	0.46%
South East	69	101	68.32%	129	1.87	\$280,500	14.12%	0.47%
East	10	20	50.00%	38	3.80	\$172,800	13.46%	-3.19%
<b>TOTAL CITY</b>	<b>513</b>	<b>798</b>	<b>64.29%</b>	<b>1,576</b>	<b>3.07</b>	<b>\$278,800</b>	<b>9.68%</b>	<b>0.50%</b>
<b>Semi-detached</b>								
City Centre	36	70	51.43%	154	4.28	\$811,800	10.07%	-0.47%
North East	37	43	86.05%	72	1.95	\$342,800	18.00%	1.27%
North	21	33	63.64%	43	2.05	\$457,100	20.04%	-0.54%
North West	13	22	59.09%	30	2.31	\$544,900	10.98%	-1.57%
West	14	21	66.67%	27	1.93	\$692,100	11.95%	-0.70%
South	26	42	61.90%	47	1.81	\$446,900	14.83%	-1.19%
South East	17	22	77.27%	30	1.76	\$440,100	17.55%	-0.79%
East	9	14	64.29%	24	2.67	\$285,200	14.26%	-0.11%
<b>TOTAL CITY</b>	<b>173</b>	<b>271</b>	<b>63.84%</b>	<b>431</b>	<b>2.49</b>	<b>\$576,900</b>	<b>11.95%</b>	<b>-0.81%</b>
<b>Row</b>								
City Centre	53	70	75.71%	152	2.87	\$494,400	7.06%	-2.33%
North East	59	76	77.63%	128	2.17	\$254,900	18.50%	1.03%
North	77	75	102.67%	100	1.30	\$346,900	21.72%	0.26%
North West	46	55	83.64%	69	1.50	\$367,800	15.77%	0.25%
West	36	47	76.60%	80	2.22	\$371,300	15.92%	-0.77%
South	87	93	93.55%	105	1.21	\$301,500	14.46%	1.04%
South East	63	62	101.61%	72	1.14	\$370,700	22.18%	0.68%
East	10	13	76.92%	24	2.40	\$202,200	10.43%	-1.46%
<b>TOTAL CITY</b>	<b>432</b>	<b>495</b>	<b>87.27%</b>	<b>735</b>	<b>1.70</b>	<b>\$362,600</b>	<b>14.97%</b>	<b>-0.30%</b>

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

## City of Calgary

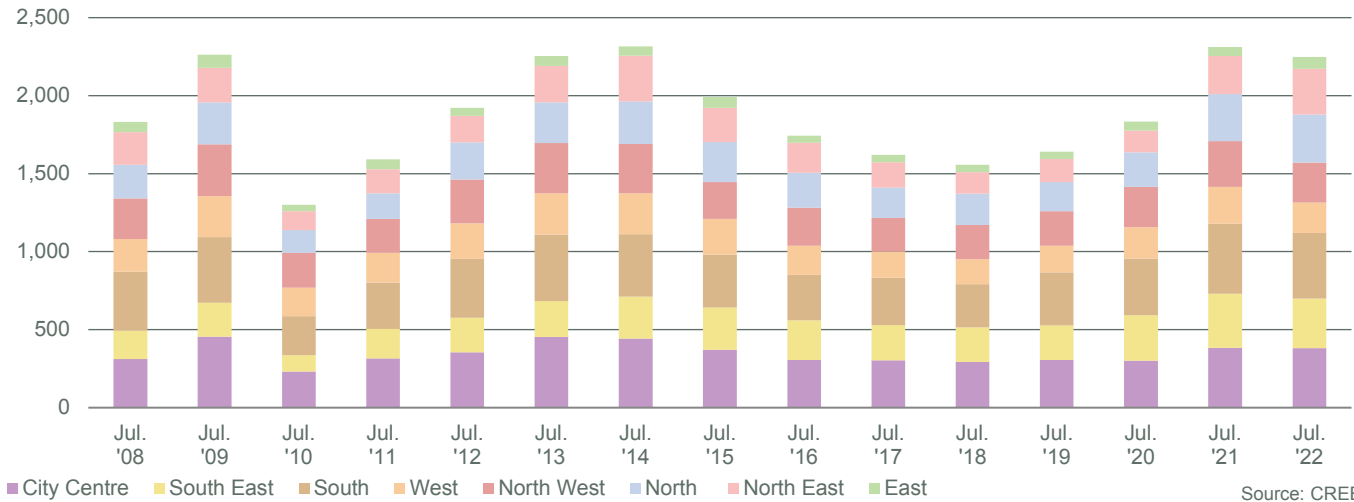
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jul. 2022

TOTAL SALES

JULY



Source: CREB®

TOTAL INVENTORY

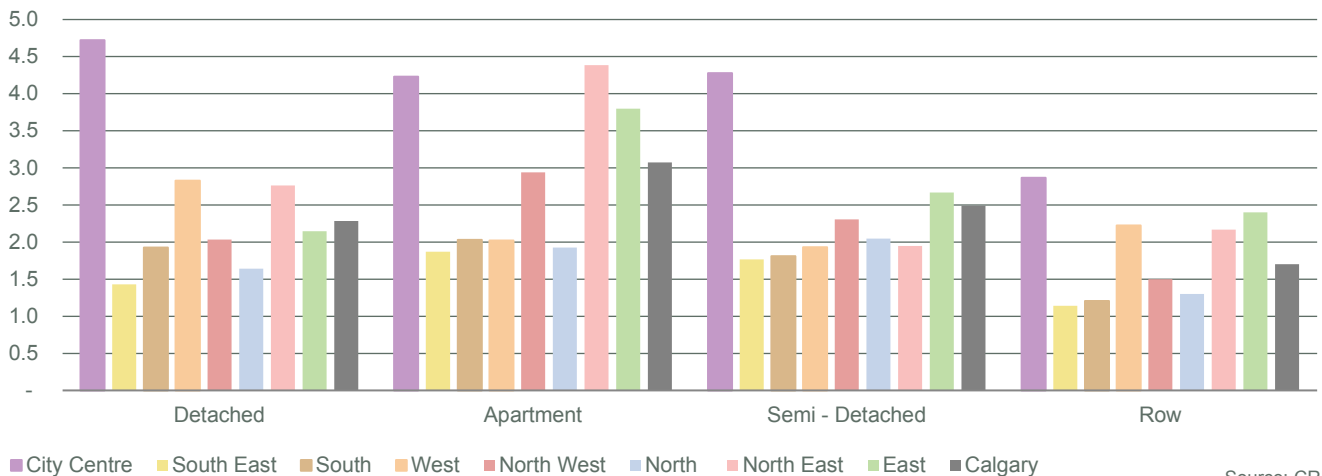
JULY



Source: CREB®

MONTHS OF SUPPLY

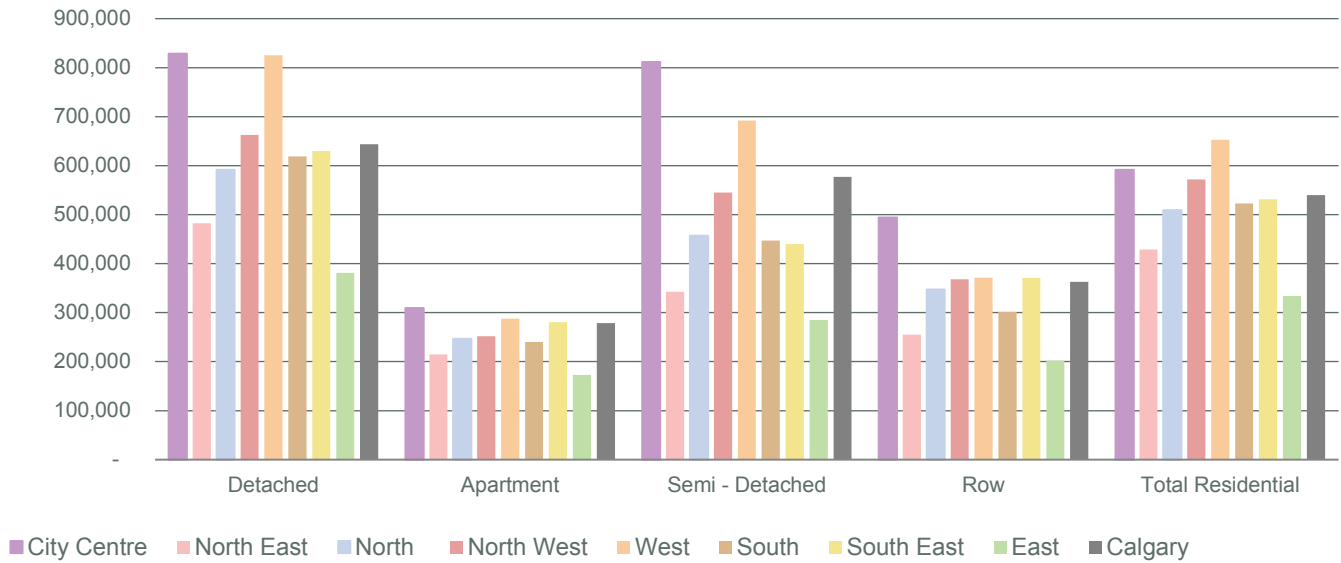
JULY



Source: CREB®

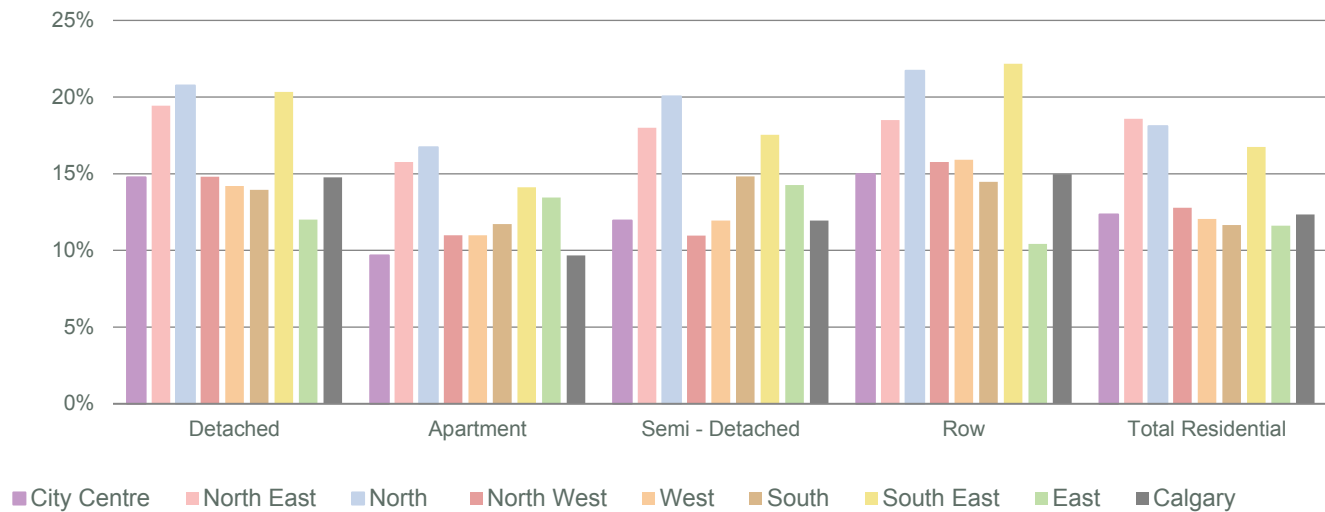


## BENCHMARK PRICE - JULY



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

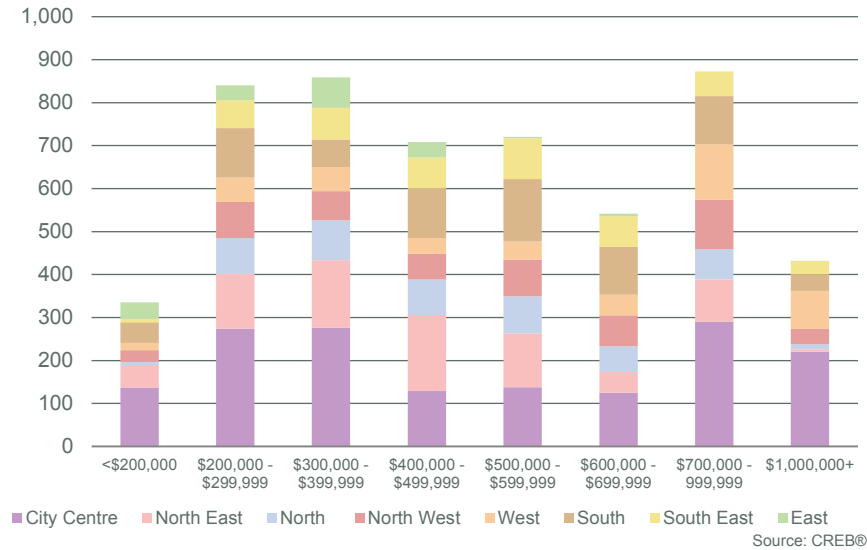


Source: CREB®

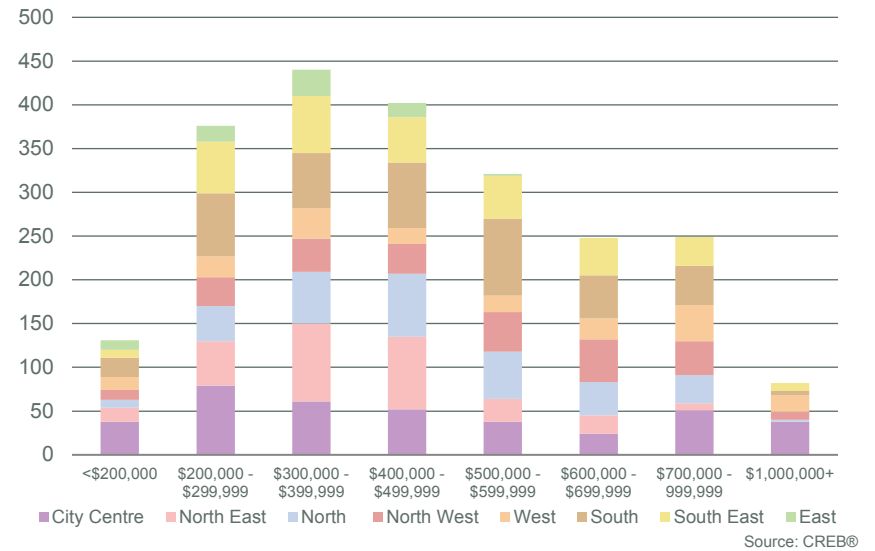
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

