



**creb**<sup>®</sup>

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

**MONTHLY STATISTICS PACKAGE**

# City of Calgary

June 2024



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

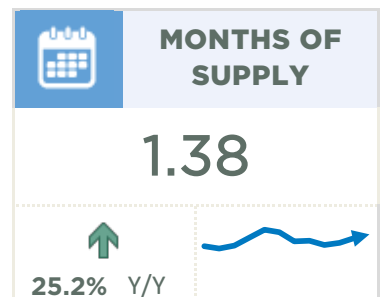
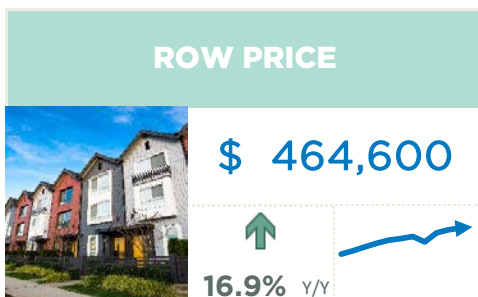
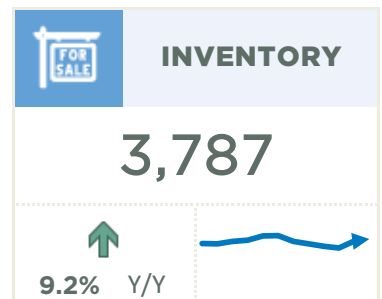
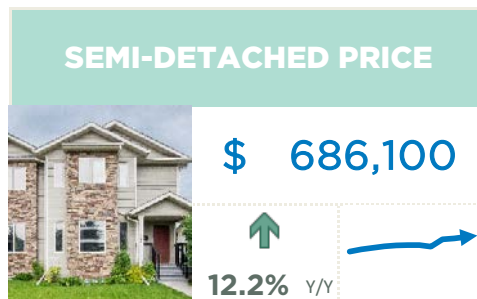
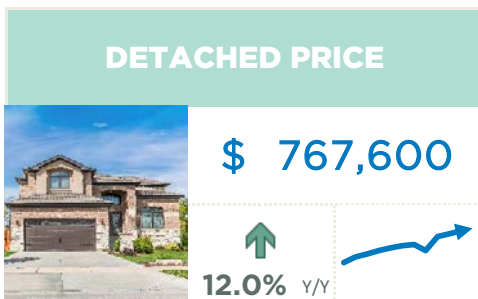
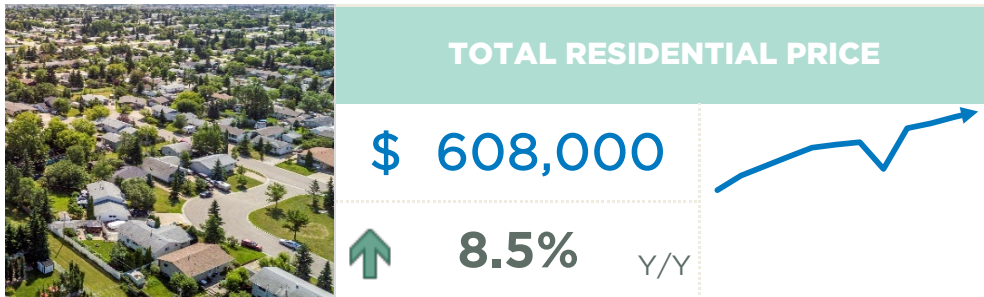
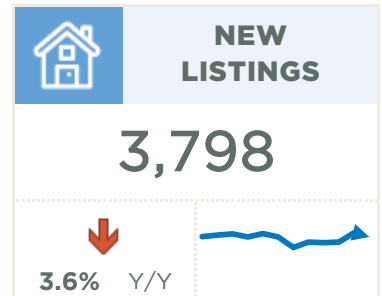
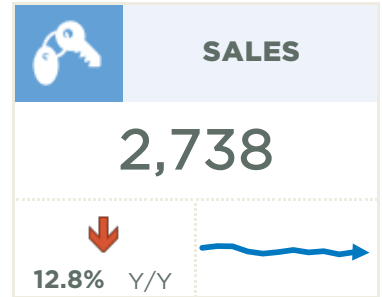
June 2024

## June sales decline amid supply challenges and rising prices

**City of Calgary, July 2, 2024** - Sales in June reached 2,738, marking a 13 percent decline from last year's record high. Although sales improved for homes priced above \$700,000, it was not enough to offset the declines reported in the lower price ranges. Despite the easing in June sales, they remain over 17 percent higher than long-term trends.

"The pullback in sales reflects supply challenges in the lower price ranges, ultimately limiting sales activity," said Ann-Marie Lurie, Chief Economist at CREB®. "Inventory in the lower price ranges of each property type continue to fall, providing limited choices for potential purchasers looking for more affordable product. It also continues to be a competitive market for some buyers with over 40 percent of the homes sold selling over list price."

This month, new listings also eased relative to sales, causing the sales-to-new-listings ratio to remain elevated at 72 percent. Inventory levels did improve over last year's low levels, primarily due to gains in the higher price ranges. However, with 3,789 units available, levels remain 40 percent lower than long-term trends. The modest change in inventory levels helped increase the months of supply. However, at 1.4 months, conditions continue to favor sellers. Persistently tight conditions drove further price gains this month. In June, the unadjusted benchmark price rose to \$608,000, a gain over last month and nearly nine per cent higher than last year. Prices rose across all districts, with the most significant year-over-year gains occurring in the North East and East districts.





## June 2024

### June 2024

	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	1,278	-16%	1,809	-7%	1,775	7%	71%	1.39	27%	\$767,600	12%
Semi	233	-2%	306	-4%	300	12%	76%	1.29	14%	\$686,100	12%
Row	436	-17%	578	-5%	491	16%	75%	1.13	39%	\$464,600	17%
Apartment	791	-8%	1,105	4%	1,221	9%	72%	1.54	18%	\$344,700	17%
<b>Total Residential</b>	<b>2,738</b>	<b>-13%</b>	<b>3,798</b>	<b>-4%</b>	<b>3,787</b>	<b>9%</b>	<b>72%</b>	<b>1.38</b>	<b>25%</b>	<b>\$608,000</b>	<b>9%</b>

### Year-to-Date

### June 2024

	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	6,813	0%	9,009	2%	1,294	-9%	76%	1.14	-10%	\$740,867	13%
Semi	1,318	8%	1,667	13%	238	-8%	79%	1.08	-15%	\$658,550	13%
Row	2,555	9%	3,103	13%	364	-4%	82%	0.85	-12%	\$447,617	19%
Apartment	4,461	13%	5,868	13%	933	-6%	76%	1.26	-17%	\$330,750	18%
<b>Total Residential</b>	<b>15,147</b>	<b>6%</b>	<b>19,647</b>	<b>8%</b>	<b>2,830</b>	<b>-7%</b>	<b>77%</b>	<b>1.12</b>	<b>-13%</b>	<b>\$592,367</b>	<b>10%</b>



### Detached

Gains in higher-priced detached home sales were not enough to offset the pullbacks for homes priced below \$700,000, leading to a 16 percent year-over-year sales drop. Despite the recent pullback, detached home sales for the first half of the year remain in line with levels reported last year. Meanwhile, following several months of gains, new listings eased this month. By the end of June, there were 1,775 detached homes in inventory, an improvement over last year but 45 percent below long-term trends for the month. While conditions remain tight in the detached market, we are starting to see better supply and demand balances in the upper end of the market. The months of supply have ranged from a low of one month in the most affordable East district to just over two months in the City Centre. Nonetheless, with less than one and a half months of supply, we continue to see upward pressure on home prices. In June, the unadjusted benchmark price reached \$767,600, nearly one percent higher than last month and 12 percent higher than prices reported last June.



### Semi-Detached

Following a significant gain last month, new listings pulled back in June relative to sales, causing the sales-to-new-listings ratio to rise to 76 percent. While this did not prevent some gains in inventory levels, inventory levels remained nearly half of those traditionally seen in June. With just over one month of supply, we continue to see upward pressure on home prices. In June, the unadjusted benchmark price reached \$686,100, a one per cent gain over last month and over 12 per cent higher than levels reported last year. Prices rose across all districts in the city, with the steepest gains occurring in the most affordable areas of the North East and East districts.



### Row

Like other property types, row home sales slowed in June relative to the high levels achieved over the past two years. A higher pullback in sales compared to new listings caused the sales-to-new-listings ratio to fall to 75 per cent, the lowest June level reported since 2021. However, conditions remain exceptionally tight with one month of supply, especially for properties priced below \$600,000. The unadjusted benchmark price trended up in June, reaching \$464,600, nearly 17 per cent higher than levels reported last year at this time. While price adjustments have varied depending on location, we continue to see the highest price growth occurring in the most affordable districts.

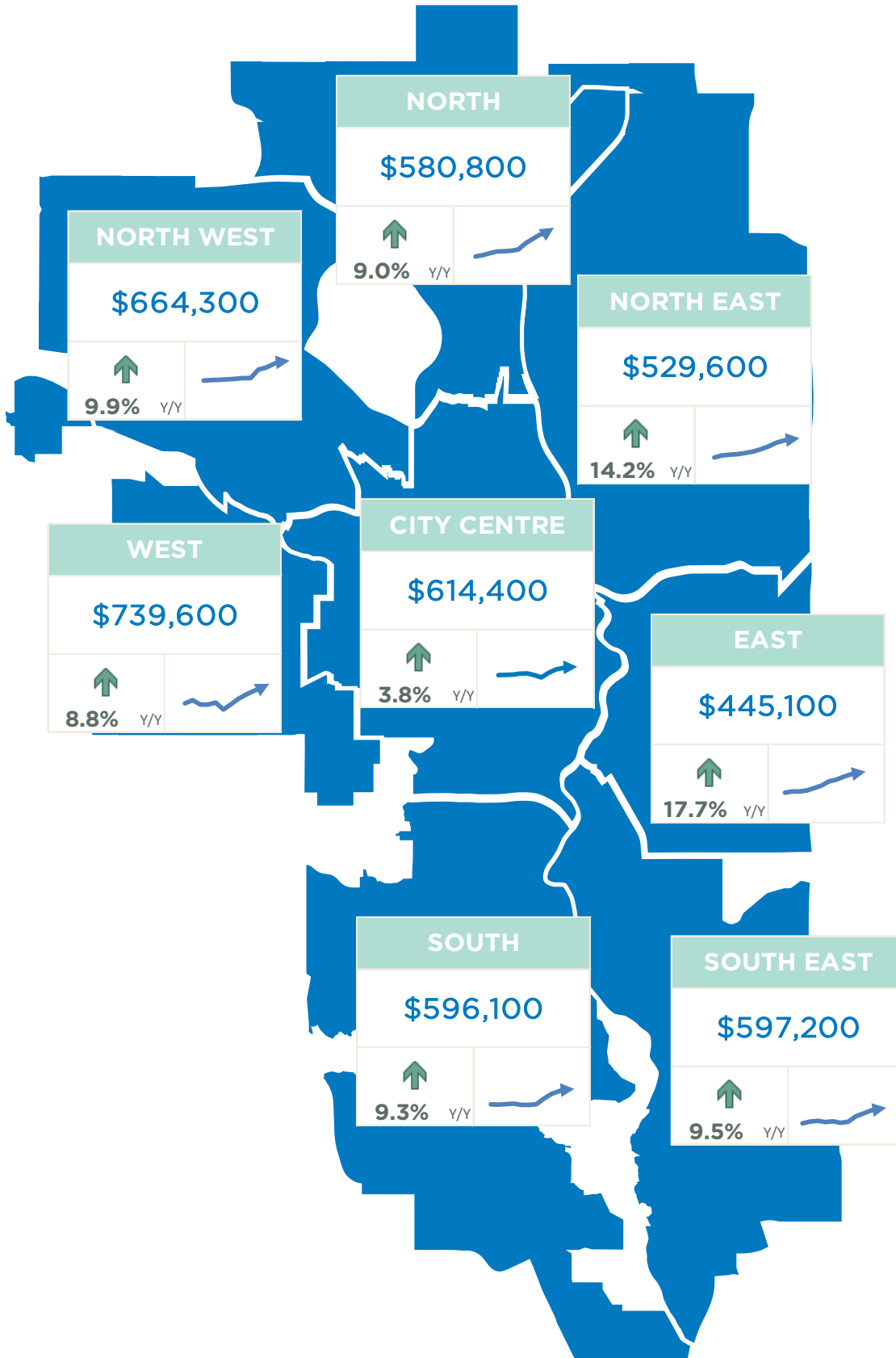


### Apartment

There were 791 sales in June, a nearly eight per cent decline over last year. The decline in sales was primarily due to the significant pullback for units priced below \$300,000. Limited supply choice for lower priced products is preventing stronger sales activity. Despite the monthly pullback, year-to-date apartment sales are up by 13 per cent, and are at record-high levels. New listings continue to rise relative to sales, causing the sales-to-new-listings ratio to fall and driving further inventory gains. However, much of the supply growth has occurred for higher-priced properties, resulting in tight conditions at the lower end of the market and more balanced conditions for higher-priced units. Overall prices continued to trend up this month, reaching \$344,700, over 17 per cent higher than last year.

June 2024

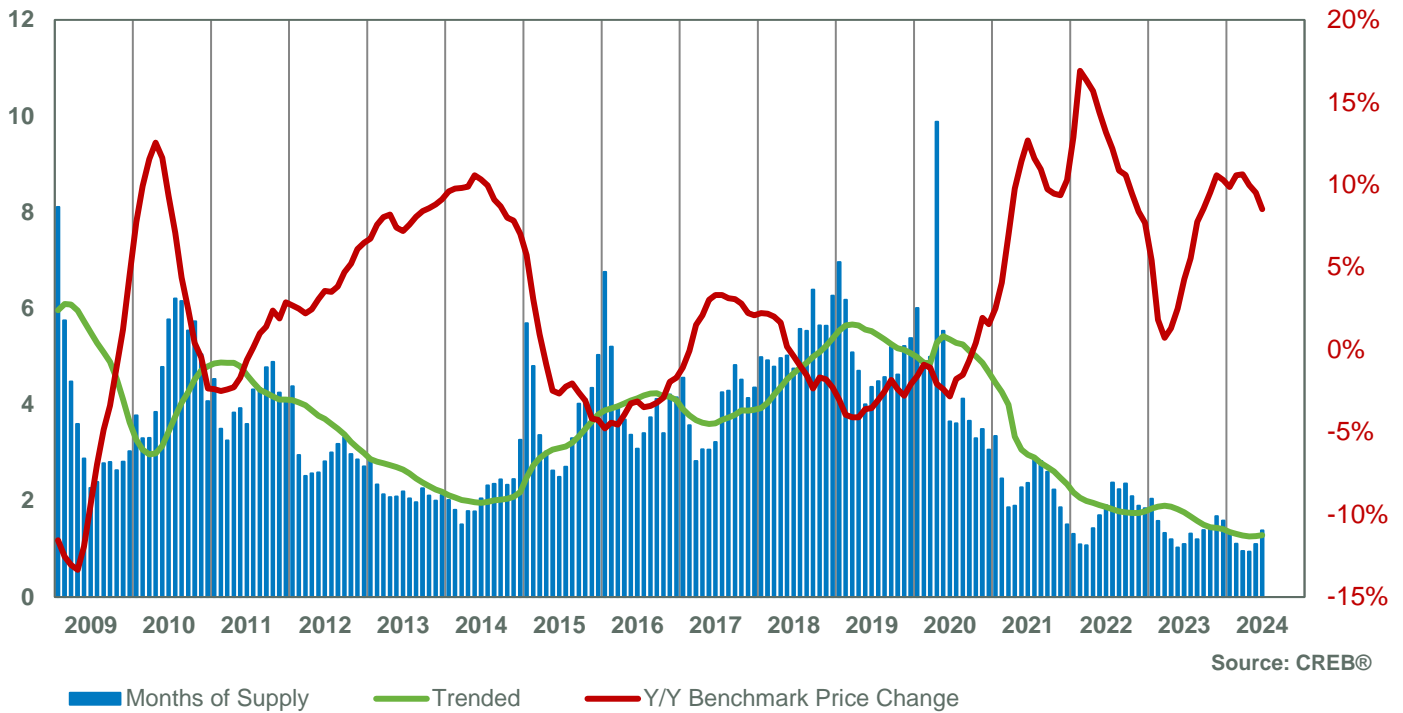
District Total Residential Benchmark Price



