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MONTHLY STATISTICS PACKAGE

# City of Calgary

November  
2024



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**November 2024**

## Supply on the rise, but not across all price ranges

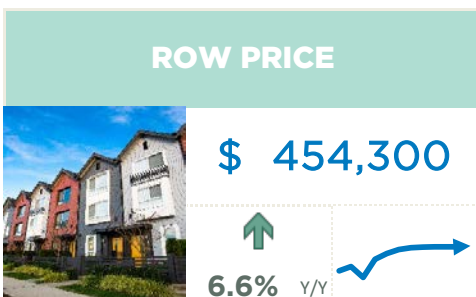
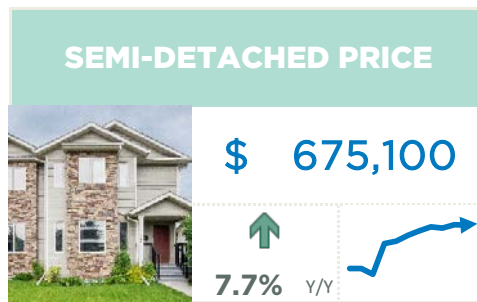
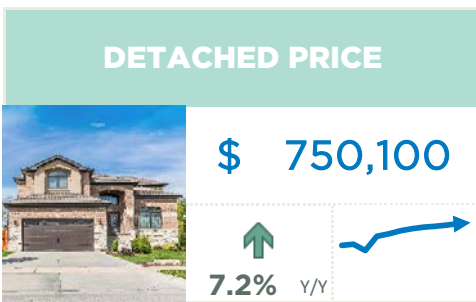
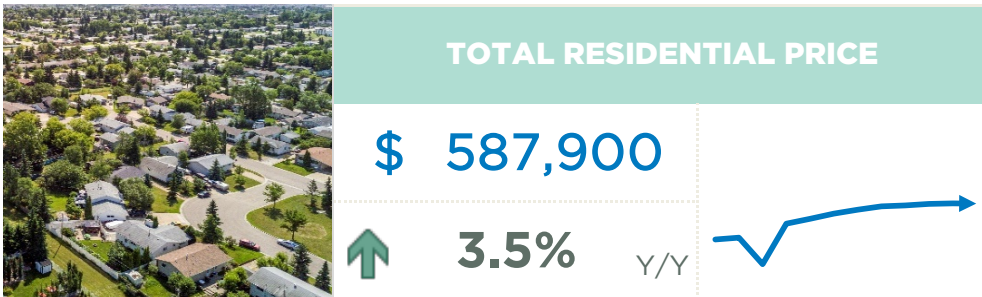
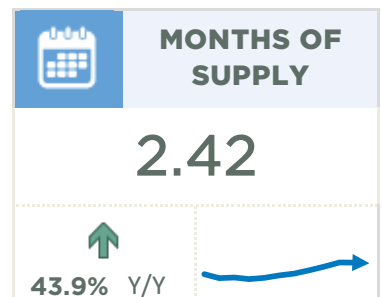
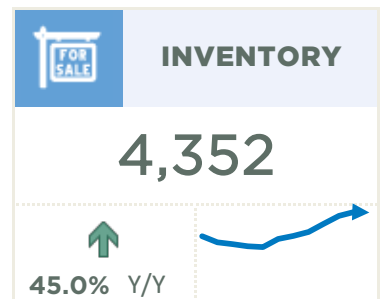
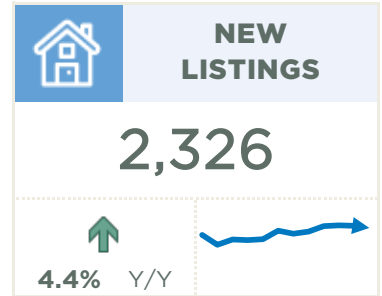
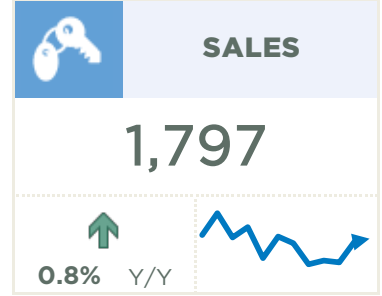
**Calgary, Alberta, December 2, 2024** - As we transition into winter, Calgary's housing market is following typical seasonal trends, with activity slowing compared to the fall. However, year-over-year demand remains relatively strong. In November, increased sales in detached, semi-detached, and row homes offset a decline in apartment condominium sales. The 1,797 sales for November mirrored last year's levels and remained 20 per cent above long-term trends for the month.

The significant shift lies in supply. Inventory levels rose to 4,352 units in November, a notable increase from the 3,000 units reported last year. Despite the recent gains, inventory levels remain below long-term trends for the month.

"Housing supply has been a challenge over the past several years due to the sudden rise in population," said Ann-Marie Lurie, Chief Economist at CREB®. "Rising new home construction has bolstered supply in rental, new home and resale ownership markets. However, supply improvements vary significantly by location, price range, and property type."

The months of supply have increased to over two months, representing a shift away from the extremely low levels seen earlier this year and in the past three Novembers, which reported under two months of supply. While these more balanced conditions are promising for potential buyers, many market segments still favour sellers.

Improved supply options have tempered the pace of price growth. Year-over-year gains range from nearly seven per cent for row homes to nine per cent for apartment-style units. The total residential benchmark price reached \$587,900, reflecting a year-over-year increase of just under four per cent. This slower growth reflects a shift toward more affordable row and apartment-style units. Seasonally adjusted prices have remained stable over the past four months despite unadjusted prices trending down in line with seasonal patterns.





## November 2024

### November 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                 | 865          | 6%        | 1,042        | 4%        | 1,853        | 29%        | 83%        | 2.14             | 22%        | \$750,100        | 7%        |
| Semi                     | 173          | 24%       | 226          | 24%       | 363          | 33%        | 77%        | 2.10             | 7%         | \$675,100        | 8%        |
| Row                      | 330          | 24%       | 403          | 9%        | 654          | 60%        | 82%        | 1.98             | 29%        | \$454,300        | 7%        |
| Apartment                | 429          | -24%      | 655          | -3%       | 1,482        | 68%        | 65%        | 3.45             | 120%       | \$337,800        | 9%        |
| <b>Total Residential</b> | <b>1,797</b> | <b>1%</b> | <b>2,326</b> | <b>4%</b> | <b>4,352</b> | <b>45%</b> | <b>77%</b> | <b>2.42</b>      | <b>44%</b> | <b>\$587,900</b> | <b>4%</b> |

### Year-to-Date

### November 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                 | 11,805        | -3%        | 16,694        | 6%         | 1,646        | 9%         | 71%        | 1.53             | 11%        | \$748,791        | 11%       |
| Semi                     | 2,232         | 5%         | 3,037         | 14%        | 291          | 10%        | 73%        | 1.43             | 5%         | \$668,264        | 11%       |
| Row                      | 4,419         | 3%         | 5,854         | 17%        | 508          | 32%        | 75%        | 1.26             | 29%        | \$452,882        | 15%       |
| Apartment                | 7,211         | -4%        | 10,480        | 12%        | 1,195        | 21%        | 69%        | 1.82             | 25%        | \$336,527        | 16%       |
| <b>Total Residential</b> | <b>25,667</b> | <b>-1%</b> | <b>36,065</b> | <b>10%</b> | <b>3,640</b> | <b>15%</b> | <b>71%</b> | <b>1.56</b>      | <b>17%</b> | <b>\$594,545</b> | <b>8%</b> |



### Detached

Rising sales for homes above \$600,000 offset the declines in the lower price ranges caused by limited supply choice. While inventory levels did improve, 85 per cent of the supply was priced above \$600,000. Improving supply caused the months of supply to push above two months in November, with higher months of supply reported for homes priced above \$700,000 and less than two months of supply for homes priced below that level. This variation within the market is likely to result in different price pressures. The unadjusted detached benchmark price was \$750,100, slightly lower than last month but over seven per cent higher than prices reported last year at this time. Year-over-year gains have ranged across the city, with slower growth reported in areas with the most competition from newer homes.



### Semi-Detached

There were 173 sales in November, an improvement over last year and contributing to the year-to-date growth of nearly five per cent. This was possible thanks to gains in new listings and higher supply levels. With two months of supply, conditions are not as tight as earlier in the year but still favour the seller, especially for properties priced below \$700,000. As of November, the unadjusted benchmark price was \$675,100, nearly eight per cent higher than last November. The pace of price growth has eased over the past several months, primarily due to seasonal factors. Benchmark prices ranged from \$926,800 in the City Centre district to \$409,300 in the East district of the city.



### Row

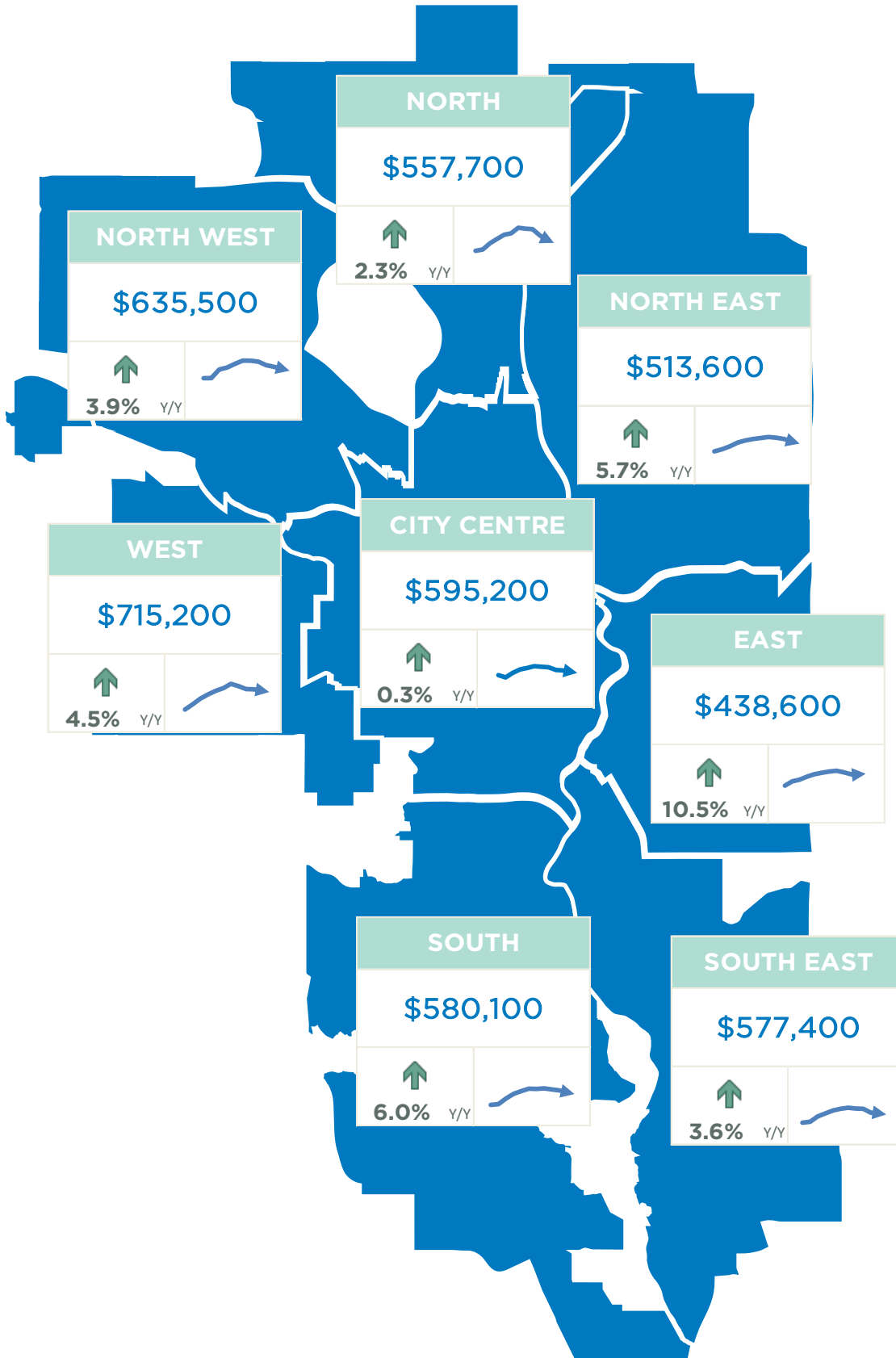
Row home sales improved in November compared to last year, contributing to nearly three percent of year-to-date gains. Sales have remained exceptionally strong over the past three years as purchasers seek more affordable options. At the same time, new listings have also improved relative to sales, supporting year-over-year gains in inventory levels. Despite inventory improvements, conditions remained relatively tight with nearly two months of supply. Following steep gains earlier in the year, the pace of price growth has eased. As of November, the unadjusted benchmark price was \$454,200, nearly seven per cent higher than last year. Year-to-date average benchmark prices have improved by nearly 15 per cent. Row prices in the City Centre were the highest at \$620,000, while the North East and East districts were the only areas to report benchmark prices below \$400,000.



### Apartment

Sales in November slowed over last year's record high. However, the 429 sales were still 47 per cent higher than long-term trends. New listings for apartment-style units have been on the rise. With 1,482 units available in November, more supply is available now than during the spring, and it is the only sector to see levels rise above long-term trends for the month. The additional supply caused the months of supply to push above three months and is taking some of the pressure off home prices. As of November, the unadjusted benchmark price was \$337,800, down over last month, but still nine per cent higher than last year. Supply has improved for units priced above \$200,000, but most gains have been in the \$300,000 - \$500,000 range.

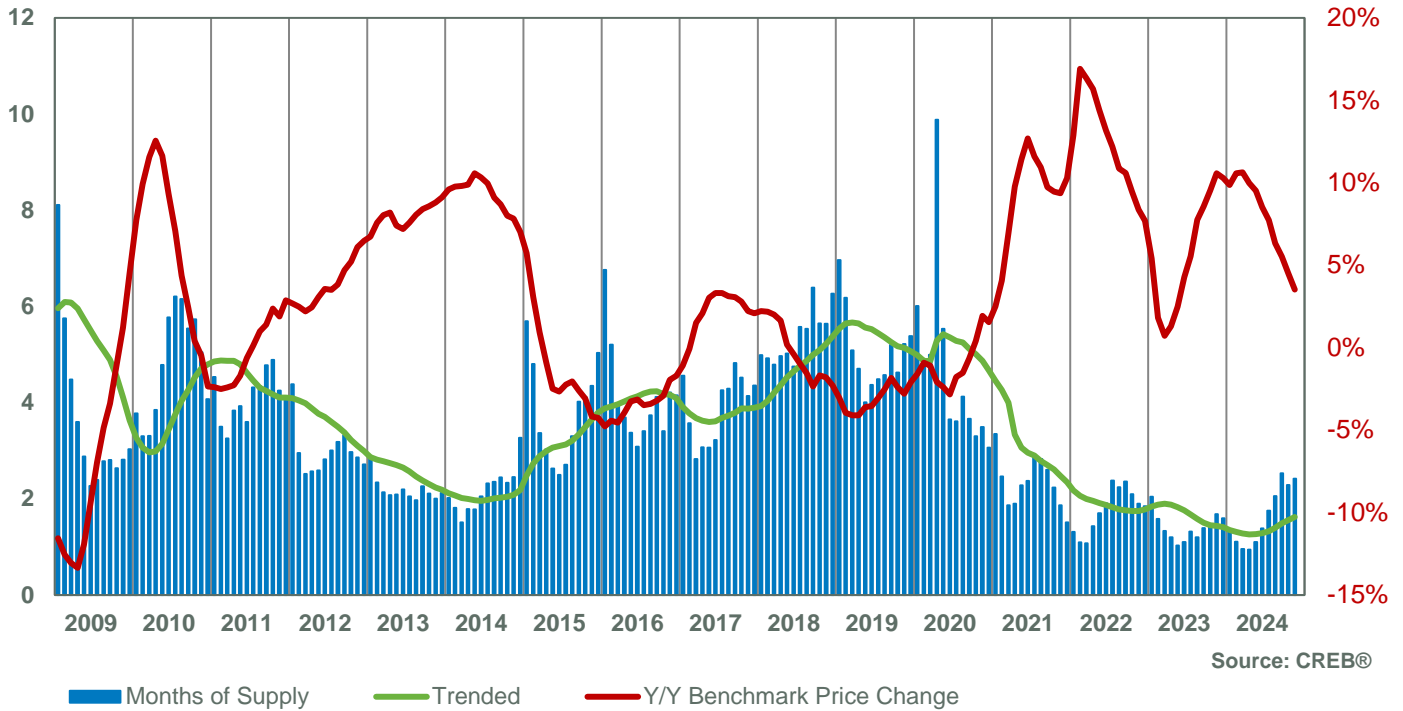
## November 2024 District Total Residential Benchmark Price



|                        | Nov-23        | Nov-24          | Y/Y % Change | 2023 YTD         | 2024 YTD         | % Change |
|------------------------|---------------|-----------------|--------------|------------------|------------------|----------|
| <b>CITY OF CALGARY</b> |               |                 |              |                  |                  |          |
| Total Sales            | 1,783         | 1,797           | 0.79%        | 26,044           | 25,667           | -1.45%   |
| Total Sales Volume     | \$962,572,758 | \$1,106,398,696 | 14.94%       | \$14,045,003,743 | \$15,584,691,080 | 10.96%   |
| New Listings           | 2,227         | 2,326           | 4.45%        | 32,752           | 36,065           | 10.12%   |
| Inventory              | 3,001         | 4,352           | 45.02%       | 3,155            | 3,640            | 15.37%   |
| Months of Supply       | 1.68          | 2.42            | 43.89%       | 1.33             | 1.56             | 17.06%   |
| Sales to New Listings  | 80.06%        | 77.26%          | -2.81%       | 79.52%           | 71.17%           | -8.35%   |
| Sales to List Price    | 99.43%        | 98.52%          | -0.92%       | 100.27%          | 100.41%          | 0.14%    |
| Days on Market         | 29            | 37              | 26.45%       | 26               | 25               | -4.65%   |
| Benchmark Price        | \$567,900     | \$587,900       | 3.52%        | \$551,400        | \$594,545        | 7.82%    |
| Median Price           | \$498,888     | \$573,000       | 14.86%       | \$495,000        | \$560,000        | 13.13%   |
| Average Price          | \$539,861     | \$615,692       | 14.05%       | \$539,280        | \$607,188        | 12.59%   |
| Index                  | 266           | 275             | 3.50%        | 257              | 277              | 8.01%    |

