



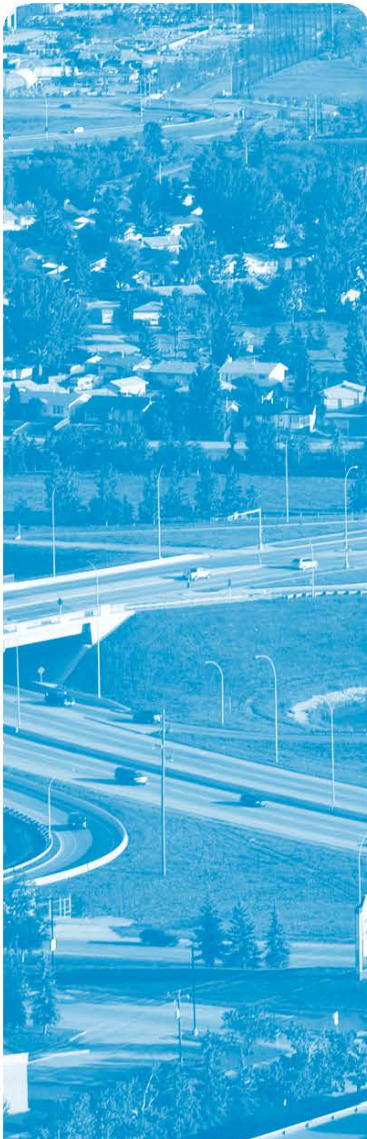
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MONTHLY STATISTICS PACKAGE

# City of Calgary

April 2024



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April 2024

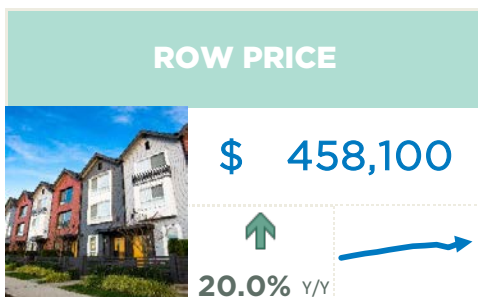
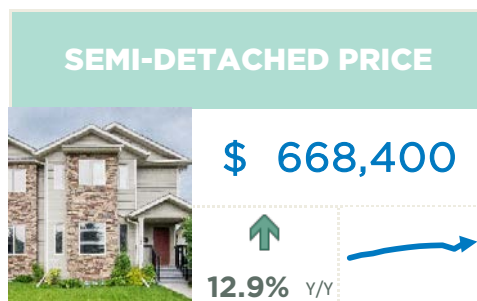
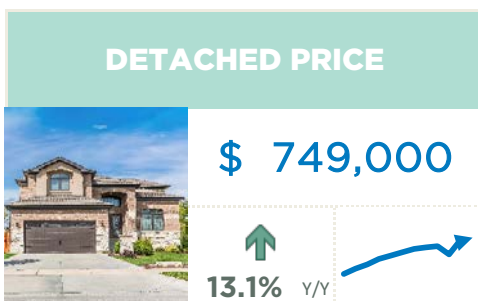
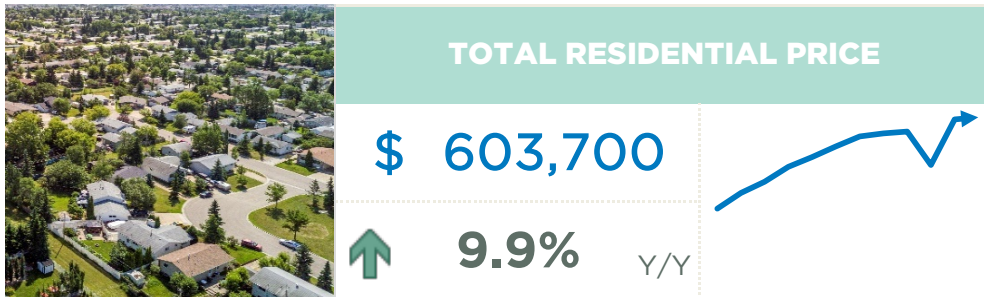
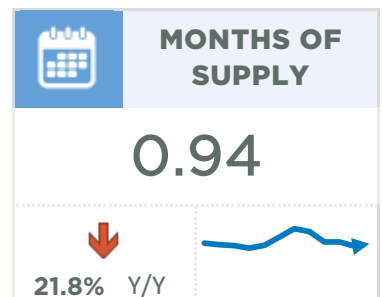
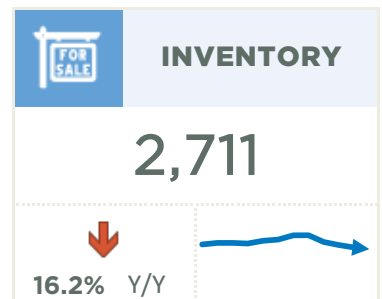
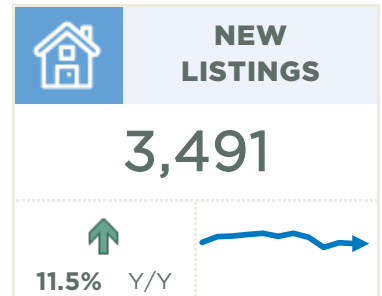
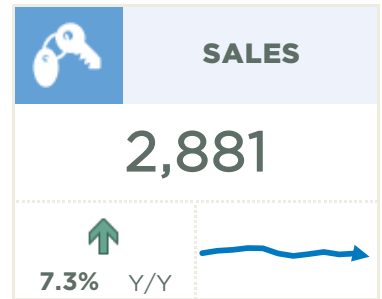
## Price growth persists in Calgary as Seller's market prevails

**City of Calgary, May 1, 2024** – Sales in April rose by seven per cent compared to last year, to 2,881 units. While the pace of growth did ease compared to earlier in the year, sales remain 37 per cent higher than long-term trends for the month. Much of the growth in sales has occurred for relatively more affordable, higher-density products.

At the same time, there were 3,491 new listings in April, a 11 per cent gain over last year but only three per cent higher than long-term trends. The rise in new listings compared to sales prevented any further deterioration of the inventory situation. However, with 2,711 units in inventory, levels are 16 per cent below last year and half of what is traditionally seen in April.

“While supply levels are still declining, much of the decline has been driven by lower-priced homes,” said Ann-Marie Lurie, Chief Economist at CREB®. “Homes priced below \$500,000 have reported a 29 per cent decline. Meanwhile, we are seeing supply growth in homes priced above \$700,000. Persistently high-interest rates are driving demand toward more affordable products in the market and, at the same time, driving listing growth for higher-priced properties.”

With a sales-to-new-listings ratio of 83 per cent and a months of supply of less than one month, conditions continue to favour the seller, driving further price gains in the market. In April, the unadjusted total residential benchmark price reached \$603,700, a one per cent gain over last month and nearly 10 per cent higher than last year's levels. Price gains occurred across all property types and districts of the city. The strongest price growth occurred in the more affordable districts of the city.





## April 2024

### April 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,321	1%	1,629	10%	1,214	-17%	81%	0.92	-18%	\$749,000	13%
Semi	255	9%	294	11%	208	-27%	87%	0.82	-34%	\$668,400	13%
Row	483	16%	518	18%	338	-15%	93%	0.70	-27%	\$458,100	20%
Apartment	822	12%	1,050	11%	951	-13%	78%	1.16	-22%	\$346,200	18%
<b>Total Residential</b>	<b>2,881</b>	<b>7%</b>	<b>3,491</b>	<b>11%</b>	<b>2,711</b>	<b>-16%</b>	<b>83%</b>	<b>0.94</b>	<b>-22%</b>	<b>\$603,700</b>	<b>10%</b>

### Year-to-Date

### April 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	4,156	9%	5,163	1%	1,095	-19%	80%	1.05	-26%	\$728,050	13%
Semi	827	18%	1,002	13%	214	-19%	83%	1.04	-31%	\$647,575	13%
Row	1,581	19%	1,833	16%	314	-13%	86%	0.79	-27%	\$442,425	20%
Apartment	2,761	24%	3,514	13%	817	-13%	79%	1.18	-30%	\$334,375	18%
<b>Total Residential</b>	<b>9,325</b>	<b>16%</b>	<b>11,512</b>	<b>8%</b>	<b>2,440</b>	<b>-16%</b>	<b>81%</b>	<b>1.05</b>	<b>-28%</b>	<b>\$589,575</b>	<b>10%</b>



### Detached

Detached home sales rose by one per cent in April compared to last year. Sales gains in the higher price ranges offset the steep decline for homes priced below \$600,000, which is related to the lack of listings in the lower price ranges. While detached new listings did report a year-over-year gain of 10 per cent, detached homes priced below \$600,000 saw new listings decline by 34 per cent.

Adjustments in sales and inventory levels did cause the months of supply to fall further this month. The less than one-month supply reflects a market favouring the seller, driving further price growth. In April, the unadjusted benchmark price reached \$749,000, over one per cent higher than last month and 13 per cent higher than April 2023 levels. Year-over-year gains were the highest in the city's most affordable districts.



### Semi-Detached

Sales activity continued to rise in April, contributing to the nearly 18 per cent year-to-date growth in sales. The growth in sales was partly due to gains in new listings. However, the growth in new listings did little to change the low inventory situation, as the months of supply remained below one month for the second month in a row.

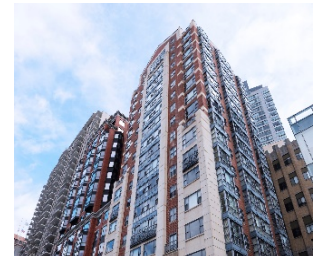
The persistently tight market conditions have caused further price gains. In April, the unadjusted benchmark price reached \$668,400, nearly two per cent higher than last month and 13 per cent higher than levels reported last year. Year-over-year price gains ranged from a high of 23 per cent in the East district to a low of 10 per cent in the City Centre.



### Row

Row home sales continued to improve in April, contributing to the year-to-date gain of 19 per cent. At the same time, new listings have improved by 16 per cent so far this year. The gains in new listings did little to change the low inventory situation due to sales activity. This has kept the sales-to-new-listings ratio high at 93 per cent and the months of inventory below one month for the fourth consecutive month.

The persistently tight conditions, especially in the lower price ranges, are driving further price growth for row homes. In April, the unadjusted benchmark price reached \$458,100, two per cent higher than last month and 20 per cent higher than levels reported last year. Both monthly and year-over-year gains were the highest in the most affordable districts of the North East and East, where resale row homes are still priced below \$400,000.



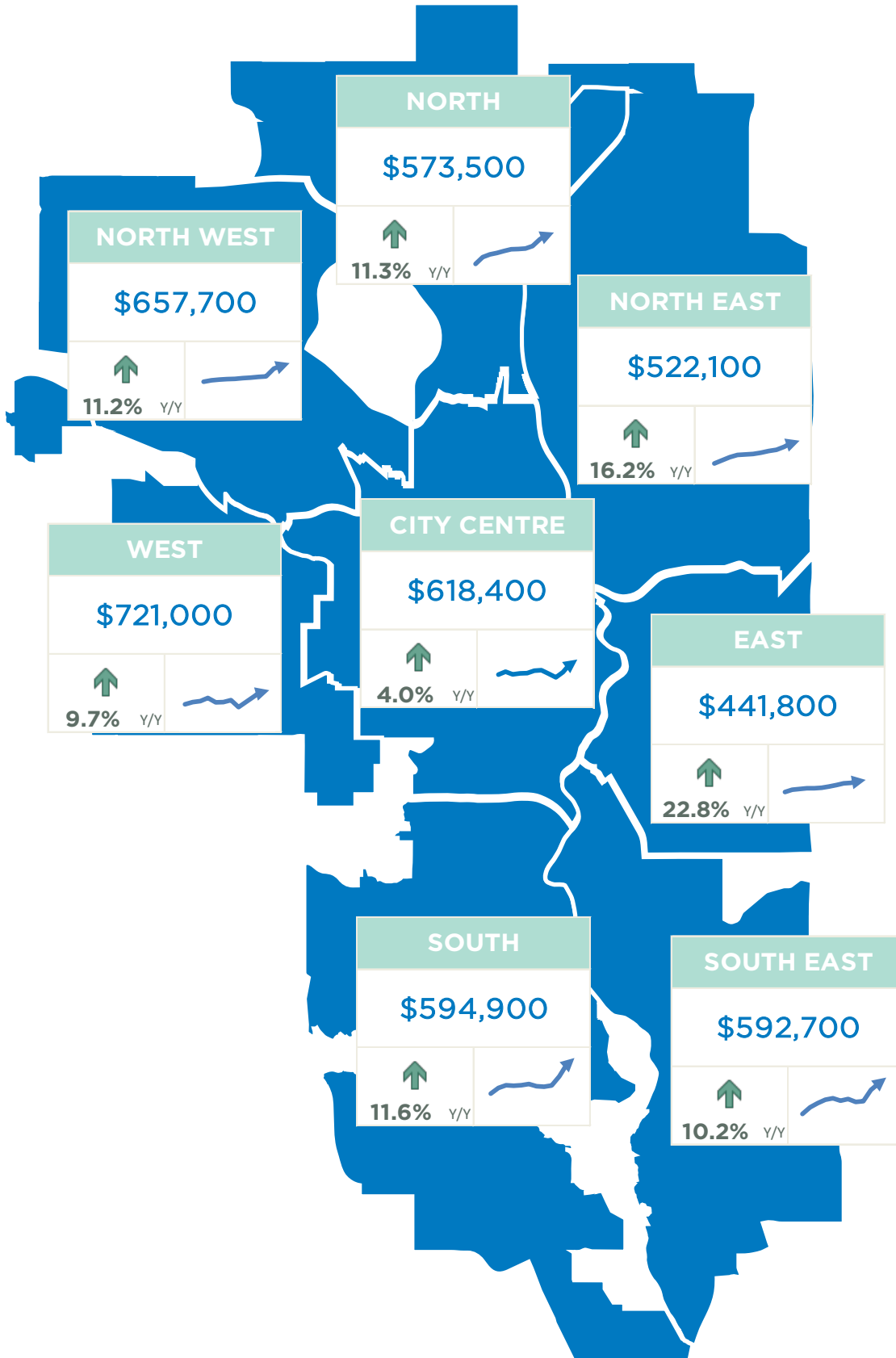
### Apartment

Sales in April reached 822 units, contributing to year-to-date sales of 2,761 units, a gain of 24 per cent. Apartment condominium sales have risen more than any other property type and now represent nearly 30 per cent of all resale activity. This, in part, has been possible due to the rise in new listings. April reported 1,050 new listings, helping support a monthly gain in inventory levels in line with seasonal expectations. However, inventory levels remain nearly 13 per cent lower than last year's and are 35 per cent below long-term trends.

Like other property types, year-over-year supply declines are driven by the lower-priced segments of the market, which for apartment condominiums is units priced below \$300,000. Overall, persistent sellers' market conditions in the lower price ranges are driving further price growth. In April, the unadjusted benchmark price reached \$346,200 a month, a gain of over two per cent and nearly 18 per cent higher than last April. Year-over-year price growth ranged from over 30 per cent in the North East and East districts to a low of 13 per cent in the City Centre.

April 2024

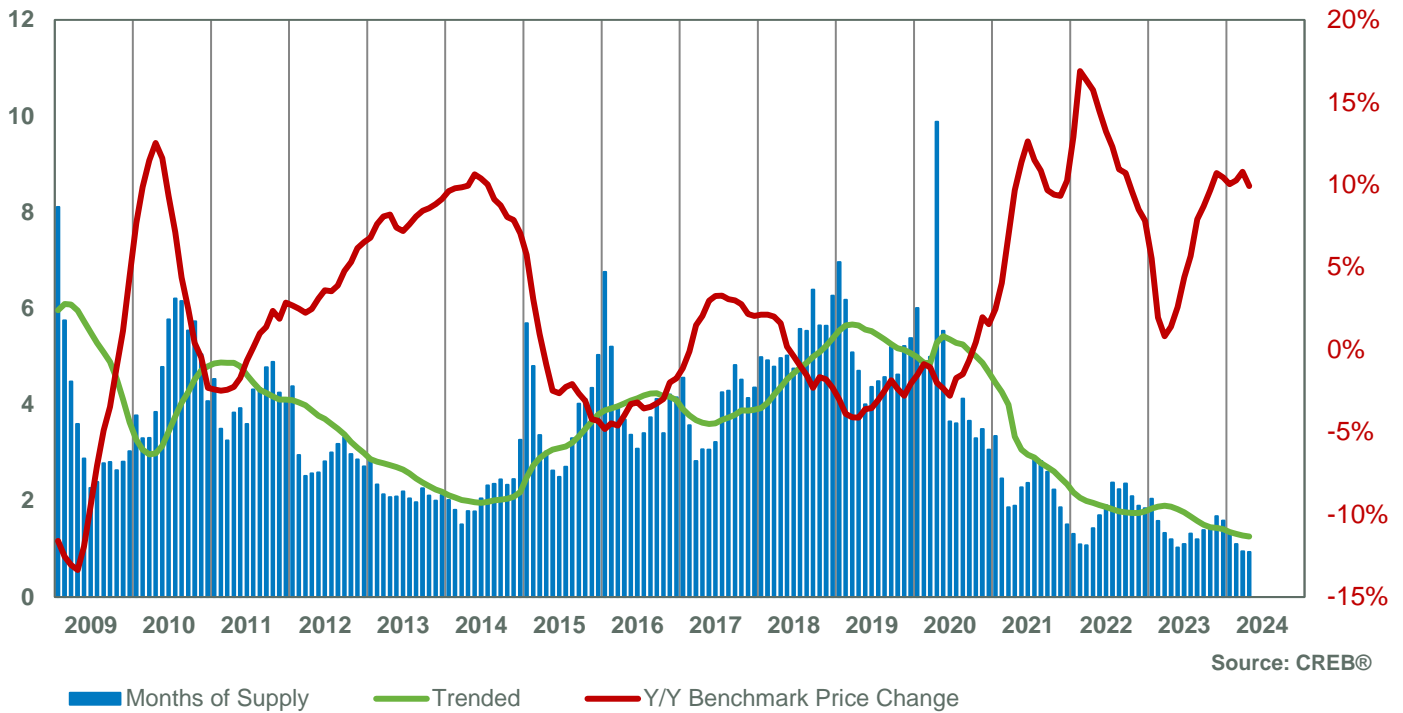
District Total Residential Benchmark Price



	Apr-23	Apr-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	2,686	2,881	7.26%	8,045	9,325	15.91%
Total Sales Volume	\$1,473,493,274	\$1,752,843,498	18.96%	\$4,262,264,317	\$5,523,054,831	29.58%
New Listings	3,132	3,491	11.46%	10,684	11,512	7.75%
Inventory	3,234	2,711	-16.17%	2,917	2,440	-16.36%
Months of Supply	1.20	0.94	-21.85%	1.45	1.05	-27.84%
Sales to New Listings	85.76%	82.53%	-3.23%	75.30%	81.00%	5.70%
Sales to List Price	100.30%	101.89%	1.60%	99.70%	101.29%	1.59%
Days on Market	24	20	-14.38%	30	24	-20.03%
Benchmark Price	\$549,200	\$603,700	9.92%	\$534,725	\$589,575	10.26%
Median Price	\$500,940	\$565,500	12.89%	\$481,000	\$550,000	14.35%
Average Price	\$548,583	\$608,415	10.91%	\$529,803	\$592,285	11.79%
Index	255	281	9.95%	247	268	8.41%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