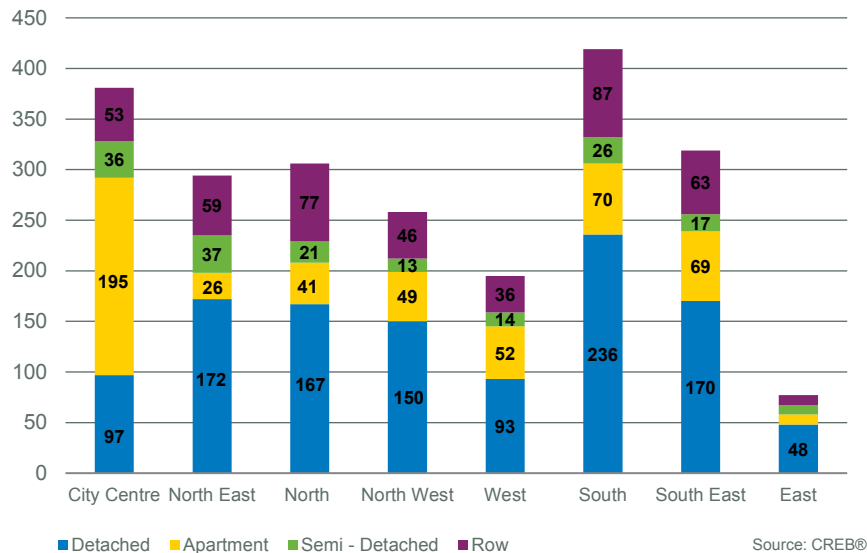
TOTAL INVENTORY BY PRICE RANGE - JULY



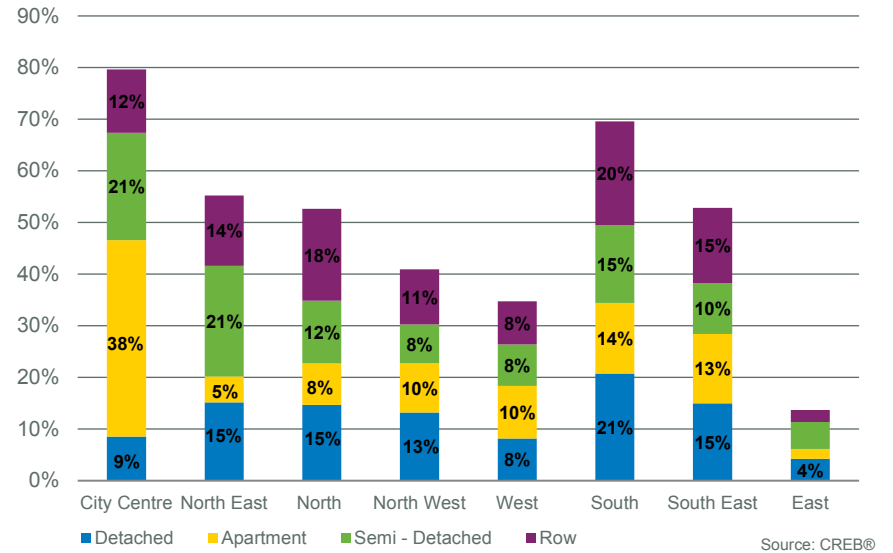
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



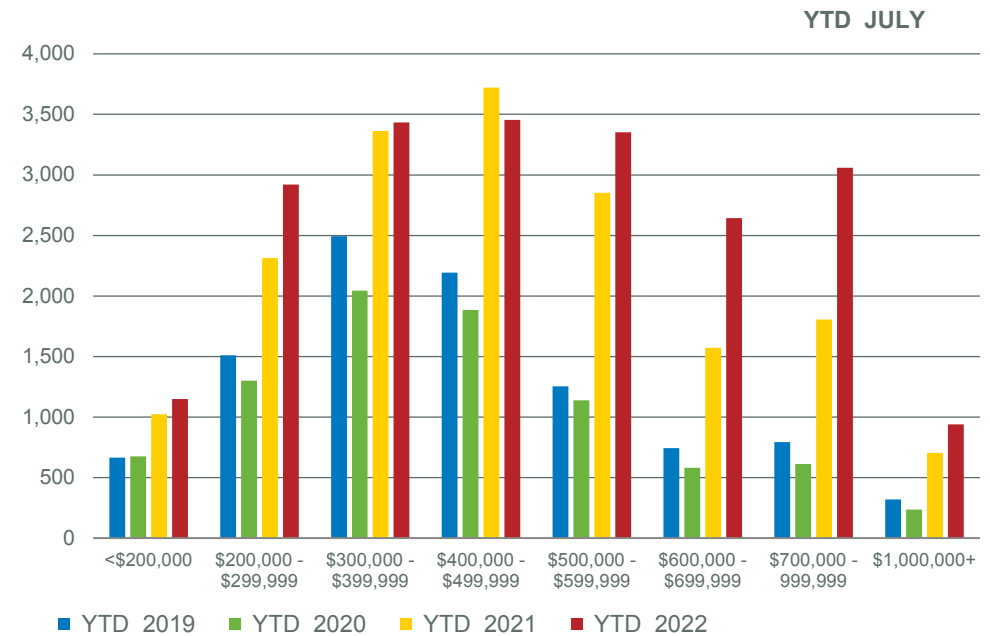
SHARE OF CITY WIDE SALES - JULY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	1,207	1,832	2,903	3,204	2,981	2,914	2,314	2,146	2,157	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	2,499	1,998	1,231
Inventory	4,038	4,521	5,422	6,078	6,790	6,921	6,682	6,065	5,621	4,876	3,932	2,619
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	440,944	459,900	455,000	457,500	445,000	437,500	439,250	425,000	438,000	440,000	430,000
Average Price	472,020	486,470	505,459	508,498	510,631	494,163	488,484	487,339	474,334	484,668	490,252	477,323
Index	198	202	208	212	215	217	217	216	215	216	216	217
<b>2022</b>												
Sales	2,004	3,295	4,092	3,399	3,065	2,839	2,254					
New Listings	2,474	4,651	5,492	4,585	4,296	4,056	3,174					
Inventory	2,628	3,606	4,388	4,873	5,211	5,404	5,338					
Days on Market	44	25	20	22	25	27	31					
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900	540,000					
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000					
Average Price	511,944	547,881	537,841	532,310	520,144	517,815	491,392					
Index	223	236	242	270	271	270	268					

	Jul-21	Jul-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	4	9	17
\$100,000 - \$149,999	45	26	246	233
\$150,000 - \$199,999	104	102	769	898
\$200,000 - \$249,999	128	206	1,030	1,517
\$250,000 - \$299,999	197	170	1,282	1,404
\$300,000 - \$349,999	193	200	1,437	1,594
\$350,000 - \$399,999	281	240	1,926	1,840
\$400,000 - \$449,999	255	211	1,977	1,745
\$450,000 - \$499,999	231	191	1,744	1,708
\$500,000 - \$549,999	194	166	1,555	1,656
\$550,000 - \$599,999	153	157	1,298	1,696
\$600,000 - \$649,999	122	124	883	1,426
\$650,000 - \$699,999	86	124	690	1,216
\$700,000 - \$749,999	80	81	535	897
\$750,000 - \$799,999	54	59	434	725
\$800,000 - \$849,999	38	46	292	522
\$850,000 - \$899,999	22	35	215	445
\$900,000 - \$949,999	18	22	164	259
\$950,000 - \$999,999	25	6	165	210
\$1,000,000 - \$1,299,999	51	47	392	530
\$1,300,000 - \$1,499,999	11	12	106	162
\$1,500,000 - \$1,999,999	15	19	131	162
\$2,000,000 +	10	6	75	86
	2,314	2,254	17,355	20,948

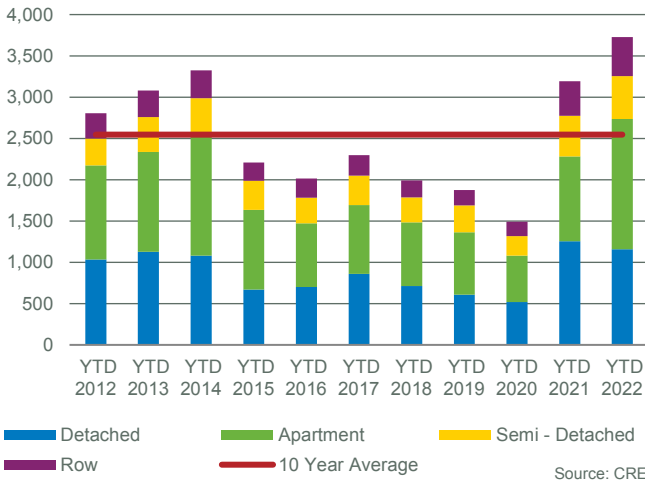
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

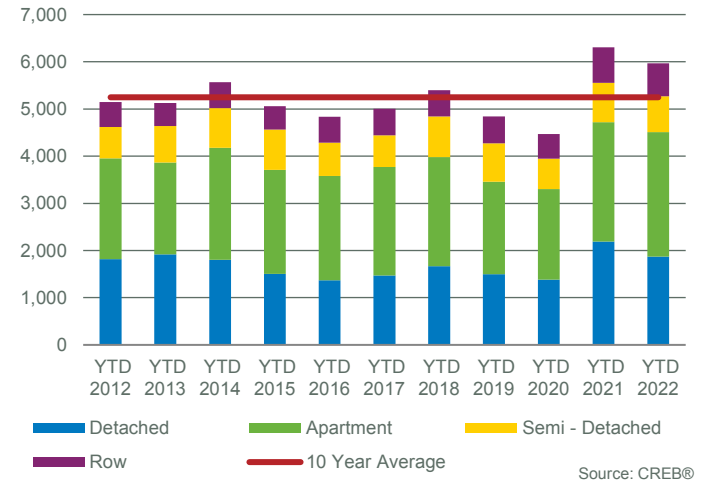
CITY OF CALGARY TOTAL SALES

YTD JULY

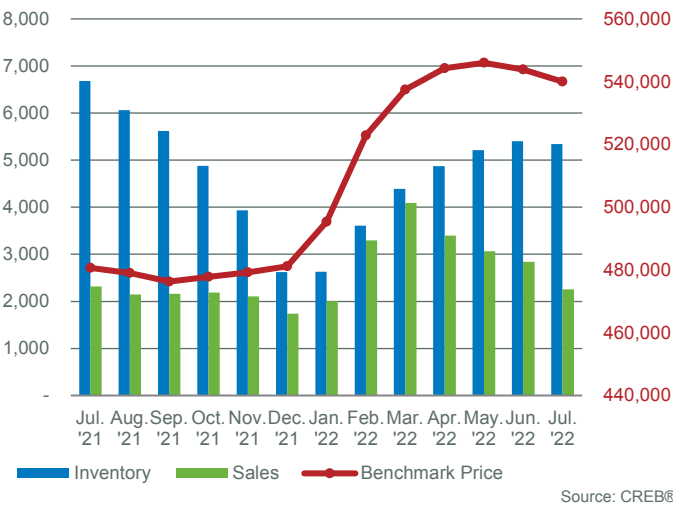


CITY OF CALGARY TOTAL NEW LISTINGS

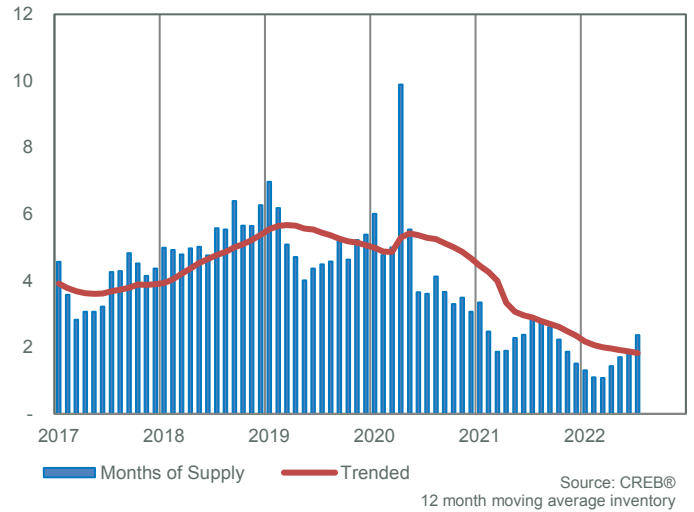
YTD JULY



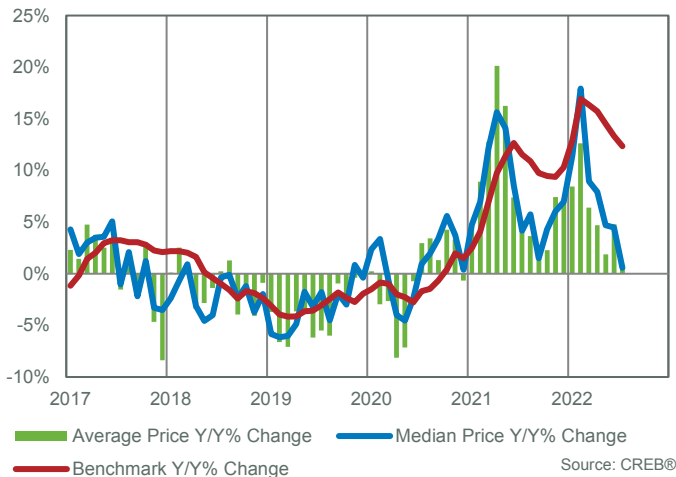
CITY OF CALGARY TOTAL INVENTORY AND SALES



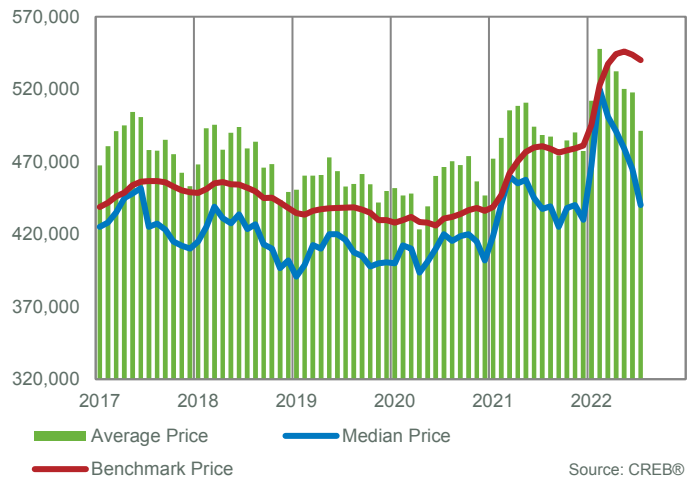
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



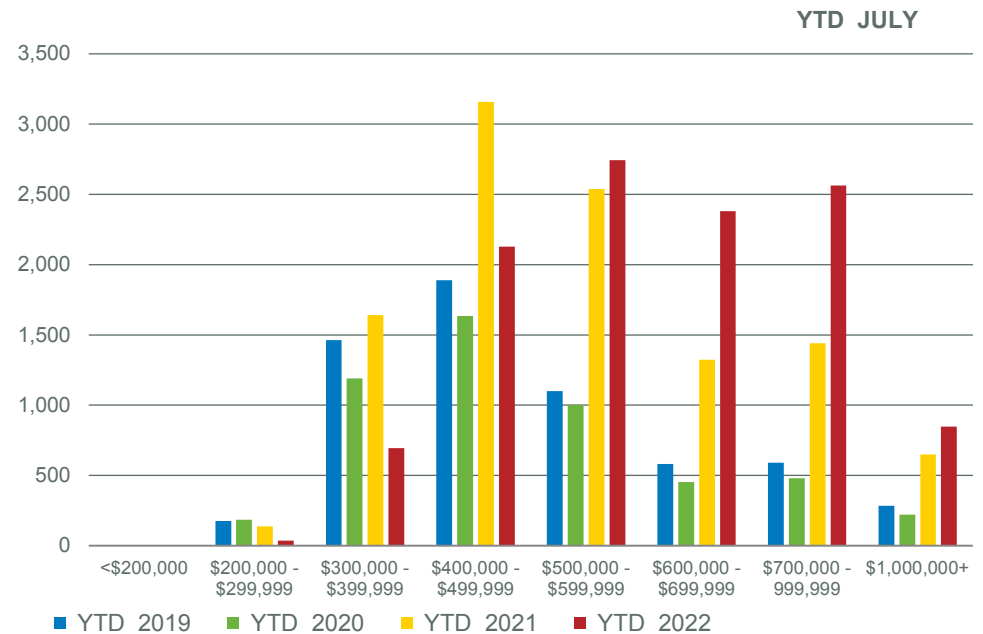
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	733	1,122	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	2,611	2,770	2,731	2,393	1,823	1,569	1,562	1,349	1,052	646
Inventory	1,684	1,926	2,409	2,781	3,201	3,263	3,112	2,775	2,502	2,065	1,526	903
Days on Market	53	37	29	25	26	27	33	36	36	39	40	39
Benchmark Price	510,900	522,200	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	527,900	523,000	528,750	512,000	517,350	515,000	505,000	510,000	520,000	524,950
Average Price	559,202	573,745	594,770	593,751	595,748	583,717	584,472	590,397	578,116	570,051	586,472	586,502
Index	200	204	211	215	218	219	219	219	218	218	219	221
<b>2022</b>												
Sales	1,146	1,897	2,268	1,849	1,617	1,483	1,136					
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,610					
Inventory	898	1,690	2,203	2,466	2,557	2,666	2,596					
Days on Market	33	14	14	18	22	24	29					
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500	643,600					
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	578,989					
Average Price	626,121	678,424	670,462	669,575	660,347	668,438	637,269					
Index	228	243	250	253	254	253	252					

