



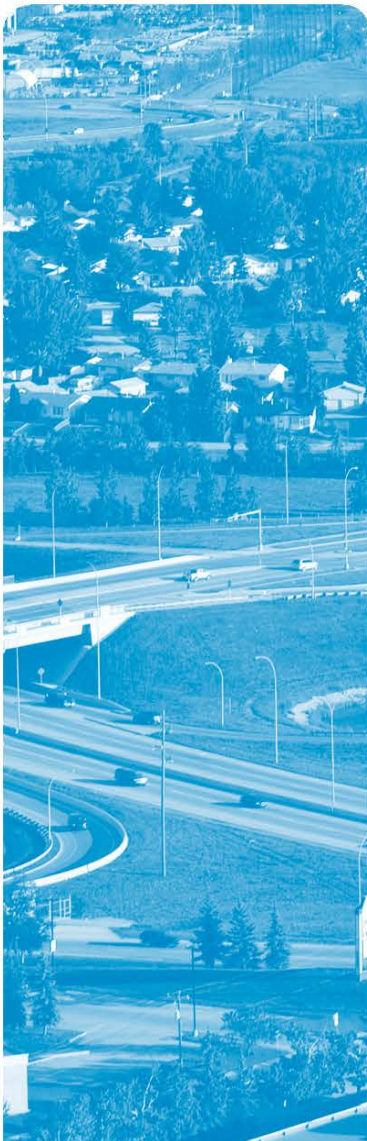
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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2024



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August 2024

Calgary housing market sees shifts

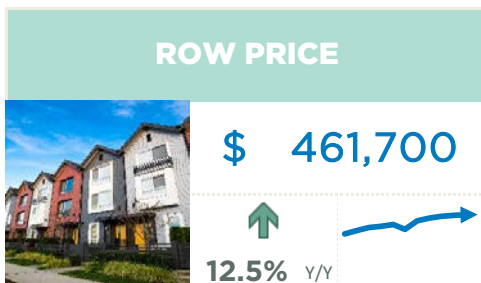
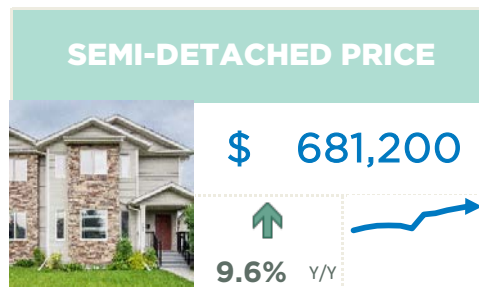
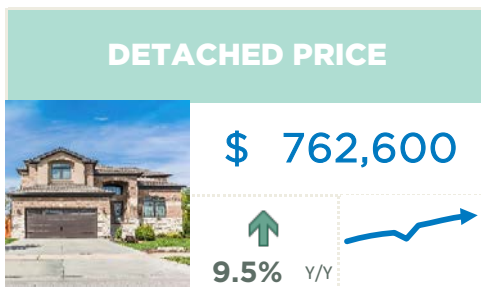
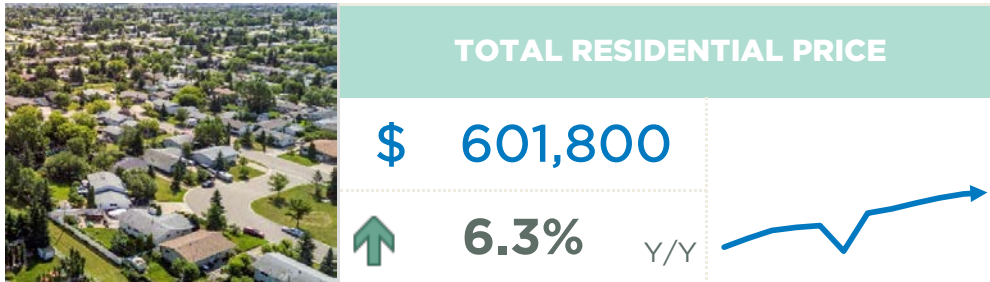
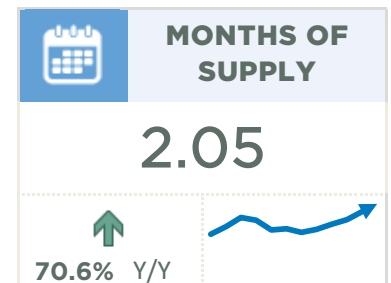
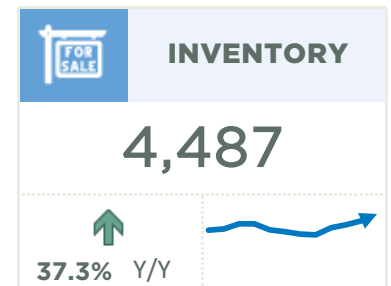
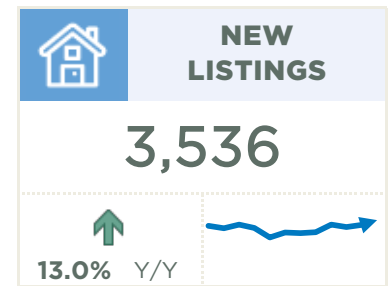
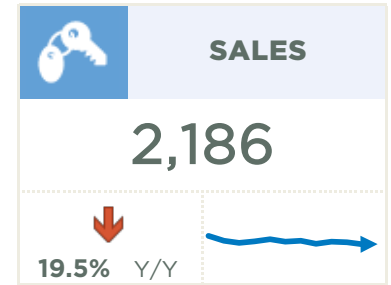
Calgary, Alberta, September 3, 2024 - Housing activity continues to move away from the extreme sellers' market conditions experienced throughout the spring. Easing sales, combined with gains in supply, pushed the months of supply above two months in August, a level not seen since the end of 2022.

"As expected, rising new home construction and gains in new listings are starting to support a better-supplied housing market," said Ann-Marie Lurie, Chief Economist at CREB®. "This trend is expected to continue throughout the remainder of the year, but it's important to note that supply levels remain low, especially for lower-priced properties. It will take time for supply levels to return to those that support more balanced conditions."

Inventory levels in August reached 4,487 units, 37 per cent higher than last August but nearly 25 per cent lower than long-term trends for the month. Higher-priced properties mostly drove the supply gains, as the most affordable homes in each property type continued to report supply declines.

The supply gains were made possible by both an increase in new listings in August and a pullback in sales activity. There were 2,186 sales in August, representing a 20 per cent decline from last year's record high, but still 17 per cent higher than long-term averages for the month. The sales declines were driven by homes priced below \$600,000.

Following stronger-than-expected gains earlier in the year, the pace of price growth is starting to slow. In August, the total unadjusted residential benchmark price was \$601,800, six per cent higher than last year and just slightly lower than last month. Year-to-date, the average benchmark price rose by nine per cent.



August 2024

August 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	1,026	-14%	1,595	5%	2,011	20%	64%	1.96	40%	\$762,600	9%
Semi	172	-12%	297	26%	340	38%	58%	1.98	57%	\$681,200	10%
Row	384	-15%	643	32%	660	76%	60%	1.72	108%	\$461,700	12%
Apartment	604	-31%	1,001	12%	1,476	52%	60%	2.44	120%	\$346,500	16%
Total Residential	2,186	-20%	3,536	13%	4,487	37%	62%	2.05	71%	\$601,800	6%

Year-to-Date

August 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	8,932	-3%	12,325	3%	1,466	-2%	72%	1.31	1%	\$746,950	12%
Semi	1,689	4%	2,226	14%	258	0%	76%	1.22	-3%	\$665,050	12%
Row	3,361	3%	4,322	16%	424	11%	78%	1.01	8%	\$451,450	18%
Apartment	5,722	3%	7,913	13%	1,056	5%	72%	1.48	3%	\$334,663	18%
Total Residential	19,704	0%	26,786	9%	3,205	2%	74%	1.30	2%	\$595,338	9%



Detached

Detached home sales fell by 14 per cent compared to last year, as gains in homes priced above \$600,000 were not enough to offset declines in the lower price ranges, which continue to struggle with low supply levels. In August, there were 2,011 detached homes available in inventory, with over 85 per cent priced above \$600,000. The improving higher-end supply compared to sales helped push the months of supply up to nearly two months. While market conditions are still tight, this is a significant improvement from the under-one-month supply experienced in the spring. Shifting conditions are relieving some pressure on home prices. In August, the unadjusted detached benchmark price was \$762,600, slightly lower than last month but still over nine per cent higher than last year.



Semi-Detached

With 297 new listings and 172 sales, the sales-to-new-listings ratio in August dropped to 58 per cent, which is more consistent with pre-pandemic levels. This shift supported a rise in inventory levels, and the months of supply rose to nearly two months. While conditions remain relatively tight, the boost in new listings has helped ease some of the pressure on prices. In August, the unadjusted benchmark price was \$681,200, a decline from last month but nearly 10 per cent higher than last year.



Row

New listings row for homes priced above \$400,000, contributing to year-to-date growth of nearly 16 per cent. At the same time, slower sales over the past three months have contributed to inventory gains. In August, there were 660 units available, a 75 per cent increase over the exceptionally low levels reported last year. While inventories are still low by historical standards, as with other property types, this shift is helping ease pressure on home prices. The unadjusted benchmark price in August was \$461,700, slightly lower than last month but over 12 per cent higher than last August. Monthly adjustments were not consistent across districts, with adjustments in the City Centre, North West, North, and West districts mostly driving monthly declines. Despite the monthly adjustments, year-over-year prices remain higher than last year across all districts and range from a low of 10 per cent in the City Centre to a high of 26 per cent in the East district.

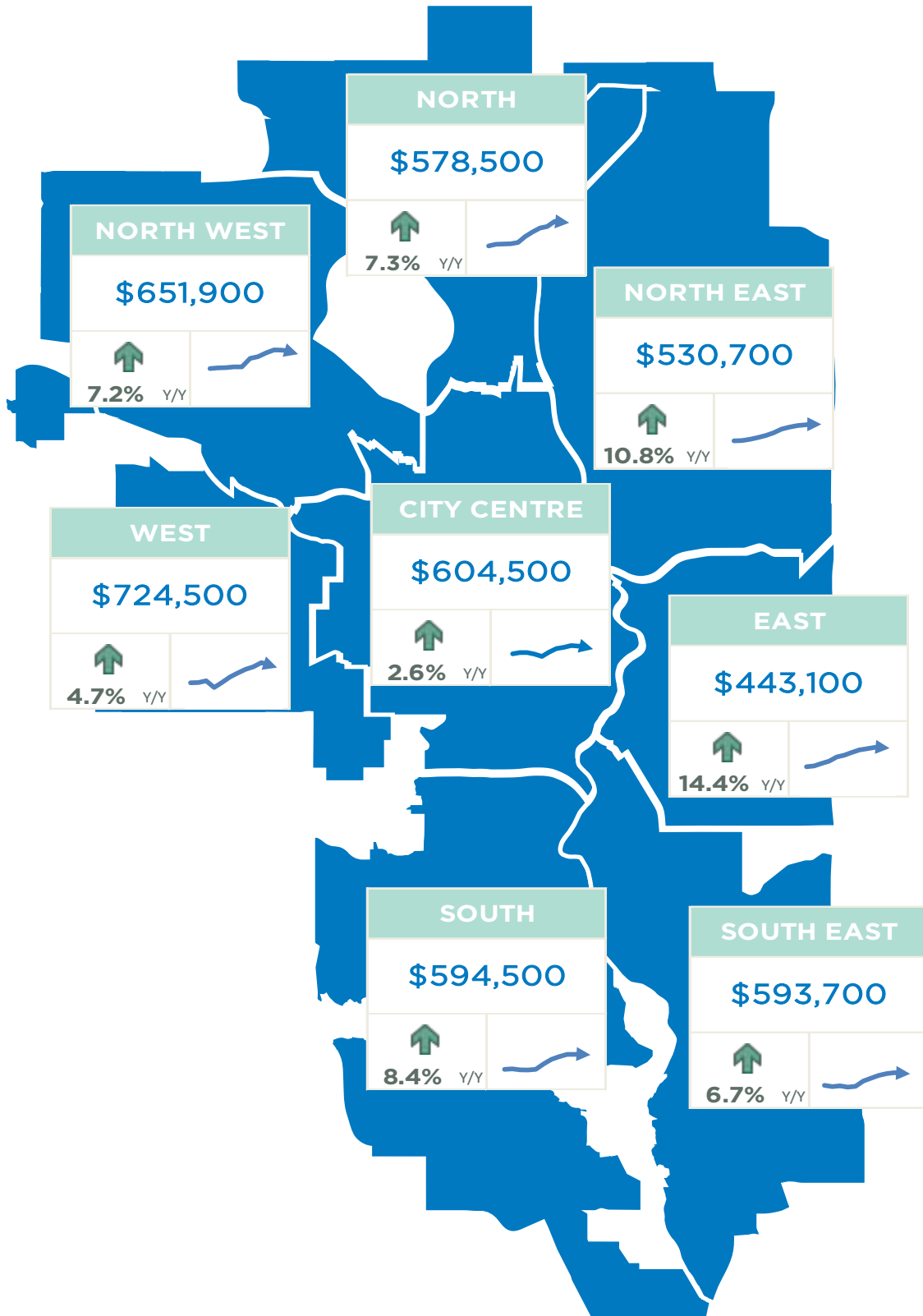


Apartment

New listings in August reached 1,001 units, a record high for the month. The gains in new listings were met with a pullback in sales, causing the sales-to-new-listings ratio to drop to 60 per cent and inventories to rise to 1,476 units. Unlike other property types, overall condominium inventory levels were relatively consistent with longer-term trends for the month. Rising inventory and easing sales caused the months of supply to increase to nearly two and a half months, not as high as levels seen before the pandemic but an improvement over the extremely tight conditions seen over the past 18 months. In August, the unadjusted benchmark price was \$346,500, similar to last month and nearly 16 per cent higher than last year's prices.

August 2024

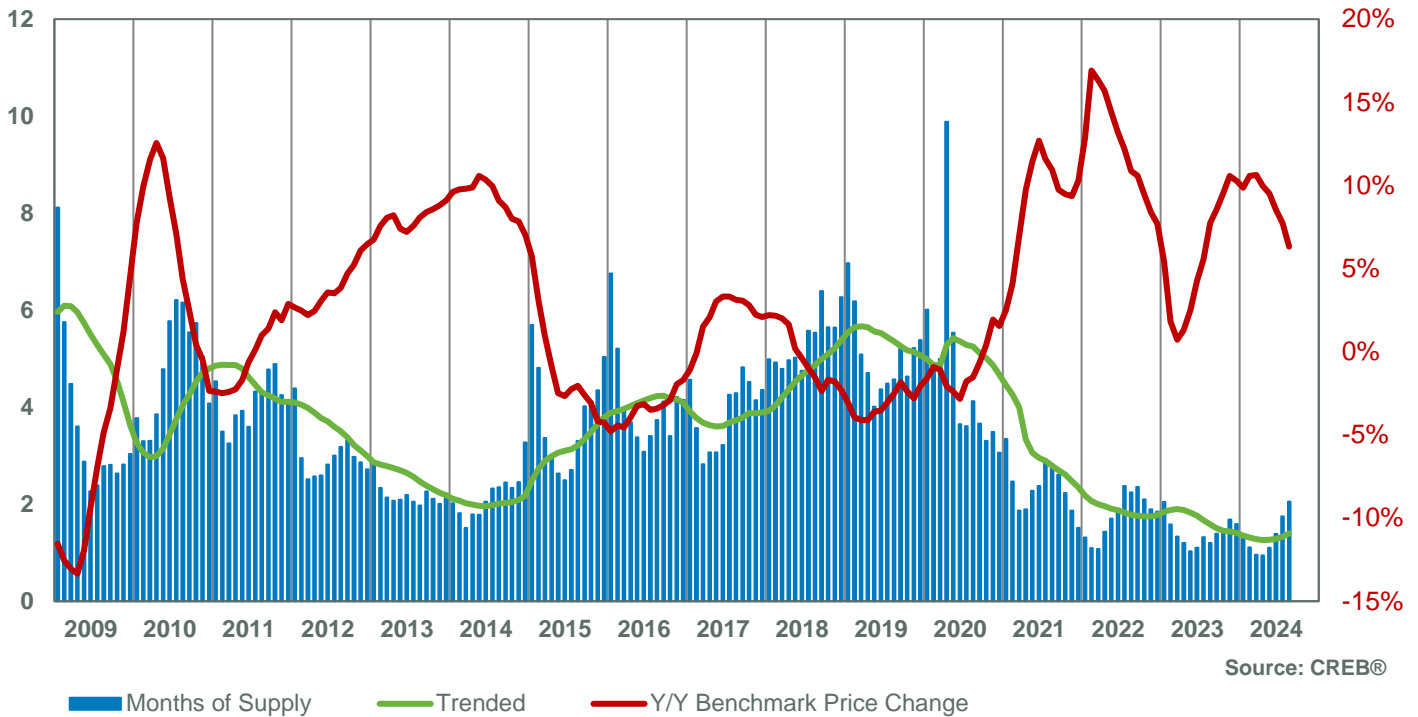
District Total Residential Benchmark Price



