



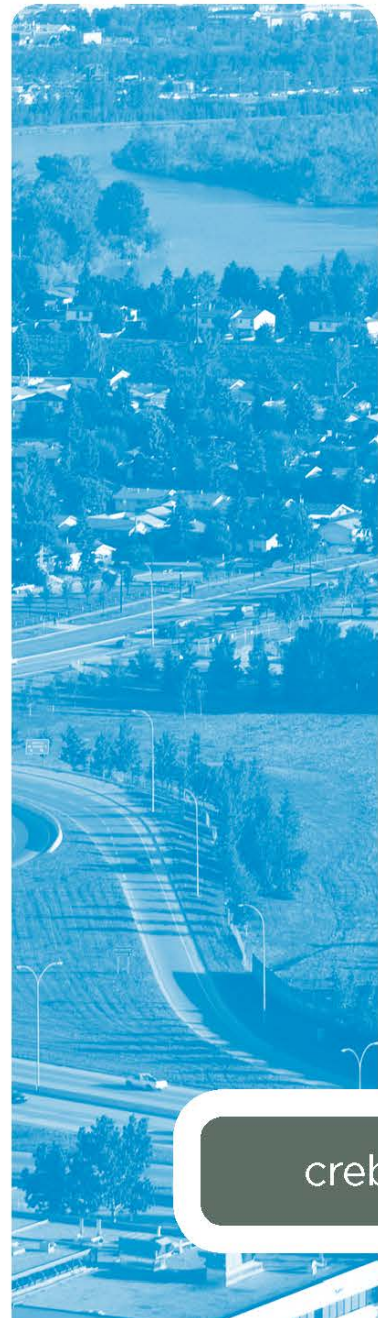
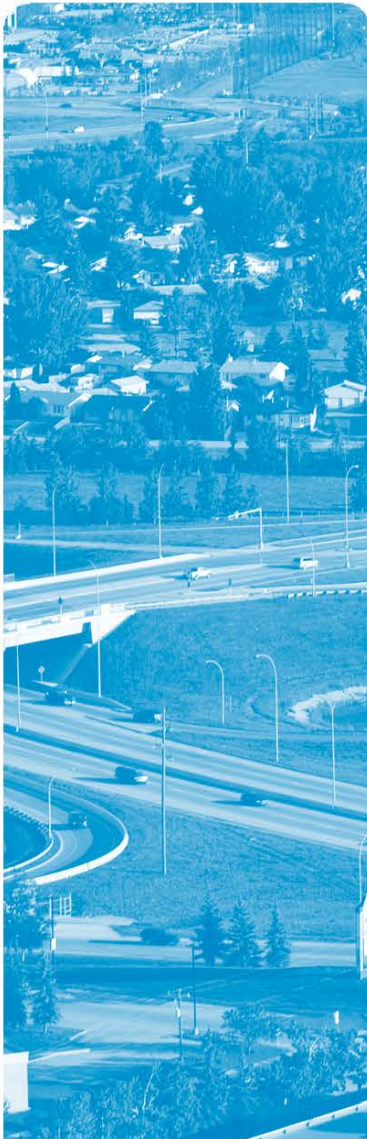
**creb<sup>®</sup>**

serving calgary and area REALTORS<sup>®</sup>

**MONTHLY STATISTICS PACKAGE**

# City of Calgary

July 2021



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

July 2021

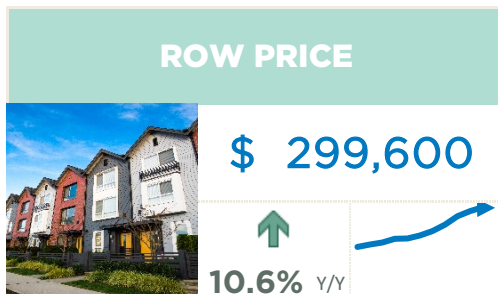
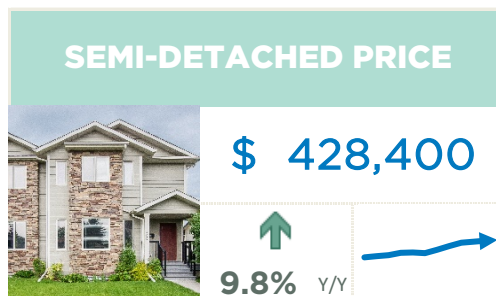
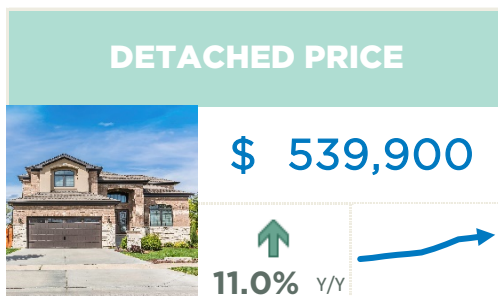
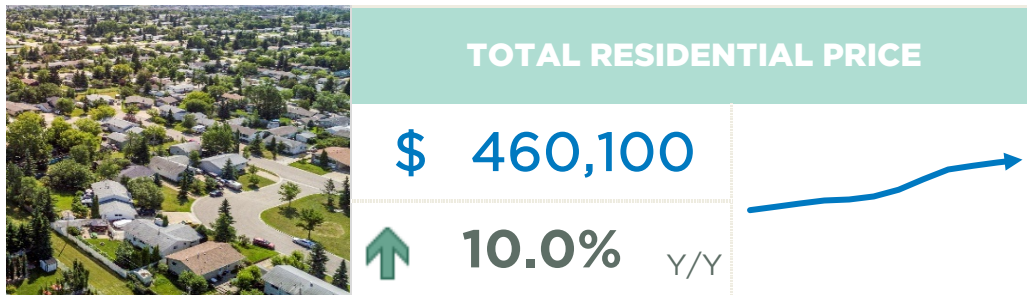
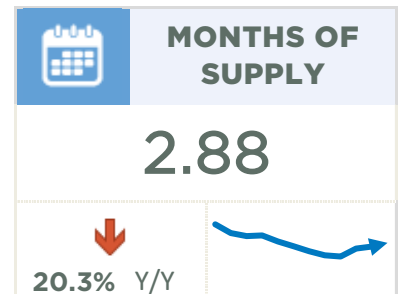
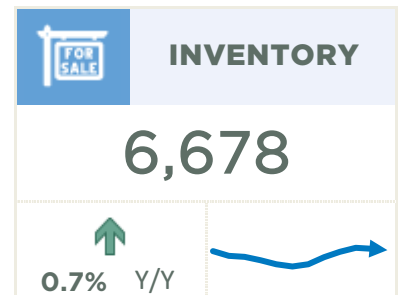
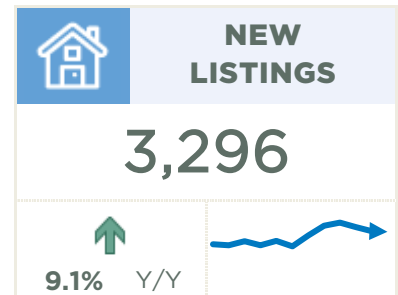
## Price growth slows as supply to demand balance improves

**City of Calgary, August 3, 2021** - July sales totaled 2,319 units, which is well above long-term averages and the best July on record. The pace of sales growth has eased over the past few months, but so too has the pace of new listings growth. This has helped prevent any further monthly gains in inventory levels, and while overall supply remains slightly higher than last July, it's mostly due to gains in apartment and row product.

With 6,678 units in inventory in July, the months of supply rose to just under three months. These gains are leading to far more balance between sellers and buyers. However, there is a significant variation between product type, as the months of supply ranged from two months in the detached sector to nearly six months in the apartment condominium sector.

“Over the past several months, we have seen housing market conditions trend toward more balanced conditions,” said CREB® chief economist Ann-Marie Lurie. “This eased some of the upward pressure on prices, as prices are starting to stabilize following steep gains that occurred in the first half of the year.”

Benchmark prices in the city reached \$460,100, slightly higher than last month and nearly 10 per cent higher than last July. Price growth has been the highest in the detached sector, which currently sits 11 per cent above last year's price and has finally recovered from previous highs in 2014.



## July 2021

### July 2021

	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	1,413	21%	1,822	9%	3,109	-5%	78%	2.20	-22%	\$539,900	11%
Semi	209	3%	320	11%	577	-7%	65%	2.76	-10%	\$428,400	10%
Row	351	76%	511	19%	1,074	5%	69%	3.06	-40%	\$299,600	11%
Apartment	346	32%	643	0%	1,918	13%	54%	5.54	-14%	\$254,100	4%
<b>Total Residential</b>	<b>2,319</b>	<b>26%</b>	<b>3,296</b>	<b>9%</b>	<b>6,678</b>	<b>1%</b>	<b>70%</b>	<b>2.88</b>	<b>-20%</b>	<b>\$460,100</b>	<b>10%</b>

### Year-to-Date

### July 2021

	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	10,906	111%	15,017	56%	2,625	-10%	73%	1.68	-58%	\$520,971	9%
Semi	1,619	78%	2,375	36%	491	-20%	68%	2.12	-55%	\$414,329	7%
Row	2,396	119%	3,805	50%	936	5%	63%	2.74	-52%	\$291,443	5%
Apartment	2,447	88%	5,019	39%	1,727	17%	49%	4.94	-38%	\$250,571	3%
<b>Total Residential</b>	<b>17,368</b>	<b>105%</b>	<b>26,216</b>	<b>50%</b>	<b>5,779</b>	<b>-2%</b>	<b>66%</b>	<b>2.33</b>	<b>-52%</b>	<b>\$445,657</b>	<b>8%</b>



### Detached

Both sales and new listings trended lower relative to last month, but remained higher than last year's levels. Sales are still at record levels, but with only 1,822 new listings coming onto the market in July, the sales-to-new-listings ratio remained relatively high at 78 per cent. Slower sales relative to the inventory levels also caused the months of supply to trend up. With just over two months of supply conditions remain relatively tight. However, this is an improvement relative to the past five months. Activity also varies by price range, with homes priced below \$500,000 still facing tight market conditions with less than two months of supply. Prices continued to trend up this month over last month. At a city-wide benchmark price of \$539,900, prices are 11 per cent higher than last year's levels. Prices have been on the rise in every district, but it is only the City Centre that is reporting prices below the 2014 high.



### Semi-Detached

While sales activity did slow in some districts compared to last year, overall year-to-date levels remain at historic highs. While new listings are higher than last year's levels, they trended down enough compared to last month to cause a slight monthly decline in inventory levels. With 209 sales and 577 units in inventory, the months of supply rose to nearly three months. This is still lower than levels recorded last year, but much higher than the extremely tight conditions recorded over the first half of the year. Benchmark prices continue to rise over last month, but like other property types, at a slower pace. Nonetheless, at a benchmark price of \$428,400 in July, levels are nearly ten per cent higher than last year and have recovered from previous highs. While price gains have occurred across most districts, on a year-to-date basis, they have not yet fully recovered from previous highs in the City Centre, North East, South and East districts.



### Row

Following 351 sales this month, year-to-date sales are sitting at record highs. While the pace of sales growth is slowing relative to earlier in the year, so too is the pace of new listings coming onto the market, prevented any further monthly inventory gains. With inventory levels over 1,000 units and slightly slower sales this month compared to last, the months of supply pushed up above three months. While levels are lower than anything recorded last year, the improved choice is slowing the monthly price gain. However, prices remain nearly 11 per cent higher than last July. Compared to last year, prices have improved across every district, with gains ranging from a low six per cent in the northwest to a high of 20 per cent in the east district. Despite the gains, prices continue to remain well below previous highs.

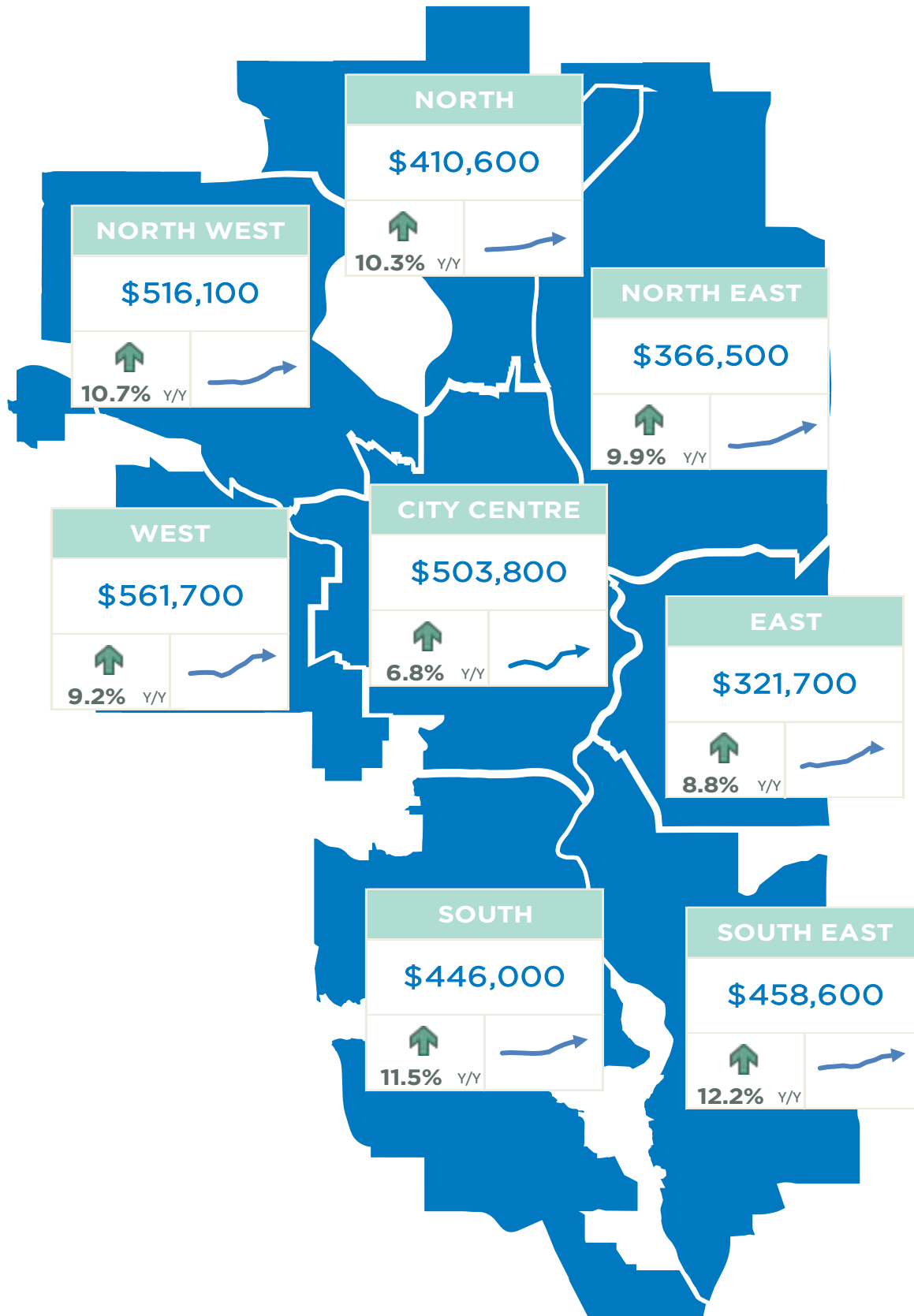


### Apartment

Thanks to reductions in new listings, inventory levels trended down over the previous month yet remain relatively high with 1,918 units available. While trending down relative to last month, July sales are still far better than any July over the past six years. However, the higher inventories relative to sales did contribute to the monthly rise in the months of supply, which sits just below six months. Additional supply choice is having some impact on prices depending on the district. While prices have stalled or eased slightly in most districts compared to last month, strong gains still occurred in the south and southeast districts. While prices remain higher than levels recorded last July, they remain far from price recovery.

July 2021

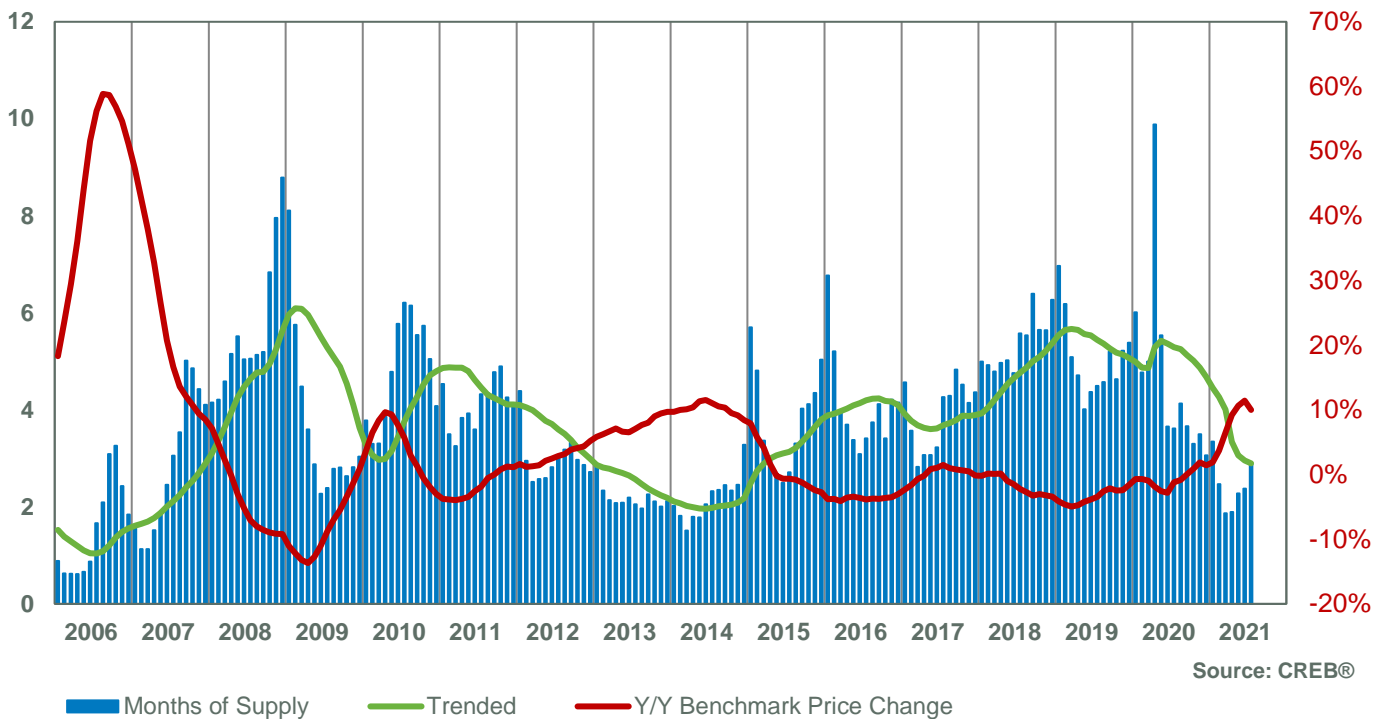
District Total Residential Benchmark Price