	Jul-21	Jul-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	4	2
\$200,000 - \$249,999	3	1	10	5
\$250,000 - \$299,999	13	3	128	30
\$300,000 - \$349,999	58	26	490	164
\$350,000 - \$399,999	161	74	1,152	531
\$400,000 - \$449,999	205	105	1,623	951
\$450,000 - \$499,999	200	142	1,536	1,178
\$500,000 - \$549,999	180	127	1,396	1,273
\$550,000 - \$599,999	138	142	1,143	1,470
\$600,000 - \$649,999	107	115	766	1,294
\$650,000 - \$699,999	77	113	557	1,086
\$700,000 - \$749,999	64	71	417	793
\$750,000 - \$799,999	42	54	334	616
\$800,000 - \$849,999	30	40	245	413
\$850,000 - \$899,999	15	29	175	359
\$900,000 - \$949,999	15	14	133	211
\$950,000 - \$999,999	20	5	137	172
\$1,000,000 - \$1,299,999	45	39	351	457
\$1,300,000 - \$1,499,999	11	12	100	154
\$1,500,000 - \$1,999,999	15	17	126	154
\$2,000,000 +	10	6	73	82
	1,409	1,136	10,896	11,396

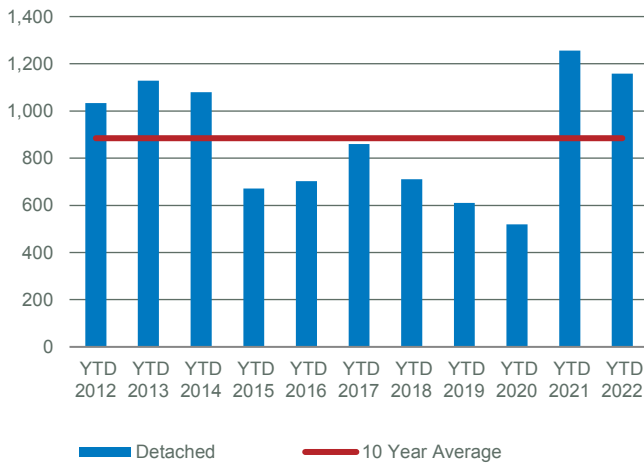
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

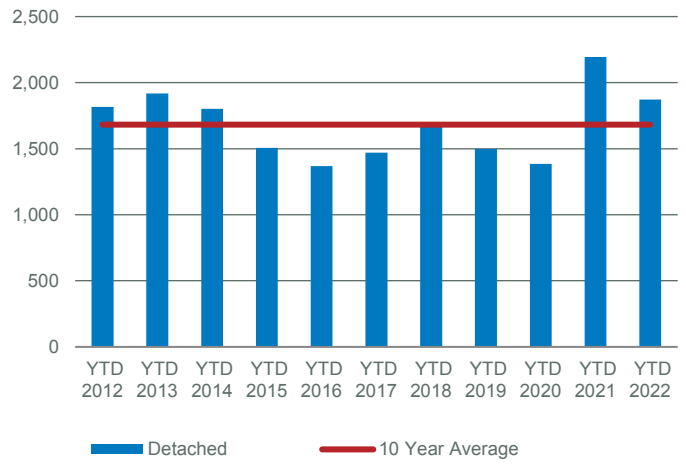
YTD JULY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



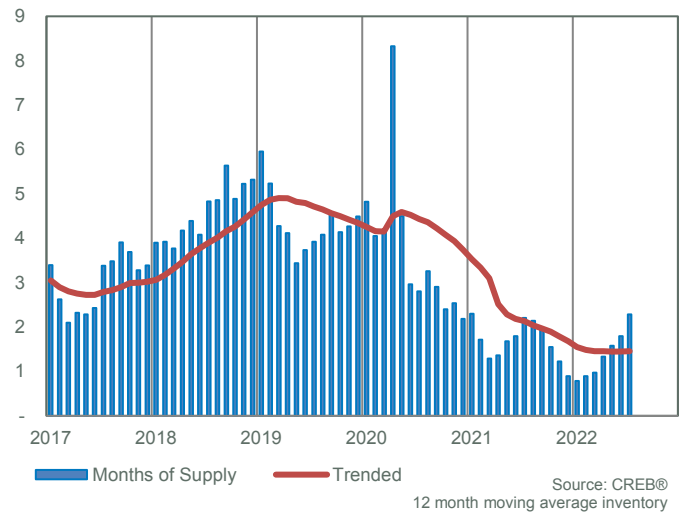
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



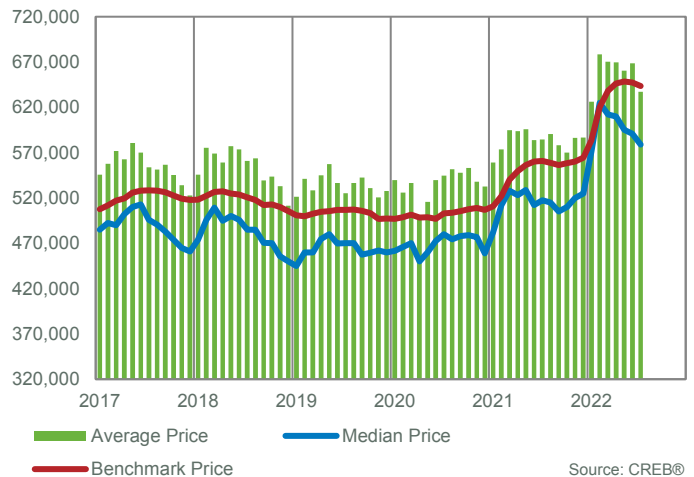
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

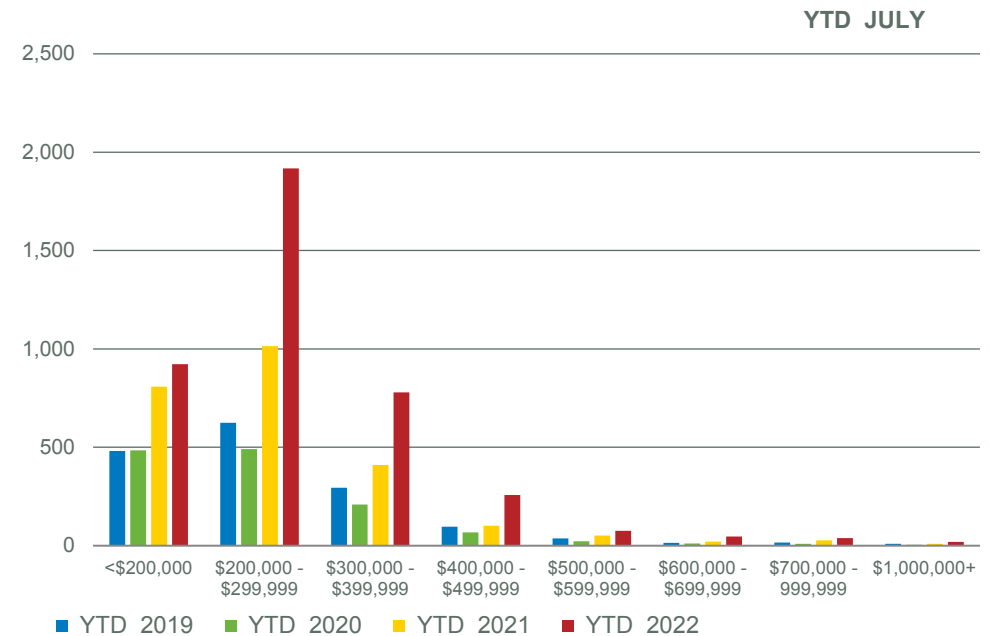


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	184	271	385	440	379	442	345	332	365	360	332	307
New Listings	552	571	868	837	797	747	642	572	632	530	460	293
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,561	1,415	1,057
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	226,000	235,000	230,000	235,000
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,230	288,118	285,713	262,106
Index	177	175	177	178	181	181	182	181	180	180	181	181
<b>2022</b>												
Sales	355	565	770	642	630	578	513					
New Listings	550	694	994	893	948	931	798					
Inventory	1,061	1,069	1,166	1,277	1,414	1,525	1,576					
Days on Market	71	57	38	34	34	34	37					
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400	278,800					
Median Price	234,000	252,500	259,000	249,950	254,250	246,250	248,500					
Average Price	268,056	274,158	290,839	276,383	288,861	279,721	275,247					
Index	182	184	190	221	224	226	227					

	Jul-21	Jul-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	3	9	16
\$100,000 - \$149,999	40	25	218	210
\$150,000 - \$199,999	81	80	582	696
\$200,000 - \$249,999	72	152	602	1,088
\$250,000 - \$299,999	66	101	412	829
\$300,000 - \$349,999	30	64	251	481
\$350,000 - \$399,999	26	36	160	298
\$400,000 - \$449,999	10	22	69	156
\$450,000 - \$499,999	5	14	32	101
\$500,000 - \$549,999	5	3	28	43
\$550,000 - \$599,999	2	4	24	32
\$600,000 - \$649,999	1	3	16	27
\$650,000 - \$699,999	-	2	5	19
\$700,000 - \$749,999	2	-	6	7
\$750,000 - \$799,999	-	-	3	8
\$800,000 - \$849,999	1	-	7	5
\$850,000 - \$899,999	-	-	4	6
\$900,000 - \$949,999	-	2	3	5
\$950,000 - \$999,999	2	-	5	7
\$1,000,000 - \$1,299,999	1	-	4	7
\$1,300,000 - \$1,499,999	-	-	3	3
\$1,500,000 - \$1,999,999	-	2	2	5
\$2,000,000 +	-	-	1	4
	345	513	2,446	4,053

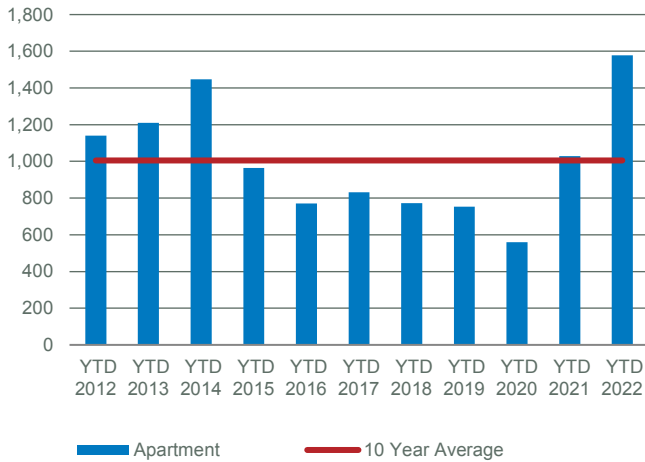
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

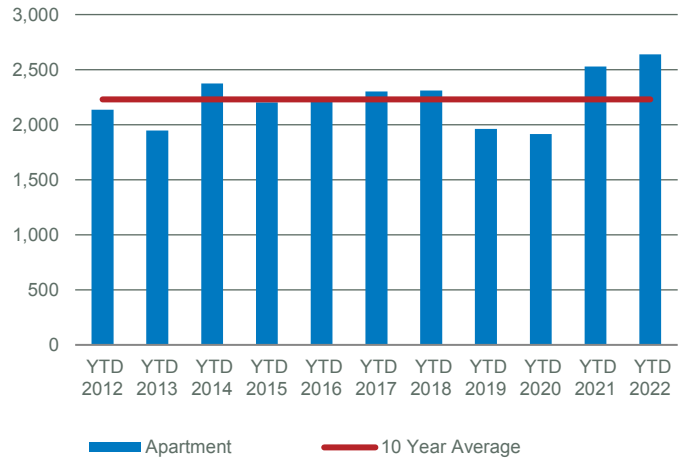
CITY OF CALGARY APARTMENT SALES

YTD JULY

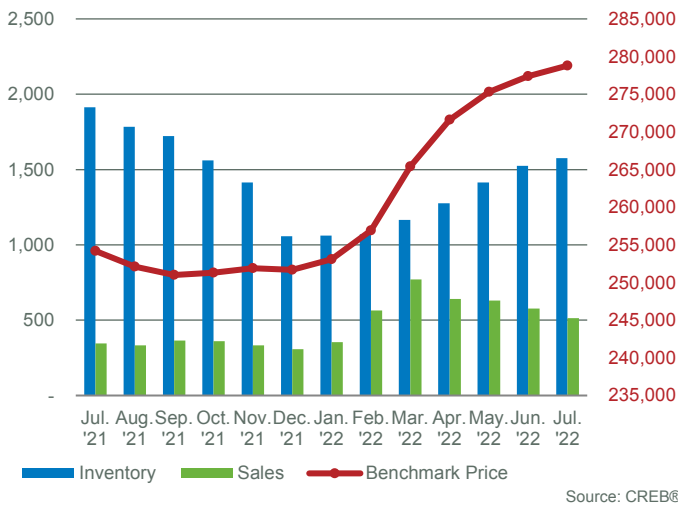


CITY OF CALGARY APARTMENT NEW LISTINGS

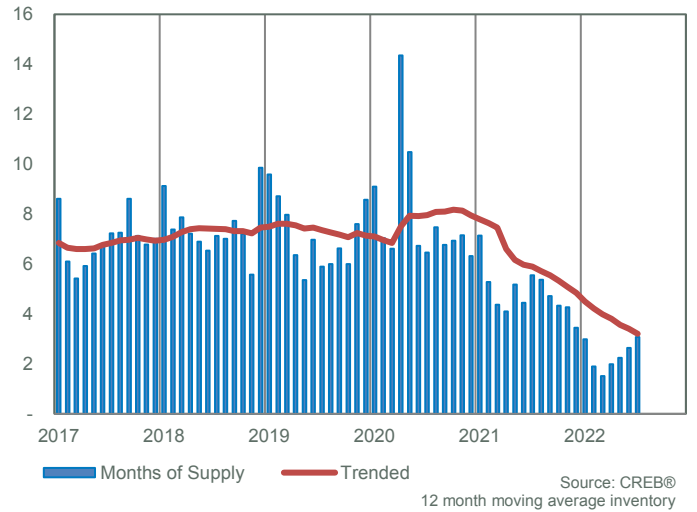
YTD JULY



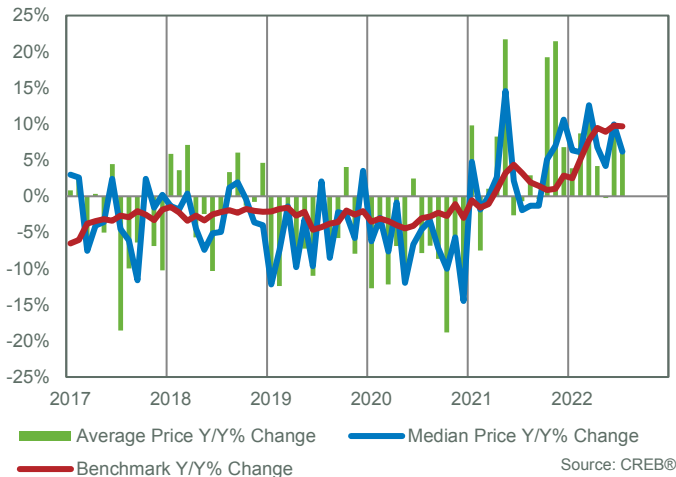
CITY OF CALGARY APARTMENT INVENTORY AND SALES



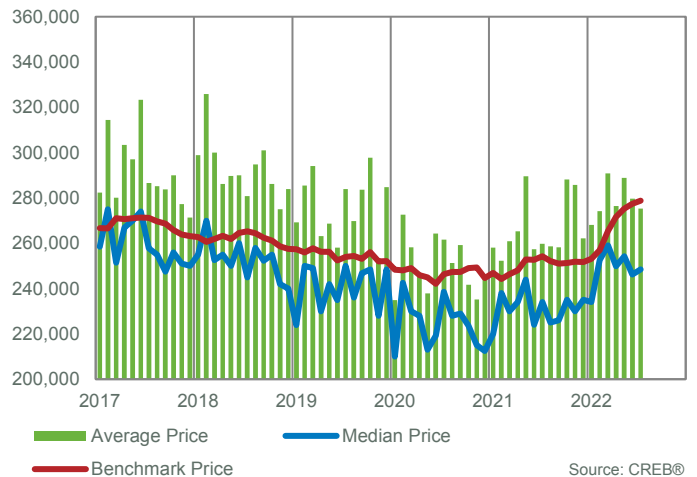
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

