



2022 JULY REPORT

PREPARED BY

SUSANITA DE DIEGO

susanita@cbcalgary.ca

(403) 686 - 1455

www.cbcalgary.ca



COLDWELL BANKER
COMPLETE
REAL ESTATE

Made with

infogram



OVERVIEW

Detached home sales decline as apartment condominium sales rise

City of Calgary, August 2022

Significant slowdowns in the detached and semi-detached market were nearly offset by sales growth in the apartment and row sectors. This left July sales three per cent lower than levels recorded last year. While this is the second month where sales activity has slowed, total residential sales this month are still amongst the strongest levels recorded in our market.

“Rising lending rates are causing shifts within the market and, as a result, new listings for higher-priced product are on the rise relative to sales activity,” said CREB® Chief Economist Ann-Marie Lurie. “Meanwhile, there continues to be a lack of supply for lower-priced detached and semi-detached product. This is driving consumers who are looking for affordable homes to purchase apartment- and row-style properties.”

Residential new listings in the city declined compared to what was seen in 2021, but when considering the dynamics between price ranges, we are seeing a different trend play out. Listings for homes priced below \$500,000 fell by 18 per cent, while levels rose by 20 per cent for homes priced above \$500,000. This has left conditions to remain relatively tight in the lower-end of the market while conditions are shifting toward more balanced levels in the upper-end of the market.

When considering the relationship between the supply and demand, the months of supply has continued to trend up from the exceptionally tight conditions seen earlier in the year. However, with just over two months of supply, the market remains far tighter than anything experienced throughout the recessionary period experienced prior to the pandemic.

As expected, the benchmark price did see some slippage relative to levels seen earlier in the year and rising lending rates have cooled much of the bidding war activity that was driving significant gains earlier in the year. However, prices currently remain over 12 per cent higher than last year’s levels, still outpacing forecasted price growth for the year.

“As we move forward, we do anticipate further rate gains will weigh on housing activity and prices, but not enough to completely offset the exceptionally strong gains recorded over the first half of the year,” said CREB® Chief Economist Ann-Marie Lurie.

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
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	2065	1331	64.46	39	1.55
November 2021	1526	1245	81.59	40	1.23
December 2021	903	1006	111.41	39	0.90
January 2022	898	1146	127.62	33	0.78
February 2022	1690	1897	112.25	14	0.89
March 2022	2203	2268	102.95	14	0.97
April 2022	2466	1849	74.98	18	1.33
May 2022	2557	1617	63.24	22	1.58
June 2022	2666	1483	55.63	24	1.80
July 2022	2596	1136	43.76	29	2.29

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
July 2018	4674	968	20.71	49	4.83
July 2019	3918	999	25.50	50	3.92
July 2020	3266	1170	35.82	49	2.79
July 2021	3112	1409	45.28	33	2.21
July 2022	2596	1136	43.76	29	2.29

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

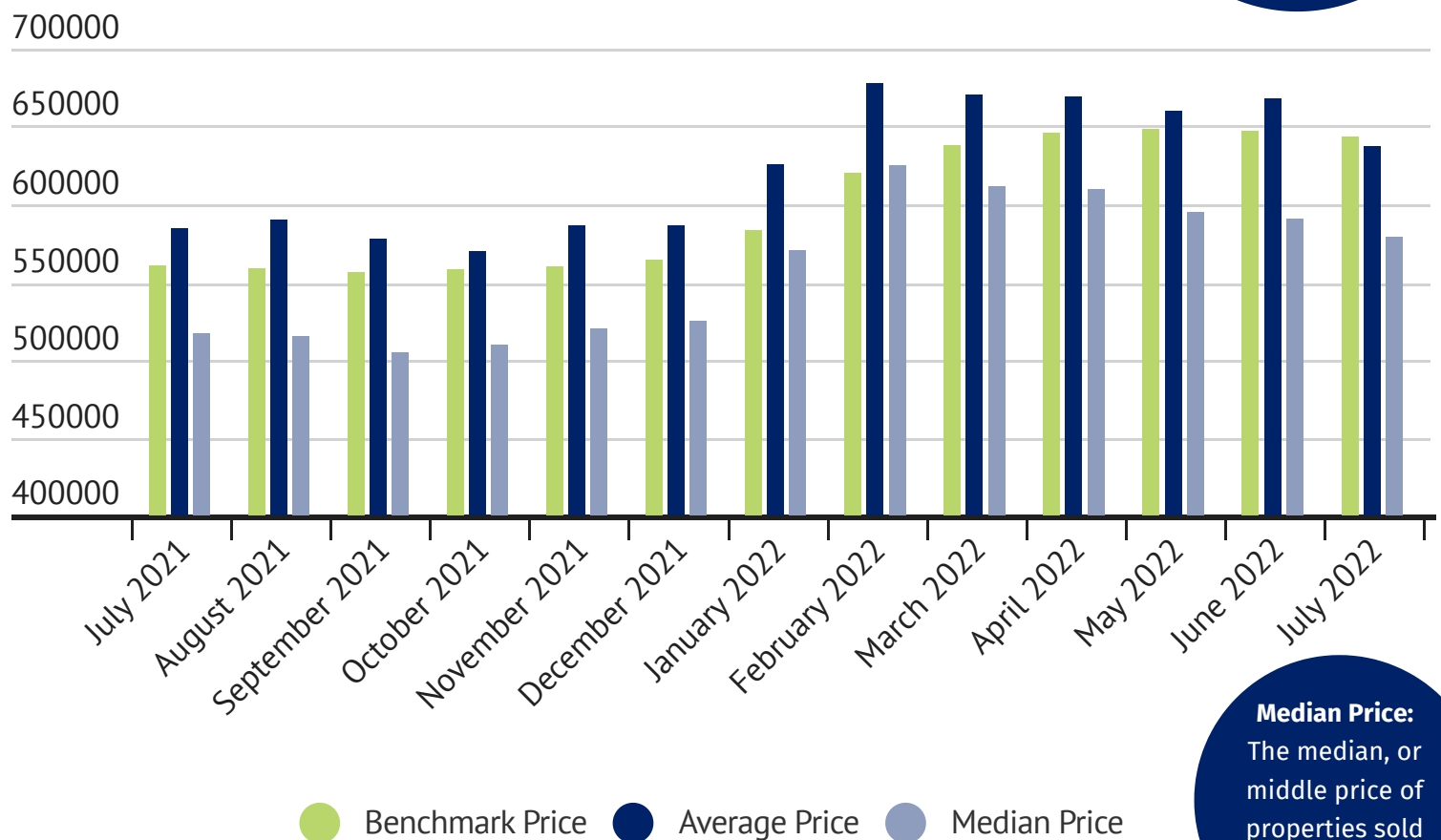
Months of Supply: Number of months it will take for this month's entire inventory to sell