	Jul-20	Jul-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	1,835	2,319	26.38%	8,470	17,368	105.05%
Total Sales Volume	\$855,597,299	\$1,132,834,111	32.40%	\$3,827,720,719	\$8,659,503,270	126.23%
New Listings	3,021	3,296	9.10%	17,502	26,216	49.79%
Inventory	6,630	6,678	0.72%	5,912	5,779	-2.25%
Months of Supply	3.61	2.88	-20.30%	4.89	2.33	-52.33%
Sales to New Listings	60.74%	70.36%	9.62%	48.39%	66.25%	17.86%
Sales to List Price	96.66%	97.97%	1.31%	96.36%	98.27%	1.91%
Days on Market	53	40	-24.69%	56	37	-33.93%
Benchmark Price	\$418,300	\$460,100	9.99%	\$414,171	\$445,657	7.60%
Median Price	\$420,000	\$438,500	4.40%	\$409,000	\$450,000	10.02%
Average Price	\$466,266	\$488,501	4.77%	\$451,915	\$498,590	10.33%
Index	190	208	9.97%	189	197	4.69%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jul. 2021

	Jul-20	Jul-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,170	1,413	20.77%	5,165	10,906	111.15%
Total Sales Volume	\$637,271,521	\$825,681,373	29.57%	\$2,752,536,313	\$6,403,705,636	132.65%
New Listings	1,664	1,822	9.50%	9,598	15,017	56.46%
Inventory	3,288	3,109	-5.44%	2,932	2,625	-10.47%
Months of Supply	2.81	2.20	-21.71%	3.97	1.68	-57.60%
Sales to New Listings Ratio	70.31%	77.55%	7.24%	53.81%	72.62%	18.81%
Sales to List Price Ratio	96.78%	98.18%	1.40%	96.43%	98.54%	2.11%
Days on Market	49	33	-31.71%	51	30	-41.18%
Benchmark Price	\$486,400	\$539,900	11.00%	\$477,914	\$520,971	9.01%
Median Price	\$480,000	\$517,500	7.81%	\$470,000	\$518,500	10.32%
Average Price	\$544,677	\$584,346	7.28%	\$532,921	\$587,173	10.18%
<b>APARTMENT</b>						
Total Sales	263	346	31.56%	1,299	2,447	88.38%
Total Sales Volume	\$68,803,129	\$89,831,544	30.56%	\$333,357,415	\$646,352,585	93.89%
New Listings	640	643	0.47%	3,622	5,019	38.57%
Inventory	1,701	1,918	12.76%	1,470	1,727	17.48%
Months of Supply	6.47	5.54	-14.29%	7.92	4.94	-37.63%
Sales to New Listings Ratio	41.09%	53.81%	12.72%	35.86%	48.75%	12.89%
Sales to List Price Ratio	95.27%	96.24%	0.97%	95.23%	96.41%	1.18%
Days on Market	70	64	-8.74%	67	59	-11.94%
Benchmark Price	\$244,500	\$254,100	3.93%	\$243,086	\$250,571	3.08%
Median Price	\$238,600	\$233,750	-2.03%	\$227,500	\$230,000	1.10%
Average Price	\$261,609	\$259,629	-0.76%	\$256,626	\$264,141	2.93%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	202	209	3.47%	912	1,619	77.52%
Total Sales Volume	\$88,879,830	\$102,608,332	15.45%	\$408,113,089	\$820,575,950	101.07%
New Listings	288	320	11.11%	1,746	2,375	36.03%
Inventory	622	577	-7.23%	615	491	-20.26%
Months of Supply	3.08	2.76	-10.34%	4.72	2.12	-55.08%
Sales to New Listings Ratio	70.14%	65.31%	-4.83%	52.23%	68.17%	15.93%
Sales to List Price Ratio	97.09%	98.00%	0.94%	96.73%	98.25%	1.57%
Days on Market	60	37	-38.25%	64	38	-40.63%
Benchmark Price	\$390,300	\$428,400	9.76%	\$399,200	\$387,943	-2.82%
Median Price	\$365,493	\$410,000	12.18%	\$366,000	\$422,500	15.44%
Average Price	\$439,999	\$490,949	11.58%	\$447,492	\$506,841	13.26%
<b>CITY OF CALGARY ROW</b>						
Total Sales	200	351	75.50%	1,094	2,396	119.01%
Total Sales Volume	\$60,642,819	\$114,712,862	89.16%	\$333,713,902	\$788,869,098	136.39%
New Listings	429	511	19.11%	2,536	3,805	50.04%
Inventory	1,019	1,074	5.40%	895	936	4.65%
Months of Supply	5.10	3.06	-39.94%	5.72	2.74	-52.22%
Sales to New Listings Ratio	46.62%	68.69%	22.07%	43.14%	62.97%	19.83%
Sales to List Price Ratio	96.36%	97.83%	1.52%	96.44%	97.67%	1.27%
Days on Market	49	45	-8.73%	61	46	-24.59%
Benchmark Price	\$271,000	\$299,600	10.55%	\$277,143	\$291,443	5.16%
Median Price	\$289,300	\$302,000	4.39%	\$285,000	\$303,000	6.32%
Average Price	\$303,214	\$326,817	7.78%	\$305,040	\$329,244	7.93%

For a list of definitions, see page 29.

July 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
<b>Detached</b>								
City Centre	138	212	65.09%	641	4.64	\$692,900	9.32%	0.77%
North East	160	293	54.61%	510	3.19	\$403,700	9.94%	0.57%
North	214	231	92.64%	337	1.57	\$470,000	11.22%	0.38%
North West	197	293	67.24%	433	2.20	\$589,800	11.70%	0.44%
West	136	170	80.00%	357	2.63	\$731,800	10.28%	-0.18%
South	298	336	88.69%	455	1.53	\$521,700	11.33%	1.12%
South East	230	231	99.57%	248	1.08	\$500,700	12.69%	0.22%
East	40	49	81.63%	110	2.75	\$371,800	7.71%	-0.38%
<b>TOTAL CITY</b>	<b>1,413</b>	<b>1,822</b>	<b>77.55%</b>	<b>3,109</b>	<b>2.20</b>	<b>\$539,900</b>	<b>11.00%</b>	<b>0.50%</b>
<b>Apartment</b>								
City Centre	142	296	47.97%	1,023	7.20	\$275,800	0.73%	-0.14%
North East	21	41	51.22%	82	3.90	\$223,800	4.87%	0.27%
North	19	38	50.00%	119	6.26	\$213,400	3.19%	0.09%
North West	32	57	56.14%	138	4.31	\$242,500	4.35%	0.46%
West	36	52	69.23%	163	4.53	\$246,800	10.38%	-0.40%
South	52	74	70.27%	187	3.60	\$224,400	8.62%	1.40%
South East	39	65	60.00%	161	4.13	\$244,400	9.60%	2.69%
East	4	17	23.53%	37	9.25	\$185,800	5.03%	-0.69%
<b>TOTAL CITY</b>	<b>346</b>	<b>643</b>	<b>53.81%</b>	<b>1,918</b>	<b>5.54</b>	<b>\$254,100</b>	<b>3.93%</b>	<b>0.43%</b>
<b>Semi-detached</b>								
City Centre	55	106	51.89%	239	4.35	\$748,100	7.86%	-0.24%
North East	26	46	56.52%	87	3.35	\$310,700	8.03%	1.27%
North	25	23	108.70%	31	1.24	\$363,900	11.76%	0.55%
North West	22	32	68.75%	42	1.91	\$414,300	11.31%	0.12%
West	28	27	103.70%	48	1.71	\$525,700	8.08%	0.34%
South	24	34	70.59%	53	2.21	\$346,800	12.05%	0.61%
South East	23	29	79.31%	35	1.52	\$347,800	12.05%	0.46%
East	6	21	28.57%	38	6.33	\$304,700	7.71%	0.69%
<b>TOTAL CITY</b>	<b>209</b>	<b>320</b>	<b>65.31%</b>	<b>577</b>	<b>2.76</b>	<b>\$428,400</b>	<b>9.76%</b>	<b>0.33%</b>
<b>Row</b>								
City Centre	50	94	53.19%	223	4.46	\$469,600	13.10%	-0.15%
North East	37	64	57.81%	145	3.92	\$202,000	12.41%	0.00%
North	45	66	68.18%	156	3.47	\$261,700	8.86%	0.19%
North West	42	52	80.77%	100	2.38	\$306,200	6.39%	0.26%
West	38	65	58.46%	146	3.84	\$339,300	11.43%	-2.53%
South	75	82	91.46%	135	1.80	\$262,500	10.67%	2.34%
South East	55	69	79.71%	130	2.36	\$294,800	9.55%	0.79%
East	8	11	72.73%	28	3.50	\$180,400	20.35%	-2.75%
<b>TOTAL CITY</b>	<b>351</b>	<b>511</b>	<b>68.69%</b>	<b>1,074</b>	<b>3.06</b>	<b>\$299,600</b>	<b>10.55%</b>	<b>0.10%</b>

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

## City of Calgary

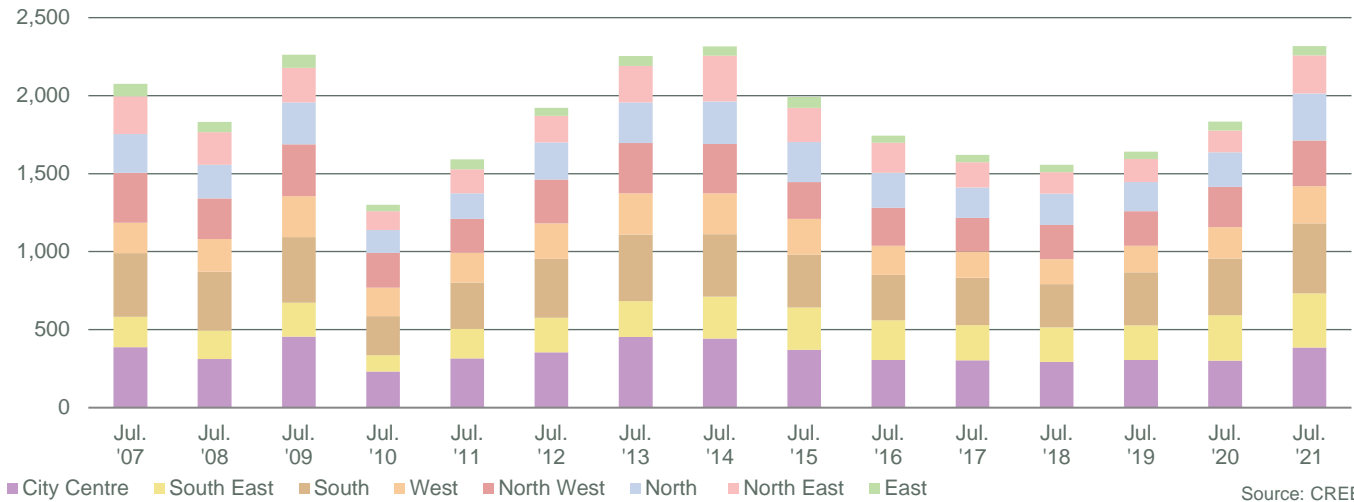
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jul. 2021

