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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2023



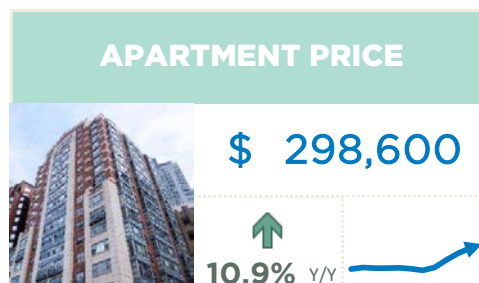
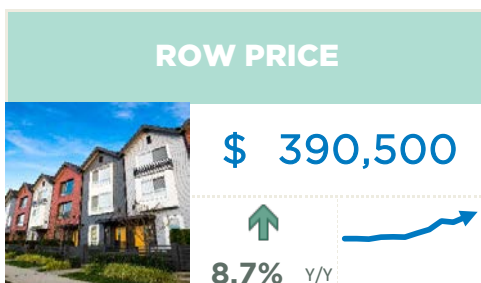
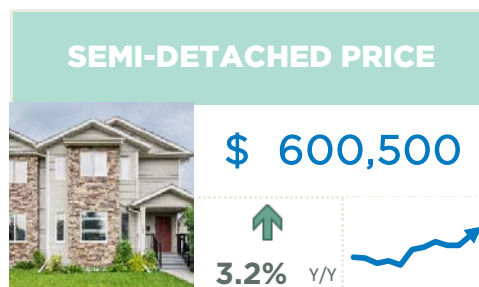
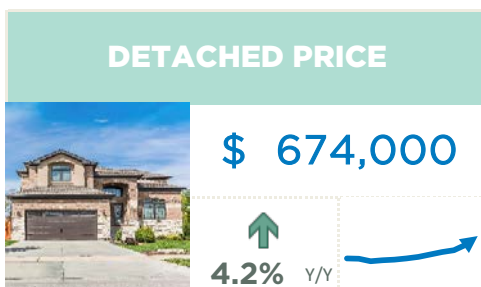
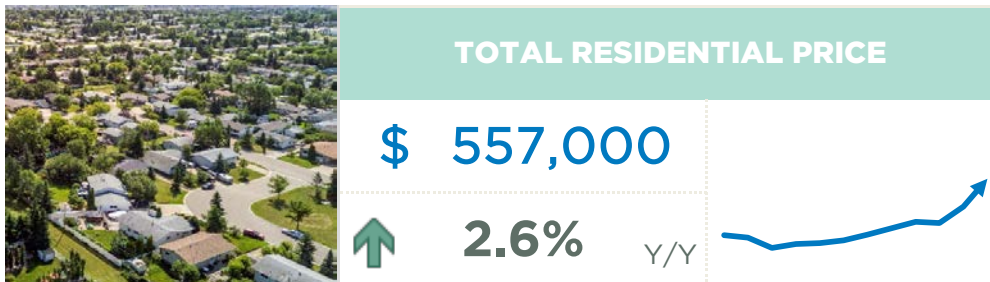
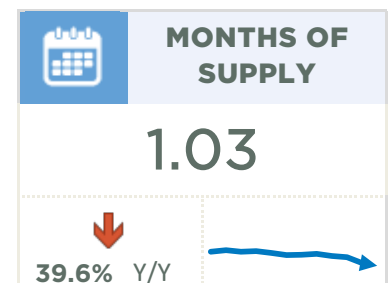
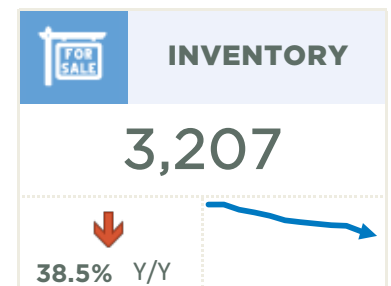
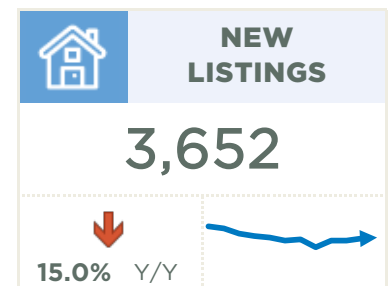
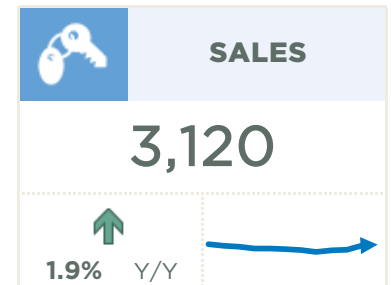
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May 2023

May sales reach record high

City of Calgary, June 1, 2023 - Thanks to a significant gain in apartment condominium sales, May sales rose to 3,120, a new record high for the month. While the monthly gains have not outweighed earlier declines, this does reflect a shift from the declines reported at the start of the year. At the same time, we continue to see fewer new listings on the market than last year, causing inventory levels to fall. With a sales-to-new-listings ratio of 85 per cent and months of supply of one month, conditions continue to favour the seller placing further upward pressure on home prices.

“Calgary’s housing market continues to exceed expectations with the recent gain in sales activity this month,” said CREB® Chief Economist Ann-Marie Lurie. “The higher interest rate environment and recent rental rate gains have driven more consumers to seek apartment condominium units. In addition, the recent rise in new apartment listings has provided enough options to support the sales gain. Calgary continues to benefit from the relatively healthy job market and recent population growth keeping housing demand strong across all property types.” Persistently tight market conditions drove further price growth this month. In May, the unadjusted benchmark price reached \$557,000, over one per cent higher than last month and nearly three per cent higher than last year’s monthly peak price of \$543,000.



May 2023

May 2023

	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	1,486	-8%	1,797	-19%	1,482	-42%	83%	1.00	-37%	\$674,000	4%
Semi	279	6%	269	-25%	234	-43%	104%	0.84	-46%	\$600,500	3%
Row	497	-10%	561	-27%	402	-52%	89%	0.81	-46%	\$390,500	9%
Apartment	858	36%	1,025	8%	1,089	-23%	84%	1.27	-44%	\$298,600	11%
Total Residential	3,120	2%	3,652	-15%	3,207	-39%	85%	1.03	-40%	\$557,000	3%

Year-to-Date

May 2023

	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	5,286	-40%	6,899	-43%	1,382	-30%	NA	1.31	17%	\$649,300	4%
Semi	981	-30%	1,158	-38%	257	-26%	NA	1.31	6%	\$580,060	3%
Row	1,824	-33%	2,143	-39%	368	-42%	NA	1.01	-14%	\$373,720	9%
Apartment	3,080	4%	4,136	1%	965	-19%	NA	1.57	-23%	\$287,080	11%
Total Residential	11,171	-30%	14,336	-33%	2,972	-28%	NA	1.33	2%	\$539,180	2%



Detached

Rising sales for homes priced above \$600,000 was not enough to offset declines in the lower price ranges as May sales reached 1,486, a year-over-year decline of eight per cent. New listings continue to fall for homes priced below \$700,000, providing limited choice for consumers seeking out lower-priced detached homes. While new listings did improve for higher-priced properties, the relatively strong demand kept conditions tight across all price ranges, driving further price gains. In May, the detached benchmark price reached \$674,000, nearly two per cent higher than last month and over four per cent higher than last year's peak price of \$647,000. While each district reported a new record high price this month, the year-over-year gains ranged from a high of 12 per cent in the East District to a low of two per cent in the City Centre.



Semi-Detached

Sales also rose to near-record highs for the month for semi-detached homes. However, with 279 sales and 269 new listings this month, inventories fell, and the months of supply dropped below one month. The exceptionally tight conditions caused further price gains, which for the first time, pushed above \$600,000. This is the seventh consecutive month where prices have trended up, and as of May, levels are over three per cent higher than last year's monthly peak. Like the detached sector, each district reported new record high prices in May. However, the strongest year-over-year gains occurred in the most affordable East district at nearly 12 per cent.



Row

New listings in May improved over levels seen earlier in the year, but thanks to monthly gains in sales, the sales-to-new listings ratio remained exceptionally high at 89 per cent, preventing any significant shift in the low inventory situation. While sales activity is still lower than last year's levels, this is likely related to the lack of supply in this segment of the market. Inventory levels are down 50 per cent compared to last year. With less than one month of supply, it is not a surprise that prices continue to rise. In May, the benchmark price reached \$390,500, a two per cent gain over last month and nearly nine per cent higher than last year's peak price of \$359,600. Row prices rose across all districts, with year-over-year gains exceeding 15 per cent in the city's North East, South and East districts. The slowest price gains occurred in The City Centre, North West and South East at rates of over seven per cent.

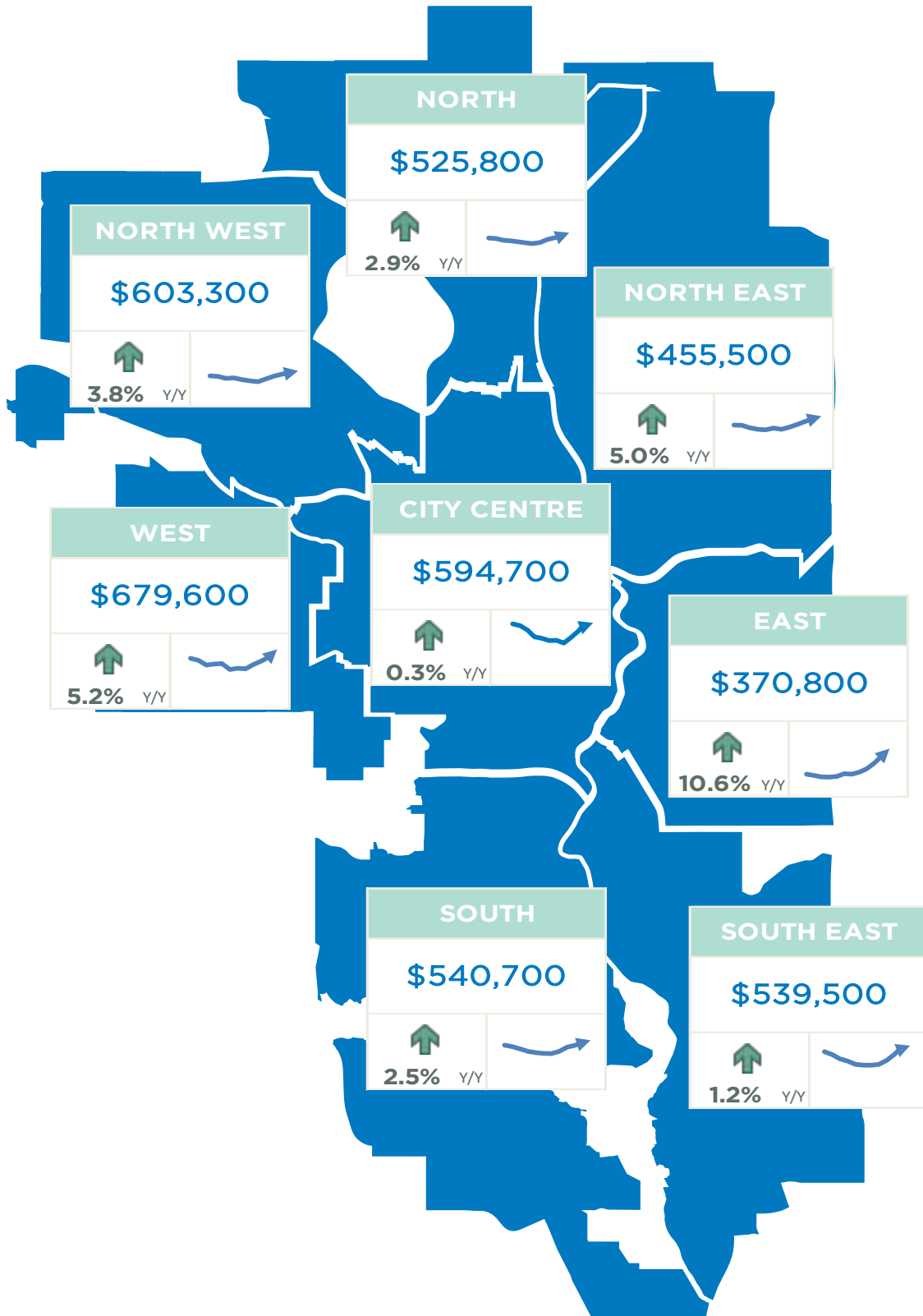


Apartment

Sales in May reached 858 units, a year-over-year gain of 36 per cent and high enough to cause year-to-date sales to rise by four per cent for a new record high. Stronger sales were possible thanks to the recent gains in new listings. There were 1,025 new listings in May, a year-over-year gain of eight per cent. Despite the gain in new listings, the sales-to-new listings ratio remained high at 84 per cent, preventing any significant shift in inventory levels. As a result, inventory levels remained 23 per cent lower than what was available in the market in May 2022. The rising sales and low inventories kept the months of supply low at just over one month. Persistently tight conditions drove further price gains in May. The unadjusted benchmark price reached \$298,600, a monthly gain of over one per cent and a year-over-year gain of nearly 11 per cent. The recent growth has finally caused unadjusted apartment condominium prices to return to 2014 levels. Unlike other areas, not all districts reported a new record high price. The only areas to report a full recovery were the North, North West, West and South East districts. Overall year-over-year price growth ranged from a high of 16 per cent in the North District to a low of 10 per cent growth in the City Centre.

May 2023

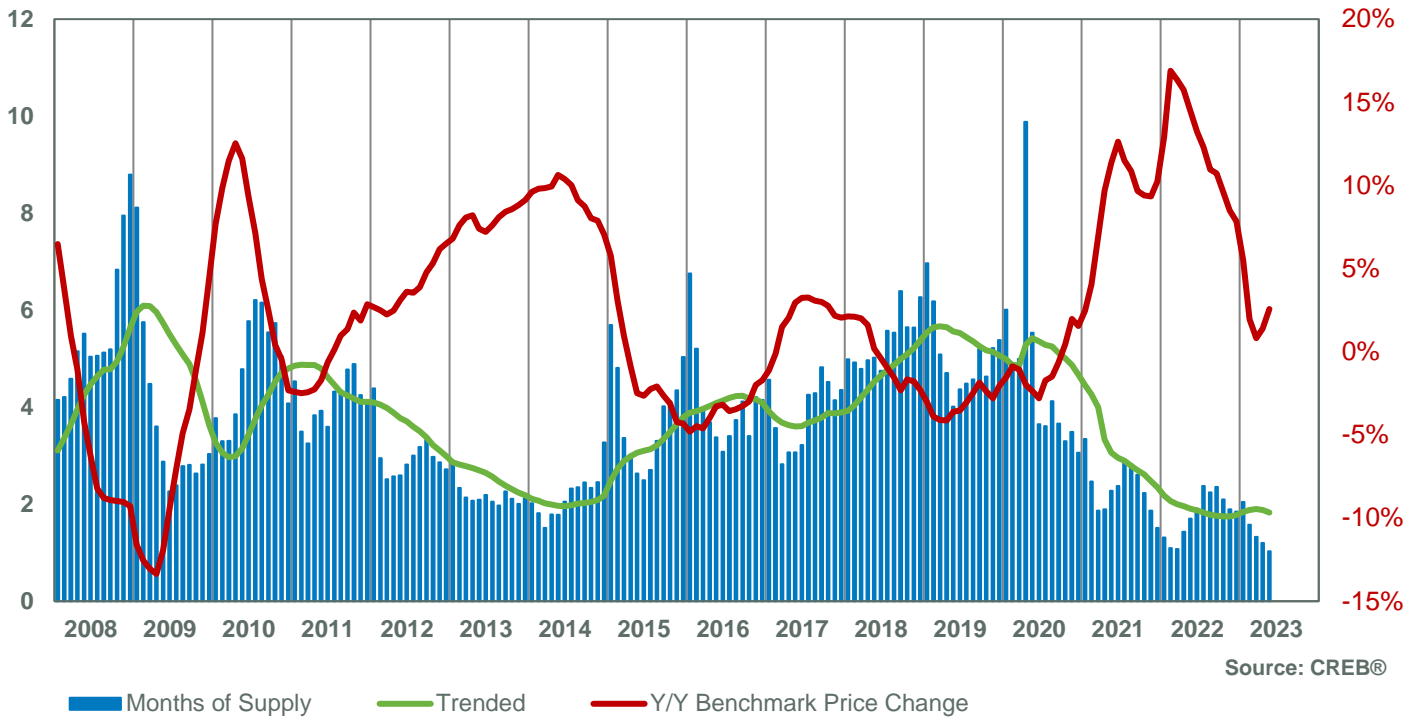
District Total Residential Benchmark Price



	May-22	May-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
CITY OF CALGARY						
Total Sales	3,063	3,120	1.86%	15,850	11,171	-29.52%
Total Sales Volume	\$1,592,488,118	\$1,721,780,124	8.12%	\$8,432,229,653	\$5,987,111,118	-29.00%
New Listings	4,297	3,652	-15.01%	21,499	14,336	-33.32%
Inventory	5,215	3,207	-38.50%	4,143	2,972	-28.26%
Months of Supply	1.70	1.03	-39.63%	1.31	1.33	1.79%
Sales to New Listings	71.28%	85.43%	14.15%	73.72%	77.92%	4.20%
Sales to List Price	99.95%	100.82%	0.87%	101.30%	100.01%	-1.29%
Days on Market	25	24	-4.78%	25	28	10.04%
Benchmark Price	\$543,000	\$557,000	2.58%	\$526,500	\$539,180	2.41%
Median Price	\$479,000	\$506,750	5.79%	\$495,000	\$490,000	-1.01%
Average Price	\$519,911	\$551,853	6.14%	\$532,002	\$535,951	0.74%
Index	253	259	2.57%	231	247	6.89%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

