



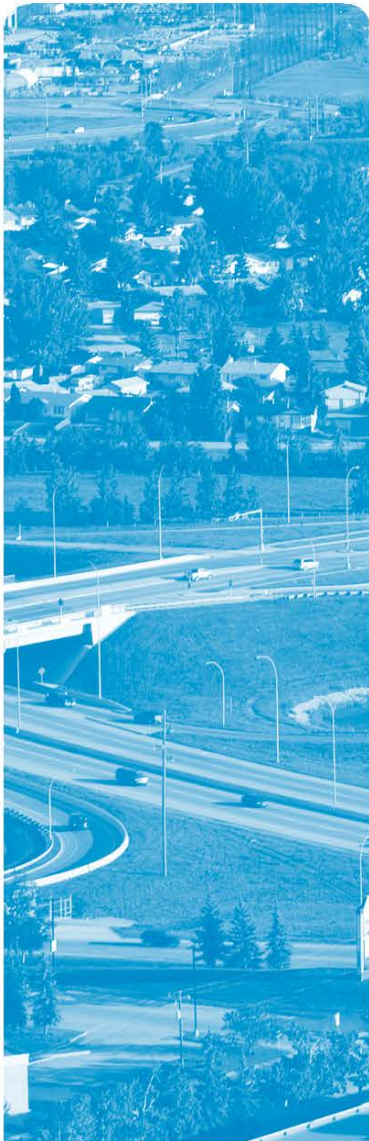
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MONTHLY STATISTICS PACKAGE

City of Calgary

December
2023



creb.com

December 2023

Strong migration and low supply drive Calgary housing prices in 2023

City of Calgary, January 2, 2023 - Sales in 2023 did ease relative to last year's peak, but with 27,416 sales, levels were still far higher than long-term trends and activity reported before the pandemic. While sales stayed relatively strong, there was a notable shift in activity toward more affordable apartment condominiums style homes.

"Higher lending rates dampened housing demand this year, but thanks to strong migration levels, housing demand remained relatively strong, especially for affordable options in our market," said CREB® Chief Economist Ann-Marie Lurie. "At the same time, supply levels were low compared to the demand throughout the year, resulting in stronger than expected price growth."

Inventory levels were persistently below long-term trends for the city throughout most of the year, averaging a 44 per cent decline over the 10-year average. We also saw the months of supply remain well below two months throughout most of the year across homes priced below \$1,000,000.

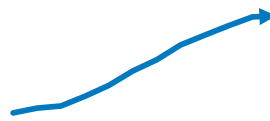
The persistently tight conditions contributed to our city's new record high price. While the average annual benchmark price growth did slow from 12 per cent in 2022 to nearly 6 per cent growth in 2023, the price growth was still relatively strong especially compared to some markets in the country.



TOTAL RESIDENTIAL PRICE

\$ 570,100

↑ 10.4% Y/Y



DETACHED PRICE



\$ 697,400

↑ 12.8% Y/Y



SEMI-DETACHED PRICE



\$ 627,100

↑ 12.0% Y/Y



ROW PRICE

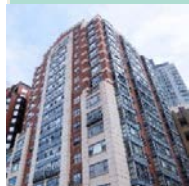


\$ 425,100

↑ 20.0% Y/Y

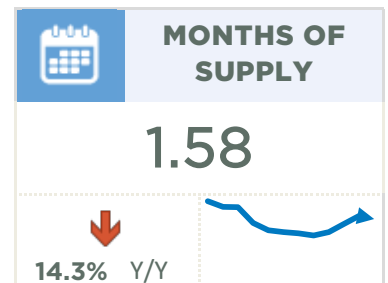
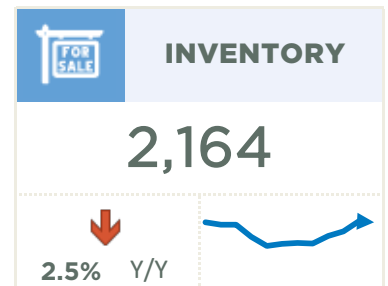
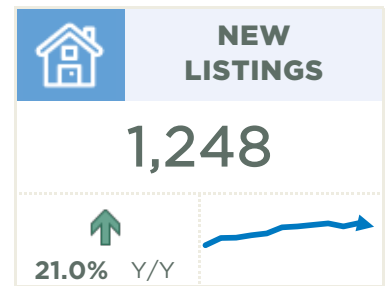
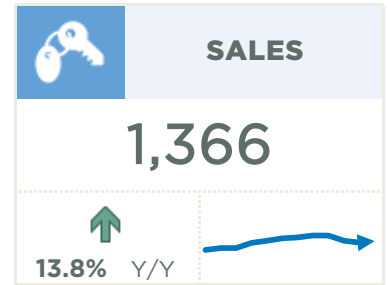


APARTMENT PRICE



\$ 321,400

↑ 19.1% Y/Y



December 2023

December 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	598	-3%	574	16%	1,020	-4%	104%	1.71	-2%	\$697,400	13%
Semi	116	33%	99	-2%	182	-19%	117%	1.57	-39%	\$627,100	12%
Row	253	35%	202	36%	287	3%	125%	1.13	-24%	\$425,100	20%
Apartment	399	28%	373	30%	675	4%	107%	1.69	-19%	\$321,400	19%
Total Residential	1,366	14%	1,248	21%	2,164	-2%	109%	1.58	-14%	\$570,100	10%

Year-to-Date

December 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	12,722	-19%	16,339	-23%	1,474	-27%	78%	1.39	-10%	\$675,783	8%
Semi	2,250	-10%	2,752	-17%	258	-26%	82%	1.37	-18%	\$604,933	7%
Row	4,560	-11%	5,190	-15%	375	-36%	88%	0.99	-28%	\$399,008	14%
Apartment	7,884	27%	9,718	18%	964	-20%	81%	1.47	-37%	\$302,042	13%
Total Residential	27,416	-8%	33,999	-13%	3,071	-26%	81%	1.34	-20%	\$556,975	6%



Detached

With an annual decline of nearly 20 per cent, the detached market saw the most significant decline in sales activity. While sales did improve for homes priced above \$700,000, limited supply choices in the lower price ranges caused consumers to turn to alternative housing styles. Despite some recent gains in higher-priced new listings, inventories have remained near record lows, and the months of supply have remained relatively low throughout 2023. The persistently tight market conditions have supported further price growth for detached homes, albeit at a slower pace than last year. On average, the benchmark price rose by nearly eight per cent in 2023, with the most significant gains occurring in the city's most affordable districts.



Semi-Detached

Like the detached sector, year-over-year sales growth since May was not enough to offset the pullbacks at the beginning of the year, leaving 2023 sales down by 10 per cent. The decline in sales was driven by pullbacks for homes priced under \$500,000, while sales improved for higher-priced properties. The decline in the lower range was primarily due to limited supply choices, preventing stronger sales. Persistently tight market conditions this year caused prices to trend up throughout most of the year. On an annual basis, the benchmark price rose by seven per cent over last year—a slower gain than the 12 per cent reported in 2022, but still relatively strong. Price growth ranged from a low of 6 per cent in the city centre to over 16 per cent in the east district.



Row

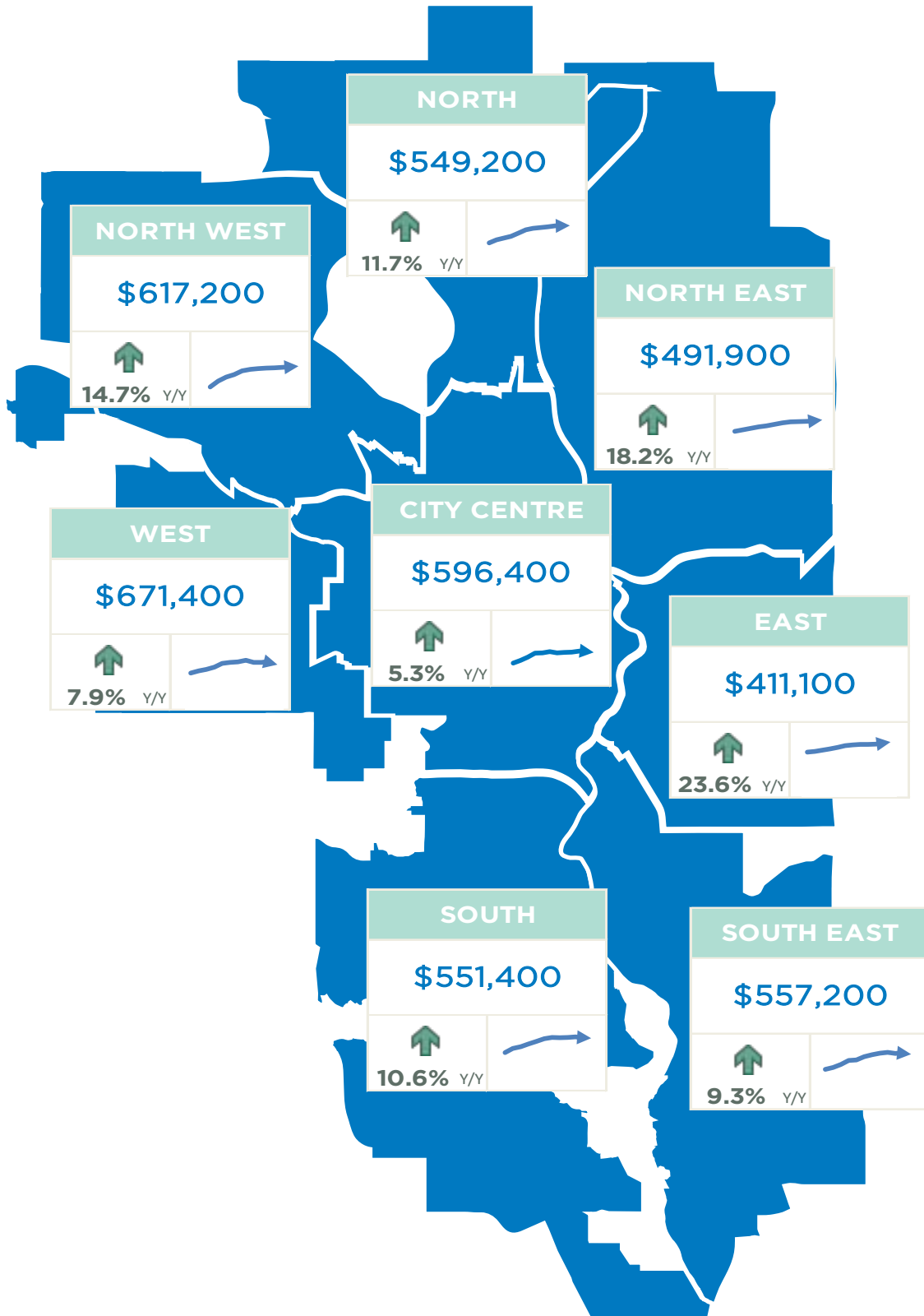
Limited supply choices in the lower price ranges contributed to the pullback in sales in 2023. Annual sales declined by over 11 per cent despite rising sales for homes priced above \$400,000. While new listings did show signs of improving in the second half of the year, all of the gains were reported in the higher price ranges, causing relatively more balanced conditions in the upper price ranges versus the sellers' market conditions in the lower price ranges. Conditions favoured the seller throughout the year, supporting an annual benchmark price gain of over 13 per cent. Prices improved across each district, ranging from a low of 11 per cent in the city centre to over 20 per cent price growth in both the North East and East districts.



Apartment

Apartment-style properties were the only property type to report a gain in sales this year, resulting in a record high of 7,884. The growth in sales was possible thanks to the higher starting point for inventory levels and gains in new listings. However, conditions tightened throughout the year, favouring the seller and driving price growth. Apartment condominium prices finally recovered from their 2014 high earlier this year and have pushed above those levels, reaching a new record high of \$321,400 by December. On an annual basis, the 2023 benchmark price rose by over 13 per cent, a faster pace than the annual growth levels reported last year.

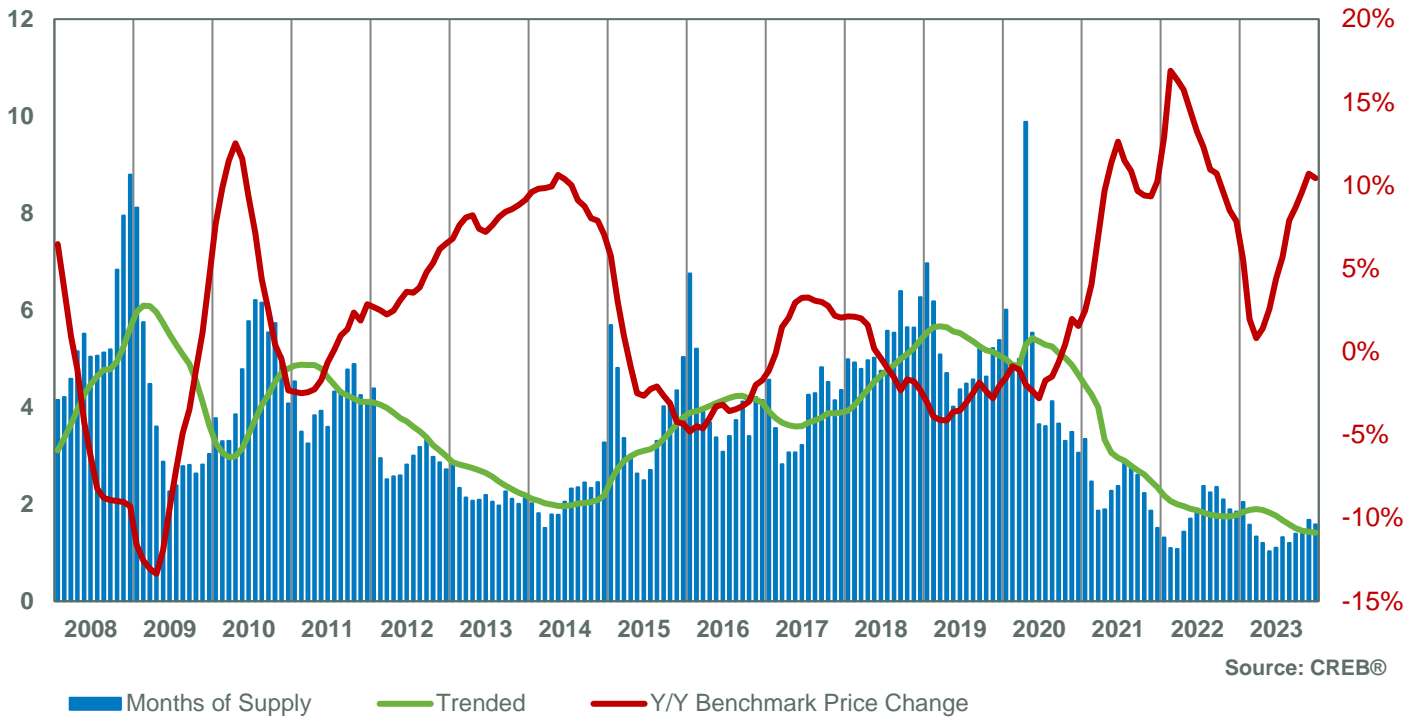
December 2023 District Total Residential Benchmark Price



	Dec-22	Dec-23	Y/Y % Change	2022	2023	% Change
CITY OF CALGARY						
Total Sales	1,200	1,366	13.83%	29,659	27,416	-7.56%
Total Sales Volume	\$594,725,963	\$737,762,539	24.05%	\$15,328,776,915	\$14,785,802,184	-3.54%
New Listings	1,031	1,248	21.05%	38,885	33,999	-12.57%
Inventory	2,219	2,164	-2.48%	4,162	3,071	-26.21%
Months of Supply	1.85	1.58	-14.33%	1.68	1.34	-20.17%
Sales to New Listings	116.39%	109.46%	-6.94%	76.27%	80.64%	4.36%
Sales to List Price	97.69%	99.32%	1.63%	99.83%	100.22%	0.39%
Days on Market	46	33	-28.28%	30	27	-11.91%
Benchmark Price	\$516,200	\$570,100	10.44%	\$526,575	\$556,975	5.77%
Median Price	\$451,750	\$504,250	11.62%	\$475,000	\$495,000	4.21%
Average Price	\$495,605	\$540,090	8.98%	\$516,834	\$539,313	4.35%
Index	240	265	10.45%	245	259	5.77%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Dec-22	Dec-23	Y/Y % Change	2022	2023	% Change
DETACHED						
Total Sales	614	598	-2.61%	15,786	12,722	-19.41%
Total Sales Volume	\$393,010,795	\$438,838,671	11.66%	\$10,351,711,293	\$9,157,441,778	-11.54%
New Listings	495	574	15.96%	21,195	16,339	-22.91%
Inventory	1,064	1,020	-4.14%	2,024	1,474	-27.17%
Months of Supply	1.73	1.71	-1.57%	1.54	1.39	-9.63%
Sales to New Listings Ratio	124.04%	104.18%	-19.86%	74.48%	77.86%	3.38%
Sales to List Price Ratio	97.79%	99.44%	1.65%	100.73%	100.38%	-0.36%
Days on Market	46	34	-26.19%	25	26	2.38%
Benchmark Price	\$618,000	\$697,400	12.85%	\$627,792	\$675,783	7.64%
Median Price	\$570,000	\$644,750	13.11%	\$592,500	\$645,000	8.86%
Average Price	\$640,083	\$733,844	14.65%	\$655,753	\$719,811	9.77%
APARTMENT						
Total Sales	311	399	28.30%	6,220	7,884	26.75%
Total Sales Volume	\$88,116,676	\$125,186,022	42.07%	\$1,763,036,200	\$2,414,984,542	36.98%
New Listings	287	373	29.97%	8,261	9,718	17.64%
Inventory	651	675	3.69%	1,204	964	-19.89%
Months of Supply	2.09	1.69	-19.18%	2.32	1.47	-36.80%
Sales to New Listings Ratio	108.36%	106.97%	-1.39%	75.29%	81.13%	5.83%
Sales to List Price Ratio	97.05%	98.58%	1.54%	97.51%	99.08%	1.58%
Days on Market	49	34	-30.44%	44	30	-31.08%
Benchmark Price	\$269,800	\$321,400	19.13%	\$266,150	\$302,042	13.49%
Median Price	\$258,500	\$296,000	14.51%	\$250,000	\$280,000	12.00%
Average Price	\$283,333	\$313,749	10.74%	\$283,446	\$306,315	8.07%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	87	116	33.33%	2,502	2,250	-10.07%
Total Sales Volume	\$47,315,075	\$67,916,840	43.54%	\$1,376,961,614	\$1,357,338,618	-1.43%
New Listings	101	99	-1.98%	3,302	2,752	-16.66%
Inventory	225	182	-19.11%	348	258	-25.99%
Months of Supply	2.59	1.57	-39.33%	1.67	1.37	-17.70%
Sales to New Listings Ratio	86.14%	117.17%	31.03%	75.77%	81.76%	5.99%
Sales to List Price Ratio	98.22%	100.03%	1.85%	100.08%	100.64%	0.56%
Days on Market	43	33	-23.26%	29	26	-8.23%
Benchmark Price	\$560,100	\$627,100	11.96%	\$563,258	\$604,933	7.40%
Median Price	\$512,000	\$540,000	5.47%	\$492,000	\$541,750	10.11%
Average Price	\$543,851	\$585,490	7.66%	\$550,344	\$603,262	9.62%
CITY OF CALGARY ROW						
Total Sales	188	253	34.57%	5,151	4,560	-11.47%
Total Sales Volume	\$66,283,417	\$105,821,006	59.65%	\$1,837,067,808	\$1,856,037,247	1.03%
New Listings	148	202	36.49%	6,127	5,190	-15.29%
Inventory	279	287	2.87%	586	375	-35.97%
Months of Supply	1.48	1.13	-23.56%	1.36	0.99	-27.67%
Sales to New Listings Ratio	127.03%	125.25%	-1.78%	84.07%	87.86%	3.79%
Sales to List Price Ratio	98.17%	99.87%	1.74%	99.76%	101.55%	1.79%
Days on Market	43	29	-31.89%	30	23	-23.47%
Benchmark Price	\$354,300	\$425,100	19.98%	\$351,358	\$399,008	13.56%
Median Price	\$350,250	\$415,700	18.69%	\$348,000	\$395,000	13.51%
Average Price	\$352,571	\$418,265	18.63%	\$356,643	\$407,026	14.13%

For a list of definitions, see page 29.