	Apr-23	Apr-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,303	1,321	1.38%	3,798	4,156	9.43%
Total Sales Volume	\$949,005,430	\$1,052,174,538	10.87%	\$2,671,157,651	\$3,270,741,559	22.45%
New Listings	1,478	1,629	10.22%	5,102	5,163	1.20%
Inventory	1,462	1,214	-16.96%	1,358	1,095	-19.38%
Months of Supply	1.12	0.92	-18.09%	1.43	1.05	-26.33%
Sales to New Listings Ratio	88.16%	81.09%	-7.07%	74.44%	80.50%	6.05%
Sales to List Price Ratio	100.55%	102.15%	1.60%	99.98%	101.43%	1.46%
Days on Market	22	19	-14.20%	28	23	-17.54%
Benchmark Price	\$662,500	\$749,000	13.06%	\$643,125	\$728,050	13.21%
Median Price	\$655,000	\$725,000	10.69%	\$630,000	\$715,000	13.49%
Average Price	\$728,323	\$796,499	9.36%	\$703,306	\$786,993	11.90%
<b>APARTMENT</b>						
Total Sales	734	822	11.99%	2,220	2,761	24.37%
Total Sales Volume	\$217,954,201	\$294,776,843	35.25%	\$653,050,023	\$948,703,016	45.27%
New Listings	950	1,050	10.53%	3,110	3,514	12.99%
Inventory	1,089	951	-12.67%	935	817	-12.70%
Months of Supply	1.48	1.16	-22.02%	1.69	1.18	-29.80%
Sales to New Listings Ratio	77.26%	78.29%	1.02%	71.38%	78.57%	7.19%
Sales to List Price Ratio	99.06%	100.60%	1.54%	98.55%	100.28%	1.73%
Days on Market	27	23	-14.25%	33	26	-21.13%
Benchmark Price	\$294,100	\$346,200	17.72%	\$284,200	\$334,375	17.65%
Median Price	\$272,250	\$330,000	21.21%	\$265,025	\$320,000	20.74%
Average Price	\$296,940	\$358,609	20.77%	\$294,167	\$343,608	16.81%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	233	255	9.44%	701	827	17.97%
Total Sales Volume	\$140,225,143	\$177,786,976	26.79%	\$420,143,446	\$564,885,431	34.45%
New Listings	266	294	10.53%	889	1,002	12.71%
Inventory	286	208	-27.27%	263	214	-18.63%
Months of Supply	1.23	0.82	-33.55%	1.50	1.04	-31.03%
Sales to New Listings Ratio	87.59%	86.73%	-0.86%	78.85%	82.53%	3.68%
Sales to List Price Ratio	100.68%	102.22%	1.53%	100.07%	101.54%	1.47%
Days on Market	25	22	-13.00%	32	25	-22.30%
Benchmark Price	\$592,000	\$668,400	12.91%	\$574,950	\$647,575	12.63%
Median Price	\$530,000	\$627,000	18.30%	\$535,000	\$615,000	14.95%
Average Price	\$601,825	\$697,204	15.85%	\$599,349	\$683,054	13.97%
<b>CITY OF CALGARY ROW</b>						
Total Sales	416	483	16.11%	1,326	1,581	19.23%
Total Sales Volume	\$166,308,500	\$228,105,142	37.16%	\$517,913,197	\$738,724,825	42.63%
New Listings	438	518	18.26%	1,583	1,833	15.79%
Inventory	397	338	-14.86%	360	314	-12.84%
Months of Supply	0.95	0.70	-26.67%	1.09	0.79	-26.90%
Sales to New Listings Ratio	94.98%	93.24%	-1.73%	83.77%	86.25%	2.49%
Sales to List Price Ratio	101.47%	103.21%	1.72%	100.61%	102.53%	1.91%
Days on Market	22	19	-17.31%	27	21	-24.77%
Benchmark Price	\$381,700	\$458,100	20.02%	\$369,525	\$442,425	19.73%
Median Price	\$385,000	\$462,500	20.13%	\$379,950	\$459,456	20.93%
Average Price	\$399,780	\$472,267	18.13%	\$390,583	\$467,252	19.63%

For a list of definitions, see page 29.

April 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
<b>Detached</b>								
City Centre	159	211	75.36%	232	1.46	\$937,600	11.38%	1.65%
North East	206	269	76.58%	209	1.01	\$599,300	17.33%	1.16%
North	168	197	85.28%	133	0.79	\$683,300	13.30%	0.29%
North West	173	210	82.38%	122	0.71	\$788,700	13.17%	1.47%
West	130	169	76.92%	124	0.95	\$942,200	12.56%	0.12%
South	271	318	85.22%	218	0.80	\$726,800	14.19%	2.12%
South East	155	193	80.31%	135	0.87	\$723,500	12.15%	1.94%
East	48	41	117.07%	19	0.40	\$519,100	24.51%	0.70%
<b>TOTAL CITY</b>	<b>1,321</b>	<b>1,629</b>	<b>81.09%</b>	<b>1,214</b>	<b>0.92</b>	<b>\$749,000</b>	<b>13.06%</b>	<b>1.26%</b>
<b>Apartment</b>								
City Centre	398	538	73.98%	572	1.44	\$364,800	13.05%	2.93%
North East	52	64	81.25%	44	0.85	\$309,300	30.56%	2.69%
North	64	59	108.47%	31	0.48	\$331,600	23.45%	2.92%
North West	68	90	75.56%	68	1.00	\$313,300	19.53%	1.29%
West	65	71	91.55%	55	0.85	\$355,900	18.87%	2.04%
South	94	112	83.93%	90	0.96	\$318,200	23.19%	2.22%
South East	68	97	70.10%	72	1.06	\$369,600	19.96%	2.07%
East	13	16	81.25%	16	1.23	\$257,100	33.84%	3.13%
<b>TOTAL CITY</b>	<b>822</b>	<b>1,050</b>	<b>78.29%</b>	<b>951</b>	<b>1.16</b>	<b>\$346,200</b>	<b>17.72%</b>	<b>2.52%</b>
<b>Semi-detached</b>								
City Centre	77	91	84.62%	98	1.27	\$910,400	10.42%	1.80%
North East	33	42	78.57%	31	0.94	\$432,100	19.00%	0.96%
North	23	27	85.19%	15	0.65	\$522,200	12.64%	-0.17%
North West	22	24	91.67%	11	0.50	\$652,700	15.87%	2.18%
West	24	23	104.35%	10	0.42	\$791,000	11.53%	1.25%
South	39	43	90.70%	18	0.46	\$533,600	14.93%	2.30%
South East	28	32	87.50%	21	0.75	\$515,900	13.11%	2.20%
East	9	11	81.82%	3	0.33	\$391,800	22.94%	1.06%
<b>TOTAL CITY</b>	<b>255</b>	<b>294</b>	<b>86.73%</b>	<b>208</b>	<b>0.82</b>	<b>\$668,400</b>	<b>12.91%</b>	<b>1.61%</b>
<b>Row</b>								
City Centre	72	75	96.00%	55	0.76	\$606,100	15.49%	1.95%
North East	72	87	82.76%	61	0.85	\$375,200	31.60%	3.22%
North	67	57	117.54%	31	0.46	\$434,600	18.52%	2.74%
North West	50	55	90.91%	31	0.62	\$455,200	22.79%	2.32%
West	43	51	84.31%	41	0.95	\$473,300	21.64%	1.63%
South	92	100	92.00%	54	0.59	\$409,400	24.93%	1.89%
South East	74	78	94.87%	55	0.74	\$463,800	18.17%	1.60%
East	12	13	92.31%	7	0.58	\$296,700	39.62%	4.14%
<b>TOTAL CITY</b>	<b>483</b>	<b>518</b>	<b>93.24%</b>	<b>338</b>	<b>0.70</b>	<b>\$458,100</b>	<b>20.02%</b>	<b>2.09%</b>

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

## City of Calgary

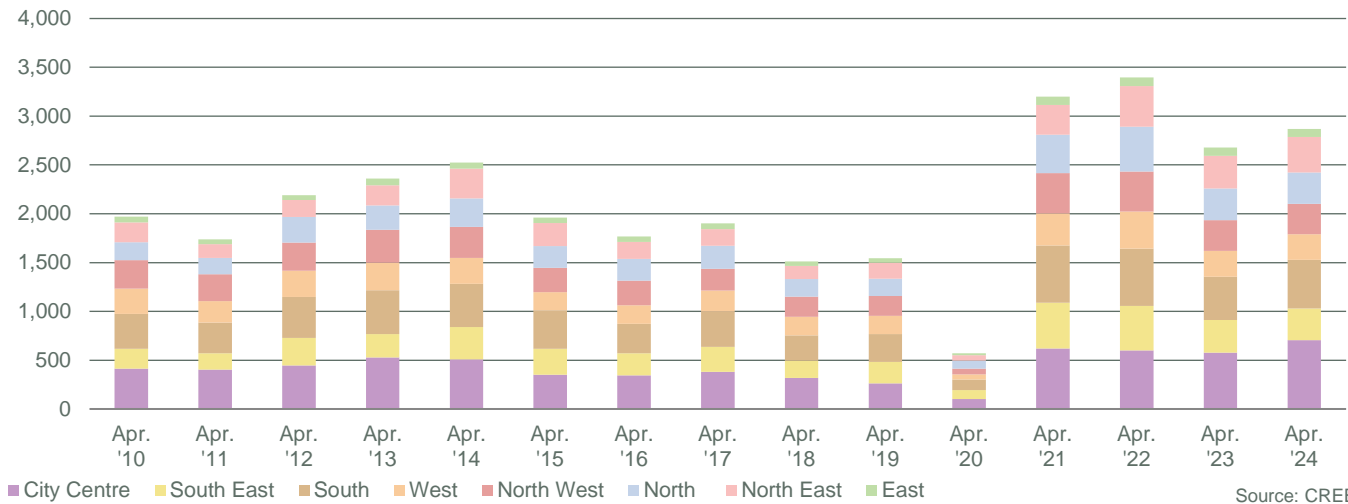
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Apr. 2024

TOTAL SALES

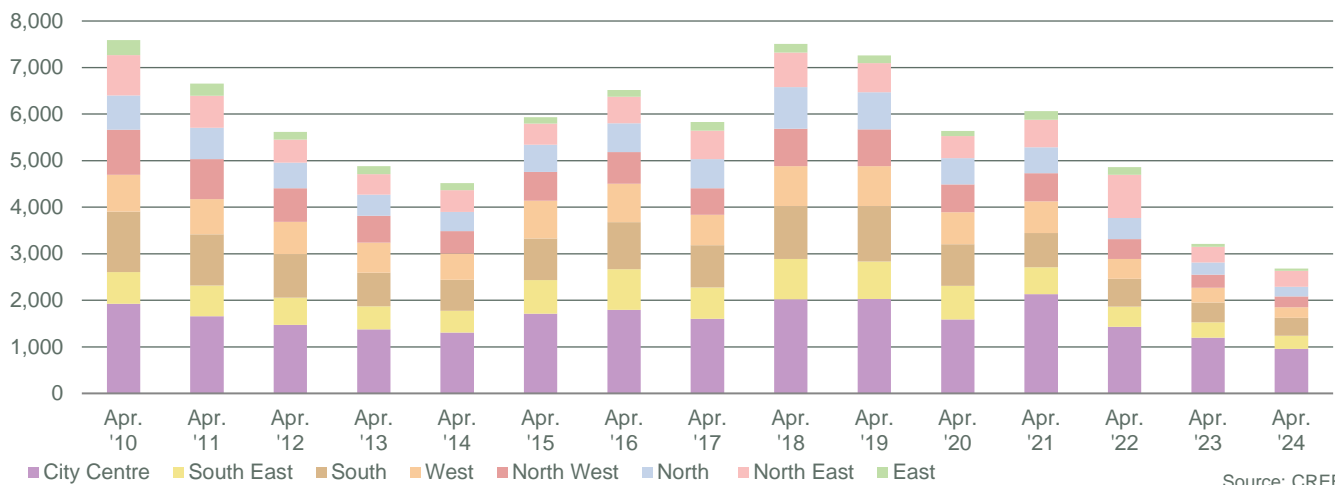
APRIL



Source: CREB®

TOTAL INVENTORY

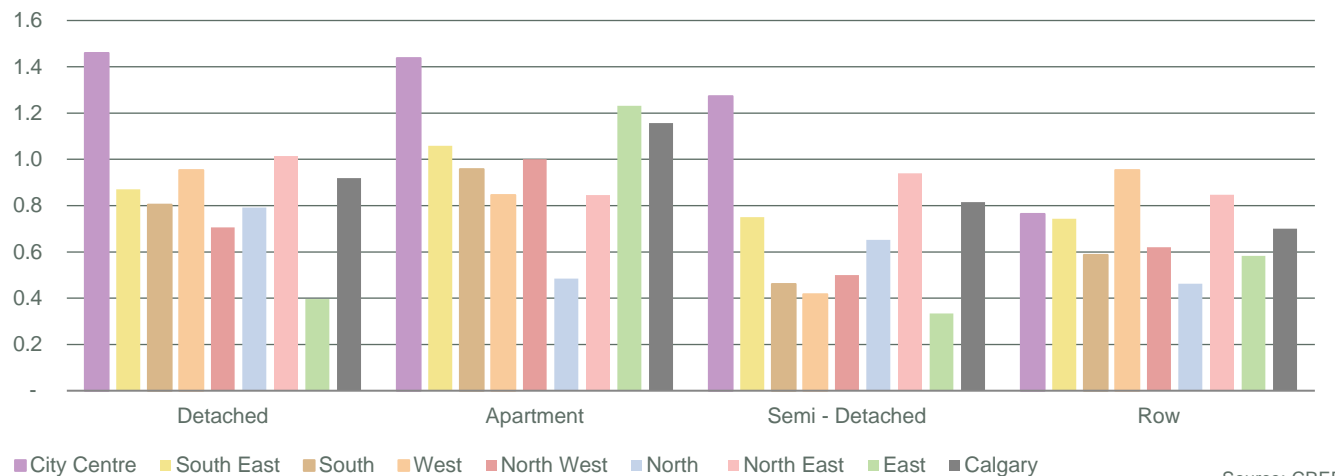
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Source: CREB®

MONTHS OF SUPPLY

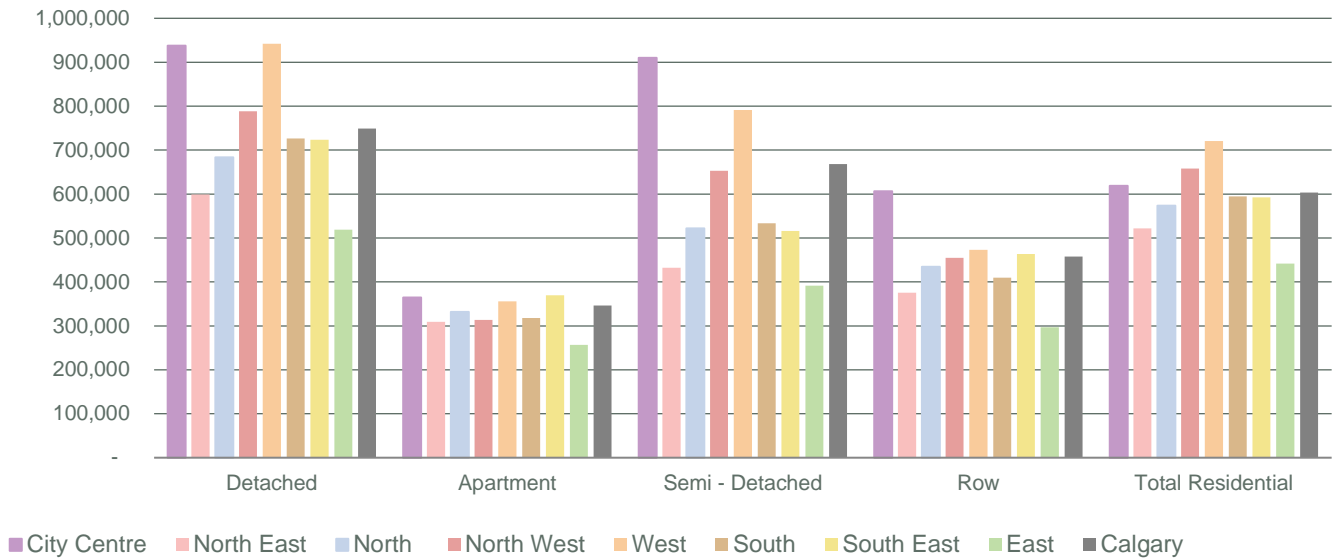
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Source: CREB®

