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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

February  
2023



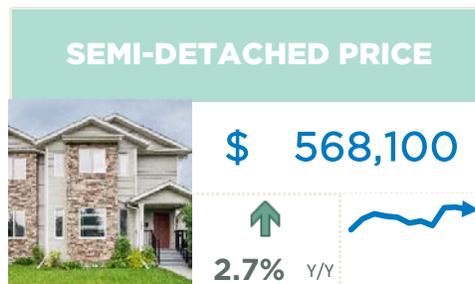
[creb.com](https://creb.com)

February 2023

## Lowest February inventory since 2006

City of Calgary, March 1, 2023 – Consistent with typical seasonal behavior sales, new listings and inventory levels all trended up compared to last month. However, with 1,740 sales and 2,389 new listings, inventory levels improved only slightly over the last month and remained amongst the lowest February levels seen since 2006. “While higher lending rates are impacting sales activity as expected, we are seeing a stronger pullback in new listings, keeping supply levels low and supporting some stronger-than-expected monthly price gains,” said CREB® Chief Economist Ann-Marie Lurie. “Prices are still below the May 2022 peak and it is still early in the year. However, if we do not see a shift in supply, we could see further upward pressure on prices over the near term.”

Both sales and new listings declined over last year’s record high for the month. While sales activity remained stronger than long-term trends and levels reported throughout the 2015 to 2020 period, new listings fell below long-term trends. With a sales-to-new-listings ratio of 73 per cent and a months of supply of under two months, the market has struggled to move into balanced territory causing further upward pressure on home prices. The unadjusted benchmark price increased by nearly two per cent over January levels and last year’s prices.



## February 2023

### February 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	794	-58%	1,138	-60%	1,292	-24%	70%	1.63	82%	\$635,900	3%
Semi	140	-53%	193	-51%	255	-19%	73%	1.82	72%	\$568,100	3%
Row	315	-41%	361	-48%	327	-39%	87%	1.04	4%	\$369,700	9%
Apartment	491	-13%	697	0%	876	-18%	70%	1.78	-6%	\$286,000	11%
<b>Total Residential</b>	<b>1,740</b>	<b>-47%</b>	<b>2,389</b>	<b>-49%</b>	<b>2,750</b>	<b>-24%</b>	<b>73%</b>	<b>1.58</b>	<b>44%</b>	<b>\$530,900</b>	<b>2%</b>

### Year-to-Date

### February 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,355	-55%	2,017	-52%	1,217	-6%	67%	1.80	111%	\$629,350	5%
Semi	251	-49%	343	-48%	240	-14%	73%	1.91	70%	\$563,650	4%
Row	524	-38%	639	-39%	322	-33%	82%	1.23	8%	\$365,550	11%
Apartment	808	-12%	1,242	0%	824	-23%	65%	2.04	-12%	\$281,800	11%
<b>Total Residential</b>	<b>2,938</b>	<b>-45%</b>	<b>4,241</b>	<b>-40%</b>	<b>2,602</b>	<b>-17%</b>	<b>69%</b>	<b>1.77</b>	<b>51%</b>	<b>\$525,900</b>	<b>3%</b>



### Detached

Both sales and new listings reported significant year-over-year declines over last year's record high. While the seasonal monthly gain did see inventories move up over the last two months, levels are still amongst the lowest seen in February, and the months of supply fell below two months. Further tightening conditions did cause the unadjusted benchmark prices to rise over last month's levels, but at a price of \$635,900, it is still below the peak reported in May 2022. While supply continues to remain a challenge relative to demand for lower-priced homes, we are seeing conditions shift into balanced territory for homes priced above \$700,000.



### Semi-Detached

Like the detached sector despite the seasonal monthly gain, both sales and new listings fell from last year's record high. While inventories are starting to rise over the levels seen in the past few months, they remain amongst the lowest levels reported for February. The relatively low inventory levels caused the months of supply to fall below two months in February, while it is still higher than last year's ultra-low levels, conditions continue to favour the seller. The unadjusted benchmark price reached \$568,100 in February, nearly two per cent higher than last month and a three per cent gain over last February. Persistently tight market conditions contributed to the monthly unadjusted gain in the benchmark price. However, like detached properties prices remain below the May 2022 peak.



### Row

Conditions remained exceptionally tight in February with only one month of supply and a sales-to-new listings ratio of 87 percent. While row sales have eased over record levels, they have remained relatively strong for February as demand shifts toward the affordable product in the market. The persistently tight conditions caused further upward pressure on prices. In February, the unadjusted benchmark price reached \$369,700, a monthly gain of over two per cent and a year-over-year gain of nine per cent. Unlike the other sectors, prices have reached a new high this month.

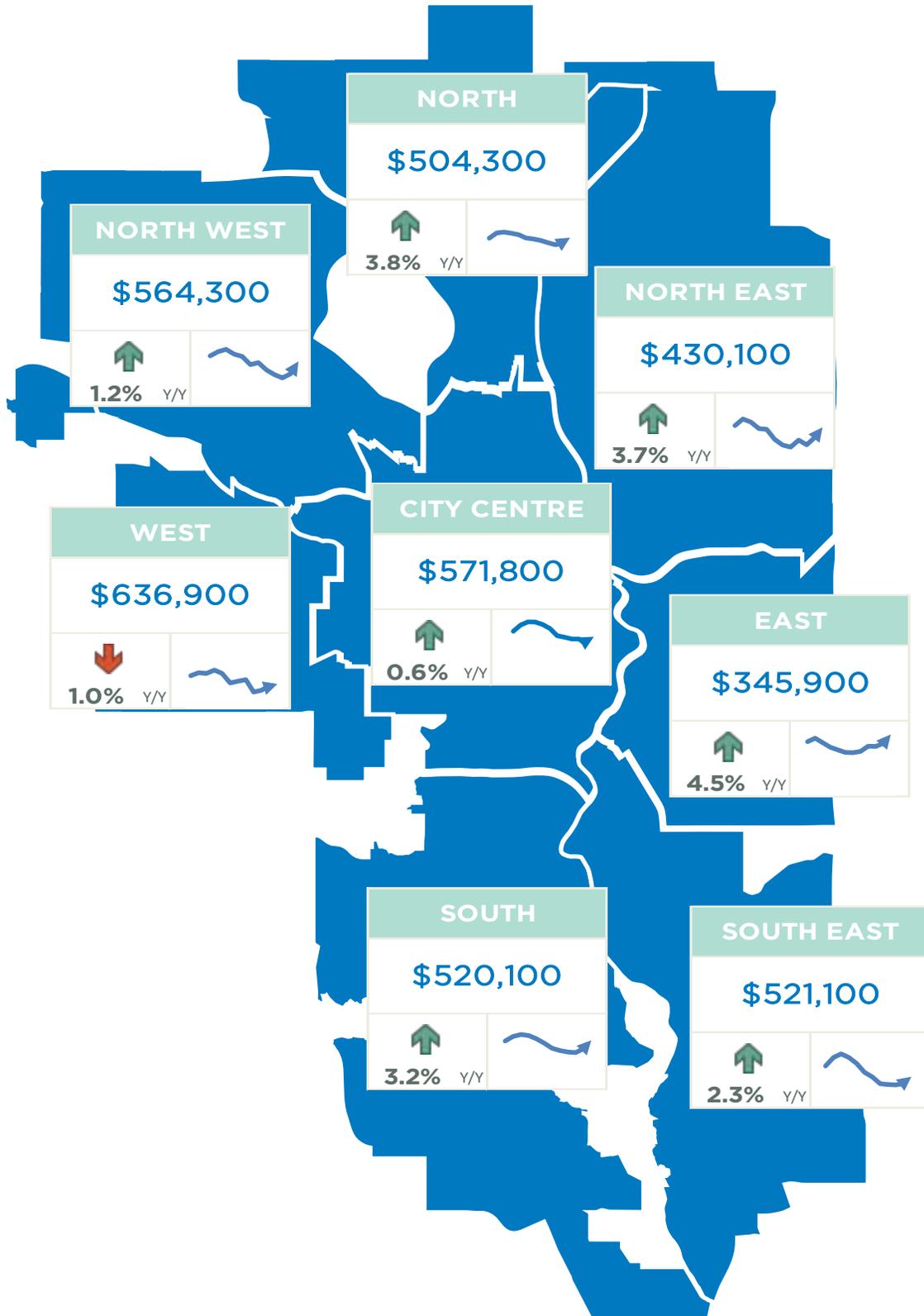


### Apartment

Sales for apartment condominiums did not see the same pace of decline as other property types in February partly due to the level of new listings coming onto the market. Persistently strong sales compared to listings have caused February inventory levels to remain relatively low compared to levels seen over the past eight years and the months of supply once again dropped below two months. The tight market condition contributed to the upward pressure on prices. In February, the unadjusted apartment benchmark price reached \$286,000, nearly three per cent higher than last month and over 11 per cent higher than last February. While prices are still higher than the levels reported last year, they remain nearly seven per cent below the peak levels reported back in 2014.

February 2023

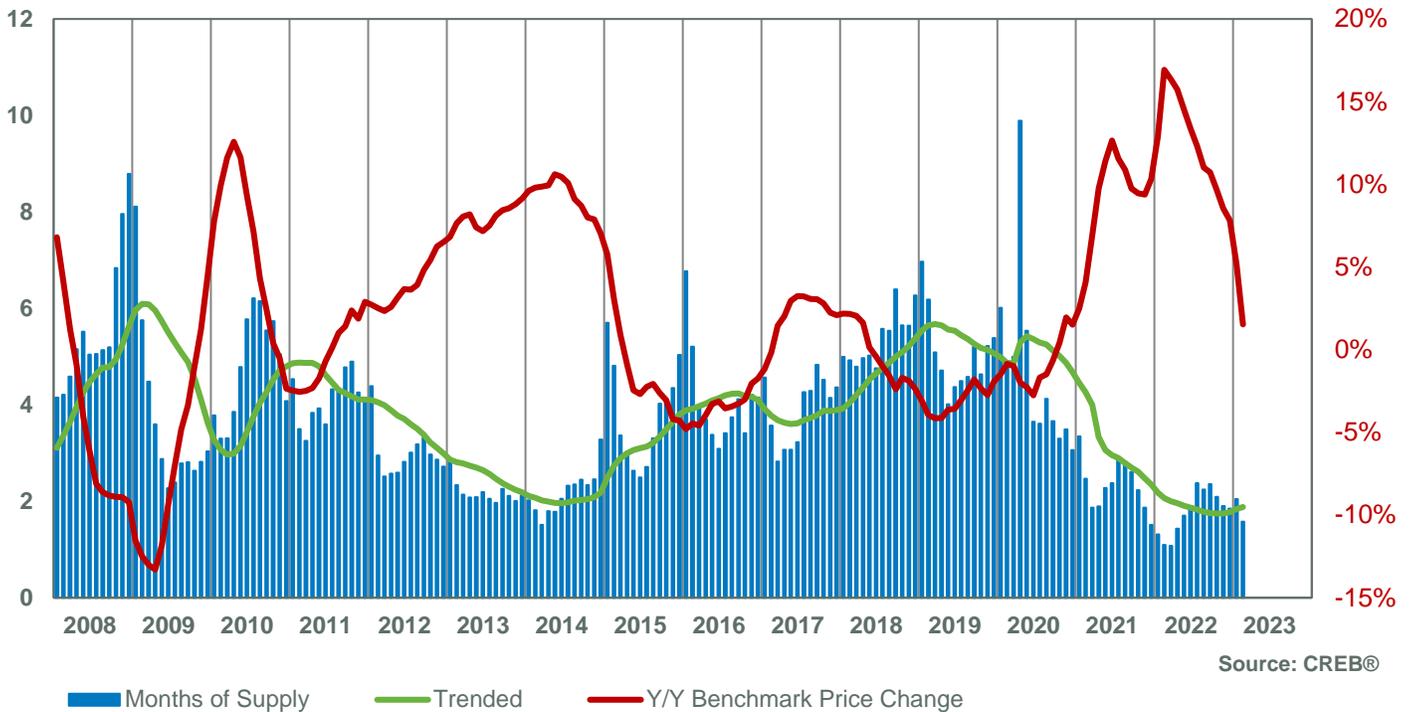
District Total Residential Benchmark Price



	Feb-22	Feb-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	3,293	1,740	-47.16%	5,297	2,938	-44.53%
Total Sales Volume	\$1,804,129,980	\$881,631,200	-51.13%	\$2,830,065,287	\$1,490,832,218	-47.32%
New Listings	4,651	2,389	-48.63%	7,125	4,241	-40.48%
Inventory	3,607	2,750	-23.76%	3,117	2,602	-16.52%
Months of Supply	1.10	1.58	44.29%	1.18	1.77	50.50%
Sales to New Listings	70.80%	72.83%	2.03%	74.34%	69.28%	-5.07%
Sales to List Price	103.14%	99.28%	-3.86%	102.24%	98.92%	-3.32%
Days on Market	25	33	34.46%	32	37	15.63%
Benchmark Price	\$522,900	\$530,900	1.53%	\$509,100	\$525,900	3.30%
Median Price	\$520,000	\$460,000	-11.54%	\$500,000	\$461,094	-7.78%
Average Price	\$547,868	\$506,685	-7.52%	\$534,277	\$507,431	-5.02%
Index	260	264	1.54%	239	264	10.45%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Feb. 2023

