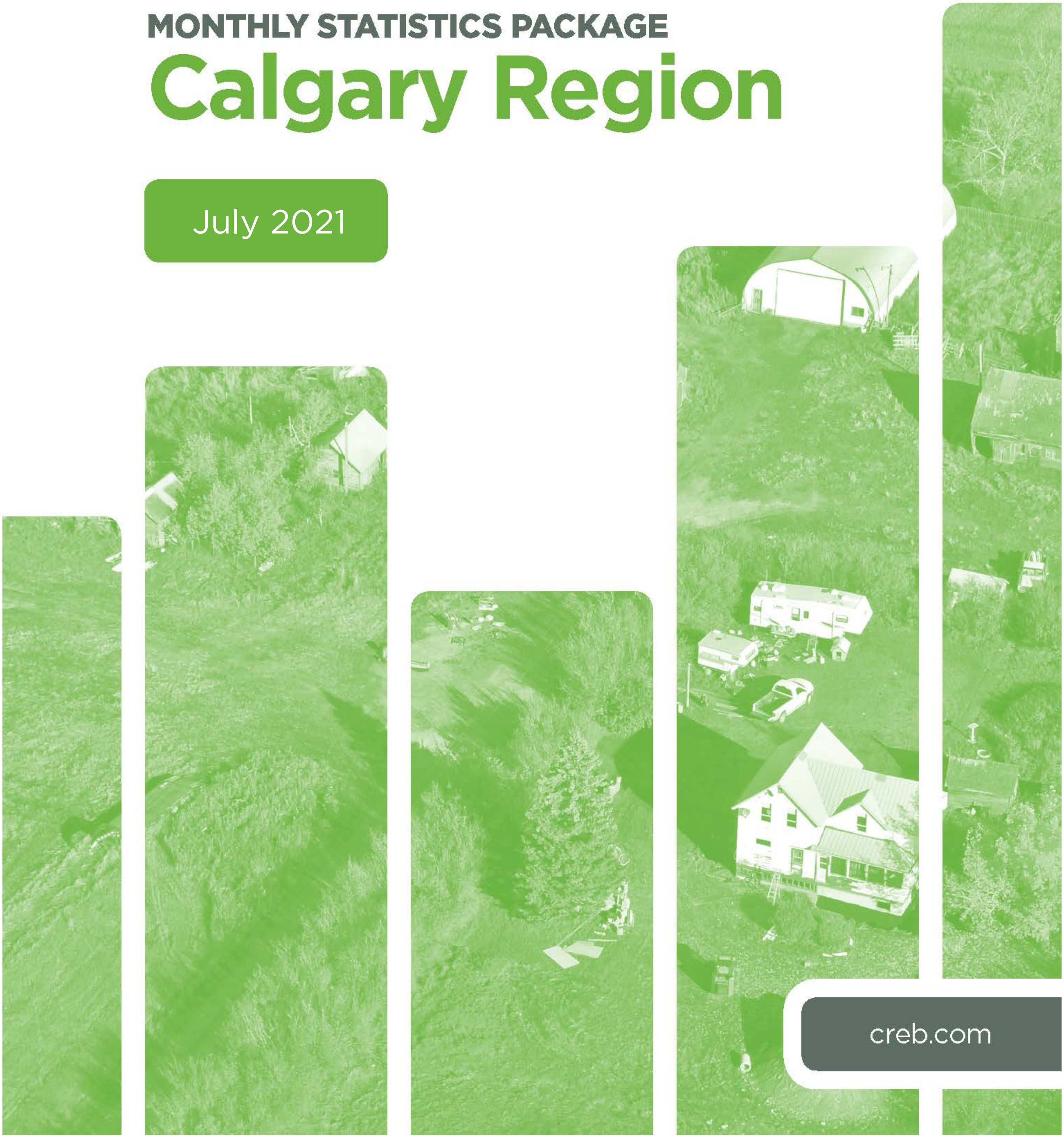
creb®

serving calgary and area REALTORS®

MONTHLY STATISTICS PACKAGE

Calgary Region

July 2021



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creb® Regional Market Facts

July 2021

Airdrie

After posting another record month, year-to-date sales totaled 1,510 units. With only seven months of data, Airdrie sales are just shy of the annual record high of 1,695 set in 2014. Relative affordability and flexible work arrangements are some of the factors contributing to the surge in demand. At the same time, the supply in the market cannot keep pace. Inventories continued to trend down relative to previous months and compared to last year.

Strong sales and low inventories kept the months of supply just above one month. Persistent sellers' market conditions resulted in further price gains. Price growth remains strongest in the detached sector, as benchmark prices reached $435,300 in July, nearly one per cent higher then last month and 15 per cent higher than July 2020 figures.

PRICE
$387,000
13.7% Y/Y

SALES
206
22.6% Y/Y
101.3% YTD

INVENTORY
273
35.2% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.33
47.1% Y/Y
Monthly trend*

Cochrane

July sales remained relatively strong, contributing to the record setting pace so far this year. While conditions continue to favour the seller with under two months of supply, there was some inventory growth in July. Thanks to some gains in new listings relative to sales, inventory levels trended up this month. Despite some supply gains, total inventory levels remain at some of the lowest levels recorded in July since 2007.

Persistently tight conditions continue to impact prices in the area. The strongest gains occurred in the detached sector, where benchmark prices pushed above $500,000 in July, over two per cent higher than last month and 17 per cent higher than last July.

PRICE
$457,400
15.9% Y/Y

SALES
91
1.1% Y/Y
110.9% YTD

INVENTORY
174
36.0% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.91
35.3% Y/Y
Monthly trend*

Okotoks

While sales in July improved relative to last year's levels, they have been trending down compared to levels seen earlier in the year. This is partly due to further reductions in supply. There were 73 new listings that came on the market in July, keeping the sales-to-new-listings-ratio elevated at 96 per cent and supply levels eased to 109 units. Inventories are at the lowest July seen since 2006 and with less than two months of supply, the market continues to favor the seller.

