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MONTHLY STATISTICS PACKAGE

City of Calgary

June 2022



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June 2022

Market starts to shift as sales slow

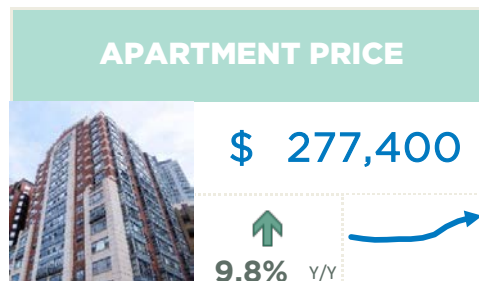
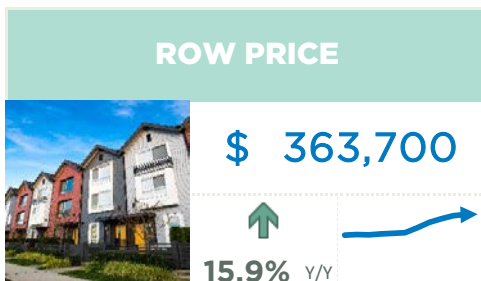
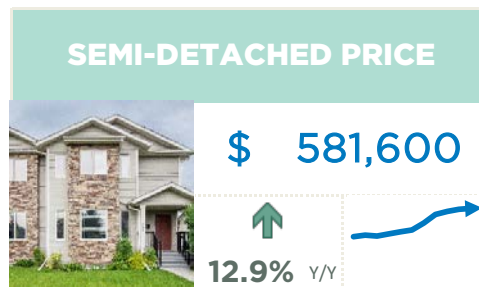
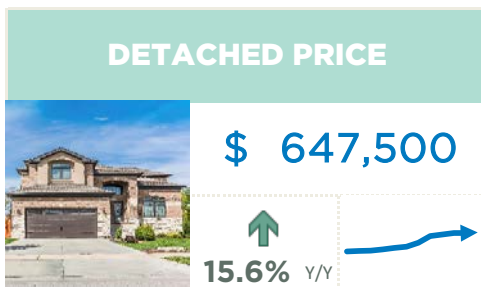
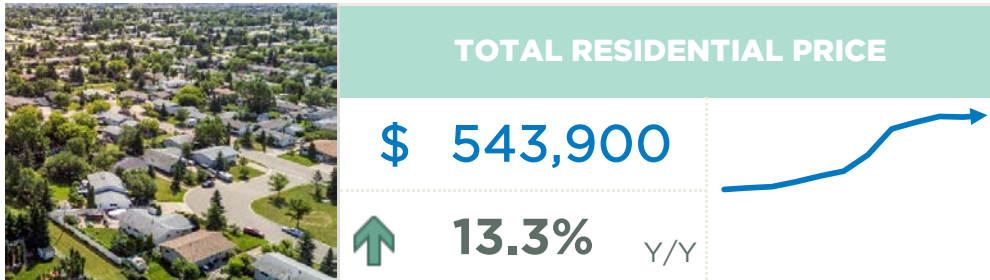
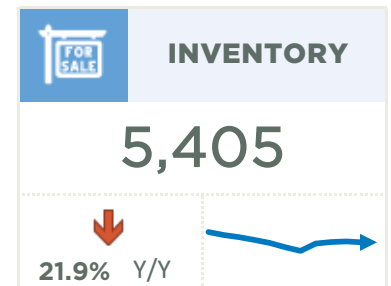
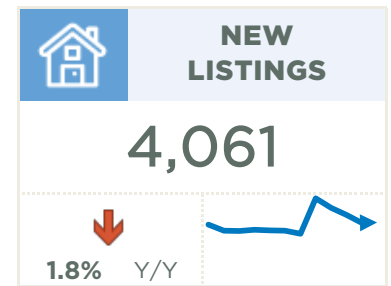
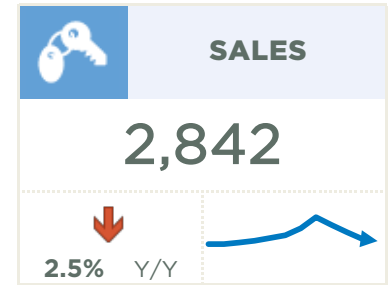
City of Calgary, July 4, 2022 - Sales activity in June eased relative to the past several months and with 2,842 sales, levels declined by two per cent over last year's record high. While sales activity has remained relatively strong for June levels, the decline was driven by a pullback in detached and semi-detached home sales.

"As expected, higher interest rates are starting to have an impact on home sales. This is helping shift the market toward more balanced conditions and taking some of the pressure off prices," said CREB® Chief Economist Ann-Marie Lurie.

"While we are starting to see some transition, it is important to note that in Calgary year-to-date sales are still at record levels and prices are still far above expectations for the year." This pullback in sales was not met with the same level of pullback in new listings. This caused inventories to trend up over previous months. These shifts are supporting some easing from the exceptionally tight conditions as the months of supply remained just shy of two months. While two months is still considered low for our market, it is a significant change over the one month of supply recorded earlier in the year.

After three months of gradual gains in the months of supply, prices eased slightly relative to last month. However, with a city-wide benchmark price of \$543,900, levels are still over 13 per cent higher than last year.

With further rate gains expected, we could continue to see slower sales activity and some monthly price growth slippage in the Calgary market in the coming months. However, thanks to renewed migration and job growth in a wide range of sectors, it is unlikely that we will see a full reversal of the price gains made so far this year.



June 2022

June 2022

	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	1,483	-18%	2,161	-10%	2,667	-18%	69%	1.80	0%	\$647,500	16%
Semi	223	-8%	313	-18%	413	-30%	71%	1.85	-24%	\$581,600	13%
Row	555	35%	655	7%	799	-27%	85%	1.44	-46%	\$363,700	16%
Apartment	581	31%	932	25%	1,526	-22%	62%	2.63	-41%	\$277,400	10%
Total Residential	2,842	-2%	4,061	-2%	5,405	-22%	70%	1.90	-20%	\$543,900	13%

Year-to-Date

June 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	10,264	8%	14,242	8%	2,083	-18%	72%	1.22	-24%	\$630,733	17%
Semi	1,632	16%	2,166	6%	359	-25%	75%	1.32	-35%	\$566,617	14%
Row	3,263	60%	4,146	26%	661	-28%	79%	1.21	-55%	\$349,967	15%
Apartment	3,543	69%	5,013	15%	1,254	-26%	71%	2.12	-56%	\$266,617	7%
Total Residential	18,702	24%	25,567	12%	4,356	-23%	73%	1.40	-38%	\$531,633	15%



Detached

For the third month in a row, sales levels in the detached market have eased. Much of the pullback has occurred from homes priced under \$600,000. While some of this is likely related to the continued lack of supply choice, the pullback in this sector is also related to the rise in lending rates that are impacting qualifications levels and creating some hesitancy among consumers. The pullback in sales relative to new listings did cause some modest gains in inventory levels compared to earlier in the year. This helped push up the months of supply to just under two months. The shift to more balanced conditions has been limiting the upward pressure on prices. As of June, the benchmark price was \$647,500. This is comparable to last month, but still 16 per cent higher than last year.



Semi-Detached

Like the detached sector, sales activity slowed in June. While the pullback in sales was not enough to offset earlier gains, it was enough to push the months of supply up to nearly two months. While this gain in months of supply is likely welcome news for some buyers, conditions still remain tight compared to what we traditionally see in this segment of the market. Prices also saw some adjustment this month easing slightly relative to May's levels. This was mostly due to adjustments in the North East, East, North West, North and South East districts of the city. However, with a benchmark price of \$581,600, prices in Calgary remain nearly 13 per cent higher than levels reported last year.



Row

Unlike the detached and semi-detached sector, row sales activity improved and reached a new record high for the month of June. The row market tends to offer a more affordable option for consumers compared to both semi-detached and detached homes. While new listings did improve relative to levels recorded last year, it was not enough to offset the gains in sales. As a result, inventories trended down and the months of supply remained relatively tight at one and a half months. The benchmark price still recorded some modest gains this month, but the pace of growth slowed down significantly compared to earlier in the year. Overall, the benchmark price reached \$363,700, nearly 16 per cent higher than last year.

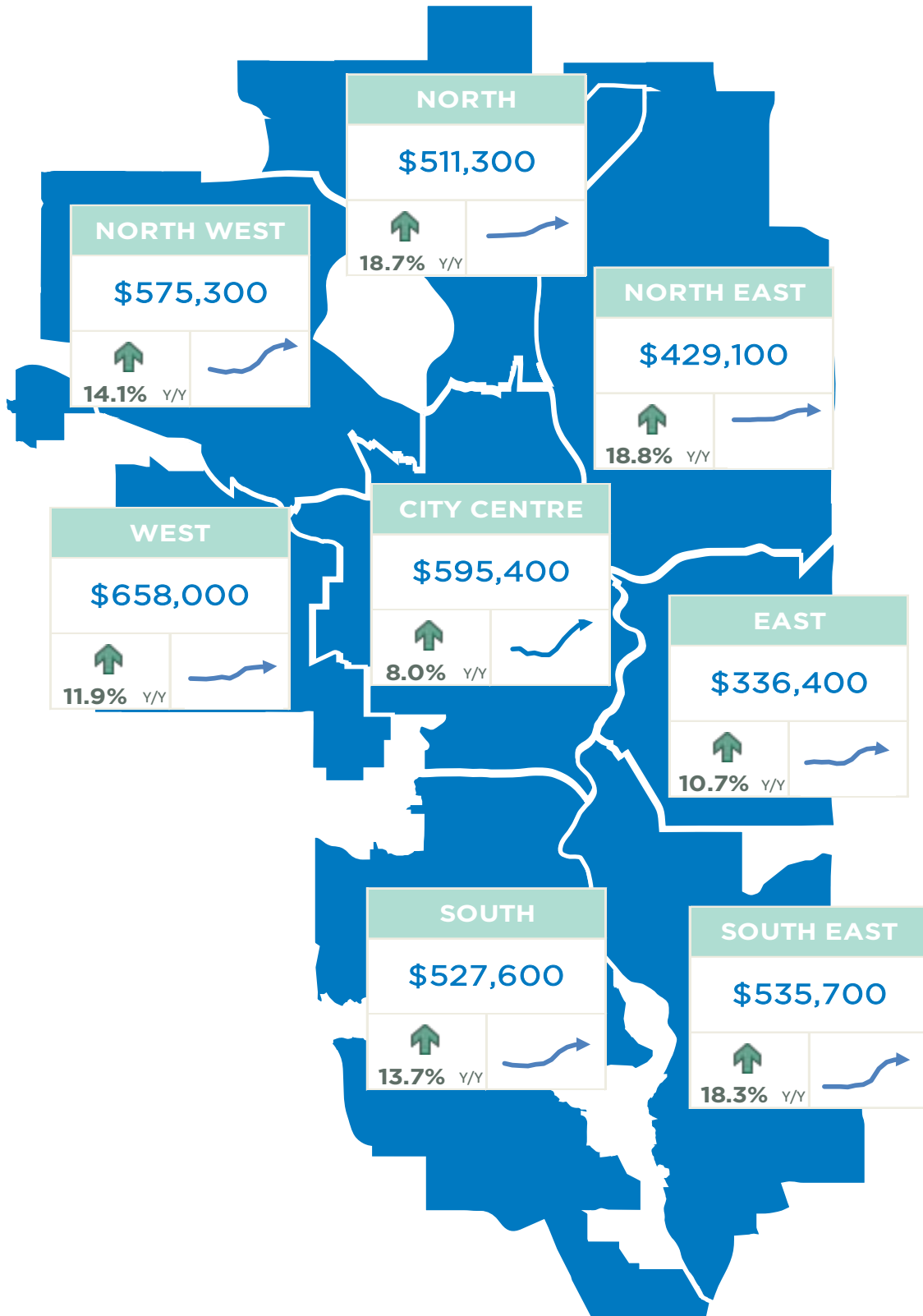


Apartment

While apartment condominium sales continued to slow from record levels reported earlier in the year, sales were still over 31 per cent higher than levels reported last year. This in part was possible due to the recent boost in new listings. At the same time, the boost in new listings did help take some of the supply pressure off this market as the sales-to-new-listings ratio eased to 62 per cent and the months of supply pushed up to nearly three months. The shift to more balanced conditions is also helping slow the pace of price growth in this market, but not completely disrupt it. The benchmark price in June reached \$277,400, nearly one per cent higher than last month and 10 per cent higher than last year's levels. Despite these gains, prices continued to remain below 2014 highs.

June 2022

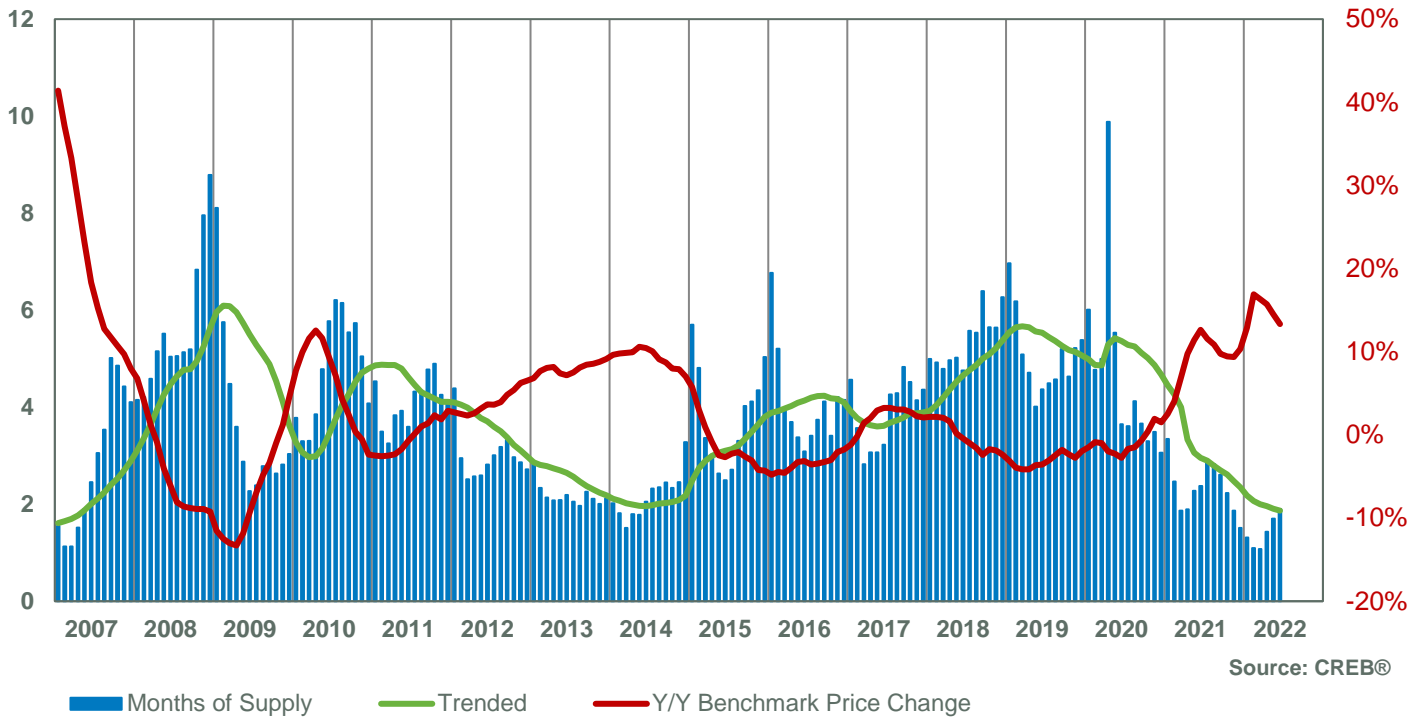
District Total Residential Benchmark Price



	Jun-21	Jun-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
CITY OF CALGARY						
Total Sales	2,914	2,842	-2.47%	15,041	18,702	24.34%
Total Sales Volume	\$1,439,991,324	\$1,469,480,955	2.05%	\$7,519,699,678	\$9,908,657,670	31.77%
New Listings	4,134	4,061	-1.77%	22,911	25,567	11.59%
Inventory	6,921	5,405	-21.90%	5,628	4,356	-22.61%
Months of Supply	2.38	1.90	-19.93%	2.25	1.40	-37.76%
Sales to New Listings	70.49%	69.98%	-0.51%	65.65%	73.15%	7.50%
Sales to List Price	98.36%	99.10%	0.74%	98.31%	101.02%	2.71%
Days on Market	34	27	-20.78%	37	26	-29.73%
Benchmark Price	\$479,900	\$543,900	13.34%	\$462,467	\$531,633	14.96%
Median Price	\$445,000	\$465,000	4.49%	\$450,000	\$490,000	8.89%
Average Price	\$494,163	\$517,059	4.63%	\$499,947	\$529,818	5.97%
Index	217	270	24.67%	202	234	15.70%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jun. 2022