May, 2023

	May-22	May-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
DETACHED						
Total Sales	1,616	1,486	-8.04%	8,774	5,286	-39.75%
Total Sales Volume	\$1,066,130,335	\$1,088,228,350	2.07%	\$5,827,999,682	\$3,760,666,001	-35.47%
New Listings	2,220	1,797	-19.05%	12,075	6,899	-42.87%
Inventory	2,559	1,482	-42.09%	1,964	1,382	-29.64%
Months of Supply	1.58	1.00	-37.02%	1.12	1.31	16.79%
Sales to New Listings Ratio	72.79%	82.69%	9.90%	72.66%	76.62%	3.96%
Sales to List Price Ratio	100.59%	101.31%	0.72%	102.54%	100.35%	-2.19%
Days on Market	22	22	-2.58%	19	26	39.13%
Benchmark Price	\$647,000	\$674,000	4.17%	\$625,840	\$649,300	3.75%
Median Price	\$595,000	\$656,000	10.25%	\$605,000	\$640,000	5.79%
Average Price	\$659,734	\$732,321	11.00%	\$664,235	\$711,439	7.11%
APARTMENT						
Total Sales	629	858	36.41%	2,961	3,080	4.02%
Total Sales Volume	\$181,826,215	\$263,791,267	45.08%	\$833,268,903	\$917,442,966	10.10%
New Listings	948	1,025	8.12%	4,079	4,136	1.40%
Inventory	1,416	1,089	-23.09%	1,199	965	-19.46%
Months of Supply	2.25	1.27	-43.62%	2.02	1.57	-22.57%
Sales to New Listings Ratio	66.35%	83.71%	17.36%	72.59%	74.47%	1.88%
Sales to List Price Ratio	98.17%	99.05%	0.88%	97.92%	98.69%	0.77%
Days on Market	34	29	-13.30%	44	32	-27.52%
Benchmark Price	\$269,300	\$298,600	10.88%	\$258,180	\$287,080	11.19%
Median Price	\$254,500	\$277,500	9.04%	\$250,000	\$270,000	8.00%
Average Price	\$289,072	\$307,449	6.36%	\$281,415	\$297,871	5.85%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	264	279	5.68%	1,407	981	-30.28%
Total Sales Volume	\$143,073,034	\$167,819,322	17.30%	\$793,195,272	\$588,457,768	-25.81%
New Listings	358	269	-24.86%	1,853	1,158	-37.51%
Inventory	408	234	-42.65%	348	257	-26.15%
Months of Supply	1.55	0.84	-45.73%	1.24	1.31	5.92%
Sales to New Listings Ratio	73.74%	103.72%	29.97%	75.93%	84.72%	8.78%
Sales to List Price Ratio	99.86%	101.00%	1.14%	101.37%	100.34%	-1.02%
Days on Market	24	25	5.20%	25	30	21.34%
Benchmark Price	\$581,900	\$600,500	3.20%	\$561,040	\$580,060	3.39%
Median Price	\$485,000	\$530,000	9.28%	\$507,500	\$535,000	5.42%
Average Price	\$541,943	\$601,503	10.99%	\$563,749	\$599,855	6.40%
CITY OF CALGARY ROW						
Total Sales	554	497	-10.29%	2,708	1,824	-32.64%
Total Sales Volume	\$201,458,534	\$201,941,186	0.24%	\$977,765,797	\$720,544,382	-26.31%
New Listings	771	561	-27.24%	3,492	2,143	-38.63%
Inventory	832	402	-51.68%	632	368	-41.81%
Months of Supply	1.50	0.81	-46.14%	1.17	1.01	-13.61%
Sales to New Listings Ratio	71.85%	88.59%	16.74%	77.55%	85.11%	7.57%
Sales to List Price Ratio	100.13%	102.30%	2.17%	100.93%	101.07%	0.13%
Days on Market	24	20	-15.07%	27	25	-5.22%
Benchmark Price	\$359,300	\$390,500	8.68%	\$343,500	\$373,720	8.80%
Median Price	\$355,000	\$386,000	8.73%	\$350,000	\$380,000	8.57%
Average Price	\$363,644	\$406,320	11.74%	\$361,066	\$395,035	9.41%

For a list of definitions, see page 29.

May 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	150	246	60.98%	357	2.38	\$845,900	1.70%	0.49%
North East	201	255	78.82%	218	1.08	\$518,100	6.21%	1.43%
North	188	217	86.64%	143	0.76	\$616,700	4.49%	2.26%
North West	212	255	83.14%	166	0.78	\$712,300	5.39%	2.21%
West	164	200	82.00%	175	1.07	\$866,600	6.71%	3.52%
South	323	344	93.90%	221	0.68	\$646,200	3.69%	1.52%
South East	211	226	93.36%	151	0.72	\$649,100	2.92%	0.62%
East	35	51	68.63%	37	1.06	\$431,300	11.74%	3.45%
TOTAL CITY	1,486	1,797	82.69%	1,482	1.00	\$674,000	4.17%	1.74%
Apartment								
City Centre	369	502	73.51%	668	1.81	\$325,600	9.74%	0.90%
North East	66	73	90.41%	47	0.71	\$243,700	11.43%	2.87%
North	61	60	101.67%	38	0.62	\$277,600	15.96%	3.35%
North West	68	84	80.95%	79	1.16	\$269,700	10.62%	2.90%
West	80	82	97.56%	83	1.04	\$308,600	13.29%	3.07%
South	110	125	88.00%	97	0.88	\$263,600	13.87%	2.05%
South East	85	78	108.97%	59	0.69	\$308,000	11.59%	-0.03%
East	19	21	90.48%	18	0.95	\$197,100	12.24%	2.60%
TOTAL CITY	858	1,025	83.71%	1,089	1.27	\$298,600	10.88%	1.53%
Semi-detached								
City Centre	80	96	83.33%	124	1.55	\$832,100	2.46%	0.92%
North East	34	30	113.33%	19	0.56	\$370,100	7.68%	1.93%
North	25	19	131.58%	9	0.36	\$474,600	3.94%	2.37%
North West	30	27	111.11%	16	0.53	\$574,500	4.09%	1.99%
West	13	20	65.00%	16	1.23	\$738,200	8.08%	4.09%
South	46	32	143.75%	18	0.39	\$471,400	4.57%	1.53%
South East	40	30	133.33%	18	0.45	\$457,900	1.96%	0.39%
East	11	15	73.33%	12	1.09	\$325,200	11.83%	2.04%
TOTAL CITY	279	269	103.72%	234	0.84	\$600,500	3.20%	1.44%
Row								
City Centre	70	106	66.04%	98	1.40	\$536,100	7.54%	2.15%
North East	62	74	83.78%	63	1.02	\$295,500	15.70%	3.65%
North	87	86	101.16%	53	0.61	\$372,700	8.31%	1.64%
North West	47	52	90.38%	37	0.79	\$380,100	7.40%	2.54%
West	53	72	73.61%	49	0.92	\$405,200	9.57%	4.14%
South	91	98	92.86%	48	0.53	\$336,500	15.04%	2.69%
South East	75	60	125.00%	44	0.59	\$395,500	7.65%	0.76%
East	9	10	90.00%	9	1.00	\$219,500	15.22%	3.29%
TOTAL CITY	497	561	88.59%	402	0.81	\$390,500	8.68%	2.31%

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

City of Calgary

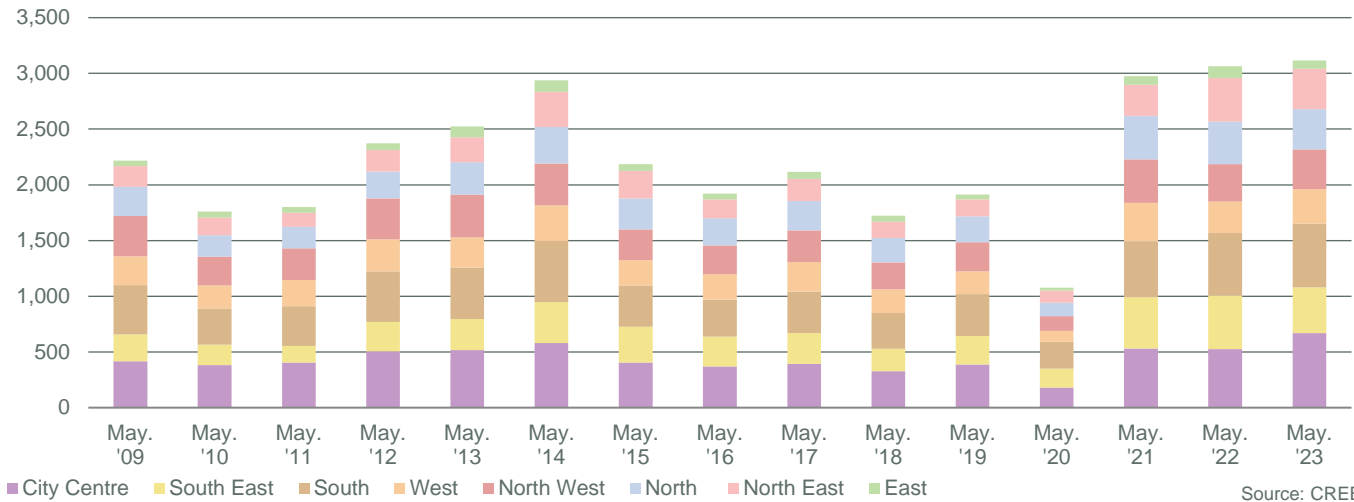
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



May. 2023

TOTAL SALES

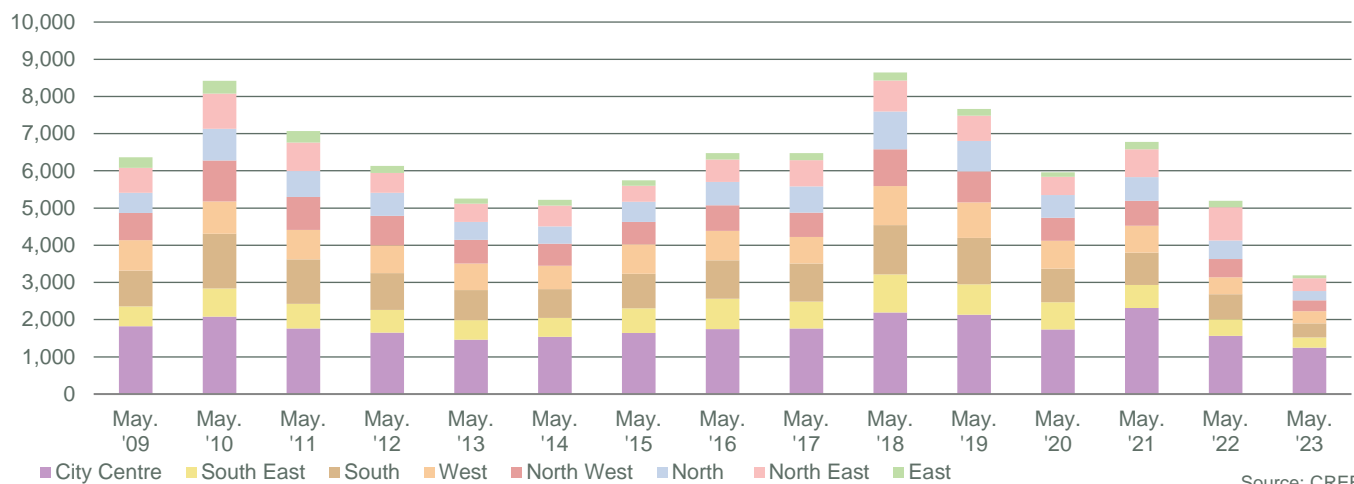
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Source: CREB®

TOTAL INVENTORY

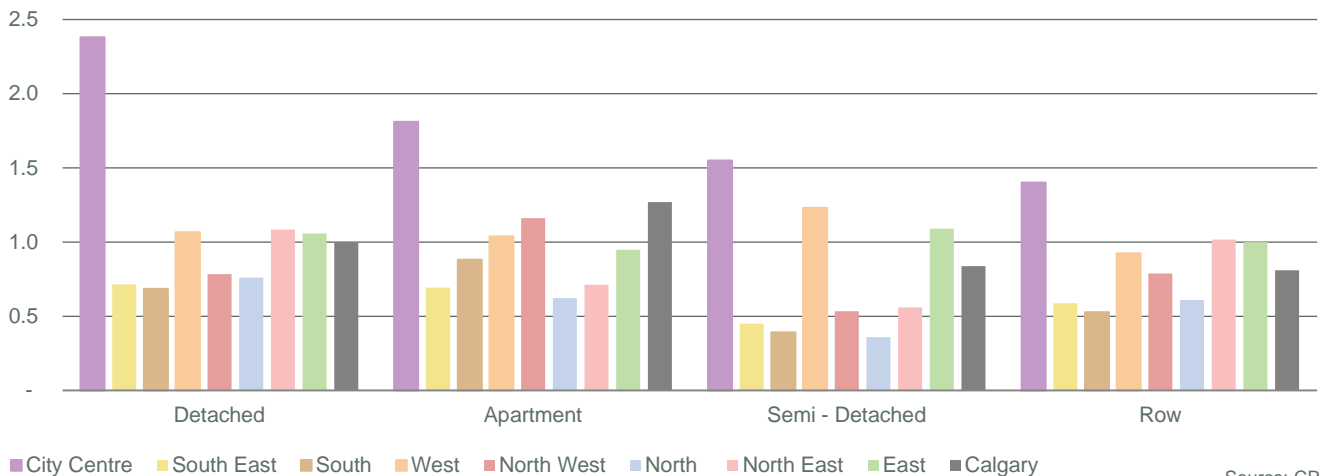
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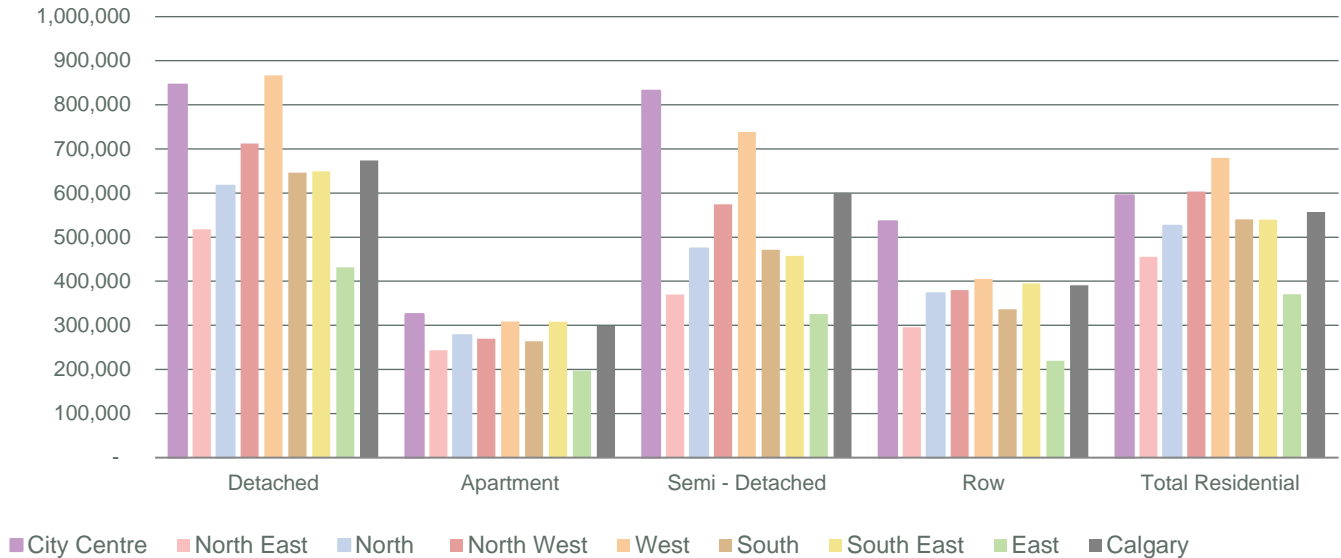
MONTHS OF SUPPLY

MAY



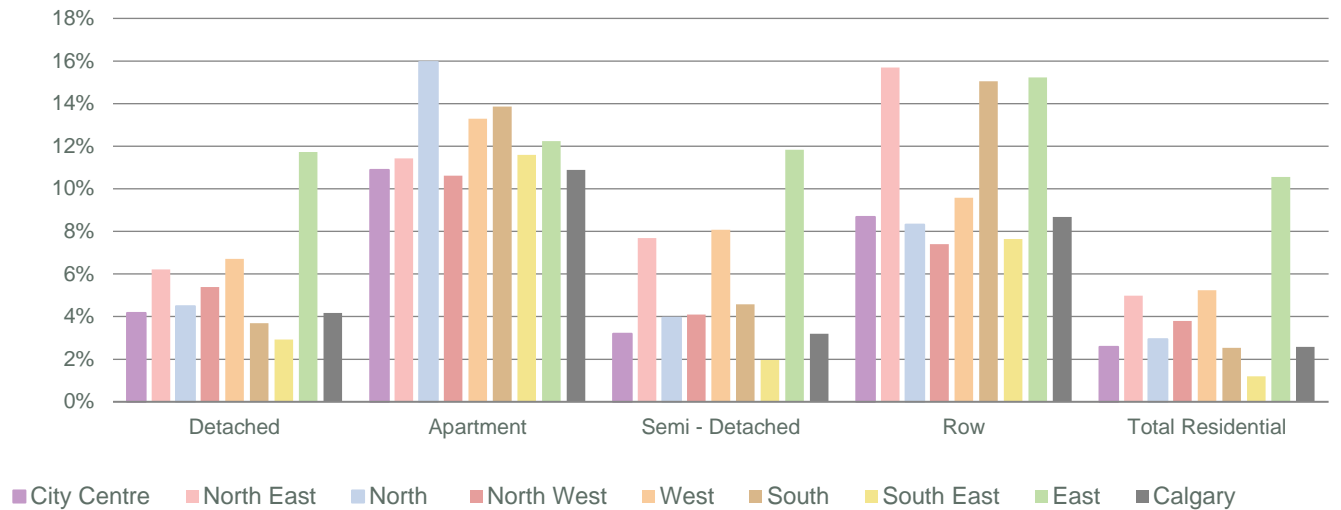
Source: CREB®

BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY

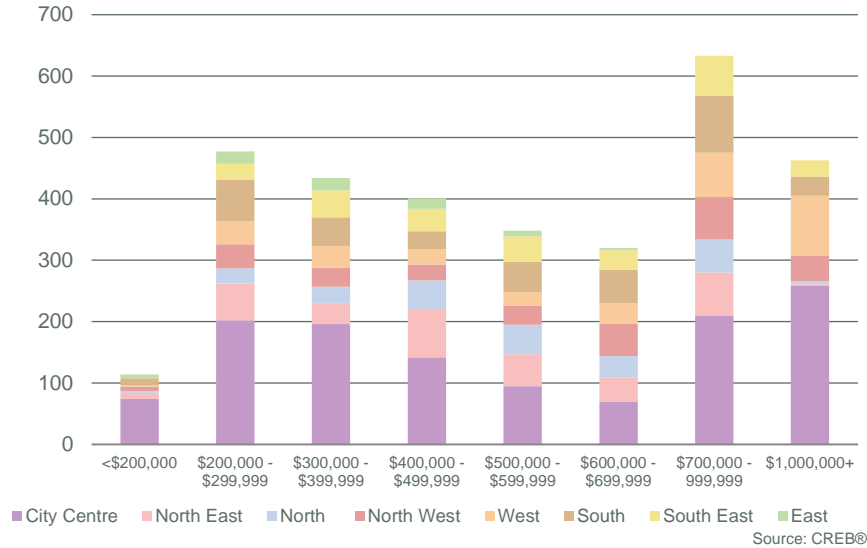


Source: CREB®

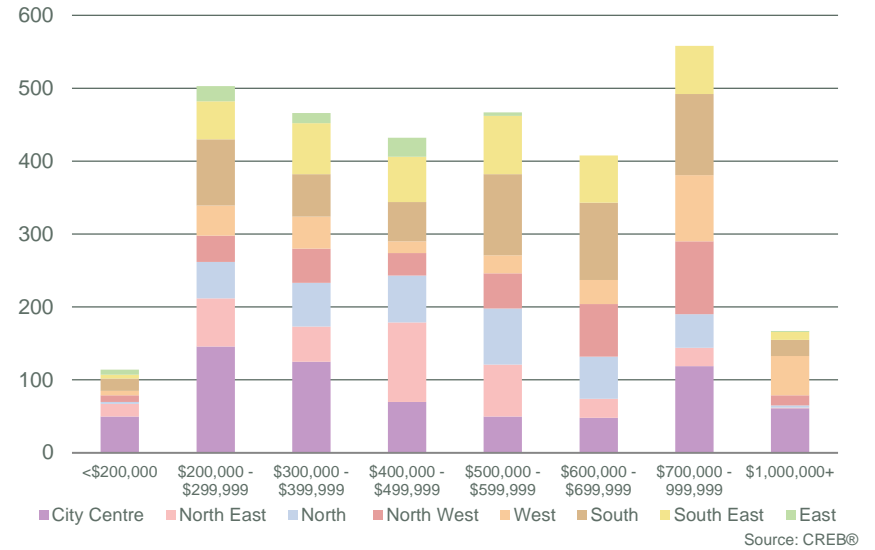
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