	Jun-23	Jun-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	3,140	2,738	-12.80%	14,302	15,147	5.91%
Total Sales Volume	\$1,733,663,557	\$1,706,446,086	-1.57%	\$7,717,796,283	\$9,118,750,031	18.15%
New Listings	3,939	3,798	-3.58%	18,273	19,647	7.52%
Inventory	3,469	3,787	9.17%	3,058	2,830	-7.48%
Months of Supply	1.10	1.38	25.20%	1.28	1.12	-12.64%
Sales to New Listings	79.72%	72.09%	-7.63%	78.27%	77.10%	-1.17%
Sales to List Price	100.99%	100.93%	-0.06%	100.24%	101.28%	1.04%
Days on Market	22	20	-10.02%	27	22	-17.45%
Benchmark Price	\$560,300	\$608,000	8.51%	\$539,333	\$592,367	9.83%
Median Price	\$510,000	\$570,972	11.96%	\$495,000	\$557,500	12.63%
Average Price	\$552,122	\$623,245	12.88%	\$539,631	\$602,017	11.56%
Index	262	285	8.50%	248	271	9.28%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Jun-23	Jun-24	Y/Y % Change	2023 YTD	2024 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,521	1,278	-15.98%	6,804	6,813	0.13%
Total Sales Volume	\$1,111,028,738	\$1,059,857,564	-4.61%	\$4,871,032,224	\$5,466,166,546	12.22%
New Listings	1,951	1,809	-7.28%	8,848	9,009	1.82%
Inventory	1,657	1,775	7.12%	1,429	1,294	-9.42%
Months of Supply	1.09	1.39	27.49%	1.26	1.14	-9.54%
Sales to New Listings Ratio	77.96%	70.65%	-7.31%	76.90%	75.62%	-1.27%
Sales to List Price Ratio	101.28%	100.95%	-0.33%	100.57%	101.42%	0.85%
Days on Market	20	19	-5.42%	25	21	-14.33%
Benchmark Price	\$685,100	\$767,600	12.04%	\$655,233	\$740,867	13.07%
Median Price	\$650,000	\$728,500	12.08%	\$642,150	\$720,000	12.12%
Average Price	\$730,459	\$829,310	13.53%	\$715,907	\$802,314	12.07%
<b>APARTMENT</b>						
Total Sales	856	791	-7.59%	3,933	4,461	13.42%
Total Sales Volume	\$258,492,553	\$282,728,619	9.38%	\$1,175,073,842	\$1,548,655,873	31.79%
New Listings	1,062	1,105	4.05%	5,197	5,868	12.91%
Inventory	1,119	1,221	9.12%	992	933	-5.90%
Months of Supply	1.31	1.54	18.08%	1.51	1.26	-17.04%
Sales to New Listings Ratio	80.60%	71.58%	-9.02%	75.68%	76.02%	0.34%
Sales to List Price Ratio	99.35%	99.93%	0.58%	98.86%	100.27%	1.41%
Days on Market	28	23	-19.78%	31	25	-21.15%
Benchmark Price	\$293,400	\$344,700	17.48%	\$280,267	\$330,750	18.01%
Median Price	\$279,500	\$335,000	19.86%	\$271,000	\$324,900	19.89%
Average Price	\$301,977	\$357,432	18.36%	\$298,773	\$347,154	16.19%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	238	233	-2.10%	1,218	1,318	8.21%
Total Sales Volume	\$148,794,671	\$155,081,132	4.22%	\$736,757,439	\$901,609,746	22.38%
New Listings	318	306	-3.77%	1,475	1,667	13.02%
Inventory	269	300	11.52%	259	238	-8.10%
Months of Supply	1.13	1.29	13.92%	1.28	1.08	-15.08%
Sales to New Listings Ratio	74.84%	76.14%	1.30%	82.58%	79.06%	-3.51%
Sales to List Price Ratio	101.61%	102.49%	0.87%	100.59%	101.71%	1.12%
Days on Market	19	18	-4.98%	28	22	-20.80%
Benchmark Price	\$611,300	\$686,100	12.24%	\$583,800	\$658,550	12.80%
Median Price	\$558,500	\$599,900	7.41%	\$540,000	\$613,000	13.52%
Average Price	\$625,188	\$665,584	6.46%	\$604,891	\$684,074	13.09%
<b>CITY OF CALGARY ROW</b>						
Total Sales	525	436	-16.95%	2,347	2,555	8.86%
Total Sales Volume	\$215,347,595	\$208,778,771	-3.05%	\$934,932,778	\$1,202,317,867	28.60%
New Listings	608	578	-4.93%	2,753	3,103	12.71%
Inventory	424	491	15.80%	379	364	-3.87%
Months of Supply	0.81	1.13	39.44%	0.97	0.85	-11.70%
Sales to New Listings Ratio	86.35%	75.43%	-10.92%	85.25%	82.34%	-2.91%
Sales to List Price Ratio	102.53%	101.84%	-0.67%	101.39%	102.43%	1.02%
Days on Market	19	18	-4.65%	24	20	-18.24%
Benchmark Price	\$397,300	\$464,600	16.94%	\$375,483	\$447,617	19.21%
Median Price	\$395,396	\$465,000	17.60%	\$384,000	\$460,000	19.79%
Average Price	\$410,186	\$478,850	16.74%	\$398,352	\$470,575	18.13%

For a list of definitions, see page 29.

June 2024	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	153	256	59.77%	331	2.16	\$963,000	12.19%	-0.34%
North East	170	236	72.03%	246	1.45	\$613,200	15.35%	0.59%
North	169	262	64.50%	232	1.37	\$700,300	11.14%	1.98%
North West	183	224	81.70%	196	1.07	\$807,600	12.97%	0.32%
West	123	161	76.40%	157	1.28	\$992,300	12.45%	2.03%
South	262	351	74.64%	323	1.23	\$735,900	12.01%	0.18%
South East	170	251	67.73%	226	1.33	\$734,100	11.38%	0.75%
East	44	61	72.13%	45	1.02	\$534,400	19.66%	0.81%
<b>TOTAL CITY</b>	<b>1,278</b>	<b>1,809</b>	<b>70.65%</b>	<b>1,775</b>	<b>1.39</b>	<b>\$767,600</b>	<b>12.04%</b>	<b>0.76%</b>
<b>Apartment</b>								
City Centre	369	520	70.96%	666	1.80	\$355,400	13.11%	1.08%
North East	50	73	68.49%	83	1.66	\$315,300	29.06%	1.51%
North	41	85	48.24%	90	2.20	\$344,700	19.11%	1.44%
North West	76	104	73.08%	88	1.16	\$317,400	18.04%	2.09%
West	69	87	79.31%	87	1.26	\$359,000	18.99%	2.28%
South	92	117	78.63%	99	1.08	\$321,000	22.80%	0.91%
South East	77	96	80.21%	83	1.08	\$374,200	21.06%	0.67%
East	17	23	73.91%	23	1.35	\$263,500	31.23%	1.89%
<b>TOTAL CITY</b>	<b>791</b>	<b>1,105</b>	<b>71.58%</b>	<b>1,221</b>	<b>1.54</b>	<b>\$344,700</b>	<b>17.48%</b>	<b>1.23%</b>
<b>Semi-detached</b>								
City Centre	53	94	56.38%	127	2.40	\$937,400	11.24%	1.68%
North East	33	46	71.74%	40	1.21	\$445,400	17.12%	0.97%
North	22	31	70.97%	21	0.95	\$533,500	10.55%	1.48%
North West	26	28	92.86%	23	0.88	\$670,900	13.56%	0.90%
West	23	33	69.70%	29	1.26	\$821,700	10.19%	1.28%
South	43	46	93.48%	30	0.70	\$541,000	14.18%	0.20%
South East	23	21	109.52%	21	0.91	\$527,800	13.41%	1.25%
East	10	7	142.86%	9	0.90	\$406,500	20.41%	1.04%
<b>TOTAL CITY</b>	<b>233</b>	<b>306</b>	<b>76.14%</b>	<b>300</b>	<b>1.29</b>	<b>\$686,100</b>	<b>12.24%</b>	<b>1.19%</b>
<b>Row</b>								
City Centre	54	68	79.41%	77	1.43	\$614,800	12.79%	-0.53%
North East	66	88	75.00%	94	1.42	\$387,800	26.15%	1.44%
North	72	88	81.82%	71	0.99	\$441,500	17.23%	0.80%
North West	40	60	66.67%	48	1.20	\$460,500	18.90%	-1.31%
West	50	72	69.44%	58	1.16	\$479,300	19.26%	1.76%
South	74	99	74.75%	69	0.93	\$412,200	17.77%	0.12%
South East	67	82	81.71%	57	0.85	\$475,500	17.93%	1.30%
East	12	15	80.00%	12	1.00	\$308,100	33.43%	1.45%
<b>TOTAL CITY</b>	<b>436</b>	<b>578</b>	<b>75.43%</b>	<b>491</b>	<b>1.13</b>	<b>\$464,600</b>	<b>16.94%</b>	<b>0.45%</b>

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

## City of Calgary

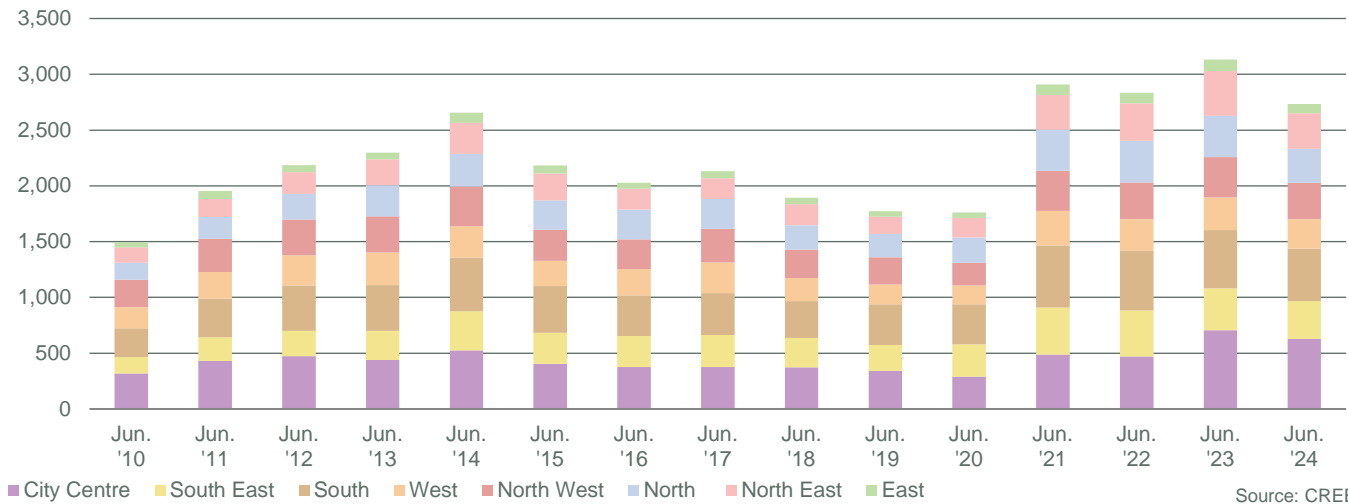
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2024

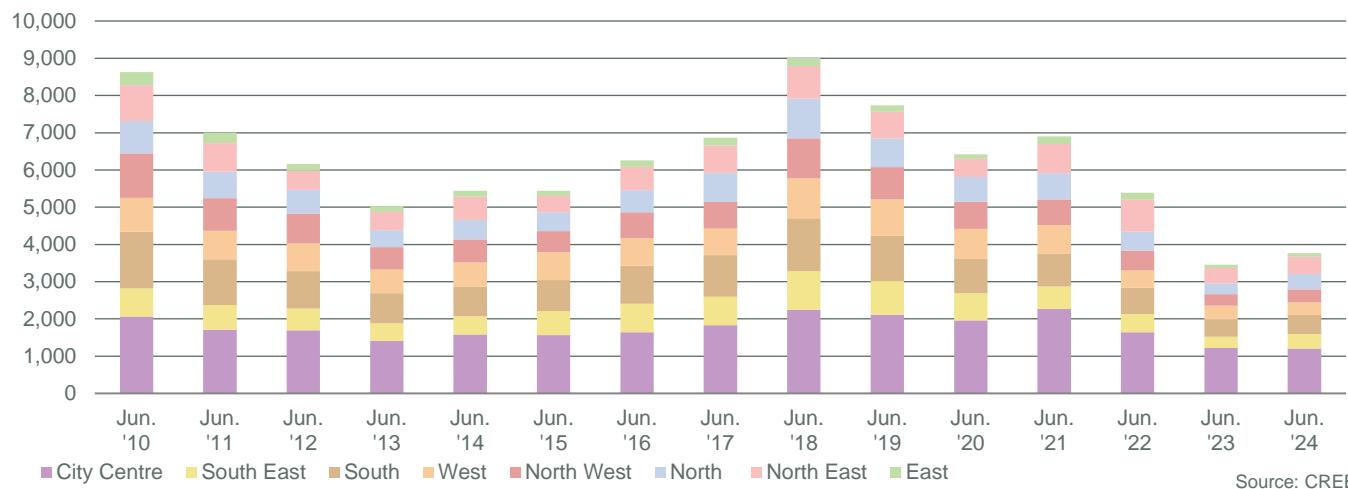
TOTAL SALES

JUNE



TOTAL INVENTORY

JUNE



MONTHS OF SUPPLY

JUNE





## BENCHMARK PRICE - JUNE



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

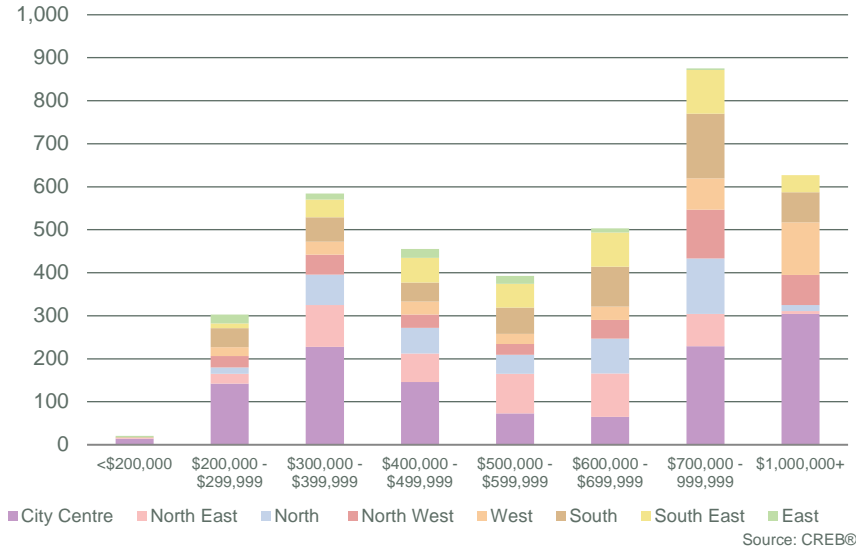


Source: CREB®

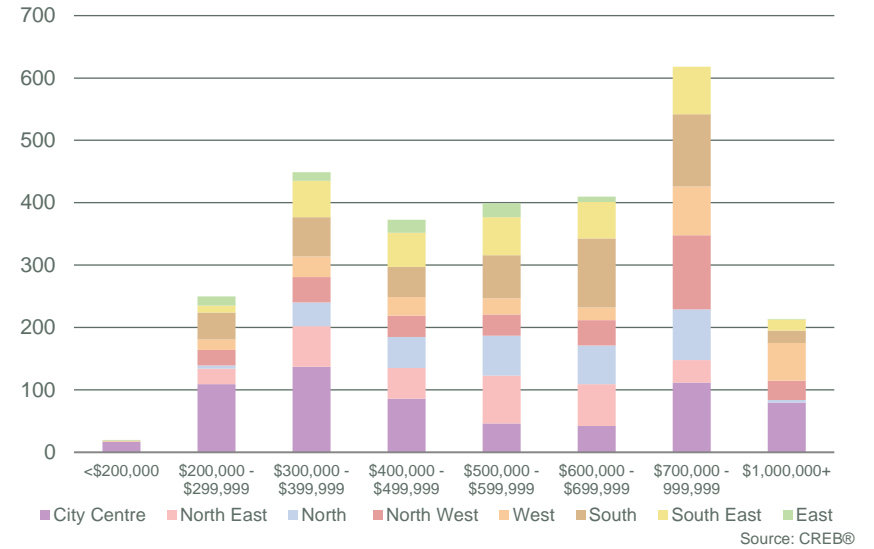
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