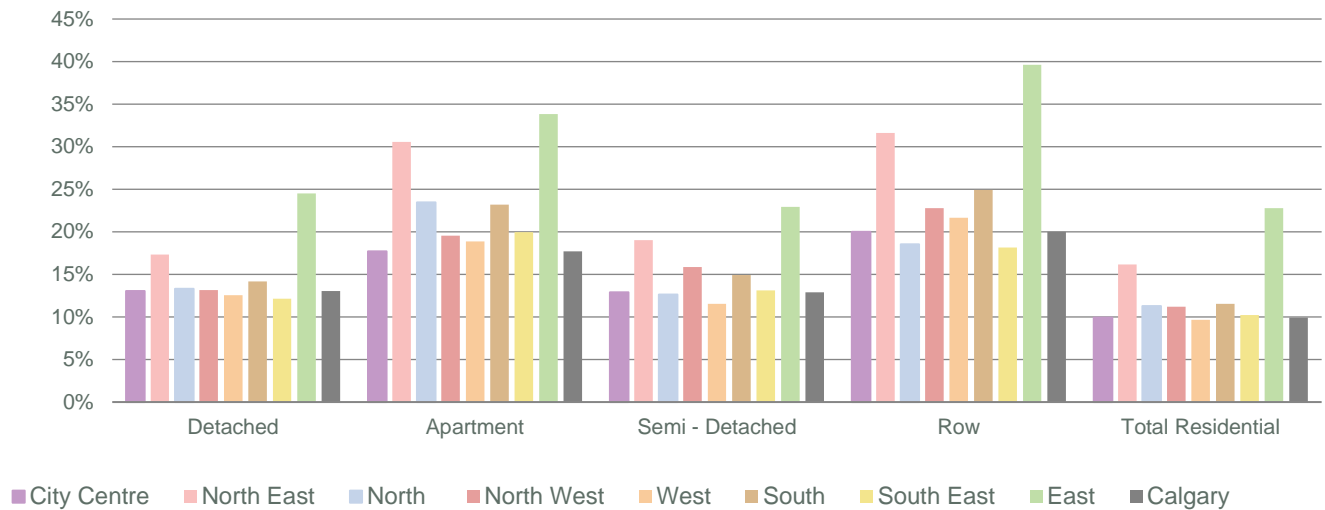


## BENCHMARK PRICE - APRIL



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL

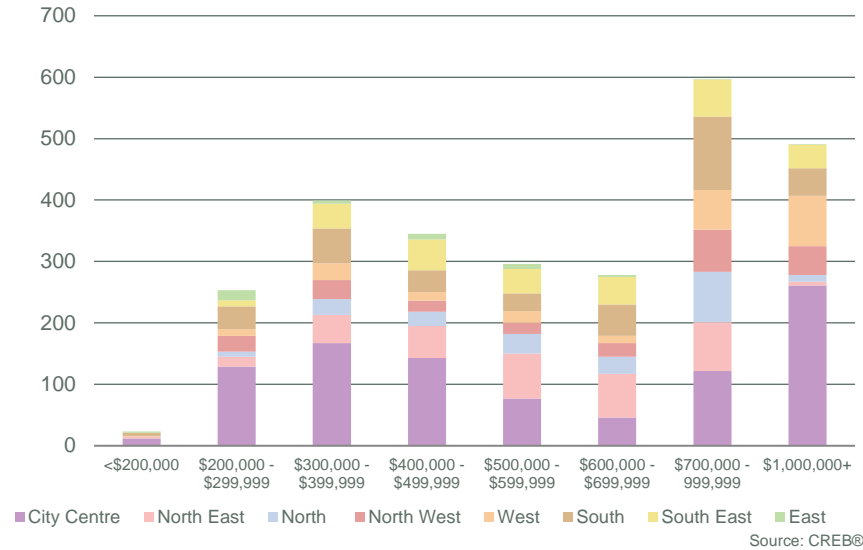


Source: CREB®

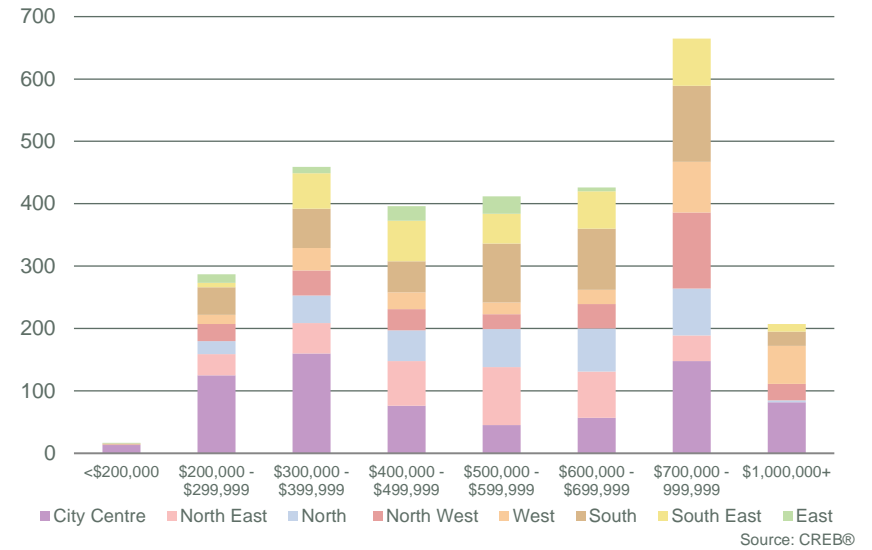
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

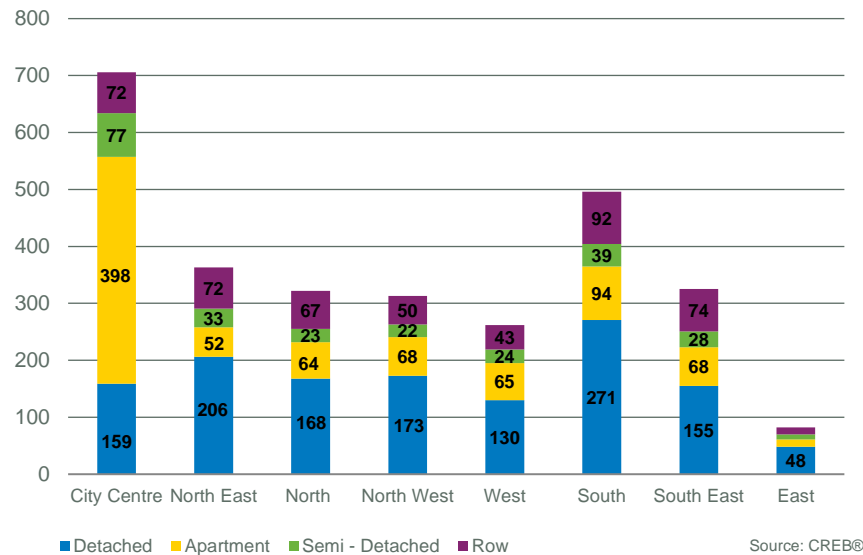
TOTAL INVENTORY BY PRICE RANGE - APRIL



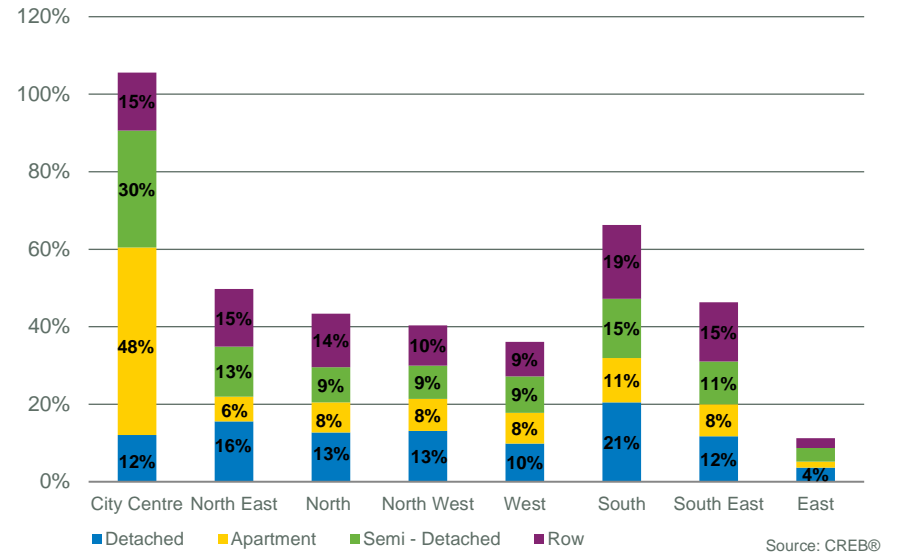
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



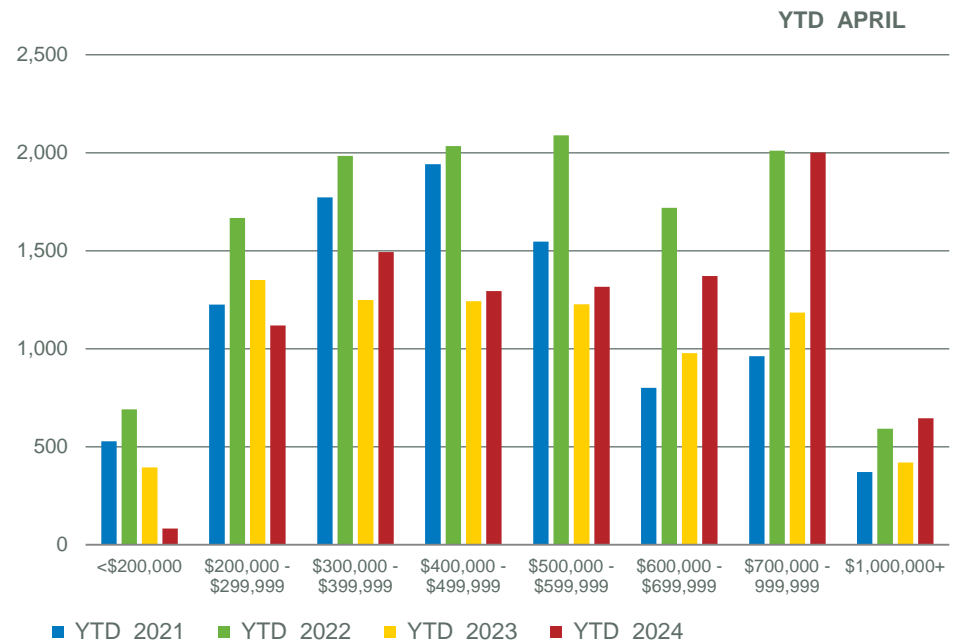
SHARE OF CITY WIDE SALES - APRIL



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	1,198	1,737	2,424	2,686	3,117	3,140	2,644	2,716	2,430	2,169	1,783	1,365
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,685	2,227	1,248
Inventory	2,451	2,747	3,235	3,234	3,214	3,469	3,498	3,267	3,383	3,205	3,000	2,166
Days on Market	42	33	27	24	24	22	23	25	25	27	29	33
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700	570,700	570,300	571,600	572,700	570,100
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	503,700	495,000	498,888	505,000
Average Price	508,515	506,933	535,903	548,583	552,412	552,122	539,730	522,750	548,687	546,085	539,887	540,346
Index	242	247	251	255	259	263	264	265	265	266	266	265
<b>2024</b>												
Sales	1,649	2,135	2,660	2,881								
New Listings	2,137	2,711	3,173	3,491								
Inventory	2,154	2,355	2,538	2,711								
Days on Market	34	24	20	20								
Benchmark Price	572,300	585,000	597,300	603,700								
Median Price	523,000	548,500	557,000	565,500								
Average Price	569,389	583,252	596,258	608,415								
Index	266	272	278	281								

	Apr-23	Apr-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	4	-
\$100,000 - \$149,999	14	1	69	9
\$150,000 - \$199,999	91	16	322	73
\$200,000 - \$249,999	195	88	654	405
\$250,000 - \$299,999	242	199	696	714
\$300,000 - \$349,999	192	276	592	866
\$350,000 - \$399,999	210	183	657	628
\$400,000 - \$449,999	206	192	645	633
\$450,000 - \$499,999	180	205	598	661
\$500,000 - \$549,999	235	197	654	630
\$550,000 - \$599,999	167	215	573	687
\$600,000 - \$649,999	173	209	516	731
\$650,000 - \$699,999	182	218	461	640
\$700,000 - \$749,999	136	178	354	547
\$750,000 - \$799,999	112	151	279	480
\$800,000 - \$849,999	77	123	203	368
\$850,000 - \$899,999	48	96	153	280
\$900,000 - \$949,999	40	70	102	180
\$950,000 - \$999,999	37	55	94	147
\$1,000,000 - \$1,299,999	79	124	226	381
\$1,300,000 - \$1,499,999	26	40	71	109
\$1,500,000 - \$1,999,999	23	32	74	108
\$2,000,000 +	21	13	48	48
	2,686	2,881	8,045	9,325

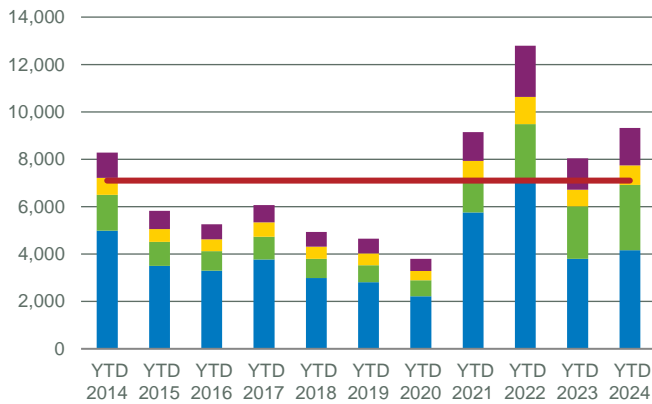
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY TOTAL SALES

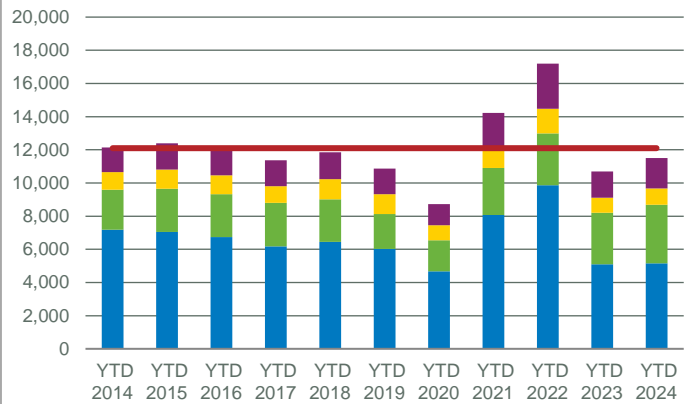
YTD APRIL



■ Detached    ■ Apartment    ■ Semi - Detached  
■ Row    — 10 Year Average    Source: CREB®

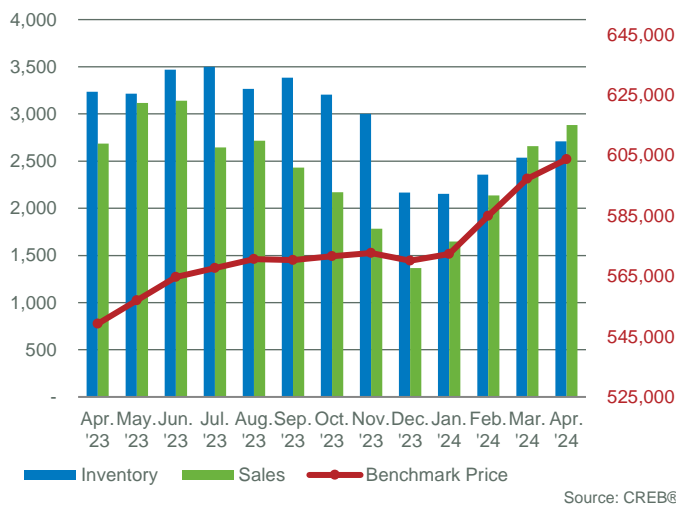
CITY OF CALGARY TOTAL NEW LISTINGS

YTD APRIL

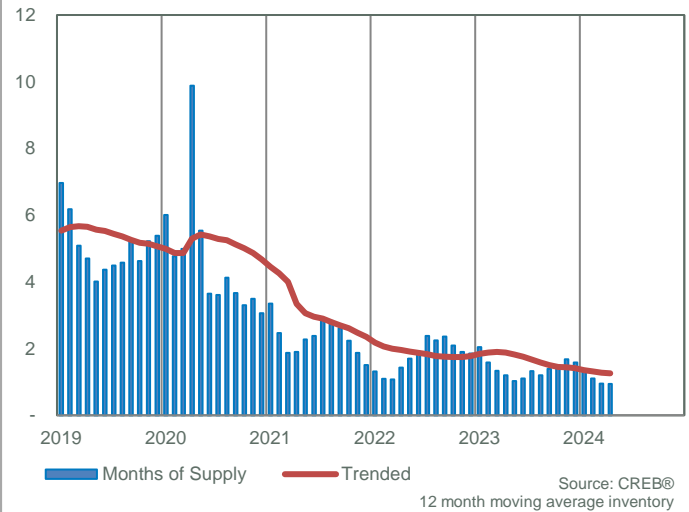


■ Detached    ■ Apartment    ■ Semi - Detached  
■ Row    — 10 Year Average    Source: CREB®

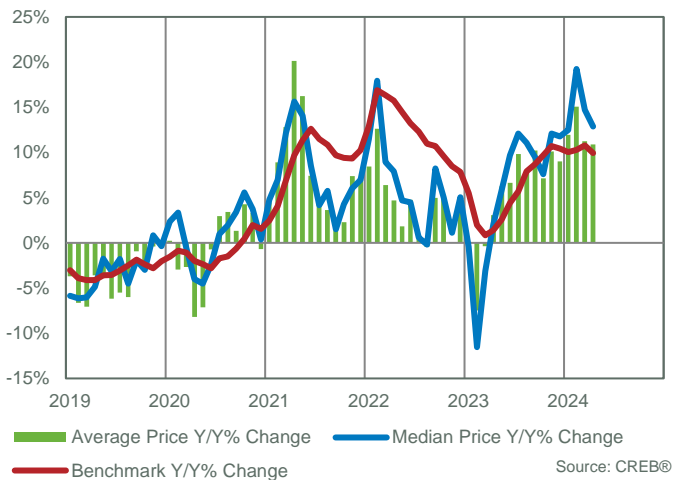
CITY OF CALGARY TOTAL INVENTORY AND SALES



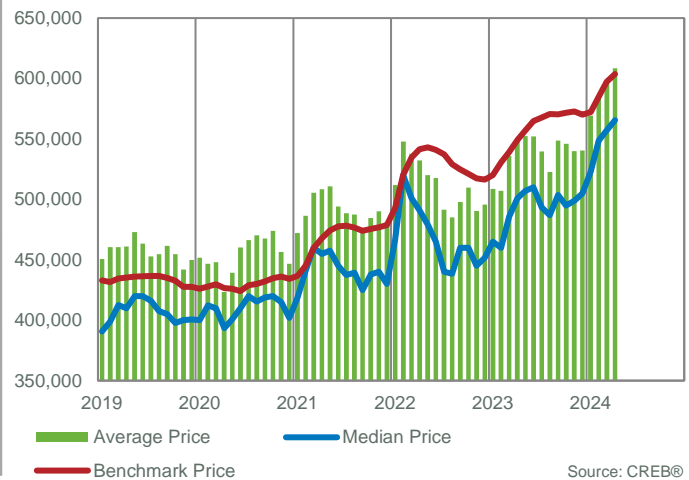
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

