



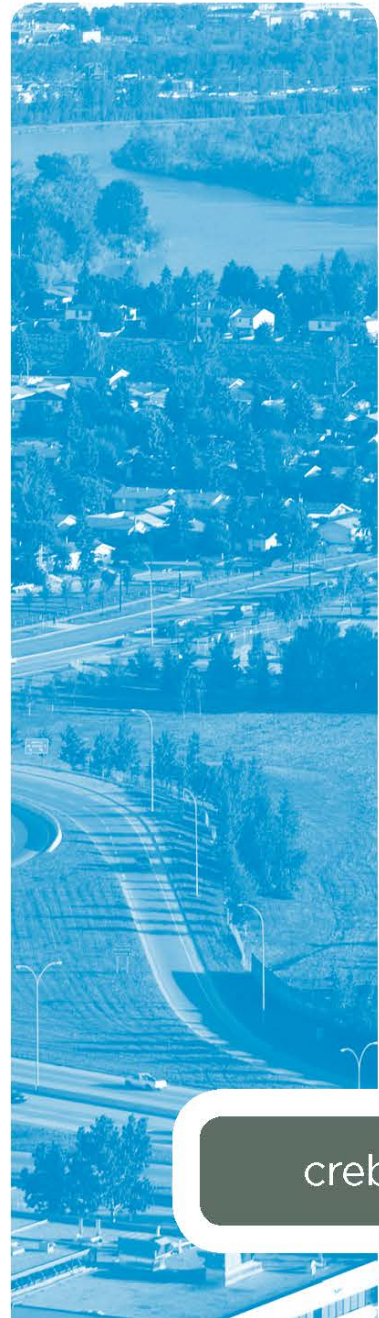
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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

October 2024



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

October 2024

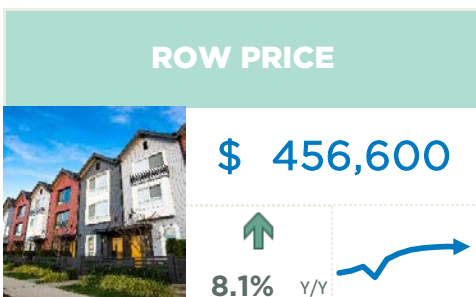
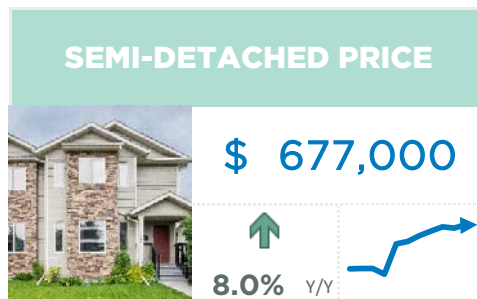
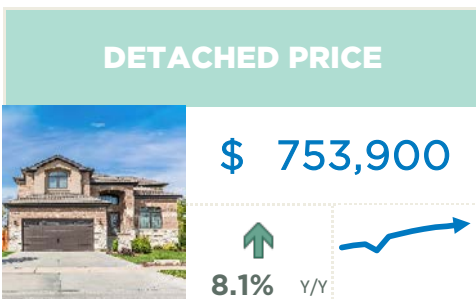
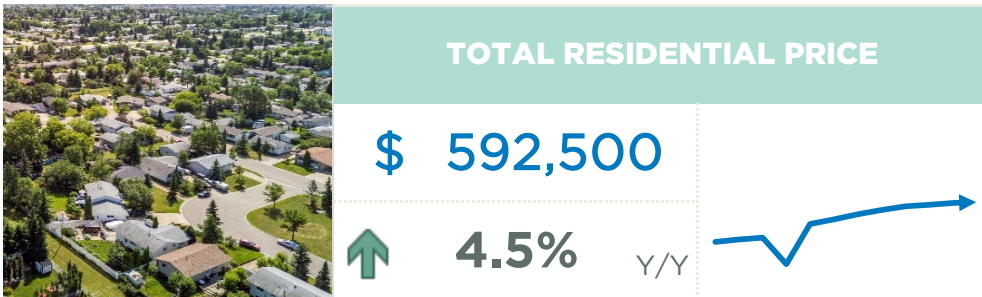
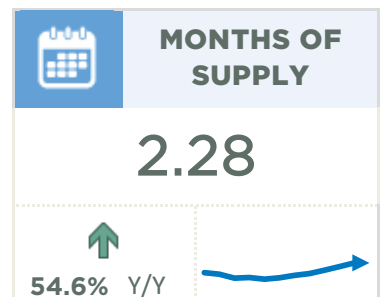
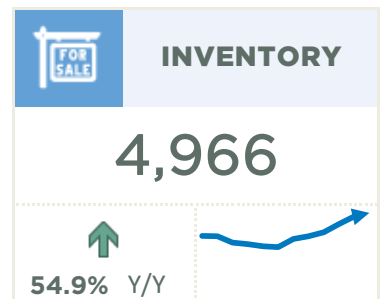
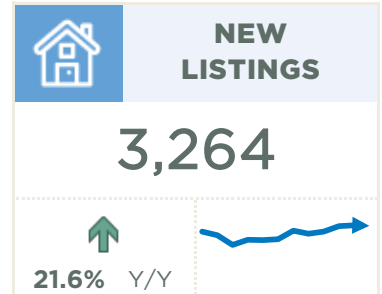
## Supply levels improving for higher-priced homes

**Calgary, Alberta, October 1, 2024** – Sales gains for homes priced above \$600,000 offset declines at the lower end of the market, resulting in October sales that were similar to last year. The 2,174 sales in October increased over September and stood 24 per cent above long-term trends for the month. “Housing demand has stayed relatively strong in our market as we move into the fourth quarter, with October sales rising over last month,” said Ann-Marie Lurie, Chief Economist at CREB®. “However, activity would likely have been stronger if more supply choices existed for lower-priced homes. Supply levels in our market are improving relative to the ultra-low levels experienced last year, but much of the gains have been driven by higher-priced units for each property type. This results in conditions far more balanced in the upper end of the market versus the seller’s market conditions in the lower to mid-price ranges of each property type.”

The gains in new listings relative to sales over the past six months have supported inventory gains in the city. As of October, 4,966 units were available, a significant improvement over the near-record low of 3,205 units reported last October. While inventories are starting to reach levels more consistent with long-term trends, the inventory composition has changed as nearly half of all the residential inventory is now priced above \$600,000.

Adjustments in supply are helping move the market away from the tight market conditions experienced in the spring. However, conditions remain relatively tight, with 2.3 months of supply and a 67 per cent sales-to-new listings ratio, and the months of supply does vary significantly by price range and property type. For example, detached homes priced below \$700,000 are reporting less than two months of supply, while homes priced over \$1,000,000 are reporting over three months of supply. This is likely resulting in different price pressures depending on price range and property type.

Overall, the total residential benchmark price was \$592,500 in October, over four per cent higher than last October and on a year-to-date basis, averaging over eight per cent higher than last year’s levels. The unadjusted benchmark prices did ease slightly over last month due to seasonal factors, as seasonally adjusted prices remained relatively stable in October compared to September.





## October 2024

### October 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	1,071	10%	1,536	18%	2,199	38%	70%	2.05	26%	\$753,900	8%
Semi	190	6%	284	20%	390	35%	67%	2.05	28%	\$677,000	8%
Row	353	-6%	523	25%	784	111%	67%	2.22	124%	\$456,600	8%
Apartment	560	-13%	921	27%	1,593	67%	61%	2.84	91%	\$341,700	11%
<b>Total Residential</b>	<b>2,174</b>	<b>0%</b>	<b>3,264</b>	<b>22%</b>	<b>4,966</b>	<b>55%</b>	<b>67%</b>	<b>2.28</b>	<b>55%</b>	<b>\$592,500</b>	<b>5%</b>

### Year-to-Date

### October 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	10,942	-3%	15,652	6%	1,625	7%	70%	1.49	10%	\$748,660	12%
Semi	2,061	3%	2,810	14%	283	7%	73%	1.37	4%	\$667,580	12%
Row	4,090	1%	5,452	18%	493	30%	75%	1.21	28%	\$452,740	16%
Apartment	6,782	-2%	9,825	13%	1,166	16%	69%	1.72	19%	\$336,400	17%
<b>Total Residential</b>	<b>23,875</b>	<b>-2%</b>	<b>33,739</b>	<b>11%</b>	<b>3,568</b>	<b>13%</b>	<b>71%</b>	<b>1.49</b>	<b>14%</b>	<b>\$595,210</b>	<b>8%</b>



### Detached

Home sales rose to 1,071 in October, a gain over last month and nearly 10 per cent higher than last year. While new listings were higher than last year, they slowed over last month, causing the sales to new listings ratio to rise to 69 per cent and preventing any further monthly gain in inventory levels. With 2,199 units available, the months of supply remained near two months, a gain over the under two months reported last year at this time, but slightly lower than last month. The unadjusted detached benchmark price was \$753,900 in October, slightly lower than last month but still eight per cent higher than levels reported last October. Additional supply choices in the higher price ranges have taken some of the pressure off home prices. However, the recent monthly pullbacks are more related to seasonal conditions, as seasonally adjusted prices have remained relatively stable over the past three months.



### Semi-Detached

Sales in October rose over last month and were over six per cent higher than levels reported last year at this time, contributing to the year-to-date growth of over three per cent. New listings for semi-detached homes have also been on the rise, supporting some steady gains in inventory levels. The shift in supply compared to demand has helped push the market toward more balanced conditions, especially for higher-priced properties. However, with only two months of supply, the overall conditions still favour the seller. The unadjusted benchmark price was \$677,000 in October, similar to last month and over eight per cent higher than last year. Year-to-date prices have averaged an over 11 per cent gain.



### Row

Following a strong start to the year, sales activity has slowed since June. However, the pullback in sales is not due to a shift in demand but related to supply constraints. The declines in sales have been driven by homes priced under \$400,000, the same segment of the market which reported a 35 per cent decline in new listings. Year-to-date sales have remained relatively stable compared to last year, as pullbacks in the lower range offset the gains in the upper price ranges. Over 70 per cent of the sales have occurred over \$400,000, a significant shift from last year, where the upper end accounted for 47 per cent of all the sales. Improvements in supply did cause the months of supply to push above two months in October, the first time that has happened since the end of 2021. Supply growth, especially in the upper price ranges, has helped take some pressure off prices. However, with an unadjusted benchmark price of \$456,600, prices are still over eight per cent higher than last October and year-to-date, which have averaged an increase of nearly 16 per cent.

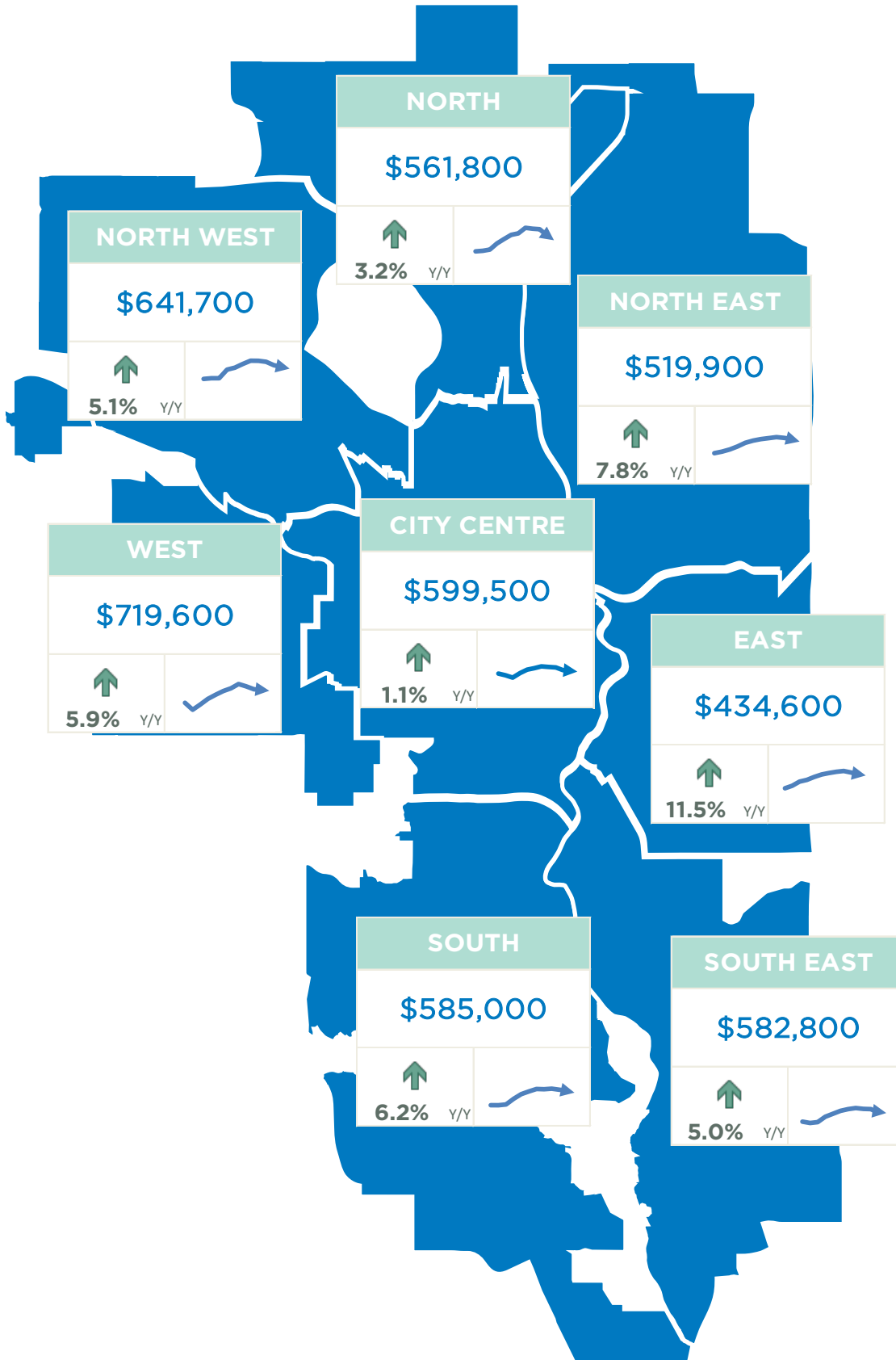


### Apartment

While sales in October improved over last month, October marks the fifth consecutive month with a year-over-year decline. However, it is important to note that the 6,782 sales so far this year are only down slightly over last year's record high and nearly double the number of sales we have averaged over the previous decade. Higher lending rates, rising rents, and limited supply choices for lower-priced properties have fuelled demand for apartment condominiums. However, like other property types, sales declines were driven by pullbacks for lower-priced units due to a significant drop in supply. Inventory levels in October did rise over the previous year, with most of the gains occurring in the \$300,000 - \$500,000 range, supporting more balanced conditions in those price ranges. Meanwhile, conditions remained relatively tight for lower-priced condominiums. The additional supply choices, especially in the higher ranges of the condominium market, are taking some of the pressure off prices. In October, the unadjusted benchmark price was \$341,700, down over last month but still 11 per cent higher than last year's levels. While much of the monthly decline can be attributed to seasonal factors, areas with a relatively high number of newly constructed and completed projects are impacting resale activity, resulting in a slightly higher monthly decline. Nonetheless, on average, year-to-date prices are nearly 17 per cent higher than levels reported last year.

October 2024

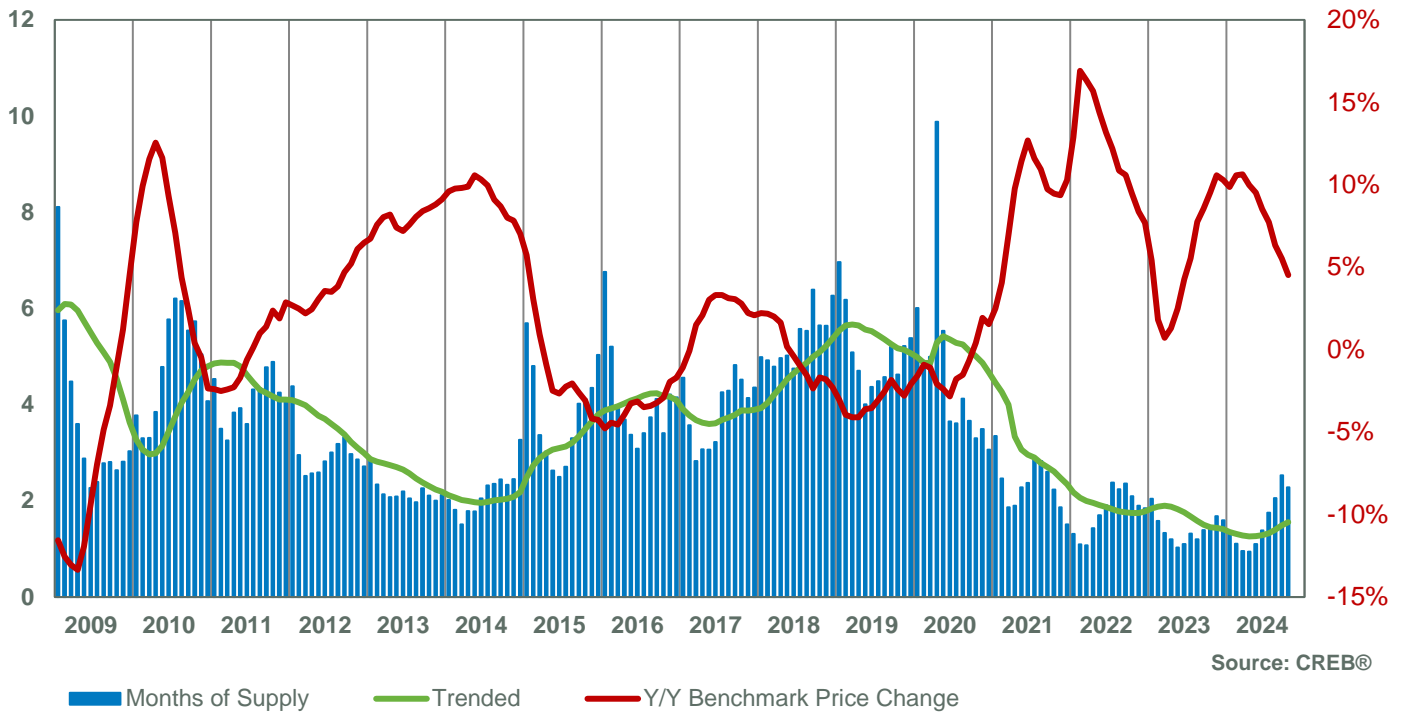
District Total Residential Benchmark Price