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

|                                      | Nov-23        | Nov-24        | Y/Y % Change | 2023 YTD        | 2024 YTD        | % Change |
|--------------------------------------|---------------|---------------|--------------|-----------------|-----------------|----------|
| <b>DETACHED</b>                      |               |               |              |                 |                 |          |
| Total Sales                          | 816           | 865           | 6.00%        | 12,122          | 11,805          | -2.62%   |
| Total Sales Volume                   | \$590,318,877 | \$679,383,403 | 15.09%       | \$8,717,180,107 | \$9,478,002,567 | 8.73%    |
| New Listings                         | 998           | 1,042         | 4.41%        | 15,765          | 16,694          | 5.89%    |
| Inventory                            | 1,435         | 1,853         | 29.13%       | 1,516           | 1,646           | 8.58%    |
| Months of Supply                     | 1.76          | 2.14          | 21.81%       | 1.38            | 1.53            | 11.50%   |
| Sales to New Listings Ratio          | 81.76%        | 83.01%        | 1.25%        | 76.89%          | 70.71%          | -6.18%   |
| Sales to List Price Ratio            | 99.11%        | 98.92%        | -0.19%       | 100.42%         | 100.56%         | 0.14%    |
| Days on Market                       | 32            | 34            | 8.34%        | 25              | 24              | -3.62%   |
| Benchmark Price                      | \$699,400     | \$750,100     | 7.25%        | \$673,800       | \$748,791       | 11.13%   |
| Median Price                         | \$650,000     | \$710,000     | 9.23%        | \$645,000       | \$715,000       | 10.85%   |
| Average Price                        | \$723,430     | \$785,414     | 8.57%        | \$719,121       | \$802,880       | 11.65%   |
| <b>APARTMENT</b>                     |               |               |              |                 |                 |          |
| Total Sales                          | 562           | 429           | -23.67%      | 7,483           | 7,211           | -3.63%   |
| Total Sales Volume                   | \$177,063,755 | \$151,751,267 | -14.30%      | \$2,289,220,743 | \$2,509,807,124 | 9.64%    |
| New Listings                         | 677           | 655           | -3.25%       | 9,344           | 10,480          | 12.16%   |
| Inventory                            | 883           | 1,482         | 67.84%       | 991             | 1,195           | 20.63%   |
| Months of Supply                     | 1.57          | 3.45          | 119.87%      | 1.46            | 1.82            | 25.18%   |
| Sales to New Listings Ratio          | 83.01%        | 65.50%        | -17.52%      | 80.08%          | 68.81%          | -11.28%  |
| Sales to List Price Ratio            | 99.17%        | 97.52%        | -1.65%       | 99.11%          | 99.53%          | 0.42%    |
| Days on Market                       | 29            | 45            | 55.25%       | 30              | 28              | -6.72%   |
| Benchmark Price                      | \$310,100     | \$337,800     | 8.93%        | \$290,609       | \$336,527       | 15.80%   |
| Median Price                         | \$293,000     | \$325,000     | 10.92%       | \$280,000       | \$324,900       | 16.04%   |
| Average Price                        | \$315,060     | \$353,733     | 12.27%       | \$305,923       | \$348,053       | 13.77%   |
| <b>CITY OF CALGARY SEMI-DETACHED</b> |               |               |              |                 |                 |          |
| Total Sales                          | 139           | 173           | 24.46%       | 2,133           | 2,232           | 4.64%    |
| Total Sales Volume                   | \$87,544,144  | \$121,520,091 | 38.81%       | \$1,288,636,777 | \$1,528,127,521 | 18.58%   |
| New Listings                         | 182           | 226           | 24.18%       | 2,654           | 3,037           | 14.43%   |
| Inventory                            | 273           | 363           | 32.97%       | 265             | 291             | 9.78%    |
| Months of Supply                     | 1.96          | 2.10          | 6.83%        | 1.37            | 1.43            | 4.91%    |
| Sales to New Listings Ratio          | 76.37%        | 76.55%        | 0.18%        | 80.37%          | 73.49%          | -6.88%   |
| Sales to List Price Ratio            | 100.06%       | 98.91%        | -1.15%       | 100.67%         | 100.88%         | 0.21%    |
| Days on Market                       | 27            | 31            | 13.85%       | 26              | 24              | -8.95%   |
| Benchmark Price                      | \$626,800     | \$675,100     | 7.71%        | \$601,091       | \$668,264       | 11.18%   |
| Median Price                         | \$582,000     | \$635,000     | 9.11%        | \$542,000       | \$610,000       | 12.55%   |
| Average Price                        | \$629,814     | \$702,428     | 11.53%       | \$604,143       | \$684,645       | 13.33%   |
| <b>CITY OF CALGARY ROW</b>           |               |               |              |                 |                 |          |
| Total Sales                          | 266           | 330           | 24.06%       | 4,306           | 4,419           | 2.62%    |
| Total Sales Volume                   | \$107,645,982 | \$153,743,935 | 42.82%       | \$1,749,966,116 | \$2,068,753,869 | 18.22%   |
| New Listings                         | 370           | 403           | 8.92%        | 4,989           | 5,854           | 17.34%   |
| Inventory                            | 410           | 654           | 59.51%       | 383             | 508             | 32.49%   |
| Months of Supply                     | 1.54          | 1.98          | 28.58%       | 0.98            | 1.26            | 29.10%   |
| Sales to New Listings Ratio          | 71.89%        | 81.89%        | 9.99%        | 86.31%          | 75.49%          | -10.82%  |
| Sales to List Price Ratio            | 100.67%       | 98.55%        | -2.11%       | 101.65%         | 101.22%         | -0.42%   |
| Days on Market                       | 22            | 35            | 59.12%       | 23              | 23              | 0.31%    |
| Benchmark Price                      | \$426,300     | \$454,300     | 6.57%        | \$393,973       | \$452,882       | 14.95%   |
| Median Price                         | \$401,000     | \$449,000     | 11.97%       | \$395,000       | \$455,000       | 15.19%   |
| Average Price                        | \$404,684     | \$465,891     | 15.12%       | \$406,402       | \$468,150       | 15.19%   |

For a list of definitions, see page 29.

| November 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          | 90         | 118          | 76.27%                      | 281          | 3.12             | \$955,000        | 8.14%                                 | -0.03%                                  |
| North East           | 106        | 180          | 58.89%                      | 357          | 3.37             | \$601,600        | 7.76%                                 | -1.17%                                  |
| North                | 113        | 142          | 79.58%                      | 279          | 2.47             | \$679,900        | 4.81%                                 | -0.38%                                  |
| North West           | 127        | 107          | 118.69%                     | 163          | 1.28             | \$778,200        | 7.01%                                 | -0.83%                                  |
| West                 | 79         | 87           | 90.80%                      | 134          | 1.70             | \$962,600        | 8.12%                                 | -0.18%                                  |
| South                | 189        | 204          | 92.65%                      | 324          | 1.71             | \$720,200        | 8.46%                                 | -0.68%                                  |
| South East           | 129        | 161          | 80.12%                      | 232          | 1.80             | \$717,500        | 6.15%                                 | -0.75%                                  |
| East                 | 28         | 33           | 84.85%                      | 55           | 1.96             | \$532,500        | 13.42%                                | 1.20%                                   |
| <b>TOTAL CITY</b>    | <b>865</b> | <b>1,042</b> | <b>83.01%</b>               | <b>1,853</b> | <b>2.14</b>      | <b>\$750,100</b> | <b>7.25%</b>                          | <b>-0.50%</b>                           |
| <b>Apartment</b>     |            |              |                             |              |                  |                  |                                       |   |
| City Centre          | 179        | 263          | 68.06%                      | 639          | 3.57             | \$343,900        | 5.75%                                 | -1.15%                                  |
| North East           | 26         | 67           | 38.81%                      | 164          | 6.31             | \$306,900        | 11.84%                                | -0.23%                                  |
| North                | 35         | 67           | 52.24%                      | 150          | 4.29             | \$339,700        | 10.08%                                | -1.82%                                  |
| North West           | 38         | 30           | 126.67%                     | 96           | 2.53             | \$316,600        | 9.47%                                 | -1.68%                                  |
| West                 | 46         | 59           | 77.97%                      | 104          | 2.26             | \$363,800        | 13.69%                                | -0.87%                                  |
| South                | 51         | 102          | 50.00%                      | 183          | 3.59             | \$318,600        | 13.46%                                | -1.33%                                  |
| South East           | 46         | 54           | 85.19%                      | 118          | 2.57             | \$364,700        | 9.72%                                 | -0.92%                                  |
| East                 | 8          | 13           | 61.54%                      | 25           | 3.13             | \$255,900        | 12.29%                                | -0.39%                                  |
| <b>TOTAL CITY</b>    | <b>429</b> | <b>655</b>   | <b>65.50%</b>               | <b>1,482</b> | <b>3.45</b>      | <b>\$337,800</b> | <b>8.93%</b>                          | <b>-1.14%</b>                           |
| <b>Semi-detached</b> |            |              |                             |              |                  |                  |                                       |   |
| City Centre          | 49         | 68           | 72.06%                      | 129          | 2.63             | \$926,800        | 7.32%                                 | -0.40%                                  |
| North East           | 22         | 34           | 64.71%                      | 49           | 2.23             | \$439,100        | 10.44%                                | -0.36%                                  |
| North                | 16         | 28           | 57.14%                      | 38           | 2.38             | \$514,100        | 3.63%                                 | -0.94%                                  |
| North West           | 15         | 25           | 60.00%                      | 32           | 2.13             | \$648,500        | 7.26%                                 | -0.78%                                  |
| West                 | 14         | 13           | 107.69%                     | 26           | 1.86             | \$787,900        | 4.63%                                 | -1.09%                                  |
| South                | 26         | 26           | 100.00%                     | 38           | 1.46             | \$533,000        | 9.69%                                 | -0.65%                                  |
| South East           | 26         | 28           | 92.86%                      | 36           | 1.38             | \$516,300        | 7.56%                                 | -0.10%                                  |
| East                 | 5          | 4            | 125.00%                     | 8            | 1.60             | \$409,300        | 13.73%                                | 1.56%                                   |
| <b>TOTAL CITY</b>    | <b>173</b> | <b>226</b>   | <b>76.55%</b>               | <b>363</b>   | <b>2.10</b>      | <b>\$675,100</b> | <b>7.71%</b>                          | <b>-0.28%</b>                           |
| <b>Row</b>           |            |              |                             |              |                  |                  |                                       |   |
| City Centre          | 39         | 38           | 102.63%                     | 76           | 1.95             | \$620,000        | 5.35%                                 | 0.42%                                   |
| North East           | 45         | 76           | 59.21%                      | 143          | 3.18             | \$372,400        | 9.11%                                 | -1.14%                                  |
| North                | 53         | 71           | 74.65%                      | 116          | 2.19             | \$422,300        | 4.89%                                 | -0.59%                                  |
| North West           | 29         | 26           | 111.54%                     | 48           | 1.66             | \$452,300        | 8.05%                                 | -0.15%                                  |
| West                 | 42         | 39           | 107.69%                     | 63           | 1.50             | \$473,700        | 6.86%                                 | -1.09%                                  |
| South                | 63         | 69           | 91.30%                      | 86           | 1.37             | \$408,700        | 10.70%                                | -0.22%                                  |
| South East           | 50         | 69           | 72.46%                      | 95           | 1.90             | \$458,200        | 7.31%                                 | -1.12%                                  |
| East                 | 7          | 13           | 53.85%                      | 22           | 3.14             | \$309,200        | 16.46%                                | 1.21%                                   |
| <b>TOTAL CITY</b>    | <b>330</b> | <b>403</b>   | <b>81.89%</b>               | <b>654</b>   | <b>1.98</b>      | <b>\$454,300</b> | <b>6.57%</b>                          | <b>-0.50%</b>                           |

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

## City of Calgary

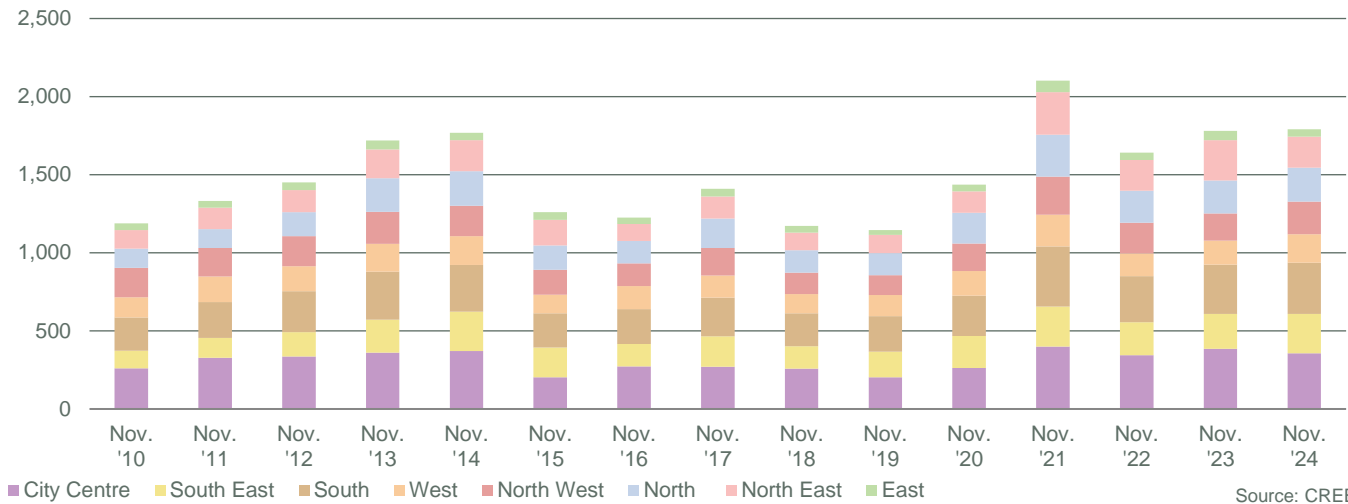
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Nov. 2024