	Jun-21	Jun-22	Y/Y % Change	2021 YTD	2022 YTD	% Change
DETACHED						
Total Sales	1,818	1,483	-18.43%	9,487	10,264	8.19%
Total Sales Volume	\$1,061,197,093	\$990,159,343	-6.69%	\$5,572,612,364	\$6,823,819,374	22.45%
New Listings	2,393	2,161	-9.69%	13,191	14,242	7.97%
Inventory	3,263	2,667	-18.27%	2,544	2,083	-18.13%
Months of Supply	1.79	1.80	0.20%	1.61	1.22	-24.33%
Sales to New Listings Ratio	75.97%	68.63%	-7.35%	71.92%	72.07%	0.15%
Sales to List Price Ratio	98.69%	99.36%	0.67%	98.59%	101.60%	3.01%
Days on Market	27	24	-10.82%	30	20	-33.33%
Benchmark Price	\$560,100	\$647,500	15.60%	\$539,817	\$630,733	16.84%
Median Price	\$512,000	\$590,000	15.23%	\$519,000	\$601,694	15.93%
Average Price	\$583,717	\$667,673	14.38%	\$587,395	\$664,830	13.18%
APARTMENT						
Total Sales	442	581	31.45%	2,101	3,543	68.63%
Total Sales Volume	\$113,787,555	\$162,564,998	42.87%	\$556,521,041	\$995,989,901	78.97%
New Listings	747	932	24.77%	4,372	5,013	14.66%
Inventory	1,963	1,526	-22.26%	1,693	1,254	-25.94%
Months of Supply	4.44	2.63	-40.86%	4.84	2.12	-56.08%
Sales to New Listings Ratio	59.17%	62.34%	3.17%	48.06%	70.68%	22.62%
Sales to List Price Ratio	96.46%	97.54%	1.08%	96.43%	97.85%	1.42%
Days on Market	55	34	-38.43%	58	42	-27.59%
Benchmark Price	\$252,700	\$277,400	9.77%	\$248,500	\$266,617	7.29%
Median Price	\$224,000	\$246,500	10.04%	\$230,000	\$250,000	8.70%
Average Price	\$257,438	\$279,802	8.69%	\$264,884	\$281,115	6.13%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	243	223	-8.23%	1,408	1,632	15.91%
Total Sales Volume	\$123,704,151	\$120,683,315	-2.44%	\$716,410,037	\$915,009,298	27.72%
New Listings	382	313	-18.06%	2,053	2,166	5.50%
Inventory	593	413	-30.35%	477	359	-24.86%
Months of Supply	2.44	1.85	-24.11%	2.03	1.32	-35.17%
Sales to New Listings Ratio	63.61%	71.25%	7.63%	68.58%	75.35%	6.76%
Sales to List Price Ratio	97.97%	99.10%	1.15%	98.28%	100.76%	2.52%
Days on Market	37	25	-32.99%	38	25	-34.21%
Benchmark Price	\$515,100	\$581,600	12.91%	\$497,600	\$566,617	13.87%
Median Price	\$424,900	\$485,000	14.14%	\$425,000	\$503,750	18.53%
Average Price	\$509,071	\$541,181	6.31%	\$508,814	\$560,667	10.19%
CITY OF CALGARY ROW						
Total Sales	411	555	35.04%	2,045	3,263	59.56%
Total Sales Volume	\$141,302,525	\$196,073,300	38.76%	\$674,156,236	\$1,173,839,097	74.12%
New Listings	612	655	7.03%	3,295	4,146	25.83%
Inventory	1,102	799	-27.50%	914	661	-27.70%
Months of Supply	2.68	1.44	-46.31%	2.68	1.21	-54.69%
Sales to New Listings Ratio	67.16%	84.73%	17.58%	62.06%	78.70%	16.64%
Sales to List Price Ratio	97.81%	99.09%	1.31%	97.64%	100.63%	3.07%
Days on Market	39	27	-30.08%	46	27	-41.30%
Benchmark Price	\$313,800	\$363,700	15.90%	\$303,967	\$349,967	15.13%
Median Price	\$313,500	\$345,100	10.08%	\$303,500	\$350,000	15.32%
Average Price	\$343,802	\$353,285	2.76%	\$329,661	\$359,742	9.12%

For a list of definitions, see page 29.

June 2022	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	137	266	51.50%	491	3.58	\$829,300	8.69%	0.35%
North East	194	331	58.61%	533	2.75	\$482,900	19.80%	-1.09%
North	221	266	83.08%	277	1.25	\$592,600	20.84%	-0.08%
North West	195	271	71.96%	317	1.63	\$665,800	15.87%	-1.30%
West	143	215	66.51%	248	1.73	\$830,800	14.11%	1.30%
South	320	427	74.94%	423	1.32	\$624,700	15.86%	0.00%
South East	222	300	74.00%	257	1.16	\$634,800	21.52%	-0.05%
East	49	82	59.76%	108	2.20	\$383,100	10.72%	-1.03%
TOTAL CITY	1,483	2,161	68.63%	2,667	1.80	\$647,500	15.60%	-0.15%
Apartment								
City Centre	219	445	49.21%	827	3.78	\$307,600	7.74%	1.02%
North East	34	60	56.67%	106	3.12	\$219,900	18.86%	-0.36%
North	39	64	60.94%	79	2.03	\$242,600	14.38%	1.51%
North West	54	83	65.06%	120	2.22	\$248,600	14.30%	1.30%
West	56	63	88.89%	104	1.86	\$284,800	9.92%	1.32%
South	92	105	87.62%	140	1.52	\$239,000	12.52%	1.06%
South East	76	95	80.00%	116	1.53	\$279,200	16.67%	-0.85%
East	11	17	64.71%	33	3.00	\$178,500	15.61%	-1.11%
TOTAL CITY	581	932	62.34%	1,526	2.63	\$277,400	9.77%	0.76%
Semi-detached								
City Centre	56	85	65.88%	156	2.79	\$815,600	10.72%	-0.12%
North East	28	46	60.87%	80	2.86	\$338,500	16.89%	-1.94%
North	20	33	60.61%	38	1.90	\$459,600	20.57%	-0.37%
North West	21	23	91.30%	25	1.19	\$553,600	12.11%	-0.57%
West	25	21	119.05%	27	1.08	\$697,000	12.95%	0.77%
South	29	43	67.44%	37	1.28	\$452,300	16.75%	0.09%
South East	32	42	76.19%	29	0.91	\$443,600	18.99%	-0.47%
East	12	20	60.00%	21	1.75	\$285,500	13.20%	-1.48%
TOTAL CITY	223	313	71.25%	413	1.85	\$581,600	12.91%	-0.53%
Row								
City Centre	62	75	82.67%	165	2.66	\$506,200	9.88%	-0.12%
North East	81	99	81.82%	144	1.78	\$252,300	17.24%	0.00%
North	94	112	83.93%	118	1.26	\$346,000	22.56%	-0.49%
North West	59	76	77.63%	70	1.19	\$366,900	17.15%	1.07%
West	56	64	87.50%	79	1.41	\$374,200	14.19%	0.62%
South	94	118	79.66%	108	1.15	\$298,400	15.97%	1.74%
South East	84	87	96.55%	87	1.04	\$368,200	22.90%	-0.46%
East	21	22	95.45%	26	1.24	\$205,200	11.58%	3.27%
TOTAL CITY	555	655	84.73%	799	1.44	\$363,700	15.90%	0.11%

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

City of Calgary

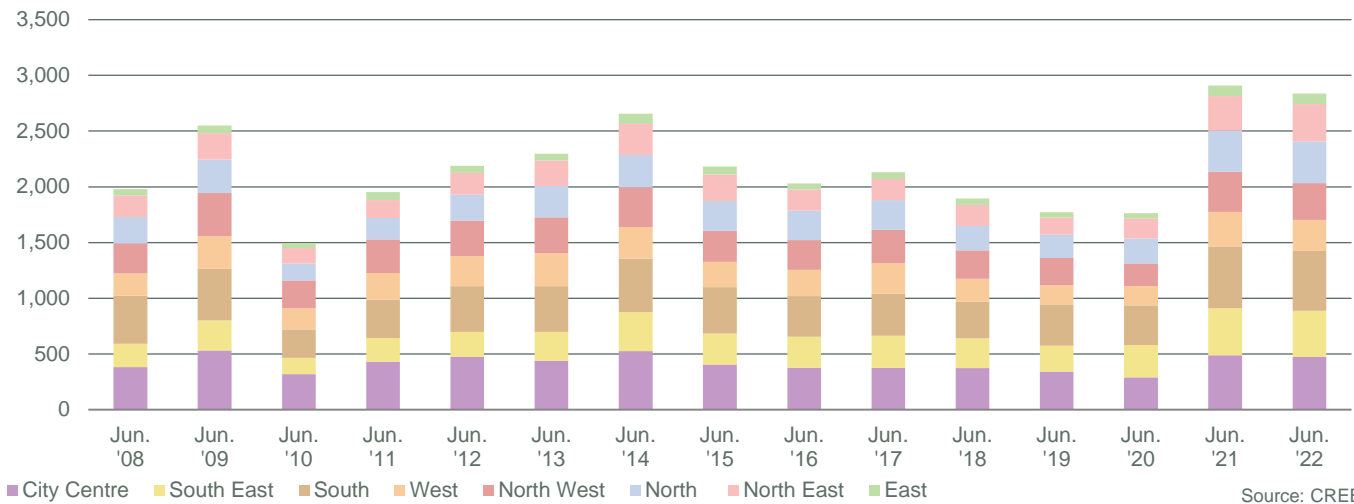
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2022

TOTAL SALES

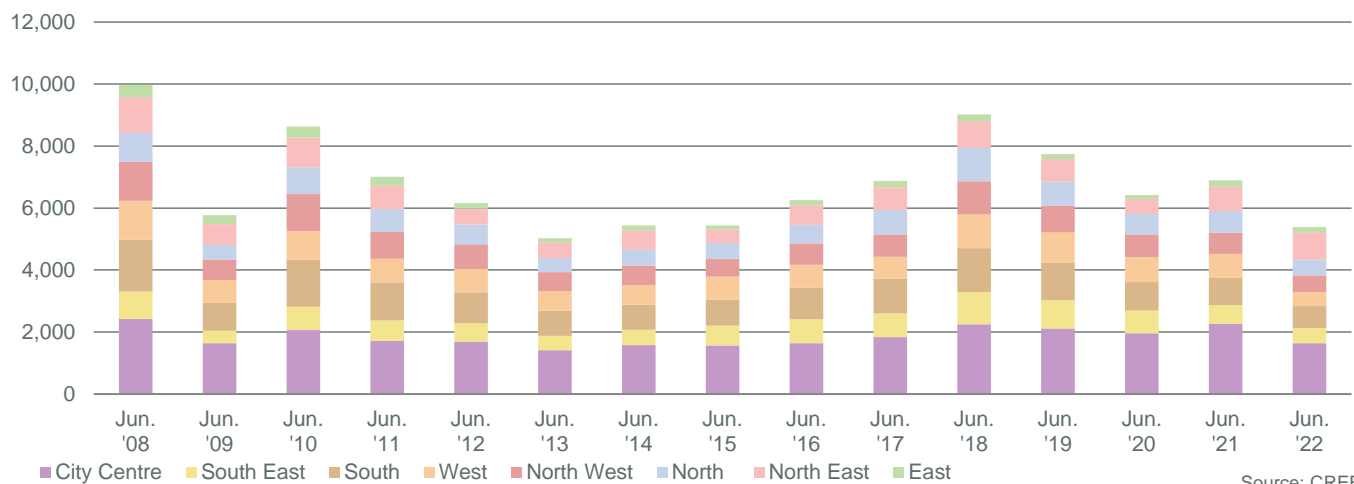
JUNE



Source: CREB®

TOTAL INVENTORY

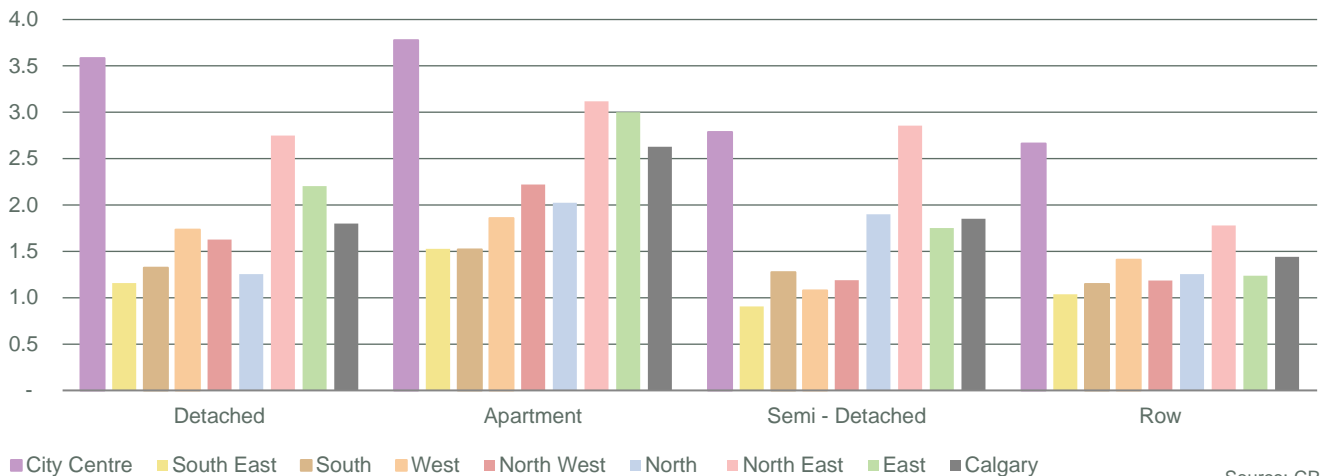
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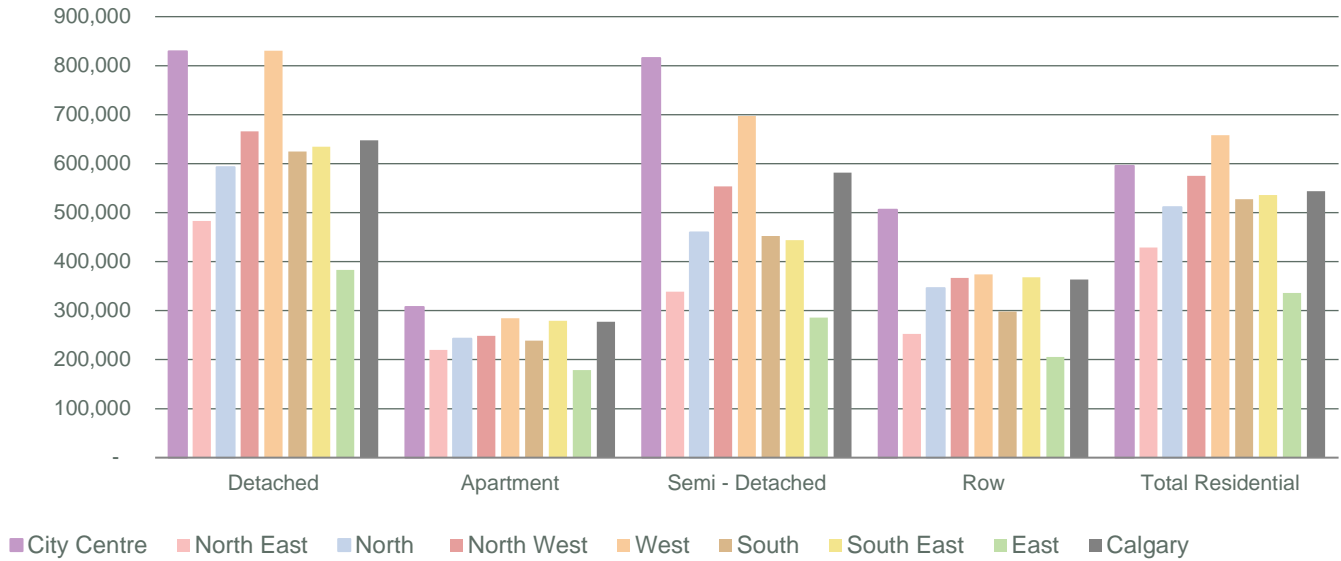
MONTHS OF SUPPLY

JUNE



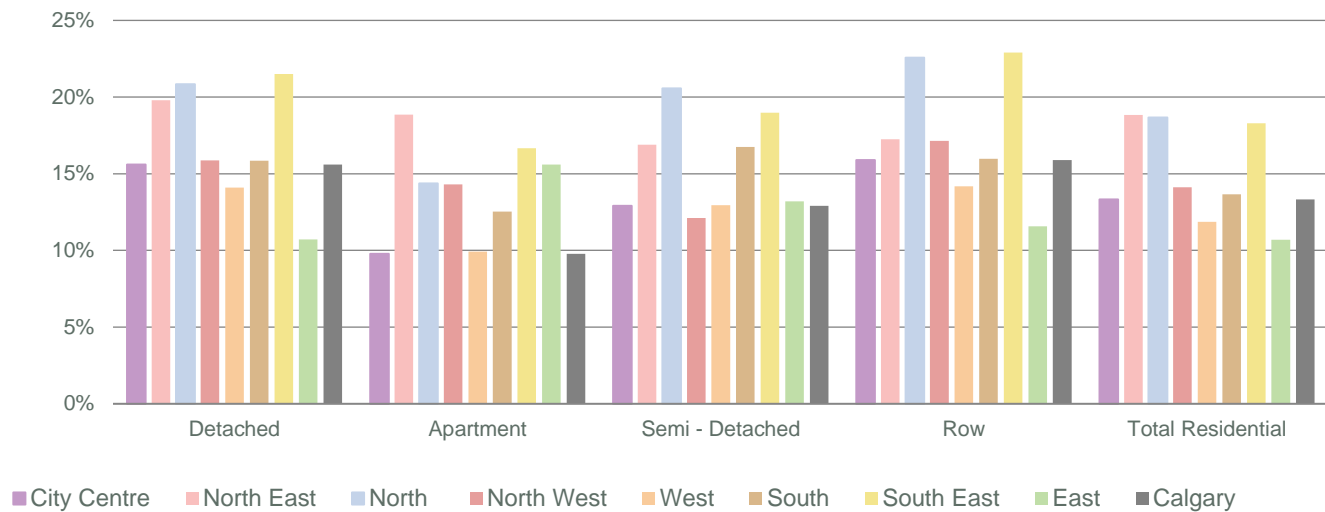
Source: CREB®

BENCHMARK PRICE - JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

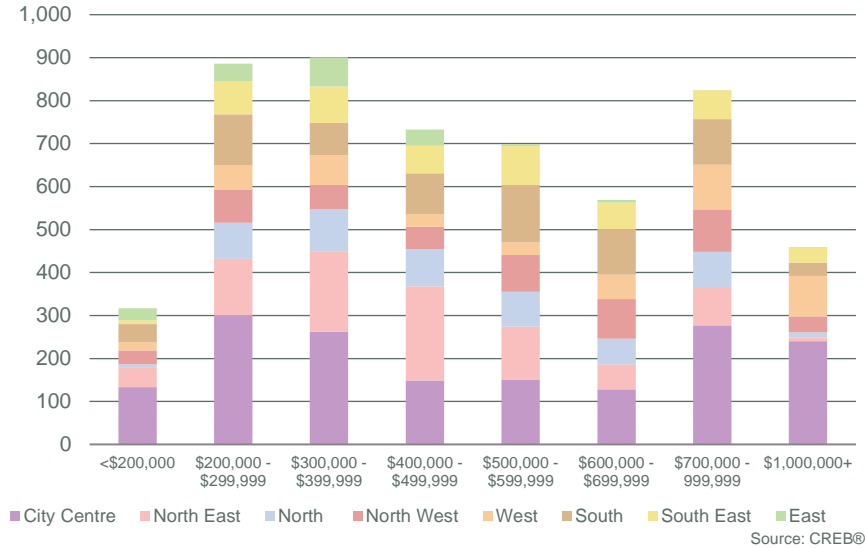


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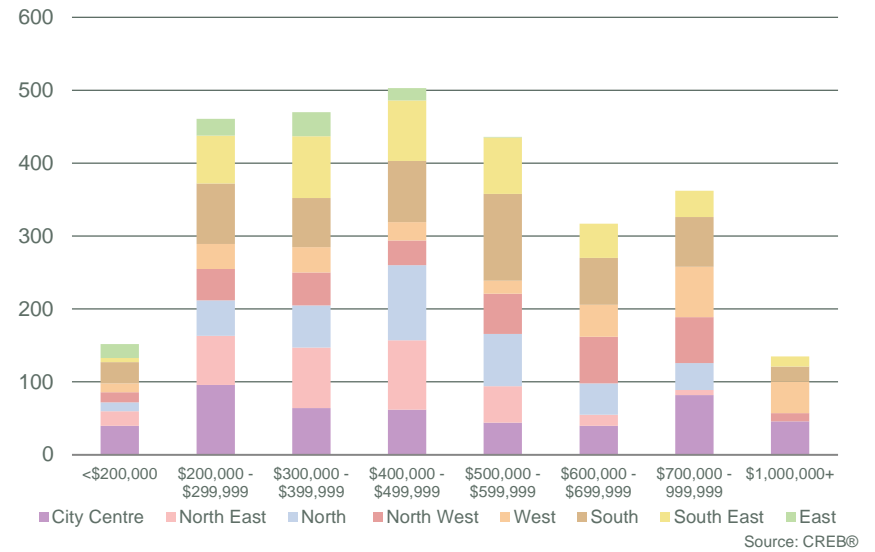
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