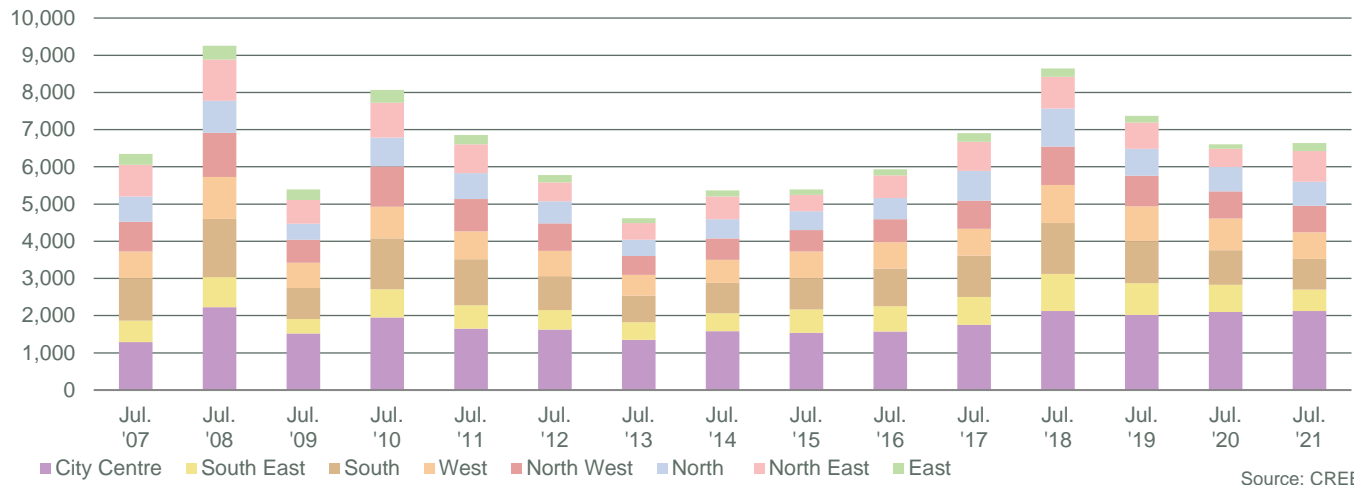
TOTAL SALES

JULY



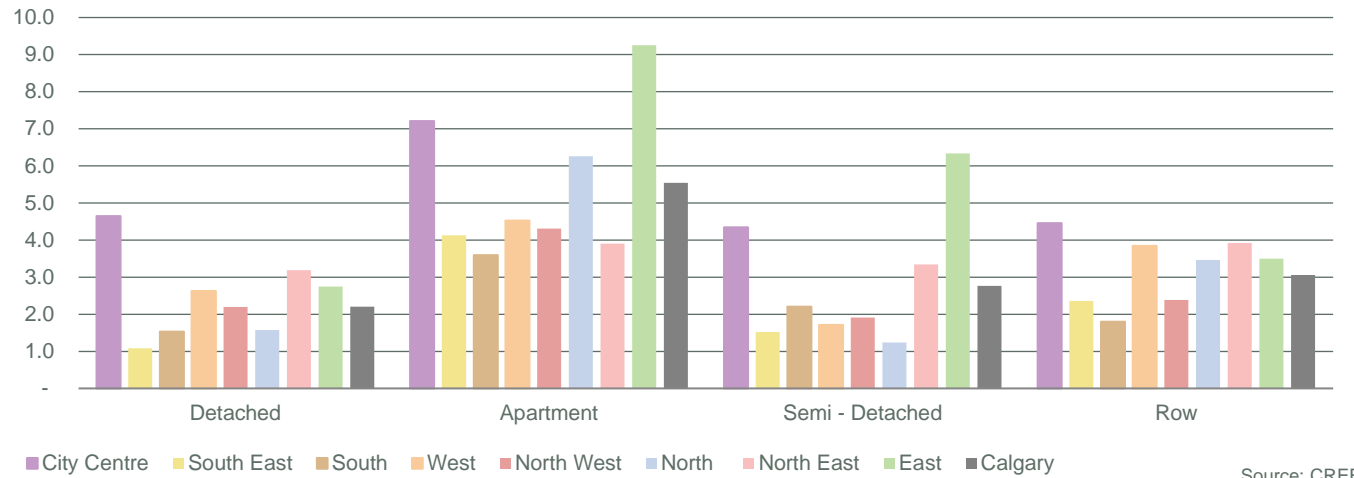
TOTAL INVENTORY

JULY



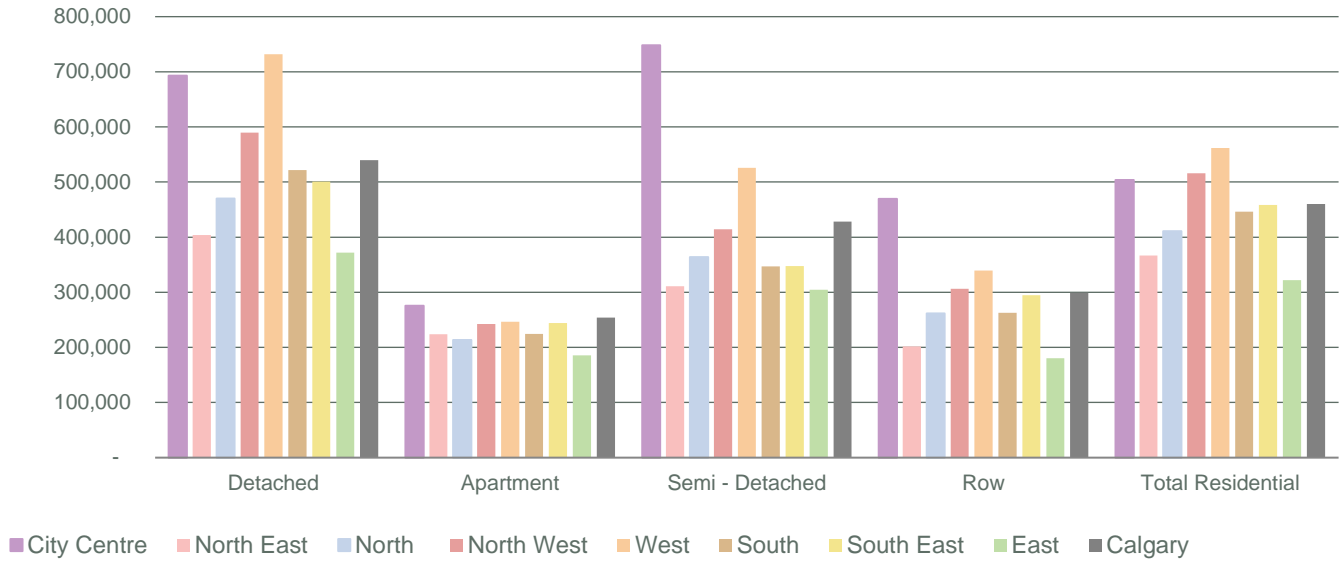
MONTHS OF SUPPLY

JULY



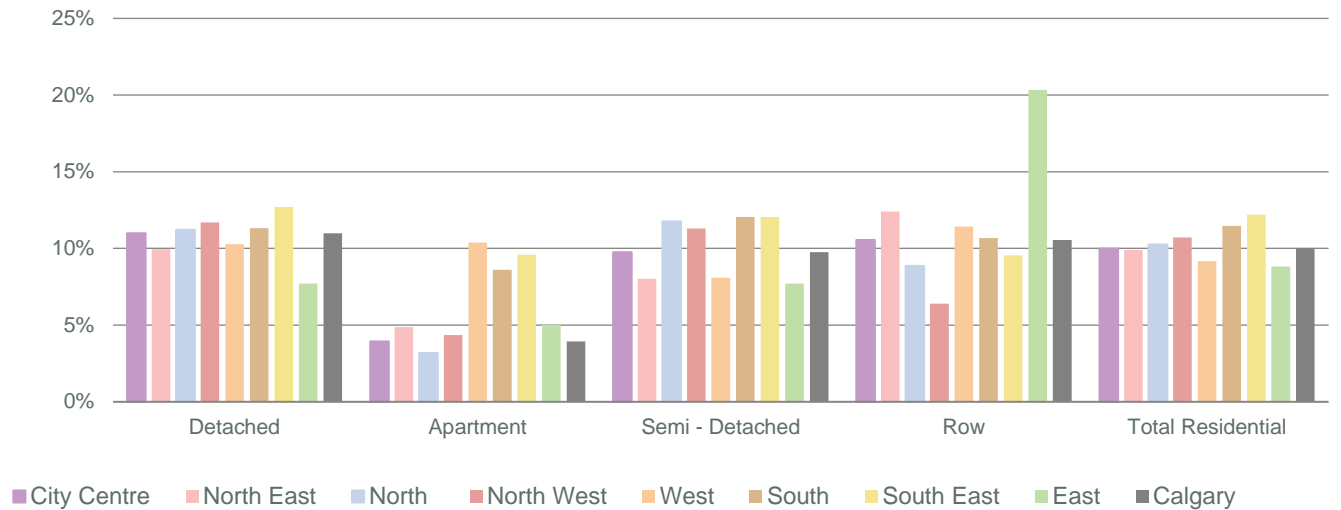


## BENCHMARK PRICE - JULY



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

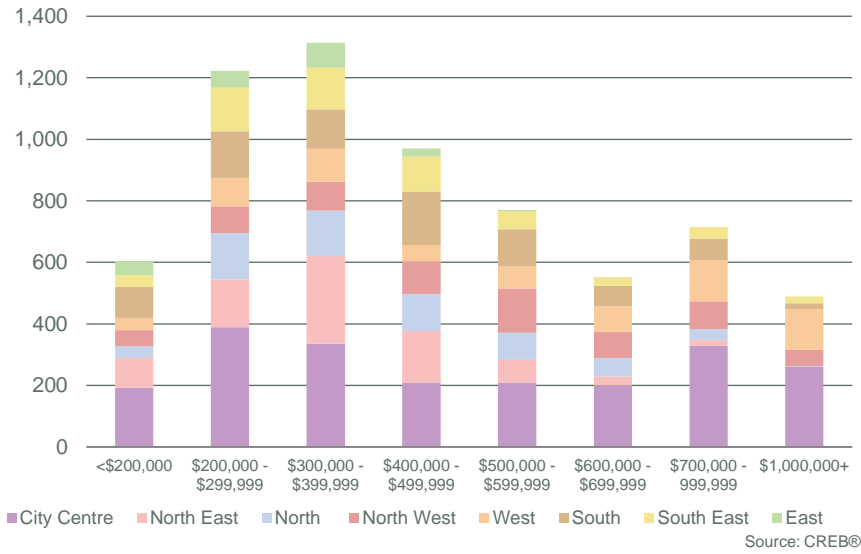


Source: CREB®

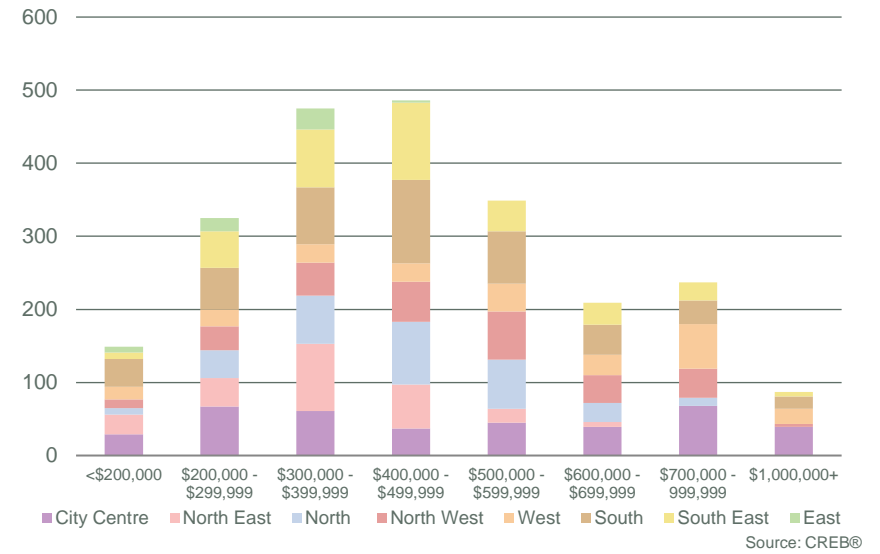
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

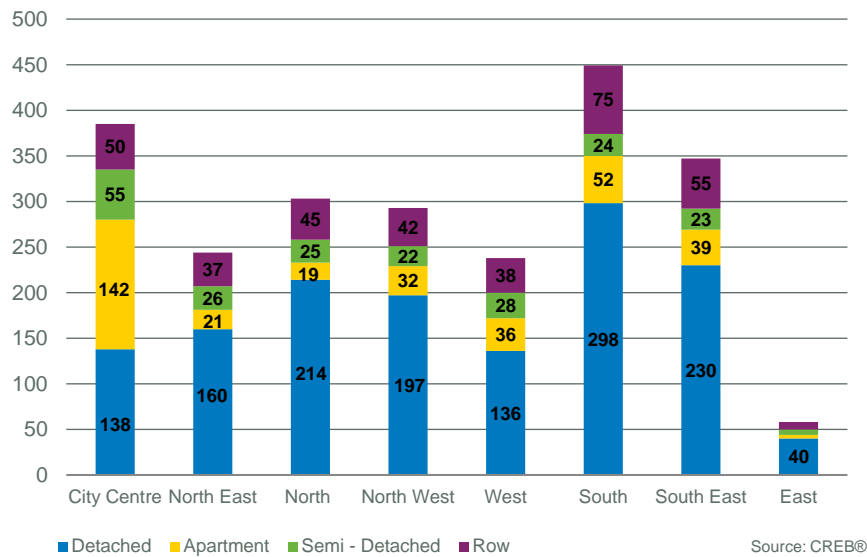
TOTAL INVENTORY BY PRICE RANGE - JULY



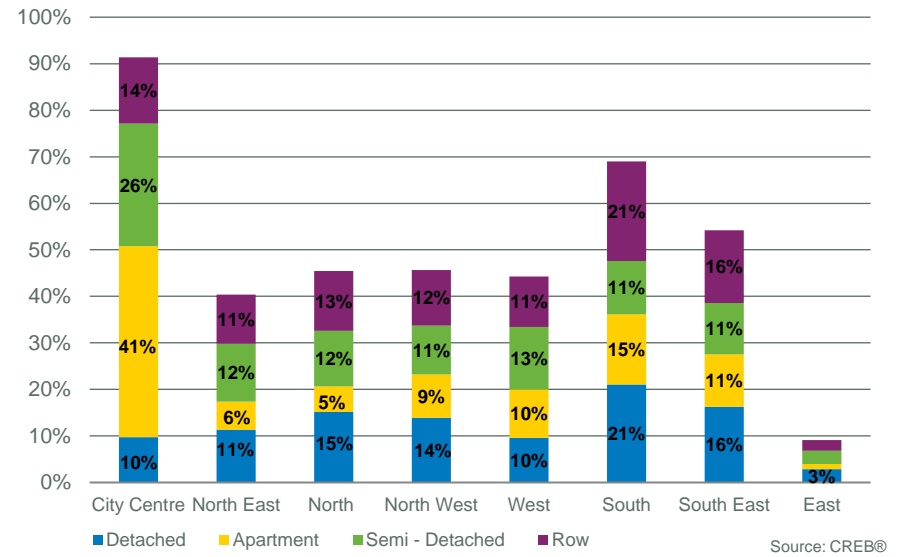
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



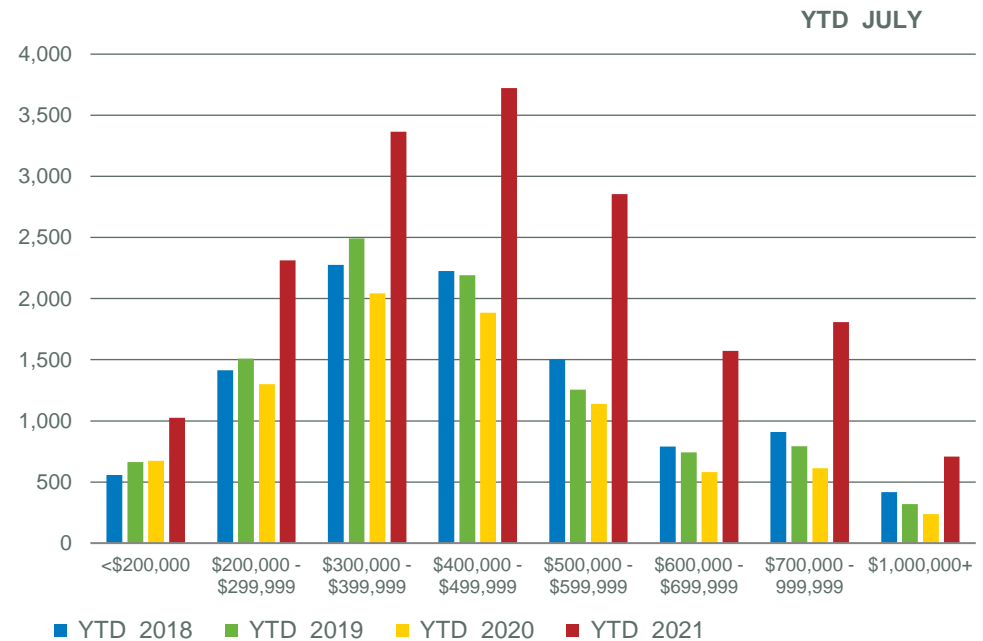
SHARE OF CITY WIDE SALES - JULY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	859	1,190	1,174	571	1,078	1,763	1,835	1,574	1,706	1,763	1,437	1,199
New Listings	2,357	2,517	2,418	1,425	2,419	3,345	3,021	2,578	2,737	2,460	1,727	1,172
Inventory	5,163	5,673	5,863	5,645	5,969	6,442	6,630	6,502	6,253	5,820	5,022	3,674
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59
Benchmark Price	415,700	415,200	414,600	412,600	411,500	411,300	418,300	420,100	422,100	423,200	423,600	421,600
Median Price	400,000	412,250	410,000	393,500	401,000	410,000	420,000	415,400	418,750	420,000	415,000	402,000
Average Price	451,755	446,690	448,130	423,338	439,257	460,099	466,266	470,271	467,696	473,869	456,400	446,722
Index	188	188	188	187	186	186	190	190	191	192	192	191
<b>2021</b>												
Sales	1,207	1,832	2,902	3,209	2,984	2,915	2,319					
New Listings	2,250	2,851	4,440	4,679	4,564	4,136	3,296					
Inventory	4,040	4,523	5,423	6,078	6,789	6,922	6,678					
Days on Market	57	45	35	33	32	34	40					
Benchmark Price	423,400	430,500	441,500	450,600	455,200	458,300	460,100					
Median Price	419,000	440,944	459,900	455,000	457,750	445,000	438,500					
Average Price	472,020	486,620	505,397	509,276	510,780	494,118	488,501					
Index	192	195	200	204	206	208	208					

	Jul-20	Jul-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	5	1	20	9
\$100,000 - \$149,999	24	45	162	246
\$150,000 - \$199,999	97	104	492	769
\$200,000 - \$249,999	114	128	537	1,030
\$250,000 - \$299,999	136	197	763	1,282
\$300,000 - \$349,999	222	194	909	1,438
\$350,000 - \$399,999	238	281	1,135	1,927
\$400,000 - \$449,999	197	255	1,018	1,978
\$450,000 - \$499,999	205	232	867	1,745
\$500,000 - \$549,999	140	195	665	1,556
\$550,000 - \$599,999	106	154	474	1,299
\$600,000 - \$649,999	82	123	336	884
\$650,000 - \$699,999	66	86	244	689
\$700,000 - \$749,999	33	80	158	536
\$750,000 - \$799,999	40	54	148	436
\$800,000 - \$849,999	23	38	107	292
\$850,000 - \$899,999	21	22	75	215
\$900,000 - \$949,999	15	18	62	164
\$950,000 - \$999,999	18	25	62	165
\$1,000,000 - \$1,299,999	32	51	140	396
\$1,300,000 - \$1,499,999	7	11	33	106
\$1,500,000 - \$1,999,999	7	15	37	131
\$2,000,000 +	7	10	26	75
	1,835	2,319	8,470	17,368

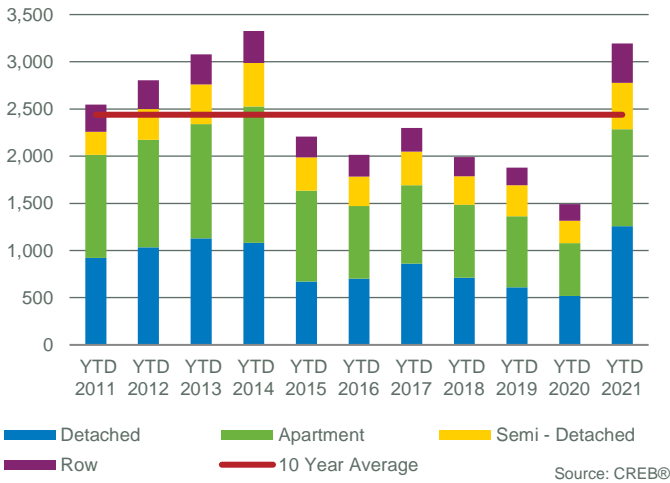
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

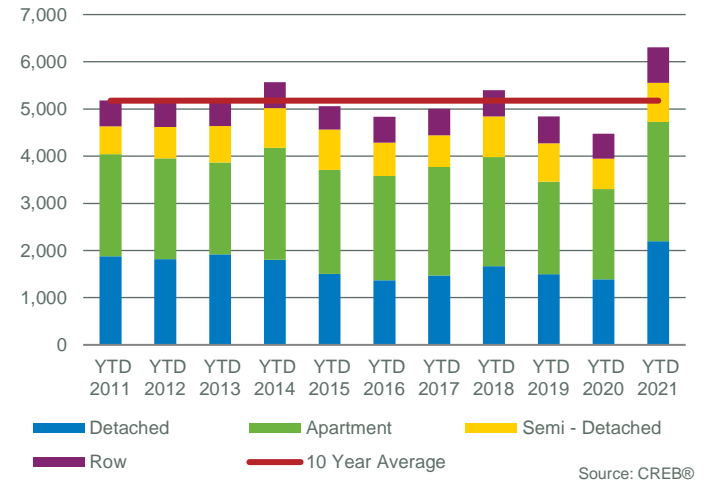
CITY OF CALGARY TOTAL SALES

YTD JULY

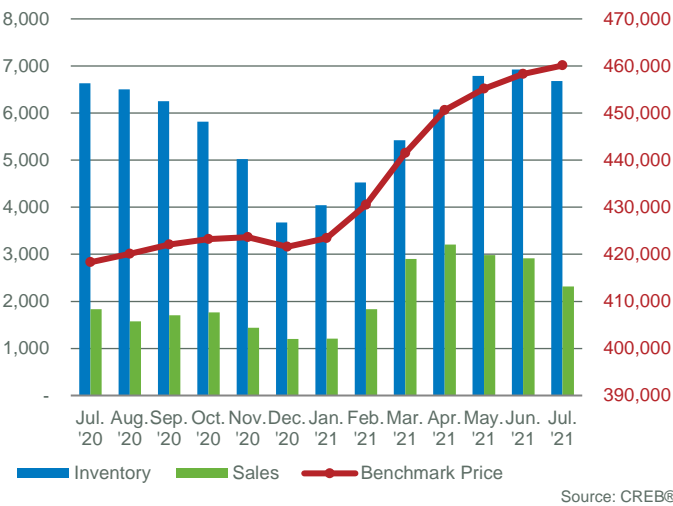


CITY OF CALGARY TOTAL NEW LISTINGS

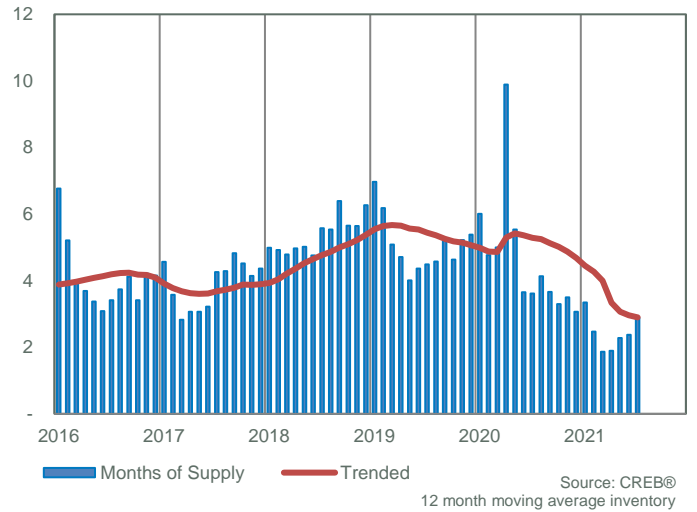
YTD JULY



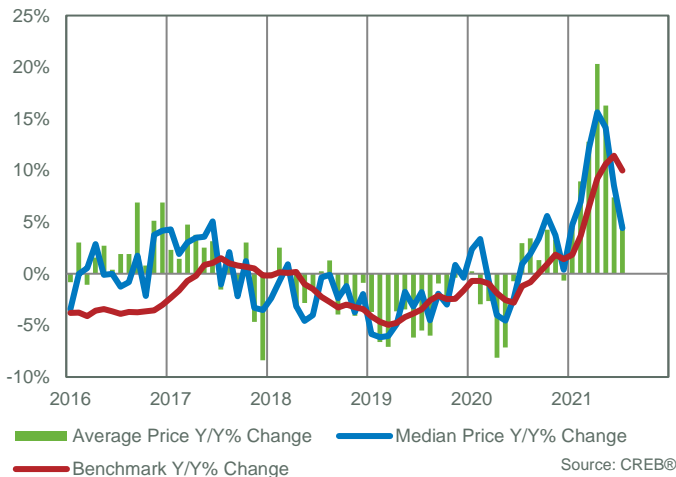
CITY OF CALGARY TOTAL INVENTORY AND SALES