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

In July, detached sales reached 1,136, which is 19 per cent lower than last year's levels. Higher lending rates are driving more consumers to look for affordable product, however, the detached sector has struggled with supply levels for lower-priced homes. While we are seeing balanced conditions in the upper-end of the market, conditions remain exceptionally tight in the lower end of the market. The decline in sales was mostly driven by pullbacks in the lower price ranges due to lack of availability. Nearly 80 per cent of the inventory available is priced over \$500,000 and new listings for homes priced under \$500,000 are half of the levels seen last year. With a benchmark price of \$643,600 in July, levels are still nearly 15 per cent higher than last year. However, we are seeing some monthly adjustments as prices trended down across all districts in July compared to last month.

APARTMENT HOMES

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

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
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	1561	360	23.06	59	4.34
November 2021	1415	332	23.46	69	4.26
December 2021	1057	307	29.04	67	3.44
January 2022	1061	355	33.46	71	2.99
February 2022	1069	565	52.85	57	1.89
March 2022	1166	770	66.04	38	1.51
April 2022	1277	642	50.27	34	1.99
May 2022	1414	630	44.55	34	2.24
June 2022	1525	578	37.90	34	2.64
July 2022	1576	513	32.55	37	3.07

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

Like row properties, apartment condominium sales trended down from earlier in the year but maintained a record high level for July, contributing to a year-to-date gain of 66 per cent. Rising lending rates and available supply in the condominium sector helped support the year-over-year sales growth seen so far this year. While trending down from earlier in the year, new listings in July remain 24 per cent higher than last year's levels supporting a sales-to-new listings ratio and a months of supply that reflect relatively balanced conditions. With conditions not as tight as earlier in the year, the pace of price growth has also slowed. In July, the benchmark price reached \$278,800, slightly higher than last month and nearly 10 per cent higher than last year's levels.

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
July 2018	1810	254	14.03	62	7.13
July 2019	1703	289	16.97	76	5.89
July 2020	1700	263	15.47	70	6.46
July 2021	1913	345	18.03	64	5.54
July 2022	1576	513	32.55	37	3.07

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

300000

280000

260000

240000

220000

200000

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



● Benchmark Price
 ● Average Price
 ● Median Price

ROW HOMES

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

Month/Year	Inventory	Sales	% Sold	Days on Market	Months of Supply
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	425	305	71.76	58	1.39
February 2022	533	536	100.56	30	0.99
March 2022	635	709	111.65	19	0.90
April 2022	739	604	81.73	20	1.22
May 2022	833	554	66.51	24	1.50
June 2022	799	555	69.46	27	1.44
July 2022	735	432	58.78	30	1.70

Housing Market Facts - Row Sector

While levels cooled relative to the spring, row sales reached a new record high for July contributing to year-to-date sales growth of 54 per cent. Most of the gains were driven by product priced between \$300,000 to \$500,000, which also saw the biggest boost in new listings so far this year. Both new listings and sales have trended down from levels seen earlier the year. However, the gap between sales and new listings narrowed over the past few months causing inventories to trend down compared to earlier in the year. This has ensured that the months of supply remained below two months. The persistently tight conditions prevented any significant adjustment in monthly prices in July.