December 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	80	55	145.45%	197	2.46	\$875,000	9.51%	-0.80%
North East	112	118	94.92%	184	1.64	\$563,000	19.58%	1.39%
North	79	84	94.05%	118	1.49	\$651,400	13.76%	0.26%
North West	69	56	123.21%	75	1.09	\$734,600	17.12%	0.80%
West	47	48	97.92%	104	2.21	\$857,600	9.18%	-3.26%
South	95	108	87.96%	192	2.02	\$664,600	12.23%	0.02%
South East	78	68	114.71%	100	1.28	\$674,000	10.71%	-0.74%
East	30	30	100.00%	28	0.93	\$482,100	24.86%	2.60%
TOTAL CITY	598	574	104.18%	1,020	1.71	\$697,400	12.85%	-0.30%
Apartment								
City Centre	170	155	109.68%	361	2.12	\$340,800	15.68%	0.32%
North East	36	31	116.13%	46	1.28	\$280,600	31.74%	0.29%
North	30	25	120.00%	39	1.30	\$310,500	23.07%	1.24%
North West	29	30	96.67%	53	1.83	\$293,200	21.56%	-0.58%
West	36	31	116.13%	43	1.19	\$332,100	17.06%	0.15%
South	49	55	89.09%	71	1.45	\$293,200	22.94%	1.21%
South East	42	38	110.53%	53	1.26	\$337,000	23.26%	-0.09%
East	7	8	87.50%	8	1.14	\$233,700	36.91%	0.82%
TOTAL CITY	399	373	106.97%	675	1.69	\$321,400	19.13%	0.41%
Semi-detached								
City Centre	23	29	79.31%	90	3.91	\$866,700	9.05%	-0.20%
North East	21	14	150.00%	15	0.71	\$403,300	20.75%	2.18%
North	7	6	116.67%	16	2.29	\$498,100	13.41%	0.18%
North West	12	16	75.00%	14	1.17	\$594,000	13.19%	-1.10%
West	11	9	122.22%	17	1.55	\$737,800	11.40%	-2.21%
South	24	13	184.62%	12	0.50	\$487,700	13.39%	-0.43%
South East	13	7	185.71%	7	0.54	\$479,800	11.76%	-0.66%
East	3	5	60.00%	8	2.67	\$359,700	23.65%	0.45%
TOTAL CITY	116	99	117.17%	182	1.57	\$627,100	11.96%	-0.25%
Row								
City Centre	23	13	176.92%	49	2.13	\$575,800	16.65%	-2.04%
North East	55	52	105.77%	69	1.25	\$338,400	32.08%	-0.94%
North	47	37	127.03%	36	0.77	\$404,300	19.65%	-0.27%
North West	18	18	100.00%	19	1.06	\$417,000	20.07%	-1.07%
West	29	26	111.54%	27	0.93	\$443,500	22.82%	-1.64%
South	35	27	129.63%	29	0.83	\$374,400	25.13%	0.21%
South East	33	22	150.00%	43	1.30	\$426,000	15.38%	-0.28%
East	10	4	250.00%	6	0.60	\$267,500	37.82%	-1.00%
TOTAL CITY	253	202	125.25%	287	1.13	\$425,100	19.98%	-0.93%

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

City of Calgary

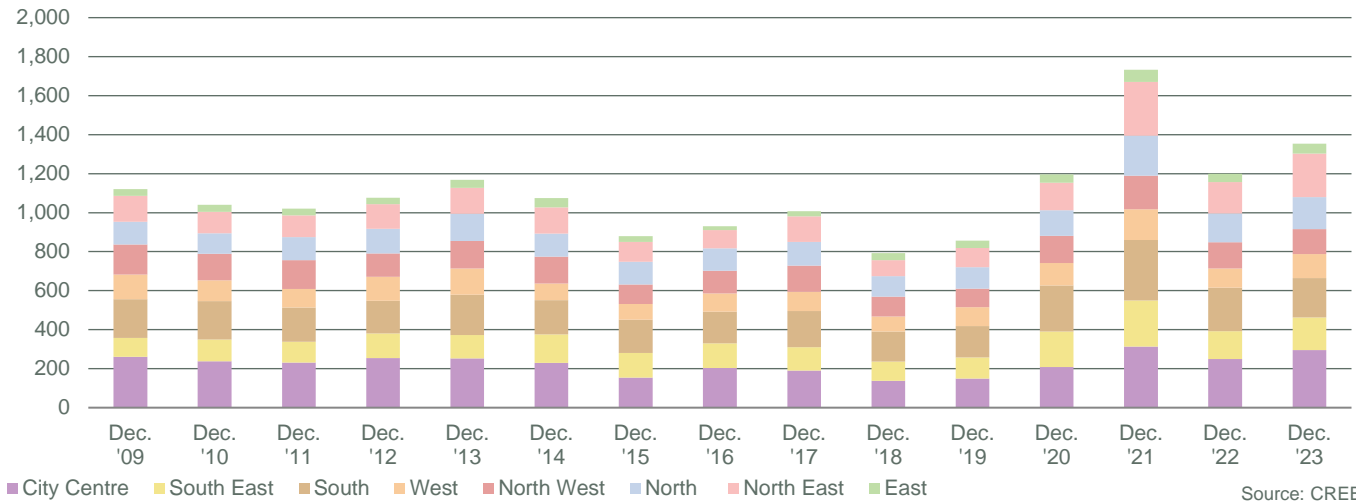
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Dec. 2023

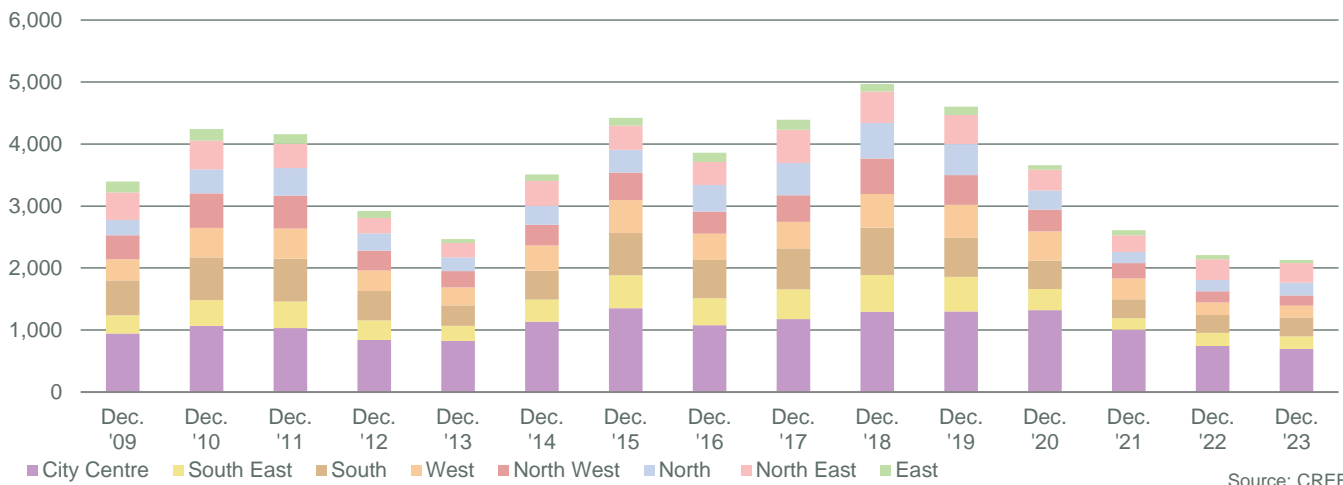
TOTAL SALES

DECEMBER



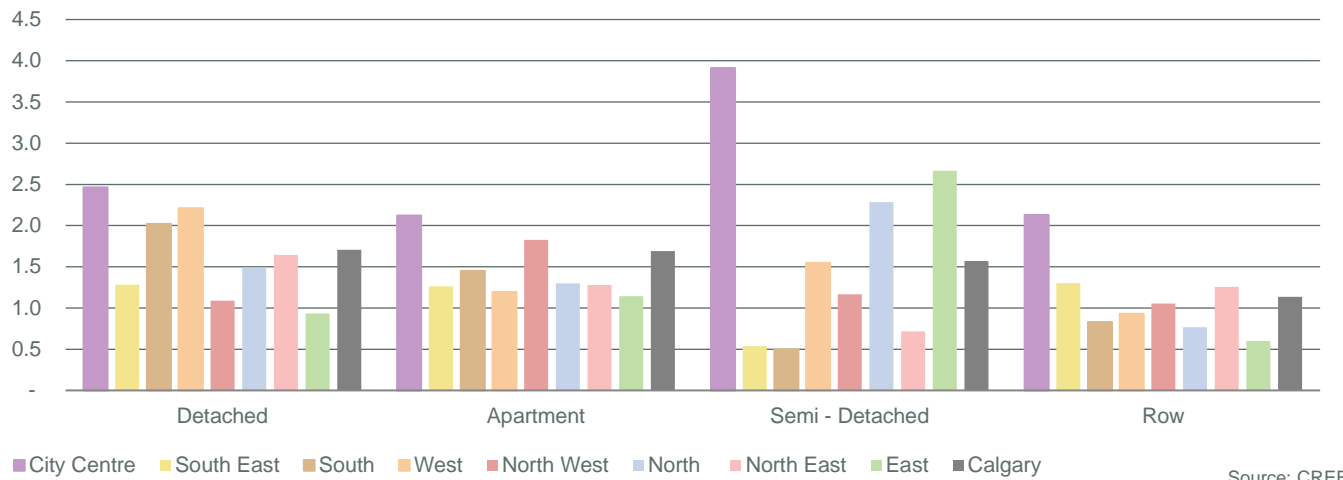
TOTAL INVENTORY

DECEMBER

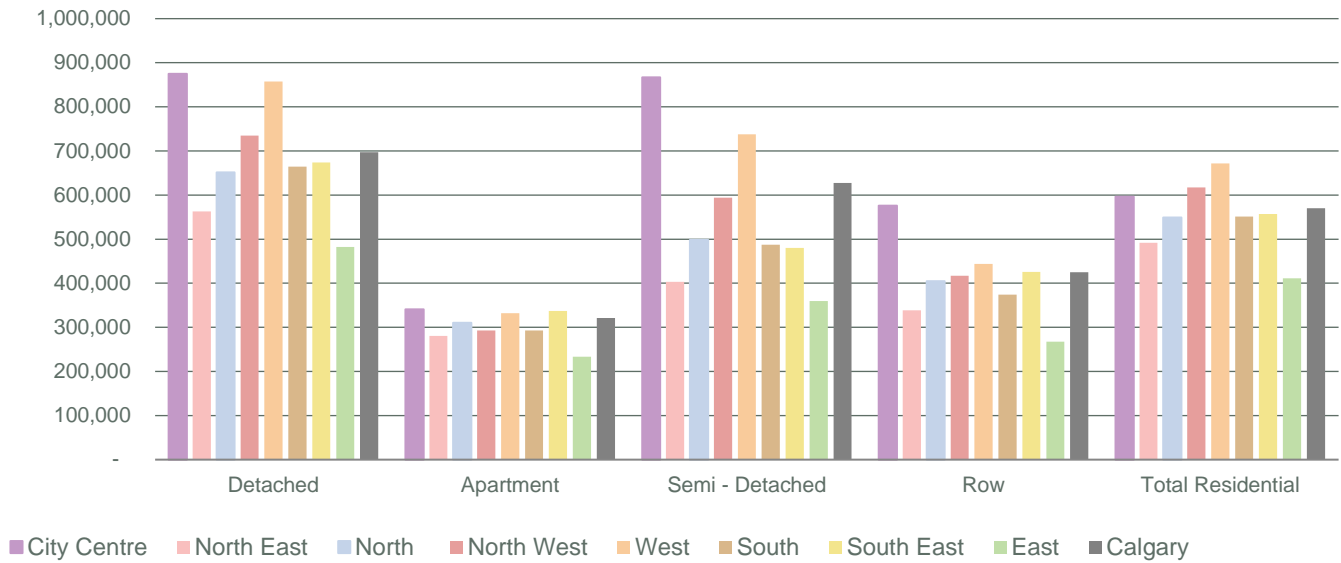


MONTHS OF SUPPLY

DECEMBER



BENCHMARK PRICE - DECEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER

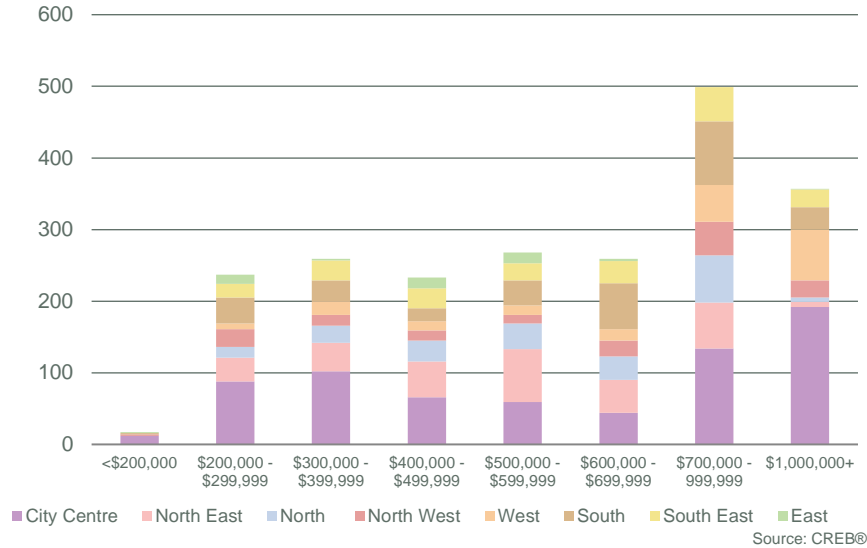


Source: CREB®

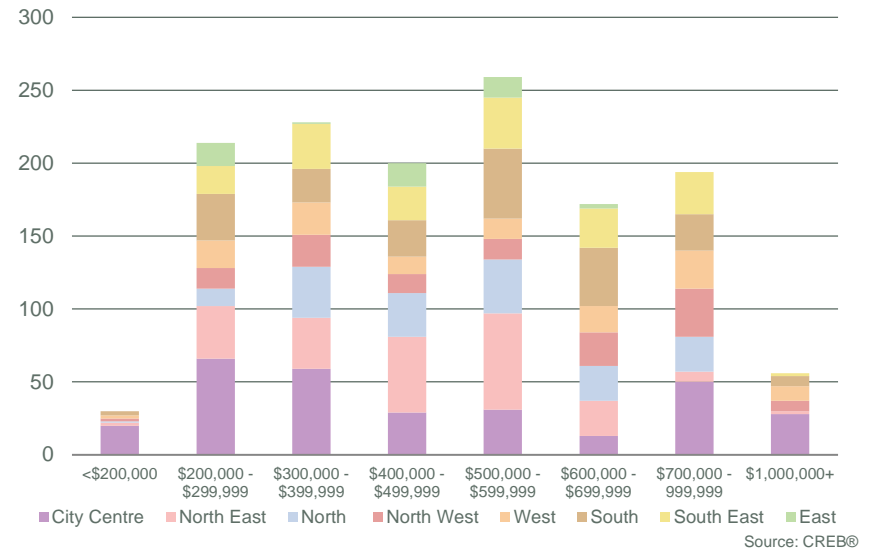
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