	Feb-22	Feb-23	Y/Y % Change	2022 YTD	2023 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,896	794	-58.12%	3,042	1,355	-55.46%
Total Sales Volume	\$1,286,171,247	\$539,506,156	-58.05%	\$2,003,706,189	\$915,877,327	-54.29%
New Listings	2,870	1,138	-60.35%	4,163	2,017	-51.55%
Inventory	1,691	1,292	-23.60%	1,295	1,217	-5.99%
Months of Supply	0.89	1.63	82.45%	0.85	1.80	111.06%
Sales to New Listings Ratio	66.06%	69.77%	3.71%	73.07%	67.18%	-5.89%
Sales to List Price Ratio	104.18%	99.44%	-4.74%	103.20%	99.01%	-4.19%
Days on Market	14	31	126.20%	21	35	66.67%
Benchmark Price	\$620,200	\$635,900	2.53%	\$601,850	\$629,350	4.57%
Median Price	\$625,000	\$602,750	-3.56%	\$605,000	\$601,000	-0.66%
Average Price	\$678,360	\$679,479	0.16%	\$658,681	\$675,924	2.62%
<b>APARTMENT</b>						
Total Sales	565	491	-13.10%	920	808	-12.17%
Total Sales Volume	\$154,899,202	\$137,822,198	-11.02%	\$250,059,077	\$228,016,928	-8.81%
New Listings	694	697	0.43%	1,244	1,242	-0.16%
Inventory	1,069	876	-18.05%	1,065	824	-22.68%
Months of Supply	1.89	1.78	-5.70%	2.32	2.04	-11.96%
Sales to New Listings Ratio	81.41%	70.44%	-10.97%	73.95%	65.06%	-8.90%
Sales to List Price Ratio	97.85%	98.11%	0.27%	97.34%	97.94%	0.60%
Days on Market	57	36	-36.71%	62	39	-37.10%
Benchmark Price	\$256,900	\$286,000	11.33%	\$255,000	\$281,800	10.51%
Median Price	\$252,500	\$262,500	3.96%	\$245,750	\$260,000	5.80%
Average Price	\$274,158	\$280,697	2.39%	\$271,803	\$282,199	3.82%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	296	140	-52.70%	494	251	-49.19%
Total Sales Volume	\$166,671,837	\$81,937,127	-50.84%	\$277,252,740	\$146,652,918	-47.10%
New Listings	395	193	-51.14%	662	343	-48.19%
Inventory	314	255	-18.79%	279	240	-13.82%
Months of Supply	1.06	1.82	71.70%	1.13	1.91	69.61%
Sales to New Listings Ratio	74.94%	72.54%	-2.40%	74.62%	73.18%	-1.44%
Sales to List Price Ratio	101.78%	99.24%	-2.49%	101.56%	98.99%	-2.53%
Days on Market	25	36	40.61%	29	41	41.38%
Benchmark Price	\$553,300	\$568,100	2.67%	\$540,500	\$563,650	4.28%
Median Price	\$510,500	\$533,940	4.59%	\$510,500	\$532,500	4.31%
Average Price	\$563,081	\$585,265	3.94%	\$561,240	\$584,275	4.10%
<b>CITY OF CALGARY ROW</b>						
Total Sales	536	315	-41.23%	841	524	-37.69%
Total Sales Volume	\$196,387,694	\$122,365,719	-37.69%	\$299,047,281	\$200,285,044	-33.03%
New Listings	692	361	-47.83%	1,056	639	-39.49%
Inventory	533	327	-38.65%	479	322	-32.88%
Months of Supply	0.99	1.04	4.39%	1.14	1.23	7.72%
Sales to New Listings Ratio	77.46%	87.26%	9.80%	79.64%	82.00%	2.36%
Sales to List Price Ratio	102.00%	99.93%	-2.03%	100.80%	99.58%	-1.21%
Days on Market	30	34	14.01%	40	36	-10.00%
Benchmark Price	\$338,900	\$369,700	9.09%	\$330,300	\$365,550	10.67%
Median Price	\$355,559	\$372,900	4.88%	\$340,000	\$370,000	8.82%
Average Price	\$366,395	\$388,463	6.02%	\$355,585	\$382,223	7.49%

For a list of definitions, see page 29.

February 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
<b>Detached</b>								
City Centre	104	197	52.79%	285	2.74	\$793,400	0.71%	2.49%
North East	135	169	79.88%	211	1.56	\$486,600	4.67%	1.93%
North	98	127	77.17%	117	1.19	\$590,200	5.54%	1.93%
North West	99	128	77.34%	127	1.28	\$661,400	2.49%	4.27%
West	71	111	63.96%	120	1.69	\$807,600	-0.39%	0.34%
South	172	231	74.46%	235	1.37	\$619,200	4.30%	2.84%
South East	74	134	55.22%	147	1.99	\$618,200	3.57%	0.72%
East	40	29	137.93%	31	0.78	\$396,800	5.31%	2.22%
<b>TOTAL CITY</b>	<b>794</b>	<b>1,138</b>	<b>69.77%</b>	<b>1,292</b>	<b>1.63</b>	<b>\$635,900</b>	<b>2.53%</b>	<b>2.10%</b>
<b>Apartment</b>								
City Centre	196	330	59.39%	500	2.55	\$312,000	9.24%	3.04%
North East	43	52	82.69%	57	1.33	\$230,700	16.75%	2.22%
North	32	42	76.19%	40	1.25	\$256,300	15.40%	0.79%
North West	47	41	114.63%	60	1.28	\$253,700	10.88%	2.51%
West	47	71	66.20%	70	1.49	\$293,300	11.18%	0.69%
South	67	86	77.91%	71	1.06	\$252,900	15.48%	3.35%
South East	48	63	76.19%	65	1.35	\$302,900	18.64%	7.03%
East	11	12	91.67%	13	1.18	\$184,300	11.97%	2.05%
<b>TOTAL CITY</b>	<b>491</b>	<b>697</b>	<b>70.44%</b>	<b>876</b>	<b>1.78</b>	<b>\$286,000</b>	<b>11.33%</b>	<b>3.03%</b>
<b>Semi-detached</b>								
City Centre	32	73	43.84%	126	3.94	\$792,200	3.11%	1.24%
North East	20	24	83.33%	29	1.45	\$345,100	4.20%	1.68%
North	15	10	150.00%	7	0.47	\$455,200	6.01%	2.34%
North West	16	15	106.67%	19	1.19	\$543,800	1.27%	1.82%
West	17	17	100.00%	17	1.00	\$677,800	3.42%	0.50%
South	22	29	75.86%	25	1.14	\$449,900	5.93%	3.28%
South East	14	19	73.68%	22	1.57	\$433,100	2.41%	1.17%
East	4	6	66.67%	10	2.50	\$295,400	6.26%	0.92%
<b>TOTAL CITY</b>	<b>140</b>	<b>193</b>	<b>72.54%</b>	<b>255</b>	<b>1.82</b>	<b>\$568,100</b>	<b>2.67%</b>	<b>1.59%</b>
<b>Row</b>								
City Centre	56	77	72.73%	81	1.45	\$525,200	9.58%	4.31%
North East	45	44	102.27%	43	0.96	\$266,300	12.93%	3.10%
North	51	54	94.44%	40	0.78	\$353,100	9.22%	2.50%
North West	23	32	71.88%	32	1.39	\$358,500	8.83%	0.25%
West	23	28	82.14%	31	1.35	\$371,000	4.89%	2.20%
South	56	58	96.55%	40	0.71	\$311,000	14.25%	2.27%
South East	48	54	88.89%	48	1.00	\$381,300	12.54%	0.82%
East	8	13	61.54%	11	1.38	\$207,600	8.01%	1.12%
<b>TOTAL CITY</b>	<b>315</b>	<b>361</b>	<b>87.26%</b>	<b>327</b>	<b>1.04</b>	<b>\$369,700</b>	<b>9.09%</b>	<b>2.30%</b>

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

## City of Calgary

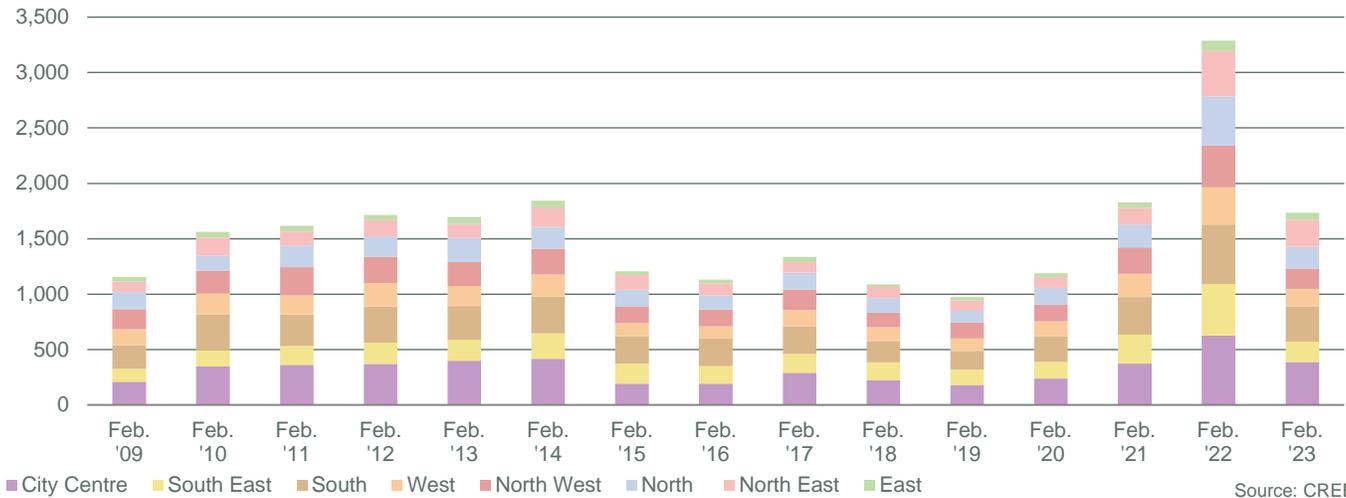
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Feb. 2023