	Aug-23	Aug-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
CITY OF CALGARY						
Total Sales	2,716	2,186	-19.51%	19,662	19,704	0.21%
Total Sales Volume	\$1,419,790,257	\$1,331,400,971	-6.23%	\$10,564,662,127	\$11,888,838,276	12.53%
New Listings	3,129	3,536	13.01%	24,649	26,786	8.67%
Inventory	3,267	4,487	37.34%	3,139	3,205	2.08%
Months of Supply	1.20	2.05	70.64%	1.28	1.30	1.86%
Sales to New Listings	86.80%	61.82%	-24.98%	79.77%	73.56%	-6.21%
Sales to List Price	100.49%	99.24%	-1.25%	100.33%	100.91%	0.57%
Days on Market	25	27	8.98%	26	23	-12.20%
Benchmark Price	\$566,000	\$601,800	6.33%	\$545,638	\$595,338	9.11%
Median Price	\$487,000	\$556,500	14.27%	\$492,500	\$559,000	13.50%
Average Price	\$522,750	\$609,058	16.51%	\$537,314	\$603,372	12.29%
Index	265	282	6.30%	251	274	9.32%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Aug-23	Aug-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
DETACHED						
Total Sales	1,193	1,026	-14.00%	9,192	8,932	-2.83%
Total Sales Volume	\$844,569,014	\$825,736,195	-2.23%	\$6,589,168,714	\$7,170,329,511	8.82%
New Listings	1,514	1,595	5.35%	11,949	12,325	3.15%
Inventory	1,676	2,011	19.99%	1,497	1,466	-2.06%
Months of Supply	1.40	1.96	39.52%	1.30	1.31	0.79%
Sales to New Listings Ratio	78.80%	64.33%	-14.47%	76.93%	72.47%	-4.46%
Sales to List Price Ratio	100.41%	99.45%	-0.95%	100.58%	101.04%	0.46%
Days on Market	24	26	7.85%	24	22	-9.51%
Benchmark Price	\$696,700	\$762,600	9.46%	\$664,838	\$746,950	12.35%
Median Price	\$641,900	\$702,000	9.36%	\$645,000	\$715,000	10.85%
Average Price	\$707,937	\$804,811	13.68%	\$716,837	\$802,769	11.99%
APARTMENT						
Total Sales	873	604	-30.81%	5,577	5,722	2.60%
Total Sales Volume	\$270,620,044	\$213,698,196	-21.03%	\$1,683,519,025	\$1,986,693,936	18.01%
New Listings	893	1,001	12.09%	7,014	7,913	12.82%
Inventory	968	1,476	52.48%	1,004	1,056	5.17%
Months of Supply	1.11	2.44	120.39%	1.44	1.48	2.50%
Sales to New Listings Ratio	97.76%	60.34%	-37.42%	79.51%	72.31%	-7.20%
Sales to List Price Ratio	99.48%	98.43%	-1.06%	99.02%	99.95%	0.93%
Days on Market	30	32	7.23%	30	26	-15.96%
Benchmark Price	\$299,200	\$346,500	15.81%	\$284,600	\$334,663	17.59%
Median Price	\$285,000	\$325,000	14.04%	\$275,000	\$324,000	17.82%
Average Price	\$309,989	\$353,805	14.13%	\$301,868	\$347,203	15.02%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	196	172	-12.24%	1,625	1,689	3.94%
Total Sales Volume	\$114,489,168	\$113,246,125	-1.09%	\$976,524,971	\$1,152,094,924	17.98%
New Listings	236	297	25.85%	1,959	2,226	13.63%
Inventory	247	340	37.65%	257	258	0.34%
Months of Supply	1.26	1.98	56.86%	1.27	1.22	-3.46%
Sales to New Listings Ratio	83.05%	57.91%	-25.14%	82.95%	75.88%	-7.07%
Sales to List Price Ratio	101.10%	99.73%	-1.36%	100.77%	101.36%	0.59%
Days on Market	22	25	9.57%	26	22	-14.67%
Benchmark Price	\$621,400	\$681,200	9.62%	\$592,388	\$665,050	12.27%
Median Price	\$527,950	\$590,000	11.75%	\$540,000	\$610,000	12.96%
Average Price	\$584,128	\$658,408	12.72%	\$600,938	\$682,117	13.51%
CITY OF CALGARY ROW						
Total Sales	454	384	-15.42%	3,268	3,361	2.85%
Total Sales Volume	\$190,112,030	\$178,720,454	-5.99%	\$1,315,449,416	\$1,579,719,905	20.09%
New Listings	486	643	32.30%	3,727	4,322	15.96%
Inventory	376	660	75.53%	381	424	11.39%
Months of Supply	0.83	1.72	107.53%	0.93	1.01	8.31%
Sales to New Listings Ratio	93.42%	59.72%	-33.70%	87.68%	77.76%	-9.92%
Sales to List Price Ratio	102.35%	99.72%	-2.57%	101.68%	101.95%	0.26%
Days on Market	20	25	25.89%	23	20	-10.79%
Benchmark Price	\$410,500	\$461,700	12.47%	\$383,538	\$451,450	17.71%
Median Price	\$415,000	\$453,250	9.22%	\$389,000	\$458,000	17.74%
Average Price	\$418,749	\$465,418	11.14%	\$402,524	\$470,015	16.77%

For a list of definitions, see page 29.

August 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
Detached								
City Centre	92	173	53.18%	312	3.39	\$951,600	9.05%	-1.43%
North East	155	276	56.16%	348	2.25	\$617,400	12.25%	-0.13%
North	124	198	62.63%	264	2.13	\$701,000	10.00%	-0.09%
North West	119	174	68.39%	229	1.92	\$795,400	9.91%	-1.29%
West	104	141	73.76%	167	1.61	\$968,700	6.84%	-1.32%
South	234	349	67.05%	375	1.60	\$734,100	10.92%	-0.50%
South East	156	209	74.64%	226	1.45	\$733,700	8.89%	0.10%
East	35	66	53.03%	73	2.09	\$535,600	16.61%	-0.69%
TOTAL CITY	1,026	1,595	64.33%	2,011	1.96	\$762,600	9.46%	-0.68%
Apartment								
City Centre	262	427	61.36%	711	2.71	\$354,800	13.50%	0.14%
North East	39	84	46.43%	131	3.36	\$317,100	22.86%	-0.91%
North	43	82	52.44%	119	2.77	\$350,300	16.73%	0.75%
North West	50	89	56.18%	114	2.28	\$323,800	16.94%	0.78%
West	54	77	70.13%	93	1.72	\$364,600	17.39%	0.03%
South	82	121	67.77%	143	1.74	\$325,400	19.72%	0.37%
South East	56	102	54.90%	138	2.46	\$373,200	15.01%	-0.90%
East	18	16	112.50%	22	1.22	\$263,900	23.32%	-1.05%
TOTAL CITY	604	1,001	60.34%	1,476	2.44	\$346,500	15.81%	0.06%
Semi-detached								
City Centre	42	72	58.33%	113	2.69	\$926,700	8.54%	-1.43%
North East	28	45	62.22%	49	1.75	\$447,800	13.74%	-0.51%
North	20	44	45.45%	44	2.20	\$536,300	9.29%	0.22%
North West	13	25	52.00%	24	1.85	\$661,800	10.17%	-1.80%
West	15	23	65.22%	33	2.20	\$811,700	7.82%	-0.84%
South	29	39	74.36%	34	1.17	\$541,600	12.48%	-0.15%
South East	18	36	50.00%	33	1.83	\$523,900	9.88%	-0.29%
East	6	10	60.00%	7	1.17	\$406,800	16.30%	-0.61%
TOTAL CITY	172	297	57.91%	340	1.98	\$681,200	9.62%	-0.97%
Row								
City Centre	40	70	57.14%	90	2.25	\$609,200	9.81%	-1.50%
North East	63	114	55.26%	129	2.05	\$389,000	19.22%	0.08%
North	47	107	43.93%	115	2.45	\$435,800	11.03%	-0.25%
North West	43	58	74.14%	58	1.35	\$451,400	14.57%	-1.72%
West	48	69	69.57%	68	1.42	\$477,700	13.93%	-0.79%
South	73	114	64.04%	94	1.29	\$418,000	15.02%	0.41%
South East	55	88	62.50%	84	1.53	\$472,500	13.47%	0.08%
East	14	16	87.50%	14	1.00	\$309,600	25.90%	0.52%
TOTAL CITY	384	643	59.72%	660	1.72	\$461,700	12.47%	-0.54%

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

City of Calgary

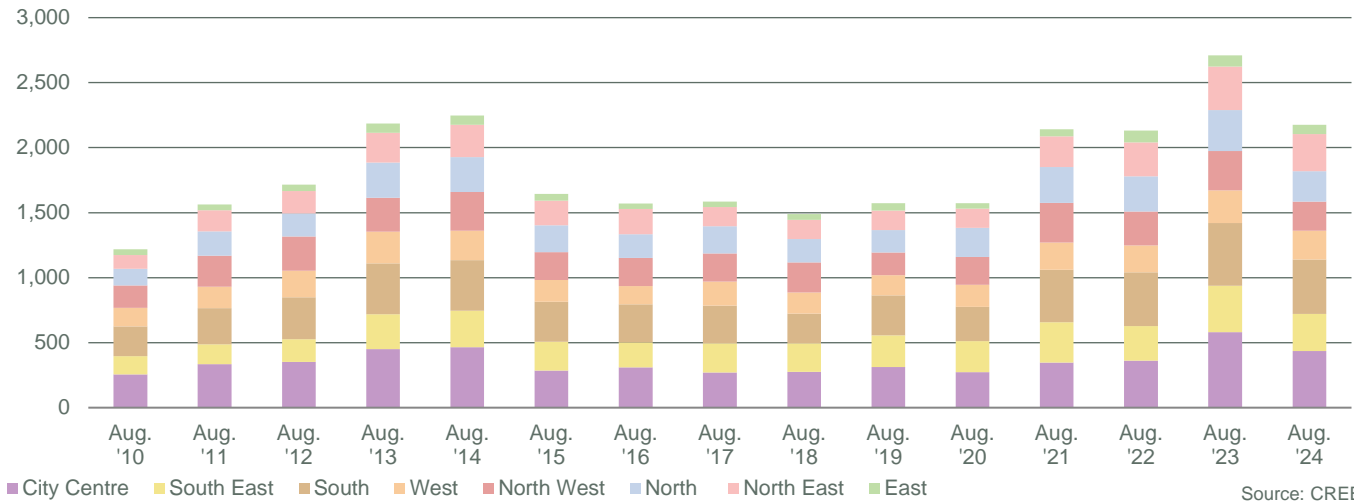
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Aug. 2024

TOTAL SALES

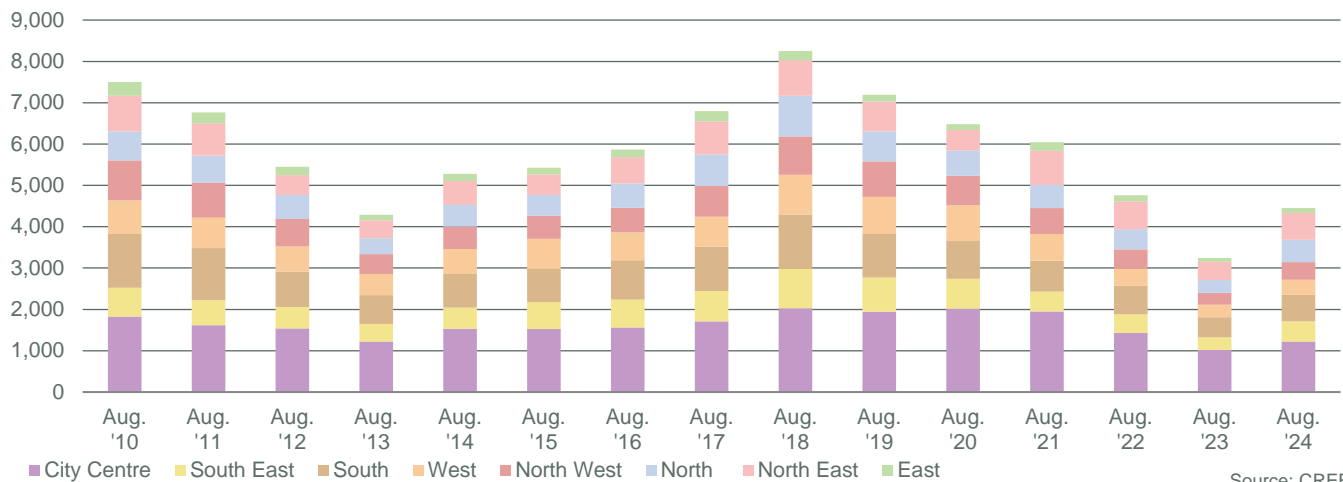
AUGUST



Source: CREB®

TOTAL INVENTORY

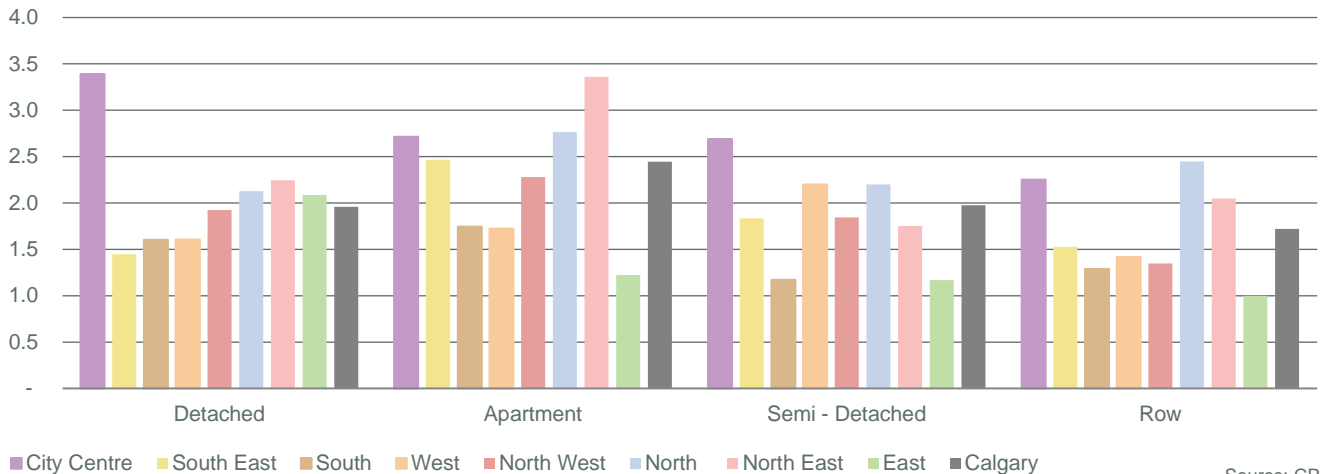
AUGUST



Source: CREB®

MONTHS OF SUPPLY

AUGUST



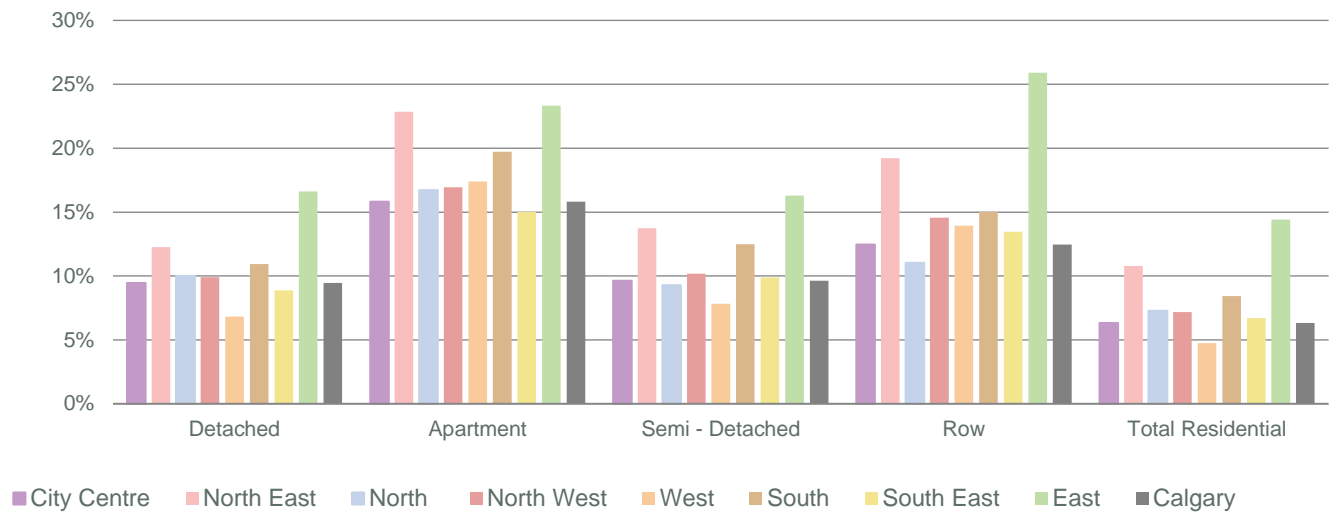
Source: CREB®

BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

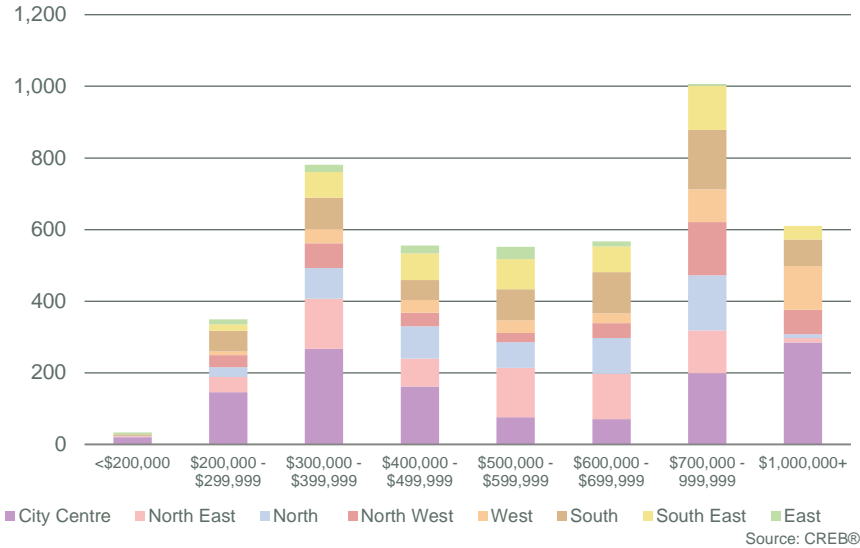


Source: CREB®

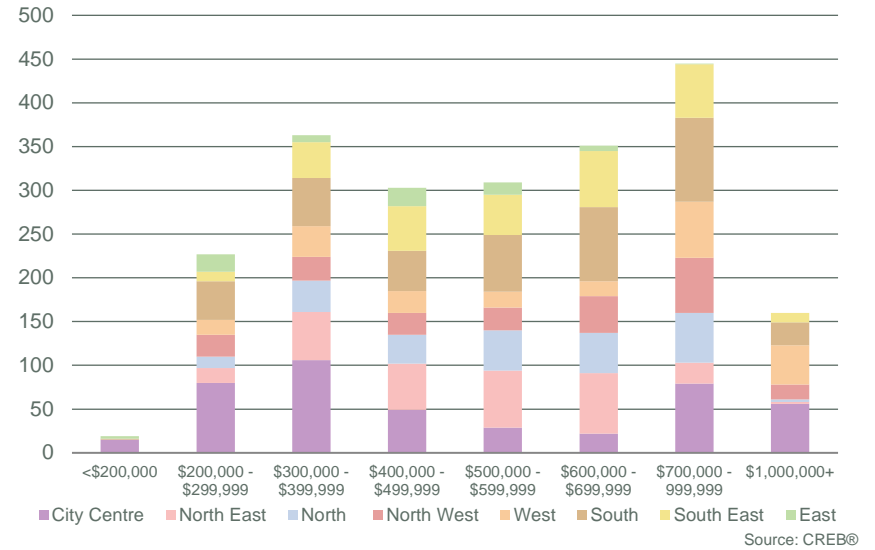
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