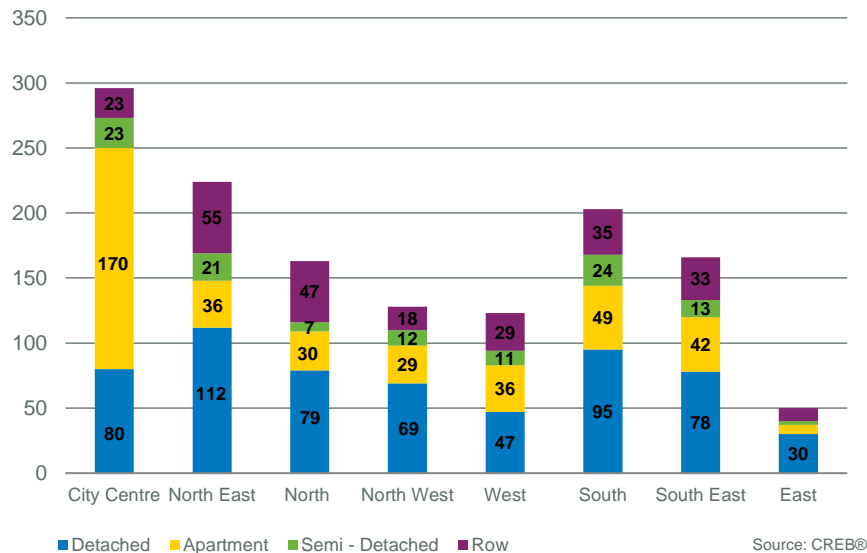
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



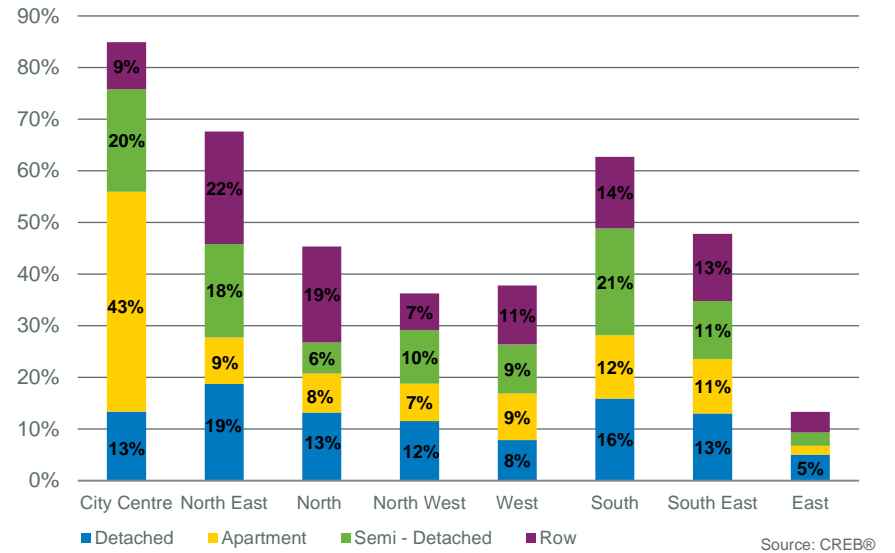
TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER

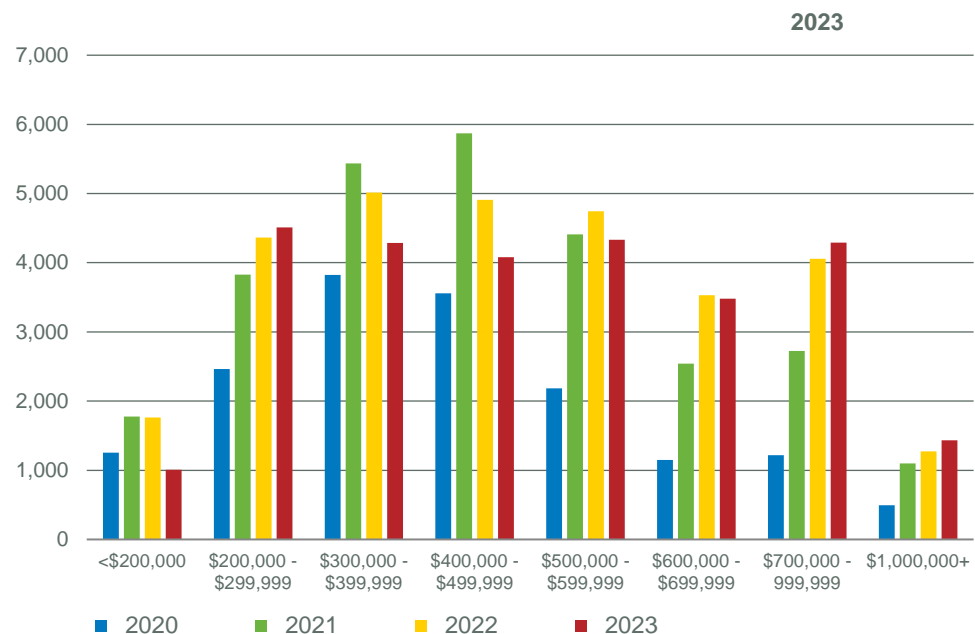


SHARE OF CITY WIDE SALES - DECEMBER



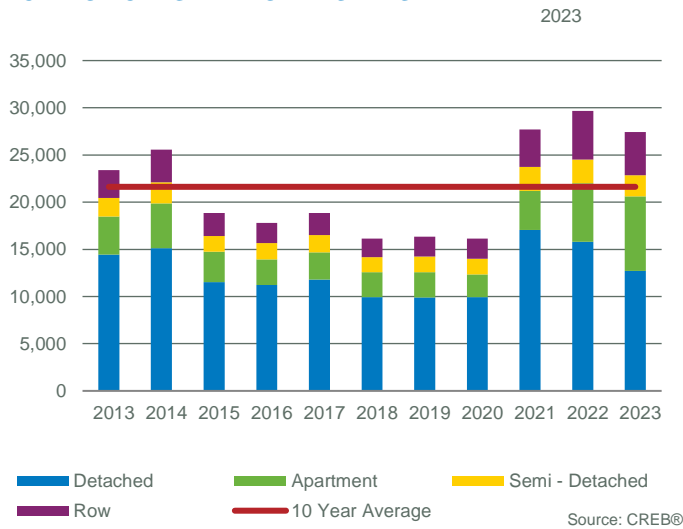
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2022												
Sales	2,004	3,293	4,091	3,399	3,063	2,837	2,249	2,133	1,893	1,855	1,642	1,200
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	2,718	2,624	2,169	1,611	1,031
Inventory	2,628	3,608	4,390	4,875	5,215	5,407	5,346	4,786	4,463	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	2,424	2,686	3,117	3,140	2,644	2,717	2,432	2,169	1,785	1,366
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,684	2,227	1,248
Inventory	2,451	2,746	3,234	3,234	3,214	3,469	3,498	3,266	3,380	3,201	2,996	2,164
Days on Market	42	33	27	24	24	22	23	25	25	27	29	33
Benchmark Price	520,100	530,500	539,100	549,200	557,000	564,700	567,700	570,700	570,300	571,600	572,700	570,100
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	503,300	495,000	499,000	504,250
Average Price	508,515	506,823	535,903	548,585	552,412	552,122	539,730	522,774	548,460	546,085	540,158	540,090
Index	242	247	251	255	259	263	264	265	265	266	266	265

	Dec-22	Dec-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	-	-	18	5
\$100,000 - \$149,999	14	4	334	134
\$150,000 - \$199,999	63	26	1,412	870
\$200,000 - \$249,999	107	80	2,291	2,001
\$250,000 - \$299,999	87	134	2,073	2,509
\$300,000 - \$349,999	90	121	2,362	2,181
\$350,000 - \$399,999	122	107	2,654	2,103
\$400,000 - \$449,999	108	114	2,431	2,084
\$450,000 - \$499,999	116	88	2,477	1,996
\$500,000 - \$549,999	93	147	2,380	2,315
\$550,000 - \$599,999	89	115	2,363	2,016
\$600,000 - \$649,999	60	96	1,880	1,868
\$650,000 - \$699,999	56	78	1,652	1,610
\$700,000 - \$749,999	54	69	1,203	1,296
\$750,000 - \$799,999	40	46	965	1,012
\$800,000 - \$849,999	19	41	689	743
\$850,000 - \$899,999	20	29	576	572
\$900,000 - \$949,999	15	6	349	317
\$950,000 - \$999,999	7	9	277	351
\$1,000,000 - \$1,299,999	19	29	696	764
\$1,300,000 - \$1,499,999	4	6	214	238
\$1,500,000 - \$1,999,999	14	9	233	264
\$2,000,000 +	3	12	130	167
	1,200	1,366	29,659	27,416

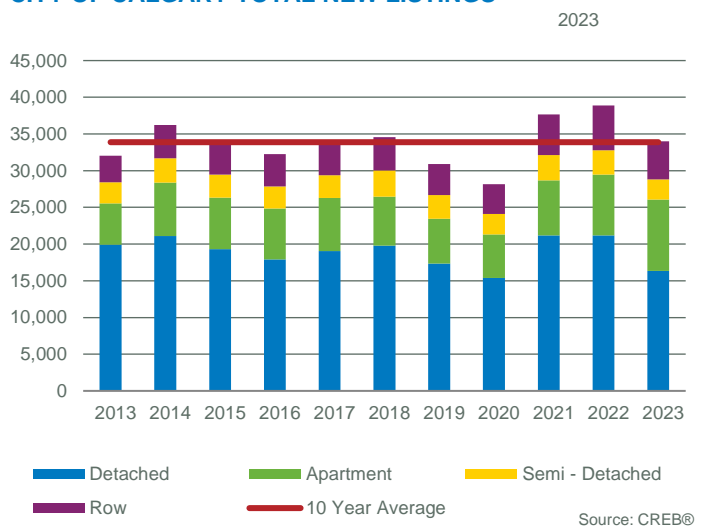
CITY OF CALGARY TOTAL SALES BY PRICE RANGE


Source: CREB®

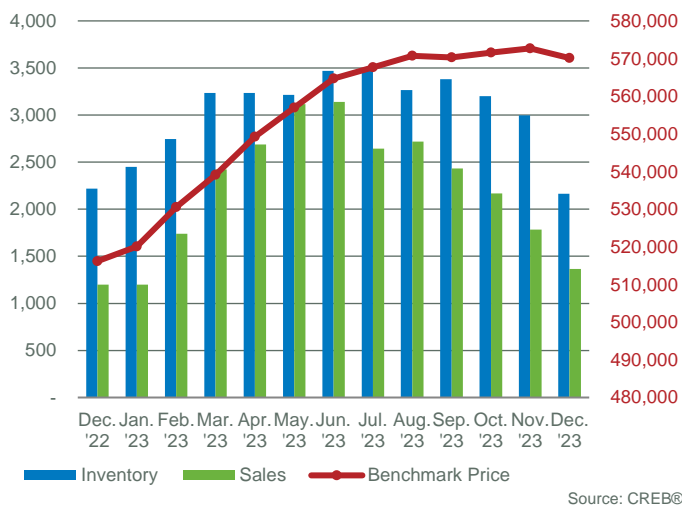
CITY OF CALGARY TOTAL SALES



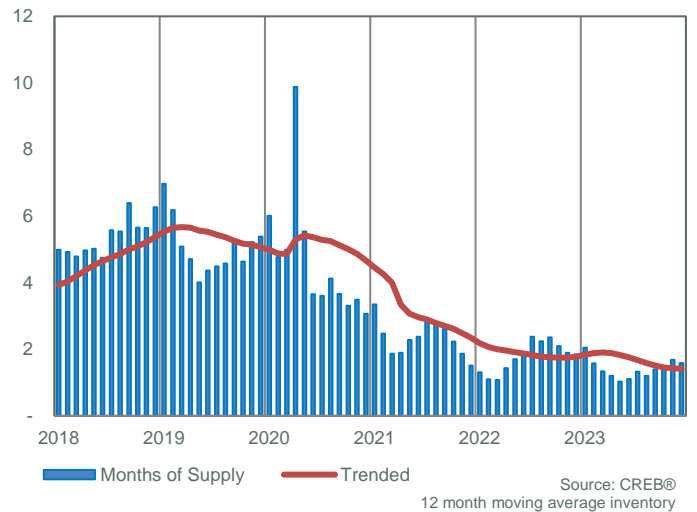
CITY OF CALGARY TOTAL NEW LISTINGS



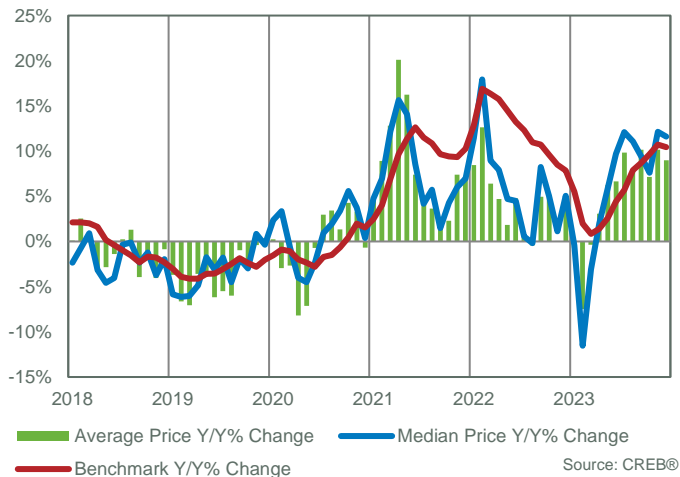
CITY OF CALGARY TOTAL INVENTORY AND SALES



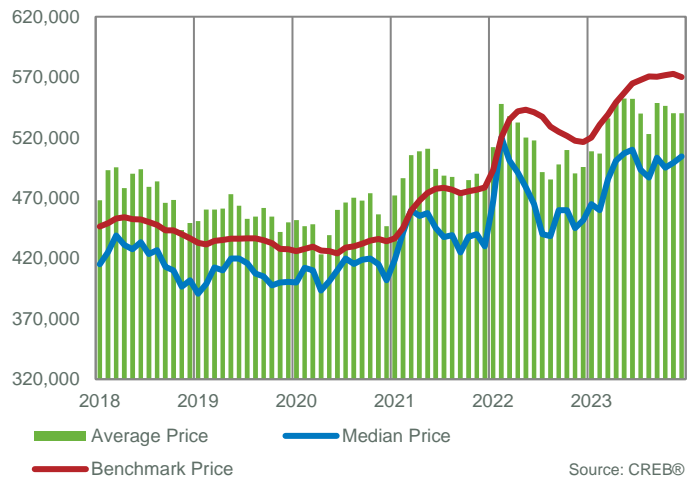
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



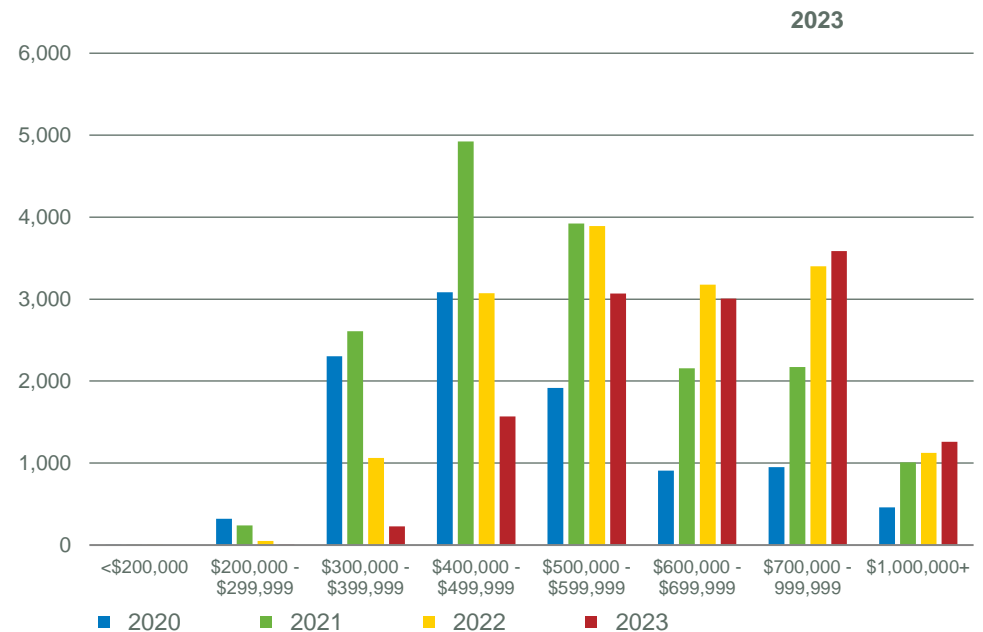
CITY OF CALGARY TOTAL PRICES



	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	1,141	1,303	1,485	1,521	1,195	1,194	1,140	974	817	598
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	574
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,675	1,671	1,590	1,432	1,020
Days on Market	42	31	26	22	22	20	22	24	25	27	32	34
Benchmark Price	623,900	637,300	648,800	662,500	674,000	685,100	690,500	696,700	696,100	697,600	699,500	697,400
Median Price	599,000	603,000	635,000	655,000	657,464	650,000	652,000	641,200	650,000	649,900	650,000	644,750
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,837	728,084	726,568	723,567	733,844
Index	256	262	266	272	277	281	284	286	286	287	287	286

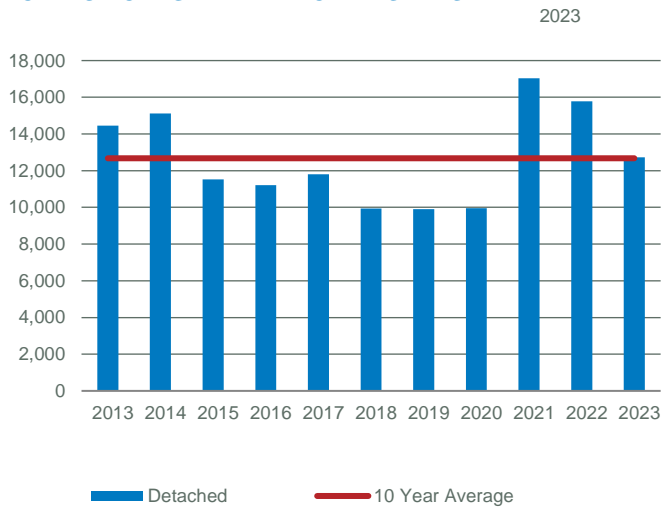
	Dec-22	Dec-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	1	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	-	1	7	3
\$250,000 - \$299,999	1	-	45	5
\$300,000 - \$349,999	13	-	271	35
\$350,000 - \$399,999	32	3	791	193
\$400,000 - \$449,999	68	19	1,357	582
\$450,000 - \$499,999	84	40	1,716	985
\$500,000 - \$549,999	74	84	1,855	1,512
\$550,000 - \$599,999	67	84	2,038	1,555
\$600,000 - \$649,999	57	77	1,702	1,582
\$650,000 - \$699,999	52	65	1,474	1,425
\$700,000 - \$749,999	42	61	1,048	1,141
\$750,000 - \$799,999	34	41	826	853
\$800,000 - \$849,999	16	35	548	600
\$850,000 - \$899,999	15	24	461	455
\$900,000 - \$949,999	15	4	288	254
\$950,000 - \$999,999	7	8	230	282
\$1,000,000 - \$1,299,999	16	25	593	646
\$1,300,000 - \$1,499,999	4	6	198	220
\$1,500,000 - \$1,999,999	14	9	216	239
\$2,000,000 +	3	12	119	155
	614	598	15,786	12,722