	Oct-23	Oct-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	2,169	2,174	0.23%	24,261	23,875	-1.59%
Total Sales Volume	\$1,184,458,768	\$1,349,937,598	13.97%	\$13,082,430,985	\$14,481,478,384	10.69%
New Listings	2,685	3,264	21.56%	30,525	33,739	10.53%
Inventory	3,205	4,966	54.95%	3,170	3,568	12.54%
Months of Supply	1.48	2.28	54.59%	1.31	1.49	14.36%
Sales to New Listings	80.78%	66.61%	-14.18%	79.48%	70.76%	-8.72%
Sales to List Price	100.06%	98.68%	-1.38%	100.33%	100.55%	0.22%
Days on Market	27	32	21.12%	26	24	-7.28%
Benchmark Price	\$566,800	\$592,500	4.53%	\$549,750	\$595,210	8.27%
Median Price	\$495,000	\$575,000	16.16%	\$495,000	\$560,000	13.13%
Average Price	\$546,085	\$620,946	13.71%	\$539,237	\$606,554	12.48%
Index	265	277	4.52%	255	276	8.61%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

	Oct-23	Oct-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
<b>DETACHED</b>						
Total Sales	974	1,071	9.96%	11,306	10,942	-3.22%
Total Sales Volume	\$707,676,811	\$859,104,561	21.40%	\$8,126,861,230	\$8,799,787,664	8.28%
New Listings	1,301	1,536	18.06%	14,767	15,652	5.99%
Inventory	1,591	2,199	38.21%	1,524	1,625	6.63%
Months of Supply	1.63	2.05	25.70%	1.35	1.49	10.17%
Sales to New Listings Ratio	74.87%	69.73%	-5.14%	76.56%	69.91%	-6.65%
Sales to List Price Ratio	100.06%	98.97%	-1.09%	100.52%	100.69%	0.17%
Days on Market	27	32	18.72%	25	23	-4.99%
Benchmark Price	\$697,600	\$753,900	8.07%	\$671,240	\$748,660	11.53%
Median Price	\$649,900	\$699,800	7.68%	\$645,000	\$715,000	10.85%
Average Price	\$726,568	\$802,152	10.40%	\$718,810	\$804,221	11.88%
<b>APARTMENT</b>						
Total Sales	640	560	-12.50%	6,921	6,782	-2.01%
Total Sales Volume	\$205,901,198	\$197,118,833	-4.27%	\$2,112,156,988	\$2,358,055,856	11.64%
New Listings	728	921	26.51%	8,667	9,825	13.36%
Inventory	954	1,593	66.98%	1,002	1,166	16.47%
Months of Supply	1.49	2.84	90.84%	1.45	1.72	18.85%
Sales to New Listings Ratio	87.91%	60.80%	-27.11%	79.85%	69.03%	-10.83%
Sales to List Price Ratio	99.21%	97.89%	-1.31%	99.11%	99.66%	0.55%
Days on Market	29	35	21.40%	30	27	-10.55%
Benchmark Price	\$306,800	\$341,700	11.38%	\$288,660	\$336,400	16.54%
Median Price	\$292,500	\$315,000	7.69%	\$279,000	\$324,250	16.22%
Average Price	\$321,721	\$351,998	9.41%	\$305,181	\$347,693	13.93%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	179	190	6.15%	1,994	2,061	3.36%
Total Sales Volume	\$110,038,636	\$133,422,870	21.25%	\$1,201,092,633	\$1,407,954,931	17.22%
New Listings	237	284	19.83%	2,472	2,810	13.67%
Inventory	288	390	35.42%	264	283	7.23%
Months of Supply	1.61	2.05	27.58%	1.32	1.37	3.75%
Sales to New Listings Ratio	75.53%	66.90%	-8.63%	80.66%	73.35%	-7.32%
Sales to List Price Ratio	99.99%	99.35%	-0.64%	100.71%	101.05%	0.33%
Days on Market	25	28	15.77%	26	23	-11.05%
Benchmark Price	\$626,700	\$677,000	8.03%	\$598,520	\$667,580	11.54%
Median Price	\$539,999	\$623,875	15.53%	\$540,000	\$610,000	12.96%
Average Price	\$614,741	\$702,226	14.23%	\$602,353	\$683,142	13.41%
<b>CITY OF CALGARY ROW</b>						
Total Sales	376	353	-6.12%	4,040	4,090	1.24%
Total Sales Volume	\$160,842,123	\$160,291,334	-0.34%	\$1,642,320,134	\$1,915,679,933	16.64%
New Listings	419	523	24.82%	4,619	5,452	18.03%
Inventory	372	784	110.75%	381	493	29.58%
Months of Supply	0.99	2.22	124.48%	0.94	1.21	27.99%
Sales to New Listings Ratio	89.74%	67.50%	-22.24%	87.46%	75.02%	-12.45%
Sales to List Price Ratio	101.56%	98.71%	-2.80%	101.71%	101.43%	-0.28%
Days on Market	23	31	33.69%	23	22	-4.35%
Benchmark Price	\$422,400	\$456,600	8.10%	\$390,740	\$452,740	15.87%
Median Price	\$419,948	\$437,500	4.18%	\$394,100	\$455,000	15.45%
Average Price	\$427,772	\$454,083	6.15%	\$406,515	\$468,381	15.22%

For a list of definitions, see page 29.

October 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	118	172	68.60%	324	2.75	\$955,300	8.59%	-0.23%
North East	156	244	63.93%	384	2.46	\$608,700	9.87%	-0.91%
North	111	223	49.78%	321	2.89	\$682,500	5.62%	-1.02%
North West	135	179	75.42%	247	1.83	\$784,700	8.16%	-0.66%
West	116	138	84.06%	180	1.55	\$964,300	9.11%	-0.20%
South	246	313	78.59%	399	1.62	\$725,100	8.58%	-0.85%
South East	150	205	73.17%	257	1.71	\$722,900	7.29%	0.64%
East	36	52	69.23%	63	1.75	\$526,200	14.37%	-0.13%
<b>TOTAL CITY</b>	<b>1,071</b>	<b>1,536</b>	<b>69.73%</b>	<b>2,199</b>	<b>2.05</b>	<b>\$753,900</b>	<b>8.07%</b>	<b>-0.42%</b>
<b>Apartment</b>								
City Centre	239	388	61.60%	732	3.06	\$347,900	7.98%	-0.94%
North East	33	84	39.29%	156	4.73	\$307,600	14.65%	-2.47%
North	43	84	51.19%	151	3.51	\$346,000	11.68%	-0.52%
North West	39	76	51.32%	114	2.92	\$322,000	12.23%	0.09%
West	58	69	84.06%	110	1.90	\$367,000	16.47%	-0.81%
South	78	125	62.40%	173	2.22	\$322,900	15.94%	-0.74%
South East	56	80	70.00%	126	2.25	\$368,100	13.12%	-1.45%
East	14	15	93.33%	26	1.86	\$256,900	15.20%	-2.17%
<b>TOTAL CITY</b>	<b>560</b>	<b>921</b>	<b>60.80%</b>	<b>1,593</b>	<b>2.84</b>	<b>\$341,700</b>	<b>11.38%</b>	<b>-0.96%</b>
<b>Semi-detached</b>								
City Centre	51	83	61.45%	139	2.73	\$930,500	7.13%	-0.08%
North East	28	43	65.12%	52	1.86	\$440,700	11.23%	-0.94%
North	26	23	113.04%	37	1.42	\$519,000	5.25%	-1.59%
North West	24	29	82.76%	29	1.21	\$653,600	9.06%	-0.73%
West	16	25	64.00%	37	2.31	\$796,600	6.85%	-0.26%
South	16	38	42.11%	41	2.56	\$536,500	9.80%	-0.30%
South East	23	33	69.70%	37	1.61	\$516,800	8.59%	0.56%
East	6	9	66.67%	10	1.67	\$403,000	15.21%	0.17%
<b>TOTAL CITY</b>	<b>190</b>	<b>284</b>	<b>66.90%</b>	<b>390</b>	<b>2.05</b>	<b>\$677,000</b>	<b>8.03%</b>	<b>-0.21%</b>
<b>Row</b>								
City Centre	50	61	81.97%	107	2.14	\$617,400	6.63%	0.62%
North East	53	126	42.06%	156	2.94	\$376,700	11.75%	-2.08%
North	57	70	81.43%	125	2.19	\$424,800	5.59%	-1.03%
North West	34	45	75.56%	63	1.85	\$453,000	10.38%	-1.07%
West	41	60	68.33%	85	2.07	\$478,900	9.74%	-0.02%
South	60	76	78.95%	104	1.73	\$409,600	11.15%	-0.97%
South East	46	64	71.88%	118	2.57	\$463,400	9.16%	-0.19%
East	8	17	47.06%	21	2.63	\$305,500	18.36%	0.03%
<b>TOTAL CITY</b>	<b>353</b>	<b>523</b>	<b>67.50%</b>	<b>784</b>	<b>2.22</b>	<b>\$456,600</b>	<b>8.10%</b>	<b>-0.57%</b>

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

## City of Calgary

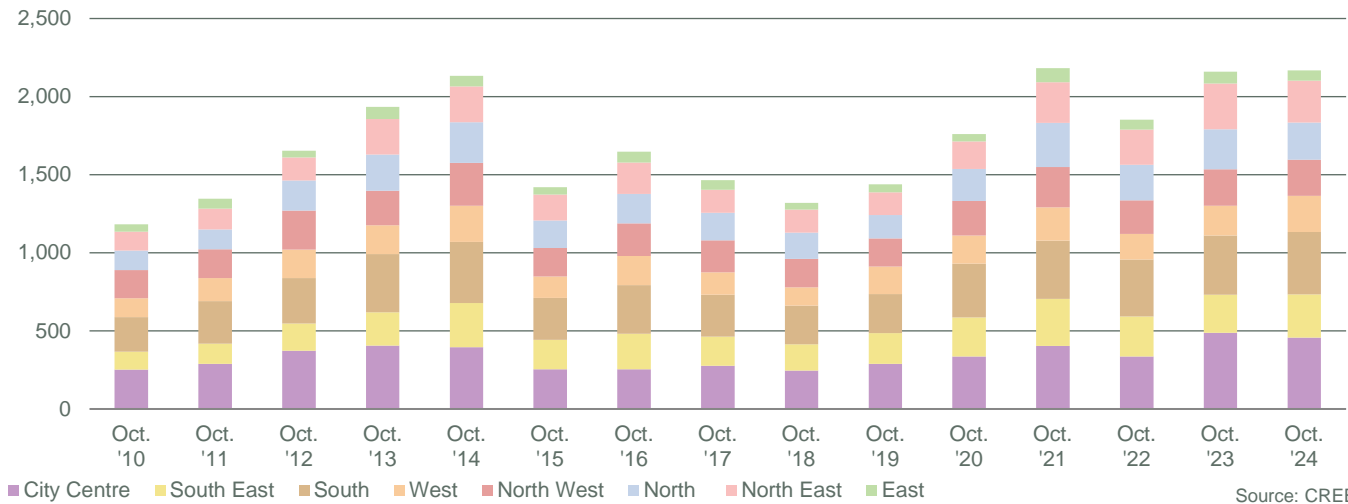
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Oct. 2024

TOTAL SALES

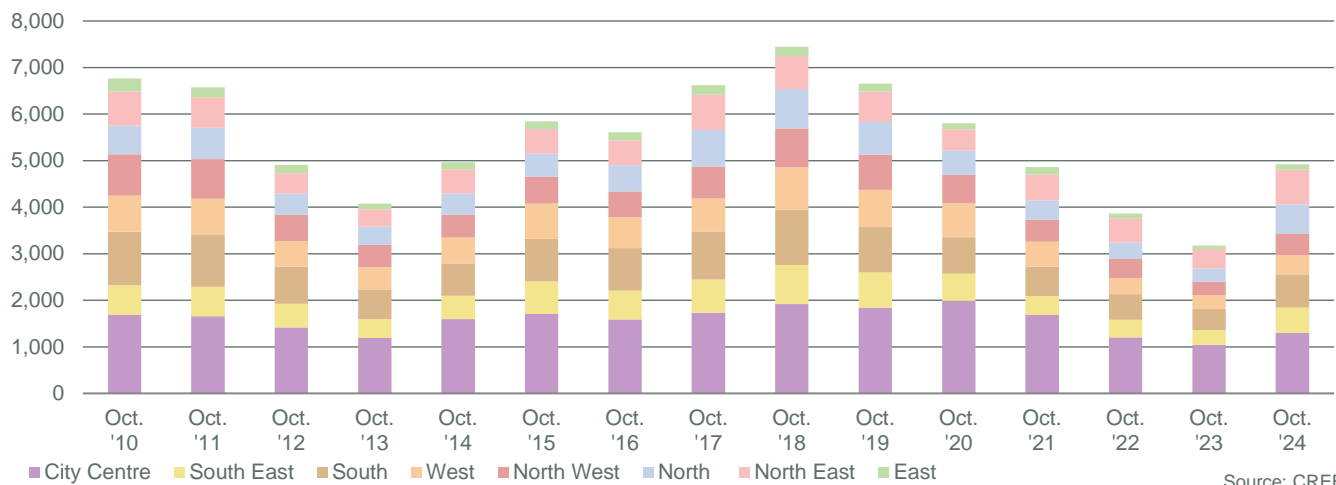
OCTOBER



Source: CREB®

TOTAL INVENTORY

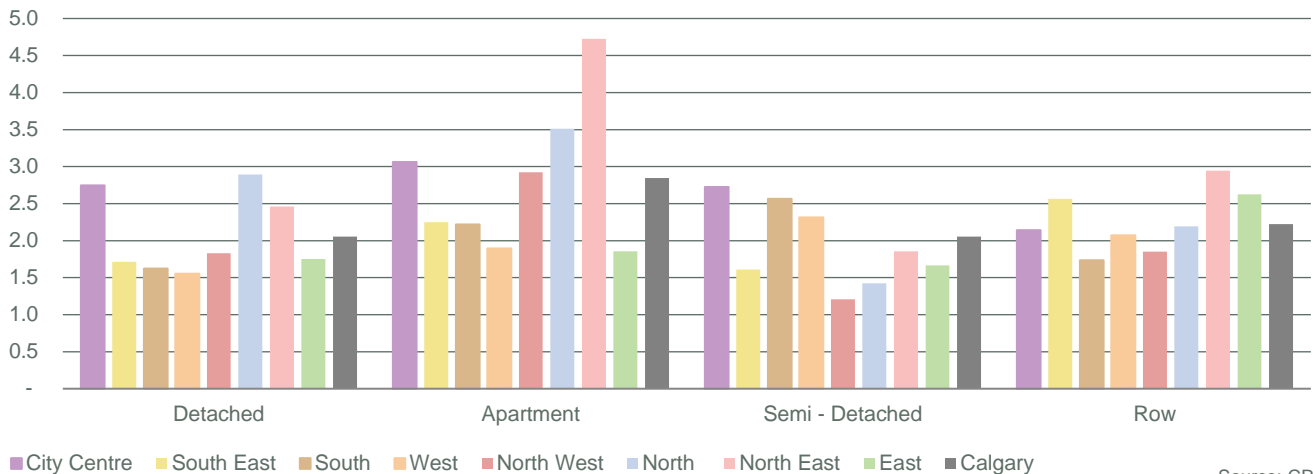
OCTOBER



Source: CREB®

MONTHS OF SUPPLY

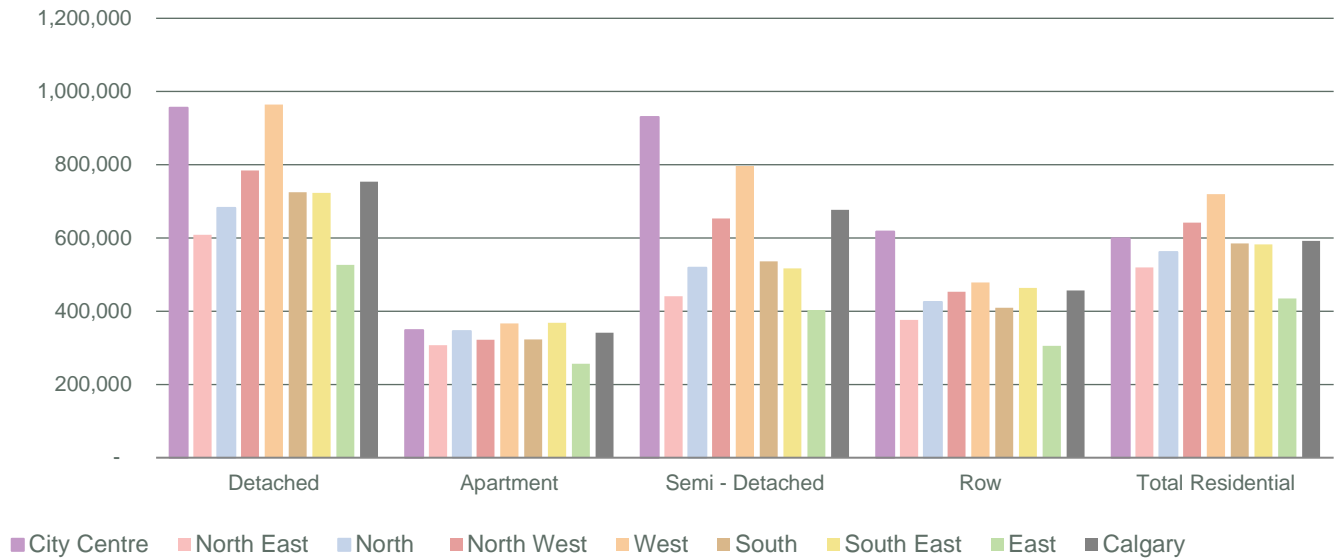
OCTOBER



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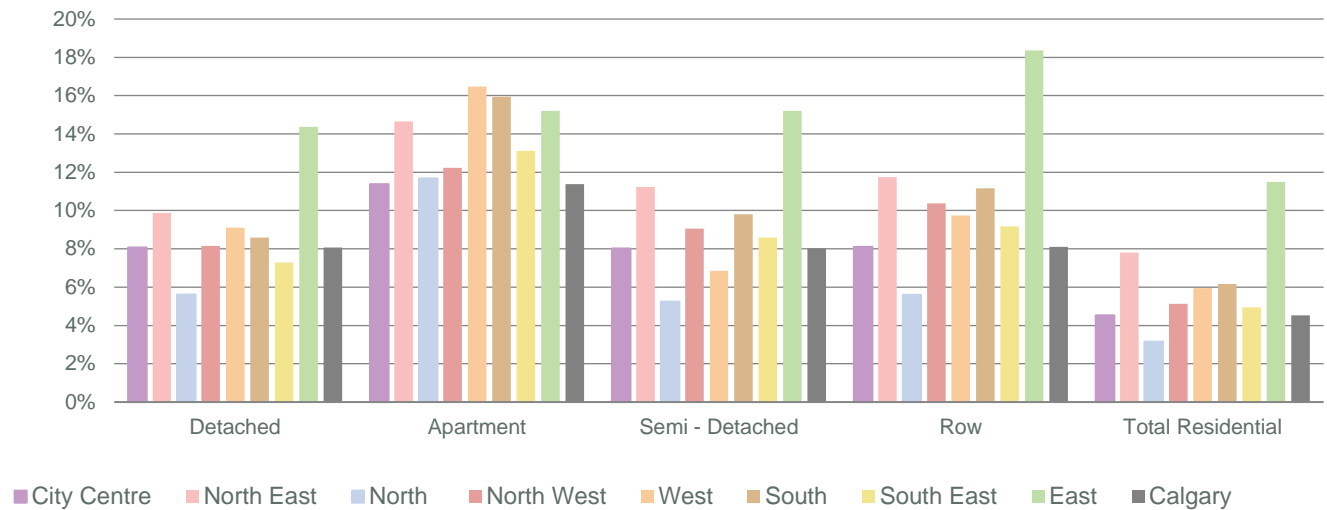


