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MONTHLY STATISTICS PACKAGE

Calgary Region

January
2021



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Airdrie



Sales activity stayed strong in January. With 103 sales, this was the best January since 2007. New listings improved compared to last month, resulting in some monthly gains in inventory levels. However, the months of supply has remained relatively tight. With conditions continuing to favour the seller, benchmark prices trended up relative to last month. At \$349,100, benchmark prices are over five per cent higher than levels recorded last January. The strongest year-over-year price gains occurred in the detached and semi-detached sectors.

\$	PRICE		SALES
\$349,100		103	
↑		↑	↑
5.6%	Y/Y	39.2%	39.2% Y/Y
	INVENTORY		MONTHS OF SUPPLY
245		2.38	
↓		↓	
31.2%	Y/Y	31.2%	Y/Y
	Monthly trend*		Monthly trend*

Cochrane



Cochrane sales improved from last January's levels, but we also saw a notable rise in new listings. This caused the sales-to-new-listings ratio to ease to 63 per cent. This is a significant improvement over last month, which saw sales levels exceed the level of new listings in the market. Overall, conditions remain relatively tight, with the months of supply staying below three months. Benchmark prices recorded year-over-year gains across all property types. Overall, benchmark prices remained over four per cent higher than last January's levels.

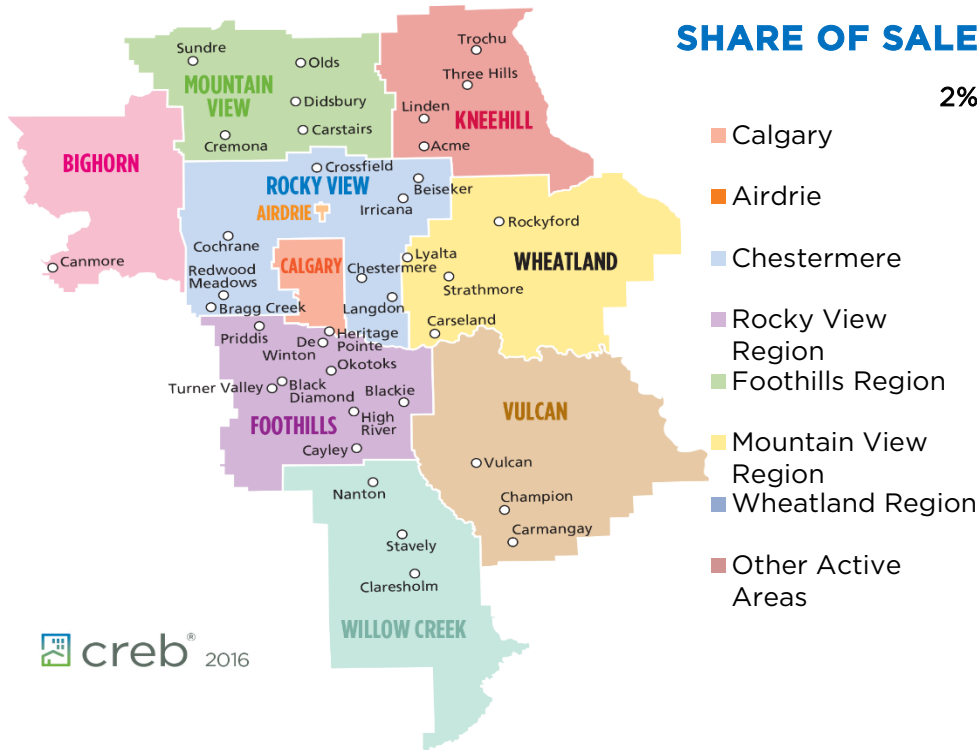
\$	PRICE		SALES
\$409,700		60	
↑		↑	↑
4.3%	Y/Y	33.3%	33.3% Y/Y
	INVENTORY		MONTHS OF SUPPLY
170		2.83	
↓		↓	
16.3%	Y/Y	37.2%	Y/Y
	Monthly trend*		Monthly trend*

Okotoks

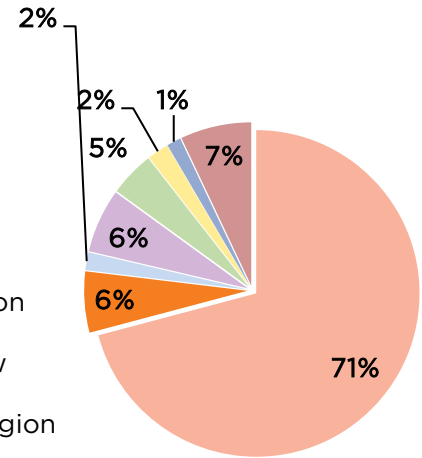


After several months of relatively weak new listings, January saw some pickup in new listings relative to the last quarter of 2020. Sales remained relatively consistent with last year's levels, causing the months of supply to trend up to three months. This is higher than the extremely tight levels seen at the end of 2020, but it is still significantly lower than the six-plus months recorded in January of last year. Benchmark prices remained stable compared to last month, but they are over three per cent higher than last January. The gains were driven by the detached sector, as prices continue to ease in the semi-detached, row and apartment sectors.