TOTAL SALES

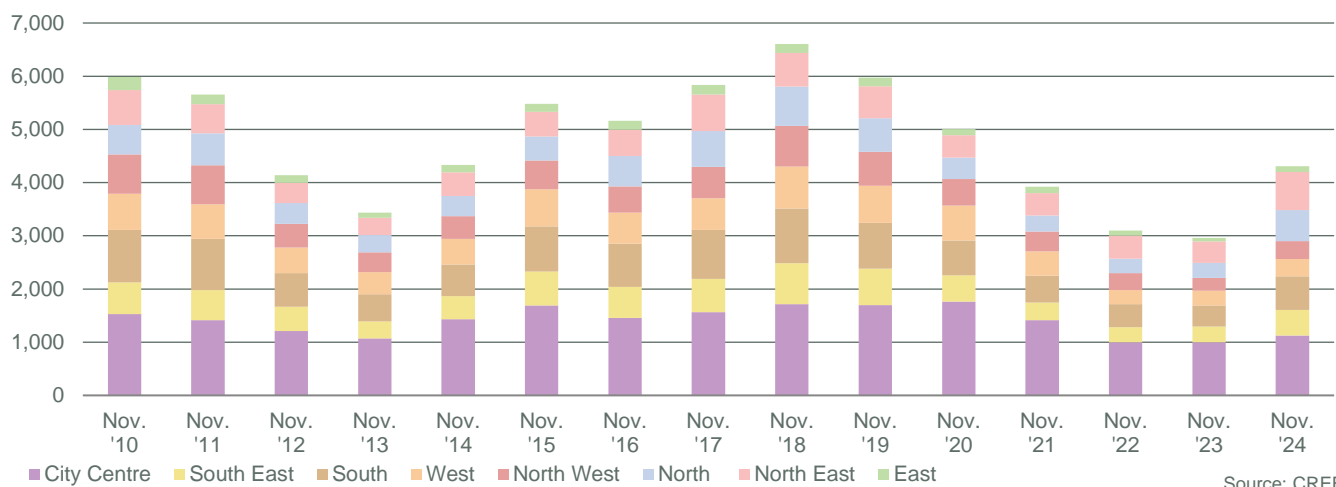
NOVEMBER



Source: CREB®

TOTAL INVENTORY

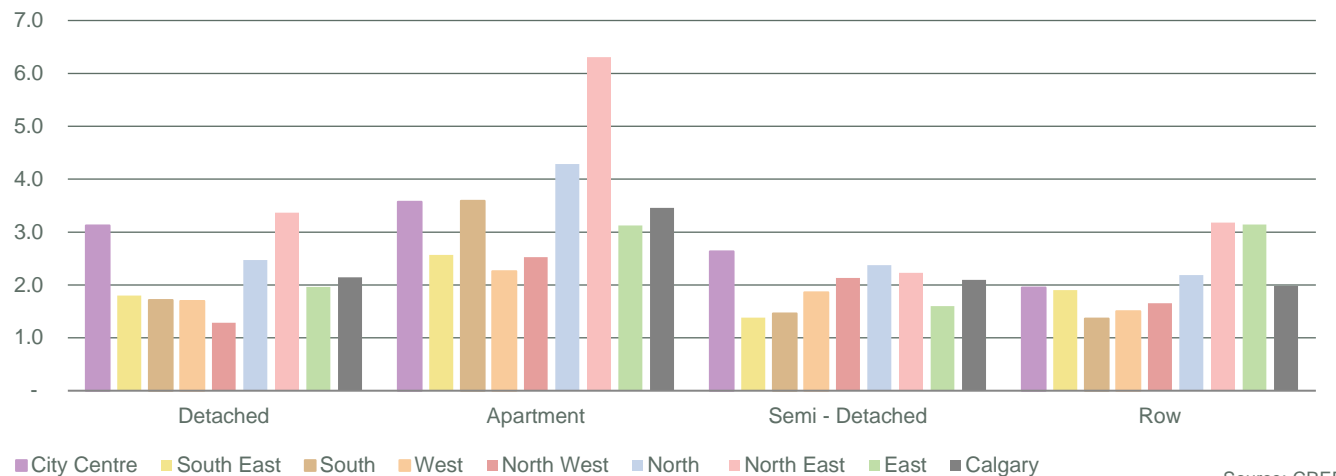
NOVEMBER



Source: CREB®

MONTHS OF SUPPLY

NOVEMBER



Source: CREB®

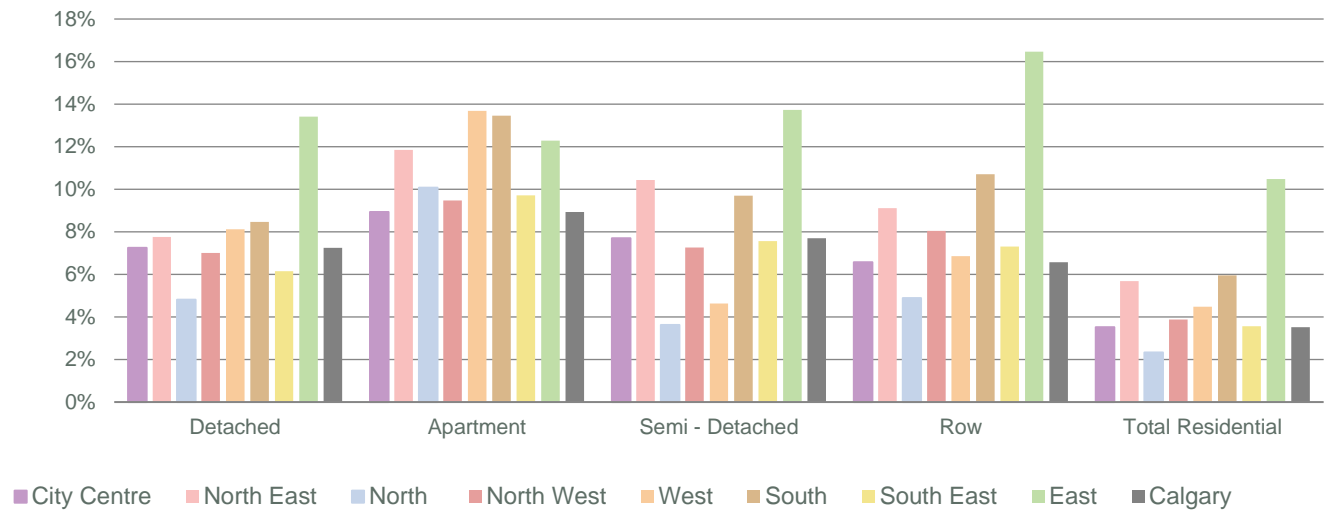


## BENCHMARK PRICE - NOVEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

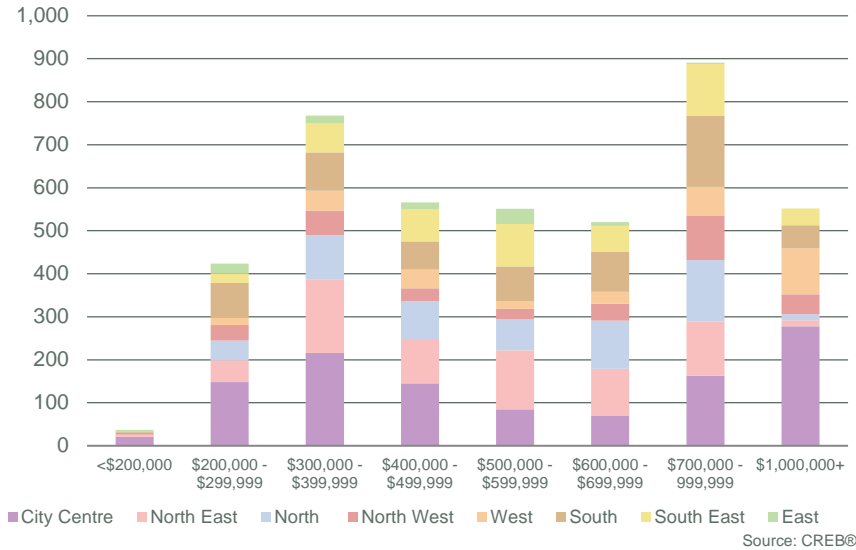


Source: CREB®

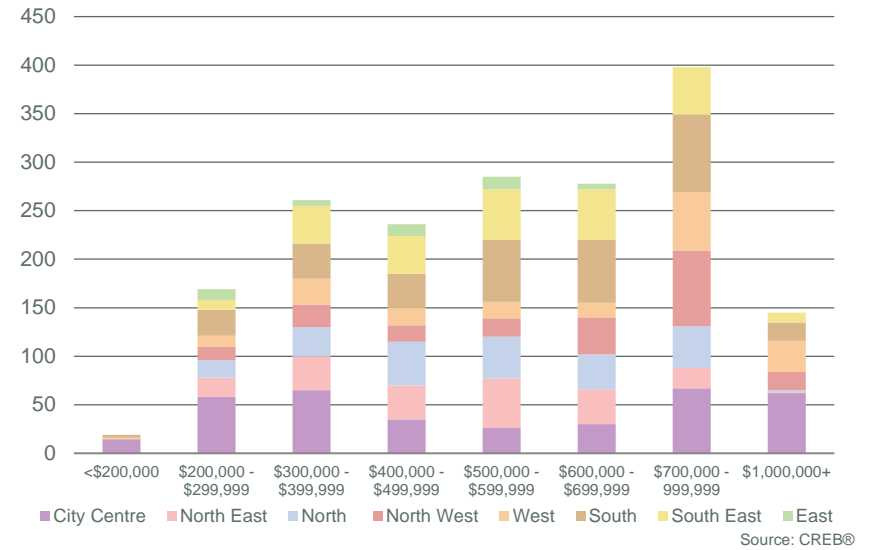
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

|                                  | 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               |

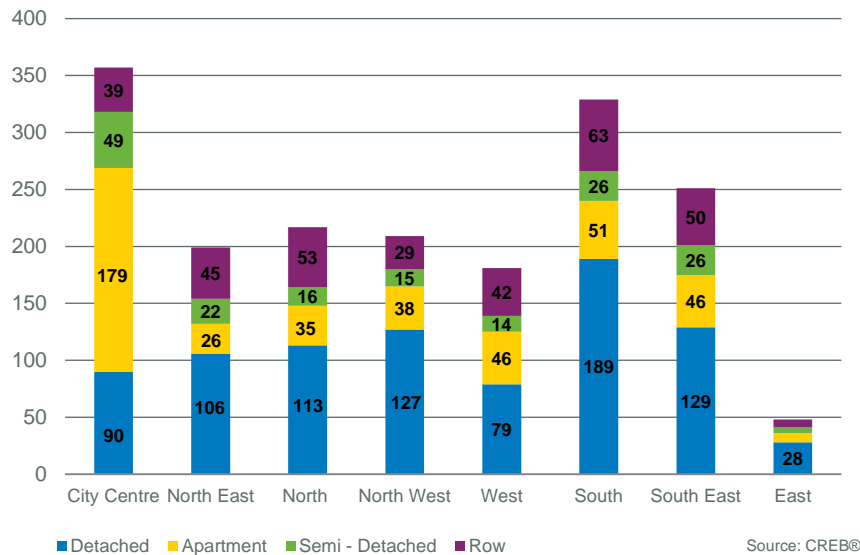
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



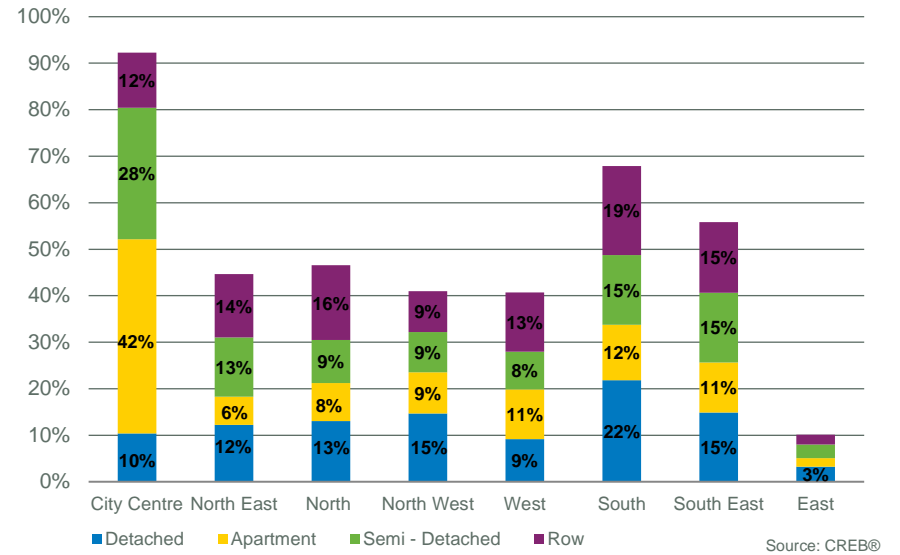
TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER



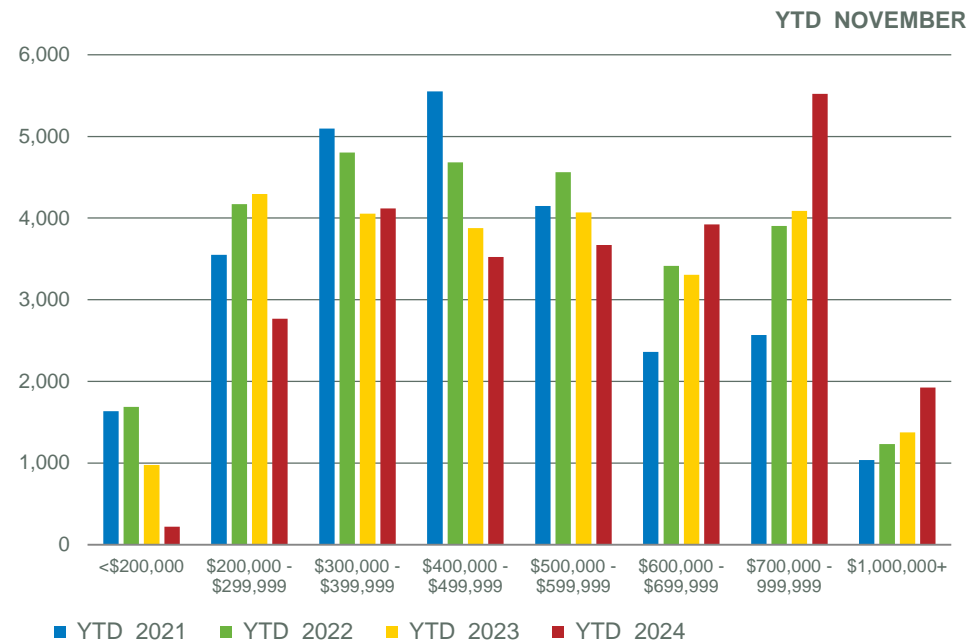
SHARE OF CITY WIDE SALES - NOVEMBER



|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <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   | 2,374   | 2,182   | 2,000   | 2,172   | 1,797   |         |
| New Listings    | 2,137   | 2,711   | 3,173   | 3,491   | 4,337   | 3,798   | 3,603   | 3,537   | 3,688   | 3,264   | 2,326   |         |
| Inventory       | 2,158   | 2,360   | 2,546   | 2,722   | 3,412   | 3,790   | 4,165   | 4,496   | 5,069   | 4,968   | 4,352   |         |
| Days on Market  | 34      | 24      | 20      | 20      | 19      | 20      | 24      | 27      | 28      | 32      | 37      |         |
| Benchmark Price | 567,200 | 582,200 | 592,000 | 599,500 | 605,300 | 608,000 | 606,700 | 601,800 | 596,900 | 592,500 | 587,900 |         |
| Median Price    | 523,000 | 548,300 | 557,000 | 566,250 | 562,500 | 570,444 | 562,500 | 556,500 | 565,000 | 575,000 | 573,000 |         |
| Average Price   | 569,389 | 583,107 | 596,211 | 608,535 | 612,804 | 623,182 | 606,425 | 609,230 | 622,205 | 620,946 | 615,692 |         |
| Index           | 266     | 273     | 277     | 281     | 283     | 285     | 284     | 282     | 279     | 277     | 275     |         |

|                            | Nov-23 | Nov-24 | YTD 2023 | YTD 2024 |
|----------------------------|--------|--------|----------|----------|
| <b>CALGARY TOTAL SALES</b> |        |        |          |          |
| <\$100,000                 | -      | -      | 5        | -        |
| \$100,000 - \$149,999      | 3      | 1      | 130      | 16       |
| \$150,000 - \$199,999      | 40     | 18     | 843      | 205      |
| \$200,000 - \$249,999      | 137    | 62     | 1,922    | 974      |
| \$250,000 - \$299,999      | 169    | 107    | 2,373    | 1,794    |
| \$300,000 - \$349,999      | 155    | 129    | 2,059    | 2,290    |
| \$350,000 - \$399,999      | 131    | 132    | 1,996    | 1,830    |
| \$400,000 - \$449,999      | 128    | 123    | 1,970    | 1,726    |
| \$450,000 - \$499,999      | 131    | 114    | 1,908    | 1,797    |
| \$500,000 - \$549,999      | 146    | 133    | 2,168    | 1,734    |
| \$550,000 - \$599,999      | 140    | 153    | 1,900    | 1,935    |
| \$600,000 - \$649,999      | 113    | 129    | 1,772    | 2,082    |
| \$650,000 - \$699,999      | 107    | 149    | 1,532    | 1,839    |
| \$700,000 - \$749,999      | 97     | 105    | 1,226    | 1,485    |
| \$750,000 - \$799,999      | 73     | 96     | 966      | 1,344    |
| \$800,000 - \$849,999      | 47     | 76     | 701      | 941      |
| \$850,000 - \$899,999      | 31     | 57     | 543      | 804      |
| \$900,000 - \$949,999      | 20     | 44     | 311      | 541      |
| \$950,000 - \$999,999      | 18     | 24     | 342      | 406      |
| \$1,000,000 - \$1,299,999  | 56     | 88     | 735      | 1,042    |
| \$1,300,000 - \$1,499,999  | 16     | 25     | 232      | 344      |
| \$1,500,000 - \$1,999,999  | 17     | 23     | 255      | 331      |
| \$2,000,000 +              | 8      | 9      | 155      | 207      |
|                            | 1,783  | 1,797  | 26,044   | 25,667   |

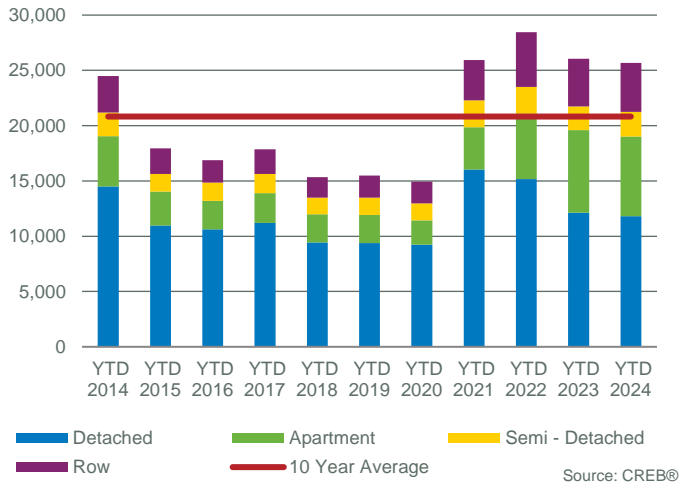
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

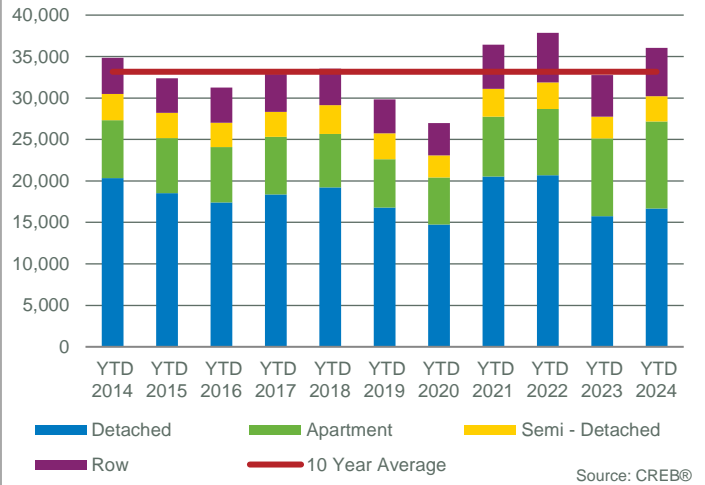
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

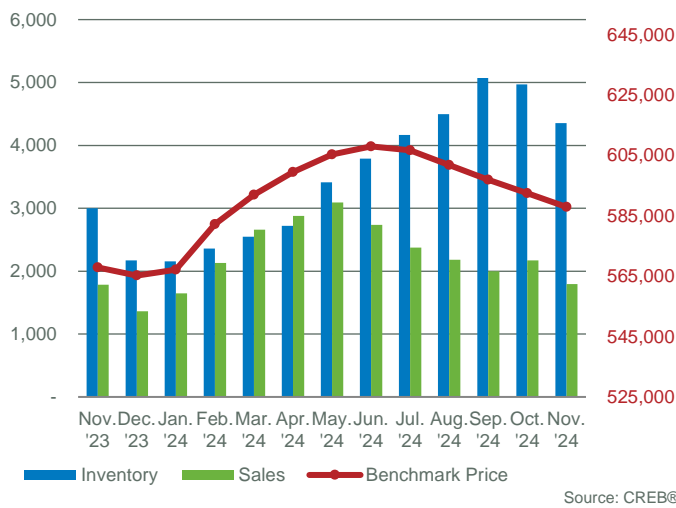


CITY OF CALGARY TOTAL NEW LISTINGS

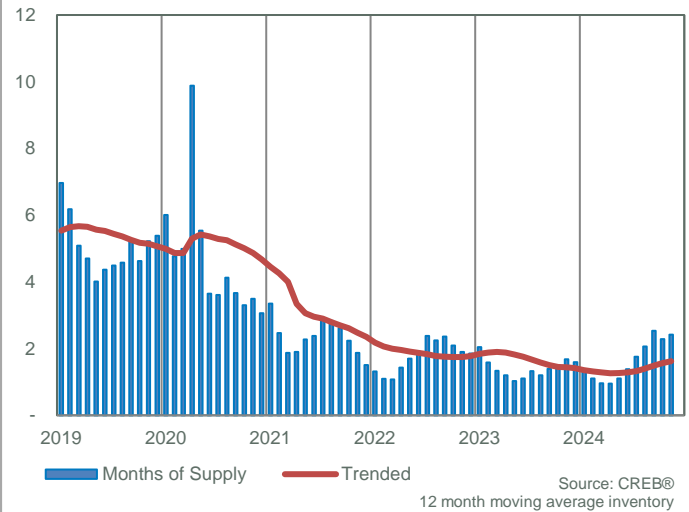
YTD NOVEMBER



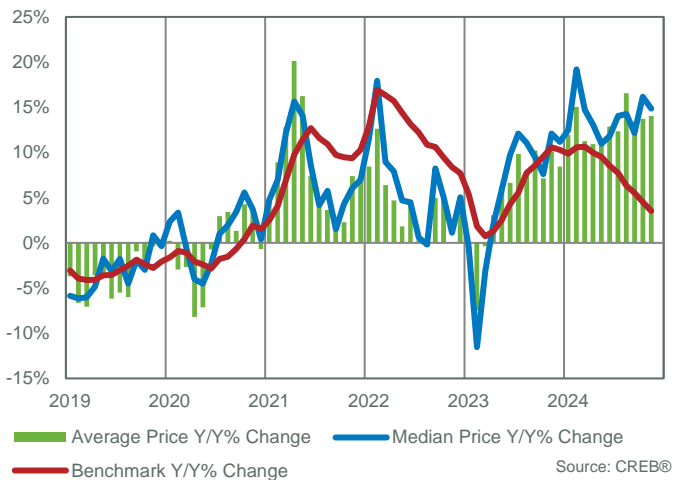
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