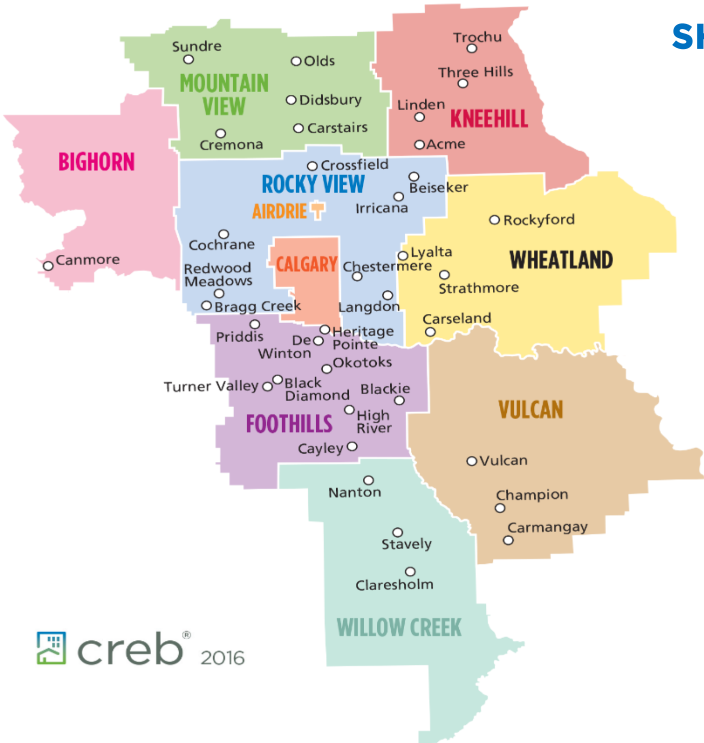
Like other areas, persistently tight market conditions continue to impact prices. This is primarily driven by price growth in the detached sector. In July, detached home prices reached $511,800, nearly one per cent higher than last month and over 13 per cent higher than

PRICE
$487,500
12.1% Y/Y

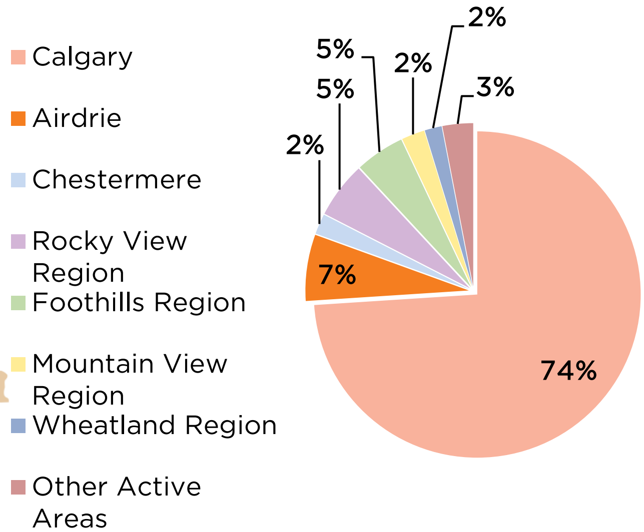
SALES
70
7.7% Y/Y
87.7% YTD

INVENTORY
109
38.1% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.56
42.5% Y/Y
Monthly trend*