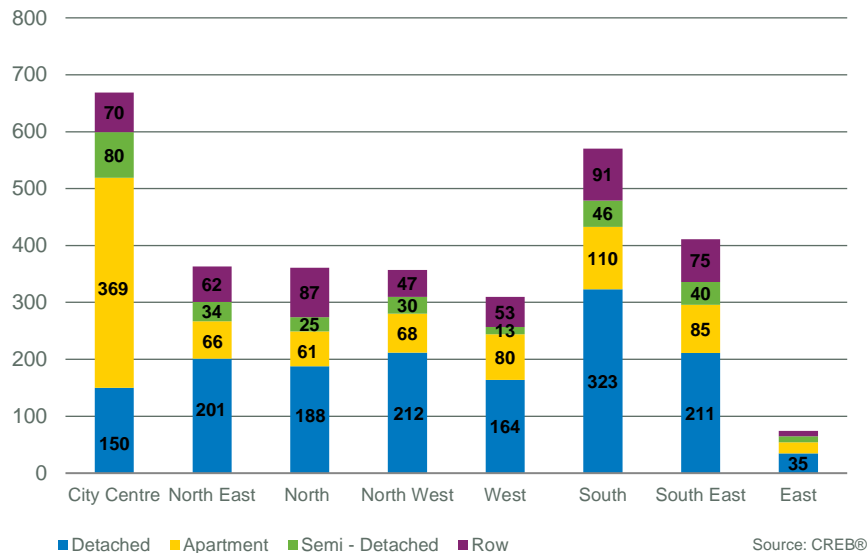
TOTAL INVENTORY BY PRICE RANGE - MAY



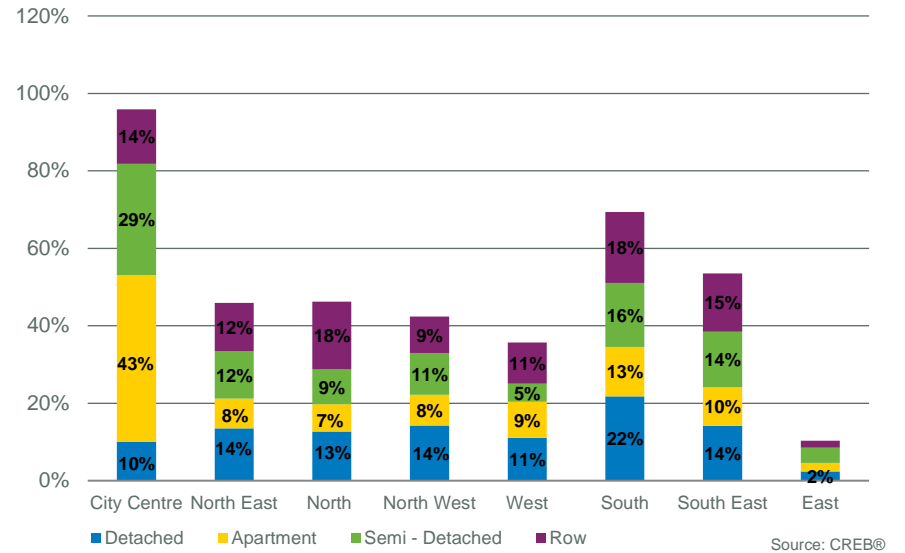
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



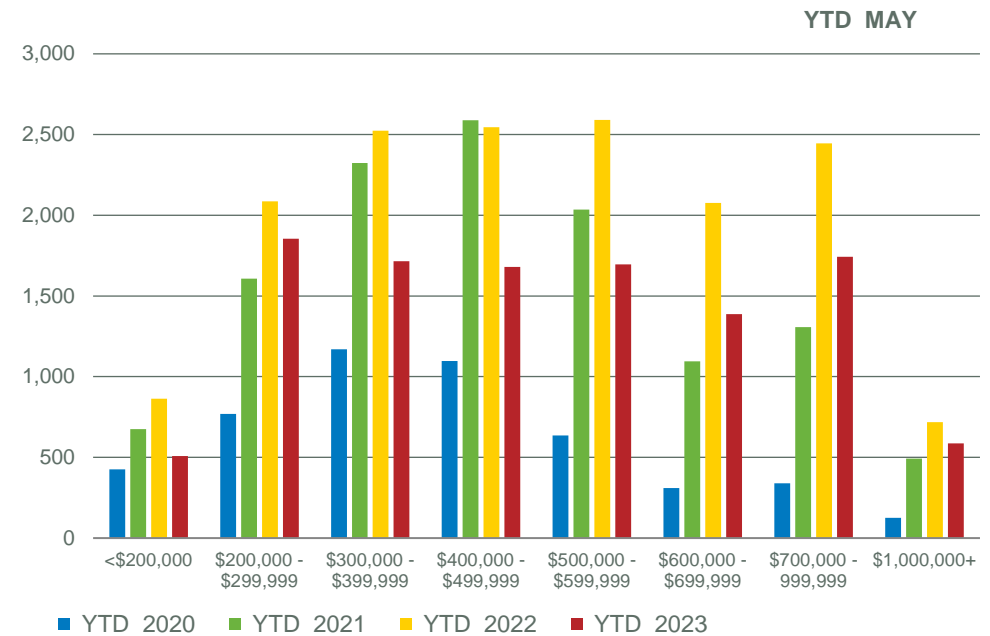
SHARE OF CITY WIDE SALES - MAY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	2,004	3,293	4,091	3,399	3,063	2,837	2,249	2,133	1,893	1,855	1,642	1,200
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	2,718	2,624	2,169	1,611	1,031
Inventory	2,628	3,608	4,390	4,875	5,215	5,407	5,346	4,786	4,463	3,888	3,115	2,219
Days on Market	44	25	20	22	25	27	31	35	39	40	40	46
Benchmark Price	492,900	520,300	534,700	541,600	543,000	540,900	537,200	528,900	524,700	521,200	517,300	516,200
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000	438,400	460,000	460,000	445,000	451,750
Average Price	511,944	547,868	537,853	532,310	519,911	517,673	491,452	485,173	497,867	509,710	490,293	495,605
Index	229	242	249	252	253	252	250	246	244	242	241	240
2023												
Sales	1,198	1,738	2,428	2,687	3,120							
New Listings	1,852	2,386	3,314	3,132	3,652							
Inventory	2,451	2,746	3,229	3,229	3,207							
Days on Market	42	33	27	24	24							
Benchmark Price	520,100	530,500	539,100	549,200	557,000							
Median Price	465,000	460,000	486,000	500,880	506,750							
Average Price	508,515	506,823	535,946	548,565	551,853							
Index	242	247	251	255	259							

	May-22	May-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	1	3	13	7
\$100,000 - \$149,999	33	18	180	87
\$150,000 - \$199,999	139	93	671	415
\$200,000 - \$249,999	222	231	1,062	885
\$250,000 - \$299,999	197	272	1,025	969
\$300,000 - \$349,999	248	237	1,174	830
\$350,000 - \$399,999	291	229	1,349	886
\$400,000 - \$449,999	249	206	1,286	851
\$450,000 - \$499,999	263	229	1,260	828
\$500,000 - \$549,999	238	258	1,260	912
\$550,000 - \$599,999	263	210	1,330	784
\$600,000 - \$649,999	200	211	1,129	727
\$650,000 - \$699,999	158	198	948	661
\$700,000 - \$749,999	135	163	712	517
\$750,000 - \$799,999	86	127	575	406
\$800,000 - \$849,999	76	107	424	310
\$850,000 - \$899,999	62	67	347	220
\$900,000 - \$949,999	40	49	213	151
\$950,000 - \$999,999	36	45	174	139
\$1,000,000 - \$1,299,999	75	82	416	308
\$1,300,000 - \$1,499,999	20	33	125	104
\$1,500,000 - \$1,999,999	19	30	115	104
\$2,000,000 +	12	22	62	70
	3,063	3,120	15,850	11,171

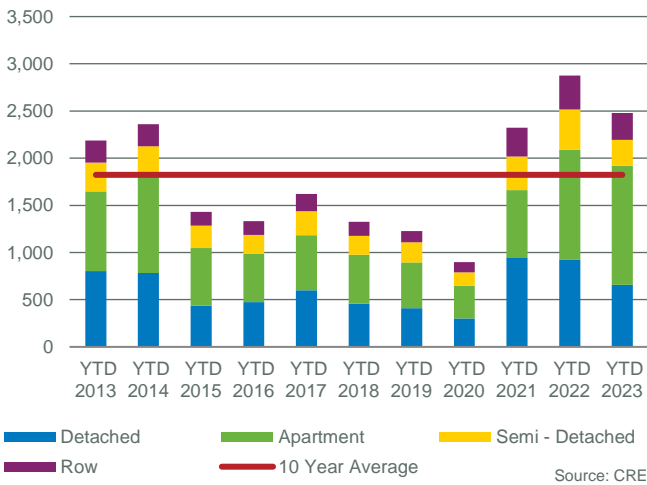
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

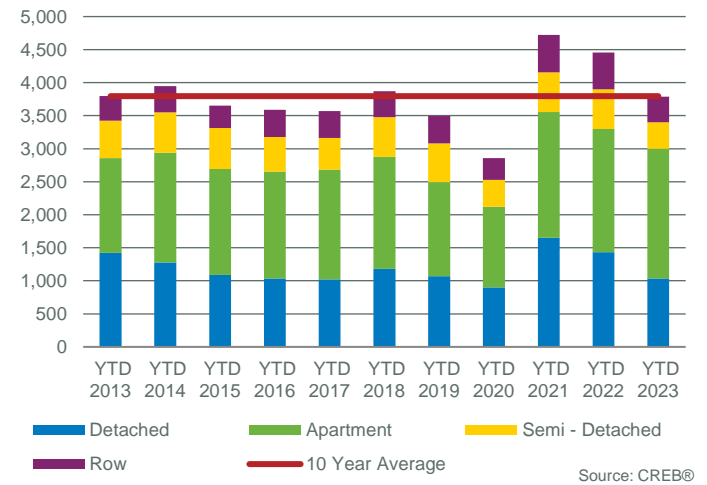
CITY OF CALGARY TOTAL SALES

YTD MAY

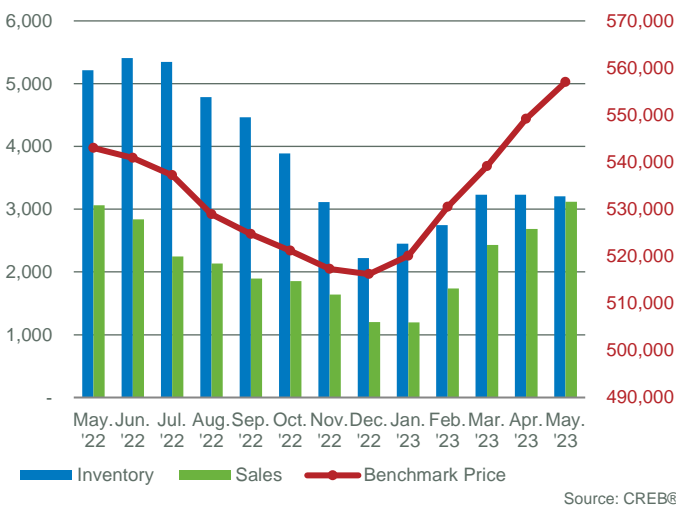


CITY OF CALGARY TOTAL NEW LISTINGS

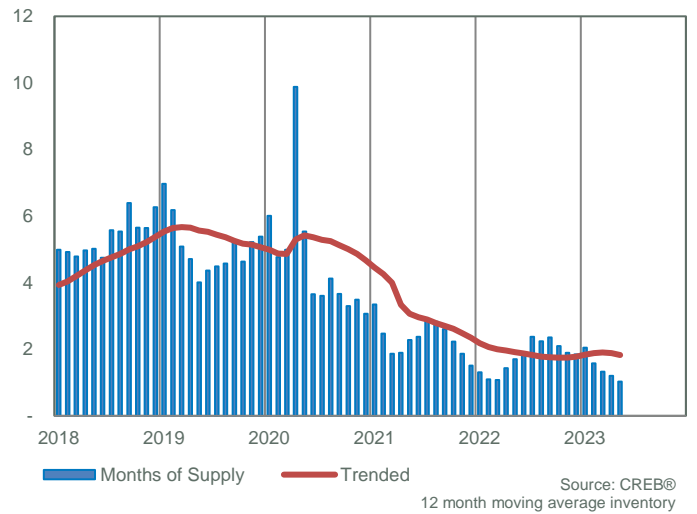
YTD MAY



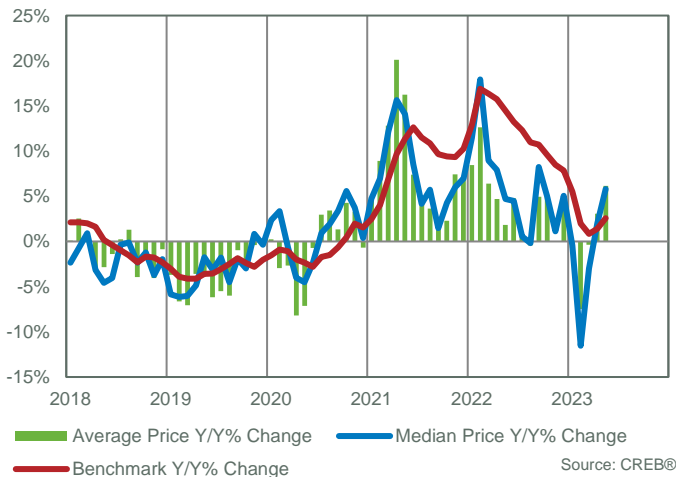
CITY OF CALGARY TOTAL INVENTORY AND SALES



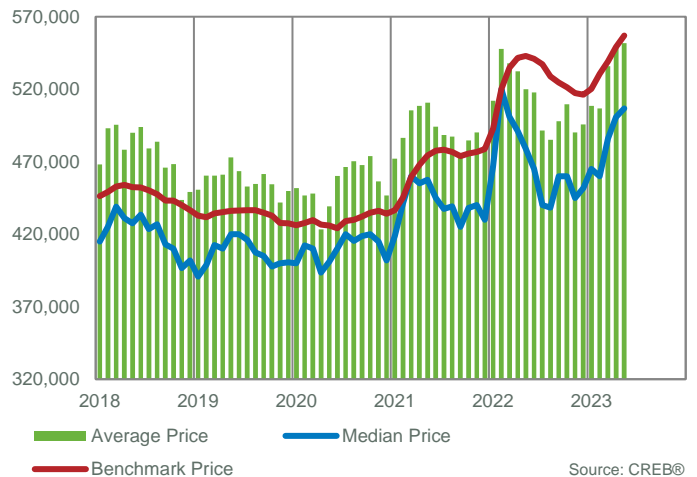
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