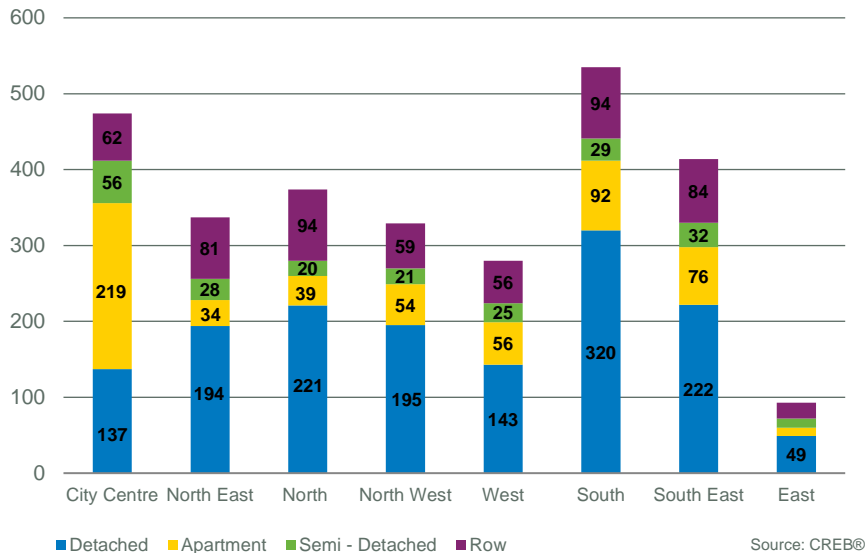
TOTAL INVENTORY BY PRICE RANGE - JUNE



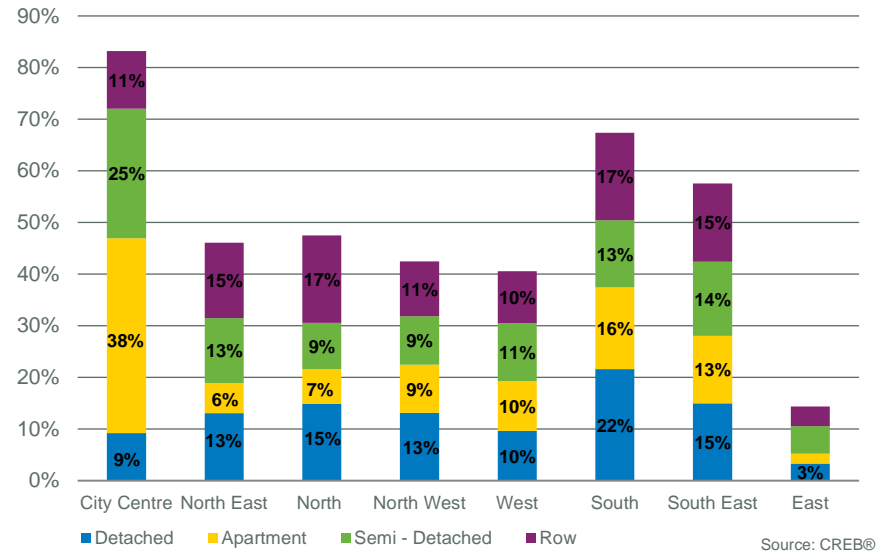
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



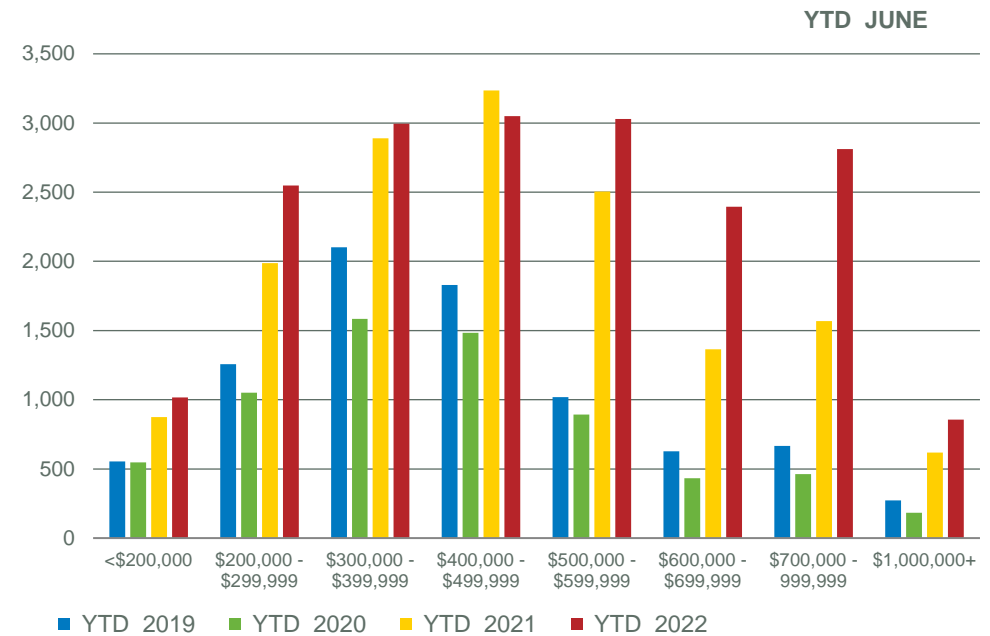
SHARE OF CITY WIDE SALES - JUNE



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	1,207	1,832	2,903	3,204	2,981	2,914	2,314	2,146	2,157	2,184	2,108	1,735
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,823	2,907	2,501	1,999	1,231
Inventory	4,038	4,521	5,422	6,078	6,790	6,921	6,682	6,065	5,621	4,878	3,935	2,621
Days on Market	57	45	35	33	32	34	40	42	44	43	47	47
Benchmark Price	438,700	447,200	461,900	470,300	476,800	479,900	480,700	479,000	476,300	477,800	479,200	481,200
Median Price	419,000	440,944	459,900	455,000	457,500	445,000	437,500	439,250	425,000	438,000	440,000	430,000
Average Price	472,020	486,470	505,459	508,498	510,631	494,163	488,484	487,339	474,334	484,668	490,252	477,323
Index	198	202	208	212	215	217	217	216	215	216	216	217
2022												
Sales	2,004	3,295	4,094	3,400	3,067	2,842						
New Listings	2,477	4,654	5,493	4,584	4,298	4,061						
Inventory	2,632	3,613	4,394	4,877	5,215	5,405						
Days on Market	44	25	20	22	25	27						
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900						
Median Price	467,000	520,000	501,000	491,000	479,000	465,000						
Average Price	511,876	547,881	538,048	532,380	520,133	517,059						
Index	223	236	242	270	271	270						

	Jun-21	Jun-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	2	8	15
\$100,000 - \$149,999	48	27	201	207
\$150,000 - \$199,999	150	123	665	795
\$200,000 - \$249,999	174	251	902	1,313
\$250,000 - \$299,999	206	210	1,085	1,236
\$300,000 - \$349,999	241	219	1,244	1,394
\$350,000 - \$399,999	325	251	1,645	1,601
\$400,000 - \$449,999	338	248	1,722	1,533
\$450,000 - \$499,999	308	256	1,513	1,517
\$500,000 - \$549,999	257	230	1,361	1,490
\$550,000 - \$599,999	213	209	1,145	1,539
\$600,000 - \$649,999	150	173	761	1,303
\$650,000 - \$699,999	119	144	604	1,092
\$700,000 - \$749,999	79	104	455	816
\$750,000 - \$799,999	58	90	380	667
\$800,000 - \$849,999	33	52	254	477
\$850,000 - \$899,999	39	63	193	410
\$900,000 - \$949,999	27	24	146	237
\$950,000 - \$999,999	24	30	140	204
\$1,000,000 - \$1,299,999	59	66	341	483
\$1,300,000 - \$1,499,999	27	25	95	150
\$1,500,000 - \$1,999,999	26	27	116	143
\$2,000,000 +	13	18	65	80
	2,914	2,842	15,041	18,702

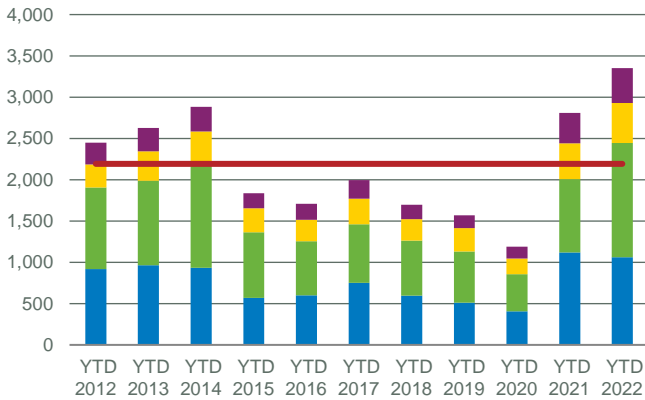
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

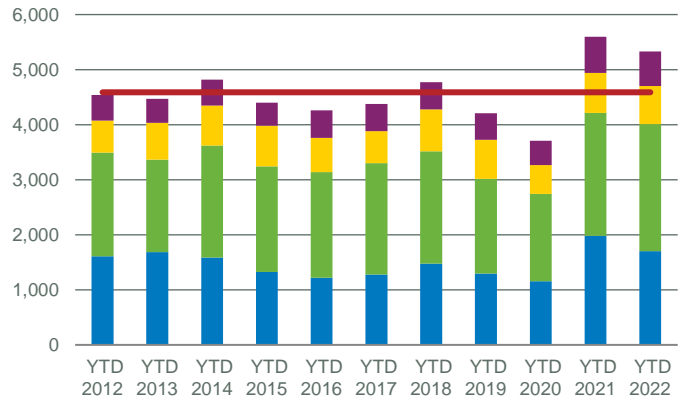
YTD JUNE



Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

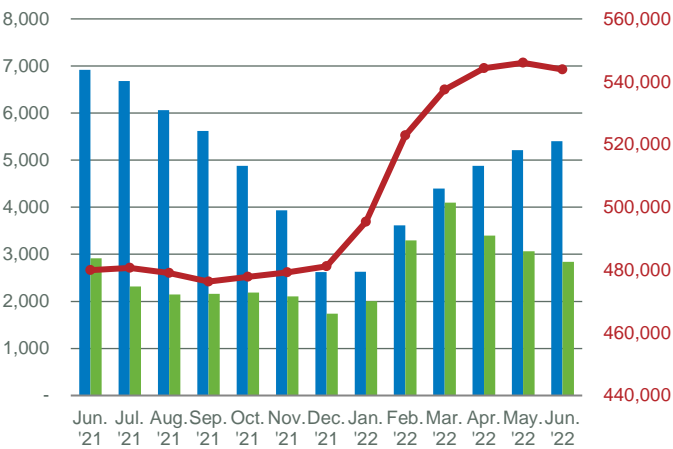
CITY OF CALGARY TOTAL NEW LISTINGS

YTD JUNE



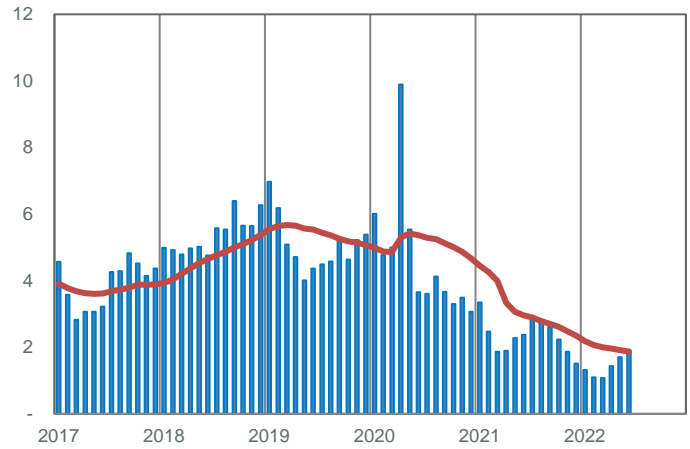
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



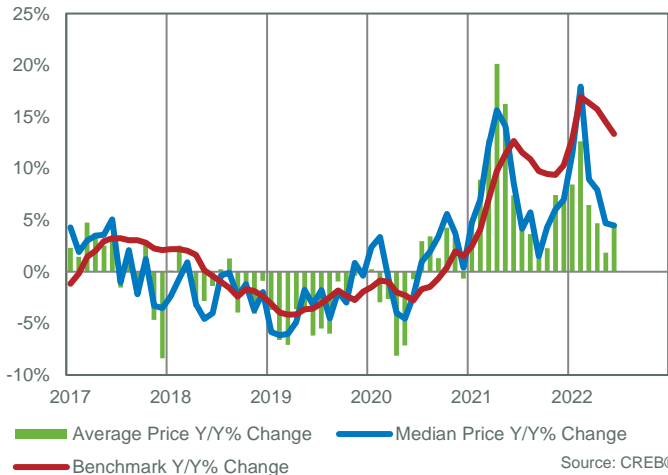
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



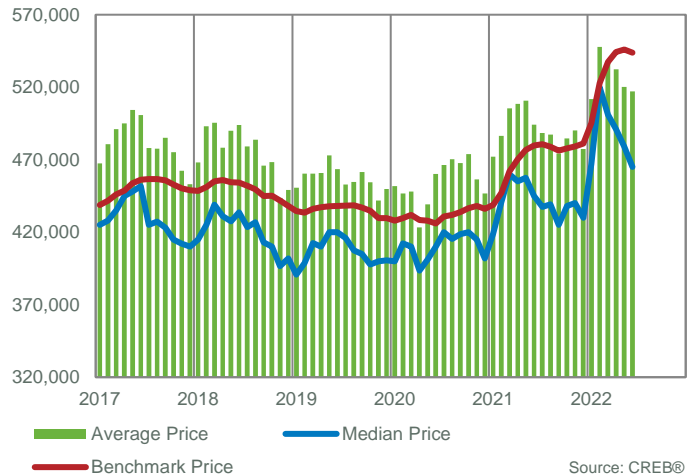
Legend: Months of Supply, Trended. Source: CREB®. 12 month moving average inventory

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES

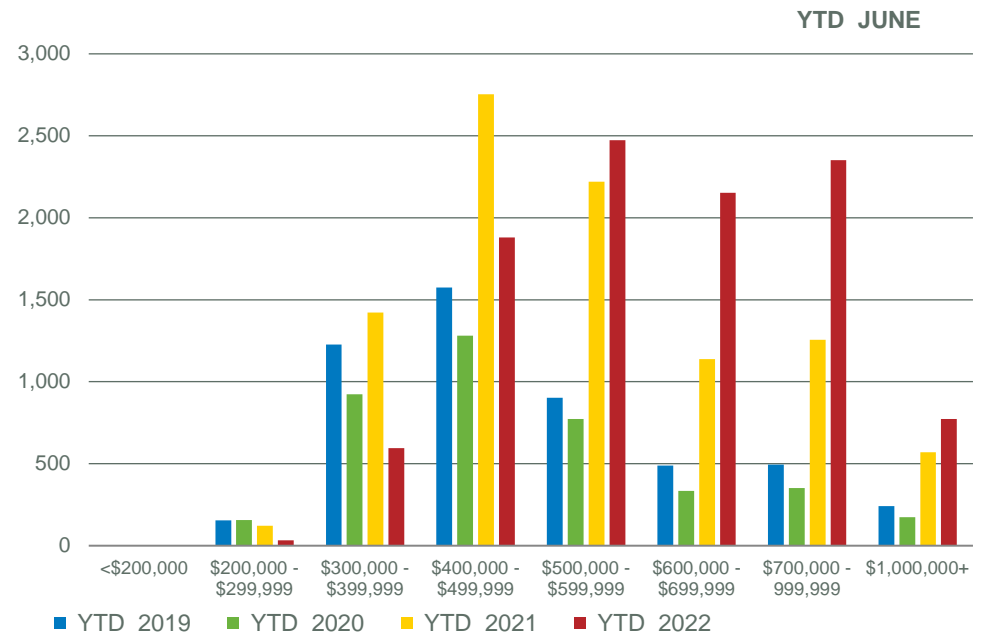


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	733	1,122	1,865	2,041	1,908	1,818	1,409	1,295	1,264	1,331	1,245	1,006
New Listings	1,114	1,572	2,611	2,770	2,731	2,393	1,823	1,569	1,562	1,350	1,052	646
Inventory	1,684	1,926	2,409	2,781	3,201	3,263	3,112	2,775	2,502	2,066	1,527	904
Days on Market	53	37	29	25	26	27	33	36	36	39	40	39
Benchmark Price	510,900	522,200	540,000	549,500	556,200	560,100	560,800	558,700	556,300	558,300	560,300	564,300
Median Price	482,000	512,000	527,900	523,000	528,750	512,000	517,350	515,000	505,000	510,000	520,000	524,950
Average Price	559,202	573,745	594,770	593,751	595,748	583,717	584,472	590,397	578,116	570,051	586,472	586,502
Index	200	204	211	215	218	219	219	219	218	218	219	221
2022												
Sales	1,146	1,897	2,269	1,850	1,619	1,483						
New Listings	1,295	2,873	3,153	2,538	2,222	2,161						
Inventory	900	1,695	2,207	2,468	2,559	2,667						
Days on Market	33	14	14	18	22	24						
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500						
Median Price	570,600	625,000	612,000	610,000	595,000	590,000						
Average Price	626,003	678,424	670,643	669,629	660,152	667,673						
Index	228	243	250	253	254	253						