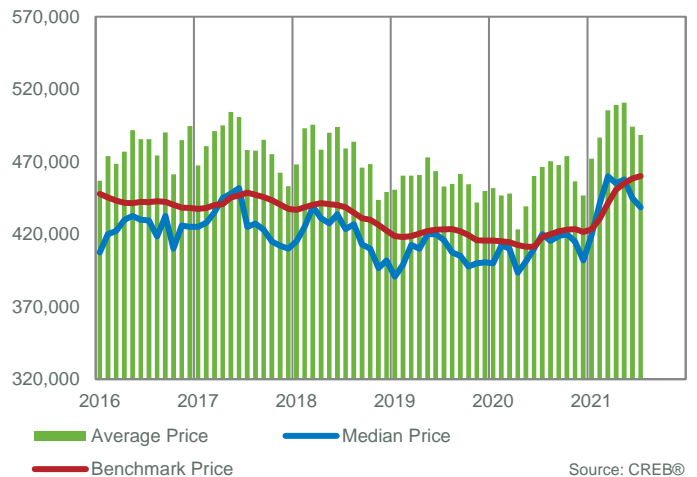
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



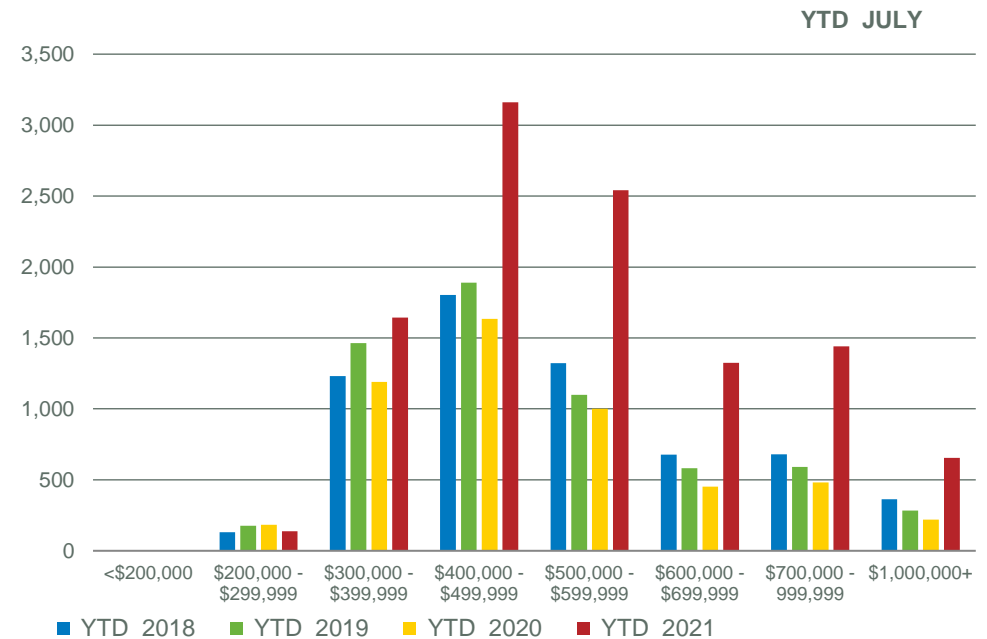
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,137	883	717
New Listings	1,210	1,339	1,343	782	1,361	1,899	1,664	1,479	1,479	1,324	893	600
Inventory	2,485	2,748	2,890	2,822	3,017	3,274	3,288	3,234	3,069	2,727	2,245	1,567
Days on Market	61	53	47	49	54	50	49	46	50	47	51	54
Benchmark Price	478,000	477,500	477,500	475,600	475,300	475,100	486,400	487,100	488,800	489,600	490,800	489,300
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000	478,800	477,000	458,900
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,656	547,754	553,199	538,025	532,745
Index	195	194	194	194	194	193	198	198	199	199	200	199
<b>2021</b>												
Sales	733	1,121	1,865	2,046	1,909	1,819	1,413					
New Listings	1,114	1,572	2,611	2,774	2,731	2,393	1,822					
Inventory	1,685	1,927	2,410	2,781	3,200	3,263	3,109					
Days on Market	53	37	29	25	26	27	33					
Benchmark Price	492,000	501,400	515,100	527,900	533,300	537,200	539,900					
Median Price	482,000	512,000	527,900	523,000	528,700	512,000	517,500					
Average Price	559,202	573,855	594,770	594,763	595,677	583,595	584,346					
Index	200	204	210	215	217	219	220					

	Jul-20	Jul-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	2	4
\$200,000 - \$249,999	4	3	19	10
\$250,000 - \$299,999	24	13	165	128
\$300,000 - \$349,999	105	58	403	490
\$350,000 - \$399,999	163	161	788	1,153
\$400,000 - \$449,999	164	205	859	1,624
\$450,000 - \$499,999	189	201	776	1,537
\$500,000 - \$549,999	128	181	587	1,397
\$550,000 - \$599,999	99	139	413	1,144
\$600,000 - \$649,999	65	108	269	767
\$650,000 - \$699,999	52	77	183	557
\$700,000 - \$749,999	27	64	113	417
\$750,000 - \$799,999	35	42	114	334
\$800,000 - \$849,999	20	30	87	245
\$850,000 - \$899,999	18	15	61	175
\$900,000 - \$949,999	12	15	51	133
\$950,000 - \$999,999	17	20	55	137
\$1,000,000 - \$1,299,999	27	45	126	355
\$1,300,000 - \$1,499,999	7	11	33	100
\$1,500,000 - \$1,999,999	6	15	36	126
\$2,000,000 +	7	10	25	73
	1,170	1,413	5,165	10,906

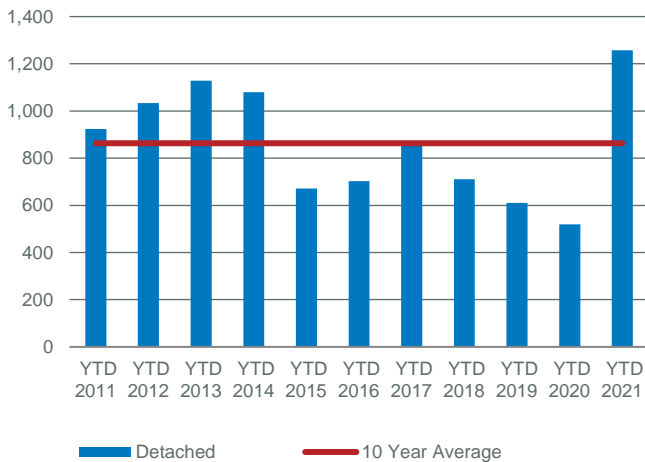
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

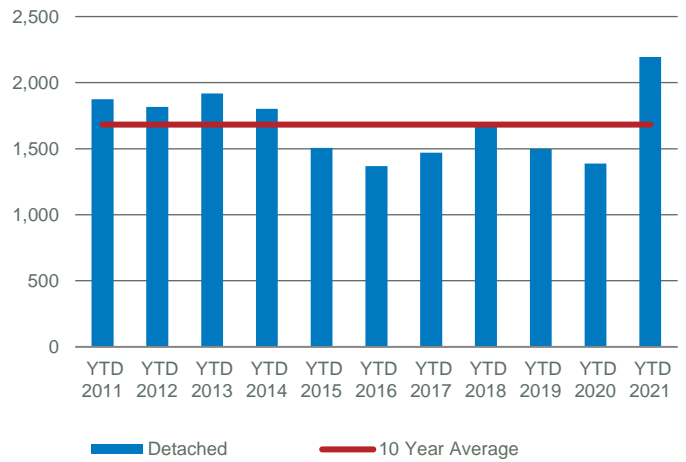
YTD JULY



Source: CREB®

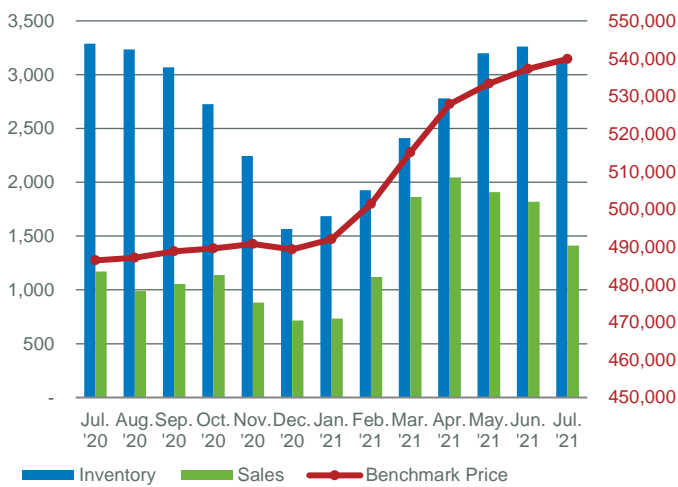
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



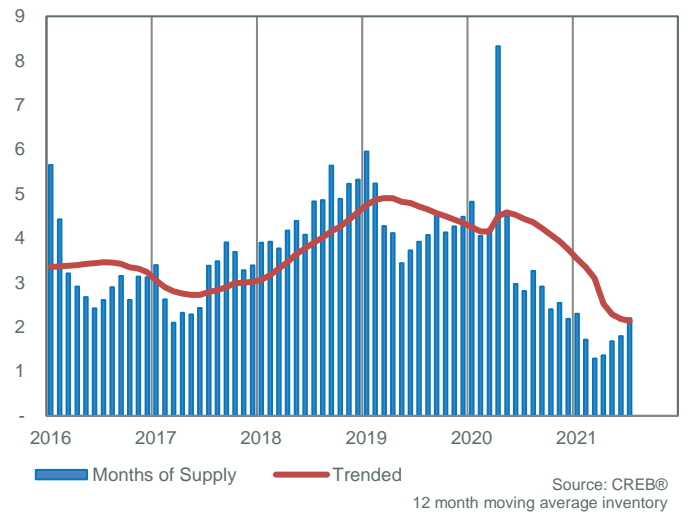
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



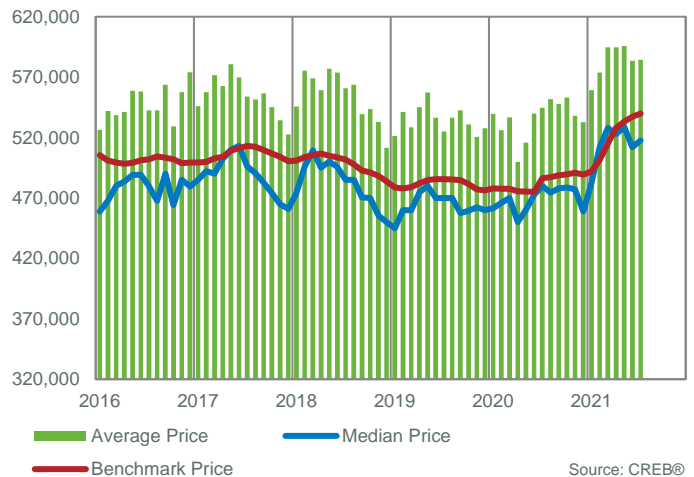
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

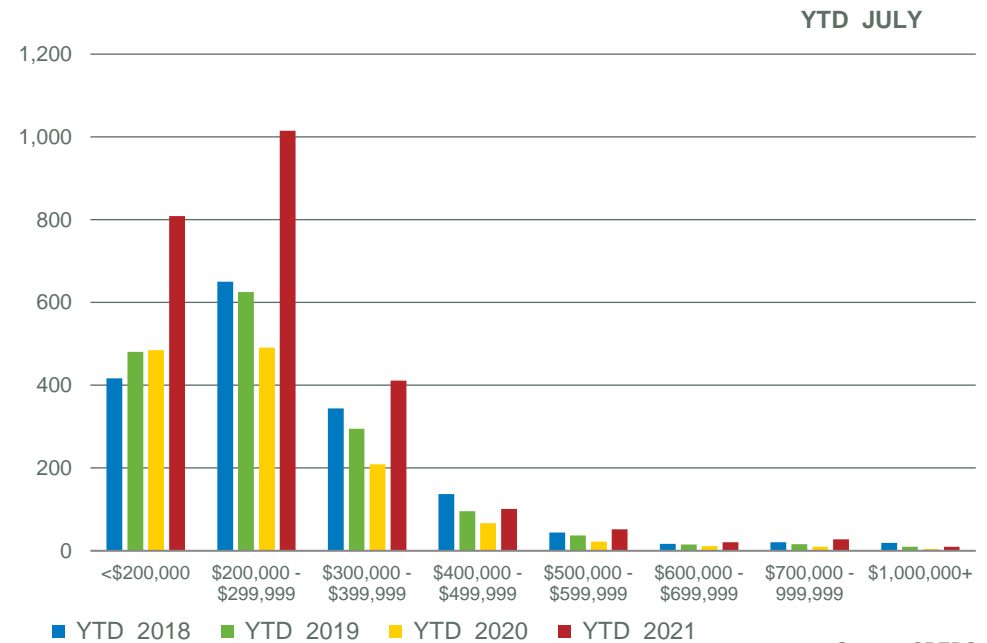


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	147	209	218	95	135	232	263	223	242	234	210	185
New Listings	568	559	476	258	449	672	640	495	582	561	407	287
Inventory	1,338	1,470	1,441	1,363	1,415	1,562	1,701	1,667	1,639	1,623	1,503	1,170
Days on Market	77	62	58	64	67	73	70	62	67	66	66	73
Benchmark Price	246,200	244,400	242,800	242,300	240,700	240,700	244,500	247,700	250,100	251,300	248,100	244,800
Median Price	210,000	242,500	230,000	228,000	213,000	219,250	238,600	228,000	229,000	223,605	215,000	212,500
Average Price	234,969	272,642	258,286	245,013	237,921	264,352	261,609	251,339	259,151	241,641	235,219	245,449
Index	170	169	168	168	166	166	169	171	173	174	172	169
<b>2021</b>												
Sales	184	271	385	440	379	442	346					
New Listings	552	571	869	837	797	750	643					
Inventory	1,314	1,431	1,685	1,809	1,965	1,967	1,918					
Days on Market	65	70	53	57	53	55	64					
Benchmark Price	245,200	246,200	250,600	252,300	252,600	253,000	254,100					
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	233,750					
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,629					
Index	170	170	173	174	175	175	176					

	Jul-20	Jul-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	5	1	17	9
\$100,000 - \$149,999	20	40	117	218
\$150,000 - \$199,999	68	81	351	582
\$200,000 - \$249,999	54	73	263	603
\$250,000 - \$299,999	50	66	228	412
\$300,000 - \$349,999	34	30	134	251
\$350,000 - \$399,999	11	26	75	160
\$400,000 - \$449,999	7	10	39	69
\$450,000 - \$499,999	5	5	28	32
\$500,000 - \$549,999	3	5	18	28
\$550,000 - \$599,999	-	2	4	24
\$600,000 - \$649,999	1	1	7	16
\$650,000 - \$699,999	1	-	4	5
\$700,000 - \$749,999	-	2	2	6
\$750,000 - \$799,999	-	-	4	3
\$800,000 - \$849,999	1	1	2	7
\$850,000 - \$899,999	-	-	1	4
\$900,000 - \$949,999	1	-	1	3
\$950,000 - \$999,999	-	2	-	5
\$1,000,000 - \$1,299,999	1	1	2	4
\$1,300,000 - \$1,499,999	-	-	-	3
\$1,500,000 - \$1,999,999	1	-	1	2
\$2,000,000 +	-	-	1	1
	263	346	1,299	2,447

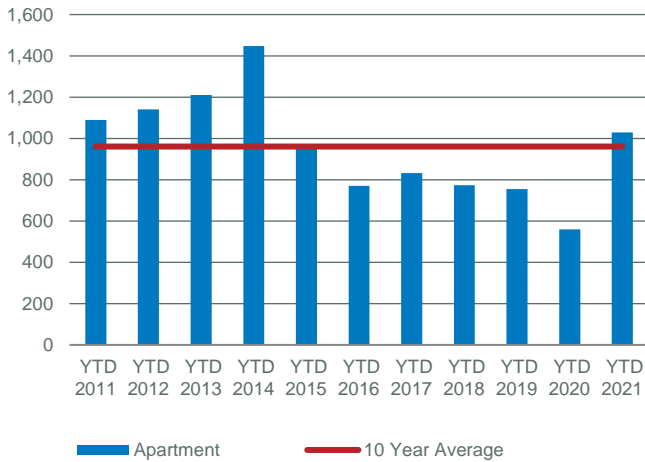
### CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

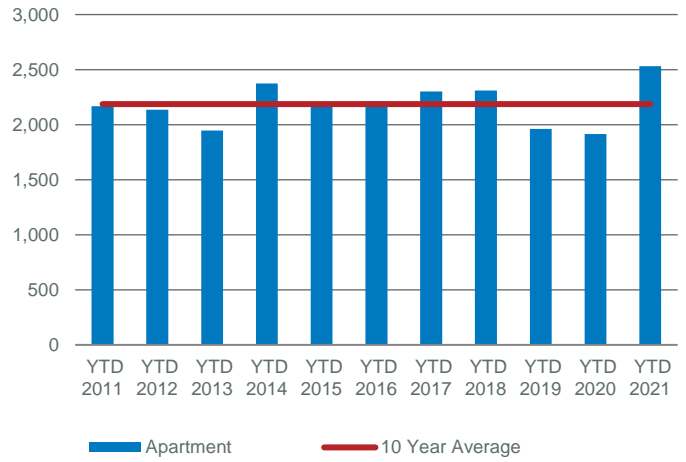
YTD JULY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JULY



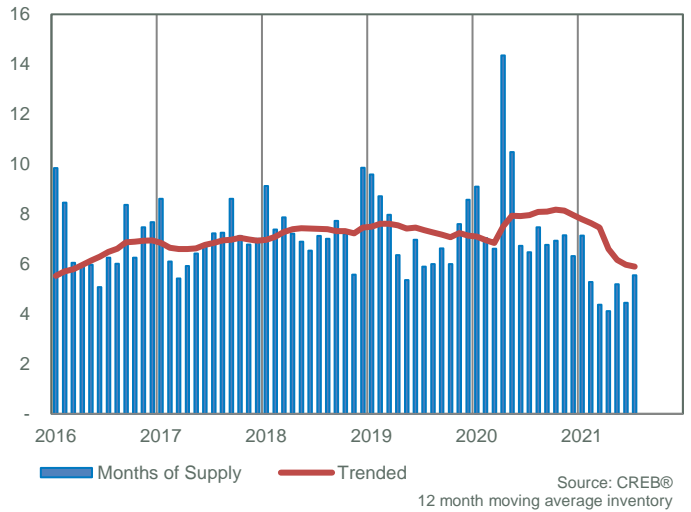
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