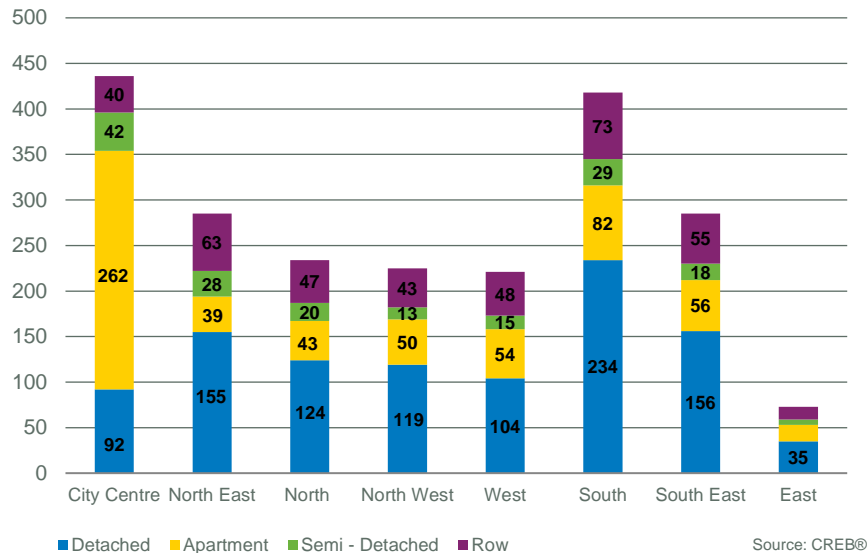
TOTAL INVENTORY BY PRICE RANGE - AUGUST



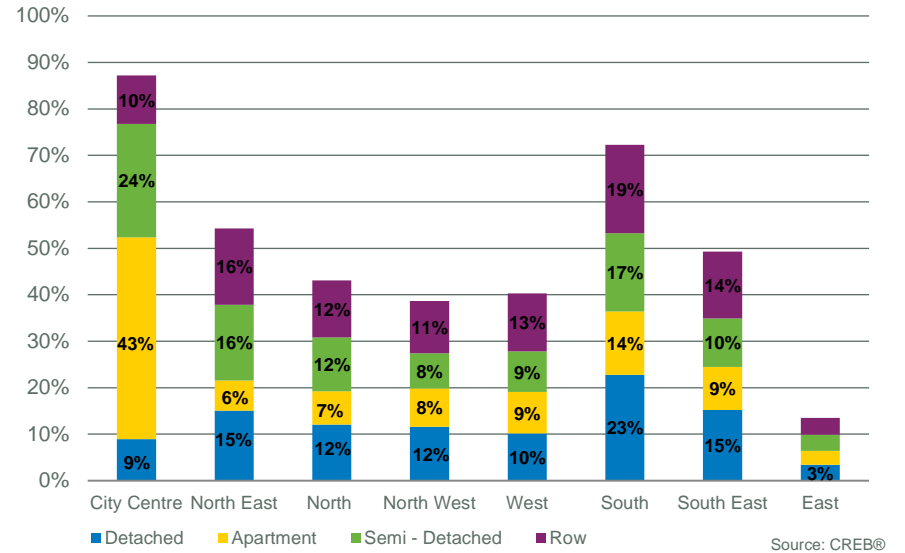
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



SHARE OF CITY WIDE SALES - AUGUST

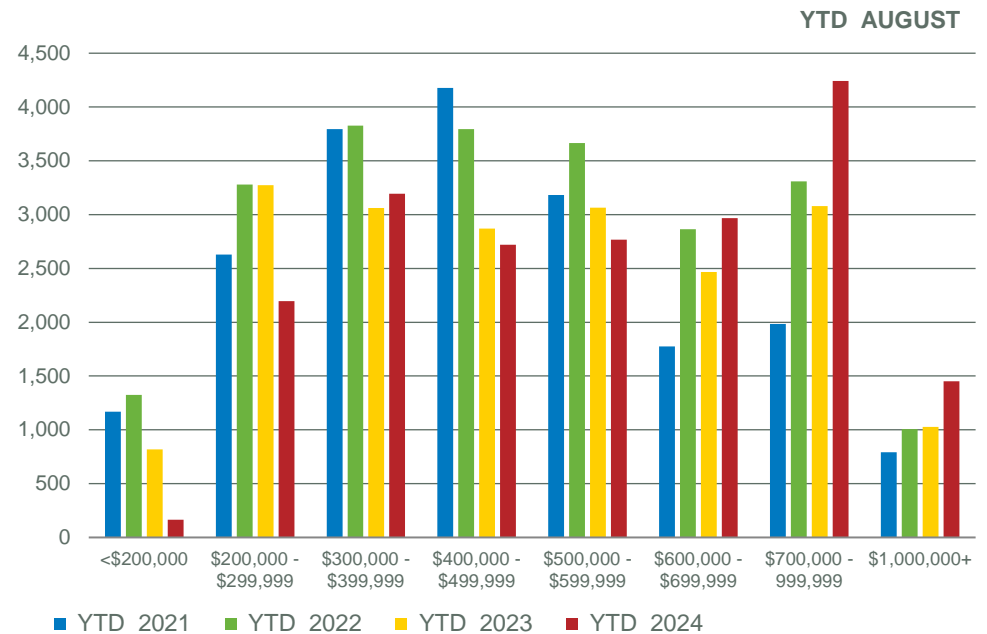


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	1,198	1,737	2,424	2,686	3,117	3,140	2,644	2,716	2,430	2,169	1,783	1,363
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,685	2,227	1,248
Inventory	2,451	2,747	3,235	3,234	3,214	3,469	3,498	3,267	3,383	3,205	3,001	2,169
Days on Market	42	33	27	24	24	22	23	25	25	27	29	33
Benchmark Price	516,300	526,500	535,100	545,100	552,700	560,300	563,100	566,000	565,600	566,800	567,900	565,200
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	503,700	495,000	498,888	503,500
Average Price	508,515	506,933	535,903	548,583	552,412	552,122	539,741	522,750	548,687	546,085	539,861	537,555
Index	242	247	251	255	259	262	264	265	265	265	266	265
2024												
Sales	1,649	2,132	2,658	2,876	3,090	2,737	2,376	2,186				
New Listings	2,137	2,711	3,173	3,491	4,337	3,798	3,603	3,536				
Inventory	2,157	2,360	2,546	2,722	3,412	3,790	4,163	4,487				
Days on Market	34	24	20	20	19	20	24	27				
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000	606,700	601,800				
Median Price	523,000	548,300	557,000	566,250	562,500	570,444	563,000	556,500				
Average Price	569,389	583,107	596,206	608,535	612,804	623,182	606,589	609,058				
Index	266	273	277	281	283	285	284	282				

Aug-23 Aug-24 YTD 2023 YTD 2024

CALGARY TOTAL SALES				
	Aug-23	Aug-24	YTD 2023	YTD 2024
<\$100,000	-	-	5	-
\$100,000 - \$149,999	5	-	117	14
\$150,000 - \$199,999	81	19	696	152
\$200,000 - \$249,999	201	77	1,486	752
\$250,000 - \$299,999	292	150	1,788	1,443
\$300,000 - \$349,999	224	198	1,506	1,819
\$350,000 - \$399,999	199	165	1,555	1,376
\$400,000 - \$449,999	206	153	1,449	1,339
\$450,000 - \$499,999	202	150	1,422	1,381
\$500,000 - \$549,999	248	159	1,630	1,321
\$550,000 - \$599,999	212	151	1,434	1,447
\$600,000 - \$649,999	188	188	1,309	1,583
\$650,000 - \$699,999	148	165	1,157	1,385
\$700,000 - \$749,999	121	124	913	1,138
\$750,000 - \$799,999	91	120	712	1,047
\$800,000 - \$849,999	66	52	533	721
\$850,000 - \$899,999	49	69	411	612
\$900,000 - \$949,999	34	43	248	410
\$950,000 - \$999,999	33	42	263	313
\$1,000,000 - \$1,299,999	63	85	548	792
\$1,300,000 - \$1,499,999	16	29	174	265
\$1,500,000 - \$1,999,999	28	22	189	244
\$2,000,000 +	9	25	117	150
	2,716	2,186	19,662	19,704

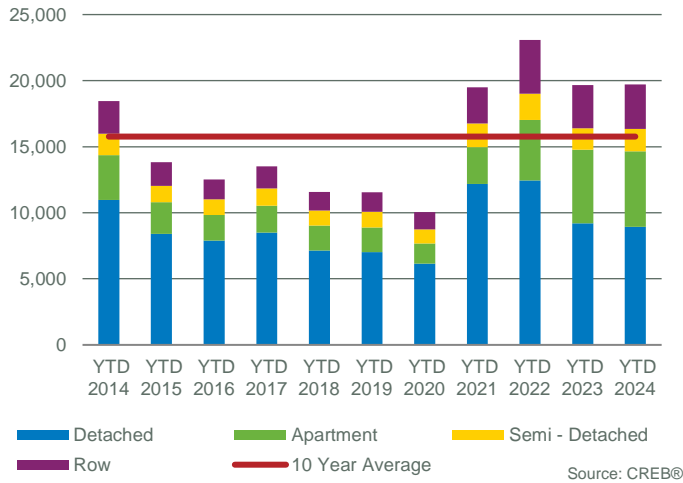
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

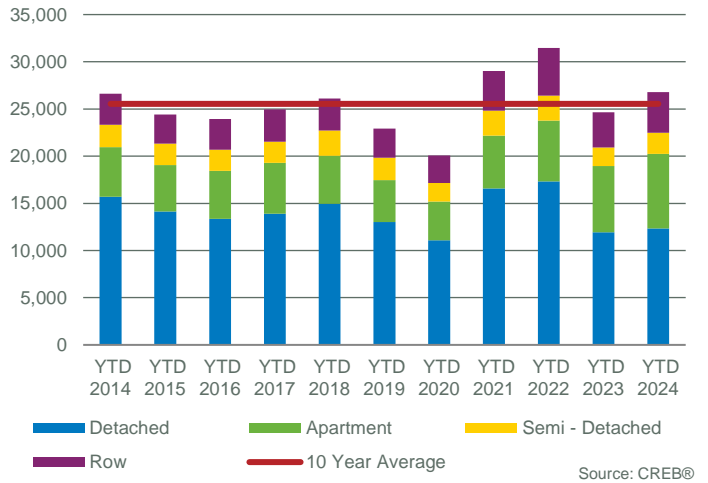
CITY OF CALGARY TOTAL SALES

YTD AUGUST

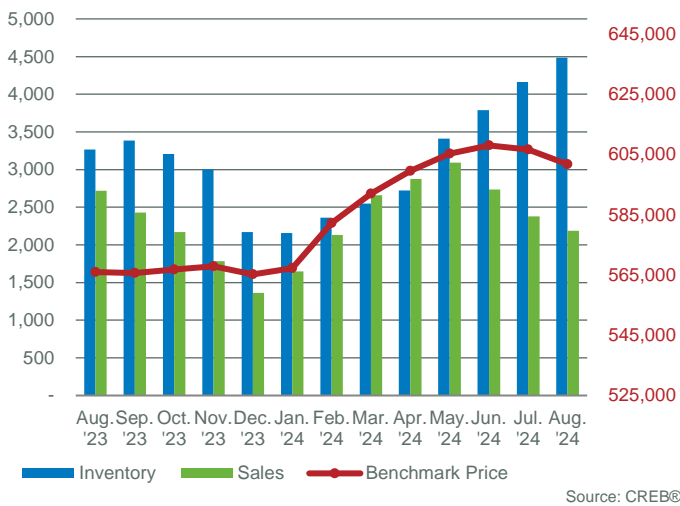


CITY OF CALGARY TOTAL NEW LISTINGS

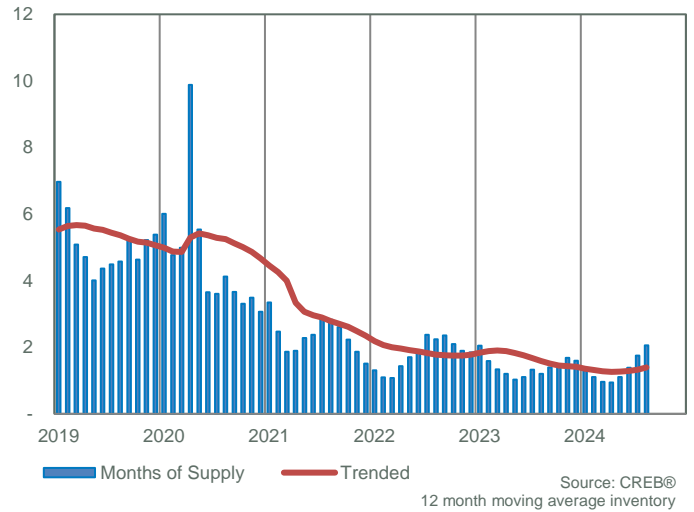
YTD AUGUST



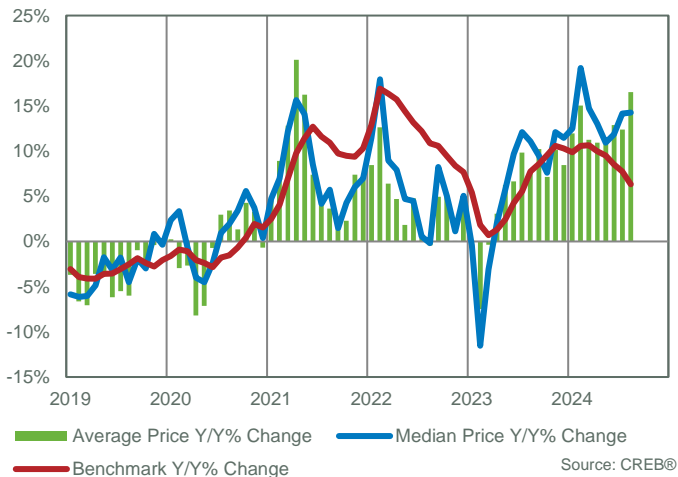
CITY OF CALGARY TOTAL INVENTORY AND SALES



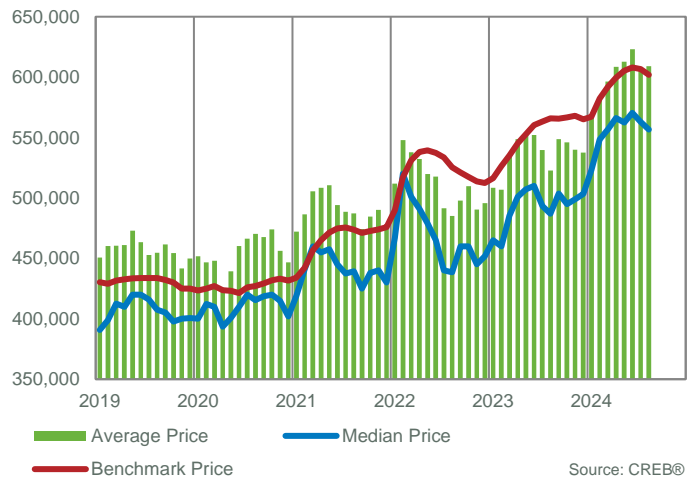
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



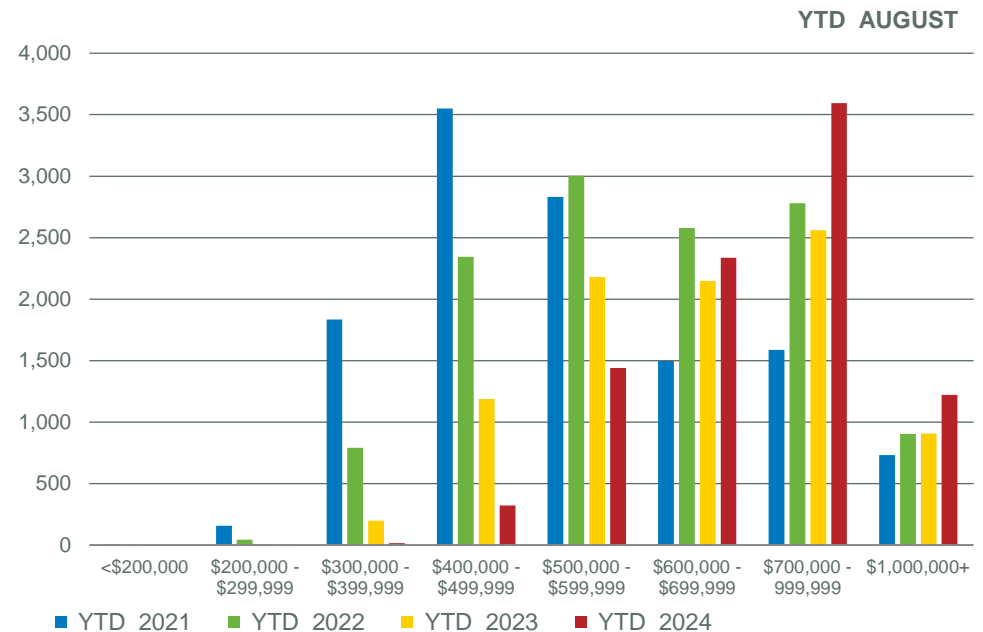
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	597
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	1,435	1,023
Days on Market	42	31	26	22	22	20	22	24	25	27	32	34
Benchmark Price	623,900	637,200	648,700	662,500	674,000	685,100	690,600	696,700	696,100	697,600	699,400	697,300
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	728,113
Index	256	262	266	272	277	281	284	286	286	286	287	286
2024												
Sales	733	952	1,148	1,318	1,383	1,277	1,095	1,026				
New Listings	954	1,194	1,386	1,629	2,037	1,809	1,721	1,595				
Inventory	998	1,056	1,120	1,219	1,599	1,776	1,952	2,011				
Days on Market	34	25	20	19	18	19	24	26				
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600	767,800	762,600				
Median Price	690,000	710,000	719,195	725,000	730,000	728,000	705,000	702,000				
Average Price	759,239	777,236	801,835	796,830	823,167	829,335	803,575	804,811				
Index	288	297	304	308	313	315	315	313				

