



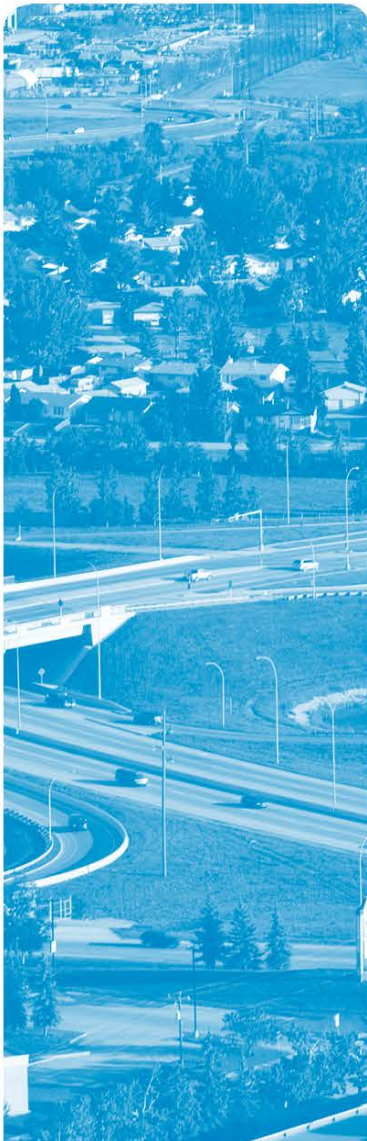
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MONTHLY STATISTICS PACKAGE

City of Calgary

November
2022



creb.com

November 2022

2022 on track to be a record year for sales

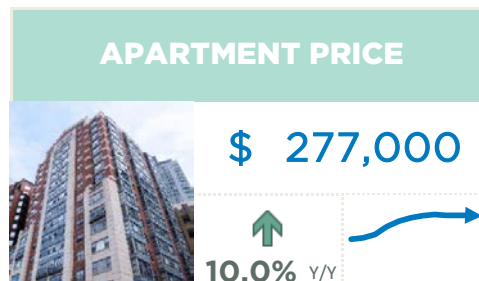
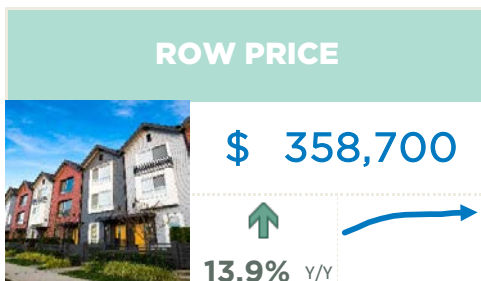
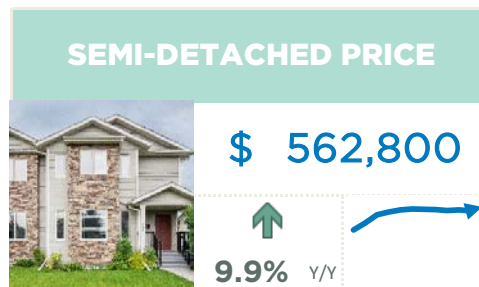
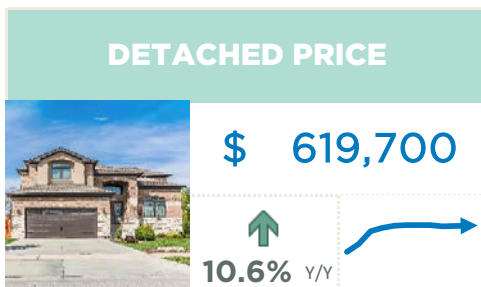
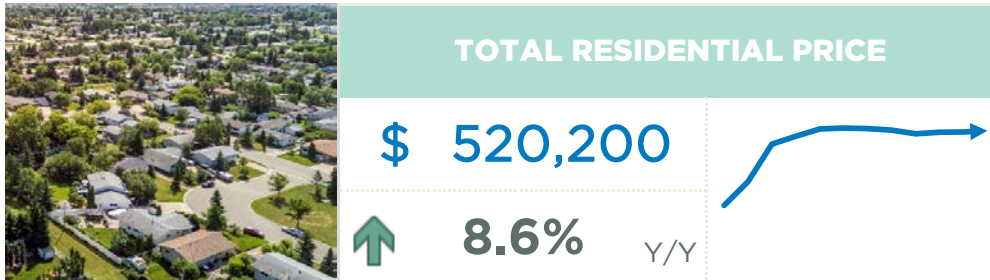
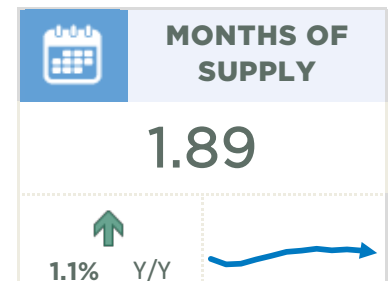
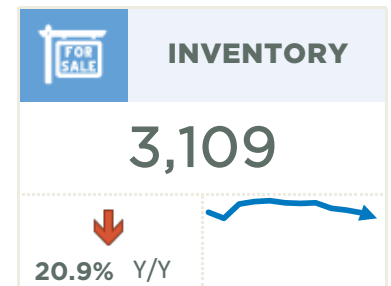
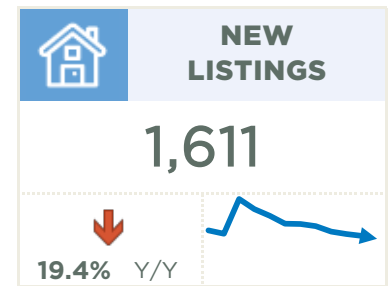
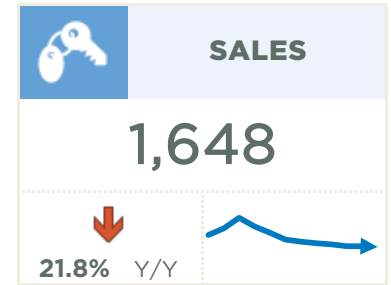
City of Calgary, December 1, 2022 - Residential sales in the city slowed to 1,648 units, a year-over-year decline of 22 per cent, but 12 per cent above the 10-year average.

The pullback in sales over the past six months was not enough to erase gains from earlier in the year as year-to-date sales remain nearly 10 per cent above last year's record high. The year-to-date sales growth has been driven by a surge in both apartment condominium and row sales.

"Easing sales have been driven mostly by declines in the detached sector of the market. Higher lending rates are impacting purchasers buying power and limited supply choice in the lower price ranges of the detached market is likely causing many purchasers to place buying decisions on hold."

A decline in sales was met with a pullback in new listings and inventories fell to the lowest level reported in November since 2005. The pullback in both sales and new listings kept the months of supply relatively tight at below two months. The tightest conditions are occurring in the lower-price ranges as supply growth has mostly been driven by gains in the upper end of the market.

Despite the lower supply levels, prices have trended down from the peak reached in May of this year. Even with the adjustments that have occurred, November benchmark prices continue to remain nearly nine per cent higher than levels reported last year.



November 2022

November 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	818	-34%	849	-19%	1,568	3%	96%	1.92	56%	\$619,700	11%
Semi	133	-37%	132	-27%	271	-17%	101%	2.04	32%	\$562,800	10%
Row	249	-22%	251	-17%	383	-42%	99%	1.54	-26%	\$358,700	14%
Apartment	448	35%	379	-18%	887	-37%	118%	1.98	-54%	\$277,000	10%
Total Residential	1,648	-22%	1,611	-19%	3,109	-21%	102%	1.89	1%	\$520,200	9%

Year-to-Date

November 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	15,181	-5%	20,705	1%	2,109	-15%	73%	1.53	-10%	\$630,236	15%
Semi	2,416	-1%	3,203	-4%	360	-25%	75%	1.64	-24%	\$566,355	12%
Row	4,964	36%	5,978	12%	613	-32%	83%	1.36	-50%	\$355,036	15%
Apartment	5,910	54%	7,976	11%	1,253	-26%	74%	2.33	-52%	\$271,718	9%
Total Residential	28,471	10%	37,862	4%	4,335	-22%	75%	1.67	-29%	\$530,273	13%



Detached

Detached sales slowed across every price range this month, contributing to the year-over-year decline of nearly 34 per cent and the year-to-date decline of five per cent. On a year-to-date basis, sales have eased for homes priced under \$500,000 as the level of new listings in this price range has dropped by over 36 per cent limiting the options for purchasers looking for affordable product. Meanwhile, new listings and supply selection did improve for higher-priced properties creating more balanced conditions in the upper end of the market. This has different implications on price pressure in the market. The benchmark price in November slowed to \$619,700, down from the high in May of \$648,500. While prices have eased over the past several months, they continue to remain nearly 11 per cent higher than levels reported last year.



Semi-Detached

The pullback in sales this month was enough to cause the year-to-date sales to ease by nearly one per cent compared to last year. Despite the recent declines, year-to-date sales remain 37 per cent above long-term averages for the city. Easing sales this month were also met with a pullback in new listings, causing further declines in inventory levels and ensuring market conditions remained relatively tight with a month of supply of 2 months and a sales-to-new-listings ratio of 100 per cent. Unlike the detached sector, the tight conditions prevented any further retraction in prices this month. In November, the benchmark price reached \$562,800, slightly higher than last month and nearly 10 per cent higher than last year's levels.



Row

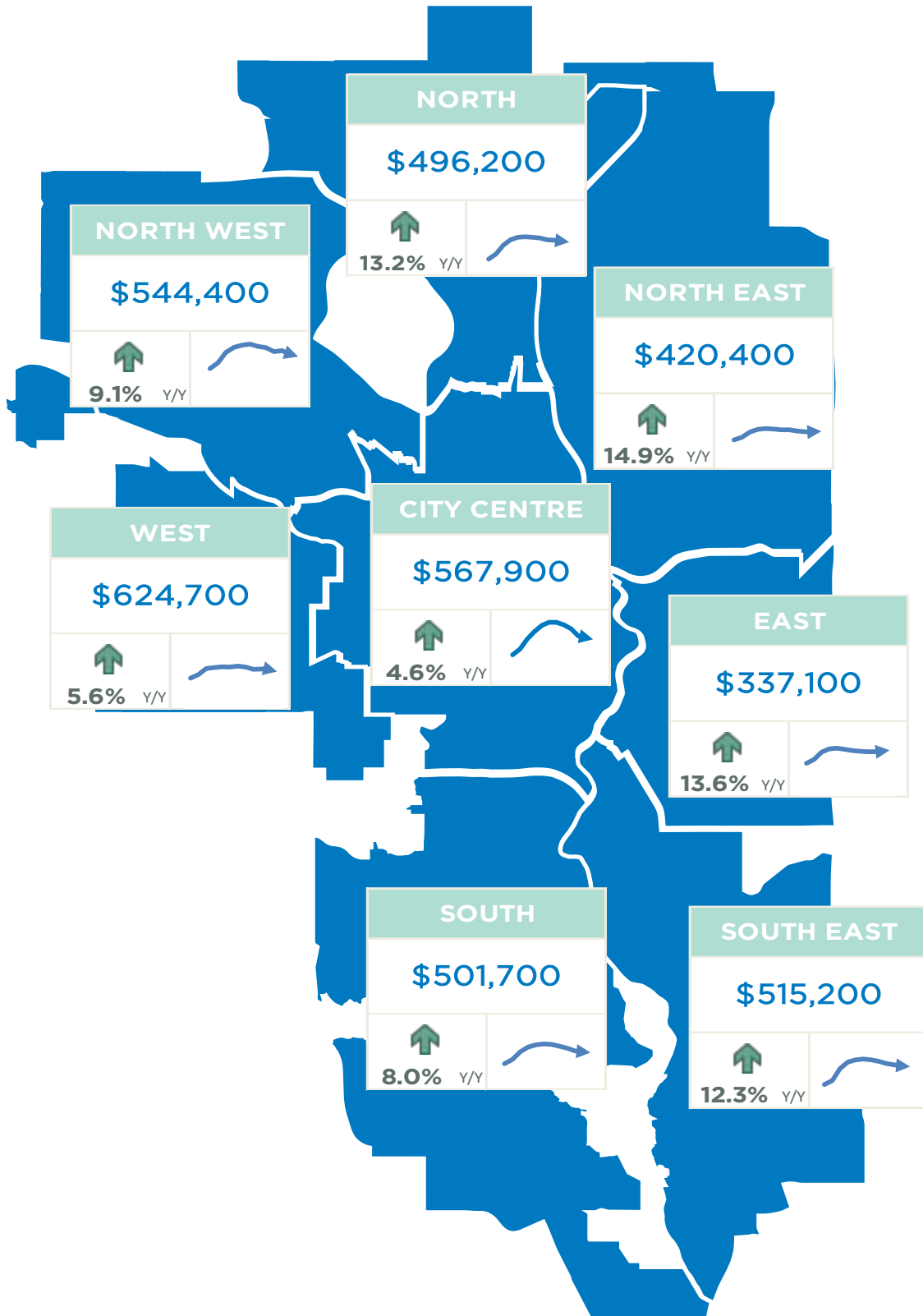
Further declines in new listings likely contributed to the slower sales activity this month as the sales-to-new-listings ratio remained high at 99 per cent. Inventory levels fell to 383 units, making it the lowest level of November inventory recorded since the 2013. This low level of inventory ensured that the months of supply remained below two months. Despite the persistently tight market conditions, prices trended down this month reaching \$358,700. While prices have eased from the June high, they are nearly 14 per cent higher than prices reported last November. The strongest price growth was reported in the North East, North and South East districts where prices have risen by over 18 per cent.



Apartment

Despite a pullback in new listings this month, apartment condominium sales continued to rise, and inventories fell to the lowest November levels seen since 2013. This caused further tightening in market conditions as the sales-to-new-listings ratio pushed above 100 per cent and a months of supply dropped to two months. Recent tightening in the market has put a pause on price adjustments for apartment condominiums. In November, prices remained relatively stable at \$277,000 compared to last month. While prices have reported a year-over-year gain of nearly 10 per cent, prices are still below their previous highs set back in 2014.

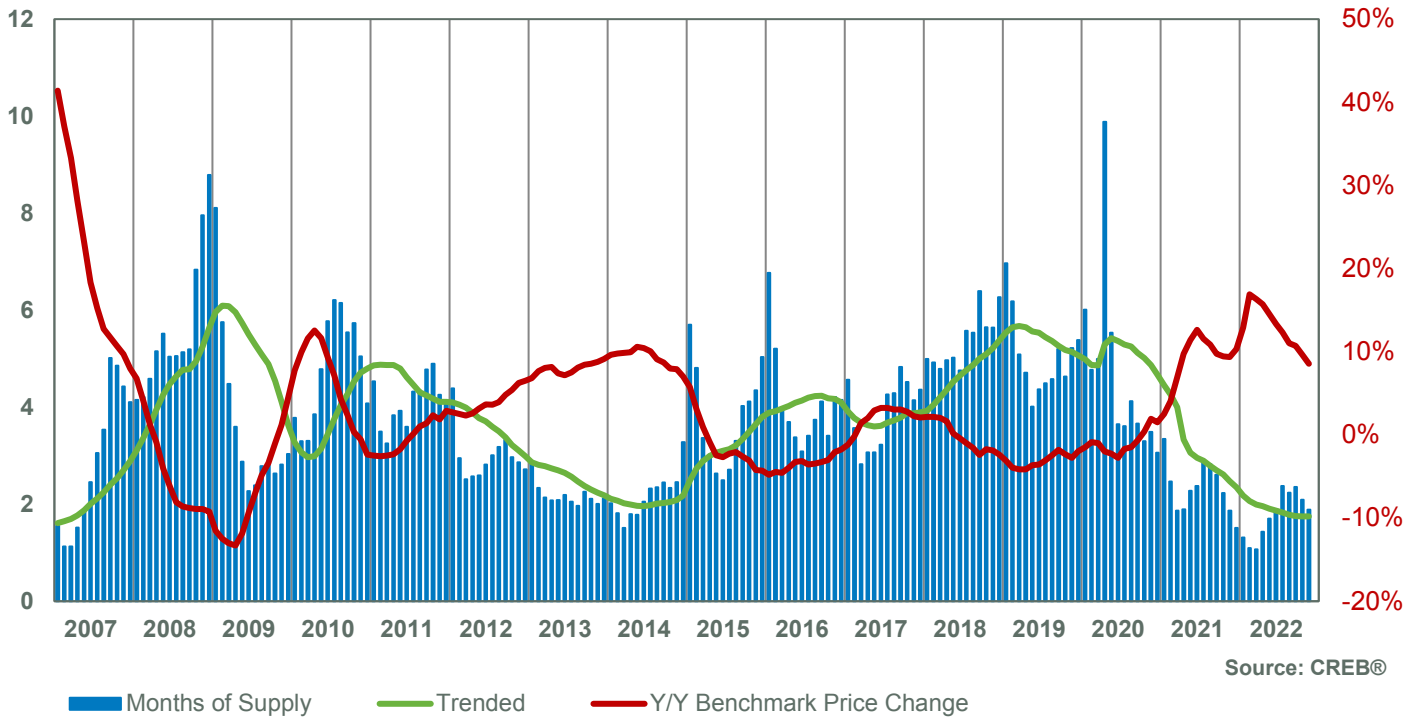
November 2022 District Total Residential Benchmark Price



	Nov-21	Nov-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
CITY OF CALGARY						
Total Sales	2,108	1,648	-21.82%	25,950	28,471	9.71%
Total Sales Volume	\$1,033,461,047	\$807,740,500	-21.84%	\$12,810,994,862	\$14,741,702,452	15.07%
New Listings	1,998	1,611	-19.37%	36,436	37,862	3.91%
Inventory	3,932	3,109	-20.93%	5,541	4,335	-21.76%
Months of Supply	1.87	1.89	1.14%	2.35	1.67	-28.69%
Sales to New Listings	105.51%	102.30%	-3.21%	71.22%	75.20%	3.98%
Sales to List Price	97.96%	97.68%	-0.28%	98.09%	99.98%	1.89%
Days on Market	47	40	-14.45%	39	29	-25.64%
Benchmark Price	\$479,200	\$520,200	8.56%	\$469,800	\$530,273	12.87%
Median Price	\$440,000	\$445,000	1.14%	\$445,000	\$475,000	6.74%
Average Price	\$490,257	\$490,134	-0.03%	\$493,680	\$517,780	4.88%
Index	238	258	8.58%	232	261	12.67%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Nov. 2022