SHARE OF SALES July 2021

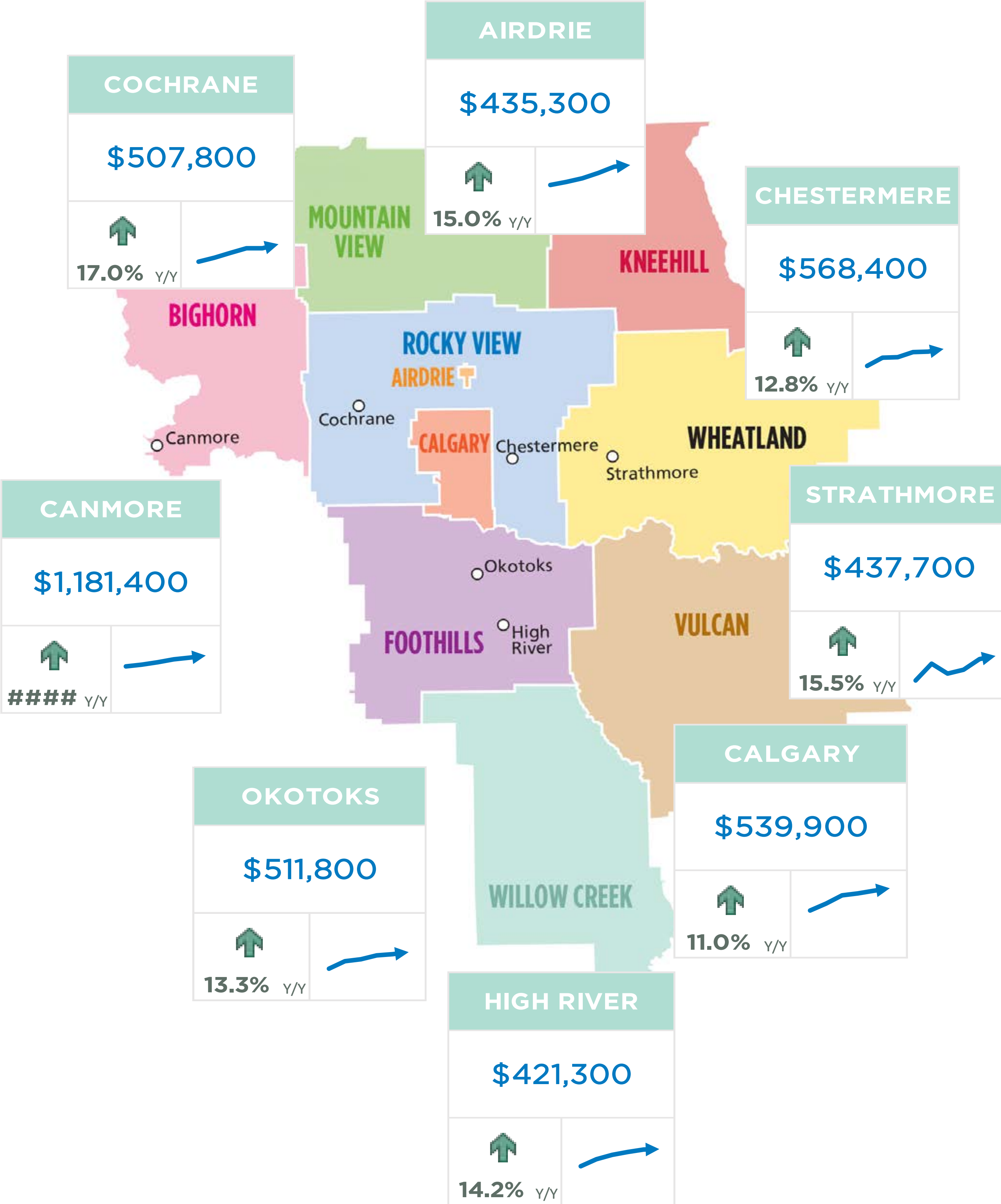


Source: CREB®

July 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,319	3,296	70%	6,678	2.88	460,100	488,501	438,500
Airdrie	206	198	104%	273	1.33	387,000	422,801	418,950
Chestermere	63	66	95%	110	1.75	545,400	553,697	530,000
Rocky View Region	174	258	67%	553	3.18	459,500	638,681	513,950
Foothills Region	153	158	97%	349	2.28	459,700	588,230	452,500
Mountain View Region	72	79	91%	218	3.03	345,300	392,067	377,500
Kneehill Region	10	18	56%	72	7.20	237,000	340,250	237,500
Wheatland Region	53	73	73%	151	2.85	391,600	367,074	338,000
Willow Creek Region	16	27	59%	97	6.06	257,700	306,938	214,375
Vulcan Region	10	20	50%	45	4.50	236,400	319,100	247,500
Bighorn Region	59	73	81%	181	3.07	911,400	929,725	739,000

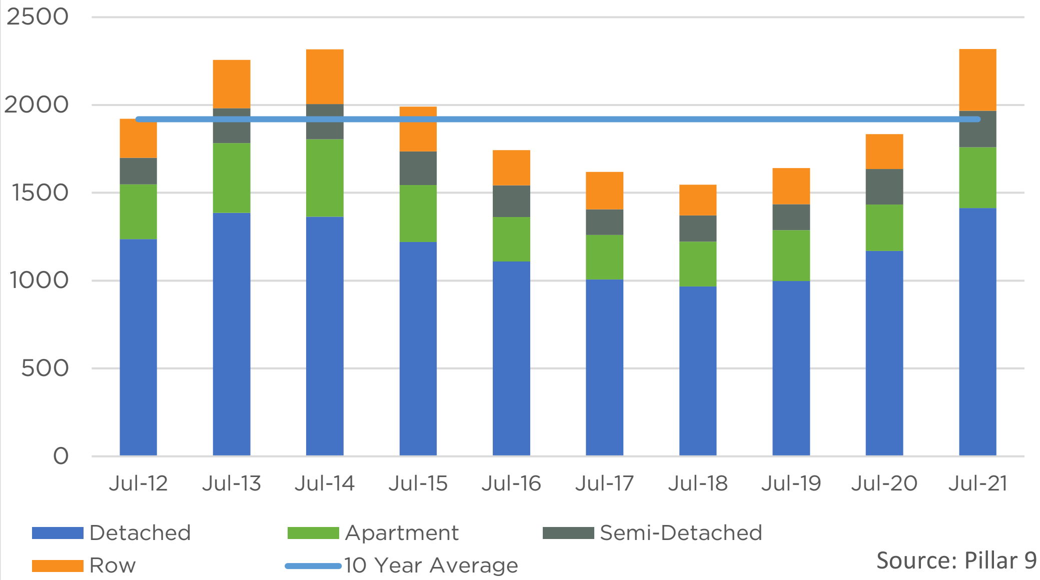
YEAR-TO-DATE 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	17,368	26,216	66%	5,779	2.33	445,657	498,590	450,000
Airdrie	1,510	1,799	84%	301	1.39	371,986	412,279	409,638
Chestermere	398	527	76%	116	2.05	529,671	560,892	536,750
Rocky View Region	1,498	1,991	75%	506	2.36	436,057	653,418	505,000
Foothills Region	1,187	1,479	80%	337	1.99	443,914	592,426	478,000
Mountain View Region	488	650	75%	211	3.02	330,271	419,953	375,000
Kneehill Region	95	128	74%	69	5.05	220,543	275,864	238,500
Wheatland Region	352	469	75%	143	2.84	372,786	369,795	349,450
Willow Creek Region	184	236	78%	83	3.17	250,157	275,144	238,250
Vulcan Region	94	114	82%	43	3.18	229,557	261,139	235,250
Bighorn Region	544	654	83%	152	1.95	860,843	821,724	690,000

DETACHED BENCHMARK PRICE COMPARISON



July 2021 | Calgary

Monthly Sales Comparison

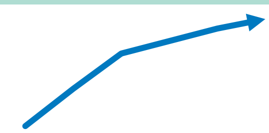


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 460,100

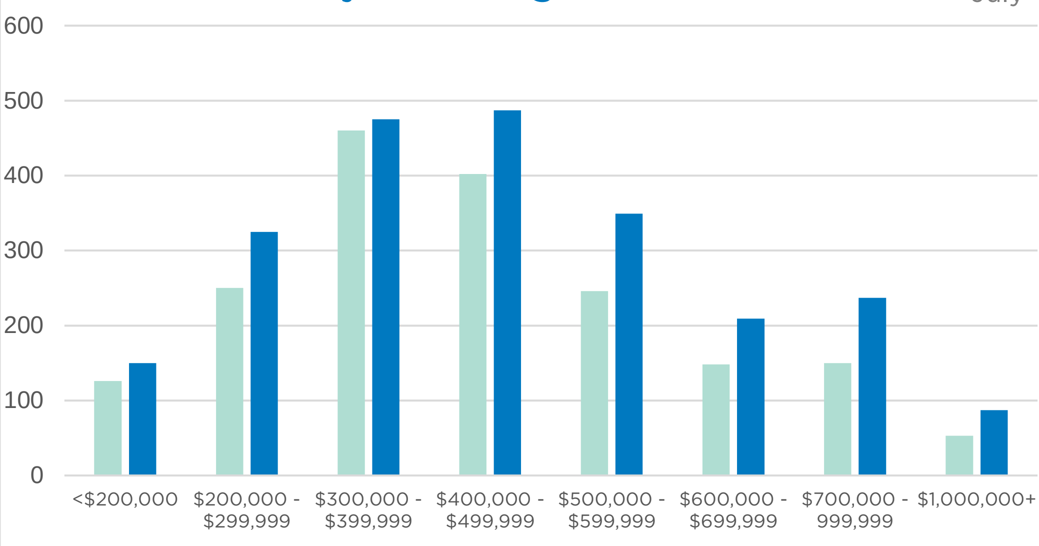
10.0% Y/Y



Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

SALES

2,319

26.4% Y/Y | 105.1% YTD

NEW LISTINGS

3,296

9.1% Y/Y | 49.8% YTD

INVENTORY

6,678

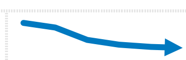
0.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.88