TOTAL SALES

FEBRUARY



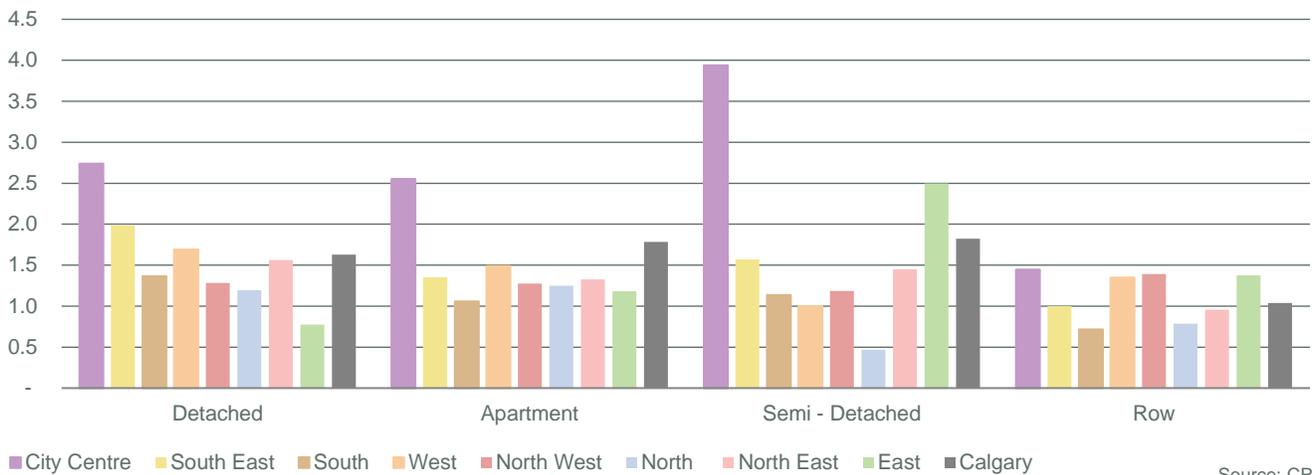
TOTAL INVENTORY

FEBRUARY

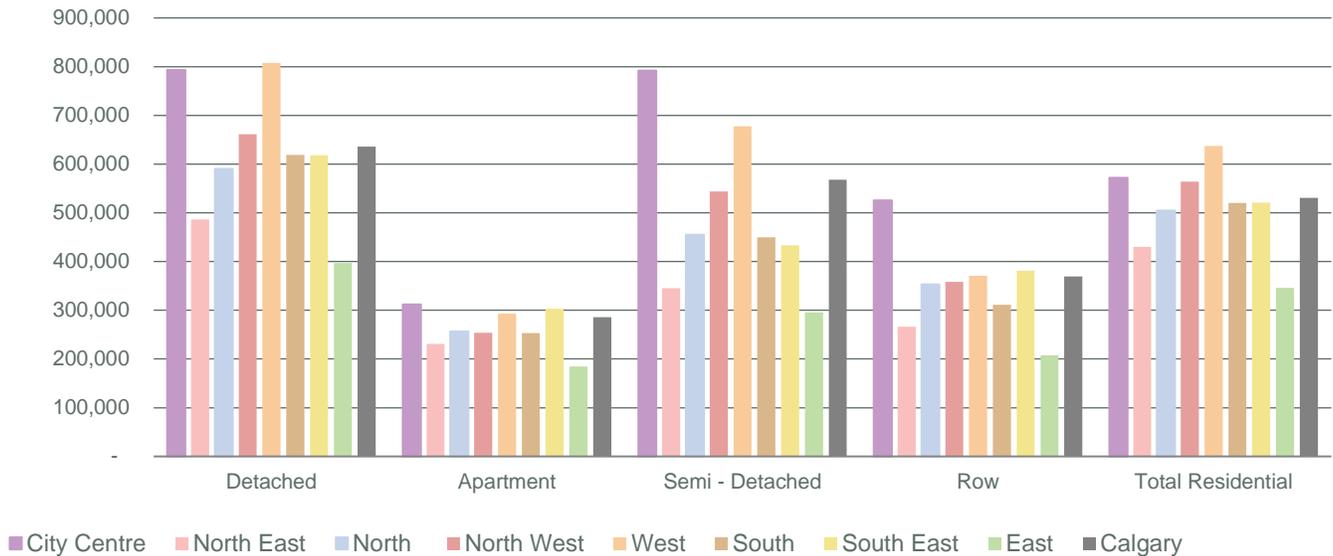


MONTHS OF SUPPLY

FEBRUARY

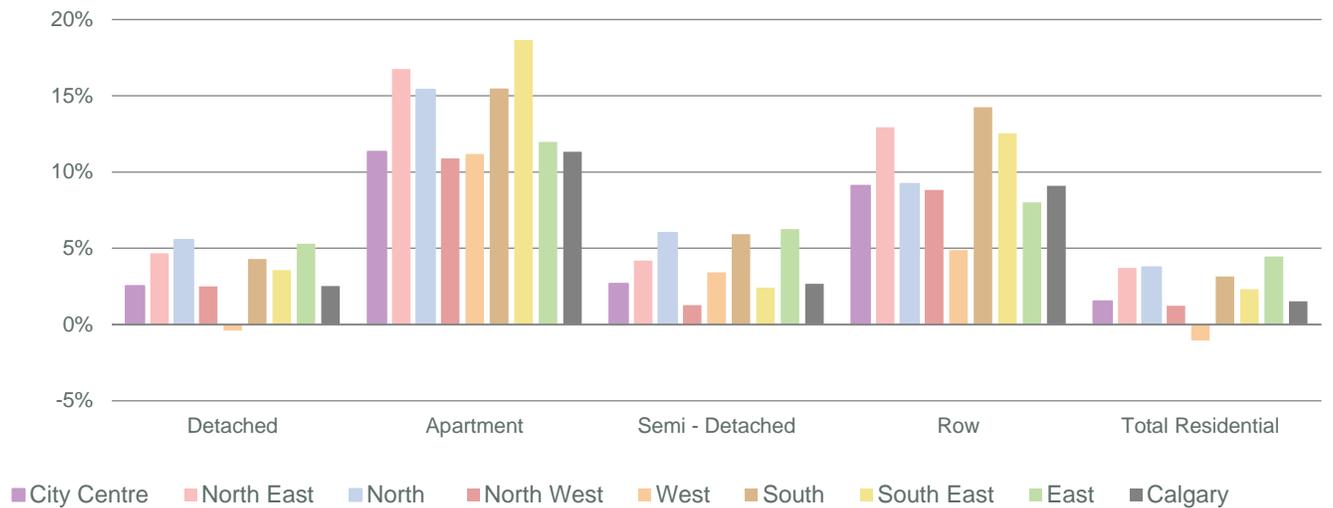


## BENCHMARK PRICE - FEBRUARY



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY

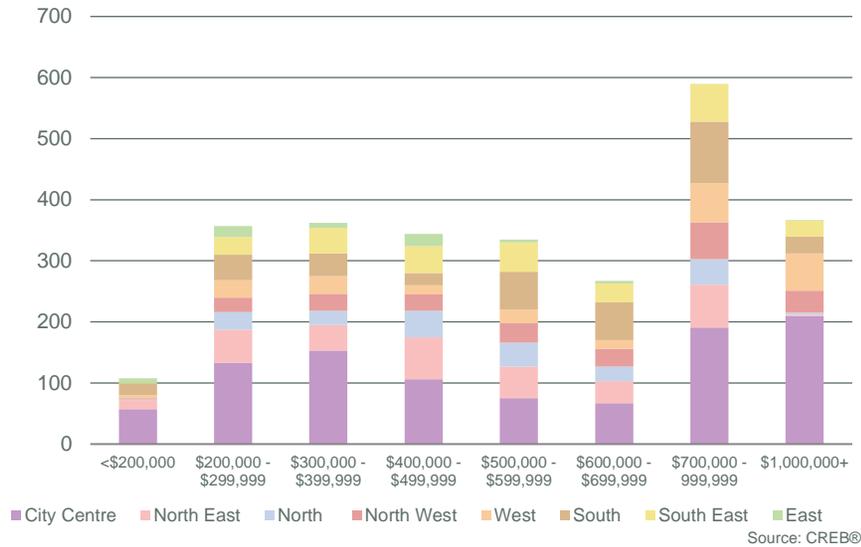


Source: CREB®

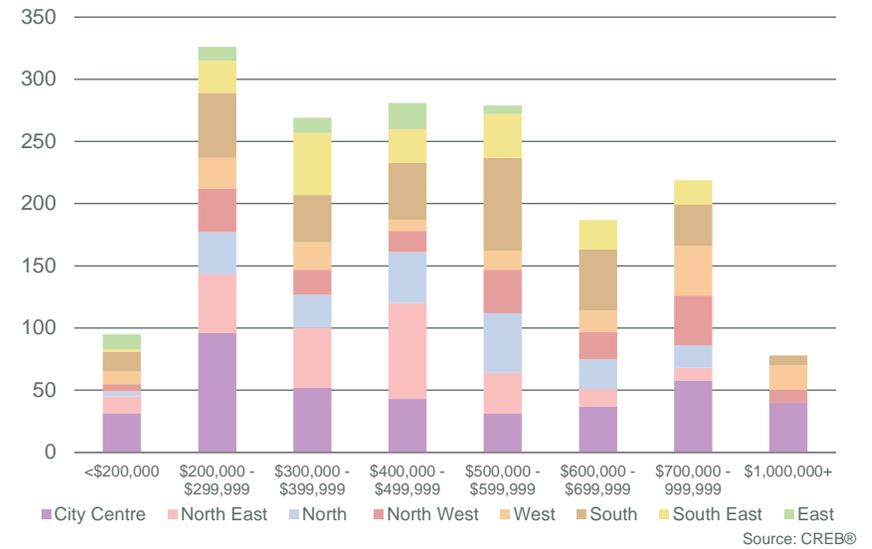
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

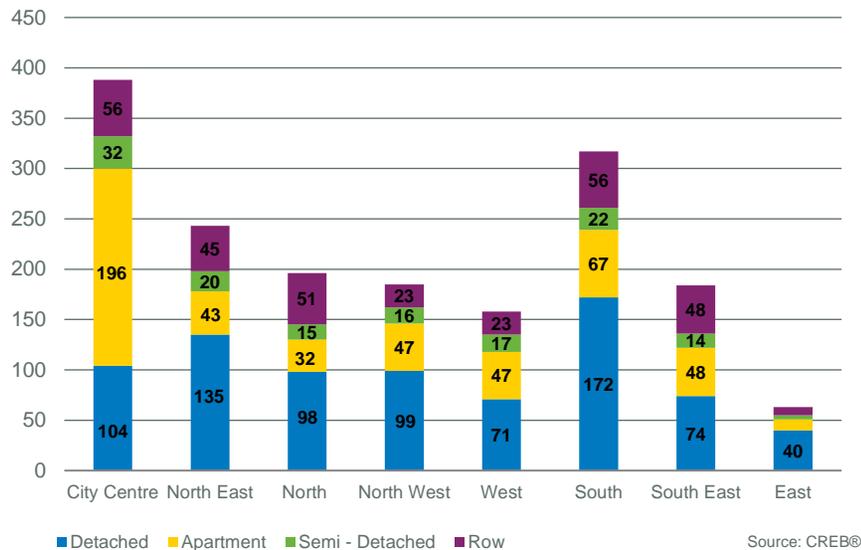
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



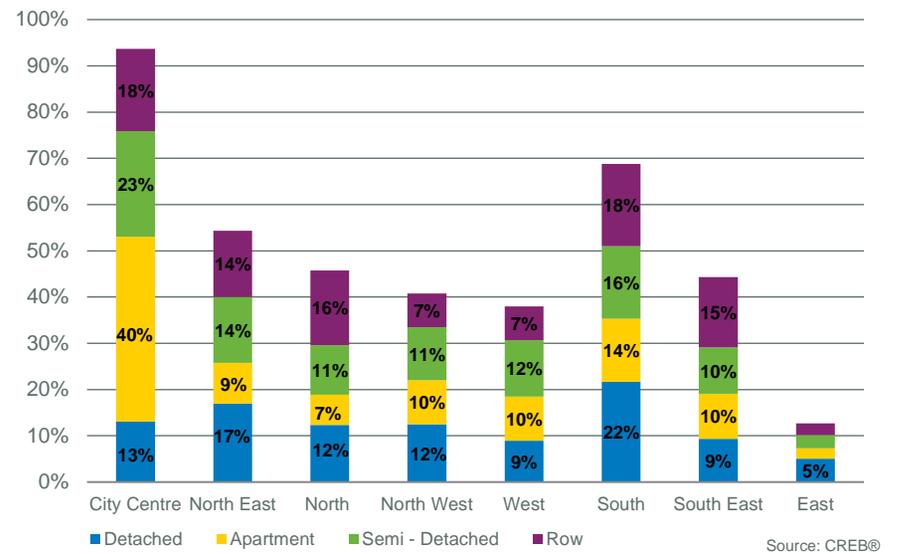
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



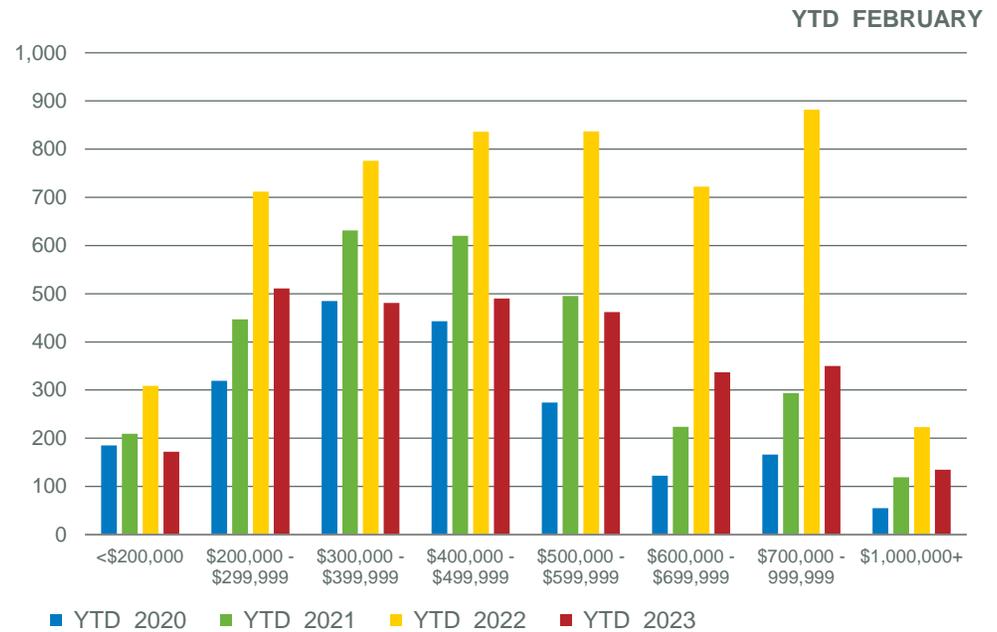
SHARE OF CITY WIDE SALES - FEBRUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	2,004	3,293	4,091	3,399	3,063	2,839	2,249	2,133	1,894	1,857	1,642	1,201
New Listings	2,474	4,651	5,492	4,585	4,297	4,055	3,178	2,718	2,626	2,174	1,611	1,032
Inventory	2,627	3,607	4,389	4,874	5,214	5,404	5,343	4,783	4,461	3,889	3,116	2,222
Days on Market	44	25	20	22	25	27	31	35	39	40	40	46
Benchmark Price	495,300	522,900	537,400	544,300	546,000	543,900	539,900	531,800	527,400	523,900	520,200	518,800
Median Price	467,000	520,000	501,000	491,000	479,000	465,000	440,000	438,400	460,000	460,000	445,000	452,000
Average Price	511,944	547,868	537,853	532,310	519,911	517,787	491,452	485,173	498,808	509,598	490,293	495,792
Index	246	260	267	270	271	270	268	264	262	260	258	258
<b>2023</b>												
Sales	1,198	1,740										
New Listings	1,852	2,389										
Inventory	2,454	2,750										
Days on Market	42	33										
Benchmark Price	520,900	530,900										
Median Price	465,000	460,000										
Average Price	508,515	506,685										
Index	259	264										

	Feb-22	Feb-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	5	2	7	2
\$100,000 - \$149,999	37	17	65	35
\$150,000 - \$199,999	126	76	237	135
\$200,000 - \$249,999	194	163	329	265
\$250,000 - \$299,999	222	164	383	246
\$300,000 - \$349,999	209	128	371	227
\$350,000 - \$399,999	243	141	405	254
\$400,000 - \$449,999	250	148	424	245
\$450,000 - \$499,999	255	134	412	245
\$500,000 - \$549,999	250	146	397	237
\$550,000 - \$599,999	278	136	440	225
\$600,000 - \$649,999	256	102	388	189
\$650,000 - \$699,999	229	85	334	148
\$700,000 - \$749,999	168	69	262	106
\$750,000 - \$799,999	151	52	210	80
\$800,000 - \$849,999	95	39	147	59
\$850,000 - \$899,999	82	30	128	52
\$900,000 - \$949,999	60	15	78	31
\$950,000 - \$999,999	40	15	57	22
\$1,000,000 - \$1,299,999	80	44	124	75
\$1,300,000 - \$1,499,999	25	10	37	19
\$1,500,000 - \$1,999,999	23	17	40	28
\$2,000,000 +	15	7	22	13
	<b>3,293</b>	<b>1,740</b>	<b>5,297</b>	<b>2,938</b>

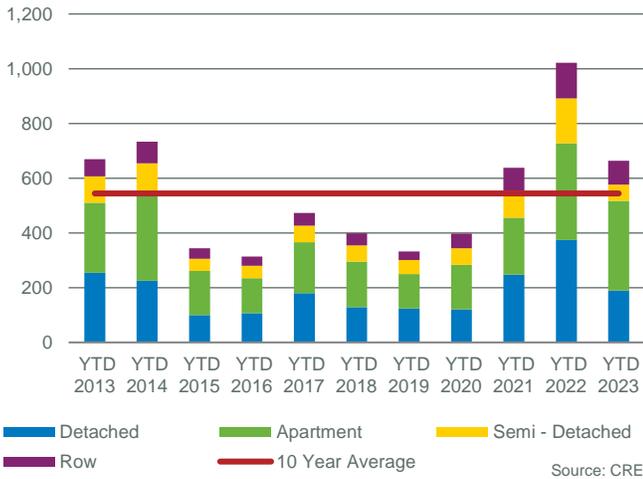
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

