



2022 JUNE REPORT

PREPARED BY

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OVERVIEW

Market starts to shift as sales slow

City of Calgary, July 2022

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

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

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

After three months of gradual gains in the months of supply, prices eased slightly relative to last month. However, with a city-wide benchmark price of \$543,900, levels are still over 13 per cent higher than last year. With further rate gains expected, we could continue to see slower sales activity and some monthly price growth slippage in the Calgary market in the coming months. However, thanks to renewed migration and job growth in a wide range of sectors, it is unlikely that we will see a full reversal of the price gains made so far this year.

Introduction

Whether you're looking to buy or sell, or, just want to educate yourself on the Calgary real estate market, this report will be your guide!

Real estate is all about supply and demand. Sales can be up, but if the total number of homes for sale is also up the market will not change. It is the percentage of homes sold or the absorption rate that tells us how the market is doing. Generally speaking prices go up when absorption rates go up.

DETACHED HOMES

The following table shows sales data for the last 12 months.

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
June 2021	3263	1818	55.72	27	1.79
July 2021	3112	1409	45.28	33	2.21
August 2021	2775	1295	46.67	36	2.14
September 2021	2502	1264	50.52	36	1.98
October 2021	2066	1331	64.42	39	1.55
November 2021	1527	1245	81.53	40	1.23
December 2021	904	1006	111.28	39	0.90
January 2022	900	1146	127.33	33	0.79
February 2022	1695	1897	111.92	14	0.89
March 2022	2207	2269	102.81	14	0.97
April 2022	2468	1850	74.96	18	1.33
May 2022	2559	1619	63.27	22	1.58
June 2022	2667	1483	55.61	24	1.80

The following table shows sales data year over year for the past 5 years.

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
June 2018	4932	1208	24.49	41	4.08
June 2019	4018	1094	27.23	49	3.67
June 2020	3226	1103	34.19	50	2.92
June 2021	3263	1818	55.72	27	1.79
June 2022	2667	1483	55.61	24	1.80

Inventory: Total number of homes for sale this month

Sales: Total number of homes sold this month

% Sold: Percentage of homes sold (also referred to as the absorption rate)

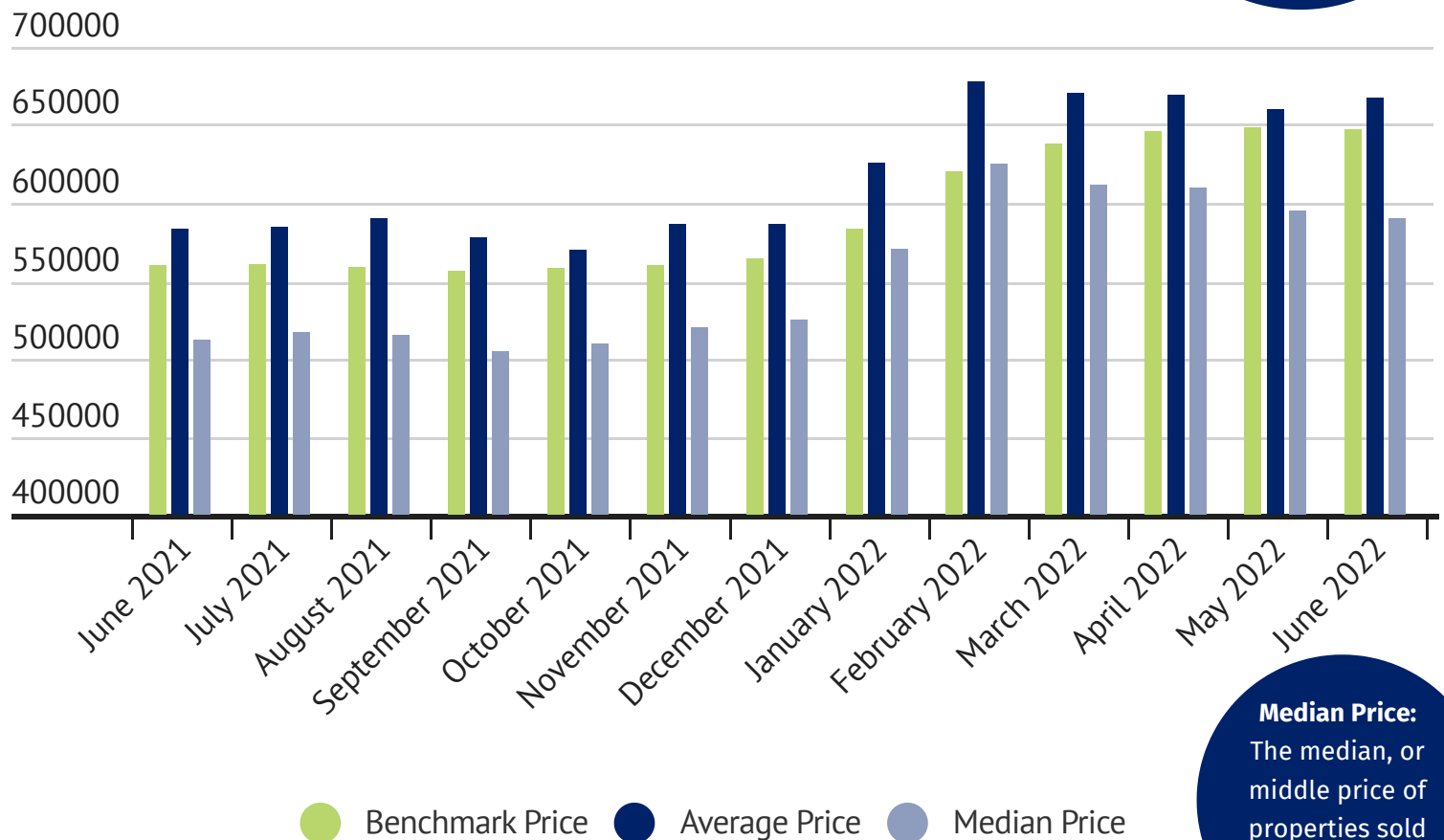
Days on Market: Average number of days a home is for sale