CITY OF CALGARY DETACHED SALES BY PRICE RANGE

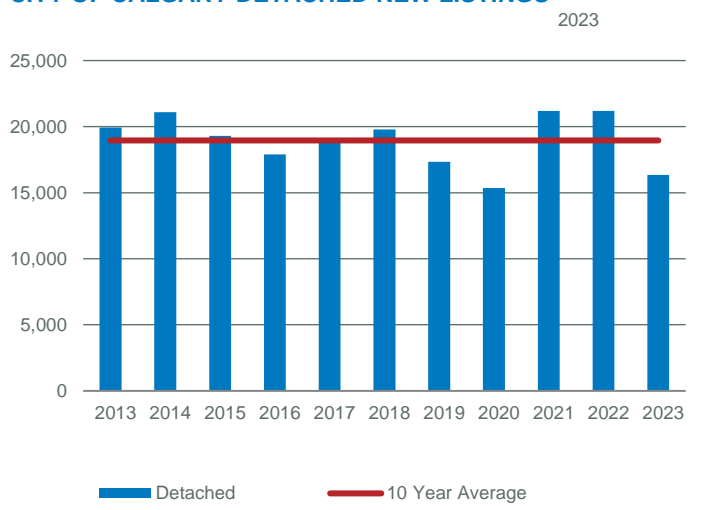


Source: CREB®

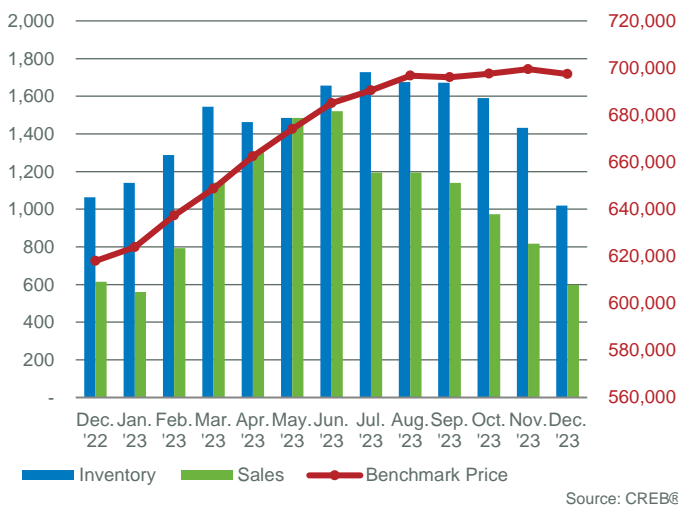
CITY OF CALGARY DETACHED SALES



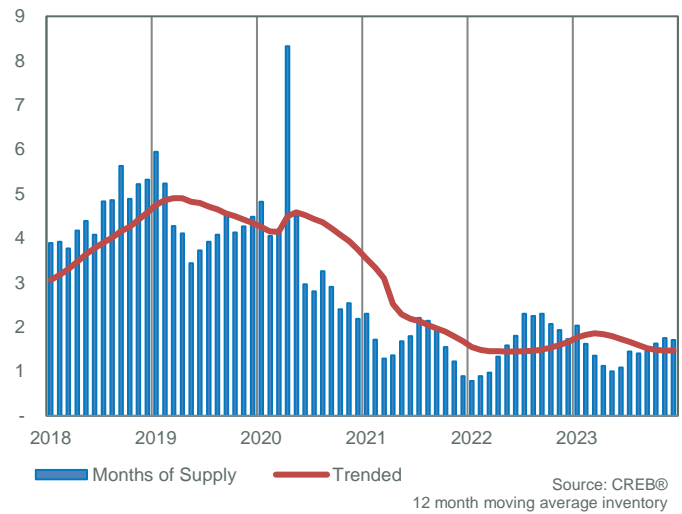
CITY OF CALGARY DETACHED NEW LISTINGS



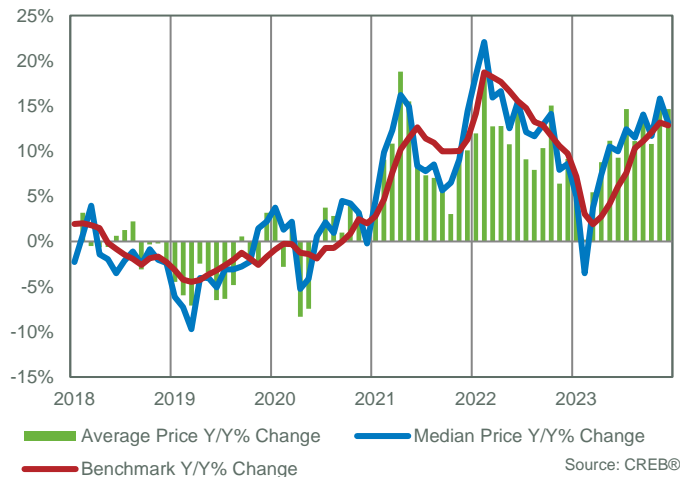
CITY OF CALGARY DETACHED INVENTORY AND SALES



CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



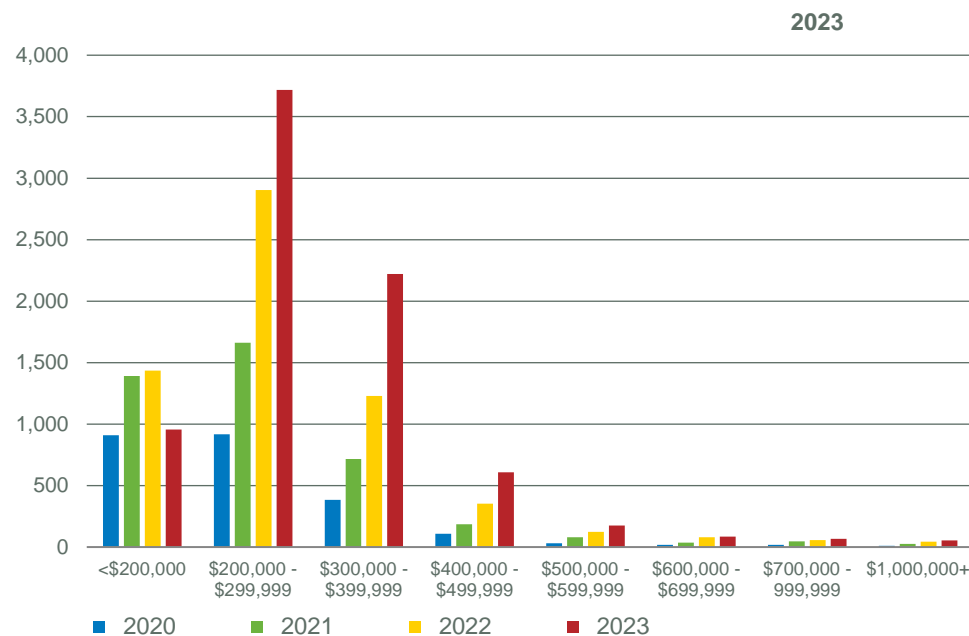
CITY OF CALGARY DETACHED PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	679	734	857	856	771	873	705	640	562	399
New Listings	545	696	919	950	1,025	1,062	924	893	925	728	678	373
Inventory	772	876	1,002	1,089	1,090	1,119	1,115	968	1,027	953	884	675
Days on Market	44	36	32	27	29	28	28	30	28	29	29	34
Benchmark Price	273,000	281,200	288,500	294,100	298,600	303,200	305,900	309,100	312,800	316,600	320,100	321,400
Median Price	258,000	262,500	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500	293,000	296,000
Average Price	284,526	280,701	305,439	296,950	307,504	301,977	308,424	309,989	316,343	321,721	315,060	313,749
Index	200	206	211	215	218	222	224	226	229	232	234	235

	Dec-22	Dec-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	-	-	18	5
\$100,000 - \$149,999	12	4	304	132
\$150,000 - \$199,999	48	26	1,112	818
\$200,000 - \$249,999	81	70	1,666	1,694
\$250,000 - \$299,999	64	108	1,237	2,024
\$300,000 - \$349,999	40	91	758	1,458
\$350,000 - \$399,999	38	50	470	762
\$400,000 - \$449,999	12	20	215	385
\$450,000 - \$499,999	6	9	138	223
\$500,000 - \$549,999	1	5	65	106
\$550,000 - \$599,999	3	3	58	68
\$600,000 - \$649,999	1	5	45	50
\$650,000 - \$699,999	1	3	34	36
\$700,000 - \$749,999	1	1	13	20
\$750,000 - \$799,999	1	2	15	13
\$800,000 - \$849,999	-	1	9	12
\$850,000 - \$899,999	-	-	6	9
\$900,000 - \$949,999	-	-	6	8
\$950,000 - \$999,999	-	1	8	6
\$1,000,000 - \$1,299,999	2	-	16	18
\$1,300,000 - \$1,499,999	-	-	5	12
\$1,500,000 - \$1,999,999	-	-	12	13
\$2,000,000 +	-	-	10	12
	311	399	6,220	7,884

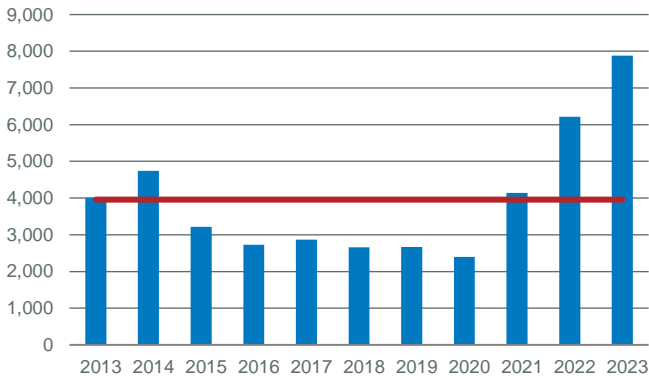
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2023

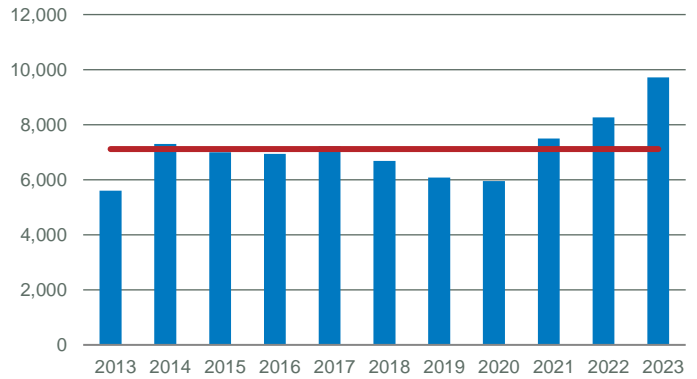


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

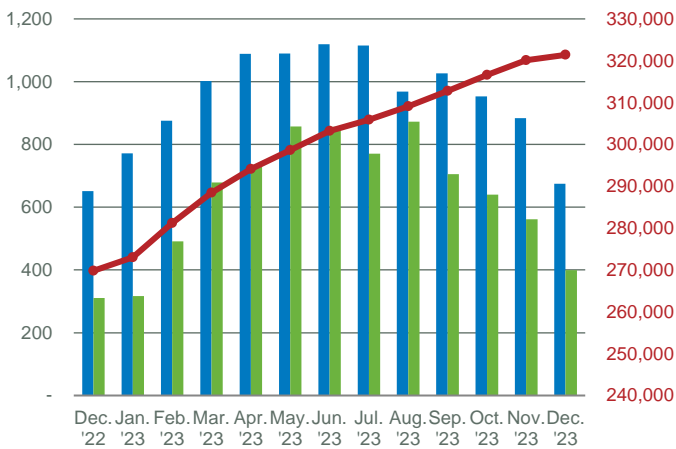
2023



Apartment 10 Year Average

Source: CREB®

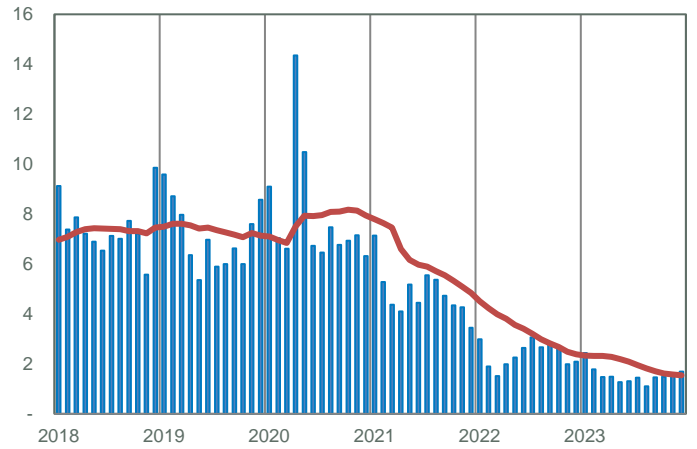
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®
12 month moving average inventory

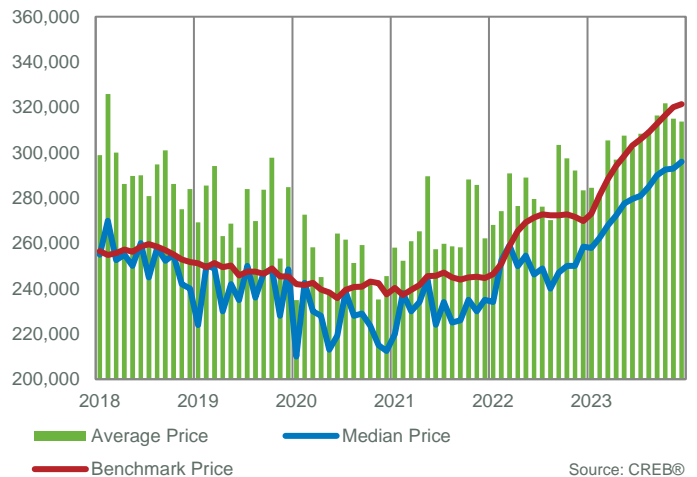
CITY OF CALGARY APARTMENT PRICE CHANGE



Average Price Y/Y% Change Median Price Y/Y% Change Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY APARTMENT PRICES



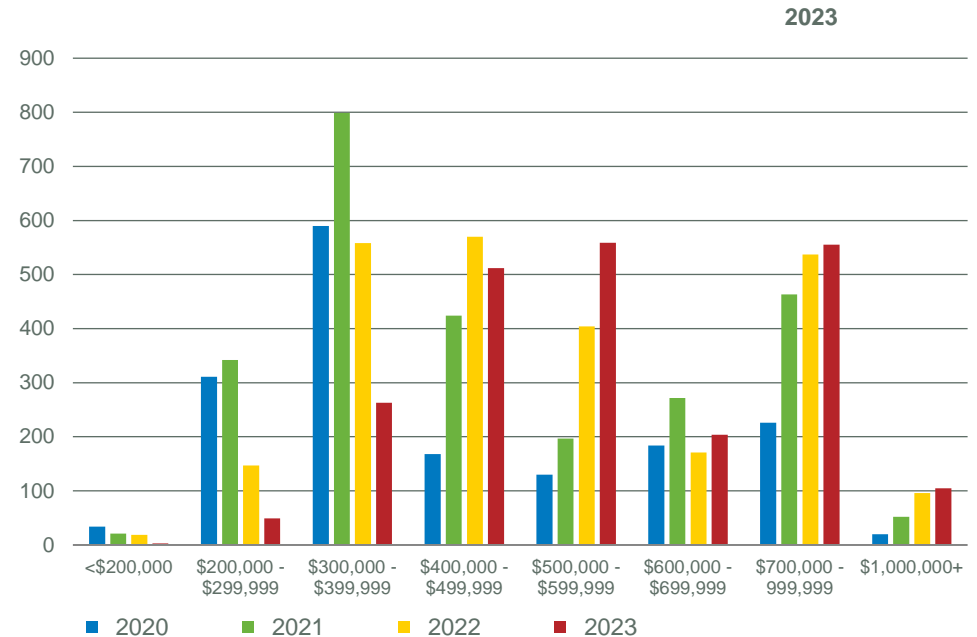
Average Price Median Price Benchmark Price

Source: CREB®

	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	233	279	238	211	196	190	179	140	116
New Listings	150	193	280	266	268	318	248	236	276	236	182	99
Inventory	225	255	286	286	234	269	256	247	294	287	272	182
Days on Market	47	36	29	25	25	19	20	22	26	25	28	33
Benchmark Price	561,600	566,900	579,300	592,000	600,500	613,100	616,800	623,200	621,300	628,700	628,700	627,100
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	527,950	542,250	539,999	582,250	540,000
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,128	602,784	614,741	630,922	585,490
Index	301	304	311	318	322	329	331	334	333	337	337	336

	Dec-22	Dec-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	-	-	17	3
\$200,000 - \$249,999	2	1	29	27
\$250,000 - \$299,999	1	1	118	22
\$300,000 - \$349,999	6	1	268	81
\$350,000 - \$399,999	14	8	290	182
\$400,000 - \$449,999	5	13	268	248
\$450,000 - \$499,999	12	10	302	264
\$500,000 - \$549,999	15	28	286	342
\$550,000 - \$599,999	6	12	118	217
\$600,000 - \$649,999	1	10	73	122
\$650,000 - \$699,999	3	7	98	82
\$700,000 - \$749,999	8	7	115	96
\$750,000 - \$799,999	5	3	110	121
\$800,000 - \$849,999	3	4	119	124
\$850,000 - \$899,999	5	5	100	106
\$900,000 - \$949,999	-	2	55	50
\$950,000 - \$999,999	-	-	38	58
\$1,000,000 - \$1,299,999	1	4	83	89
\$1,300,000 - \$1,499,999	-	-	11	6
\$1,500,000 - \$1,999,999	-	-	2	10
\$2,000,000 +	-	-	-	-
	87	116	2,502	2,250