## BENCHMARK PRICE - OCTOBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

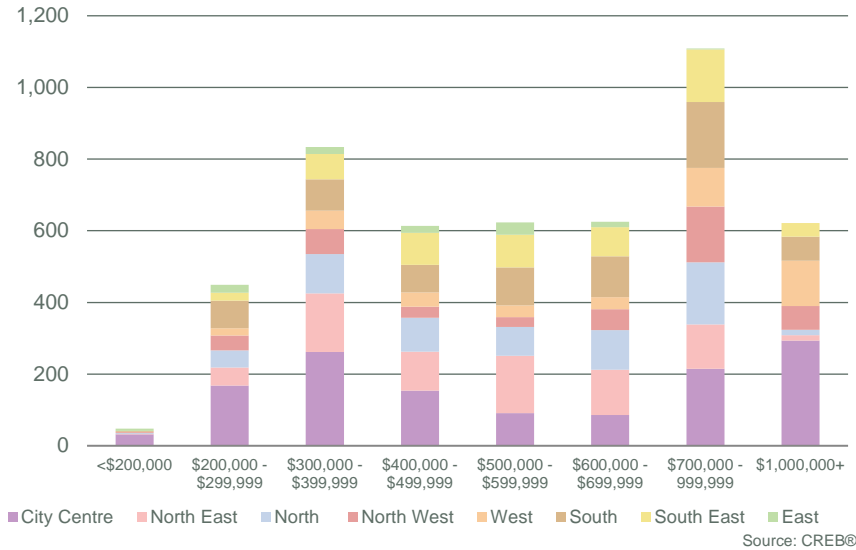


Source: CREB®

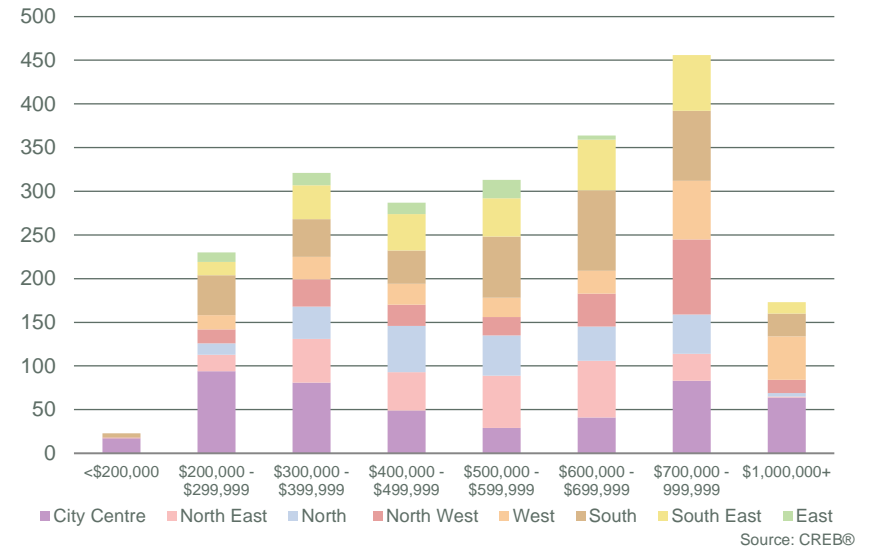
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

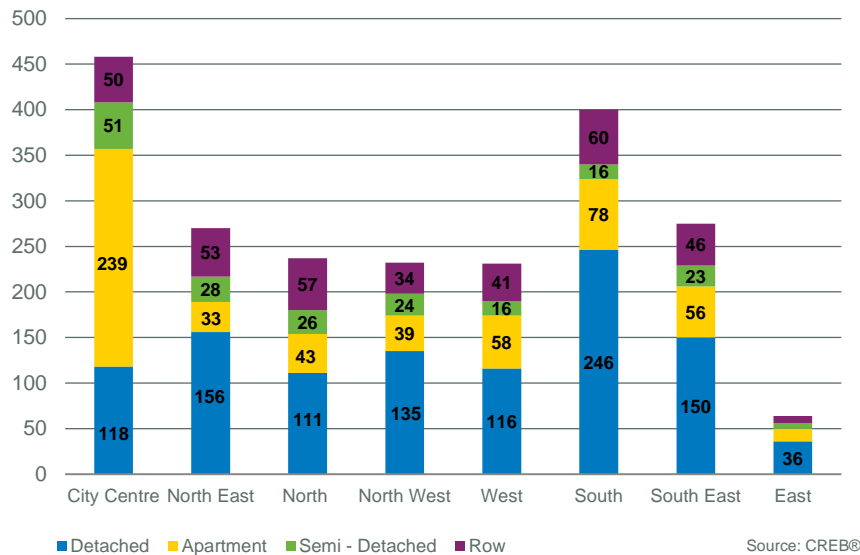
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



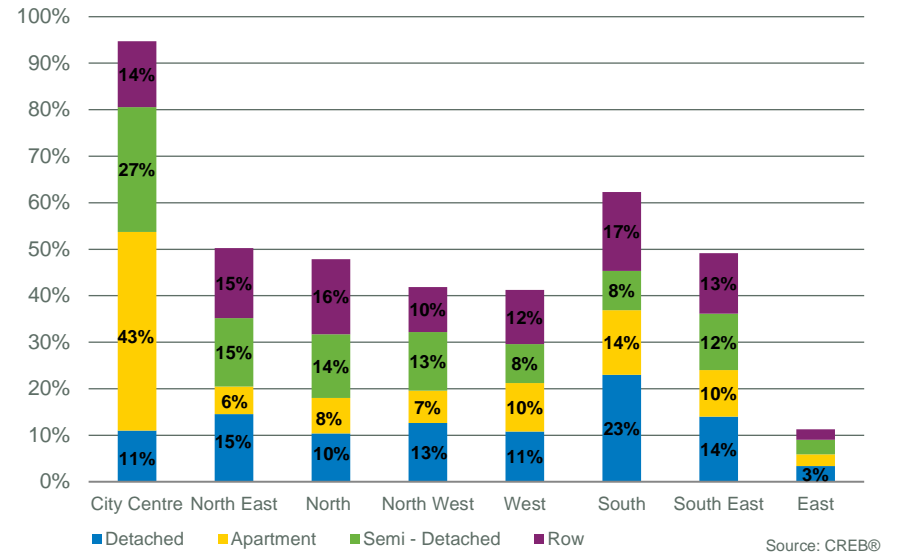
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



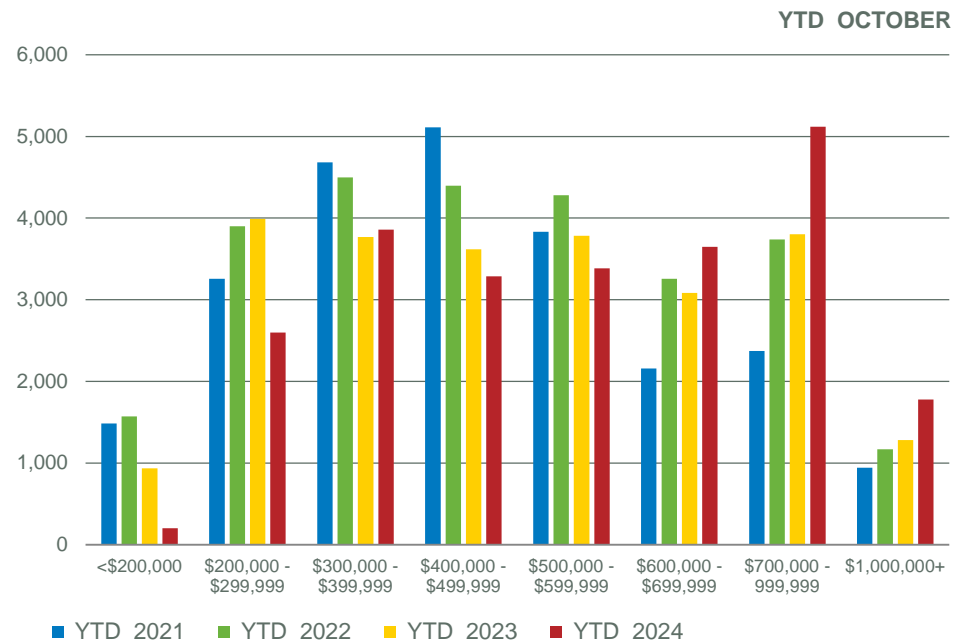
SHARE OF CITY WIDE SALES - OCTOBER



	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	1,362
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	2,170
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	502,250
Average Price	508,515	506,933	535,903	548,583	552,412	552,122	539,741	522,750	548,687	546,085	539,861	537,406
Index	242	247	251	255	259	262	264	265	265	265	266	265
<b>2024</b>												
Sales	1,649	2,132	2,658	2,876	3,090	2,737	2,375	2,182	2,002	2,174		
New Listings	2,137	2,711	3,173	3,491	4,337	3,798	3,603	3,537	3,688	3,264		
Inventory	2,158	2,360	2,546	2,722	3,412	3,790	4,164	4,495	5,066	4,966		
Days on Market	34	24	20	20	19	20	24	27	28	32		
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000	606,700	601,800	596,900	592,500		
Median Price	523,000	548,300	557,000	566,250	562,500	570,444	562,500	556,500	565,000	575,000		
Average Price	569,389	583,107	596,206	608,535	612,804	623,182	606,456	609,230	622,221	620,946		
Index	266	273	277	281	283	285	284	282	279	277		

	Oct-23	Oct-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	2	1	127	15
\$150,000 - \$199,999	52	22	803	187
\$200,000 - \$249,999	141	92	1,785	912
\$250,000 - \$299,999	194	138	2,204	1,687
\$300,000 - \$349,999	191	170	1,904	2,161
\$350,000 - \$399,999	143	151	1,865	1,698
\$400,000 - \$449,999	196	133	1,842	1,603
\$450,000 - \$499,999	178	158	1,777	1,683
\$500,000 - \$549,999	176	135	2,022	1,601
\$550,000 - \$599,999	153	178	1,760	1,782
\$600,000 - \$649,999	167	200	1,659	1,954
\$650,000 - \$699,999	130	165	1,425	1,694
\$700,000 - \$749,999	111	124	1,129	1,380
\$750,000 - \$799,999	70	110	893	1,248
\$800,000 - \$849,999	53	85	654	865
\$850,000 - \$899,999	54	61	512	747
\$900,000 - \$949,999	15	47	291	497
\$950,000 - \$999,999	27	30	324	382
\$1,000,000 - \$1,299,999	60	86	679	954
\$1,300,000 - \$1,499,999	16	28	216	319
\$1,500,000 - \$1,999,999	24	36	238	308
\$2,000,000 +	16	24	147	198
	2,169	2,174	24,261	23,875

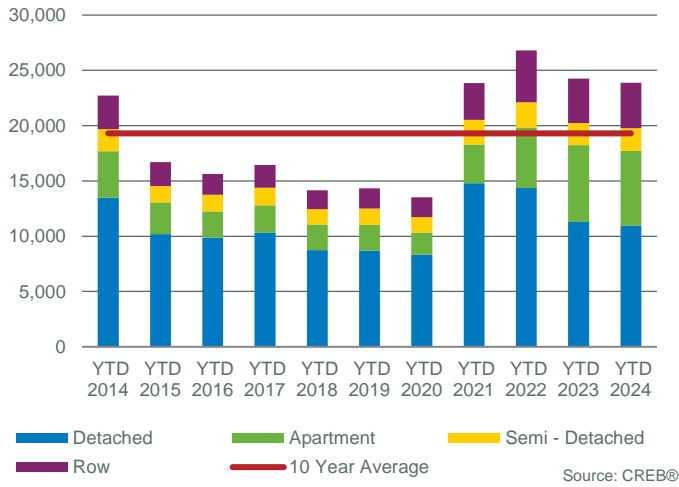
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

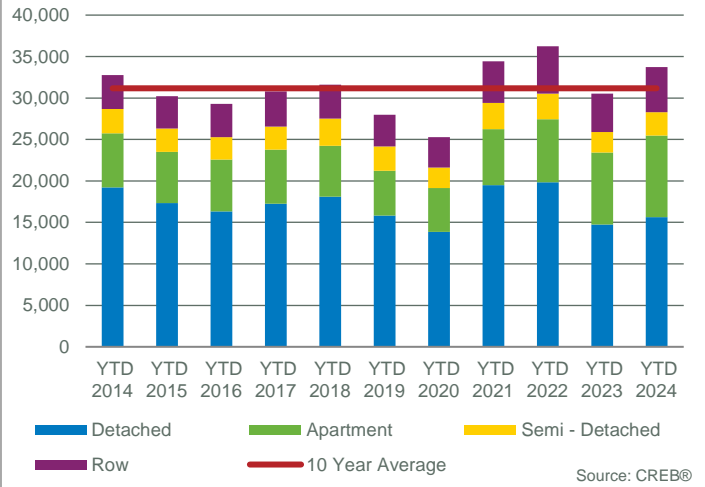
CITY OF CALGARY TOTAL SALES

YTD OCTOBER

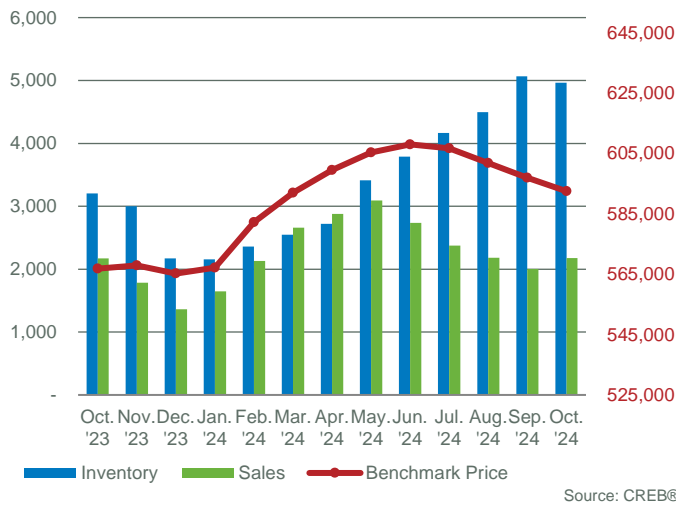


CITY OF CALGARY TOTAL NEW LISTINGS

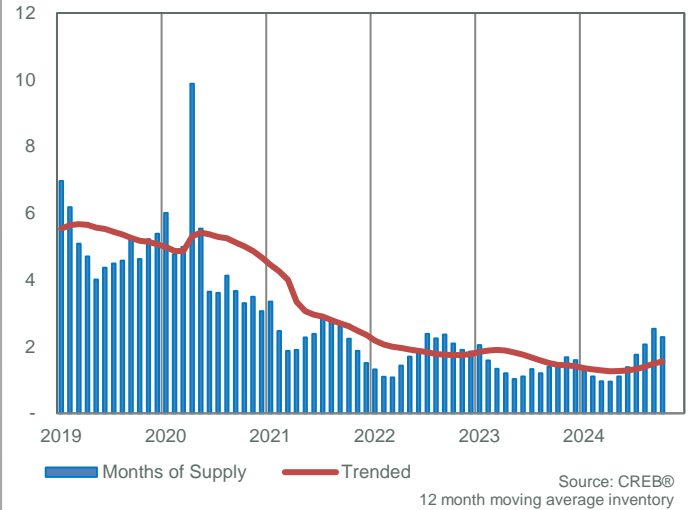
YTD OCTOBER



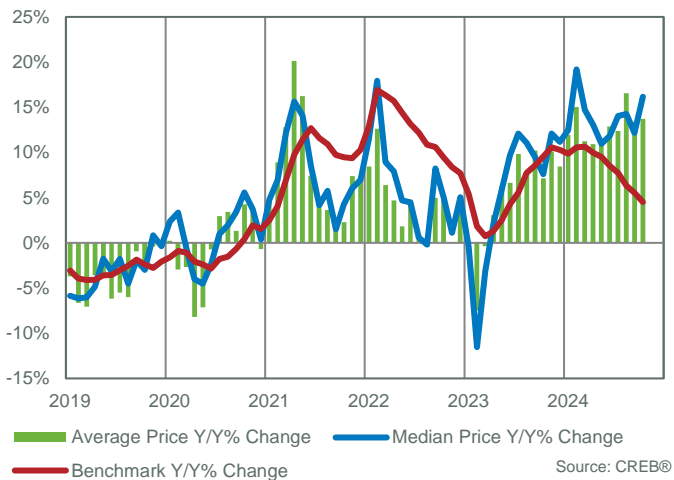
CITY OF CALGARY TOTAL INVENTORY AND SALES



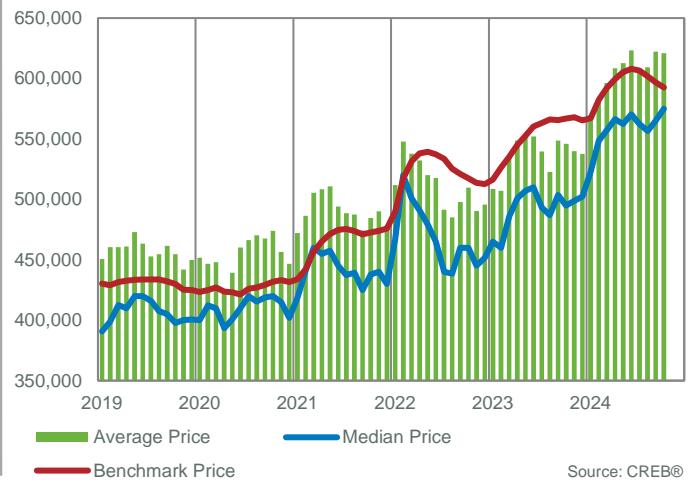
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