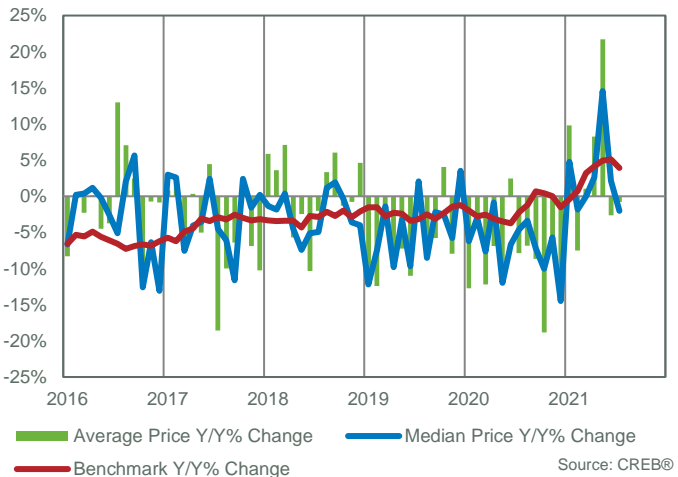
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



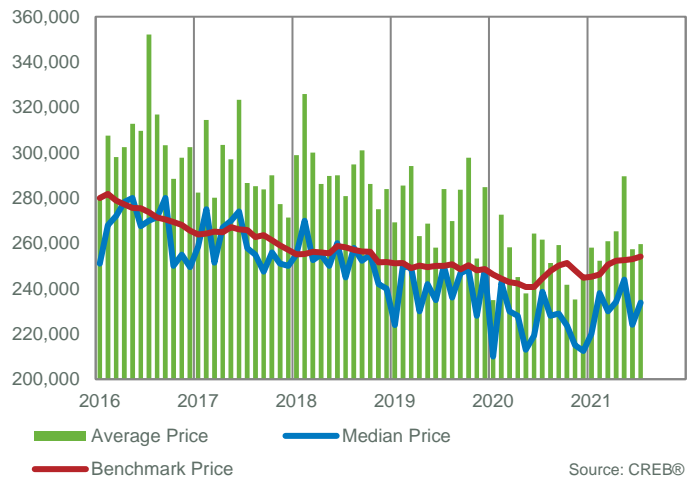
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



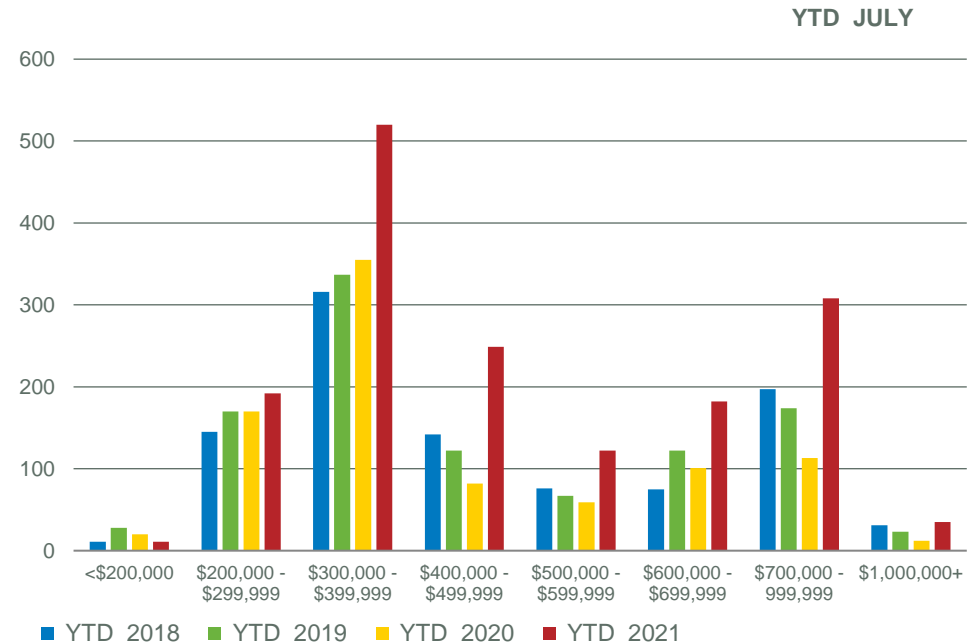
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	84	139	115	60	127	185	202	142	153	175	153	128
New Listings	240	254	248	167	249	300	288	241	279	237	165	118
Inventory	576	604	632	608	625	641	622	596	596	562	453	325
Days on Market	71	63	64	59	71	60	60	65	53	55	61	61
Benchmark Price	385,900	384,100	388,100	386,100	385,500	384,000	390,300	391,300	391,900	393,000	395,400	393,600
Median Price	406,750	360,965	408,000	354,950	349,900	365,000	365,493	416,750	401,500	375,000	390,000	369,750
Average Price	480,847	464,719	466,904	435,818	426,824	433,494	439,999	495,667	477,593	462,068	468,346	453,056
Index	195	194	196	195	195	194	198	198	198	199	200	199
<b>2021</b>												
Sales	140	180	269	299	279	243	209					
New Listings	212	255	393	436	377	382	320					
Inventory	345	375	450	539	558	591	577					
Days on Market	59	41	38	36	30	37	37					
Benchmark Price	391,700	398,600	411,200	419,700	423,700	427,000	428,400					
Median Price	387,750	462,500	414,900	450,000	426,000	424,900	410,000					
Average Price	478,616	522,359	488,629	537,761	505,380	509,071	490,949					
Index	198	202	208	212	214	216	217					

	Jul-20	Jul-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	1	-	3	1
\$150,000 - \$199,999	4	1	17	10
\$200,000 - \$249,999	14	7	65	51
\$250,000 - \$299,999	21	20	105	141
\$300,000 - \$349,999	43	35	184	204
\$350,000 - \$399,999	43	40	171	316
\$400,000 - \$449,999	13	22	56	162
\$450,000 - \$499,999	5	14	26	87
\$500,000 - \$549,999	5	3	22	49
\$550,000 - \$599,999	7	5	37	73
\$600,000 - \$649,999	11	9	48	78
\$650,000 - \$699,999	13	7	53	104
\$700,000 - \$749,999	6	13	38	98
\$750,000 - \$799,999	5	12	30	96
\$800,000 - \$849,999	1	5	17	34
\$850,000 - \$899,999	3	7	13	34
\$900,000 - \$949,999	2	2	9	25
\$950,000 - \$999,999	1	3	6	21
\$1,000,000 - \$1,299,999	4	4	12	31
\$1,300,000 - \$1,499,999	-	-	-	2
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	-	-	1
	202	209	912	1,619

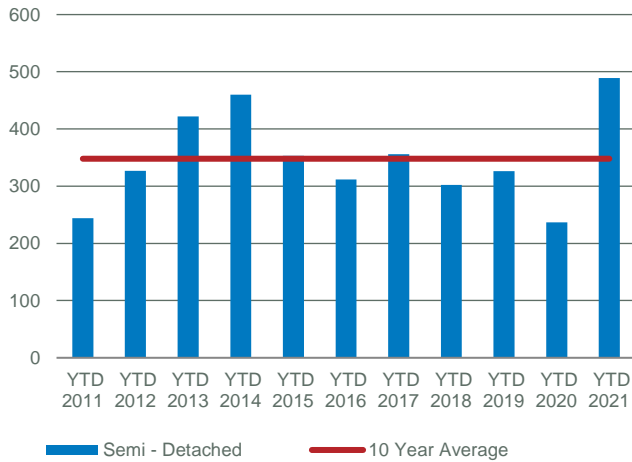
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

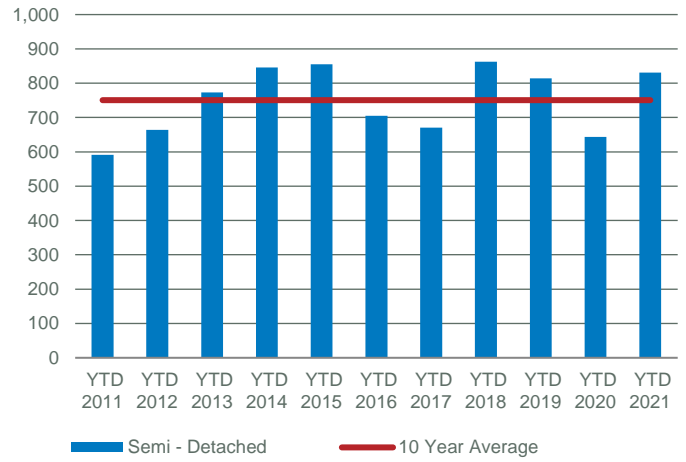
YTD JULY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JULY



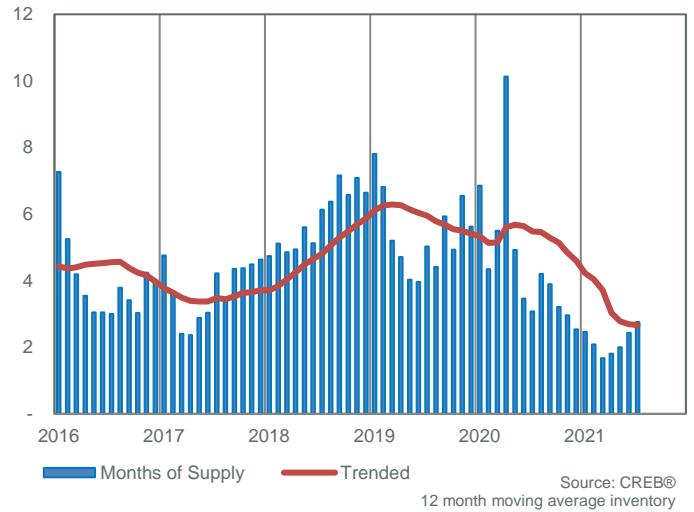
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



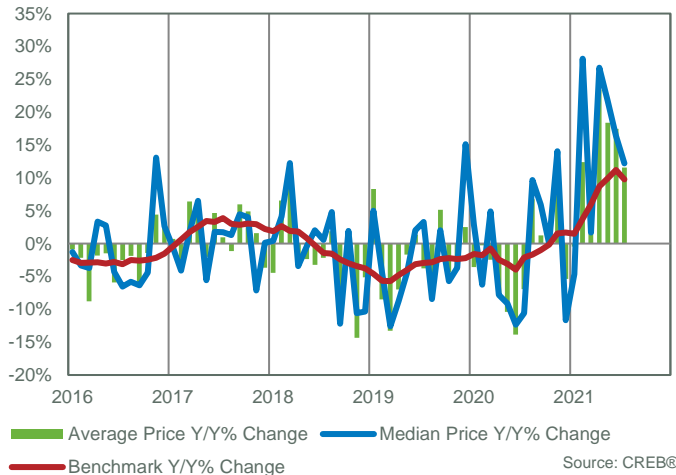
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



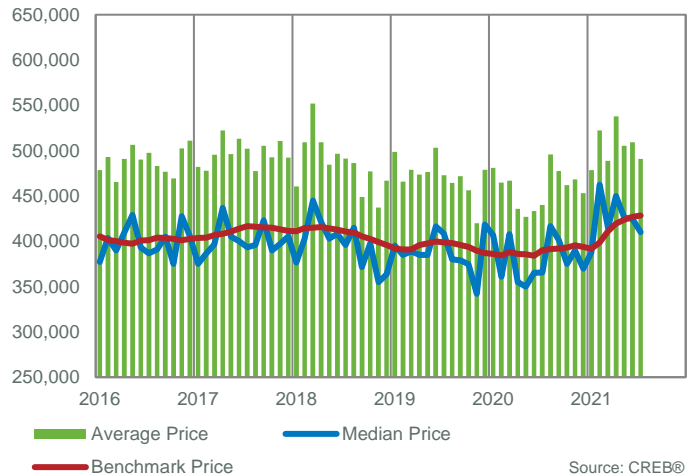
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

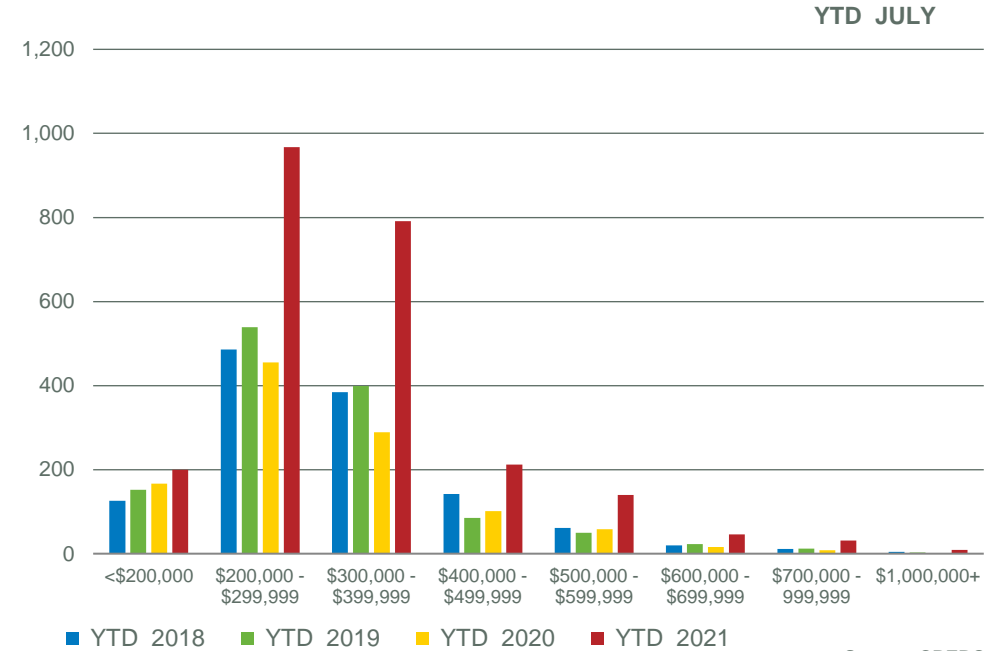


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2020</b>												
Sales	113	164	152	77	145	243	200	218	256	217	191	169
New Listings	339	365	351	218	360	474	429	363	397	338	262	167
Inventory	764	851	900	852	912	965	1,019	1,005	949	908	821	612
Days on Market	79	58	57	67	71	58	49	59	60	64	60	67
Benchmark Price	279,600	281,600	281,200	277,300	274,600	274,700	271,000	278,300	279,400	279,900	281,000	279,400
Median Price	289,500	291,000	294,000	284,000	272,000	282,000	289,300	288,500	290,000	284,000	287,500	268,000
Average Price	311,734	324,991	304,924	296,630	283,243	305,710	303,214	307,714	328,992	318,144	312,655	297,289
Index	174	175	175	173	171	171	169	173	174	174	175	174
<b>2021</b>												
Sales	150	260	383	424	417	411	351					
New Listings	372	453	567	632	659	611	511					
Inventory	696	790	878	949	1,066	1,101	1,074					
Days on Market	67	53	45	45	41	39	45					
Benchmark Price	279,900	283,600	287,900	293,400	296,400	299,300	299,600					
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000					
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,817					
Index	174	177	179	183	185	186	187					

	Jul-20	Jul-21	YTD 2020	YTD 2021
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	3	-
\$100,000 - \$149,999	3	5	42	27
\$150,000 - \$199,999	24	22	122	173
\$200,000 - \$249,999	42	45	190	366
\$250,000 - \$299,999	41	98	265	601
\$300,000 - \$349,999	40	71	188	493
\$350,000 - \$399,999	21	54	101	298
\$400,000 - \$449,999	13	18	64	123
\$450,000 - \$499,999	6	12	37	89
\$500,000 - \$549,999	4	6	38	82
\$550,000 - \$599,999	-	8	20	58
\$600,000 - \$649,999	5	5	12	23
\$650,000 - \$699,999	-	2	4	23
\$700,000 - \$749,999	-	1	5	15
\$750,000 - \$799,999	-	-	-	3
\$800,000 - \$849,999	1	2	1	6
\$850,000 - \$899,999	-	-	-	2
\$900,000 - \$949,999	-	1	1	3
\$950,000 - \$999,999	-	-	1	2
\$1,000,000 - \$1,299,999	-	1	-	6
\$1,300,000 - \$1,499,999	-	-	-	1
\$1,500,000 - \$1,999,999	-	-	-	2
\$2,000,000 +	-	-	-	-
	200	351	1,094	2,396

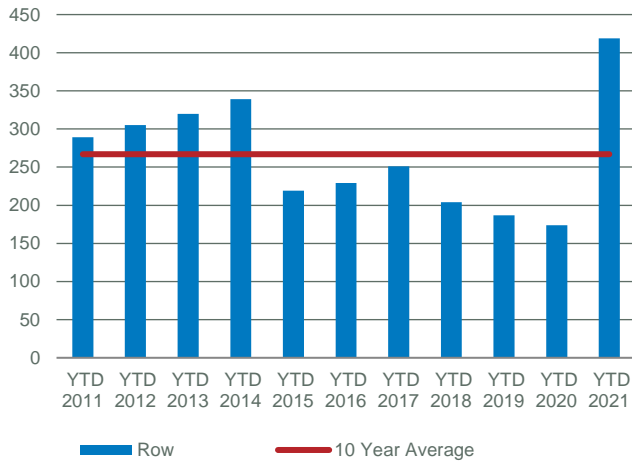
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

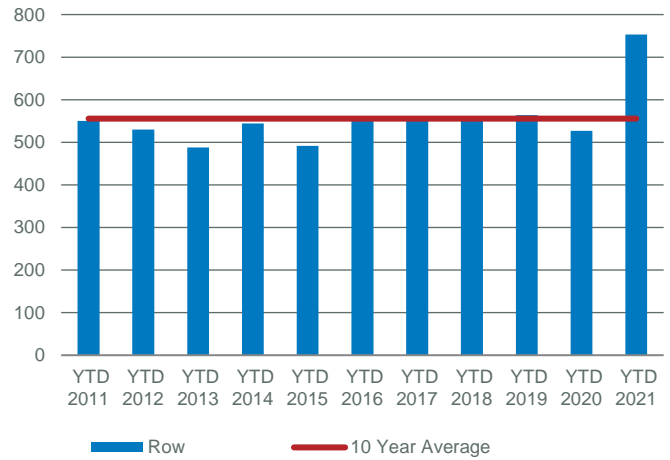
YTD JULY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