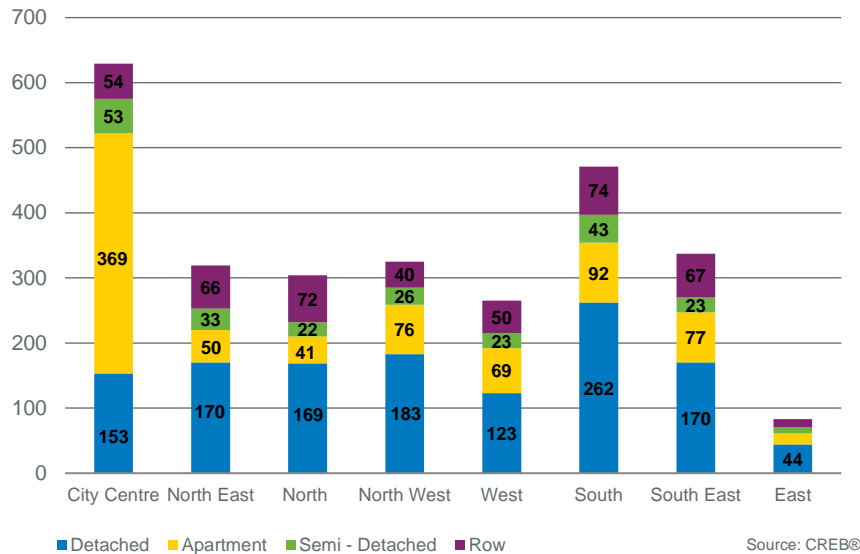
TOTAL INVENTORY BY PRICE RANGE - JUNE



TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



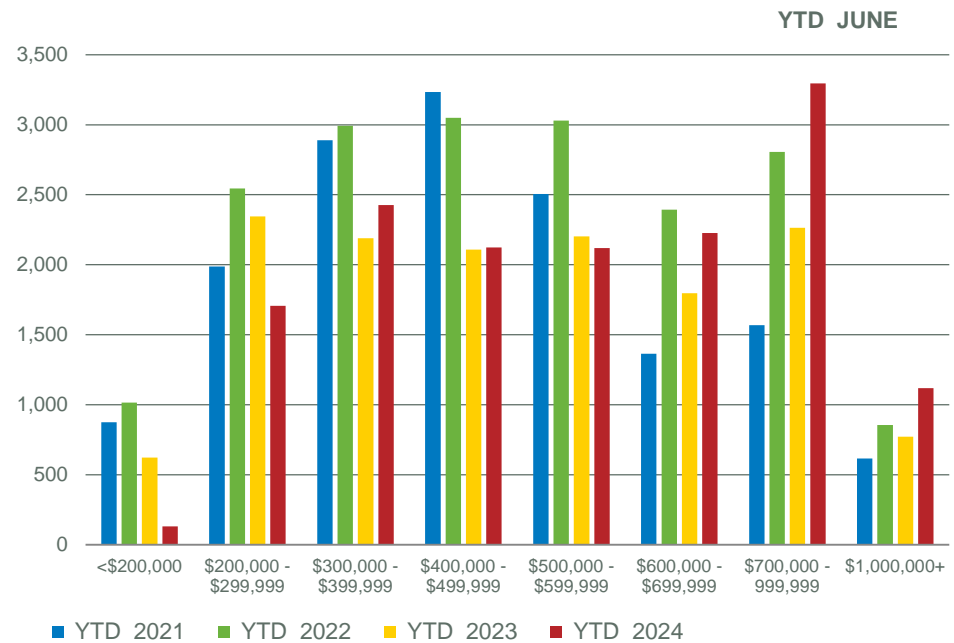
SHARE OF CITY WIDE SALES - JUNE



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	1,198	1,737	2,424	2,686	3,117	3,140	2,644	2,716	2,430	2,169	1,783	1,363
New Listings	1,852	2,386	3,314	3,132	3,650	3,939	3,247	3,129	3,191	2,685	2,227	1,248
Inventory	2,451	2,747	3,235	3,234	3,214	3,469	3,498	3,267	3,383	3,205	3,001	2,169
Days on Market	42	33	27	24	24	22	23	25	25	27	29	33
Benchmark Price	516,300	526,500	535,100	545,100	552,700	560,300	563,100	566,000	565,600	566,800	567,900	565,200
Median Price	465,000	460,000	485,500	500,940	507,000	510,000	493,250	487,000	503,700	495,000	498,888	503,500
Average Price	508,515	506,933	535,903	548,583	552,412	552,122	539,741	522,750	548,687	546,085	539,887	537,555
Index	242	247	251	255	259	262	264	265	265	265	266	265
<b>2024</b>												
Sales	1,649	2,133	2,658	2,876	3,093	2,738						
New Listings	2,137	2,711	3,173	3,491	4,337	3,798						
Inventory	2,157	2,359	2,545	2,721	3,408	3,787						
Days on Market	34	24	20	20	19	20						
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000						
Median Price	523,000	548,100	557,000	566,250	562,500	570,972						
Average Price	569,389	583,045	596,206	608,535	612,637	623,245						
Index	266	273	277	281	283	285						

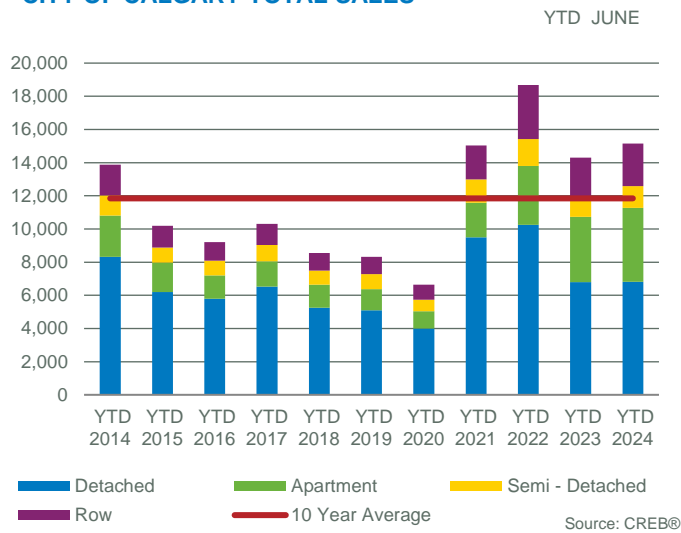
	Jun-23	Jun-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	13	2	100	11
\$150,000 - \$199,999	103	18	518	120
\$200,000 - \$249,999	219	70	1,105	587
\$250,000 - \$299,999	273	180	1,240	1,119
\$300,000 - \$349,999	226	246	1,055	1,390
\$350,000 - \$399,999	249	203	1,135	1,037
\$400,000 - \$449,999	216	182	1,067	1,045
\$450,000 - \$499,999	215	192	1,041	1,078
\$500,000 - \$549,999	261	185	1,172	1,004
\$550,000 - \$599,999	248	214	1,031	1,116
\$600,000 - \$649,999	219	221	946	1,183
\$650,000 - \$699,999	192	189	851	1,043
\$700,000 - \$749,999	149	156	666	888
\$750,000 - \$799,999	112	167	518	815
\$800,000 - \$849,999	87	93	397	580
\$850,000 - \$899,999	79	105	299	471
\$900,000 - \$949,999	40	64	191	305
\$950,000 - \$999,999	55	37	193	236
\$1,000,000 - \$1,299,999	101	104	411	617
\$1,300,000 - \$1,499,999	31	43	135	208
\$1,500,000 - \$1,999,999	34	37	138	191
\$2,000,000 +	18	30	88	103
	3,140	2,738	14,302	15,147

**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**

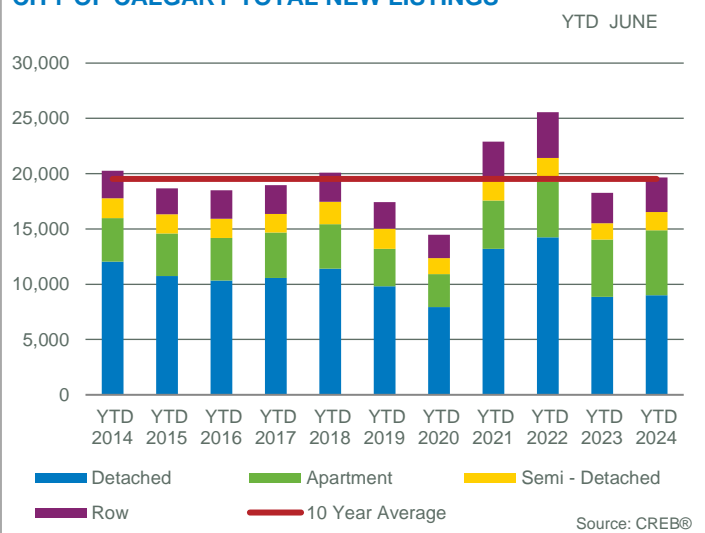


Source: CREB®

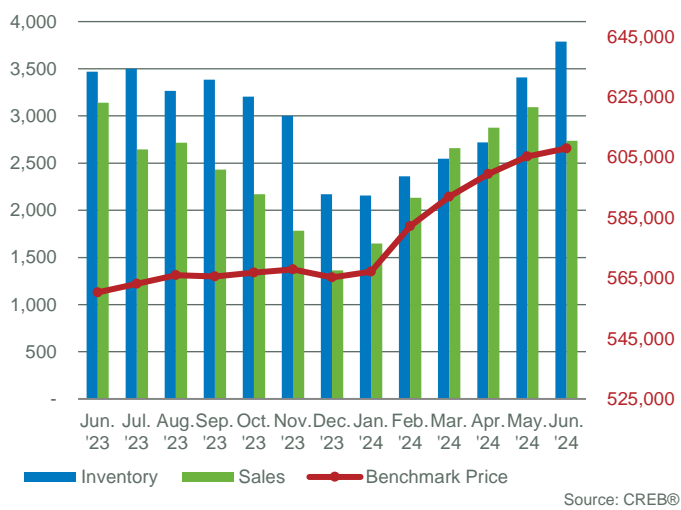
CITY OF CALGARY TOTAL SALES



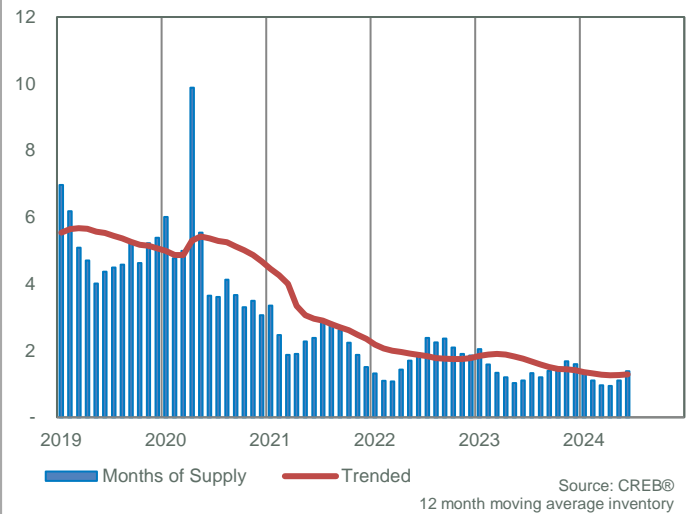
CITY OF CALGARY TOTAL NEW LISTINGS



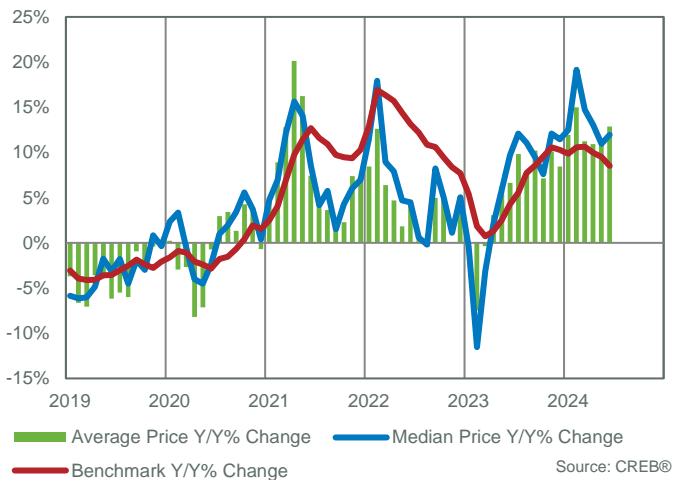
CITY OF CALGARY TOTAL INVENTORY AND SALES



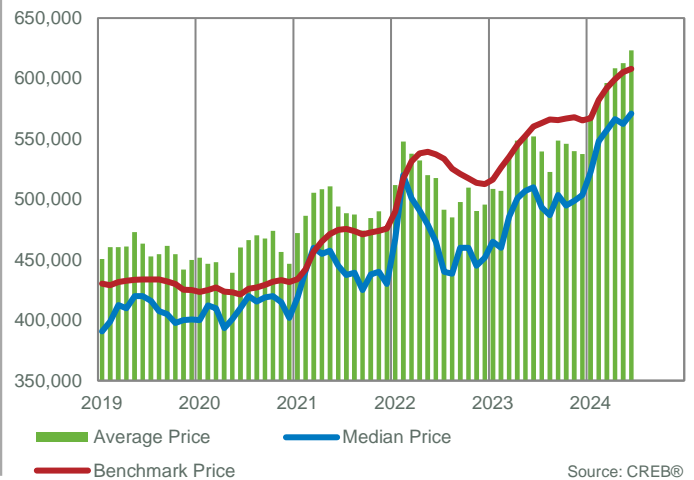
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

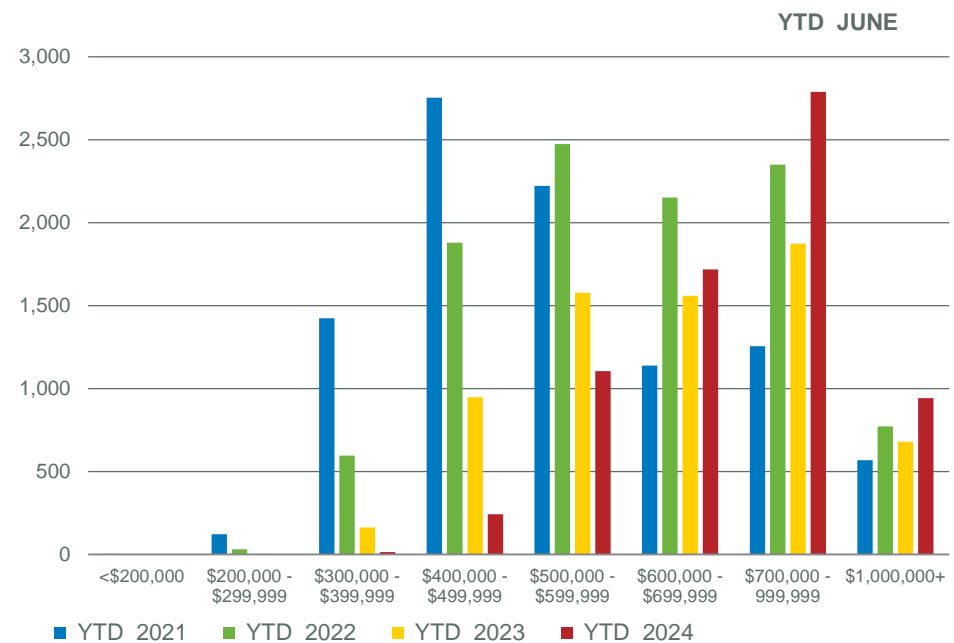




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	561	793	1,141	1,303	1,485	1,521	1,195	1,193	1,140	974	816	597
New Listings	879	1,136	1,609	1,478	1,795	1,951	1,587	1,514	1,517	1,301	998	574
Inventory	1,139	1,288	1,544	1,462	1,484	1,657	1,728	1,676	1,672	1,591	1,435	1,023
Days on Market	42	31	26	22	22	20	22	24	25	27	32	34
Benchmark Price	623,900	637,200	648,700	662,500	674,000	685,100	690,600	696,700	696,100	697,600	699,400	697,300
Median Price	599,000	603,000	635,000	655,000	657,464	650,000	652,000	641,900	650,000	649,900	650,000	645,000
Average Price	670,893	679,616	707,139	728,323	733,230	730,459	731,019	707,937	728,084	726,568	723,430	728,113
Index	256	262	266	272	277	281	284	286	286	286	287	286
<b>2024</b>												
Sales	733	952	1,148	1,318	1,384	1,278						
New Listings	954	1,194	1,386	1,629	2,037	1,809						
Inventory	998	1,056	1,120	1,219	1,598	1,775						
Days on Market	34	25	20	19	18	19						
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600						
Median Price	690,000	710,000	719,195	725,000	730,000	728,500						
Average Price	759,239	777,236	801,835	796,830	823,071	829,310						
Index	288	297	304	308	313	315						

	Jun-23	Jun-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	2	-
\$250,000 - \$299,999	-	-	2	2
\$300,000 - \$349,999	3	-	25	1
\$350,000 - \$399,999	20	1	137	14
\$400,000 - \$449,999	57	9	385	58
\$450,000 - \$499,999	117	25	563	184
\$500,000 - \$549,999	174	62	769	408
\$550,000 - \$599,999	184	132	808	697
\$600,000 - \$649,999	189	166	803	856
\$650,000 - \$699,999	173	159	756	862
\$700,000 - \$749,999	132	140	587	775
\$750,000 - \$799,999	96	152	425	725
\$800,000 - \$849,999	72	81	319	486
\$850,000 - \$899,999	63	85	230	388
\$900,000 - \$949,999	33	52	152	239
\$950,000 - \$999,999	49	31	161	175
\$1,000,000 - \$1,299,999	82	80	347	490
\$1,300,000 - \$1,499,999	26	39	125	178
\$1,500,000 - \$1,999,999	33	34	128	175
\$2,000,000 +	18	30	80	100
	1,521	1,278	6,804	6,813

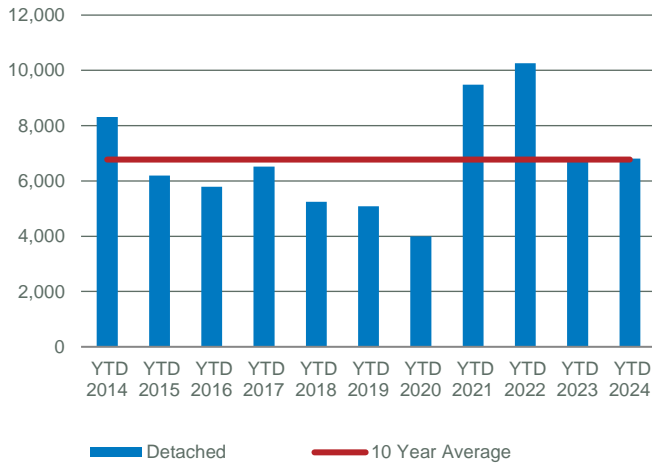
**CITY OF CALGARY DETACHED SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY DETACHED SALES