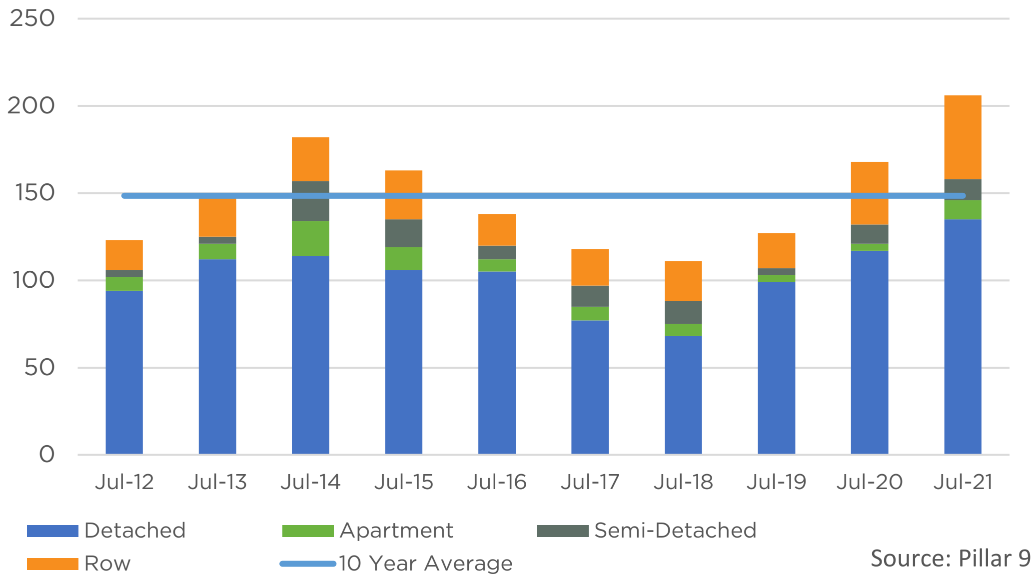
20.3% Y/Y



Monthly trend*

July 2021 | **Airdrie**

Monthly Sales Comparison



Source: Pillar 9

SALES

206

22.6% Y/Y | 101.3% YTD

NEW LISTINGS

198

5.3% Y/Y | 45.3% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 387,000

13.7% Y/Y

Monthly trend*

INVENTORY

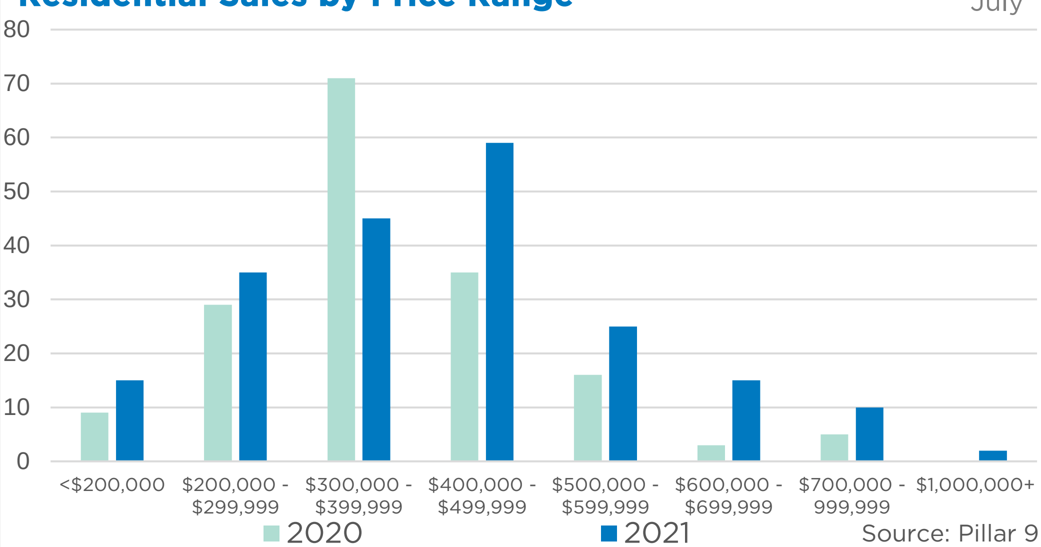
273

35.2% Y/Y

Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

MONTHS OF SUPPLY

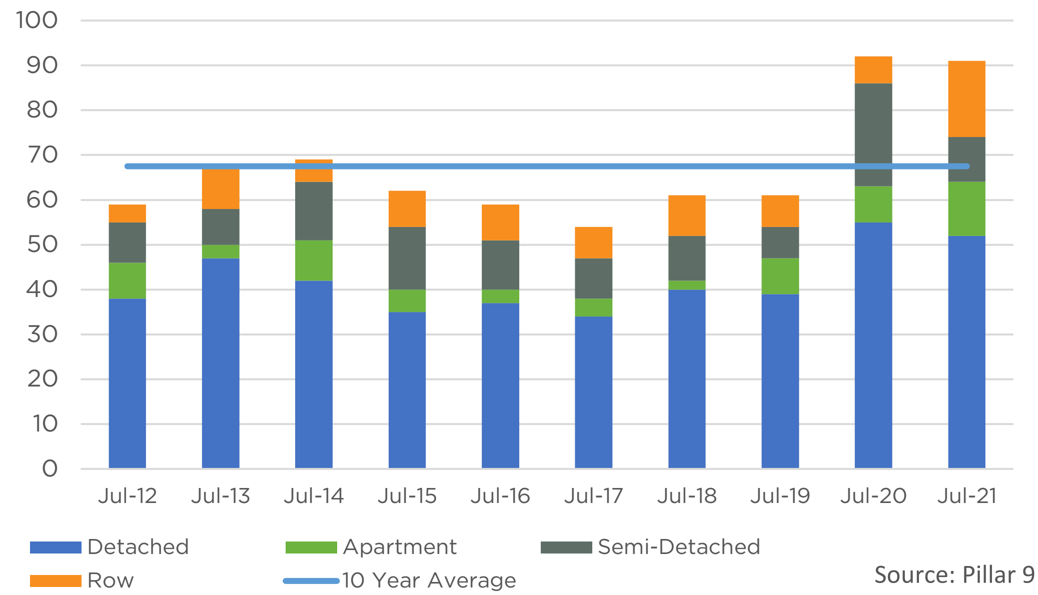
1.33

47.1% Y/Y

Monthly trend*

July 2021 | Cochrane

Monthly Sales Comparison



SALES	
91	
1.1% Y/Y	110.9% YTD

NEW LISTINGS	
112	
14.3% Y/Y	39.9% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 457,400