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
July 2018	1224	175	14.30	59	6.99
July 2019	1005	205	20.40	69	4.90
July 2020	1019	200	19.63	49	5.10
July 2021	1077	351	32.59	45	3.07
July 2022	735	432	58.78	30	1.70

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
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	384	345	89.84	20	1.11
April 2022	391	304	77.75	22	1.29
May 2022	407	264	64.86	24	1.54
June 2022	414	223	53.86	25	1.86
July 2022	431	173	40.14	29	2.49

Housing Market Facts -Semi-Detached Sector

For the third month in a row, semi-detached sales saw less sales than levels reported a year ago. While year-to-date sales remain over 11 per cent higher than last year's levels, this is a significant shift from the 40 per cent growth recorded after the first quarter of the year. This pullback in sales was met with lower listings levels, but not enough to prevent some upward trend growth in inventory levels and the months of supply. The months of supply pushed up to 2.5 months in July, the first time it has pushed above two months since October of last year. While conditions remain relatively tight in the lower-price ranges, the benchmark price did trend down relative to levels seen earlier in the year. However, like the detached market, prices remained significantly 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

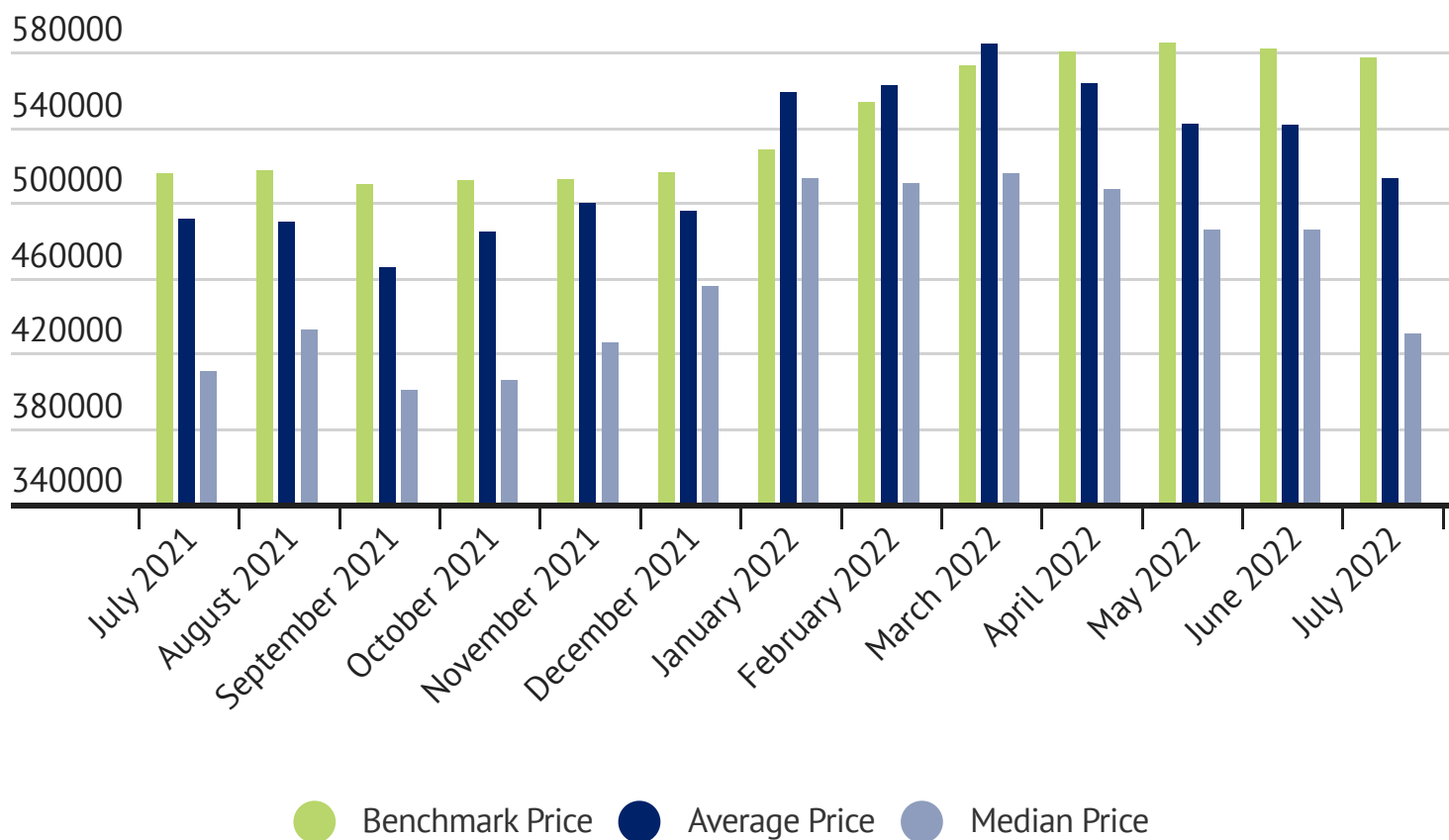


SEMI-DETACHED HOMES

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
July 2018	920	150	16.30	48	6.13
July 2019	744	148	19.89	63	5.03
July 2020	622	202	32.48	60	3.08
July 2021	580	209	36.03	37	2.78
July 2022	271	173	63.84	29	1.57

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!

SUSANITA DE DIEGO