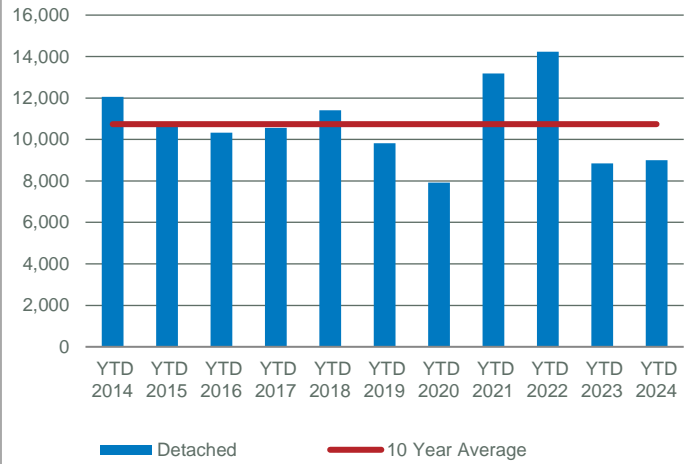
YTD JUNE



Source: CREB®

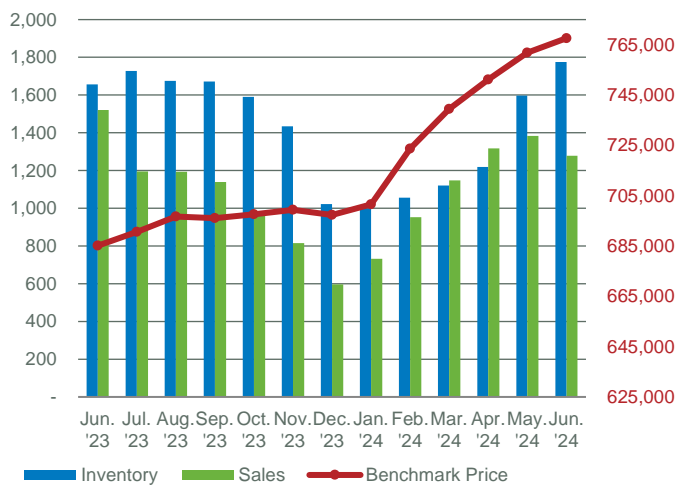
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



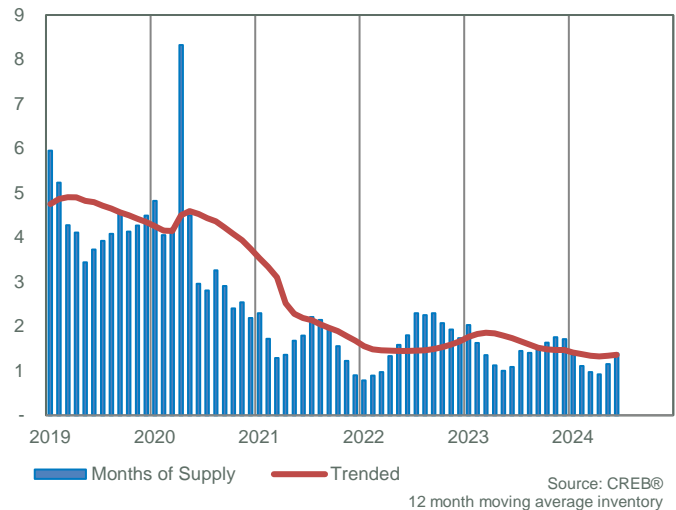
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



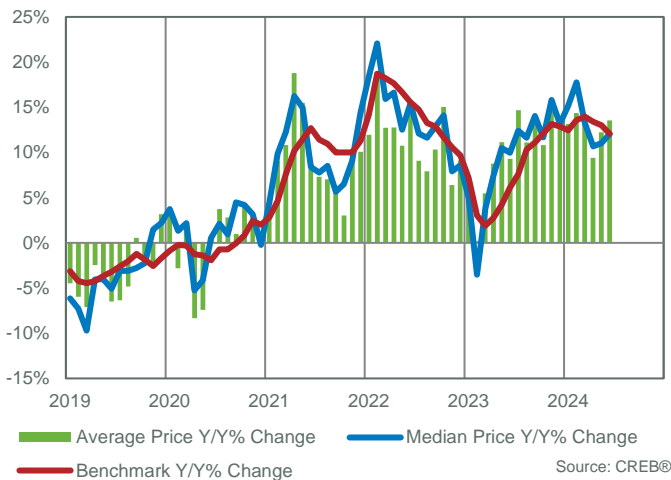
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



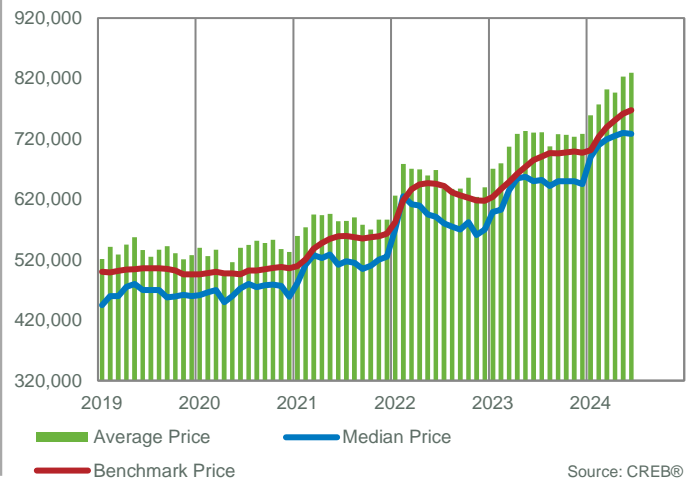
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

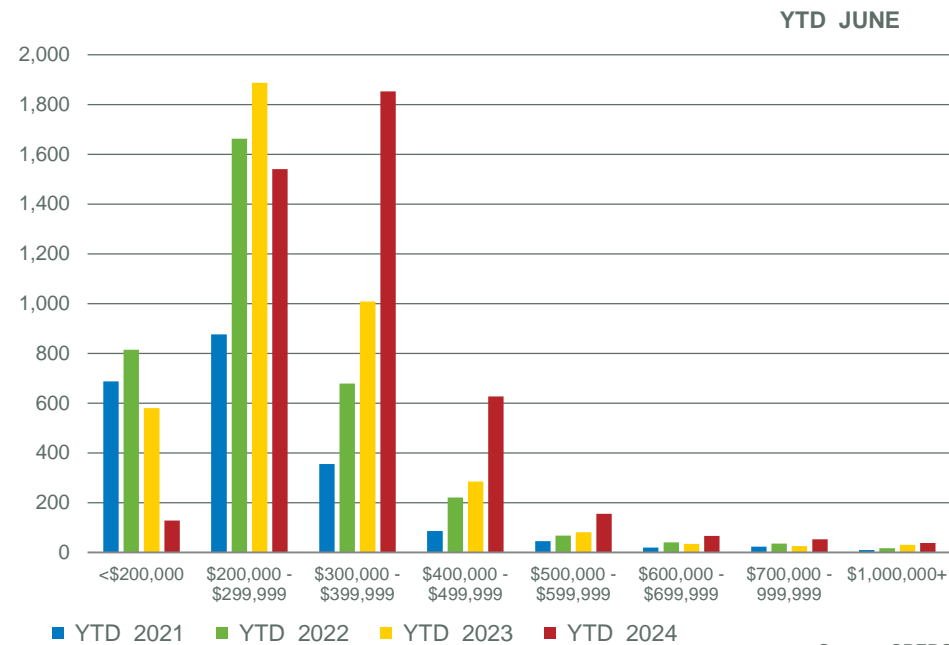


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	317	490	679	734	857	856	771	873	704	640	562	398
New Listings	545	696	919	950	1,025	1,062	924	893	925	728	677	373
Inventory	772	877	1,003	1,089	1,090	1,119	1,115	968	1,028	954	883	676
Days on Market	44	36	32	27	29	28	28	30	28	29	29	34
Benchmark Price	263,900	271,800	279,100	284,500	288,900	293,400	296,000	299,200	303,000	306,800	310,100	311,200
Median Price	258,000	262,250	268,000	272,250	277,500	279,500	281,000	285,000	290,000	292,500	293,000	296,000
Average Price	284,526	280,629	305,439	296,940	307,504	301,977	308,463	309,989	316,387	321,721	315,060	313,822
Index	199	205	211	215	218	221	223	226	229	231	234	235
<b>2024</b>												
Sales	488	638	813	822	909	791						
New Listings	638	836	990	1,049	1,250	1,105						
Inventory	682	773	861	951	1,111	1,221						
Days on Market	35	26	23	23	22	23						
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700						
Median Price	308,000	315,000	317,500	330,000	327,000	335,000						
Average Price	337,011	332,295	341,280	358,612	348,979	357,432						
Index	237	243	247	253	257	260						

	Jun-23	Jun-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	5	-
\$100,000 - \$149,999	13	2	98	11
\$150,000 - \$199,999	101	18	477	117
\$200,000 - \$249,999	186	69	909	568
\$250,000 - \$299,999	211	158	979	973
\$300,000 - \$349,999	157	208	636	1,141
\$350,000 - \$399,999	90	146	372	712
\$400,000 - \$449,999	41	85	181	412
\$450,000 - \$499,999	24	39	104	215
\$500,000 - \$549,999	8	30	49	107
\$550,000 - \$599,999	6	12	32	48
\$600,000 - \$649,999	4	3	21	43
\$650,000 - \$699,999	2	5	13	23
\$700,000 - \$749,999	3	3	7	16
\$750,000 - \$799,999	1	-	5	11
\$800,000 - \$849,999	-	2	6	9
\$850,000 - \$899,999	-	2	4	8
\$900,000 - \$949,999	-	1	3	3
\$950,000 - \$999,999	-	1	1	6
\$1,000,000 - \$1,299,999	5	5	13	20
\$1,300,000 - \$1,499,999	3	-	5	7
\$1,500,000 - \$1,999,999	1	2	5	9
\$2,000,000 +	-	-	8	2
	856	791	3,933	4,461

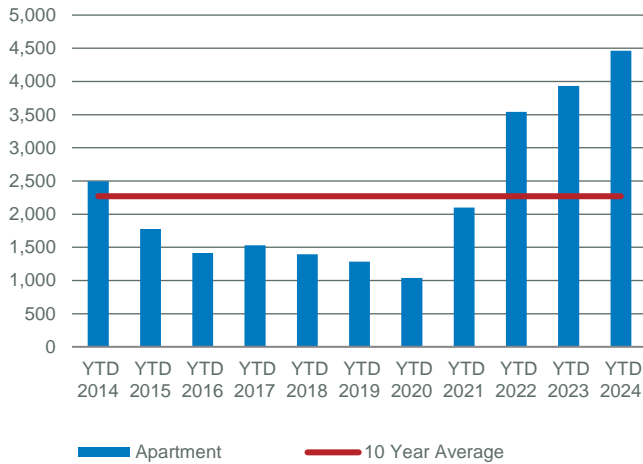
**CITY OF CALGARY APARTMENT SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY APARTMENT SALES

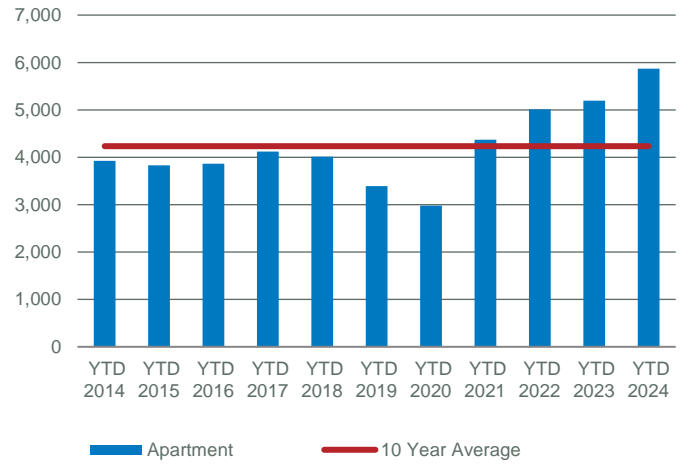
YTD JUNE



Source: CREB®

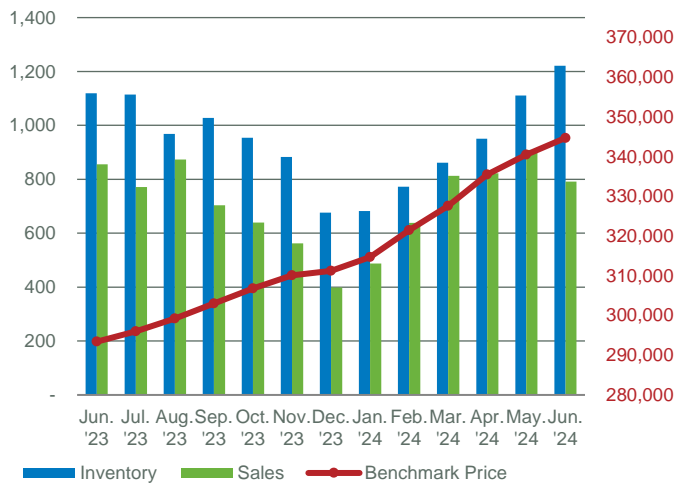
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



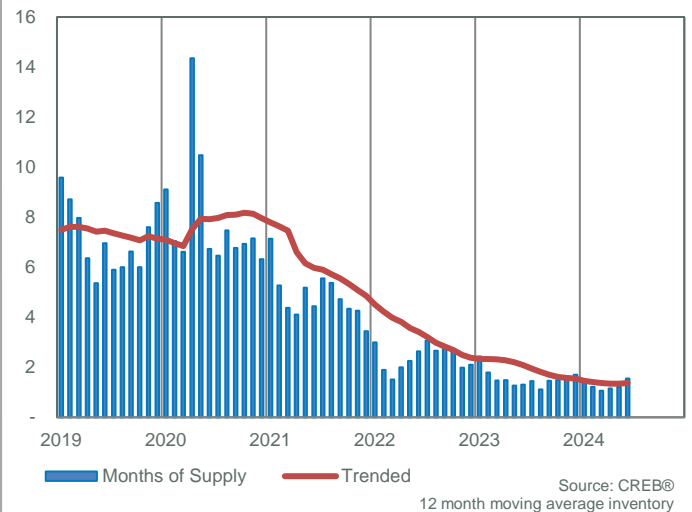
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



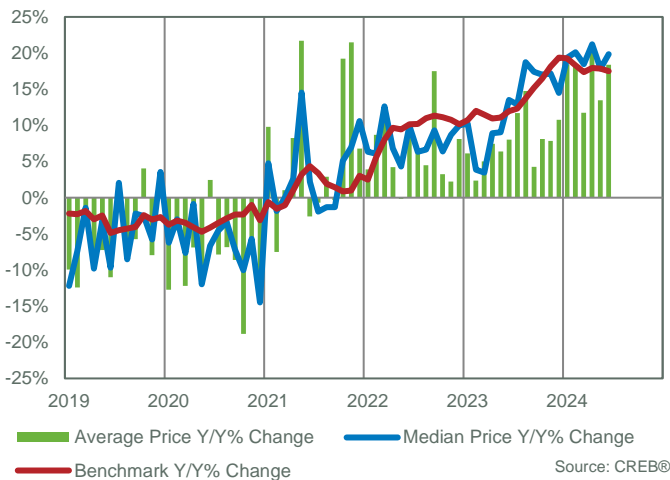
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



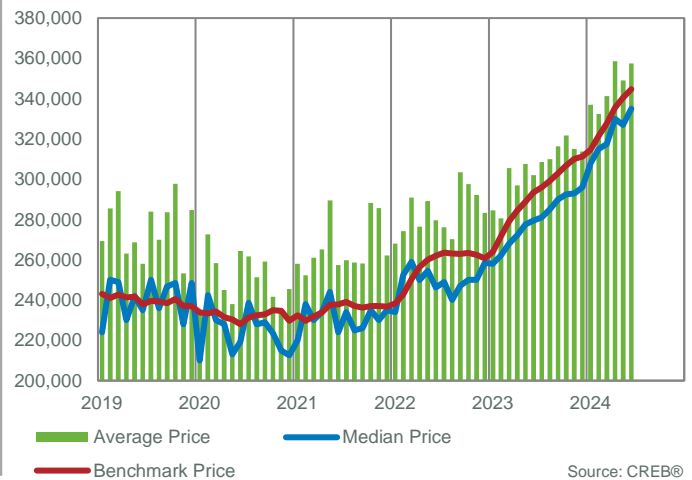
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



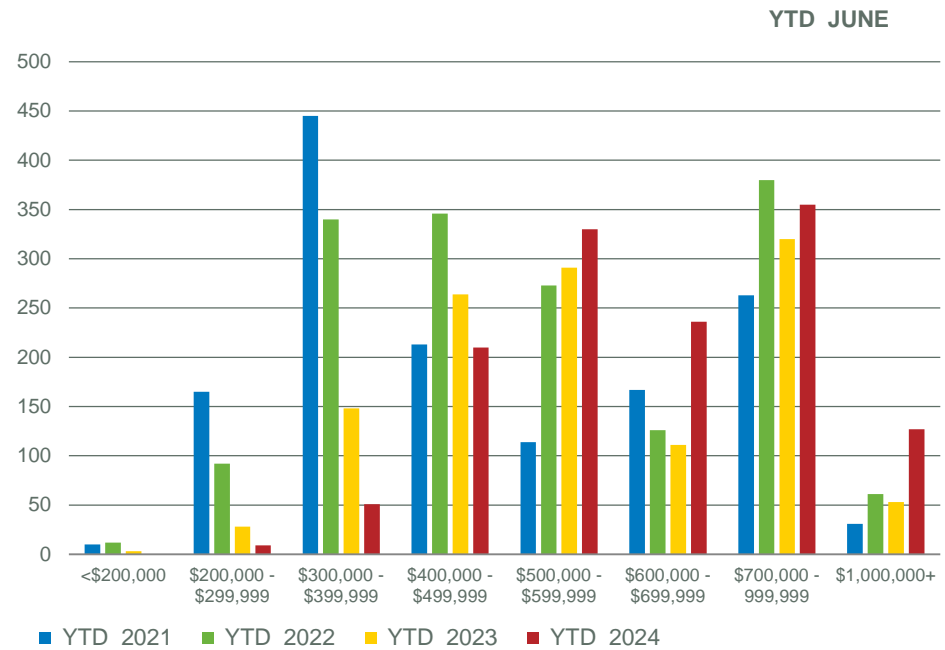
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	111	140	217	233	279	238	211	196	190	179	139	116
New Listings	150	193	280	266	268	318	248	236	276	237	182	99
Inventory	225	255	286	286	234	269	256	247	294	288	273	182
Days on Market	47	36	29	25	25	19	20	22	26	25	27	33
Benchmark Price	559,900	565,100	577,600	590,200	598,700	611,300	614,900	621,400	619,400	626,700	626,800	625,000
Median Price	530,000	533,940	550,000	530,000	530,000	558,500	540,000	527,950	542,250	539,999	582,000	540,000
Average Price	583,025	585,265	614,126	601,825	601,503	625,188	593,736	584,128	602,784	614,741	630,138	585,490
Index	300	303	310	317	321	328	330	333	332	336	336	335
<b>2024</b>												
Sales	131	191	250	254	259	233						
New Listings	223	224	261	293	360	306						
Inventory	219	223	206	208	273	300						
Days on Market	35	26	21	22	17	18						
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100						
Median Price	610,000	595,000	620,000	628,000	622,500	599,900						
Average Price	667,721	666,588	689,235	698,281	702,960	665,584						
Index	334	343	353	358	364	368						