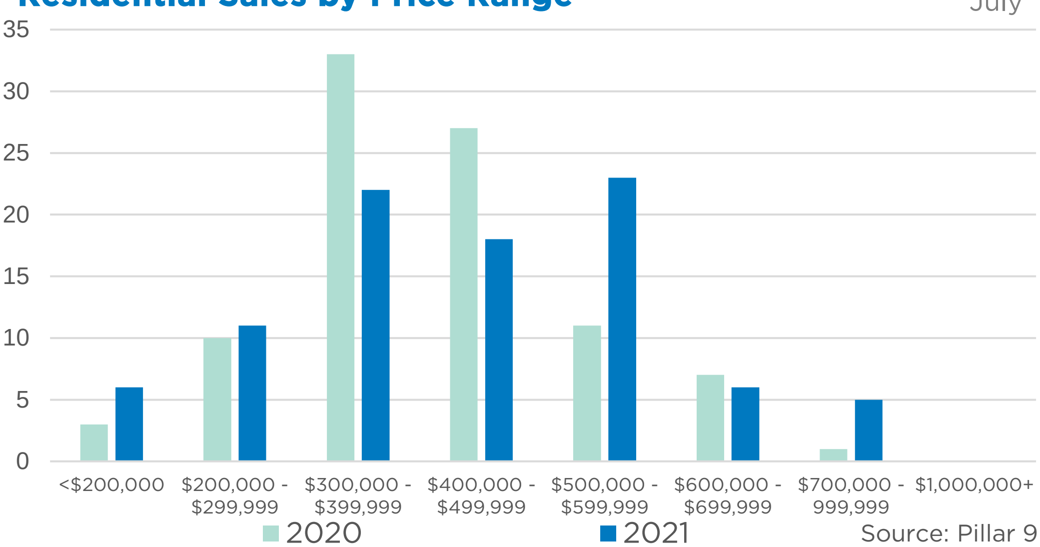
15.9% Y/Y

Monthly trend*

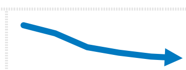
INVENTORY	
174	
36.0% Y/Y	Monthly trend*