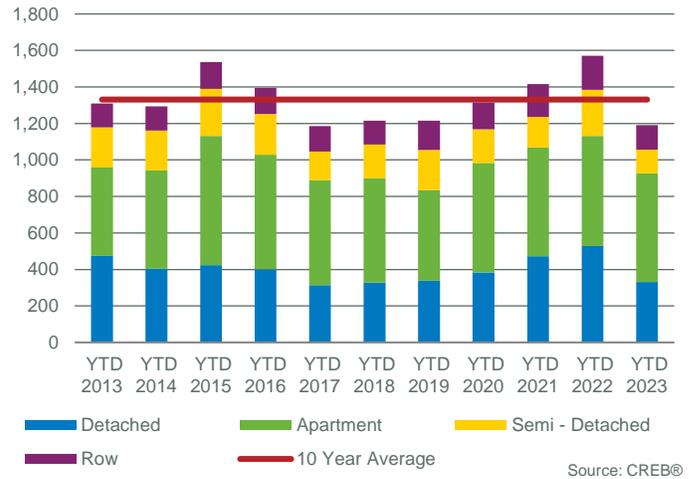
CITY OF CALGARY TOTAL SALES

YTD FEBRUARY

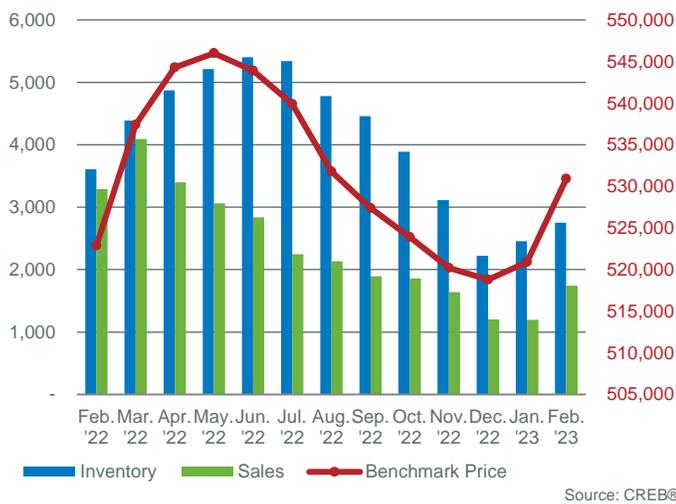


CITY OF CALGARY TOTAL NEW LISTINGS

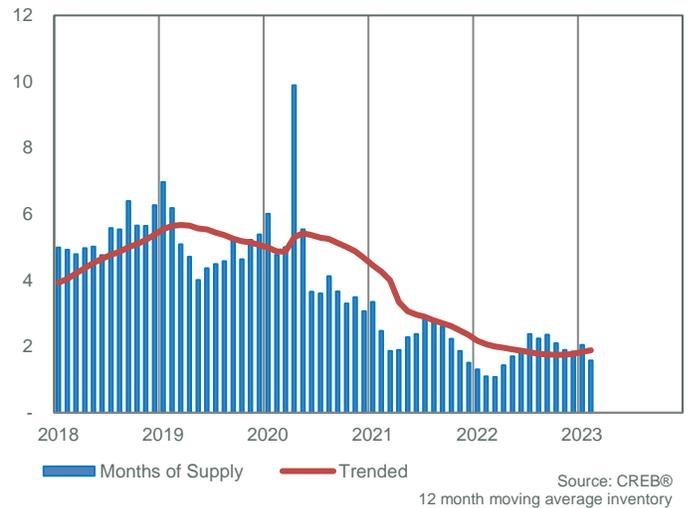
YTD FEBRUARY



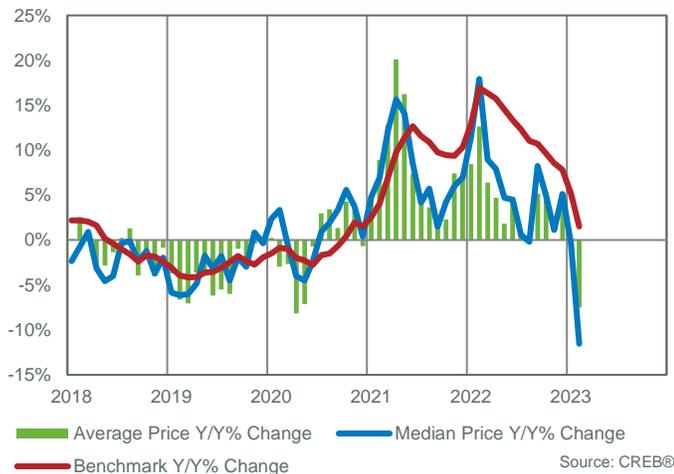
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



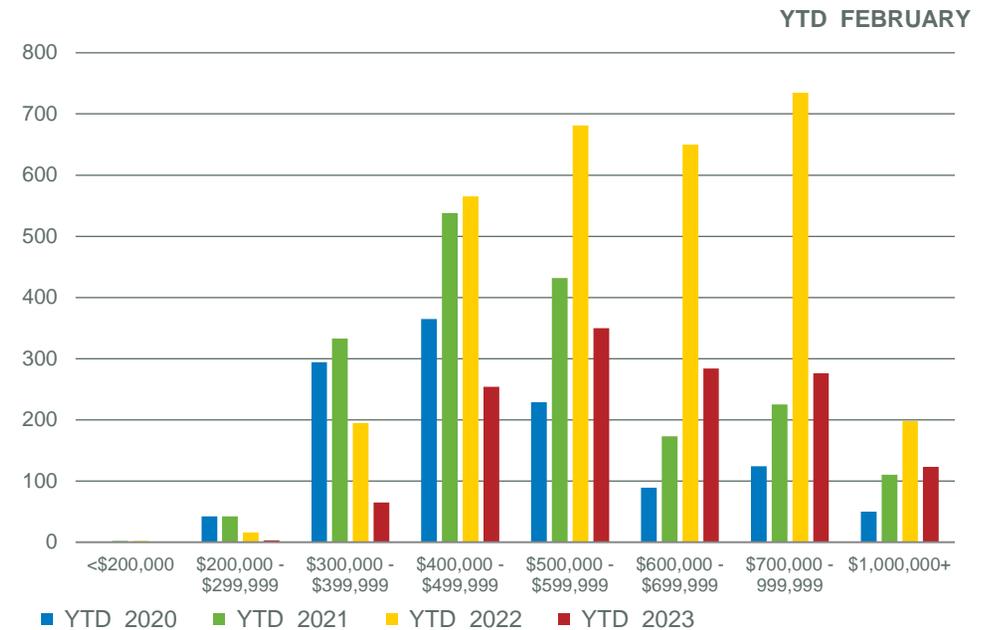
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	1,146	1,896	2,267	1,849	1,616	1,483	1,131	1,064	968	942	814	615
New Listings	1,293	2,870	3,153	2,539	2,220	2,159	1,609	1,480	1,382	1,151	849	496
Inventory	898	1,691	2,205	2,468	2,559	2,666	2,597	2,393	2,222	1,950	1,572	1,067
Days on Market	33	14	14	18	22	24	29	31	36	36	37	46
Benchmark Price	583,500	620,200	638,300	646,400	648,500	647,500	643,600	633,000	628,000	623,900	619,700	619,600
Median Price	570,600	625,000	612,000	610,000	595,000	591,000	580,000	575,000	570,050	582,000	561,250	570,000
Average Price	626,121	678,360	670,542	669,575	659,734	668,438	637,536	637,127	639,538	655,625	624,073	640,214
Index	228	243	250	253	254	253	252	248	246	244	242	242
<b>2023</b>												
Sales	561	794										
New Listings	879	1,138										
Inventory	1,142	1,292										
Days on Market	42	31										
Benchmark Price	622,800	635,900										
Median Price	599,000	602,750										
Average Price	670,893	679,479										
Index	244	249										

	Feb-22	Feb-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	2	-
\$200,000 - \$249,999	-	2	2	2
\$250,000 - \$299,999	7	1	14	1
\$300,000 - \$349,999	17	3	55	12
\$350,000 - \$399,999	55	29	140	53
\$400,000 - \$449,999	134	70	272	118
\$450,000 - \$499,999	178	72	293	136
\$500,000 - \$549,999	179	99	300	166
\$550,000 - \$599,999	242	115	381	184
\$600,000 - \$649,999	239	81	354	155
\$650,000 - \$699,999	207	74	296	129
\$700,000 - \$749,999	148	58	230	89
\$750,000 - \$799,999	128	42	171	63
\$800,000 - \$849,999	79	34	115	44
\$850,000 - \$899,999	70	18	107	34
\$900,000 - \$949,999	48	11	63	26
\$950,000 - \$999,999	34	14	49	20
\$1,000,000 - \$1,299,999	67	39	100	66
\$1,300,000 - \$1,499,999	25	10	37	19
\$1,500,000 - \$1,999,999	23	15	39	26
\$2,000,000 +	15	7	22	12
	<b>1,896</b>	<b>794</b>	<b>3,042</b>	<b>1,355</b>

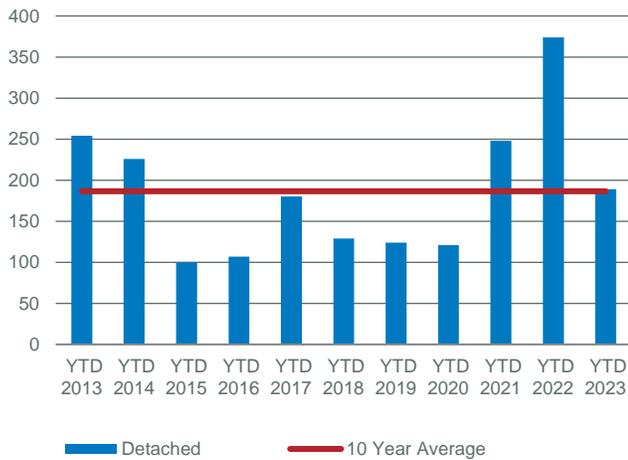
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

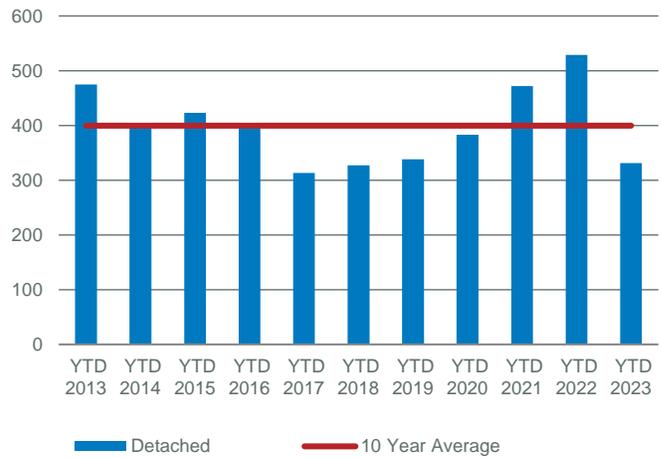
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



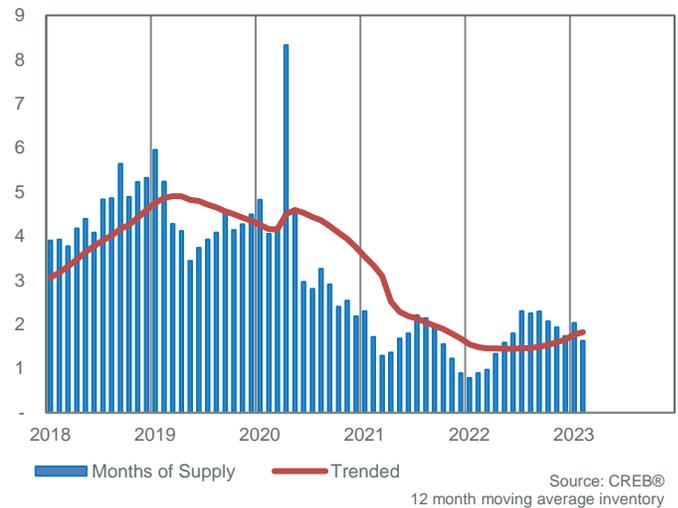
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

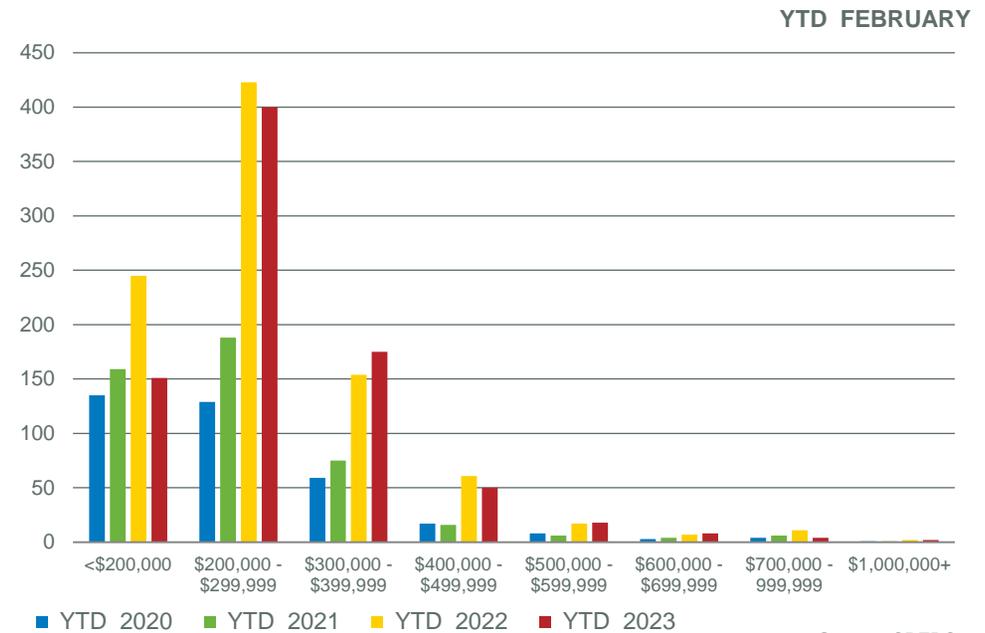


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	355	565	770	642	629	578	513	524	449	437	448	311
New Listings	550	694	994	893	948	931	795	653	605	533	379	287
Inventory	1,061	1,069	1,166	1,277	1,415	1,526	1,573	1,394	1,273	1,139	888	650
Days on Market	71	57	38	34	34	34	37	44	46	52	47	49
Benchmark Price	253,100	256,900	265,400	271,600	275,300	277,400	278,800	277,700	277,900	277,800	277,000	274,800
Median Price	234,000	252,500	259,000	249,950	254,500	246,250	248,900	240,000	247,000	250,000	250,000	258,500
Average Price	268,056	274,158	290,839	276,383	289,072	279,585	276,145	270,176	303,391	297,383	292,124	283,333
Index	206	209	216	221	224	226	227	226	226	226	226	224
<b>2023</b>												
Sales	317	491										
New Listings	545	697										
Inventory	771	876										
Days on Market	44	36										
Benchmark Price	277,600	286,000										
Median Price	258,000	262,500										
Average Price	284,526	280,697										
Index	226	233										

	Feb-22	Feb-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	5	2	7	2
\$100,000 - \$149,999	33	17	59	34
\$150,000 - \$199,999	96	65	179	115
\$200,000 - \$249,999	135	132	224	211
\$250,000 - \$299,999	129	127	199	189
\$300,000 - \$349,999	63	65	95	111
\$350,000 - \$399,999	41	33	59	64
\$400,000 - \$449,999	23	16	29	29
\$450,000 - \$499,999	20	15	32	21
\$500,000 - \$549,999	7	10	9	13
\$550,000 - \$599,999	5	1	8	5
\$600,000 - \$649,999	1	4	4	6
\$650,000 - \$699,999	1	1	3	2
\$700,000 - \$749,999	2	1	3	1
\$750,000 - \$799,999	1	-	3	-
\$800,000 - \$849,999	-	-	-	1
\$850,000 - \$899,999	-	-	1	1
\$900,000 - \$949,999	2	1	3	1
\$950,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,299,999	-	-	1	-
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	1	1	1
\$2,000,000 +	-	-	-	1
	565	491	920	808