\$	PRICE		SALES
\$434,700		32	
↑		↑	↑
3.4%	Y/Y	14.3%	14.3% Y/Y
	INVENTORY		MONTHS OF SUPPLY
93		2.91	
↓		↓	
47.5%	Y/Y	54.0%	Y/Y
	Monthly trend*		Monthly trend*



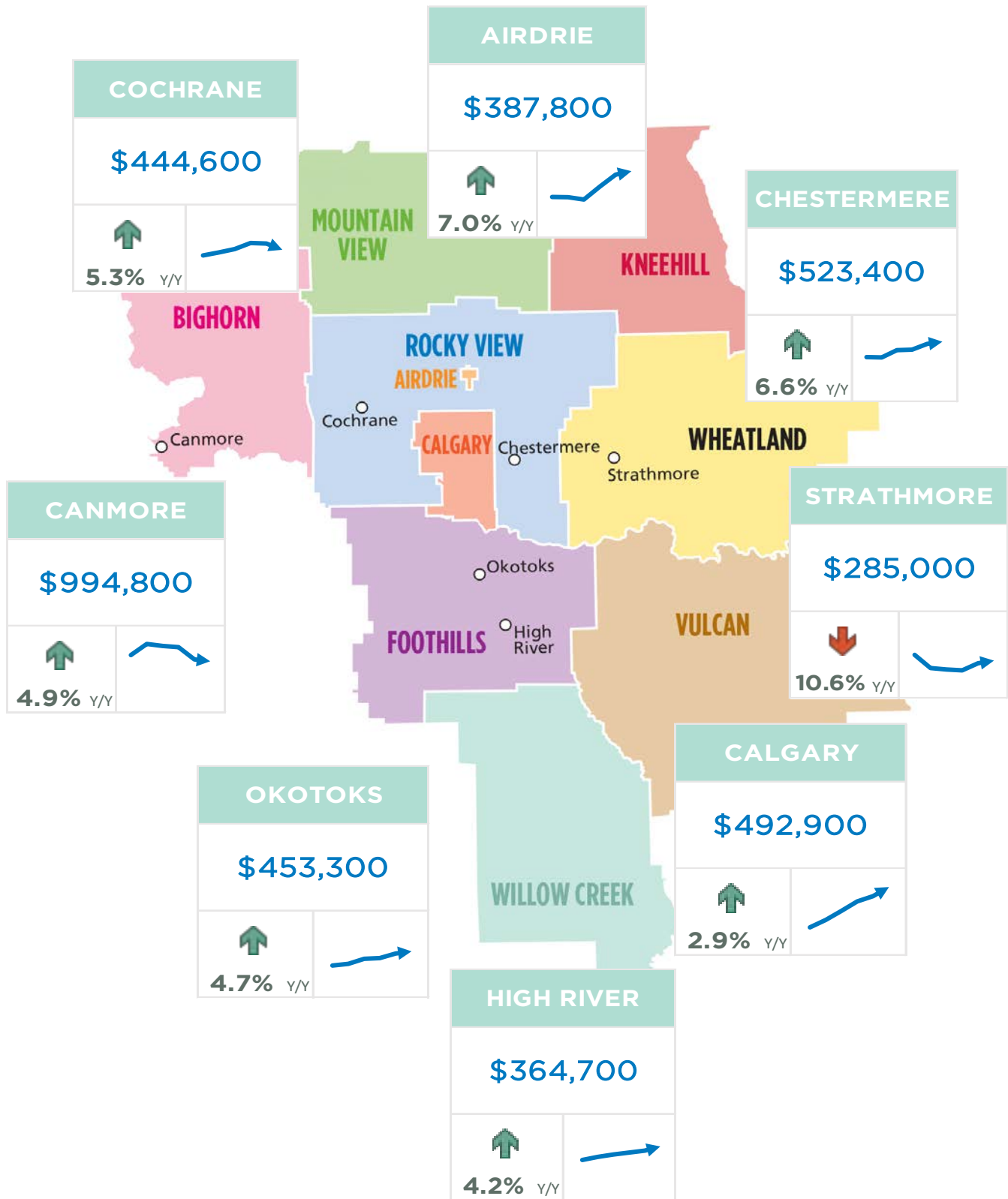
SHARE OF SALES January 2021



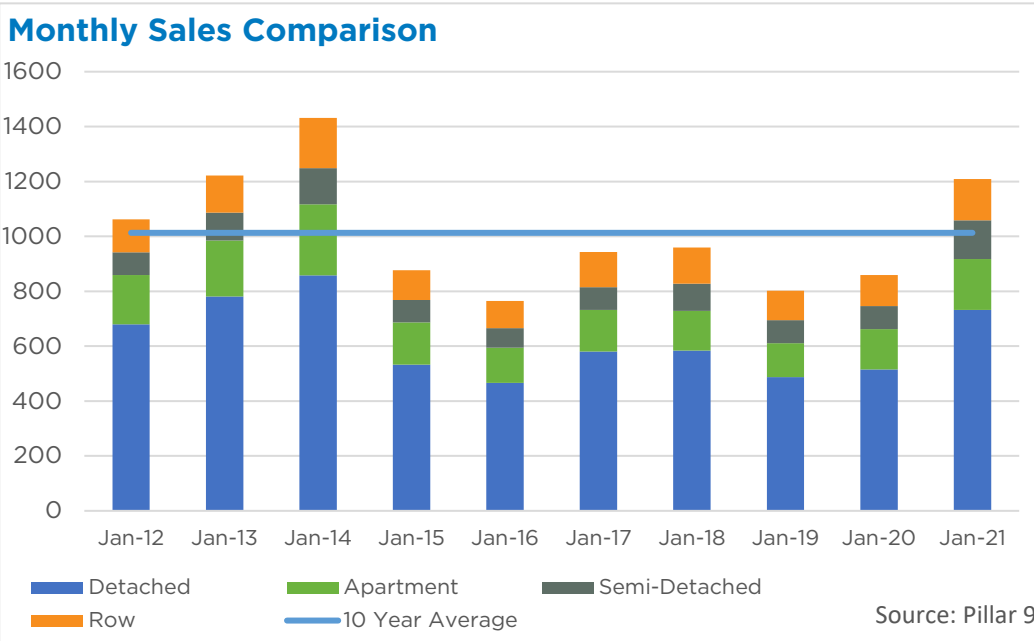
Source: CREB®

January 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,209	2,249	54%	4,037	3.34	423,800	471,228	418,000
Airdrie	103	150	69%	245	2.38	349,100	388,448	390,000
Chestermere	30	62	48%	103	3.43	502,700	522,107	522,500
Rocky View Region	108	186	58%	453	4.19	510,200	634,313	489,000
Foothills Region	76	139	55%	287	3.78	398,900	551,374	470,000
Mountain View Region	36	62	58%	181	5.03	305,500	359,122	323,500
Kneehill Region	16	15	107%	61	3.81	160,000	277,628	230,200
Wheatland Region	24	49	49%	139	5.79	278,500	391,642	382,500
Willow Creek Region	22	17	129%	79	3.59	236,800	270,086	262,500
Vulcan Region	14	8	175%	44	3.14	213,900	282,750	254,500
Bighorn Region	68	70	97%	142	2.09	771,600	682,589	615,250
YEAR-TO-DATE 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
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DETACHED BENCHMARK PRICE COMPARISON