	Aug-23	Aug-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	2	-
\$250,000 - \$299,999	2	-	5	2
\$300,000 - \$349,999	4	-	31	2
\$350,000 - \$399,999	14	-	168	14
\$400,000 - \$449,999	35	7	458	69
\$450,000 - \$499,999	81	35	730	252
\$500,000 - \$549,999	157	64	1,066	527
\$550,000 - \$599,999	165	98	1,114	914
\$600,000 - \$649,999	162	149	1,121	1,176
\$650,000 - \$699,999	133	147	1,028	1,161
\$700,000 - \$749,999	110	117	812	998
\$750,000 - \$799,999	80	104	590	929
\$800,000 - \$849,999	56	47	426	606
\$850,000 - \$899,999	41	57	324	505
\$900,000 - \$949,999	27	33	198	321
\$950,000 - \$999,999	21	33	212	234
\$1,000,000 - \$1,299,999	57	69	466	629
\$1,300,000 - \$1,499,999	15	25	160	228
\$1,500,000 - \$1,999,999	24	18	173	222
\$2,000,000 +	9	23	108	143
	1,193	1,026	9,192	8,932

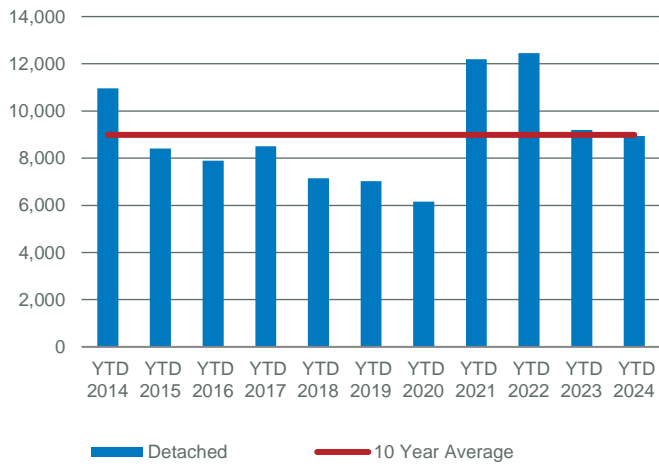
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

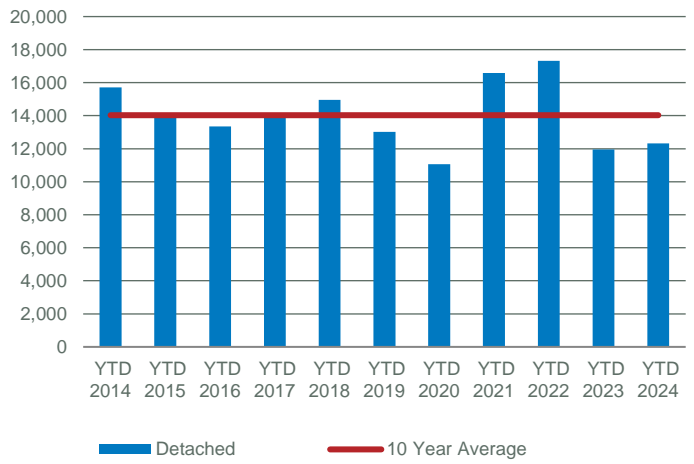
YTD AUGUST



Source: CREB®

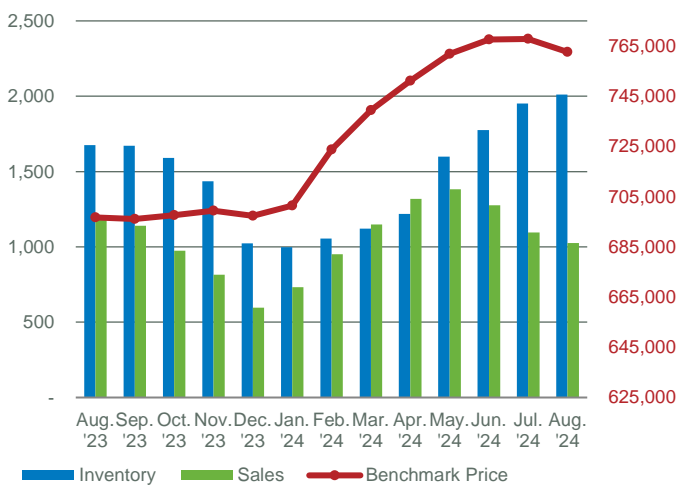
CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



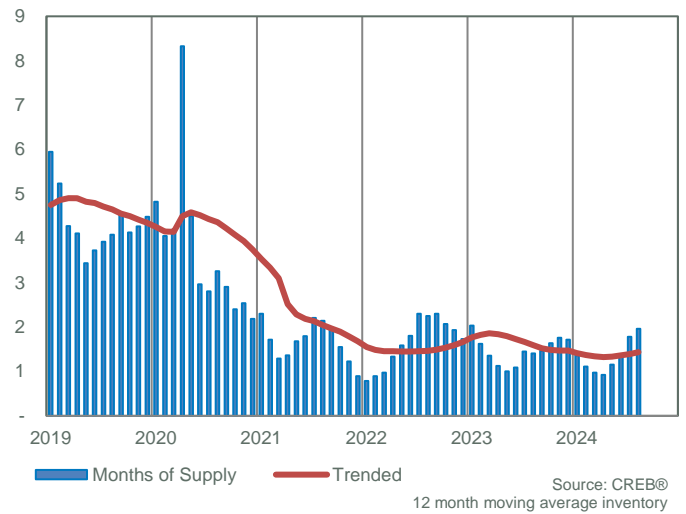
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



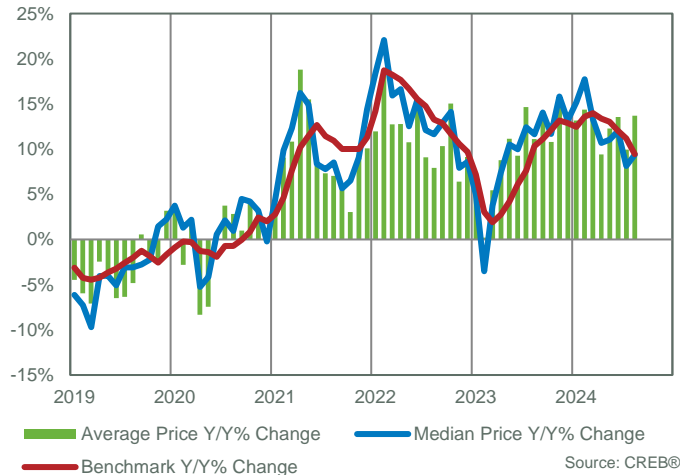
Source: CREB®

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

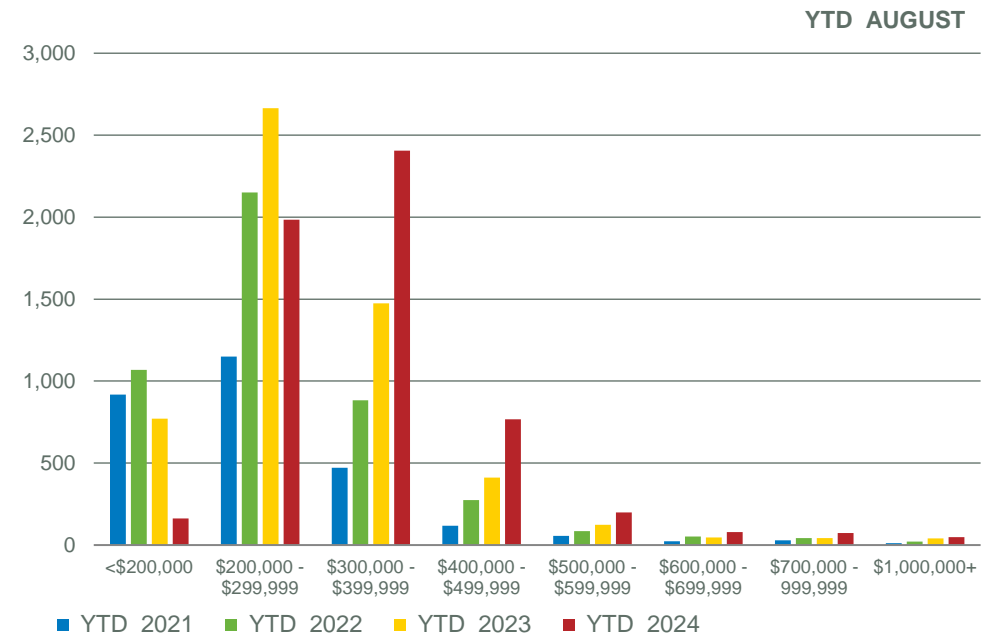


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
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	263,900	271,800	279,100	284,500	288,900	293,400	296,000	299,200	303,000	306,800	310,100	311,200
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	308,463	309,989	316,387	321,721	315,060	313,822
Index	199	205	211	215	218	221	223	226	229	231	234	235
2024												
Sales	488	638	813	822	907	791	659	604				
New Listings	638	836	990	1,049	1,250	1,106	1,043	1,001				
Inventory	682	773	861	951	1,113	1,223	1,369	1,476				
Days on Market	35	26	23	23	22	23	27	32				
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300	346,500				
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000				
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,805				
Index	237	243	247	253	257	260	261	261				

	Aug-23	Aug-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	5	-	115	14
\$150,000 - \$199,999	80	19	651	149
\$200,000 - \$249,999	182	75	1,238	730
\$250,000 - \$299,999	240	128	1,427	1,255
\$300,000 - \$349,999	171	161	951	1,486
\$350,000 - \$399,999	80	103	524	920
\$400,000 - \$449,999	40	55	260	514
\$450,000 - \$499,999	31	18	152	254
\$500,000 - \$549,999	13	13	72	134
\$550,000 - \$599,999	10	7	52	64
\$600,000 - \$649,999	3	4	29	49
\$650,000 - \$699,999	4	4	18	31
\$700,000 - \$749,999	2	2	11	24
\$750,000 - \$799,999	1	4	6	15
\$800,000 - \$849,999	1	-	9	11
\$850,000 - \$899,999	2	-	7	9
\$900,000 - \$949,999	3	1	6	5
\$950,000 - \$999,999	1	3	3	9
\$1,000,000 - \$1,299,999	-	3	13	25
\$1,300,000 - \$1,499,999	1	-	9	7
\$1,500,000 - \$1,999,999	3	2	10	11
\$2,000,000 +	-	2	9	6
	873	604	5,577	5,722

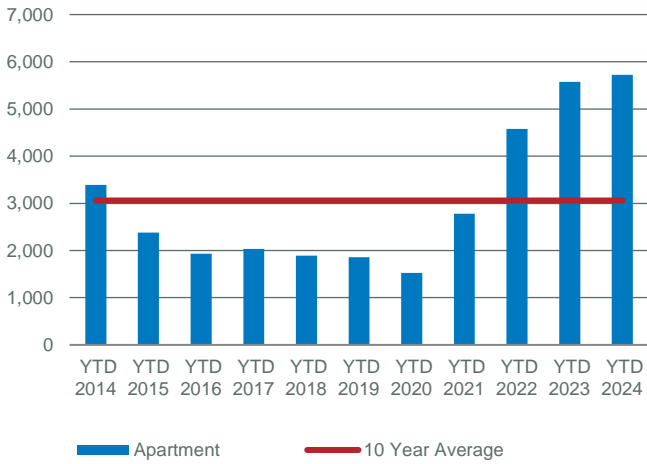
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

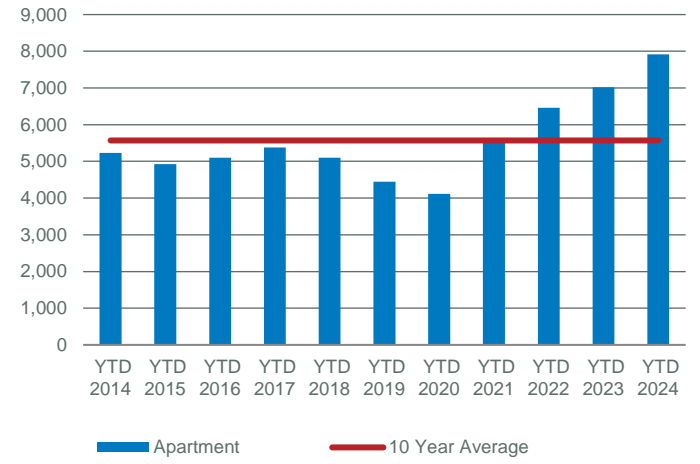
CITY OF CALGARY APARTMENT SALES

YTD AUGUST

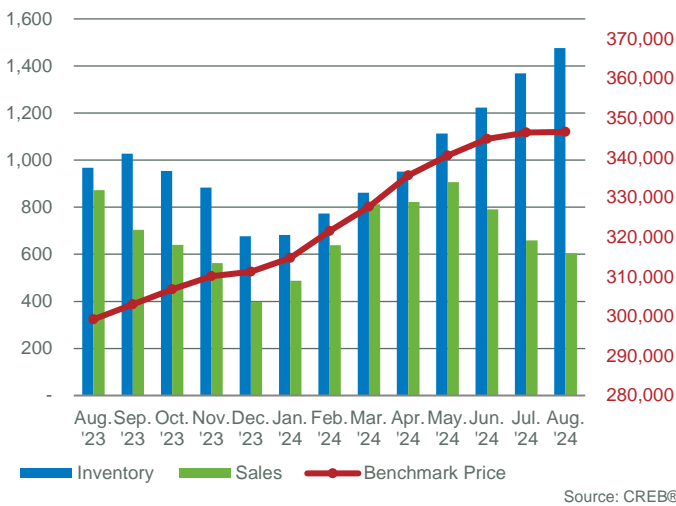


CITY OF CALGARY APARTMENT NEW LISTINGS

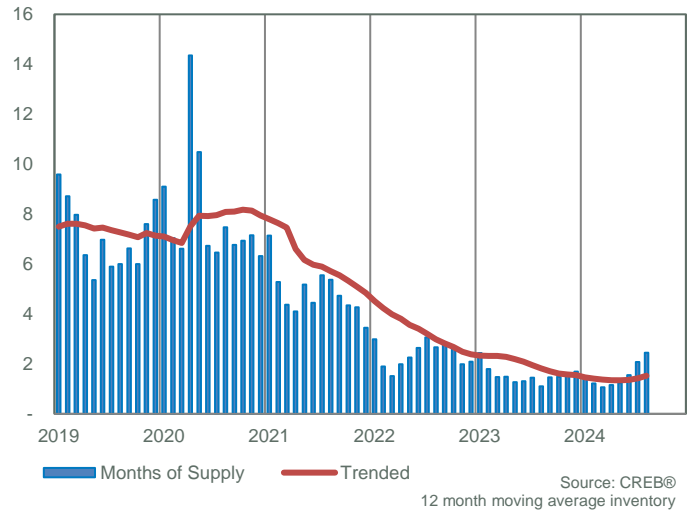
YTD AUGUST



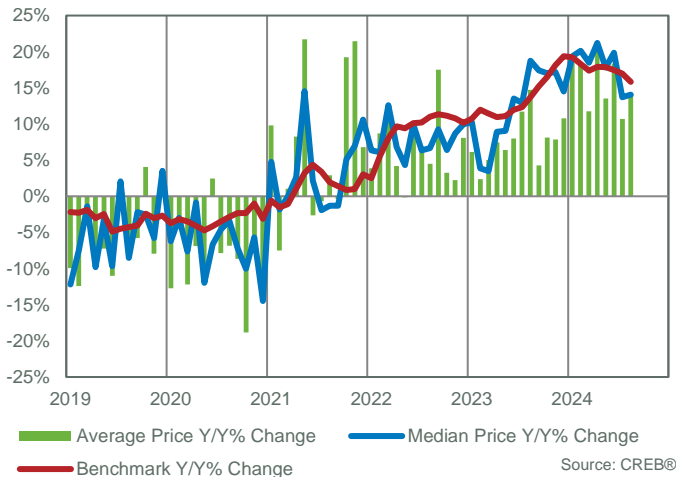
CITY OF CALGARY APARTMENT INVENTORY AND SALES



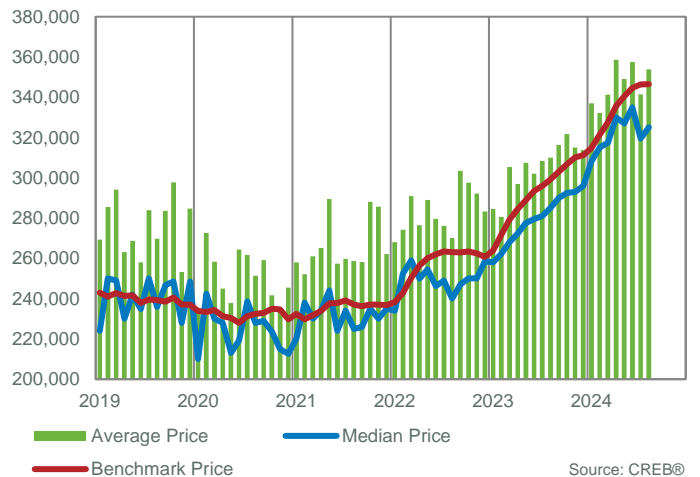
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