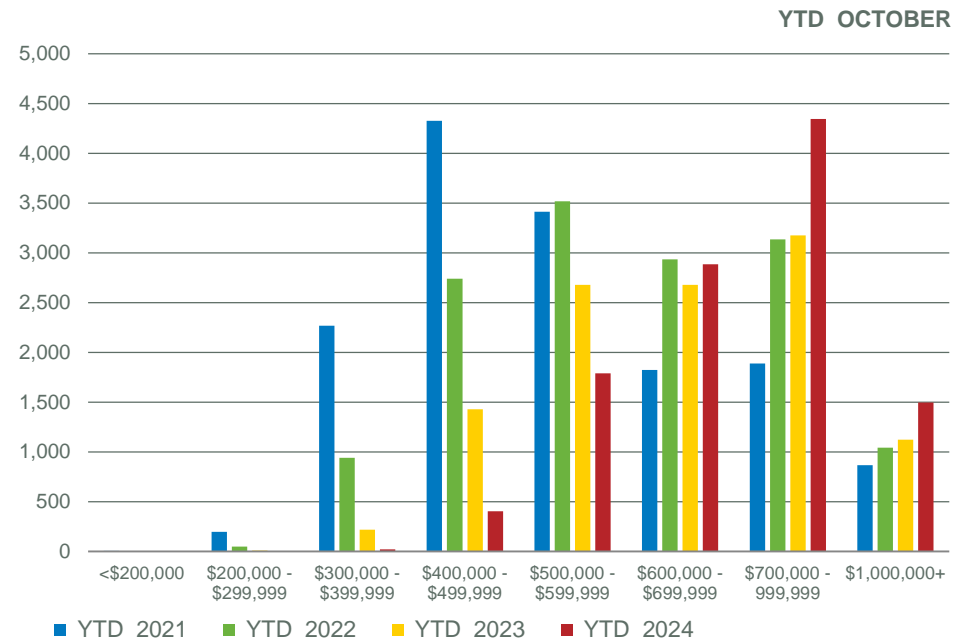




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	596
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	574
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,676	1,672	1,591	1,435	1,024
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	644,750
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,937	728,084	726,568	723,430	728,093
Index	256	262	266	272	277	281	284	286	286	286	287	286
<b>2024</b>												
Sales	733	952	1,148	1,318	1,383	1,277	1,094	1,024	942	1,071		
New Listings	954	1,194	1,386	1,629	2,037	1,809	1,721	1,594	1,792	1,536		
Inventory	999	1,056	1,120	1,219	1,599	1,776	1,953	2,013	2,317	2,199		
Days on Market	34	25	20	19	18	19	24	26	27	32		
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600	767,800	762,600	757,100	753,900		
Median Price	690,000	710,000	719,195	725,000	730,000	728,000	705,000	701,500	710,000	699,800		
Average Price	759,239	777,236	801,835	796,830	823,167	829,335	803,741	804,979	819,972	802,152		
Index	288	297	304	308	313	315	315	313	311	310		

	Oct-23	Oct-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	-	-	5	2
\$300,000 - \$349,999	-	1	34	3
\$350,000 - \$399,999	7	3	184	19
\$400,000 - \$449,999	40	7	536	83
\$450,000 - \$499,999	82	34	892	321
\$500,000 - \$549,999	113	68	1,319	648
\$550,000 - \$599,999	112	132	1,359	1,140
\$600,000 - \$649,999	134	151	1,411	1,463
\$650,000 - \$699,999	114	142	1,267	1,422
\$700,000 - \$749,999	95	114	1,003	1,213
\$750,000 - \$799,999	59	91	748	1,101
\$800,000 - \$849,999	45	77	527	733
\$850,000 - \$899,999	42	49	404	624
\$900,000 - \$949,999	13	40	232	393
\$950,000 - \$999,999	21	21	260	282
\$1,000,000 - \$1,299,999	49	63	574	755
\$1,300,000 - \$1,499,999	15	24	199	273
\$1,500,000 - \$1,999,999	18	33	214	279
\$2,000,000 +	15	21	136	188
	974	1,071	11,306	10,942

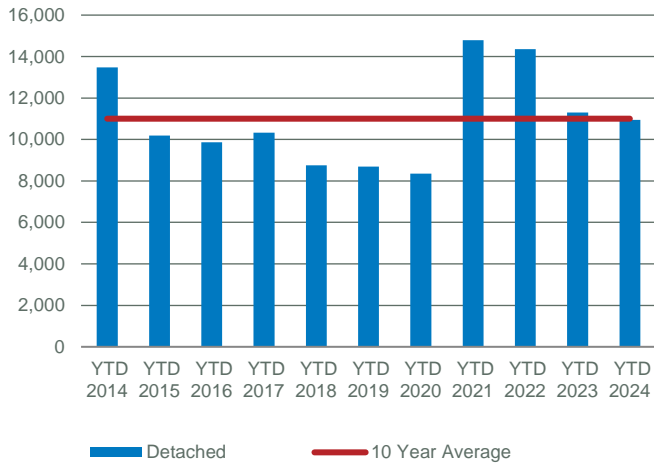
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

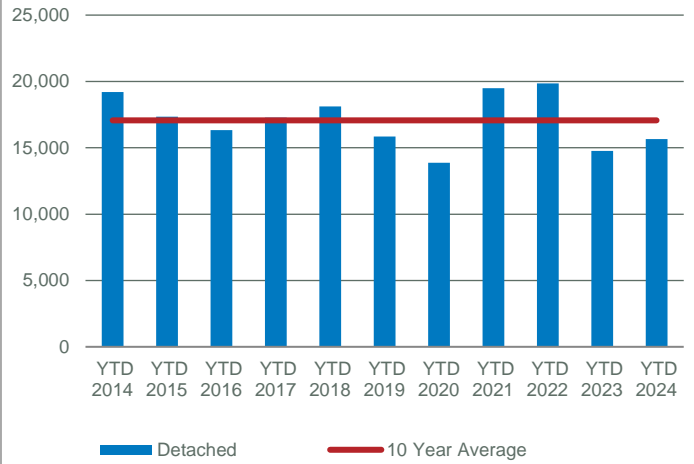
CITY OF CALGARY DETACHED SALES

YTD OCTOBER

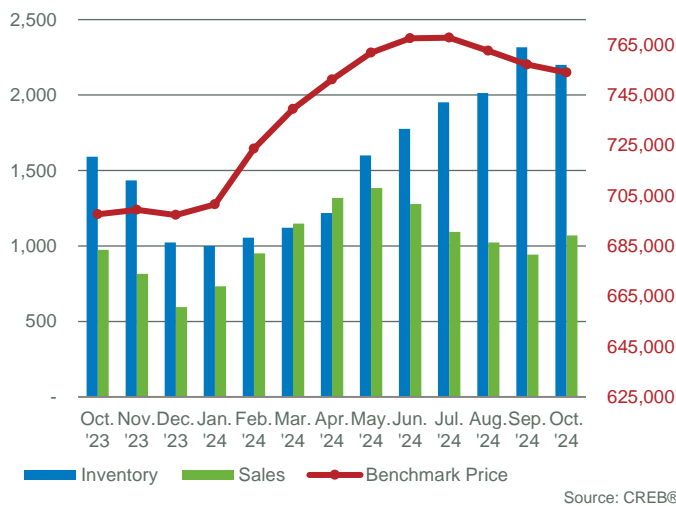


CITY OF CALGARY DETACHED NEW LISTINGS

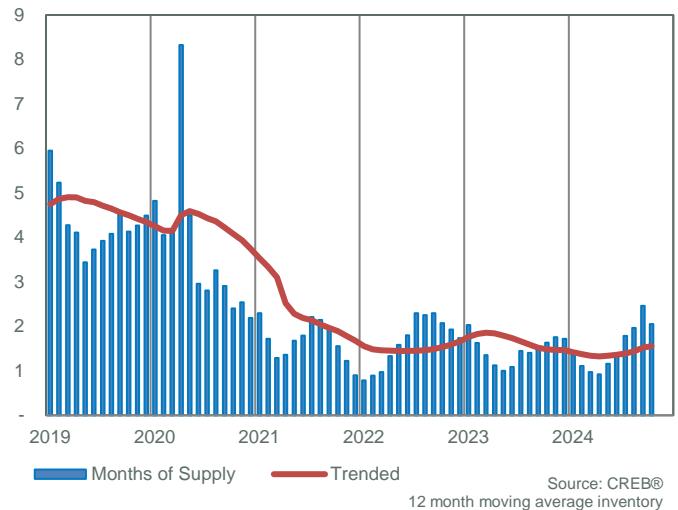
YTD OCTOBER



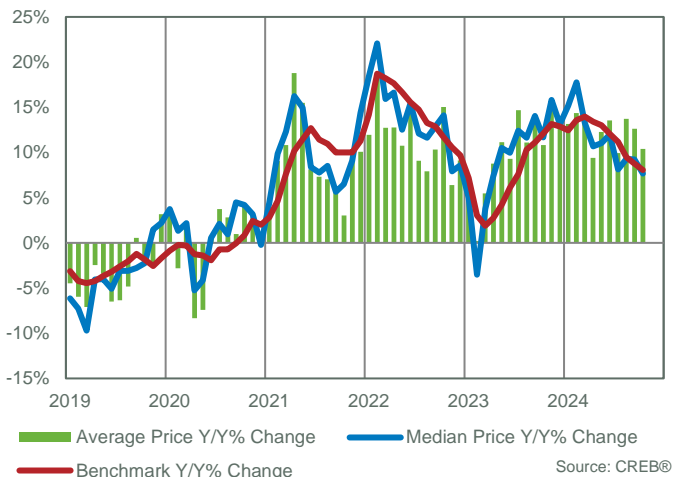
CITY OF CALGARY DETACHED INVENTORY AND SALES



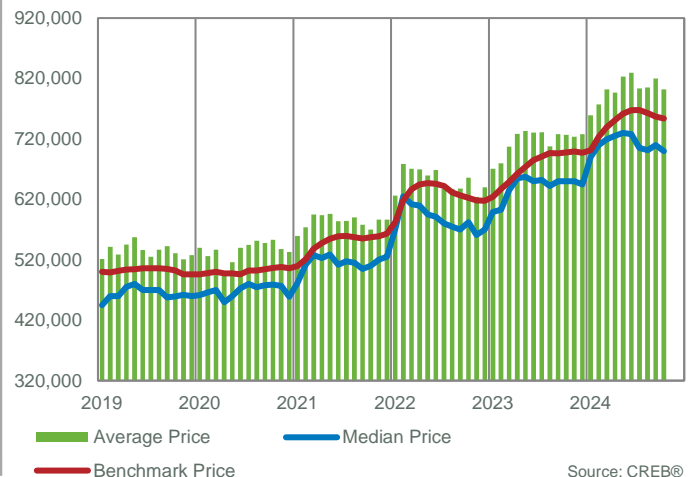
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



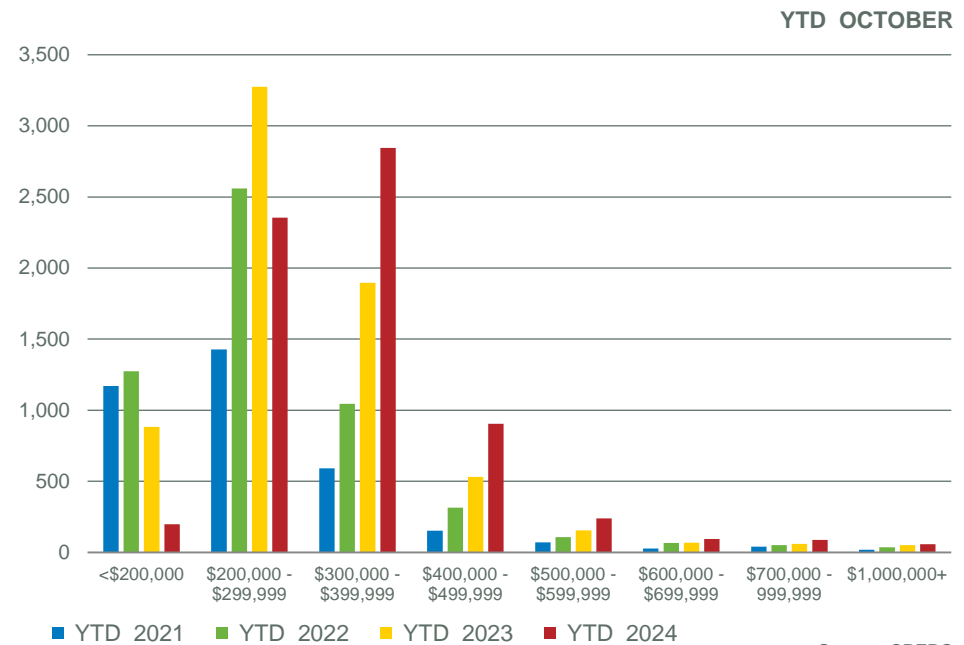
CITY OF CALGARY DETACHED PRICES



	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	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
<b>2024</b>												
Sales	488	638	813	822	907	791	659	603	501	560		
New Listings	638	836	990	1,049	1,250	1,106	1,043	1,001	991	921		
Inventory	682	773	861	951	1,113	1,223	1,369	1,478	1,621	1,593		
Days on Market	35	26	23	23	22	23	27	32	33	35		
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300	346,500	345,000	341,700		
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000	330,000	315,000		
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,894	348,389	351,998		
Index	237	243	247	253	257	260	261	261	260	258		

	Oct-23	Oct-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	2	1	125	15
\$150,000 - \$199,999	51	22	754	184
\$200,000 - \$249,999	127	88	1,504	883
\$250,000 - \$299,999	156	128	1,771	1,472
\$300,000 - \$349,999	141	122	1,245	1,737
\$350,000 - \$399,999	61	81	652	1,108
\$400,000 - \$449,999	39	45	337	600
\$450,000 - \$499,999	20	29	194	304
\$500,000 - \$549,999	11	11	94	159
\$550,000 - \$599,999	7	9	61	80
\$600,000 - \$649,999	6	7	41	57
\$650,000 - \$699,999	6	2	28	37
\$700,000 - \$749,999	3	2	17	29
\$750,000 - \$799,999	1	2	11	18
\$800,000 - \$849,999	1	-	10	12
\$850,000 - \$899,999	1	2	9	11
\$900,000 - \$949,999	1	1	8	7
\$950,000 - \$999,999	1	1	4	11
\$1,000,000 - \$1,299,999	2	3	16	28
\$1,300,000 - \$1,499,999	1	-	12	8
\$1,500,000 - \$1,999,999	1	1	12	13
\$2,000,000 +	1	3	11	9
	640	560	6,921	6,782

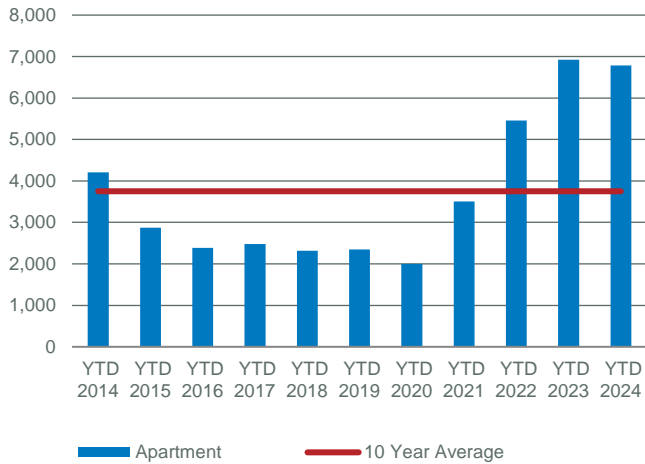
**CITY OF CALGARY APARTMENT SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY APARTMENT SALES

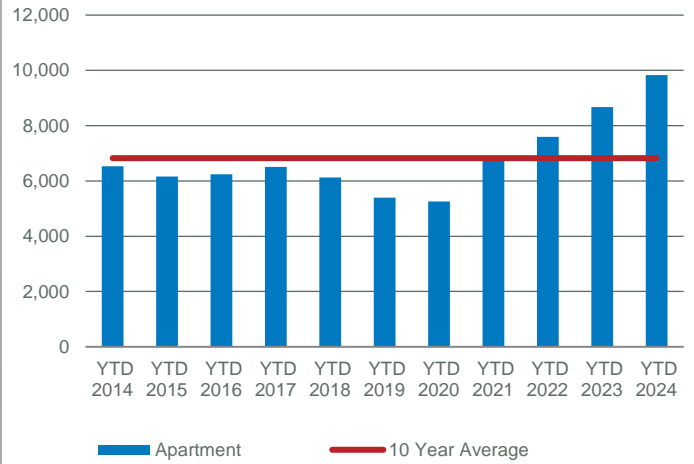
YTD OCTOBER



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD OCTOBER



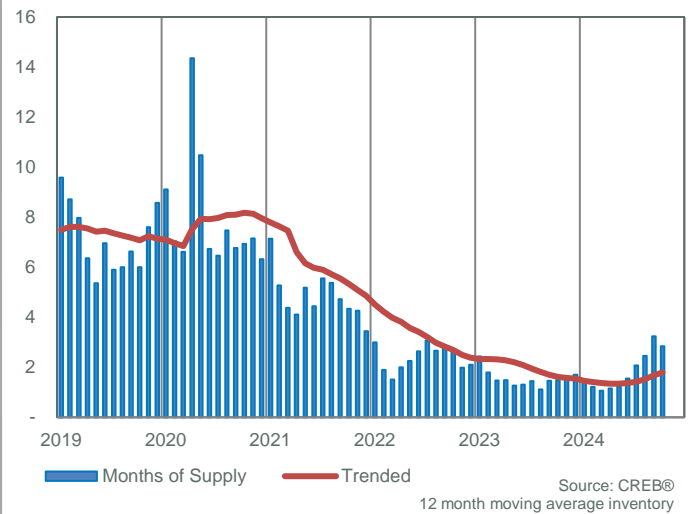
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



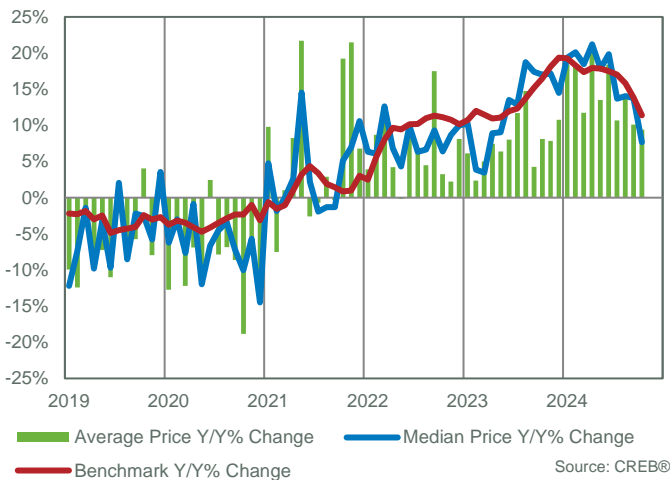
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



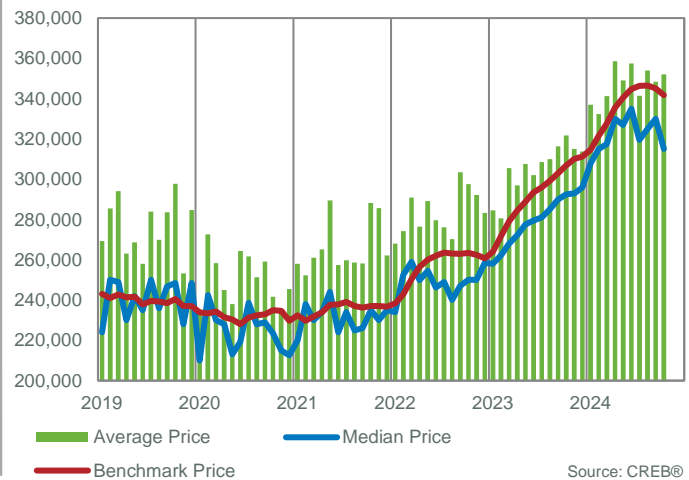
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