January 2021 **Calgary**



SALES

1,209

↑ 40.7% Y/Y ↑ 40.7% YTD

NEW LISTINGS

2,249

↓ 4.6% Y/Y ↓ 4.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 423,800

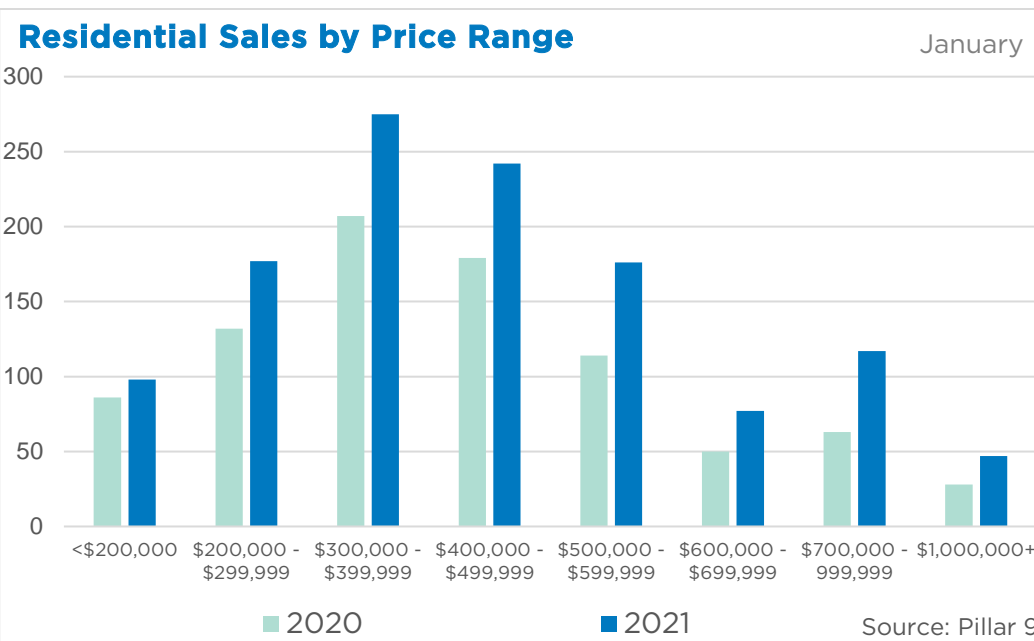
↑ 1.9% Y/Y

Monthly trend* (upward arrow)

INVENTORY

4,037

↓ 21.9% Y/Y Monthly trend* (downward arrow)

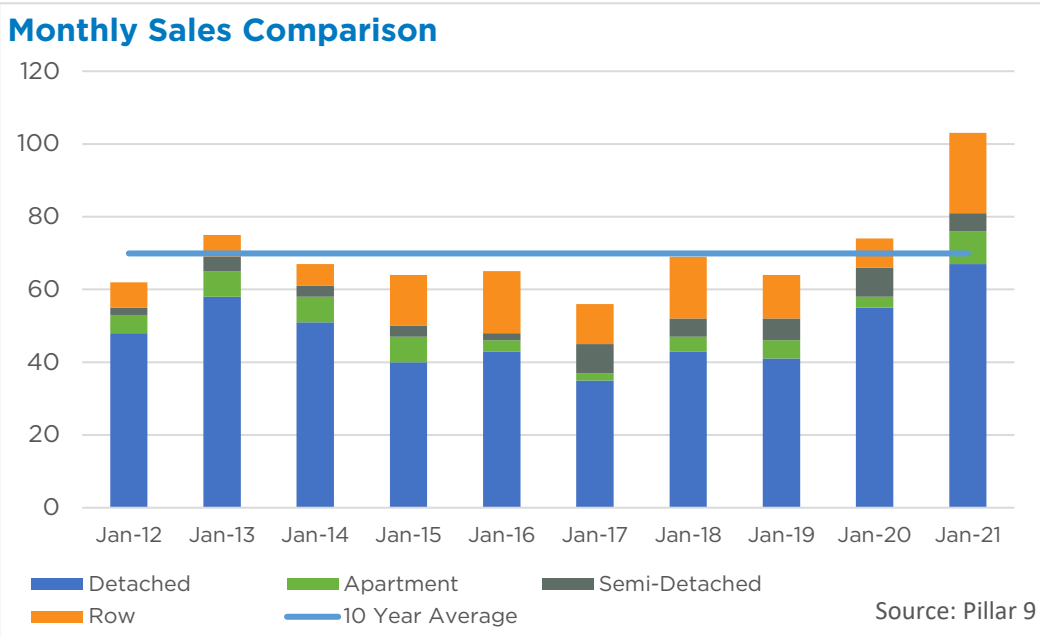


MONTHS OF SUPPLY

3.34

↓ 44.5% Y/Y Monthly trend* (downward arrow)