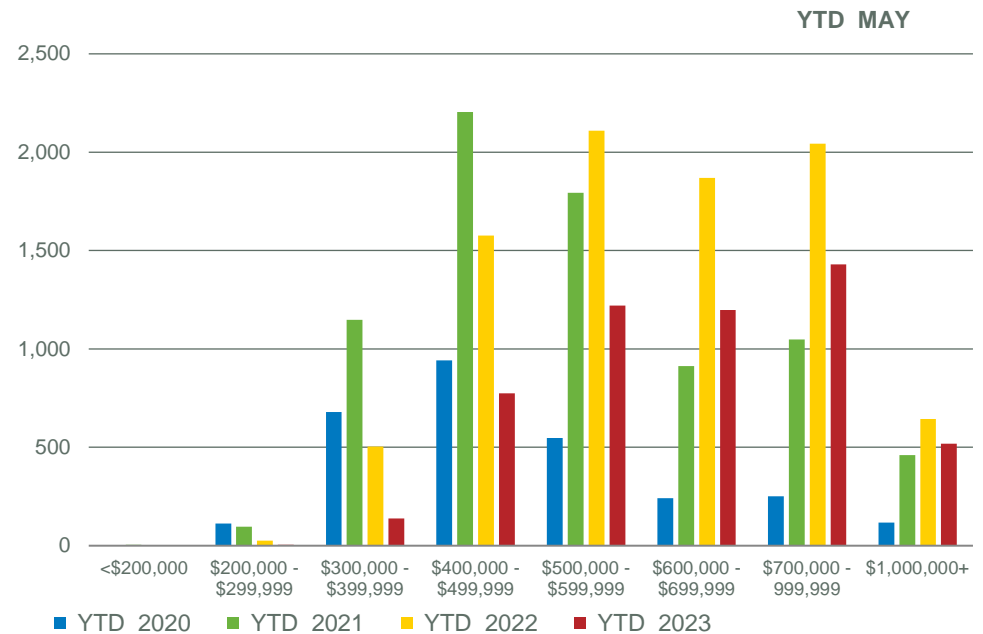
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	1,146	1,896	2,267	1,849	1,616	1,481	1,131	1,064	967	941	814	614
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,380	1,148	849	495
Inventory	898	1,691	2,205	2,468	2,559	2,668	2,599	2,395	2,223	1,949	1,571	1,064
Days on Market	33	14	14	18	22	24	29	31	36	36	37	46
Benchmark Price	582,100	618,600	636,700	644,800	647,000	645,800	642,000	631,400	626,600	622,400	618,100	618,000
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,000	582,000	561,250	570,000
Average Price	626,121	678,360	670,542	669,575	659,734	668,422	637,536	637,127	637,841	655,711	624,073	640,083
Index	239	254	262	265	266	265	264	259	257	256	254	254
2023												
Sales	561	793	1,143	1,303	1,486							
New Listings	879	1,136	1,609	1,478	1,797							
Inventory	1,139	1,288	1,541	1,460	1,482							
Days on Market	42	31	26	22	22							
Benchmark Price	623,900	637,300	648,800	662,500	674,000							
Median Price	599,000	603,000	635,000	655,000	656,000							
Average Price	670,893	679,616	707,022	728,323	732,321							
Index	256	262	266	272	277							

	May-22	May-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	-	-	3	2
\$250,000 - \$299,999	3	1	22	2
\$300,000 - \$349,999	28	2	115	22
\$350,000 - \$399,999	80	14	389	117
\$400,000 - \$449,999	127	68	720	328
\$450,000 - \$499,999	167	115	857	446
\$500,000 - \$549,999	191	154	963	596
\$550,000 - \$599,999	229	168	1,146	625
\$600,000 - \$649,999	173	178	1,022	614
\$650,000 - \$699,999	137	174	847	584
\$700,000 - \$749,999	122	143	628	455
\$750,000 - \$799,999	74	106	480	329
\$800,000 - \$849,999	59	83	338	247
\$850,000 - \$899,999	50	57	282	167
\$900,000 - \$949,999	32	39	175	119
\$950,000 - \$999,999	29	37	141	113
\$1,000,000 - \$1,299,999	68	68	357	263
\$1,300,000 - \$1,499,999	19	32	118	99
\$1,500,000 - \$1,999,999	16	26	110	95
\$2,000,000 +	12	20	59	62
	1,616	1,486	8,774	5,286

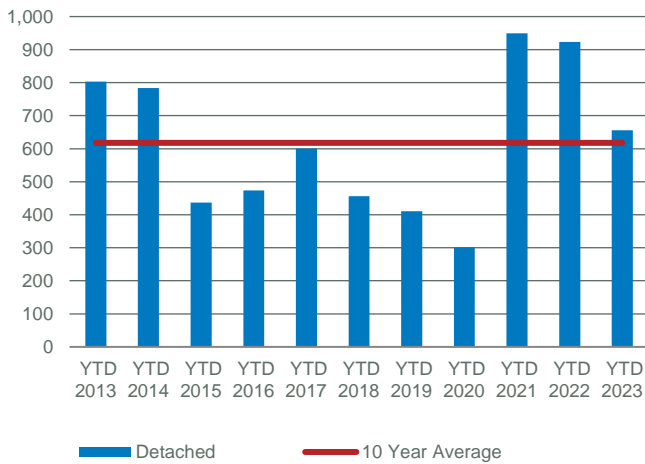
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

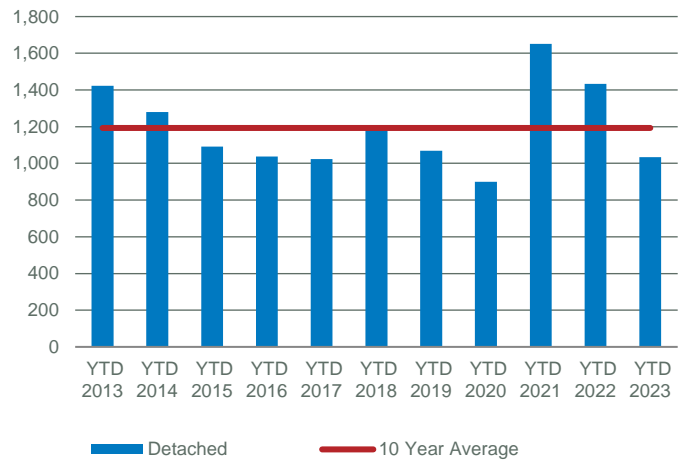
YTD MAY



Source: CREB®

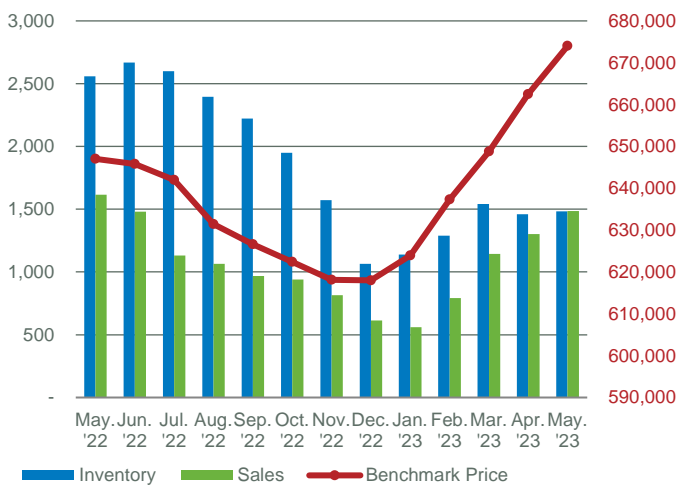
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



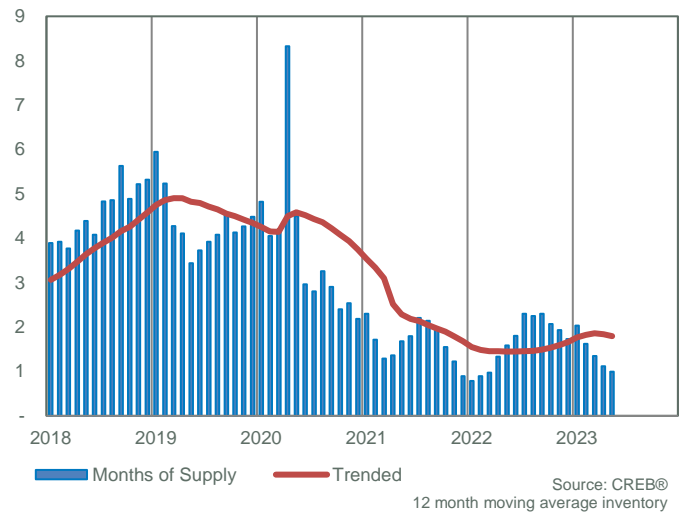
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



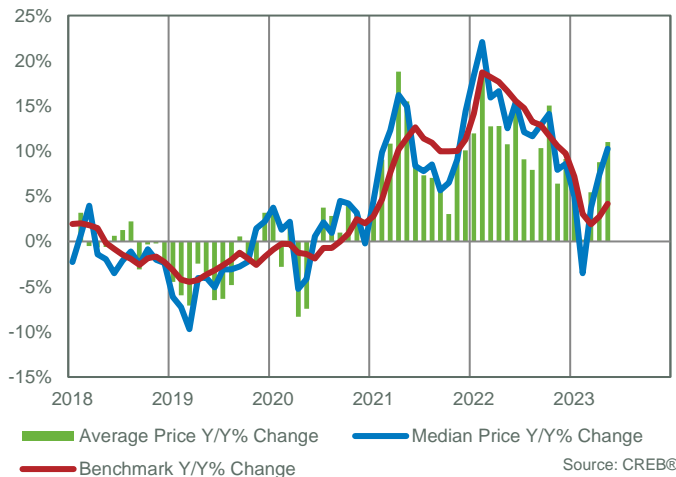
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



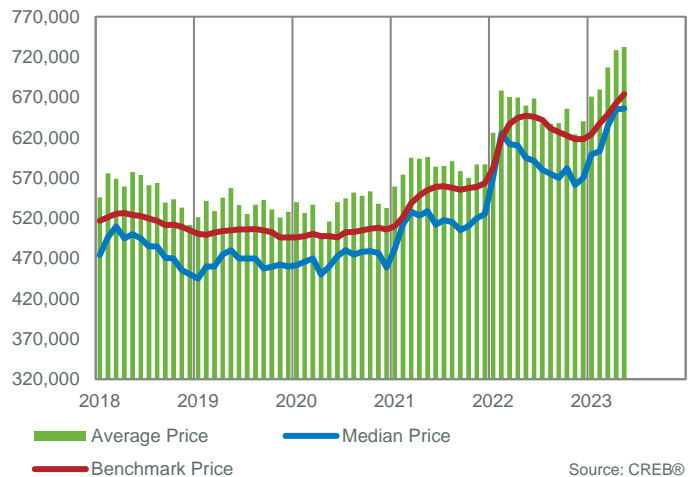
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

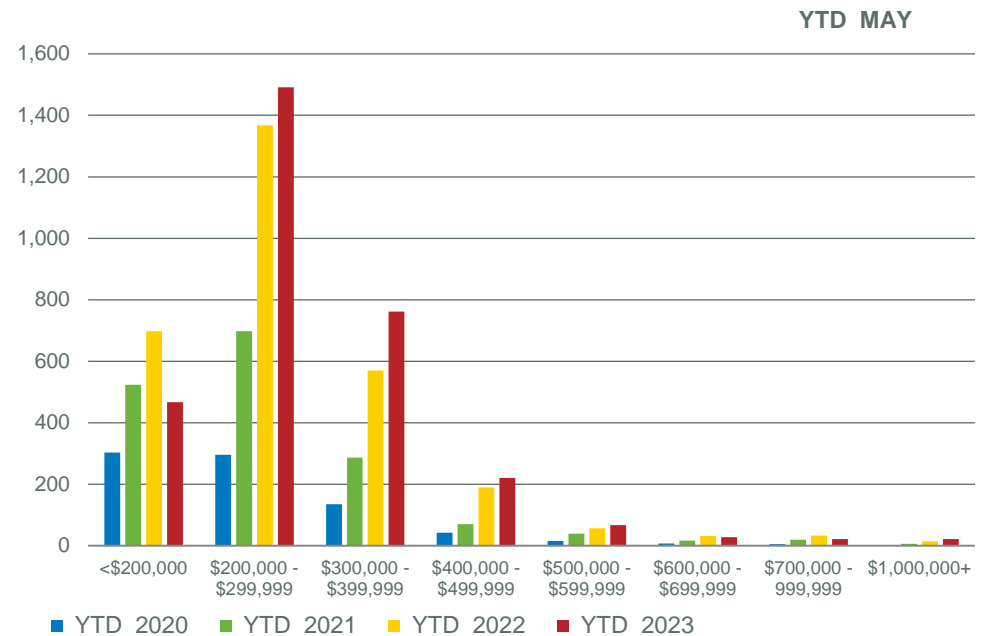


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	355	565	770	642	629	578	513	524	449	436	448	311
New Listings	550	694	994	893	948	931	795	653	605	532	379	287
Inventory	1,062	1,070	1,167	1,278	1,416	1,527	1,574	1,395	1,274	1,140	889	651
Days on Market	71	57	38	34	34	34	37	44	46	52	47	49
Benchmark Price	246,400	251,000	258,800	265,400	269,300	271,300	272,800	272,300	272,300	272,700	271,700	269,800
Median Price	234,000	252,500	259,000	249,950	254,500	246,250	248,900	240,000	247,000	250,000	250,000	258,500
Average Price	268,056	274,158	290,839	276,383	289,072	279,585	276,145	270,176	303,391	297,527	292,124	283,333
Index	180	184	189	194	197	199	200	199	199	200	199	197
2023												
Sales	317	491	680	734	858							
New Listings	545	696	919	951	1,025							
Inventory	772	876	1,001	1,089	1,089							
Days on Market	44	36	32	27	29							
Benchmark Price	273,000	281,200	288,500	294,100	298,600							
Median Price	258,000	262,500	268,250	272,250	277,500							
Average Price	284,526	280,701	305,400	296,950	307,449							
Index	200	206	211	215	218							

	May-22	May-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	1	2	13	6
\$100,000 - \$149,999	31	18	162	85
\$150,000 - \$199,999	105	87	523	376
\$200,000 - \$249,999	165	192	750	722
\$250,000 - \$299,999	118	221	617	769
\$300,000 - \$349,999	80	151	356	480
\$350,000 - \$399,999	49	82	214	282
\$400,000 - \$449,999	28	37	112	140
\$450,000 - \$499,999	15	25	78	81
\$500,000 - \$549,999	7	11	31	41
\$550,000 - \$599,999	7	7	26	26
\$600,000 - \$649,999	6	3	18	17
\$650,000 - \$699,999	5	4	14	11
\$700,000 - \$749,999	-	2	6	4
\$750,000 - \$799,999	2	3	8	4
\$800,000 - \$849,999	2	2	4	6
\$850,000 - \$899,999	3	1	6	4
\$900,000 - \$949,999	-	1	3	3
\$950,000 - \$999,999	2	1	6	1
\$1,000,000 - \$1,299,999	2	3	7	8
\$1,300,000 - \$1,499,999	-	1	2	2
\$1,500,000 - \$1,999,999	1	2	2	4
\$2,000,000 +	-	2	3	8
	629	858	2,961	3,080

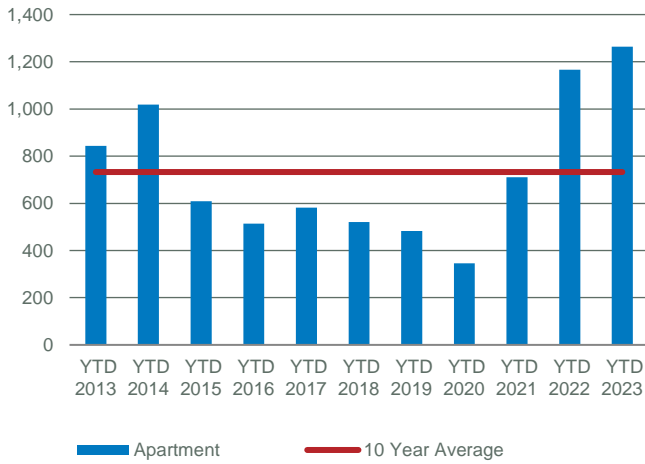
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

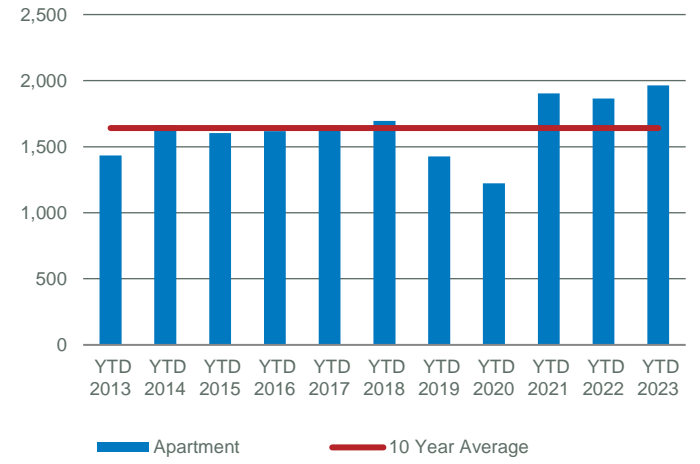
CITY OF CALGARY APARTMENT SALES

YTD MAY



CITY OF CALGARY APARTMENT NEW LISTINGS

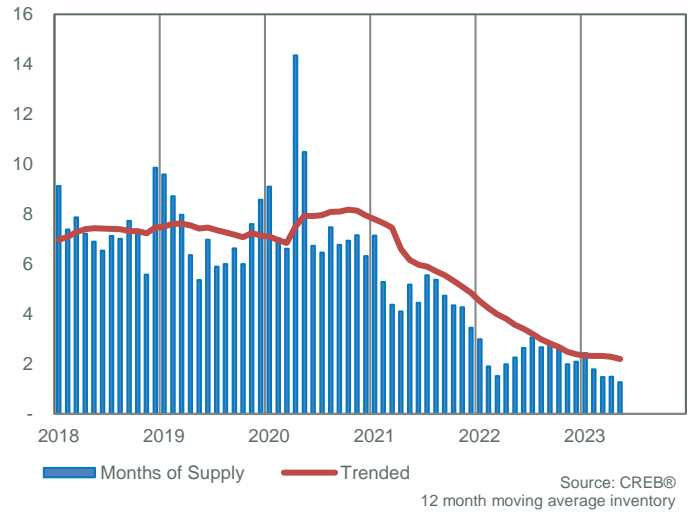
YTD MAY



CITY OF CALGARY APARTMENT INVENTORY AND SALES



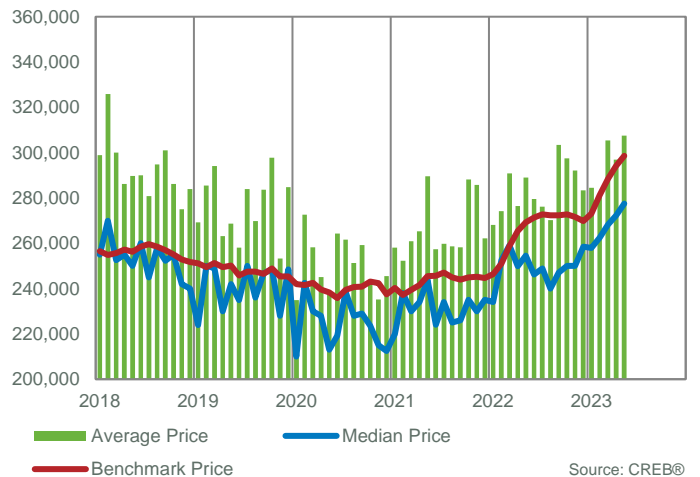
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