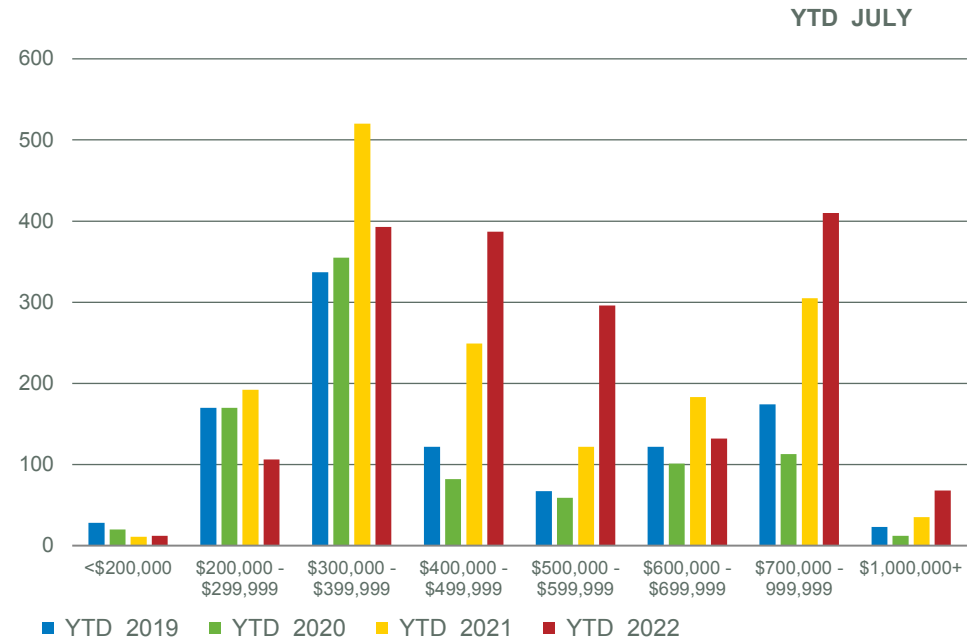




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
Sales	140	179	270	299	277	243	209	176	210	222	211	135
New Listings	212	254	393	436	376	382	320	270	296	226	182	107
Inventory	345	375	451	540	560	593	580	547	519	428	326	217
Days on Market	59	40	38	36	30	37	37	38	42	39	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
<b>2022</b>												
Sales	198	297	345	304	264	223	173					
New Listings	267	395	462	371	357	311	271					
Inventory	244	314	384	391	407	414	431					
Days on Market	35	26	20	22	24	25	29					
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600	576,900					
Median Price	512,500	510,000	515,000	506,759	485,000	485,000	430,000					
Average Price	558,489	562,319	584,388	563,340	541,749	541,181	512,733					
Index	249	261	270	273	275	274	272					

	Jul-21	Jul-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	1	2
\$150,000 - \$199,999	1	-	10	10
\$200,000 - \$249,999	7	2	51	18
\$250,000 - \$299,999	20	12	141	88
\$300,000 - \$349,999	35	22	204	189
\$350,000 - \$399,999	40	30	316	204
\$400,000 - \$449,999	22	26	162	189
\$450,000 - \$499,999	14	15	87	198
\$500,000 - \$549,999	3	20	49	208
\$550,000 - \$599,999	5	3	73	88
\$600,000 - \$649,999	9	3	78	57
\$650,000 - \$699,999	7	3	105	75
\$700,000 - \$749,999	13	9	97	79
\$750,000 - \$799,999	12	4	94	91
\$800,000 - \$849,999	5	5	34	94
\$850,000 - \$899,999	7	5	34	72
\$900,000 - \$949,999	2	6	25	43
\$950,000 - \$999,999	3	1	21	31
\$1,000,000 - \$1,299,999	4	7	31	62
\$1,300,000 - \$1,499,999	-	-	2	5
\$1,500,000 - \$1,999,999	-	-	1	1
\$2,000,000 +	-	-	1	-
	209	173	1,617	1,804

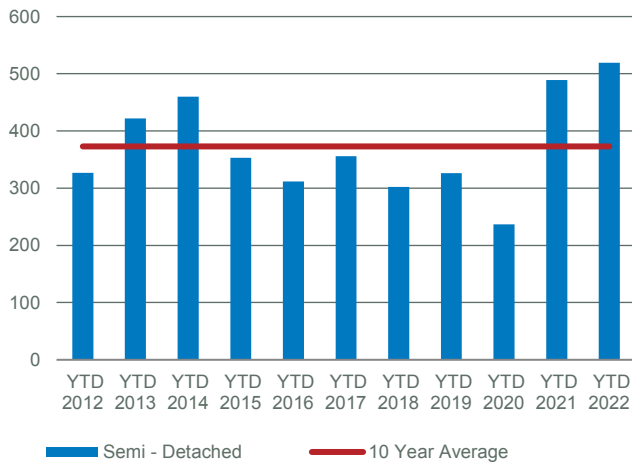
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

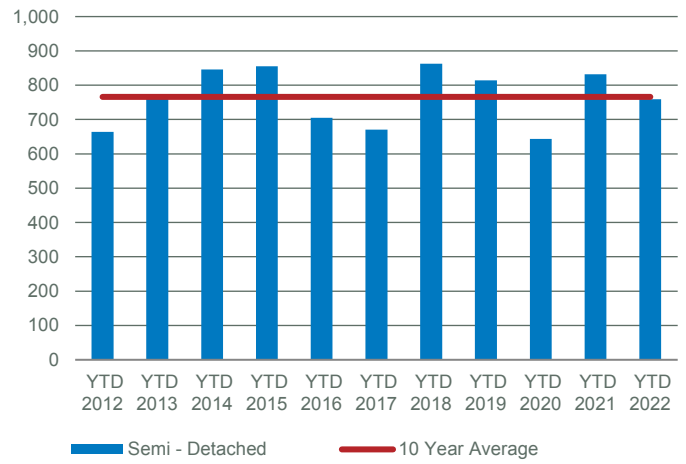
YTD JULY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JULY



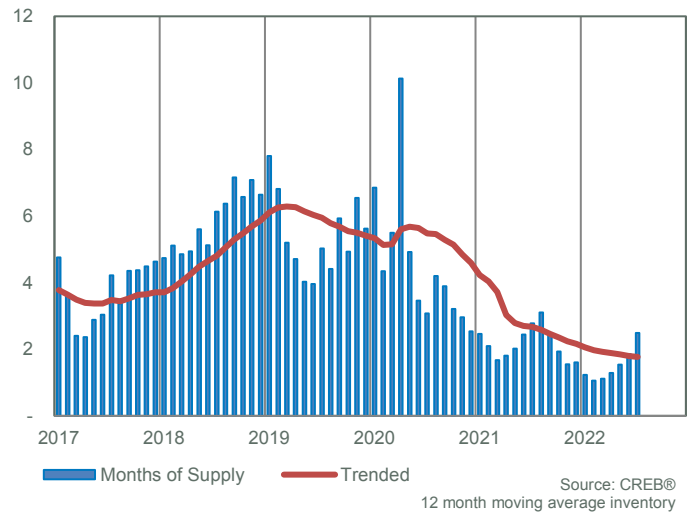
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



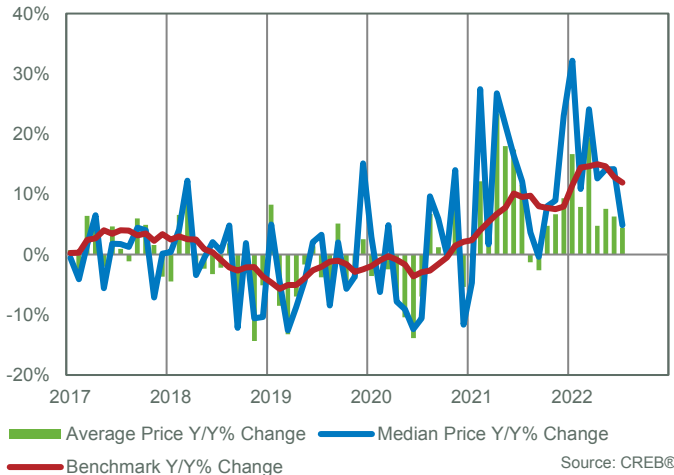
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



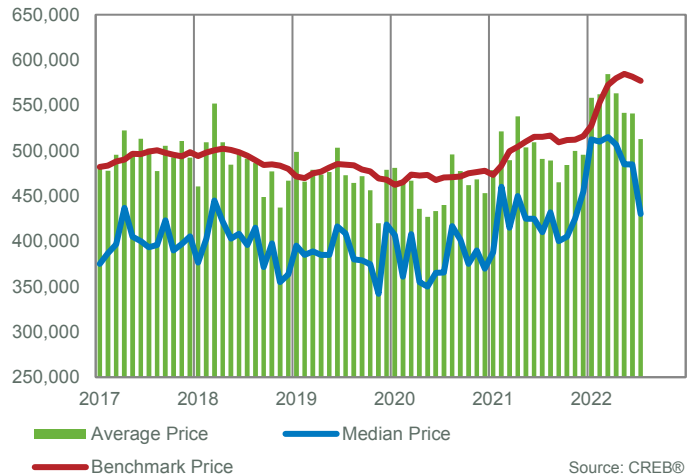
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

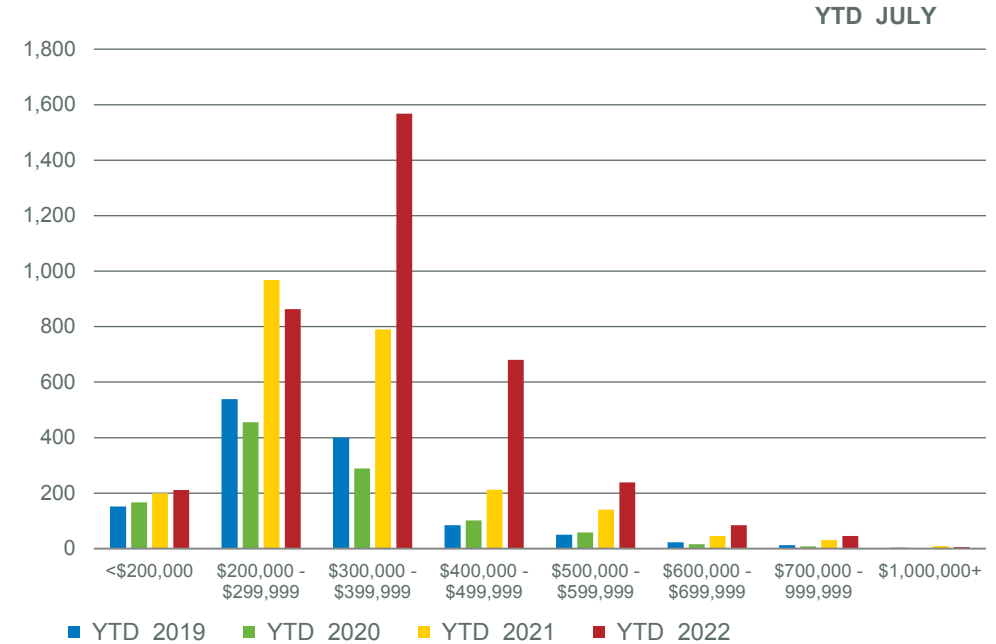


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2021</b>												
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
<b>2022</b>												
Sales	305	536	709	604	554	555	432					
New Listings	364	692	883	782	771	655	495					
Inventory	425	533	635	739	833	799	735					
Days on Market	58	30	19	20	24	27	30					
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700	362,600					
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	349,950					
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	355,917					
Index	191	201	208	214	215	215	215					

	Jul-21	Jul-22	YTD 2021	YTD 2022
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	5	1	27	21
\$150,000 - \$199,999	22	22	173	190
\$200,000 - \$249,999	46	51	367	406
\$250,000 - \$299,999	98	54	601	457
\$300,000 - \$349,999	70	88	492	760
\$350,000 - \$399,999	54	100	298	807
\$400,000 - \$449,999	18	58	123	449
\$450,000 - \$499,999	12	20	89	231
\$500,000 - \$549,999	6	16	82	132
\$550,000 - \$599,999	8	8	58	106
\$600,000 - \$649,999	5	3	23	48
\$650,000 - \$699,999	2	6	23	36
\$700,000 - \$749,999	1	1	15	18
\$750,000 - \$799,999	-	1	3	10
\$800,000 - \$849,999	2	1	6	10
\$850,000 - \$899,999	-	1	2	8
\$900,000 - \$949,999	1	-	3	-
\$950,000 - \$999,999	-	-	2	-
\$1,000,000 - \$1,299,999	1	1	6	4
\$1,300,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,999,999	-	-	2	2
\$2,000,000 +	-	-	-	-
	351	432	2,396	3,695

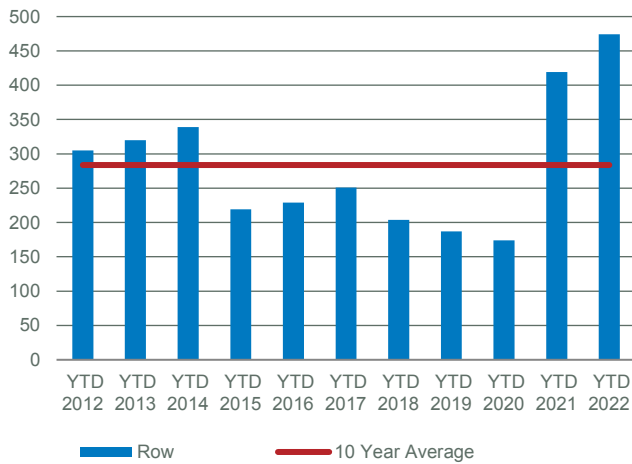
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