	Jun-21	Jun-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	4	2
\$200,000 - \$249,999	3	1	7	4
\$250,000 - \$299,999	22	5	115	28
\$300,000 - \$349,999	75	23	432	138
\$350,000 - \$399,999	200	68	991	458
\$400,000 - \$449,999	275	126	1,418	845
\$450,000 - \$499,999	275	178	1,336	1,036
\$500,000 - \$549,999	232	183	1,216	1,146
\$550,000 - \$599,999	195	182	1,005	1,328
\$600,000 - \$649,999	133	157	659	1,180
\$650,000 - \$699,999	93	126	480	973
\$700,000 - \$749,999	59	94	353	722
\$750,000 - \$799,999	43	81	292	563
\$800,000 - \$849,999	27	35	215	373
\$850,000 - \$899,999	33	49	160	330
\$900,000 - \$949,999	24	21	118	197
\$950,000 - \$999,999	20	26	117	167
\$1,000,000 - \$1,299,999	47	60	306	418
\$1,300,000 - \$1,499,999	25	24	89	142
\$1,500,000 - \$1,999,999	24	26	111	137
\$2,000,000 +	13	17	63	76
	1,818	1,483	9,487	10,264

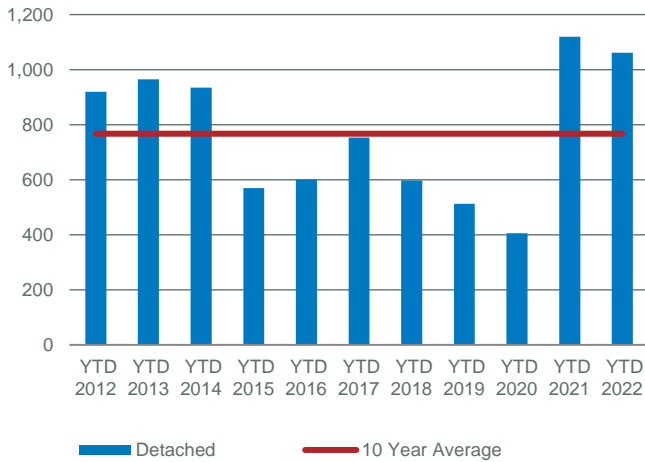
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

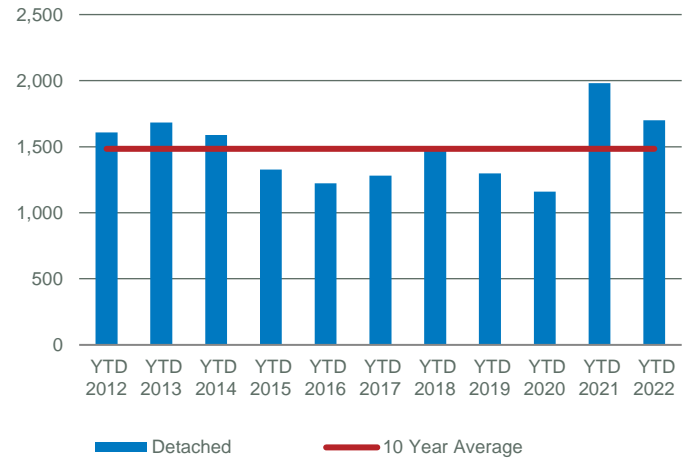
YTD JUNE



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



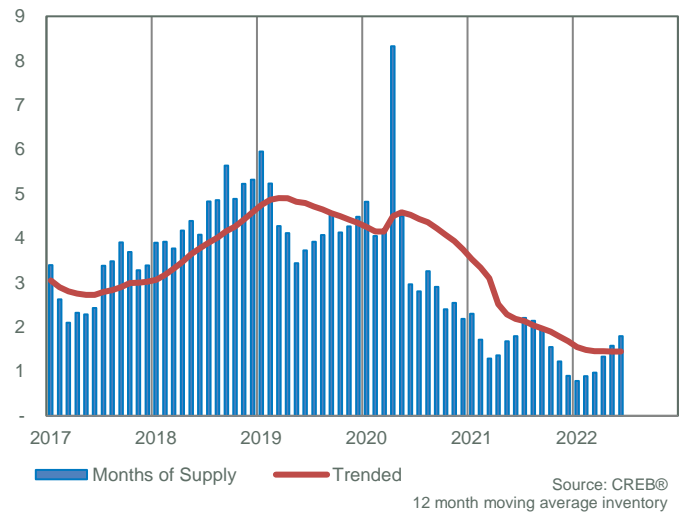
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



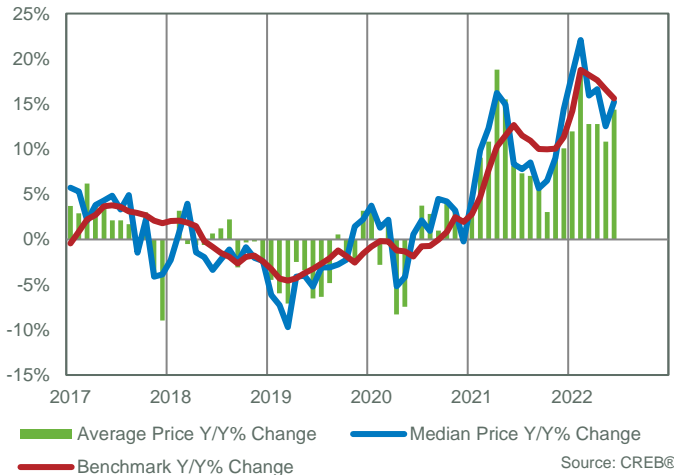
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



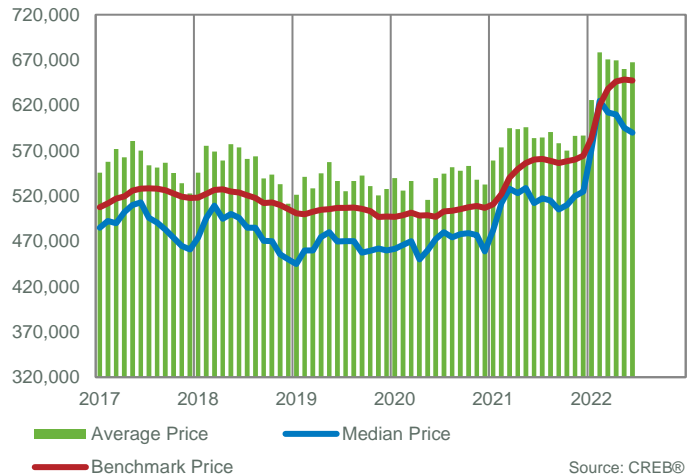
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

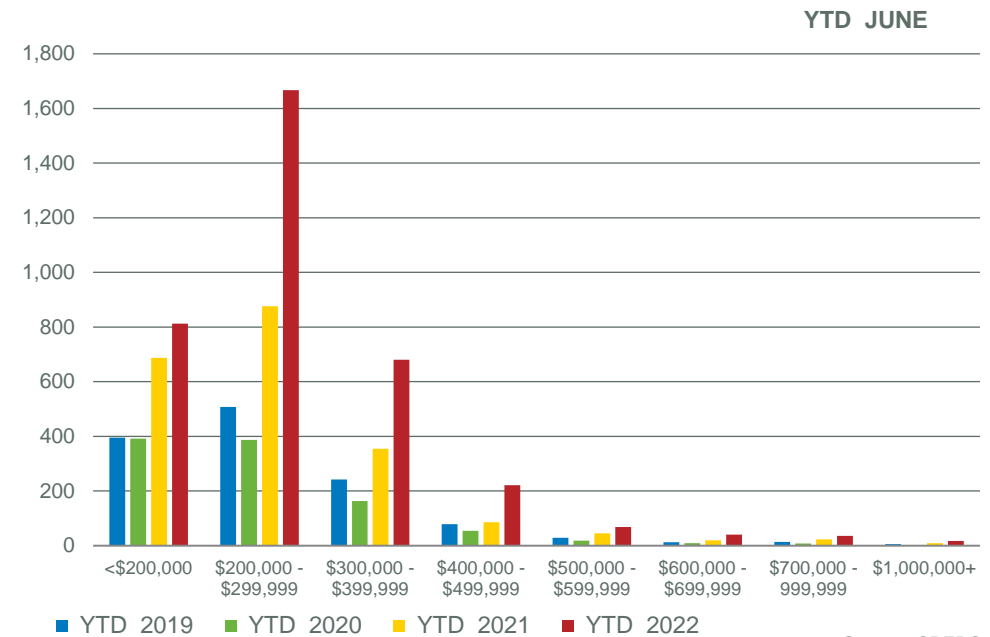


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	184	271	385	440	379	442	345	332	365	360	332	307
New Listings	552	571	868	837	797	747	642	572	632	531	461	293
Inventory	1,313	1,430	1,683	1,807	1,963	1,963	1,913	1,783	1,723	1,562	1,417	1,058
Days on Market	65	70	53	57	53	55	64	63	65	59	69	67
Benchmark Price	246,900	244,200	246,300	248,100	252,800	252,700	254,200	252,100	251,000	251,300	251,900	251,700
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	234,000	225,000	226,000	235,000	230,000	235,000
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,793	258,609	258,230	288,118	285,713	262,106
Index	177	175	177	178	181	181	182	181	180	180	181	181
2022												
Sales	355	565	770	642	630	581						
New Listings	550	694	996	893	948	932						
Inventory	1,062	1,070	1,169	1,280	1,417	1,526						
Days on Market	71	57	38	34	34	34						
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400						
Median Price	234,000	252,500	259,000	249,950	254,250	246,500						
Average Price	268,056	274,158	290,839	276,383	288,861	279,802						
Index	182	184	190	221	224	226						

	Jun-21	Jun-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	8	13
\$100,000 - \$149,999	42	23	178	185
\$150,000 - \$199,999	121	91	501	615
\$200,000 - \$249,999	104	188	530	938
\$250,000 - \$299,999	74	112	346	729
\$300,000 - \$349,999	45	62	221	418
\$350,000 - \$399,999	24	48	134	262
\$400,000 - \$449,999	12	22	59	134
\$450,000 - \$499,999	4	9	27	87
\$500,000 - \$549,999	2	9	23	40
\$550,000 - \$599,999	4	2	22	28
\$600,000 - \$649,999	3	6	15	24
\$650,000 - \$699,999	1	3	5	17
\$700,000 - \$749,999	-	1	4	7
\$750,000 - \$799,999	-	-	3	8
\$800,000 - \$849,999	1	1	6	5
\$850,000 - \$899,999	-	-	4	6
\$900,000 - \$949,999	-	-	3	3
\$950,000 - \$999,999	2	1	3	7
\$1,000,000 - \$1,299,999	1	-	3	7
\$1,300,000 - \$1,499,999	1	1	3	3
\$1,500,000 - \$1,999,999	1	1	2	3
\$2,000,000 +	-	1	1	4
	442	581	2,101	3,543

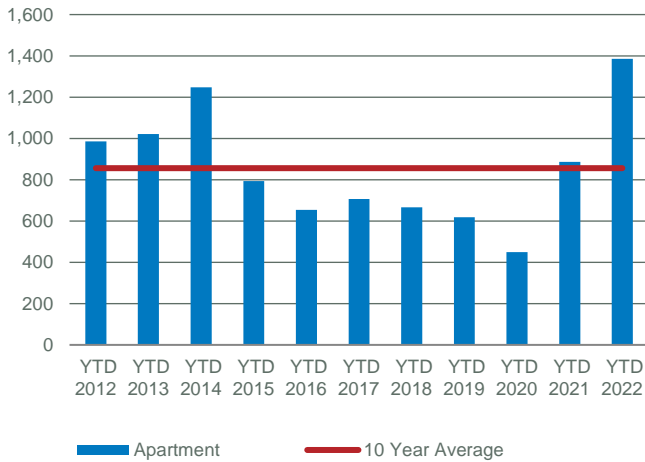
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

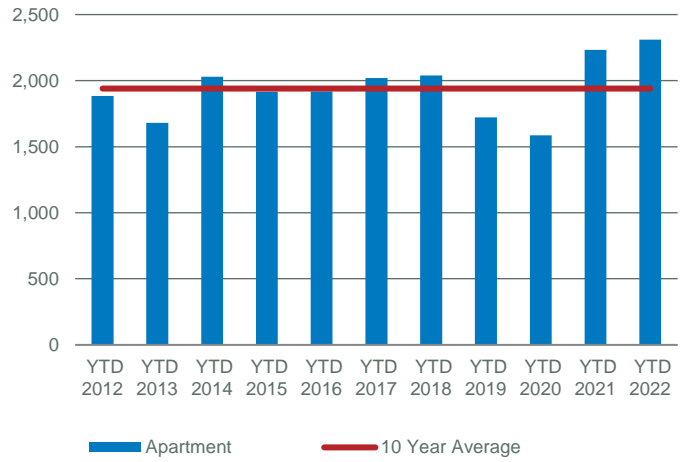
YTD JUNE



Source: CREB®

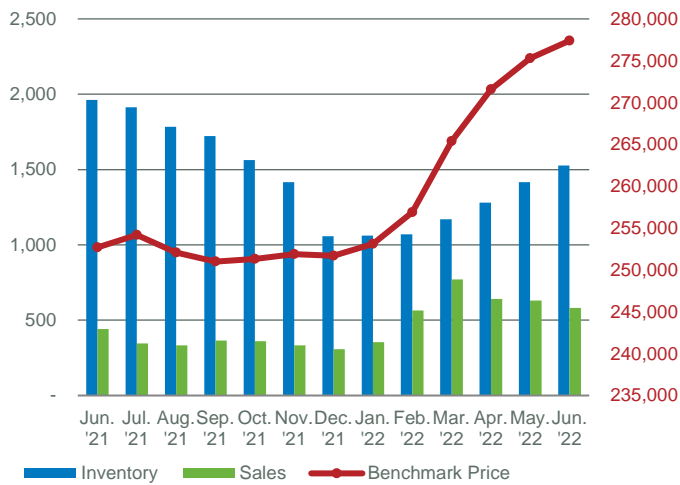
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



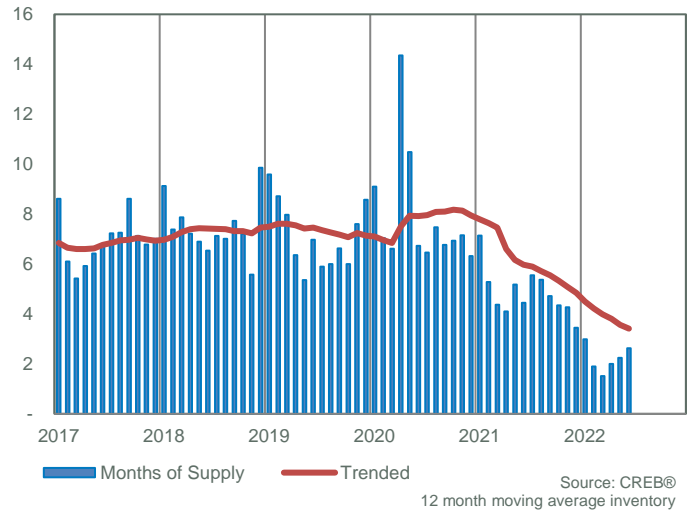
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



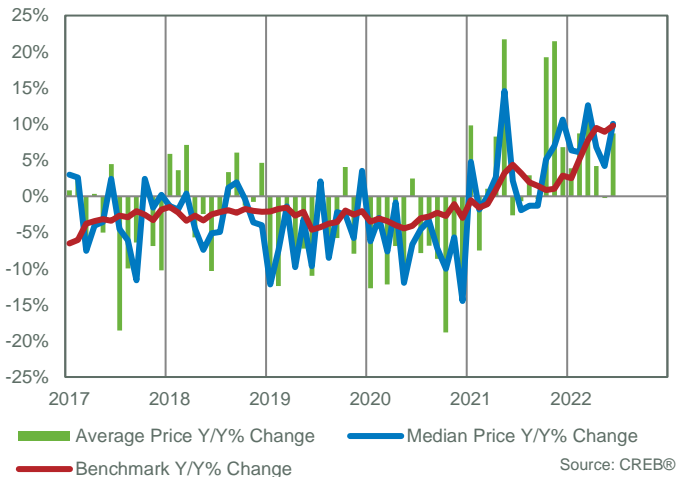
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



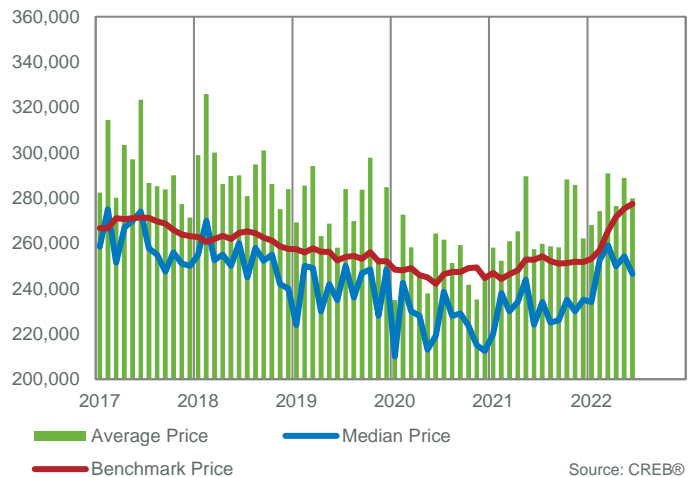
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