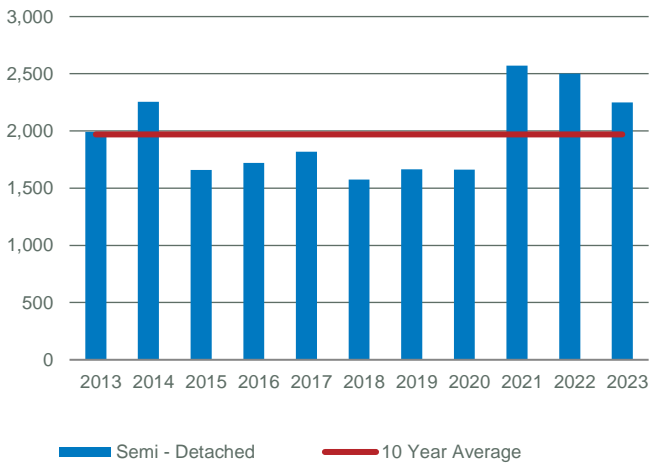
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

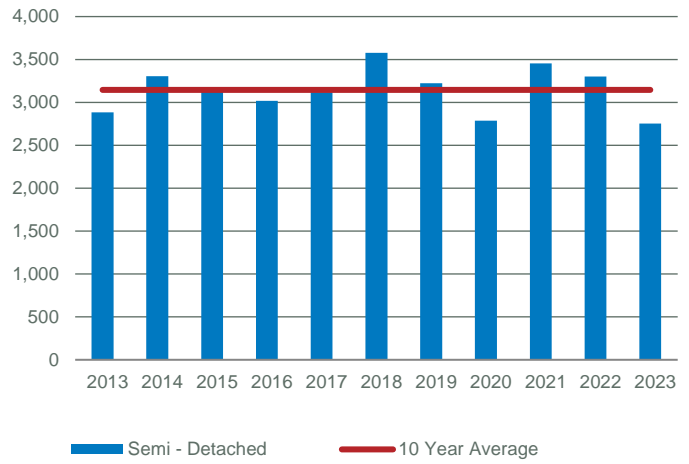
2023



Source: CREB®

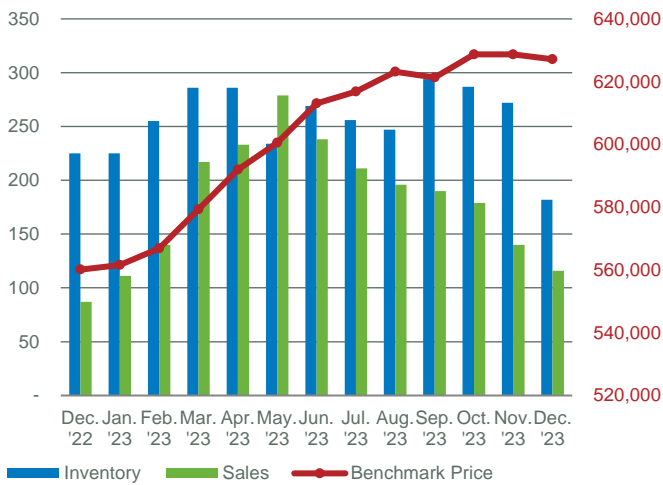
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2023



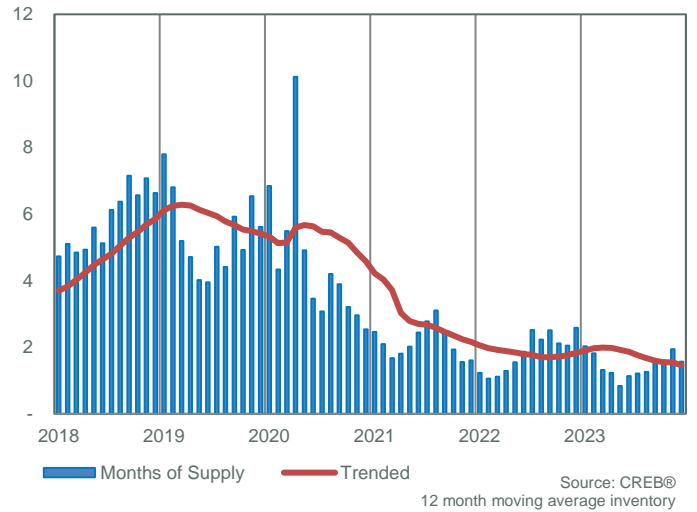
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



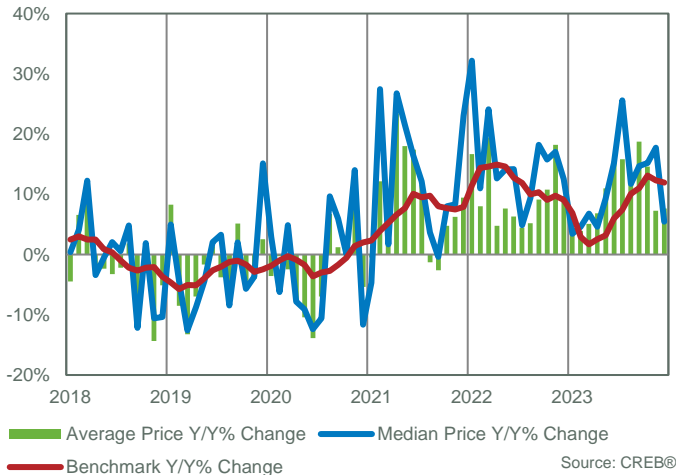
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

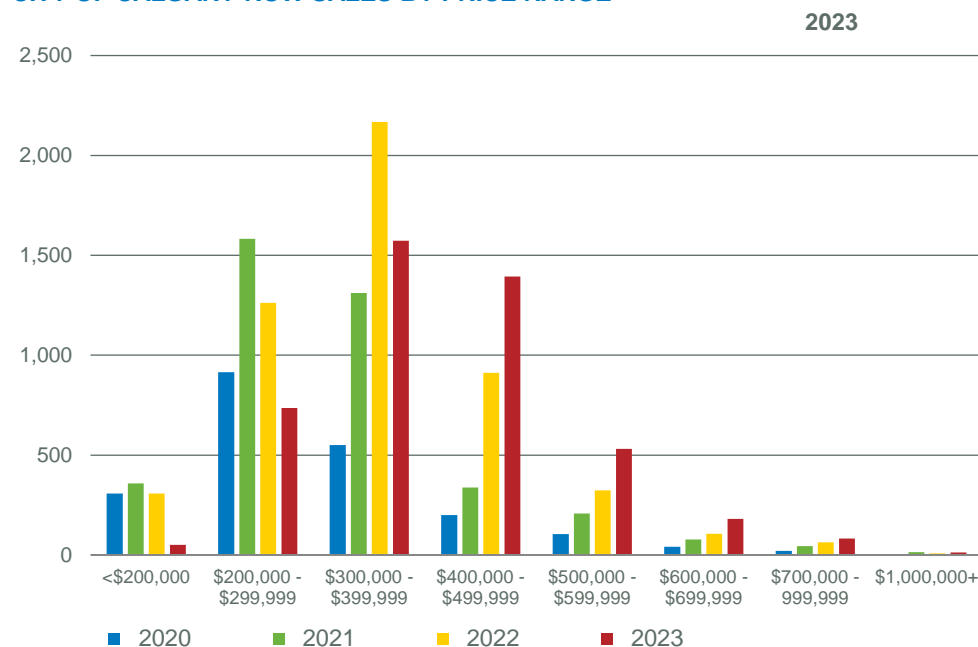


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	387	416	496	525	467	454	397	376	266	253
New Listings	278	361	506	438	562	608	488	486	473	419	369	202
Inventory	315	327	402	397	406	424	399	376	388	371	408	287
Days on Market	39	34	21	22	20	19	20	20	21	23	22	29
Benchmark Price	356,200	367,400	372,800	381,700	390,500	400,000	407,500	413,200	419,400	425,200	429,100	425,100
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,948	401,000	415,700
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	418,863	427,772	404,647	418,265
Index	228	235	239	244	250	256	261	265	269	272	275	272

	Dec-22	Dec-23	2022	2023
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	-	27	2
\$150,000 - \$199,999	15	-	281	49
\$200,000 - \$249,999	24	8	589	277
\$250,000 - \$299,999	21	25	673	458
\$300,000 - \$349,999	31	29	1,065	607
\$350,000 - \$399,999	38	46	1,103	966
\$400,000 - \$449,999	23	62	591	869
\$450,000 - \$499,999	14	29	321	524
\$500,000 - \$549,999	3	30	174	355
\$550,000 - \$599,999	13	16	149	176
\$600,000 - \$649,999	1	4	60	114
\$650,000 - \$699,999	-	3	46	67
\$700,000 - \$749,999	3	-	27	39
\$750,000 - \$799,999	-	-	14	25
\$800,000 - \$849,999	-	1	13	7
\$850,000 - \$899,999	-	-	9	2
\$900,000 - \$949,999	-	-	-	5
\$950,000 - \$999,999	-	-	1	5
\$1,000,000 - \$1,299,999	-	-	4	11
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	3	2
\$2,000,000 +	-	-	1	-
	188	253	5,151	4,560

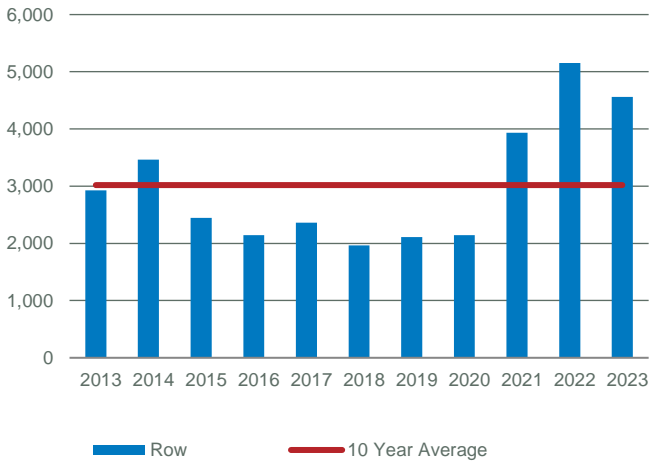
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

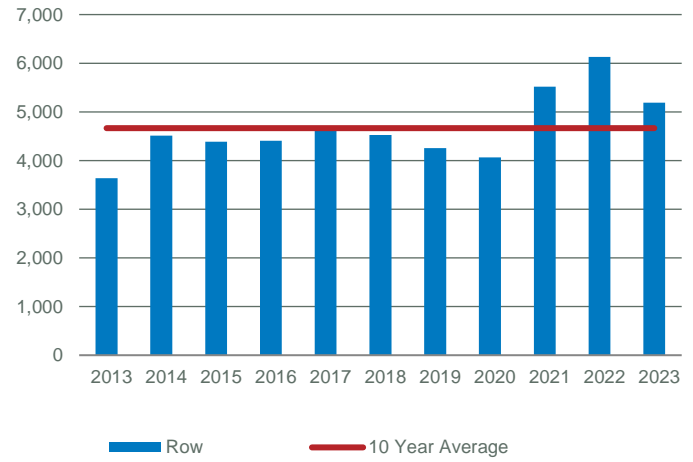
2023



Source: CREB®

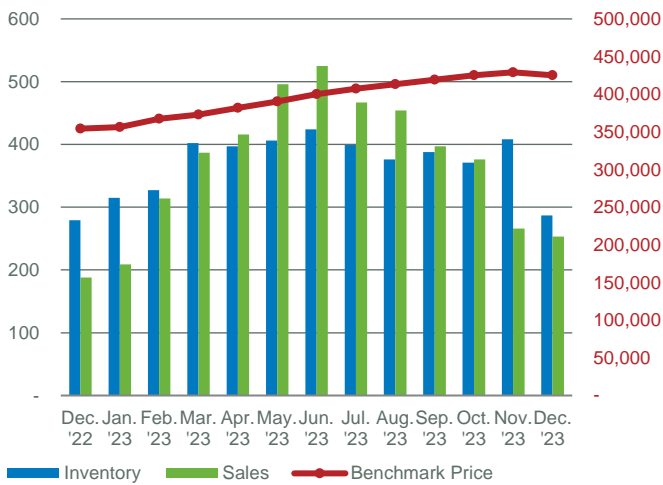
CITY OF CALGARY ROW NEW LISTINGS

2023



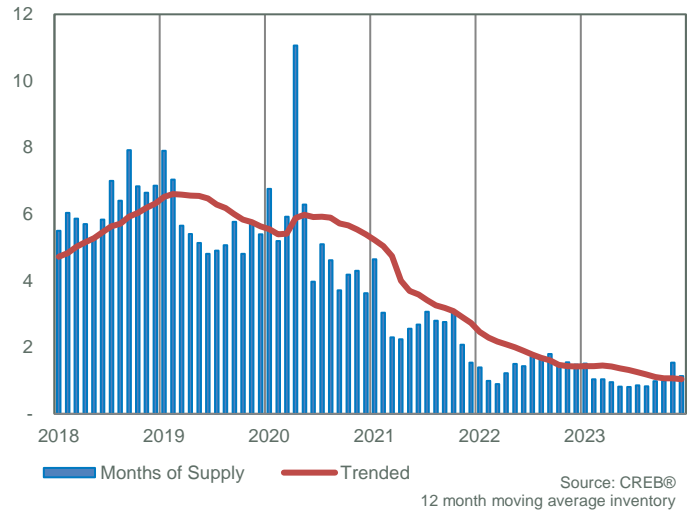
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



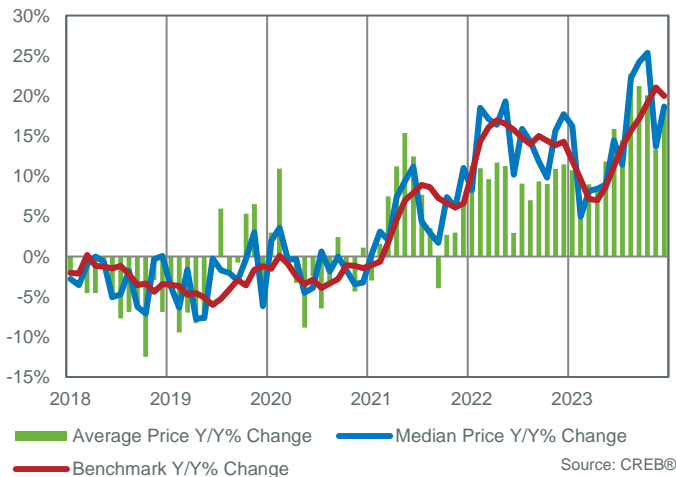
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