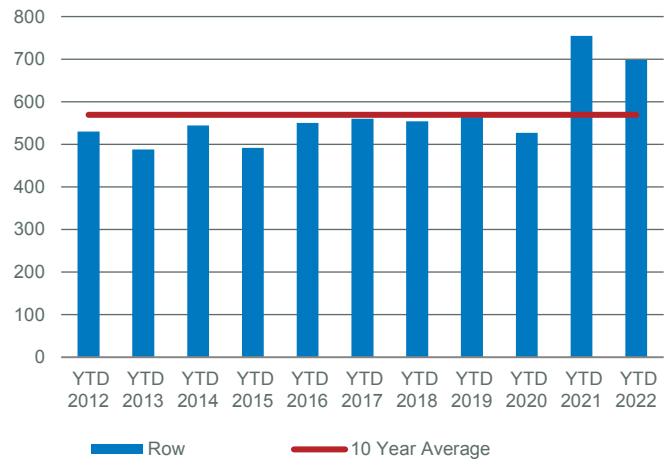
YTD JULY



Source: CREB®

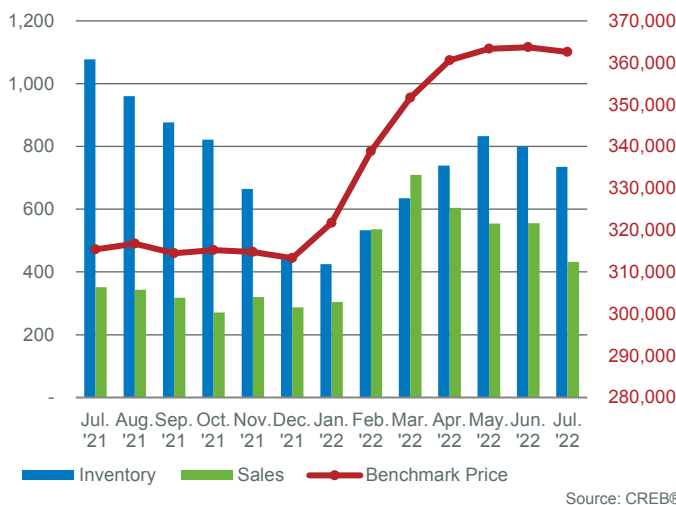
CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



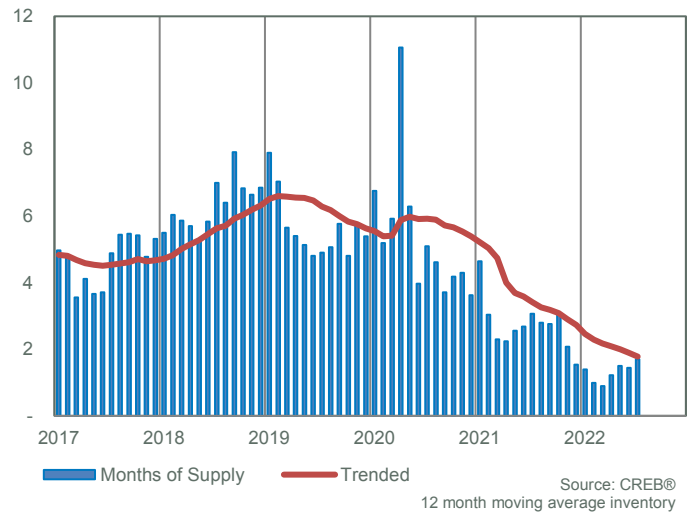
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



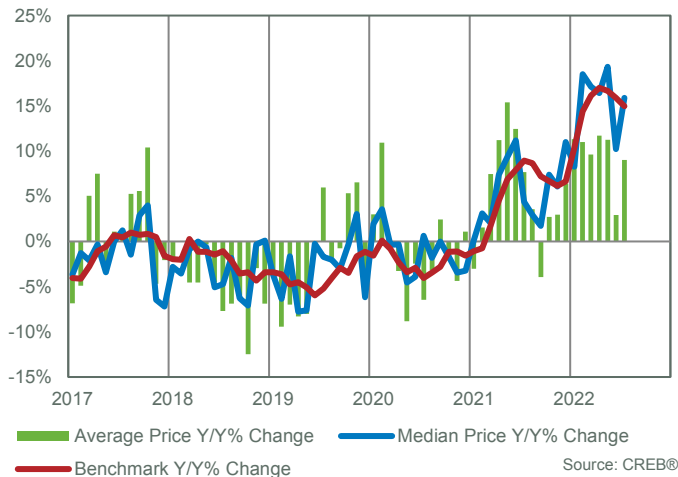
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CITY OF CALGARY ROW MONTHS OF INVENTORY



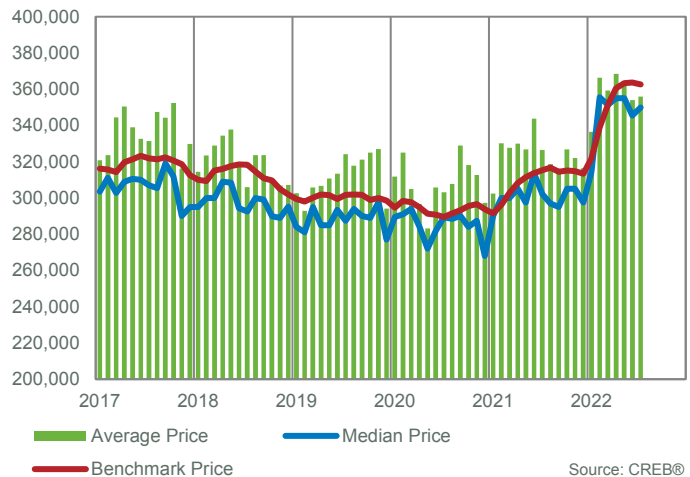
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

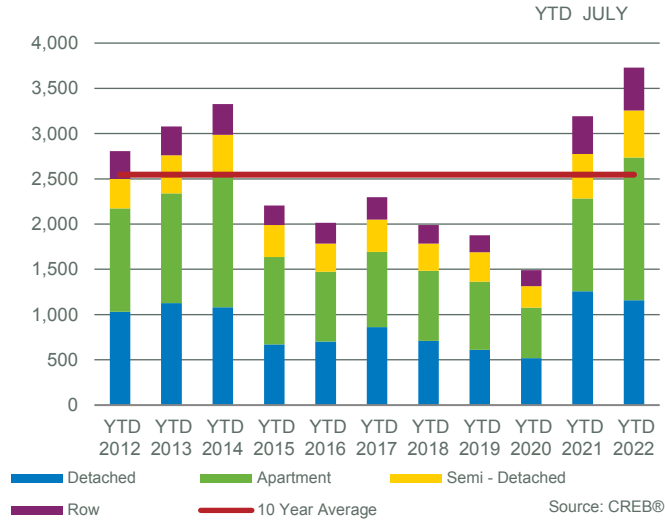
CITY OF CALGARY ROW PRICES



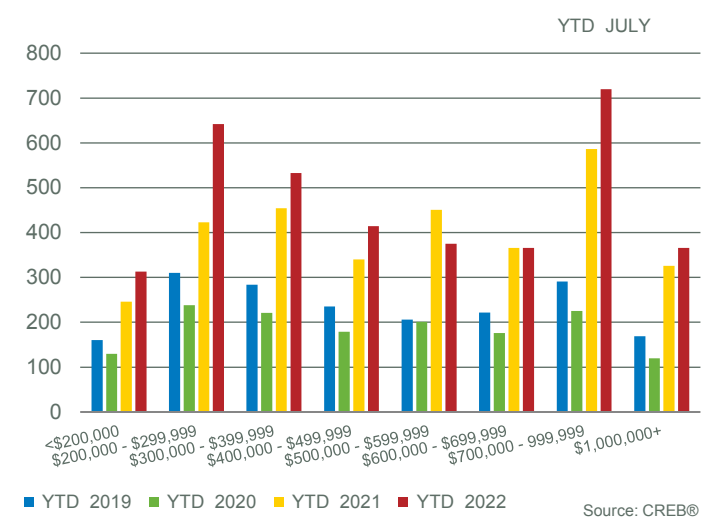
Source: CREB®

CITY CENTRE

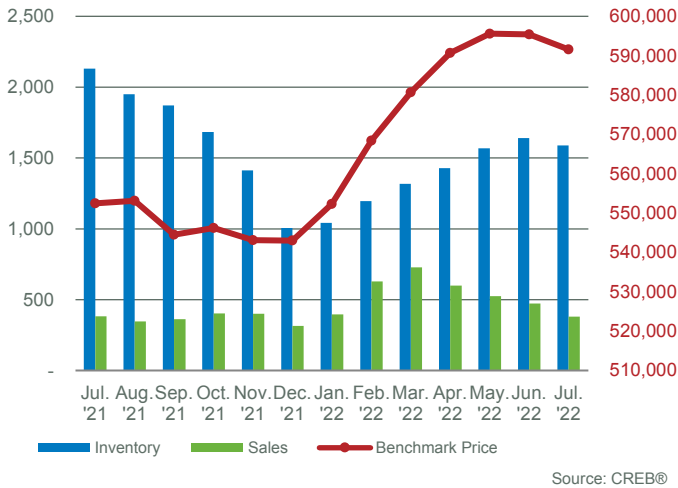
CITY CENTRE TOTAL SALES



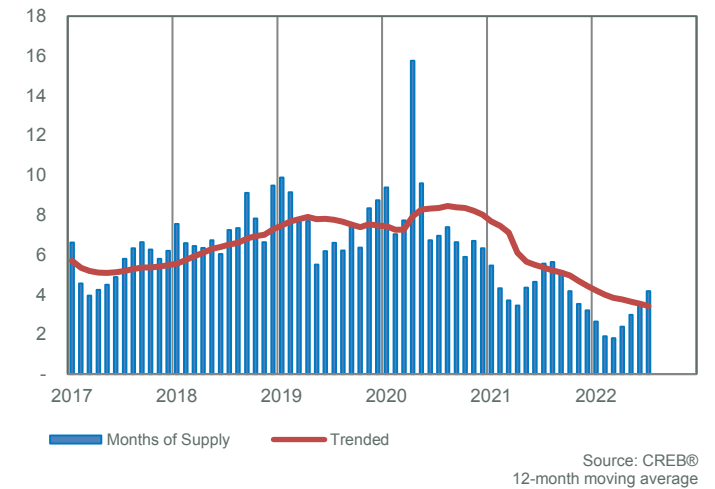
CITY CENTRE TOTAL SALES BY PRICE RANGE



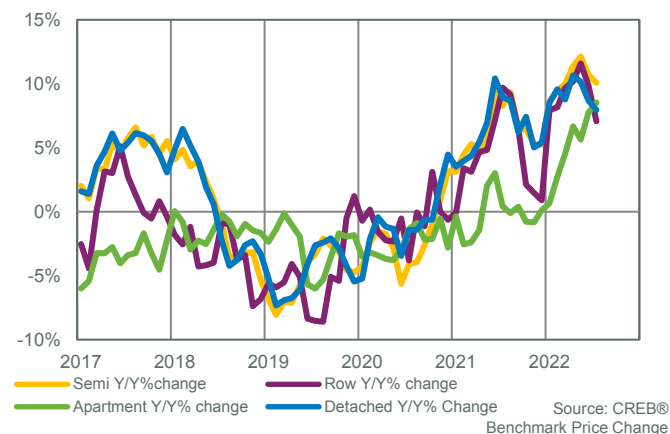
CITY CENTRE INVENTORY AND SALES



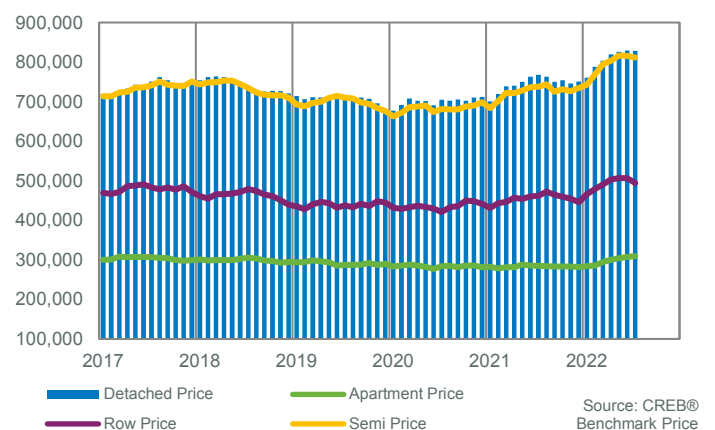
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

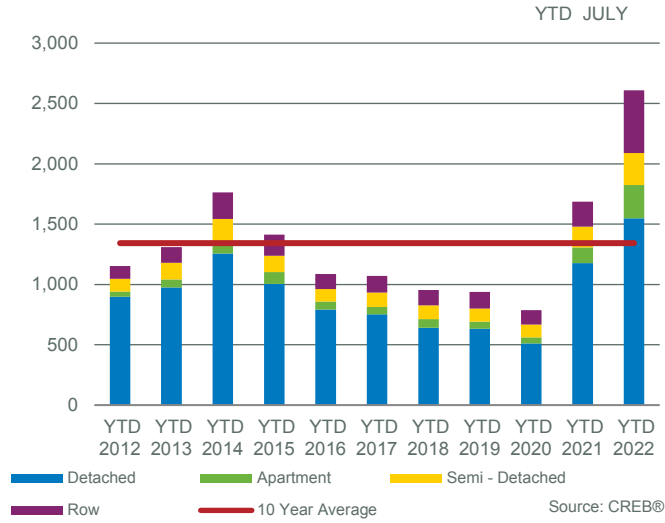


CITY CENTRE PRICES

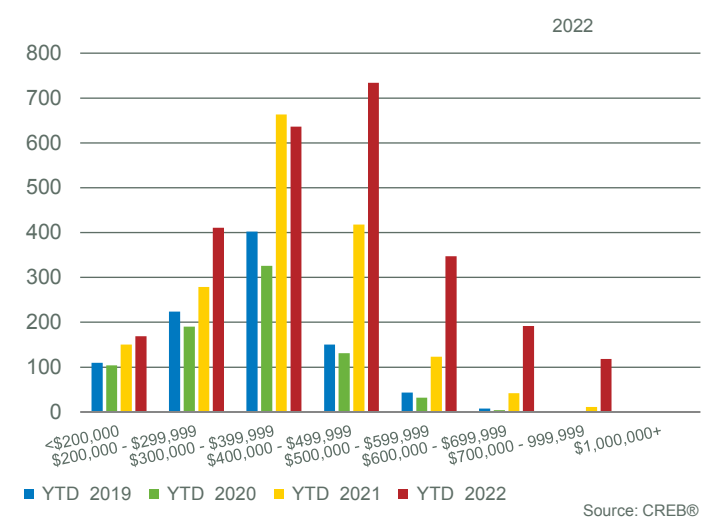


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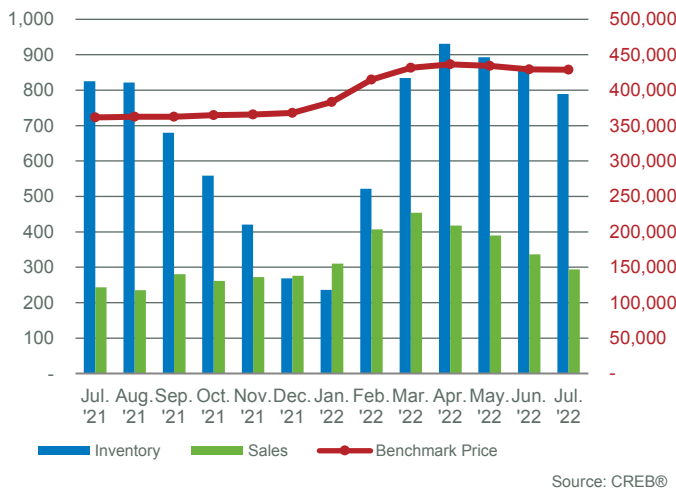
**NORTHEAST TOTAL SALES**