January 2021 **Airdrie**



SALES

103

↑ 39.2% Y/Y ↑ 39.2% YTD

NEW LISTINGS

150

↓ 6.8% Y/Y ↓ 6.8% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 349,100

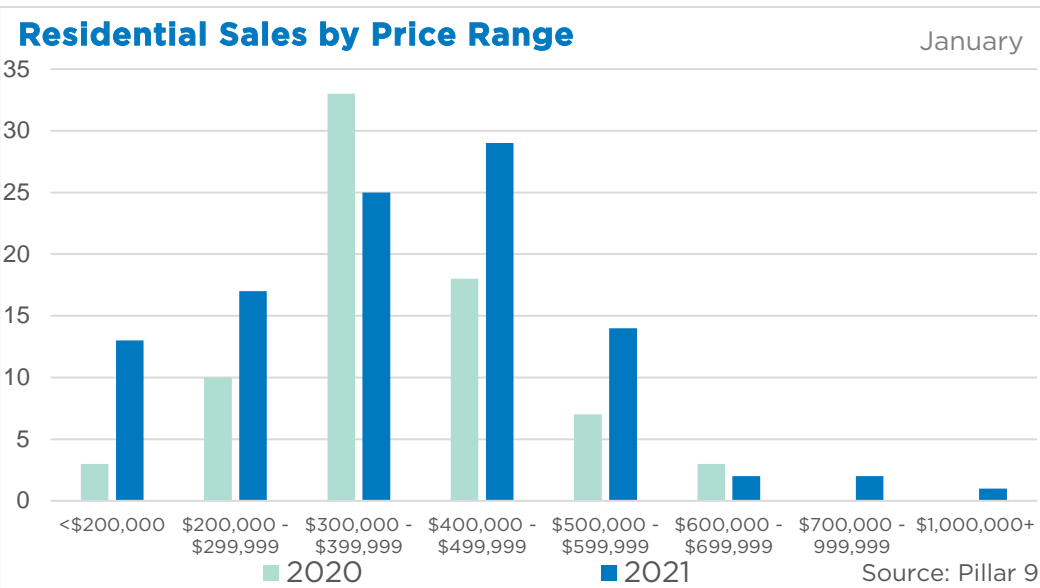
↑ 5.6% Y/Y

Monthly trend*

INVENTORY

245

↓ 31.2% Y/Y Monthly trend*

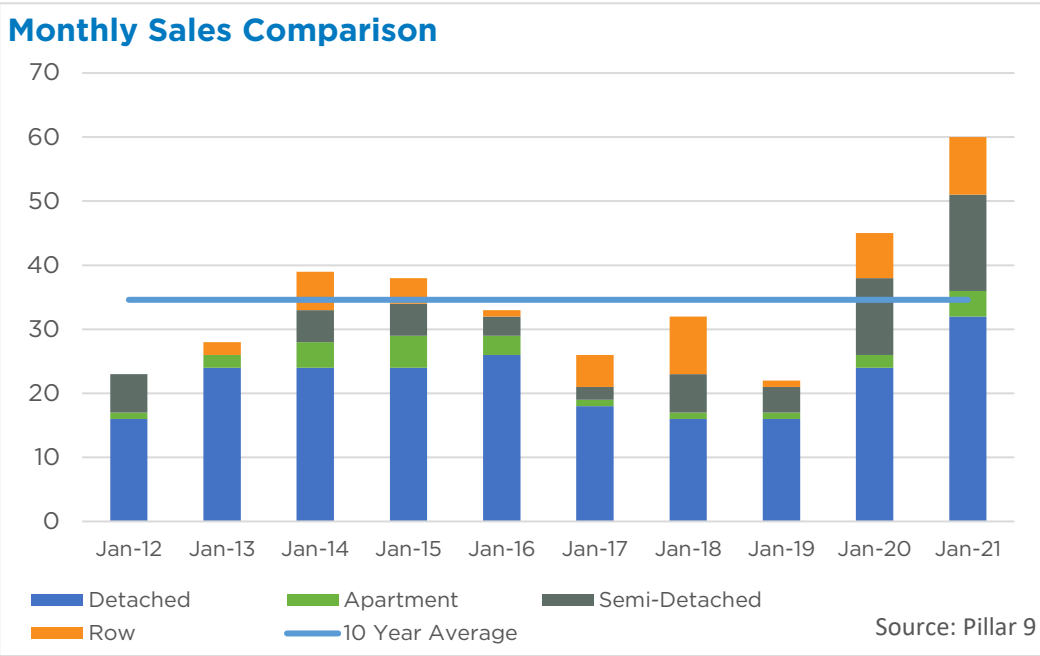


MONTHS OF SUPPLY

2.38

↓ 50.6% Y/Y Monthly trend*

January 2021 **Cochrane**



SALES

60

↑ 33.3% Y/Y ↑ 33.3% YTD

NEW LISTINGS

95

↑ 26.7% Y/Y ↑ 26.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 409,700