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD FEBRUARY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



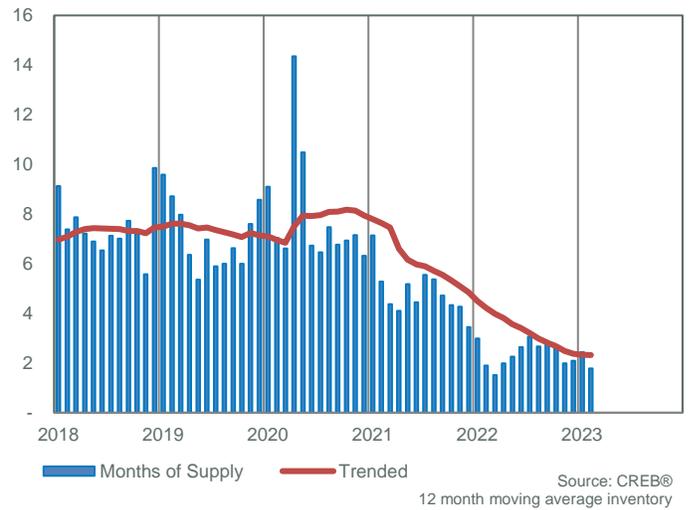
Source: CREB®

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



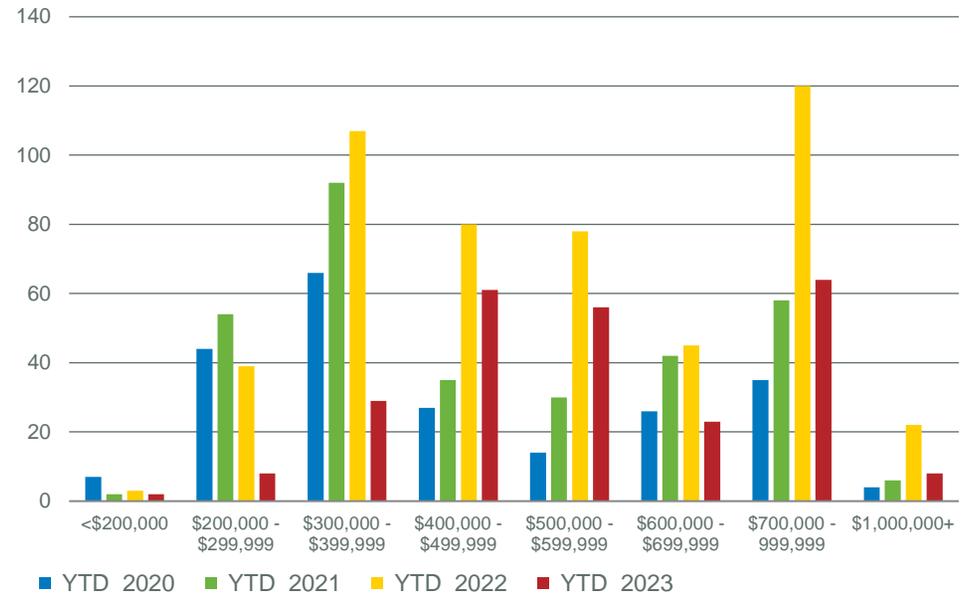
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	198	296	345	304	264	223	173	170	152	158	132	87
New Listings	267	395	462	371	358	311	274	207	238	186	132	101
Inventory	243	314	384	391	408	415	435	379	381	334	270	225
Days on Market	35	25	20	22	24	25	29	34	36	39	45	43
Benchmark Price	527,700	553,300	572,400	580,000	584,700	581,600	577,000	569,300	562,400	558,700	562,800	563,000
Median Price	512,500	510,500	515,000	506,759	485,000	485,000	430,000	472,500	472,769	468,750	494,500	512,000
Average Price	558,489	563,081	584,388	563,340	541,943	541,181	512,733	514,793	507,623	536,375	588,216	543,851
Index	249	261	270	273	275	274	272	268	265	263	265	265
<b>2023</b>												
Sales	111	140										
New Listings	150	193										
Inventory	225	255										
Days on Market	47	36										
Benchmark Price	559,200	568,100										
Median Price	530,000	533,940										
Average Price	583,025	585,265										
Index	263	268										

	Feb-22	Feb-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	2	3	2
\$200,000 - \$249,999	4	-	6	3
\$250,000 - \$299,999	12	3	33	5
\$300,000 - \$349,999	36	11	57	19
\$350,000 - \$399,999	32	4	50	10
\$400,000 - \$449,999	27	15	40	23
\$450,000 - \$499,999	23	20	40	38
\$500,000 - \$549,999	38	22	55	39
\$550,000 - \$599,999	15	11	23	17
\$600,000 - \$649,999	10	8	21	13
\$650,000 - \$699,999	14	5	24	10
\$700,000 - \$749,999	14	5	24	11
\$750,000 - \$799,999	19	9	33	16
\$800,000 - \$849,999	14	5	28	14
\$850,000 - \$899,999	10	12	16	17
\$900,000 - \$949,999	10	3	12	4
\$950,000 - \$999,999	5	1	7	2
\$1,000,000 - \$1,299,999	12	3	22	7
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	-	-	-	-
	296	140	494	251

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

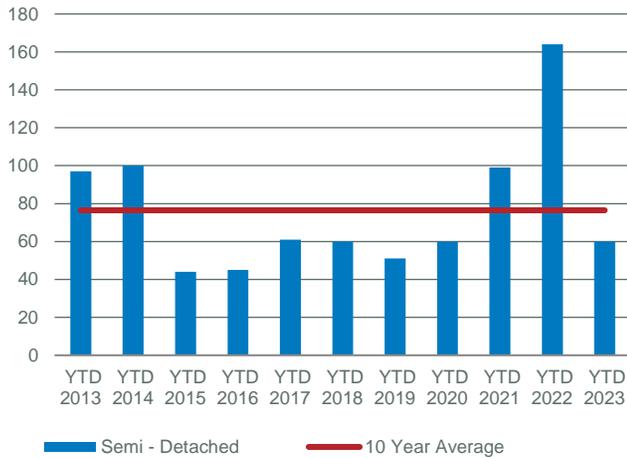
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



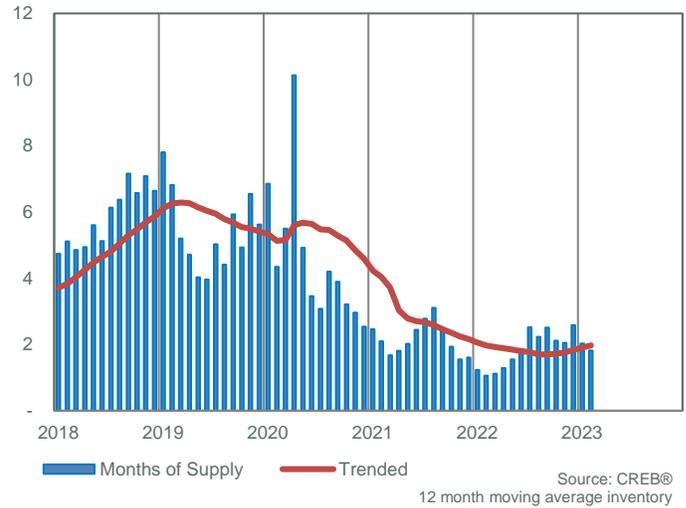
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



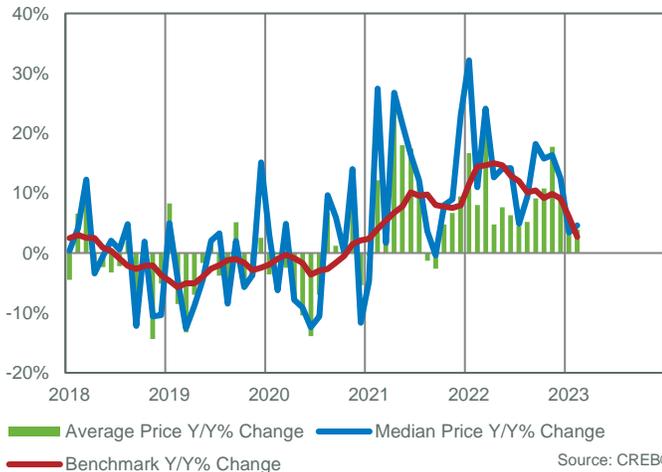
Source: CREB®

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

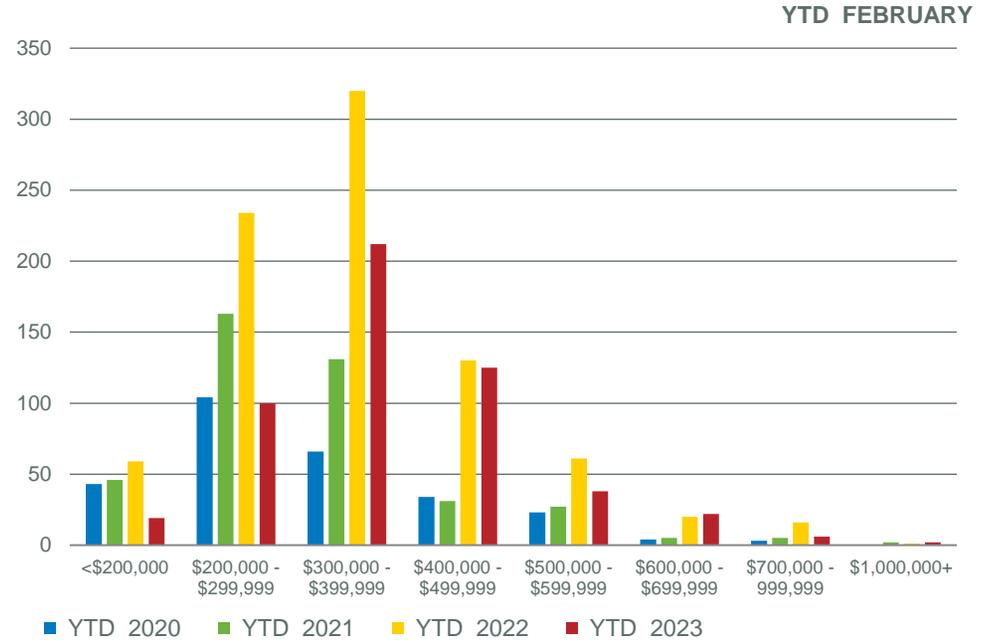


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2022</b>												
Sales	305	536	709	604	554	555	432	375	325	320	248	188
New Listings	364	692	883	782	771	654	500	378	401	304	251	148
Inventory	425	533	634	738	832	797	738	617	585	466	386	280
Days on Market	58	30	19	20	24	27	30	35	38	37	35	43
Benchmark Price	321,700	338,900	351,600	360,600	363,300	363,700	362,500	361,300	362,100	361,000	358,700	358,300
Median Price	314,000	355,559	351,400	355,050	355,000	345,500	350,000	339,500	330,000	335,000	352,750	350,250
Average Price	336,589	366,395	359,205	368,516	363,644	353,912	356,149	341,022	345,502	356,314	357,054	352,571
Index	191	201	208	214	215	215	215	214	214	214	212	212
<b>2023</b>												
Sales	209	315										
New Listings	278	361										
Inventory	316	327										
Days on Market	39	34										
Benchmark Price	361,400	369,700										
Median Price	365,000	372,900										
Average Price	372,820	388,463										
Index	214	219										

	Feb-22	Feb-23	YTD 2022	YTD 2023
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	4	-	6	1
\$150,000 - \$199,999	28	9	53	18
\$200,000 - \$249,999	55	29	97	49
\$250,000 - \$299,999	74	33	137	51
\$300,000 - \$349,999	93	49	164	85
\$350,000 - \$399,999	115	75	156	127
\$400,000 - \$449,999	66	47	83	75
\$450,000 - \$499,999	34	27	47	50
\$500,000 - \$549,999	26	15	33	19
\$550,000 - \$599,999	16	9	28	19
\$600,000 - \$649,999	6	9	9	15
\$650,000 - \$699,999	7	5	11	7
\$700,000 - \$749,999	4	5	5	5
\$750,000 - \$799,999	3	1	3	1
\$800,000 - \$849,999	2	-	4	-
\$850,000 - \$899,999	2	-	4	-
\$900,000 - \$949,999	-	-	-	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	1	2	1	2
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	<b>536</b>	<b>315</b>	<b>841</b>	<b>524</b>

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD FEBRUARY



Source: CREB®

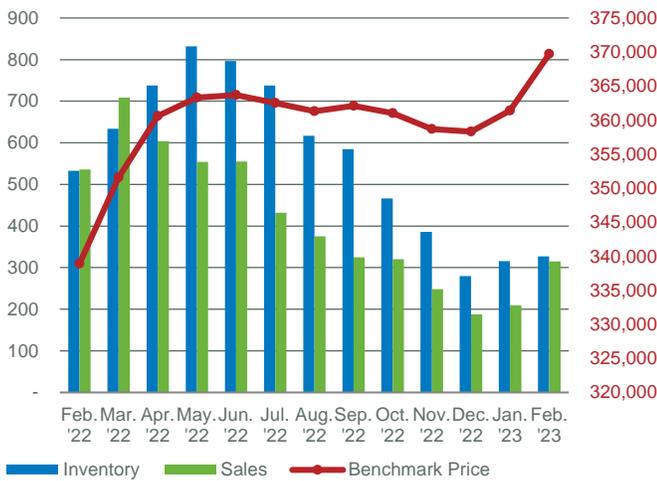
CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