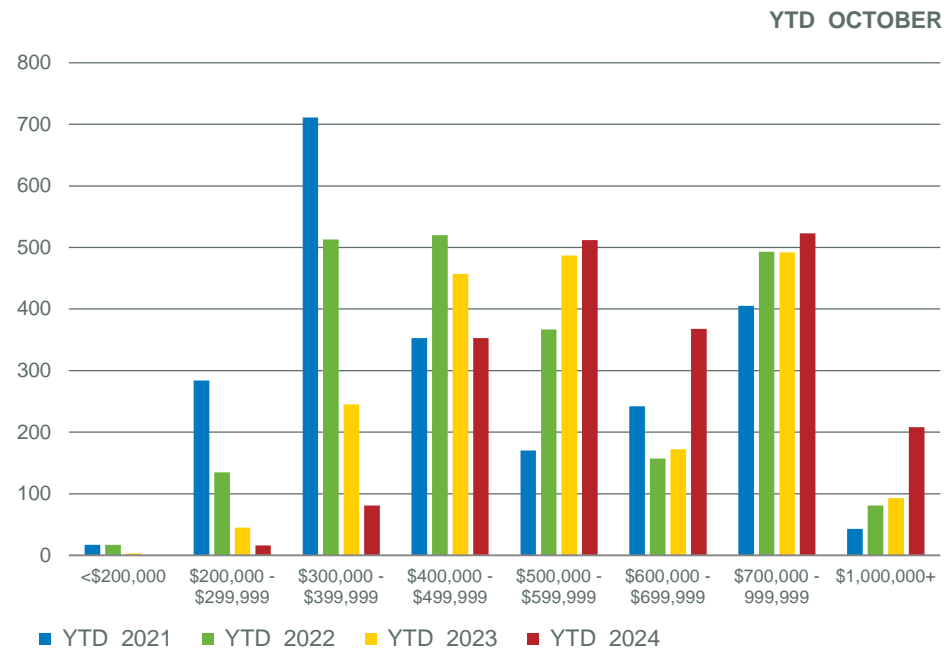
Source: CREB®



	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	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
<b>2024</b>												
Sales	131	191	250	254	259	233	199	172	182	190		
New Listings	223	224	261	293	360	304	263	299	299	284		
Inventory	219	223	206	208	273	298	295	341	378	390		
Days on Market	35	26	21	22	17	18	22	25	25	28		
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100	687,900	681,200	678,400	677,000		
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000	590,000	595,000	623,875		
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,643	658,408	672,732	702,226		
Index	334	343	353	358	364	368	369	366	364	363		

	Oct-23	Oct-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	2	-	26	1
\$250,000 - \$299,999	4	1	19	15
\$300,000 - \$349,999	6	-	78	22
\$350,000 - \$399,999	12	5	167	59
\$400,000 - \$449,999	26	14	220	149
\$450,000 - \$499,999	25	26	237	204
\$500,000 - \$549,999	19	17	301	238
\$550,000 - \$599,999	17	19	186	274
\$600,000 - \$649,999	12	29	103	247
\$650,000 - \$699,999	3	8	69	121
\$700,000 - \$749,999	9	7	74	74
\$750,000 - \$799,999	9	10	109	92
\$800,000 - \$849,999	7	7	111	96
\$850,000 - \$899,999	10	8	97	86
\$900,000 - \$949,999	-	5	46	90
\$950,000 - \$999,999	5	8	55	85
\$1,000,000 - \$1,299,999	9	20	78	159
\$1,300,000 - \$1,499,999	-	4	5	34
\$1,500,000 - \$1,999,999	4	2	10	14
\$2,000,000 +	-	-	-	1
	179	190	1,994	2,061

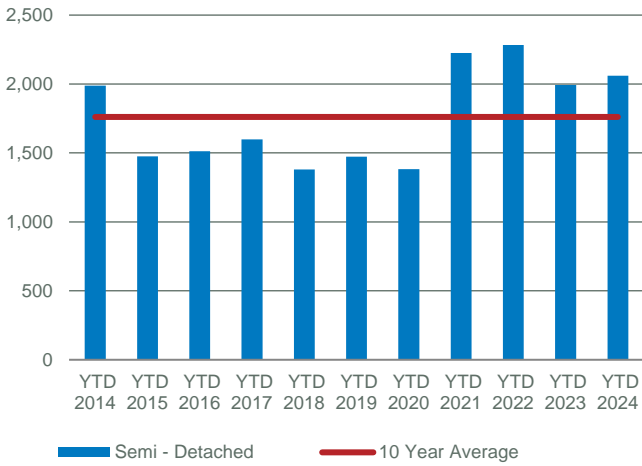
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD OCTOBER



CITY OF CALGARY SEMI-DET. NEW LISTINGS

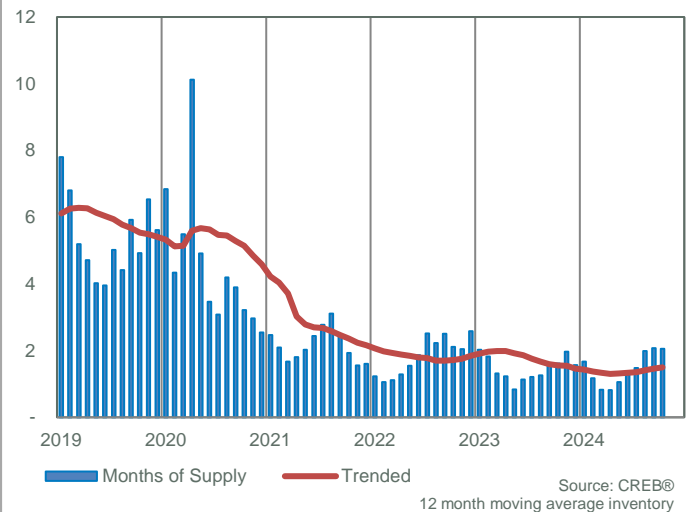
YTD OCTOBER



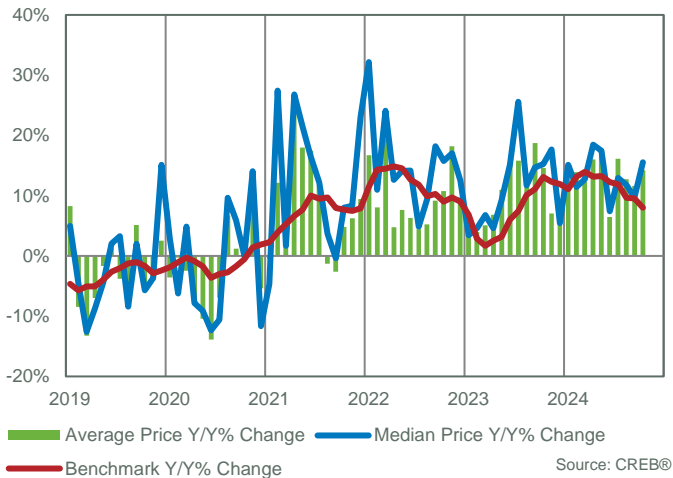
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



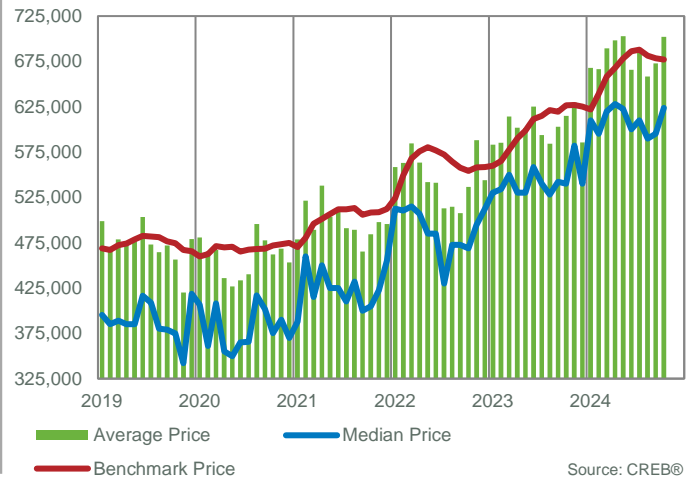
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



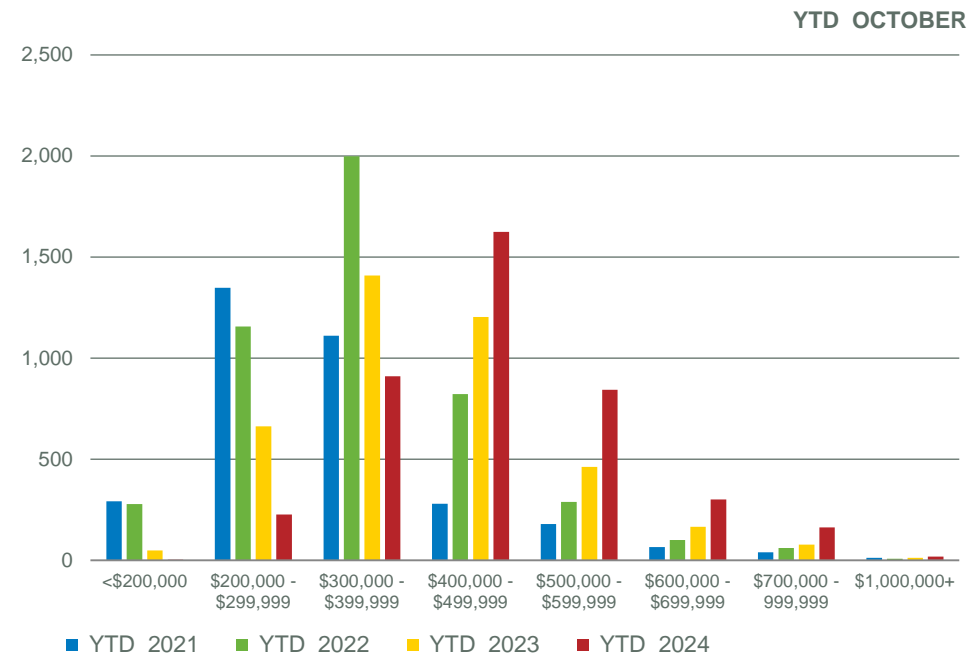
CITY OF CALGARY SEMI-DET. PRICES



	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	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
<b>2024</b>												
Sales	297	351	447	482	541	436	423	383	377	353		
New Listings	322	457	536	520	690	579	576	643	606	523		
Inventory	258	308	359	344	427	493	547	663	750	784		
Days on Market	30	20	17	19	18	18	20	25	25	31		
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600	464,200	461,700	459,200	456,600		
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000	454,000	449,900	437,500		
Average Price	439,285	467,045	479,729	472,579	474,060	478,847	470,055	465,787	467,620	454,083		
Index	275	281	288	295	299	301	301	299	297	296		

	Oct-23	Oct-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	1	-	46	3
\$200,000 - \$249,999	12	4	253	28
\$250,000 - \$299,999	34	9	409	198
\$300,000 - \$349,999	44	47	547	399
\$350,000 - \$399,999	63	62	862	512
\$400,000 - \$449,999	91	67	749	771
\$450,000 - \$499,999	51	69	454	854
\$500,000 - \$549,999	33	39	308	556
\$550,000 - \$599,999	17	18	154	288
\$600,000 - \$649,999	15	13	104	187
\$650,000 - \$699,999	7	13	61	114
\$700,000 - \$749,999	4	1	35	64
\$750,000 - \$799,999	1	7	25	37
\$800,000 - \$849,999	-	1	6	24
\$850,000 - \$899,999	1	2	2	26
\$900,000 - \$949,999	1	1	5	7
\$950,000 - \$999,999	-	-	5	4
\$1,000,000 - \$1,299,999	-	-	11	12
\$1,300,000 - \$1,499,999	-	-	-	4
\$1,500,000 - \$1,999,999	1	-	2	2
\$2,000,000 +	-	-	-	-
	376	353	4,040	4,090

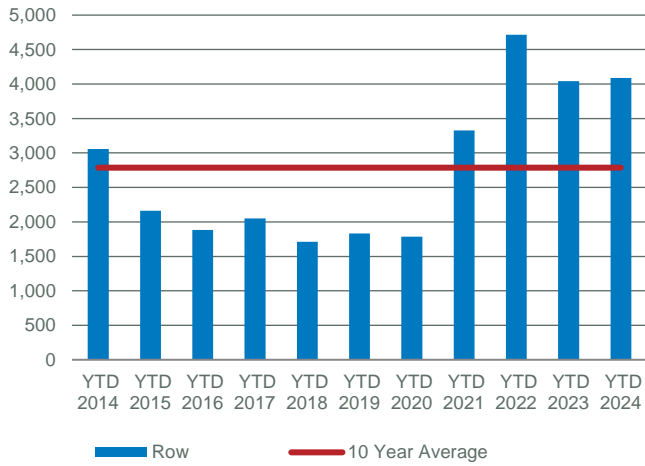
**CITY OF CALGARY ROW SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY ROW SALES

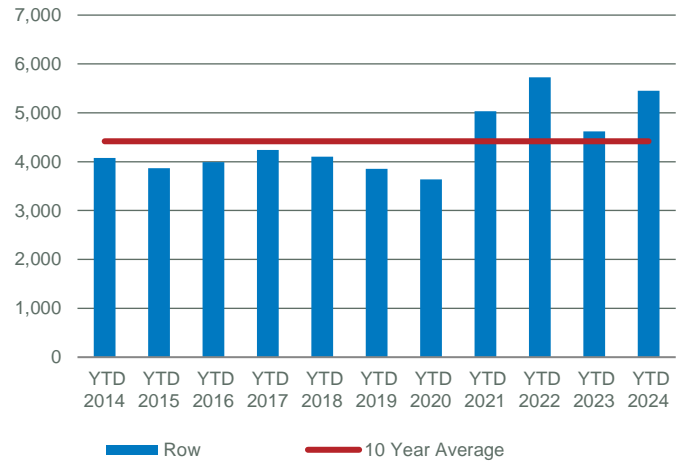
YTD OCTOBER



Source: CREB®

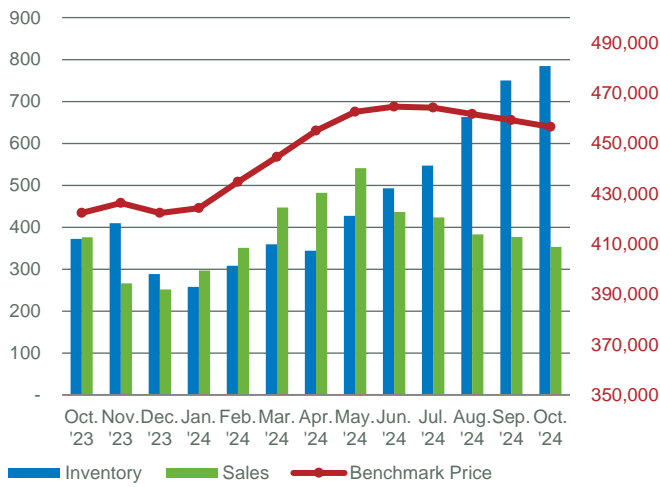
CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



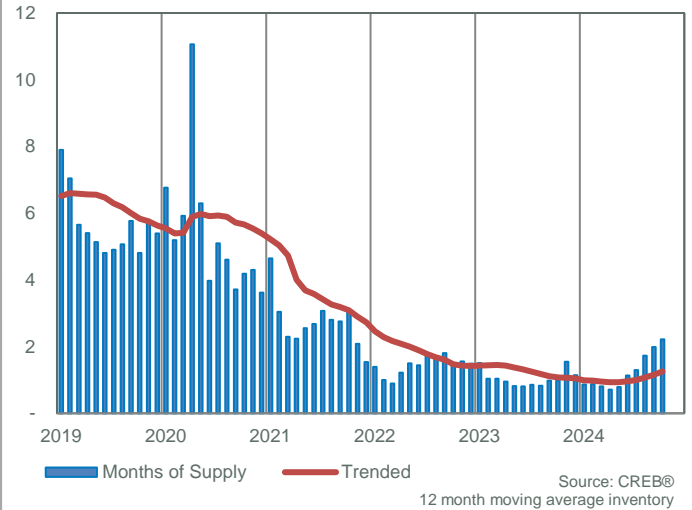
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



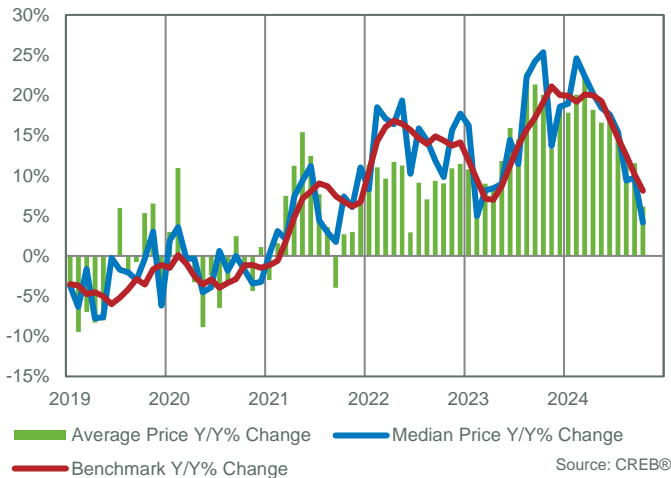
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



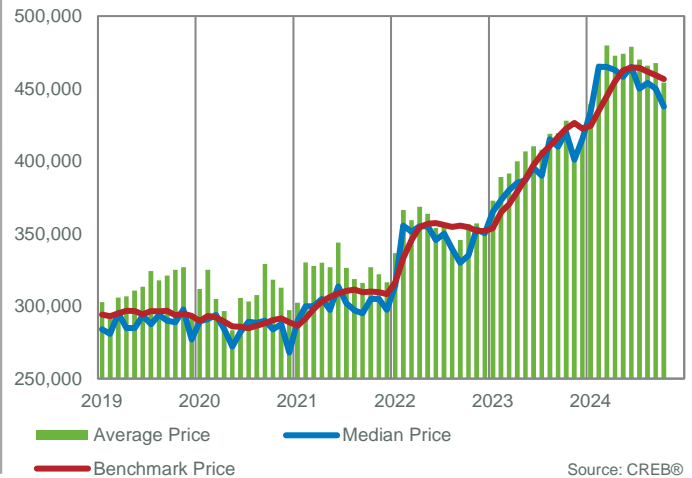
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