Residential Sales by Price Range

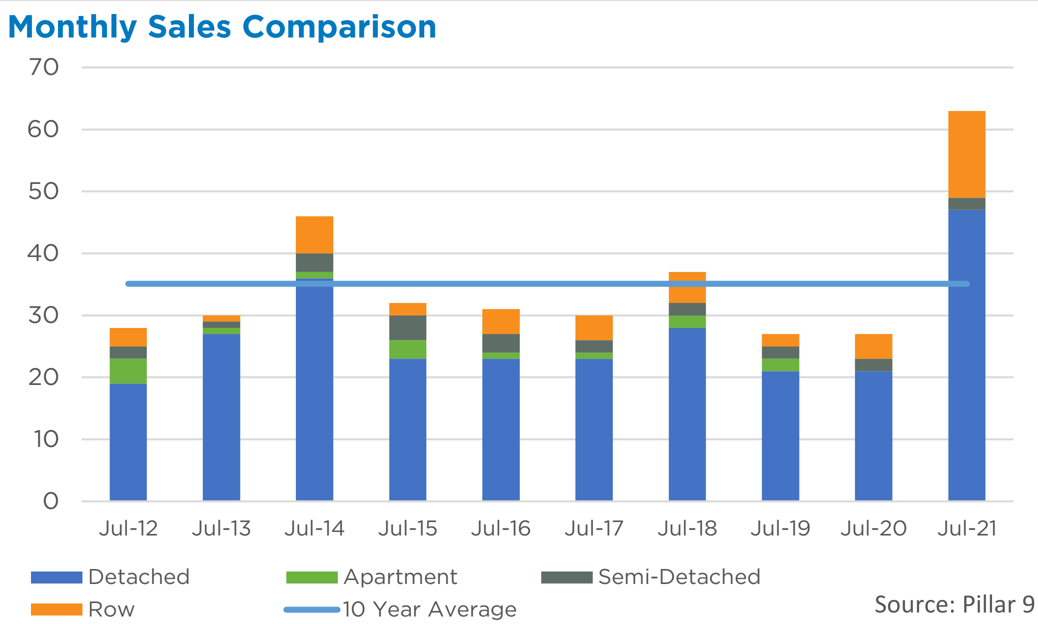
July



MONTHS OF SUPPLY	
1.91	
35.3% Y/Y	Monthly trend*



July 2021 Chestermere



SALES

63

133.3% Y/Y

148.8% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 545,400

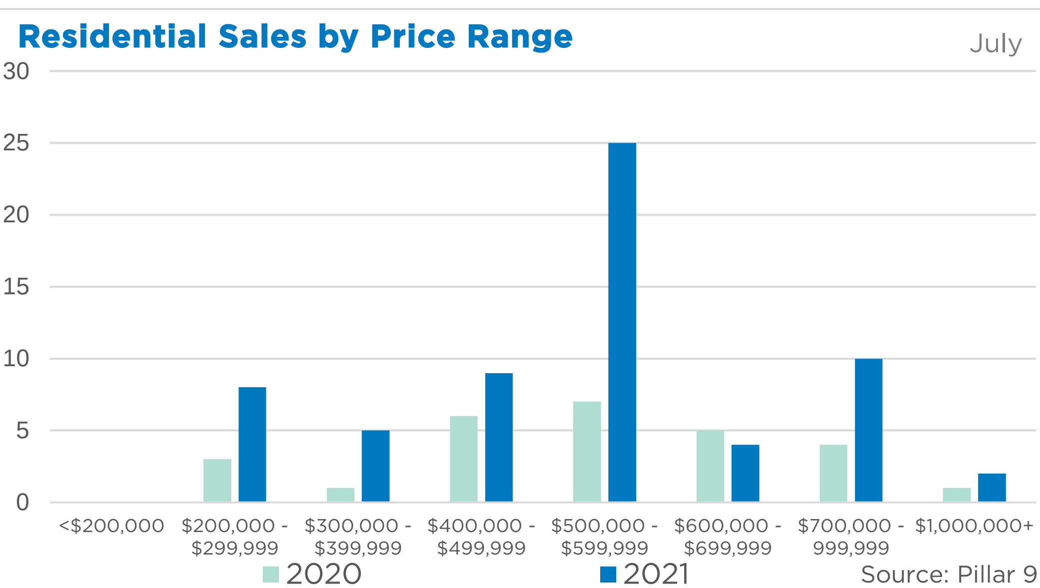
12.1% Y/Y

NEW LISTINGS

66

3.1% Y/Y

52.3% YTD



INVENTORY

110

26.7% Y/Y

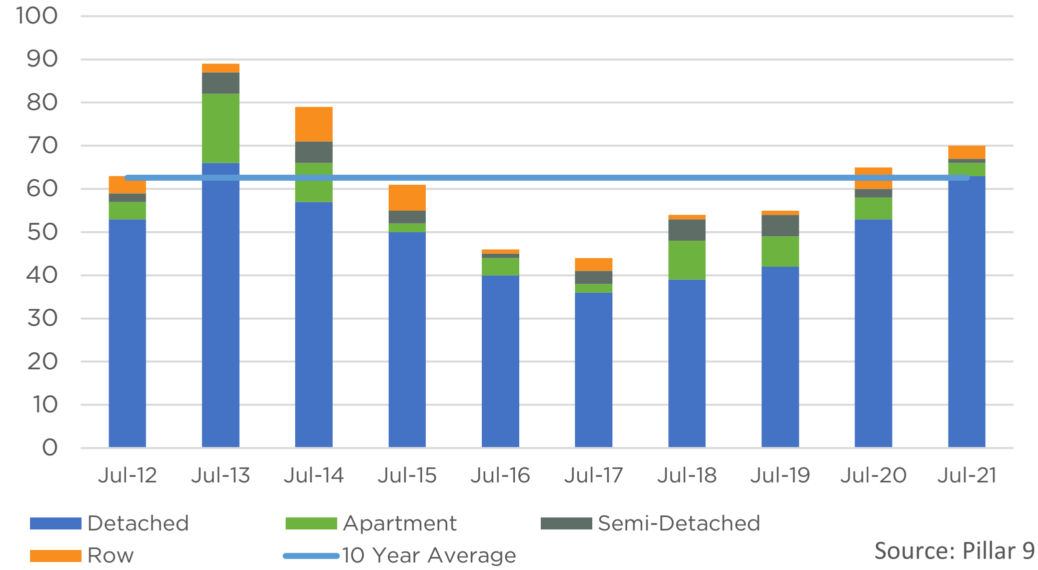
MONTHS OF SUPPLY

1.75

68.6% Y/Y

July 2021 | **Okotoks**

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 487,500

12.1% Y/Y

Monthly trend*

SALES

70

7.7% Y/Y

87.7% YTD

NEW LISTINGS

73

2.7% Y/Y

29.2% YTD

INVENTORY

109

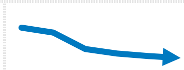
38.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.56