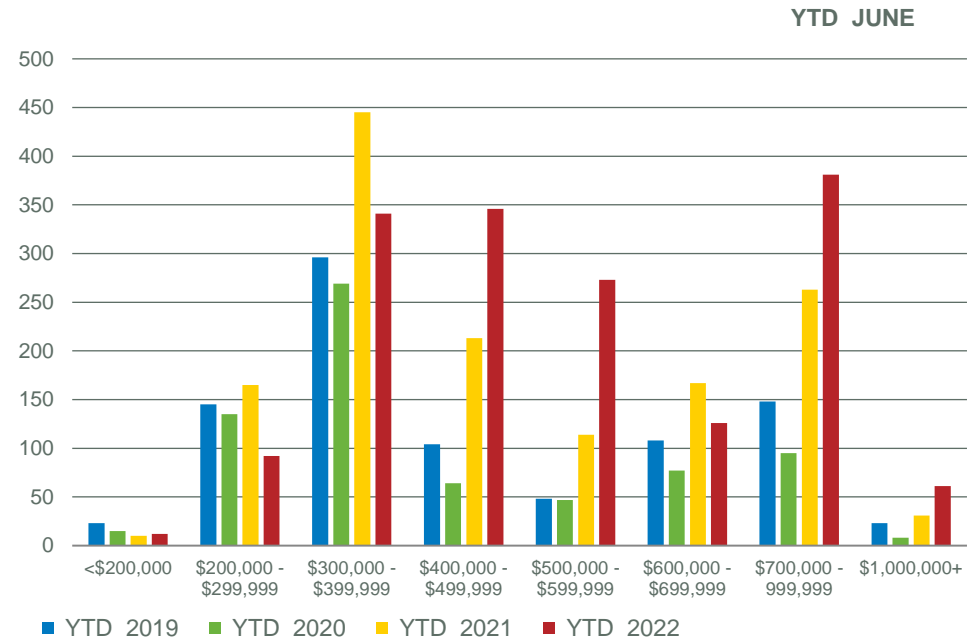


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	140	179	270	299	277	243	209	176	210	222	211	135
New Listings	212	254	393	436	376	382	320	270	296	226	182	107
Inventory	345	375	451	540	560	593	580	547	519	428	326	217
Days on Market	59	40	38	36	30	37	37	38	42	39	49	50
Benchmark Price	473,300	483,600	499,200	504,400	510,000	515,100	515,300	516,800	509,200	511,700	512,200	515,800
Median Price	387,750	460,000	414,950	450,000	425,000	424,900	410,000	432,000	400,000	405,000	425,000	455,000
Average Price	478,616	521,224	489,356	537,761	503,552	509,071	490,949	489,273	465,078	484,213	499,599	495,373
Index	223	228	235	238	240	243	243	243	240	241	241	243
2022												
Sales	198	297	346	304	264	223						
New Listings	267	395	462	372	357	313						
Inventory	244	314	383	391	407	413						
Days on Market	35	26	21	22	24	25						
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600						
Median Price	512,500	510,000	515,000	506,759	485,000	485,000						
Average Price	558,489	562,319	585,142	563,340	541,749	541,181						
Index	249	261	270	273	275	274						

	Jun-21	Jun-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	1	1	2
\$150,000 - \$199,999	4	-	9	10
\$200,000 - \$249,999	10	4	44	16
\$250,000 - \$299,999	15	17	121	76
\$300,000 - \$349,999	34	17	169	167
\$350,000 - \$399,999	50	22	276	174
\$400,000 - \$449,999	26	29	140	163
\$450,000 - \$499,999	11	29	73	183
\$500,000 - \$549,999	5	24	46	188
\$550,000 - \$599,999	5	11	68	85
\$600,000 - \$649,999	11	6	69	54
\$650,000 - \$699,999	17	9	98	72
\$700,000 - \$749,999	17	8	84	70
\$750,000 - \$799,999	15	8	82	87
\$800,000 - \$849,999	3	14	29	90
\$850,000 - \$899,999	5	13	27	67
\$900,000 - \$949,999	3	3	23	37
\$950,000 - \$999,999	2	3	18	30
\$1,000,000 - \$1,299,999	10	5	27	55
\$1,300,000 - \$1,499,999	-	-	2	5
\$1,500,000 - \$1,999,999	-	-	1	1
\$2,000,000 +	-	-	1	-
	243	223	1,408	1,632

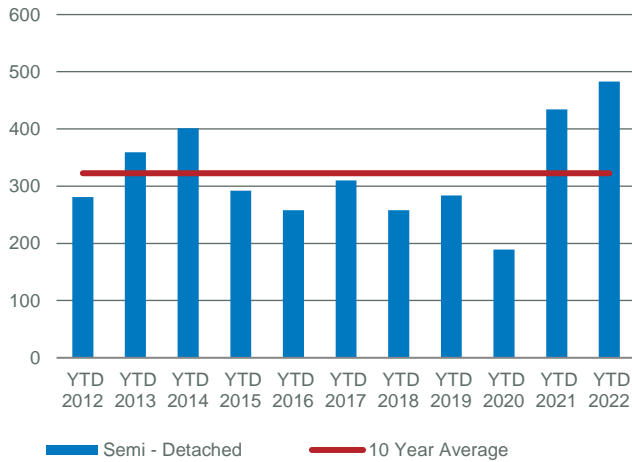
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

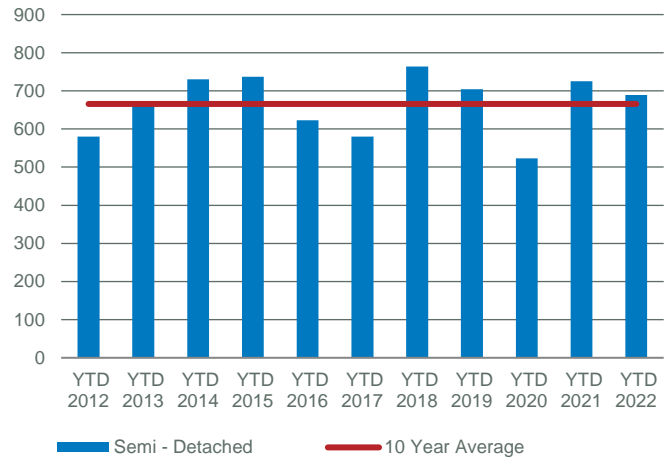
YTD JUNE



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JUNE



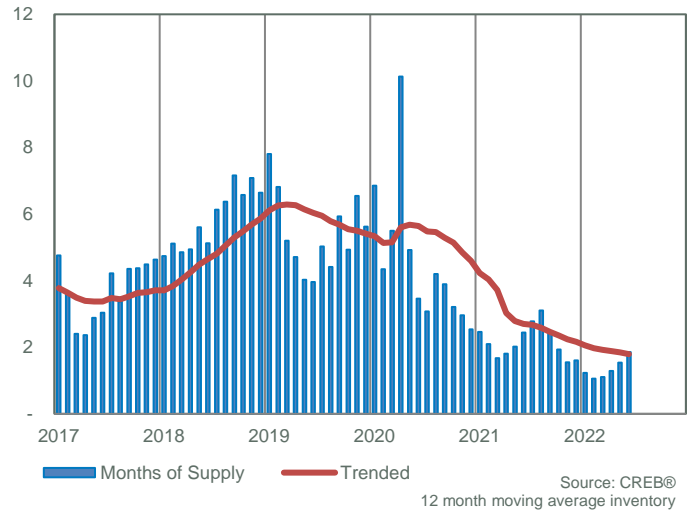
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



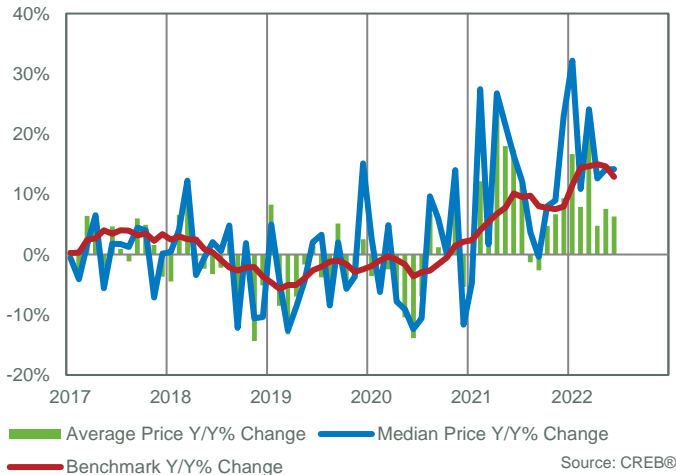
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



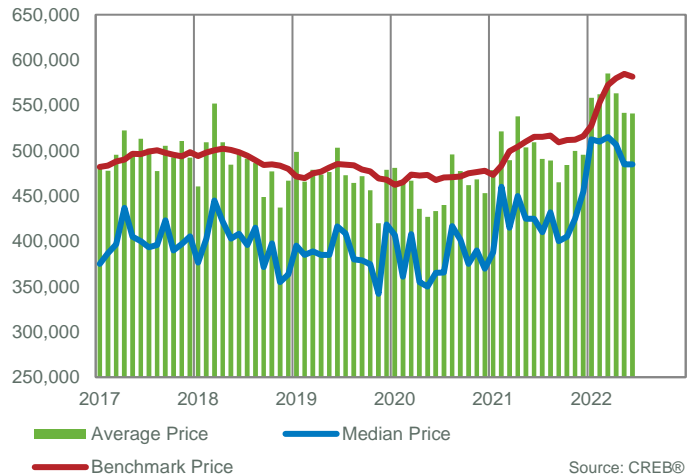
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

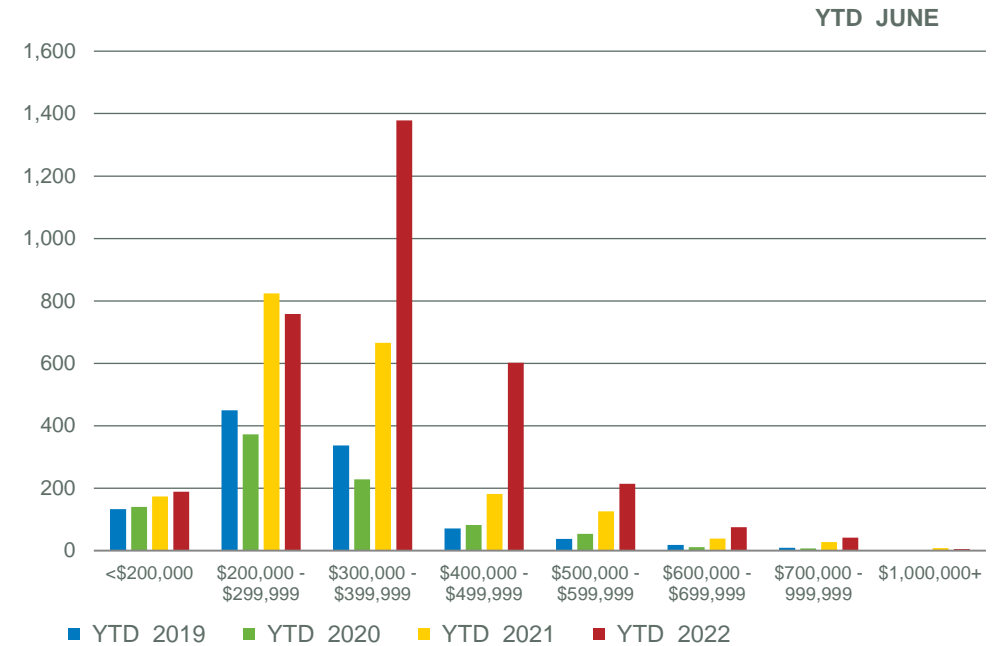


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2021												
Sales	150	260	383	424	417	411	351	343	318	271	320	287
New Listings	372	453	568	632	658	612	513	412	417	394	304	185
Inventory	696	790	879	950	1,066	1,102	1,077	960	877	822	665	442
Days on Market	67	53	45	45	41	39	45	47	52	46	46	53
Benchmark Price	291,500	296,200	302,700	308,200	311,400	313,800	315,400	316,800	314,500	315,200	314,800	313,300
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000	297,000	295,000	305,000	305,000	297,500
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	318,647	315,975	326,783	321,943	316,348
Index	173	175	179	183	184	186	187	188	186	187	186	186
2022												
Sales	305	536	709	604	554	555						
New Listings	365	692	882	781	771	655						
Inventory	426	534	635	738	832	799						
Days on Market	58	30	19	20	24	27						
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700						
Median Price	314,000	355,559	351,400	355,050	355,000	345,100						
Average Price	336,589	366,395	359,205	368,516	363,644	353,285						
Index	191	201	208	214	215	215						

	Jun-21	Jun-22	YTD 2021	YTD 2022
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	6	3	22	20
\$150,000 - \$199,999	25	32	151	168
\$200,000 - \$249,999	57	58	321	355
\$250,000 - \$299,999	95	76	503	403
\$300,000 - \$349,999	87	117	422	671
\$350,000 - \$399,999	51	113	244	707
\$400,000 - \$449,999	25	71	105	391
\$450,000 - \$499,999	18	40	77	211
\$500,000 - \$549,999	18	14	76	116
\$550,000 - \$599,999	9	14	50	98
\$600,000 - \$649,999	3	4	18	45
\$650,000 - \$699,999	8	6	21	30
\$700,000 - \$749,999	3	1	14	17
\$750,000 - \$799,999	-	1	3	9
\$800,000 - \$849,999	2	2	4	9
\$850,000 - \$899,999	1	1	2	7
\$900,000 - \$949,999	-	-	2	-
\$950,000 - \$999,999	-	-	2	-
\$1,000,000 - \$1,299,999	1	1	5	3
\$1,300,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,999,999	1	-	2	2
\$2,000,000 +	-	-	-	-
	411	555	2,045	3,263

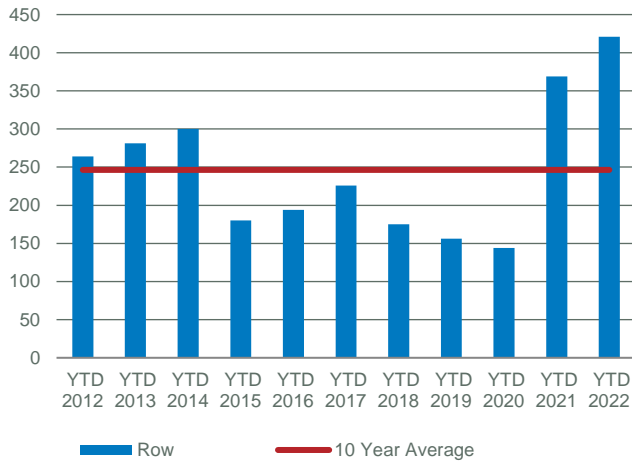
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

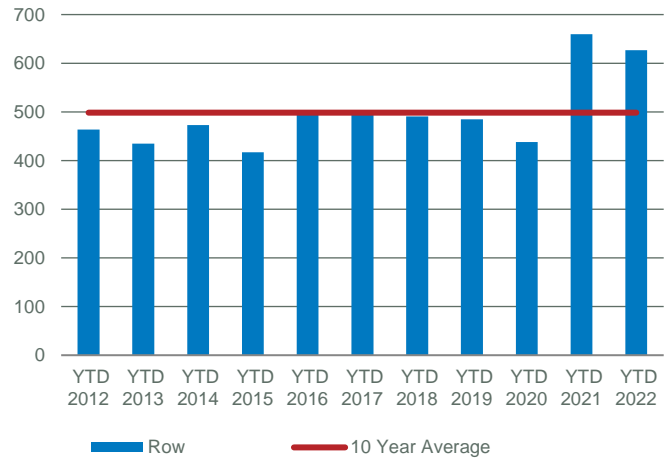
YTD JUNE



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



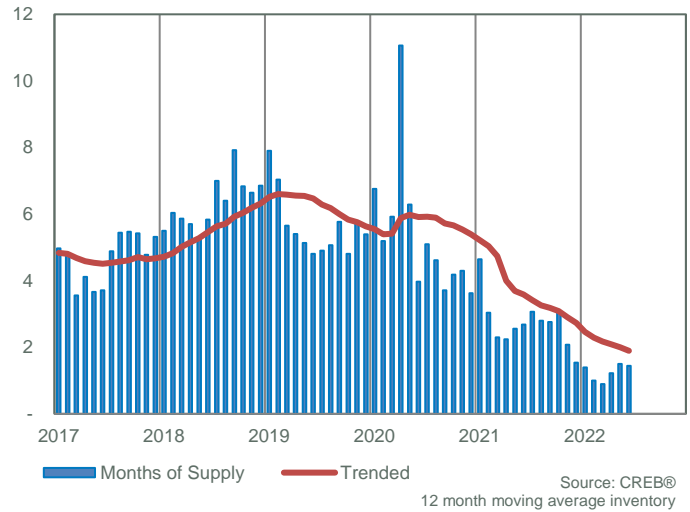
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



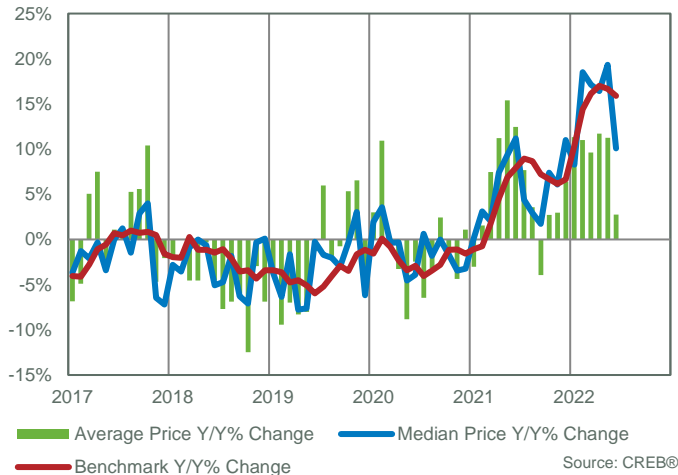
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