	Nov-21	Nov-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
DETACHED						
Total Sales	1,245	818	-34.30%	16,031	15,181	-5.30%
Total Sales Volume	\$730,167,234	\$509,963,070	-30.16%	\$9,380,341,529	\$9,965,304,998	6.24%
New Listings	1,052	849	-19.30%	20,546	20,705	0.77%
Inventory	1,526	1,568	2.75%	2,477	2,109	-14.83%
Months of Supply	1.23	1.92	56.39%	1.70	1.53	-10.06%
Sales to New Listings Ratio	118.35%	96.35%	-22.00%	78.02%	73.32%	-4.70%
Sales to List Price Ratio	98.27%	97.77%	-0.50%	98.33%	100.44%	2.11%
Days on Market	40	37	-8.91%	33	24	-27.27%
Benchmark Price	\$560,300	\$619,700	10.60%	\$548,482	\$630,236	14.91%
Median Price	\$520,000	\$560,500	7.79%	\$516,000	\$594,900	15.29%
Average Price	\$586,480	\$623,427	6.30%	\$585,138	\$656,433	12.18%
APARTMENT						
Total Sales	332	448	34.94%	3,835	5,910	54.11%
Total Sales Volume	\$94,856,641	\$130,881,501	37.98%	\$1,024,840,957	\$1,675,164,524	63.46%
New Listings	460	379	-17.61%	7,208	7,976	10.65%
Inventory	1,415	887	-37.31%	1,687	1,253	-25.73%
Months of Supply	4.26	1.98	-53.55%	4.84	2.33	-51.81%
Sales to New Listings Ratio	72.17%	118.21%	46.03%	53.20%	74.10%	20.89%
Sales to List Price Ratio	95.99%	96.70%	0.71%	96.35%	97.47%	1.12%
Days on Market	69	47	-31.95%	61	44	-27.87%
Benchmark Price	\$251,900	\$277,000	9.96%	\$250,136	\$271,718	8.63%
Median Price	\$230,000	\$250,000	8.70%	\$230,000	\$249,900	8.65%
Average Price	\$285,713	\$292,146	2.25%	\$267,234	\$283,446	6.07%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	211	133	-36.97%	2,436	2,416	-0.82%
Total Sales Volume	\$105,415,429	\$78,084,472	-25.93%	\$1,215,707,522	\$1,330,086,539	9.41%
New Listings	182	132	-27.47%	3,347	3,203	-4.30%
Inventory	326	271	-16.87%	479	360	-24.83%
Months of Supply	1.55	2.04	31.88%	2.16	1.64	-24.21%
Sales to New Listings Ratio	115.93%	100.76%	-15.18%	72.78%	75.43%	2.65%
Sales to List Price Ratio	97.79%	97.92%	0.13%	98.15%	99.93%	1.82%
Days on Market	49	45	-8.96%	40	28	-30.00%
Benchmark Price	\$512,200	\$562,800	9.88%	\$504,618	\$566,355	12.23%
Median Price	\$425,000	\$493,000	16.00%	\$418,000	\$490,101	17.25%
Average Price	\$499,599	\$587,101	17.51%	\$499,059	\$550,533	10.31%
CITY OF CALGARY ROW						
Total Sales	320	249	-22.19%	3,648	4,964	36.07%
Total Sales Volume	\$103,021,744	\$88,811,457	-13.79%	\$1,190,104,854	\$1,771,146,391	48.82%
New Listings	304	251	-17.43%	5,335	5,978	12.05%
Inventory	665	383	-42.41%	899	613	-31.76%
Months of Supply	2.08	1.54	-25.98%	2.71	1.36	-49.85%
Sales to New Listings Ratio	105.26%	99.20%	-6.06%	68.38%	83.04%	14.66%
Sales to List Price Ratio	97.79%	98.44%	0.67%	97.66%	99.86%	2.26%
Days on Market	46	35	-24.63%	46	30	-34.78%
Benchmark Price	\$314,800	\$358,700	13.95%	\$309,136	\$355,036	14.85%
Median Price	\$305,000	\$352,500	15.57%	\$300,208	\$347,500	15.75%
Average Price	\$321,943	\$356,673	10.79%	\$326,235	\$356,798	9.37%

For a list of definitions, see page 29.

November 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	67	118	56.78%	316	4.72	\$788,900	5.72%	0.11%
North East	112	166	67.47%	305	2.72	\$476,700	16.84%	1.73%
North	116	111	104.50%	166	1.43	\$579,400	15.28%	-0.63%
North West	122	95	128.42%	166	1.36	\$633,400	11.69%	-1.32%
West	72	56	128.57%	133	1.85	\$781,200	6.08%	-3.70%
South	178	175	101.71%	260	1.46	\$594,000	9.88%	-0.32%
South East	122	94	129.79%	149	1.22	\$611,200	15.19%	-0.05%
East	28	28	100.00%	56	2.00	\$386,300	15.07%	1.47%
TOTAL CITY	818	849	96.35%	1,568	1.92	\$619,700	10.60%	-0.67%
Apartment								
City Centre	202	179	112.85%	492	2.44	\$301,600	6.38%	-0.43%
North East	32	28	114.29%	37	1.16	\$212,200	17.50%	-1.53%
North	38	22	172.73%	35	0.92	\$253,400	19.30%	0.24%
North West	32	33	96.97%	90	2.81	\$241,600	9.77%	0.79%
West	37	41	90.24%	83	2.24	\$292,500	15.48%	0.52%
South	58	38	152.63%	79	1.36	\$244,600	13.61%	-0.69%
South East	40	30	133.33%	56	1.40	\$291,800	17.00%	-0.38%
East	9	8	112.50%	15	1.67	\$170,100	14.24%	-1.10%
TOTAL CITY	448	379	118.21%	887	1.98	\$277,000	9.96%	-0.29%
Semi-detached								
City Centre	42	55	76.36%	116	2.76	\$796,800	9.68%	1.05%
North East	26	18	144.44%	30	1.15	\$337,900	15.92%	2.61%
North	16	10	160.00%	20	1.25	\$447,600	14.92%	-0.51%
North West	12	12	100.00%	23	1.92	\$528,800	6.63%	-1.23%
West	8	14	57.14%	22	2.75	\$663,500	6.59%	-1.54%
South	15	9	166.67%	30	2.00	\$432,300	11.33%	0.49%
South East	12	12	100.00%	20	1.67	\$424,600	12.57%	0.05%
East	2	2	100.00%	9	4.50	\$288,700	16.36%	0.87%
TOTAL CITY	133	132	100.76%	271	2.04	\$562,800	9.88%	0.73%
Row								
City Centre	34	27	125.93%	72	2.12	\$504,600	10.93%	-2.77%
North East	28	33	84.85%	65	2.32	\$251,900	18.37%	-0.43%
North	38	42	90.48%	48	1.26	\$338,200	18.79%	-0.12%
North West	33	20	165.00%	35	1.06	\$353,000	10.87%	-1.12%
West	28	17	164.71%	29	1.04	\$377,700	14.49%	0.32%
South	43	56	76.79%	61	1.42	\$301,600	16.31%	0.20%
South East	37	48	77.08%	59	1.59	\$366,100	19.60%	0.80%
East	8	7	114.29%	12	1.50	\$205,400	10.08%	-0.19%
TOTAL CITY	249	251	99.20%	383	1.54	\$358,700	13.95%	-0.64%

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

City of Calgary

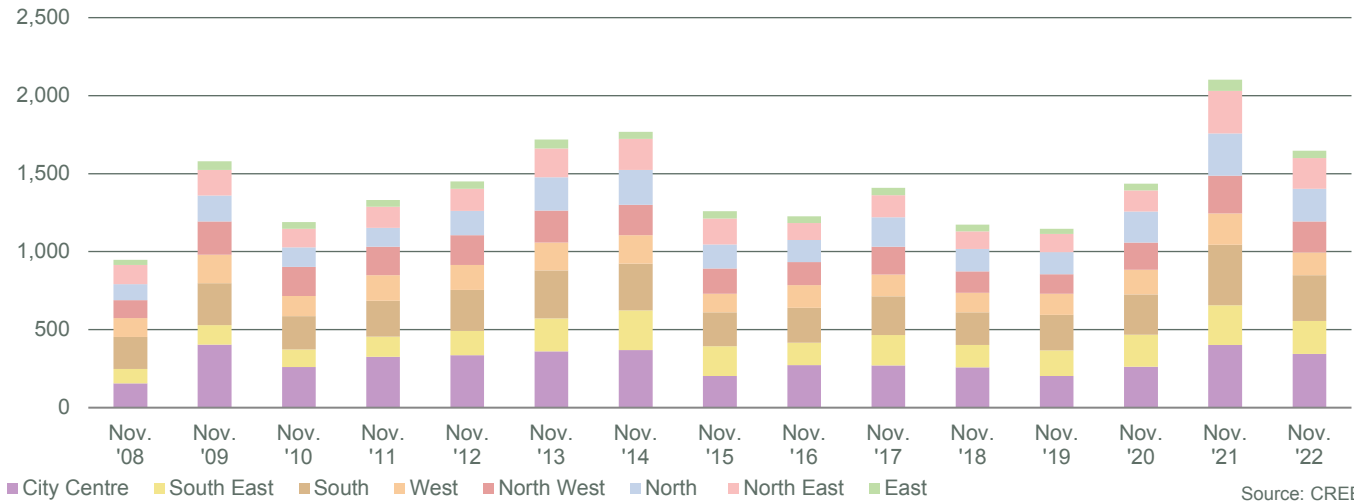
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Nov. 2022

TOTAL SALES

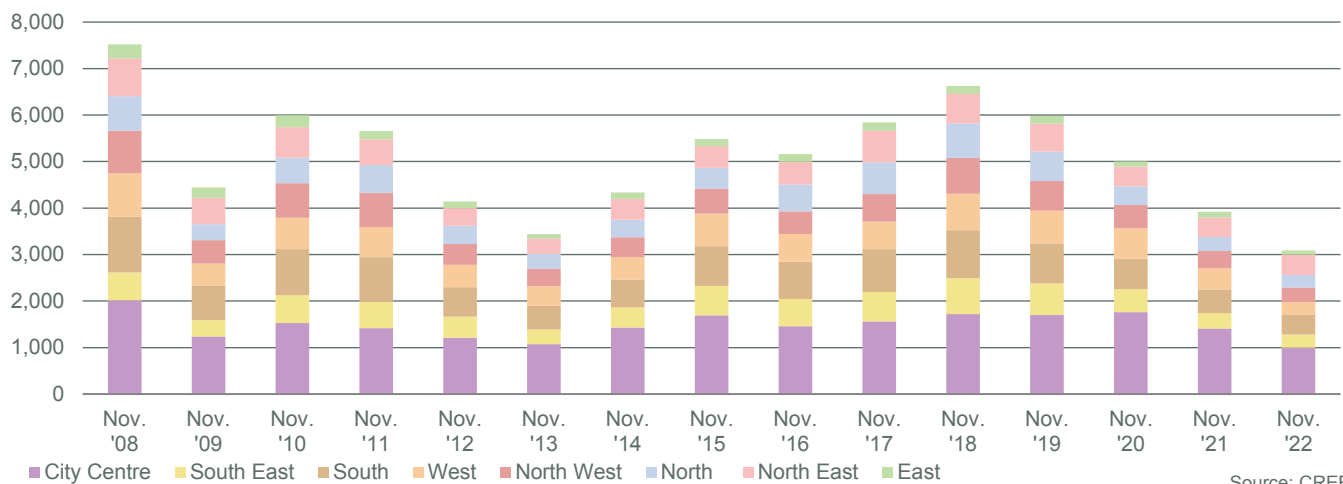
NOVEMBER



Source: CREB®

TOTAL INVENTORY

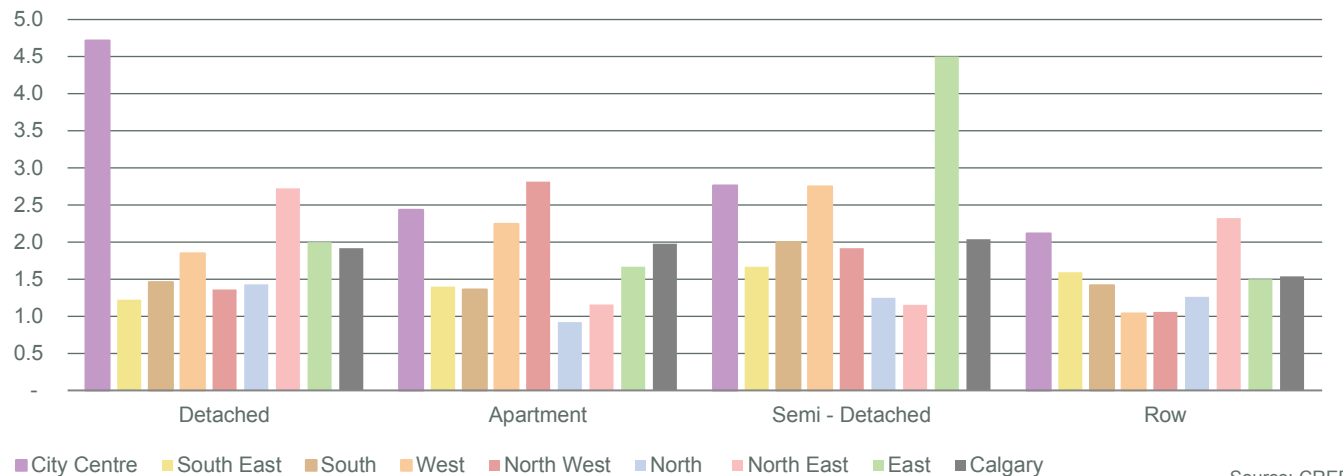
NOVEMBER



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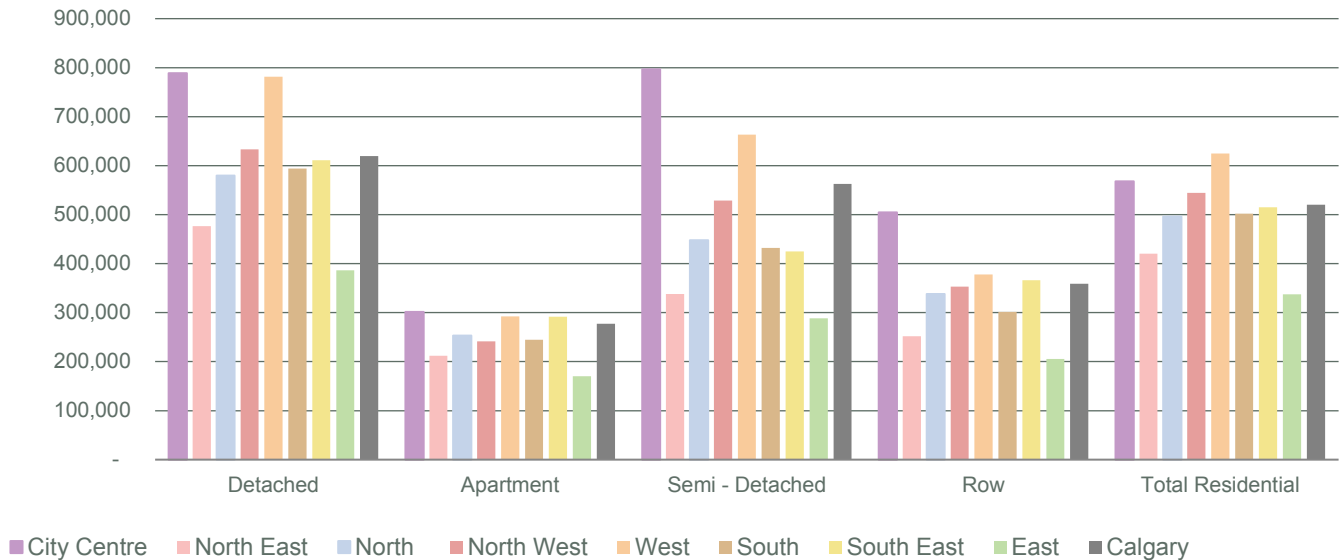
MONTHS OF SUPPLY