Months of Supply: Number of months it will take for this month's entire inventory to sell

DETACHED HOMES

Benchmark Price:
Predicted sale price
for properties
Average Price: Average
price of properties sold
within the last 12
months

The following graph compares average sale price, median sale price, and benchmark price.



Median Price:
The median, or
middle price of
properties sold
within the last 12
months

Housing Market Facts - Detached Sector

For the third month in a row, sales levels in the detached market have eased. Much of the pullback has occurred from homes priced under \$600,000. While some of this is likely related to the continued lack of supply choice, the pullback in this sector is also related to the rise in lending rates that are impacting qualifications levels and creating some hesitancy among consumers.

The pullback in sales relative to new listings did cause some modest gains in inventory levels compared to earlier in the year. This helped push up the months of supply to just under two months. The shift to more balanced conditions has been limiting the upward pressure on prices. As of June, the benchmark price was \$647,500. This is comparable to last month, but still 16 per cent higher than last year.

APARTMENT HOMES

The following table shows sales data for the last 12 months.

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
June 2021	1963	442	22.52	55	4.44
July 2021	1913	345	18.03	64	5.54
August 2021	1783	332	18.62	63	5.37
September 2021	1723	365	21.18	65	4.72
October 2021	1562	360	23.05	59	4.34
November 2021	1417	332	23.43	69	4.27
December 2021	1058	307	29.02	67	3.45
January 2022	1062	355	33.43	71	2.99
February 2022	1070	565	52.80	57	1.89
March 2022	1169	770	65.87	38	1.52
April 2022	1280	642	50.16	34	1.99
May 2022	1417	630	44.46	34	2.25
June 2022	1526	581	38.07	34	2.63

Inventory: Total number of homes for sale this month

Sales: Total number of homes sold this month

% Sold: Percentage of homes sold (also referred to as the absorption rate)

Days on Market: Average number of days a home is for sale

Months of Supply: Number of months it will take for this month's entire inventory to sell

Housing Market Facts - Apartment Sector

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

APARTMENT HOMES

The following table shows sales data year over year for the past 5 years.