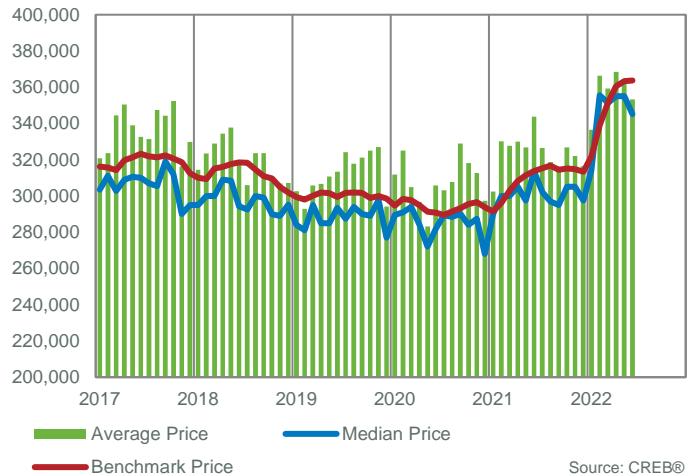
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

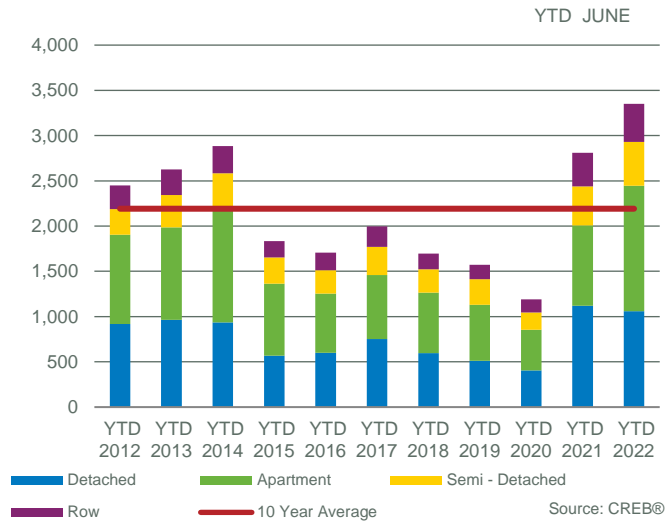
CITY OF CALGARY ROW PRICES



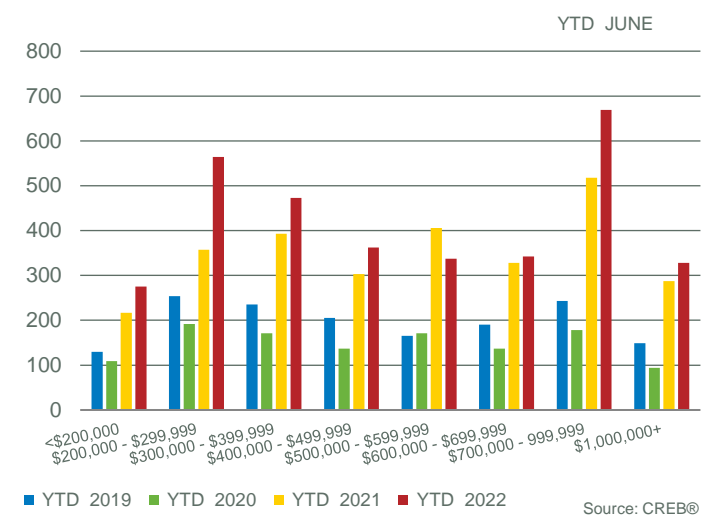
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



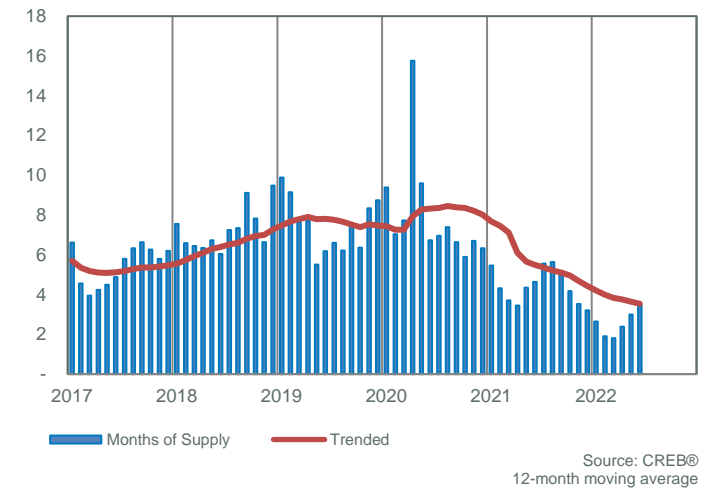
CITY CENTRE TOTAL SALES BY PRICE RANGE



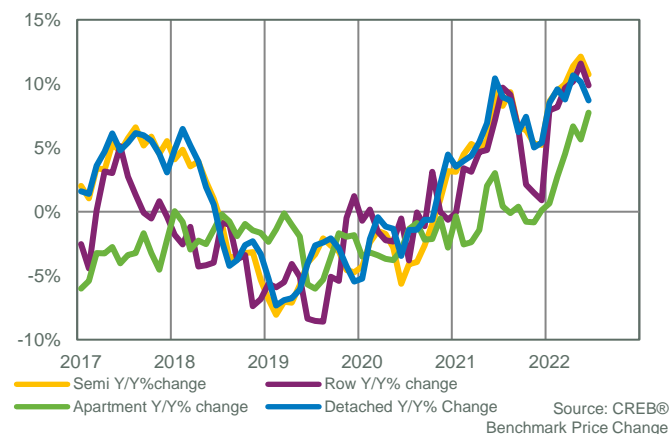
CITY CENTRE INVENTORY AND SALES



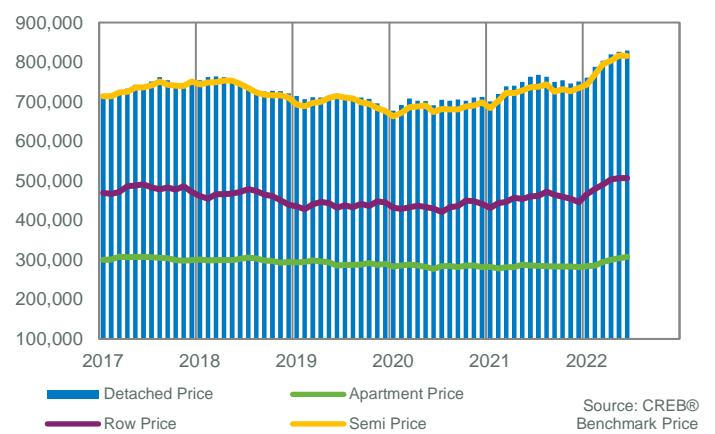
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

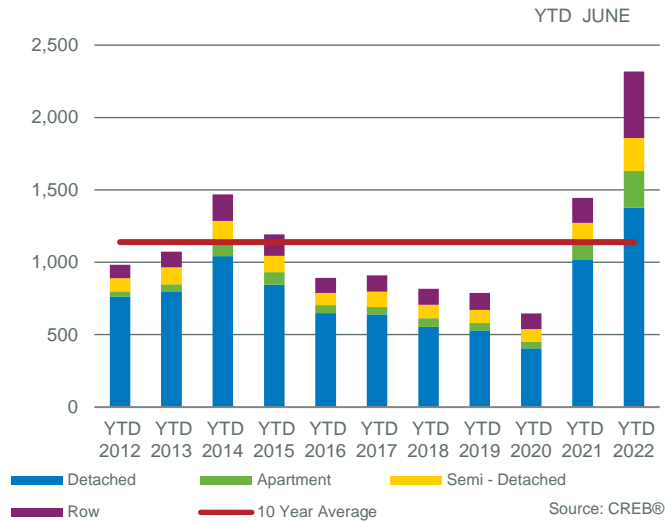


CITY CENTRE PRICES

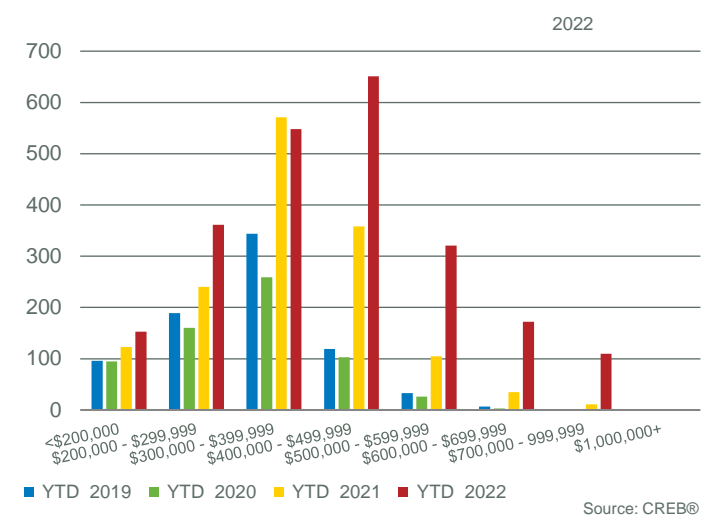


NORTHEAST

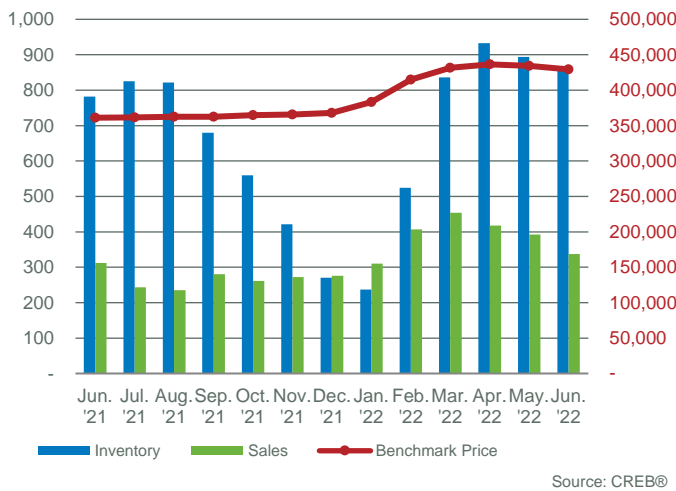
NORTHEAST TOTAL SALES



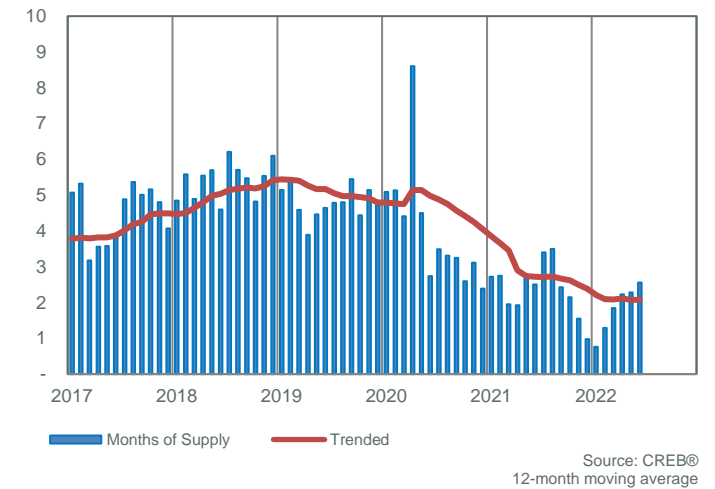
NORTHEAST TOTAL SALES BY PRICE RANGE



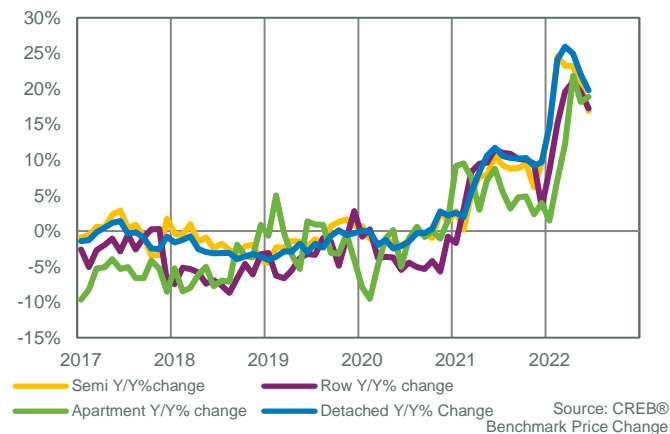
NORTHEAST INVENTORY AND SALES



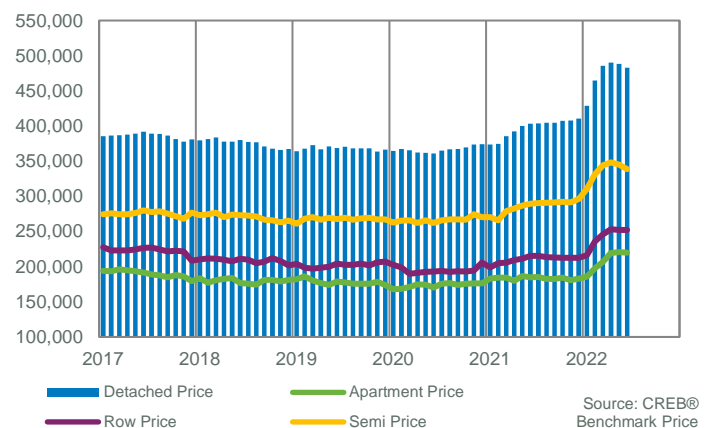
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

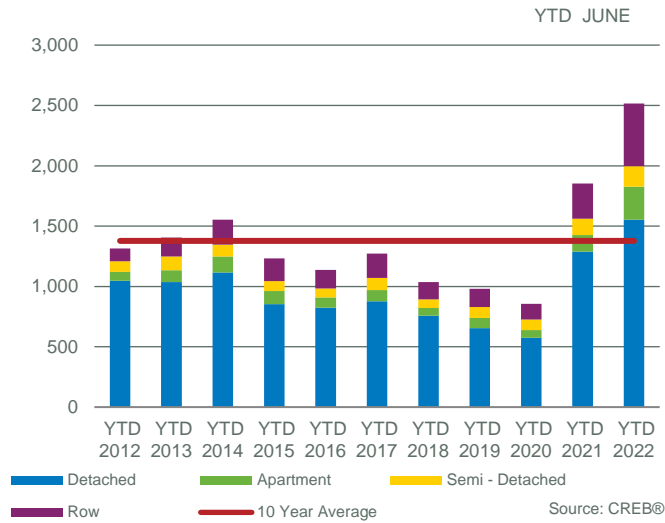


NORTHEAST PRICES

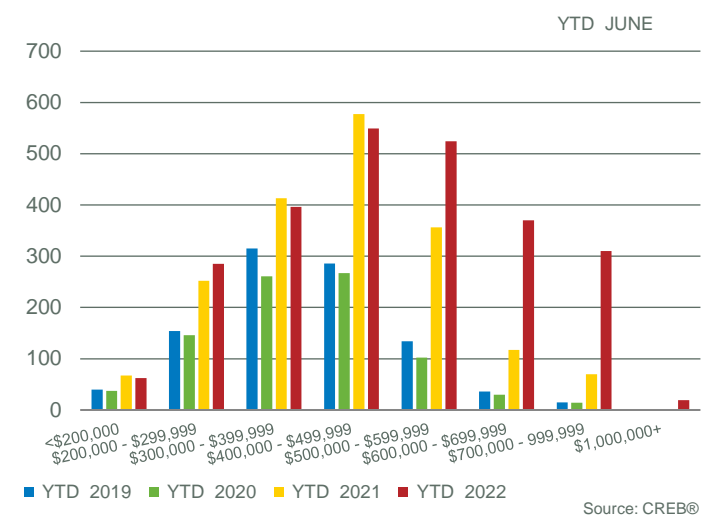


NORTH

NORTH TOTAL SALES



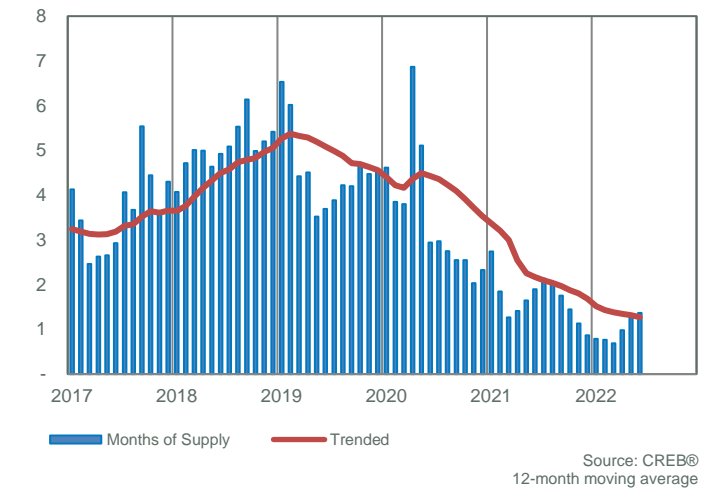
NORTH TOTAL SALES BY PRICE RANGE



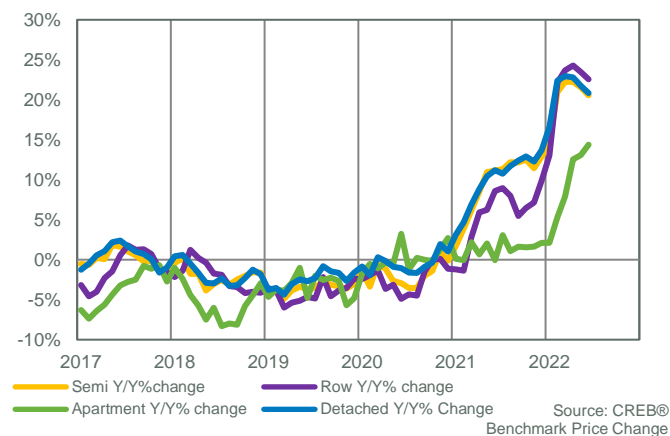
NORTH INVENTORY AND SALES



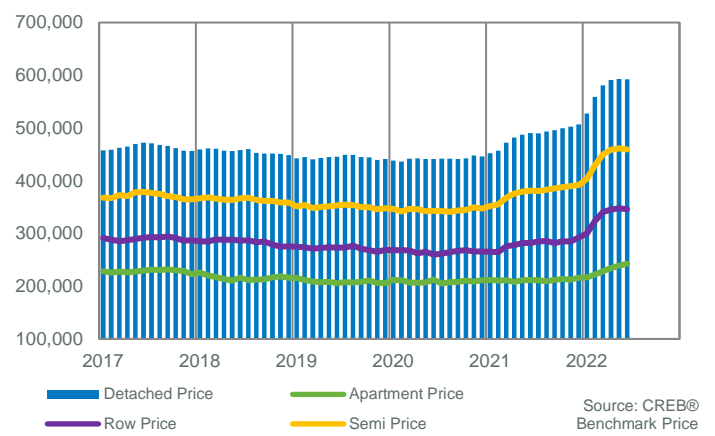
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