	Jun-23	Jun-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	-
\$200,000 - \$249,999	6	-	15	1
\$250,000 - \$299,999	2	2	13	8
\$300,000 - \$349,999	5	3	55	12
\$350,000 - \$399,999	20	8	93	39
\$400,000 - \$449,999	19	14	120	98
\$450,000 - \$499,999	19	21	144	112
\$500,000 - \$549,999	35	35	192	147
\$550,000 - \$599,999	31	35	99	183
\$600,000 - \$649,999	13	26	61	158
\$650,000 - \$699,999	12	11	50	78
\$700,000 - \$749,999	9	7	50	54
\$750,000 - \$799,999	12	13	75	58
\$800,000 - \$849,999	12	8	69	71
\$850,000 - \$899,999	16	13	64	59
\$900,000 - \$949,999	6	11	33	60
\$950,000 - \$999,999	6	5	29	53
\$1,000,000 - \$1,299,999	13	17	43	99
\$1,300,000 - \$1,499,999	2	3	5	21
\$1,500,000 - \$1,999,999	-	1	5	6
\$2,000,000 +	-	-	-	1
	238	233	1,218	1,318

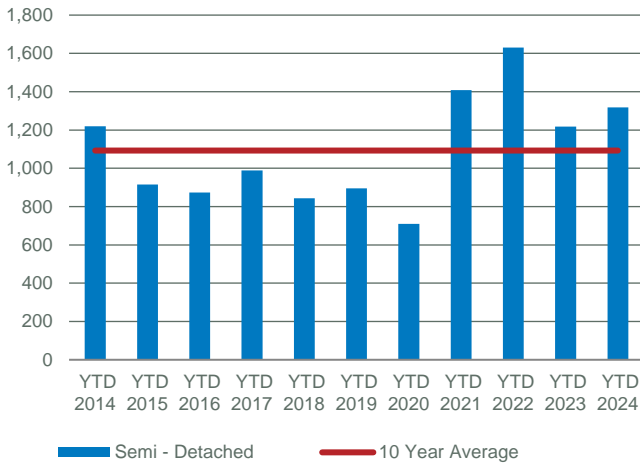
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

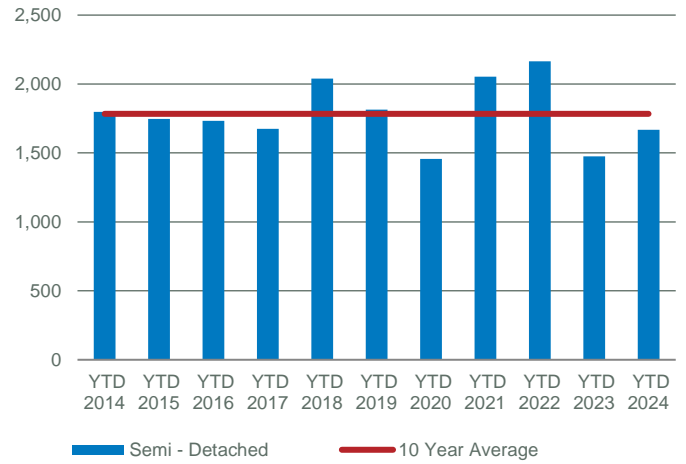
YTD JUNE



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JUNE



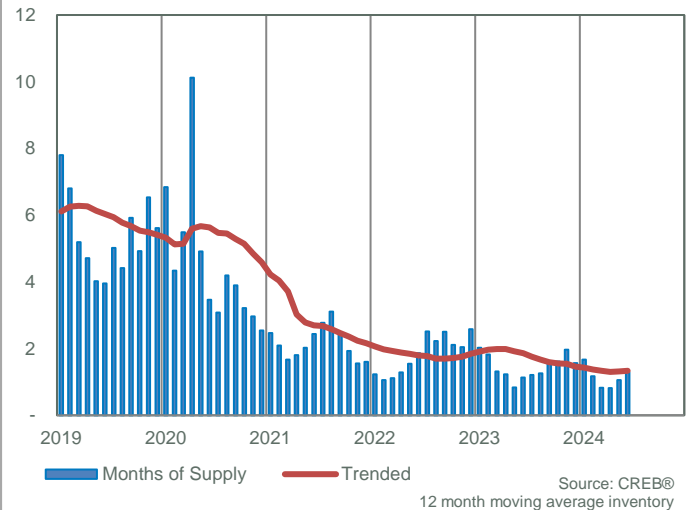
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



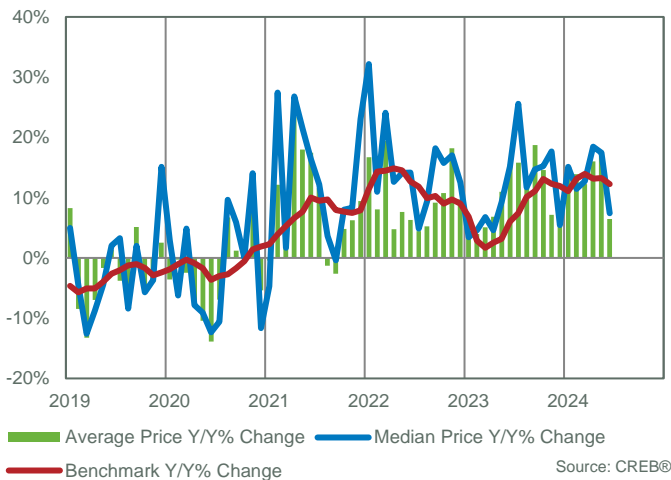
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



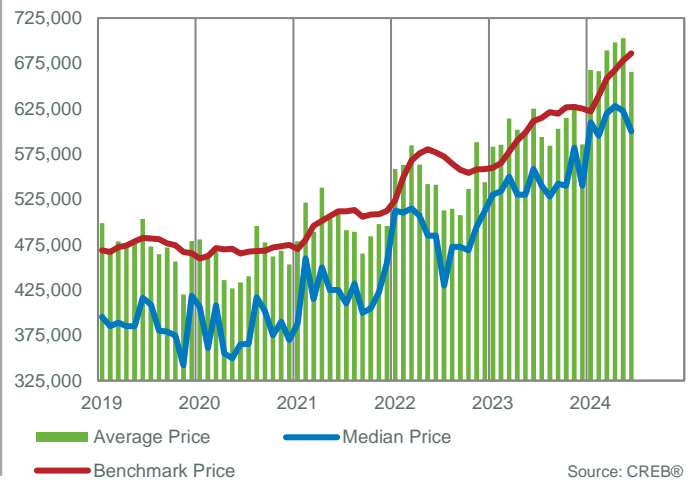
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

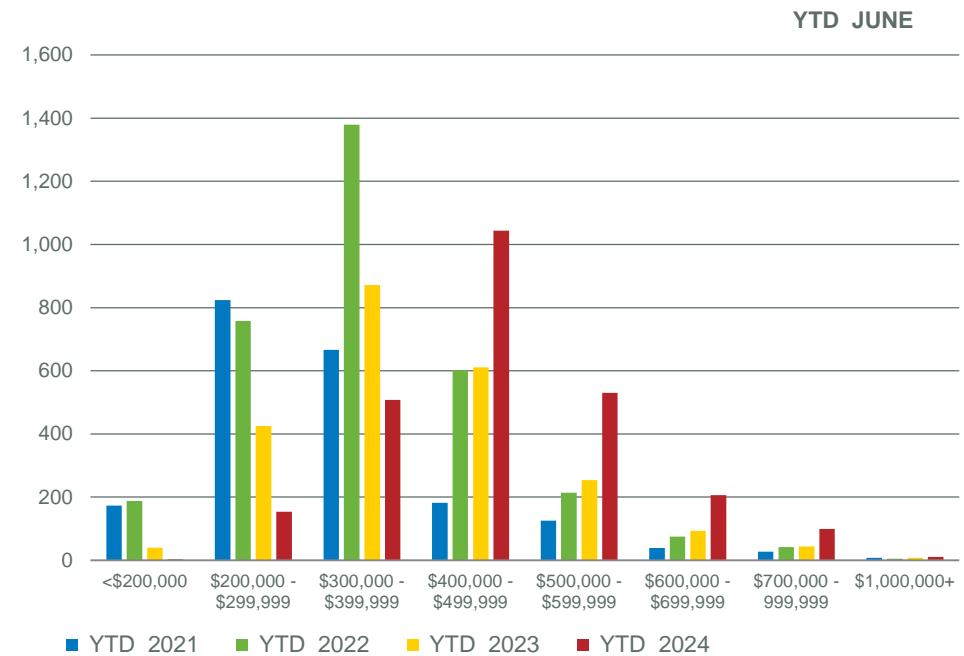


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2023</b>												
Sales	209	314	387	416	496	525	467	454	396	376	266	252
New Listings	278	361	506	438	562	608	488	486	473	419	370	202
Inventory	315	327	402	397	406	424	399	376	389	372	410	288
Days on Market	39	34	21	22	20	19	20	20	21	23	22	29
Benchmark Price	353,700	364,700	370,200	379,200	387,800	397,300	404,900	410,500	416,700	422,400	426,300	422,300
Median Price	365,000	373,200	380,000	385,000	386,750	395,396	390,000	415,000	409,900	419,948	401,000	415,350
Average Price	372,820	389,050	391,534	399,780	406,597	410,186	407,719	418,749	419,264	427,772	404,684	417,404
Index	229	236	240	245	251	257	262	266	270	273	276	273
<b>2024</b>												
Sales	297	352	447	482	541	436						
New Listings	322	457	536	520	690	578						
Inventory	258	307	358	343	426	491						
Days on Market	30	20	17	19	18	18						
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600						
Median Price	434,200	465,000	464,900	462,750	458,000	465,000						
Average Price	439,285	466,997	479,729	472,579	474,060	478,850						
Index	275	281	288	295	299	301						

	Jun-23	Jun-24	YTD 2023	YTD 2024
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	2	-
\$150,000 - \$199,999	2	-	38	3
\$200,000 - \$249,999	27	1	179	18
\$250,000 - \$299,999	60	20	246	136
\$300,000 - \$349,999	61	35	339	236
\$350,000 - \$399,999	119	48	533	272
\$400,000 - \$449,999	99	74	381	477
\$450,000 - \$499,999	55	107	230	567
\$500,000 - \$549,999	44	58	162	342
\$550,000 - \$599,999	27	35	92	188
\$600,000 - \$649,999	13	26	61	126
\$650,000 - \$699,999	5	14	32	80
\$700,000 - \$749,999	5	6	22	43
\$750,000 - \$799,999	3	2	13	21
\$800,000 - \$849,999	3	2	3	14
\$850,000 - \$899,999	-	5	1	16
\$900,000 - \$949,999	1	-	3	3
\$950,000 - \$999,999	-	-	2	2
\$1,000,000 - \$1,299,999	1	2	8	8
\$1,300,000 - \$1,499,999	-	1	-	2
\$1,500,000 - \$1,999,999	-	-	-	1
\$2,000,000 +	-	-	-	-
	525	436	2,347	2,555

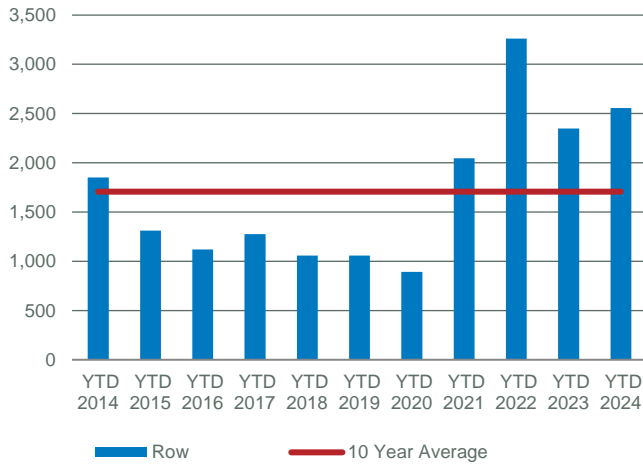
**CITY OF CALGARY ROW SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY ROW SALES

YTD JUNE



Source: CREB®

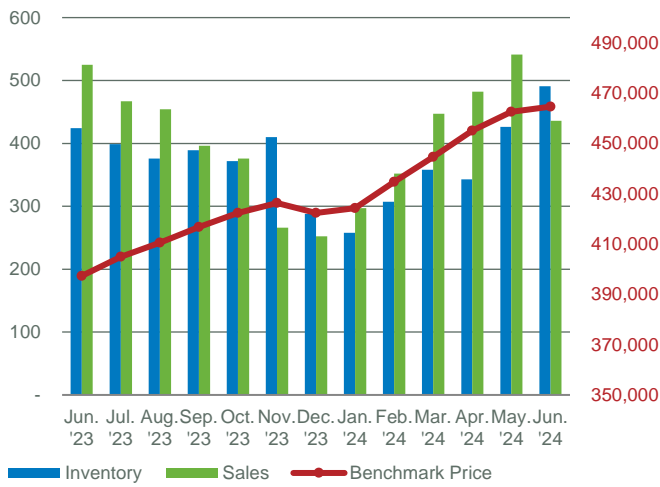
CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



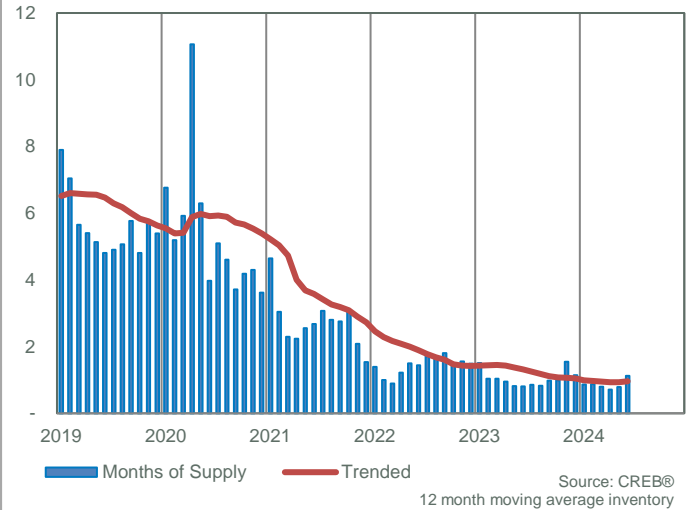
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



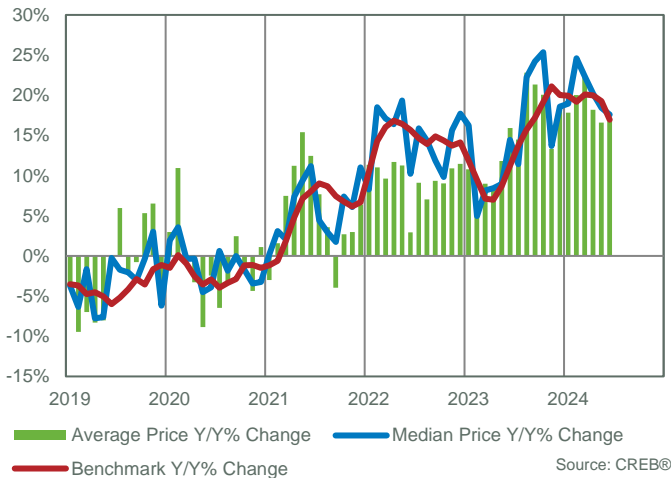
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



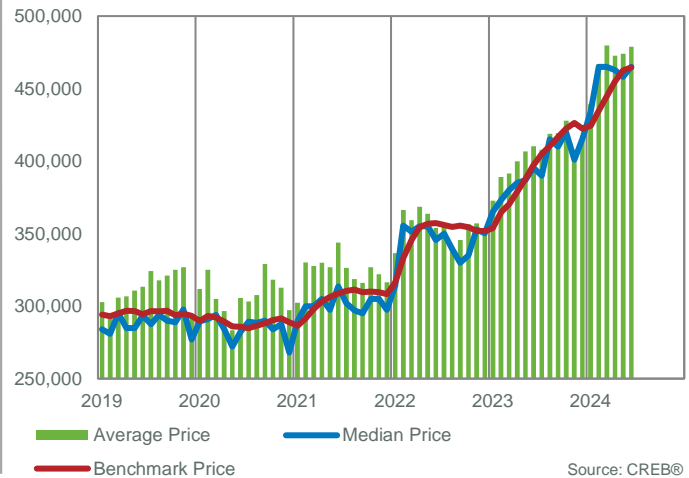
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