NOVEMBER



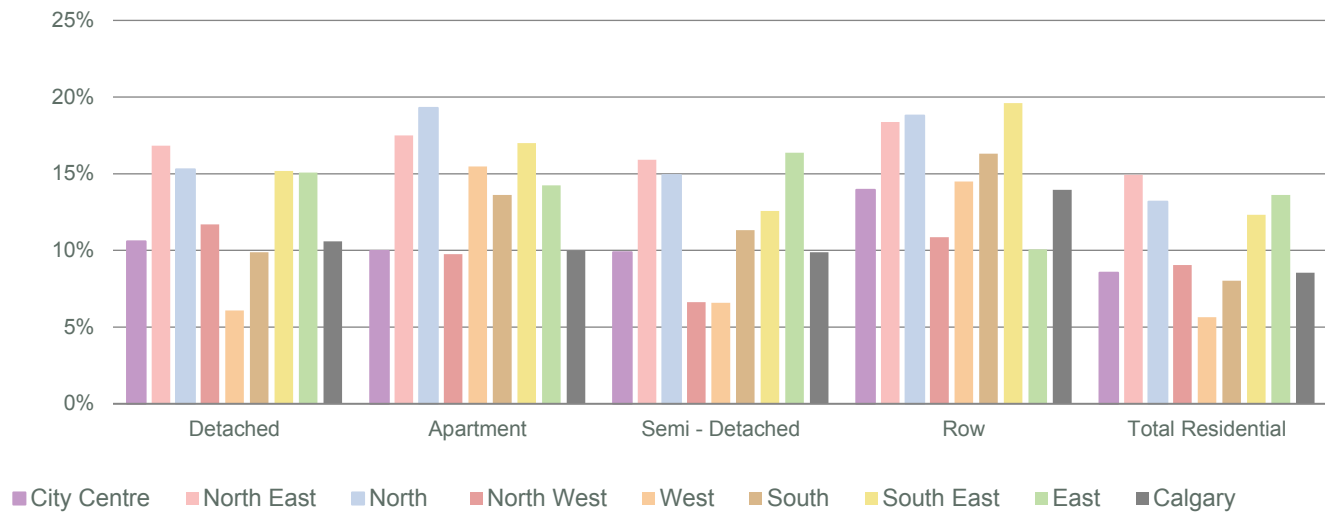
Source: CREB®

BENCHMARK PRICE - NOVEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

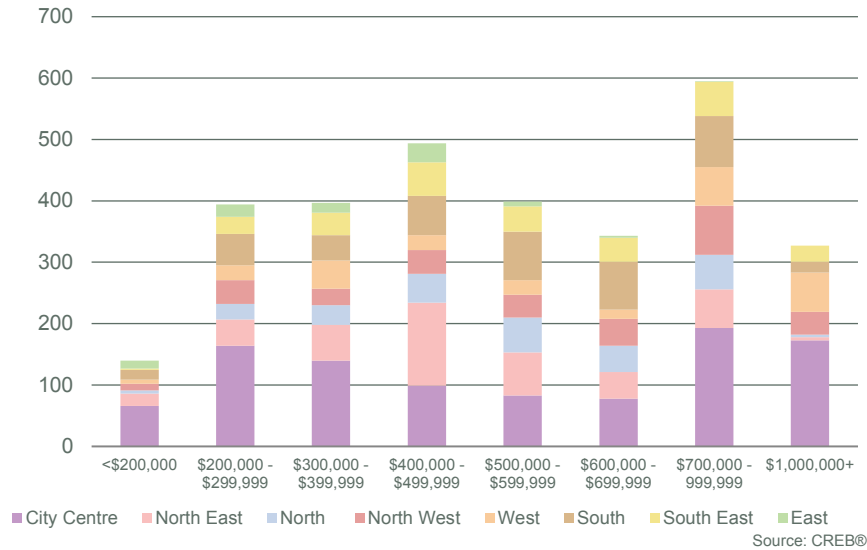


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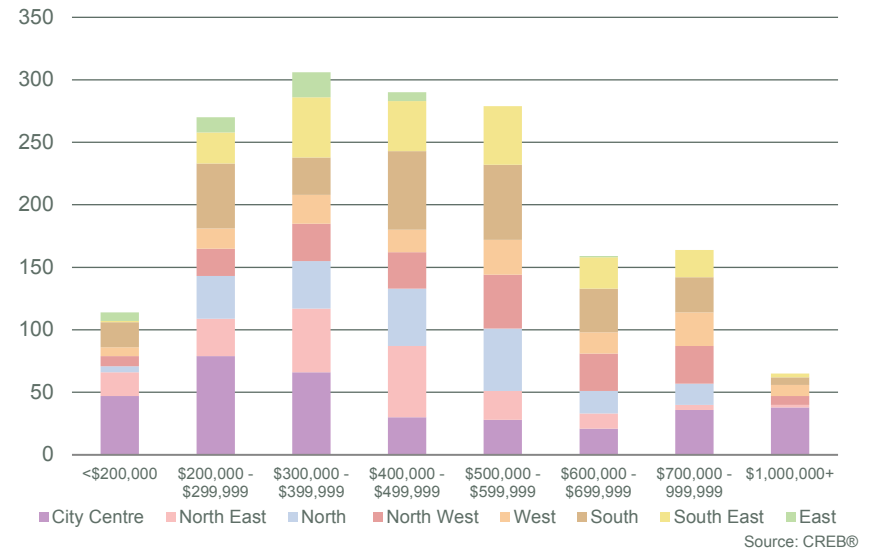
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

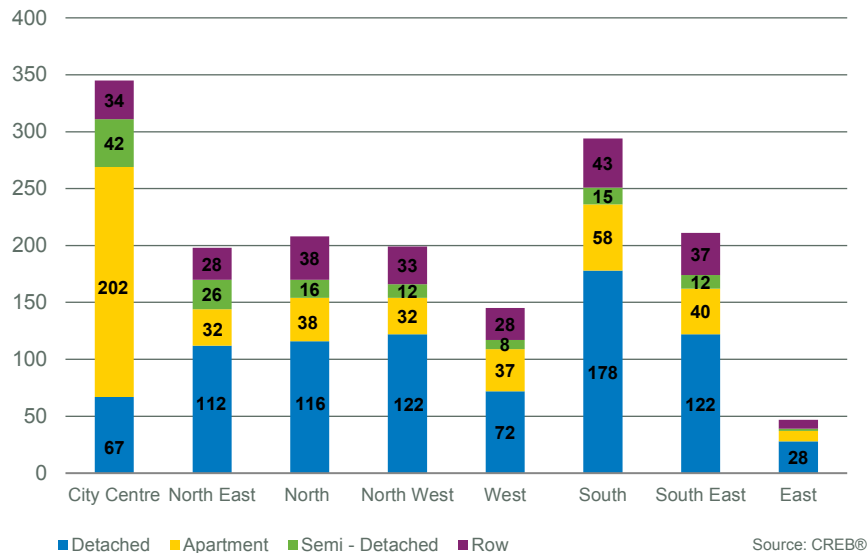
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER



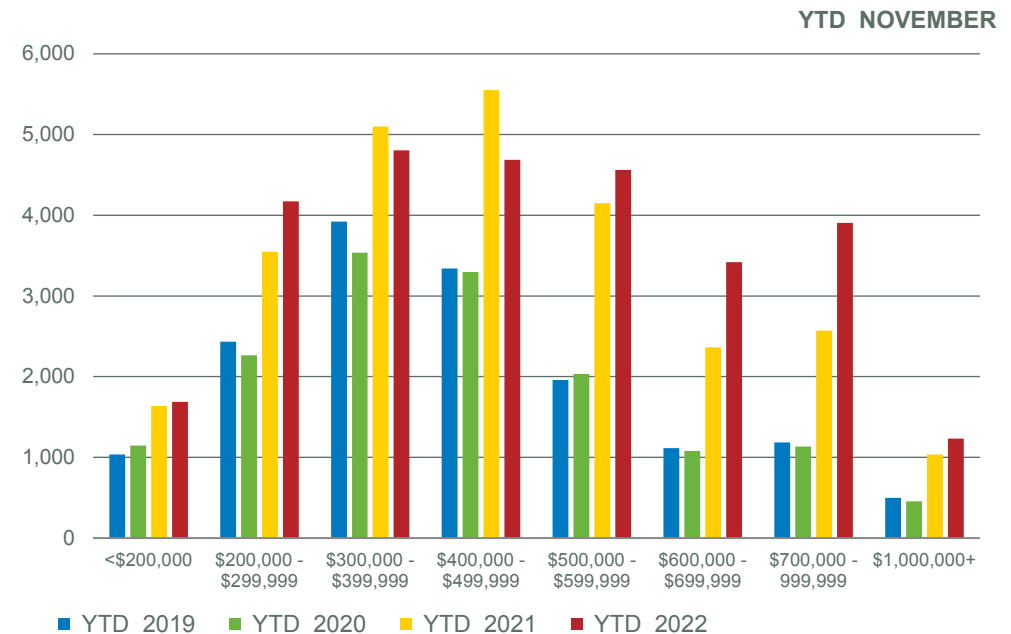
SHARE OF CITY WIDE SALES - NOVEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
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	2,618
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	490,257	477,351
Index	218	222	229	233	237	238	239	238	236	237	238	239
2022												
Sales	2,004	3,293	4,091	3,399	3,063	2,839	2,249	2,134	1,894	1,857	1,648	
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	4,578	2,626	2,175	1,611	
Inventory	2,626	3,606	4,388	4,873	5,213	5,403	5,342	4,781	4,458	3,887	3,109	
Days on Market	44	25	20	22	25	27	31	35	39	40	40	
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900	539,900	531,800	527,400	523,900	520,200	
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000	438,700	460,000	460,000	445,000	
Average Price	511,944	547,841	537,853	532,310	519,911	517,787	491,452	485,160	498,888	509,598	490,134	
Index	246	260	267	270	271	270	268	264	262	260	258	

	Nov-21	Nov-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	4	1	21	18
\$100,000 - \$149,999	40	20	408	320
\$150,000 - \$199,999	108	93	1,207	1,349
\$200,000 - \$249,999	120	157	1,581	2,185
\$250,000 - \$299,999	173	113	1,969	1,987
\$300,000 - \$349,999	215	133	2,259	2,272
\$350,000 - \$399,999	200	173	2,839	2,533
\$400,000 - \$449,999	222	141	2,916	2,325
\$450,000 - \$499,999	219	149	2,636	2,363
\$500,000 - \$549,999	183	152	2,254	2,287
\$550,000 - \$599,999	131	128	1,893	2,275
\$600,000 - \$649,999	109	73	1,298	1,821
\$650,000 - \$699,999	94	86	1,063	1,597
\$700,000 - \$749,999	55	44	771	1,149
\$750,000 - \$799,999	46	40	620	926
\$800,000 - \$849,999	30	33	413	670
\$850,000 - \$899,999	33	18	327	556
\$900,000 - \$949,999	16	14	221	334
\$950,000 - \$999,999	16	15	218	270
\$1,000,000 - \$1,299,999	60	34	571	677
\$1,300,000 - \$1,499,999	9	11	161	210
\$1,500,000 - \$1,999,999	15	14	186	219
\$2,000,000 +	10	6	118	128
	2,108	1,648	25,950	28,471

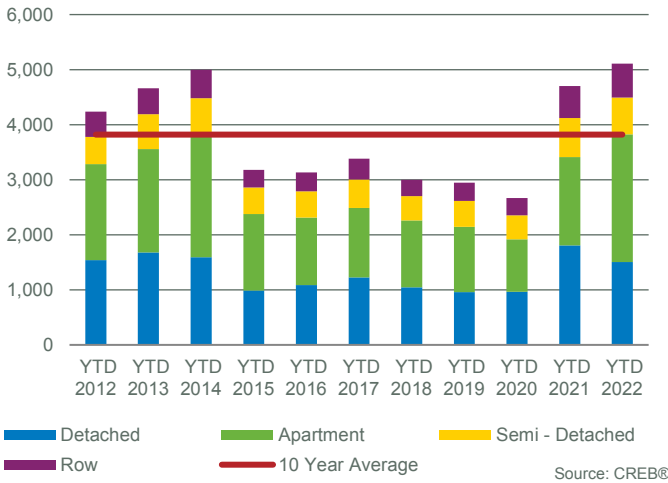
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

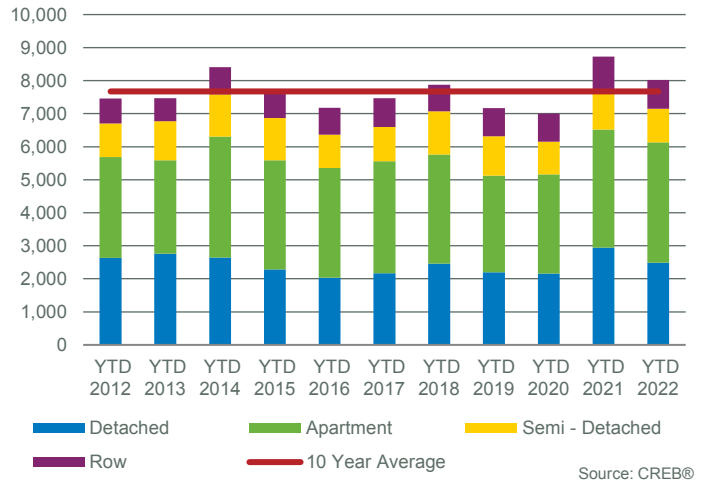
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

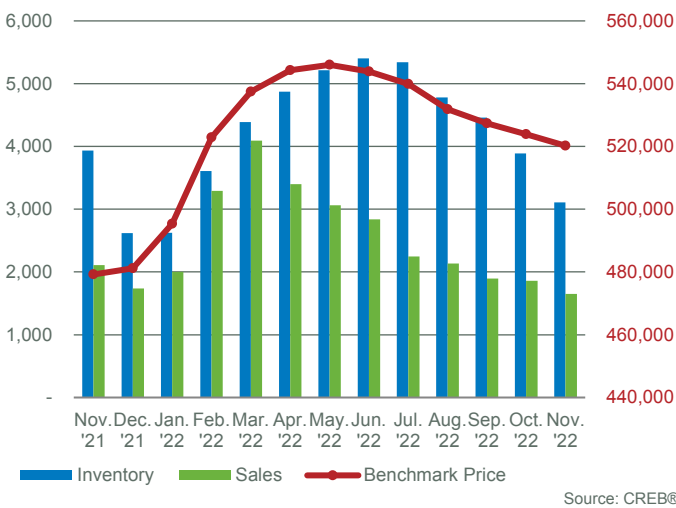


CITY OF CALGARY TOTAL NEW LISTINGS

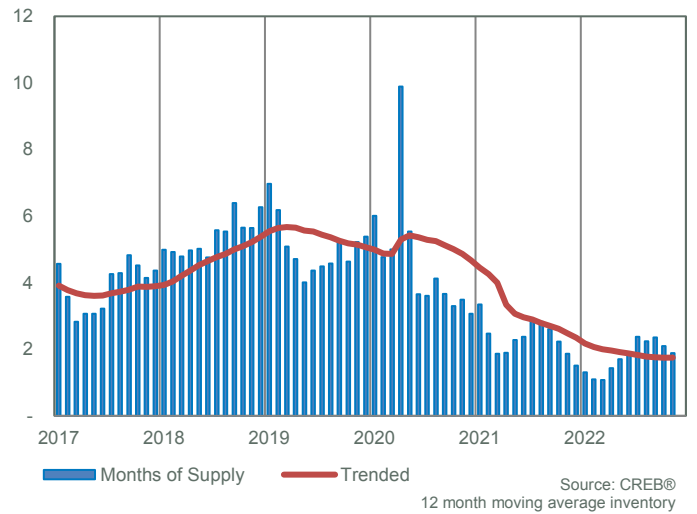
YTD NOVEMBER



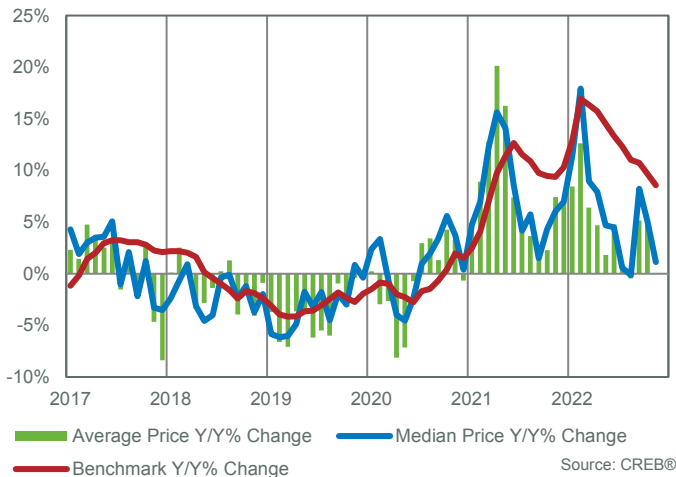
CITY OF CALGARY TOTAL INVENTORY AND SALES



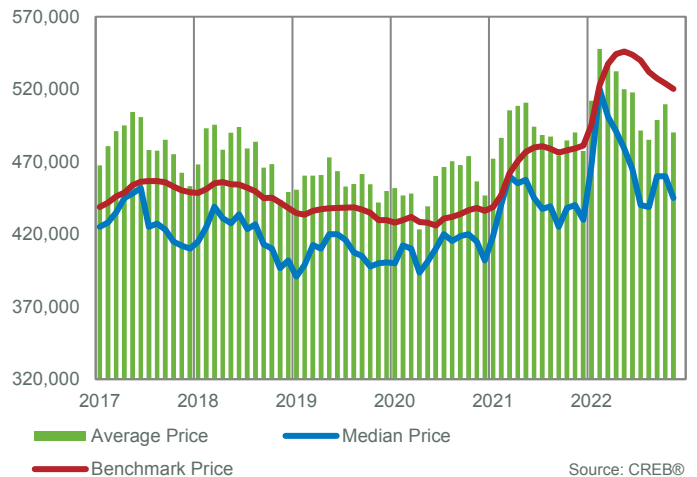
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



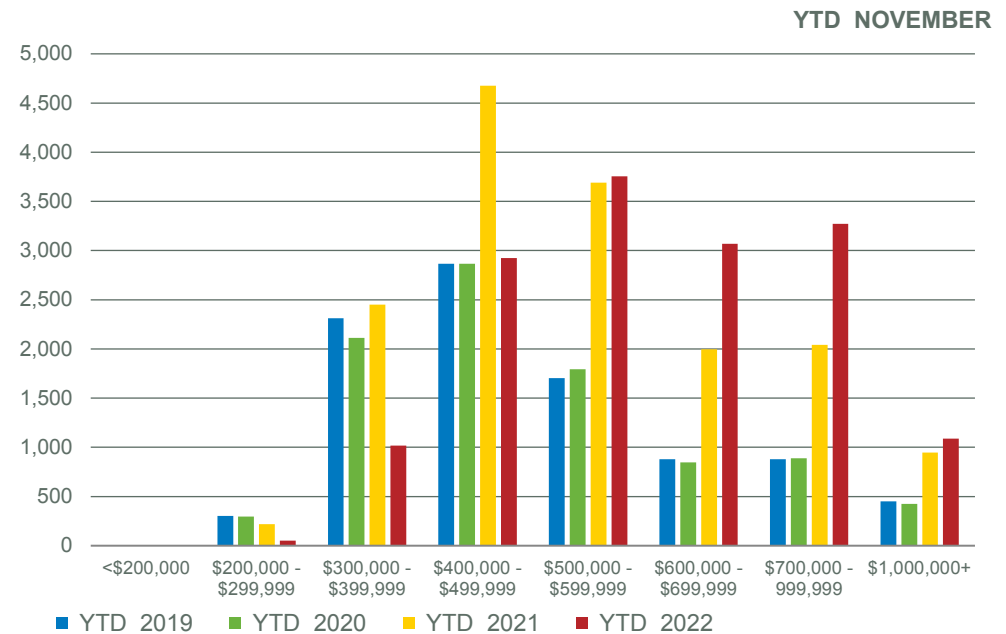
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
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	902
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	586,480	586,502
Index	200	204	211	215	218	219	219	219	218	218	219	221
2022												
Sales	1,146	1,896	2,267	1,849	1,616	1,483	1,131	1,065	968	942	818	
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,382	1,151	849	
Inventory	897	1,690	2,204	2,467	2,558	2,665	2,596	2,391	2,220	1,948	1,568	
Days on Market	33	14	14	18	22	24	29	31	36	36	37	
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500	643,600	633,000	628,000	623,900	619,700	
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,050	582,000	560,500	
Average Price	626,121	678,313	670,542	669,575	659,734	668,438	637,536	636,959	639,592	655,625	623,427	
Index	228	243	250	253	254	253	252	248	246	244	242	