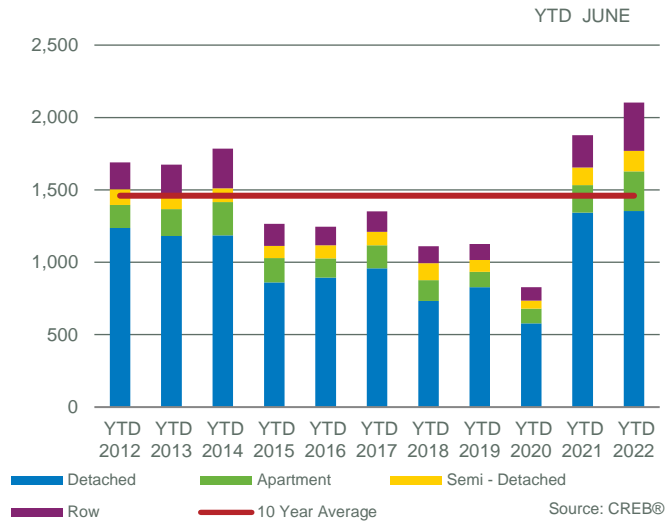


NORTH PRICES

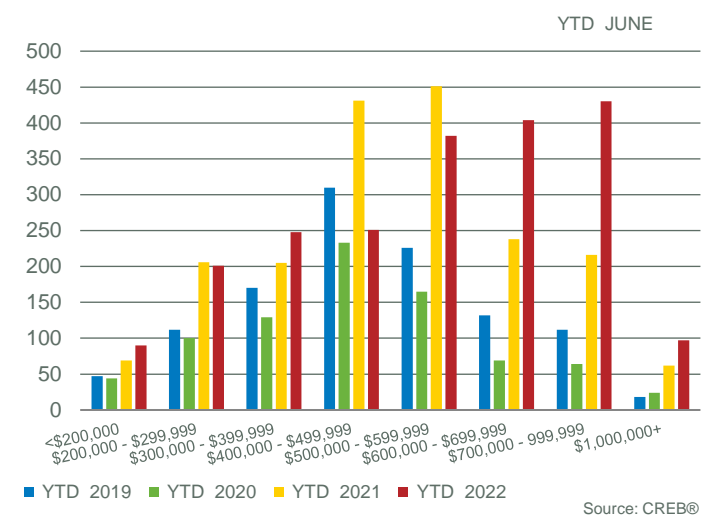


NORTHWEST

NORTHWEST TOTAL SALES



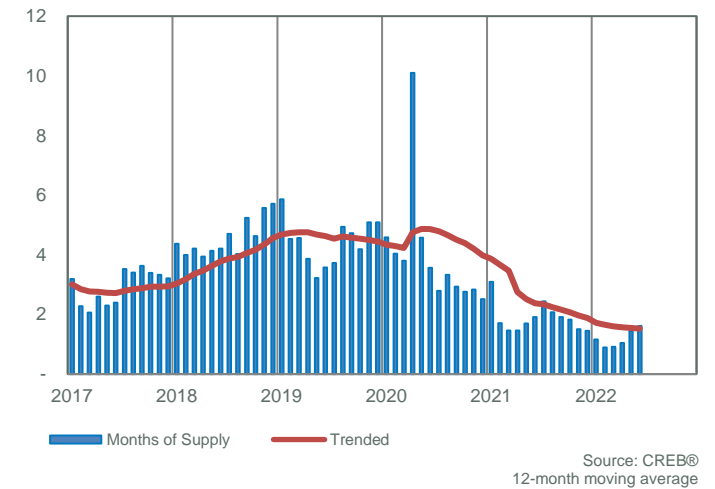
NORTHWEST TOTAL SALES BY PRICE RANGE



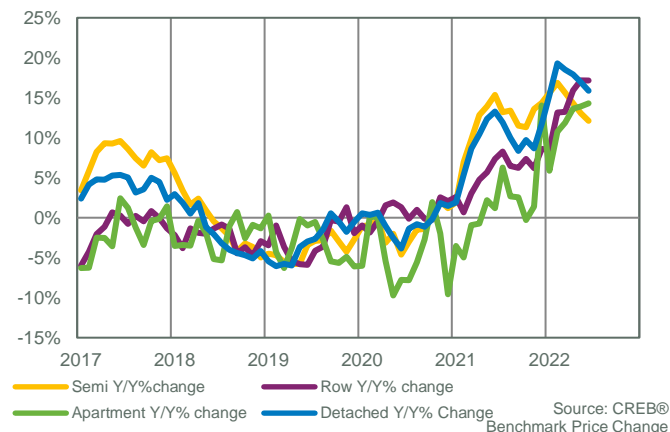
NORTHWEST INVENTORY AND SALES



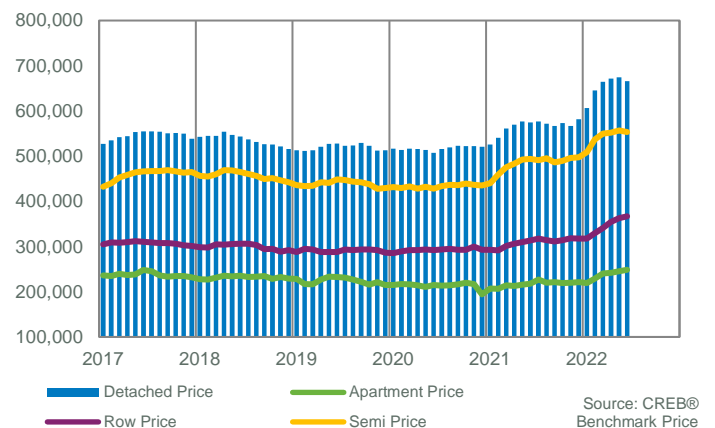
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

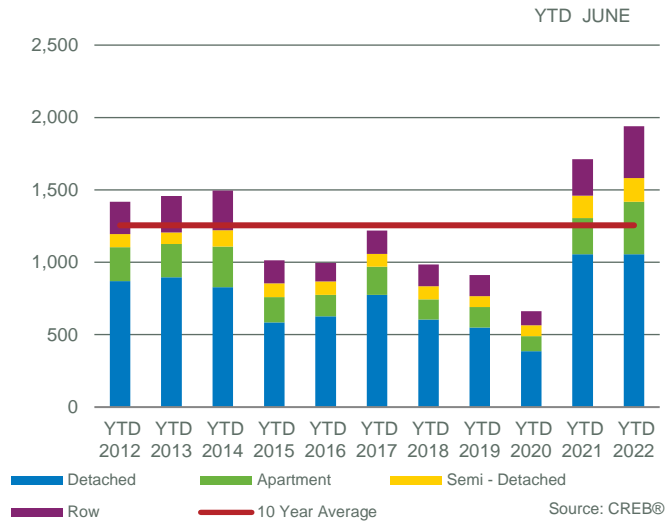


NORTHWEST PRICES

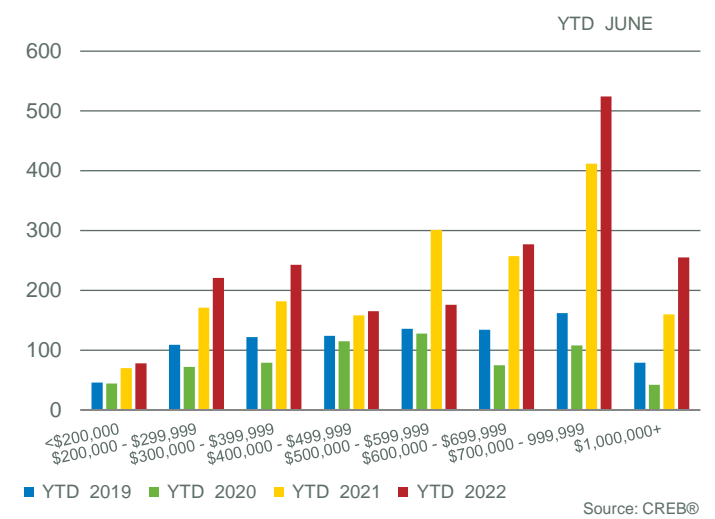


WEST

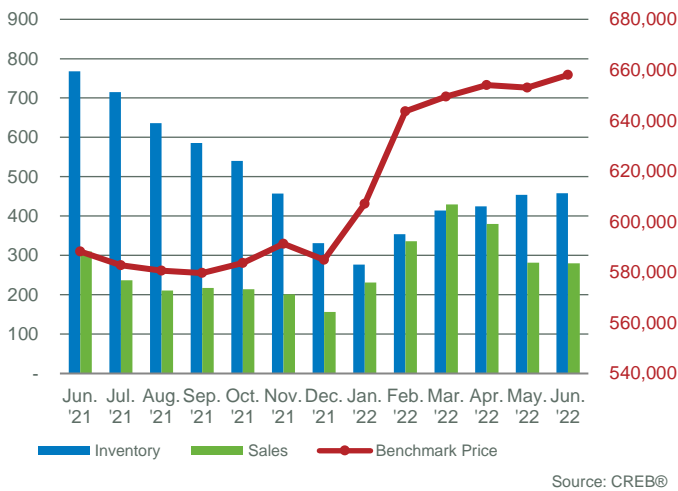
WEST TOTAL SALES



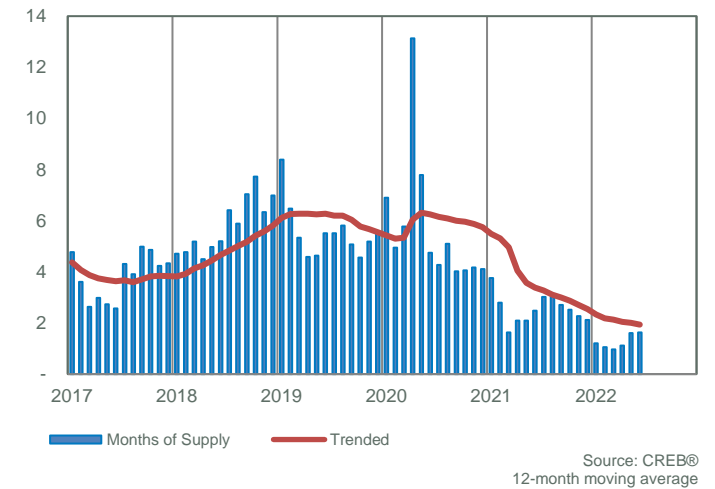
WEST TOTAL SALES BY PRICE RANGE



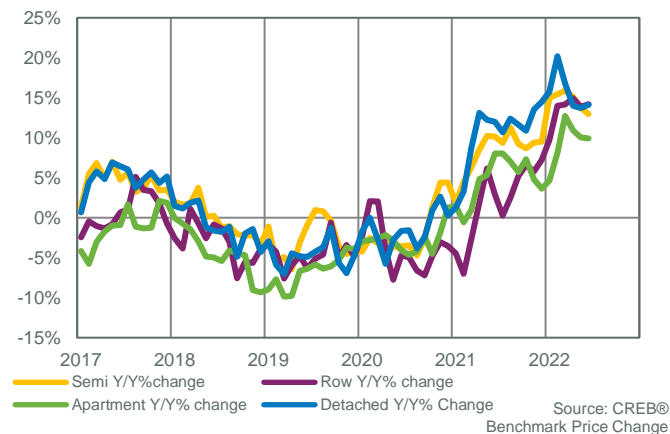
WEST INVENTORY AND SALES



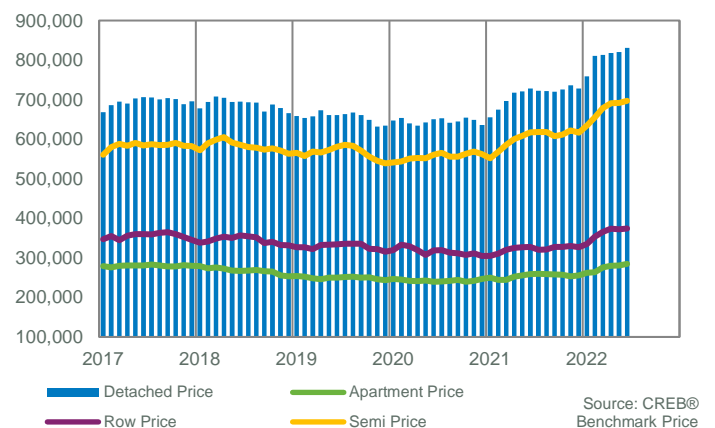
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

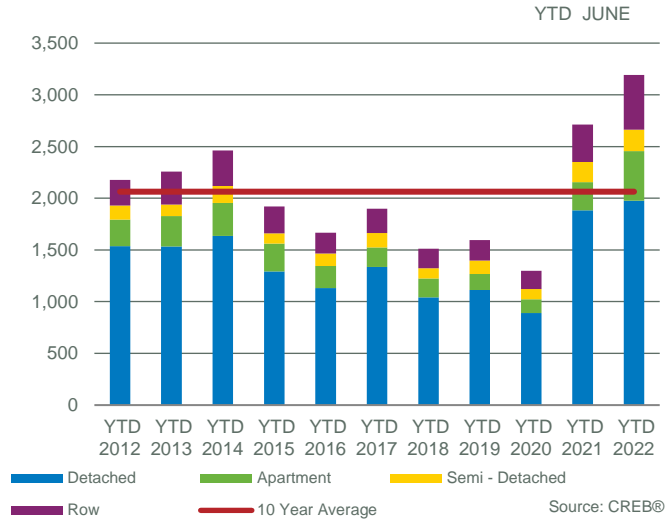


WEST PRICES

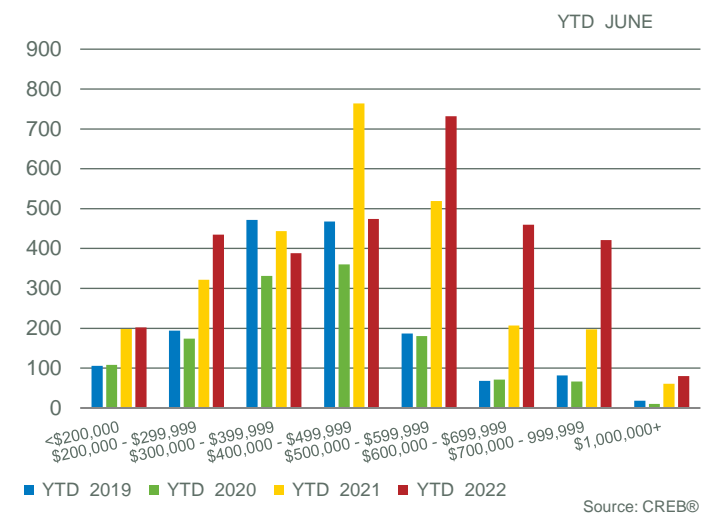


SOUTH

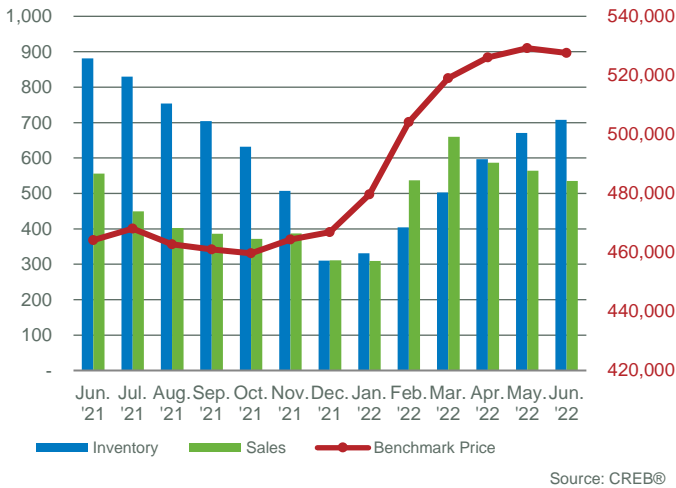
SOUTH TOTAL SALES



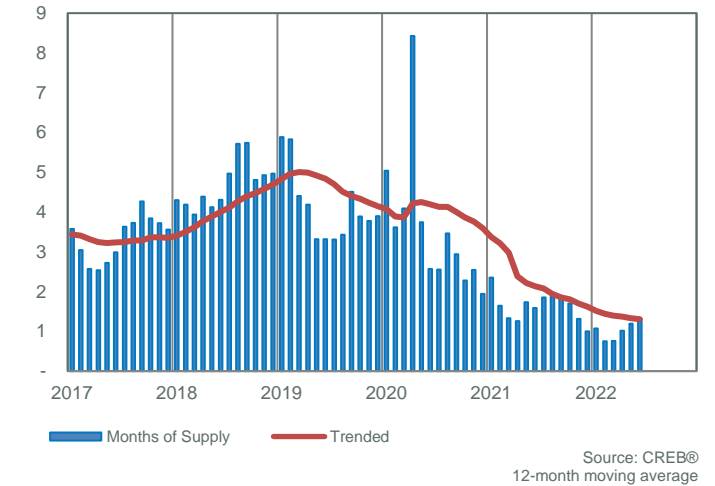
SOUTH TOTAL SALES BY PRICE RANGE



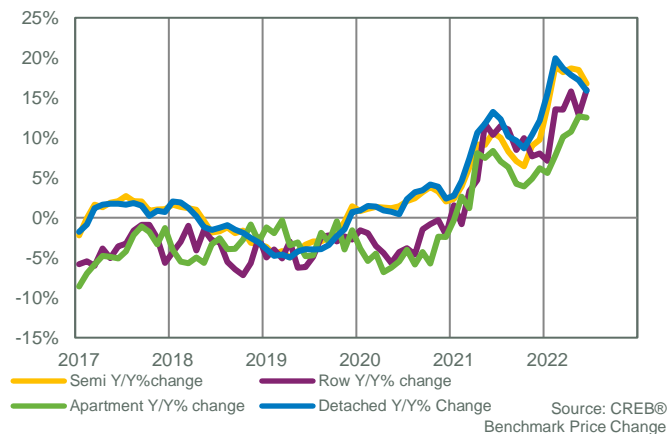
SOUTH INVENTORY AND SALES



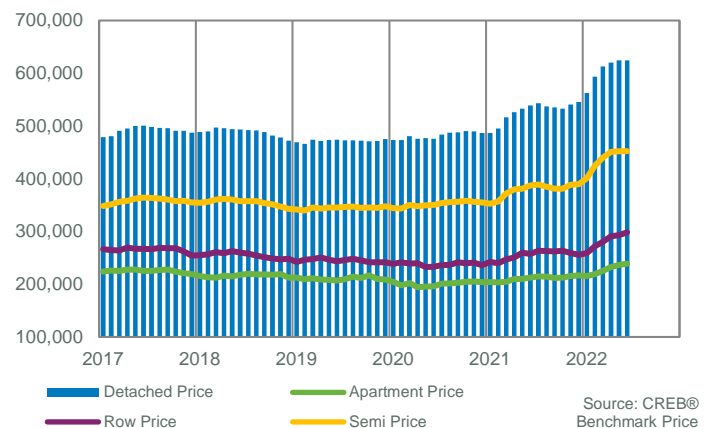
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