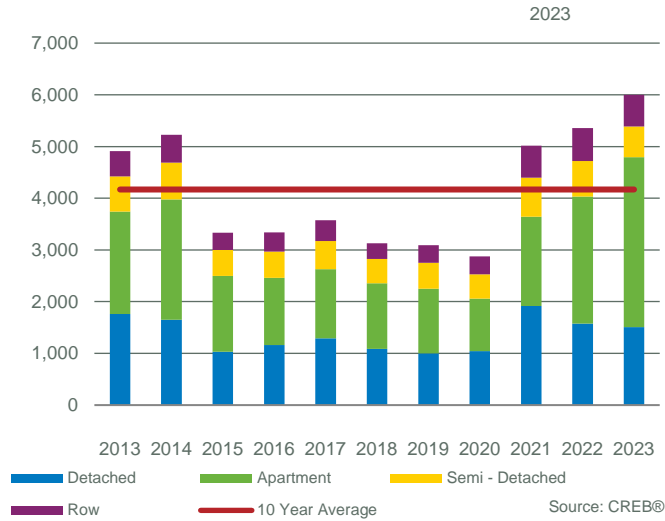
CITY OF CALGARY ROW PRICES



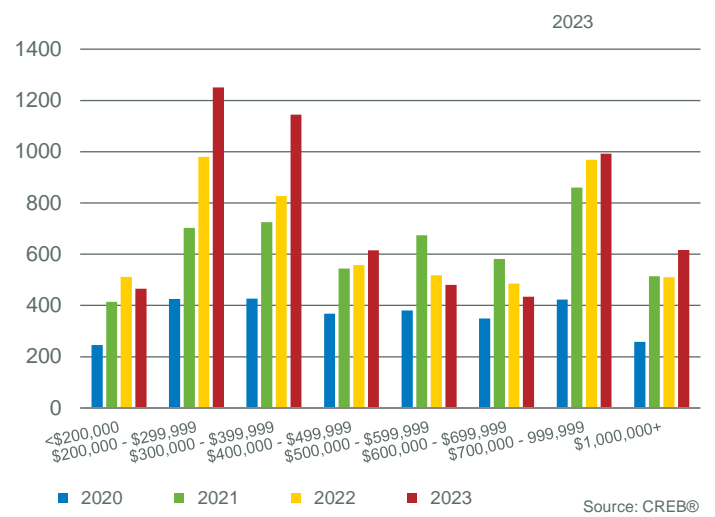
Source: CREB®

CITY CENTRE

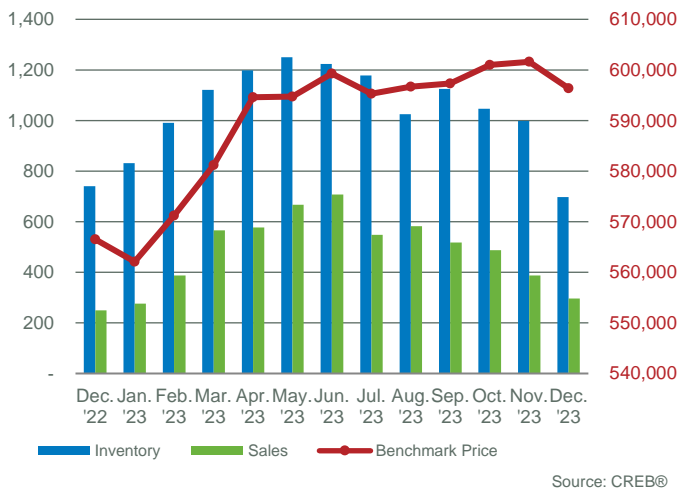
CITY CENTRE TOTAL SALES



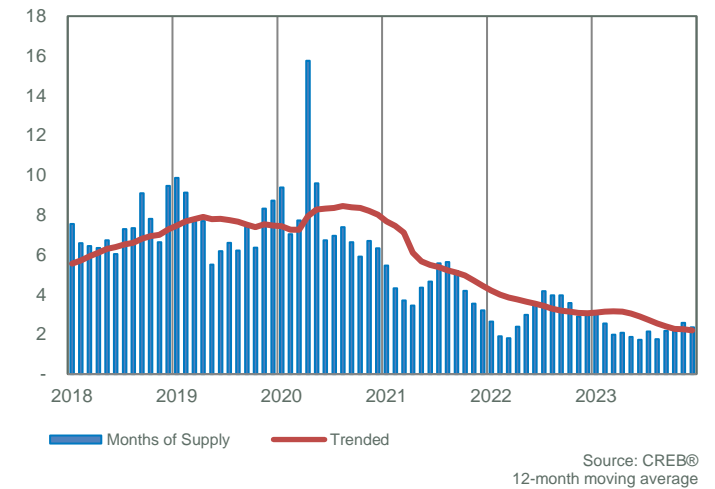
CITY CENTRE TOTAL SALES BY PRICE RANGE



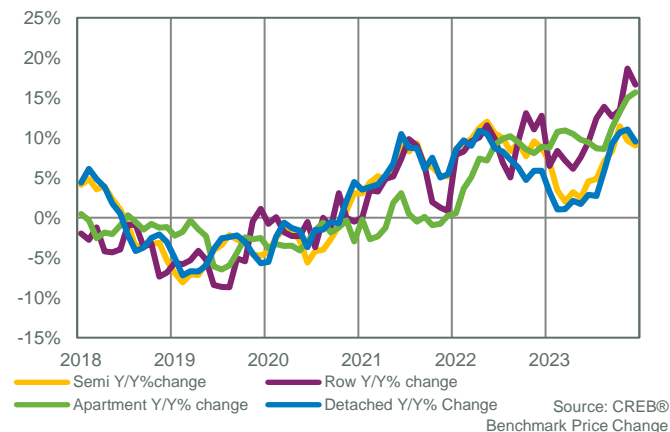
CITY CENTRE INVENTORY AND SALES



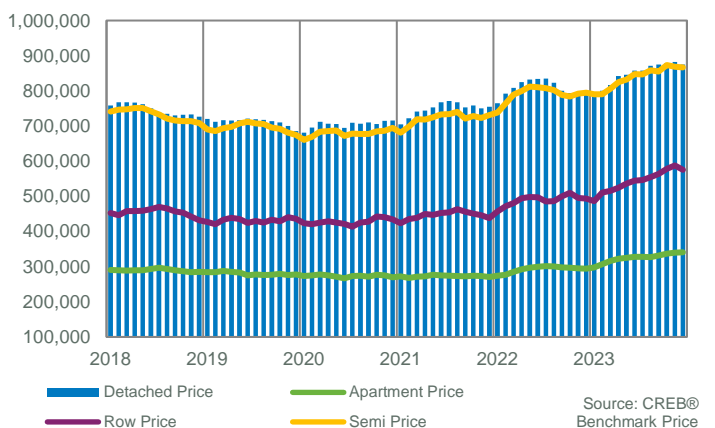
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

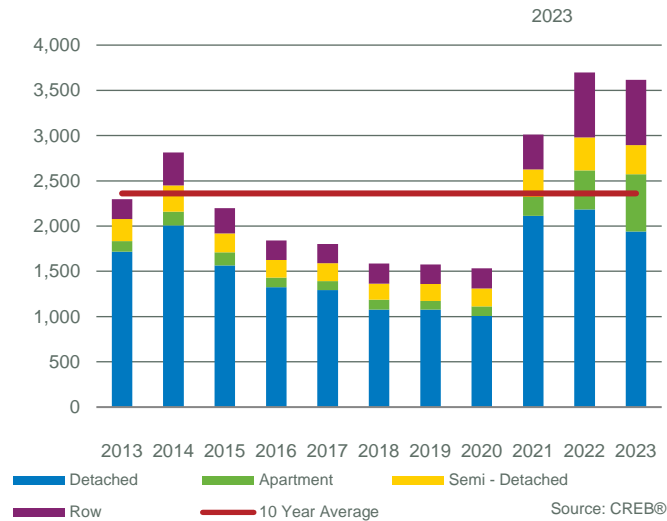


CITY CENTRE PRICES

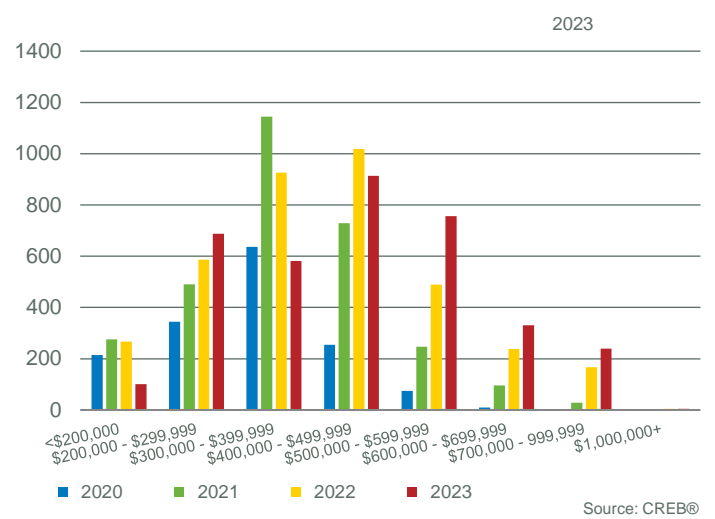


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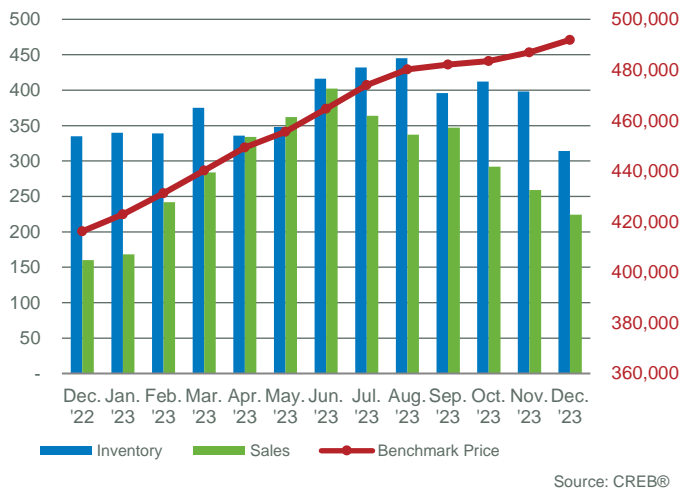
NORTHEAST TOTAL SALES



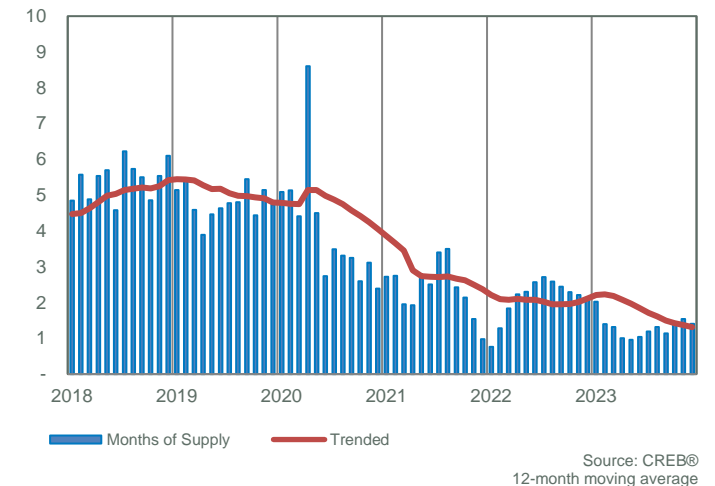
NORTHEAST TOTAL SALES BY PRICE RANGE



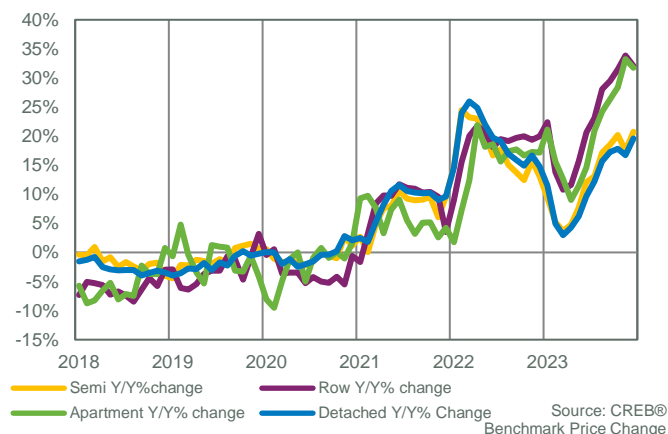
NORTHEAST INVENTORY AND SALES



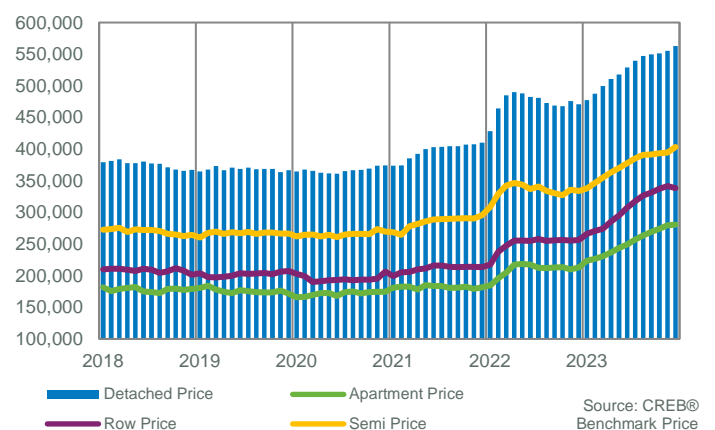
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

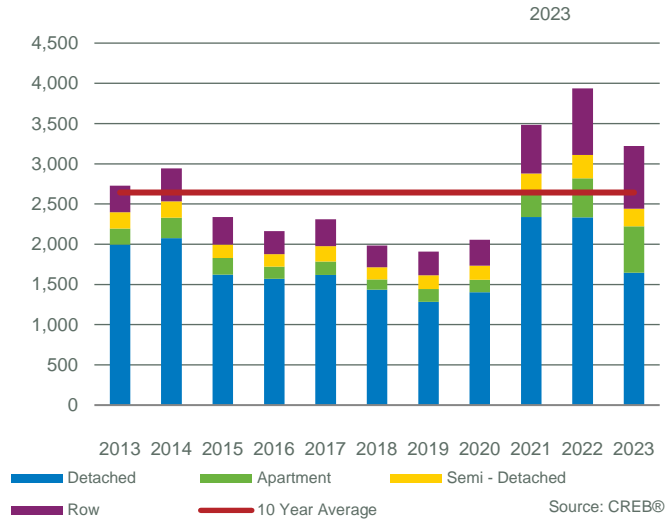


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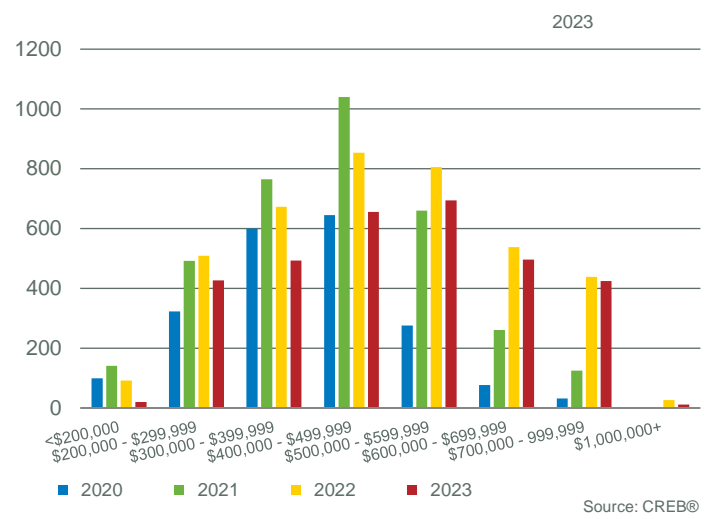


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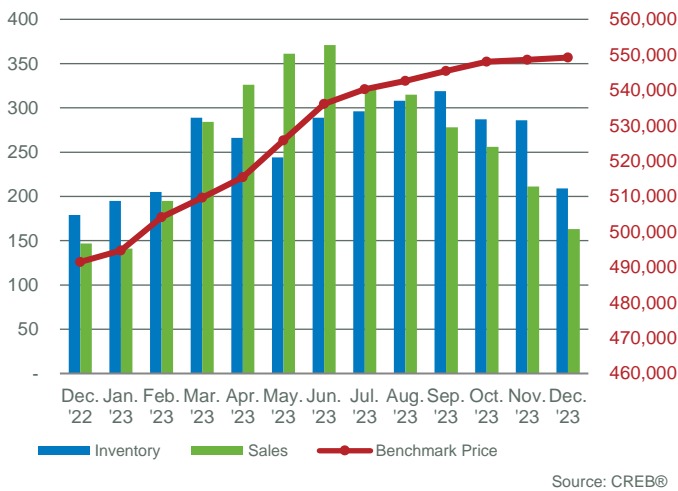
NORTH TOTAL SALES



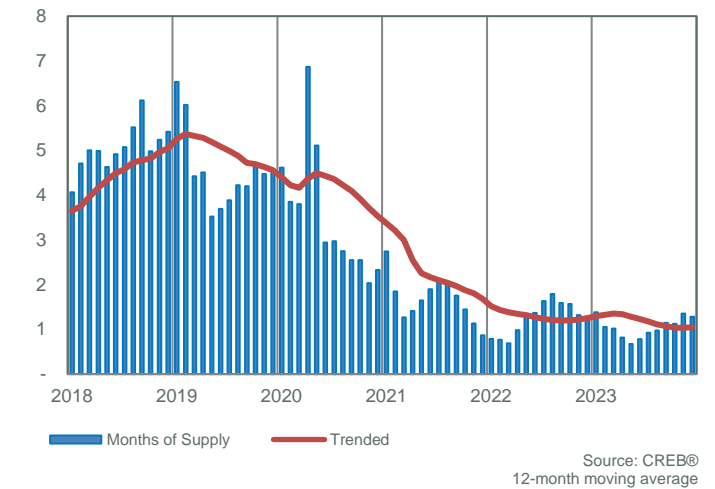
NORTH TOTAL SALES BY PRICE RANGE



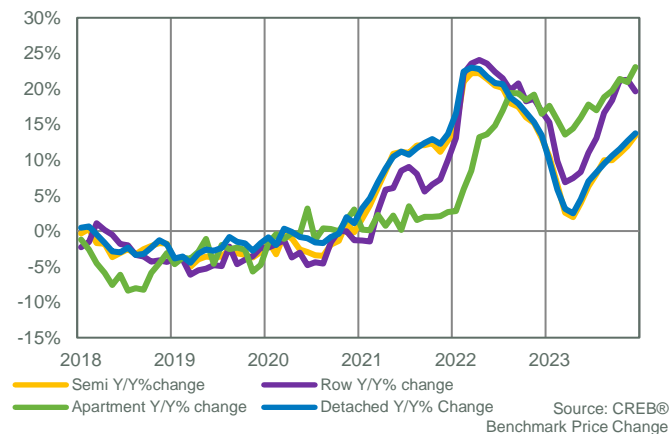
NORTH INVENTORY AND SALES



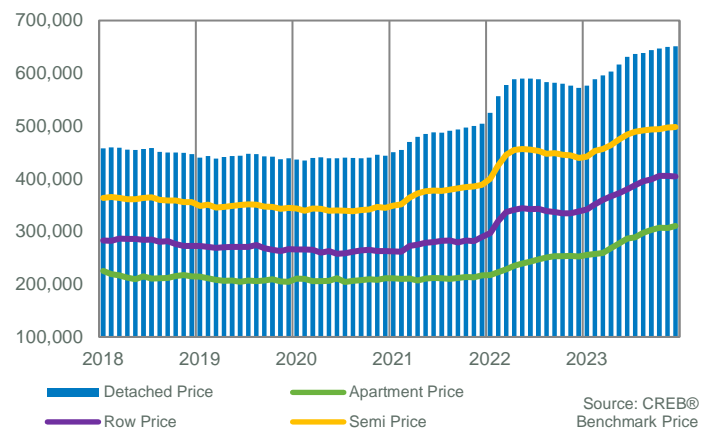
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