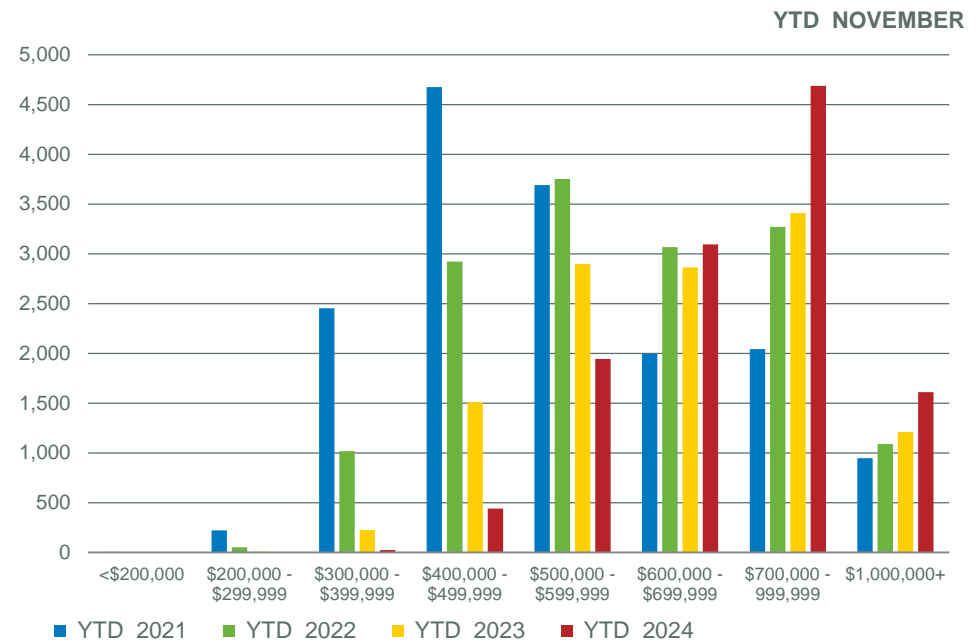




|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>2023</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| 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   | 1,093   | 1,024   | 942     | 1,070   | 865     |         |
| New Listings    | 954     | 1,194   | 1,386   | 1,629   | 2,037   | 1,809   | 1,721   | 1,594   | 1,792   | 1,536   | 1,042   |         |
| Inventory       | 999     | 1,056   | 1,120   | 1,219   | 1,599   | 1,776   | 1,954   | 2,014   | 2,318   | 2,199   | 1,853   |         |
| Days on Market  | 34      | 25      | 20      | 19      | 18      | 19      | 24      | 26      | 27      | 32      | 34      |         |
| Benchmark Price | 701,500 | 723,700 | 739,400 | 751,200 | 761,800 | 767,600 | 767,800 | 762,600 | 757,100 | 753,900 | 750,100 |         |
| Median Price    | 690,000 | 710,000 | 719,195 | 725,000 | 730,000 | 728,000 | 705,000 | 701,500 | 710,000 | 699,850 | 710,000 |         |
| Average Price   | 759,239 | 777,236 | 801,848 | 796,830 | 823,167 | 829,335 | 803,854 | 804,979 | 820,026 | 802,384 | 785,414 |         |
| Index           | 288     | 297     | 304     | 308     | 313     | 315     | 315     | 313     | 311     | 310     | 308     |         |

|                            | Nov-23 | Nov-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      | 2      | 35       | 5        |
| \$350,000 - \$399,999      | 6      | -      | 190      | 19       |
| \$400,000 - \$449,999      | 27     | 6      | 563      | 89       |
| \$450,000 - \$499,999      | 53     | 32     | 945      | 353      |
| \$500,000 - \$549,999      | 109    | 57     | 1,428    | 705      |
| \$550,000 - \$599,999      | 111    | 98     | 1,470    | 1,238    |
| \$600,000 - \$649,999      | 94     | 93     | 1,505    | 1,555    |
| \$650,000 - \$699,999      | 93     | 120    | 1,360    | 1,541    |
| \$700,000 - \$749,999      | 77     | 97     | 1,080    | 1,310    |
| \$750,000 - \$799,999      | 64     | 87     | 812      | 1,188    |
| \$800,000 - \$849,999      | 37     | 63     | 564      | 796      |
| \$850,000 - \$899,999      | 27     | 45     | 431      | 669      |
| \$900,000 - \$949,999      | 18     | 34     | 250      | 427      |
| \$950,000 - \$999,999      | 14     | 15     | 274      | 297      |
| \$1,000,000 - \$1,299,999  | 47     | 67     | 621      | 822      |
| \$1,300,000 - \$1,499,999  | 15     | 20     | 214      | 293      |
| \$1,500,000 - \$1,999,999  | 16     | 21     | 230      | 300      |
| \$2,000,000 +              | 7      | 8      | 143      | 196      |
|                            | 816    | 865    | 12,122   | 11,805   |

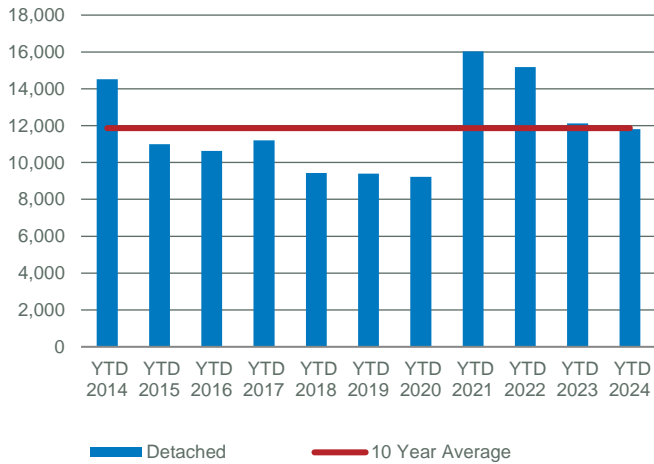
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

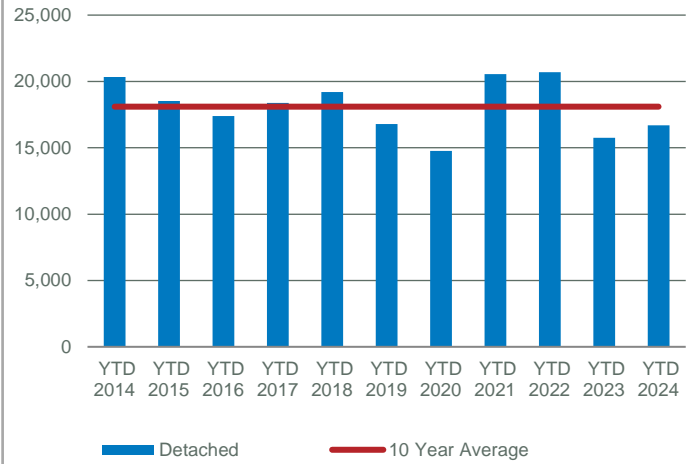
YTD NOVEMBER



Source: CREB®

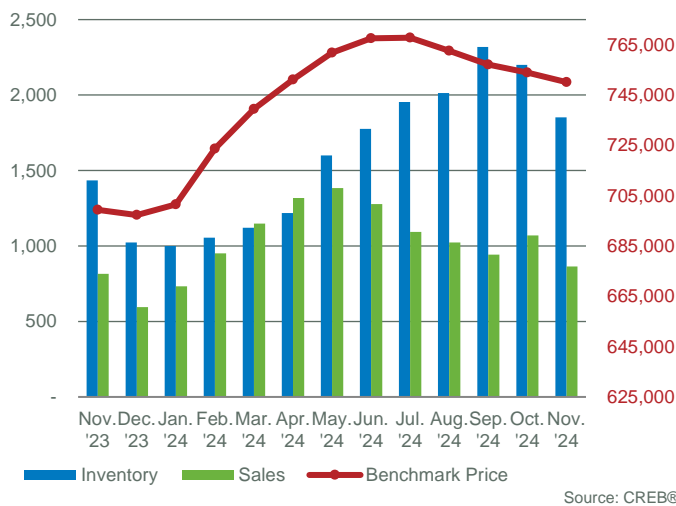
CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



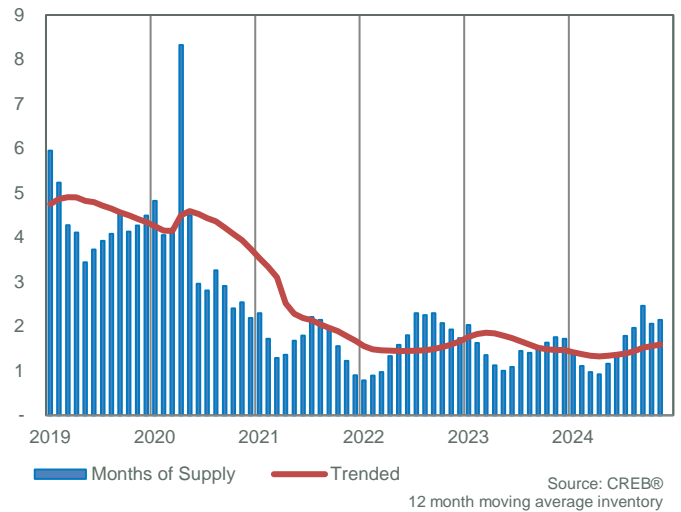
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



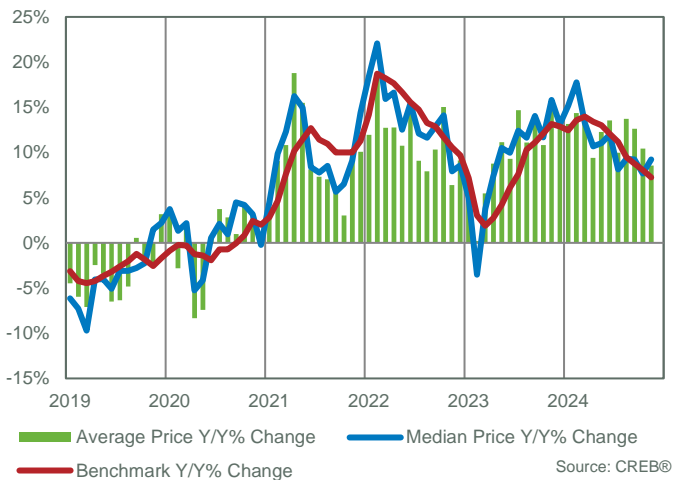
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



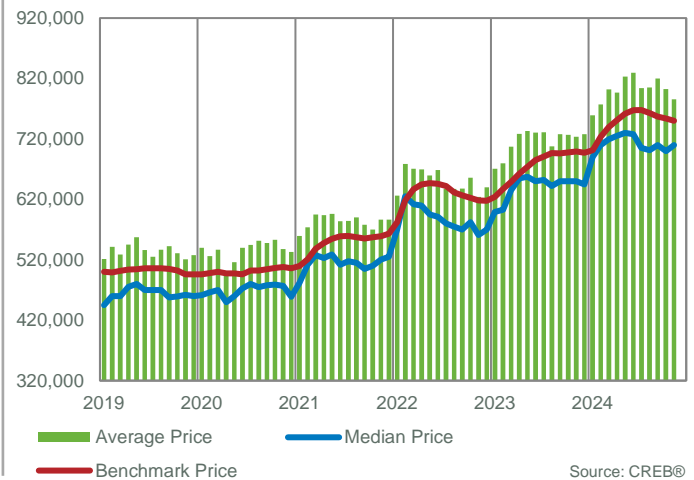
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

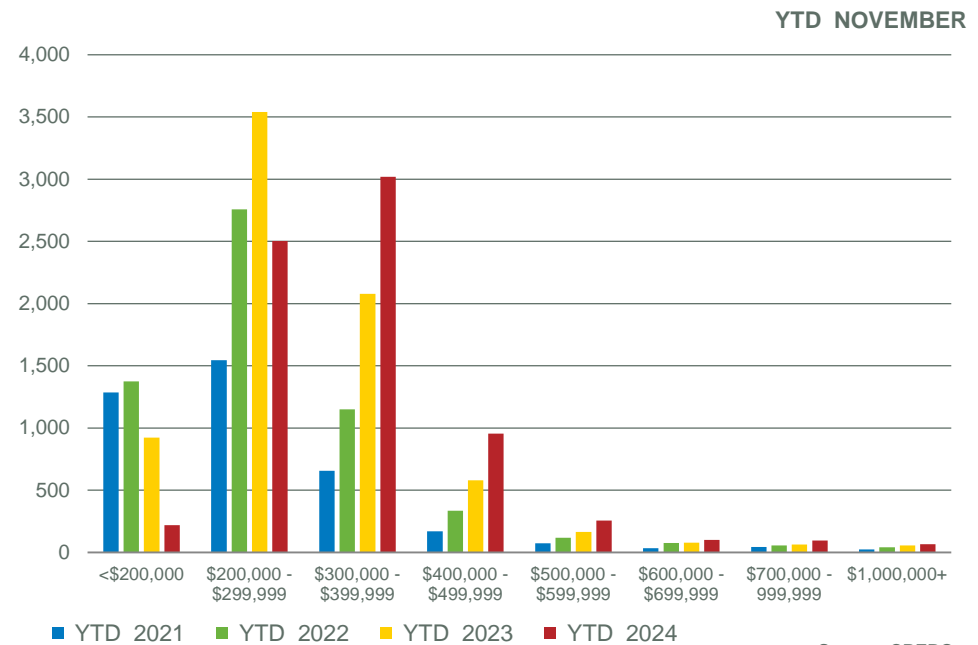


Source: CREB®

|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <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     | 429     |         |
| New Listings    | 638     | 836     | 990     | 1,049   | 1,250   | 1,106   | 1,043   | 1,001   | 991     | 921     | 655     |         |
| Inventory       | 682     | 773     | 861     | 951     | 1,113   | 1,223   | 1,369   | 1,478   | 1,621   | 1,593   | 1,482   |         |
| Days on Market  | 35      | 26      | 23      | 23      | 22      | 23      | 27      | 32      | 33      | 35      | 45      |         |
| Benchmark Price | 314,700 | 321,500 | 327,600 | 335,500 | 340,500 | 344,700 | 346,300 | 346,500 | 345,000 | 341,700 | 337,800 |         |
| Median Price    | 308,000 | 315,000 | 317,500 | 330,000 | 327,000 | 335,000 | 319,500 | 325,000 | 330,000 | 315,000 | 325,000 |         |
| Average Price   | 337,011 | 332,295 | 341,280 | 358,612 | 349,055 | 357,432 | 341,379 | 353,894 | 348,389 | 351,998 | 353,733 |         |
| Index           | 237     | 243     | 247     | 253     | 257     | 260     | 261     | 261     | 260     | 258     | 255     |         |

|                            | Nov-23 | Nov-24 | YTD 2023 | YTD 2024 |
|----------------------------|--------|--------|----------|----------|
| <b>CALGARY TOTAL SALES</b> |        |        |          |          |
| <\$100,000                 | -      | -      | 5        | -        |
| \$100,000 - \$149,999      | 3      | 1      | 128      | 16       |
| \$150,000 - \$199,999      | 37     | 18     | 791      | 202      |
| \$200,000 - \$249,999      | 121    | 59     | 1,625    | 942      |
| \$250,000 - \$299,999      | 144    | 90     | 1,915    | 1,562    |
| \$300,000 - \$349,999      | 121    | 96     | 1,366    | 1,833    |
| \$350,000 - \$399,999      | 60     | 77     | 712      | 1,185    |
| \$400,000 - \$449,999      | 28     | 40     | 365      | 640      |
| \$450,000 - \$499,999      | 20     | 10     | 214      | 314      |
| \$500,000 - \$549,999      | 7      | 11     | 101      | 170      |
| \$550,000 - \$599,999      | 4      | 7      | 65       | 87       |
| \$600,000 - \$649,999      | 4      | 3      | 45       | 60       |
| \$650,000 - \$699,999      | 5      | 3      | 33       | 40       |
| \$700,000 - \$749,999      | 2      | -      | 19       | 29       |
| \$750,000 - \$799,999      | -      | 1      | 11       | 19       |
| \$800,000 - \$849,999      | 1      | 2      | 11       | 14       |
| \$850,000 - \$899,999      | -      | 1      | 9        | 12       |
| \$900,000 - \$949,999      | -      | 1      | 8        | 8        |
| \$950,000 - \$999,999      | 1      | 2      | 5        | 13       |
| \$1,000,000 - \$1,299,999  | 2      | 5      | 18       | 33       |
| \$1,300,000 - \$1,499,999  | -      | 1      | 12       | 9        |
| \$1,500,000 - \$1,999,999  | 1      | 1      | 13       | 14       |
| \$2,000,000 +              | 1      | -      | 12       | 9        |
|                            | 562    | 429    | 7,483    | 7,211    |

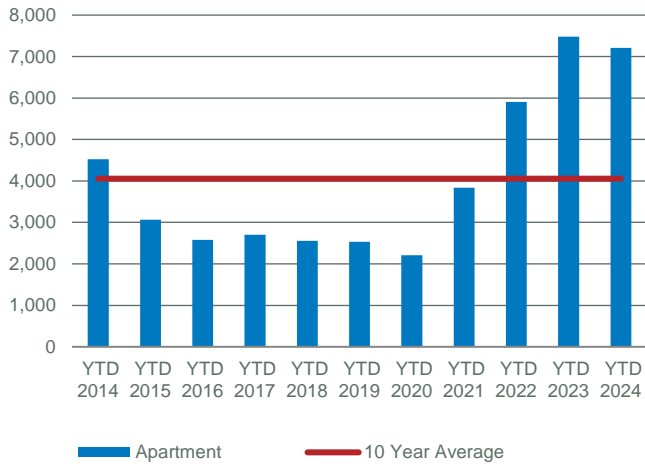
**CITY OF CALGARY APARTMENT SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY APARTMENT SALES

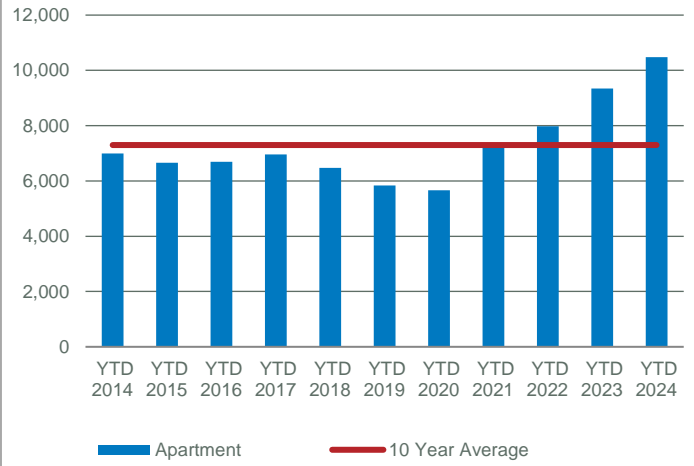
YTD NOVEMBER



Source: CREB®

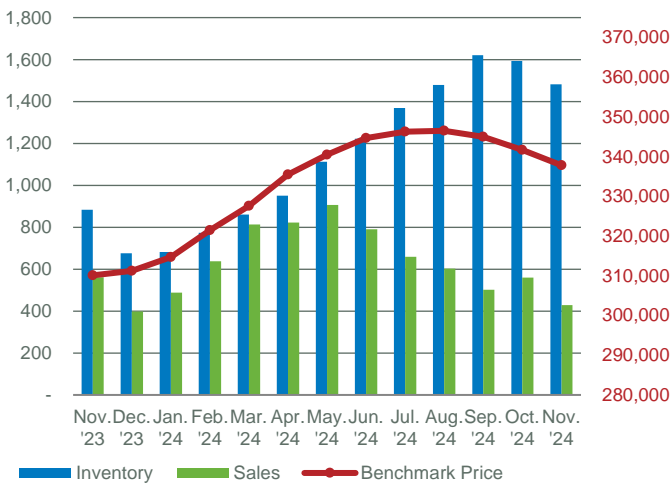
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD NOVEMBER