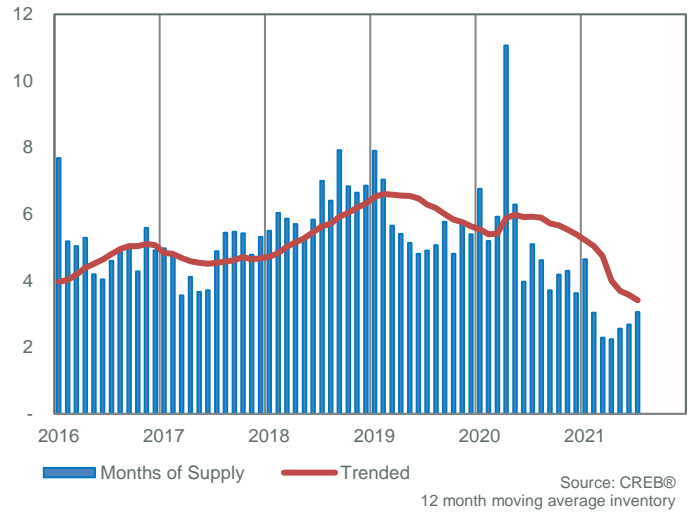
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



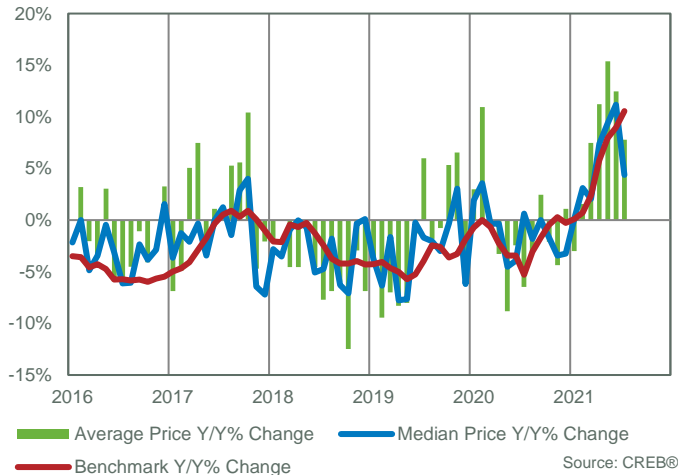
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



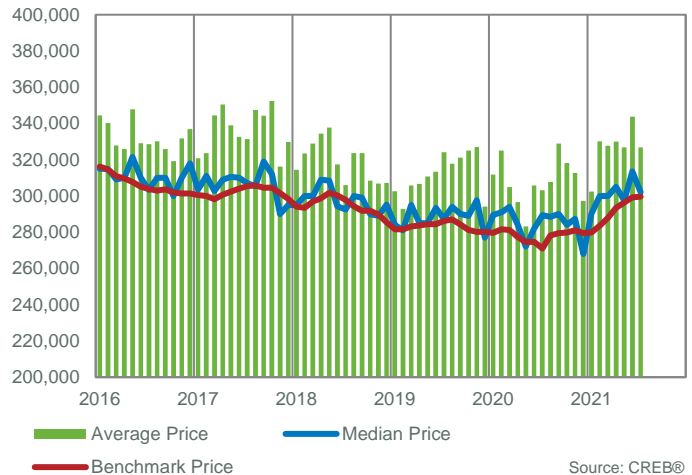
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

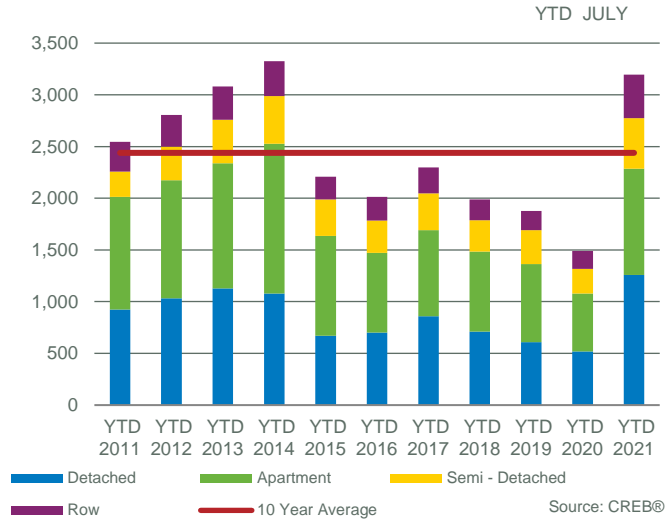
CITY OF CALGARY ROW PRICES



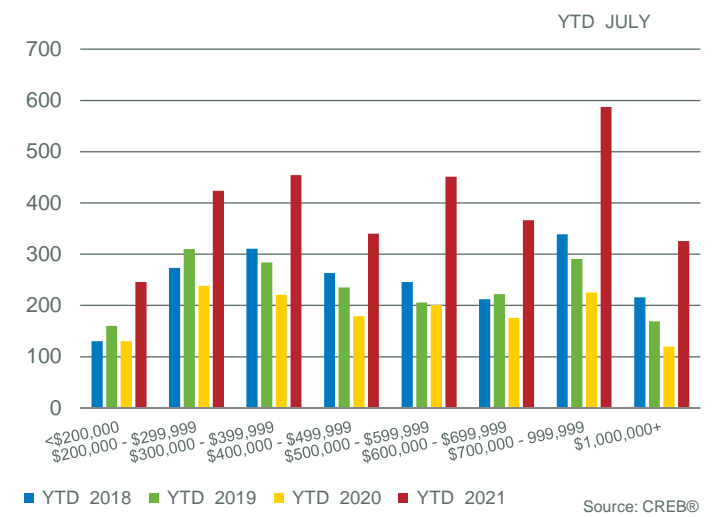
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



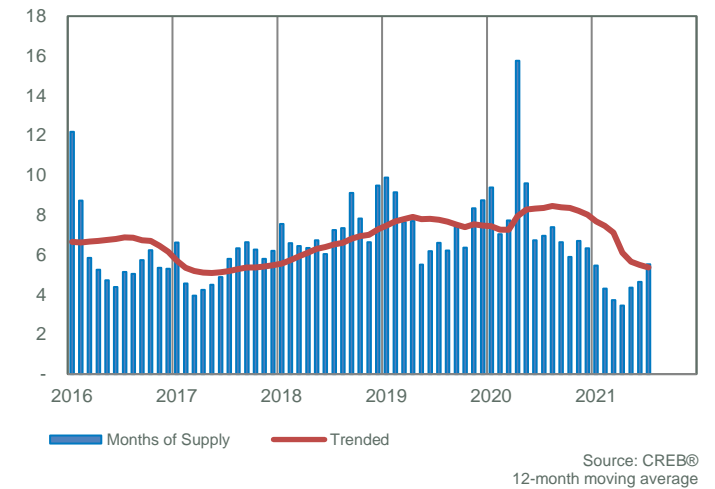
CITY CENTRE TOTAL SALES BY PRICE RANGE



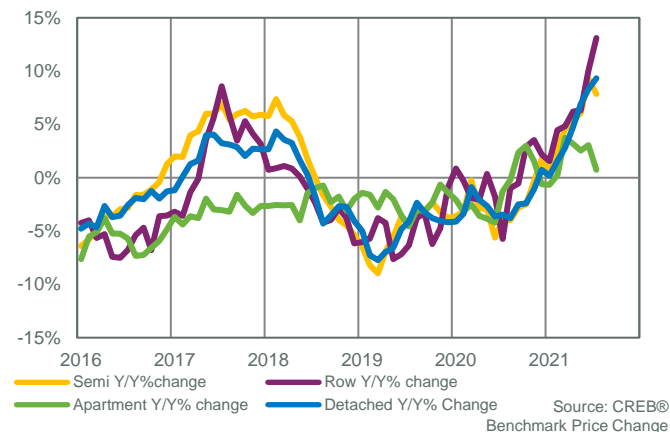
CITY CENTRE INVENTORY AND SALES



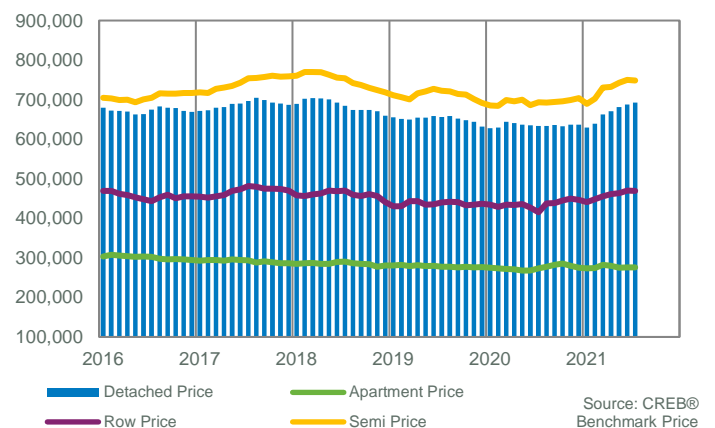
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

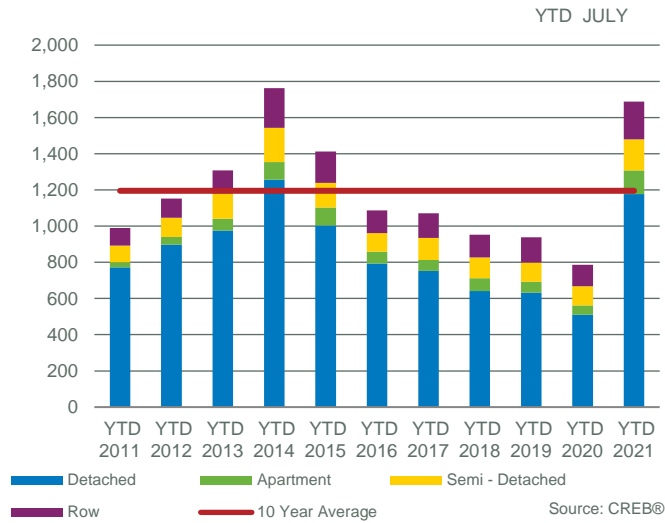


CITY CENTRE PRICES

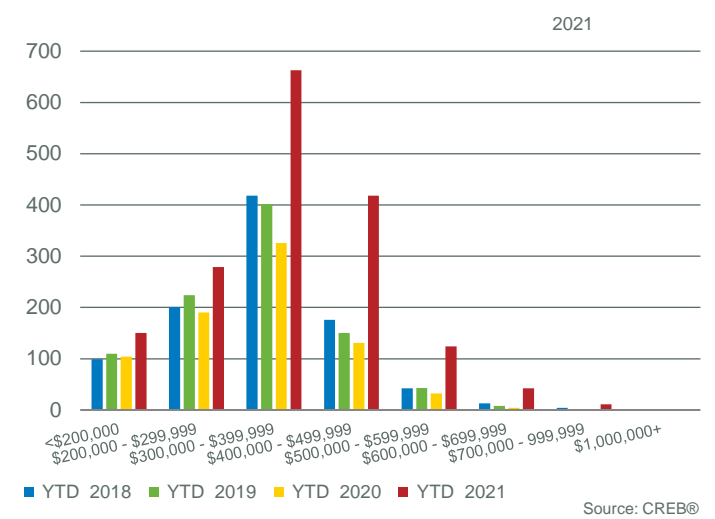


**NORTHEAST**

**NORTHEAST TOTAL SALES**



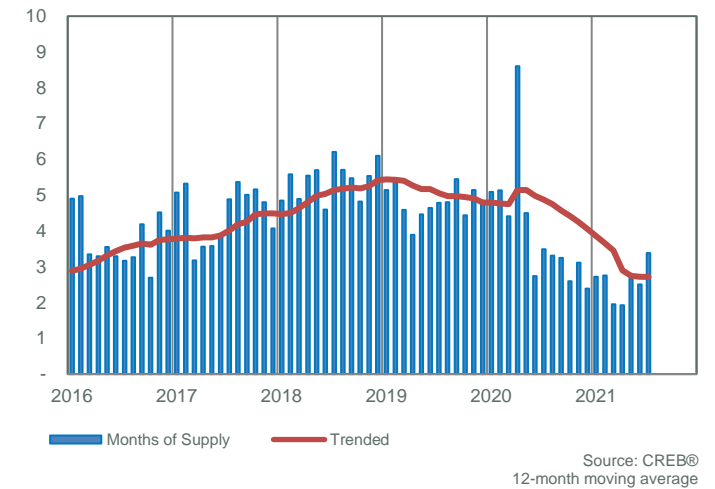
**NORTHEAST TOTAL SALES BY PRICE RANGE**



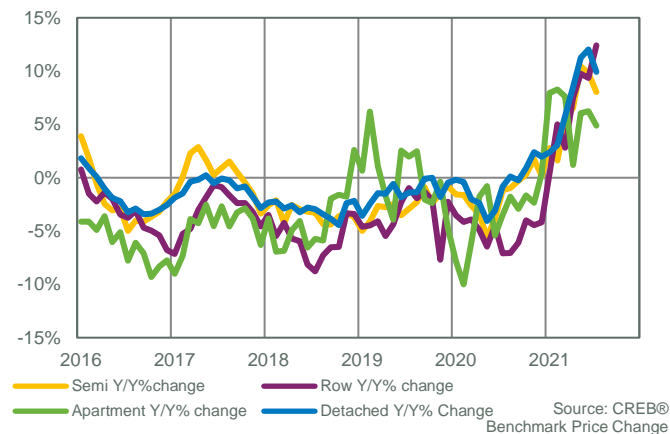
**NORTHEAST INVENTORY AND SALES**



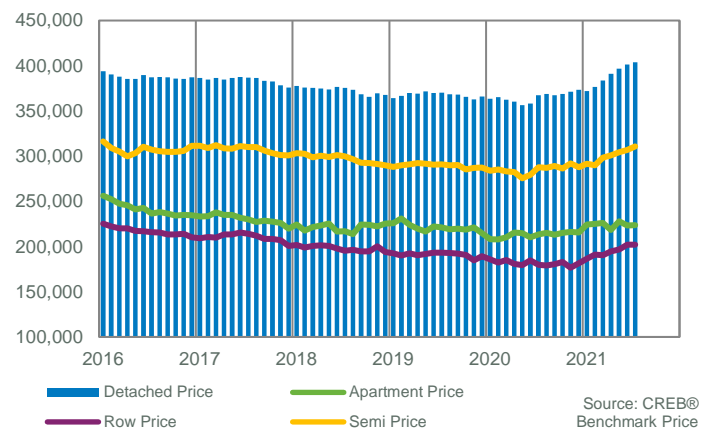
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