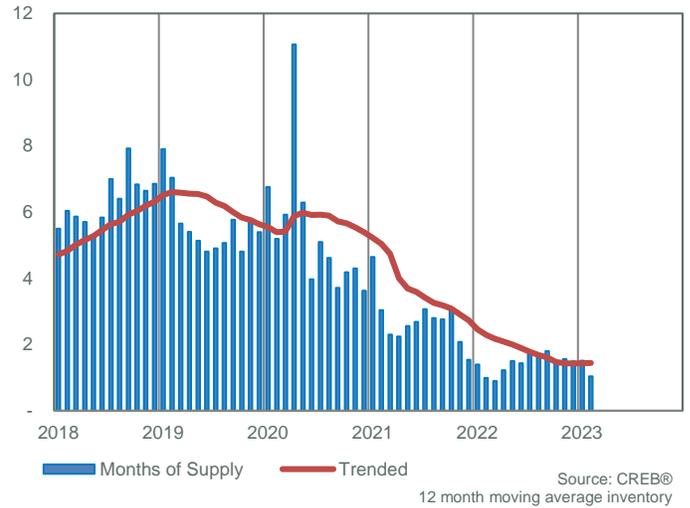
Source: CREB®

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®

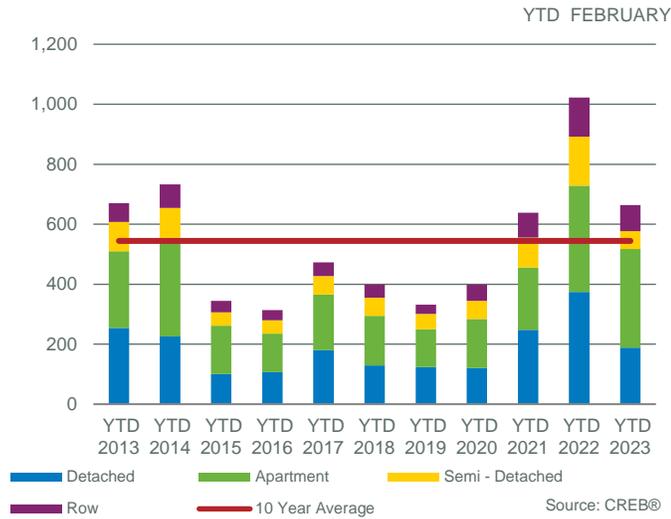
CITY OF CALGARY ROW PRICES



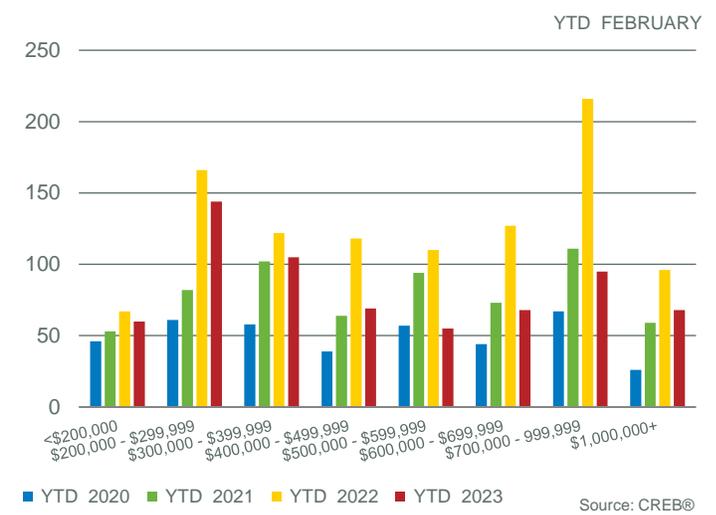
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



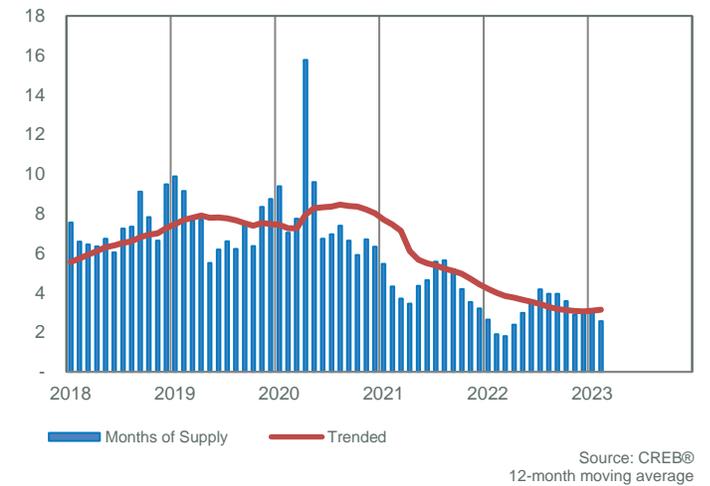
CITY CENTRE TOTAL SALES BY PRICE RANGE



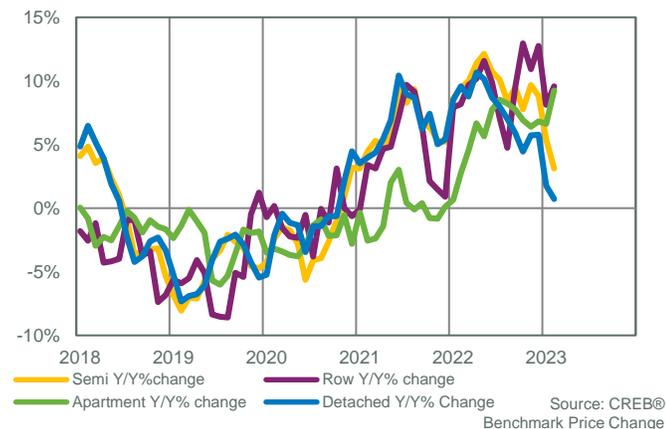
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

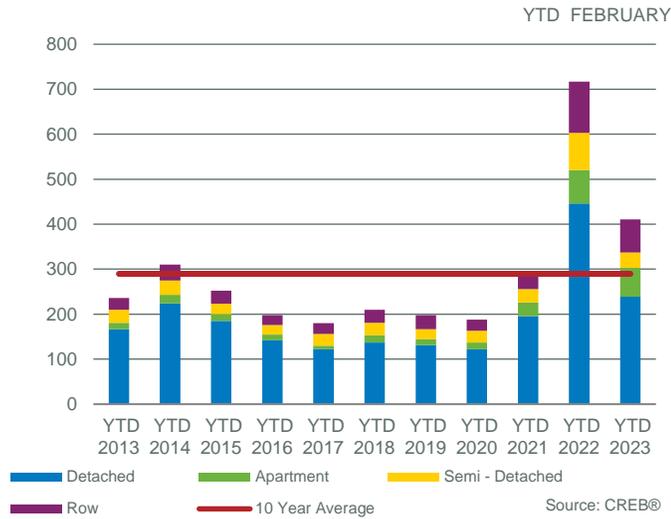


CITY CENTRE PRICES

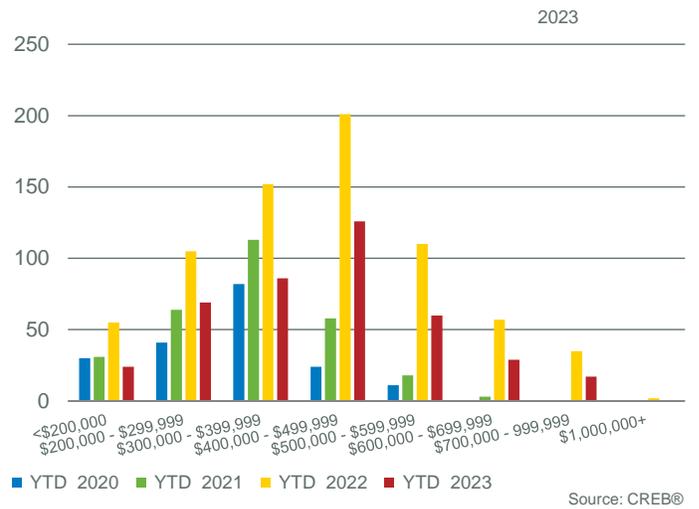


**NORTHEAST**

**NORTHEAST TOTAL SALES**



**NORTHEAST TOTAL SALES BY PRICE RANGE**



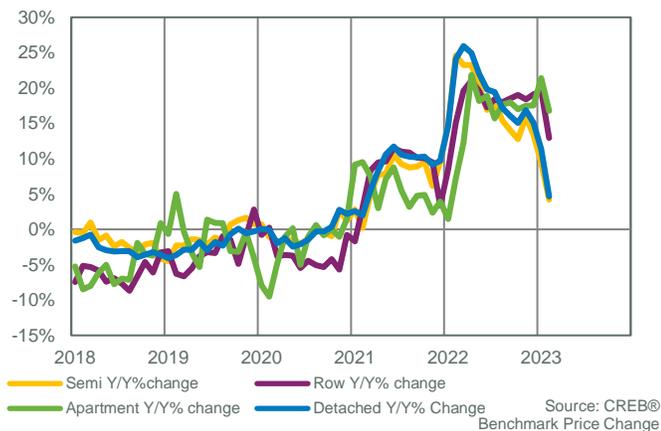
**NORTHEAST INVENTORY AND SALES**



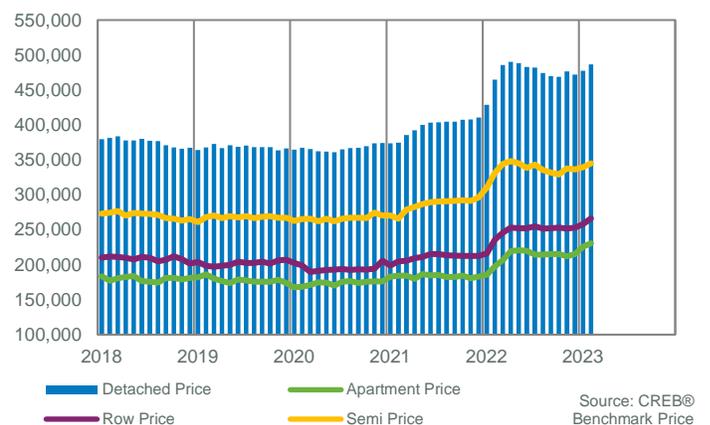
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