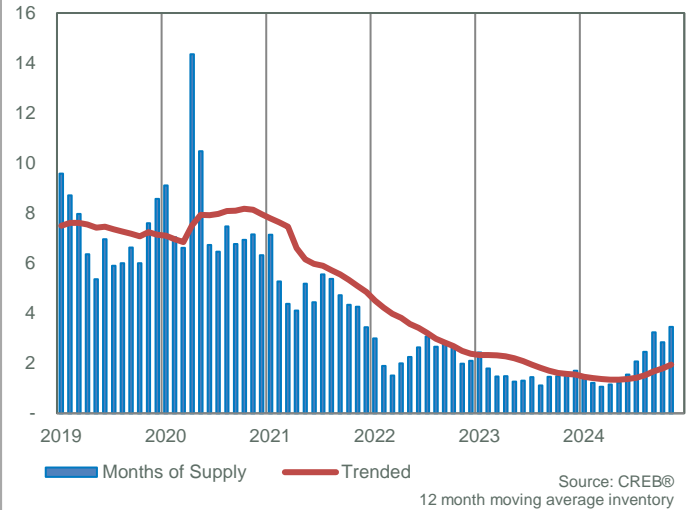
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



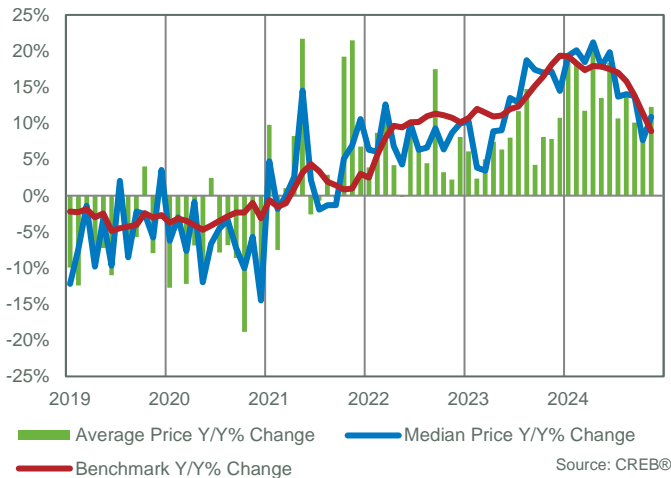
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



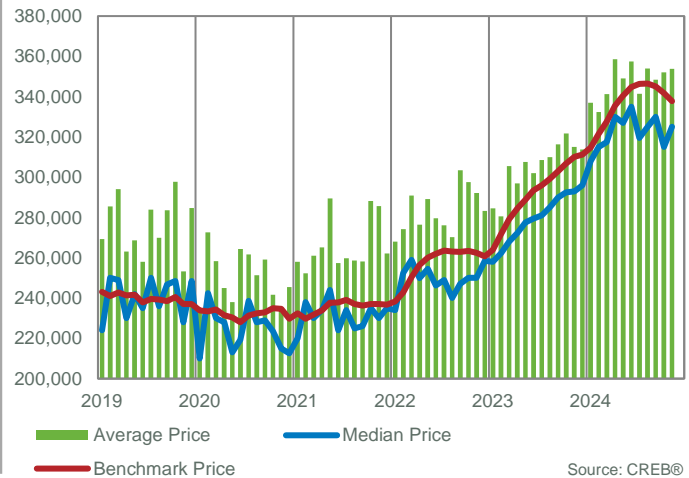
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



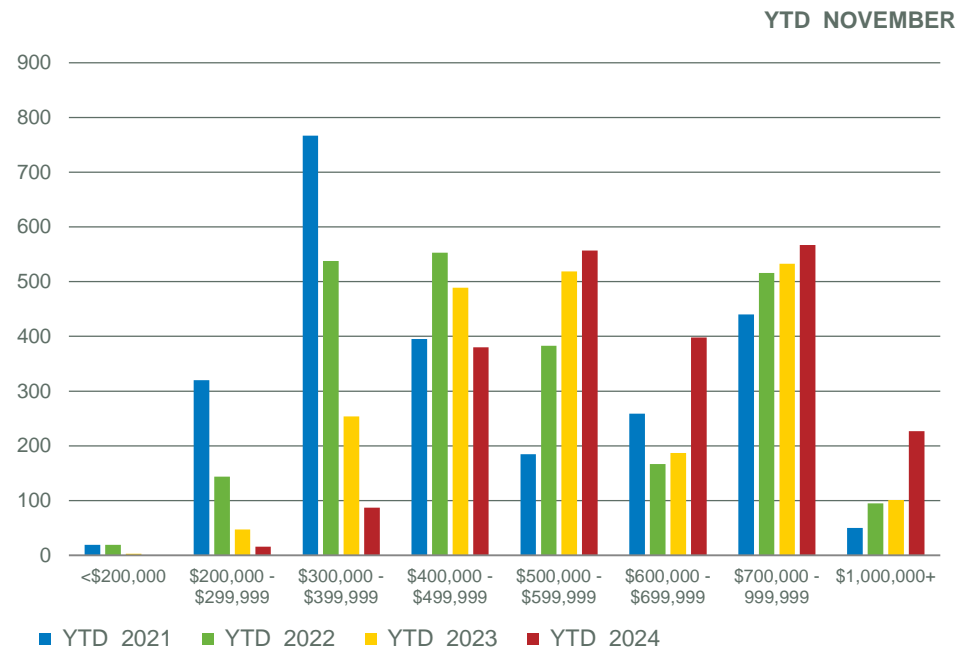
Source: CREB®



|                 | 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     | 181     | 189     | 173     |         |
| New Listings    | 223     | 224     | 261     | 293     | 360     | 304     | 263     | 299     | 299     | 285     | 226     |         |
| Inventory       | 219     | 223     | 206     | 208     | 273     | 298     | 295     | 341     | 379     | 393     | 363     |         |
| Days on Market  | 35      | 26      | 21      | 22      | 17      | 18      | 22      | 25      | 25      | 28      | 31      |         |
| Benchmark Price | 621,900 | 639,400 | 658,200 | 667,700 | 678,000 | 686,100 | 687,900 | 681,200 | 678,400 | 677,000 | 675,100 |         |
| Median Price    | 610,000 | 595,000 | 620,000 | 628,000 | 622,500 | 599,900 | 610,000 | 590,000 | 595,000 | 622,750 | 635,000 |         |
| Average Price   | 667,721 | 666,588 | 689,235 | 698,281 | 702,960 | 665,584 | 689,643 | 658,408 | 672,816 | 702,290 | 702,428 |         |
| Index           | 334     | 343     | 353     | 358     | 364     | 368     | 369     | 366     | 364     | 363     | 362     |         |

|                            | Nov-23 | Nov-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      | -      | -      | 26       | 1        |
| \$250,000 - \$299,999      | 2      | -      | 21       | 15       |
| \$300,000 - \$349,999      | 2      | 1      | 80       | 23       |
| \$350,000 - \$399,999      | 7      | 5      | 174      | 64       |
| \$400,000 - \$449,999      | 15     | 11     | 235      | 160      |
| \$450,000 - \$499,999      | 17     | 16     | 254      | 220      |
| \$500,000 - \$549,999      | 13     | 24     | 314      | 262      |
| \$550,000 - \$599,999      | 19     | 21     | 205      | 295      |
| \$600,000 - \$649,999      | 9      | 15     | 112      | 262      |
| \$650,000 - \$699,999      | 6      | 17     | 75       | 136      |
| \$700,000 - \$749,999      | 14     | 5      | 88       | 79       |
| \$750,000 - \$799,999      | 9      | 4      | 118      | 96       |
| \$800,000 - \$849,999      | 9      | 10     | 120      | 106      |
| \$850,000 - \$899,999      | 4      | 9      | 101      | 95       |
| \$900,000 - \$949,999      | 2      | 9      | 48       | 99       |
| \$950,000 - \$999,999      | 3      | 7      | 58       | 92       |
| \$1,000,000 - \$1,299,999  | 7      | 14     | 85       | 173      |
| \$1,300,000 - \$1,499,999  | 1      | 3      | 6        | 37       |
| \$1,500,000 - \$1,999,999  | -      | 1      | 10       | 15       |
| \$2,000,000 +              | -      | 1      | -        | 2        |
|                            | 139    | 173    | 2,133    | 2,232    |

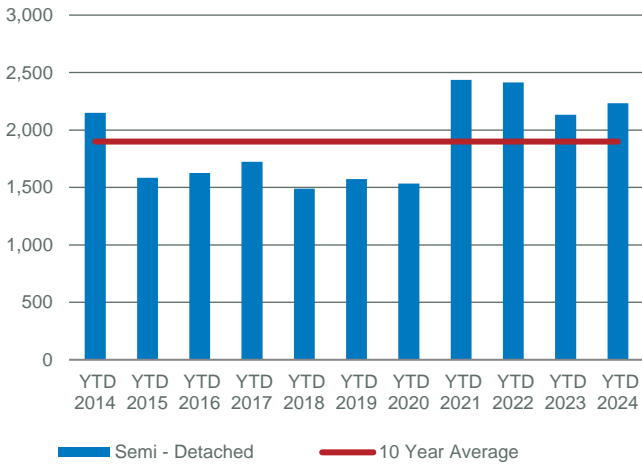
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD NOVEMBER

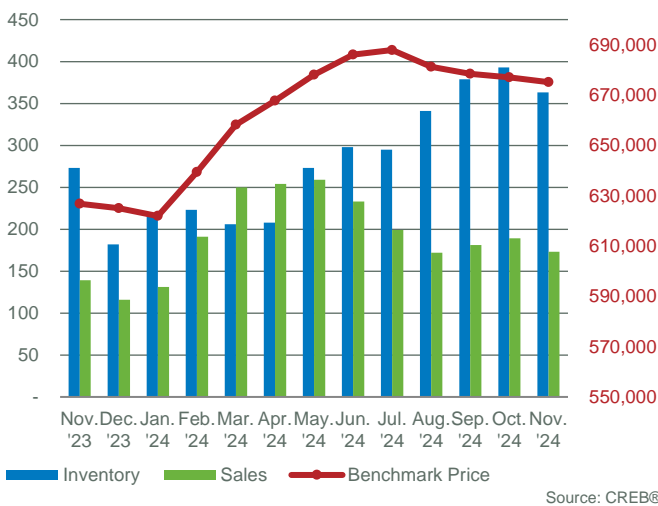


CITY OF CALGARY SEMI-DET. NEW LISTINGS

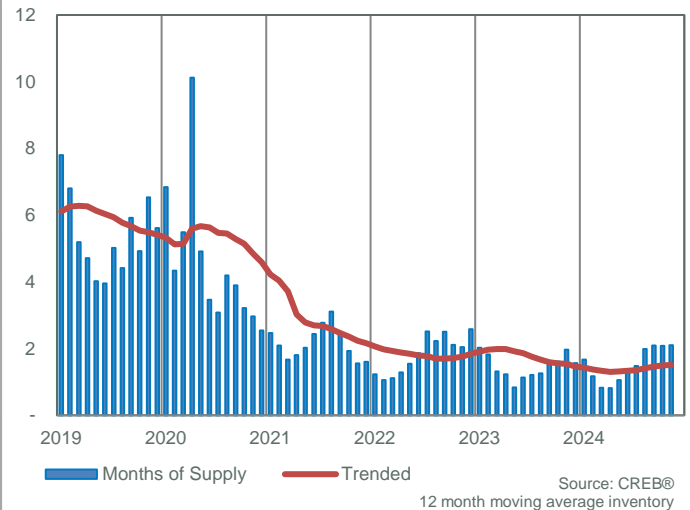
YTD NOVEMBER



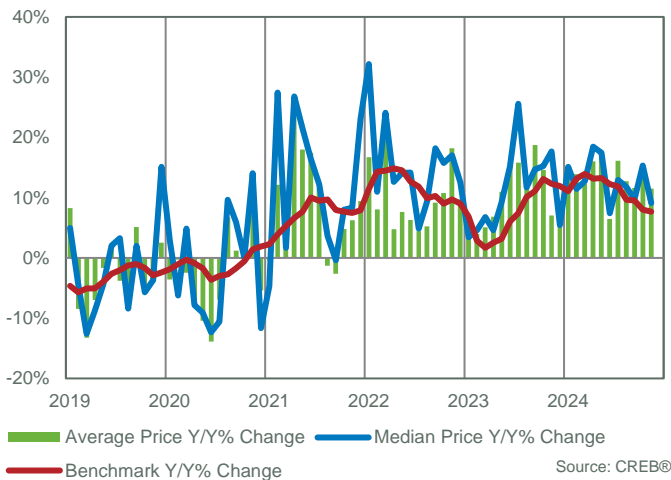
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



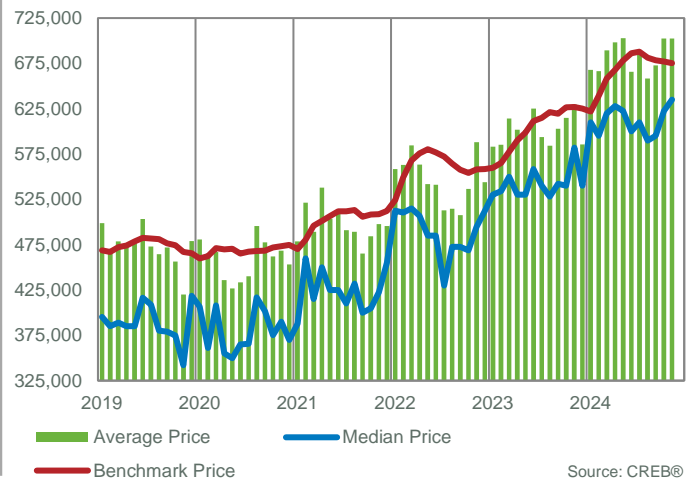
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES

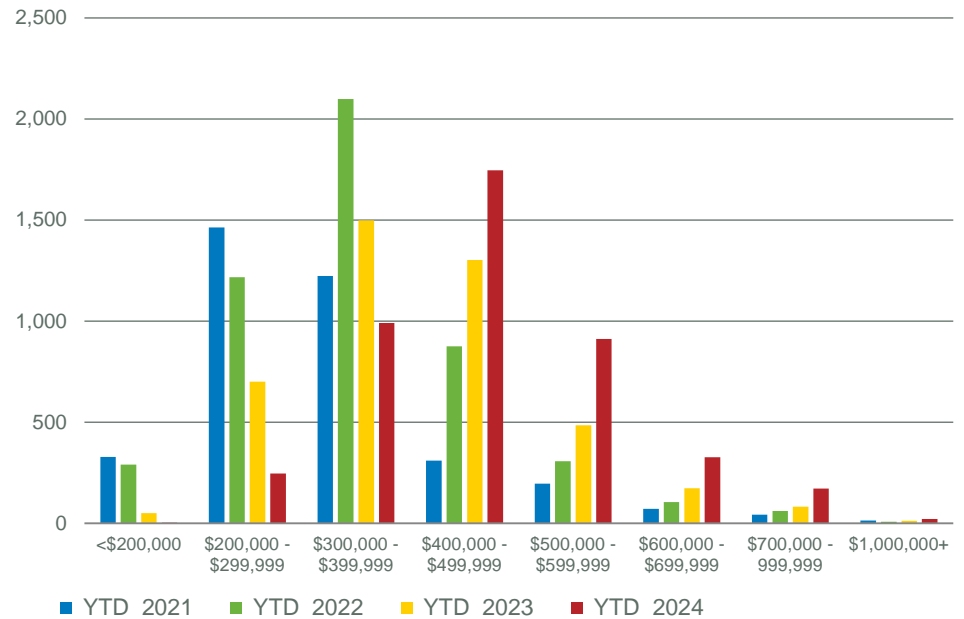


|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>2023</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| 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     | 376     | 353     | 330     |         |
| New Listings    | 322     | 457     | 536     | 520     | 690     | 579     | 576     | 643     | 606     | 522     | 403     |         |
| Inventory       | 258     | 308     | 359     | 344     | 427     | 493     | 547     | 663     | 751     | 783     | 654     |         |
| Days on Market  | 30      | 20      | 17      | 19      | 18      | 18      | 20      | 25      | 25      | 31      | 35      |         |
| Benchmark Price | 424,300 | 434,700 | 444,600 | 455,000 | 462,500 | 464,600 | 464,200 | 461,700 | 459,200 | 456,600 | 454,300 |         |
| Median Price    | 434,200 | 465,000 | 464,900 | 462,750 | 458,000 | 465,000 | 450,000 | 454,000 | 449,450 | 437,500 | 449,000 |         |
| Average Price   | 439,285 | 467,045 | 479,729 | 472,579 | 474,060 | 478,847 | 470,055 | 465,787 | 467,082 | 454,083 | 465,891 |         |
| Index           | 275     | 281     | 288     | 295     | 299     | 301     | 301     | 299     | 297     | 296     | 294     |         |

|                            | Nov-23 | Nov-24 | YTD 2023 | YTD 2024 |
|----------------------------|--------|--------|----------|----------|
| <b>CALGARY TOTAL SALES</b> |        |        |          |          |
| <\$100,000                 | -      | -      | -        | -        |
| \$100,000 - \$149,999      | -      | -      | 2        | -        |
| \$150,000 - \$199,999      | 3      | -      | 49       | 3        |
| \$200,000 - \$249,999      | 16     | 3      | 269      | 31       |
| \$250,000 - \$299,999      | 23     | 17     | 432      | 215      |
| \$300,000 - \$349,999      | 31     | 30     | 578      | 429      |
| \$350,000 - \$399,999      | 58     | 50     | 920      | 562      |
| \$400,000 - \$449,999      | 58     | 66     | 807      | 837      |
| \$450,000 - \$499,999      | 41     | 56     | 495      | 910      |
| \$500,000 - \$549,999      | 17     | 41     | 325      | 597      |
| \$550,000 - \$599,999      | 6      | 27     | 160      | 315      |
| \$600,000 - \$649,999      | 6      | 18     | 110      | 205      |
| \$650,000 - \$699,999      | 3      | 9      | 64       | 122      |
| \$700,000 - \$749,999      | 4      | 3      | 39       | 67       |
| \$750,000 - \$799,999      | -      | 4      | 25       | 41       |
| \$800,000 - \$849,999      | -      | 1      | 6        | 25       |
| \$850,000 - \$899,999      | -      | 2      | 2        | 28       |
| \$900,000 - \$949,999      | -      | -      | 5        | 7        |
| \$950,000 - \$999,999      | -      | -      | 5        | 4        |
| \$1,000,000 - \$1,299,999  | -      | 2      | 11       | 14       |
| \$1,300,000 - \$1,499,999  | -      | 1      | -        | 5        |
| \$1,500,000 - \$1,999,999  | -      | -      | 2        | 2        |
| \$2,000,000 +              | -      | -      | -        | -        |
|                            | 266    | 330    | 4,306    | 4,419    |