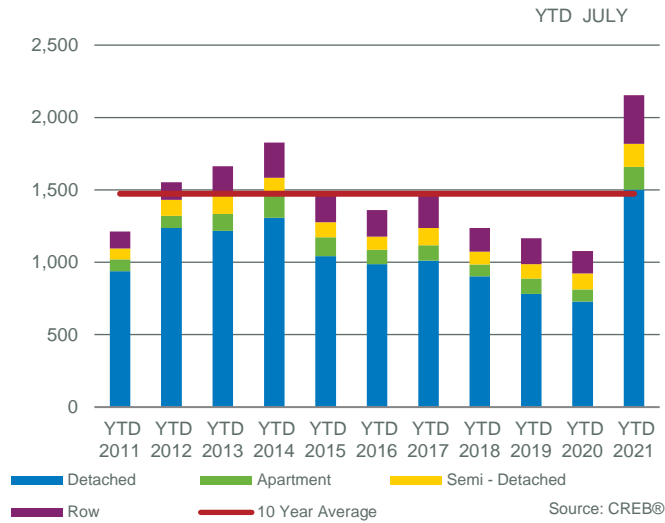


**NORTHEAST PRICES**

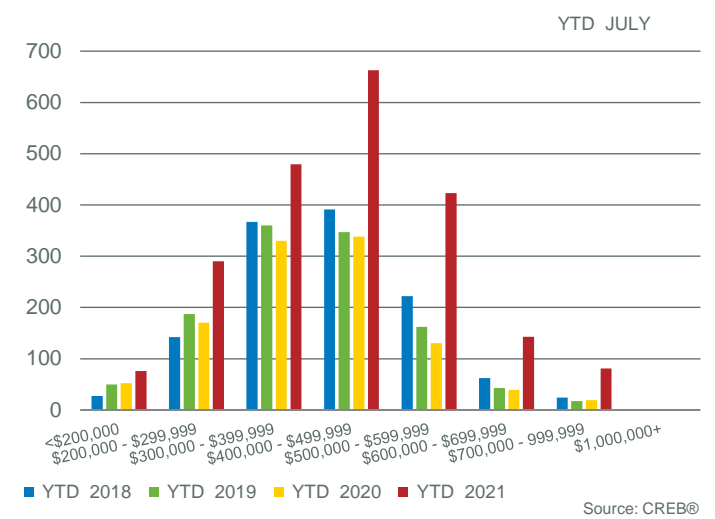


**NORTH**

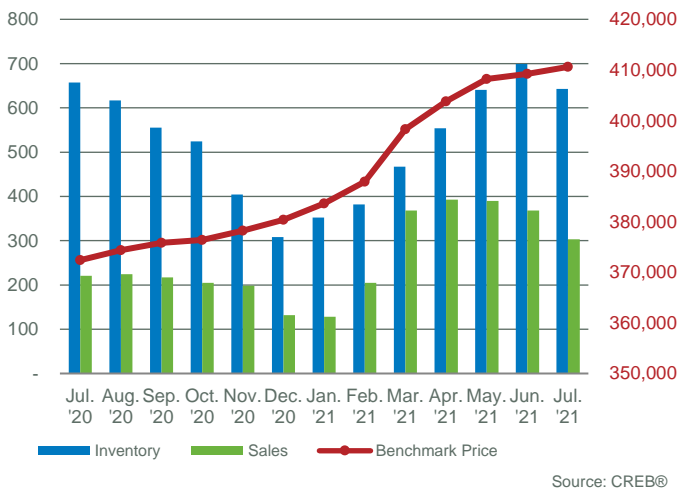
**NORTH TOTAL SALES**



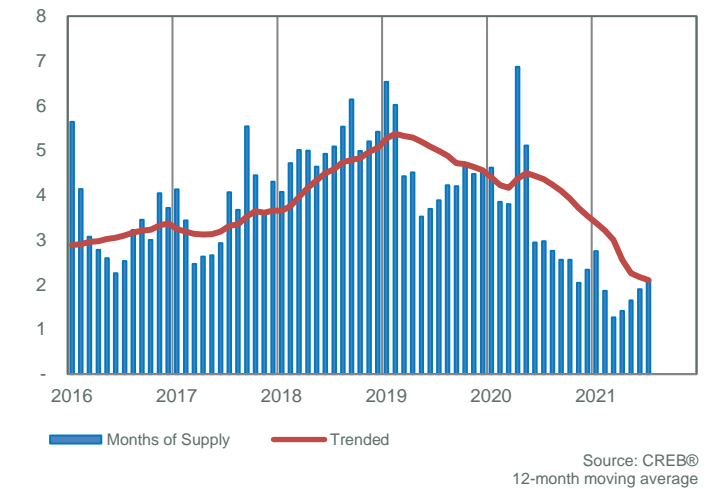
**NORTH TOTAL SALES BY PRICE RANGE**



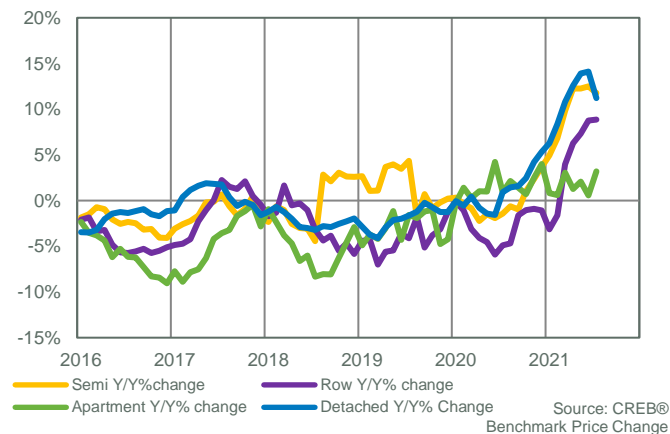
**NORTH INVENTORY AND SALES**



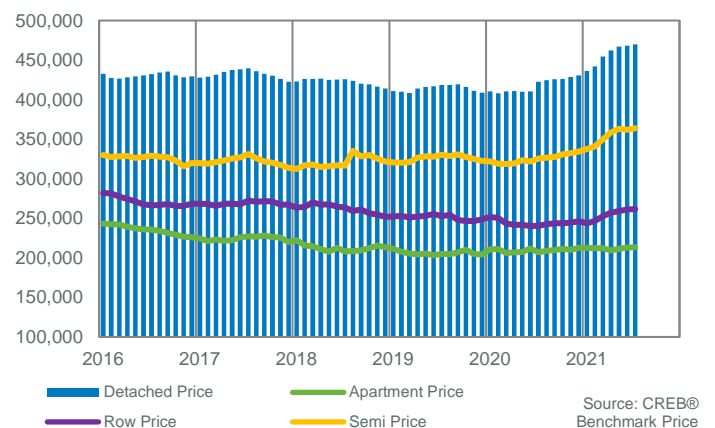
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

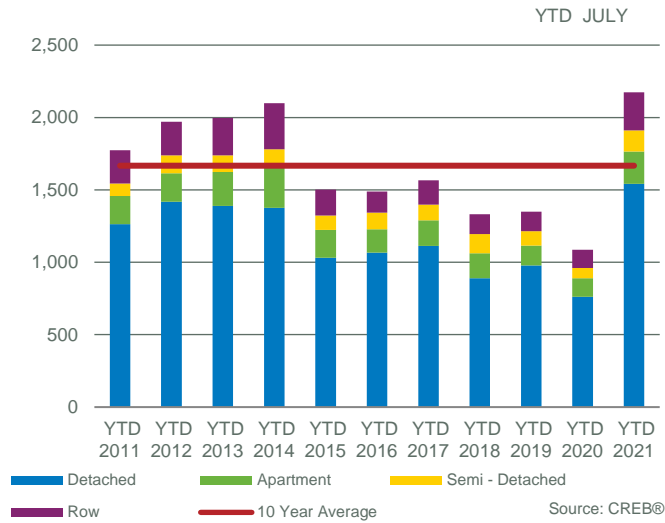


**NORTH PRICES**

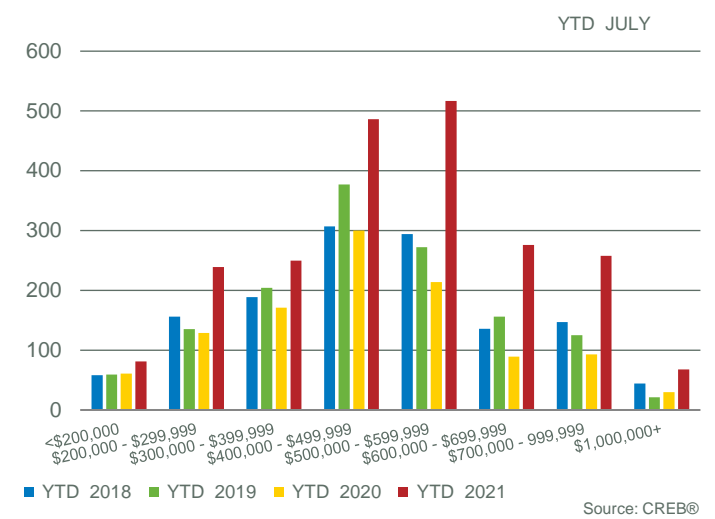


**NORTHWEST**

**NORTHWEST TOTAL SALES**



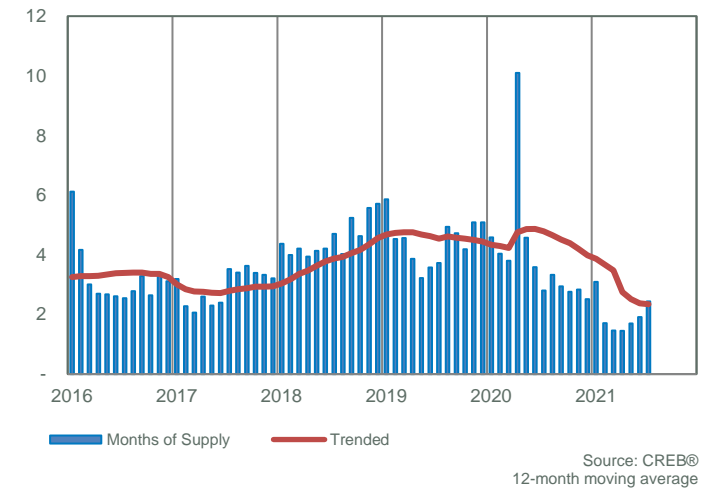
**NORTHWEST TOTAL SALES BY PRICE RANGE**



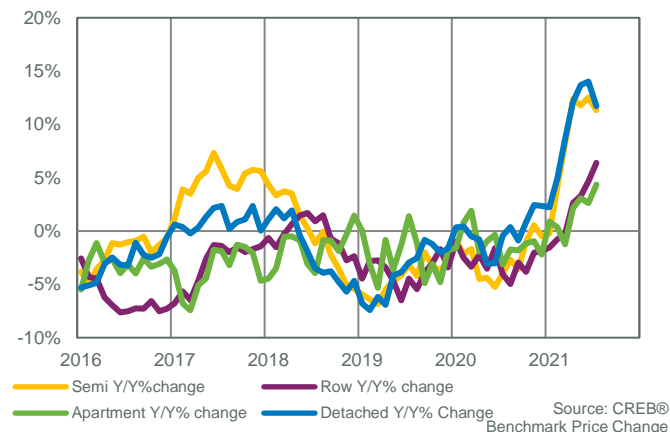
**NORTHWEST INVENTORY AND SALES**



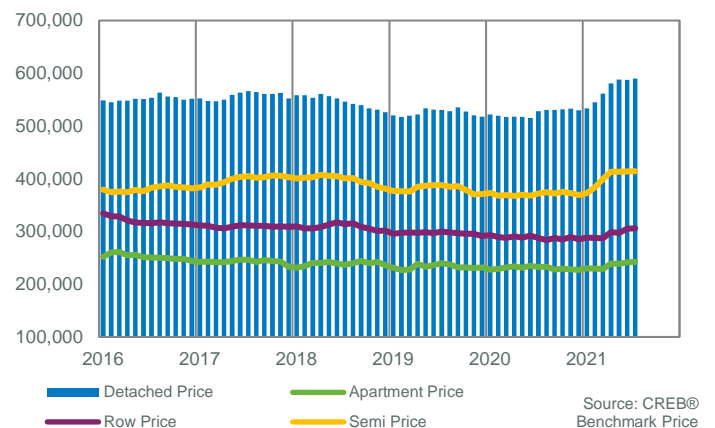
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



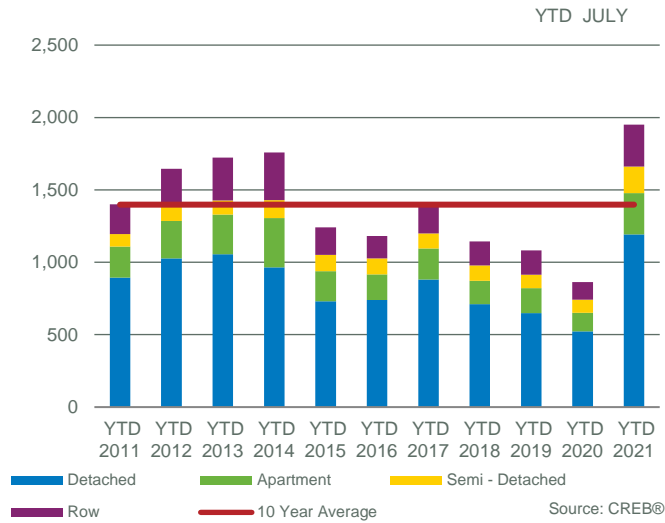
**NORTHWEST PRICES**



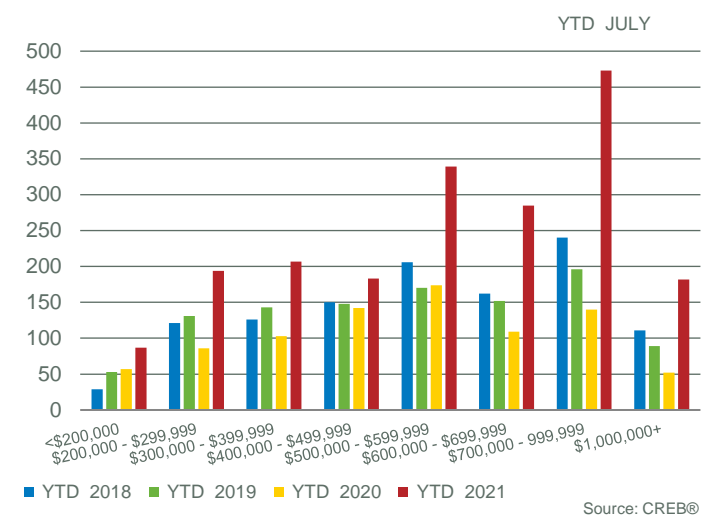


WEST

WEST TOTAL SALES



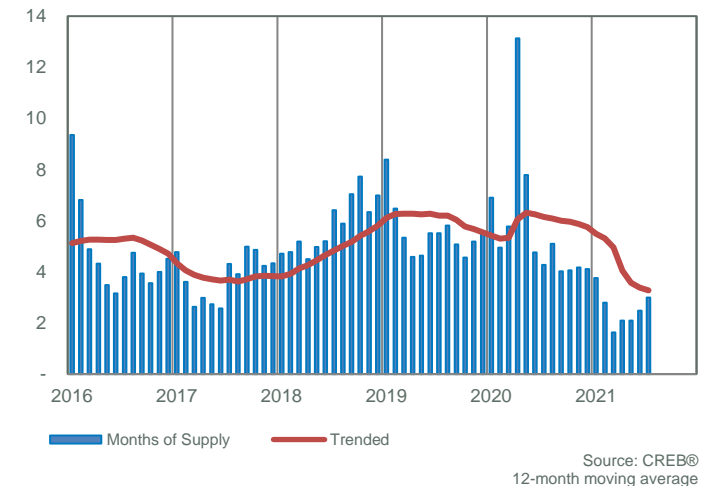
WEST TOTAL SALES BY PRICE RANGE



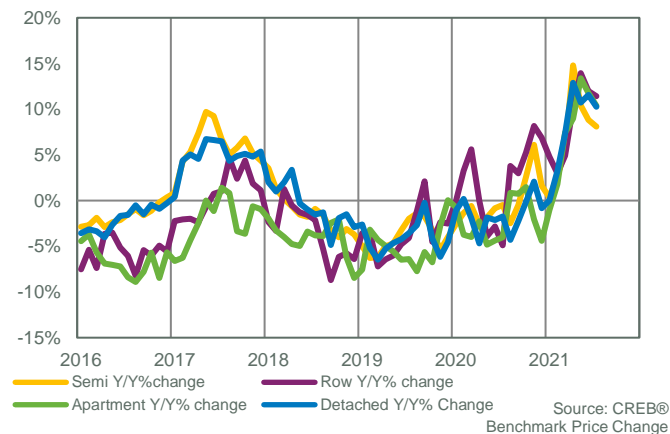
WEST INVENTORY AND SALES



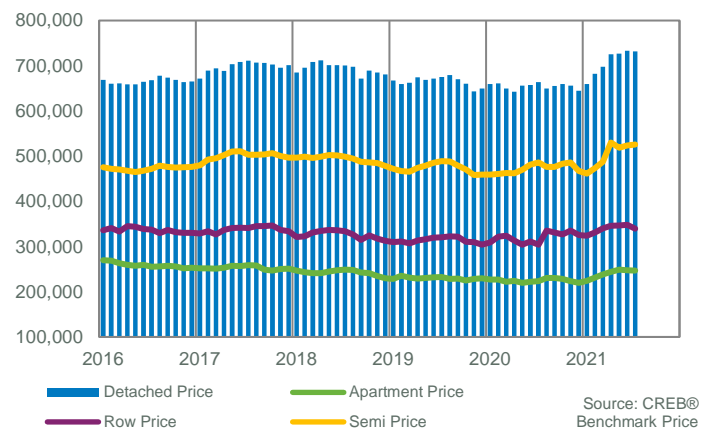
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

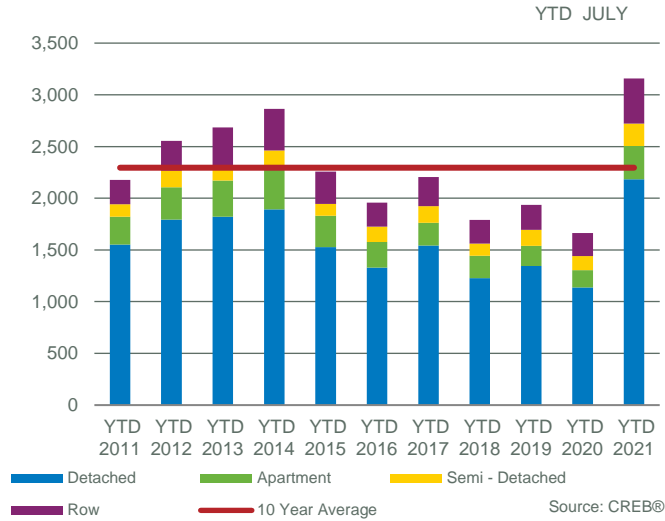


WEST PRICES

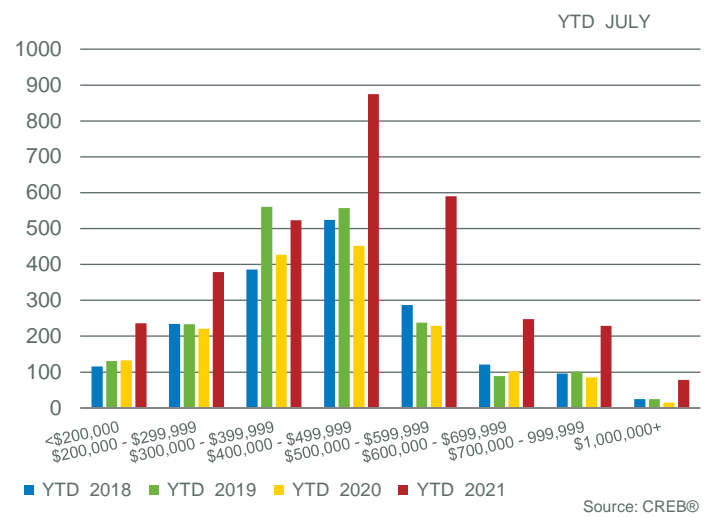


**SOUTH**

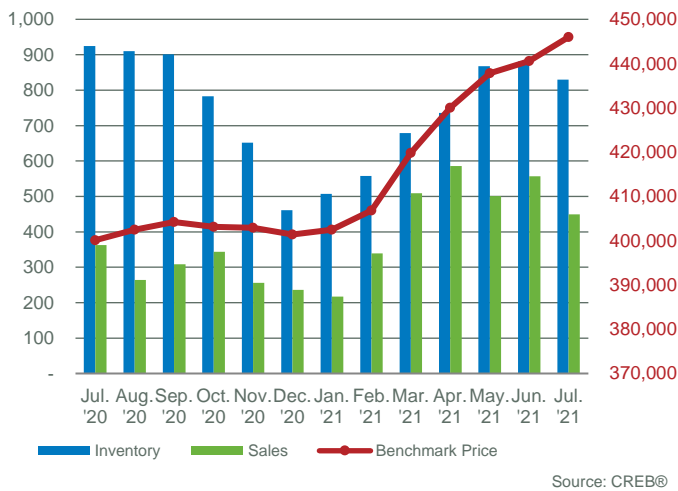
**SOUTH TOTAL SALES**



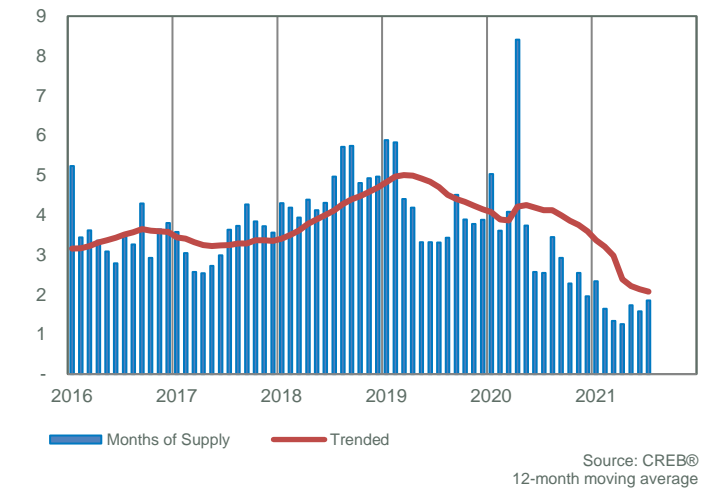
**SOUTH TOTAL SALES BY PRICE RANGE**



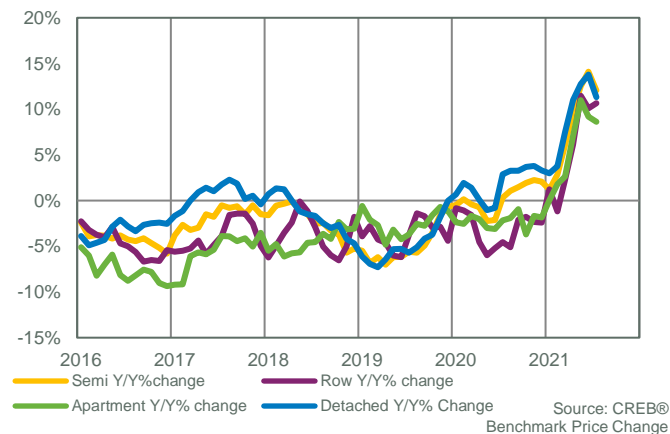
**SOUTH INVENTORY AND SALES**



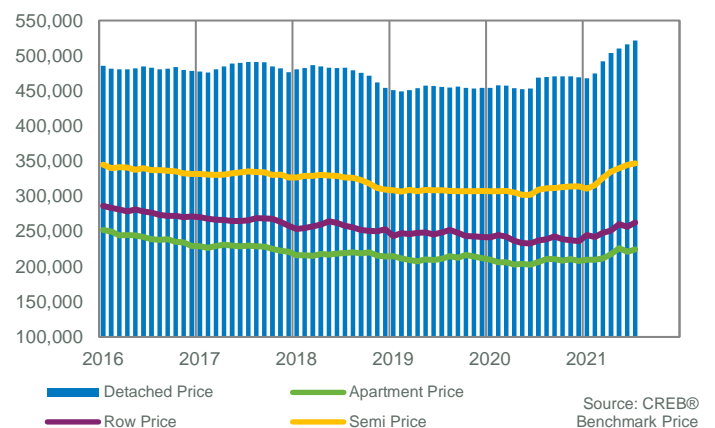
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

