

Airdrie



Sales activity remained strong in April, as purchasers took advantage of the gains in new listings this month. The recent rise in new listings has caused inventories to increase relative to the past several months, but it did little to ease the sellers' market conditions that have existed since last year. Persistent sellers' market conditions placed upward pressure on prices, which as of April sit nearly 10 per cent higher than last year. Prices started improving last year, but the past several months the months of supply have been just over one month, contributing to the faster pace of price growth this month. As of April, the benchmark price was \$365,100. This is only slightly lower than record highs, due to lower price figures from the apartment and row sectors. Both the detached and semi-detached sectors have seen prices fully recover to previous highs.

\$	PRICE		SALES
	\$365,100		260
	9.9% Y/Y		333.3% Y/Y 138.8% YTD
	INVENTORY		MONTHS OF SUPPLY
	353		1.36
	15.8% Y/Y		80.6% Y/Y
	Monthly trend*		Monthly trend*

Cochrane



April sales rose again compared with last month's record highs. New listings also remained elevated, but it was not enough to meet the demand, as the 178 sales outpaced the 161 new listings. Inventory fell to 172 units, which is the lowest April level recorded since 2007. The months of supply dropped below one month in April, which is causing steep price gains. The unadjusted benchmark price in April hit a new record high at \$439,300. This is nearly four per cent higher than last month and eight per cent higher than last year's levels.

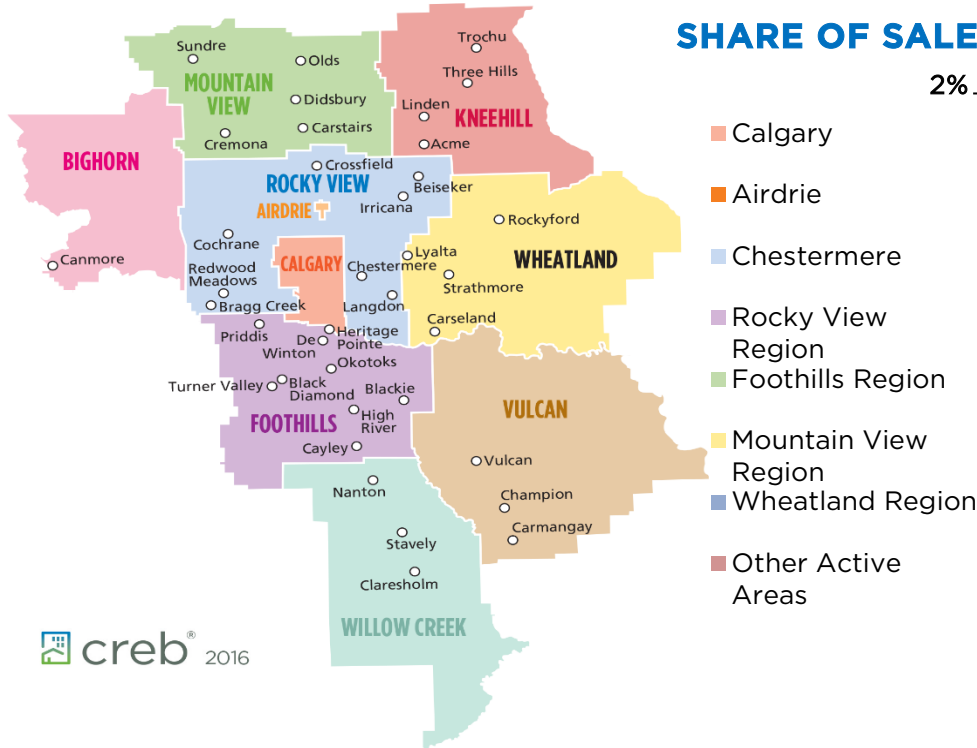
\$	PRICE		SALES
	\$439,300		178
	7.9% Y/Y		513.8% Y/Y 198.1% YTD
	INVENTORY		MONTHS OF SUPPLY
	172		0.97
	40.1% Y/Y		90.2% Y/Y
	Monthly trend*		Monthly trend*

Okotoks

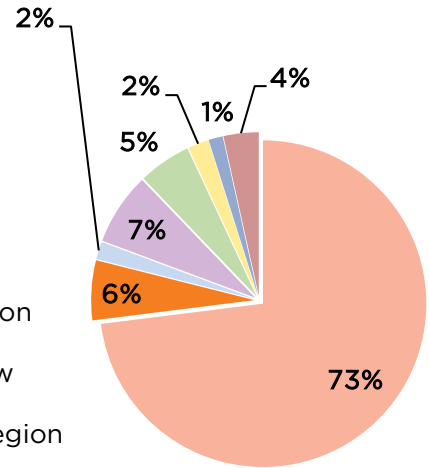


Improvements in new listings this month were nearly matched by sales activity, keeping inventory low. In April there were 108 units in inventory, which is over 50 per cent lower than typical levels for this month. The low inventory levels and strong sales caused the months of supply to fall to one month. Like other areas, Okotoks is experiencing strong price growth. In April, the unadjusted benchmark price reached a new record high at \$463,000. This is nearly three per cent higher than last month and over 11 per cent higher than prices recorded last year.

\$	PRICE		SALES
	\$463,000		111
	11.4% Y/Y		552.9% Y/Y 141.5% YTD
	INVENTORY		MONTHS OF SUPPLY
	108		0.97
	45.2% Y/Y		91.6% Y/Y
	Monthly trend*		Monthly trend*



SHARE OF SALES April 2021



Source: CREB®

April 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	3,209	4,670	69%	6,070	1.89	451,400	509,294	455,000
Airdrie	260	338	77%	353	1.36	365,100	417,170	410,250
Chestermere	77	91	85%	114	1.48	530,700	554,565	556,000
Rocky View Region	314	347	90%	500	1.59	537,200	650,935	506,500
Foothills Region	229	273	84%	342	1.49	425,200	564,101	469,900
Mountain View Region	91	107	85%	210	2.31	319,100	454,234	386,300
Kneehill Region	16	17	94%	72	4.50	174,400	242,119	207,000
Wheatland Region	62	82	76%	145	2.34	301,100	394,535	367,000
Willow Creek Region	32	35	91%	75	2.34	257,200	279,078	232,000
Vulcan Region	16	19	84%	44	2.75	233,100	259,219	243,500
Bighorn Region	89	105	85%	133	1.49	839,900	819,346	685,000
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	9,150	14,212	64%	5,014	2.19	437,100	498,622	450,000
Airdrie	764	1,015	75%	296	1.55	355,650	407,411	401,250
Chestermere	201	275	73%	109	2.17	515,100	568,563	544,900
Rocky View Region	848	1,115	76%	485	2.29	522,350	640,779	491,000
Foothills Region	635	819	78%	315	1.98	410,800	575,906	480,000
Mountain View Region	234	334	70%	193	3.29	311,600	428,536	372,450
Kneehill Region	50	70	71%	68	5.42	167,450	242,989	213,500
Wheatland Region	182	245	74%	138	3.02	289,125	366,354	351,250
Willow Creek Region	102	120	85%	79	3.10	244,150	270,288	226,750
Vulcan Region	50	60	83%	45	3.56	221,525	264,354	247,000
Bighorn Region	328	347	95%	135	1.65	799,325	773,965	681,250

DETACHED BENCHMARK PRICE COMPARISON