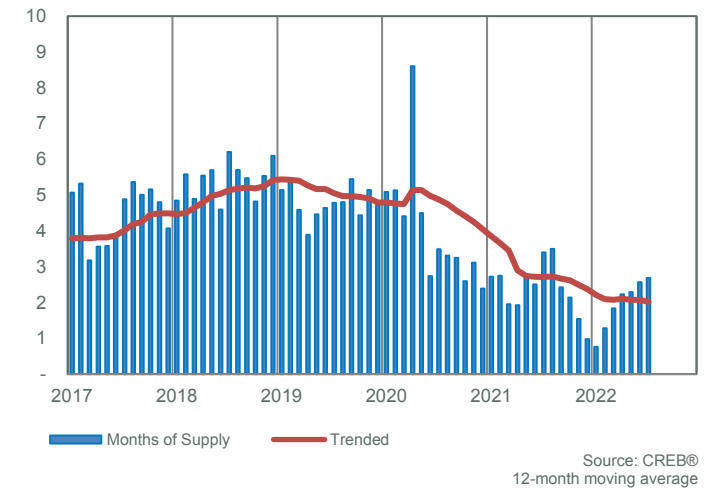
**NORTHEAST TOTAL SALES BY PRICE RANGE**



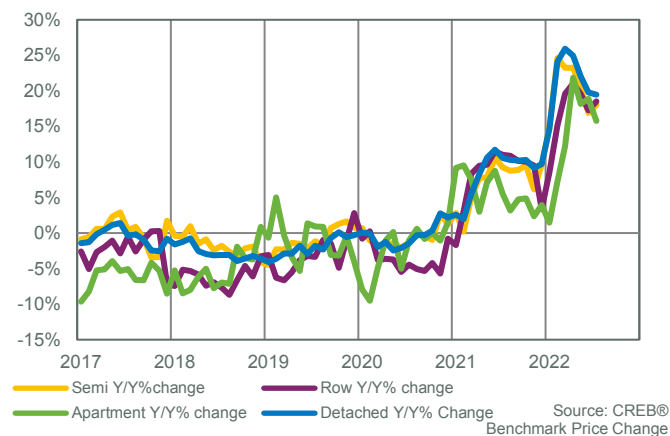
**NORTHEAST INVENTORY AND SALES**



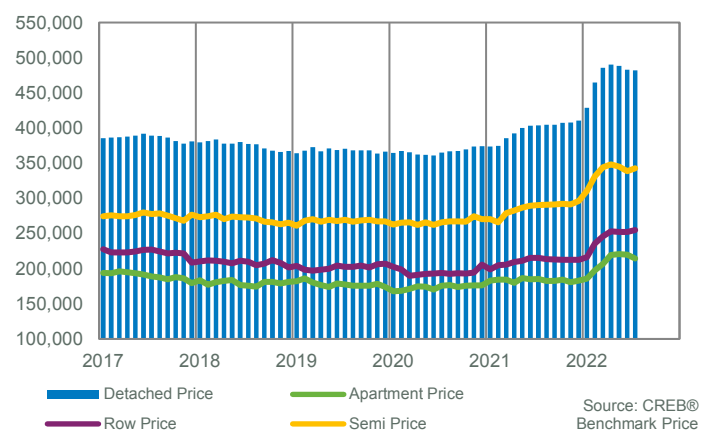
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

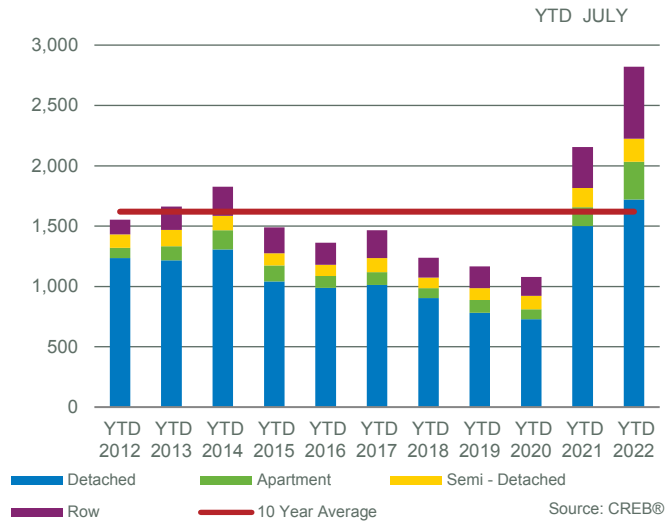


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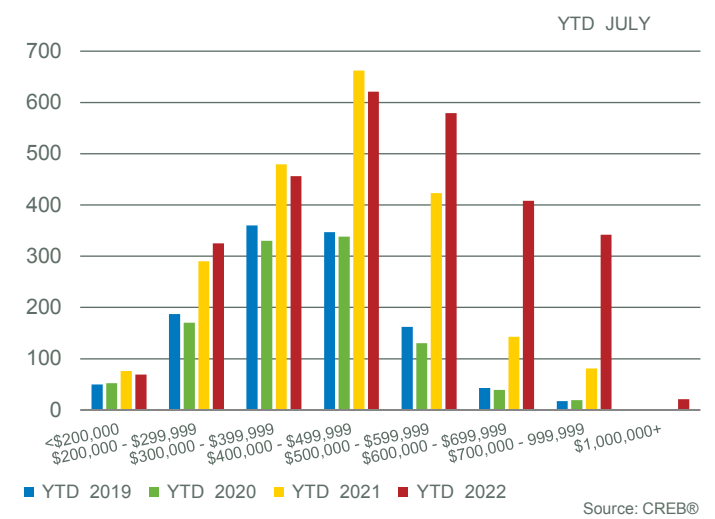


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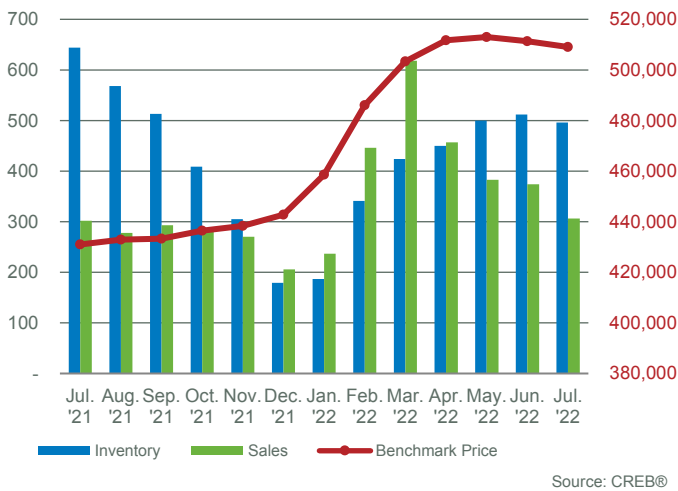
**NORTH TOTAL SALES**



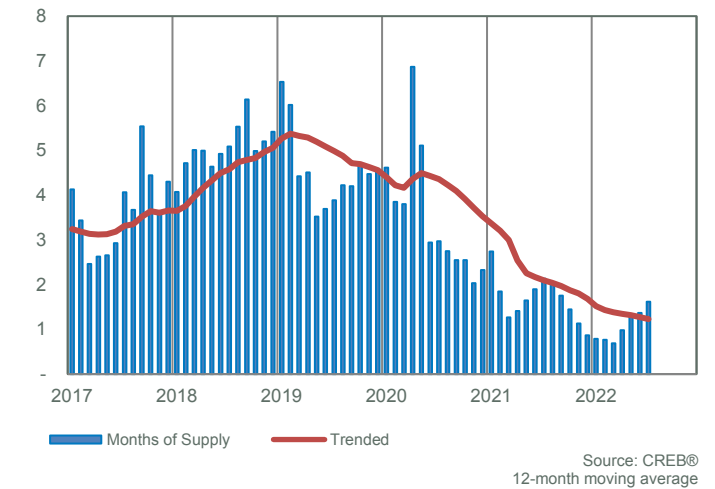
**NORTH TOTAL SALES BY PRICE RANGE**



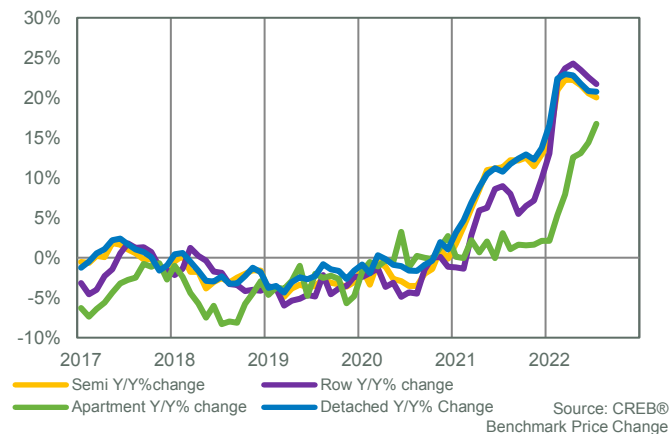
**NORTH INVENTORY AND SALES**



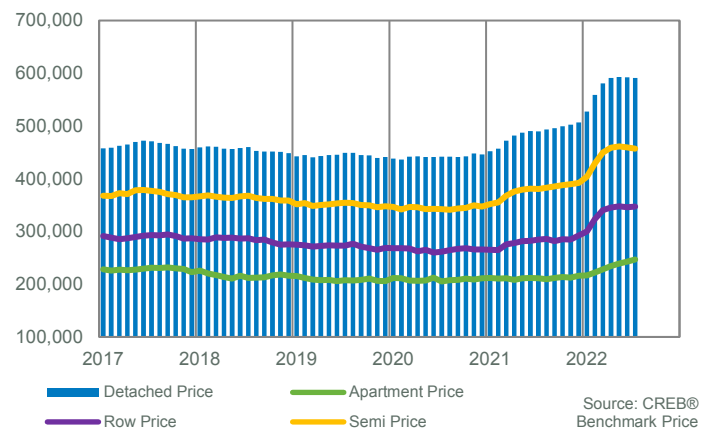
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

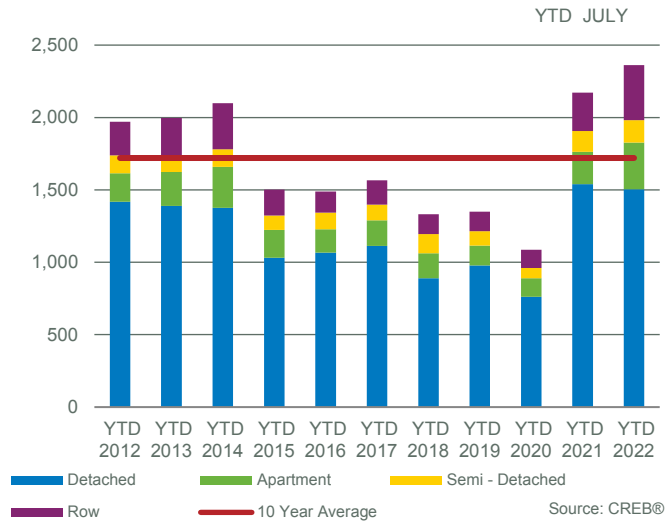


**NORTH PRICES**

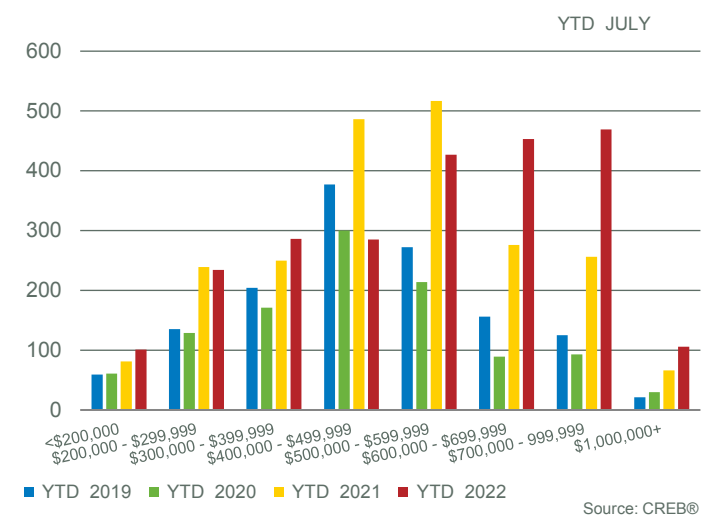


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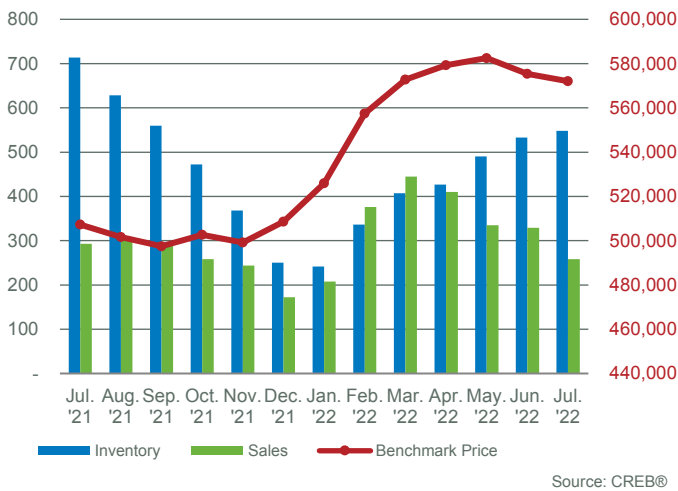
**NORTHWEST TOTAL SALES**



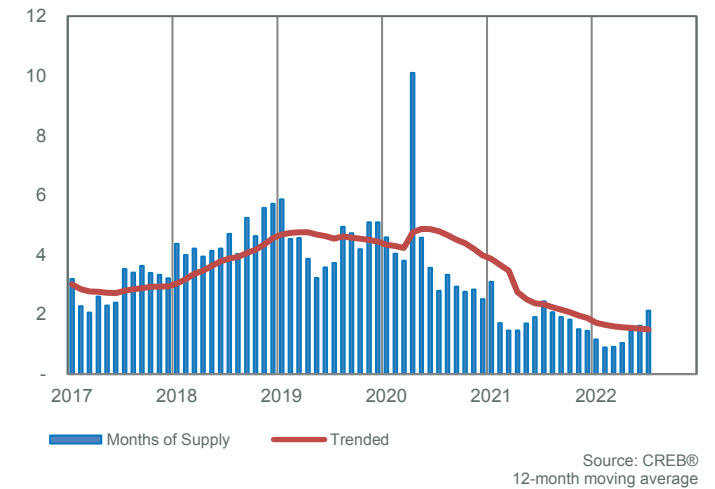
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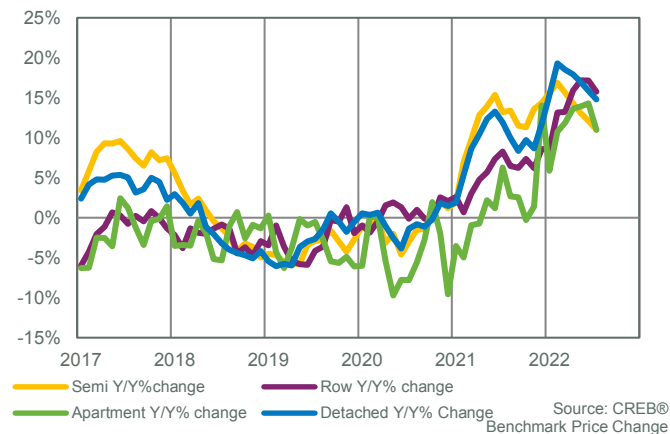
**NORTHWEST INVENTORY AND SALES**