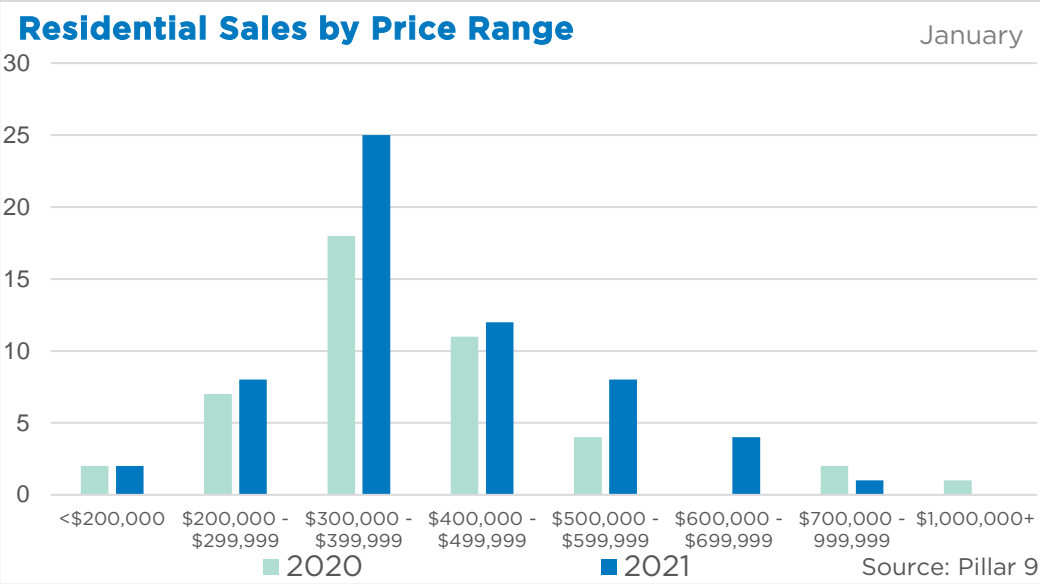
↑ 4.3% Y/Y

Monthly trend*

INVENTORY

170

↓ 16.3% Y/Y Monthly trend*



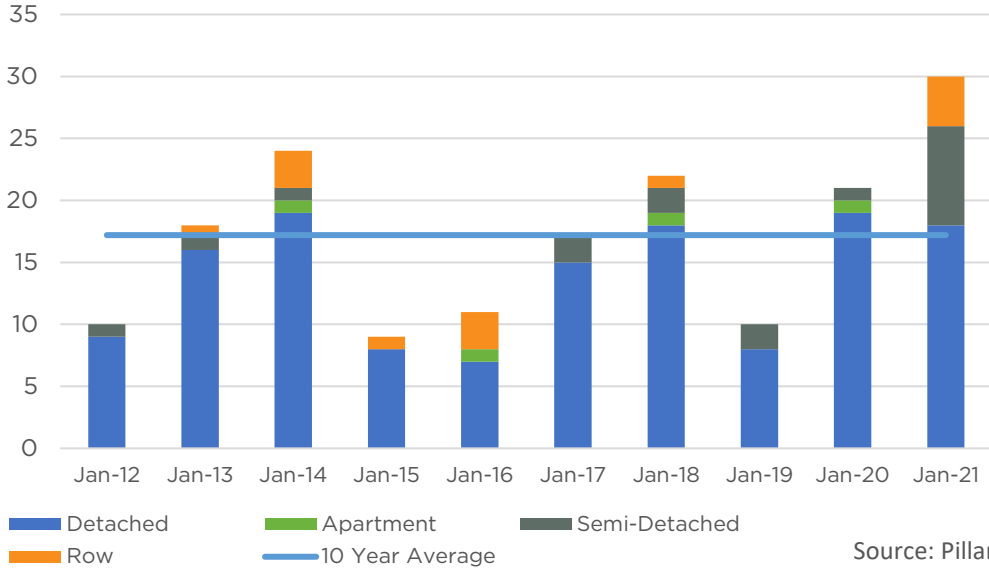
MONTHS OF SUPPLY

2.83

↓ 37.2% Y/Y Monthly trend*

January 2021 **Chestermere**

Monthly Sales Comparison



SALES

30

↑ 42.9% Y/Y ↑ 42.9% YTD

NEW LISTINGS

62

↑ 59.0% Y/Y ↑ 59.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



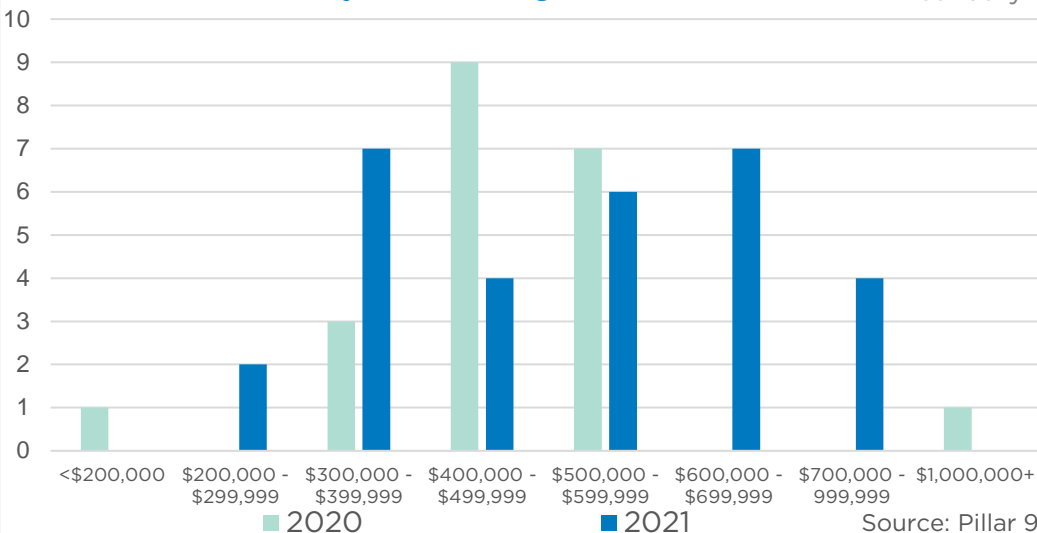
INVENTORY

103

↓ 23.1% Y/Y → Monthly trend*

Residential Sales by Price Range

January