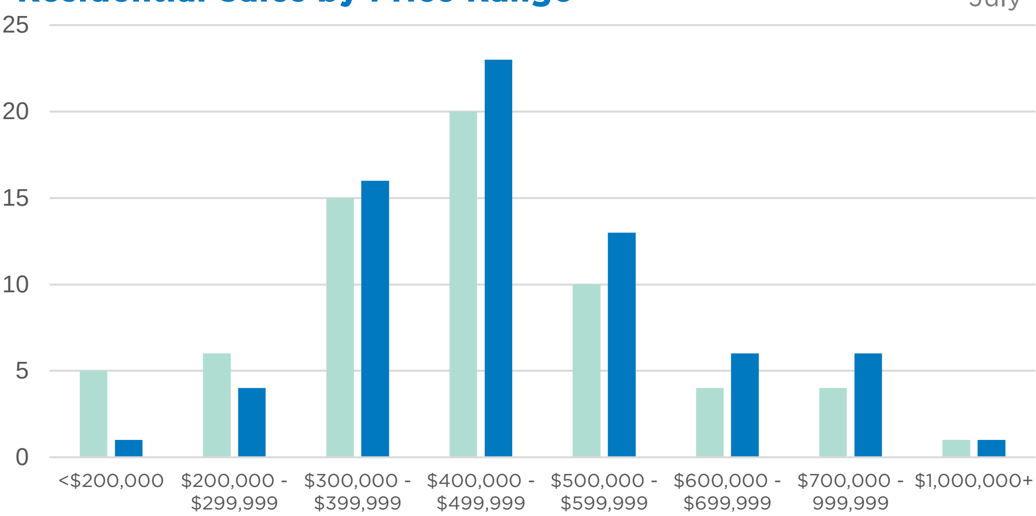
42.5% Y/Y



Monthly trend*

Residential Sales by Price Range

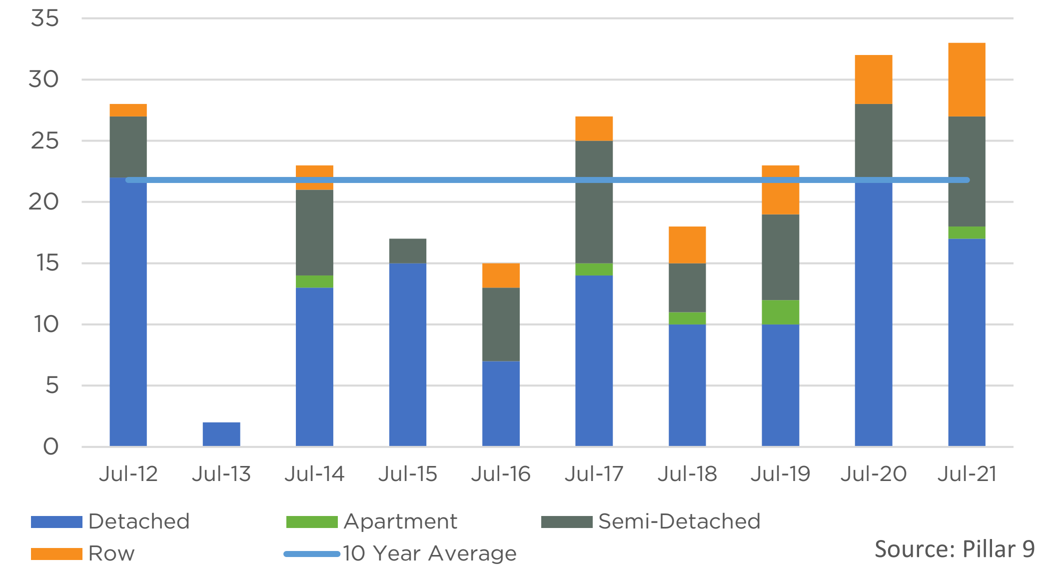
July



Source: Pillar 9

July 2021 — High River

Monthly Sales Comparison



SALES

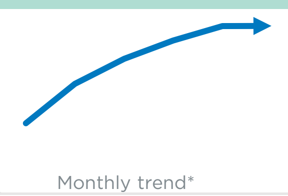
33

3.1% Y/Y | 51.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 378,200

13.5% Y/Y

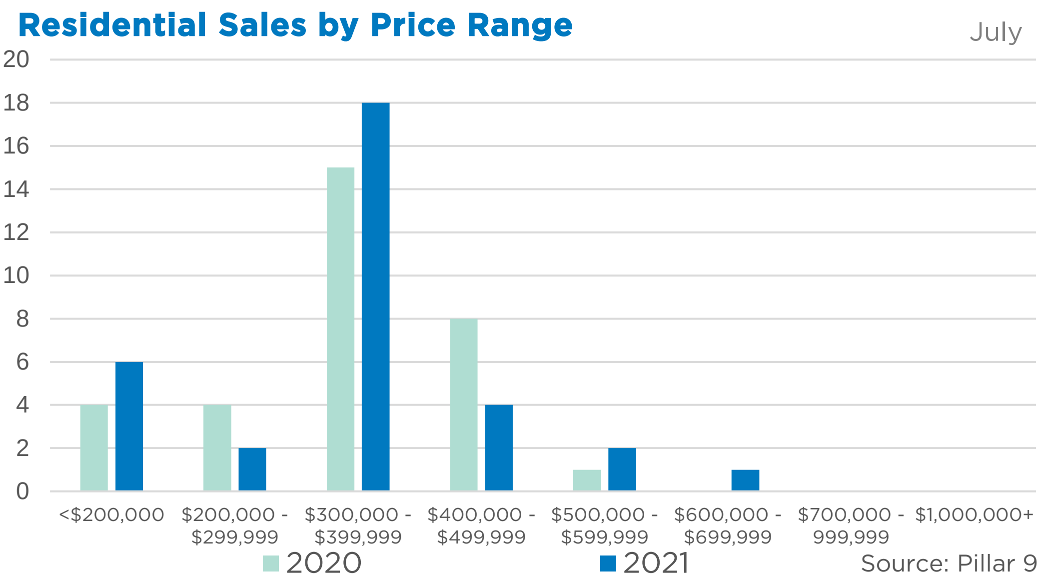


NEW LISTINGS

26

7.1% Y/Y | 29.8% YTD

Residential Sales by Price Range



INVENTORY

66

22.4% Y/Y

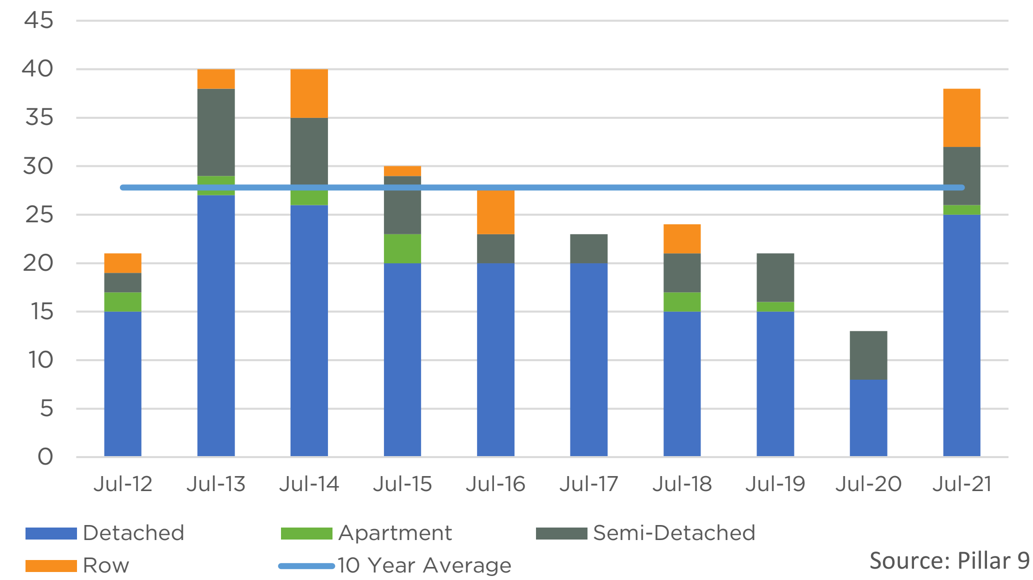
MONTHS OF SUPPLY

2.00

24.7% Y/Y

July 2021 | **Strathmore**

Monthly Sales Comparison

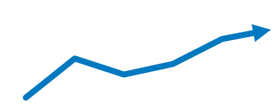


Source: Pillar 9

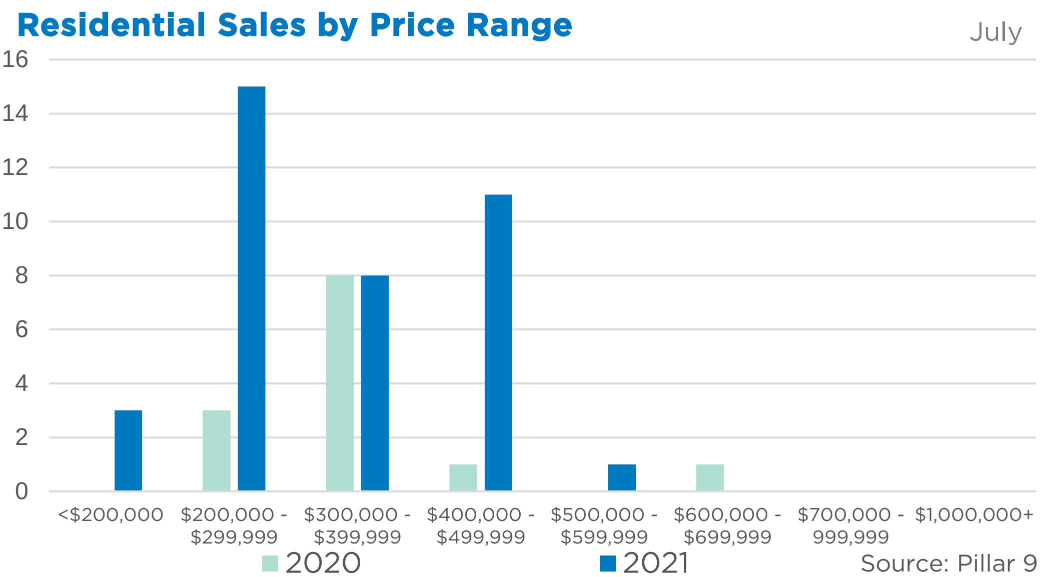