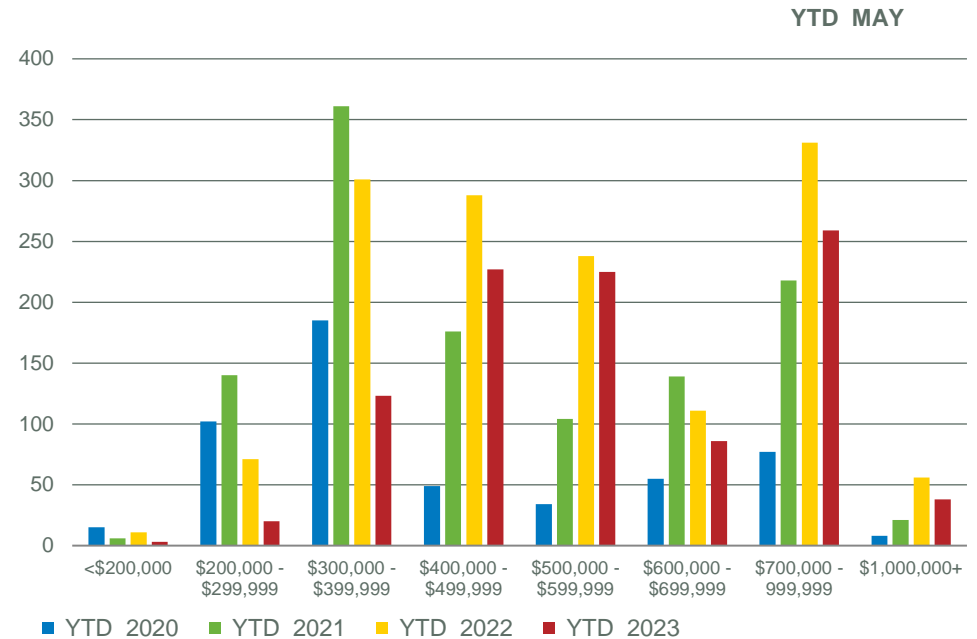
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	198	296	345	304	264	223	173	170	152	158	132	87
New Listings	267	395	462	371	358	311	274	207	238	186	132	101
Inventory	243	314	384	391	408	415	435	379	381	334	270	225
Days on Market	35	25	20	22	24	25	29	34	36	39	45	43
Benchmark Price	525,500	550,900	569,600	577,300	581,900	578,500	574,200	566,000	559,500	555,800	559,800	560,100
Median Price	512,500	510,500	515,000	506,759	485,000	485,000	430,000	472,500	472,769	468,750	494,500	512,000
Average Price	558,489	563,081	584,388	563,340	541,943	541,181	512,733	514,793	507,623	536,375	588,216	543,851
Index	282	296	306	310	312	310	308	304	300	298	300	301
2023												
Sales	111	140	217	234	279							
New Listings	150	193	280	266	269							
Inventory	225	255	286	285	234							
Days on Market	47	36	29	25	25							
Benchmark Price	561,600	566,900	579,300	592,000	600,500							
Median Price	530,000	533,940	550,000	529,950	530,000							
Average Price	583,025	585,265	614,126	601,368	601,503							
Index	301	304	311	318	322							

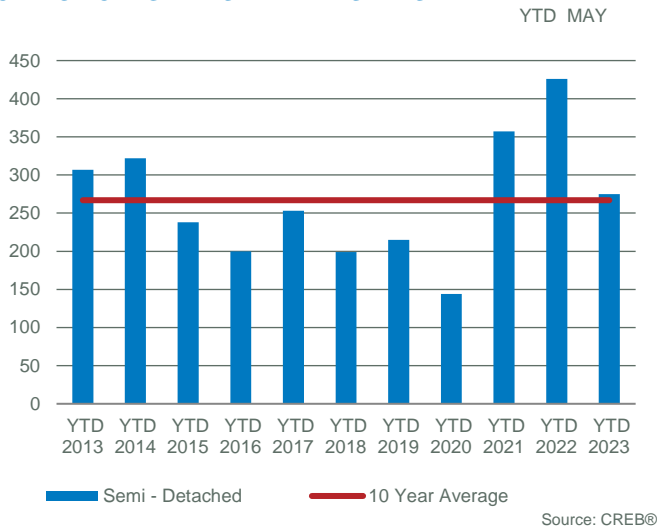
	May-22	May-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	1	-
\$150,000 - \$199,999	1	-	10	3
\$200,000 - \$249,999	3	3	12	9
\$250,000 - \$299,999	12	2	59	11
\$300,000 - \$349,999	31	9	149	50
\$350,000 - \$399,999	26	21	152	73
\$400,000 - \$449,999	30	33	134	101
\$450,000 - \$499,999	44	34	154	126
\$500,000 - \$549,999	23	50	164	157
\$550,000 - \$599,999	12	18	74	68
\$600,000 - \$649,999	9	15	48	48
\$650,000 - \$699,999	13	12	63	38
\$700,000 - \$749,999	9	11	62	41
\$750,000 - \$799,999	9	14	79	63
\$800,000 - \$849,999	14	22	75	57
\$850,000 - \$899,999	9	9	53	48
\$900,000 - \$949,999	8	8	35	27
\$950,000 - \$999,999	5	6	27	23
\$1,000,000 - \$1,299,999	5	10	50	30
\$1,300,000 - \$1,499,999	1	-	5	3
\$1,500,000 - \$1,999,999	-	2	1	5
\$2,000,000 +	-	-	-	-
	264	279	1,407	981

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

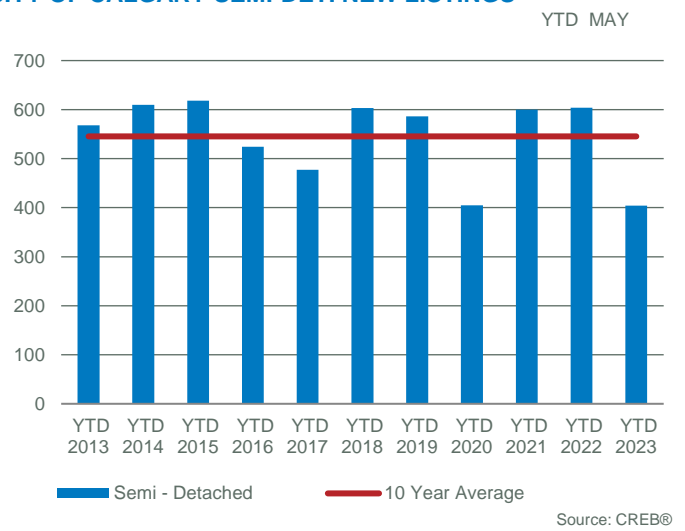


Source: CREB®

CITY OF CALGARY SEMI-DET. SALES



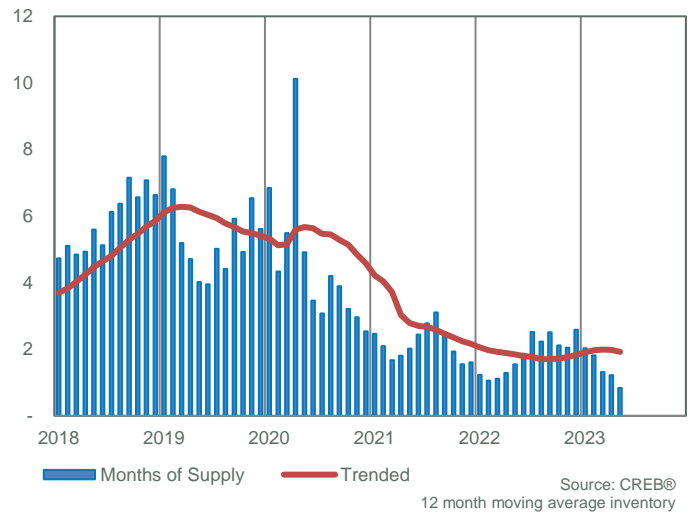
CITY OF CALGARY SEMI-DET. NEW LISTINGS



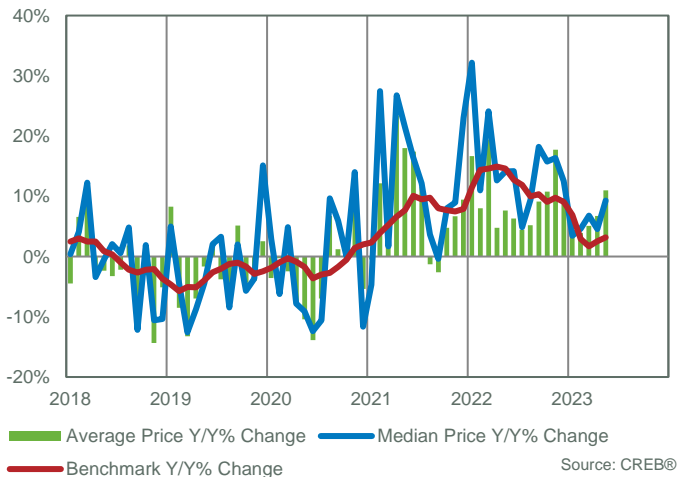
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



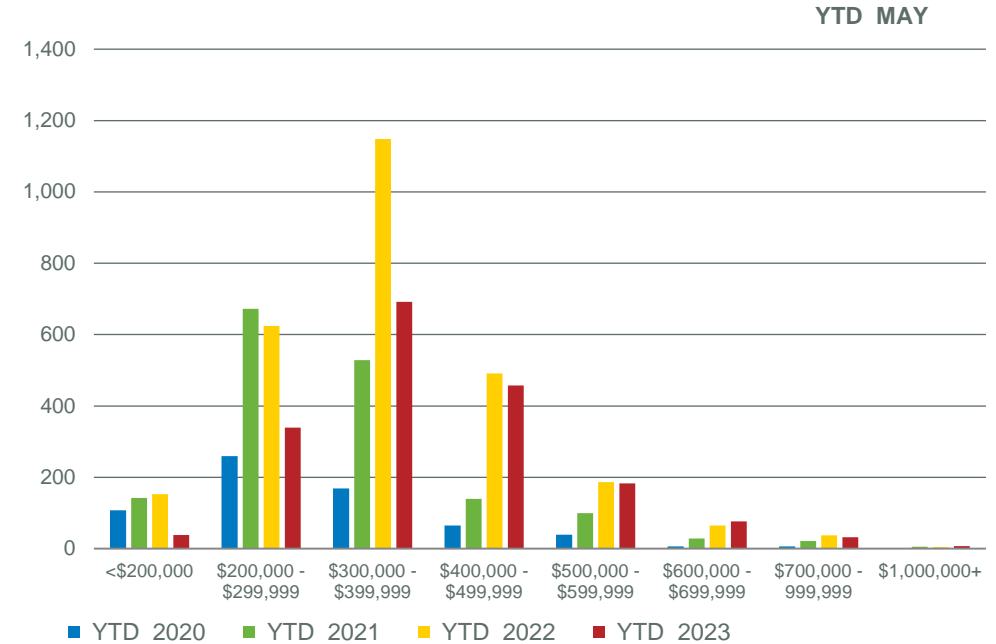
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	305	536	709	604	554	555	432	375	325	320	248	188
New Listings	364	692	883	782	771	654	500	378	401	303	251	148
Inventory	425	533	634	738	832	797	738	617	585	465	385	279
Days on Market	58	30	19	20	24	27	30	35	38	37	35	43
Benchmark Price	318,300	335,300	347,900	356,700	359,300	359,600	358,400	357,200	358,000	356,800	354,500	354,300
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500	330,000	335,000	352,750	350,250
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022	345,502	356,314	357,054	352,571
Index	204	215	223	228	230	230	229	229	229	228	227	227
2023												
Sales	209	314	388	416	497							
New Listings	278	361	506	437	561							
Inventory	315	327	401	395	402							
Days on Market	39	34	21	22	20							
Benchmark Price	356,200	367,400	372,800	381,700	390,500							
Median Price	365,000	373,200	380,000	385,000	386,000							
Average Price	372,820	389,050	392,303	399,780	406,320							
Index	228	235	239	244	250							

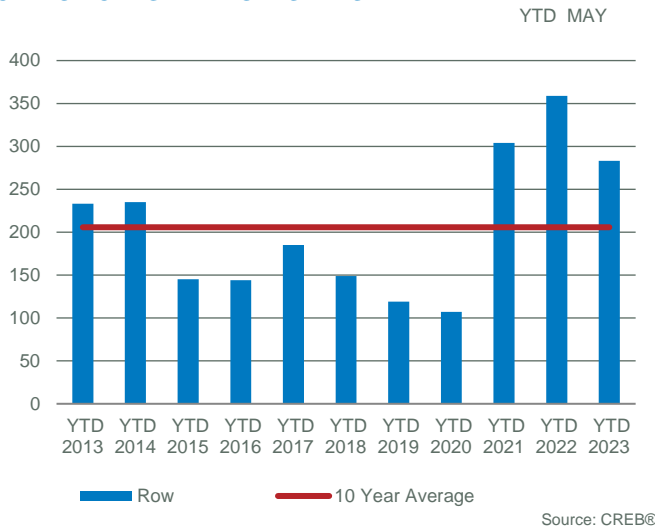
	May-22	May-23	YTD 2022	YTD 2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	-	17	2
\$150,000 - \$199,999	33	6	136	36
\$200,000 - \$249,999	54	36	297	152
\$250,000 - \$299,999	64	48	327	187
\$300,000 - \$349,999	109	75	554	278
\$350,000 - \$399,999	136	112	594	414
\$400,000 - \$449,999	64	68	320	282
\$450,000 - \$499,999	37	55	171	175
\$500,000 - \$549,999	17	43	102	118
\$550,000 - \$599,999	15	17	84	65
\$600,000 - \$649,999	12	15	41	48
\$650,000 - \$699,999	3	8	24	28
\$700,000 - \$749,999	4	7	16	17
\$750,000 - \$799,999	1	4	8	10
\$800,000 - \$849,999	1	-	7	-
\$850,000 - \$899,999	-	-	6	1
\$900,000 - \$949,999	-	1	-	2
\$950,000 - \$999,999	-	1	-	2
\$1,000,000 - \$1,299,999	-	1	2	7
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	2	-	2	-
\$2,000,000 +	-	-	-	-
	554	497	2,708	1,824

CITY OF CALGARY ROW SALES BY PRICE RANGE

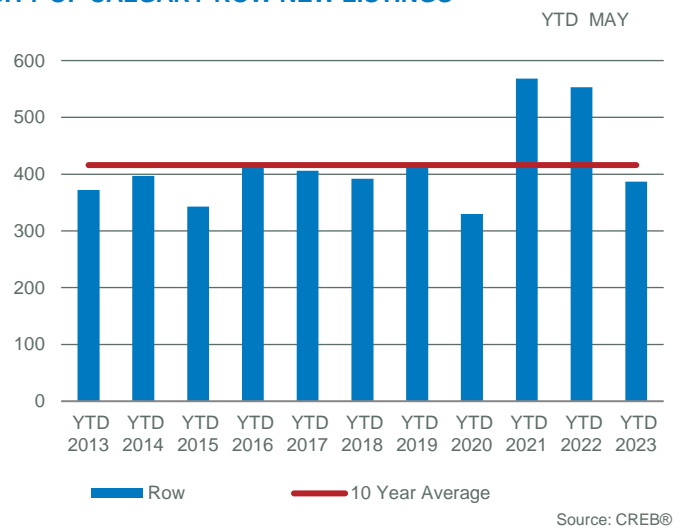


Source: CREB®

CITY OF CALGARY ROW SALES



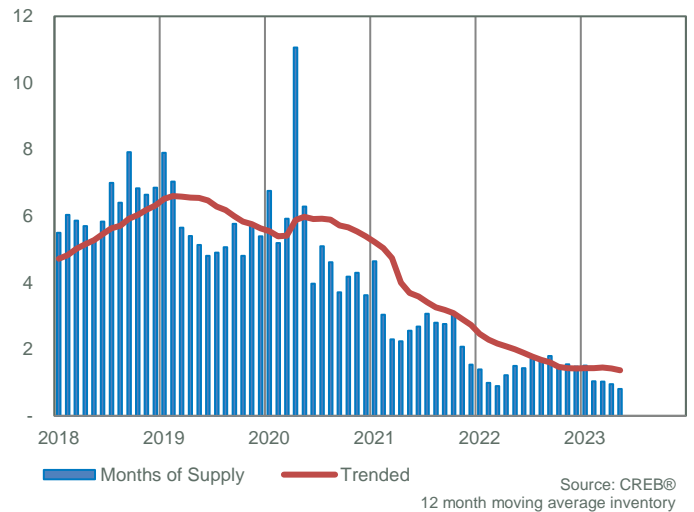
CITY OF CALGARY ROW NEW LISTINGS



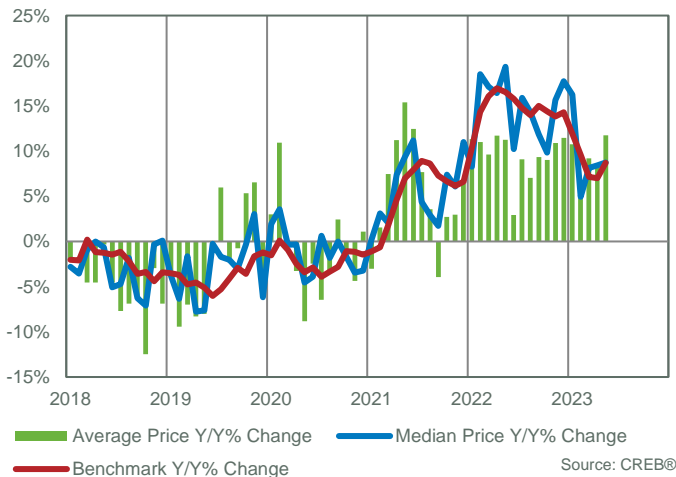
CITY OF CALGARY ROW INVENTORY AND SALES



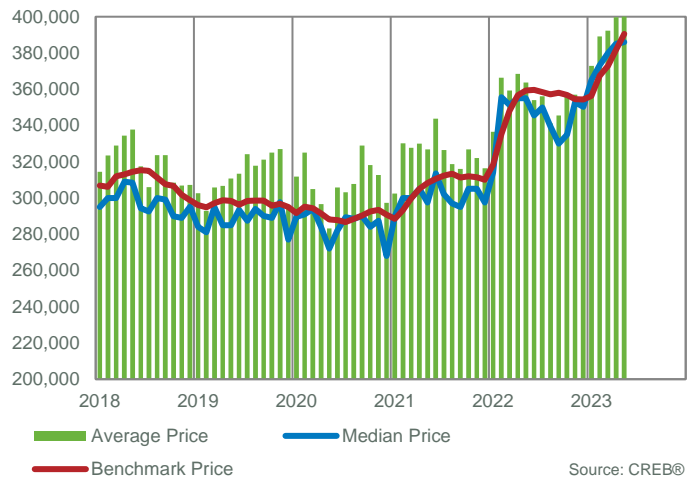
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