	Nov-21	Nov-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	1
\$150,000 - \$199,999	-	-	4	2
\$200,000 - \$249,999	3	1	18	7
\$250,000 - \$299,999	20	1	202	44
\$300,000 - \$349,999	70	10	756	258
\$350,000 - \$399,999	113	67	1,696	760
\$400,000 - \$449,999	167	88	2,374	1,290
\$450,000 - \$499,999	183	96	2,302	1,634
\$500,000 - \$549,999	158	123	2,011	1,782
\$550,000 - \$599,999	120	112	1,681	1,972
\$600,000 - \$649,999	96	63	1,127	1,645
\$650,000 - \$699,999	79	72	870	1,423
\$700,000 - \$749,999	41	35	597	1,006
\$750,000 - \$799,999	35	35	471	793
\$800,000 - \$849,999	27	28	349	532
\$850,000 - \$899,999	25	15	264	446
\$900,000 - \$949,999	13	12	180	273
\$950,000 - \$999,999	13	13	181	223
\$1,000,000 - \$1,299,999	55	22	513	577
\$1,300,000 - \$1,499,999	8	8	153	194
\$1,500,000 - \$1,999,999	11	12	169	202
\$2,000,000 +	8	5	113	117
	1,245	818	16,031	15,181

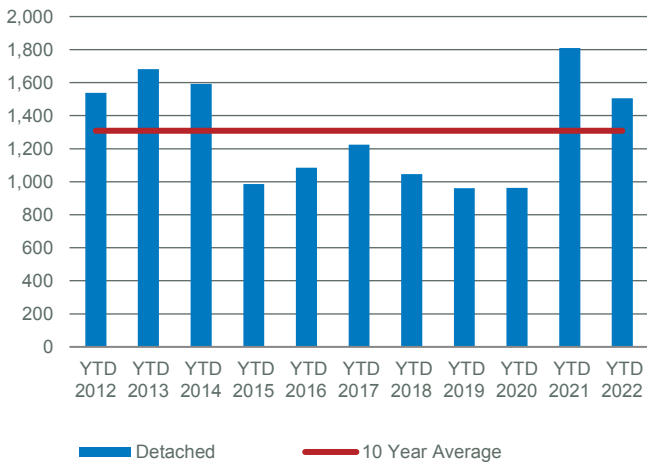
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

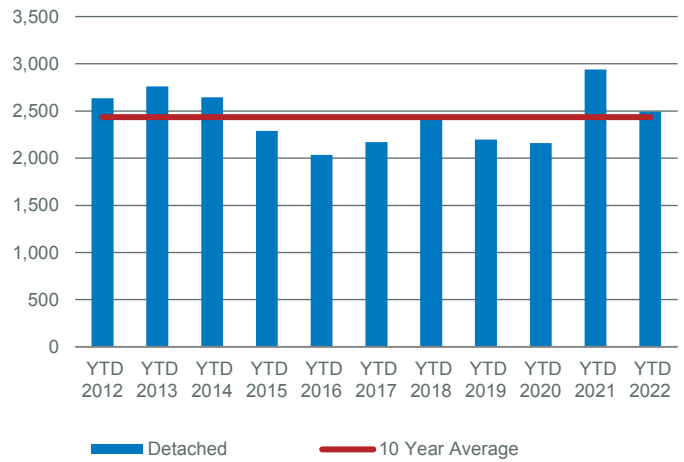
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



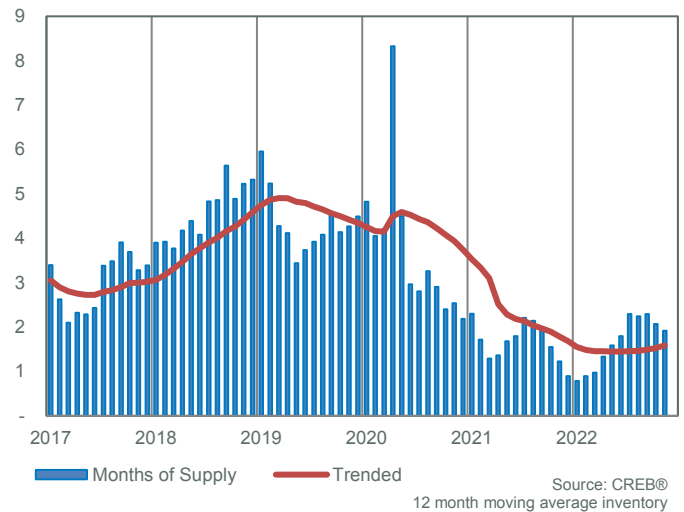
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



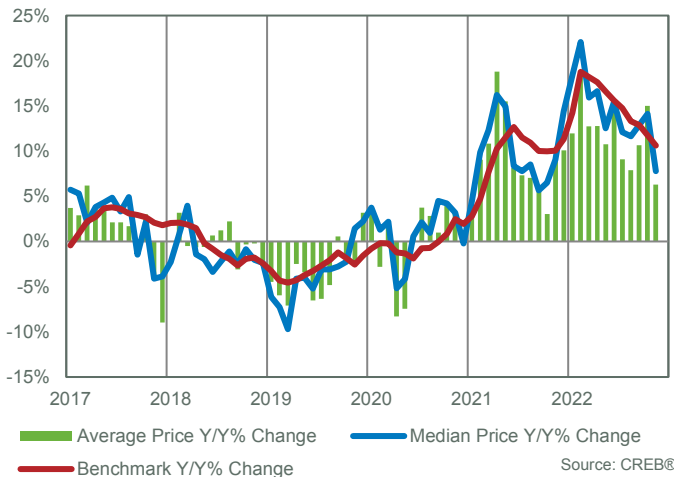
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



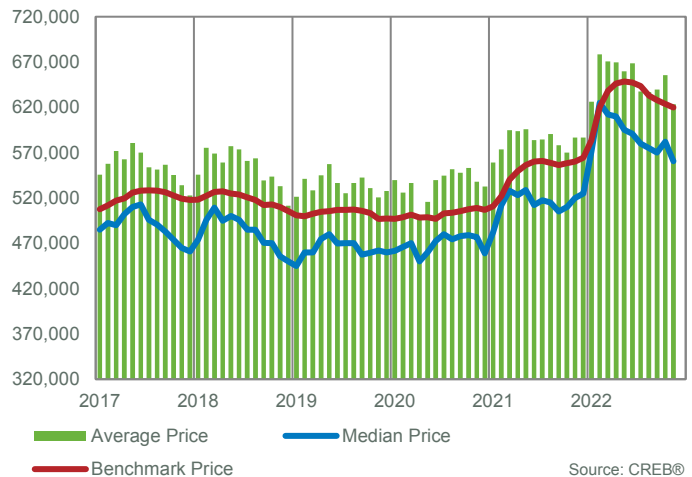
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

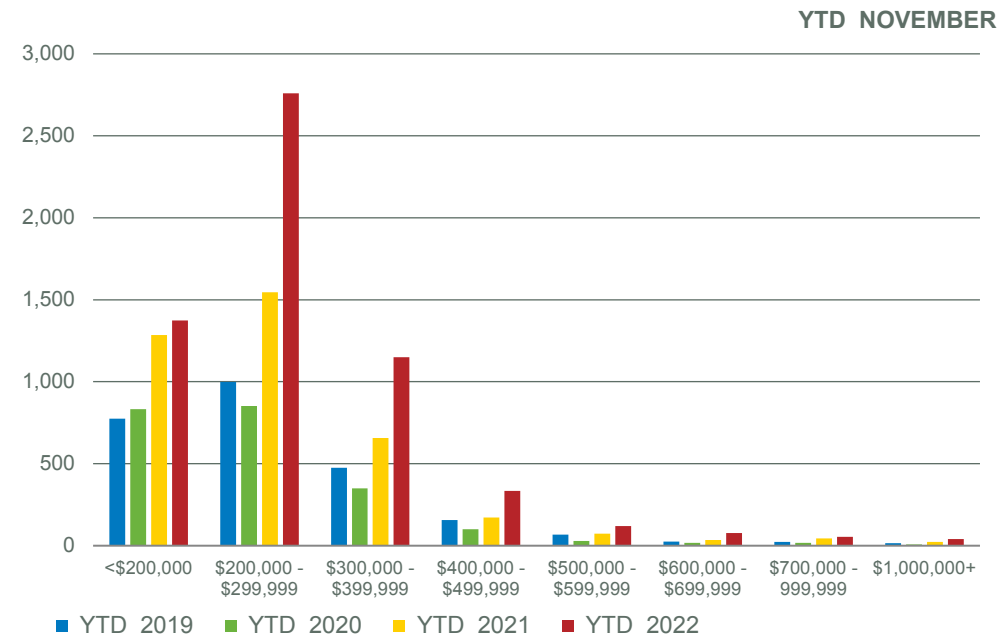


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
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	201	199	201	202	206	206	207	205	204	205	205	205
2022												
Sales	355	565	770	642	629	578	513	524	449	437	448	
New Listings	550	694	994	893	948	931	795	653	606	533	379	
Inventory	1,061	1,069	1,166	1,277	1,415	1,526	1,573	1,394	1,273	1,139	887	
Days on Market	71	57	38	34	34	34	37	44	46	52	47	
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400	278,800	277,700	277,900	277,800	277,000	
Median Price	234,000	252,500	259,000	249,950	254,500	246,250	248,900	240,000	247,000	250,000	250,000	
Average Price	268,056	274,158	290,839	276,383	289,072	279,585	276,145	270,176	303,391	297,383	292,146	
Index	206	209	216	221	224	226	227	226	226	226	226	

	Nov-21	Nov-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	4	1	20	18
\$100,000 - \$149,999	33	18	357	292
\$150,000 - \$199,999	77	80	908	1,064
\$200,000 - \$249,999	72	123	929	1,586
\$250,000 - \$299,999	46	75	617	1,173
\$300,000 - \$349,999	43	64	402	718
\$350,000 - \$399,999	21	40	254	432
\$400,000 - \$449,999	11	13	107	203
\$450,000 - \$499,999	7	6	64	132
\$500,000 - \$549,999	2	6	41	64
\$550,000 - \$599,999	2	5	33	55
\$600,000 - \$649,999	3	7	25	44
\$650,000 - \$699,999	3	3	9	33
\$700,000 - \$749,999	1	1	11	12
\$750,000 - \$799,999	-	1	5	14
\$800,000 - \$849,999	-	1	8	9
\$850,000 - \$899,999	2	-	9	6
\$900,000 - \$949,999	-	-	4	6
\$950,000 - \$999,999	1	-	8	8
\$1,000,000 - \$1,299,999	-	2	8	14
\$1,300,000 - \$1,499,999	-	-	3	5
\$1,500,000 - \$1,999,999	2	1	9	12
\$2,000,000 +	2	1	4	10
	332	448	3,835	5,910

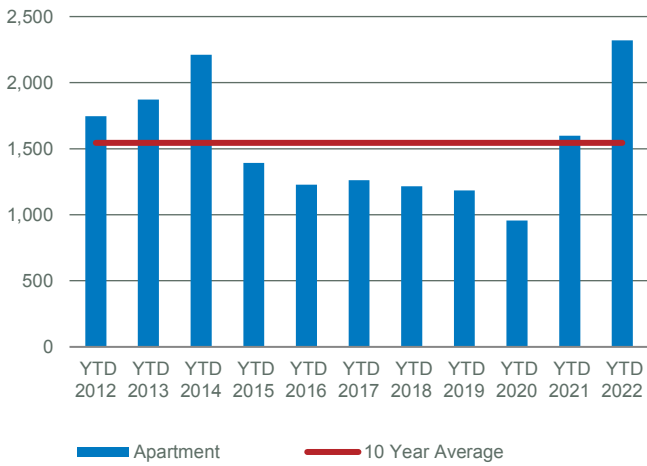
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

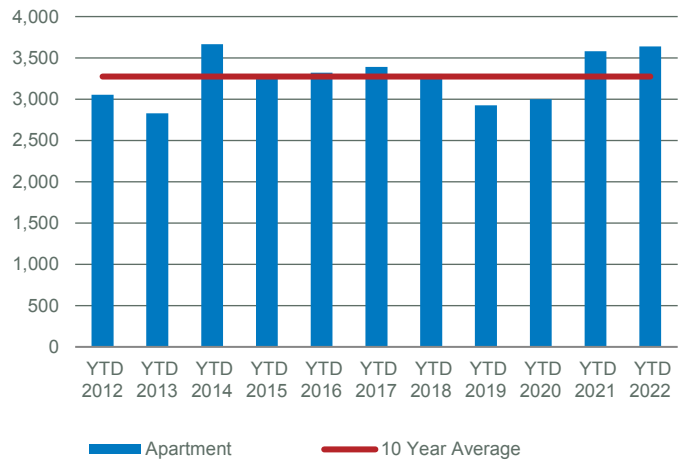
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD NOVEMBER



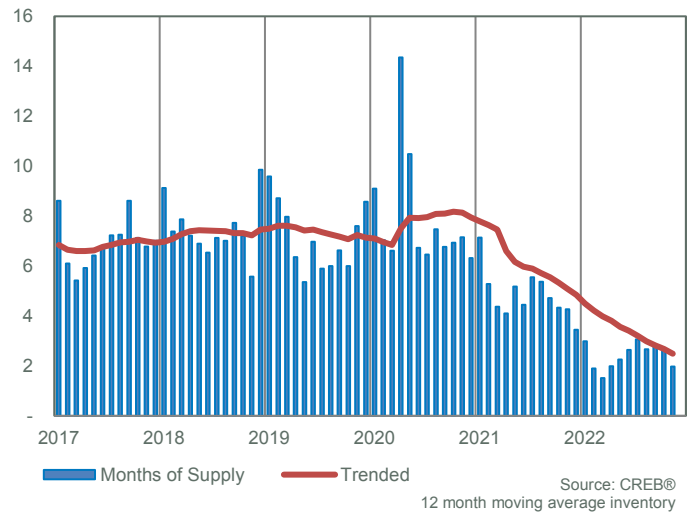
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



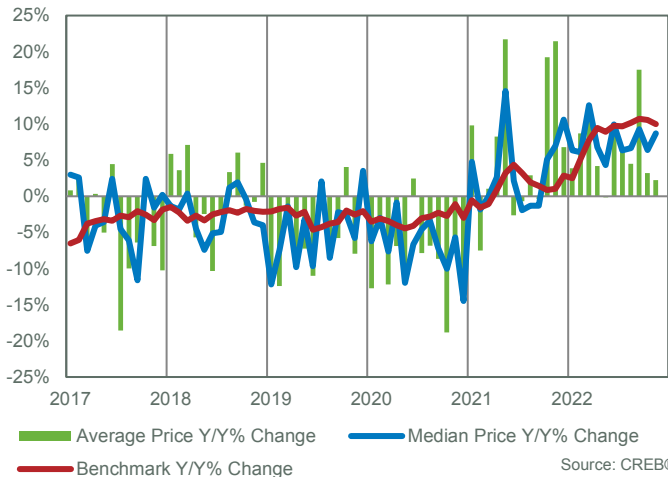
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



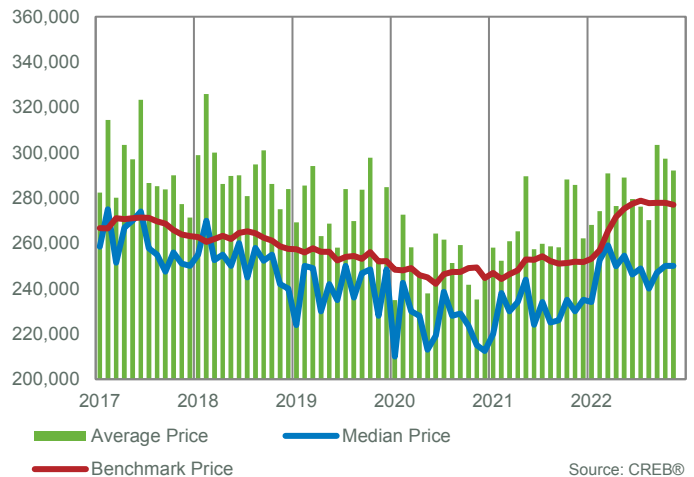
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