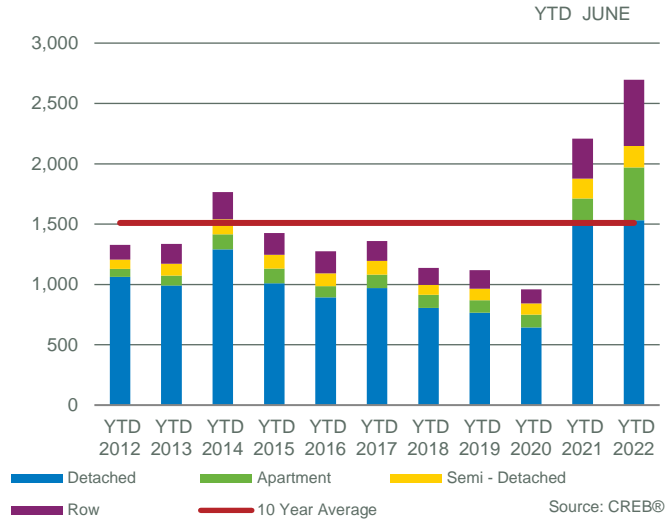


SOUTH PRICES

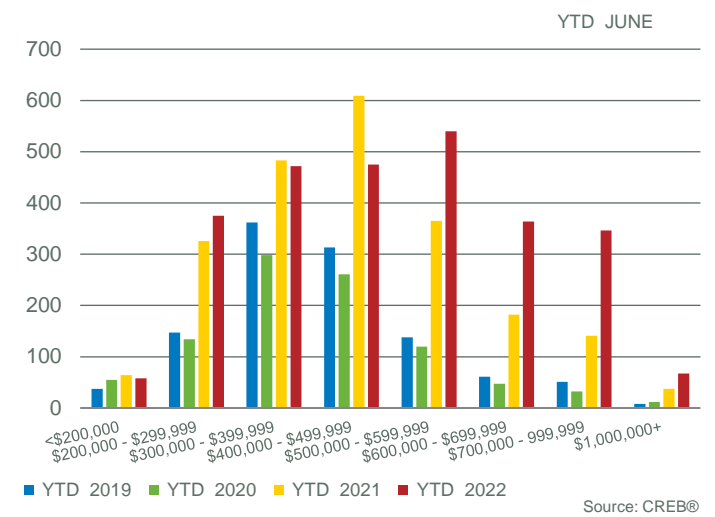


SOUTHEAST

SOUTHEAST TOTAL SALES



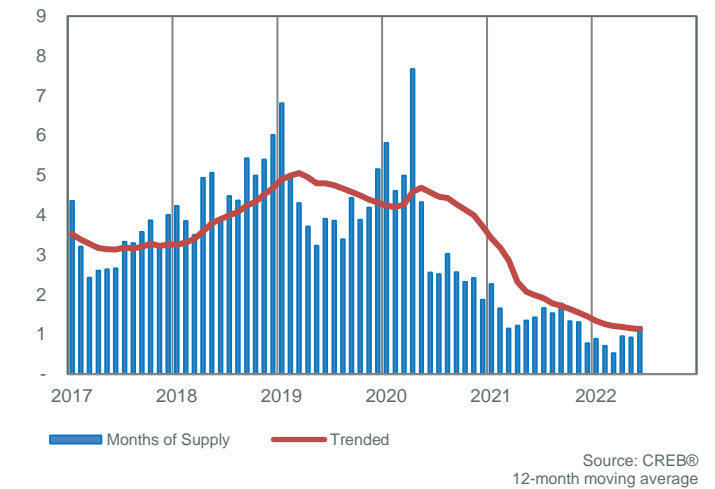
SOUTHEAST TOTAL SALES BY PRICE RANGE



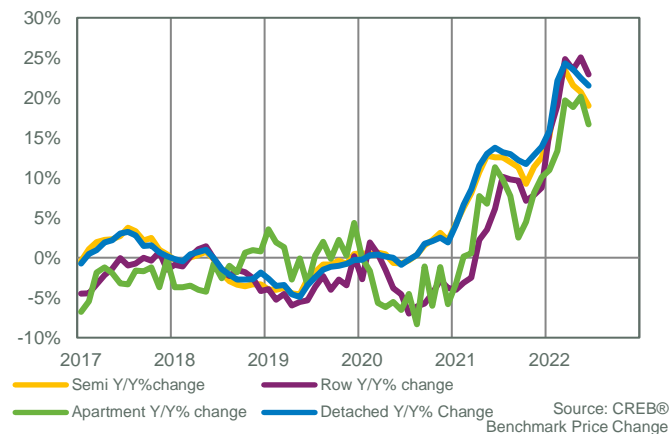
SOUTHEAST INVENTORY AND SALES



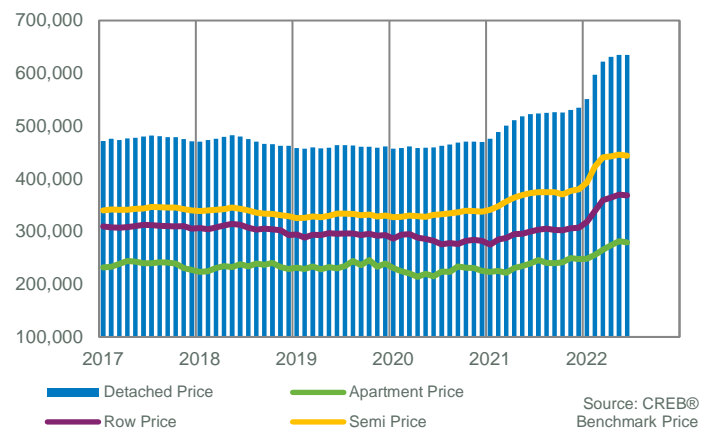
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

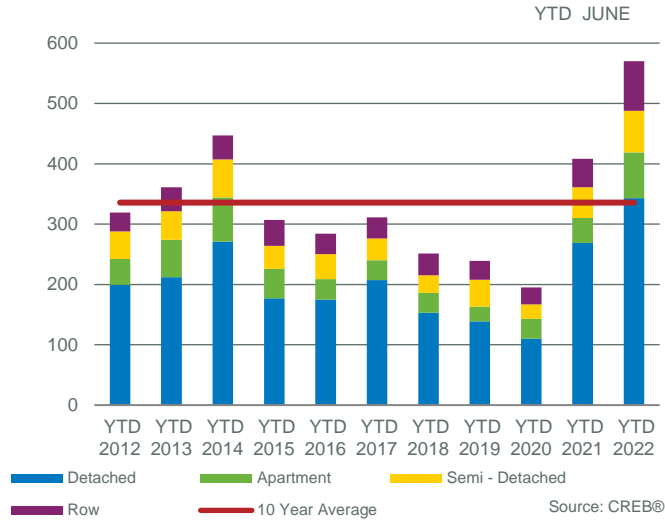


SOUTHEAST PRICES

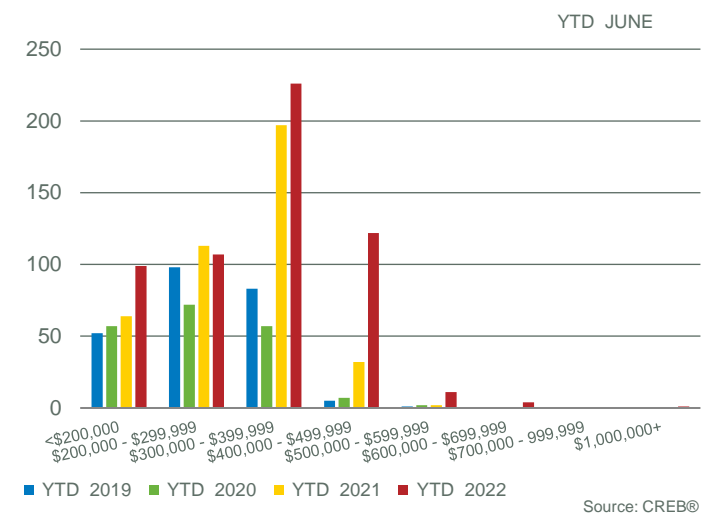


EAST

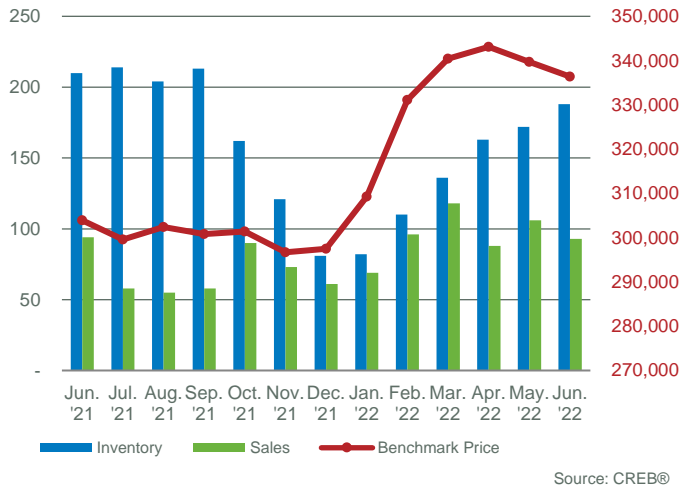
EAST TOTAL SALES



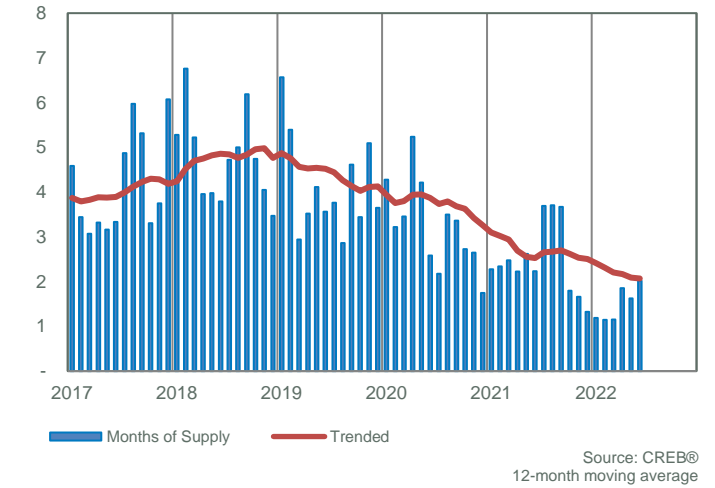
EAST TOTAL SALES BY PRICE RANGE



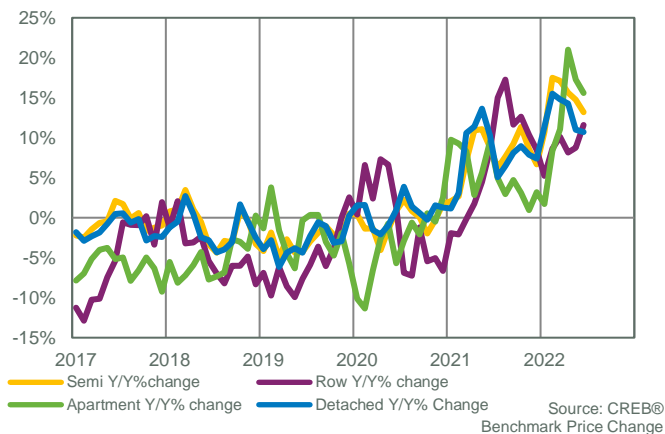
EAST INVENTORY AND SALES



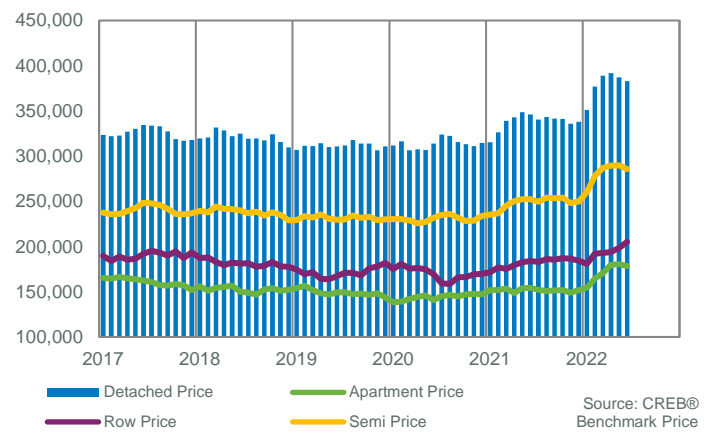
EAST MONTHS OF INVENTORY

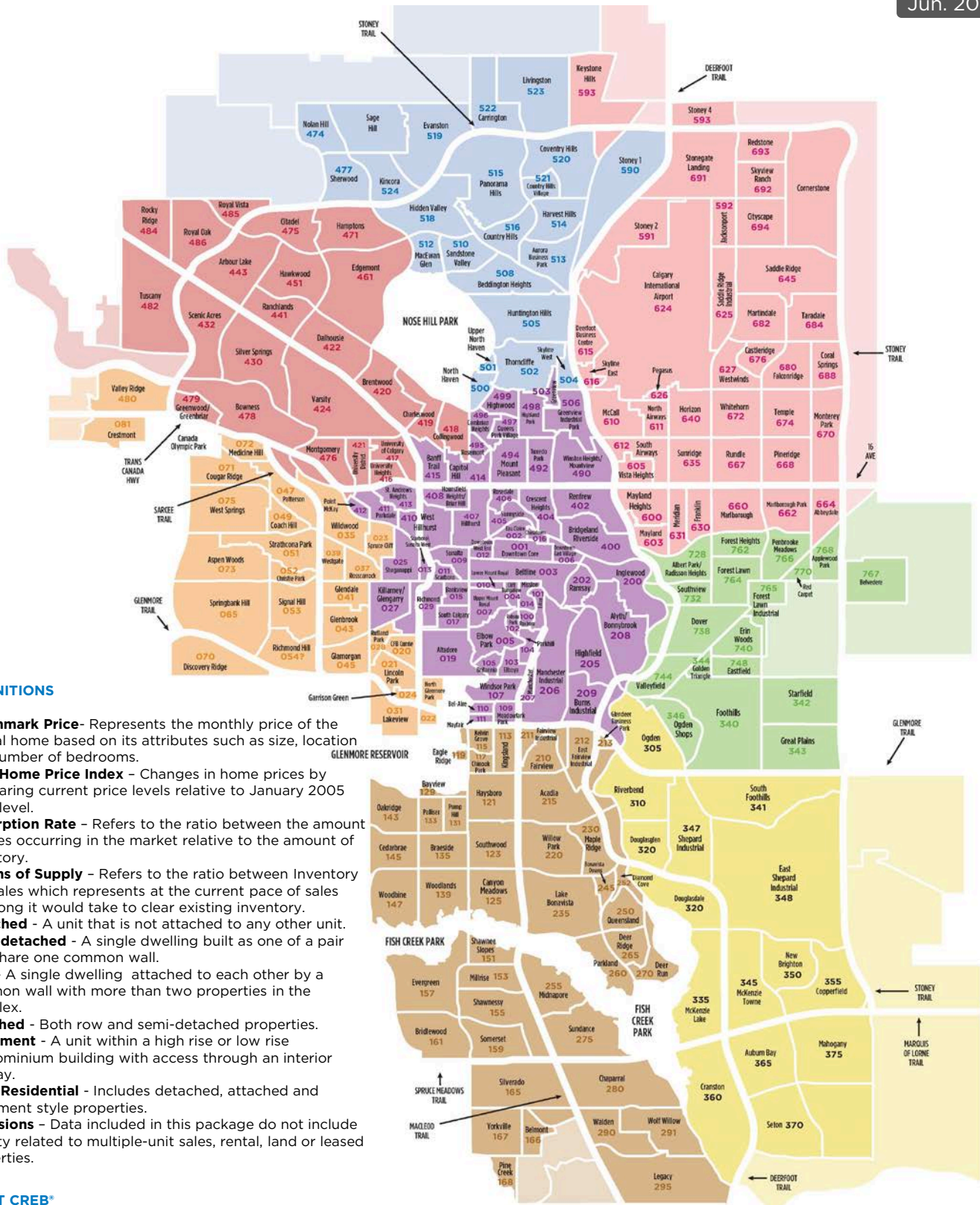


EAST PRICE CHANGE



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.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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