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
June 2018	1901	291	15.31	59	6.53
June 2019	1818	261	14.36	71	6.97
June 2020	1561	232	14.86	73	6.73
June 2021	1963	442	22.52	55	4.44
June 2022	1526	581	38.07	34	2.63

The following graph compares average sale price, median sale price, and benchmark price.

300000

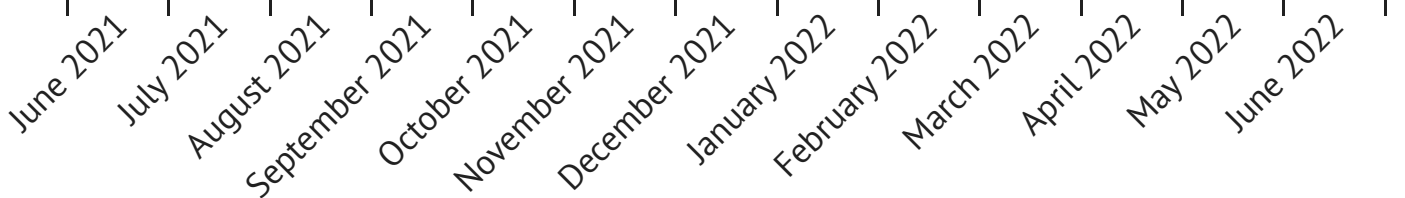
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● Benchmark Price
 ● Average Price
 ● Median Price

Median Price: The median, or middle price of properties sold within the last 12 months

Benchmark Price: Predicted sale price for properties
Average Price: Average price of properties sold within the last 12 months

ROW HOMES

The following table shows sales data for the last 12 months.

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
June 2021	1102	411	37.30	39	2.68
July 2021	1077	351	32.59	45	3.07
August 2021	960	343	35.73	47	2.80
September 2021	877	318	36.26	52	2.76
October 2021	822	271	32.97	46	3.03
November 2021	665	320	48.12	46	2.08
December 2021	442	287	64.93	53	1.54
January 2022	426	305	71.60	58	1.40
February 2022	534	536	100.37	30	1.00
March 2022	635	709	111.65	19	0.90
April 2022	738	604	81.84	20	1.22
May 2022	832	554	66.59	24	1.50
June 2022	799	555	69.46	27	1.44

Housing Market Facts - Row Sector

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

Inventory: Total number of homes for sale this month

Sales: Total number of homes sold this month

% Sold: Percentage of homes sold (also referred to as the absorption rate)

Days on Market: Average number of days a home is for sale

Months of Supply: Number of months it will take for this month's entire inventory to sell

ROW HOMES

The following table shows sales data year over year for the past 5 years.

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
June 2018	1237	212	17.14	54	5.83
June 2019	1081	225	20.81	60	4.80
June 2020	965	243	25.18	58	3.97
June 2021	1102	411	37.30	39	2.68
June 2022	799	555	69.46	27	1.44

The following graph compares average sale price, median sale price, and benchmark price.



SEMI-DETACHED HOMES

The following table shows sales data for the last 12 months.

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
June 2021	593	243	40.98	37	2.44
July 2021	580	209	36.03	37	2.78
August 2021	547	176	32.18	38	3.11
September 2021	519	210	40.46	42	2.47
October 2021	428	222	51.87	39	1.93
November 2021	326	211	64.72	49	1.55
December 2021	217	135	62.21	50	1.61
January 2022	244	198	81.15	35	1.23
February 2022	314	297	94.59	26	1.06
March 2022	383	346	90.34	21	1.11
April 2022	391	304	77.75	22	1.29
May 2022	407	264	64.86	24	1.54
June 2022	413	223	54.00	25	1.85

Housing Market Facts -Semi-Detached Sector

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

Inventory: Total number of homes for sale this month

Sales: Total number of homes sold this month

% Sold: Percentage of homes sold (also referred to as the absorption rate)