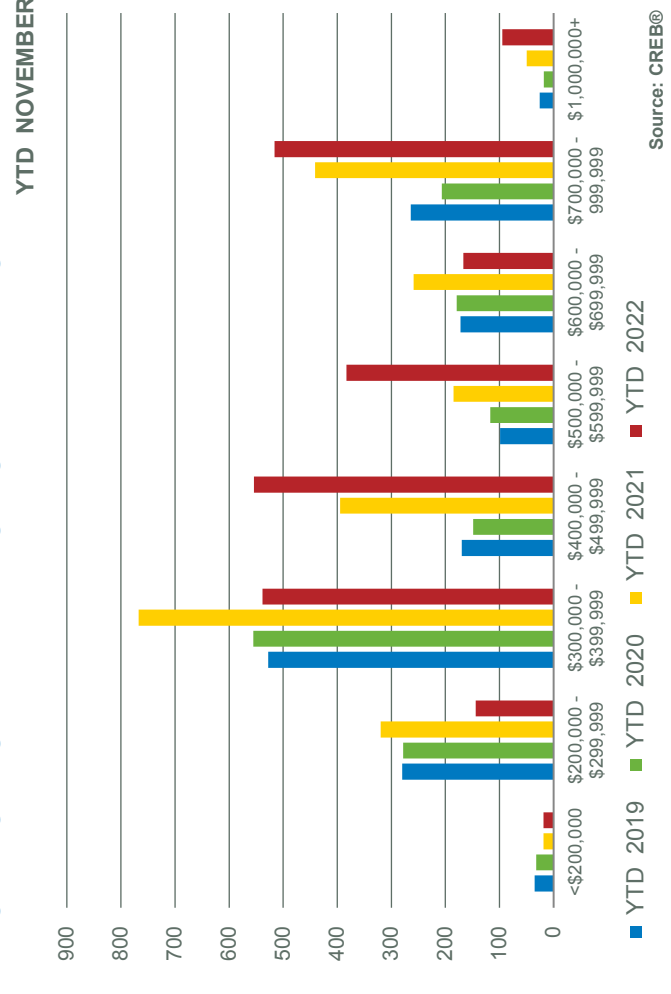
Source: CREB®

	2021	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	140	179	270	299	277	243	209	176	222	210	222	211	135
New Listings	212	254	393	436	376	382	320	270	226	296	226	182	107
Inventory	345	375	451	540	560	593	580	547	428	519	428	326	217
Days on Market	59	40	38	36	30	37	37	38	39	42	39	49	50
Benchmark Price	473,300	483,600	499,200	504,400	510,000	515,100	515,300	516,800	511,700	509,200	405,000	512,200	515,800
Median Price	387,750	460,000	414,950	450,000	425,000	424,900	410,000	432,000	400,000	400,000	484,213	425,000	455,000
Average Price	478,616	521,224	489,356	537,761	503,552	509,071	490,949	489,273	465,078	465,078	484,213	499,599	495,734
Index	223	228	235	238	240	243	243	243	240	240	241	241	243
2022													
Sales	198	296	345	304	264	223	173	170	152	152	158	133	
New Listings	267	395	462	371	358	311	274	207	238	238	188	132	
Inventory	243	314	384	391	408	415	435	379	381	381	336	271	
Days on Market	35	25	20	22	24	25	29	34	36	36	39	45	
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600	577,000	569,300	562,400	562,400	558,700	562,800	
Median Price	512,500	510,500	515,000	506,759	485,000	485,000	430,000	472,500	472,769	472,769	468,750	493,000	
Average Price	558,489	563,081	584,388	563,340	541,943	541,181	512,733	514,793	507,623	507,623	536,375	587,101	
Index	249	261	270	273	275	274	272	268	265	265	263	265	

CALGARY TOTAL SALES

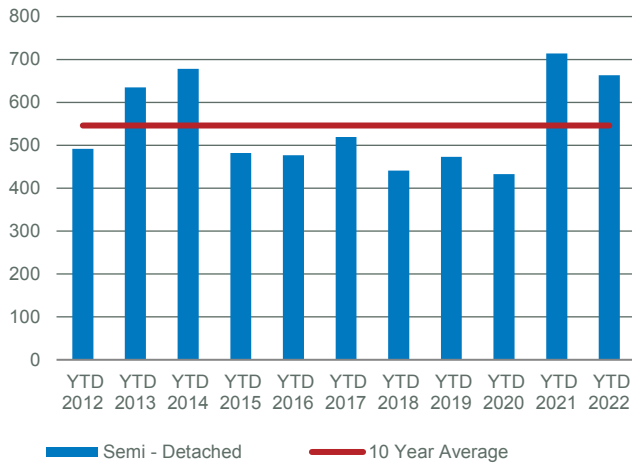
	Nov-21	Nov-22	YTD 2021	YTD 2022
<\$100,000	-	-	2	2
\$100,000 - \$149,999	2	2	17	17
\$150,000 - \$199,999	10	4	80	27
\$200,000 - \$249,999	26	5	240	117
\$250,000 - \$299,999	26	11	320	262
\$300,000 - \$349,999	30	14	447	276
\$350,000 - \$399,999	25	11	255	264
\$400,000 - \$449,999	17	23	140	290
\$450,000 - \$499,999	11	11	82	271
\$500,000 - \$549,999	4	5	103	112
\$550,000 - \$599,999	8	3	110	72
\$600,000 - \$649,999	9	7	149	95
\$650,000 - \$699,999	11	8	141	107
\$700,000 - \$749,999	11	4	140	105
\$750,000 - \$799,999	3	4	50	116
\$800,000 - \$849,999	6	3	52	95
\$850,000 - \$899,999	3	2	33	55
\$900,000 - \$949,999	2	2	25	38
\$950,000 - \$999,999	4	10	42	82
\$1,000,000 - \$1,299,999	1	3	3	11
\$1,300,000 - \$1,499,999	2	1	4	2
\$1,500,000 - \$1,999,999	-	-	1	-
\$2,000,000 +	211	133	2,436	2,416

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



CITY OF CALGARY SEMI-DET. SALES

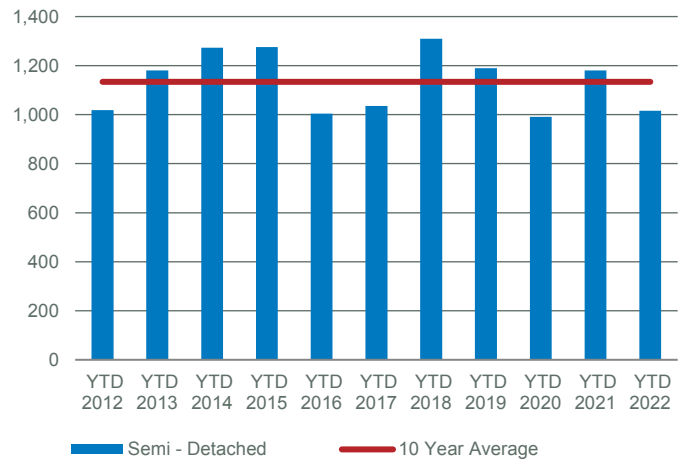
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD NOVEMBER



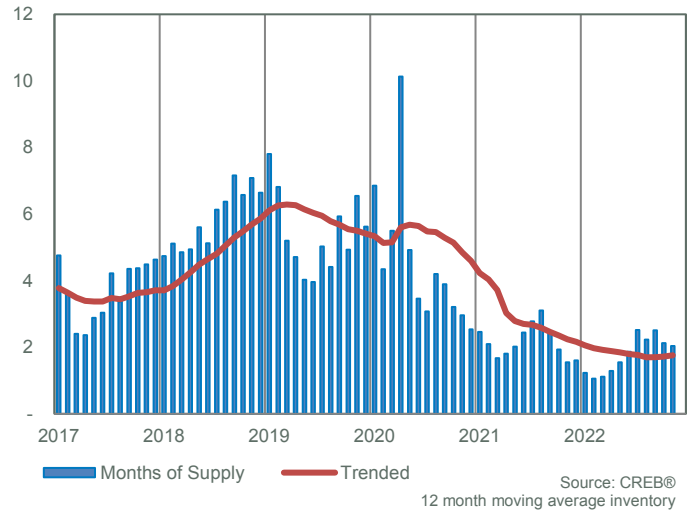
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



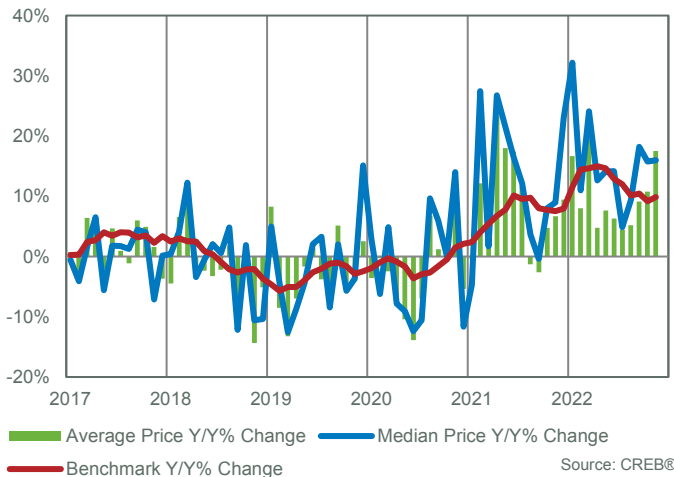
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



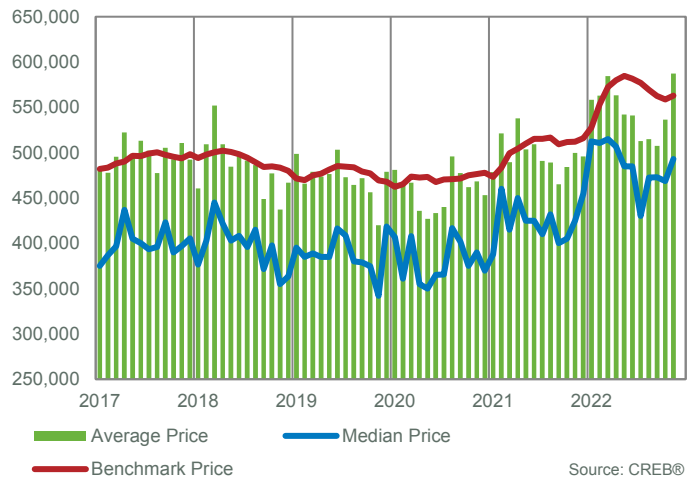
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



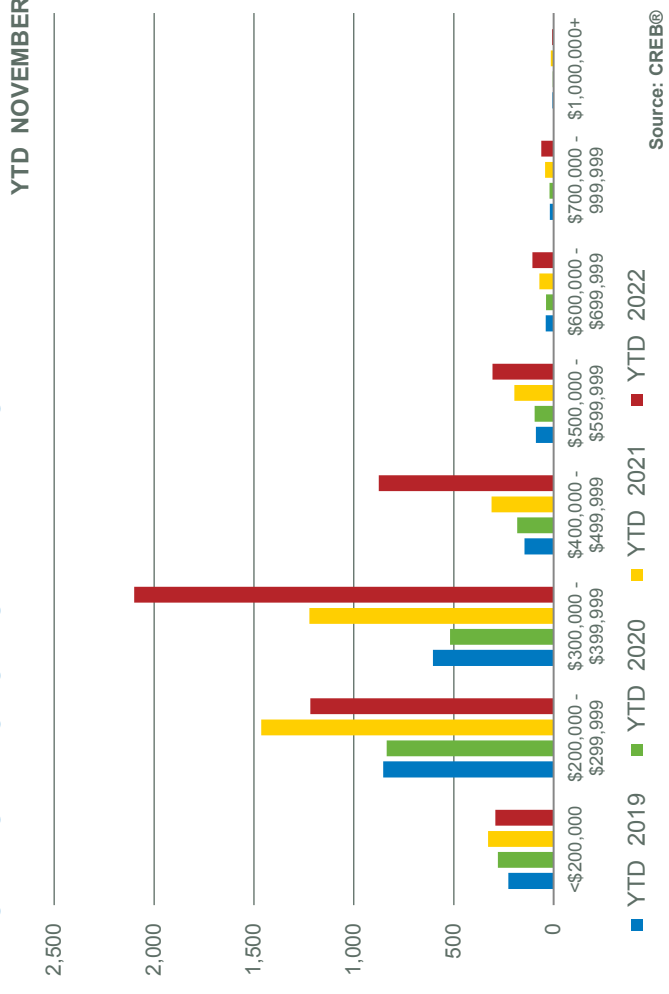
Source: CREB®

	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	554	555	432	375	325	320	249		
New Listings	364	692	883	782	771	654	500	378	400	303	251		
Inventory	425	533	634	738	832	797	738	617	584	464	383		
Days on Market	58	30	19	20	24	27	30	35	38	37	35		
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700	362,500	361,300	362,100	361,000	358,700		
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500	330,000	335,000	352,500		
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022	345,810	356,314	356,673		
Index	191	201	208	214	215	215	215	214	214	214	212		

CALGARY TOTAL SALES

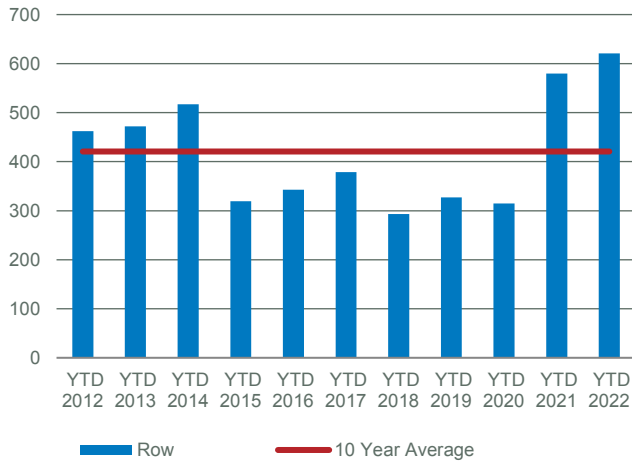
	Nov-21	Nov-22	YTD 2021	YTD 2022
<\$100,000	-	-	1	-
\$100,000 - \$149,999	7	2	49	25
\$150,000 - \$199,999	29	11	278	266
\$200,000 - \$249,999	35	29	554	565
\$250,000 - \$299,999	81	32	910	653
\$300,000 - \$349,999	76	48	781	1,034
\$350,000 - \$399,999	36	52	442	1,065
\$400,000 - \$449,999	19	29	180	568
\$450,000 - \$499,999	12	24	130	307
\$500,000 - \$549,999	12	12	120	170
\$550,000 - \$599,999	5	6	76	136
\$600,000 - \$649,999	2	-	36	60
\$650,000 - \$699,999	3	4	35	46
\$700,000 - \$749,999	2	-	22	24
\$750,000 - \$799,999	-	-	4	14
\$800,000 - \$849,999	-	-	6	13
\$850,000 - \$899,999	-	-	2	9
\$900,000 - \$949,999	-	-	4	-
\$950,000 - \$999,999	-	-	4	1
\$1,000,000 - \$1,299,999	1	-	8	4
\$1,300,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,999,999	-	-	4	3
\$2,000,000 +	-	-	-	1
	320	249	3,648	4,964

CITY OF CALGARY ROW SALES BY PRICE RANGE



CITY OF CALGARY ROW SALES

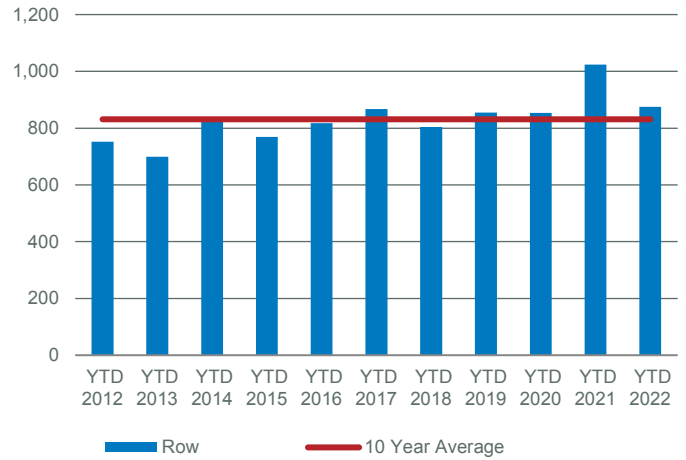
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD NOVEMBER



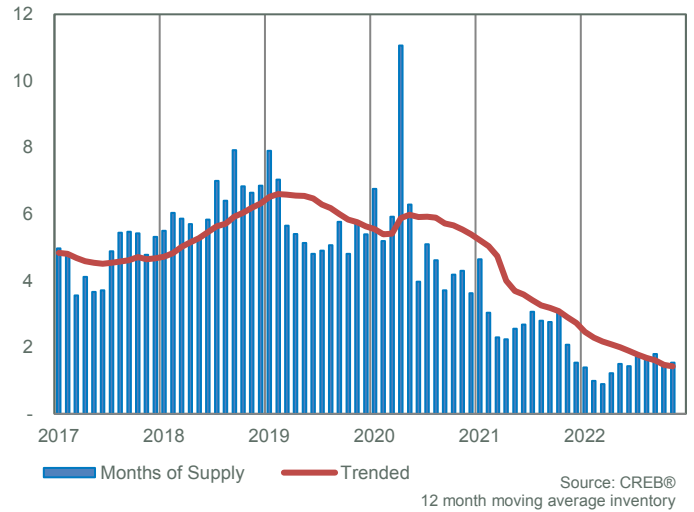
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



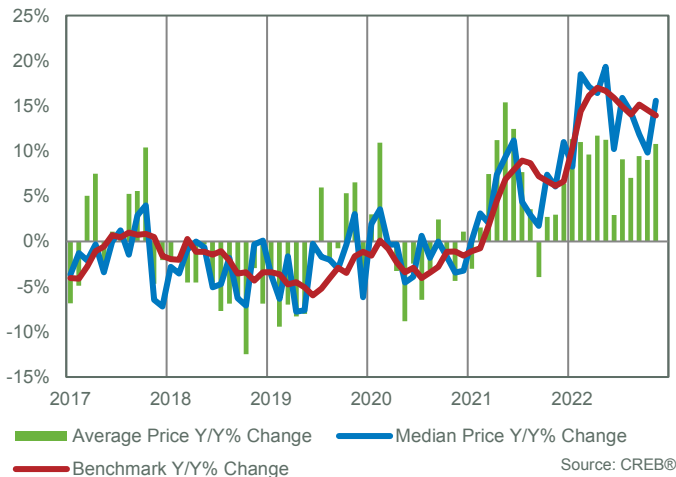
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



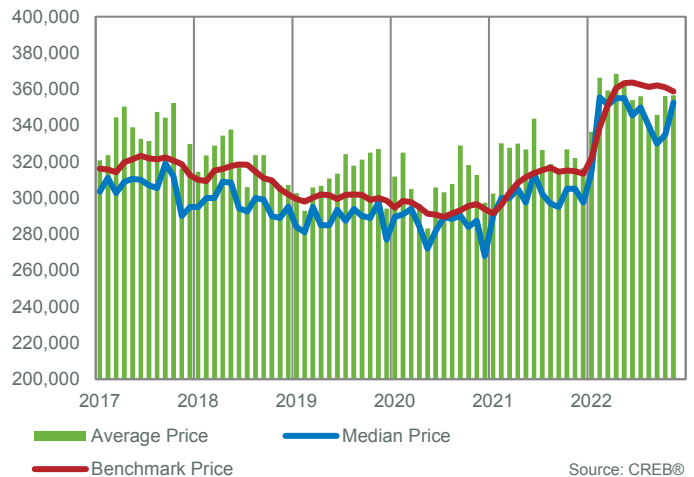
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