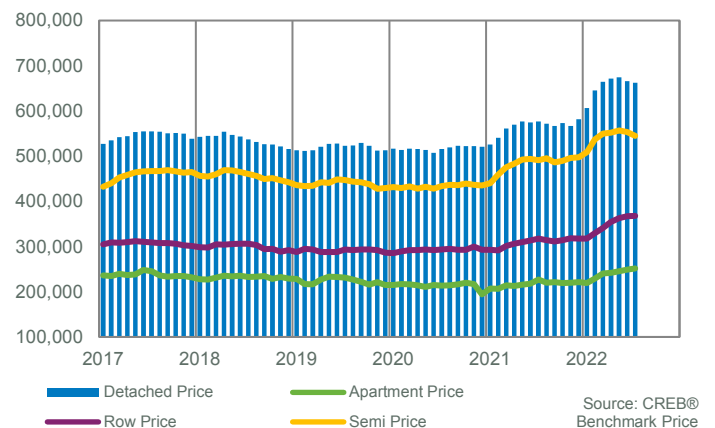
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**NORTHWEST PRICE CHANGE**



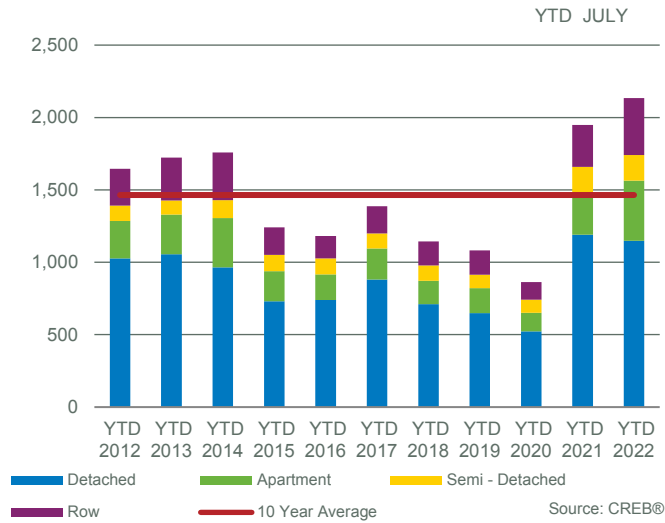
**NORTHWEST PRICES**



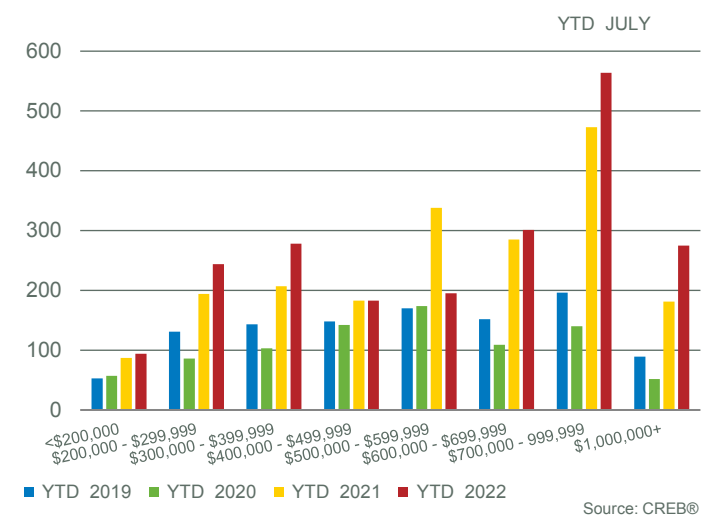


WEST

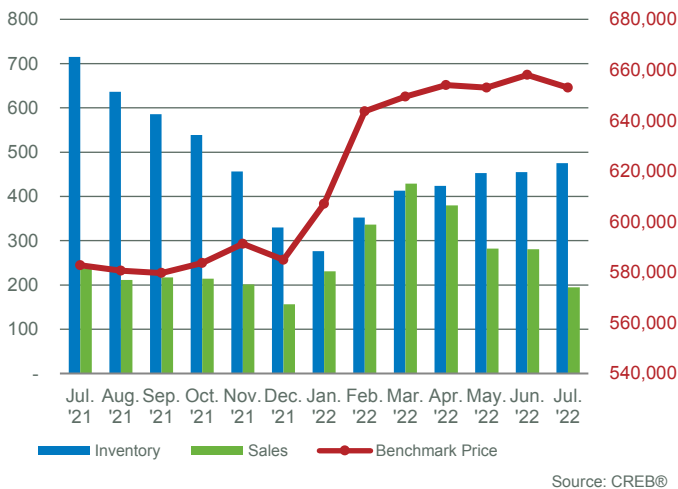
WEST TOTAL SALES



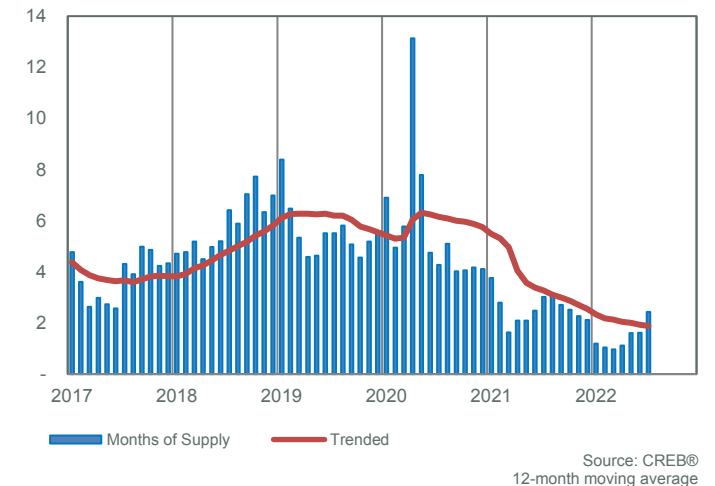
WEST TOTAL SALES BY PRICE RANGE



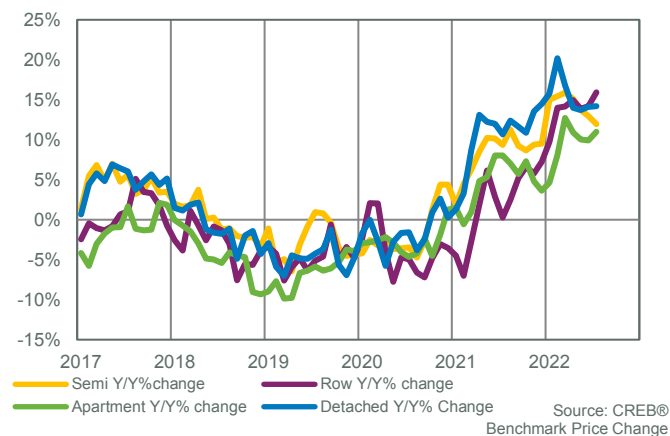
WEST INVENTORY AND SALES



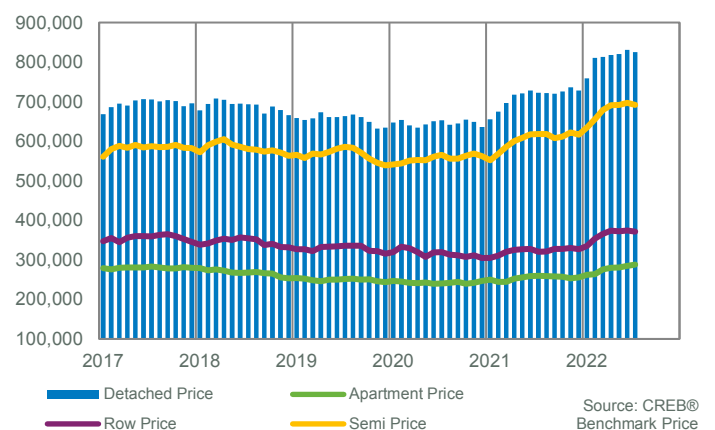
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

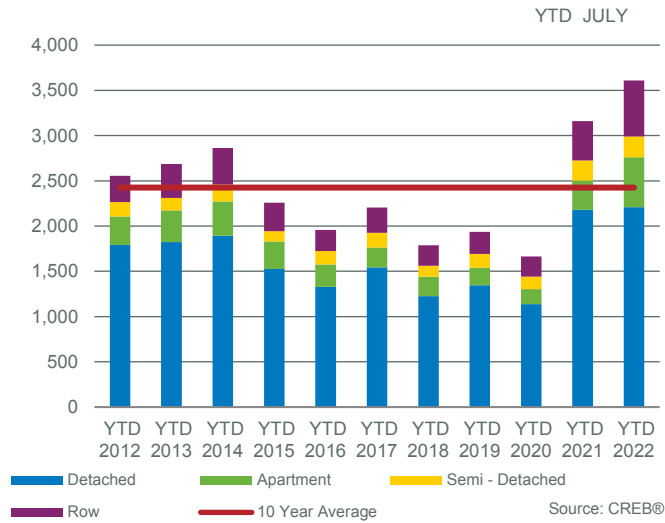


WEST PRICES

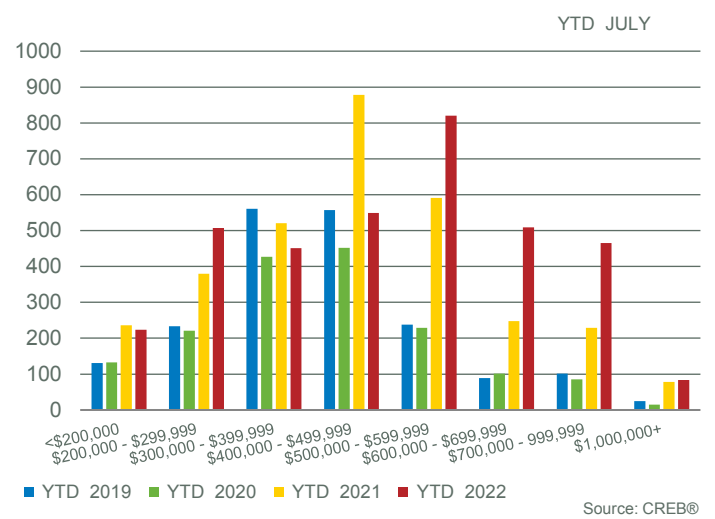


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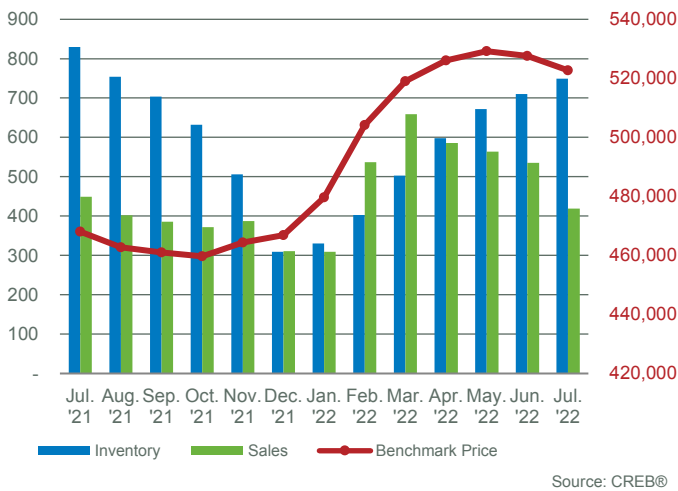
**SOUTH TOTAL SALES**



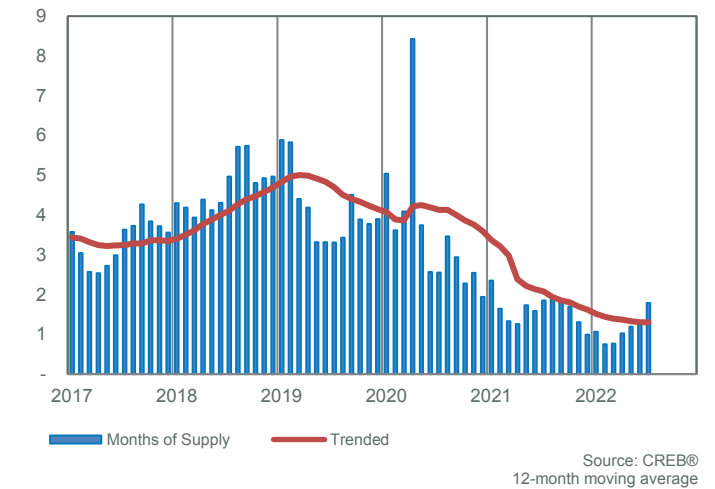
**SOUTH TOTAL SALES BY PRICE RANGE**



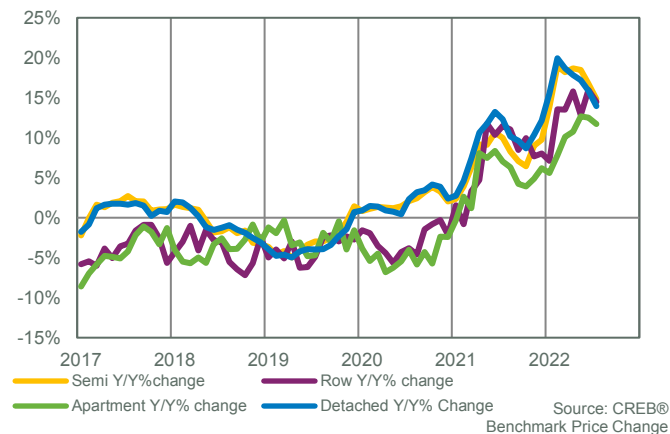
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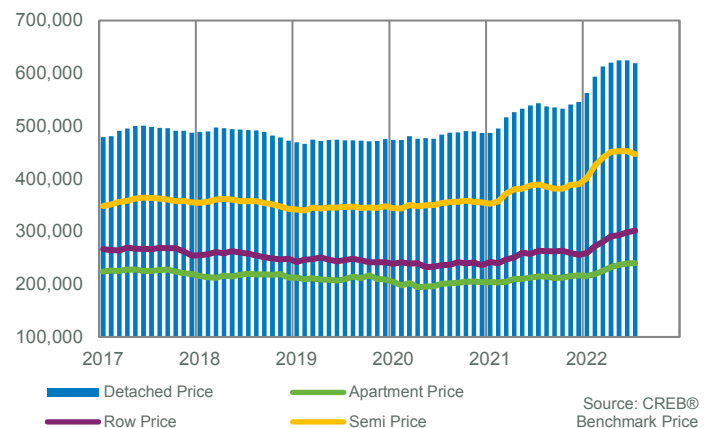
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