CITY OF CALGARY ROW SALES BY PRICE RANGE

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

YTD NOVEMBER



Source: CREB®

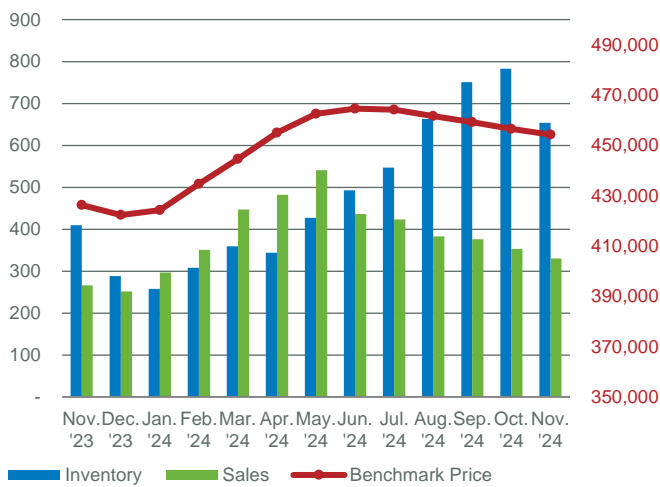
CITY OF CALGARY ROW NEW LISTINGS

YTD NOVEMBER



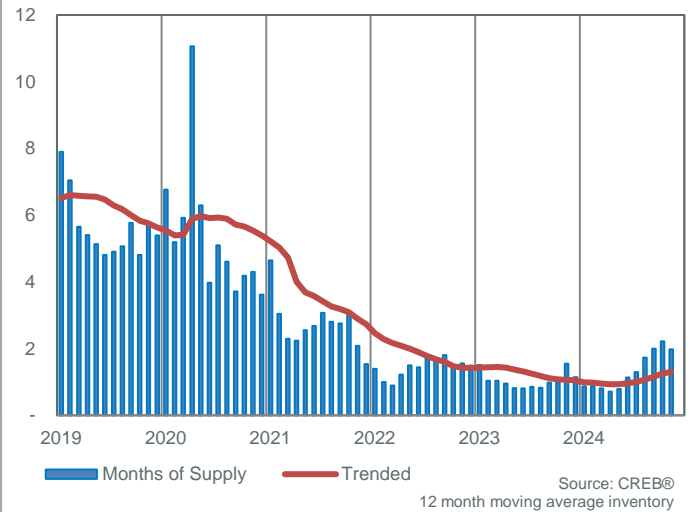
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



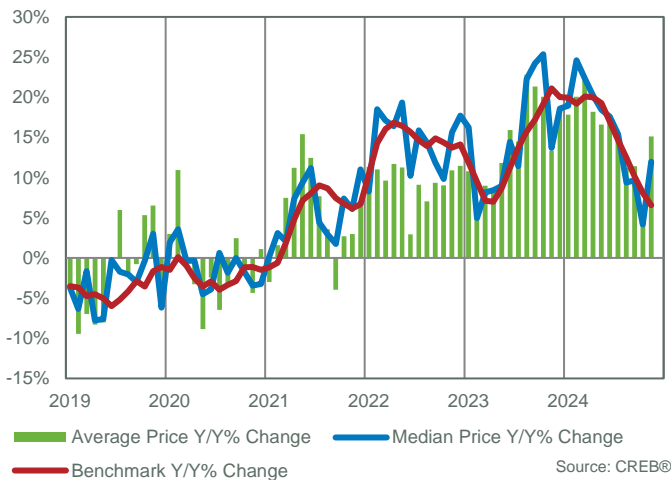
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



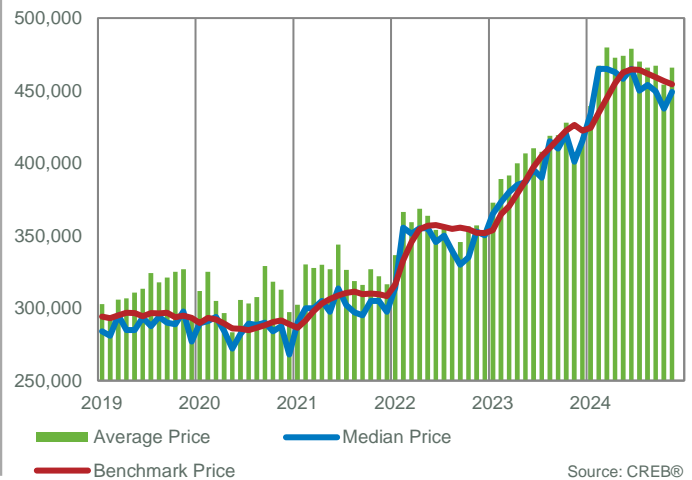
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

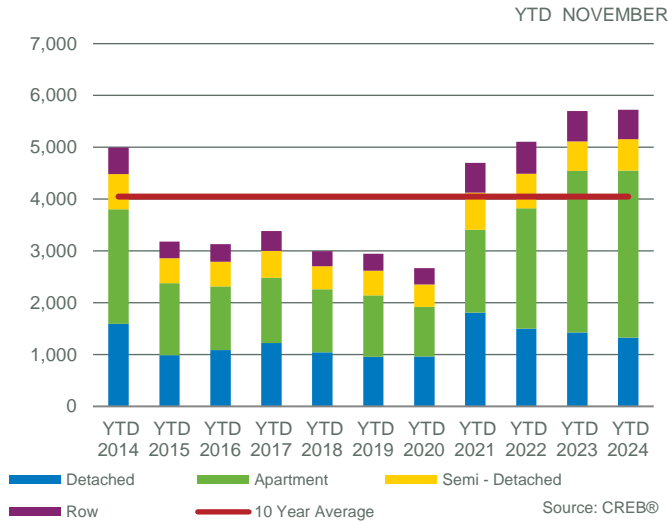


Source: CREB®

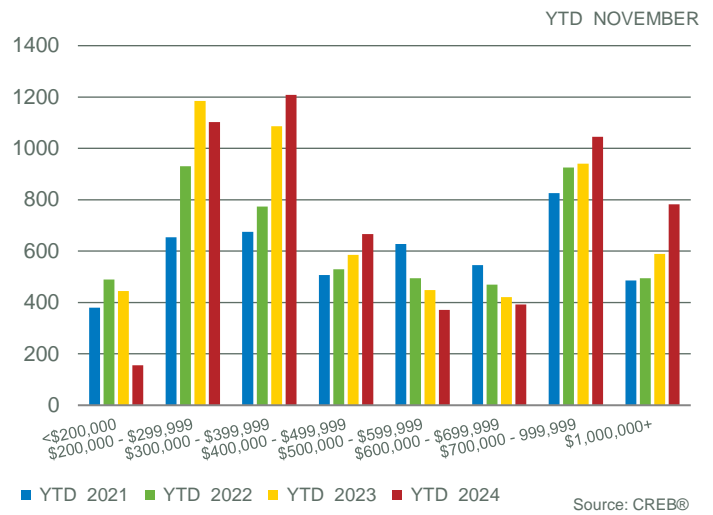


CITY CENTRE

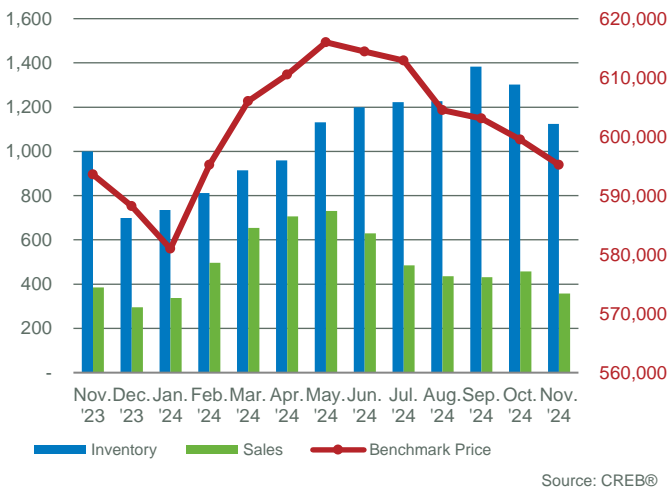
CITY CENTRE TOTAL SALES



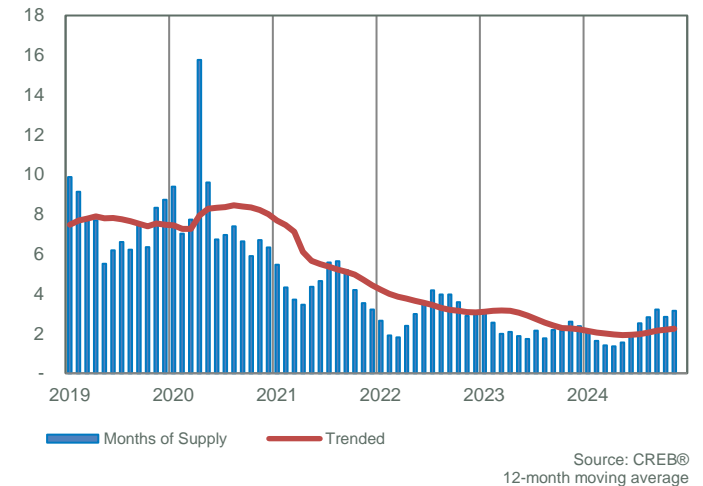
CITY CENTRE TOTAL SALES BY PRICE RANGE



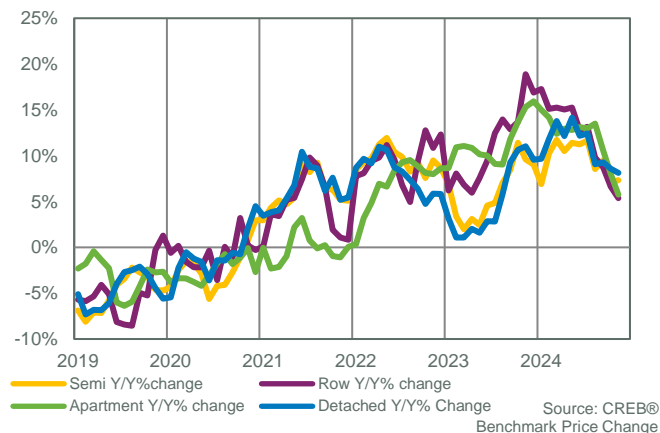
CITY CENTRE INVENTORY AND SALES



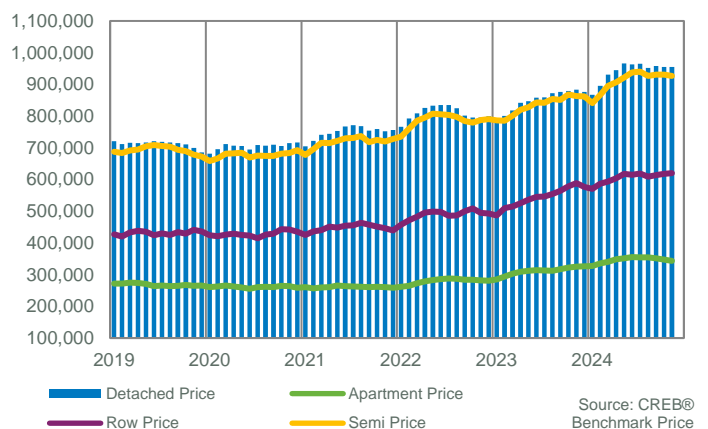
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

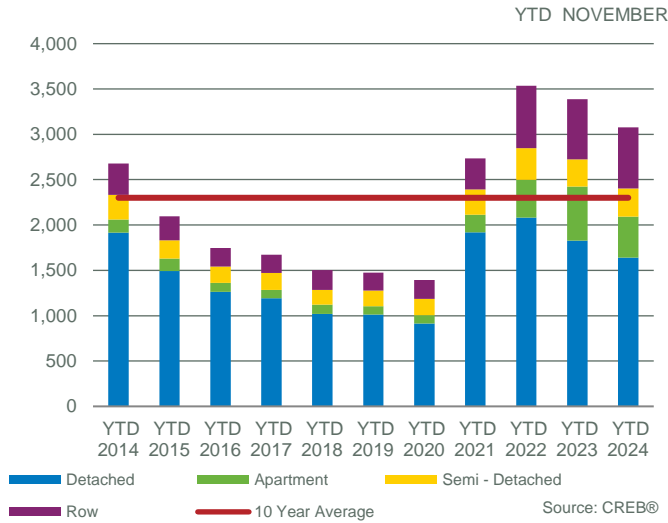


CITY CENTRE PRICES

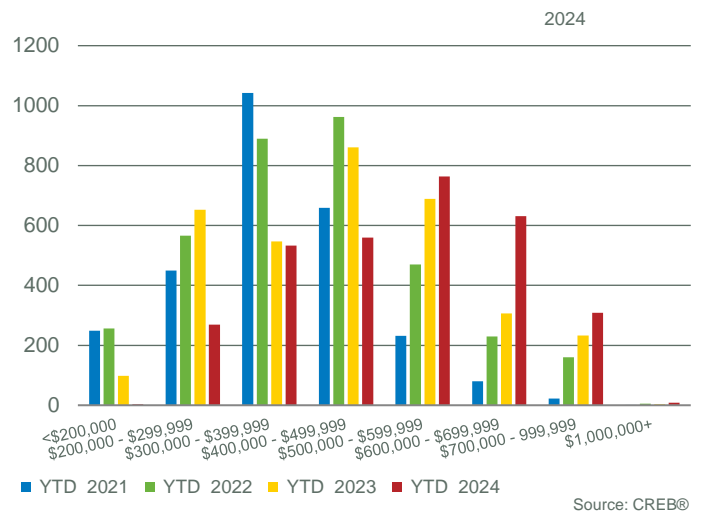


**NORTHEAST**

**NORTHEAST TOTAL SALES**



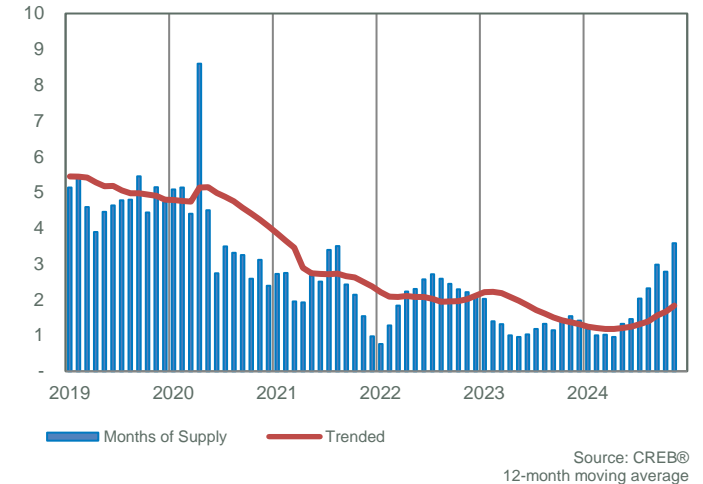
**NORTHEAST TOTAL SALES BY PRICE RANGE**



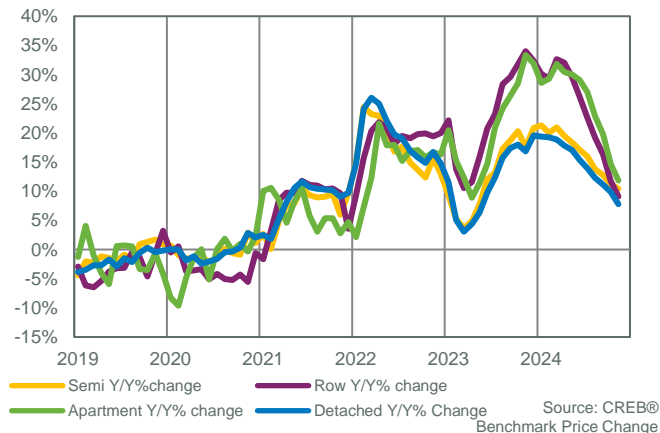
**NORTHEAST INVENTORY AND SALES**



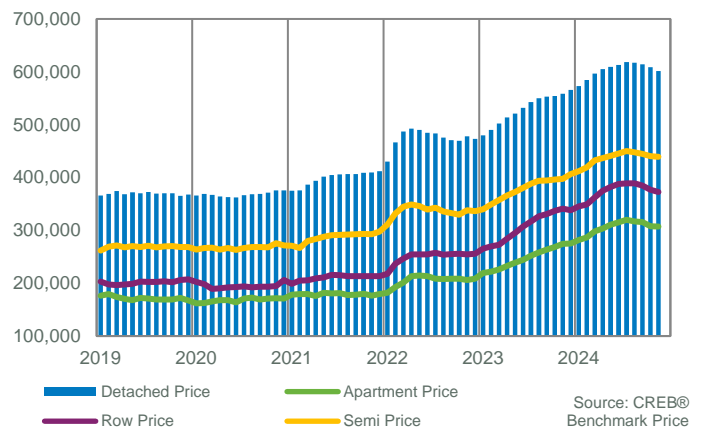
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