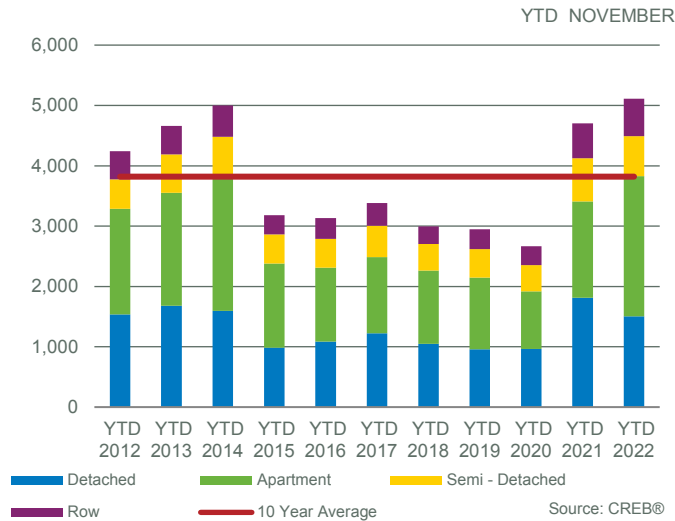
CITY OF CALGARY ROW PRICES



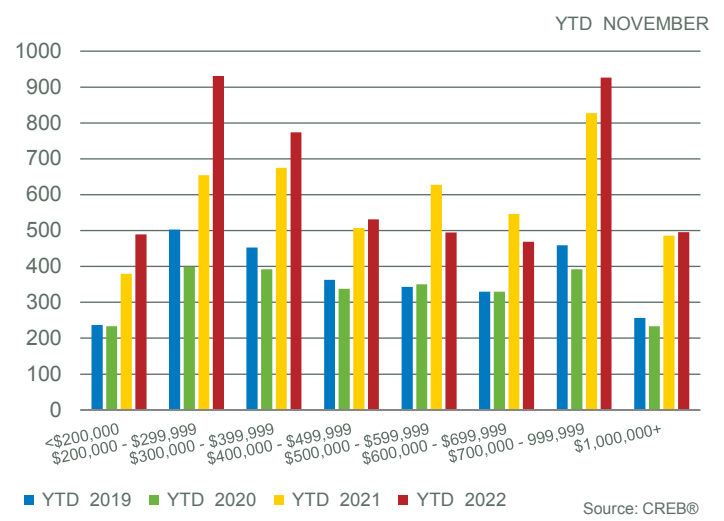
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



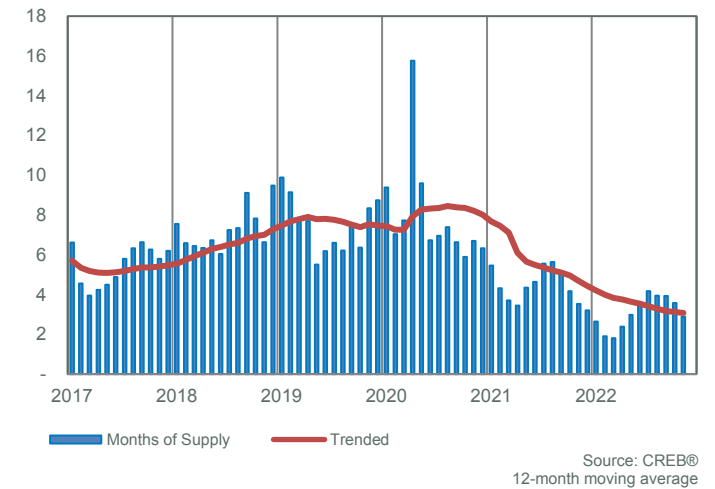
CITY CENTRE TOTAL SALES BY PRICE RANGE



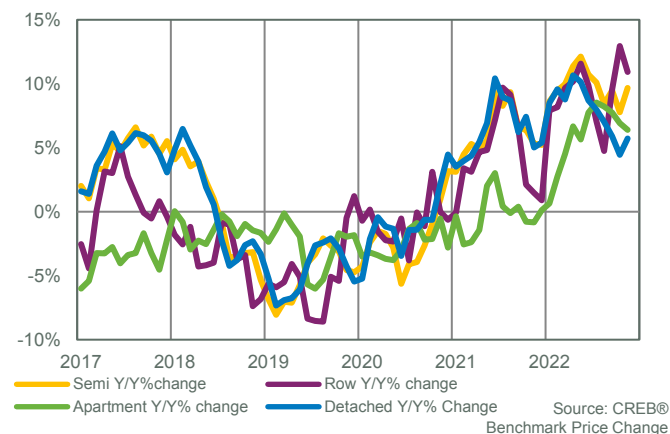
CITY CENTRE INVENTORY AND SALES



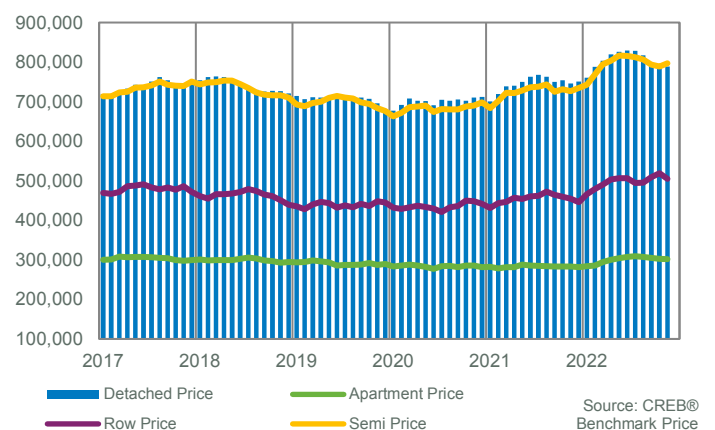
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

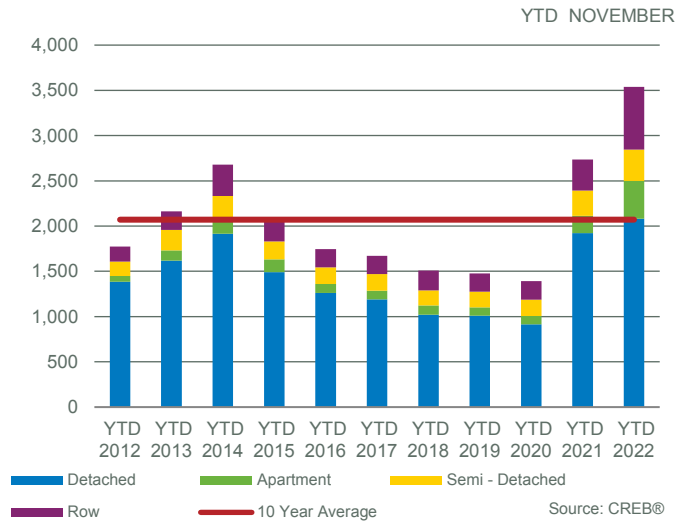


CITY CENTRE PRICES

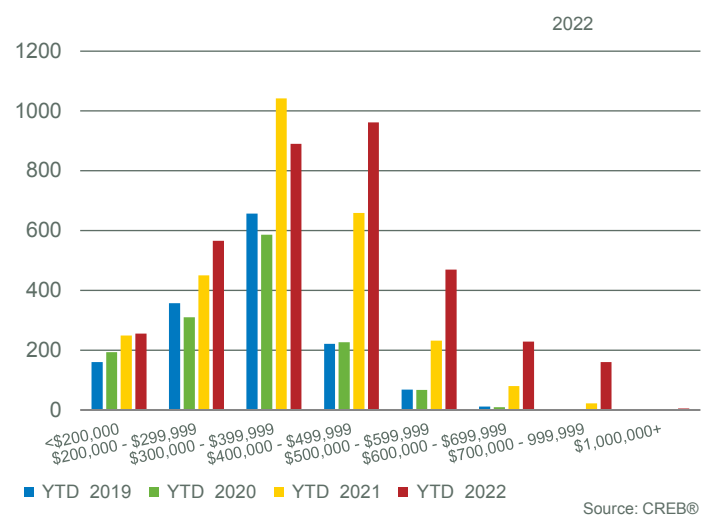


NORTHEAST

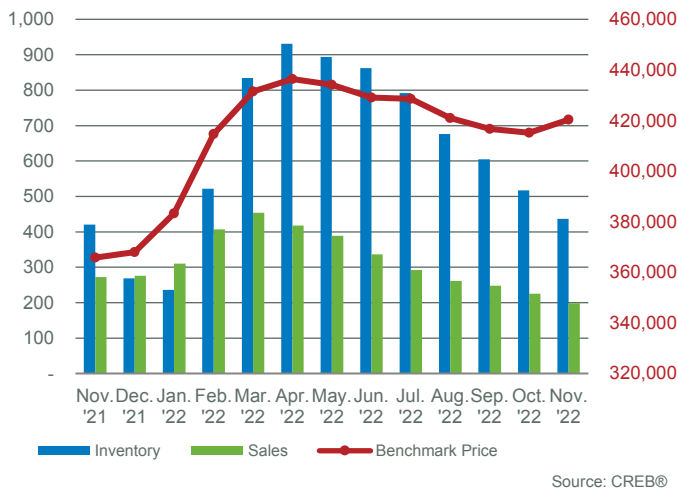
NORTHEAST TOTAL SALES



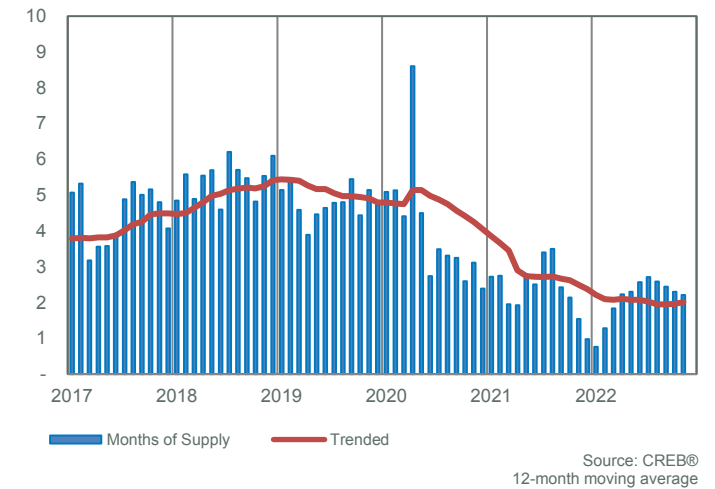
NORTHEAST TOTAL SALES BY PRICE RANGE



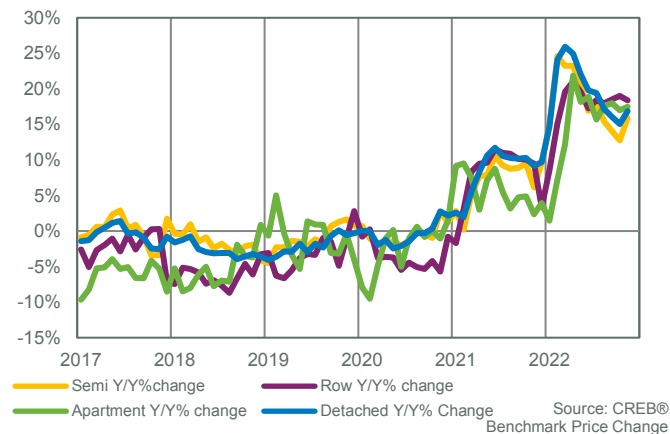
NORTHEAST INVENTORY AND SALES



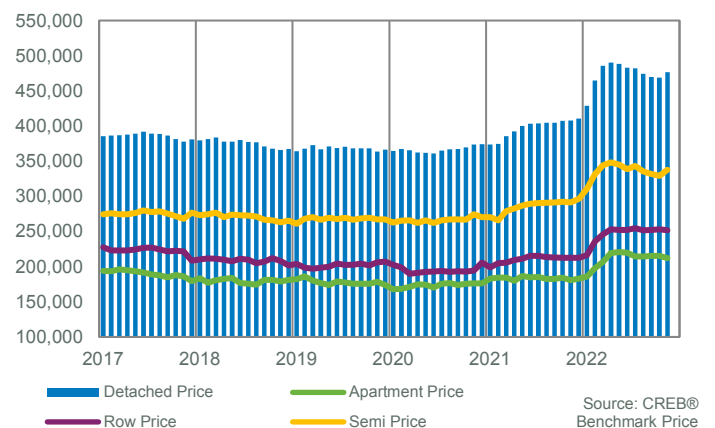
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

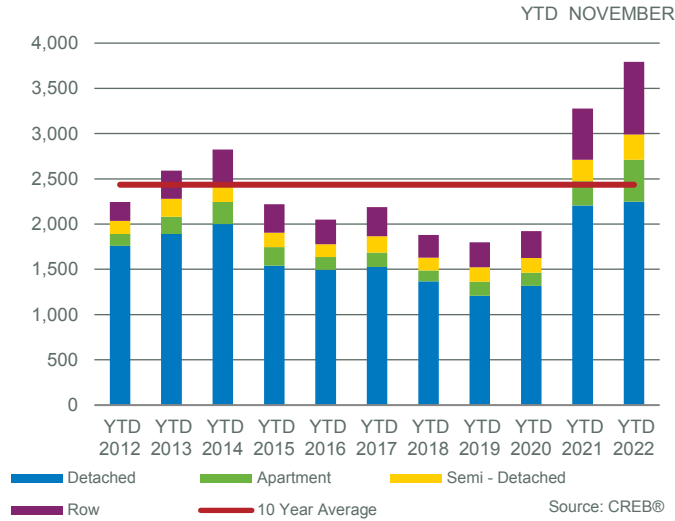


NORTHEAST PRICES

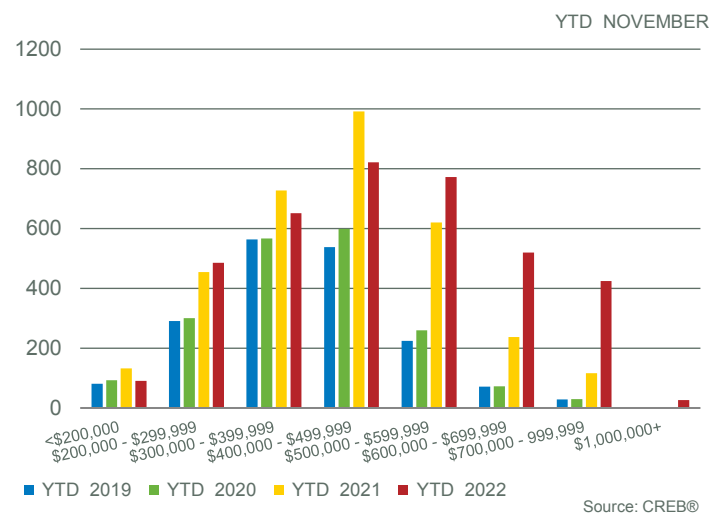


NORTH

NORTH TOTAL SALES



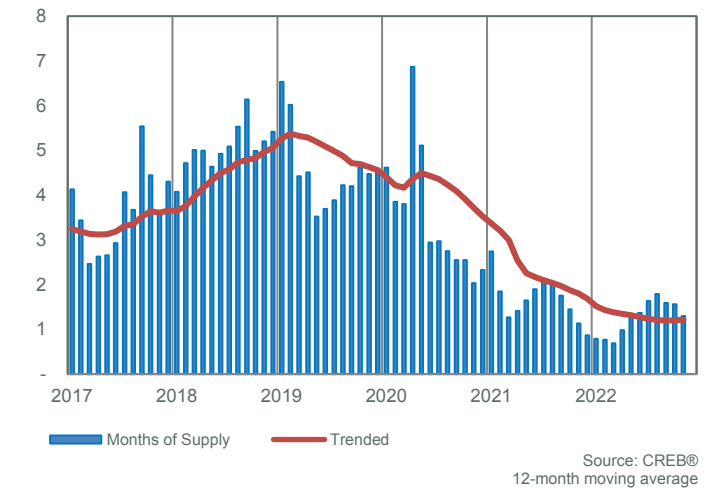
NORTH TOTAL SALES BY PRICE RANGE



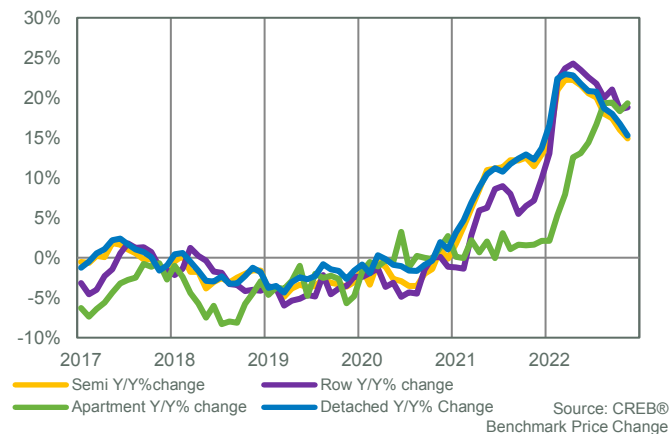
NORTH INVENTORY AND SALES



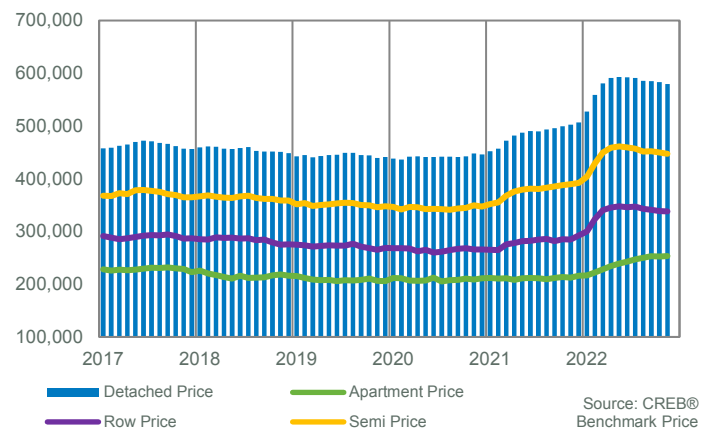
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