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 400,500

13.7% Y/Y



Residential Sales by Price Range



Source: Pillar 9

SALES

38

192.3% Y/Y | 131.5% YTD

NEW LISTINGS

51

2.0% Y/Y | 34.8% YTD

INVENTORY

95

29.6% Y/Y

Monthly trend*

MONTHS OF SUPPLY

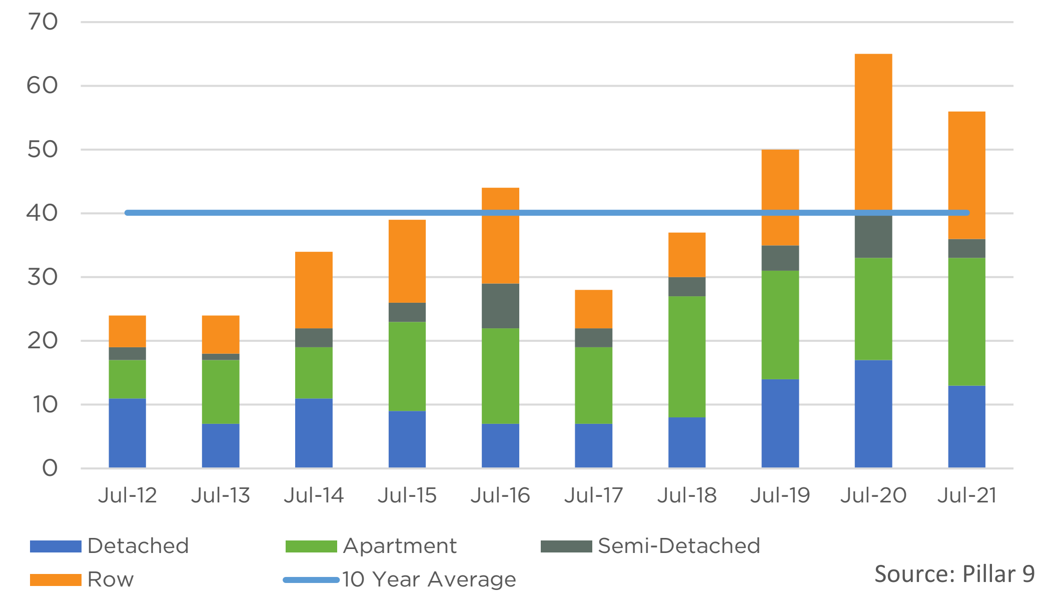
2.50

75.9% Y/Y

Monthly trend*

July 2021 | **Canmore**

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

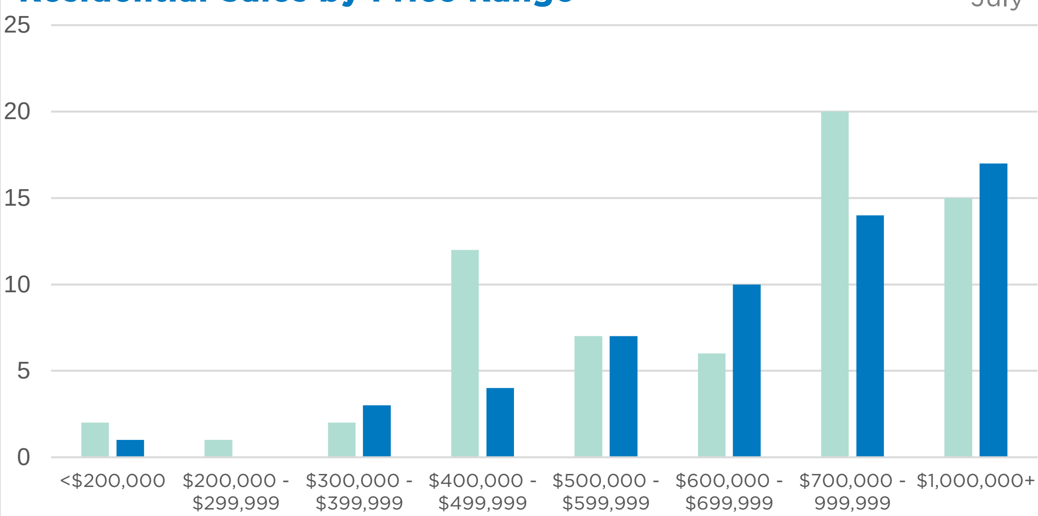
$ 911,300

24.6% Y/Y

Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

SALES

56

13.8% Y/Y | 140.0% YTD

NEW LISTINGS

67

35.6% Y/Y | 22.2% YTD

INVENTORY

155

43.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.77

33.9% Y/Y

Monthly trend*