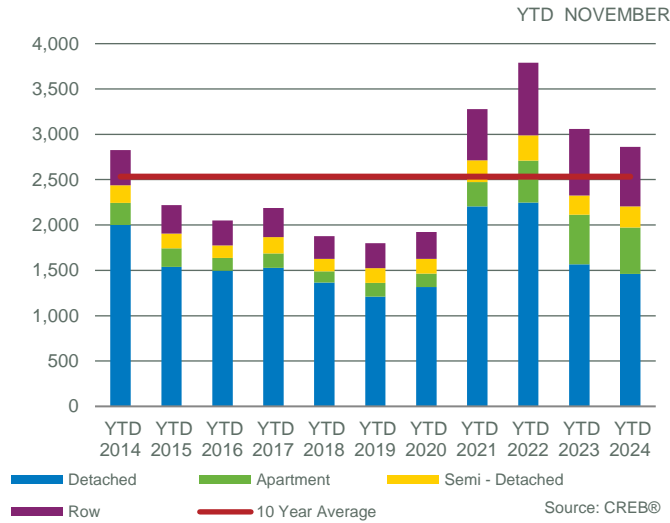


**NORTHEAST PRICES**

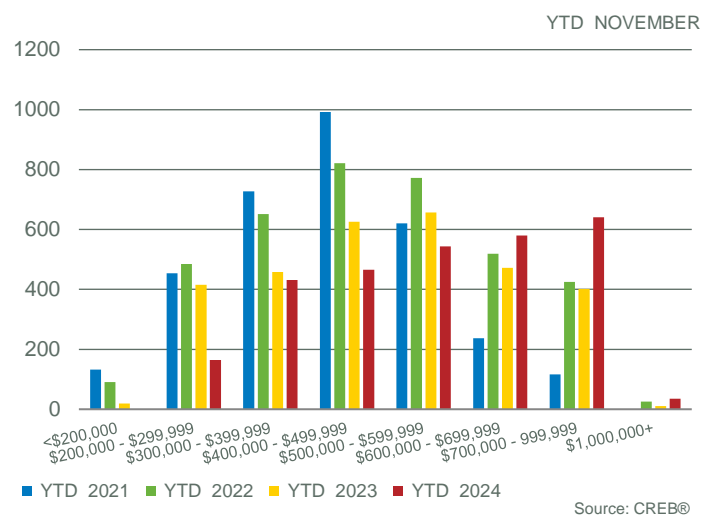


**NORTH**

**NORTH TOTAL SALES**



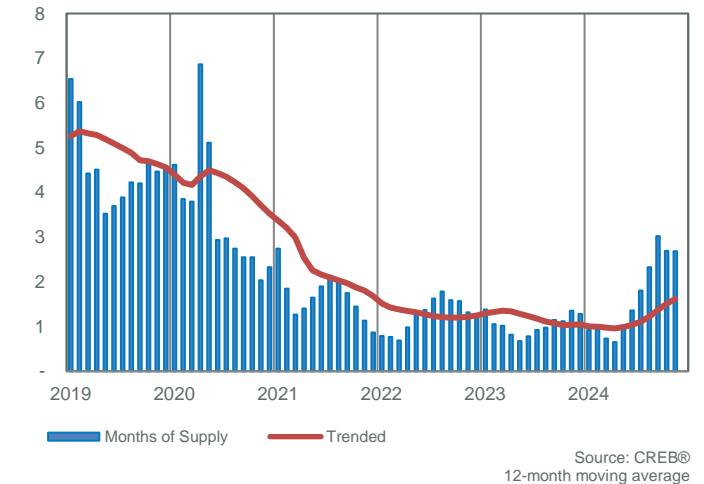
**NORTH TOTAL SALES BY PRICE RANGE**



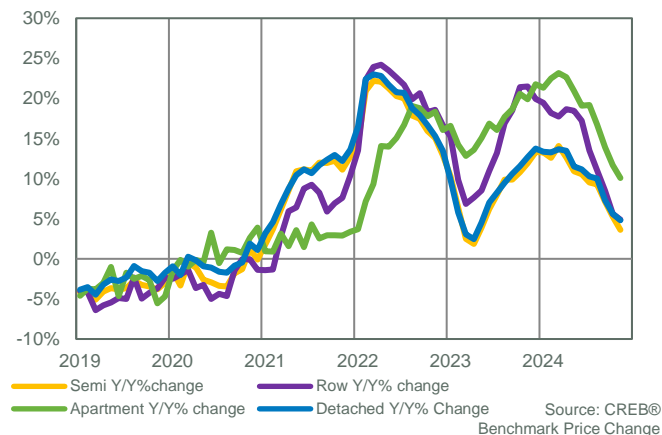
**NORTH INVENTORY AND SALES**



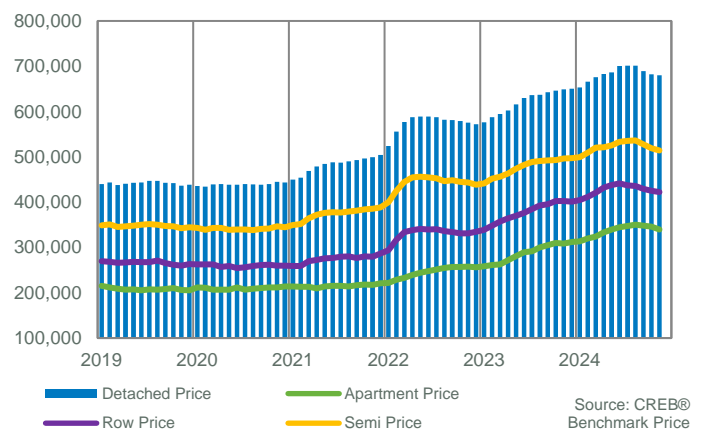
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

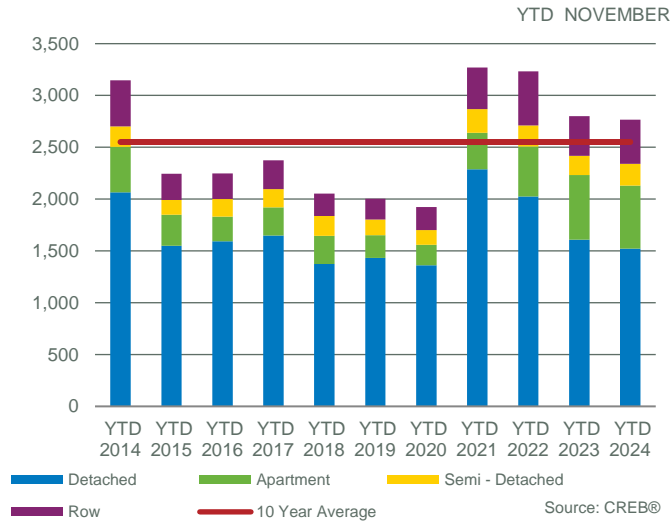


**NORTH PRICES**

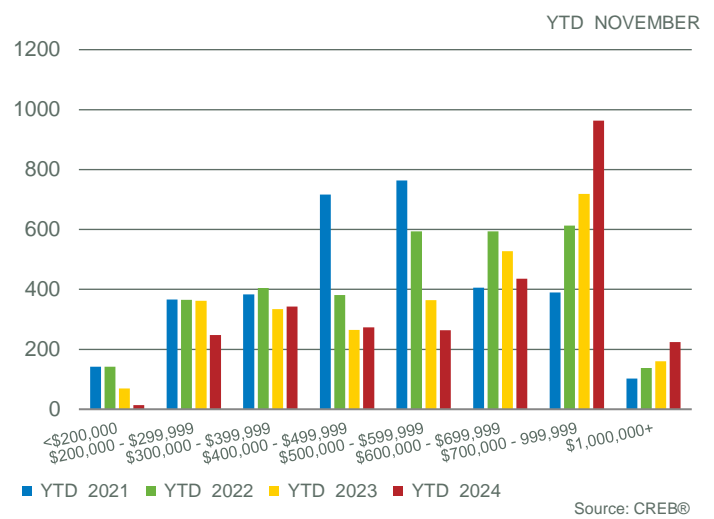


**NORTHWEST**

**NORTHWEST TOTAL SALES**



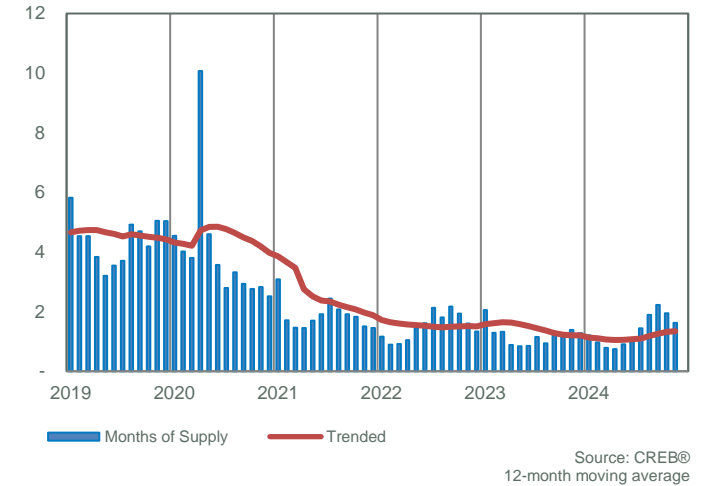
**NORTHWEST TOTAL SALES BY PRICE RANGE**



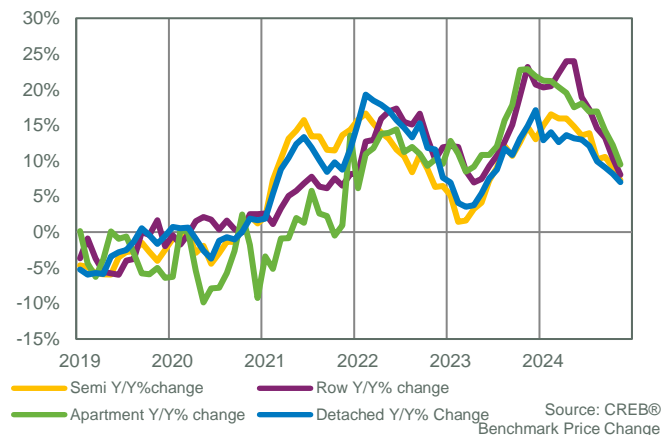
**NORTHWEST INVENTORY AND SALES**



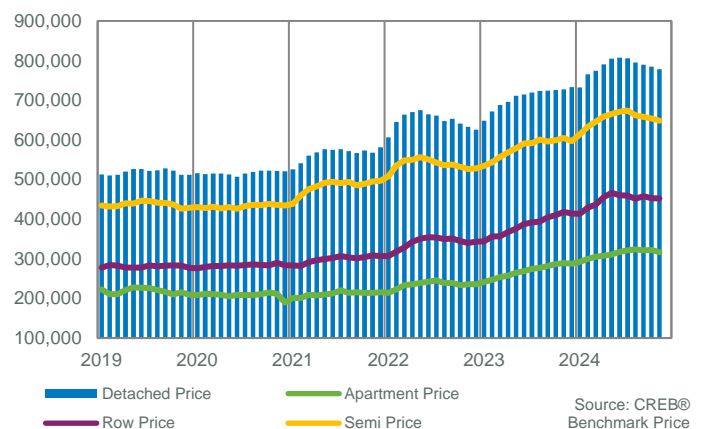
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

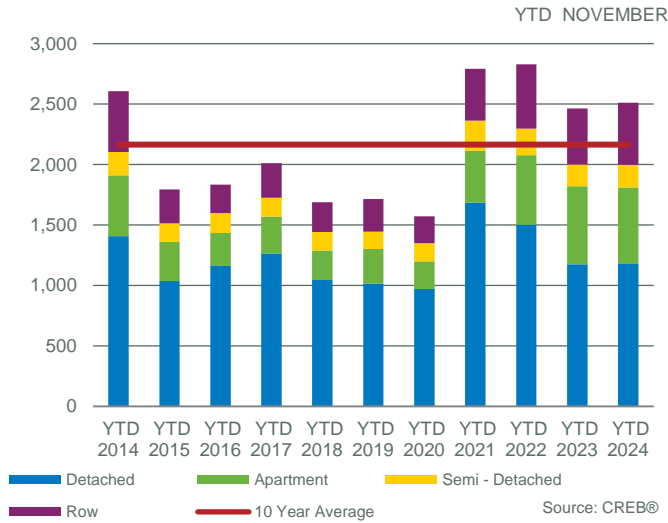


**NORTHWEST PRICES**

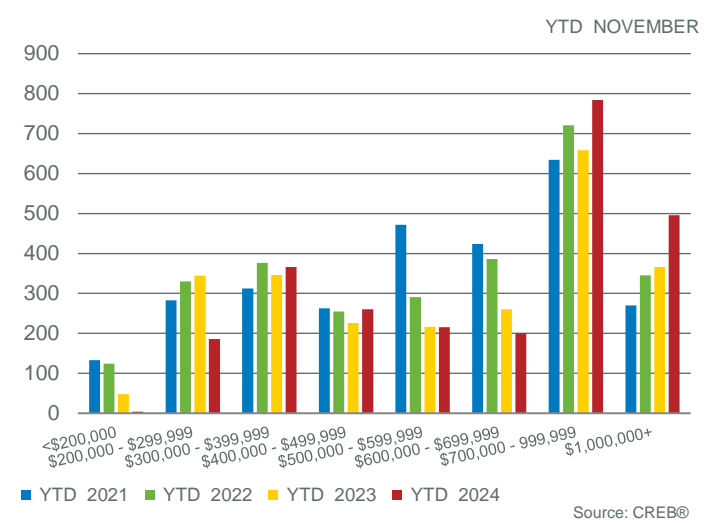


WEST

WEST TOTAL SALES



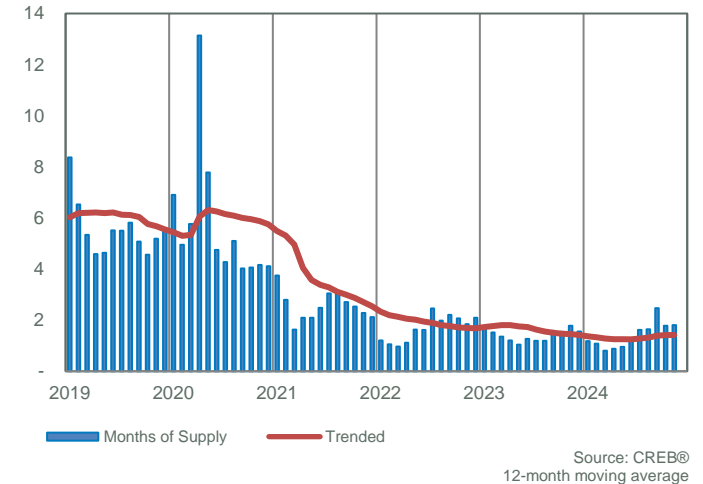
WEST TOTAL SALES BY PRICE RANGE



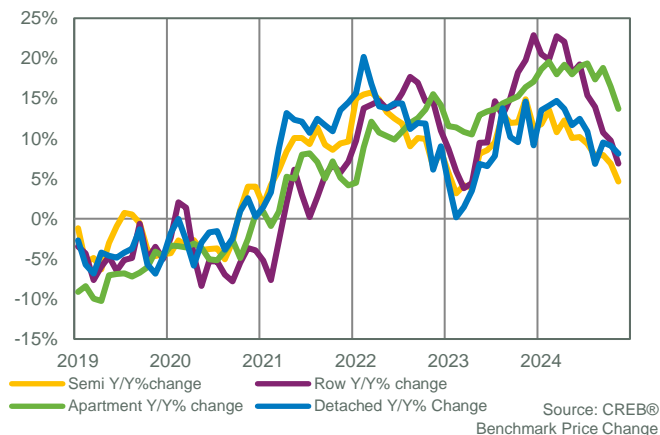
WEST INVENTORY AND SALES



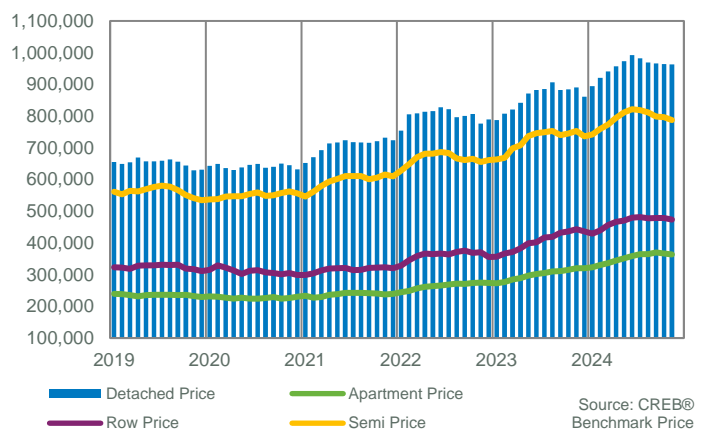
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

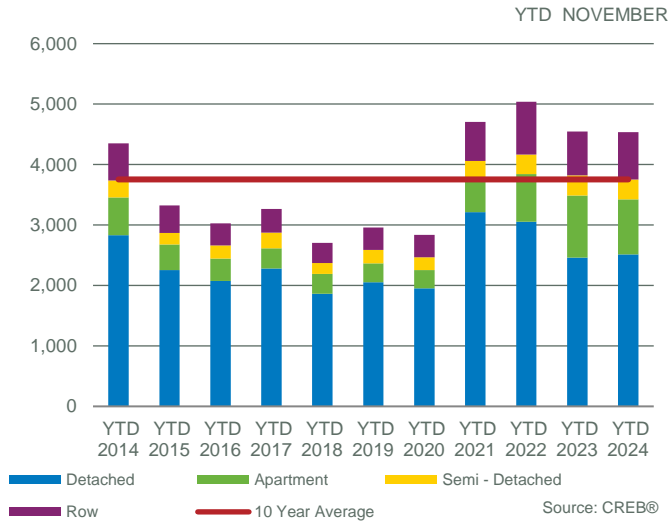


WEST PRICES

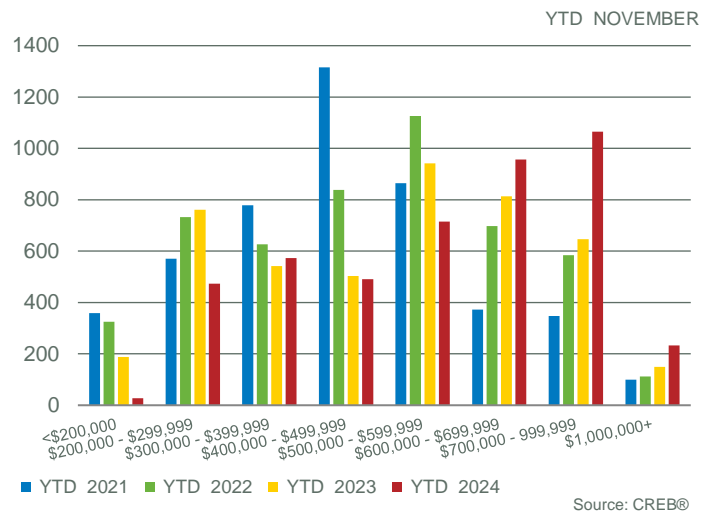


**SOUTH**

**SOUTH TOTAL SALES**



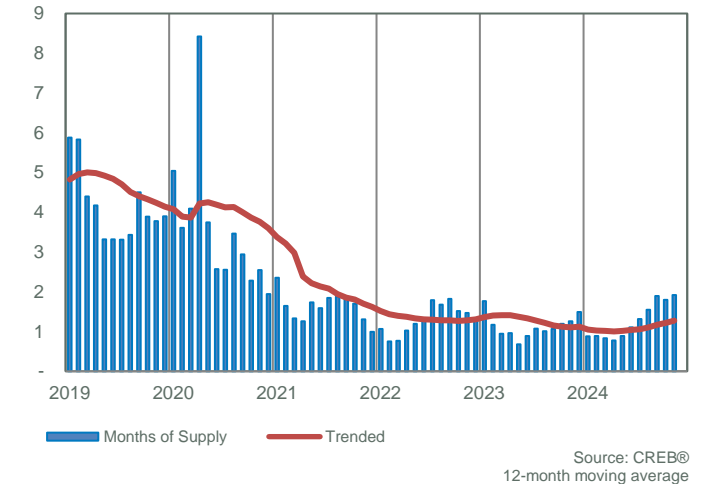
**SOUTH TOTAL SALES BY PRICE RANGE**



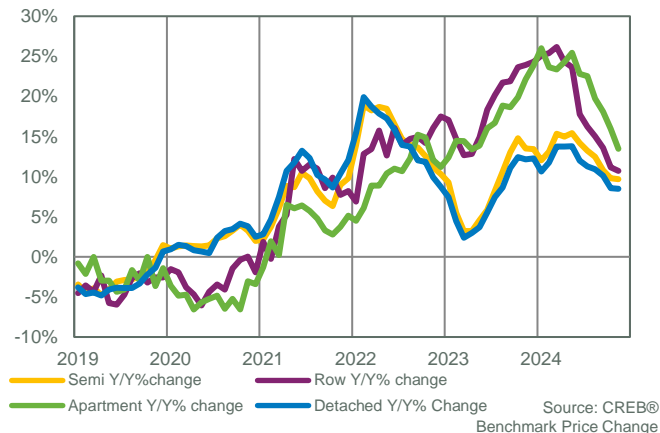
**SOUTH INVENTORY AND SALES**



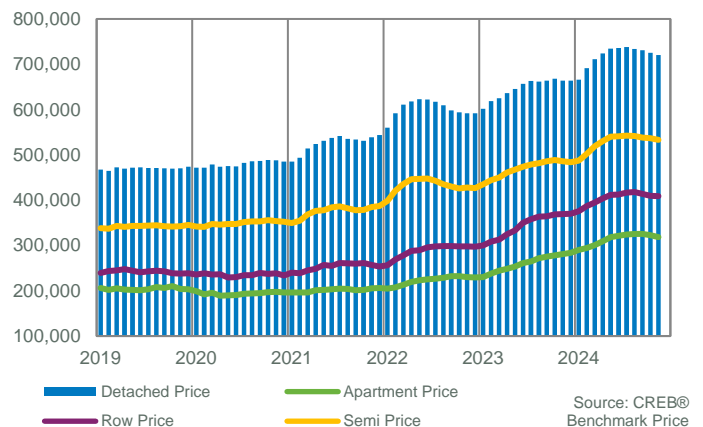
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