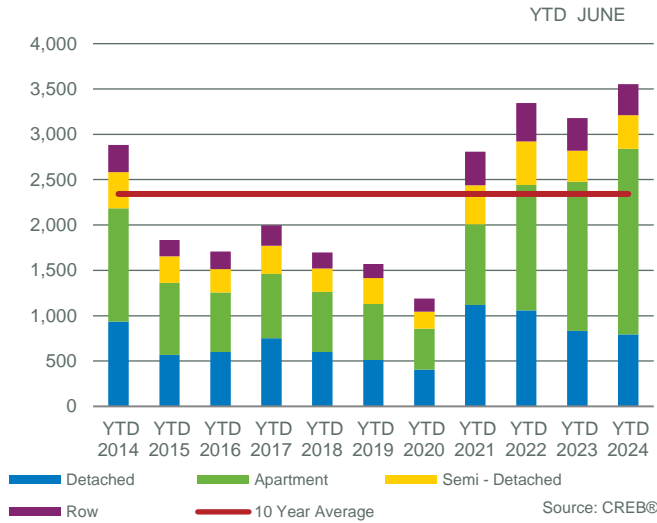


Source: CREB®

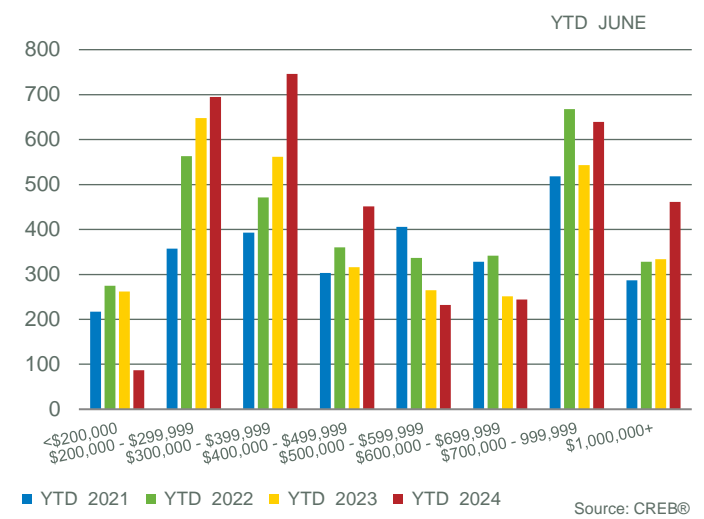


CITY CENTRE

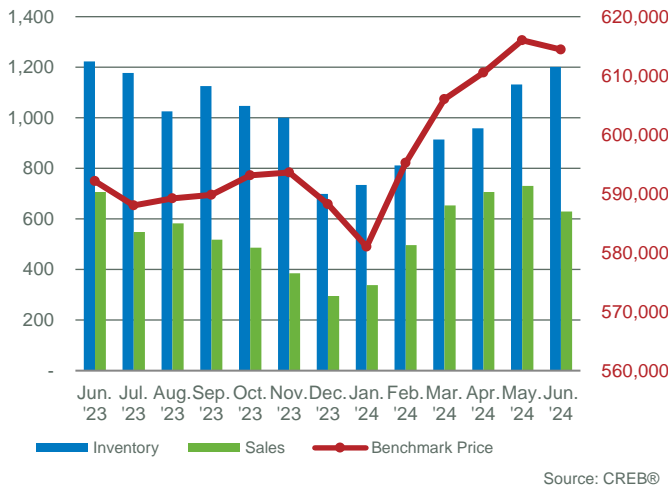
CITY CENTRE TOTAL SALES



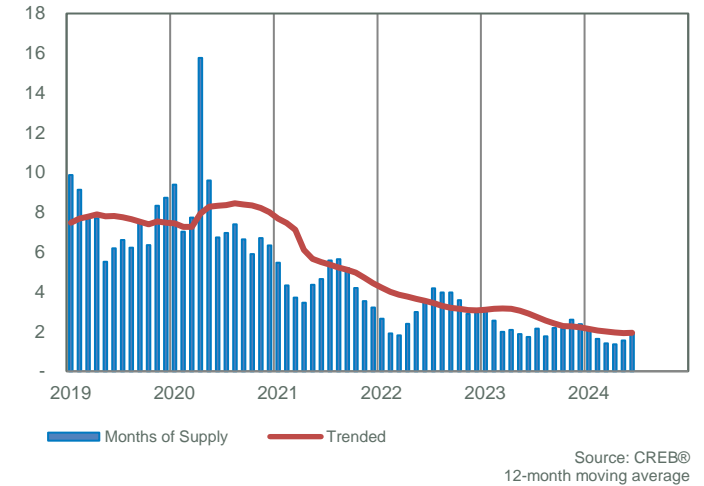
CITY CENTRE TOTAL SALES BY PRICE RANGE



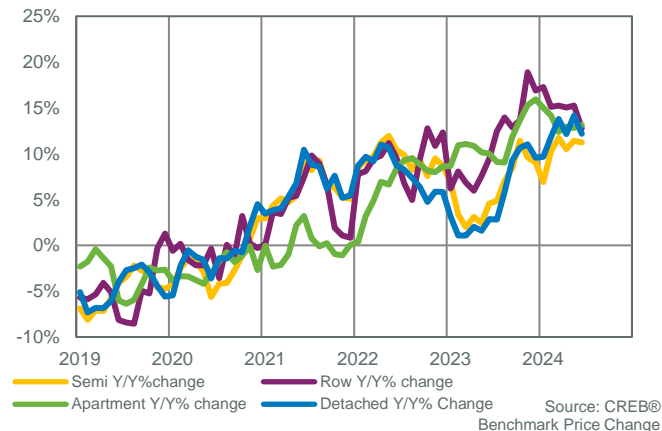
CITY CENTRE INVENTORY AND SALES



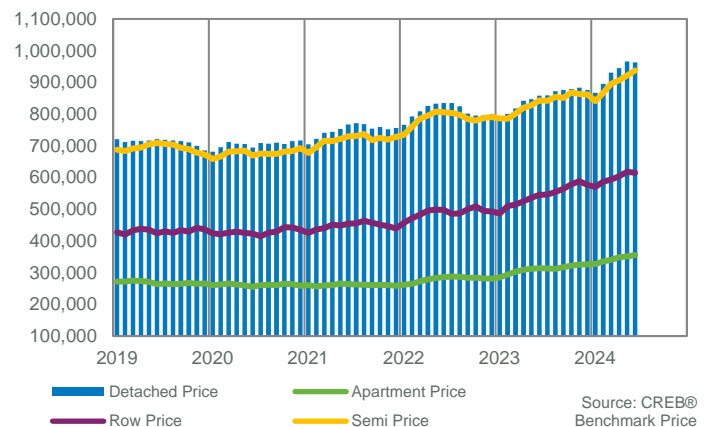
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

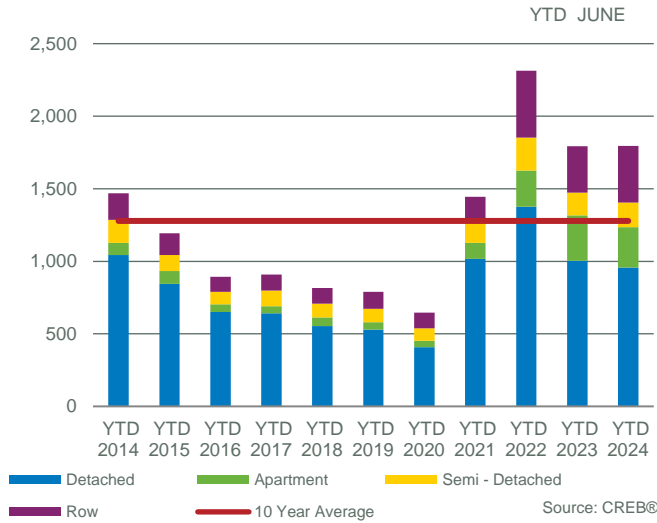


CITY CENTRE PRICES

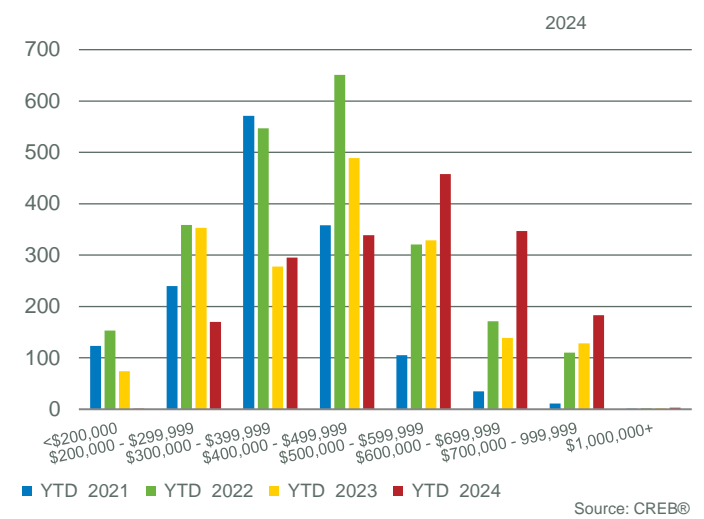


**NORTHEAST**

**NORTHEAST TOTAL SALES**



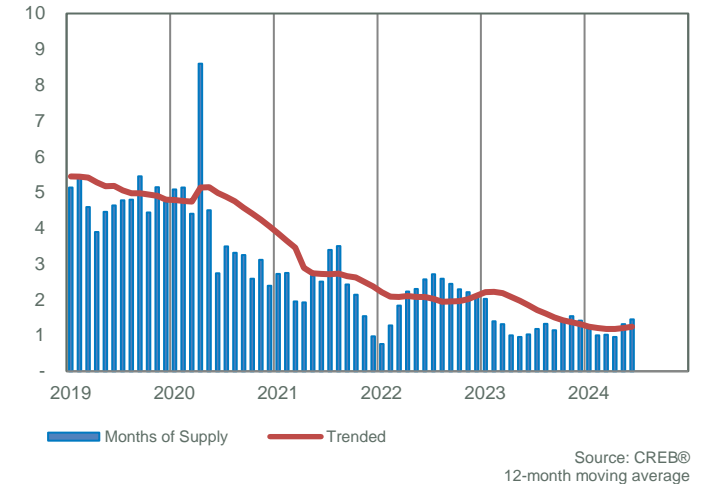
**NORTHEAST TOTAL SALES BY PRICE RANGE**



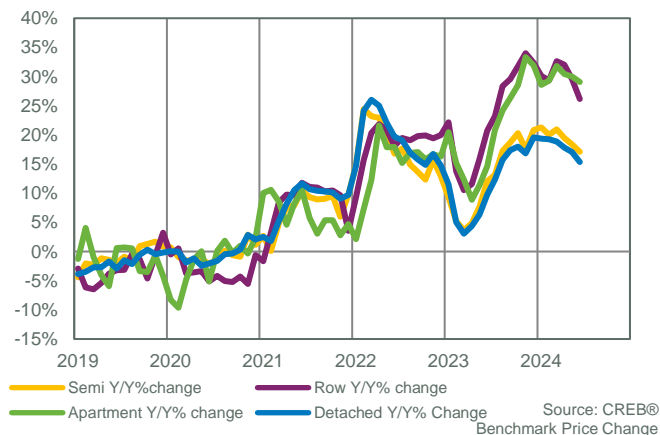
**NORTHEAST INVENTORY AND SALES**



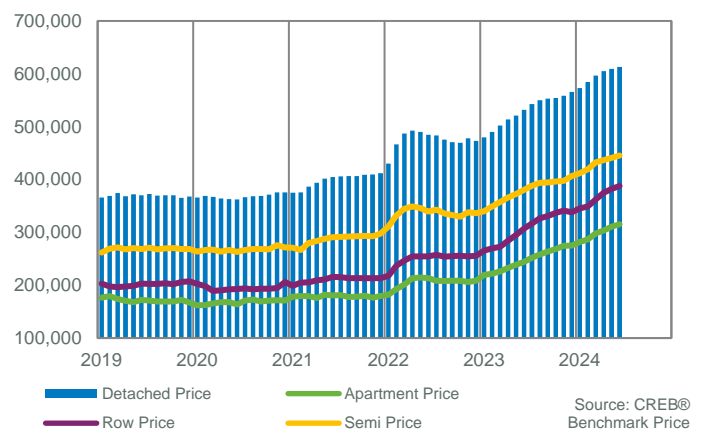
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

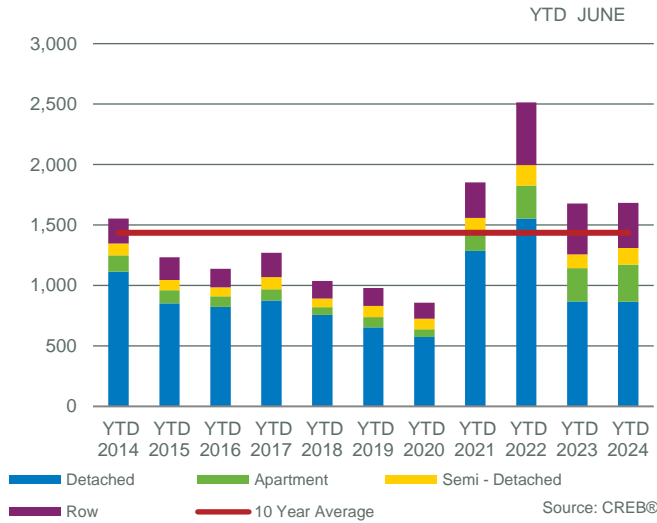


**NORTHEAST PRICES**

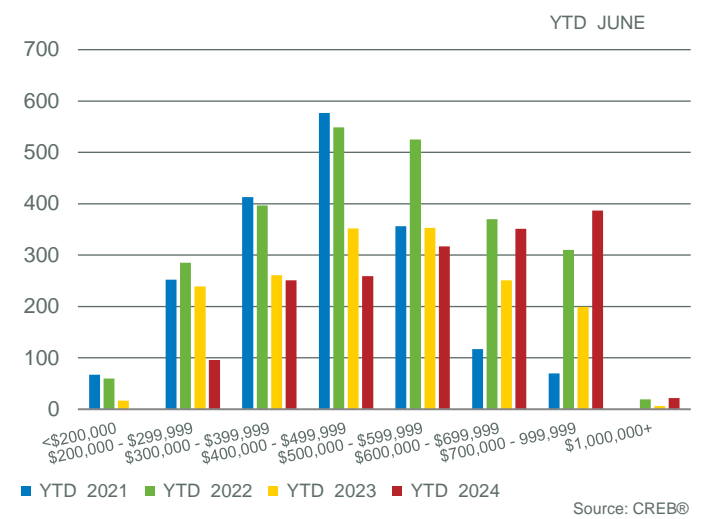


**NORTH**

**NORTH TOTAL SALES**



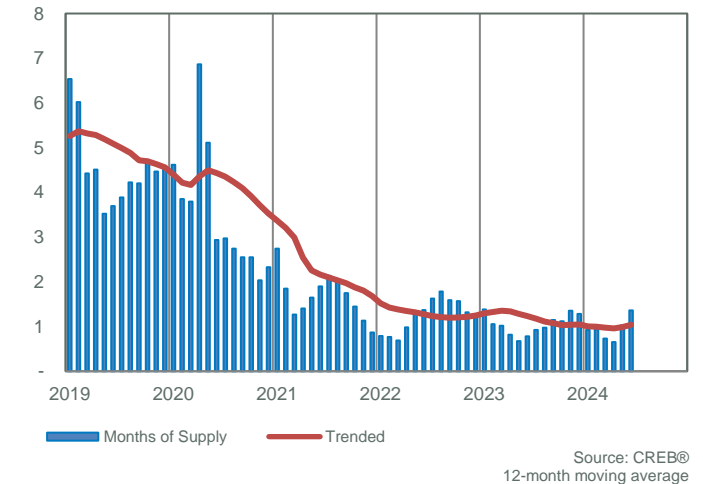
**NORTH TOTAL SALES BY PRICE RANGE**



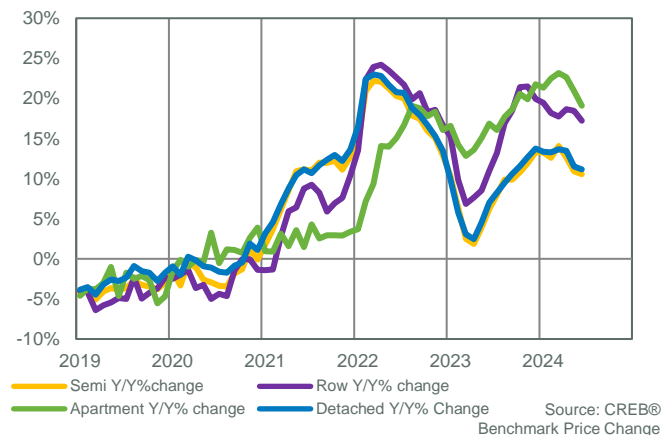
**NORTH INVENTORY AND SALES**



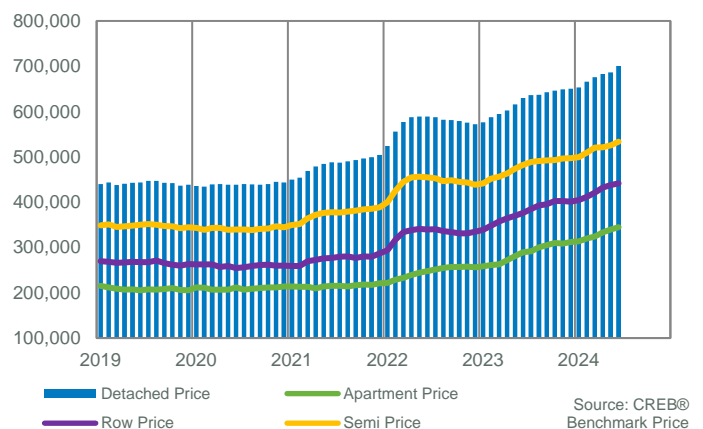
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