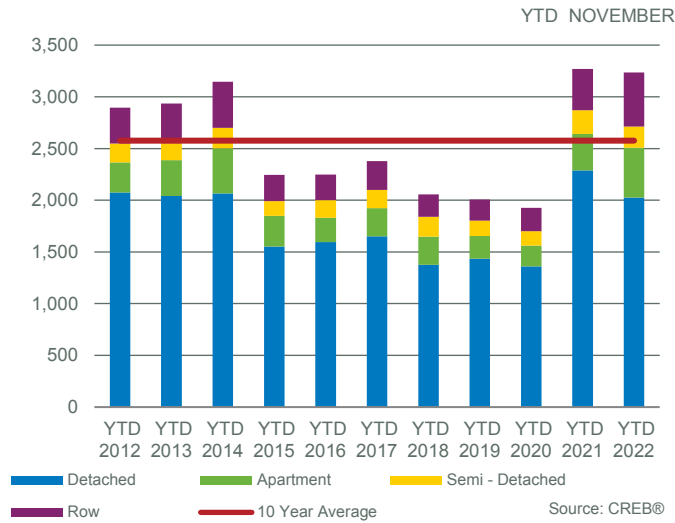


NORTH PRICES

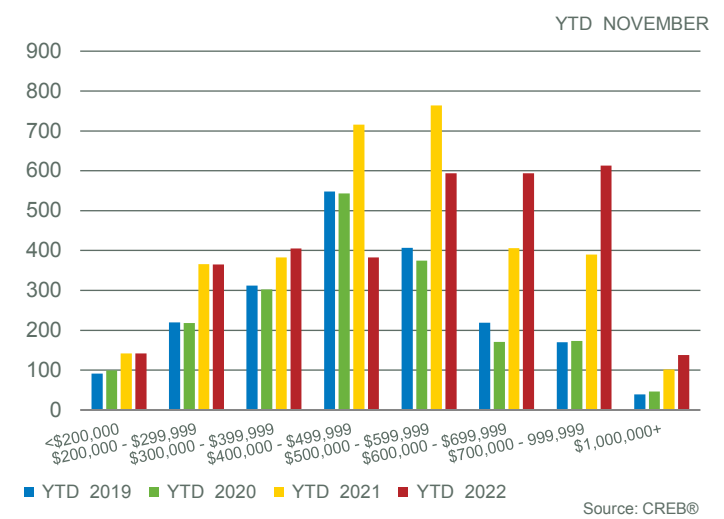


NORTHWEST

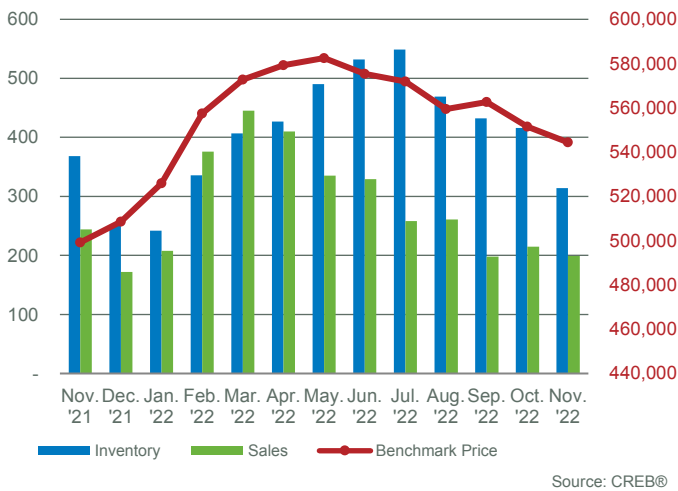
NORTHWEST TOTAL SALES



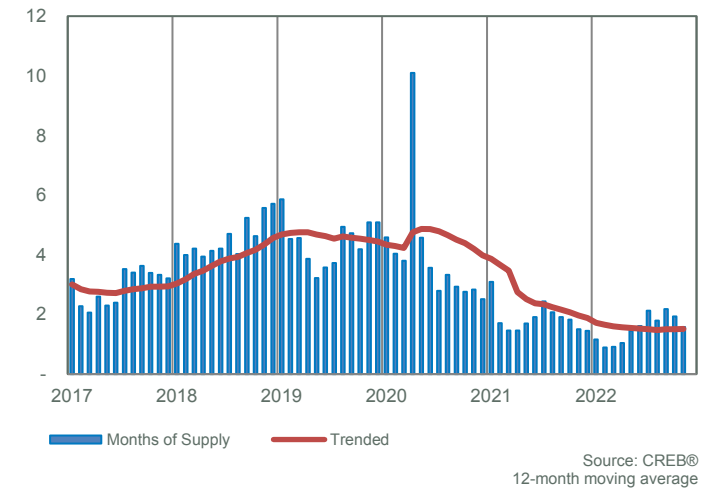
NORTHWEST TOTAL SALES BY PRICE RANGE



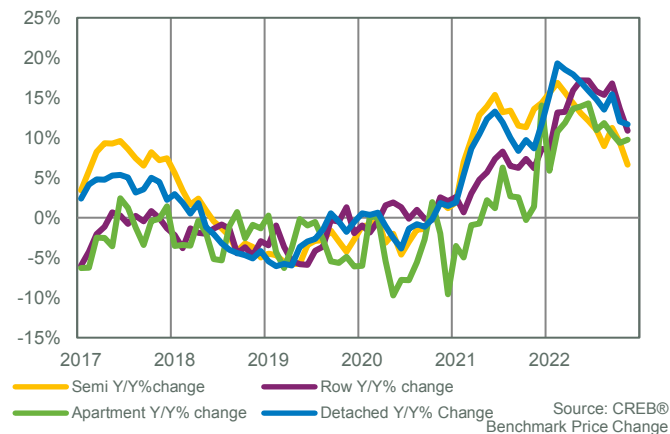
NORTHWEST INVENTORY AND SALES



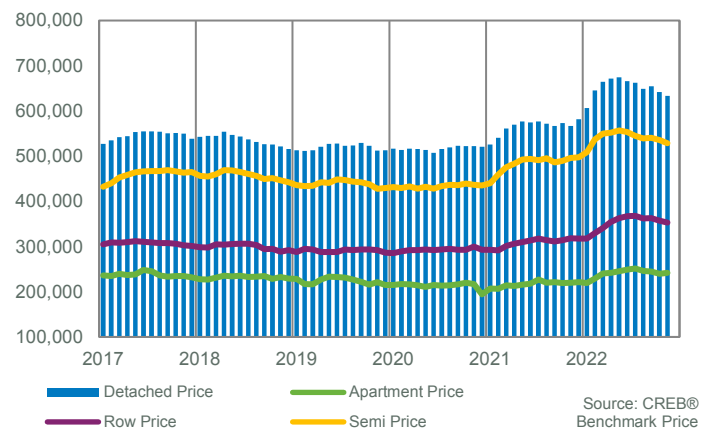
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

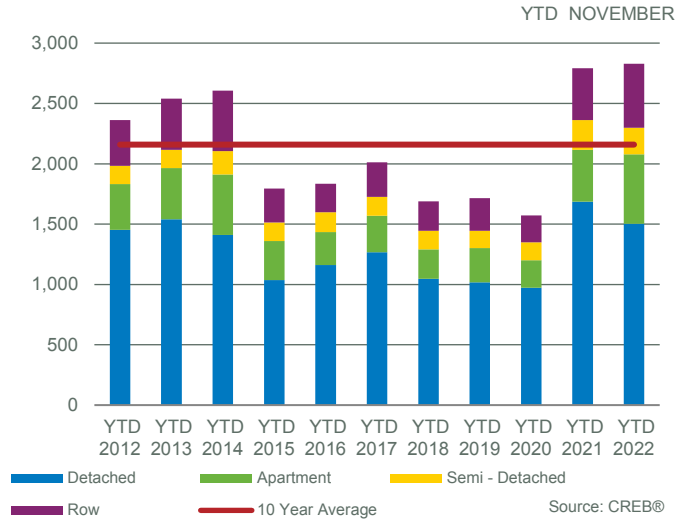


NORTHWEST PRICES

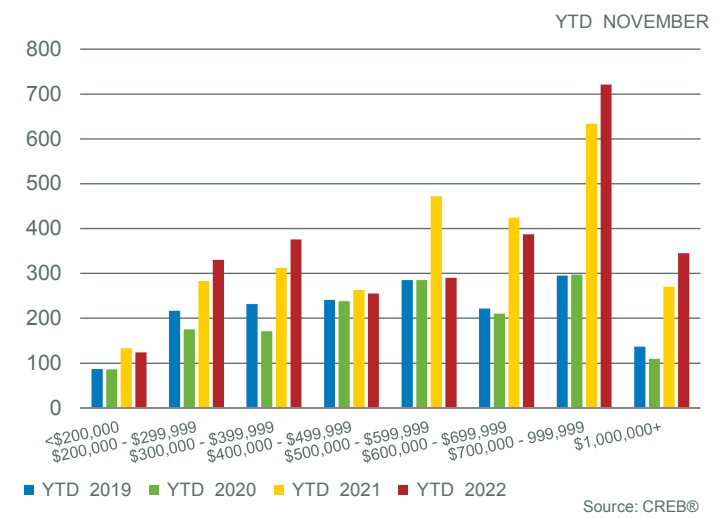


WEST

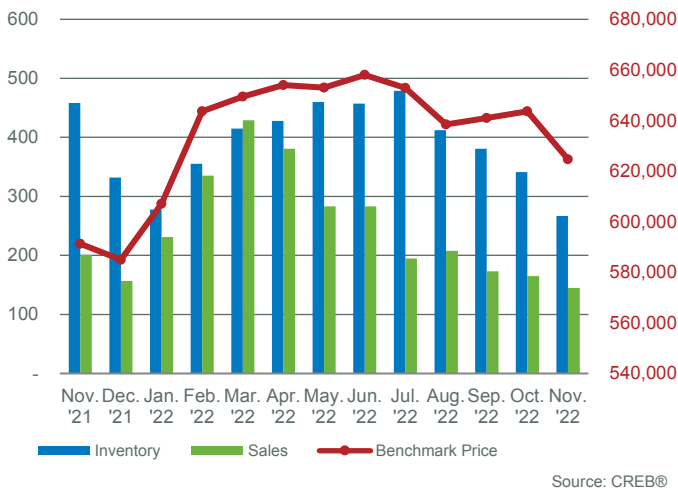
WEST TOTAL SALES



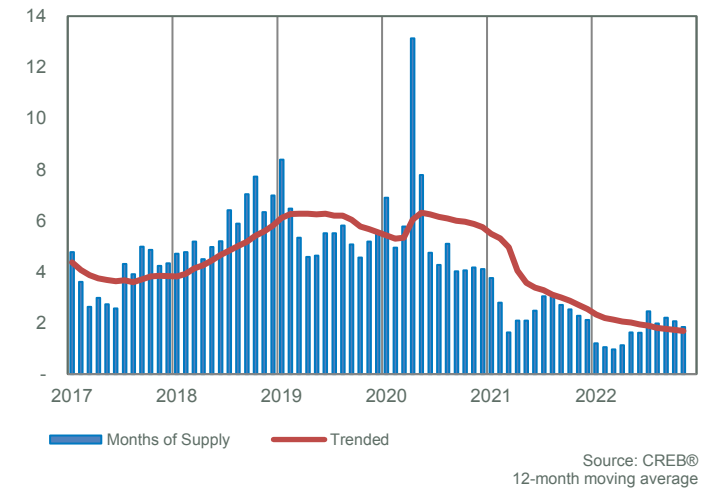
WEST TOTAL SALES BY PRICE RANGE



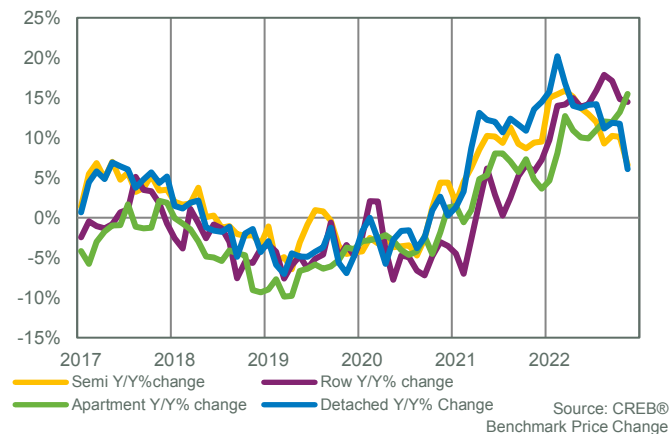
WEST INVENTORY AND SALES



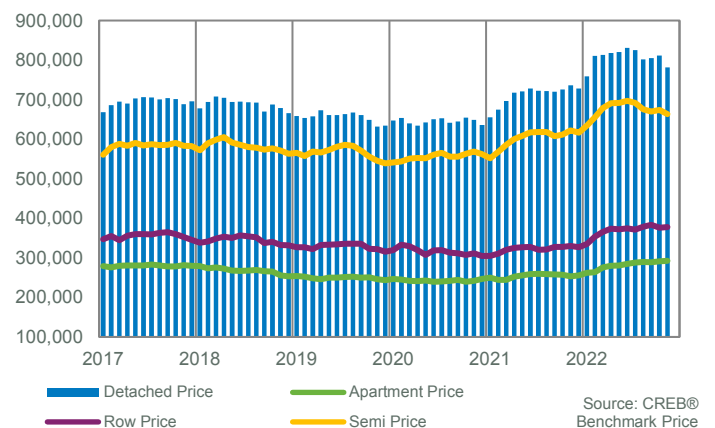
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

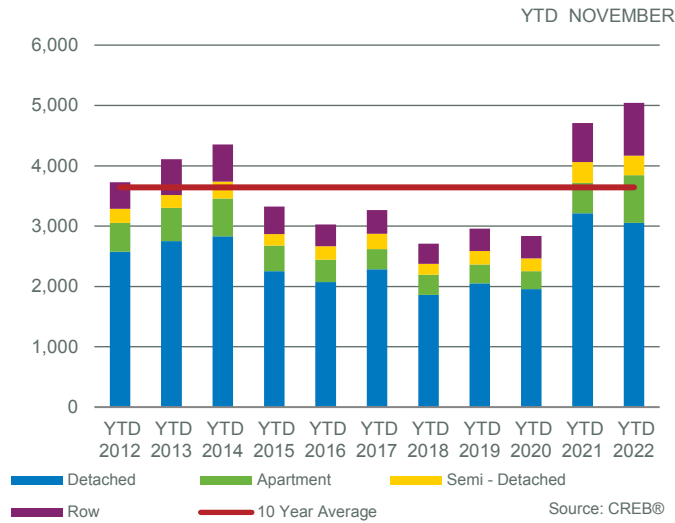


WEST PRICES

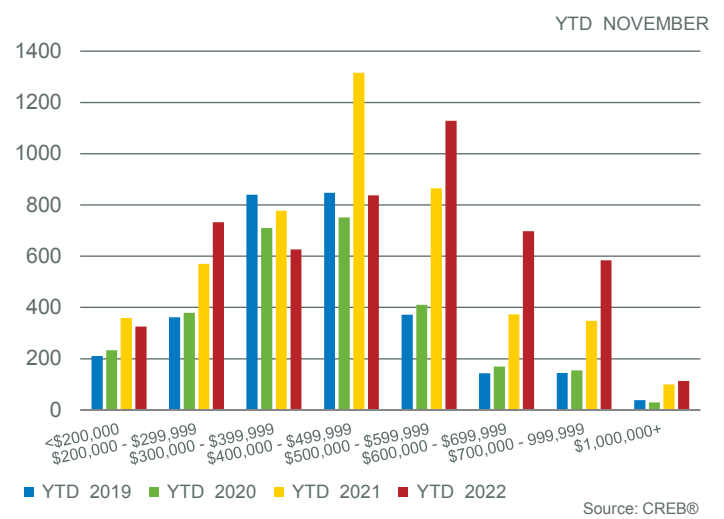


SOUTH

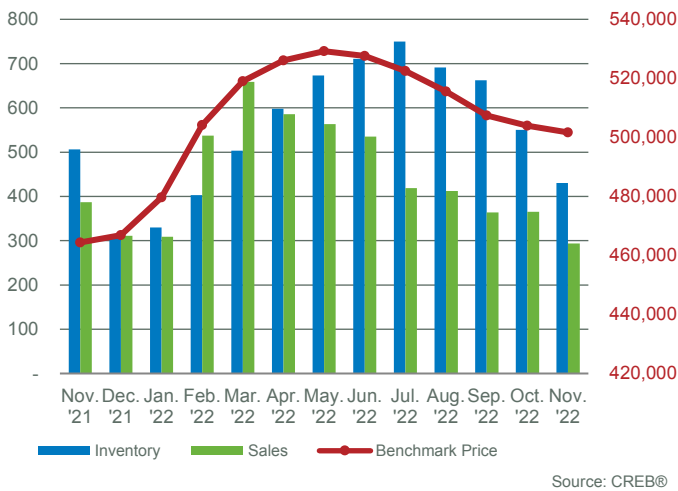
SOUTH TOTAL SALES



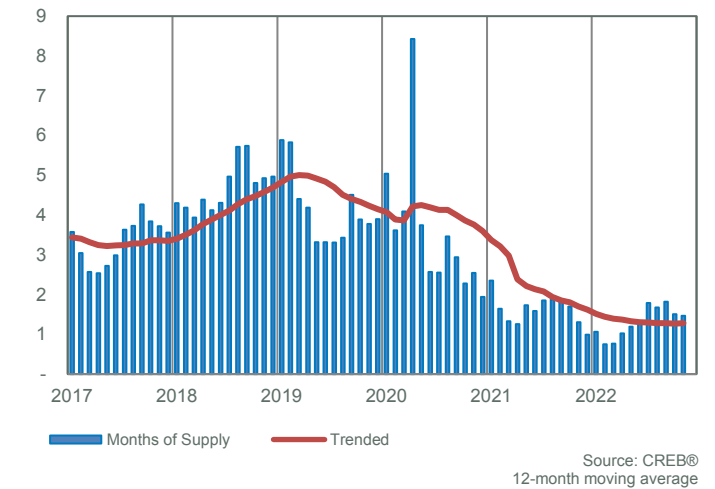
SOUTH TOTAL SALES BY PRICE RANGE



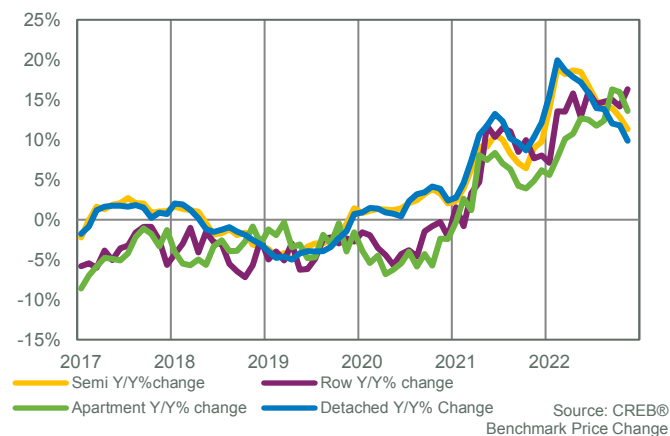
SOUTH INVENTORY AND SALES



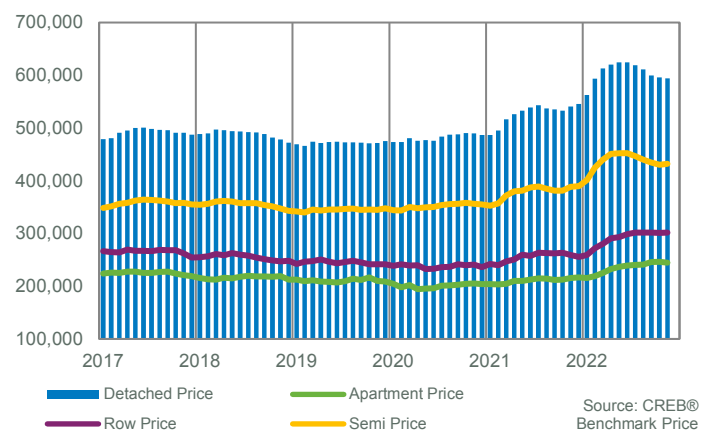
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