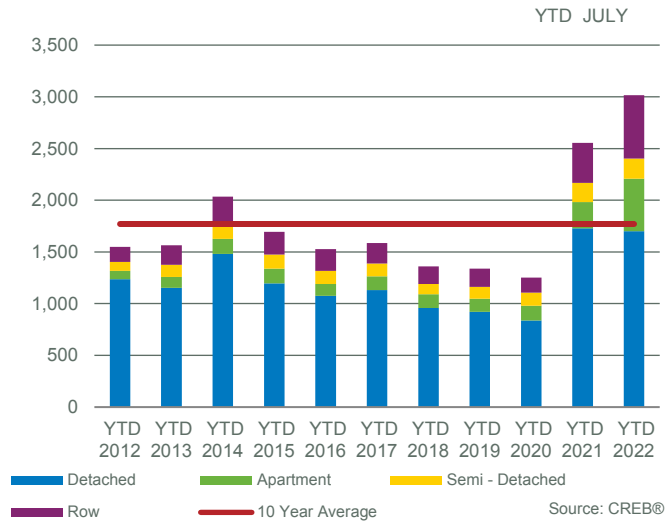


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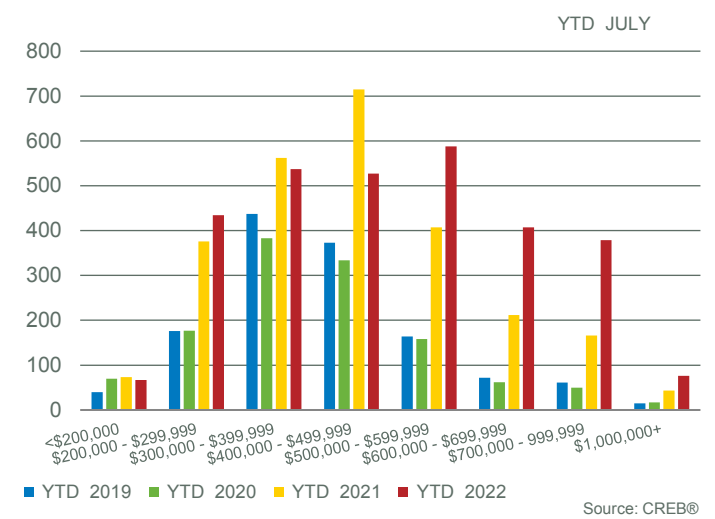


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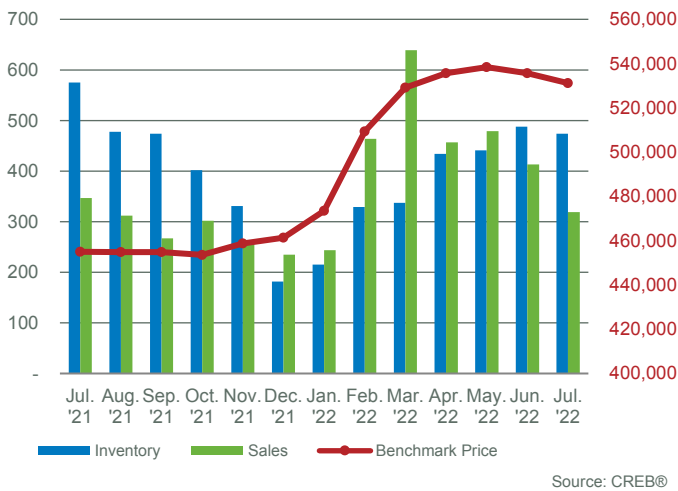
**SOUTHEAST TOTAL SALES**



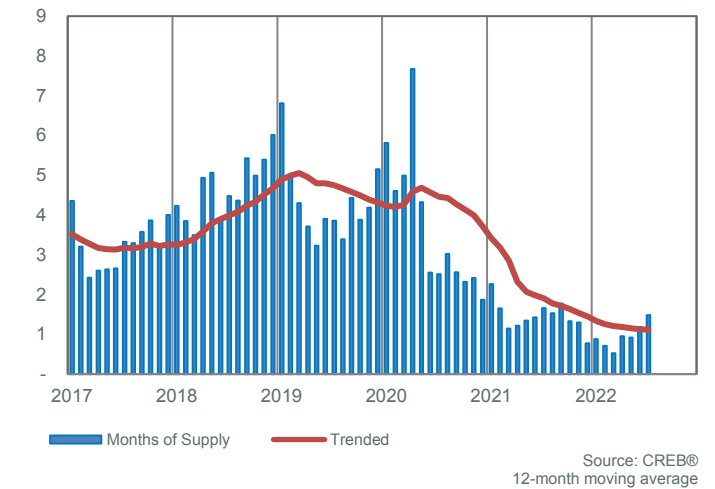
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



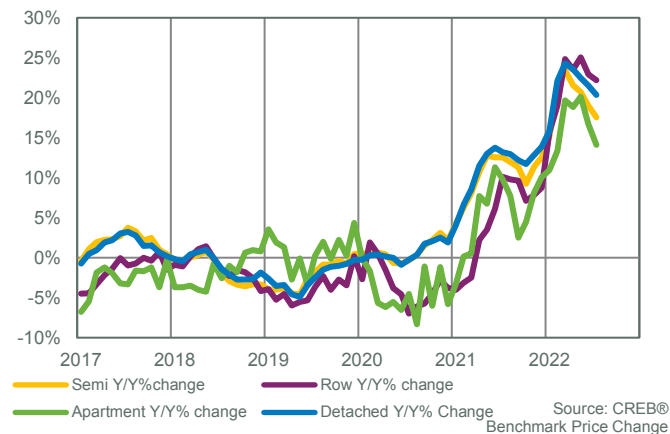
**SOUTHEAST INVENTORY AND SALES**



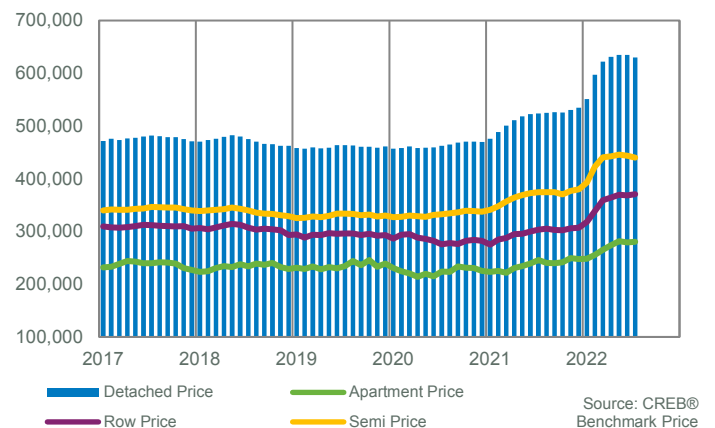
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

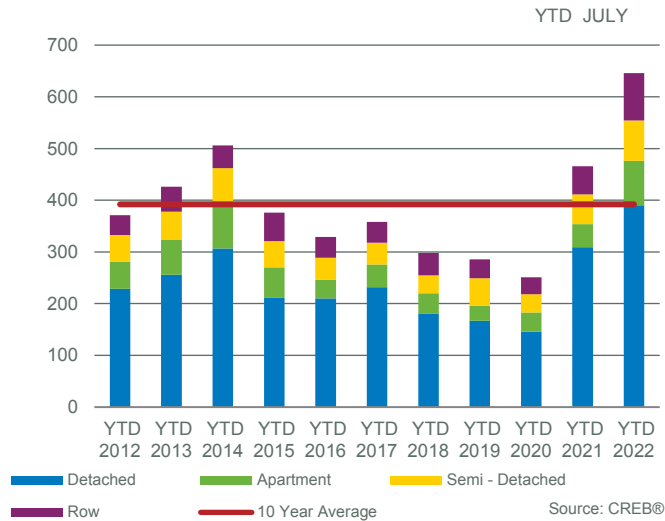


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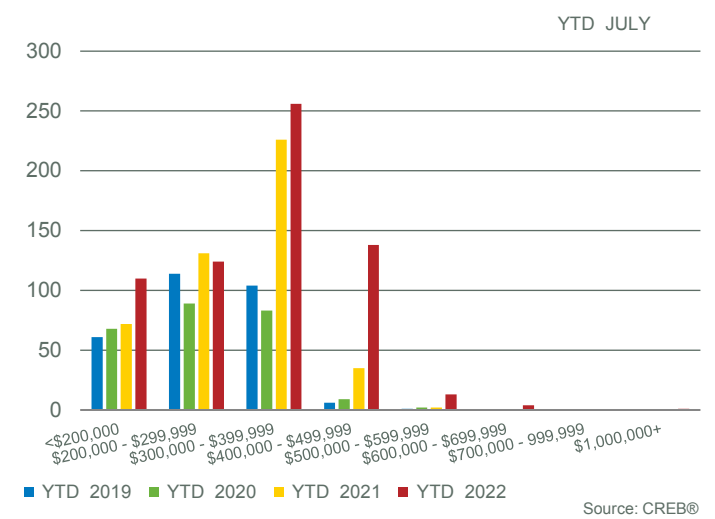


**EAST**

**EAST TOTAL SALES**



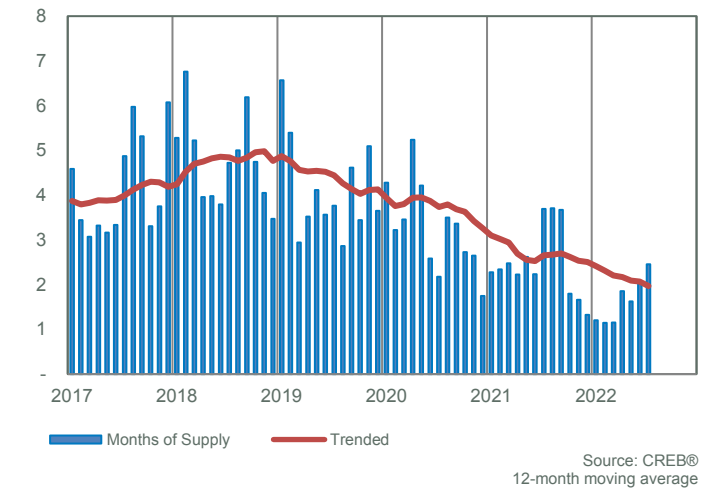
**EAST TOTAL SALES BY PRICE RANGE**



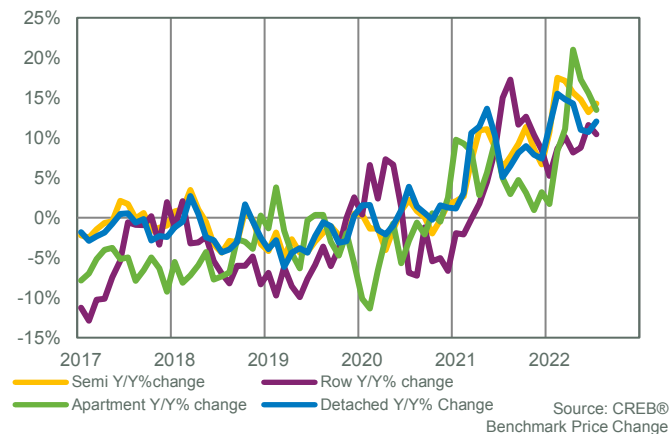
**EAST INVENTORY AND SALES**



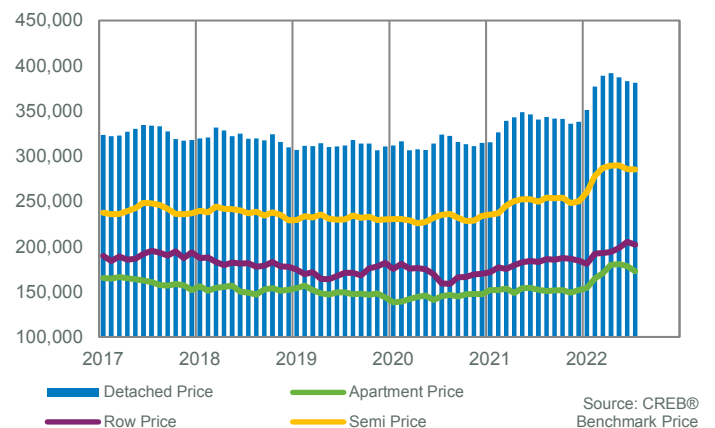
**EAST MONTHS OF INVENTORY**

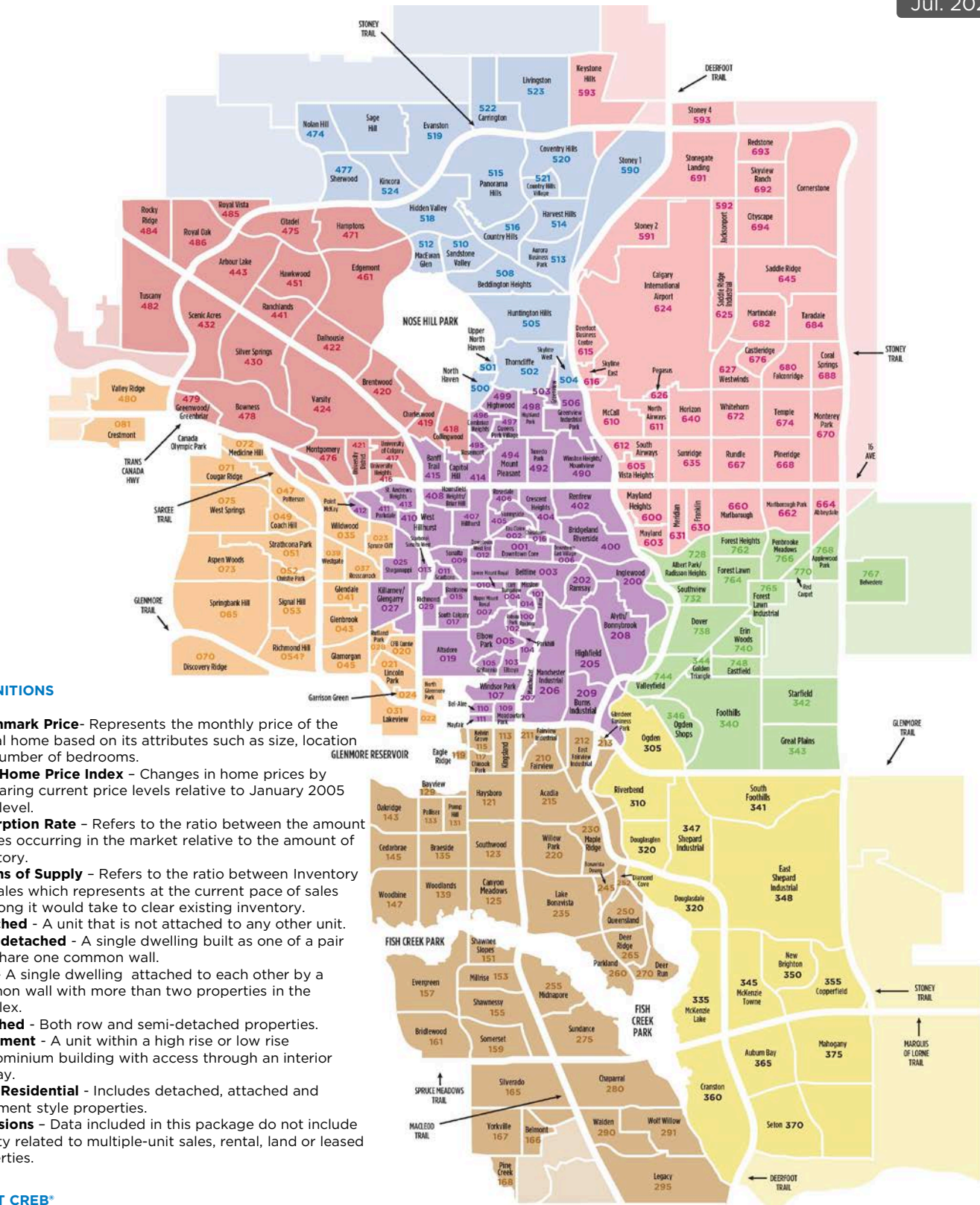


**EAST PRICE CHANGE**



**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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