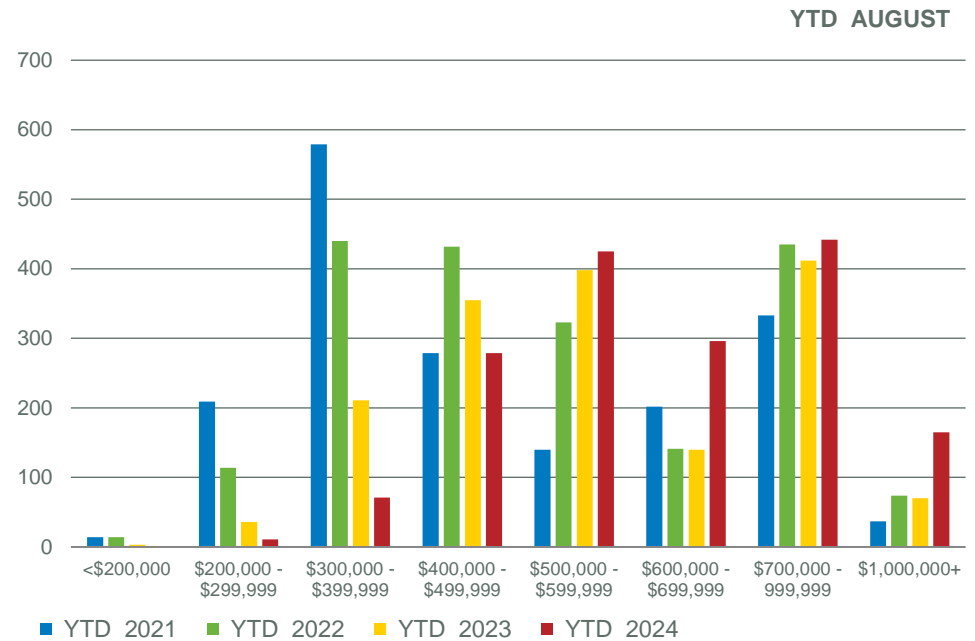
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
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	559,900	565,100	577,600	590,200	598,700	611,300	614,900	621,400	619,400	626,700	626,800	625,000
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	629,814	585,490
Index	300	303	310	317	321	328	330	333	332	336	336	335
2024												
Sales	131	191	250	254	259	233	199	172				
New Listings	223	224	261	293	360	306	262	297				
Inventory	219	223	206	208	273	300	296	340				
Days on Market	35	26	21	22	17	18	22	25				
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100	687,900	681,200				
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000	590,000				
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,643	658,408				
Index	334	343	353	358	364	368	369	366				

	Aug-23	Aug-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	-
\$200,000 - \$249,999	1	-	21	1
\$250,000 - \$299,999	2	2	15	10
\$300,000 - \$349,999	6	4	70	20
\$350,000 - \$399,999	21	8	141	51
\$400,000 - \$449,999	26	14	162	125
\$450,000 - \$499,999	23	20	193	154
\$500,000 - \$549,999	31	24	252	200
\$550,000 - \$599,999	25	20	146	225
\$600,000 - \$649,999	9	22	80	199
\$650,000 - \$699,999	2	7	60	97
\$700,000 - \$749,999	7	1	62	62
\$750,000 - \$799,999	10	9	94	76
\$800,000 - \$849,999	8	3	93	83
\$850,000 - \$899,999	6	9	79	76
\$900,000 - \$949,999	3	7	40	79
\$950,000 - \$999,999	9	5	44	66
\$1,000,000 - \$1,299,999	6	12	59	128
\$1,300,000 - \$1,499,999	-	3	5	27
\$1,500,000 - \$1,999,999	1	2	6	9
\$2,000,000 +	-	-	-	1
	196	172	1,625	1,689

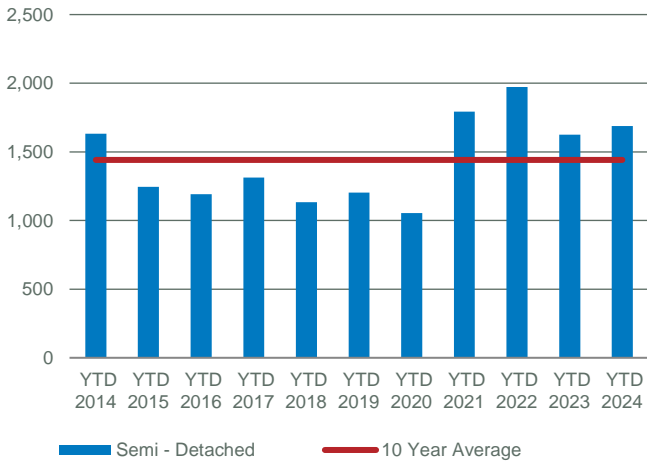
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

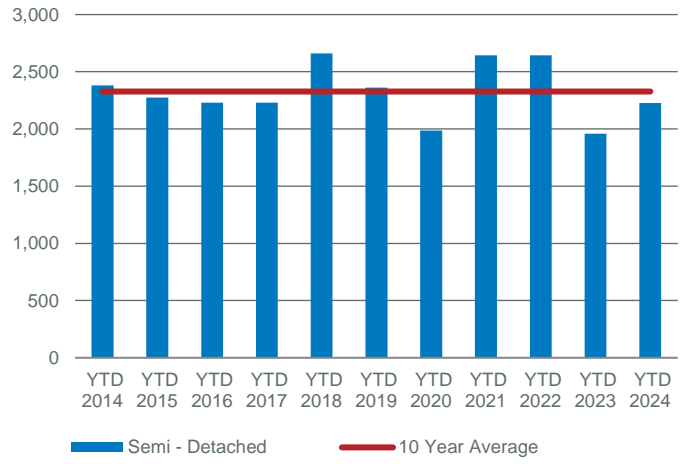
YTD AUGUST



Source: CREB®

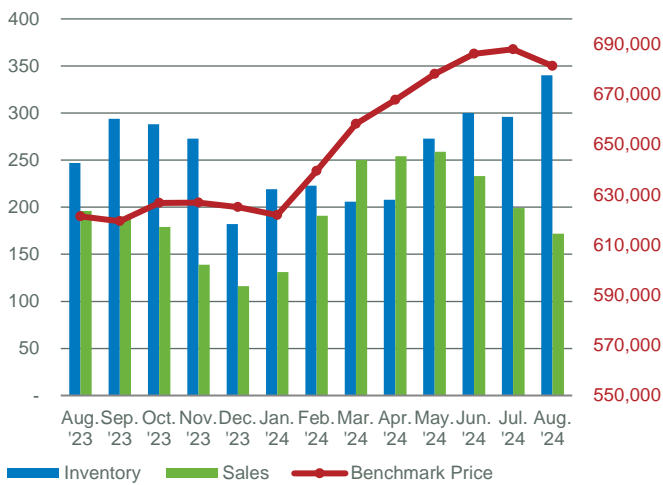
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD AUGUST



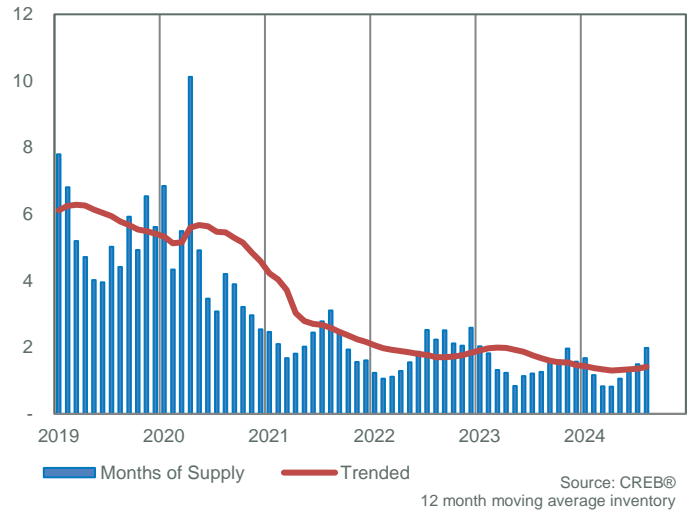
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



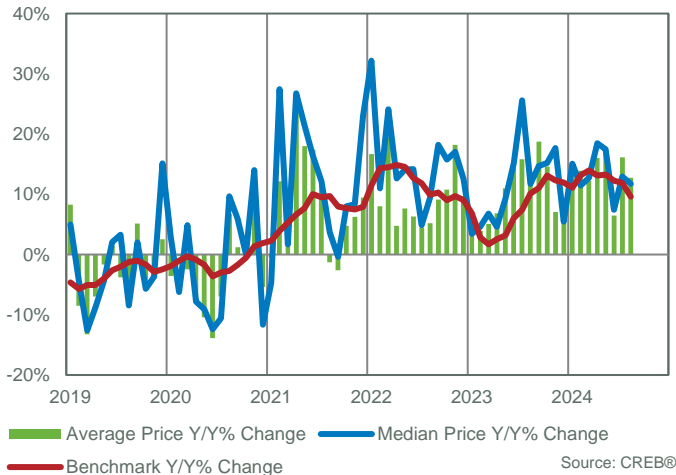
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



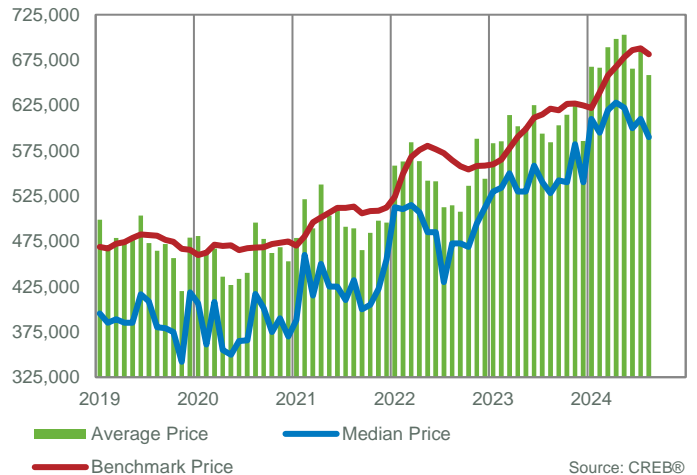
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

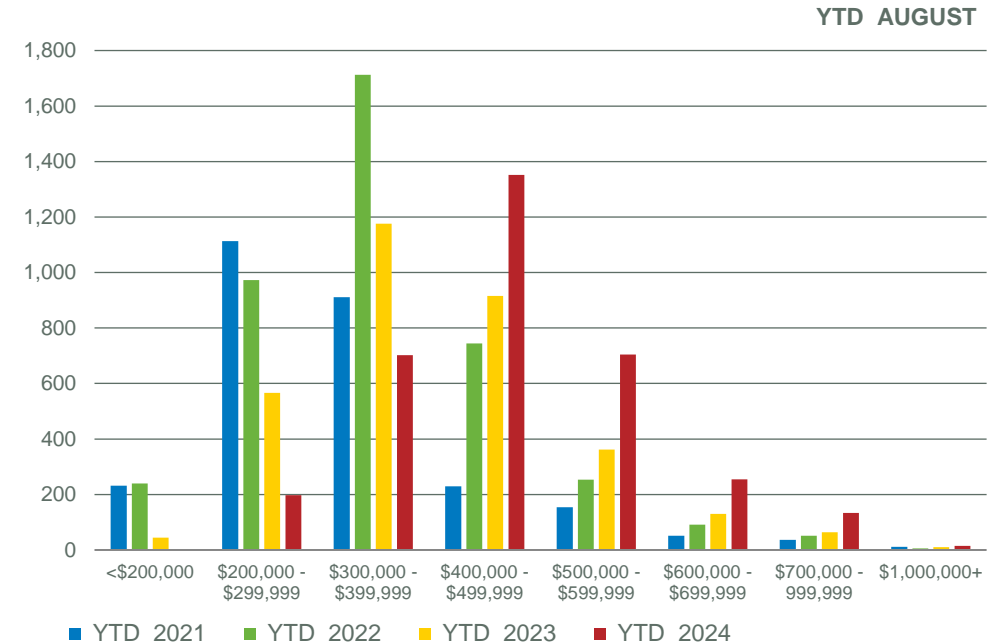


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2023												
Sales	209	314	387	416	496	525	467	454	396	376	266	252
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	288
Days on Market	39	34	21	22	20	19	20	20	21	23	22	29
Benchmark Price	353,700	364,700	370,200	379,200	387,800	397,300	404,900	410,500	416,700	422,400	426,300	422,300
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,948	401,000	415,350
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	419,264	427,772	404,684	417,404
Index	229	236	240	245	251	257	262	266	270	273	276	273
2024												
Sales	297	351	447	482	541	436	423	384				
New Listings	322	457	536	520	690	577	577	643				
Inventory	258	308	359	344	427	491	546	660				
Days on Market	30	20	17	19	18	18	20	25				
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600	464,200	461,700				
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000	453,250				
Average Price	439,285	467,045	479,729	472,579	474,060	478,847	470,764	465,418				
Index	275	281	288	295	299	301	301	299				

	Aug-23	Aug-24	YTD 2023	YTD 2024
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	1	-	42	3
\$200,000 - \$249,999	18	2	225	21
\$250,000 - \$299,999	48	20	341	176
\$300,000 - \$349,999	43	33	454	311
\$350,000 - \$399,999	84	54	722	391
\$400,000 - \$449,999	105	77	569	631
\$450,000 - \$499,999	67	77	347	721
\$500,000 - \$549,999	47	58	240	460
\$550,000 - \$599,999	12	26	122	244
\$600,000 - \$649,999	14	13	79	159
\$650,000 - \$699,999	9	7	51	96
\$700,000 - \$749,999	2	4	28	54
\$750,000 - \$799,999	-	3	22	27
\$800,000 - \$849,999	1	2	5	21
\$850,000 - \$899,999	-	3	1	22
\$900,000 - \$949,999	1	2	4	5
\$950,000 - \$999,999	2	1	4	4
\$1,000,000 - \$1,299,999	-	1	10	10
\$1,300,000 - \$1,499,999	-	1	-	3
\$1,500,000 - \$1,999,999	-	-	-	2
\$2,000,000 +	-	-	-	-
	454	384	3,268	3,361

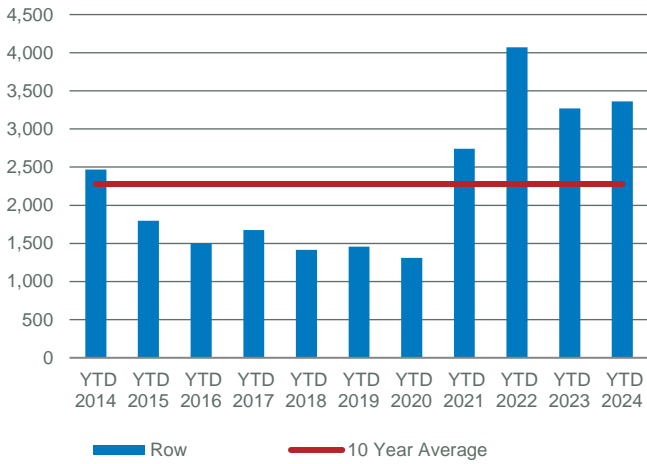
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

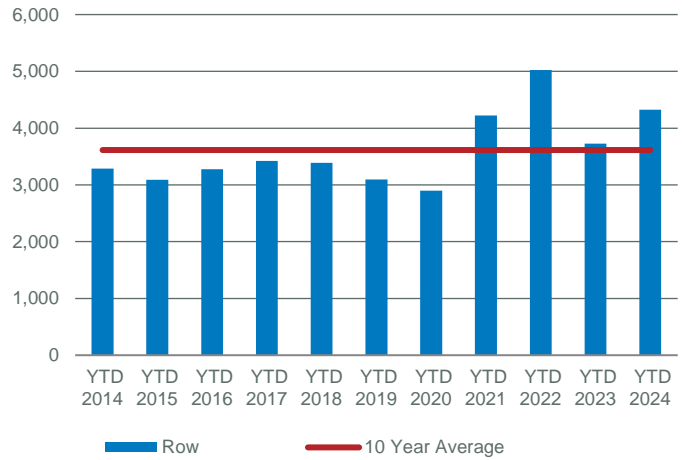
YTD AUGUST



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



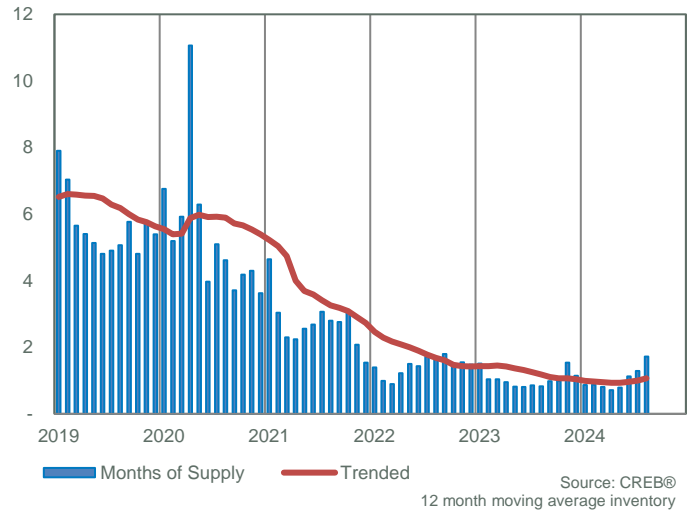
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



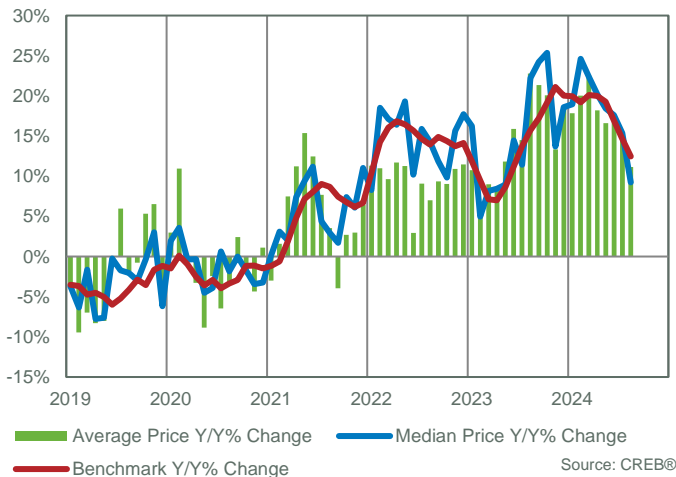
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



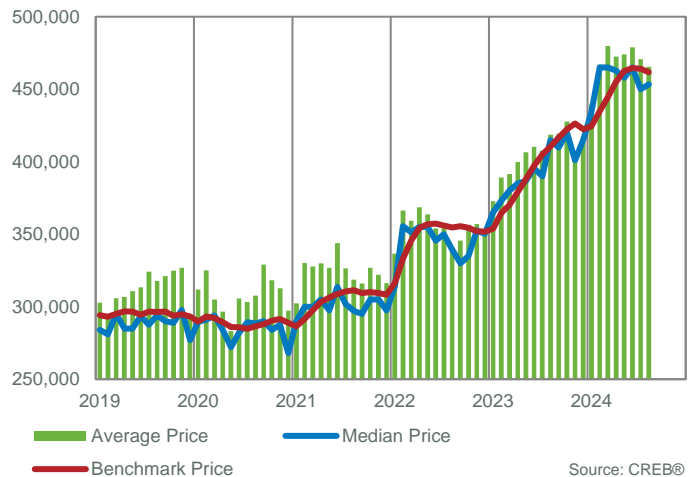
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