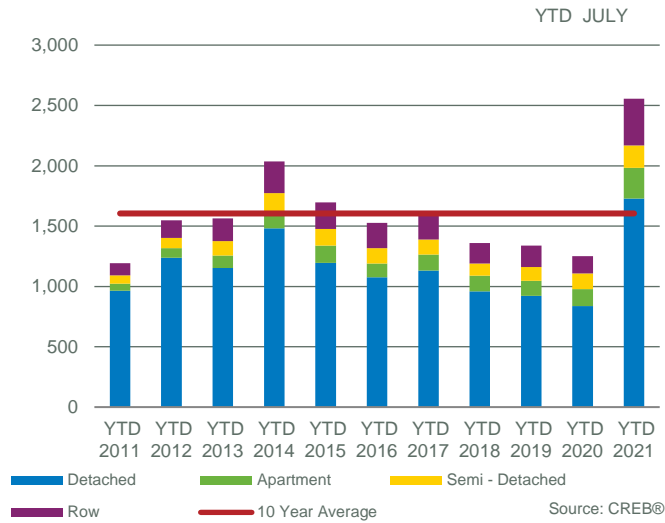


**SOUTH PRICES**

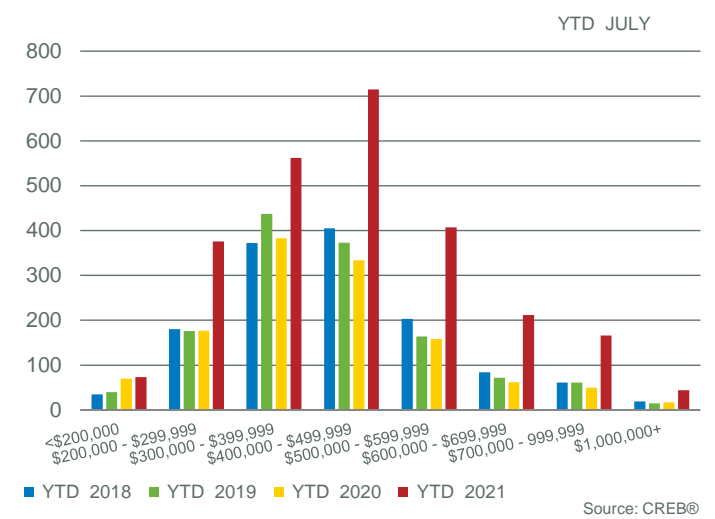


**SOUTHEAST**

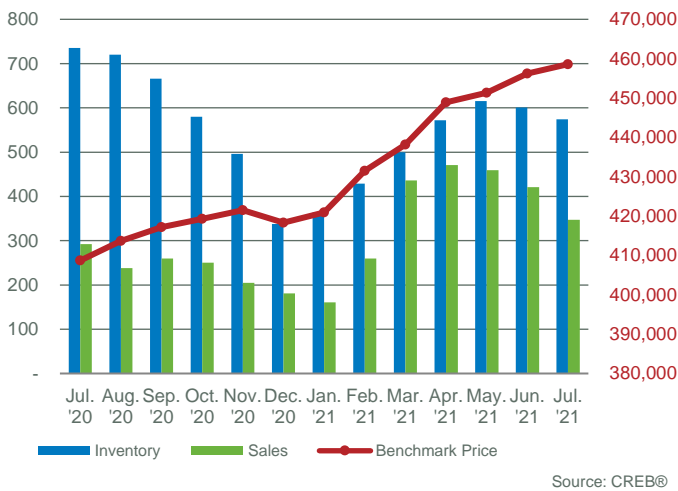
**SOUTHEAST TOTAL SALES**



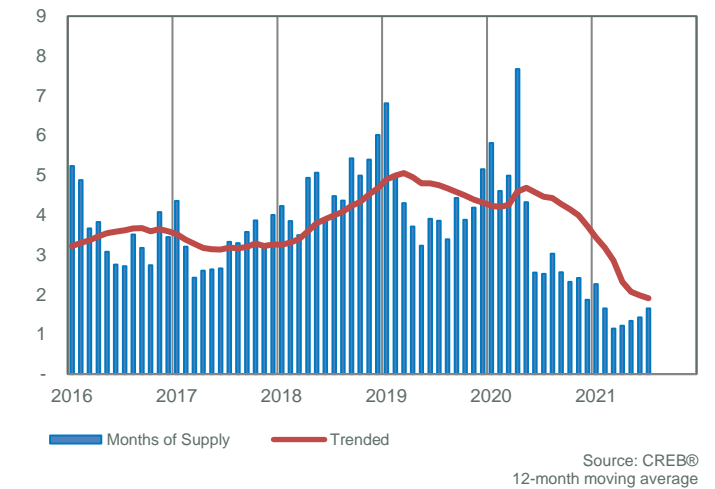
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



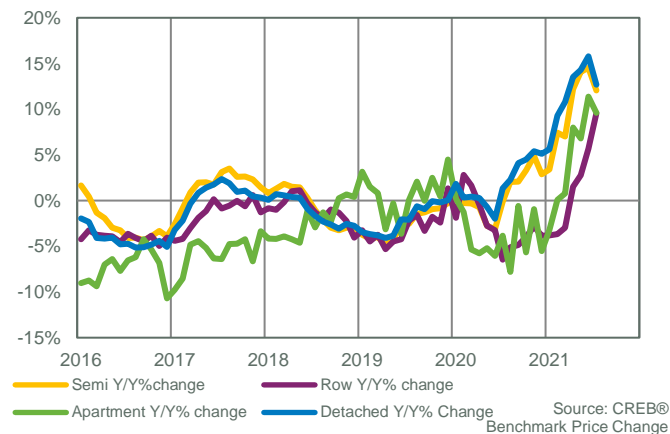
**SOUTHEAST INVENTORY AND SALES**



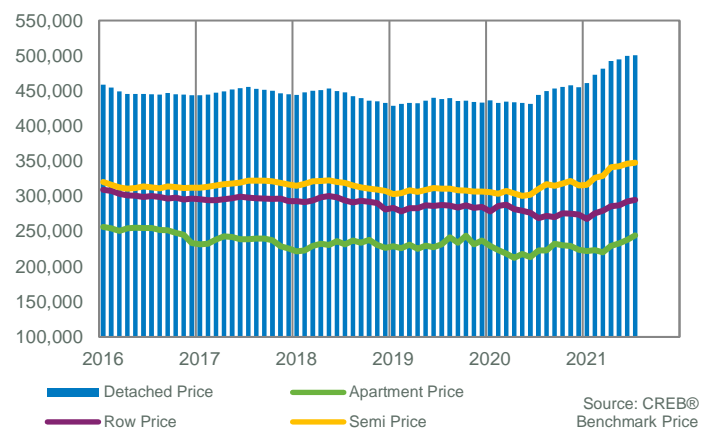
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

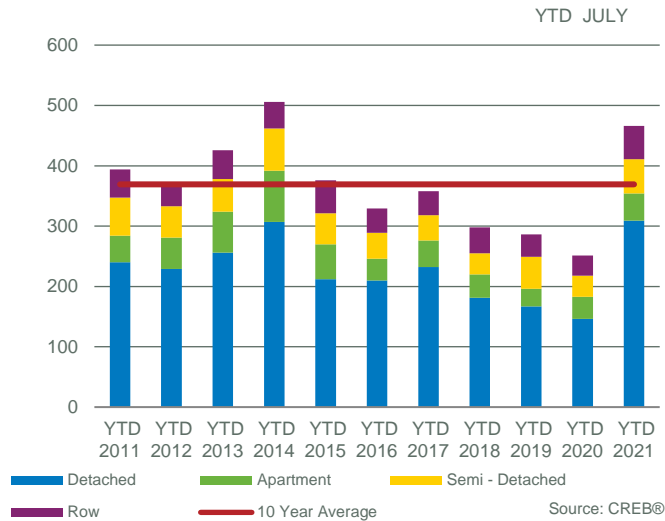


**SOUTHEAST PRICES**

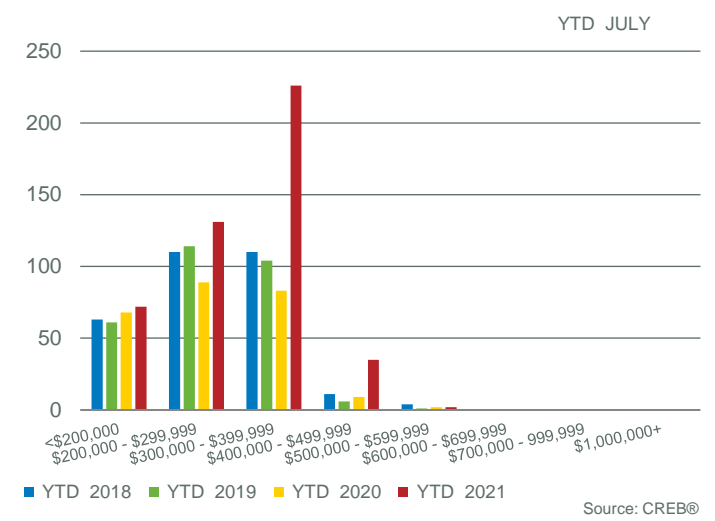


**EAST**

**EAST TOTAL SALES**



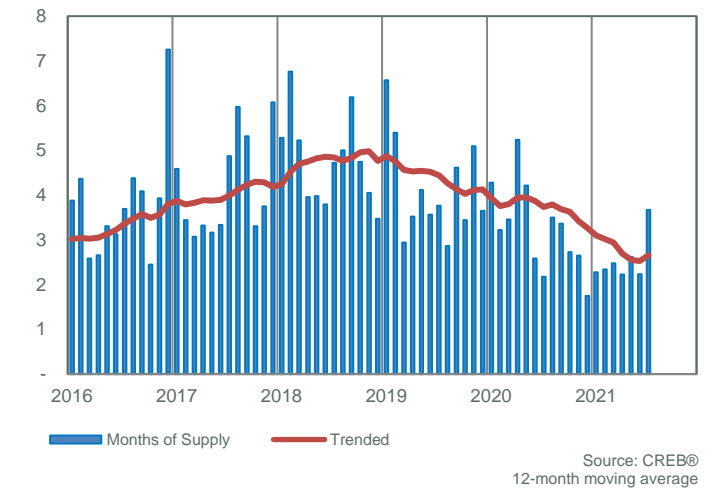
**EAST TOTAL SALES BY PRICE RANGE**



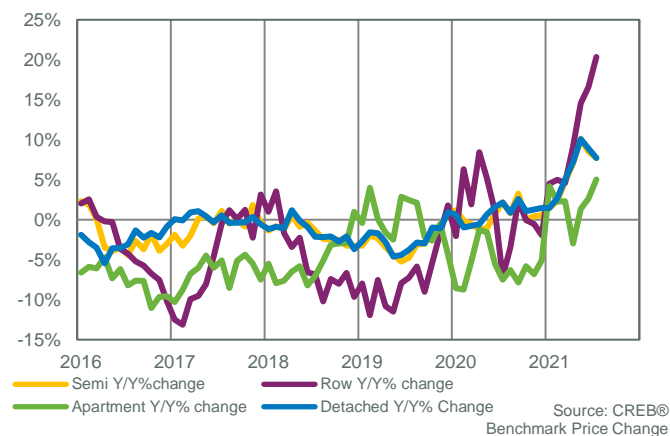
**EAST INVENTORY AND SALES**



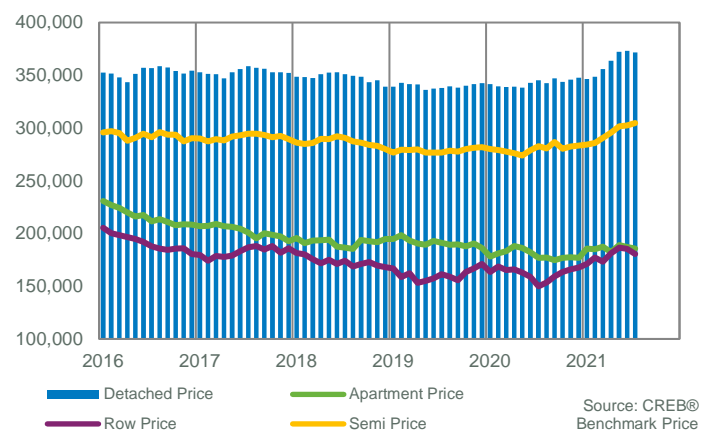
**EAST MONTHS OF INVENTORY**

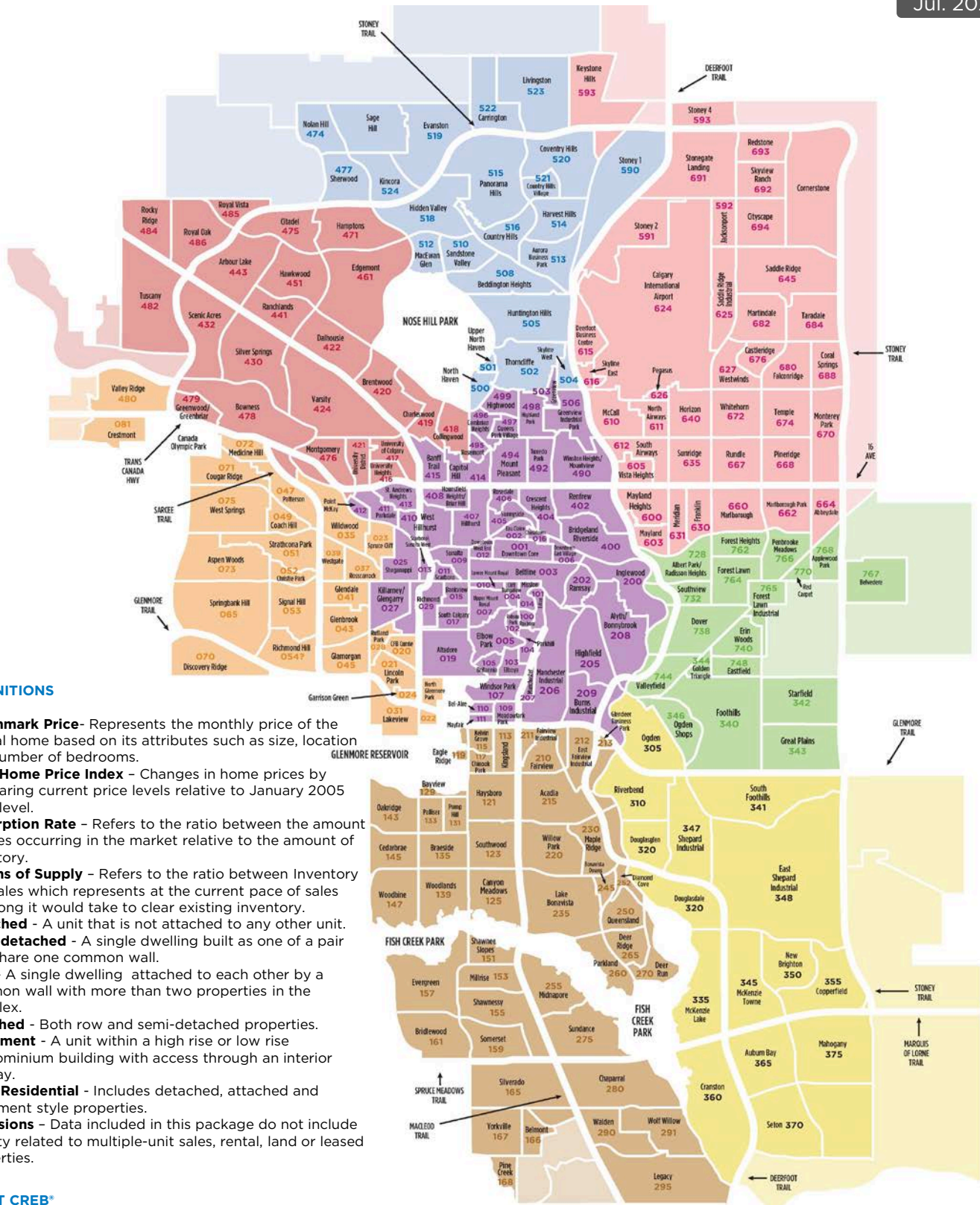


**EAST PRICE CHANGE**



**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.

**ABOUT CREB®**

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at [www.creb.com](http://www.creb.com). CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.