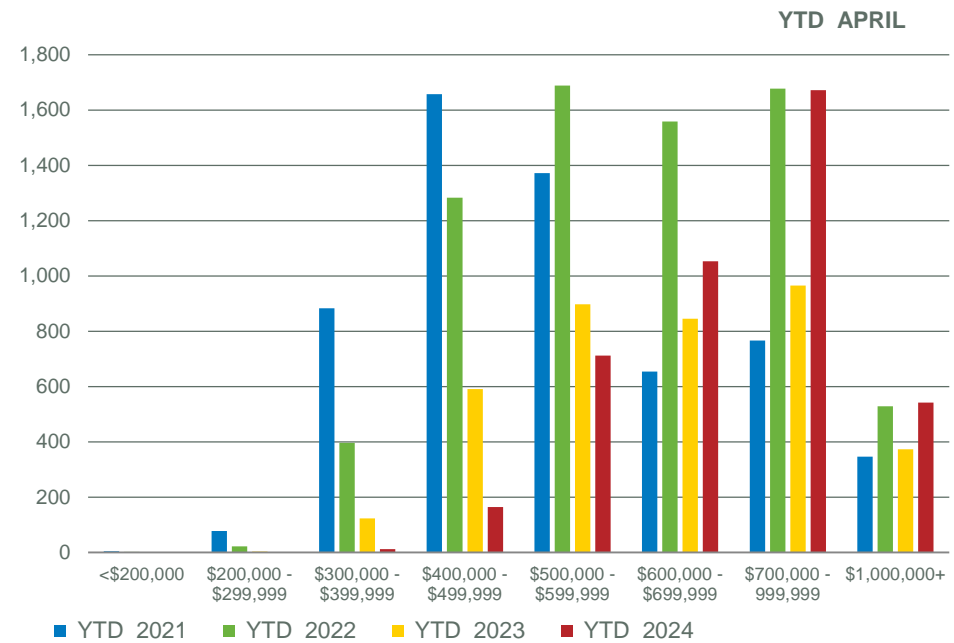




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	598
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	574
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,676	1,672	1,591	1,434	1,021
Days on Market	42	31	26	22	22	20	22	24	25	27	32	34
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500	696,700	696,100	697,600	699,500	697,400
Median Price	599,000	603,000	635,000	655,000	657,464	650,000	652,000	641,900	650,000	649,900	650,000	645,000
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,937	728,084	726,568	723,430	734,003
Index	256	262	266	272	277	281	284	286	286	287	287	286
<b>2024</b>												
Sales	733	954	1,148	1,321								
New Listings	954	1,194	1,386	1,629								
Inventory	996	1,053	1,117	1,214								
Days on Market	34	25	20	19								
Benchmark Price	702,200	721,300	739,700	749,000								
Median Price	690,000	710,500	719,195	725,000								
Average Price	759,239	777,294	801,835	796,499								
Index	288	296	304	308								

	Apr-23	Apr-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	2	-
\$250,000 - \$299,999	-	-	1	1
\$300,000 - \$349,999	2	-	20	-
\$350,000 - \$399,999	25	3	103	12
\$400,000 - \$449,999	65	5	260	39
\$450,000 - \$499,999	93	42	331	125
\$500,000 - \$549,999	156	83	442	281
\$550,000 - \$599,999	134	127	456	431
\$600,000 - \$649,999	152	146	436	525
\$650,000 - \$699,999	161	176	409	528
\$700,000 - \$749,999	120	149	312	467
\$750,000 - \$799,999	94	135	223	429
\$800,000 - \$849,999	64	100	164	300
\$850,000 - \$899,999	41	83	110	231
\$900,000 - \$949,999	33	54	80	138
\$950,000 - \$999,999	31	42	76	107
\$1,000,000 - \$1,299,999	68	99	195	304
\$1,300,000 - \$1,499,999	23	36	67	94
\$1,500,000 - \$1,999,999	22	30	69	99
\$2,000,000 +	19	11	42	45
	1,303	1,321	3,798	4,156

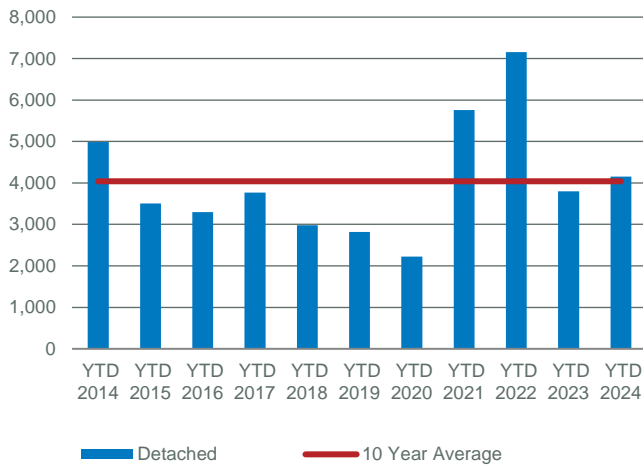
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

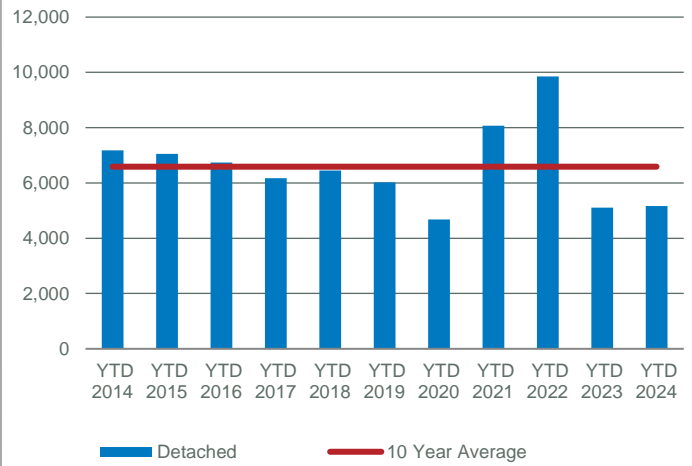
YTD APRIL



Source: CREB®

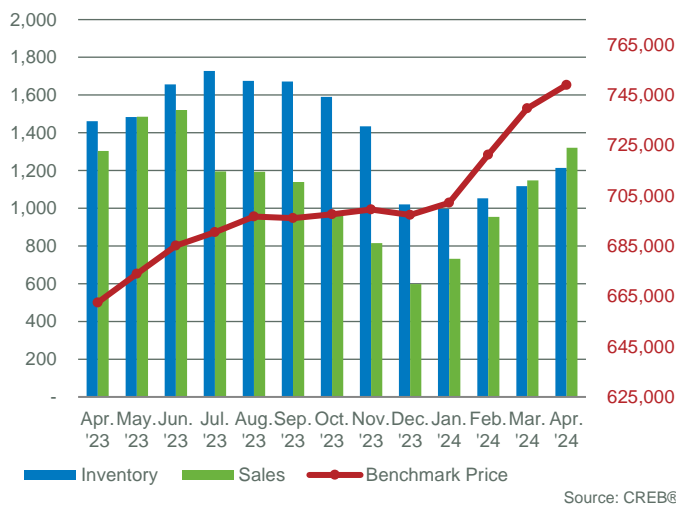
CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



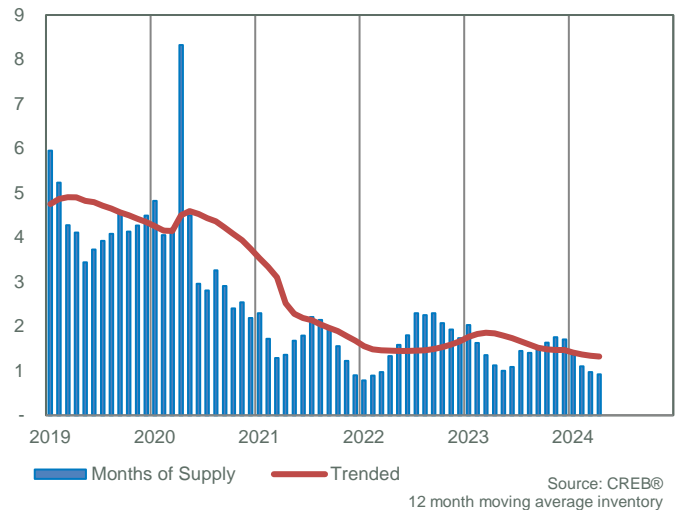
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



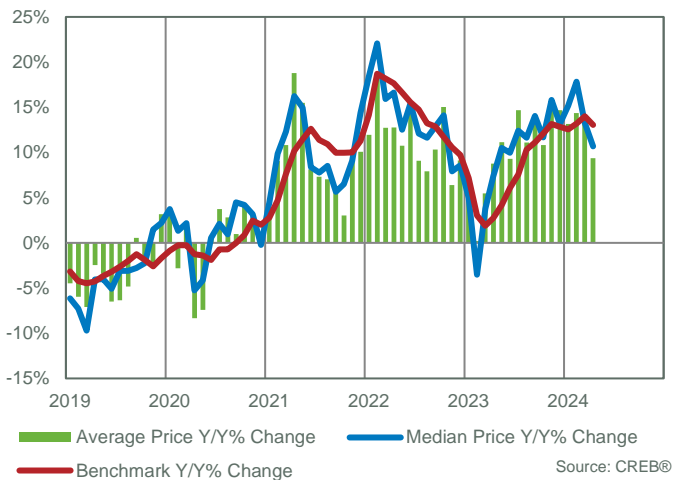
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



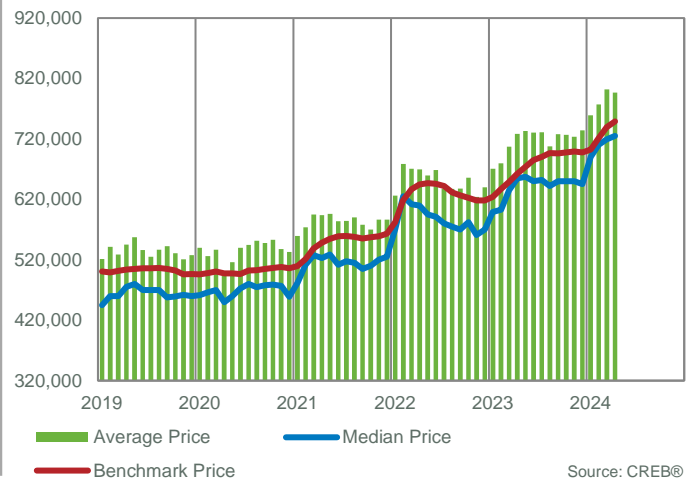
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

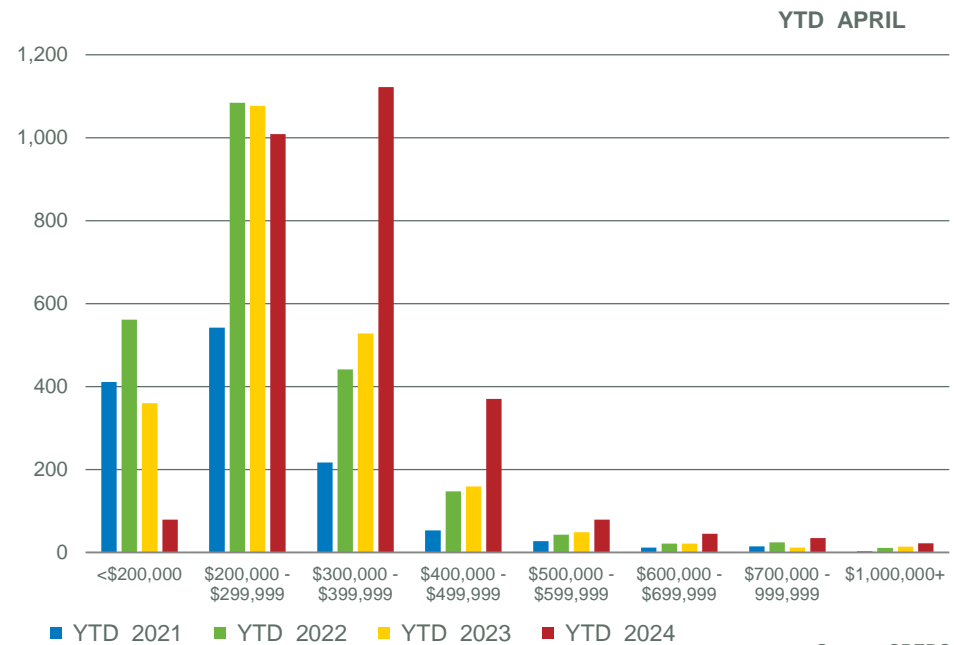


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	317	490	679	734	857	856	771	873	704	640	562	398
New Listings	545	696	919	950	1,025	1,062	924	893	925	728	677	373
Inventory	772	877	1,003	1,089	1,090	1,119	1,115	968	1,028	954	883	676
Days on Market	44	36	32	27	29	28	28	30	28	29	29	34
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900	309,100	312,800	316,600	320,100	321,400
Median Price	258,000	262,250	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500	293,000	296,000
Average Price	284,526	280,629	305,439	296,940	307,504	301,977	308,424	309,989	316,387	321,721	315,060	313,822
Index	200	206	211	215	218	222	224	226	229	232	234	235
<b>2024</b>												
Sales	488	638	813	822								
New Listings	638	836	990	1,050								
Inventory	682	773	860	951								
Days on Market	35	26	23	23								
Benchmark Price	324,000	329,600	337,700	346,200								
Median Price	308,000	315,000	317,500	330,000								
Average Price	337,011	332,295	341,280	358,609								
Index	237	241	247	253								

	Apr-23	Apr-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	4	-
\$100,000 - \$149,999	14	1	67	9
\$150,000 - \$199,999	89	15	289	70
\$200,000 - \$249,999	159	86	530	390
\$250,000 - \$299,999	199	171	547	619
\$300,000 - \$349,999	125	223	328	708
\$350,000 - \$399,999	64	131	200	414
\$400,000 - \$449,999	39	86	103	244
\$450,000 - \$499,999	17	42	56	126
\$500,000 - \$549,999	8	21	30	53
\$550,000 - \$599,999	6	7	19	26
\$600,000 - \$649,999	2	14	14	32
\$650,000 - \$699,999	4	7	7	13
\$700,000 - \$749,999	1	4	2	11
\$750,000 - \$799,999	1	3	1	7
\$800,000 - \$849,999	1	1	4	7
\$850,000 - \$899,999	1	1	3	5
\$900,000 - \$949,999	-	2	2	2
\$950,000 - \$999,999	-	-	-	3
\$1,000,000 - \$1,299,999	1	3	5	9
\$1,300,000 - \$1,499,999	1	1	1	4
\$1,500,000 - \$1,999,999	-	1	2	7
\$2,000,000 +	2	2	6	2
	734	822	2,220	2,761

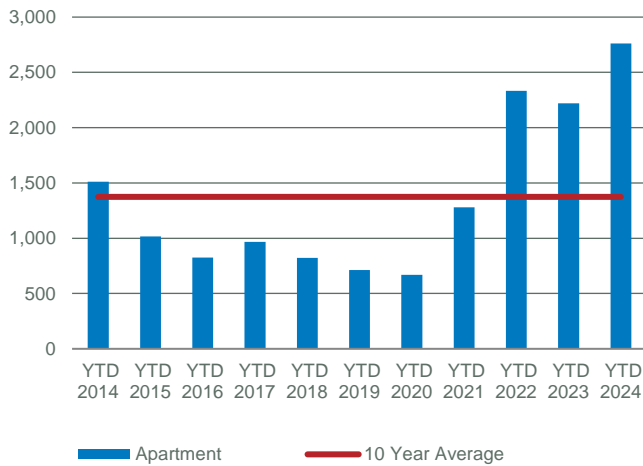
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

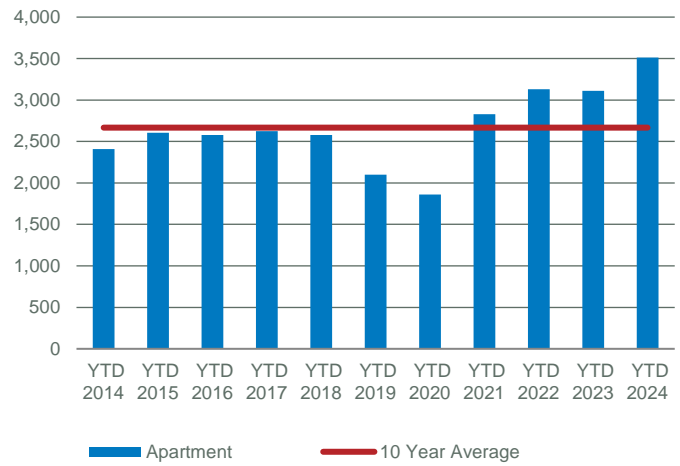
YTD APRIL



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



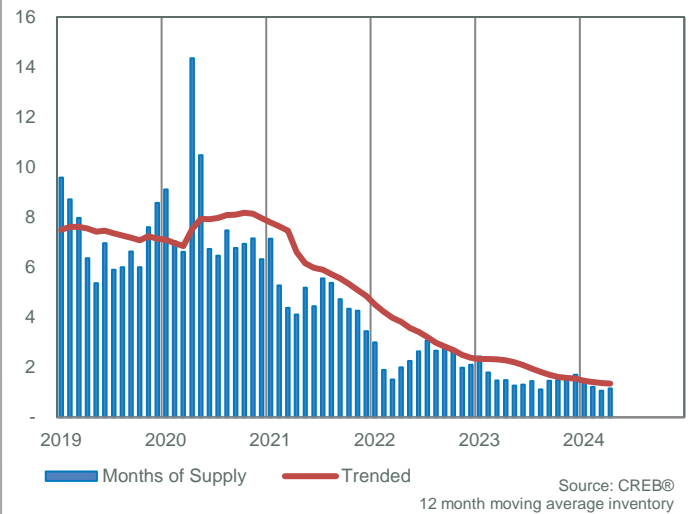
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



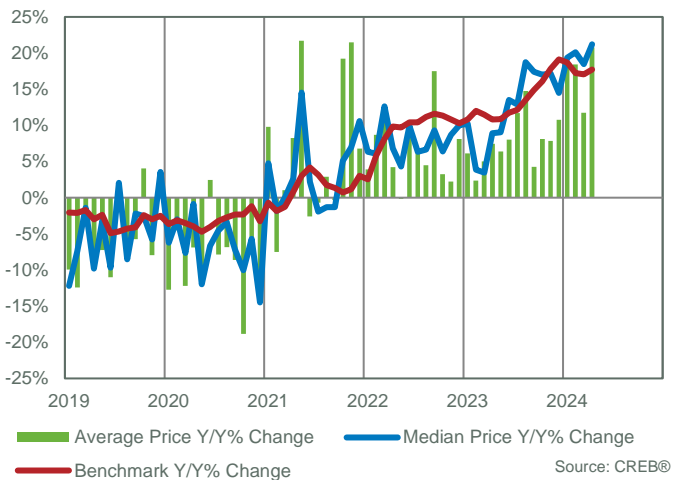
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



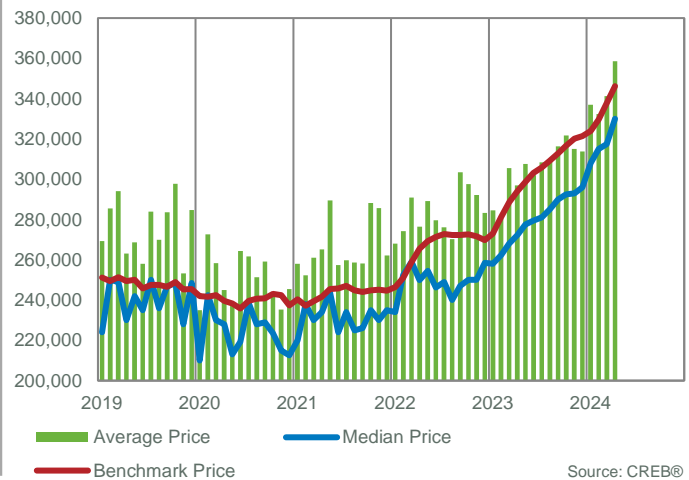
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