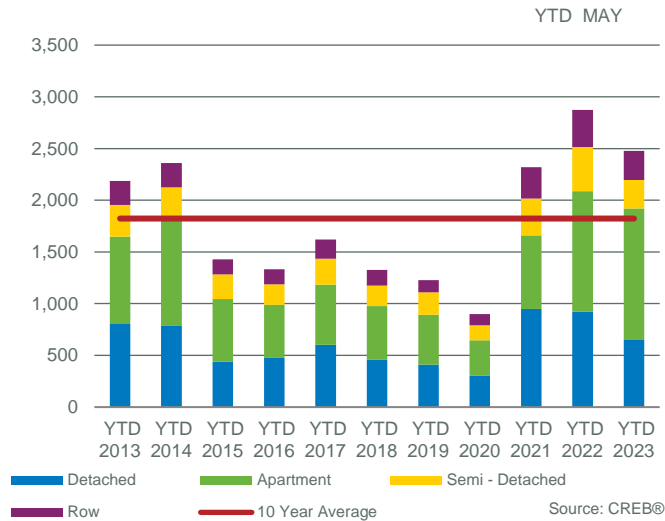


CITY OF CALGARY ROW PRICES

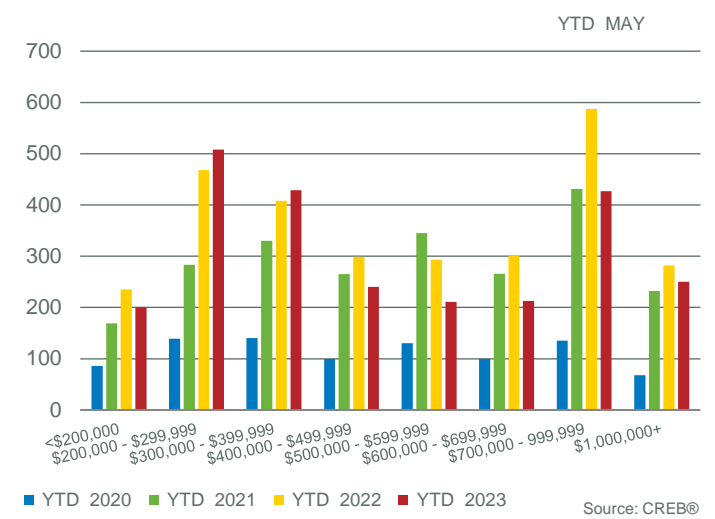


CITY CENTRE

CITY CENTRE TOTAL SALES



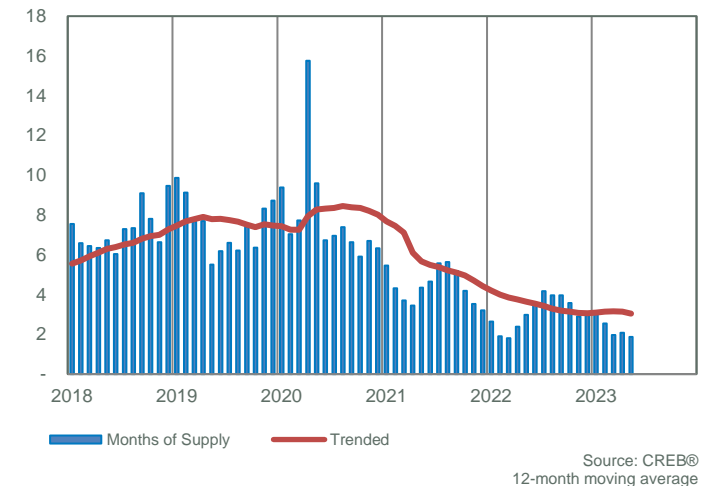
CITY CENTRE TOTAL SALES BY PRICE RANGE



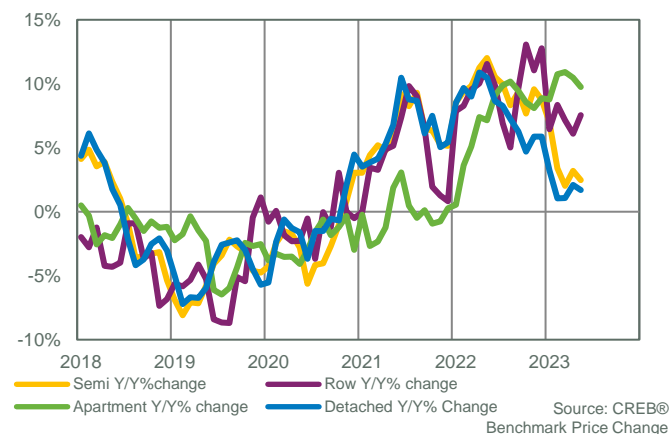
CITY CENTRE INVENTORY AND SALES



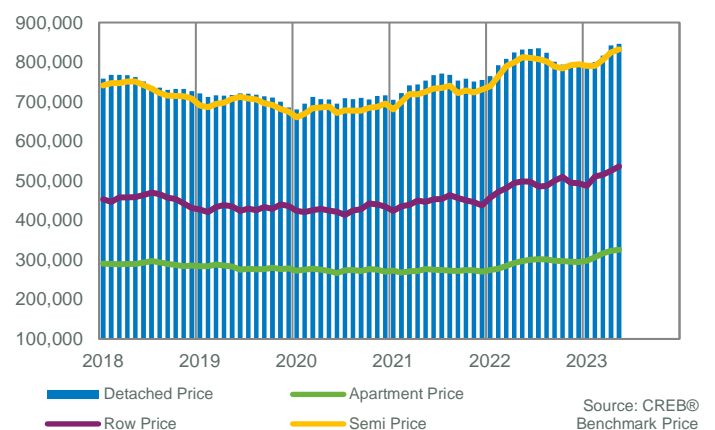
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

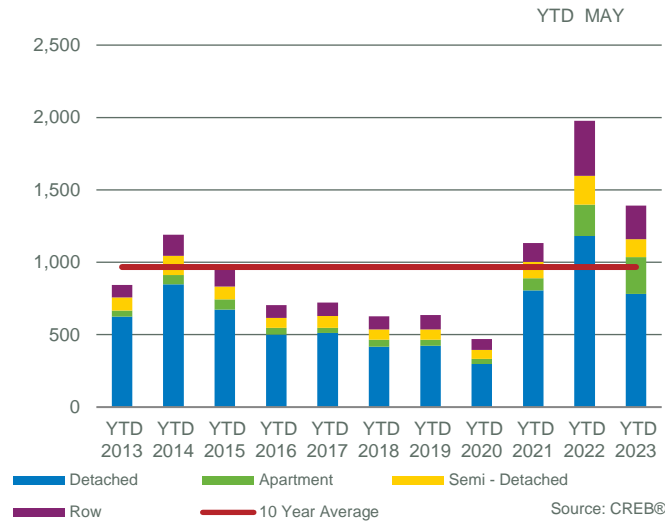


CITY CENTRE PRICES

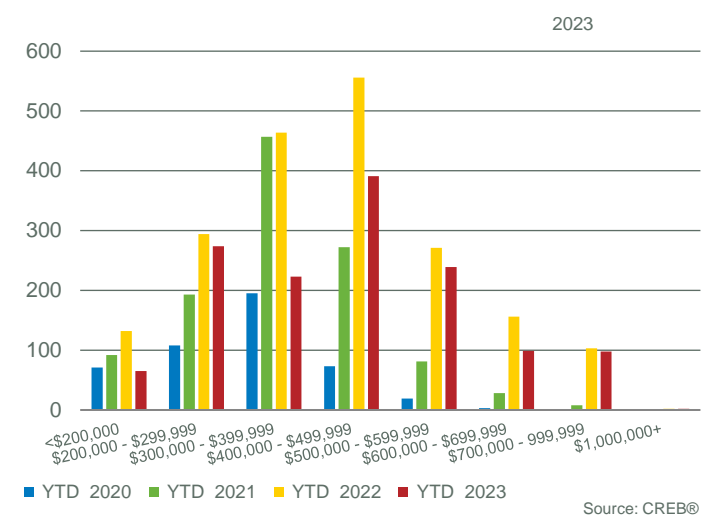


NORTHEAST

NORTHEAST TOTAL SALES



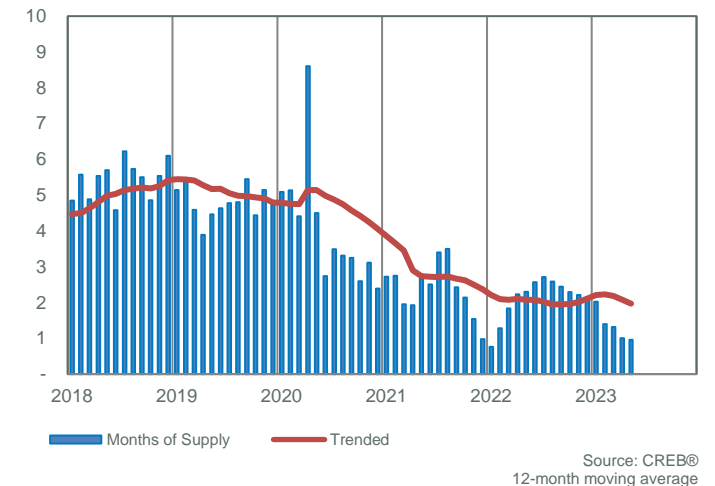
NORTHEAST TOTAL SALES BY PRICE RANGE



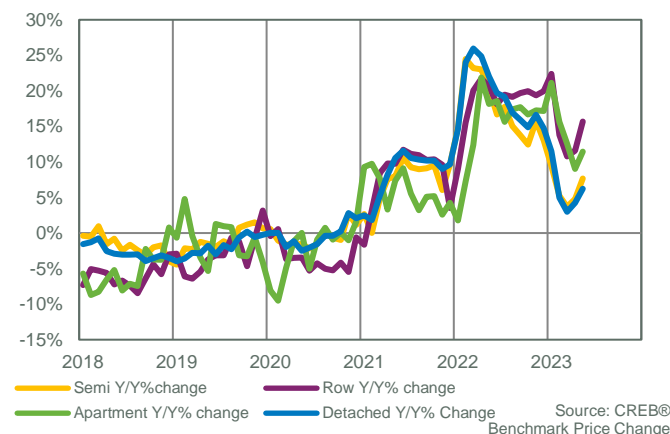
NORTHEAST INVENTORY AND SALES



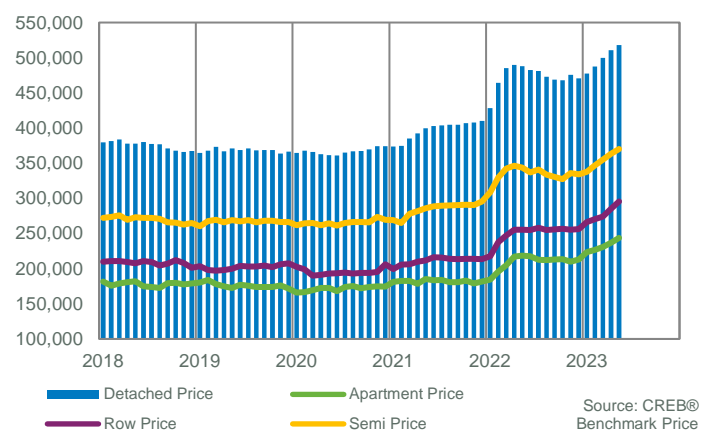
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

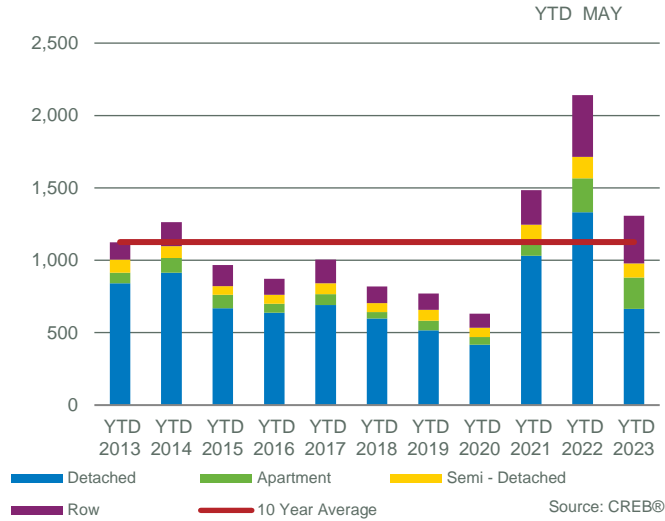


NORTHEAST PRICES

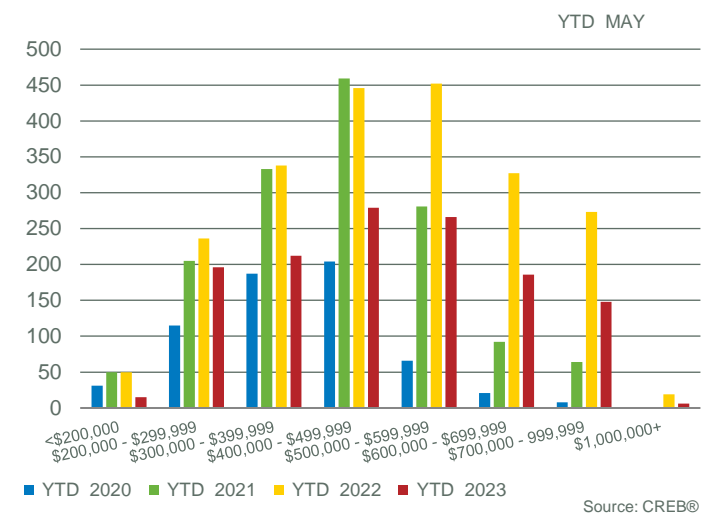


NORTH

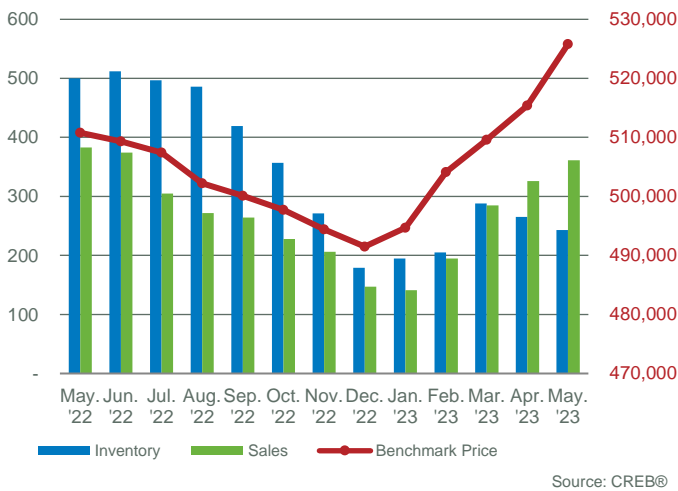
NORTH TOTAL SALES



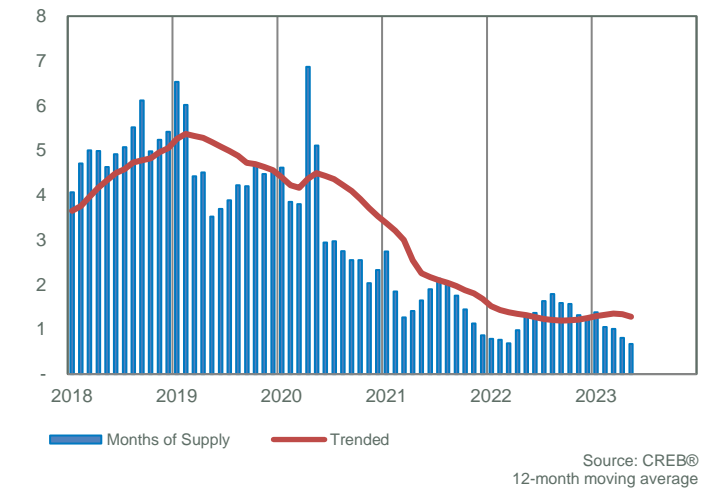
NORTH TOTAL SALES BY PRICE RANGE



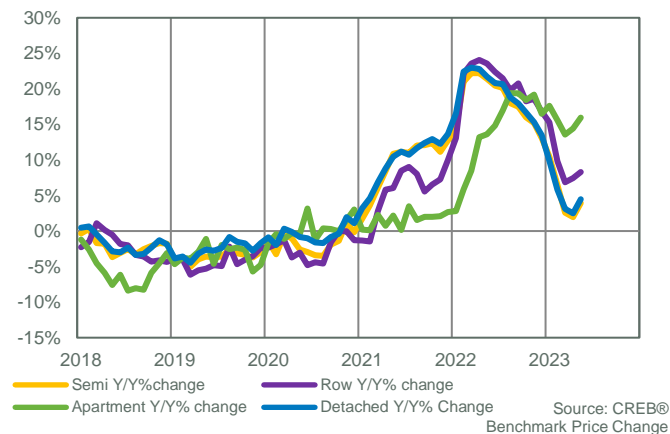
NORTH INVENTORY AND SALES



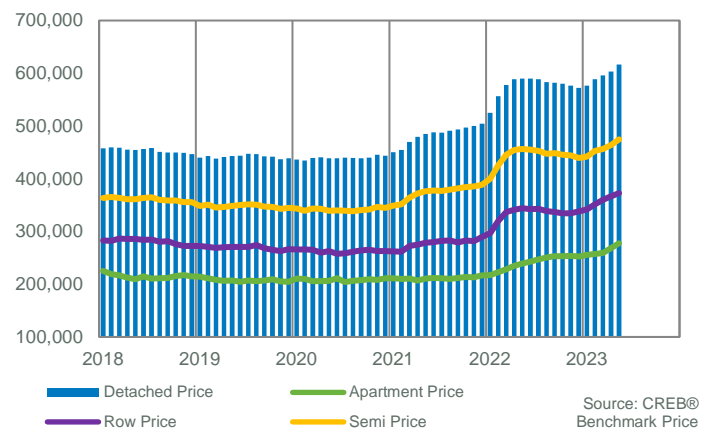
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