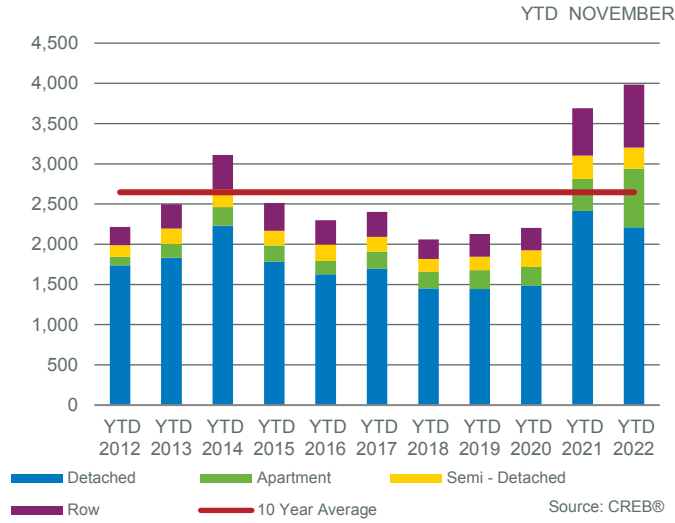


SOUTH PRICES

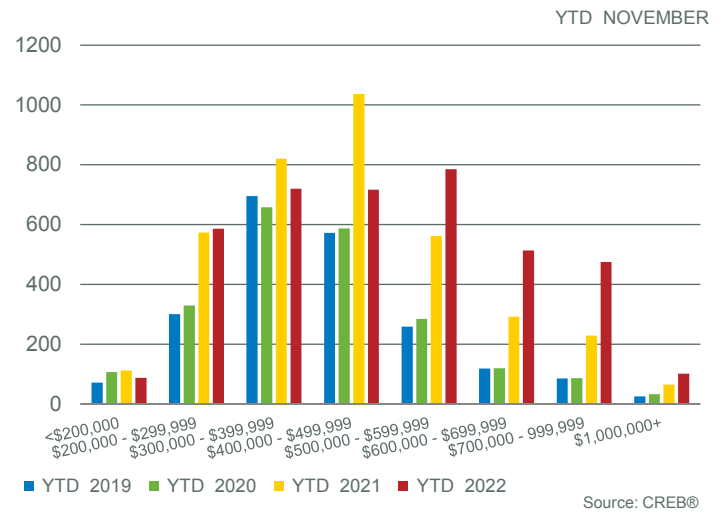


SOUTHEAST

SOUTHEAST TOTAL SALES



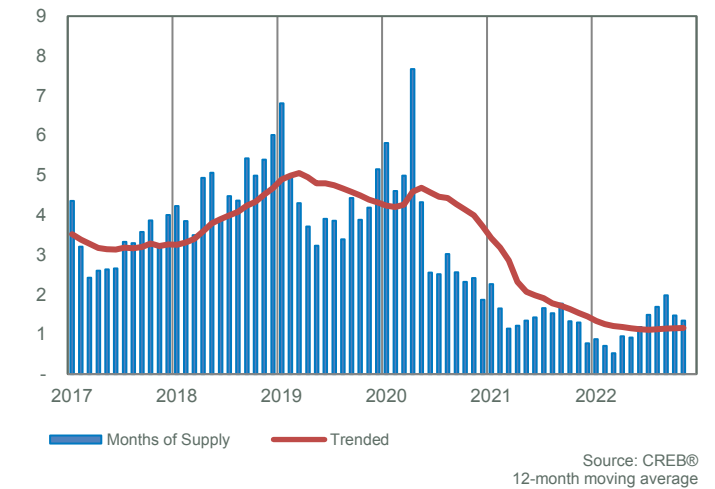
SOUTHEAST TOTAL SALES BY PRICE RANGE



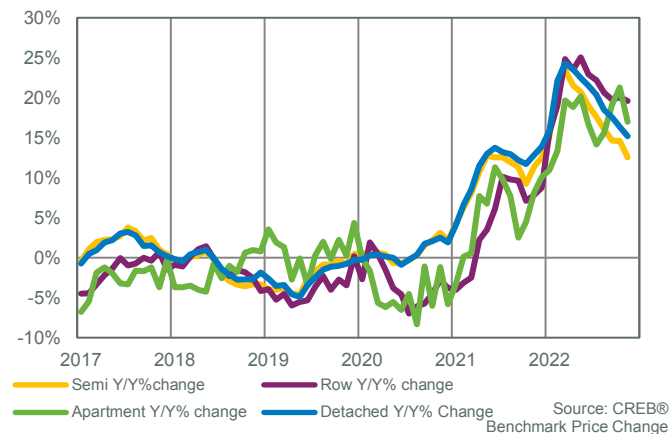
SOUTHEAST INVENTORY AND SALES



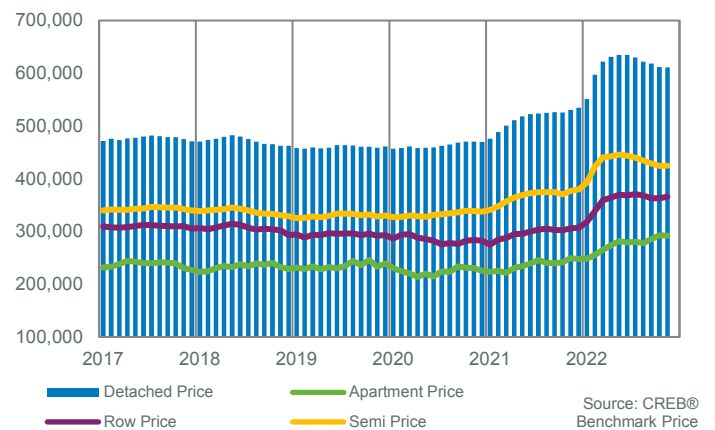
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

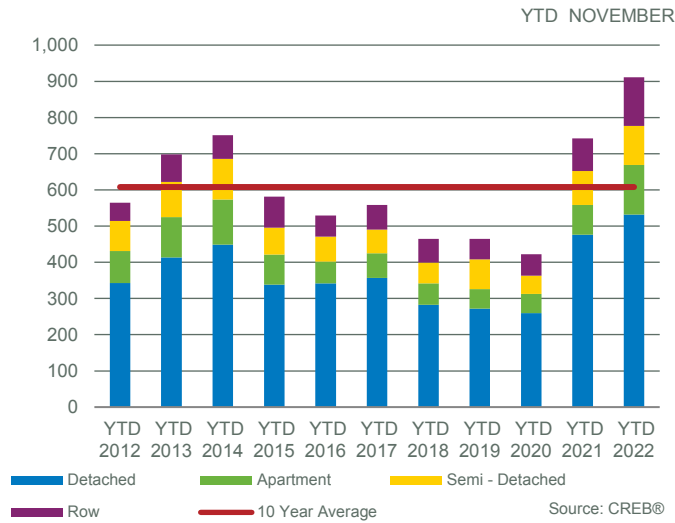


SOUTHEAST PRICES

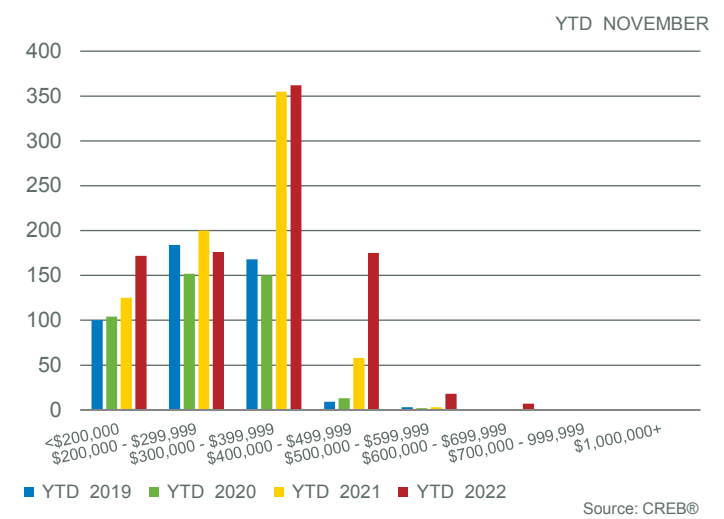


EAST

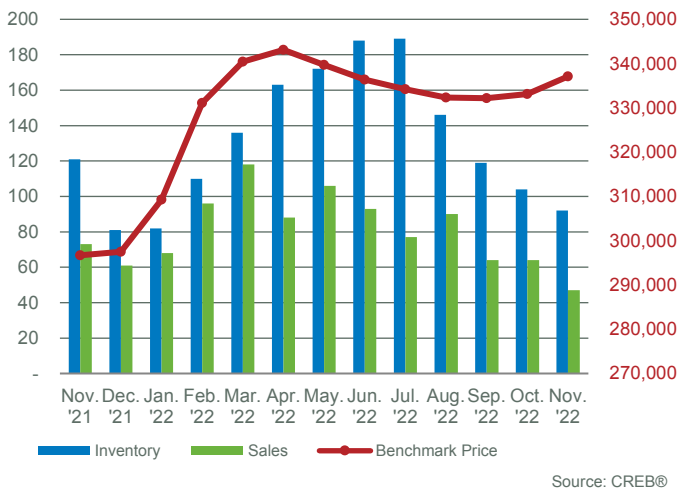
EAST TOTAL SALES



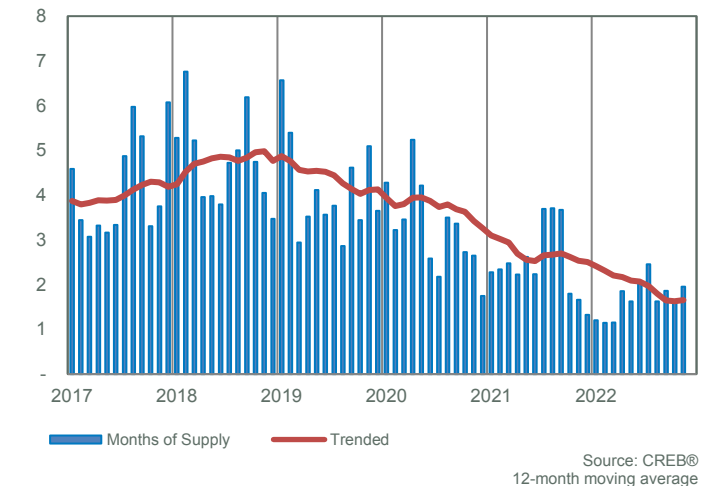
EAST TOTAL SALES BY PRICE RANGE



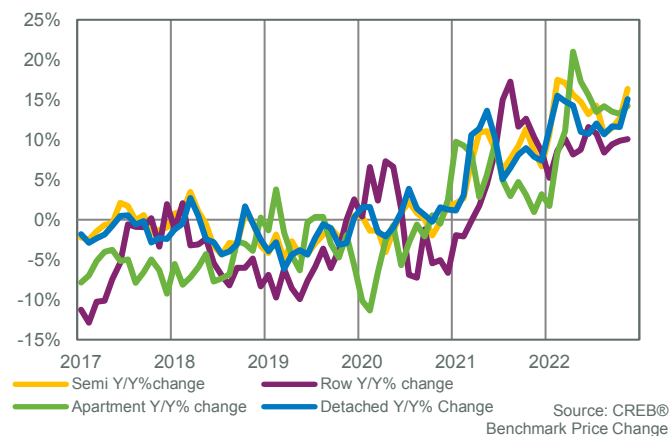
EAST INVENTORY AND SALES



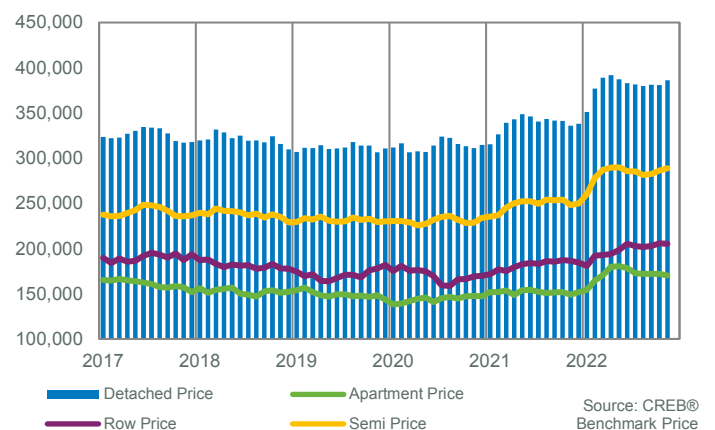
EAST MONTHS OF INVENTORY

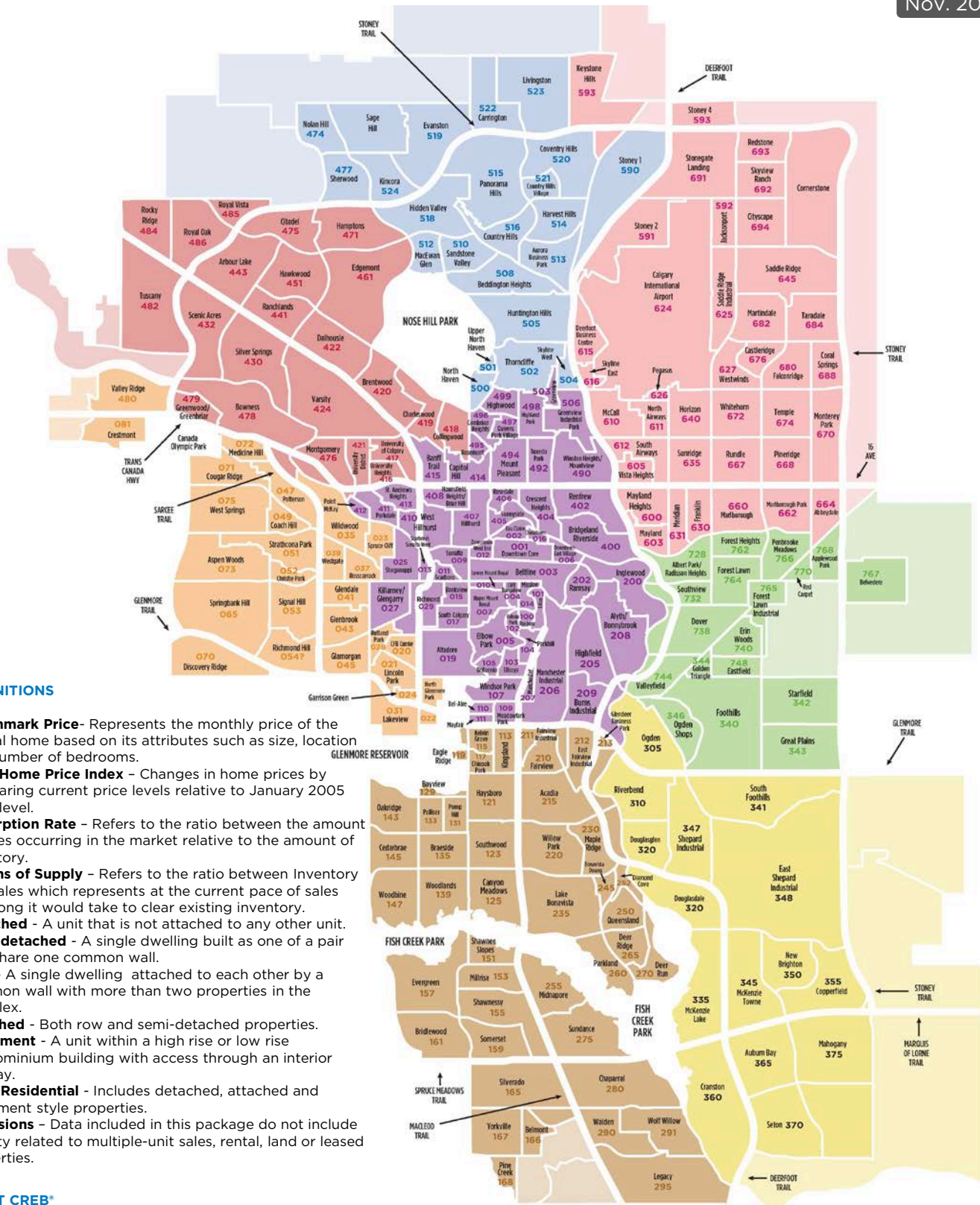


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between Inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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