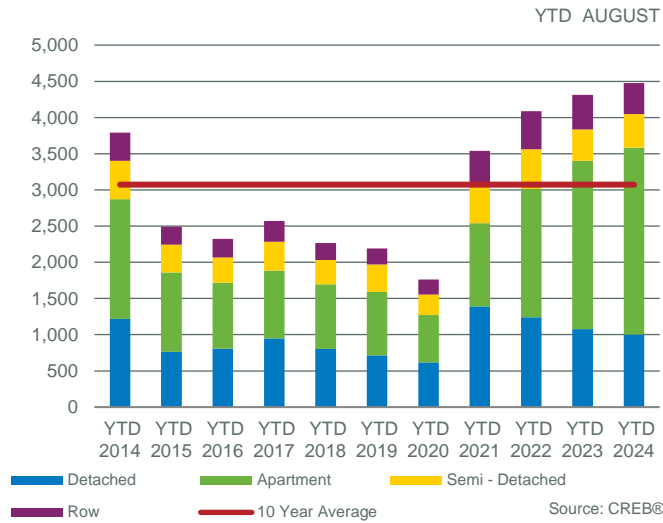
CITY OF CALGARY ROW PRICES



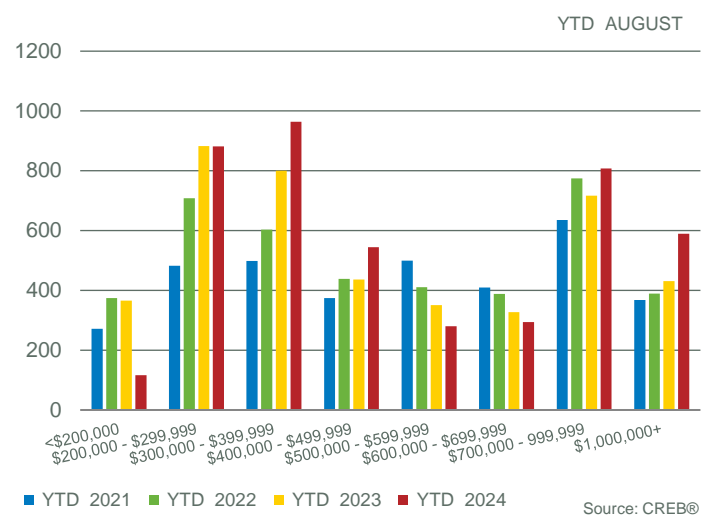
Source: CREB®

CITY CENTRE

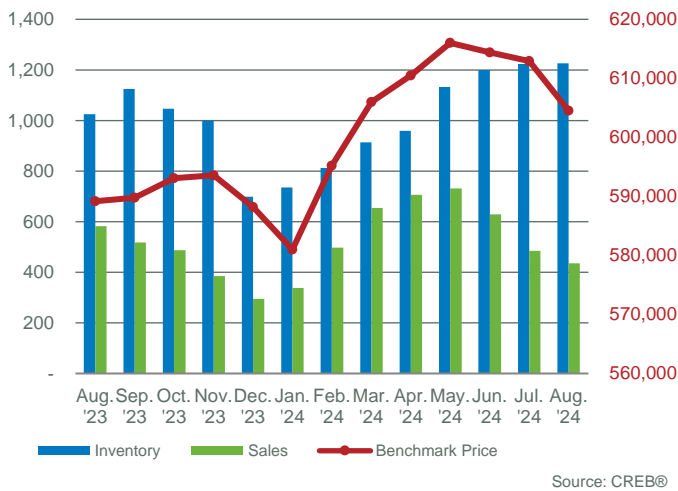
CITY CENTRE TOTAL SALES



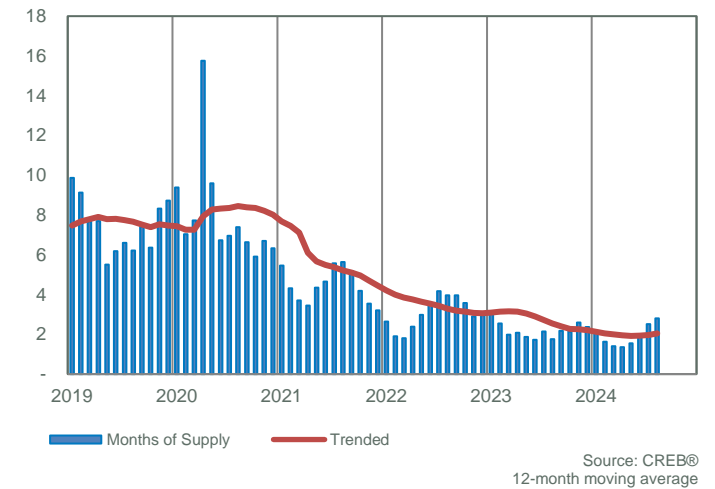
CITY CENTRE TOTAL SALES BY PRICE RANGE



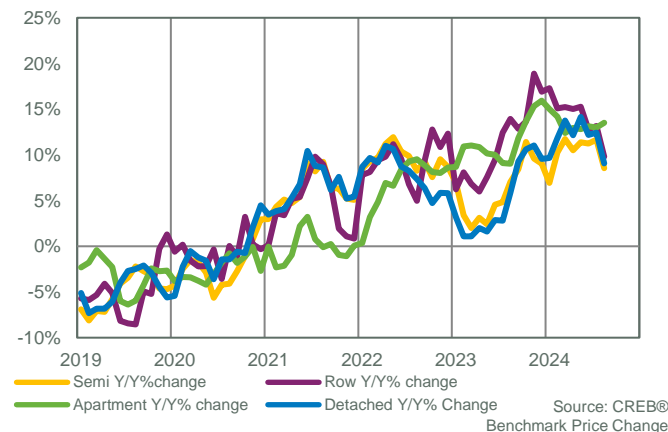
CITY CENTRE INVENTORY AND SALES



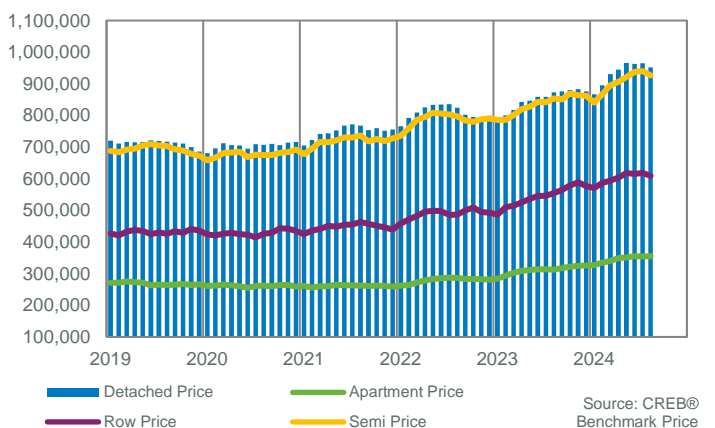
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

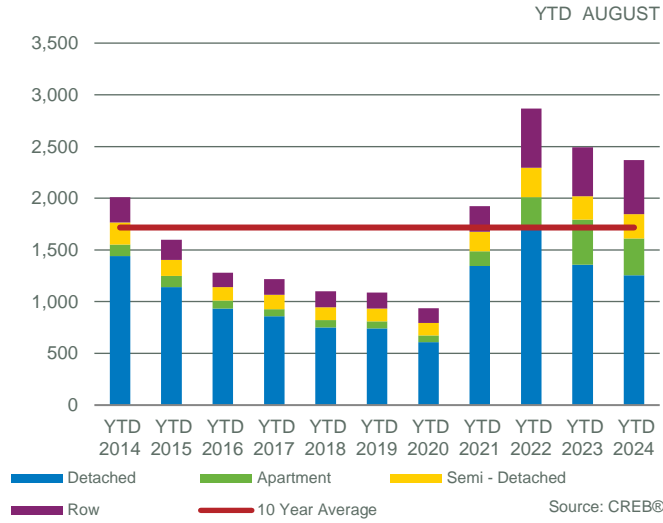


CITY CENTRE PRICES

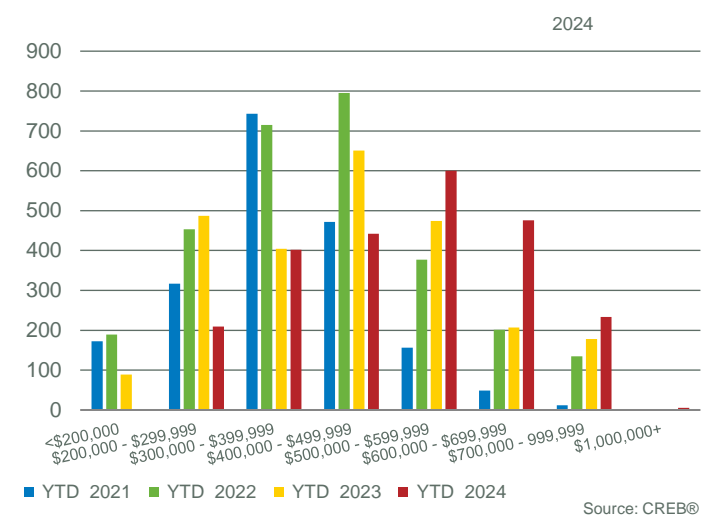


NORTHEAST

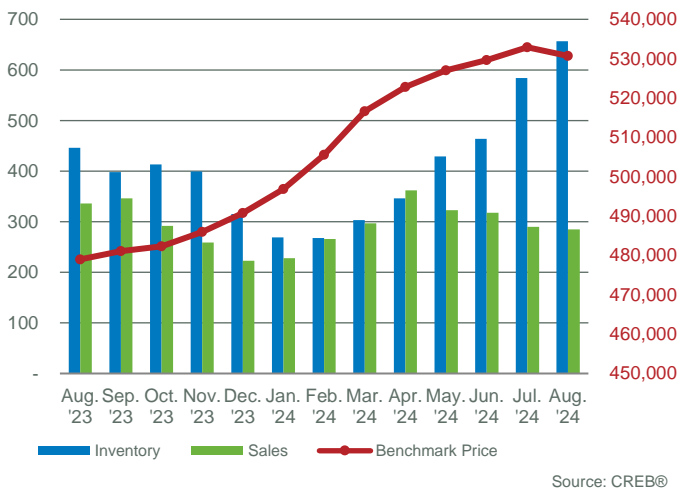
NORTHEAST TOTAL SALES



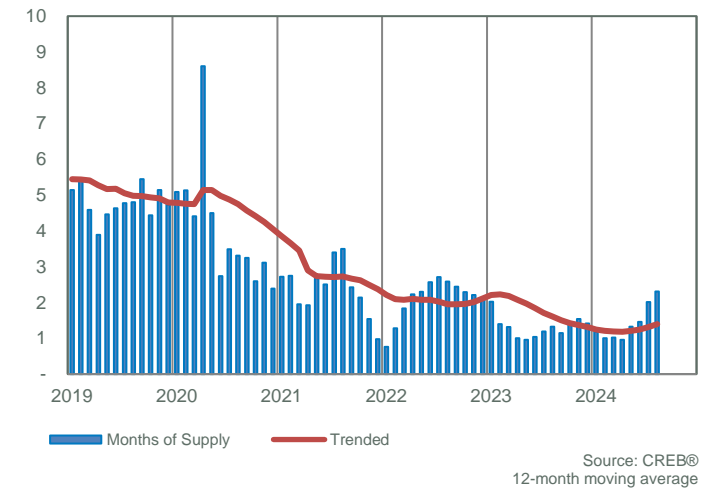
NORTHEAST TOTAL SALES BY PRICE RANGE



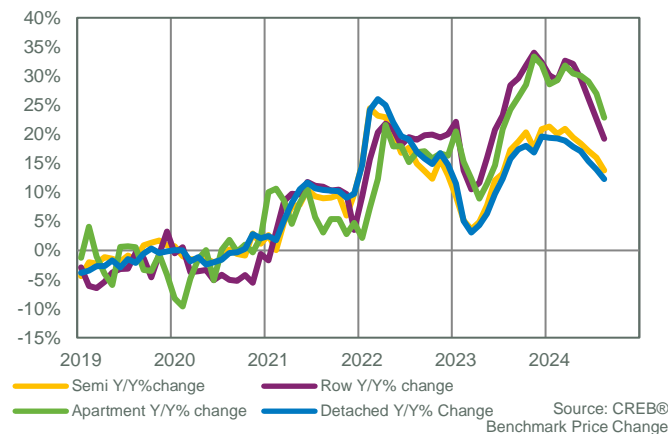
NORTHEAST INVENTORY AND SALES



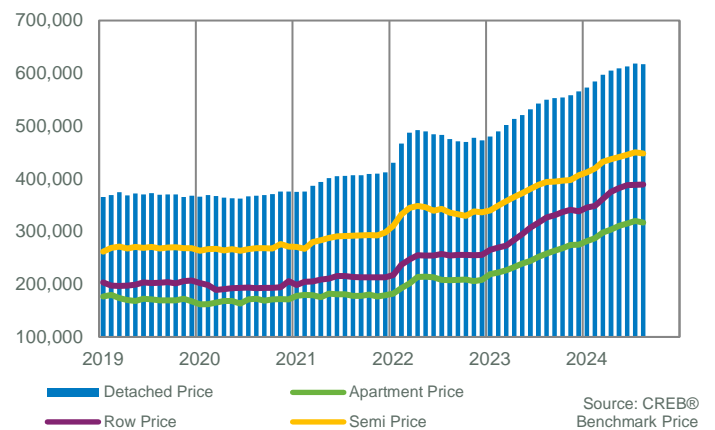
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

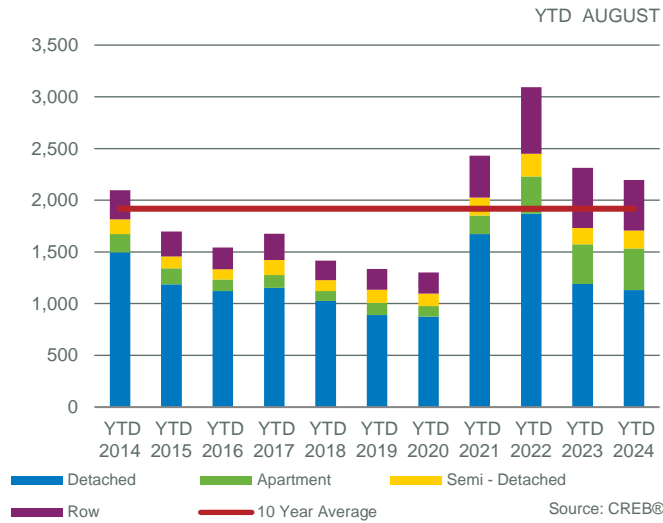


NORTHEAST PRICES

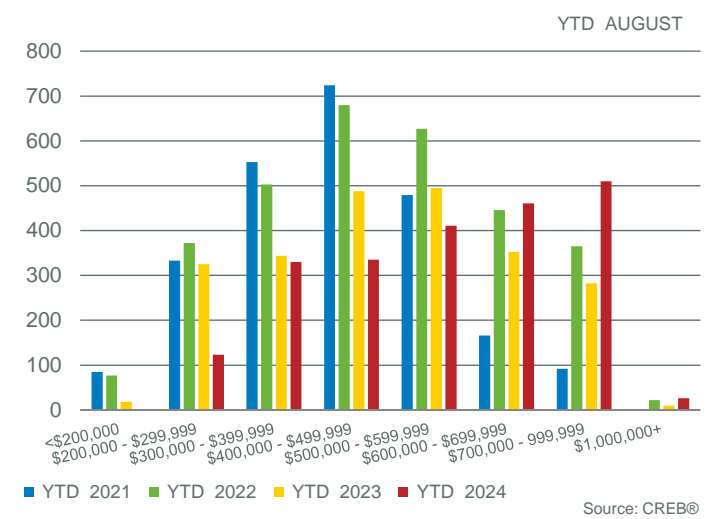


NORTH

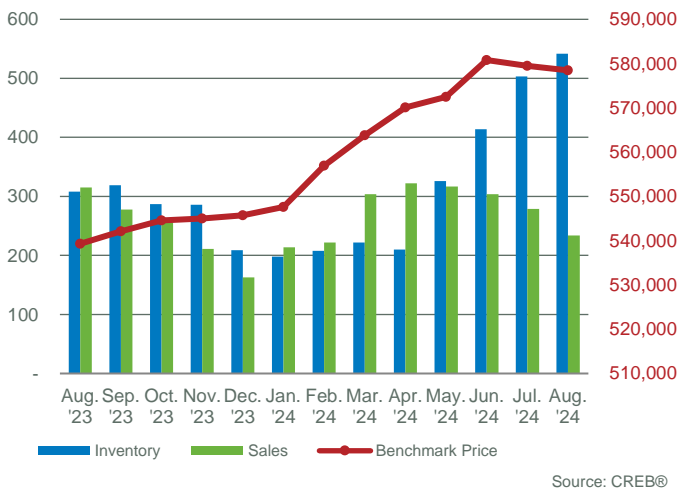
NORTH TOTAL SALES



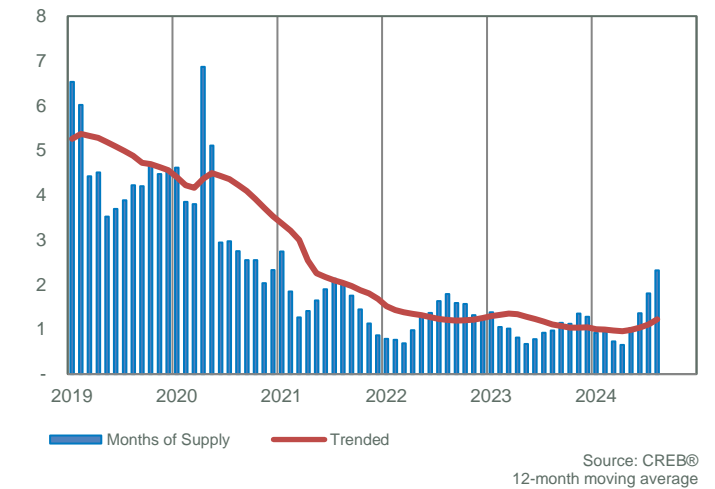
NORTH TOTAL SALES BY PRICE RANGE



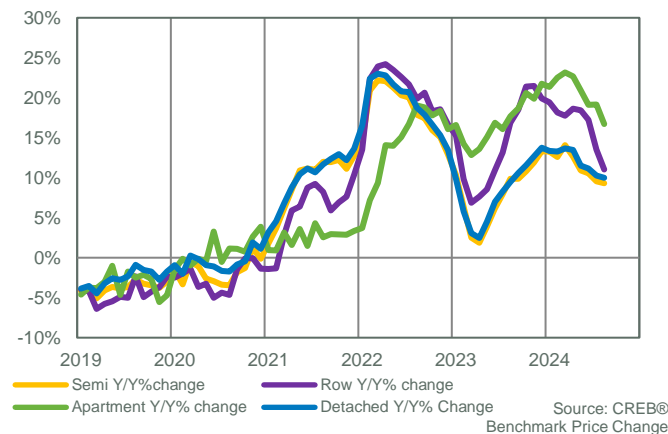
NORTH INVENTORY AND SALES



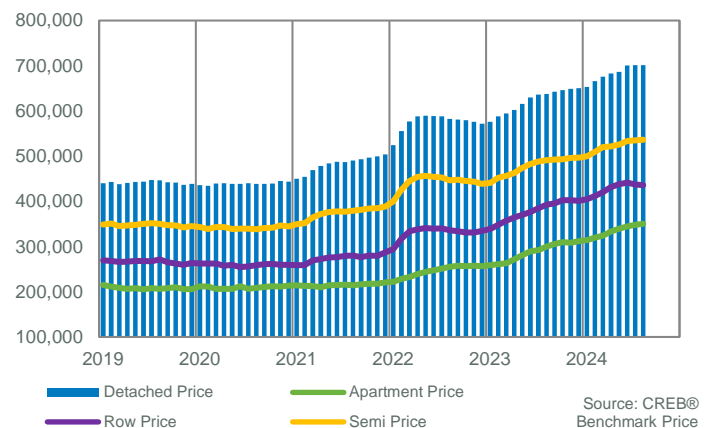
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