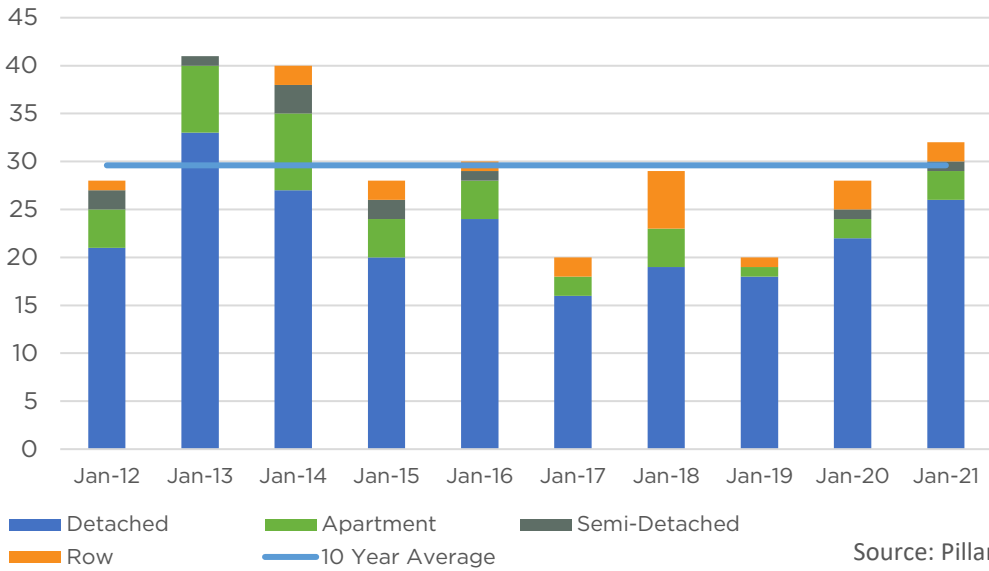
MONTHS OF SUPPLY

3.43

↓ 46.2% Y/Y → Monthly trend*

January 2021 Okotoks

Monthly Sales Comparison



SALES

32

↑ 14.3% Y/Y ↑ 14.3% YTD

NEW LISTINGS

70

↑ 2.9% Y/Y ↑ 2.9% YTD

INVENTORY

93

↓ 47.5% Y/Y → Monthly trend*

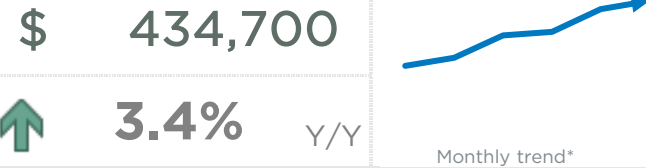
MONTHS OF SUPPLY

2.91

↓ 54.0% Y/Y → Monthly trend*

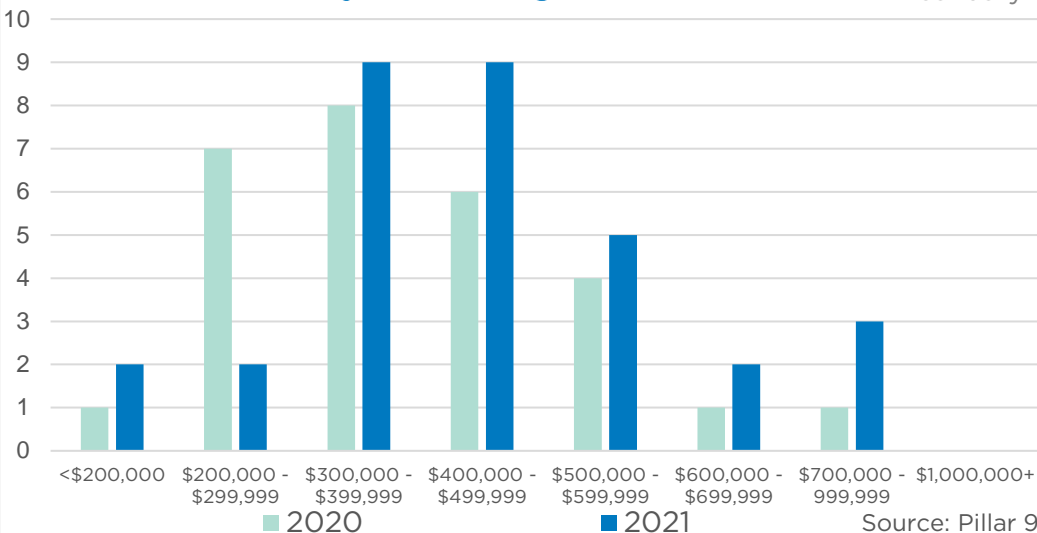


TOTAL RESIDENTIAL BENCHMARK PRICE



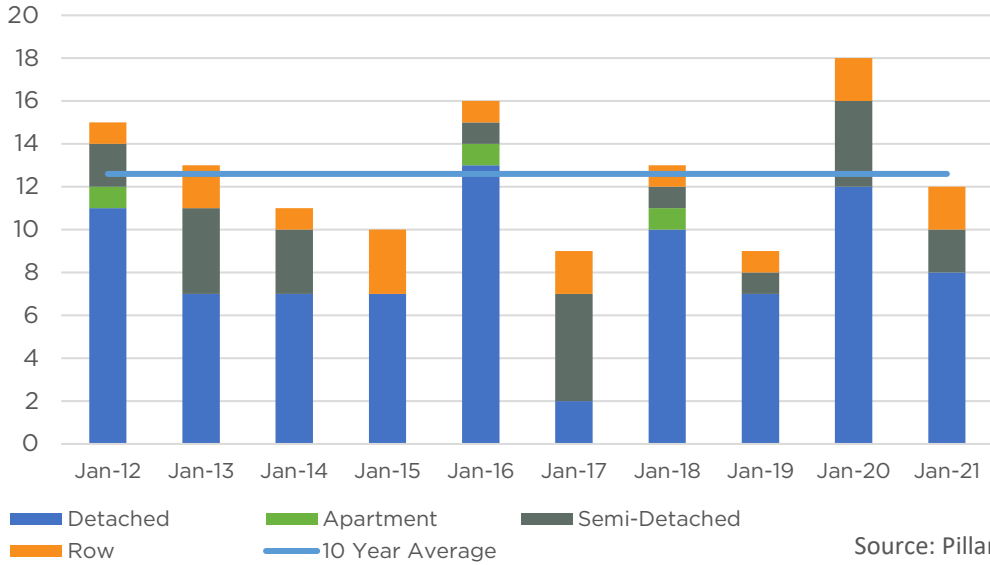
Residential Sales by Price Range

January



January 2021 High River