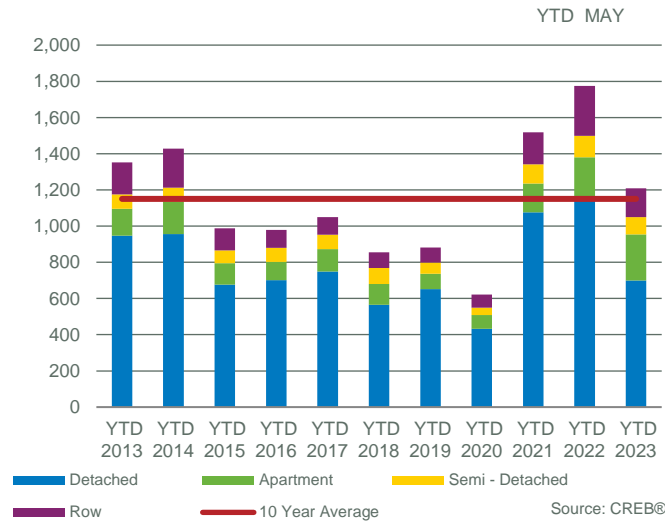


NORTH PRICES

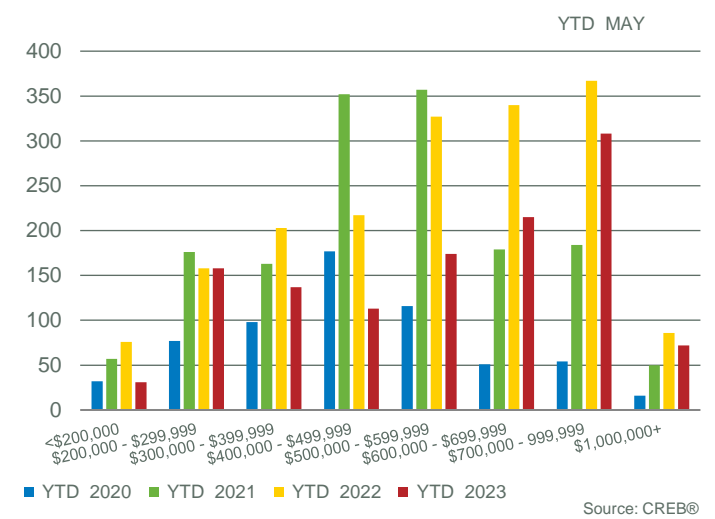


NORTHWEST

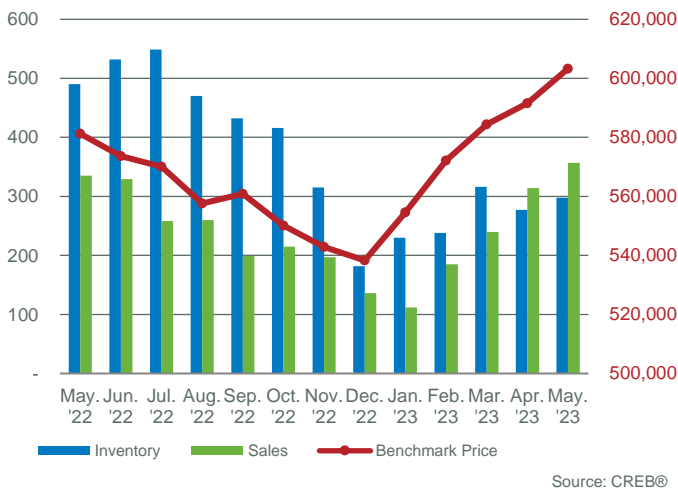
NORTHWEST TOTAL SALES



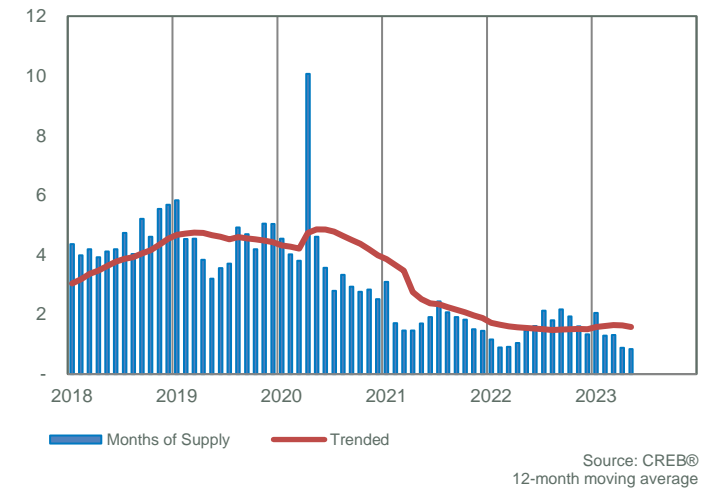
NORTHWEST TOTAL SALES BY PRICE RANGE



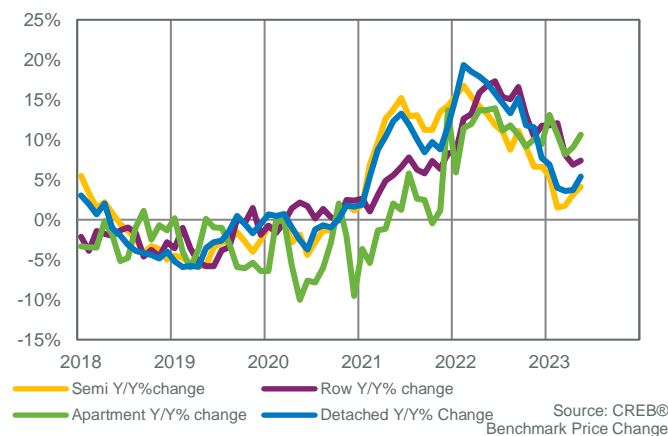
NORTHWEST INVENTORY AND SALES



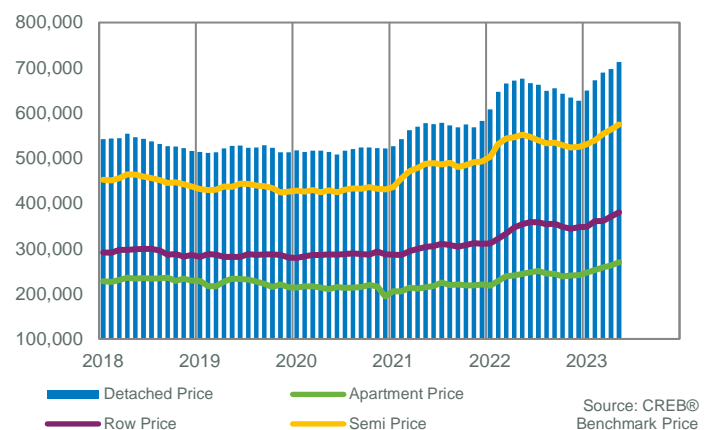
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

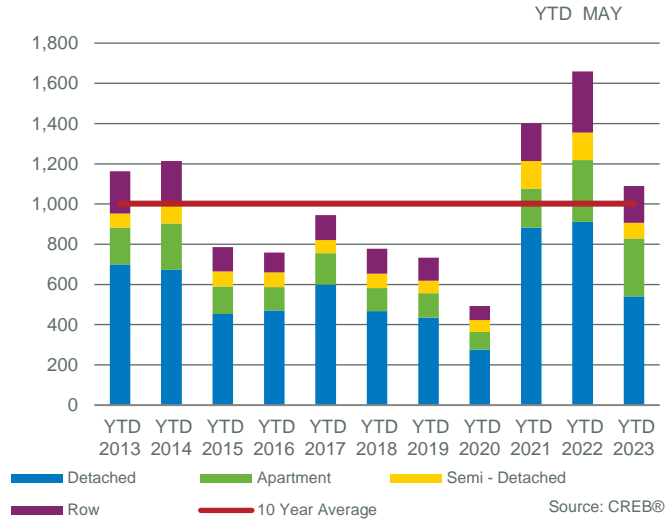


NORTHWEST PRICES

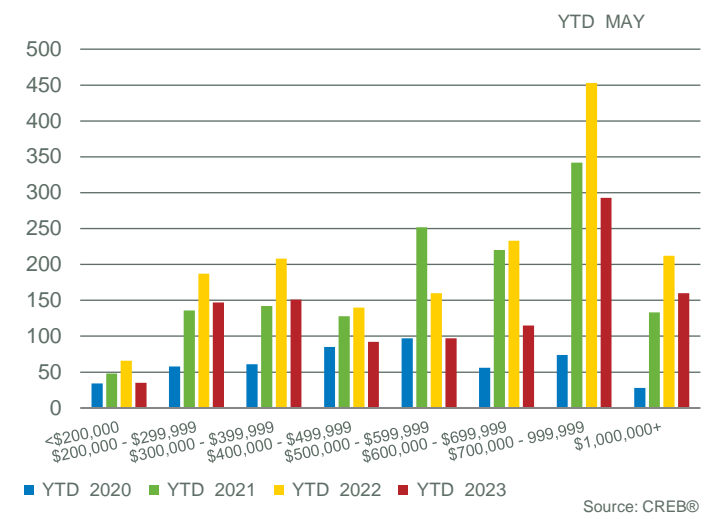


WEST

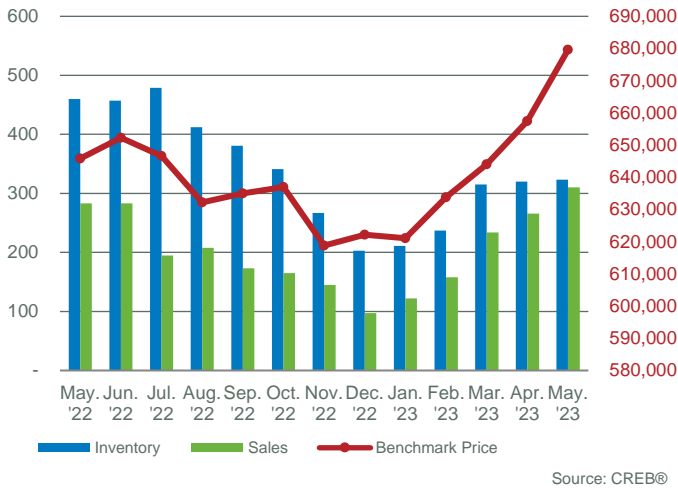
WEST TOTAL SALES



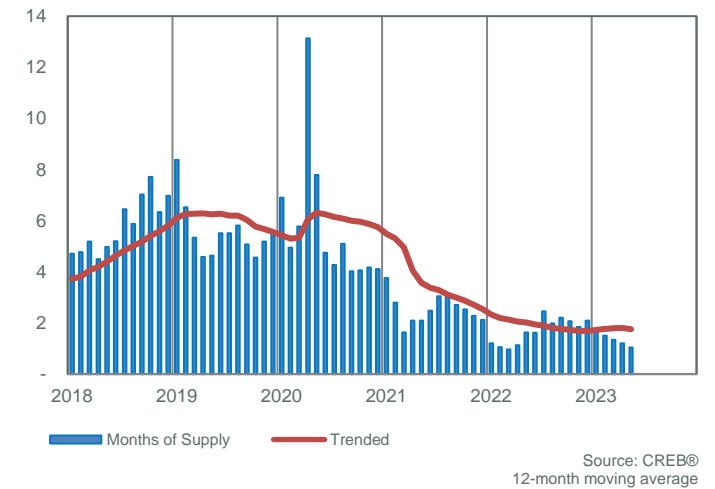
WEST TOTAL SALES BY PRICE RANGE



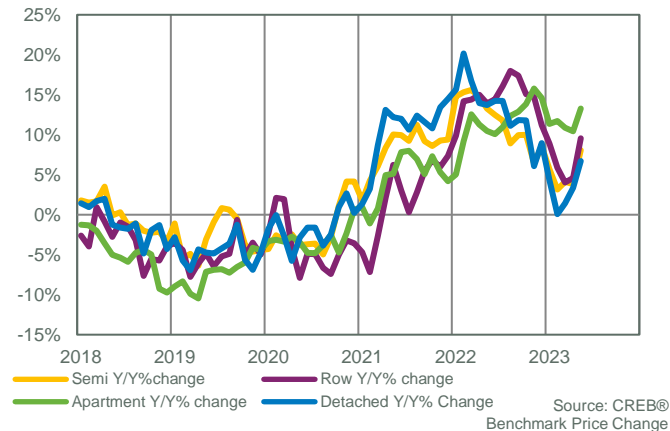
WEST INVENTORY AND SALES



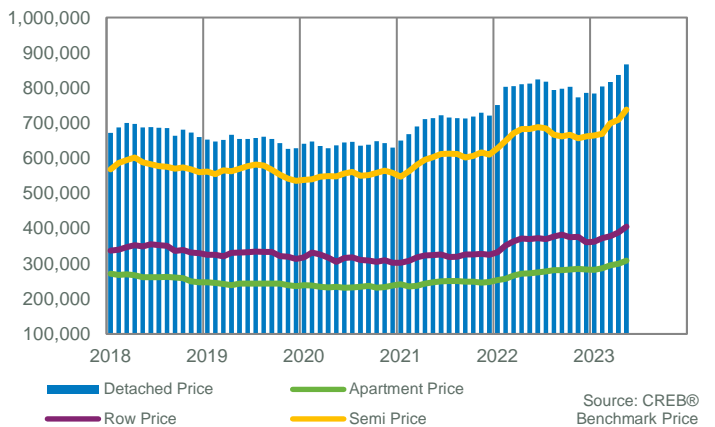
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

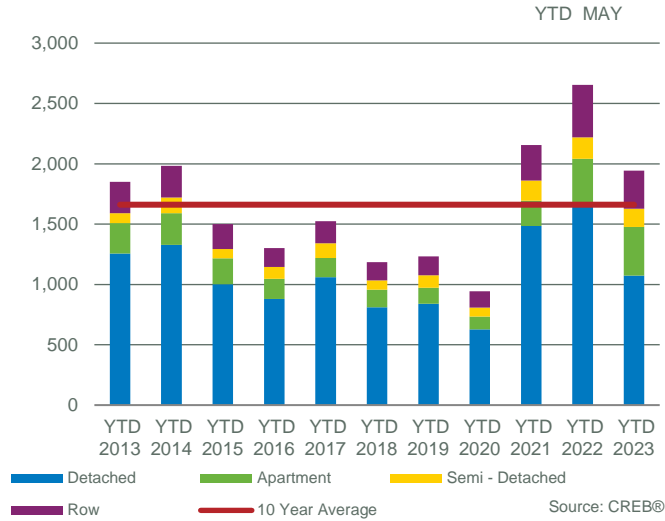


WEST PRICES

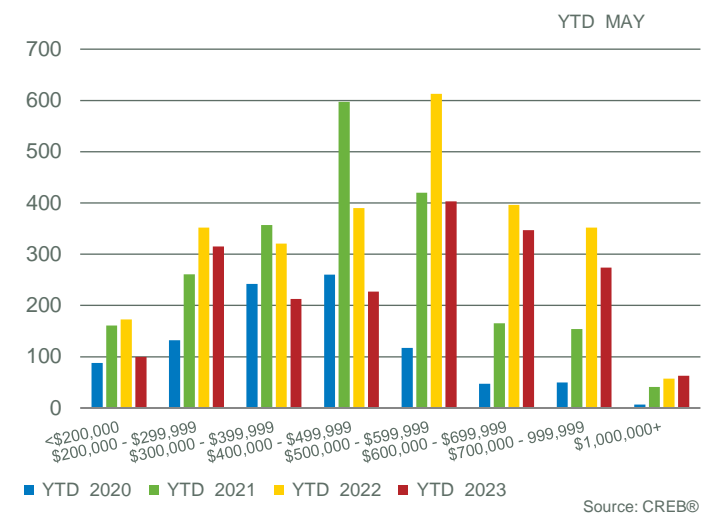


SOUTH

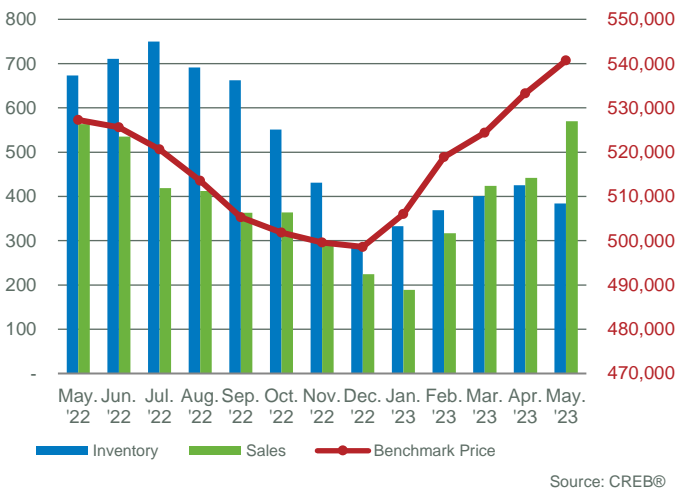
SOUTH TOTAL SALES



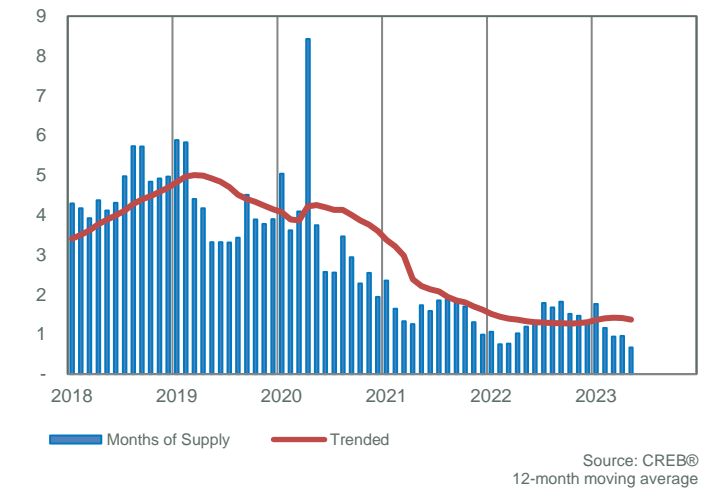
SOUTH TOTAL SALES BY PRICE RANGE



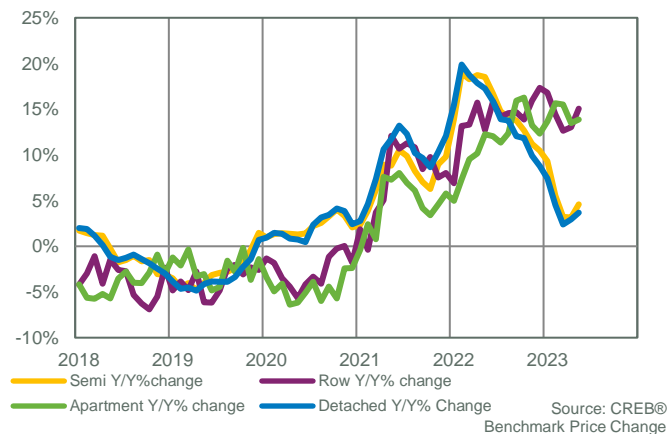
SOUTH INVENTORY AND SALES



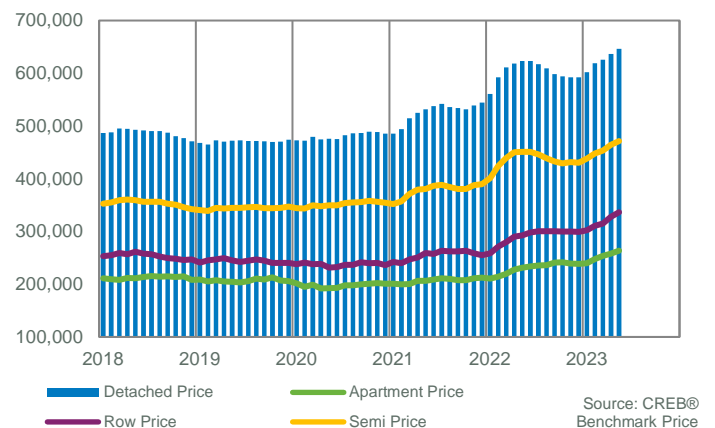
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