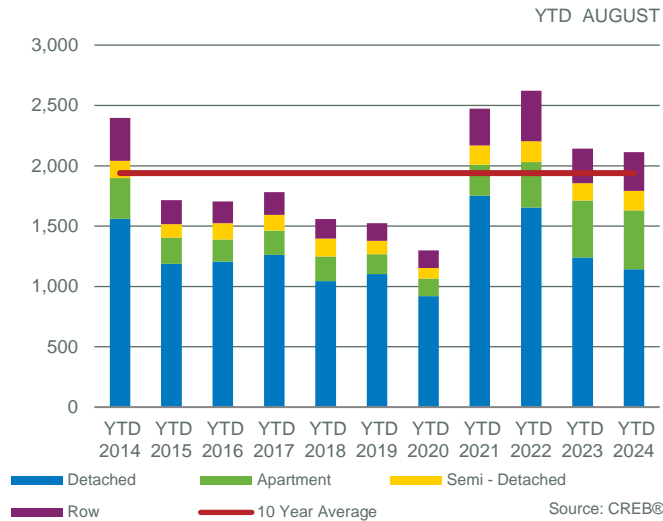


NORTH PRICES

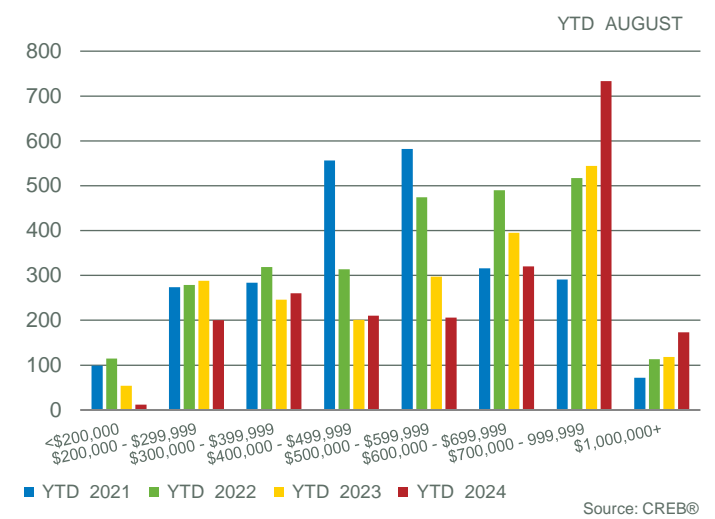


NORTHWEST

NORTHWEST TOTAL SALES



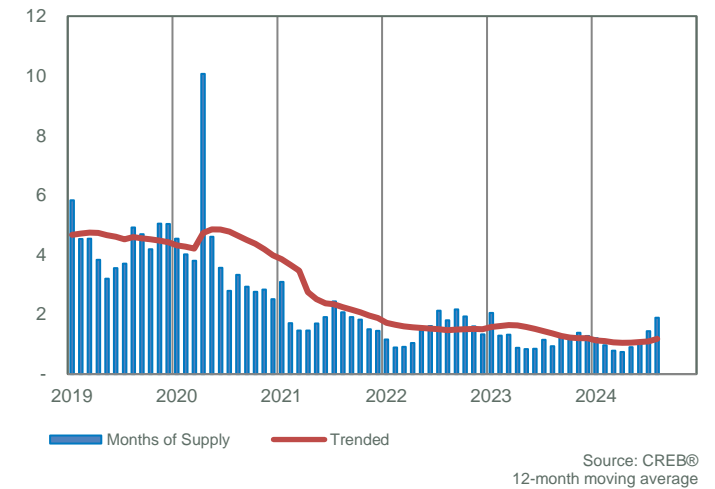
NORTHWEST TOTAL SALES BY PRICE RANGE



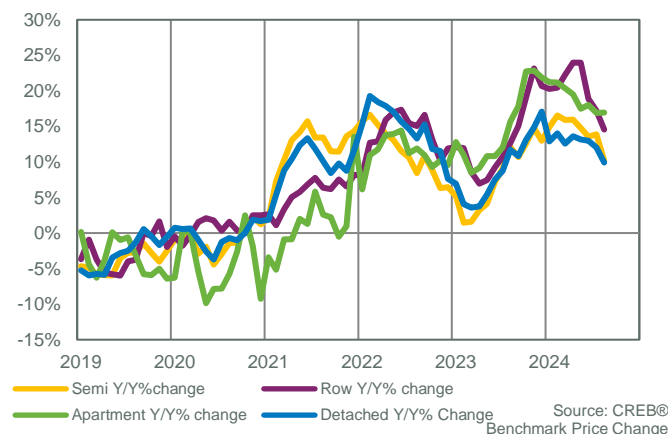
NORTHWEST INVENTORY AND SALES



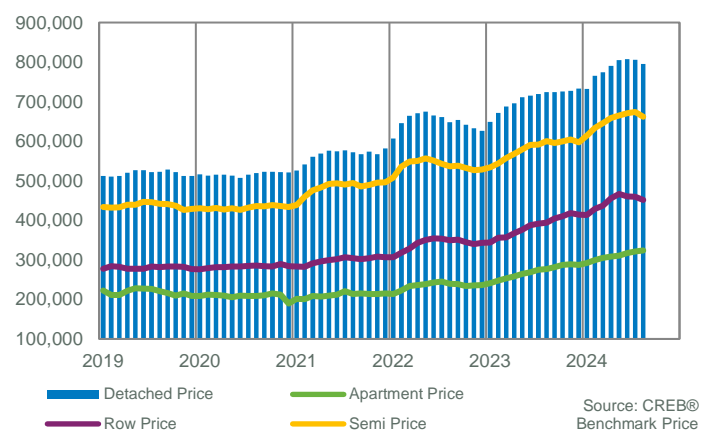
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

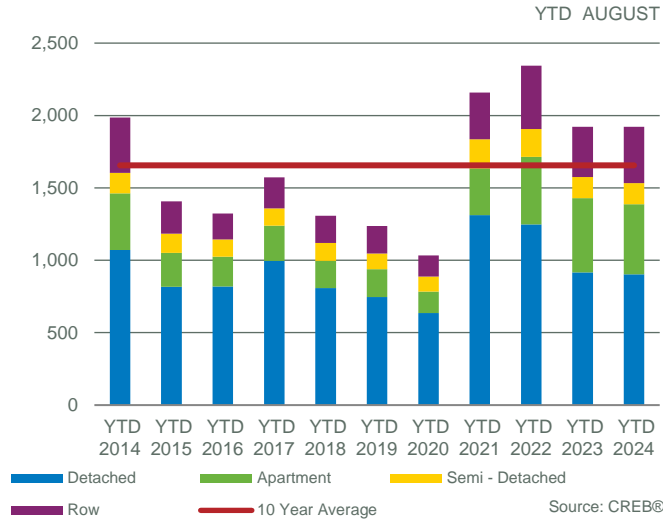


NORTHWEST PRICES

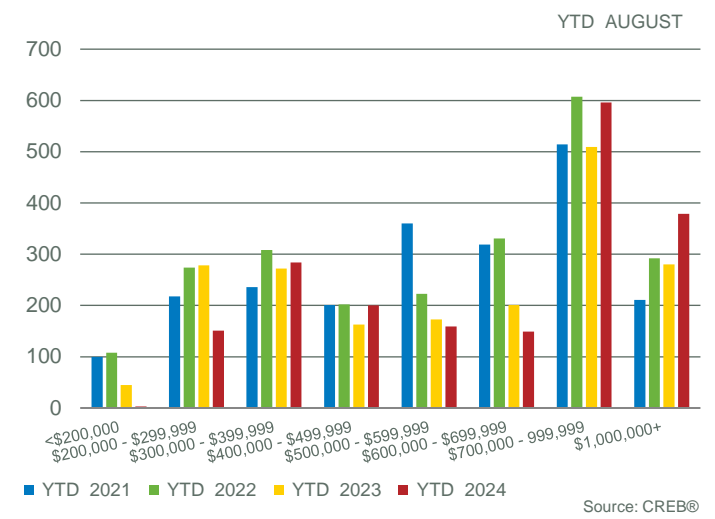


WEST

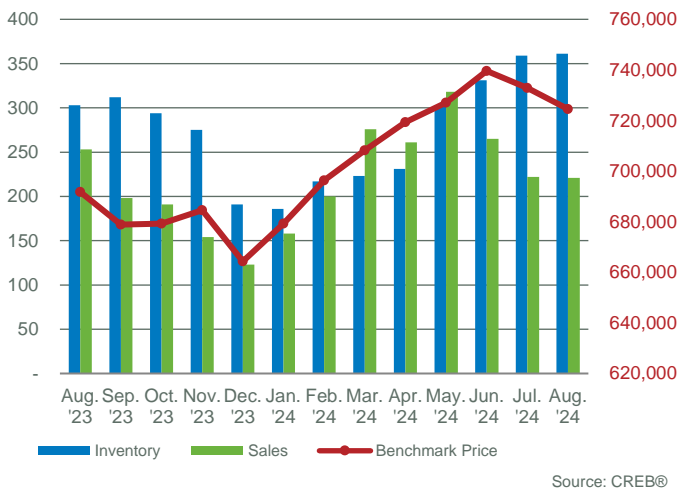
WEST TOTAL SALES



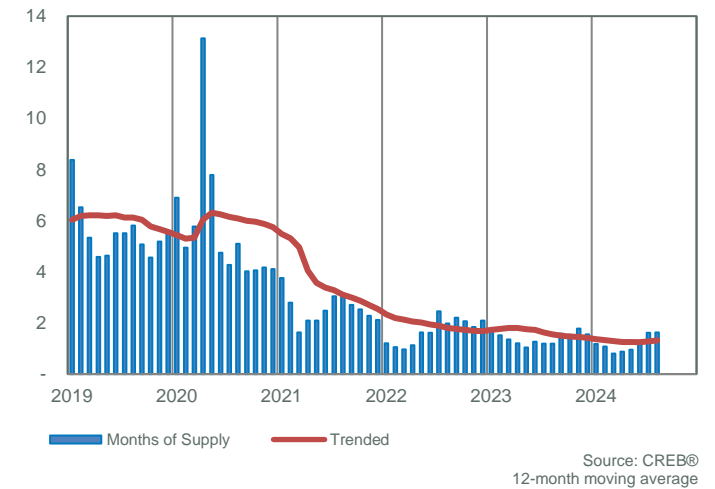
WEST TOTAL SALES BY PRICE RANGE



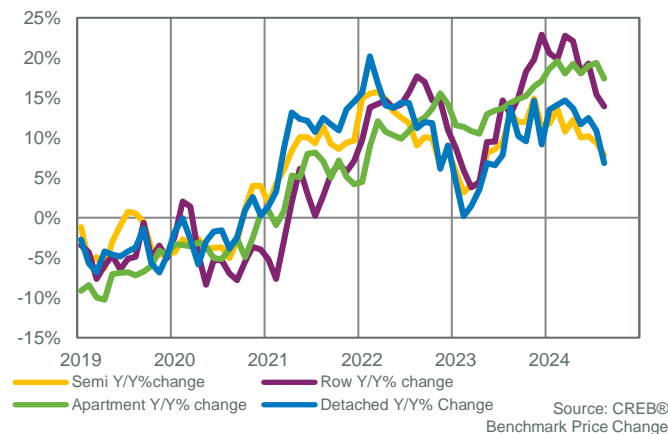
WEST INVENTORY AND SALES



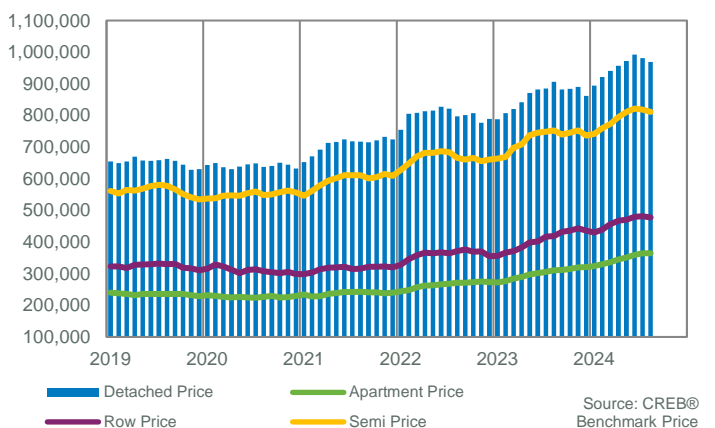
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

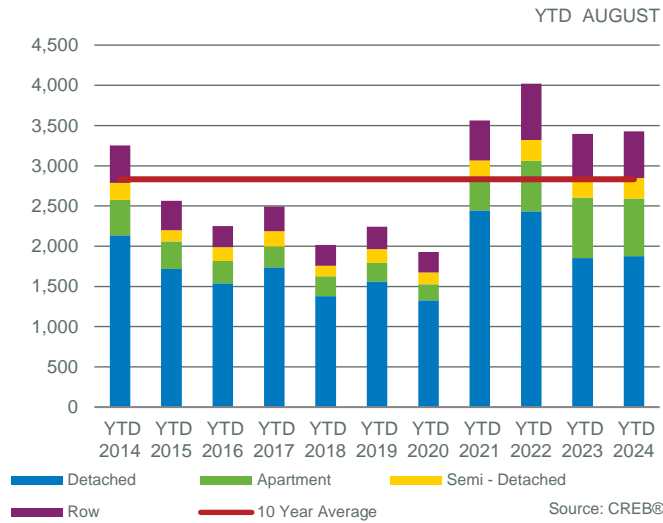


WEST PRICES

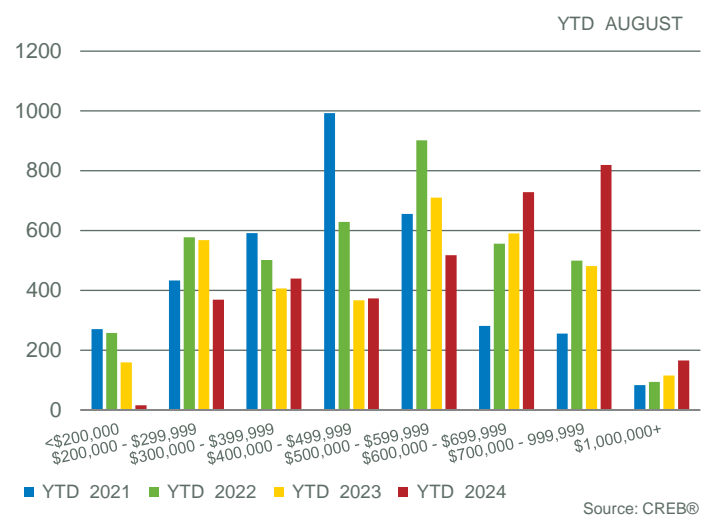


SOUTH

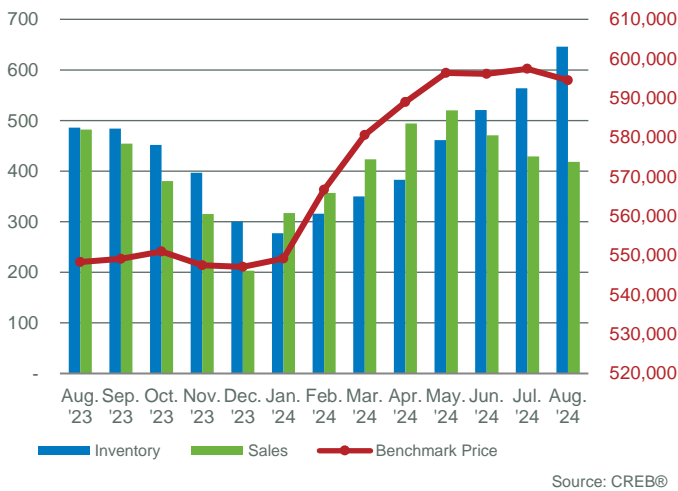
SOUTH TOTAL SALES



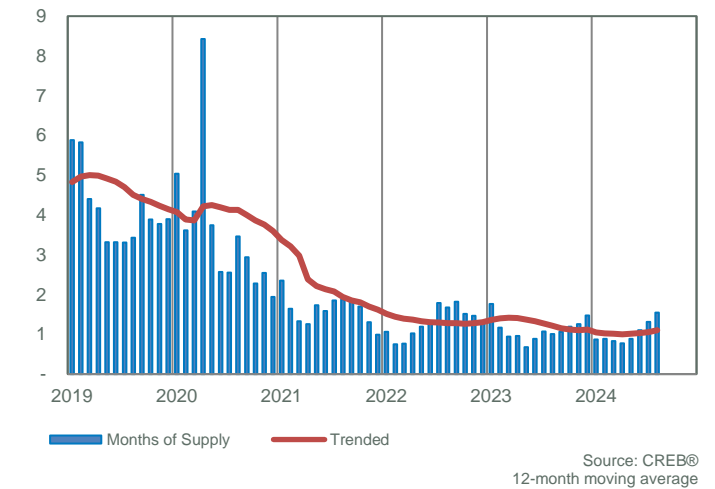
SOUTH TOTAL SALES BY PRICE RANGE



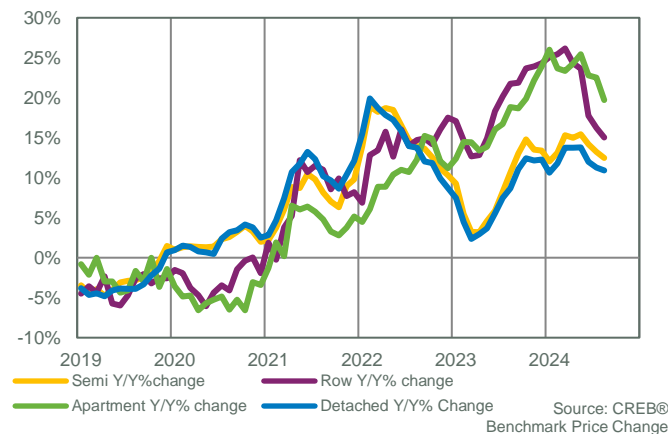
SOUTH INVENTORY AND SALES



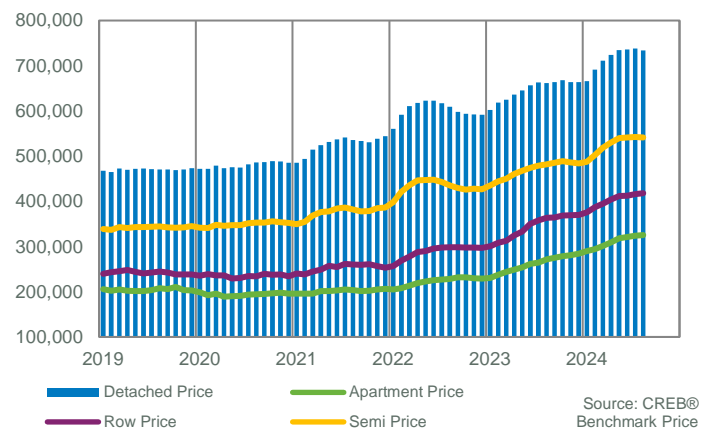
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