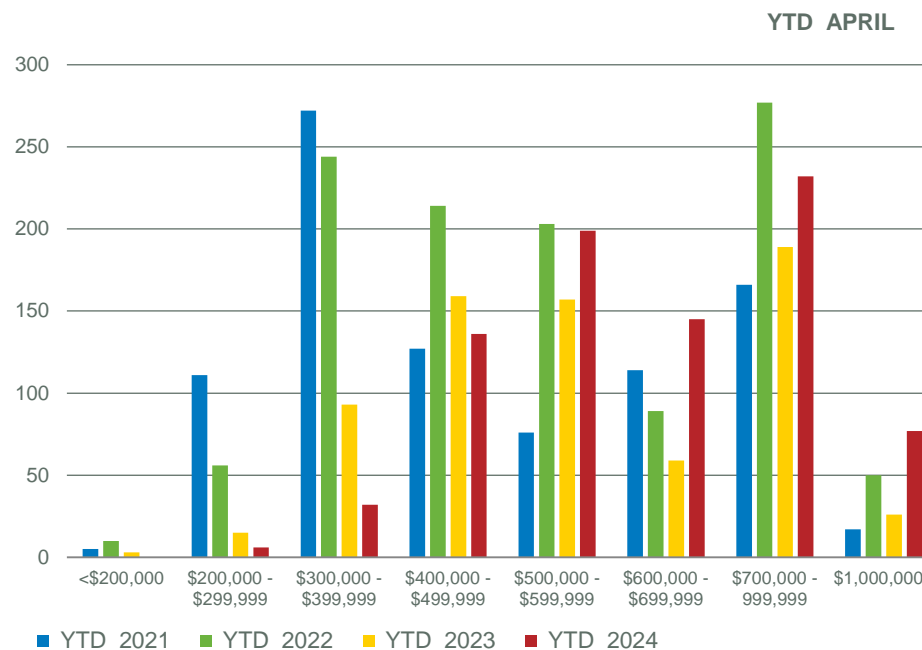
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	111	140	217	233	279	238	211	196	190	179	139	116
New Listings	150	193	280	266	268	318	248	236	276	237	182	99
Inventory	225	255	286	286	234	269	256	247	294	288	273	182
Days on Market	47	36	29	25	25	19	20	22	26	25	27	33
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800	623,200	621,300	628,700	628,700	627,100
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	527,950	542,250	539,999	582,000	540,000
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,128	602,784	614,741	630,138	585,490
Index	301	304	311	318	322	329	331	334	333	337	337	336
<b>2024</b>												
Sales	131	191	250	255								
New Listings	223	224	261	294								
Inventory	219	223	206	208								
Days on Market	35	26	21	22								
Benchmark Price	625,000	639,100	657,800	668,400								
Median Price	610,000	595,000	620,000	627,000								
Average Price	667,721	666,588	689,235	697,204								
Index	335	343	353	359								

	Apr-23	Apr-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	-
\$200,000 - \$249,999	1	-	6	1
\$250,000 - \$299,999	2	3	9	5
\$300,000 - \$349,999	7	2	41	6
\$350,000 - \$399,999	21	3	52	26
\$400,000 - \$449,999	28	8	68	64
\$450,000 - \$499,999	29	25	91	72
\$500,000 - \$549,999	42	28	107	88
\$550,000 - \$599,999	14	41	50	111
\$600,000 - \$649,999	13	28	33	96
\$650,000 - \$699,999	10	17	26	49
\$700,000 - \$749,999	13	12	30	34
\$750,000 - \$799,999	13	10	49	35
\$800,000 - \$849,999	12	18	35	51
\$850,000 - \$899,999	5	10	39	38
\$900,000 - \$949,999	7	13	19	38
\$950,000 - \$999,999	5	13	17	36
\$1,000,000 - \$1,299,999	8	20	20	64
\$1,300,000 - \$1,499,999	2	3	3	10
\$1,500,000 - \$1,999,999	1	1	3	2
\$2,000,000 +	-	-	-	1
	233	255	701	827

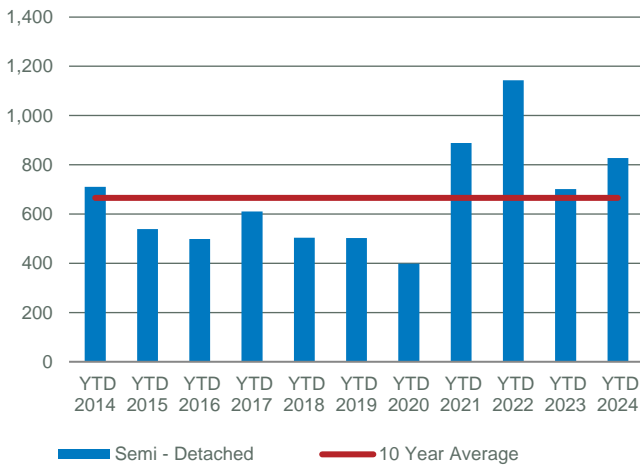
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

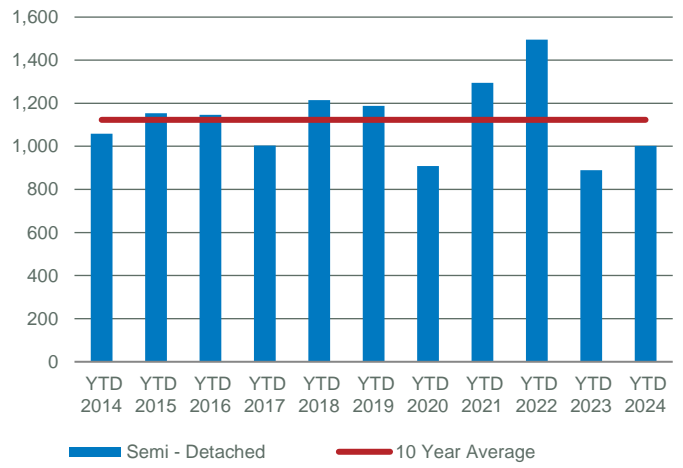
YTD APRIL



Source: CREB®

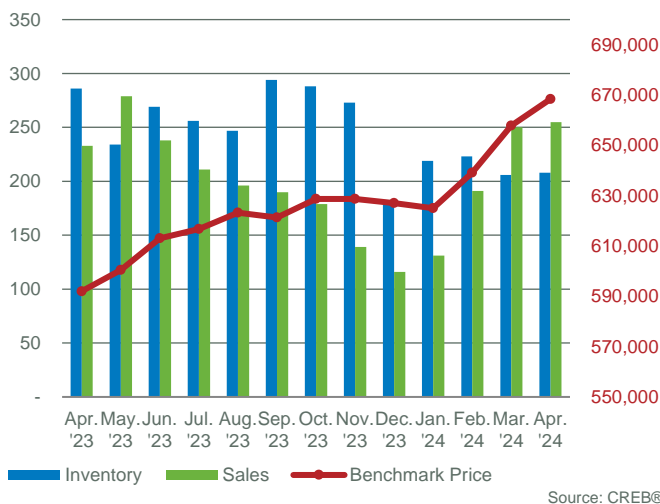
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



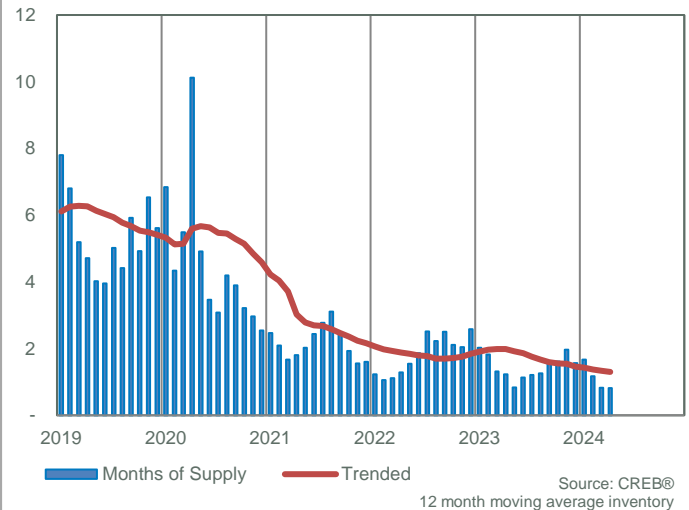
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



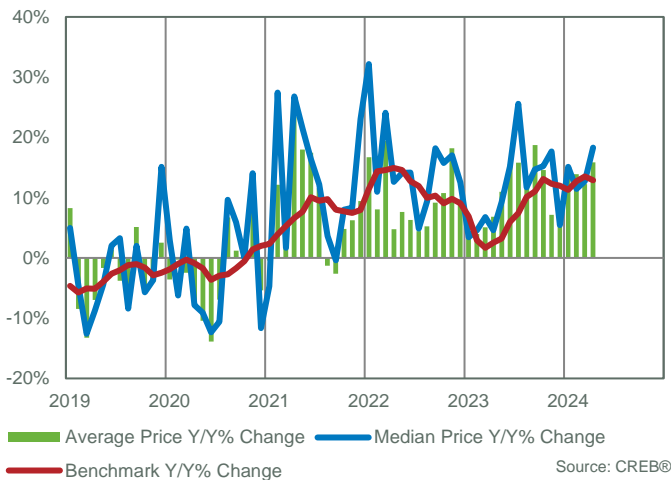
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



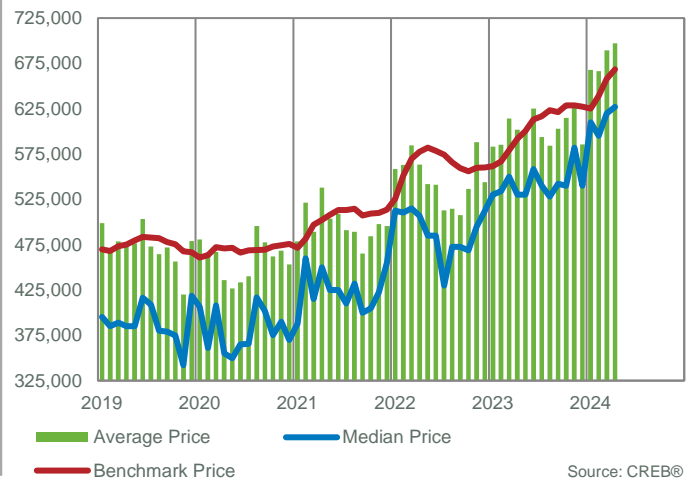
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

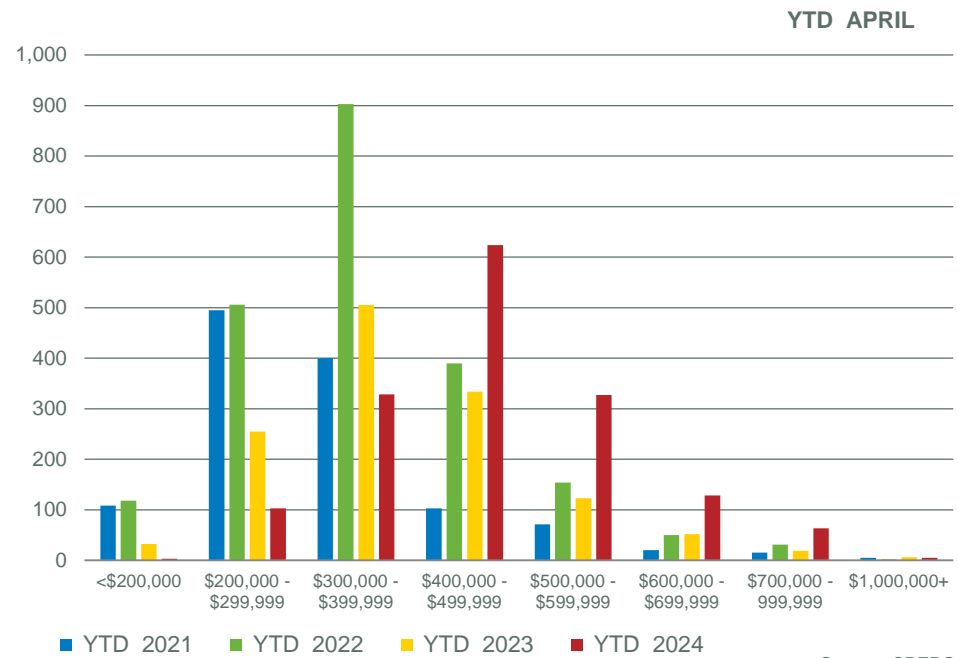


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	209	314	387	416	496	525	467	454	396	376	266	253
New Listings	278	361	506	438	562	608	488	486	473	419	370	202
Inventory	315	327	402	397	406	424	399	376	389	372	410	287
Days on Market	39	34	21	22	20	19	20	20	21	23	22	29
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500	413,200	419,400	425,200	429,100	425,100
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,948	401,000	415,700
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	419,264	427,772	404,684	418,265
Index	228	235	239	244	250	256	261	265	269	272	275	272
<b>2024</b>												
Sales	297	352	449	483								
New Listings	322	457	536	518								
Inventory	257	306	355	338								
Days on Market	30	20	17	19								
Benchmark Price	426,400	436,500	448,700	458,100								
Median Price	434,200	465,000	465,000	462,500								
Average Price	439,285	466,997	480,555	472,267								
Index	273	279	287	293								

	Apr-23	Apr-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	2	1	30	3
\$200,000 - \$249,999	35	2	116	14
\$250,000 - \$299,999	41	25	139	89
\$300,000 - \$349,999	58	51	203	152
\$350,000 - \$399,999	100	46	302	176
\$400,000 - \$449,999	74	93	214	286
\$450,000 - \$499,999	41	96	120	338
\$500,000 - \$549,999	29	65	75	208
\$550,000 - \$599,999	13	40	48	119
\$600,000 - \$649,999	6	21	33	78
\$650,000 - \$699,999	7	18	19	50
\$700,000 - \$749,999	2	13	10	35
\$750,000 - \$799,999	4	3	6	9
\$800,000 - \$849,999	-	4	-	10
\$850,000 - \$899,999	1	2	1	6
\$900,000 - \$949,999	-	1	1	2
\$950,000 - \$999,999	1	-	1	1
\$1,000,000 - \$1,299,999	2	2	6	4
\$1,300,000 - \$1,499,999	-	-	-	1
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	416	483	1,326	1,581

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

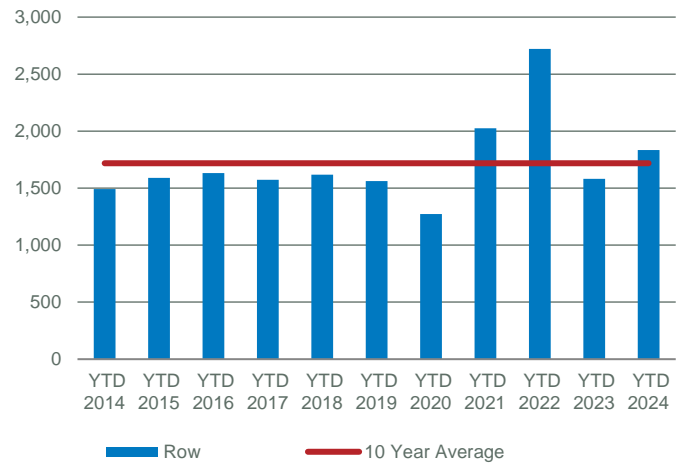
YTD APRIL



Source: CREB®

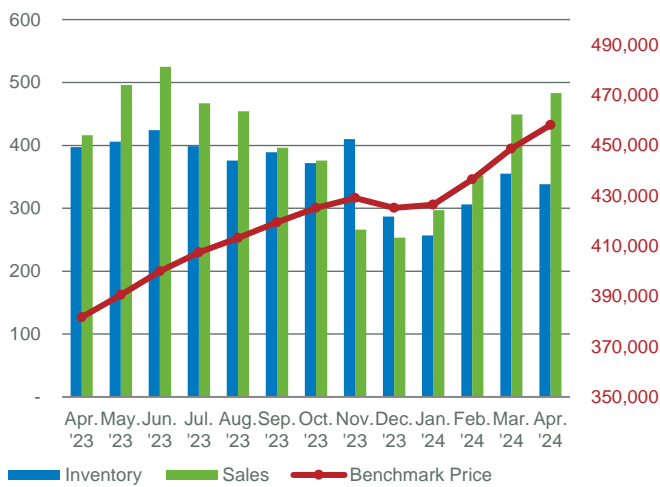
CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



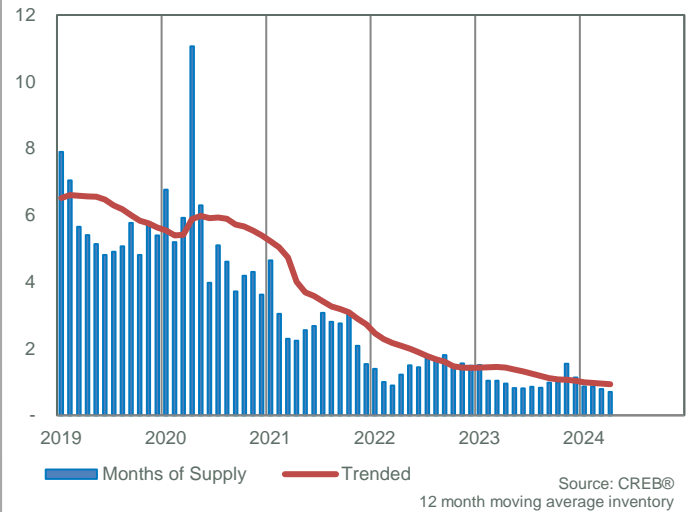
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



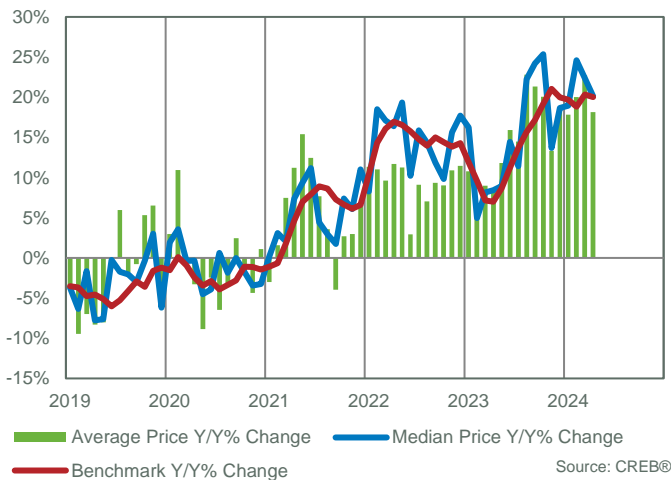
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