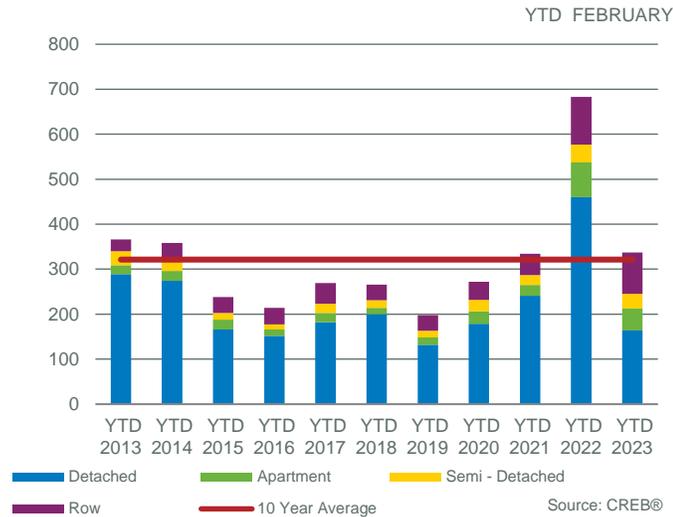


**NORTHEAST PRICES**

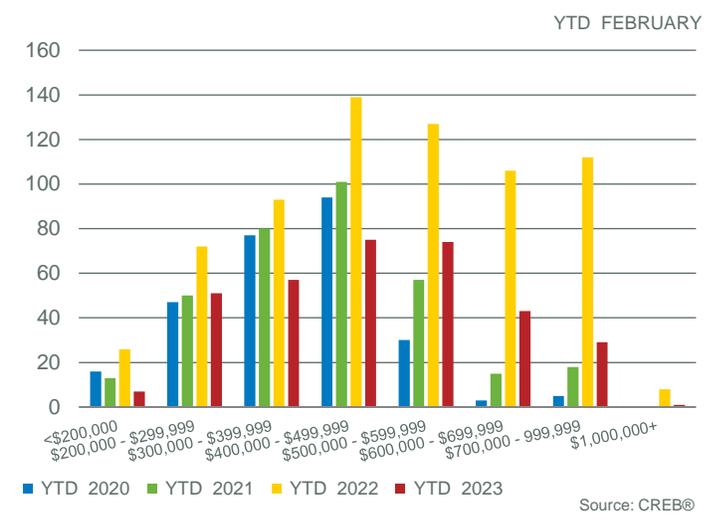


**NORTH**

**NORTH TOTAL SALES**



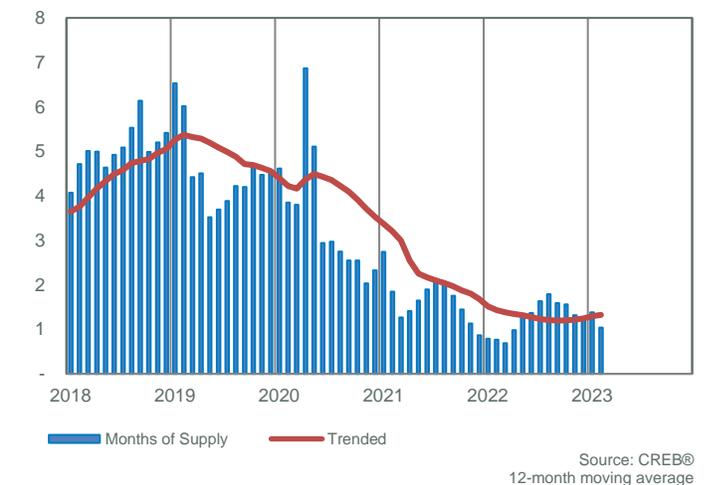
**NORTH TOTAL SALES BY PRICE RANGE**



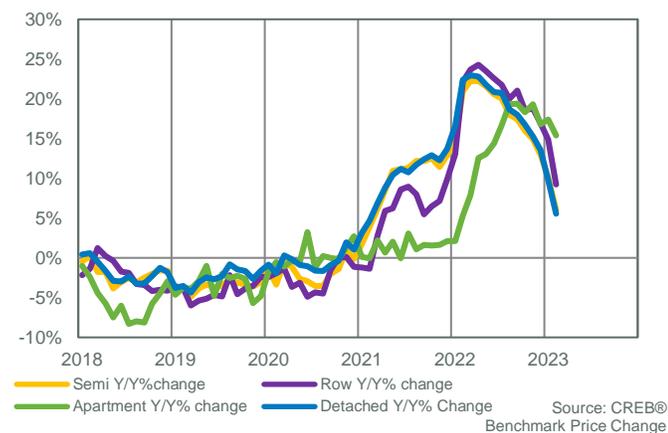
**NORTH INVENTORY AND SALES**



**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

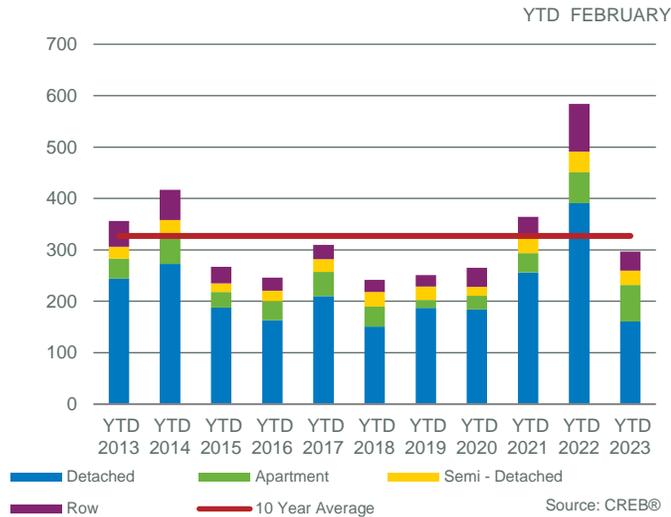


**NORTH PRICES**

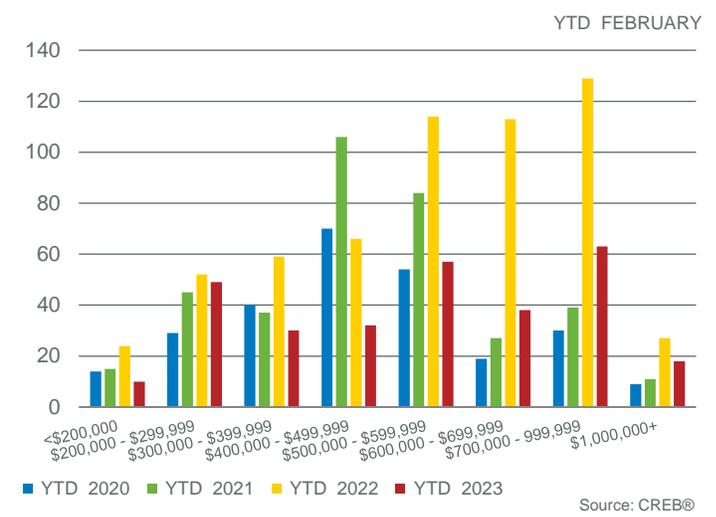


**NORTHWEST**

**NORTHWEST TOTAL SALES**



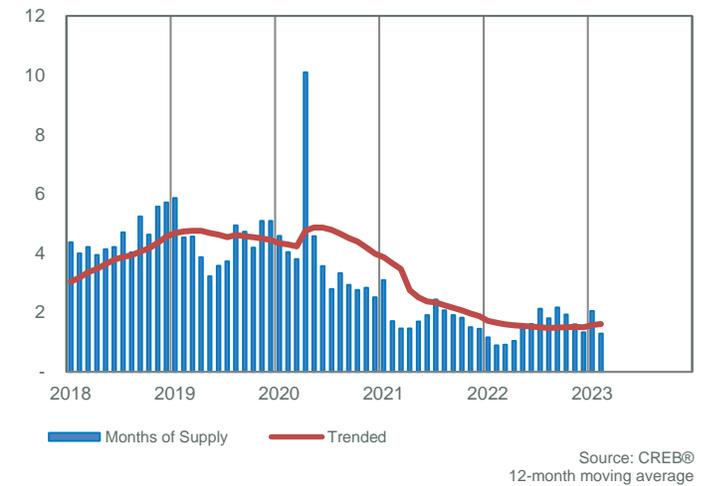
**NORTHWEST TOTAL SALES BY PRICE RANGE**



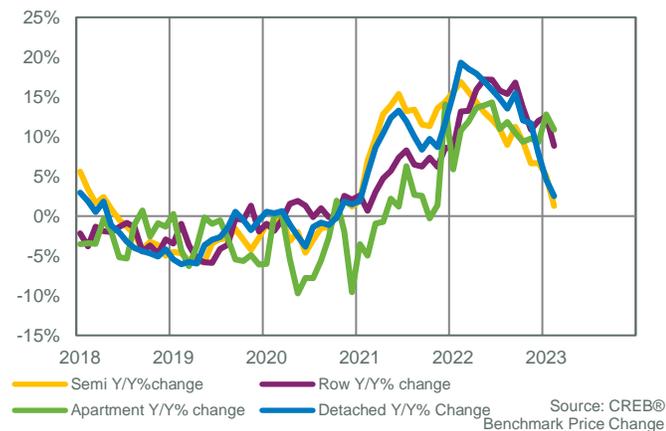
**NORTHWEST INVENTORY AND SALES**



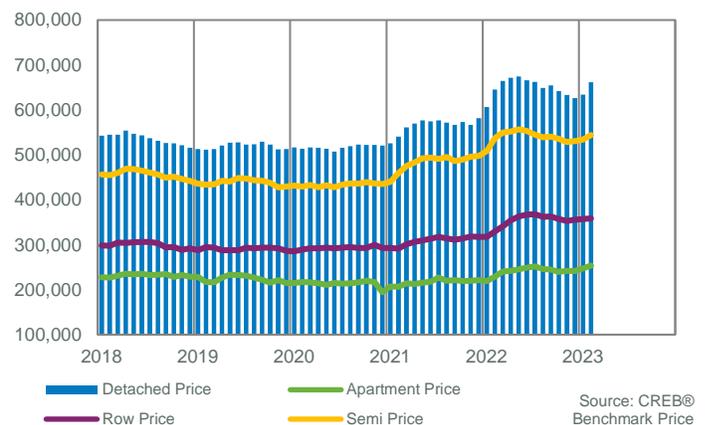
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

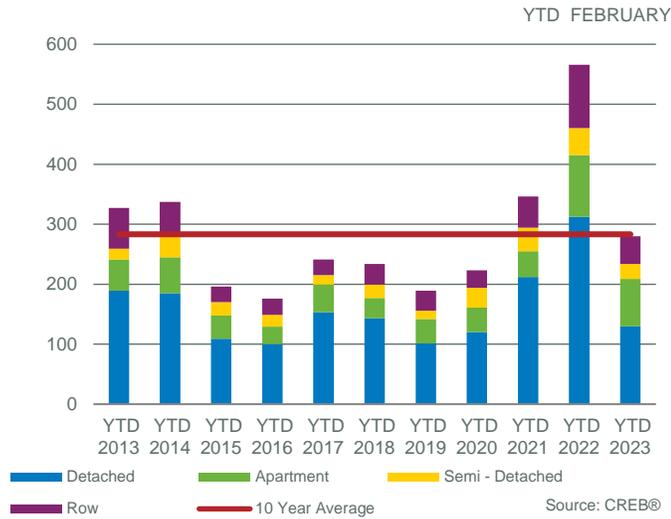


**NORTHWEST PRICES**

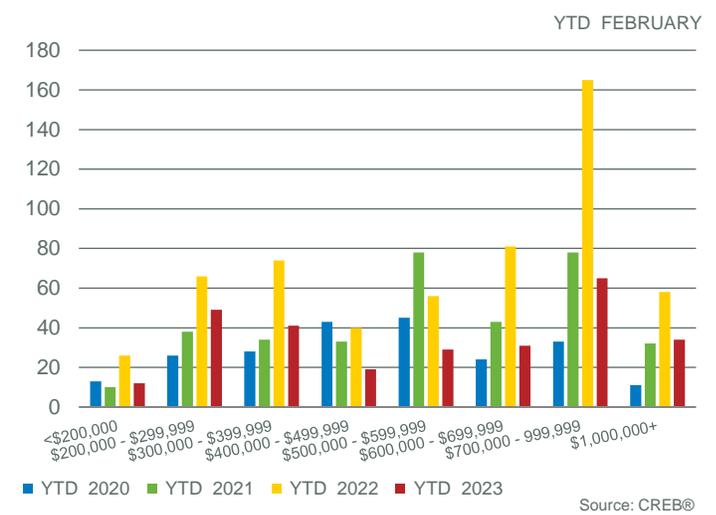


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



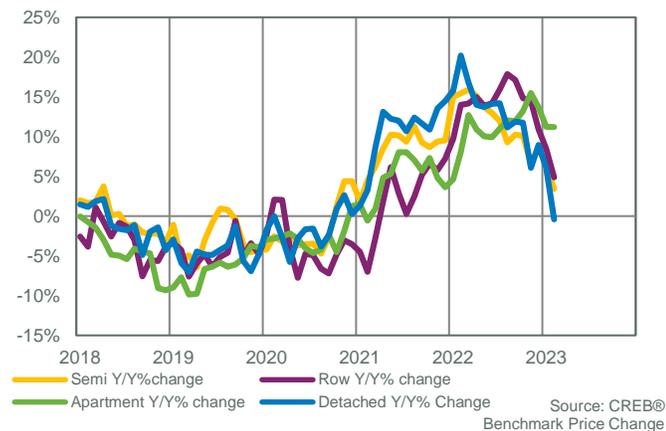
WEST INVENTORY AND SALES



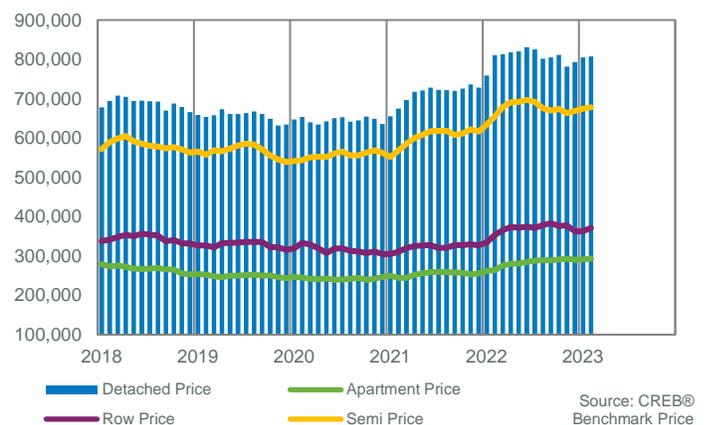
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

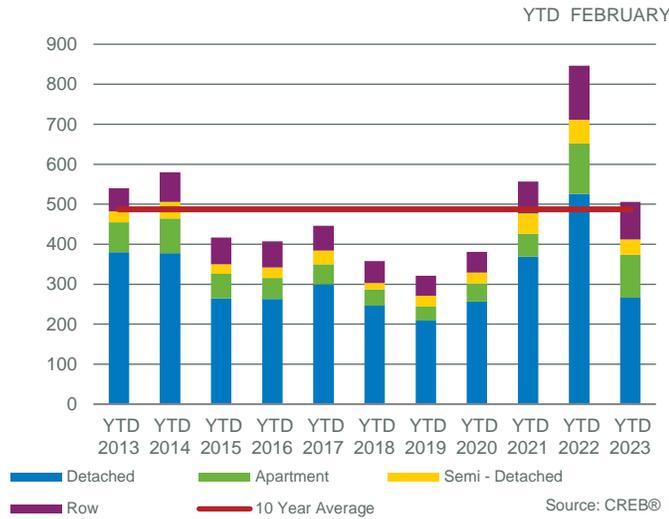


WEST PRICES

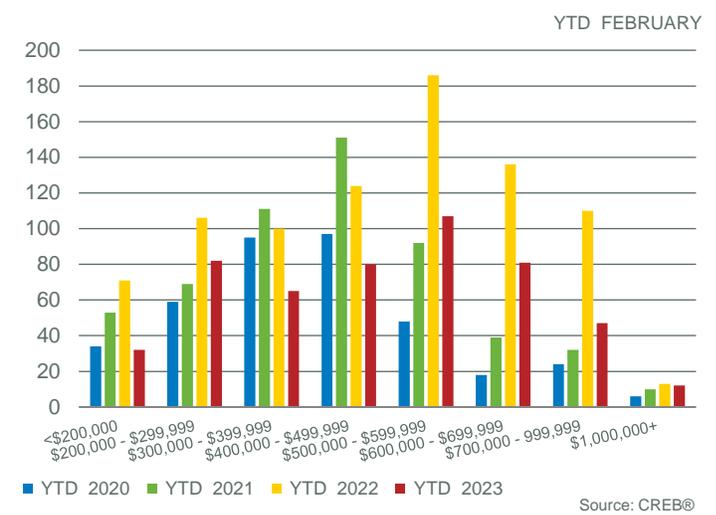


**SOUTH**

**SOUTH TOTAL SALES**



**SOUTH TOTAL SALES BY PRICE RANGE**



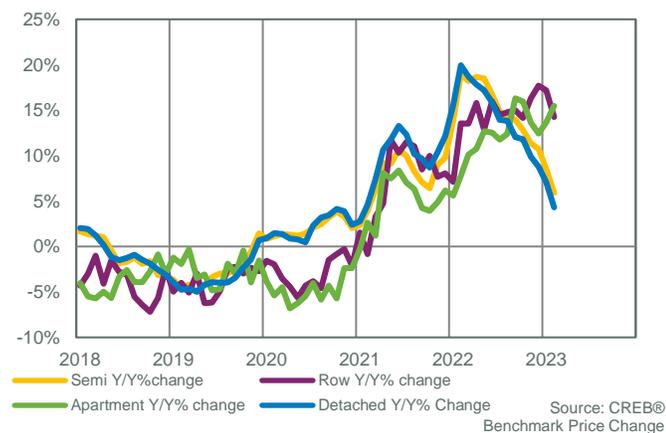
**SOUTH INVENTORY AND SALES**



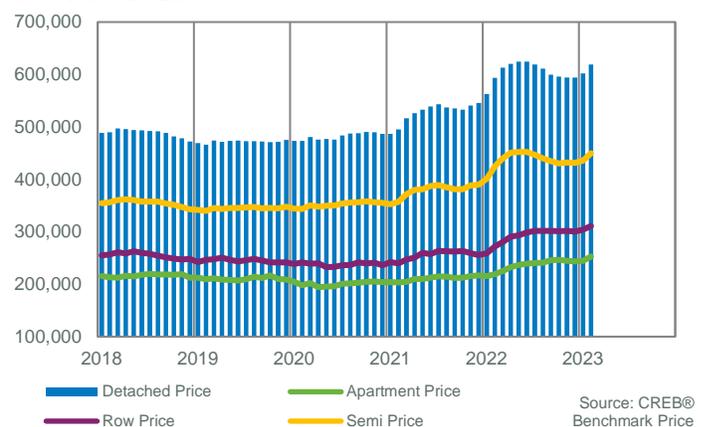
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