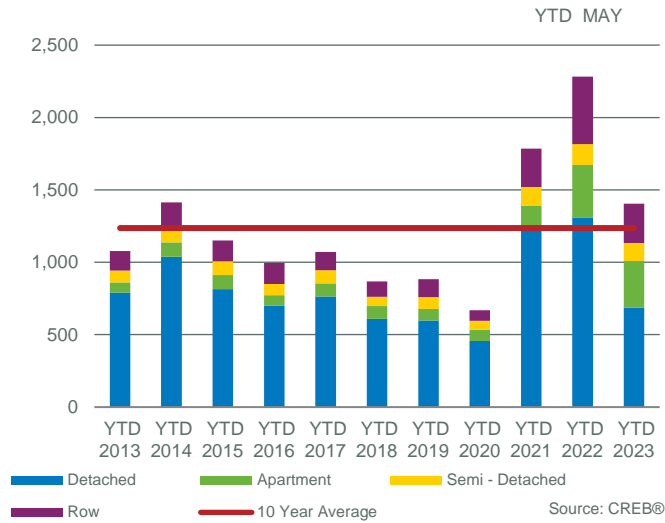


SOUTH PRICES

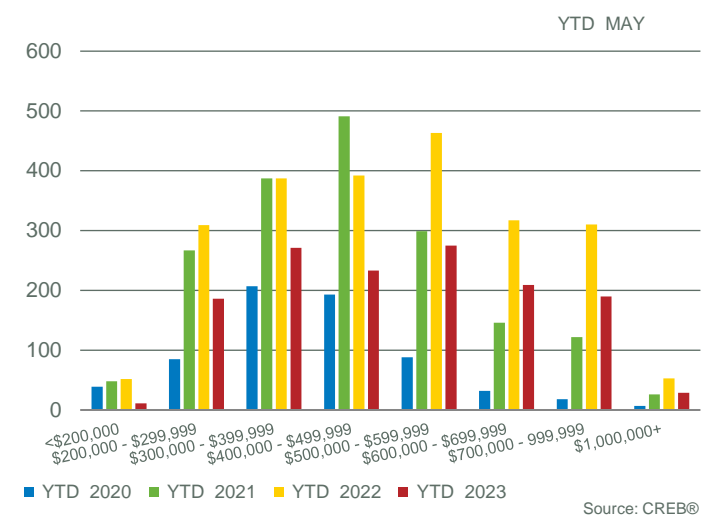


SOUTHEAST

SOUTHEAST TOTAL SALES



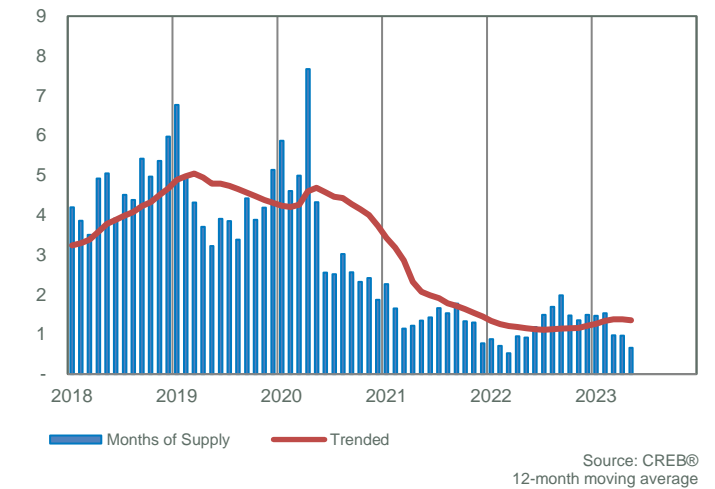
SOUTHEAST TOTAL SALES BY PRICE RANGE



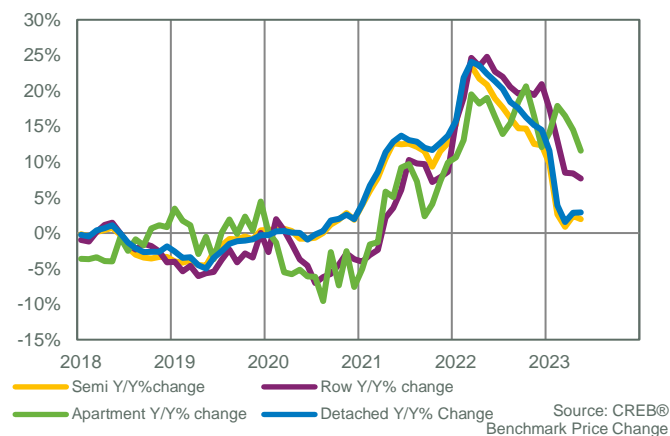
SOUTHEAST INVENTORY AND SALES



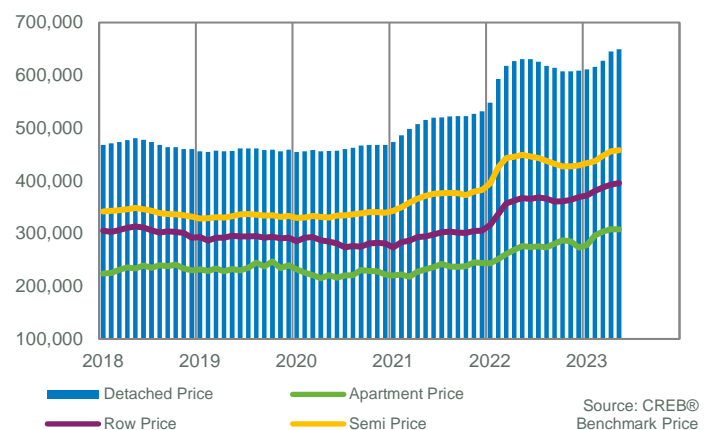
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

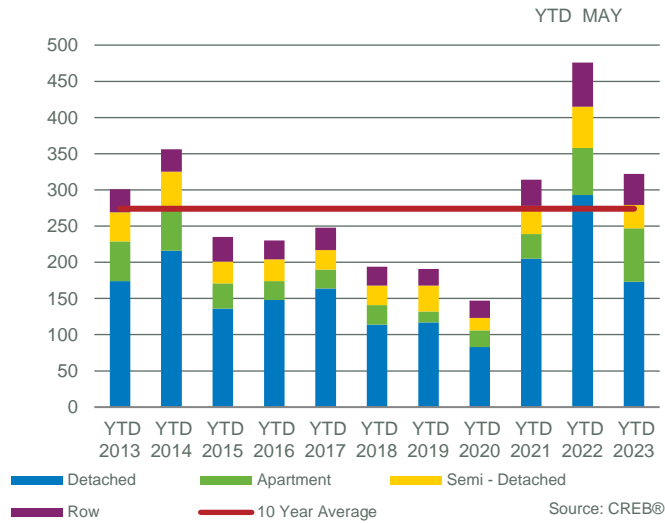


SOUTHEAST PRICES

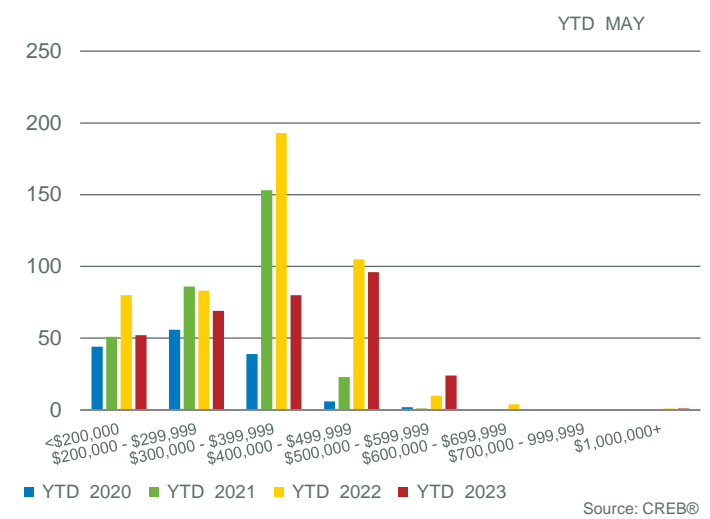


EAST

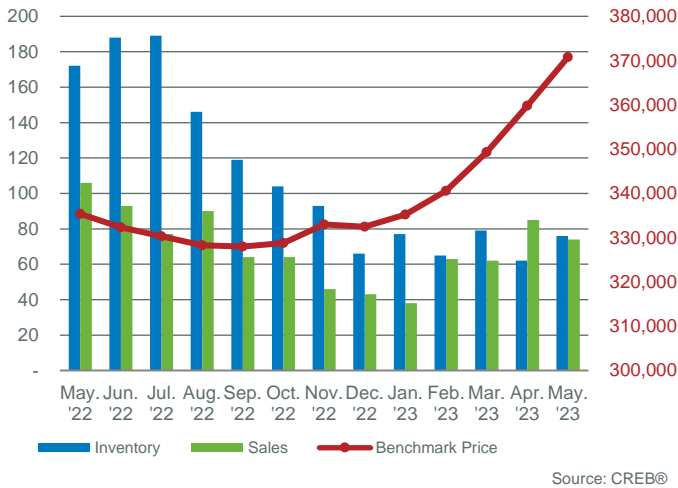
EAST TOTAL SALES



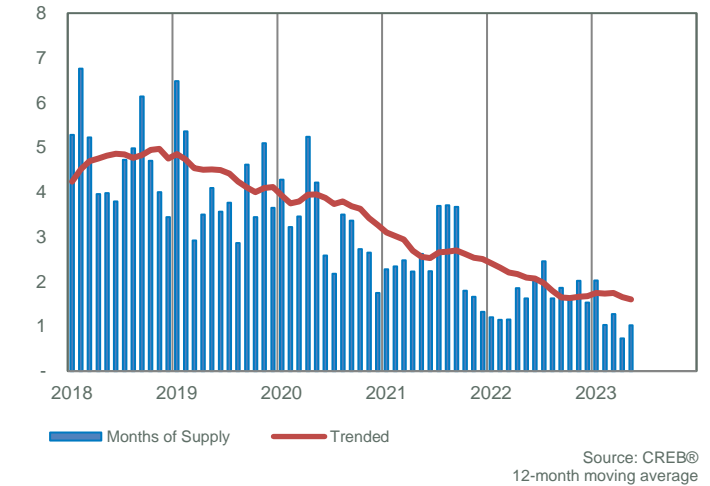
EAST TOTAL SALES BY PRICE RANGE



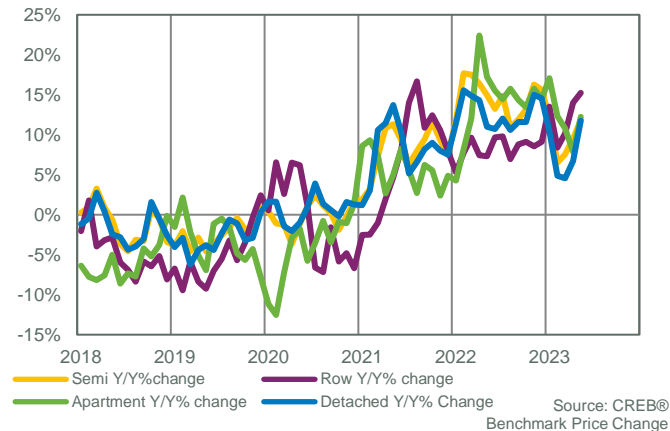
EAST INVENTORY AND SALES



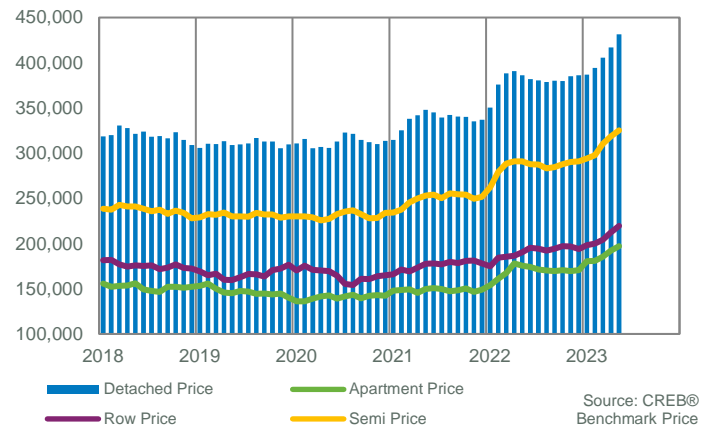
EAST MONTHS OF INVENTORY

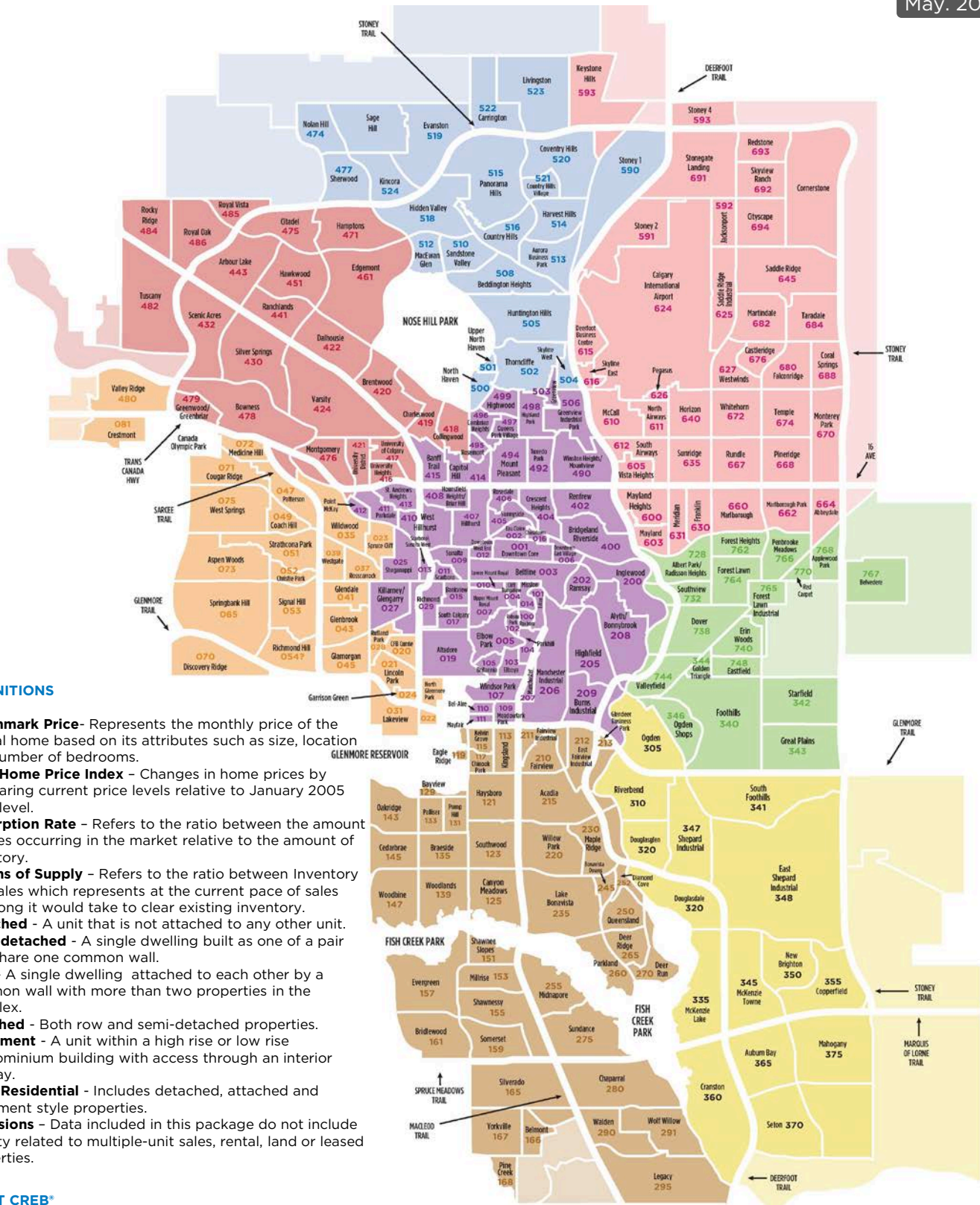


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

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

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