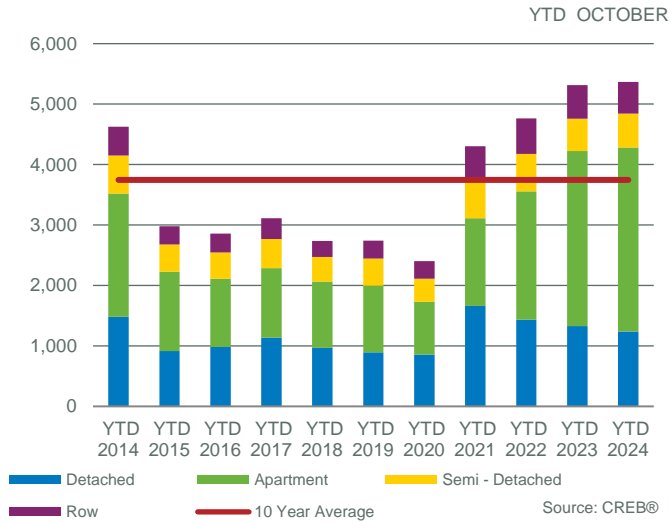


Source: CREB®

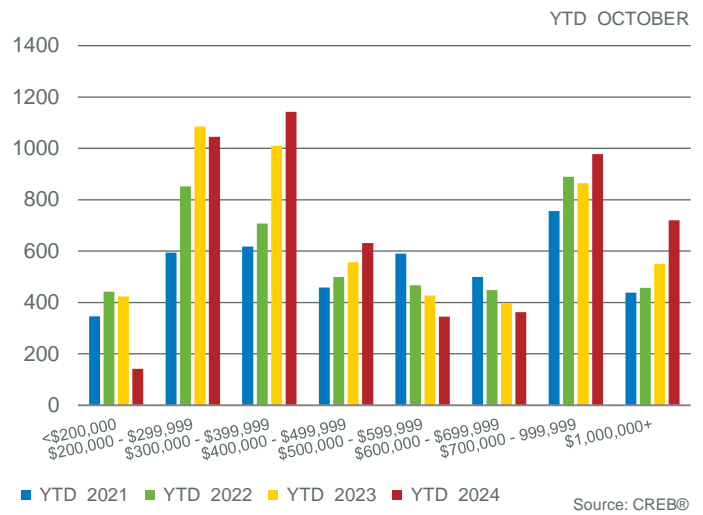


CITY CENTRE

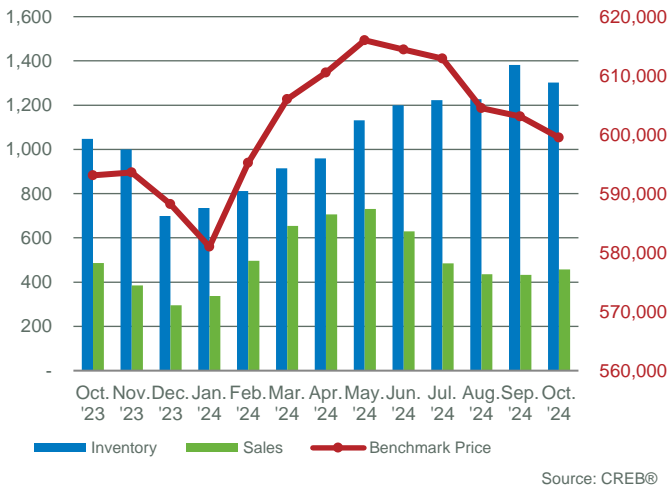
CITY CENTRE TOTAL SALES



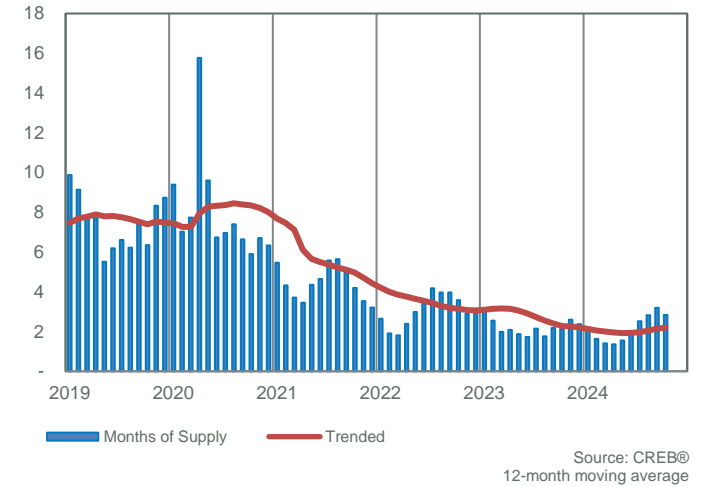
CITY CENTRE TOTAL SALES BY PRICE RANGE



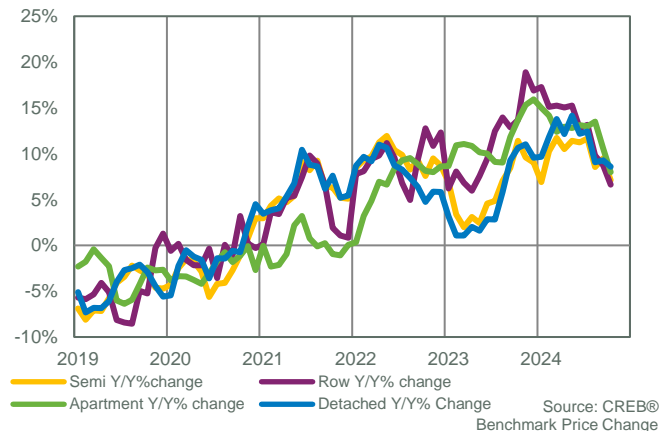
CITY CENTRE INVENTORY AND SALES



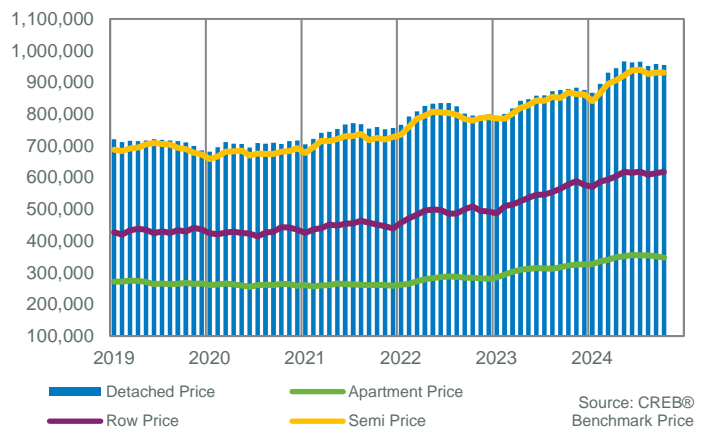
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

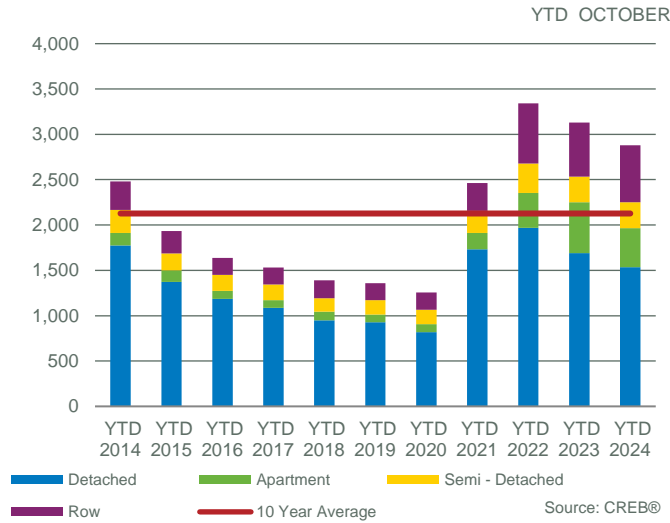


CITY CENTRE PRICES

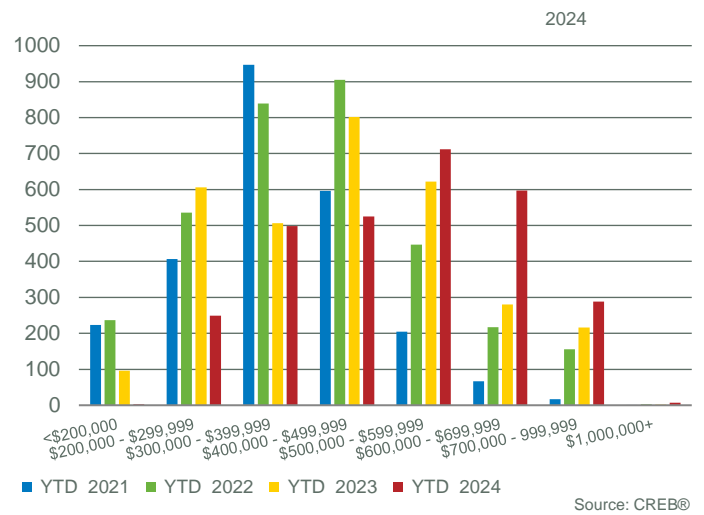


**NORTHEAST**

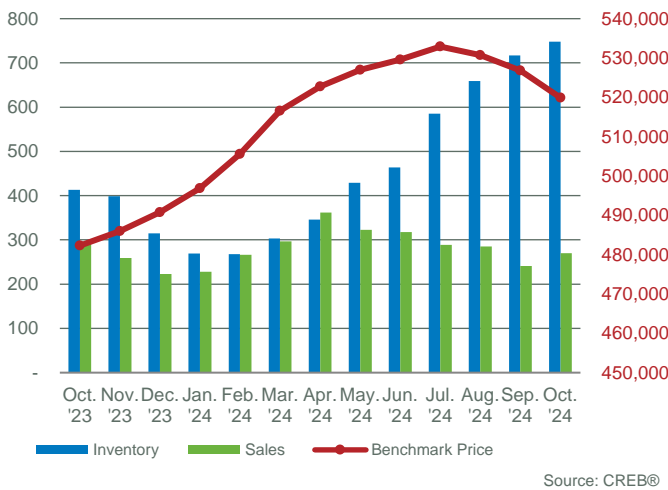
**NORTHEAST TOTAL SALES**



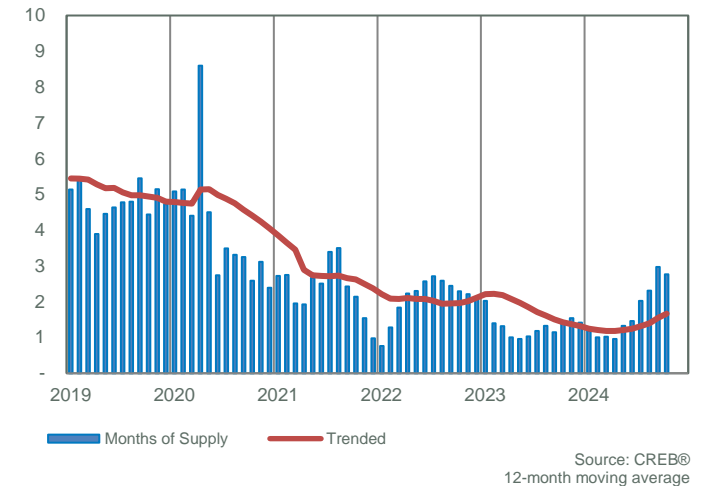
**NORTHEAST TOTAL SALES BY PRICE RANGE**



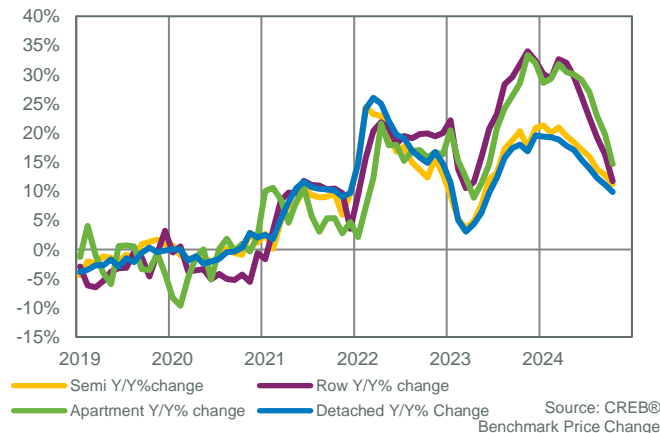
**NORTHEAST INVENTORY AND SALES**



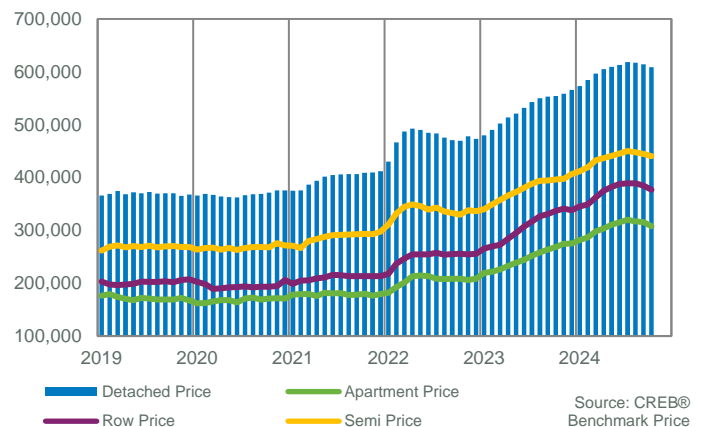
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

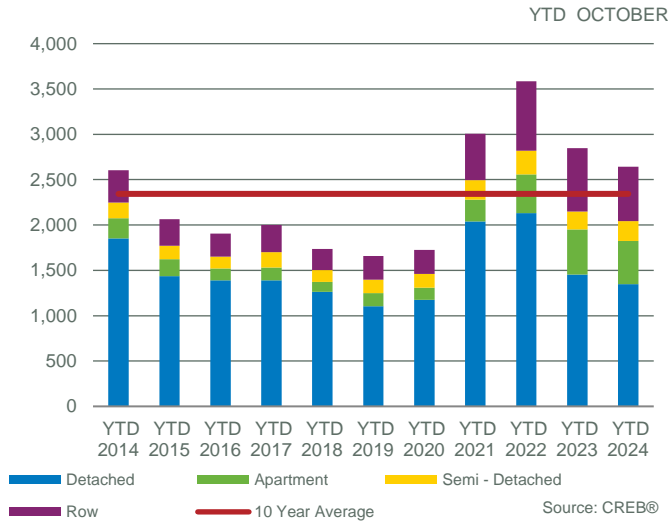


**NORTHEAST PRICES**

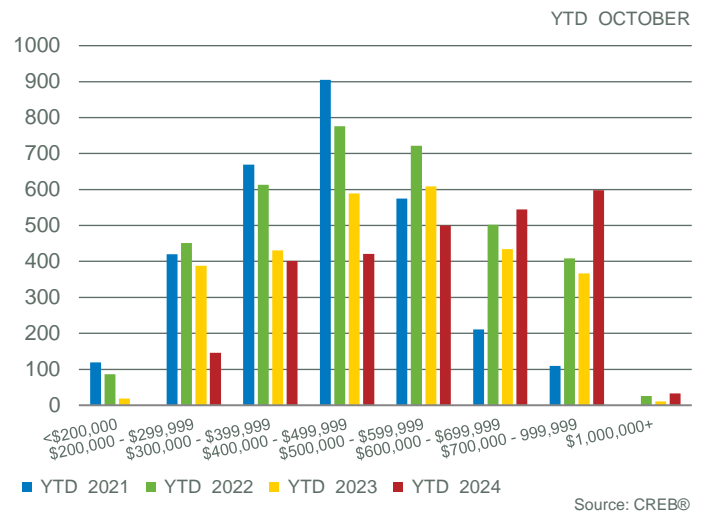


**NORTH**

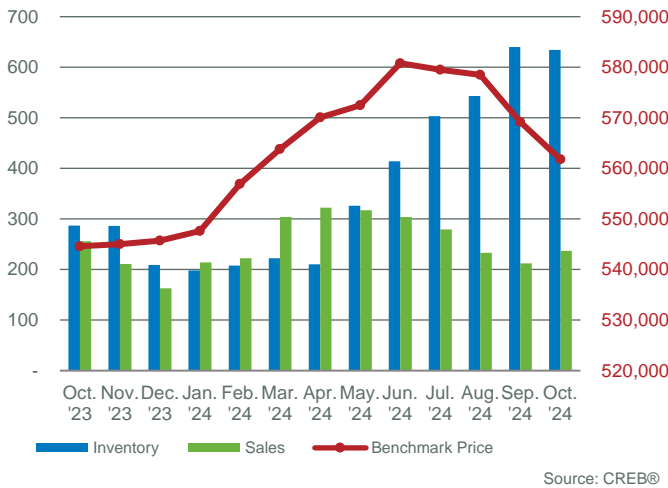
**NORTH TOTAL SALES**



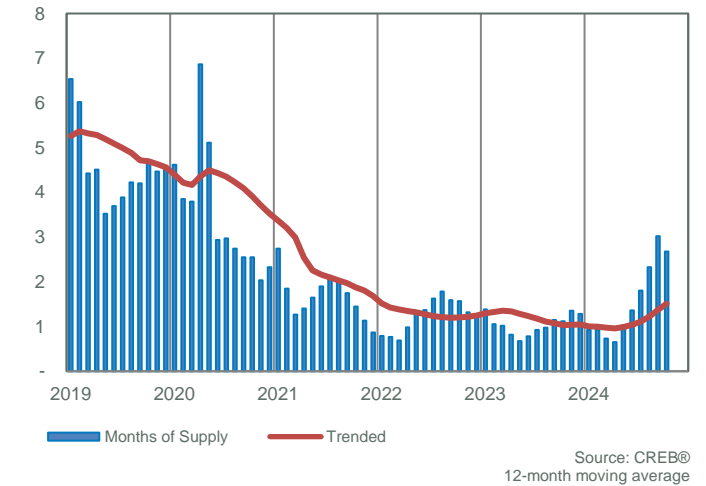
**NORTH TOTAL SALES BY PRICE RANGE**



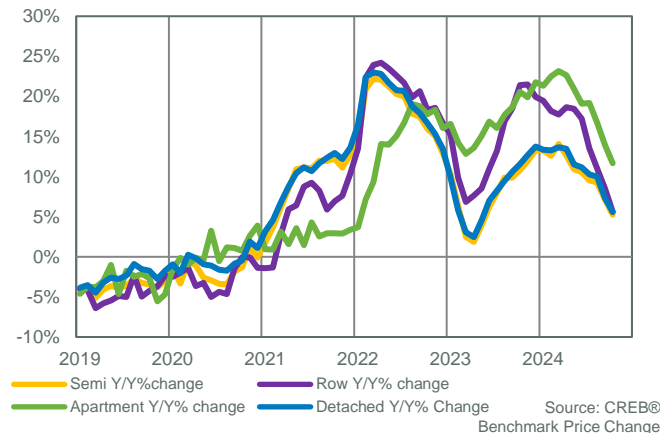
**NORTH INVENTORY AND SALES**



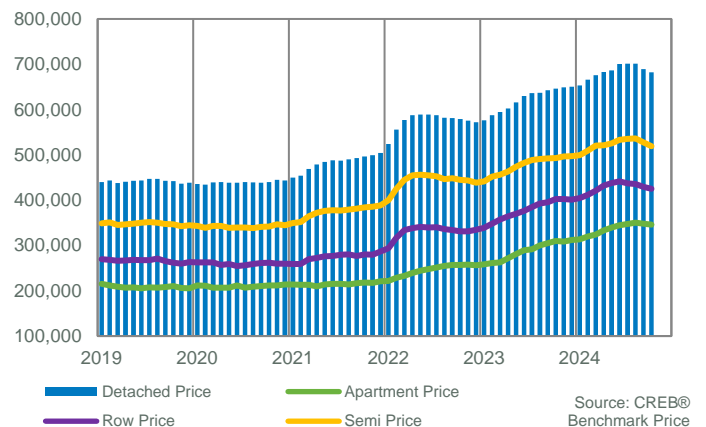
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