Monthly Sales Comparison



SALES

12

↓ 33.3% Y/Y ↓ 33.3% YTD

NEW LISTINGS

23

↑ 4.5% Y/Y ↑ 4.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 328,400

↑ 3.3% Y/Y

Monthly trend*

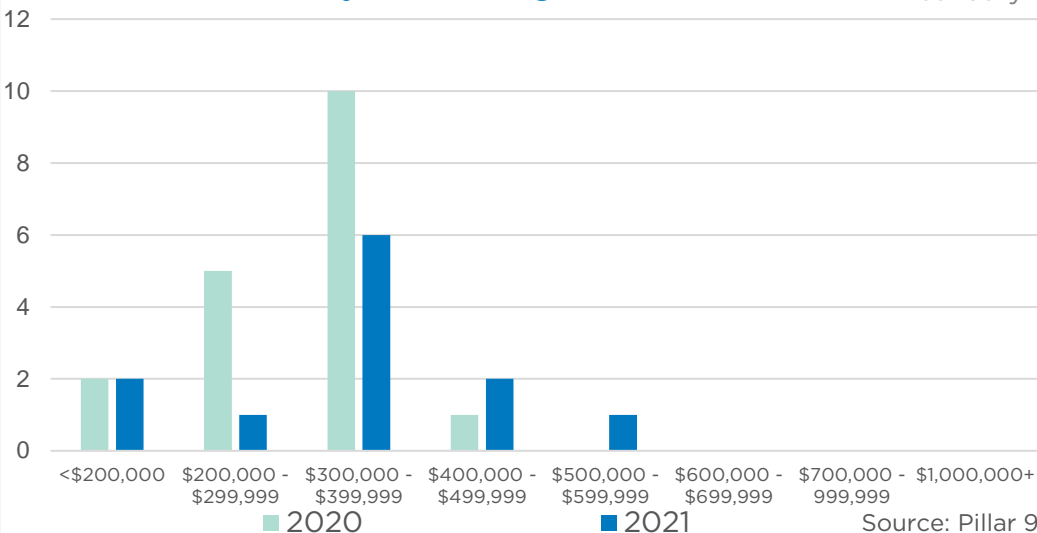
INVENTORY

53

↓ 36.9% Y/Y Monthly trend*

Residential Sales by Price Range

January

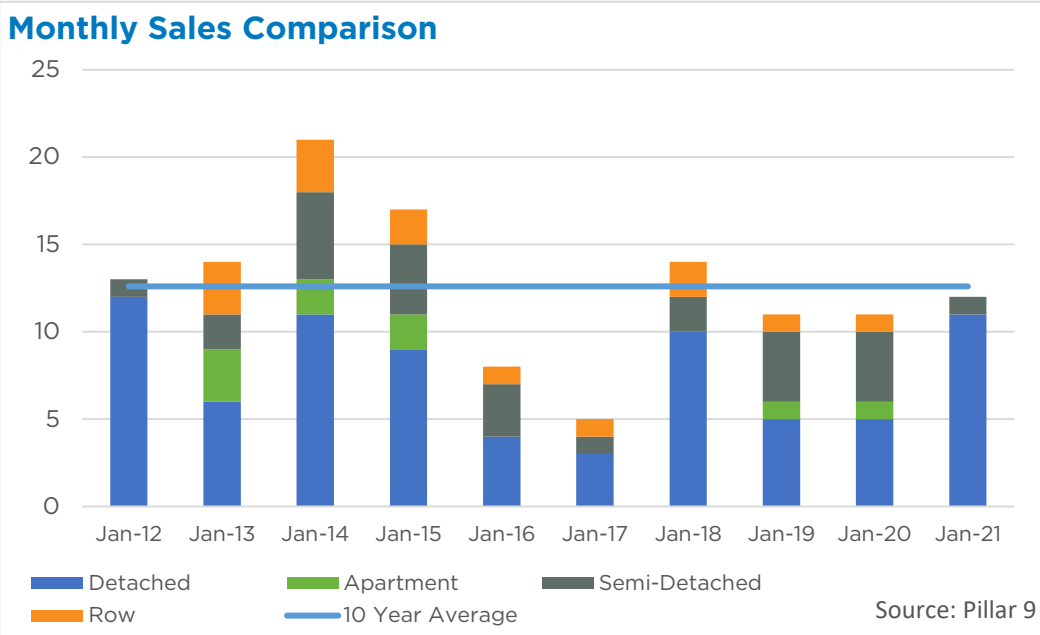


MONTHS OF SUPPLY

4.42

↓ 5.4% Y/Y Monthly trend*

January 2021 **Strathmore**



SALES

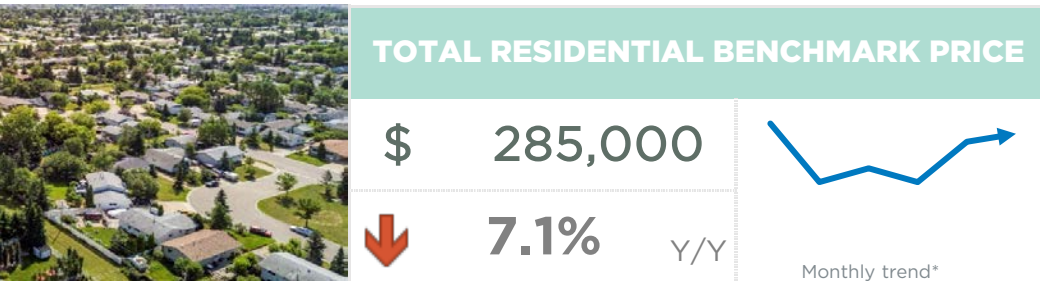
12

↑ 9.1% Y/Y ↑ 9.1% YTD

NEW LISTINGS

33