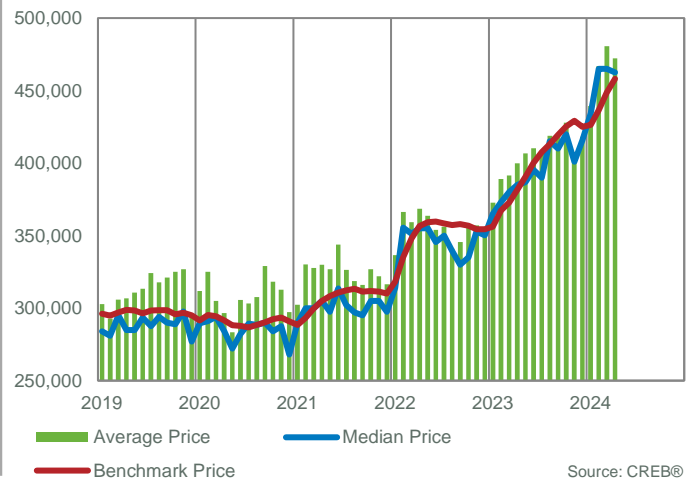
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

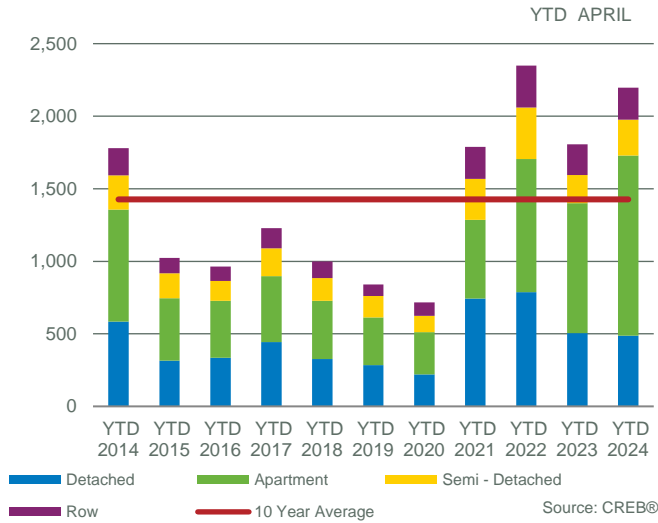


Source: CREB®

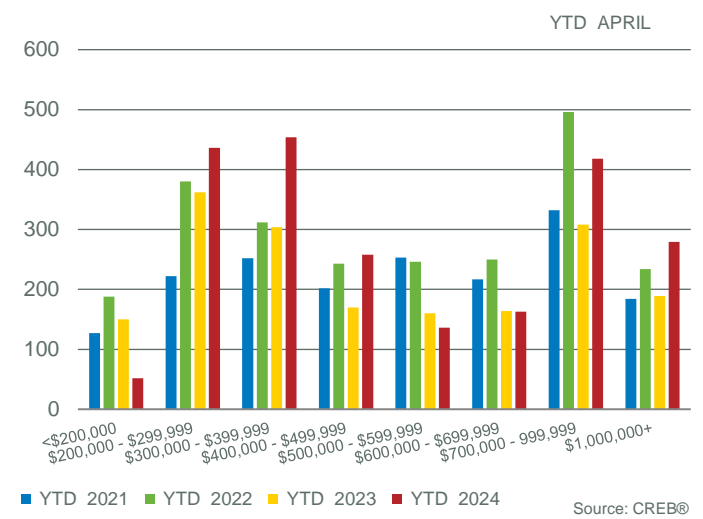


CITY CENTRE

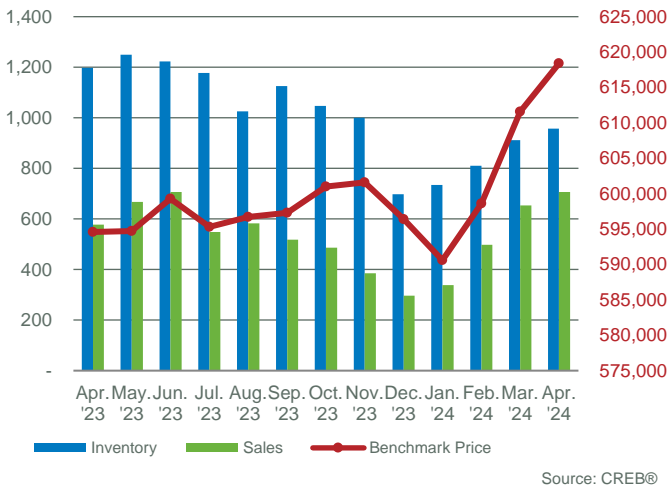
CITY CENTRE TOTAL SALES



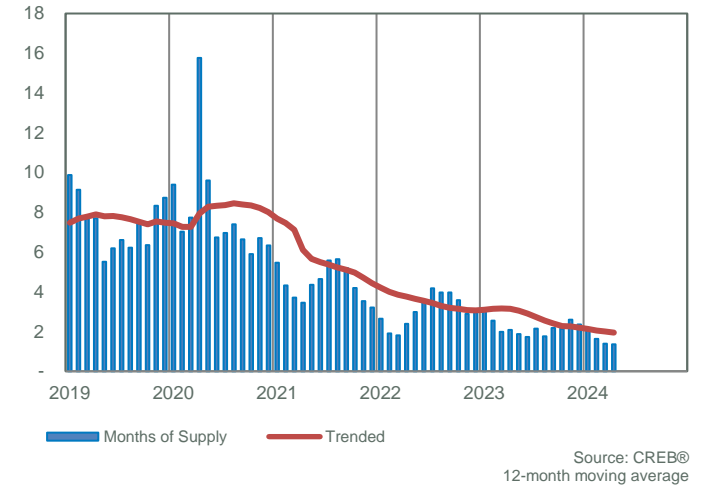
CITY CENTRE TOTAL SALES BY PRICE RANGE



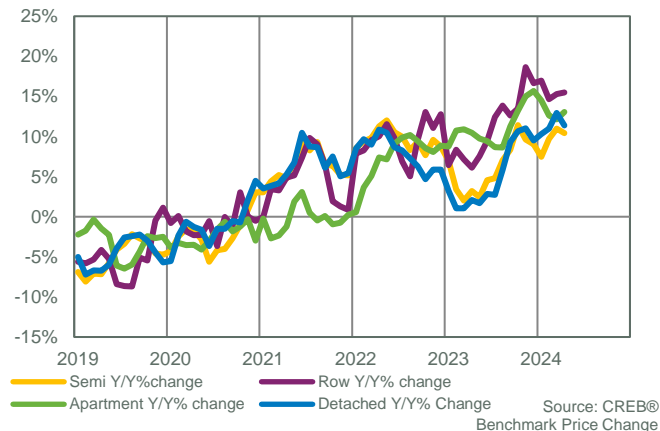
CITY CENTRE INVENTORY AND SALES



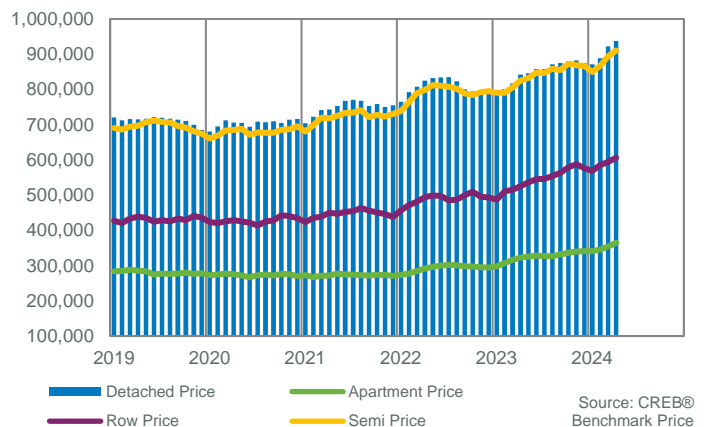
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

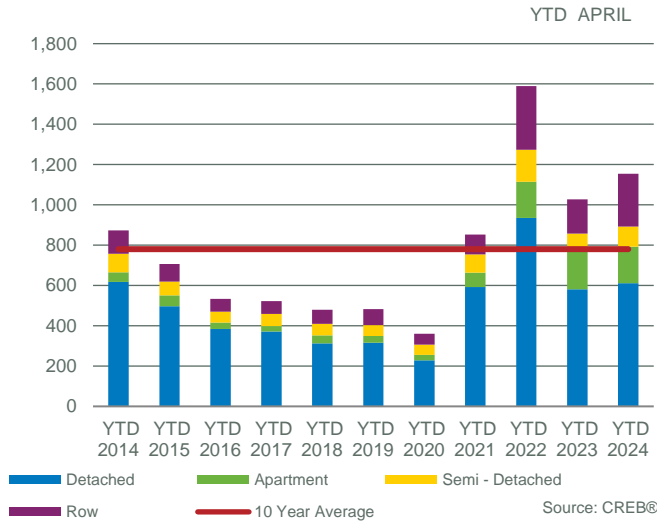


CITY CENTRE PRICES

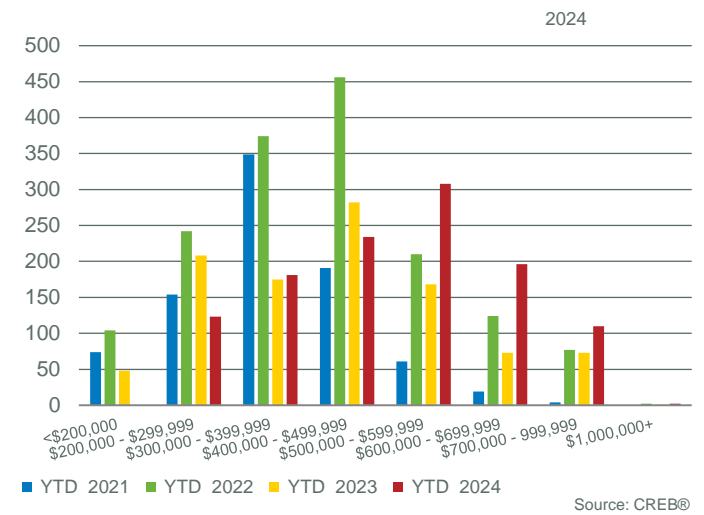


**NORTHEAST**

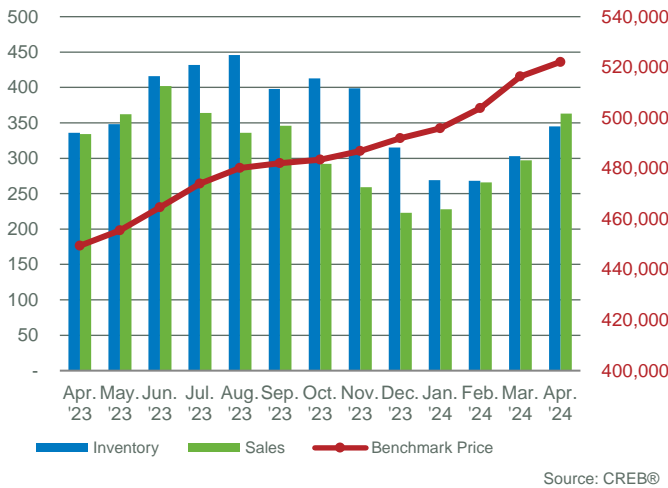
**NORTHEAST TOTAL SALES**



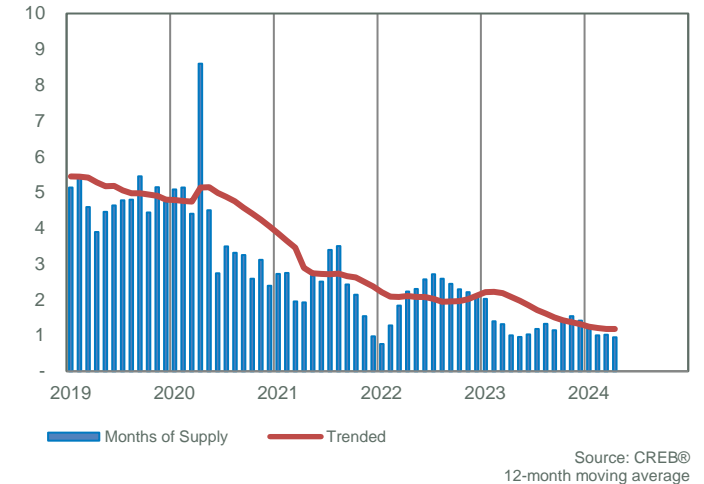
**NORTHEAST TOTAL SALES BY PRICE RANGE**



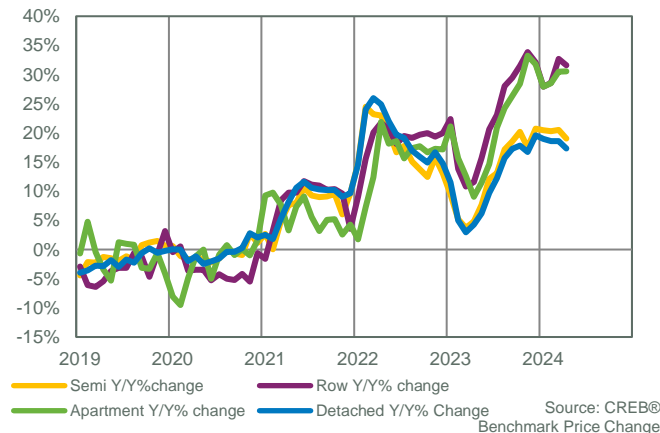
**NORTHEAST INVENTORY AND SALES**



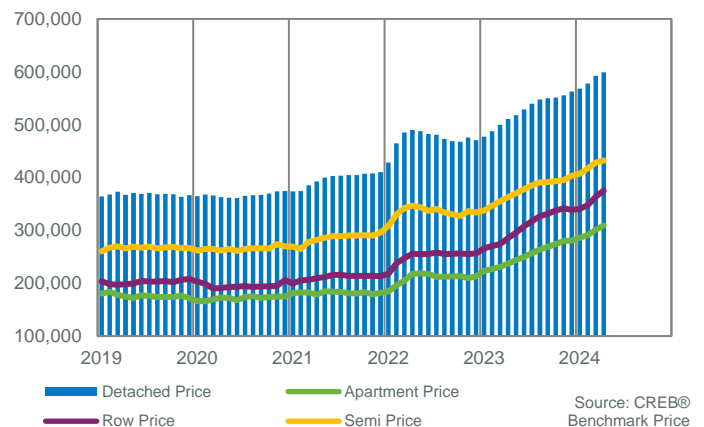
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

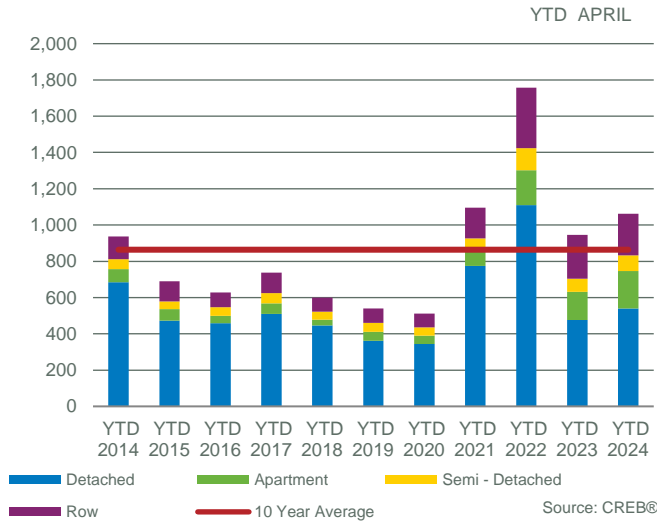


**NORTHEAST PRICES**

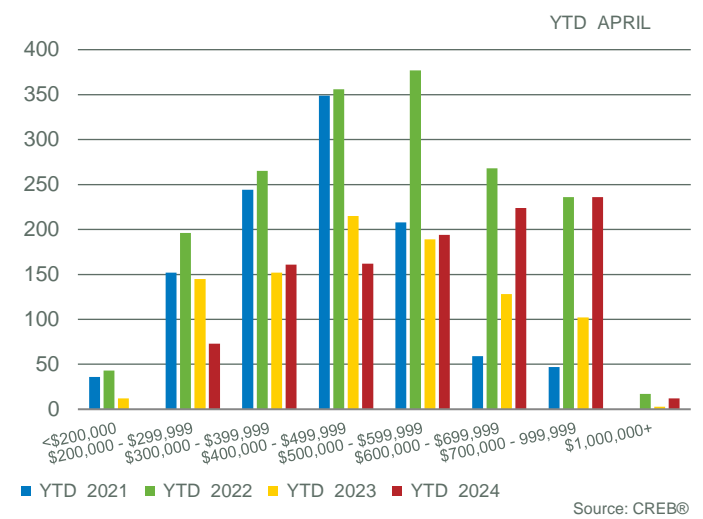


**NORTH**

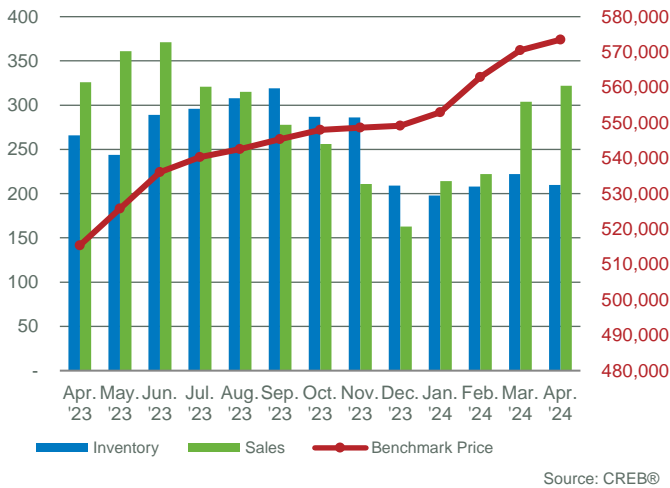
**NORTH TOTAL SALES**



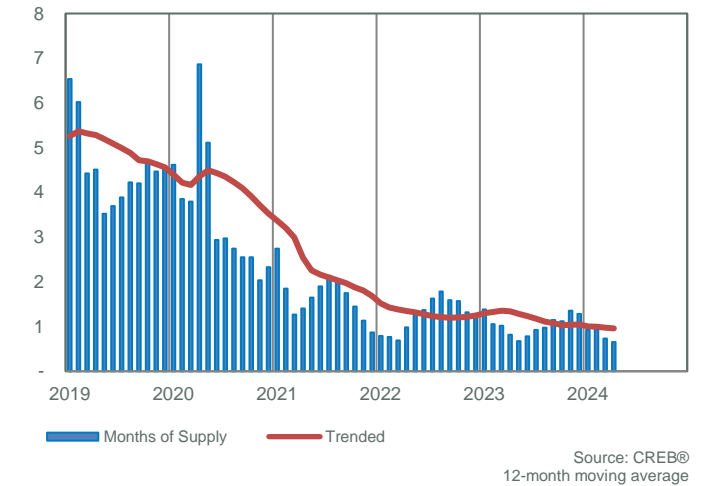
**NORTH TOTAL SALES BY PRICE RANGE**



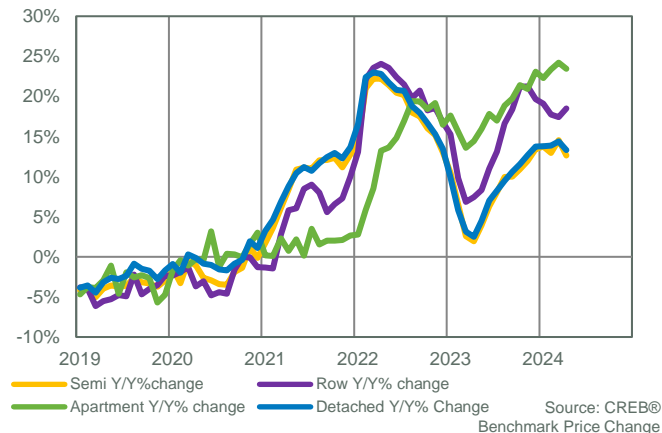
**NORTH INVENTORY AND SALES**



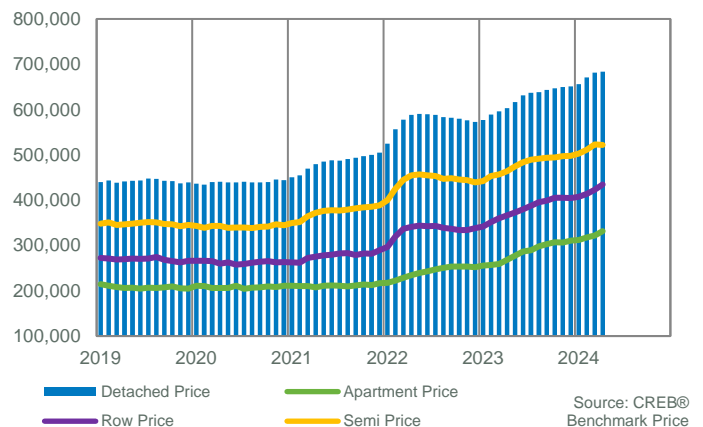
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