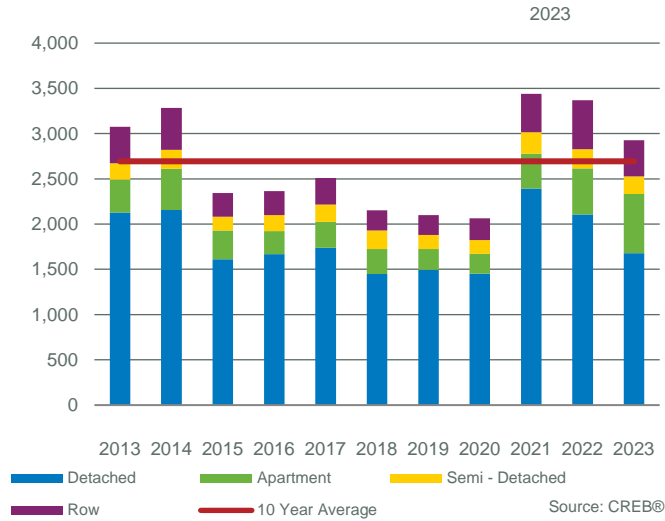


NORTH PRICES

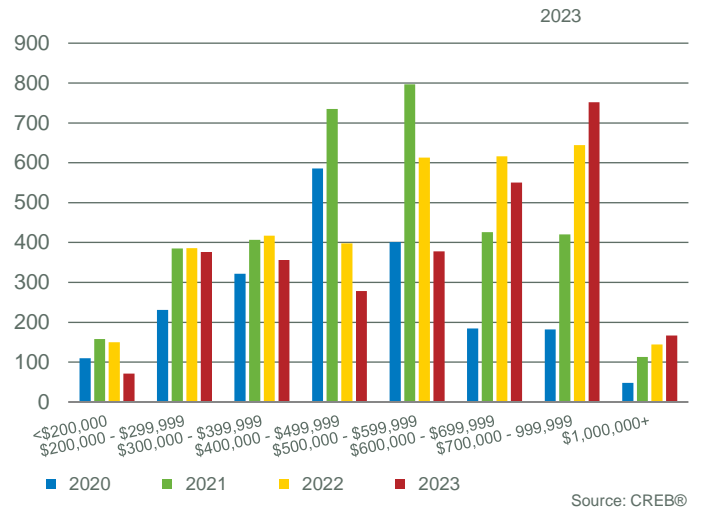


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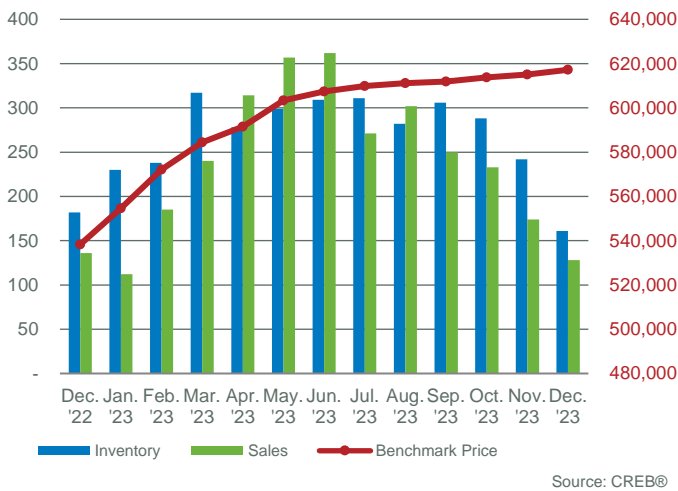
NORTHWEST TOTAL SALES



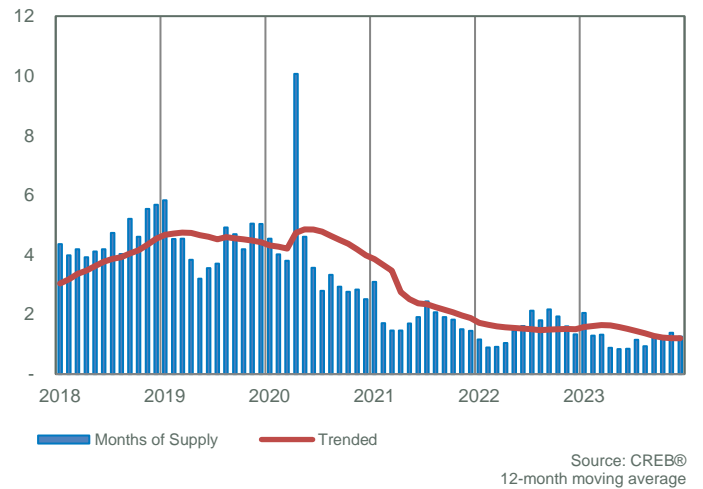
NORTHWEST TOTAL SALES BY PRICE RANGE



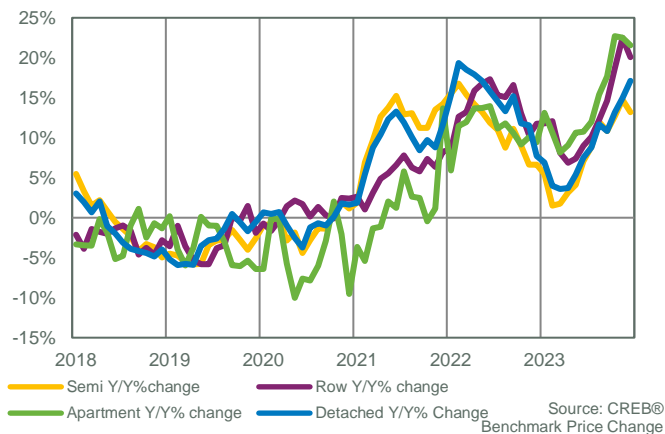
NORTHWEST INVENTORY AND SALES



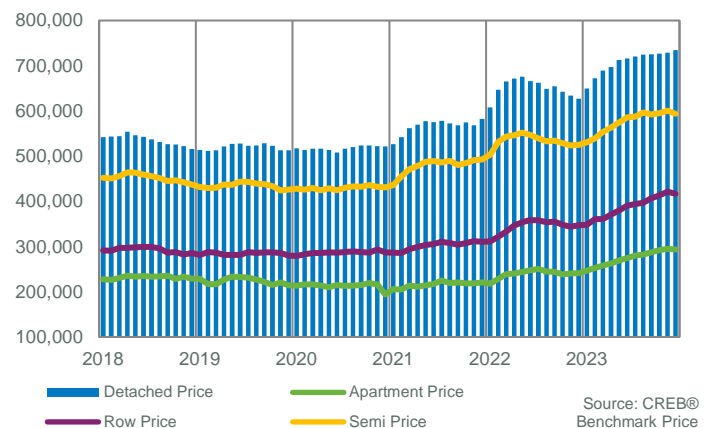
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

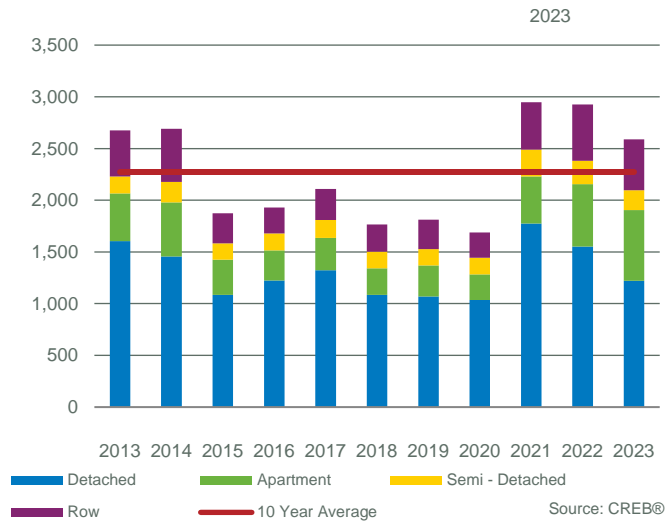


NORTHWEST PRICES

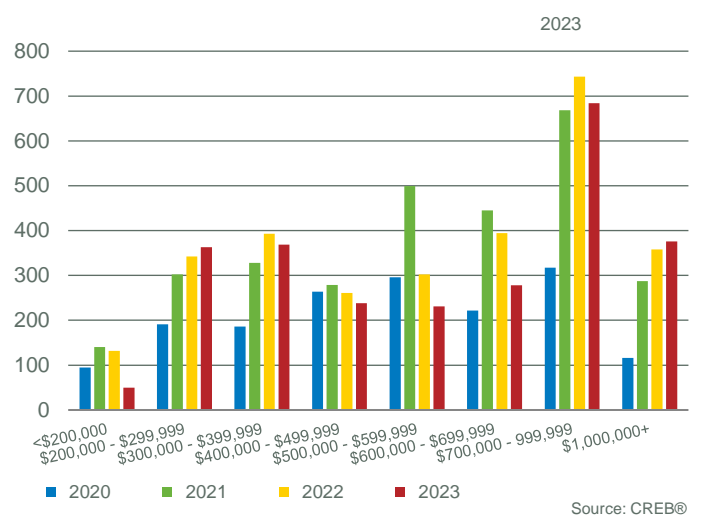


WEST

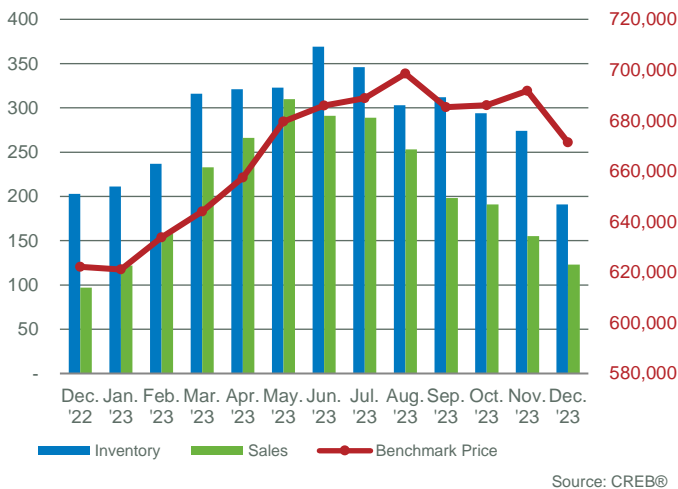
WEST TOTAL SALES



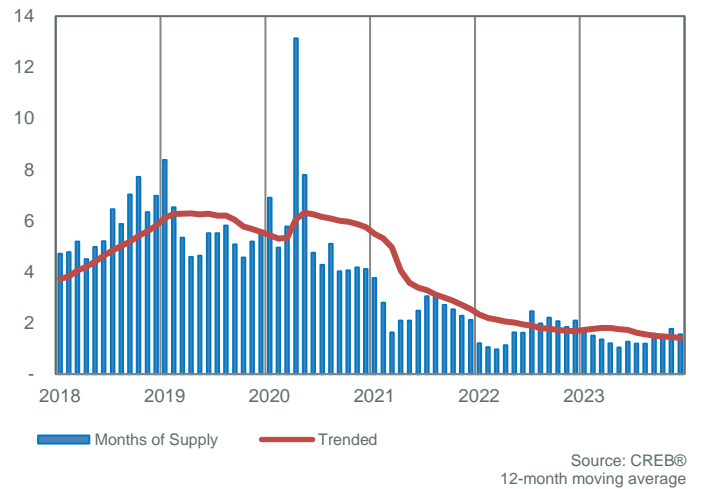
WEST TOTAL SALES BY PRICE RANGE



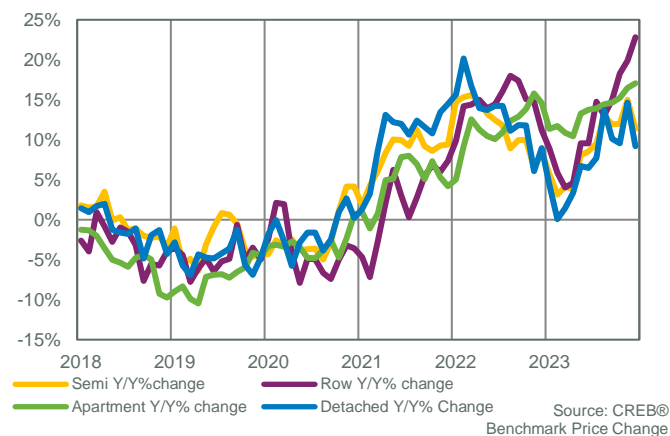
WEST INVENTORY AND SALES



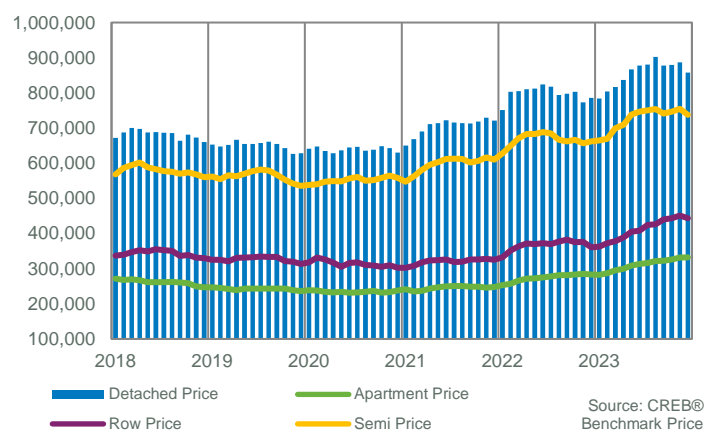
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

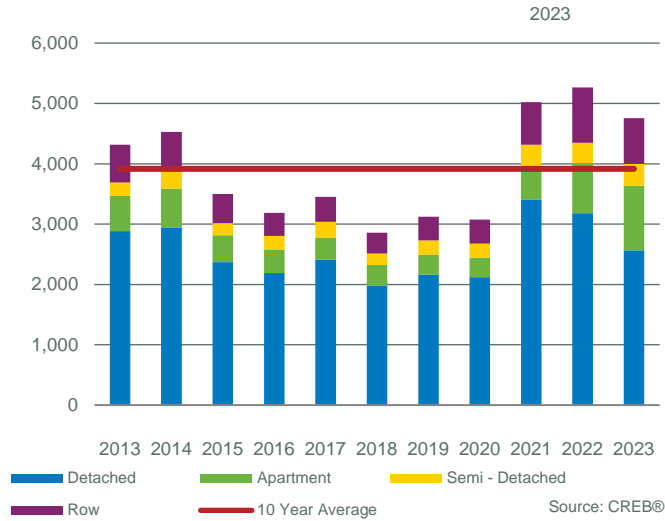


WEST PRICES

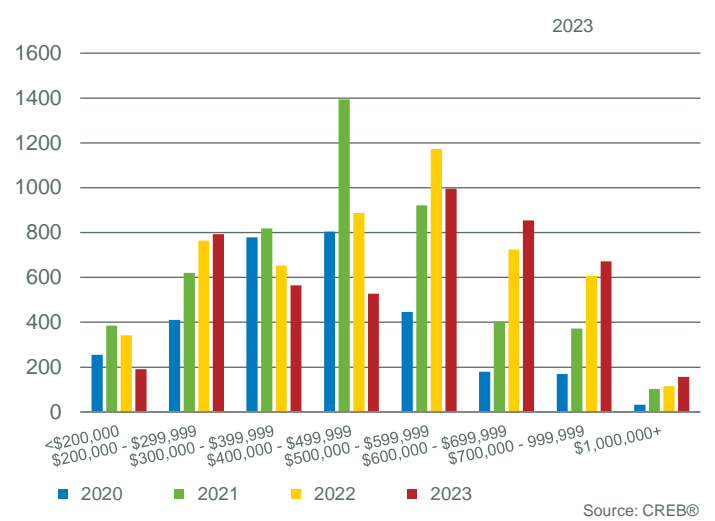


SOUTH

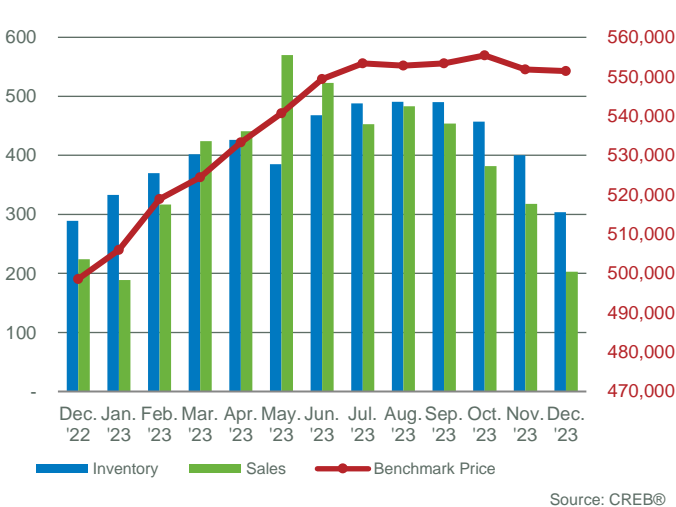
SOUTH TOTAL SALES



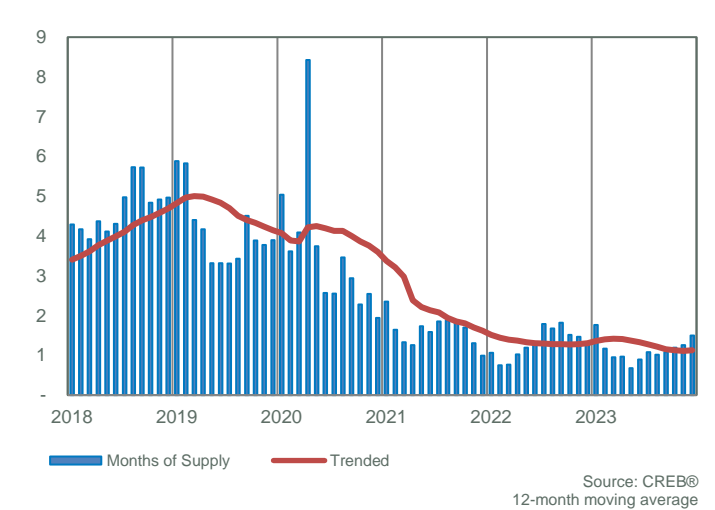
SOUTH TOTAL SALES BY PRICE RANGE



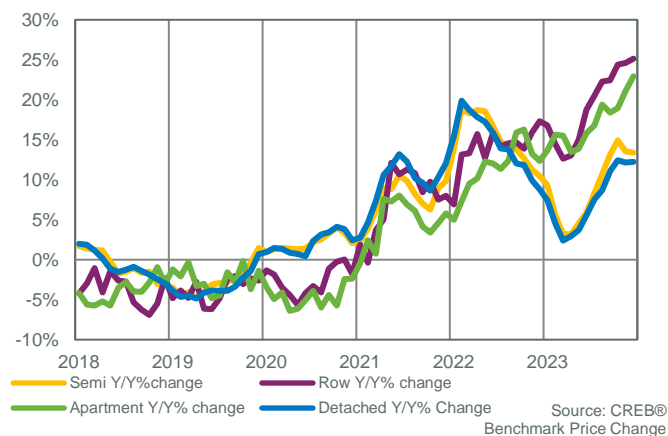
SOUTH INVENTORY AND SALES



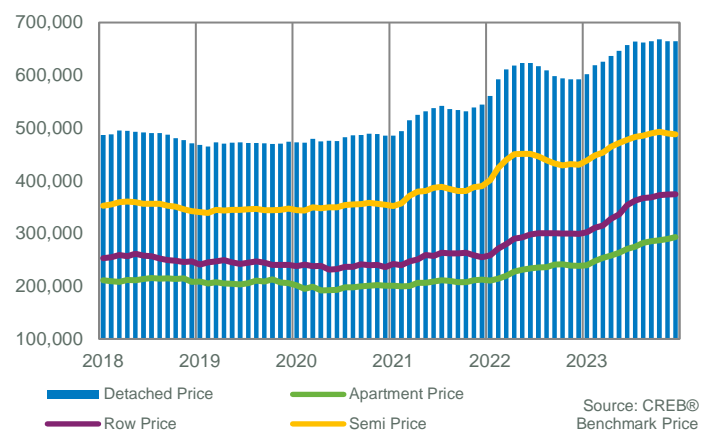
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