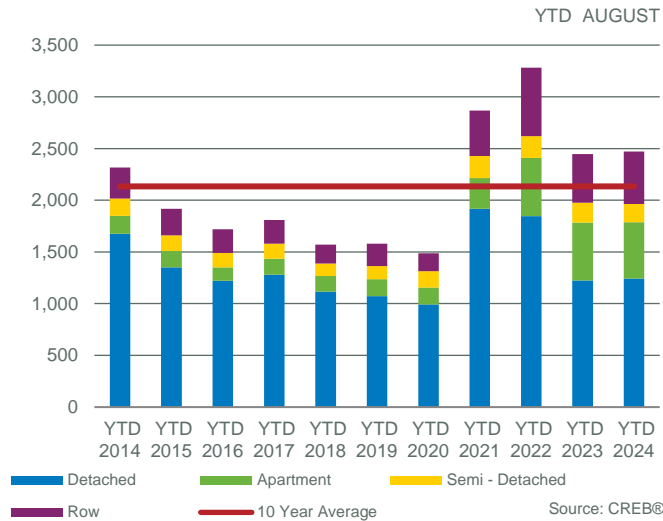


SOUTH PRICES

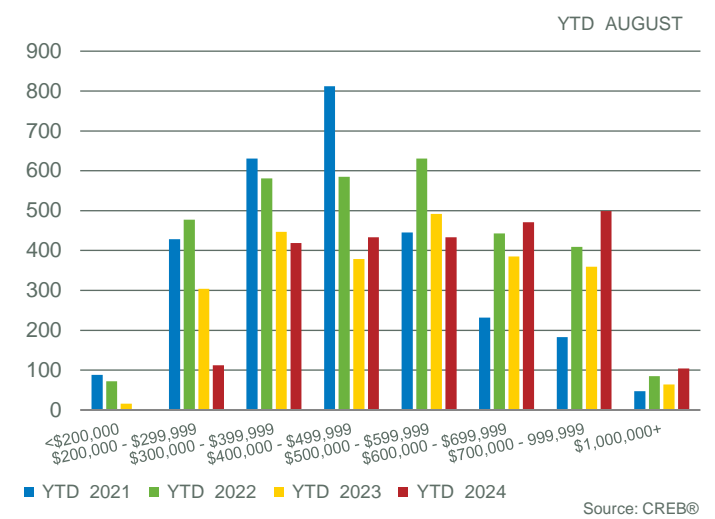


SOUTHEAST

SOUTHEAST TOTAL SALES



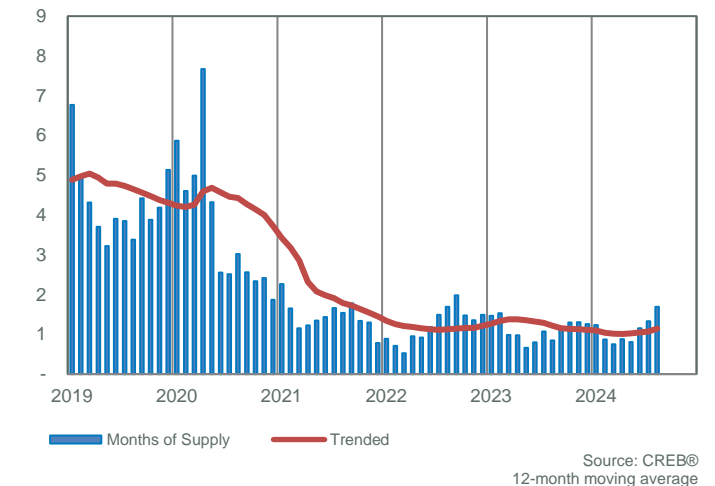
SOUTHEAST TOTAL SALES BY PRICE RANGE



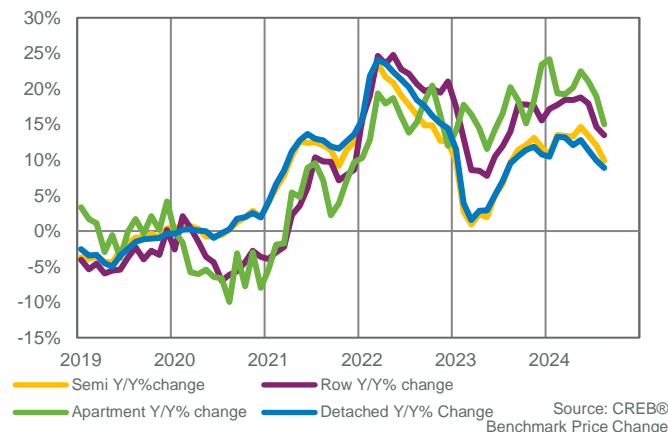
SOUTHEAST INVENTORY AND SALES



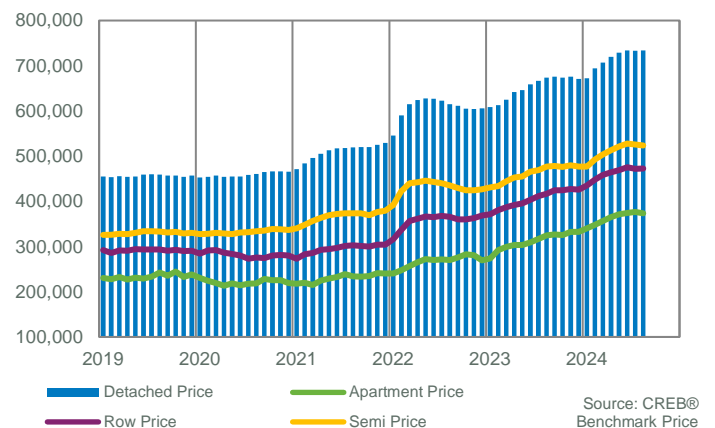
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

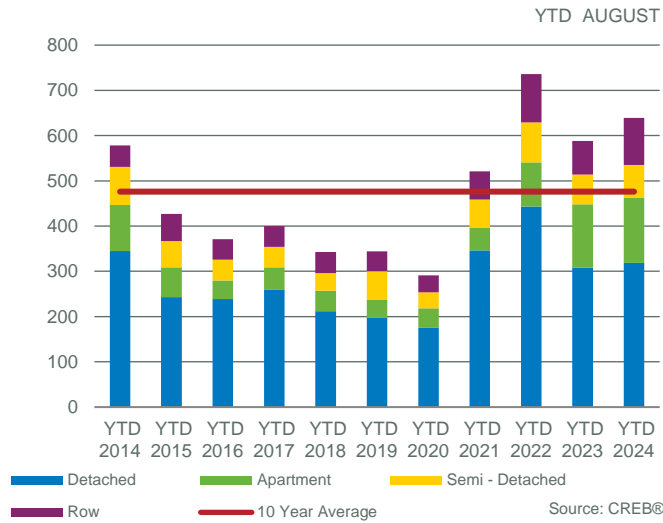


SOUTHEAST PRICES

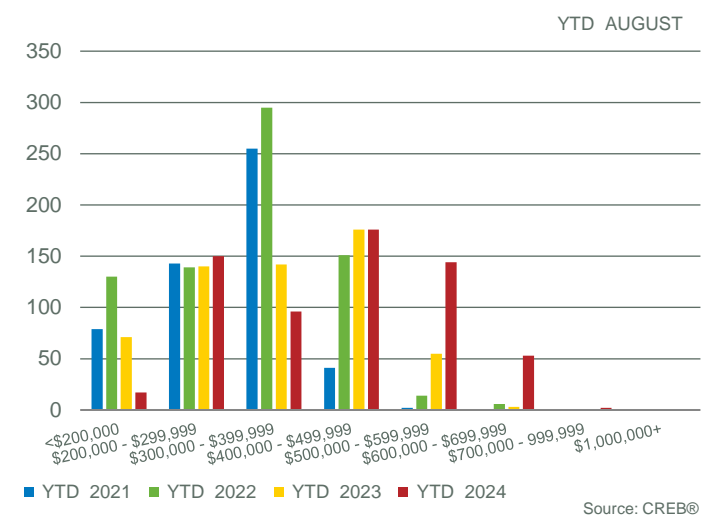


EAST

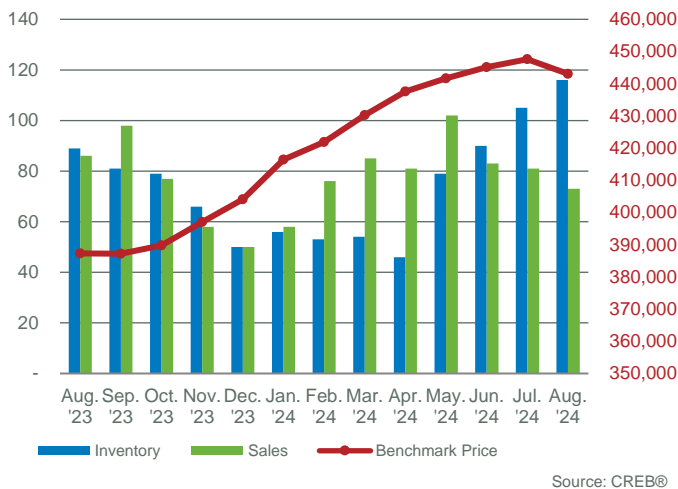
EAST TOTAL SALES



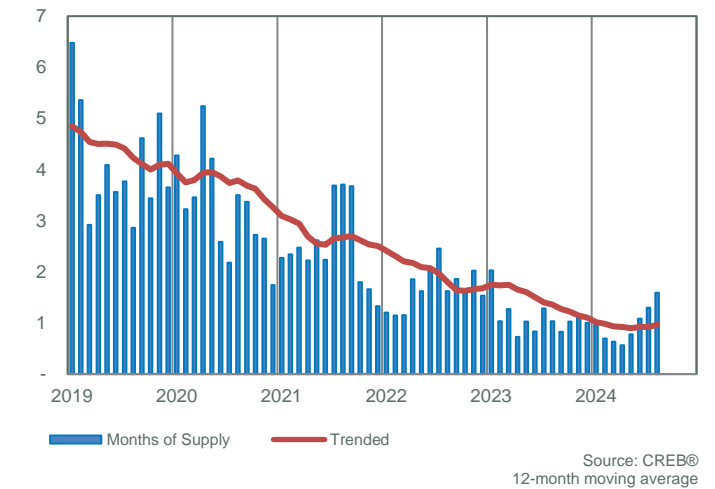
EAST TOTAL SALES BY PRICE RANGE



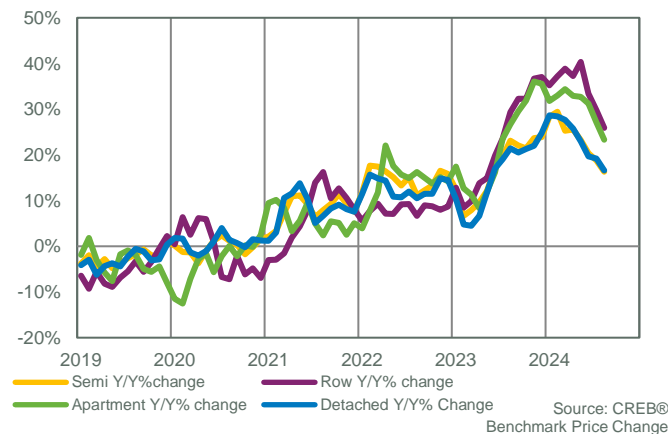
EAST INVENTORY AND SALES



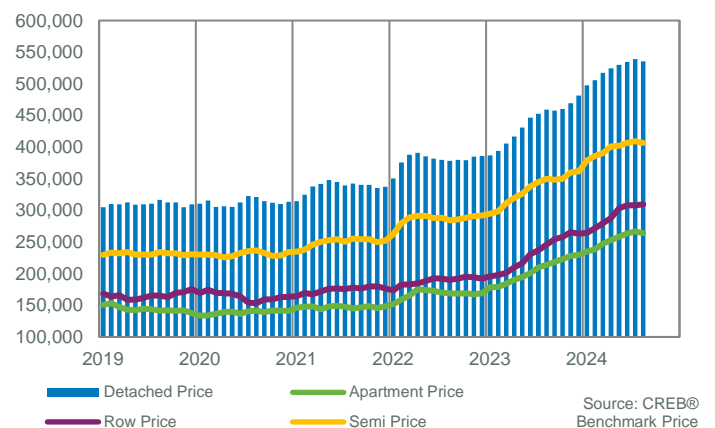
EAST MONTHS OF INVENTORY

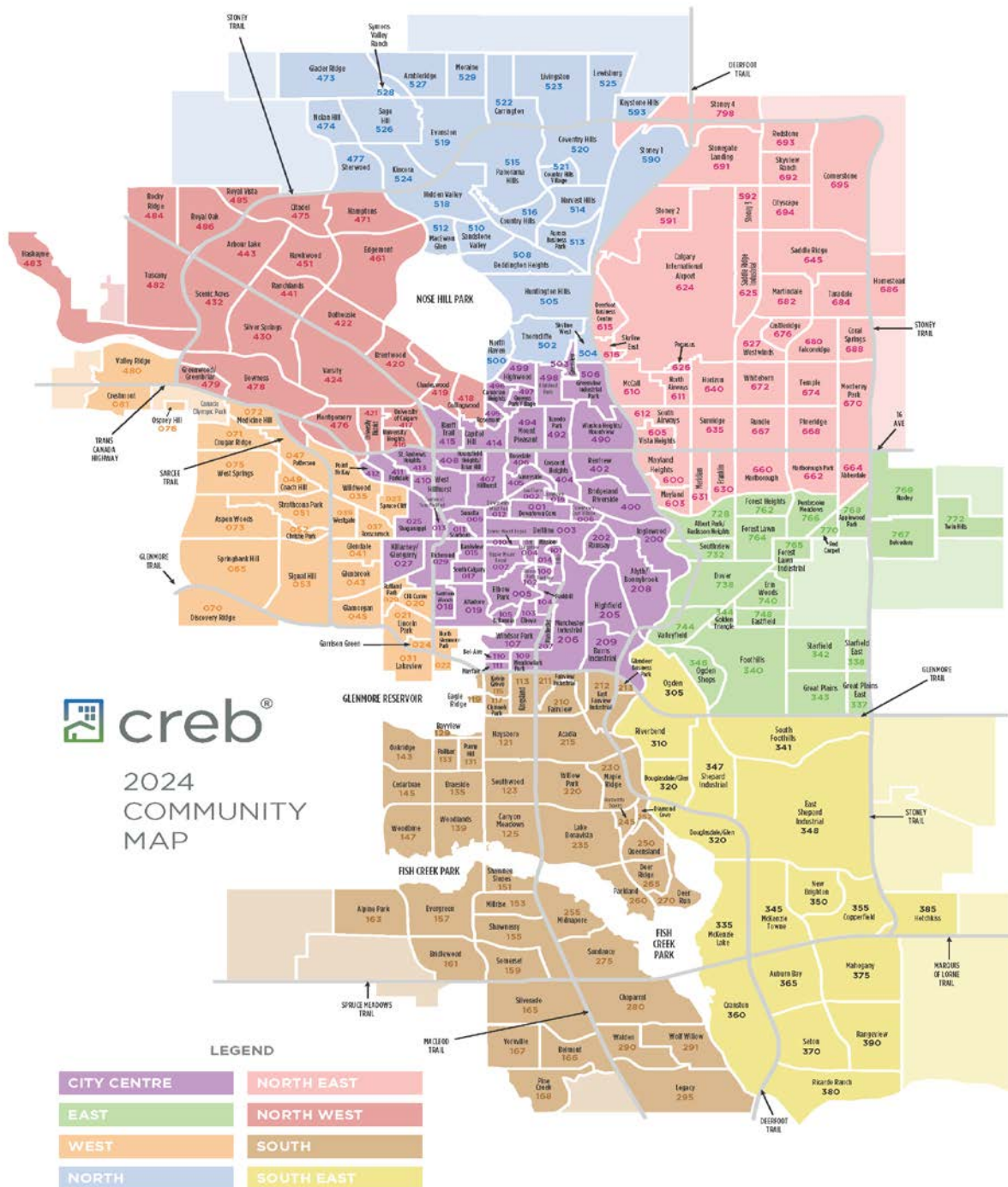


EAST PRICE CHANGE



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.

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