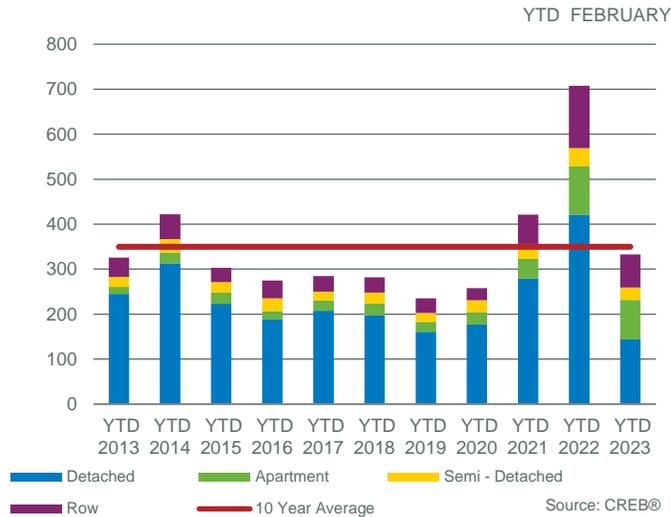


**SOUTH PRICES**

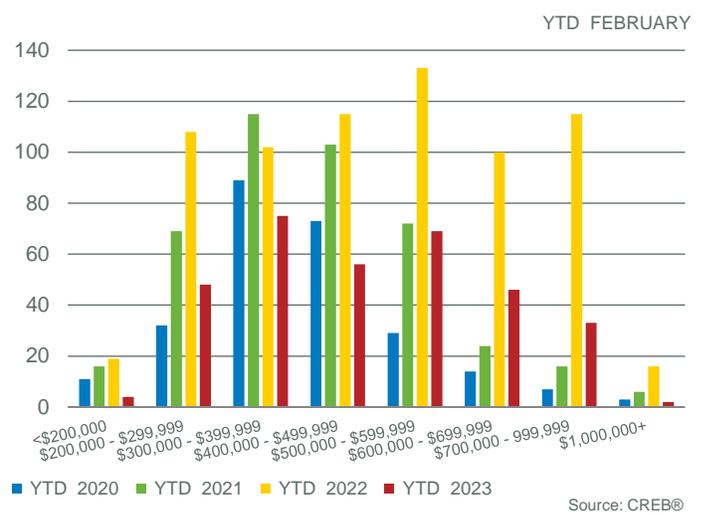


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



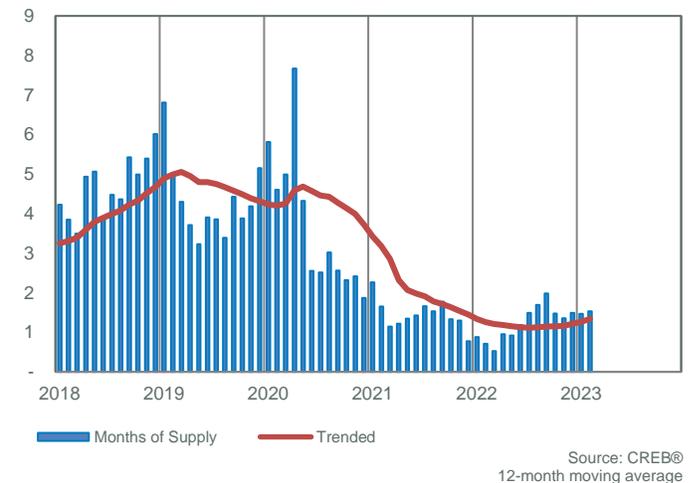
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



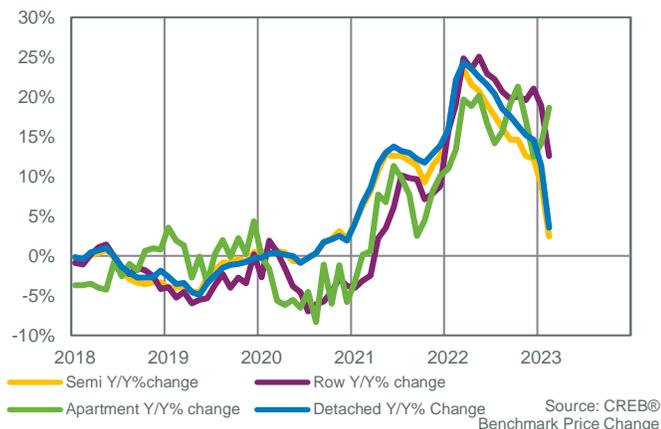
**SOUTHEAST INVENTORY AND SALES**



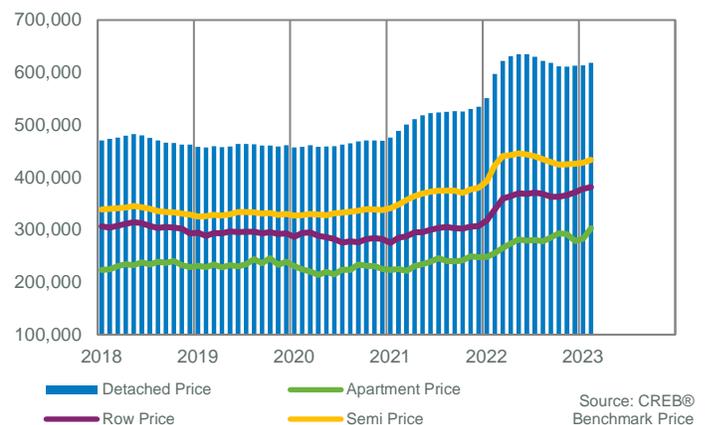
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

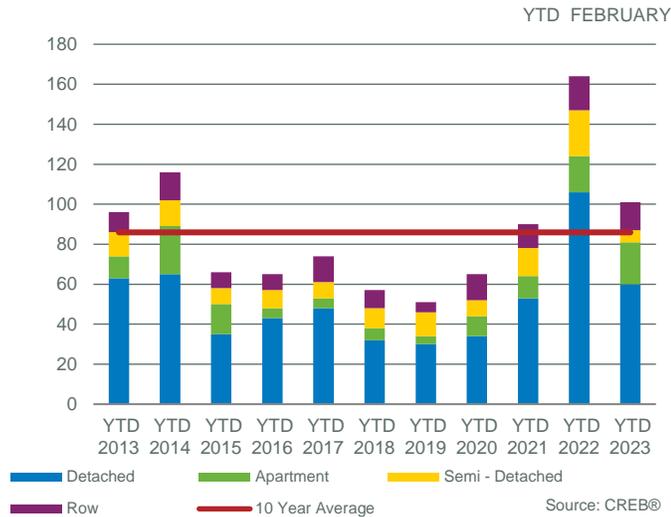


**SOUTHEAST PRICES**

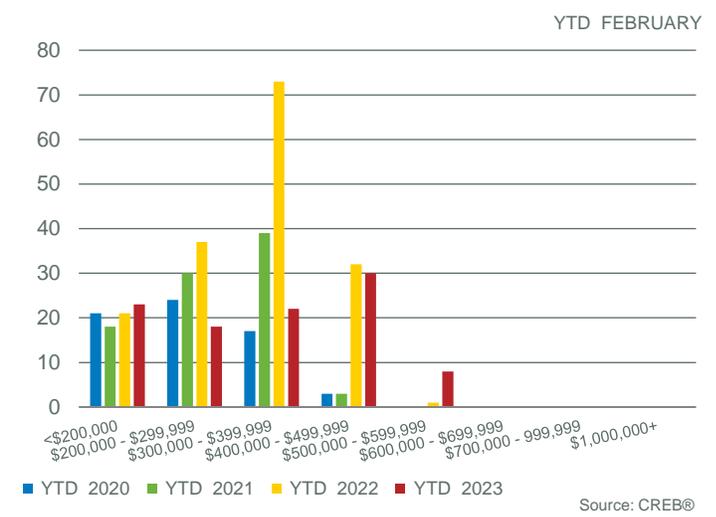


**EAST**

**EAST TOTAL SALES**



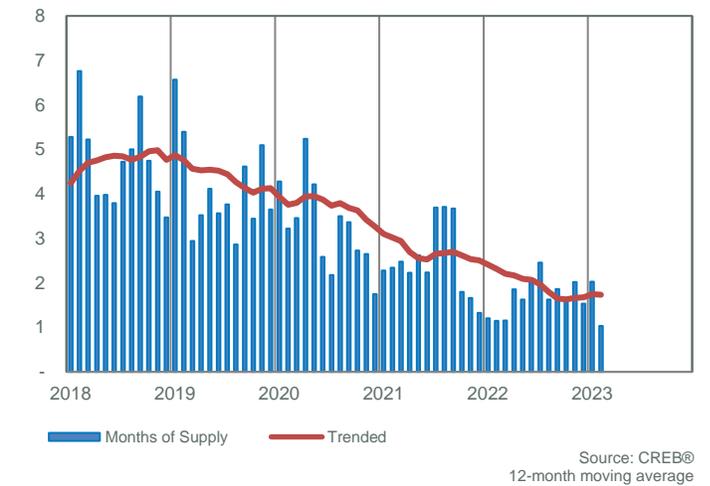
**EAST TOTAL SALES BY PRICE RANGE**



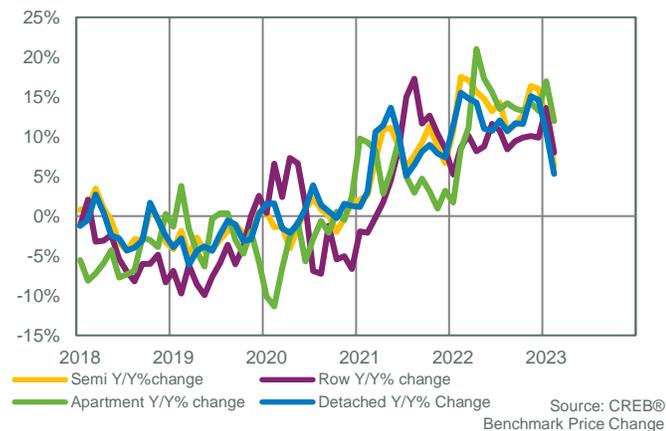
**EAST INVENTORY AND SALES**



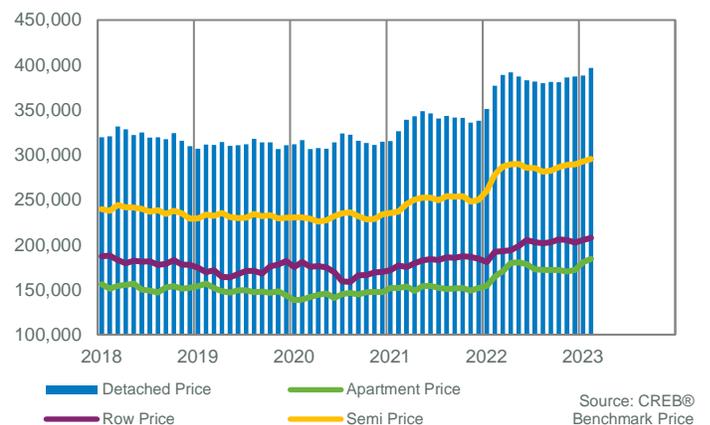
**EAST MONTHS OF INVENTORY**

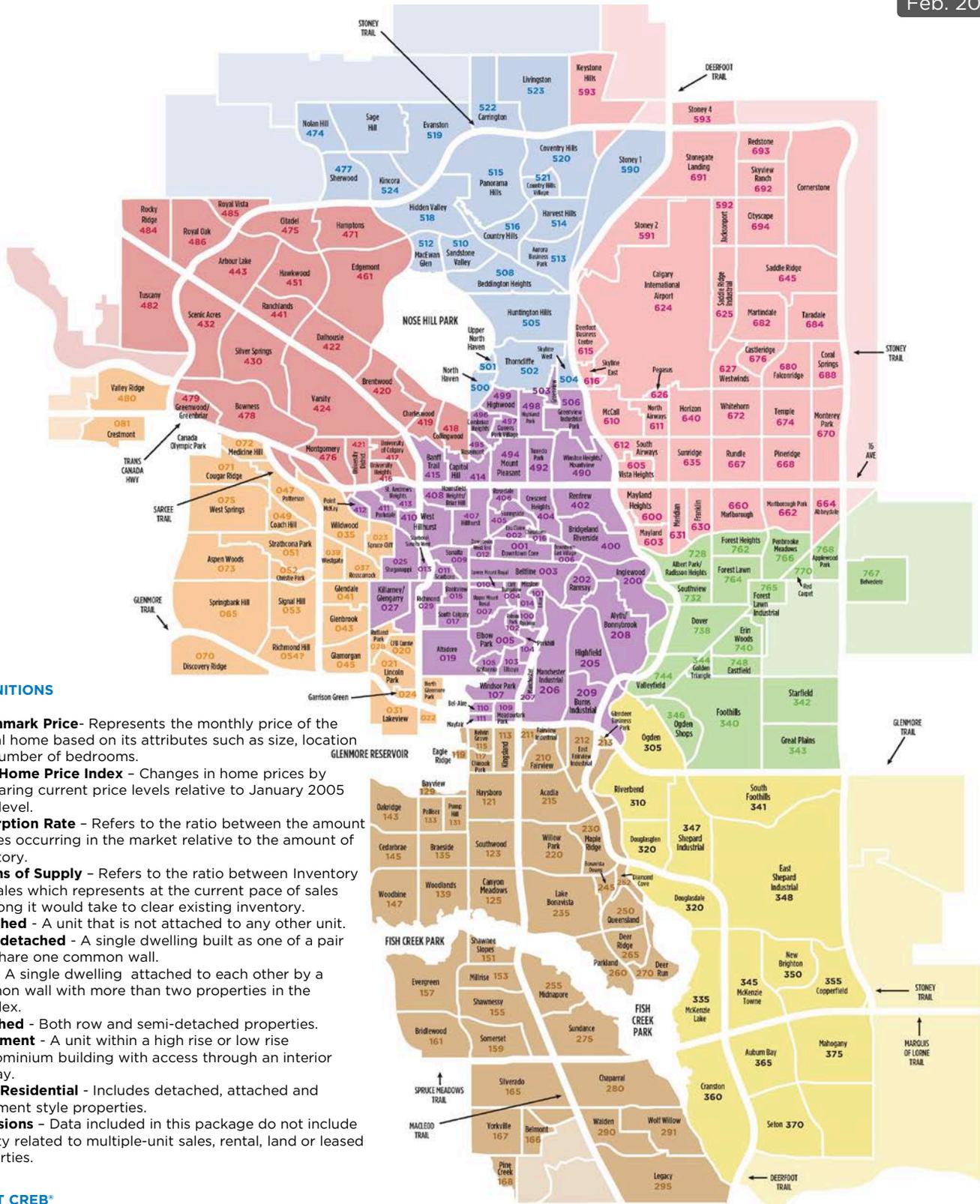


**EAST PRICE CHANGE**



**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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