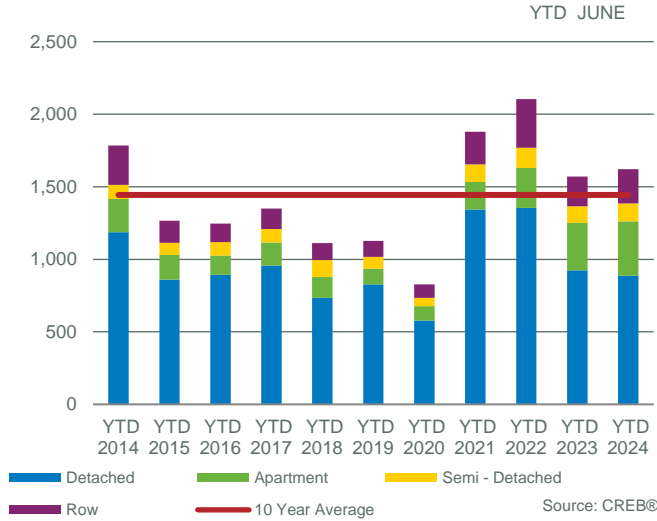


**NORTH PRICES**

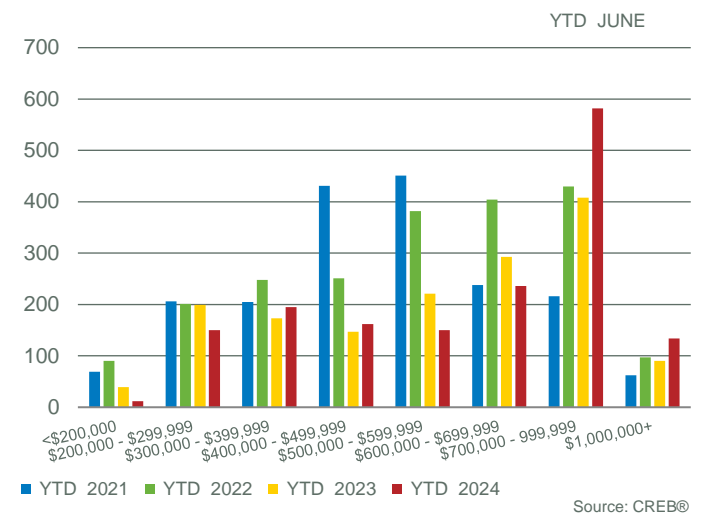


**NORTHWEST**

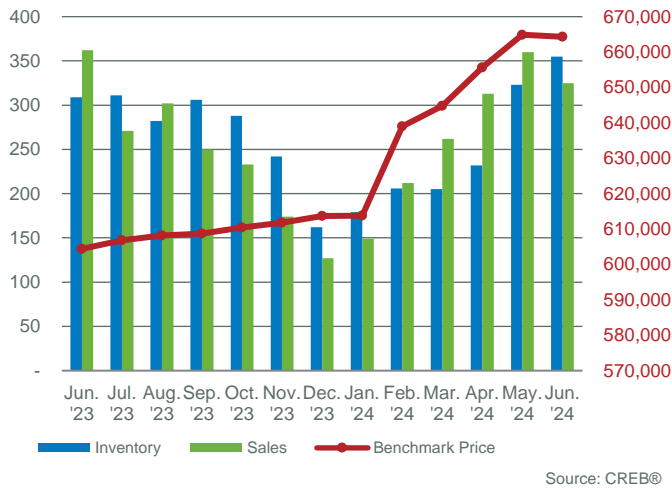
**NORTHWEST TOTAL SALES**



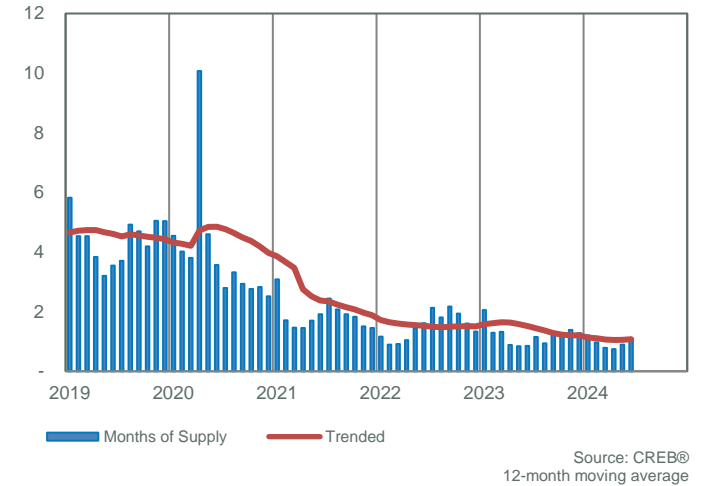
**NORTHWEST TOTAL SALES BY PRICE RANGE**



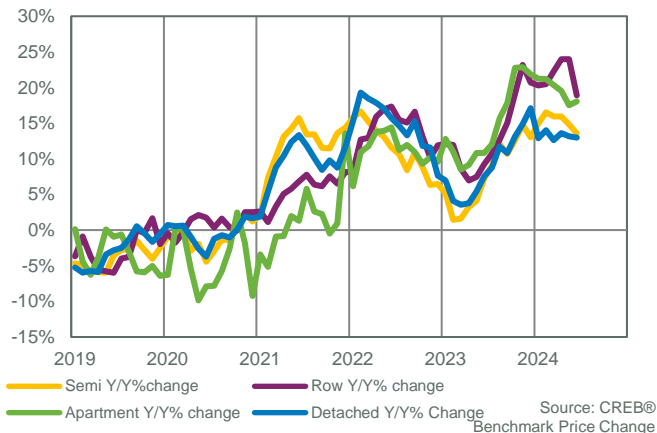
**NORTHWEST INVENTORY AND SALES**



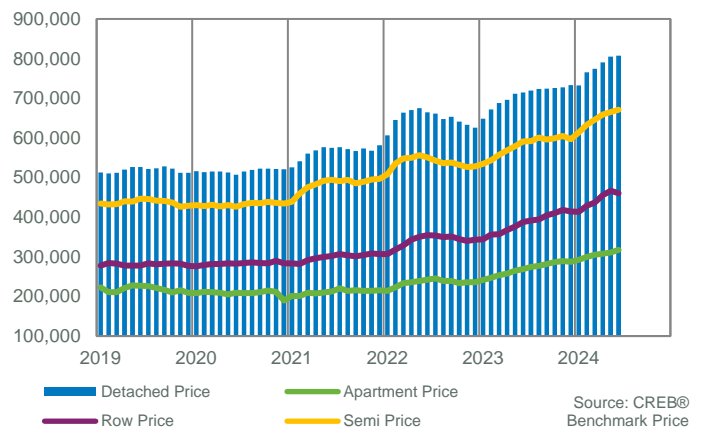
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

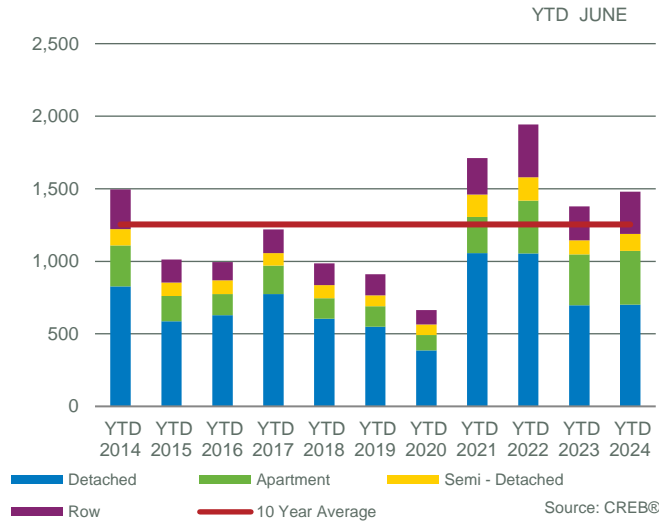


**NORTHWEST PRICES**

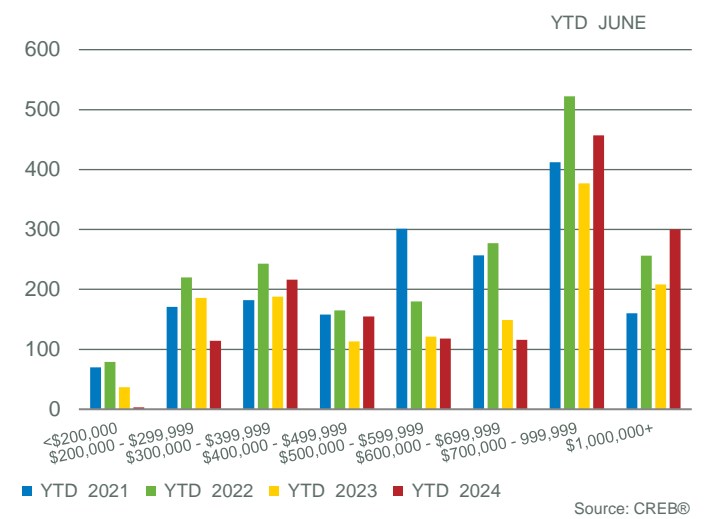


WEST

WEST TOTAL SALES



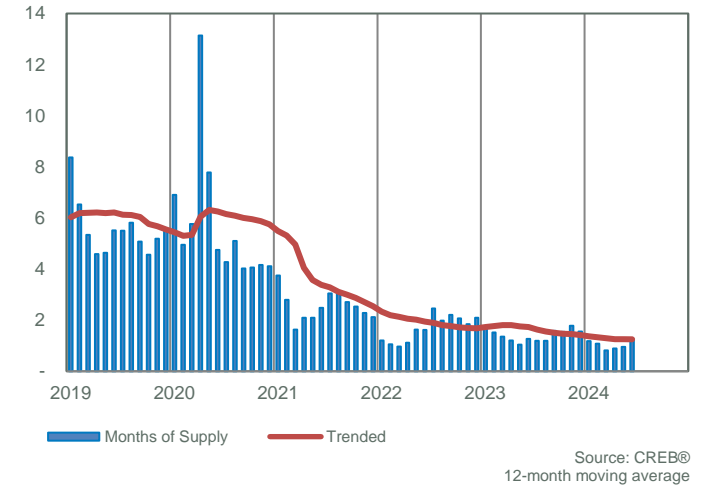
WEST TOTAL SALES BY PRICE RANGE



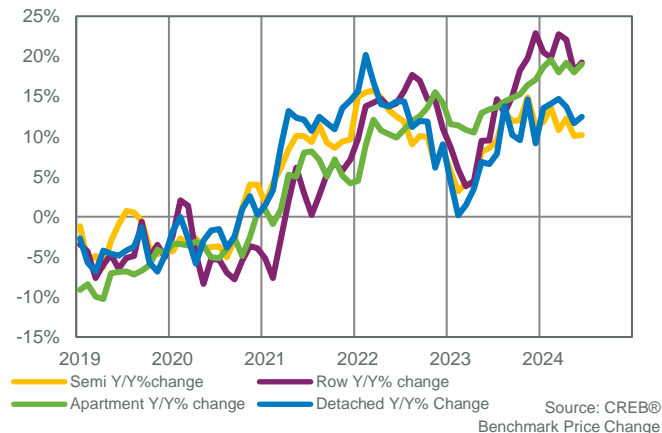
WEST INVENTORY AND SALES



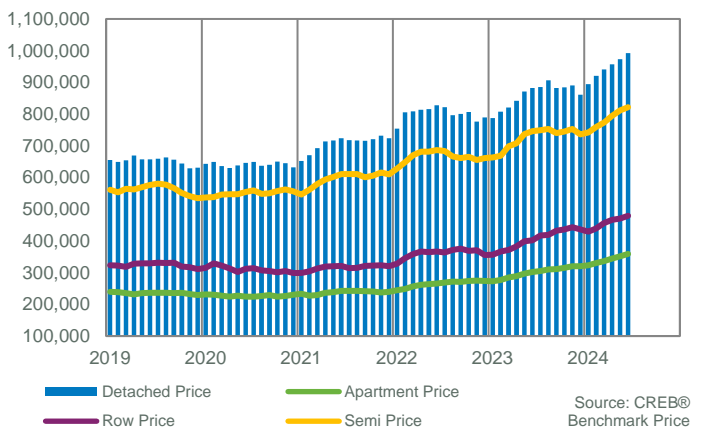
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

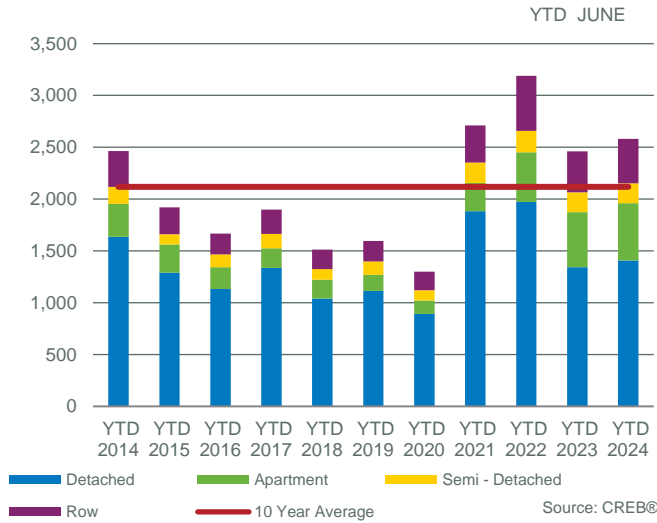


WEST PRICES

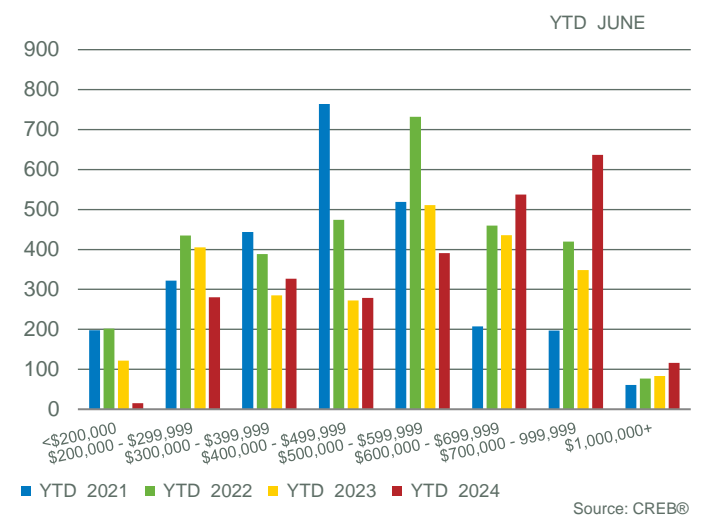


**SOUTH**

**SOUTH TOTAL SALES**



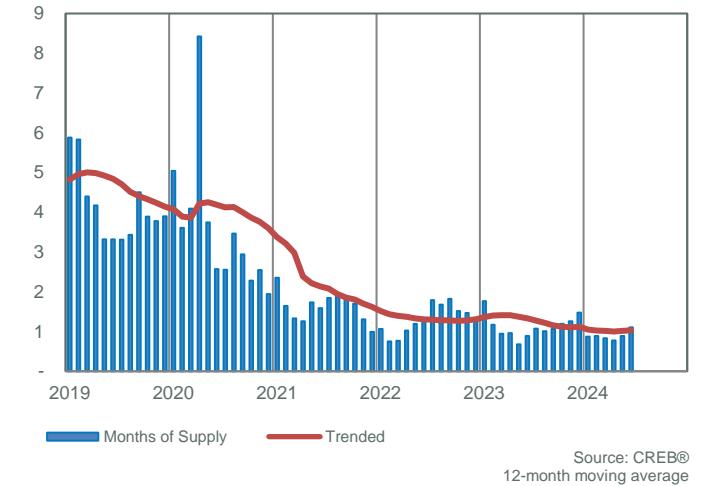
**SOUTH TOTAL SALES BY PRICE RANGE**



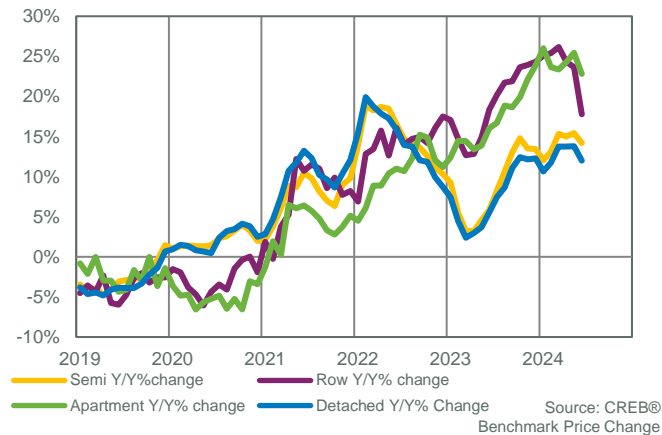
**SOUTH INVENTORY AND SALES**



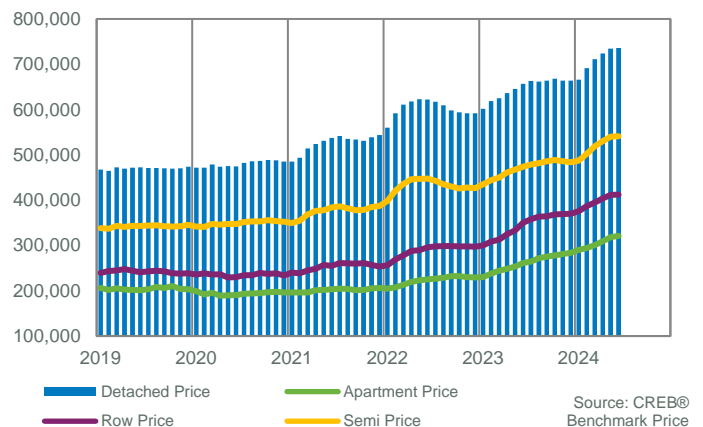
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