Days on Market: Average number of days a home is for sale

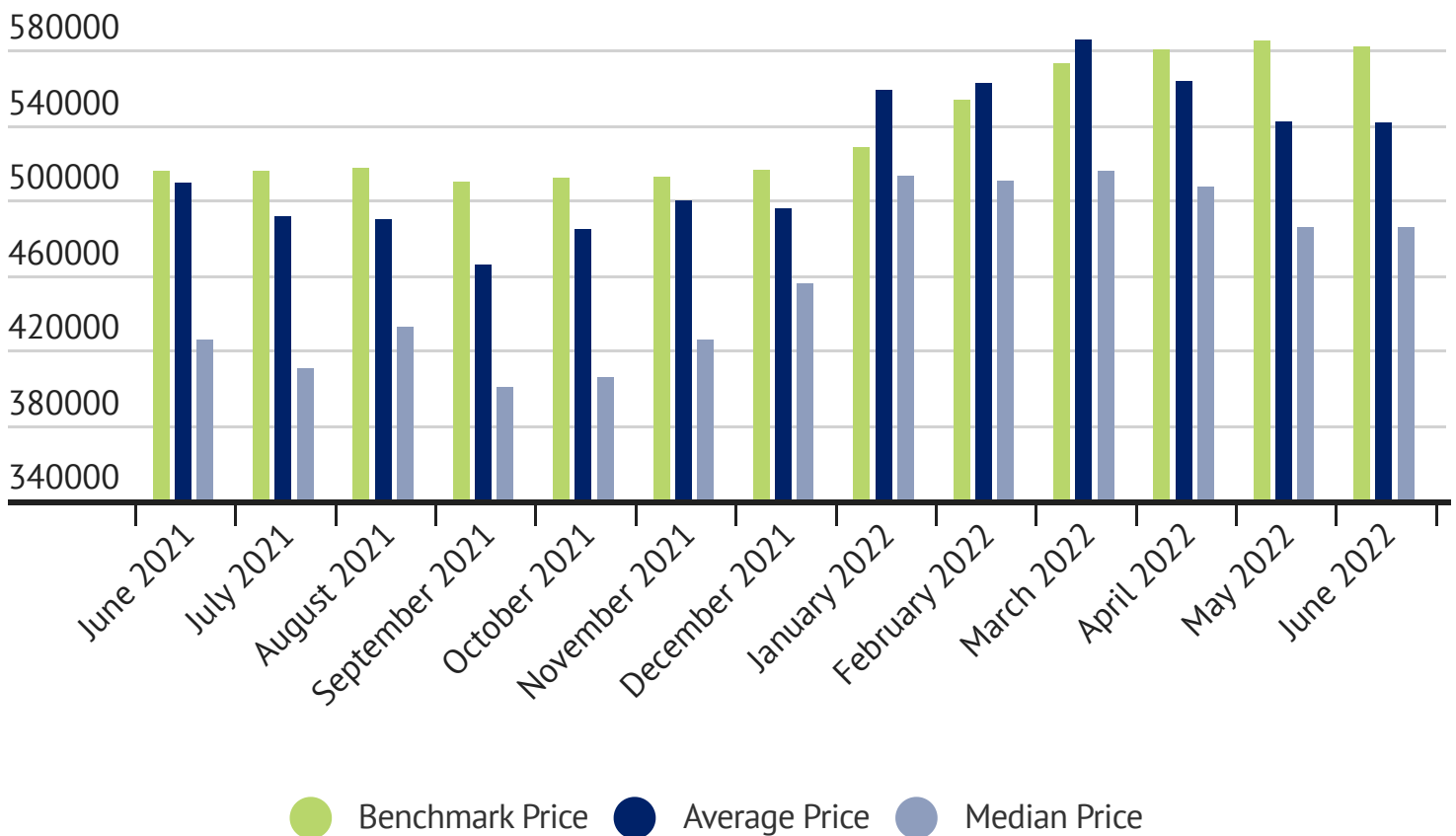
Months of Supply: Number of months it will take for this month's entire inventory to sell

SEMI-DETACHED HOMES

The following table shows sales data year over year for the past 5 years.

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
June 2018	938	183	19.51	46	5.13
June 2019	760	192	25.26	65	3.96
June 2020	641	185	28.86	60	3.46
June 2021	593	243	40.98	37	2.44
June 2022	413	223	54.00	25	1.85

The following graph compares average sale price, median sale price, and benchmark price.



For anyone who is interested in buying or selling during this interesting market period, we would love to help!

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