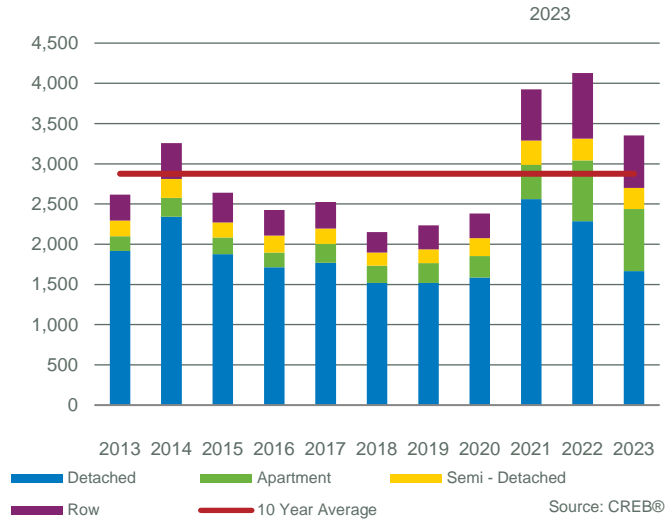


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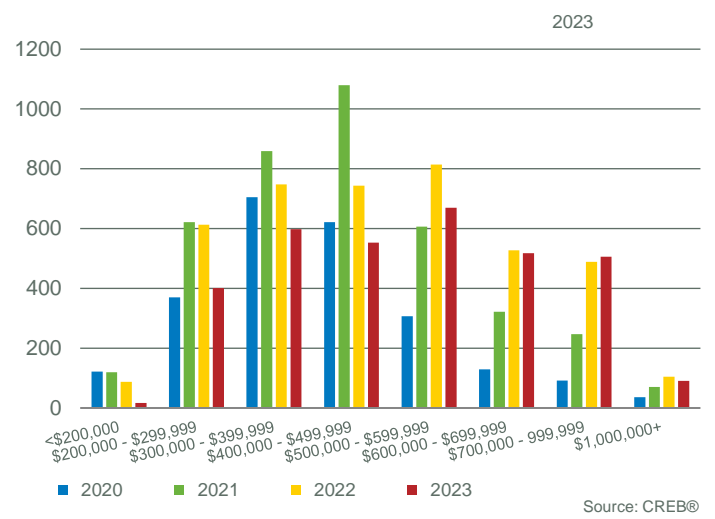


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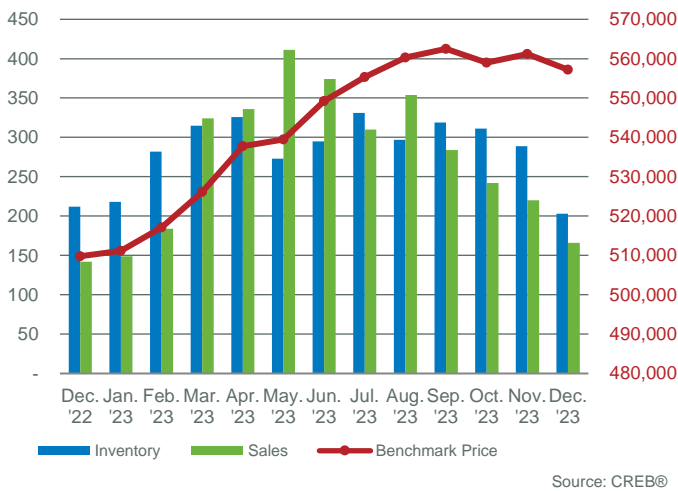
SOUTHEAST TOTAL SALES



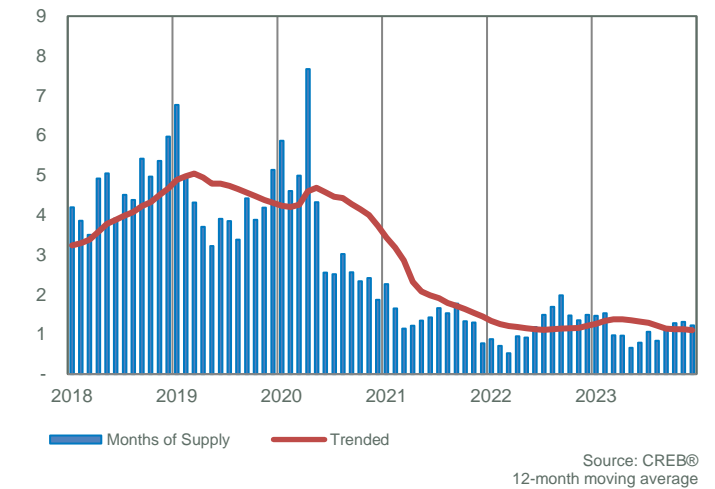
SOUTHEAST TOTAL SALES BY PRICE RANGE



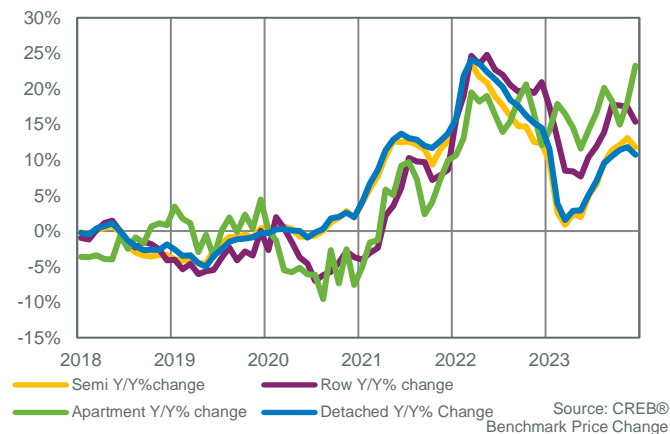
SOUTHEAST INVENTORY AND SALES



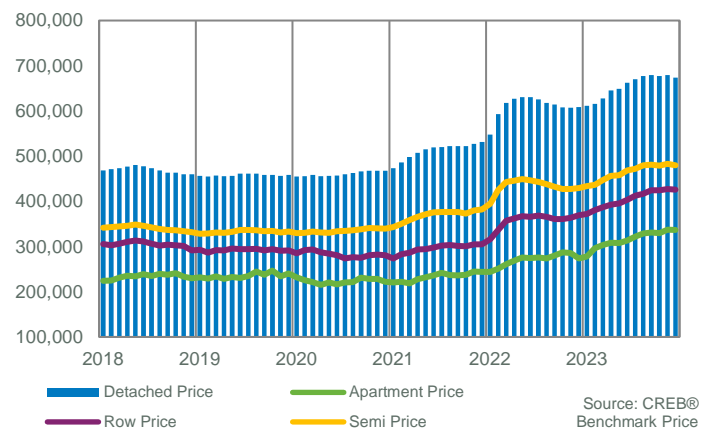
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

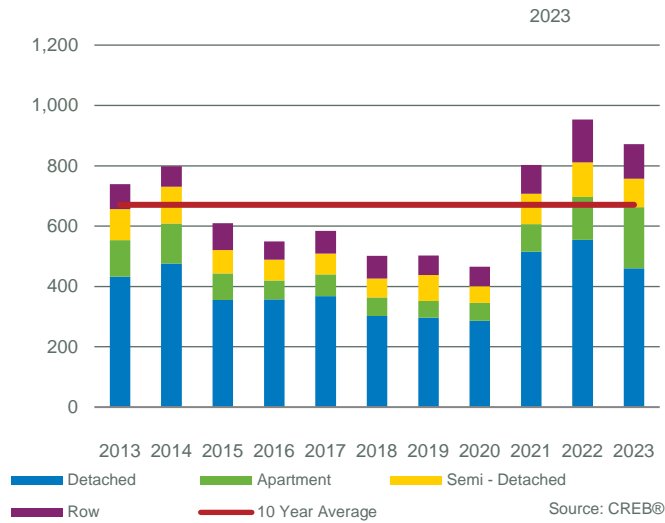


SOUTHEAST PRICES

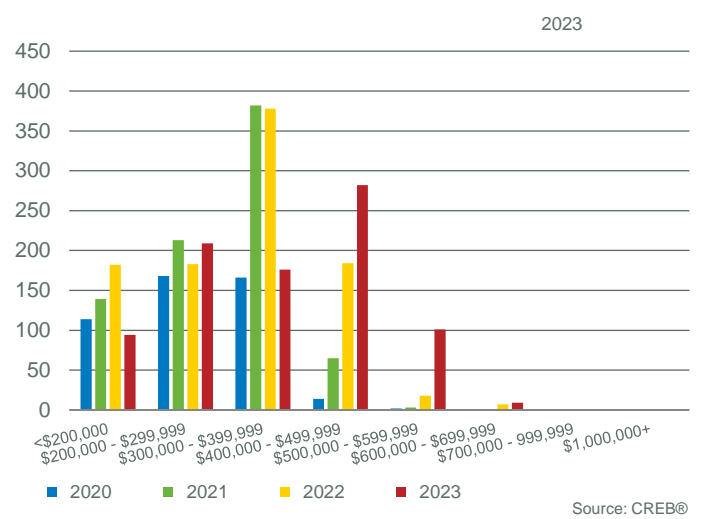


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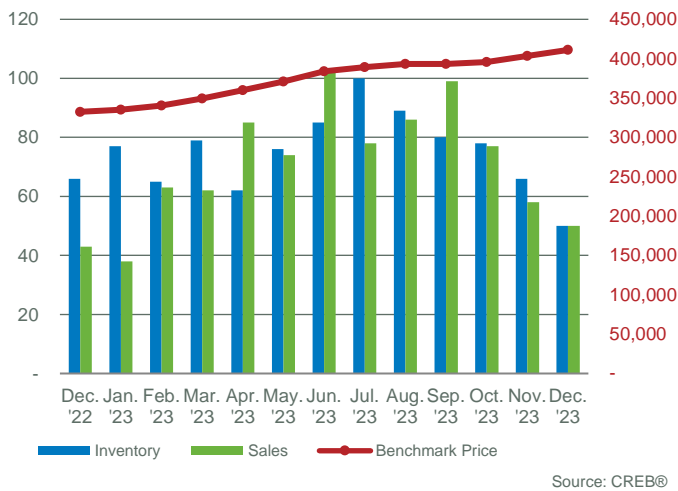
EAST TOTAL SALES



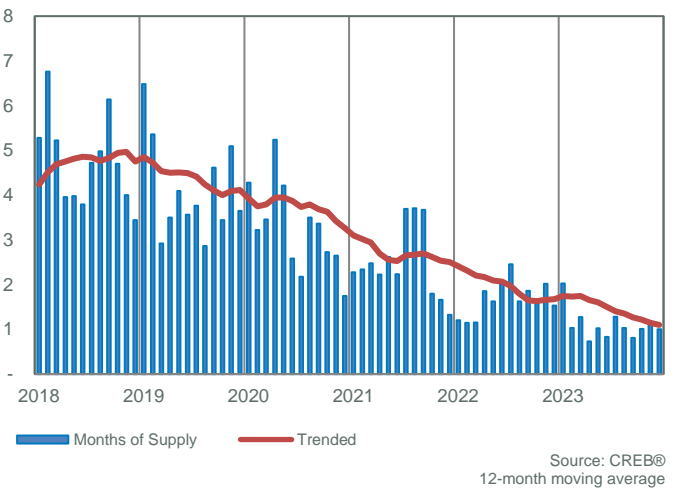
EAST TOTAL SALES BY PRICE RANGE



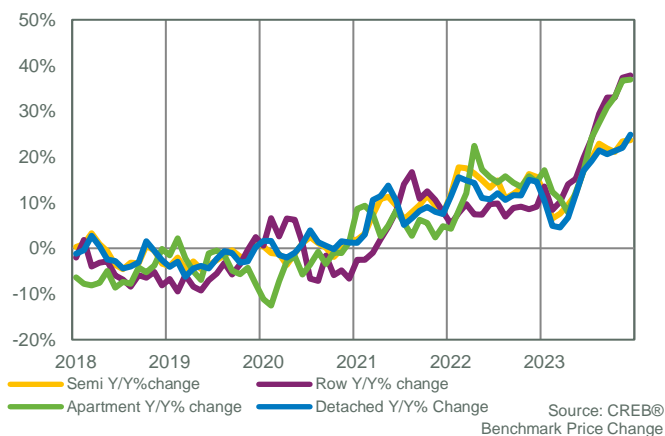
EAST INVENTORY AND SALES



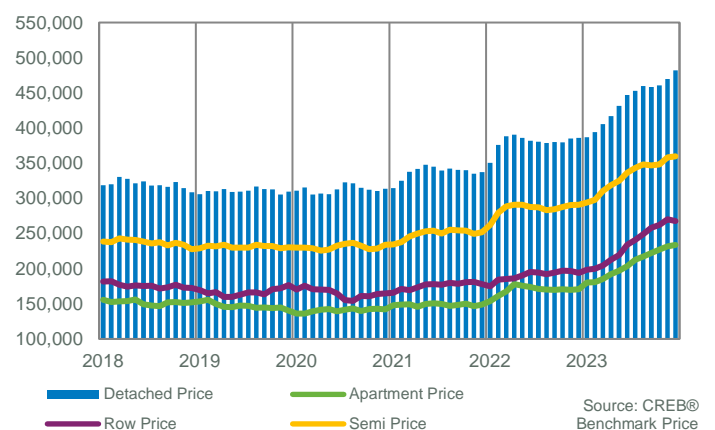
EAST MONTHS OF INVENTORY

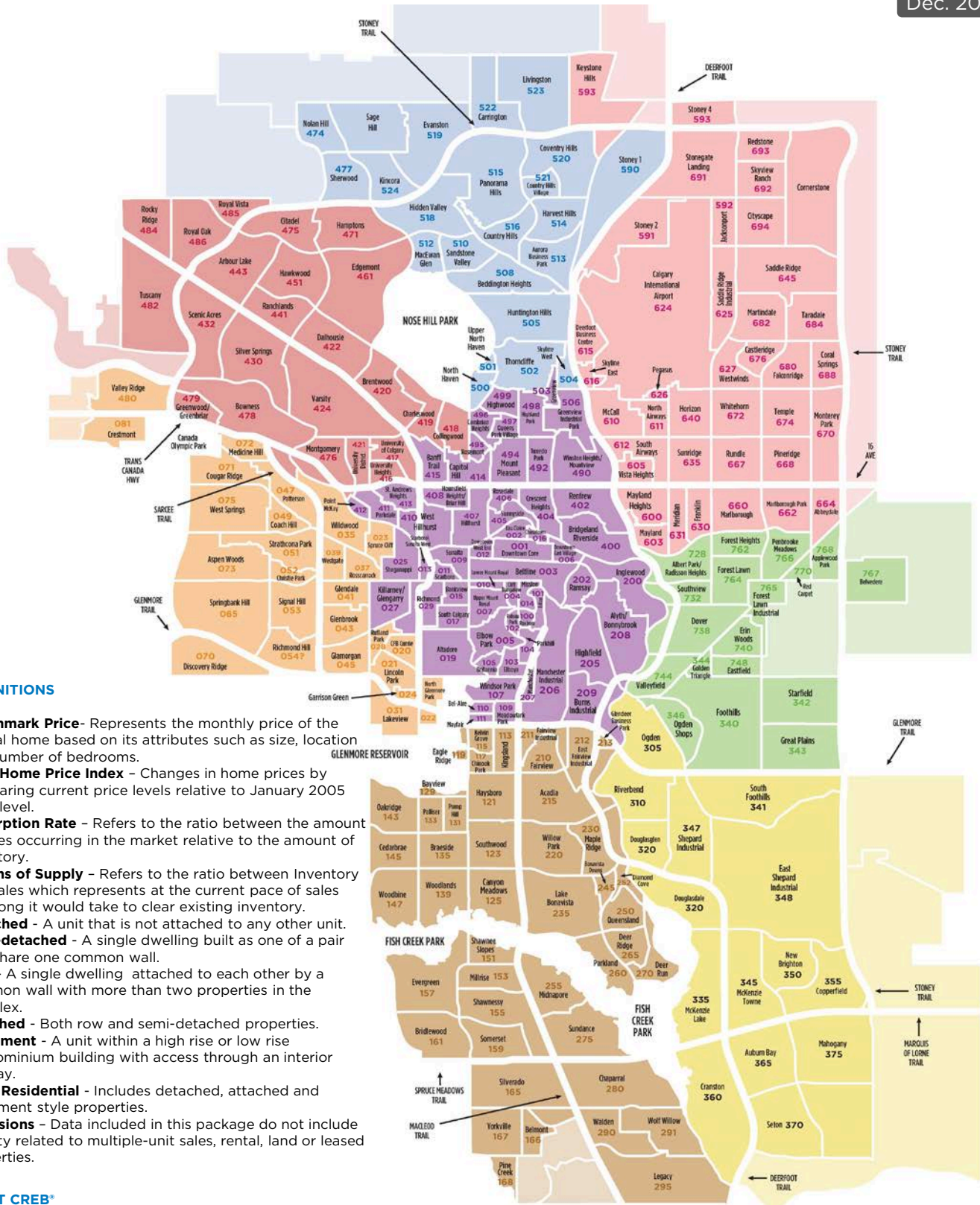


EAST PRICE CHANGE



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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