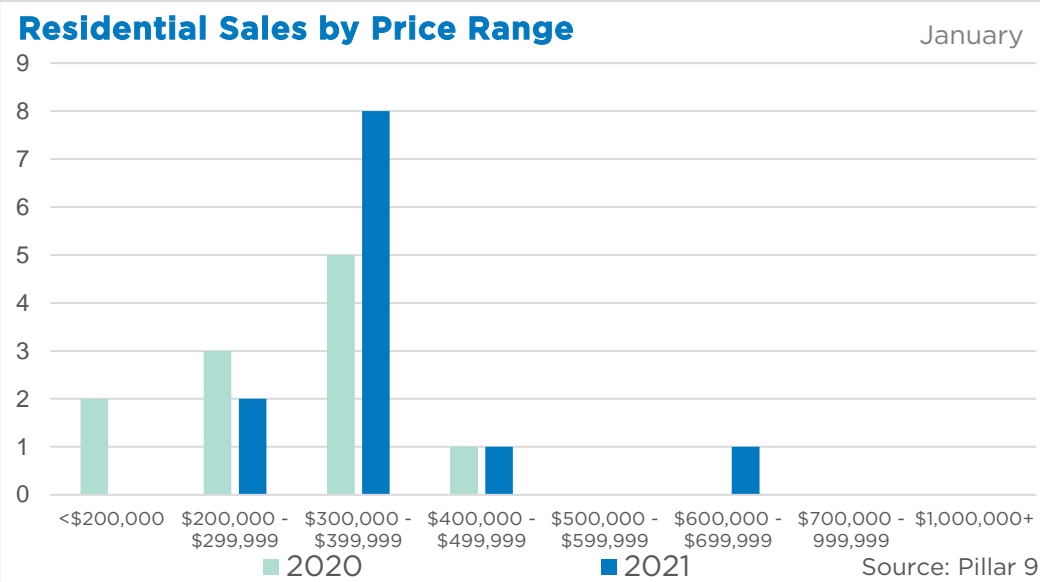
↓ 23.3% Y/Y ↓ 23.3% YTD



INVENTORY

82

↓ 34.4% Y/Y Monthly trend*

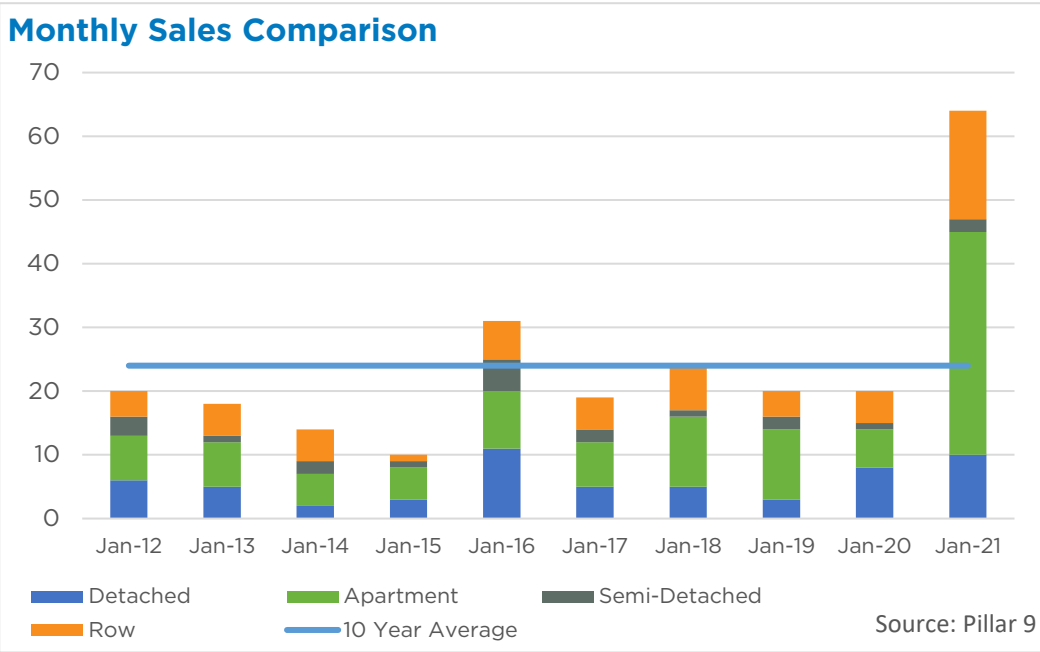


MONTHS OF SUPPLY

6.83

↓ 39.9% Y/Y Monthly trend*

January 2021 **Canmore**



SALES

64

↑ 220.0% Y/Y ↑ 220.0% YTD

NEW LISTINGS

65

↑ 27.5% Y/Y ↑ 27.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 774,200

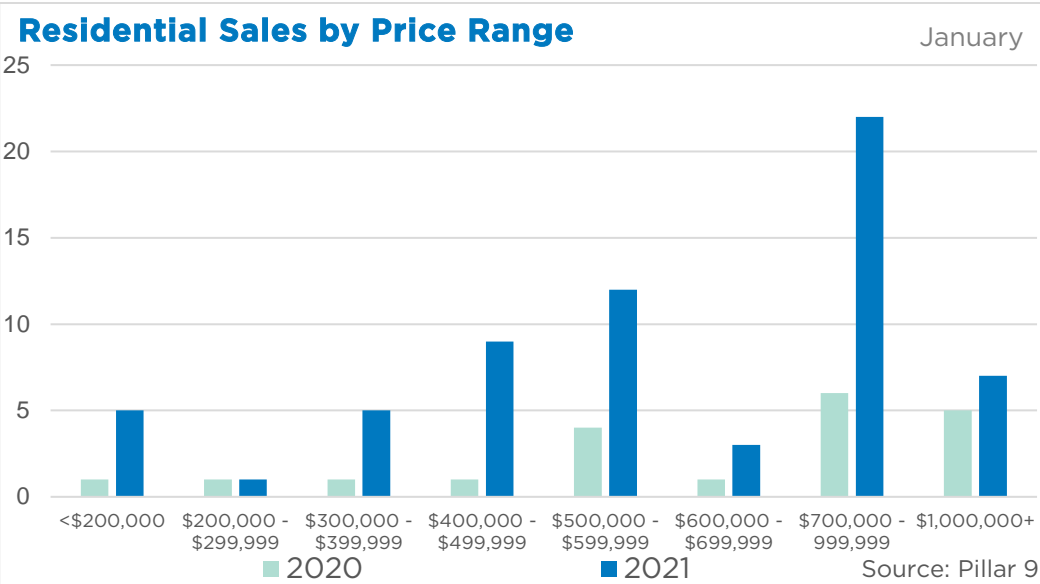
↓ 0.1% Y/Y

Monthly trend*

INVENTORY

126

↓ 26.3% Y/Y Monthly trend*



MONTHS OF SUPPLY

1.97

↓ 77.0% Y/Y Monthly trend*