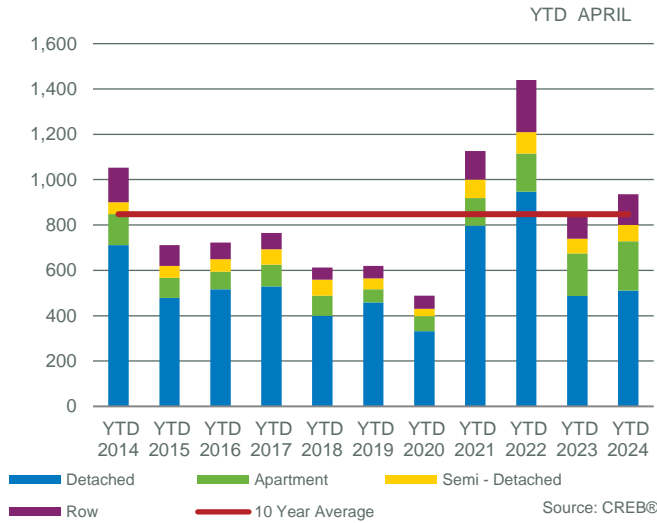


**NORTH PRICES**

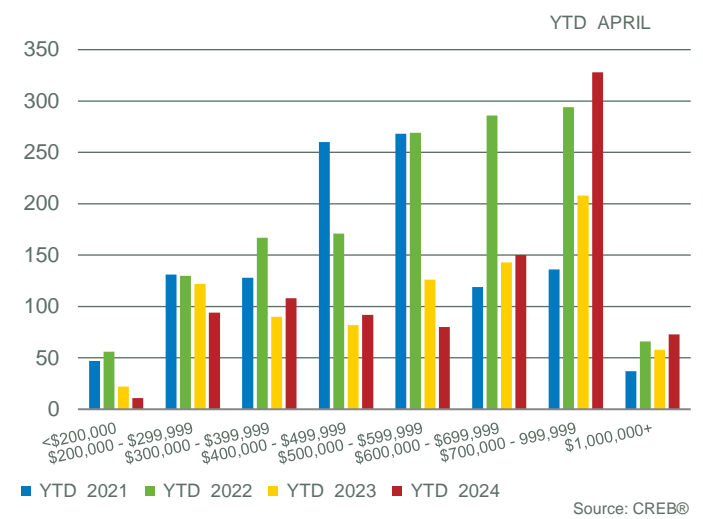


**NORTHWEST**

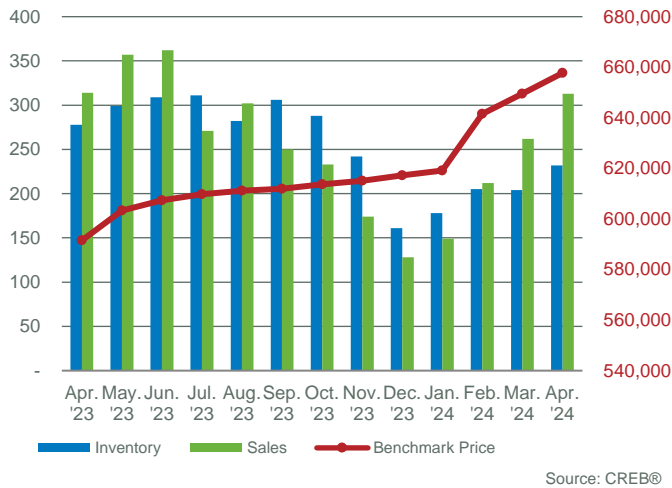
**NORTHWEST TOTAL SALES**



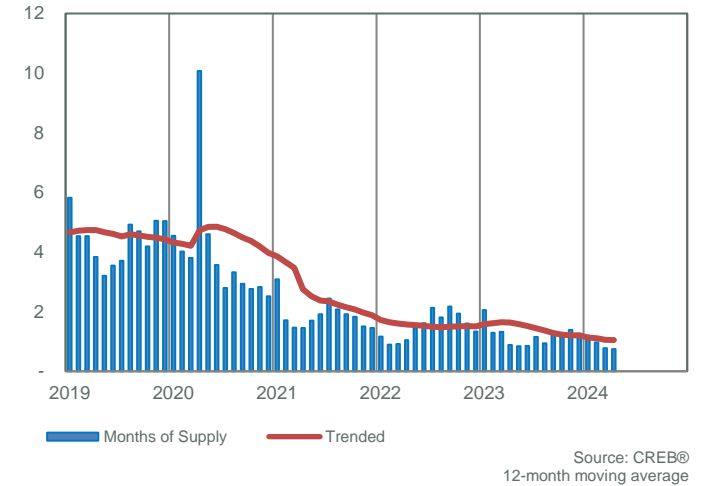
**NORTHWEST TOTAL SALES BY PRICE RANGE**



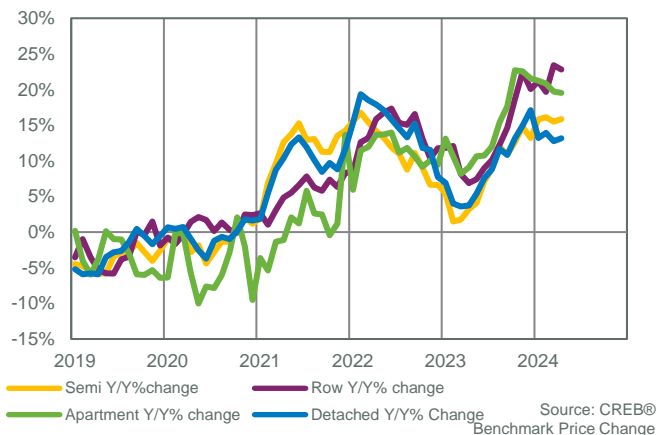
**NORTHWEST INVENTORY AND SALES**



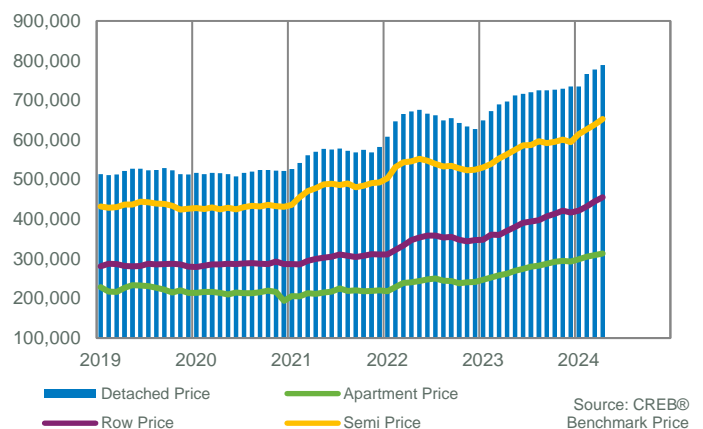
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



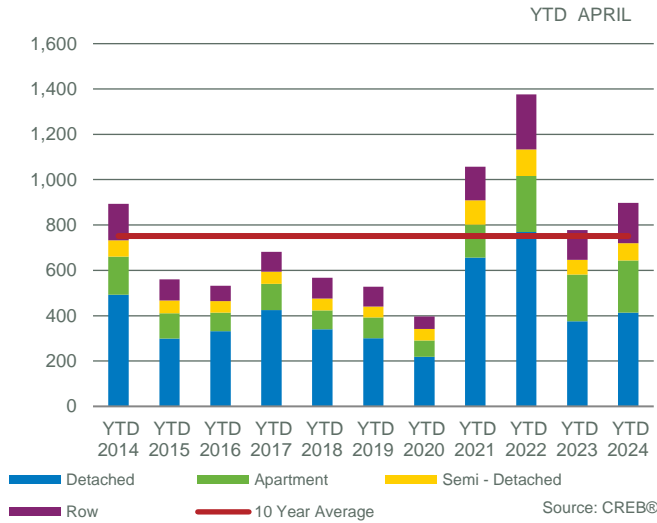
**NORTHWEST PRICES**



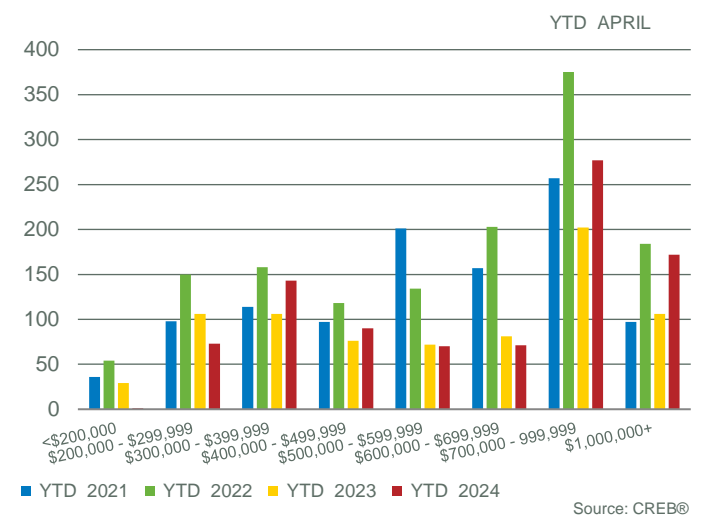


WEST

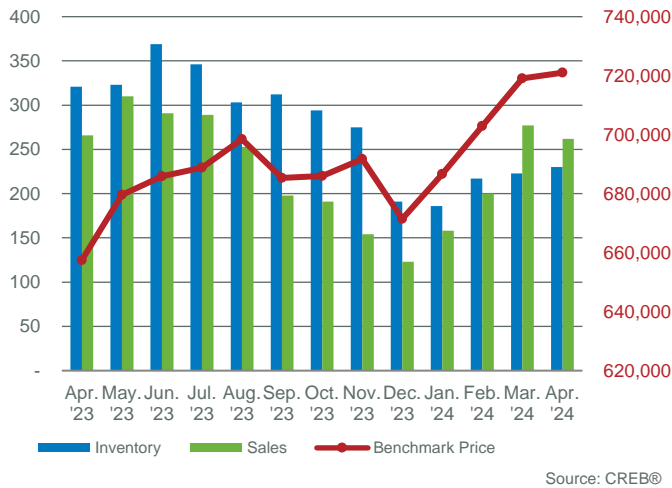
WEST TOTAL SALES



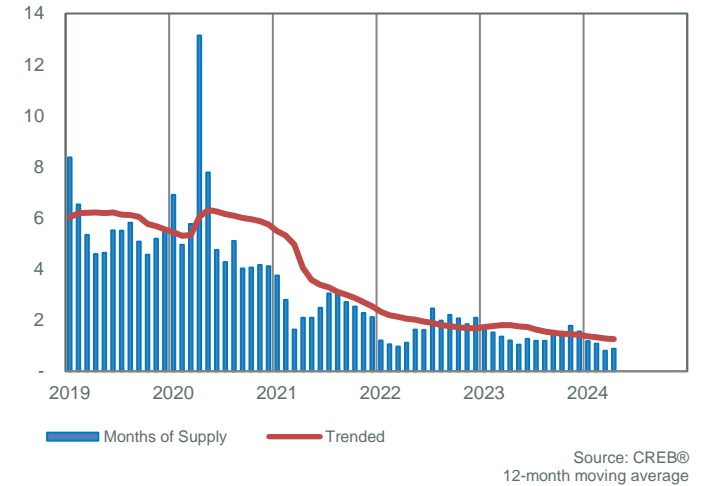
WEST TOTAL SALES BY PRICE RANGE



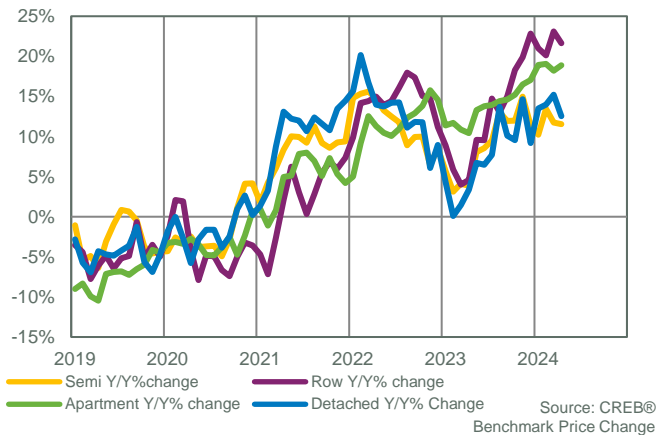
WEST INVENTORY AND SALES



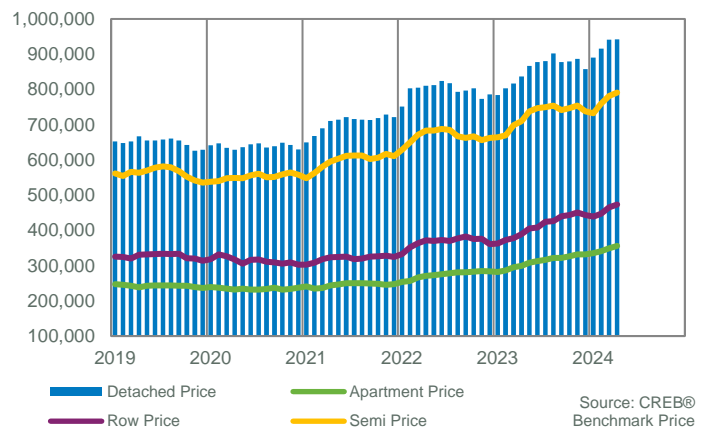
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

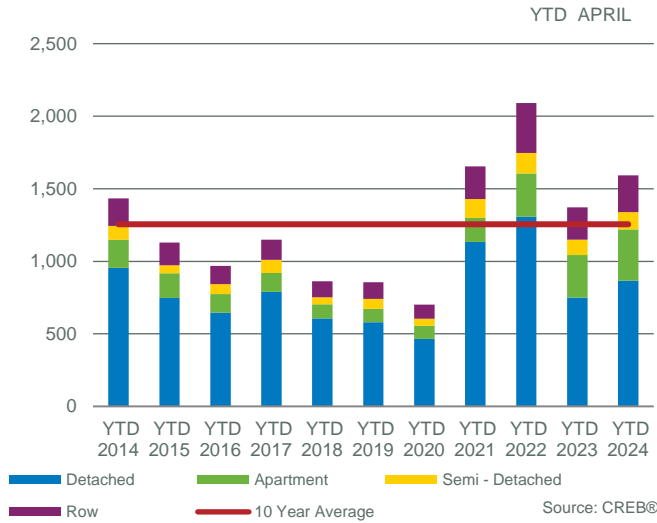


WEST PRICES

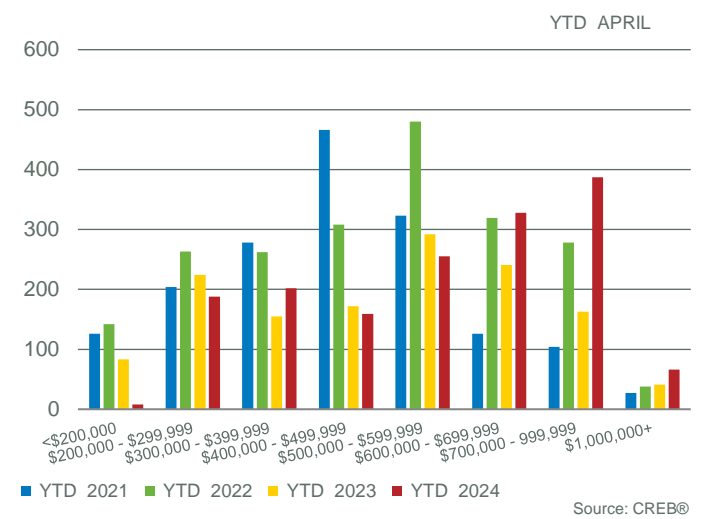


**SOUTH**

**SOUTH TOTAL SALES**



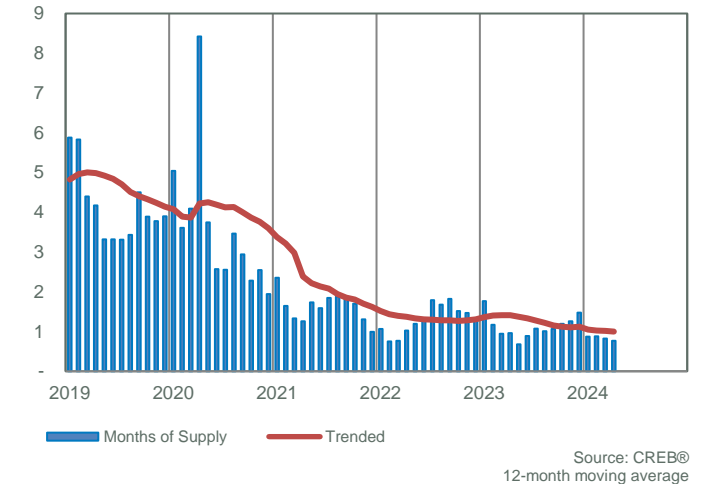
**SOUTH TOTAL SALES BY PRICE RANGE**



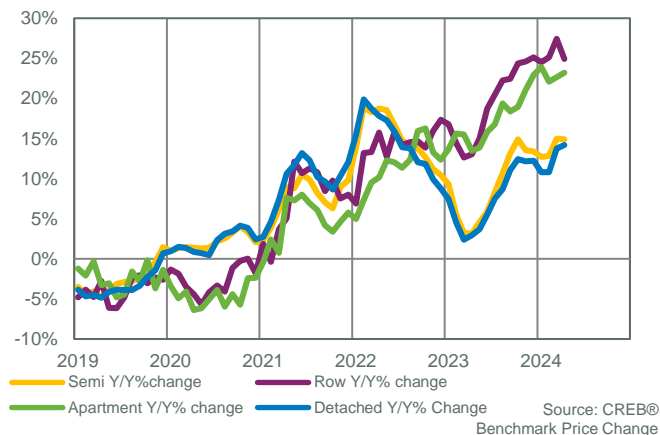
**SOUTH INVENTORY AND SALES**



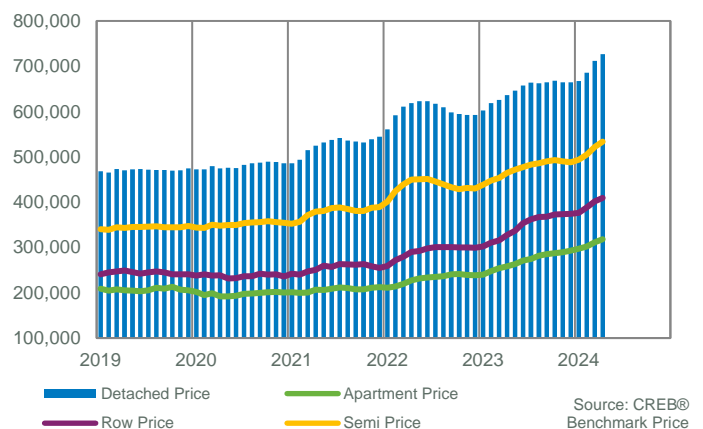
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