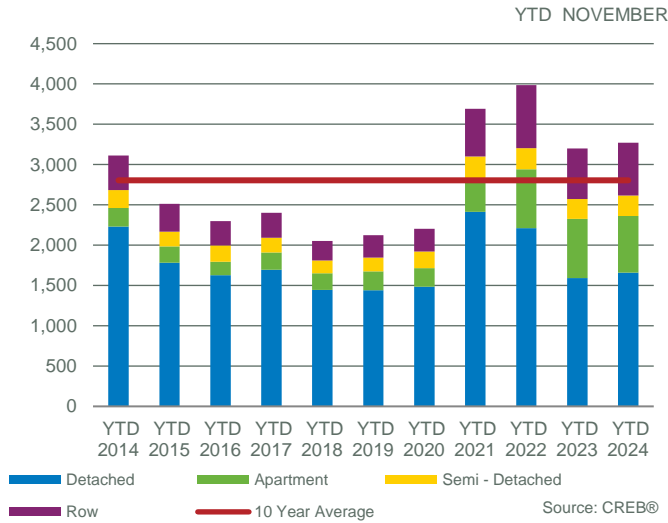


**SOUTH PRICES**

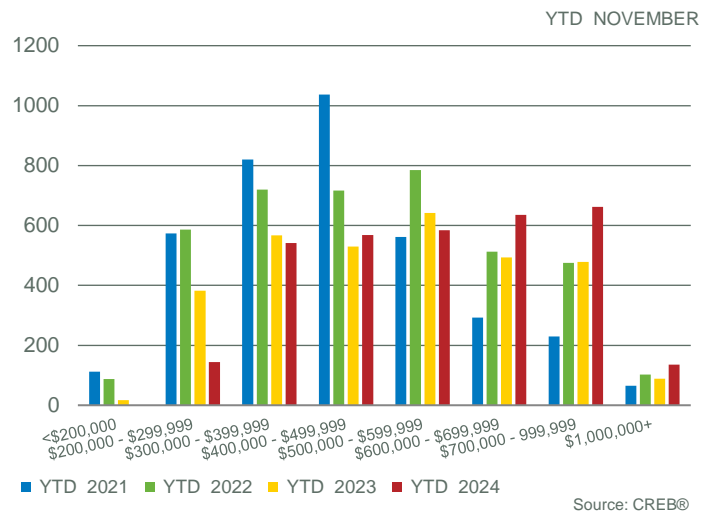


**SOUTHEAST**

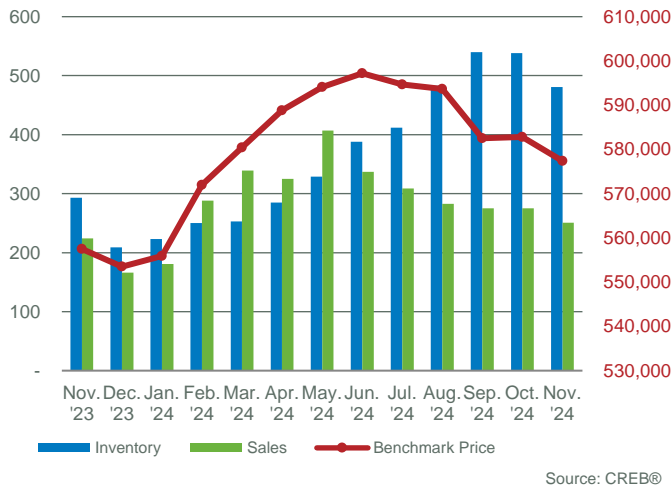
**SOUTHEAST TOTAL SALES**



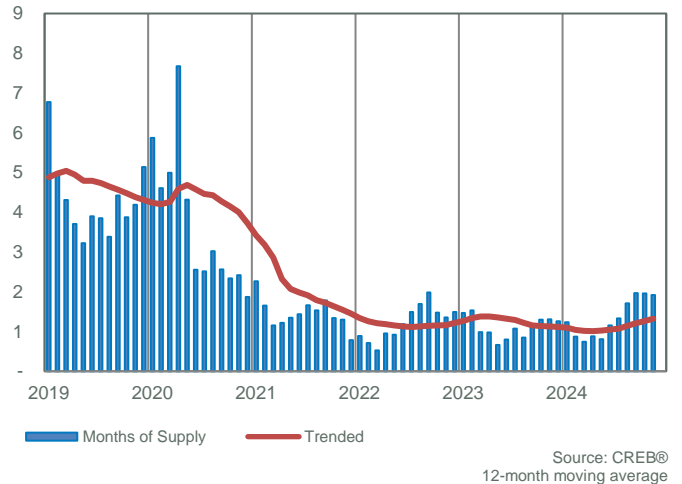
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



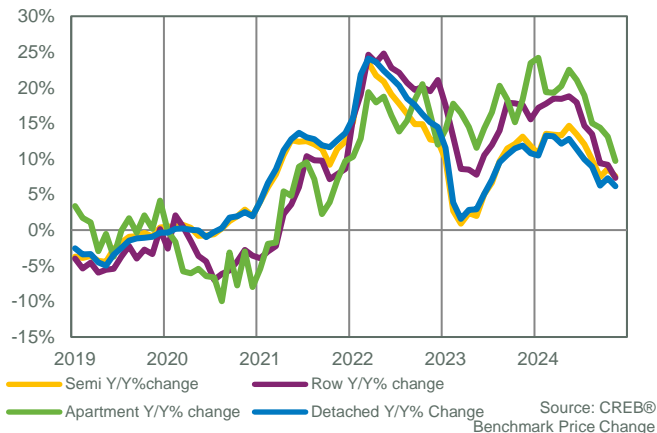
**SOUTHEAST INVENTORY AND SALES**



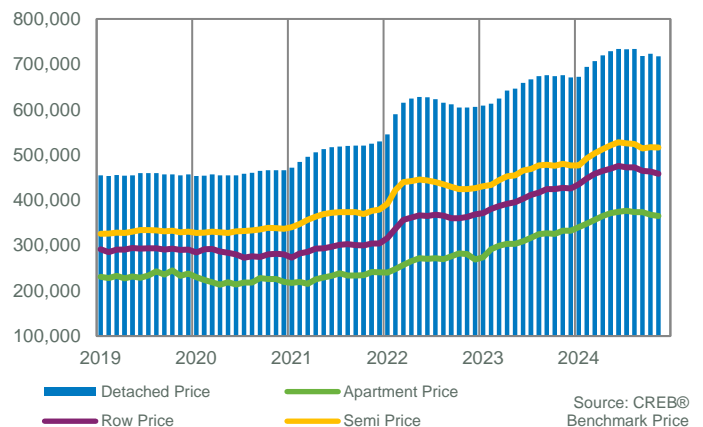
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**



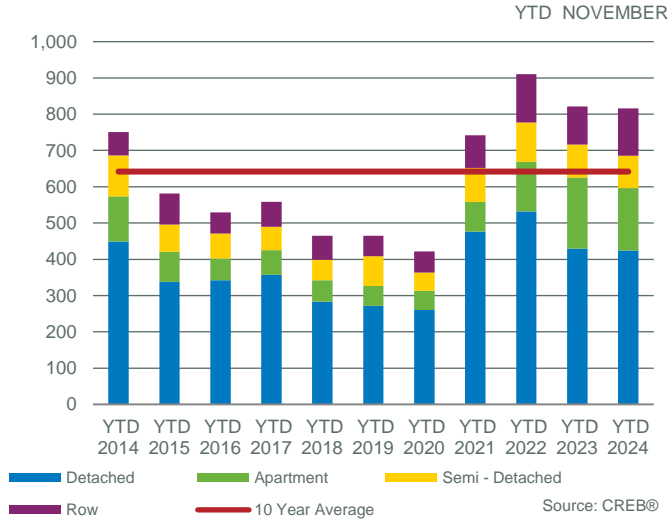
**SOUTHEAST PRICES**



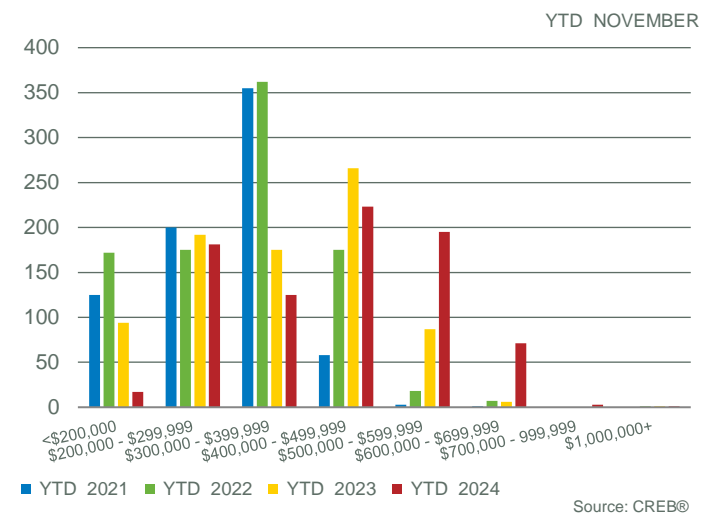


**EAST**

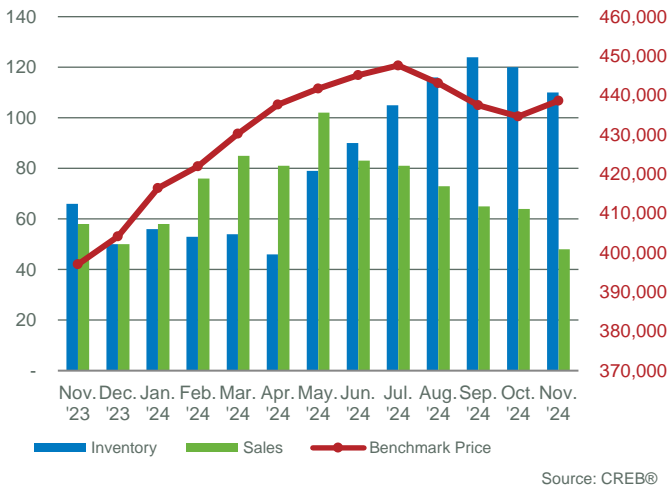
**EAST TOTAL SALES**



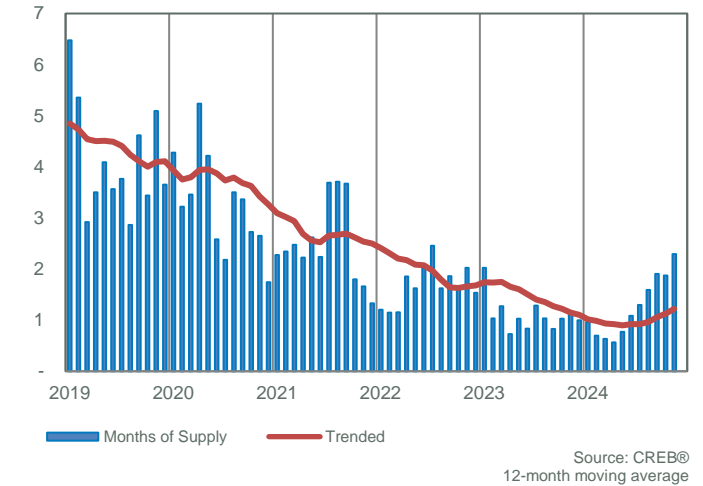
**EAST TOTAL SALES BY PRICE RANGE**



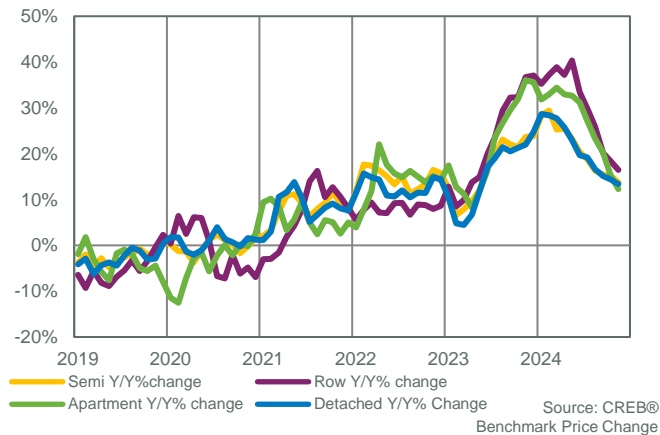
**EAST INVENTORY AND SALES**



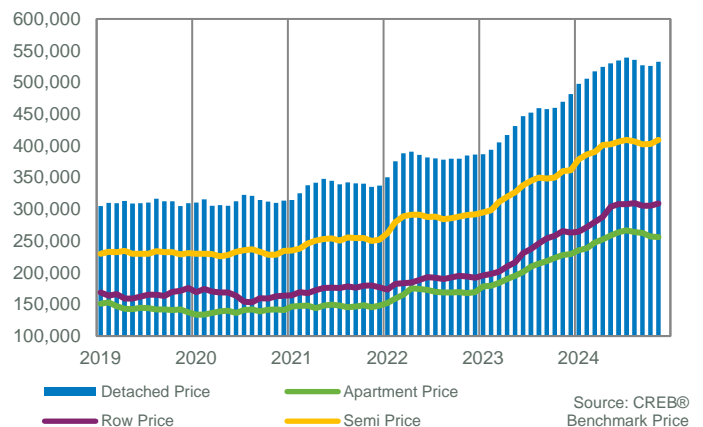
**EAST MONTHS OF INVENTORY**

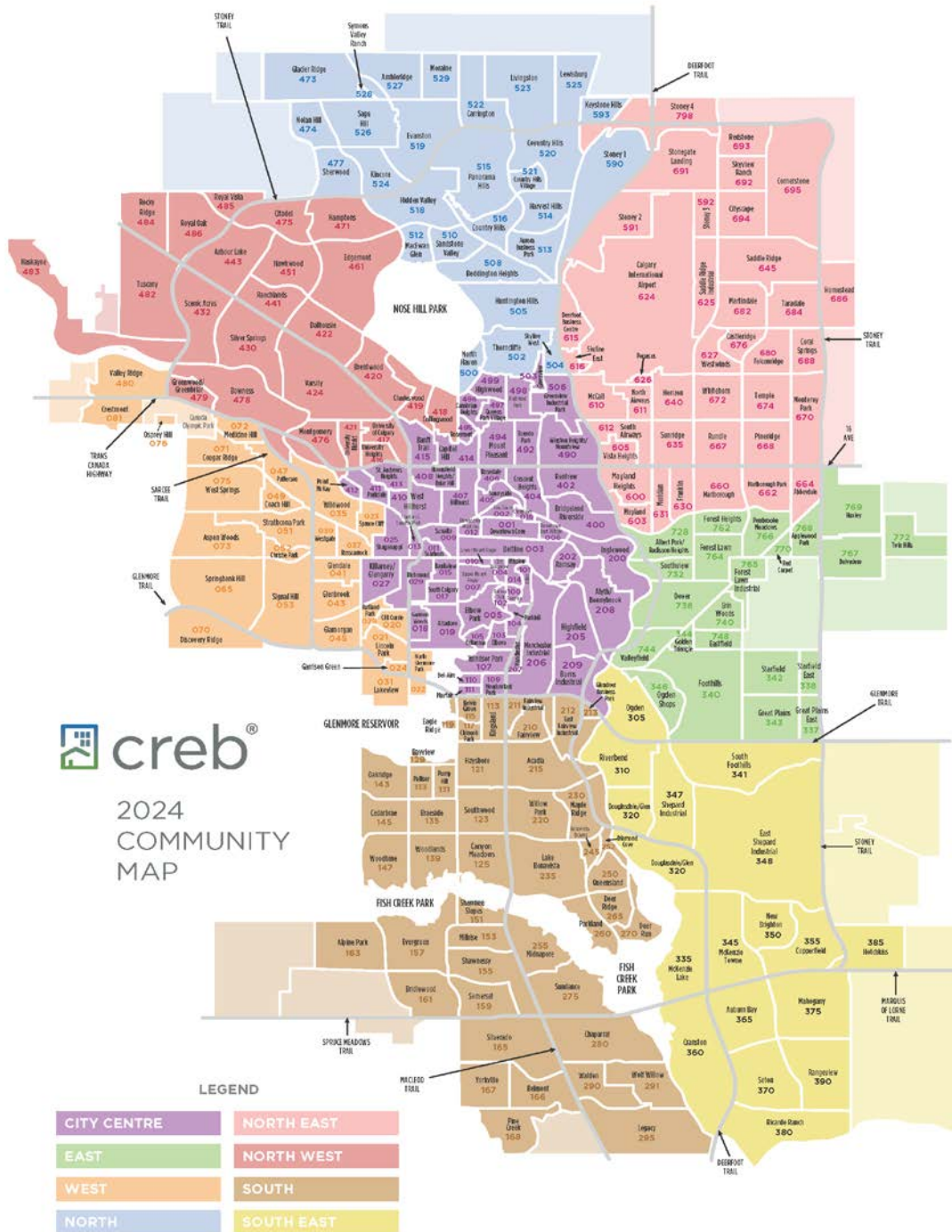


**EAST PRICE CHANGE**



**EAST PRICES**





**DEFINITIONS**

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

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