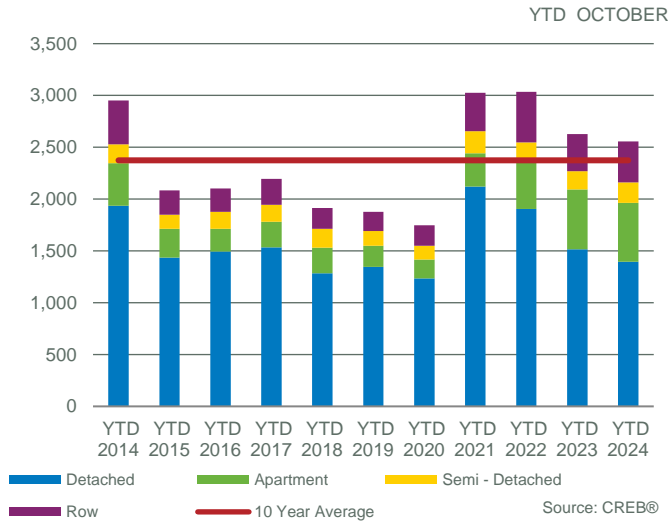


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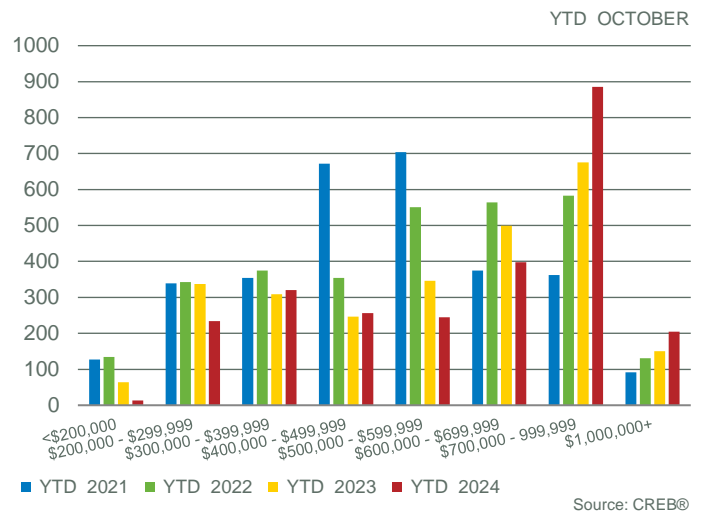


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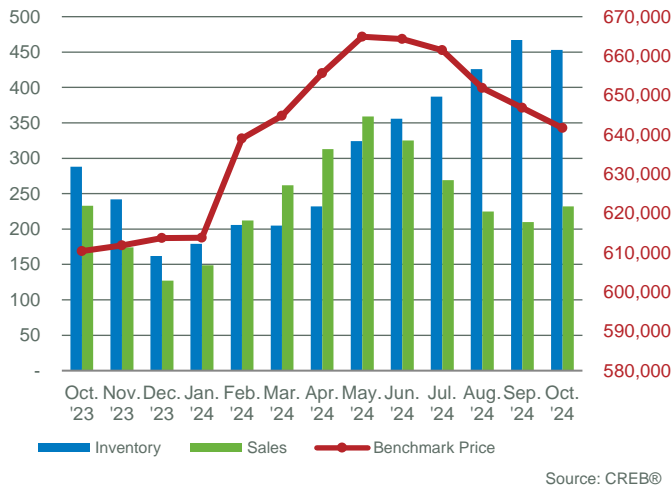
**NORTHWEST TOTAL SALES**



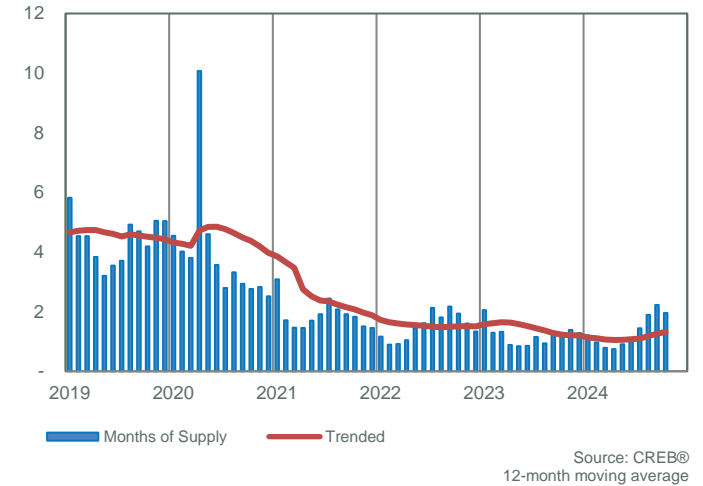
**NORTHWEST TOTAL SALES BY PRICE RANGE**



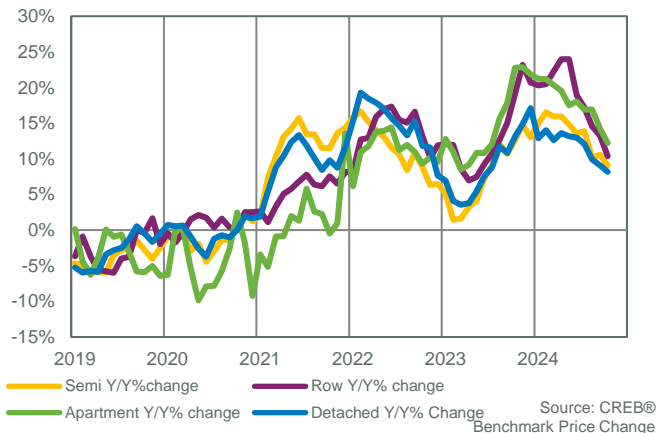
**NORTHWEST INVENTORY AND SALES**



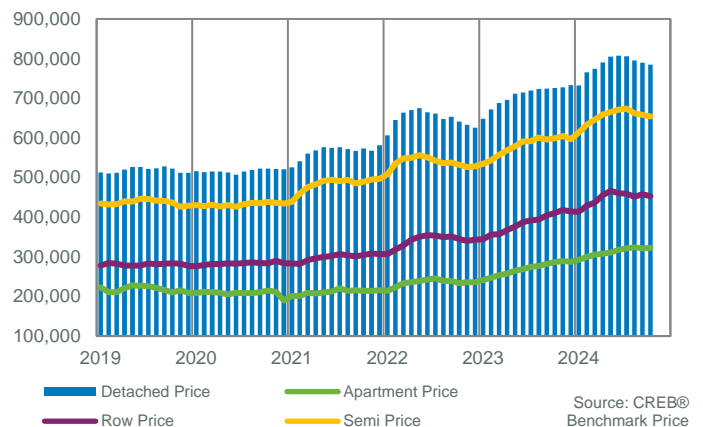
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

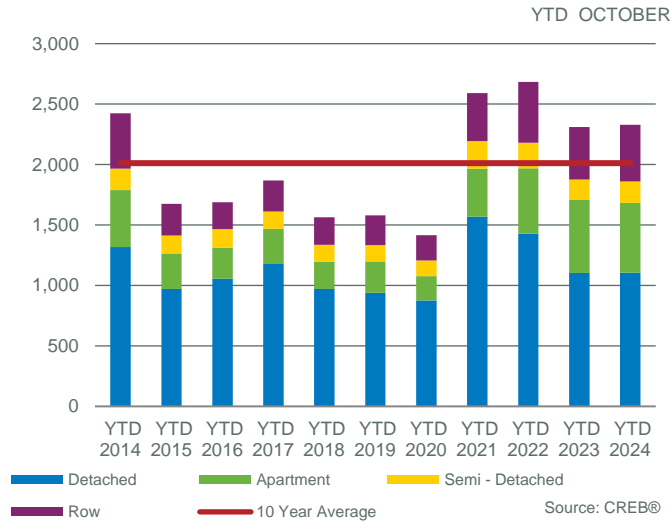


**NORTHWEST PRICES**

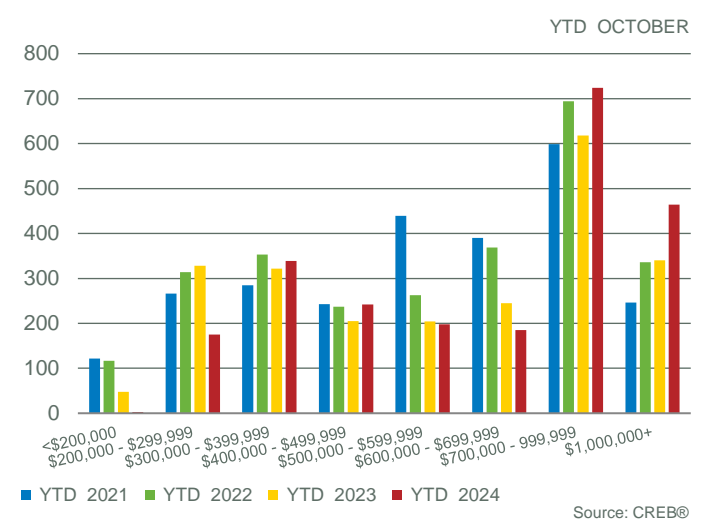


WEST

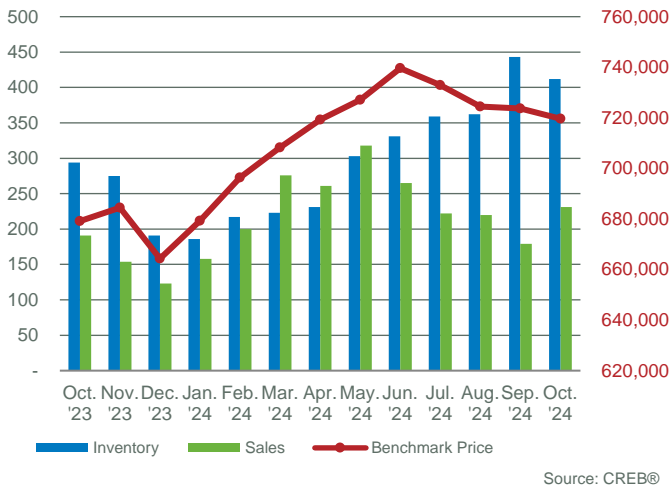
WEST TOTAL SALES



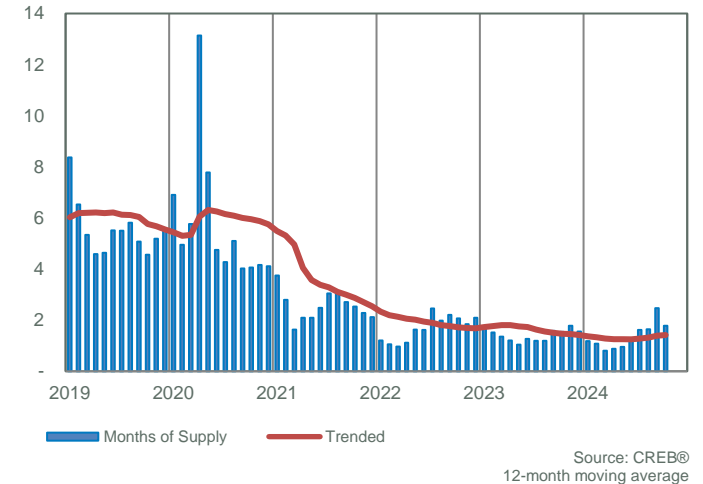
WEST TOTAL SALES BY PRICE RANGE



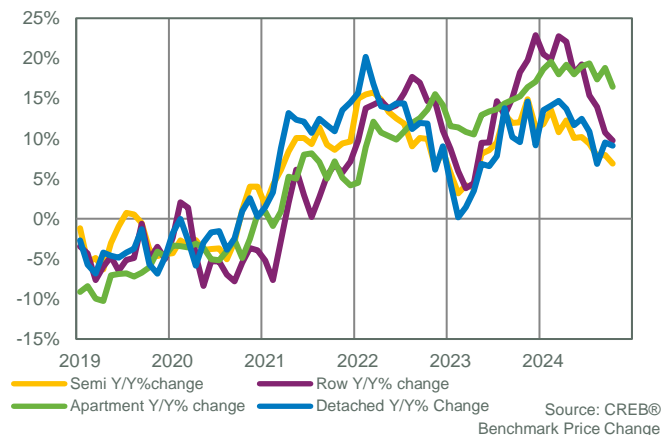
WEST INVENTORY AND SALES



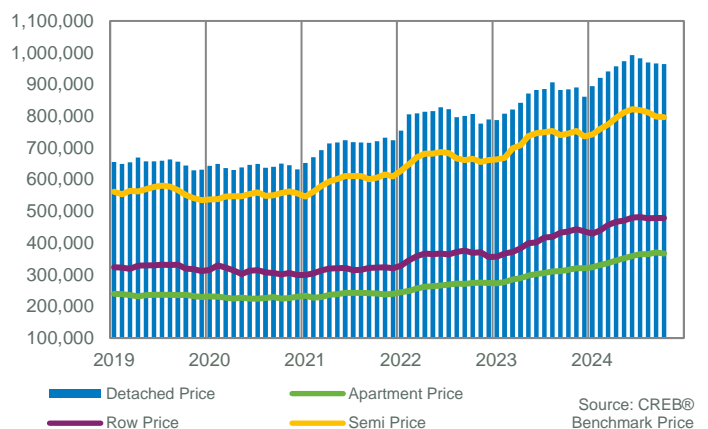
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

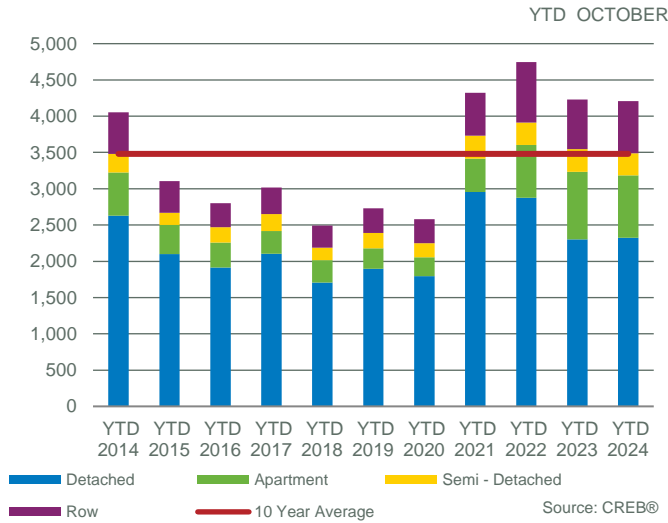


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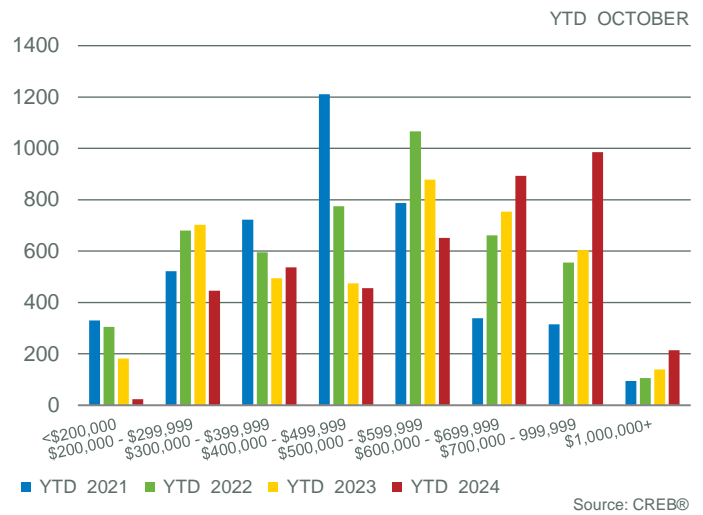


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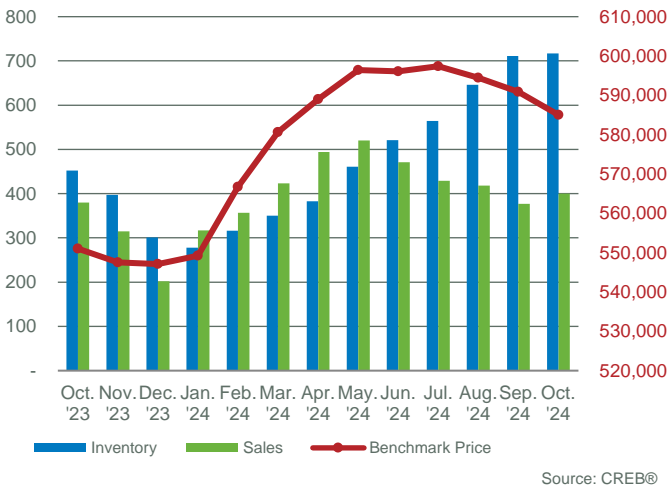
**SOUTH TOTAL SALES**



