

Dear Clients,

August wasn't another record month for sales seen over the previous few months for Calgary's real estate market, but activity was anything but lackluster.

Calgary Real Estate Board recently released its sales, prices, and other market data for last month, revealing sales increased by 37 per cent over August last year.

This is the first time in a bit where we haven't had record sales for the month, but it's still well above the longer-term averages.

The 2,151 sales in Calgary's resale market was 25 per cent higher than the long-term average for past Augusts. Therefore, sales are still very strong it is just not as tight a market as it was in the spring because supply is starting to adjust upward to demand.

Despite inventory falling almost seven per cent last month compared with August 2020, and months of supply also dropping more than 31 per cent, year over year, to 2.81 months, choice for buyers is better than it was. We're closer to three months of supply as opposed to two months, which is where the market was in the spring.

More importantly, new listings grew by almost 10 per cent.

The growth in new listings, however, did not stem price growth. The benchmark price of a home in the city was up about nine per cent year over year in August to \$459,600.

The single-family homes segment — 1,300 sales in August — continued to drive the market. Its benchmark price grew by 11 per cent from August 2020 to \$538,700.

Semi-detached and row housing also saw significant price growth, up 10 per cent (\$430,000) and eight per cent (\$300,600) respectively.

The only segment that is still struggling is the apartment condominiums. Sales were still better than what we have been, but the supply is much high than other segments.

Months of supply for apartment may have fallen 28 per cent year over year, but it is still at more than five months. In contrast, the segment with the next highest months of supply is semi-detached at just over three months.



Despite oversupply, apartment's benchmark price was up two per cent year over year to \$253,300. And sales grew by about two per cent compared with eight per cent for row, and about 10 per cent for semi-detached.

I expect demand to remain strong overall for the city's market because of the ongoing supply issues.

Some buyers found the homes they were looking for, but they were out-priced their buying range from sale prices increasing in the last few months and others have held off, which ensures pent-up demand should continue to drive sales.

That is all for now, as always, please email or call if you have any questions,

Sincerely,