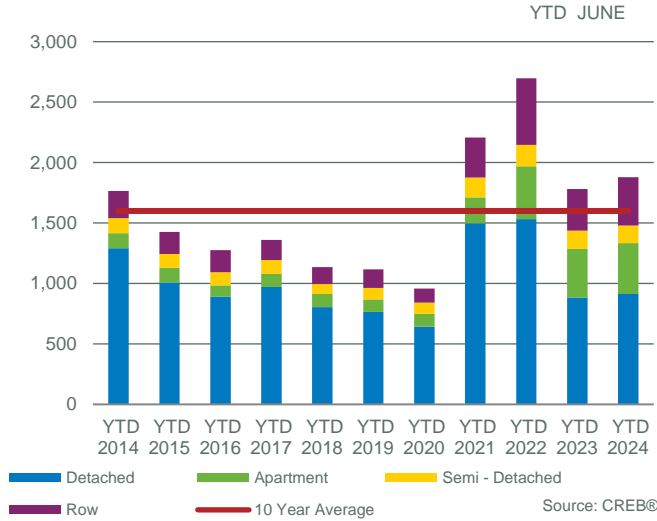


**SOUTH PRICES**

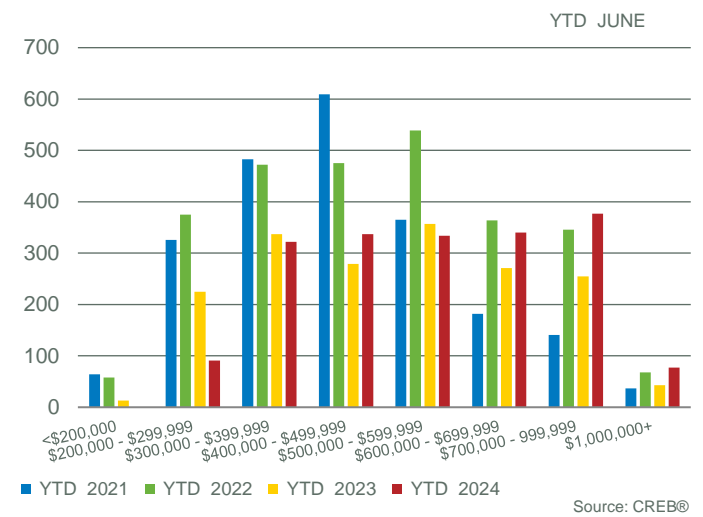


**SOUTHEAST**

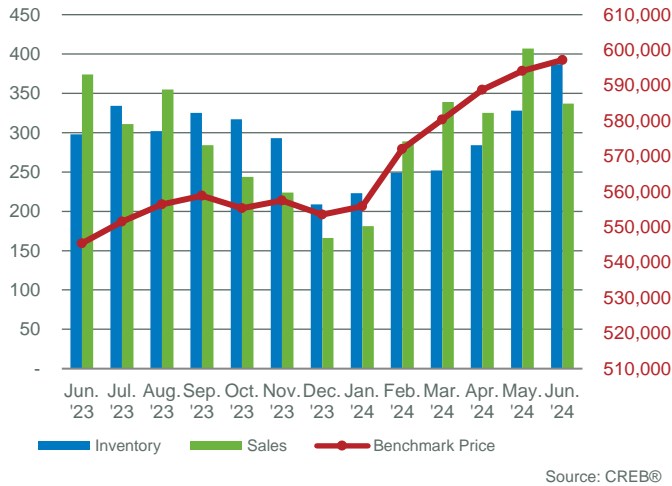
**SOUTHEAST TOTAL SALES**



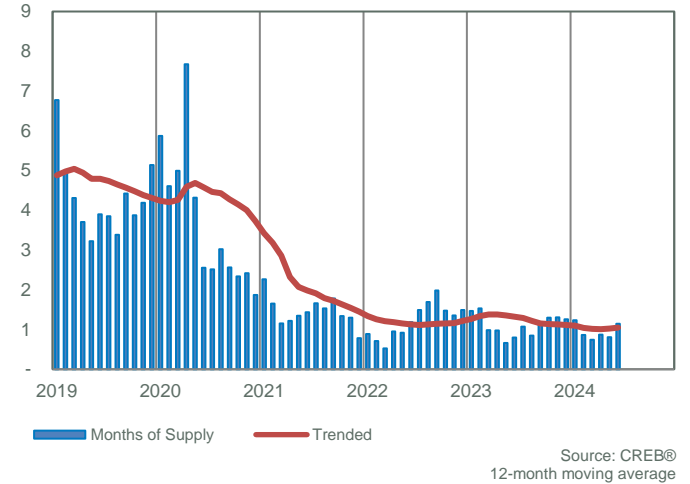
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



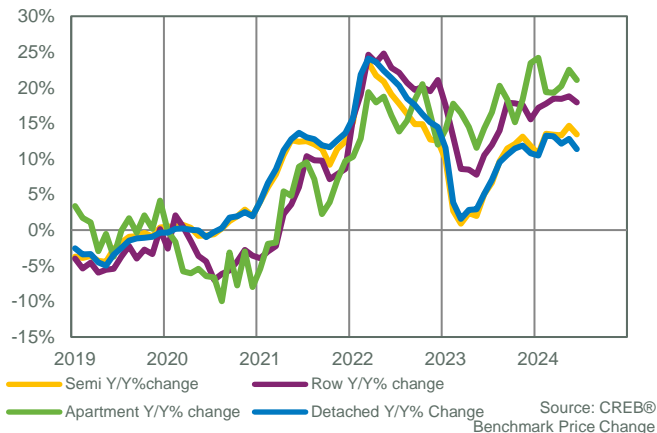
**SOUTHEAST INVENTORY AND SALES**



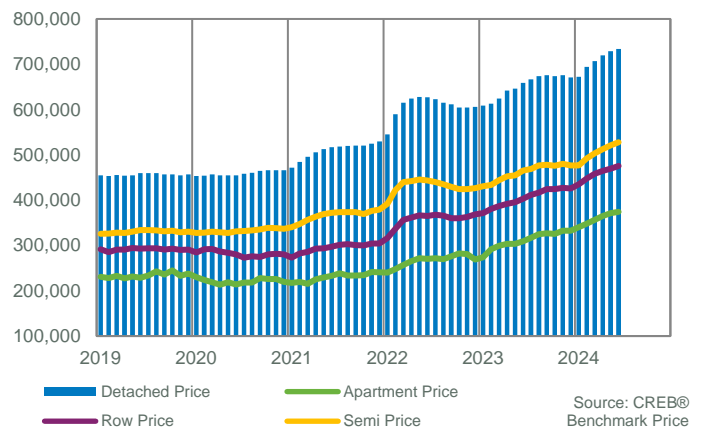
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**



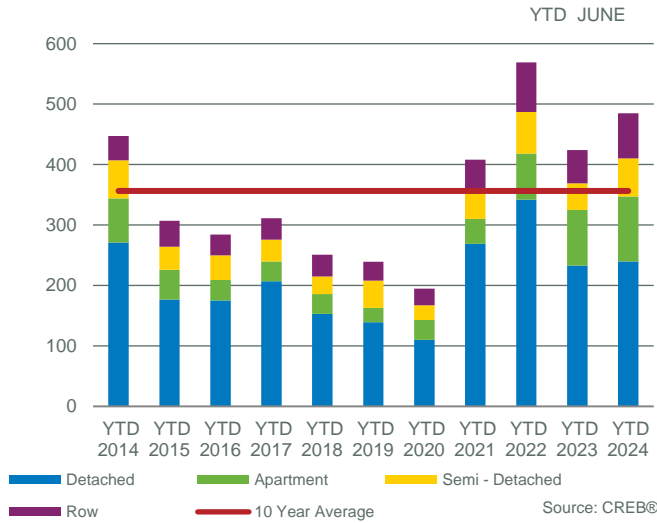
**SOUTHEAST PRICES**



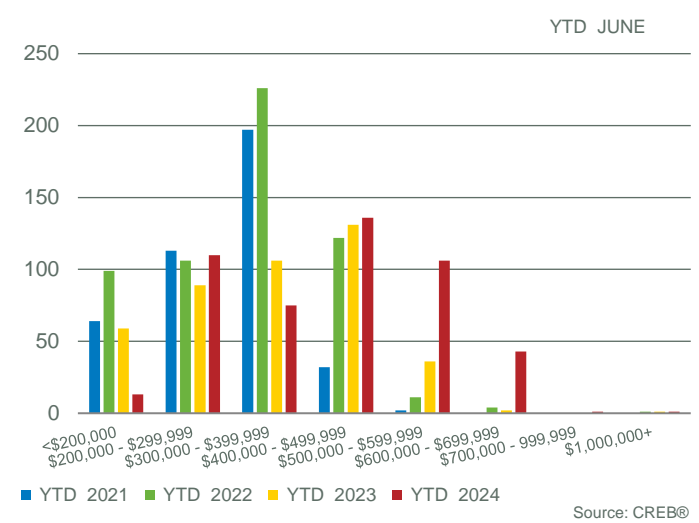


**EAST**

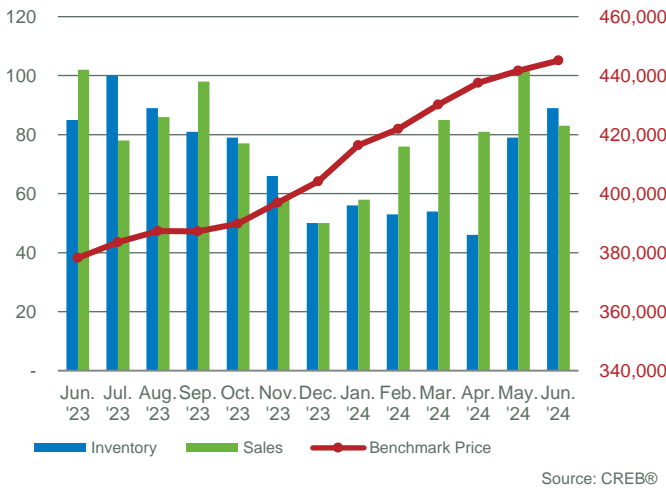
**EAST TOTAL SALES**



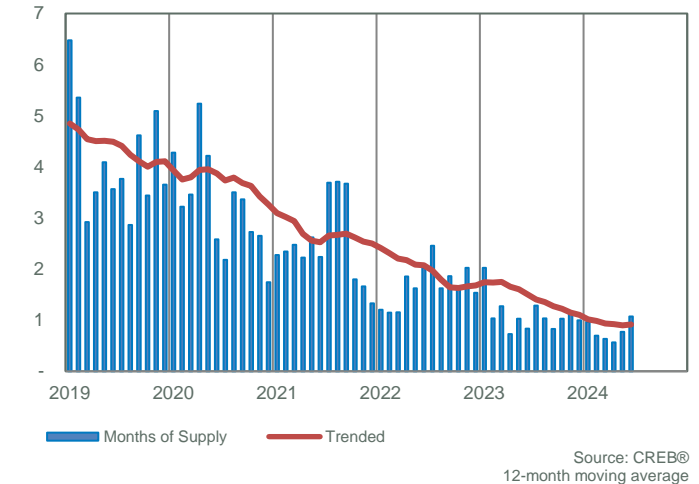
**EAST TOTAL SALES BY PRICE RANGE**



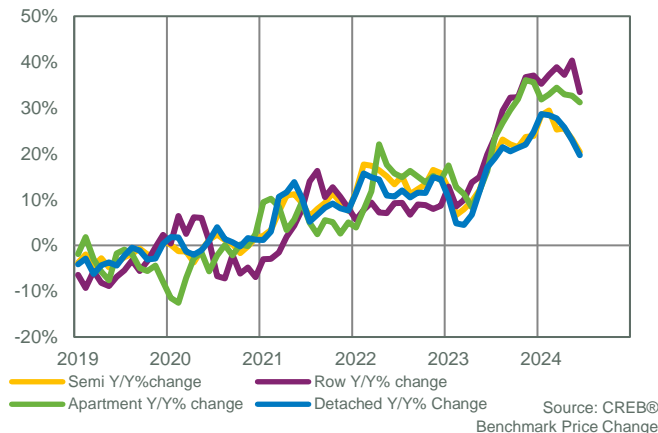
**EAST INVENTORY AND SALES**



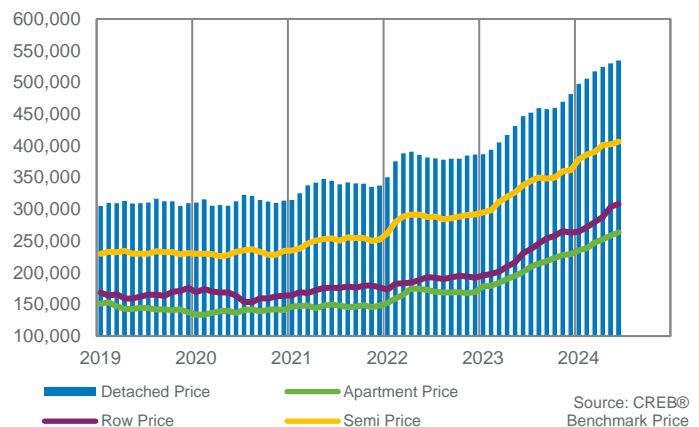
**EAST MONTHS OF INVENTORY**

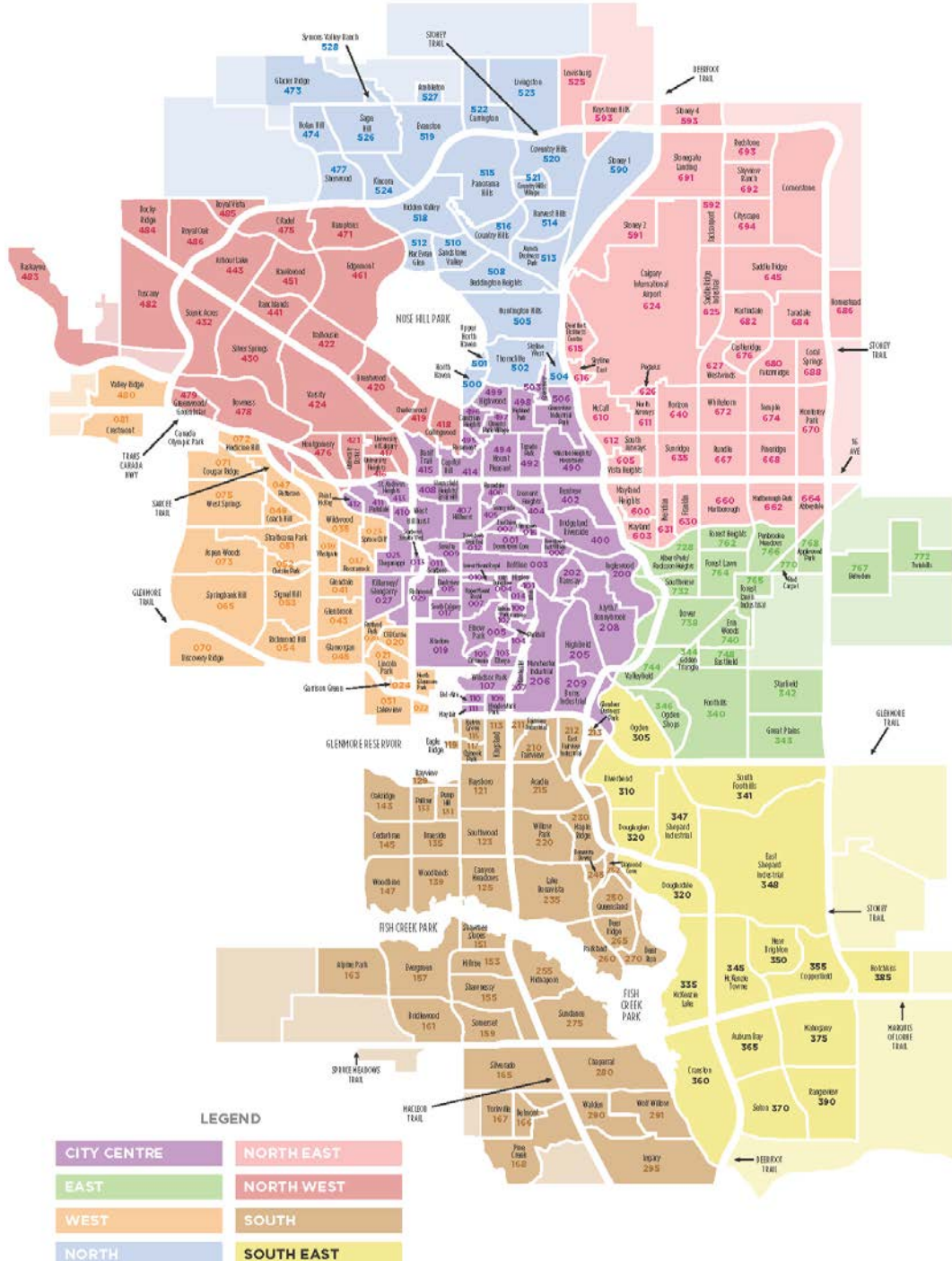


**EAST PRICE CHANGE**



**EAST PRICES**





**DEFINITIONS**

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

**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.