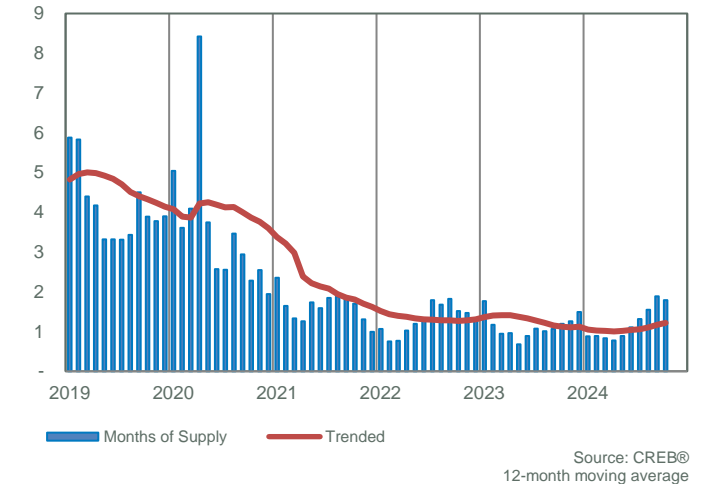
**SOUTH TOTAL SALES BY PRICE RANGE**



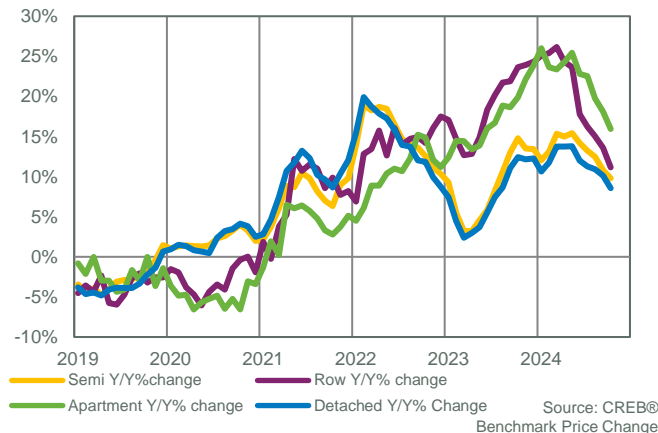
**SOUTH INVENTORY AND SALES**



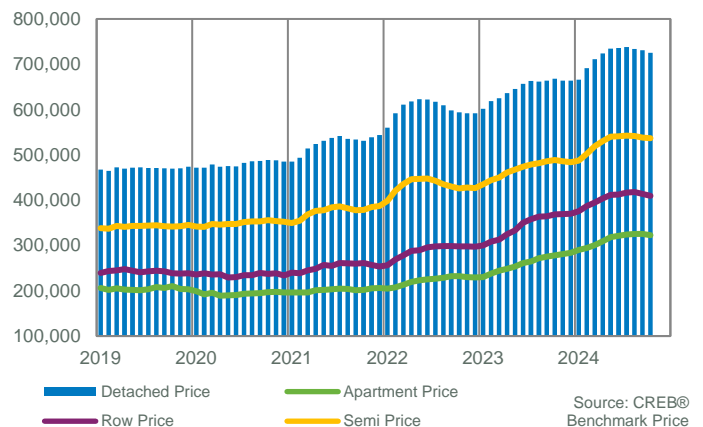
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

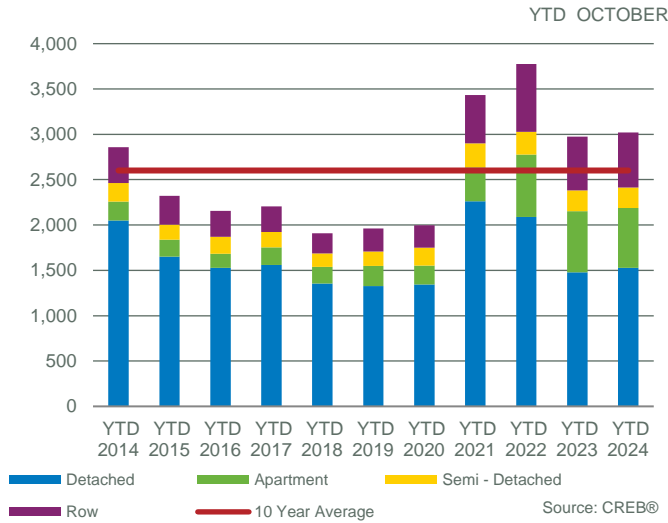


**SOUTH PRICES**

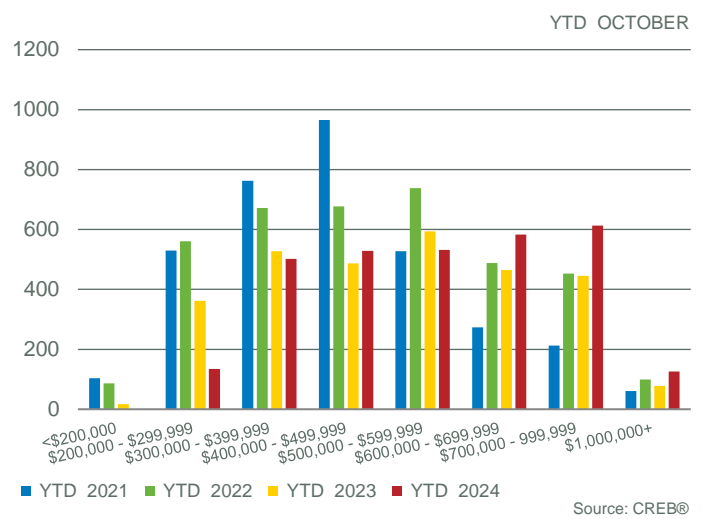


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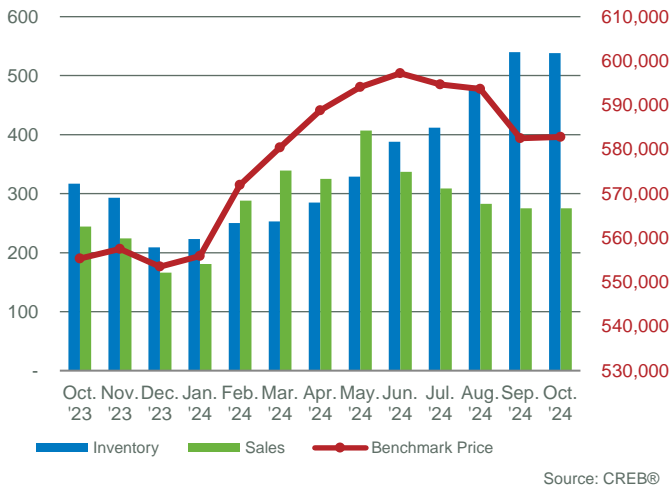
**SOUTHEAST TOTAL SALES**



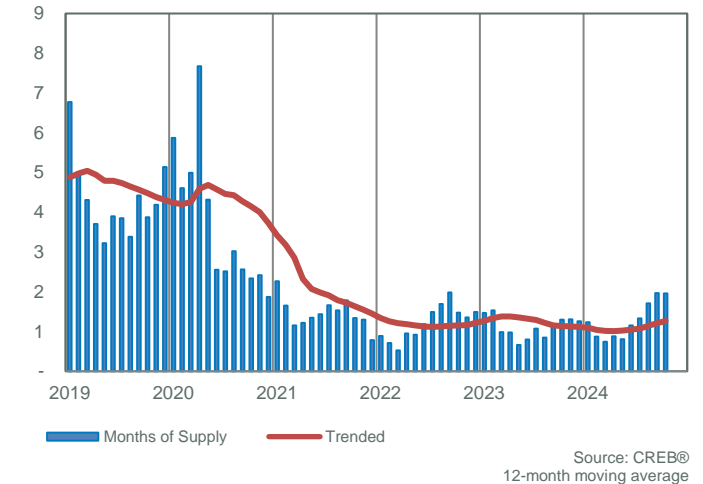
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



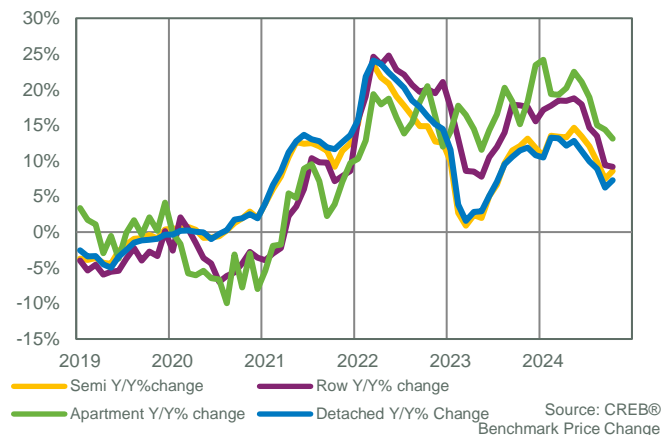
**SOUTHEAST INVENTORY AND SALES**



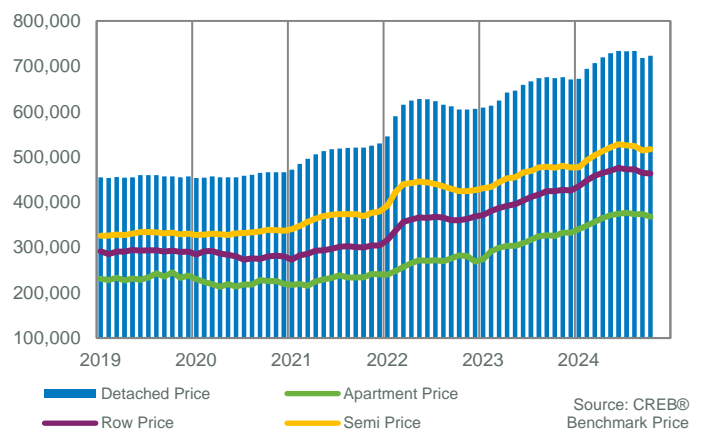
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**



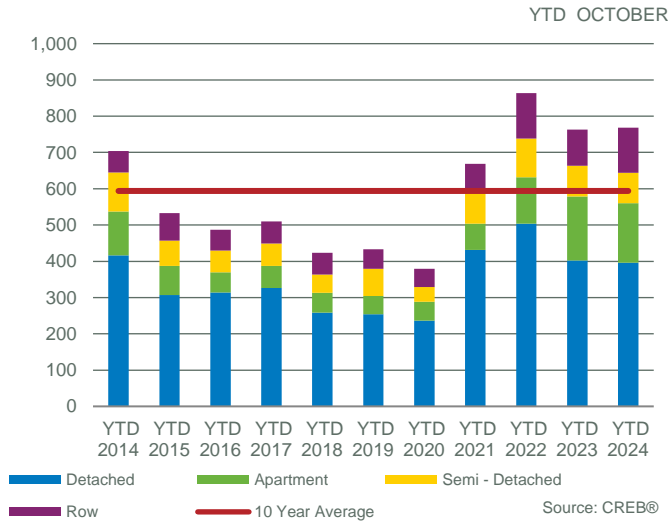
**SOUTHEAST PRICES**



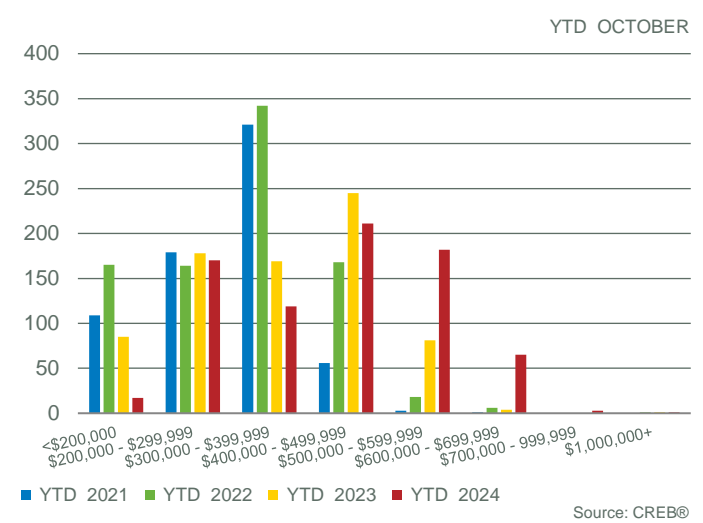


EAST

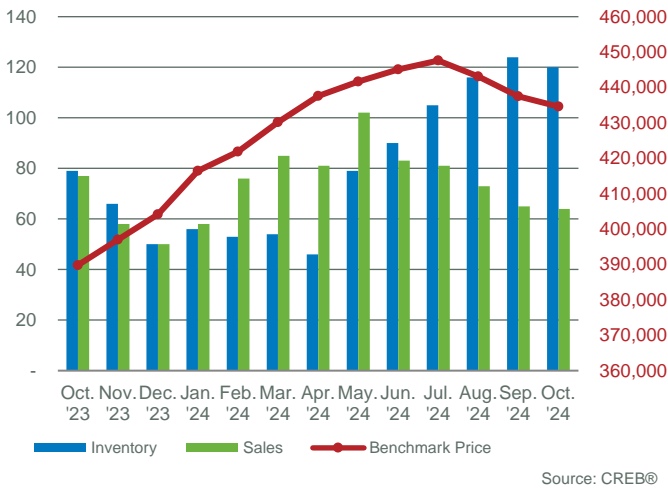
EAST TOTAL SALES



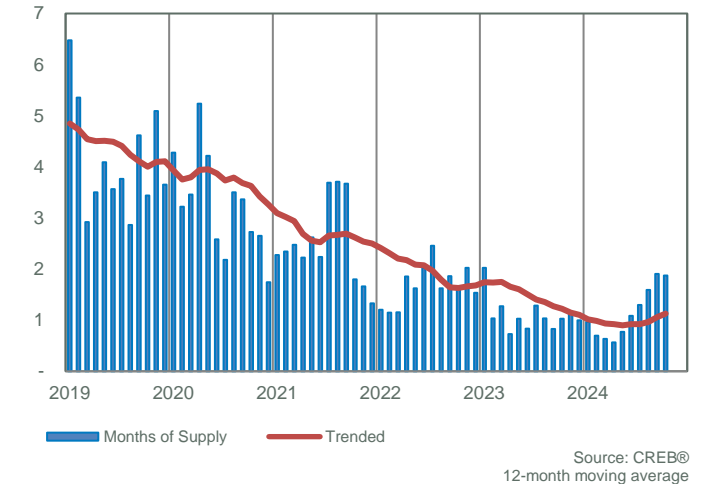
EAST TOTAL SALES BY PRICE RANGE



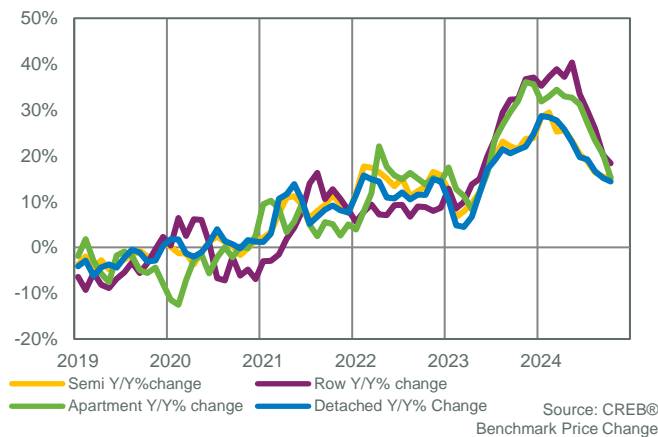
EAST INVENTORY AND SALES



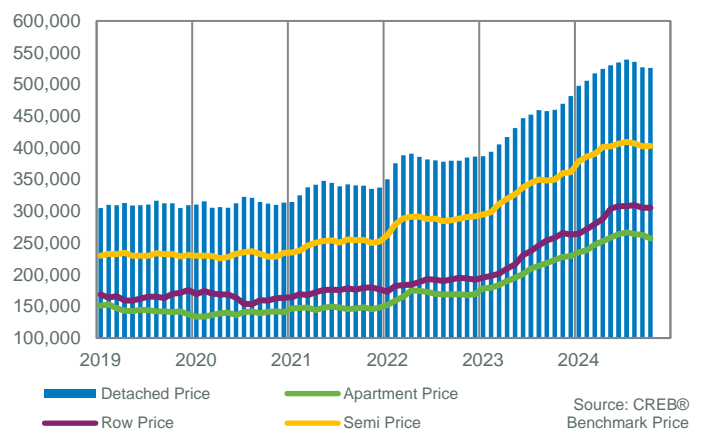
EAST MONTHS OF INVENTORY

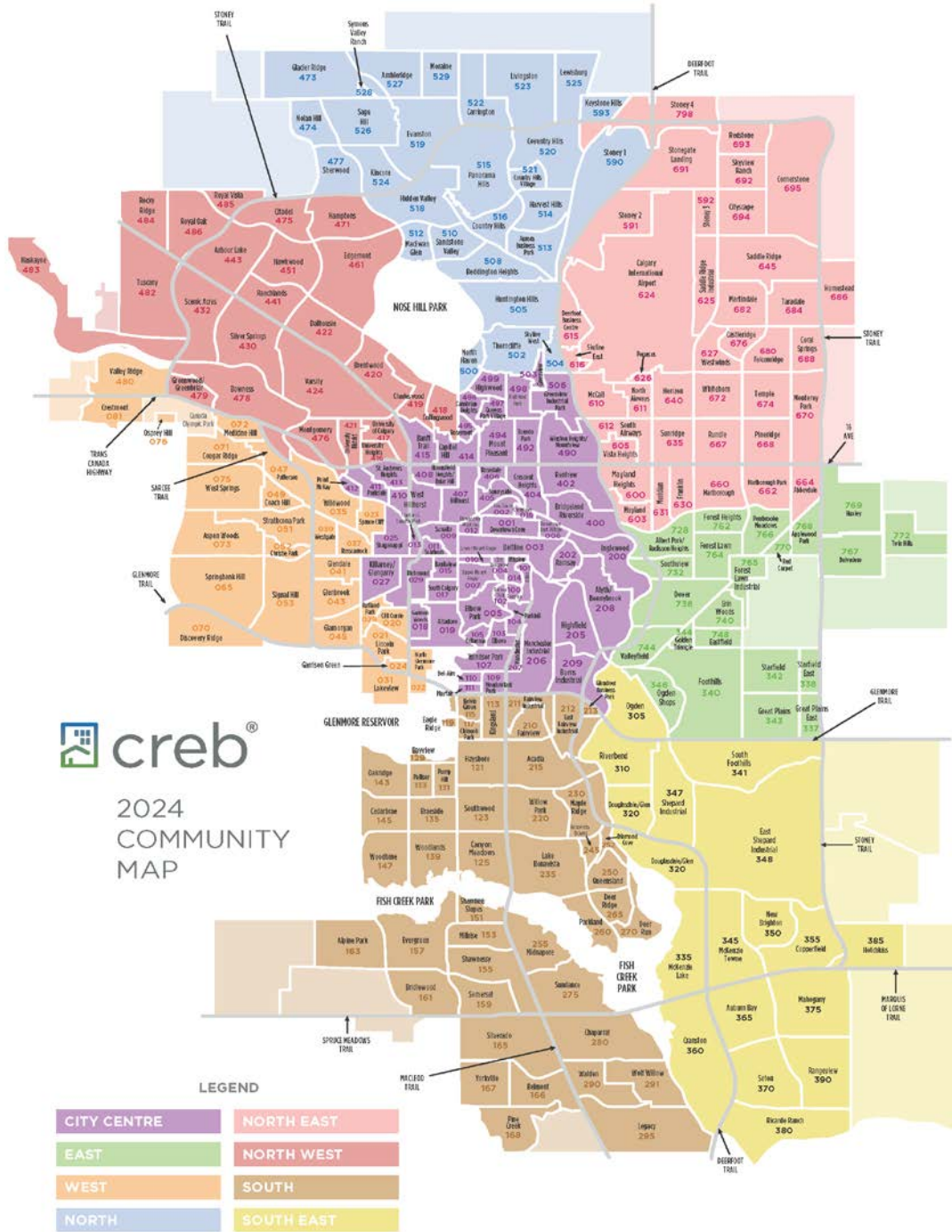


EAST PRICE CHANGE



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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