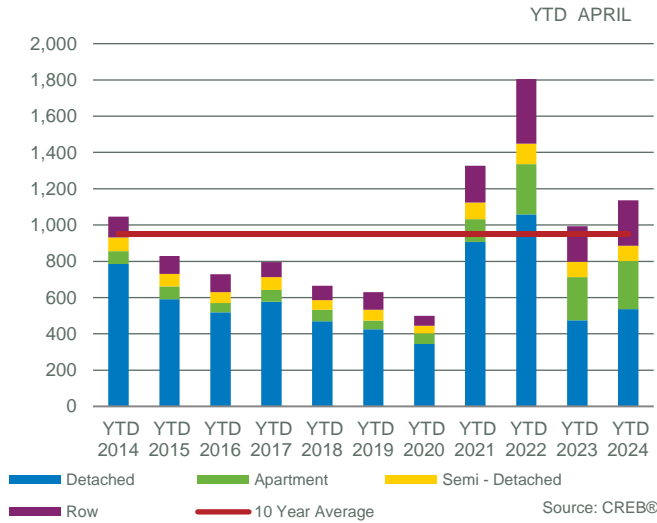


**SOUTH PRICES**

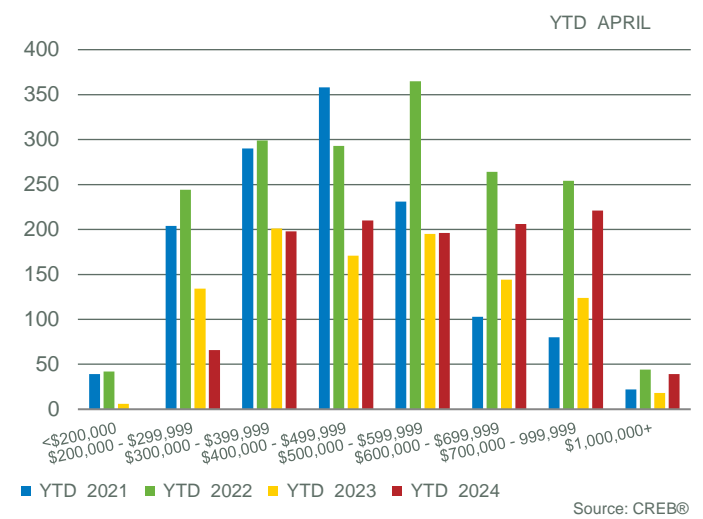


**SOUTHEAST**

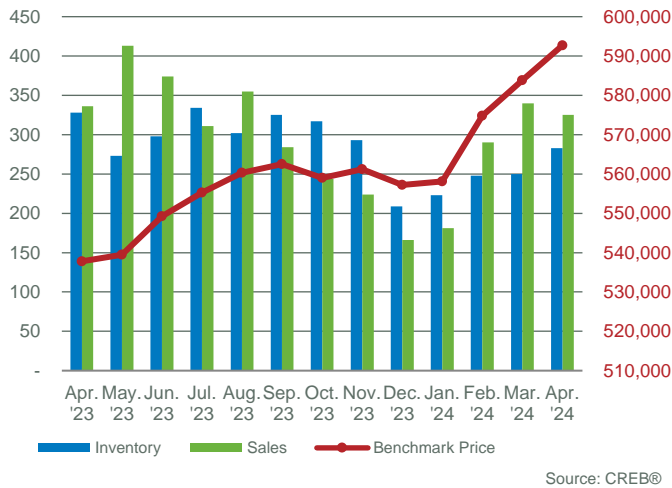
**SOUTHEAST TOTAL SALES**



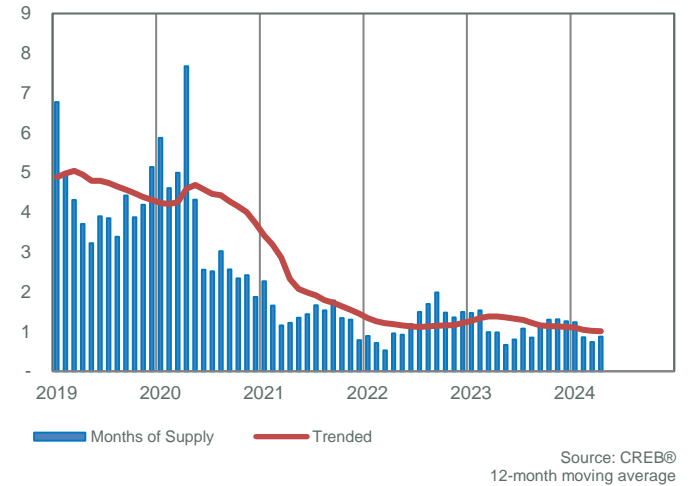
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



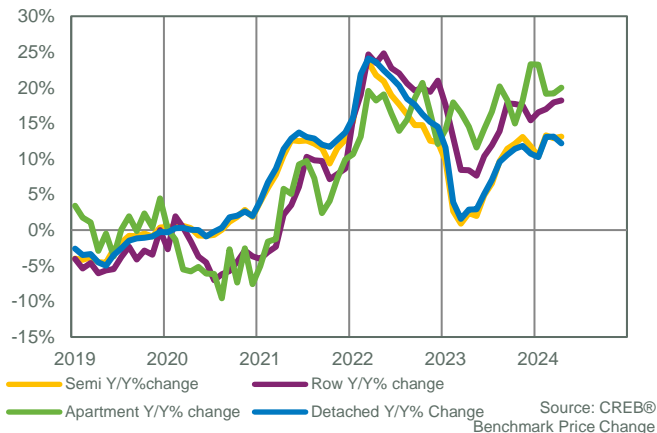
**SOUTHEAST INVENTORY AND SALES**



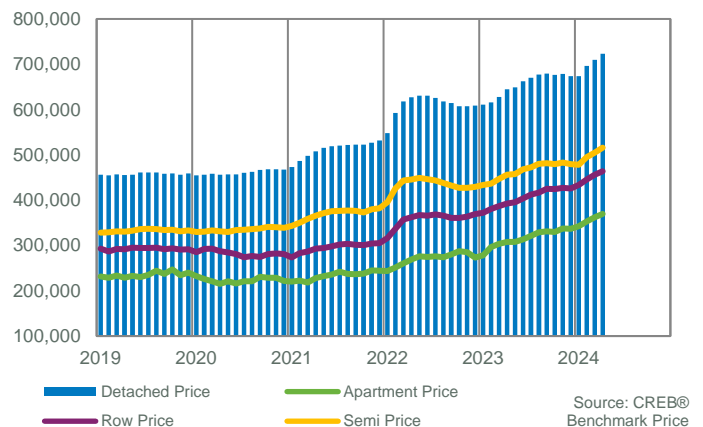
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

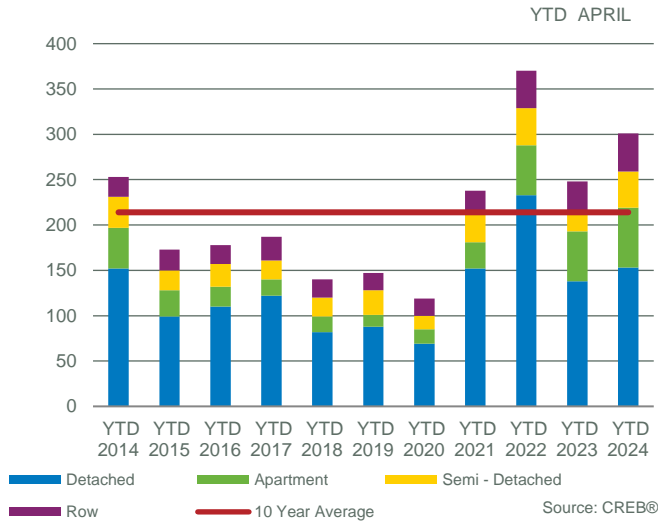


**SOUTHEAST PRICES**

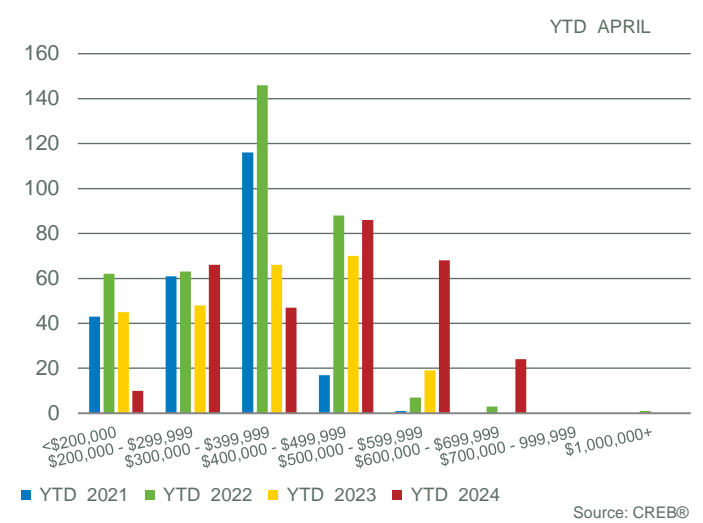


**EAST**

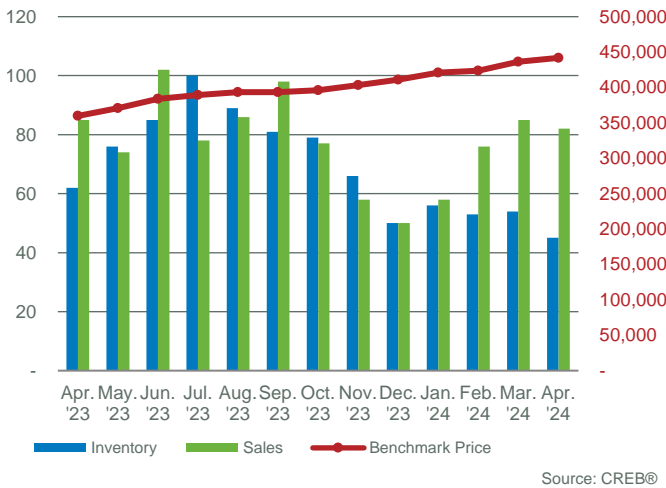
**EAST TOTAL SALES**



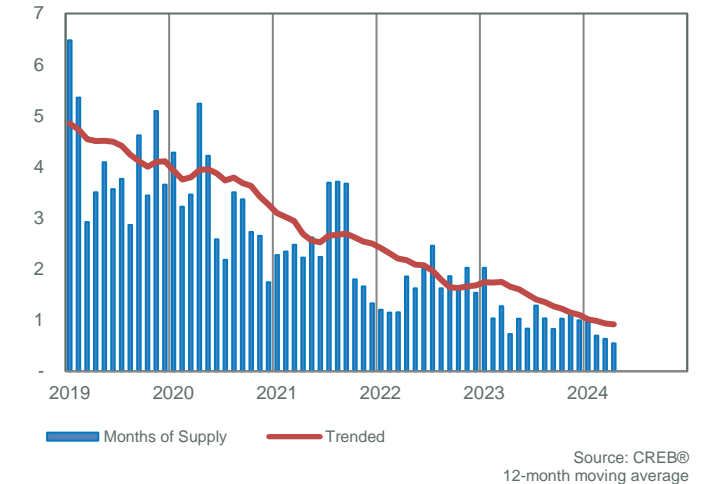
**EAST TOTAL SALES BY PRICE RANGE**



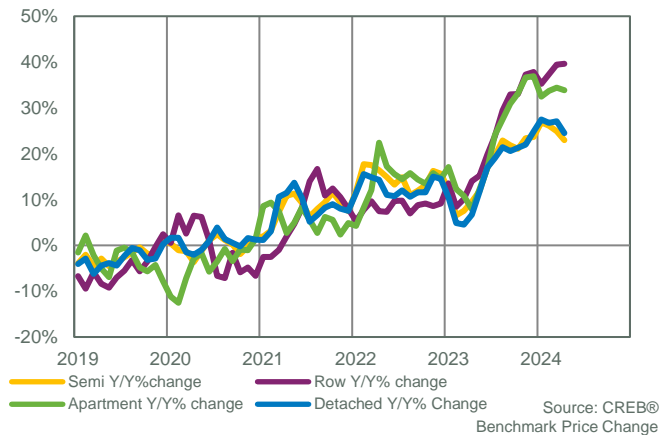
**EAST INVENTORY AND SALES**



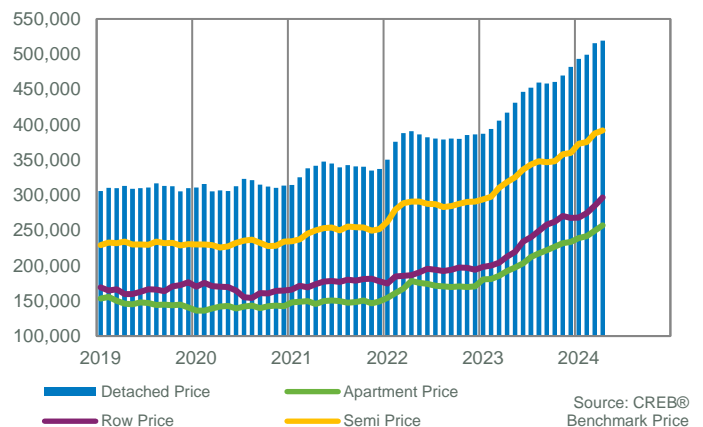
**EAST MONTHS OF INVENTORY**

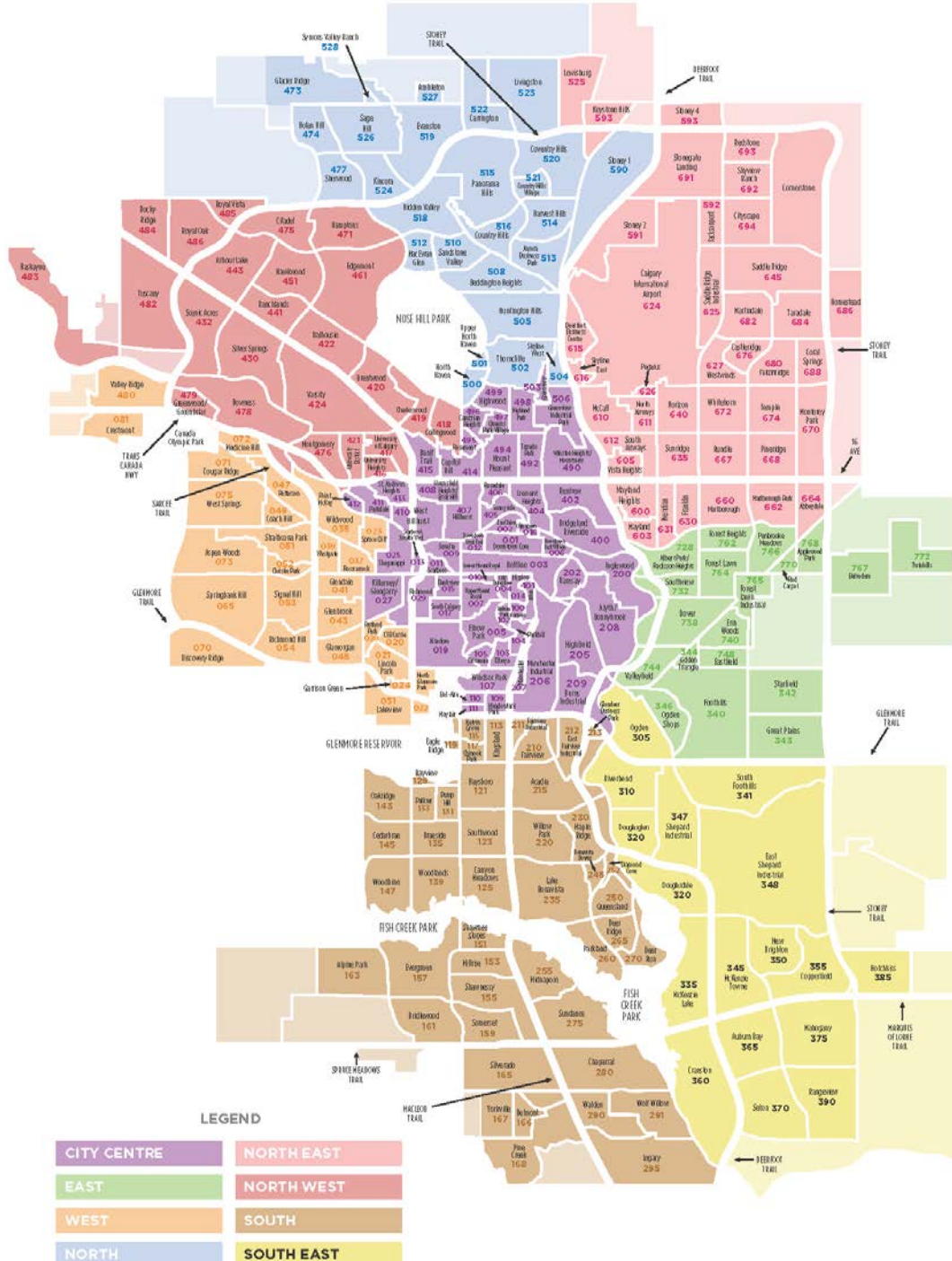


**EAST PRICE CHANGE**



**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.

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