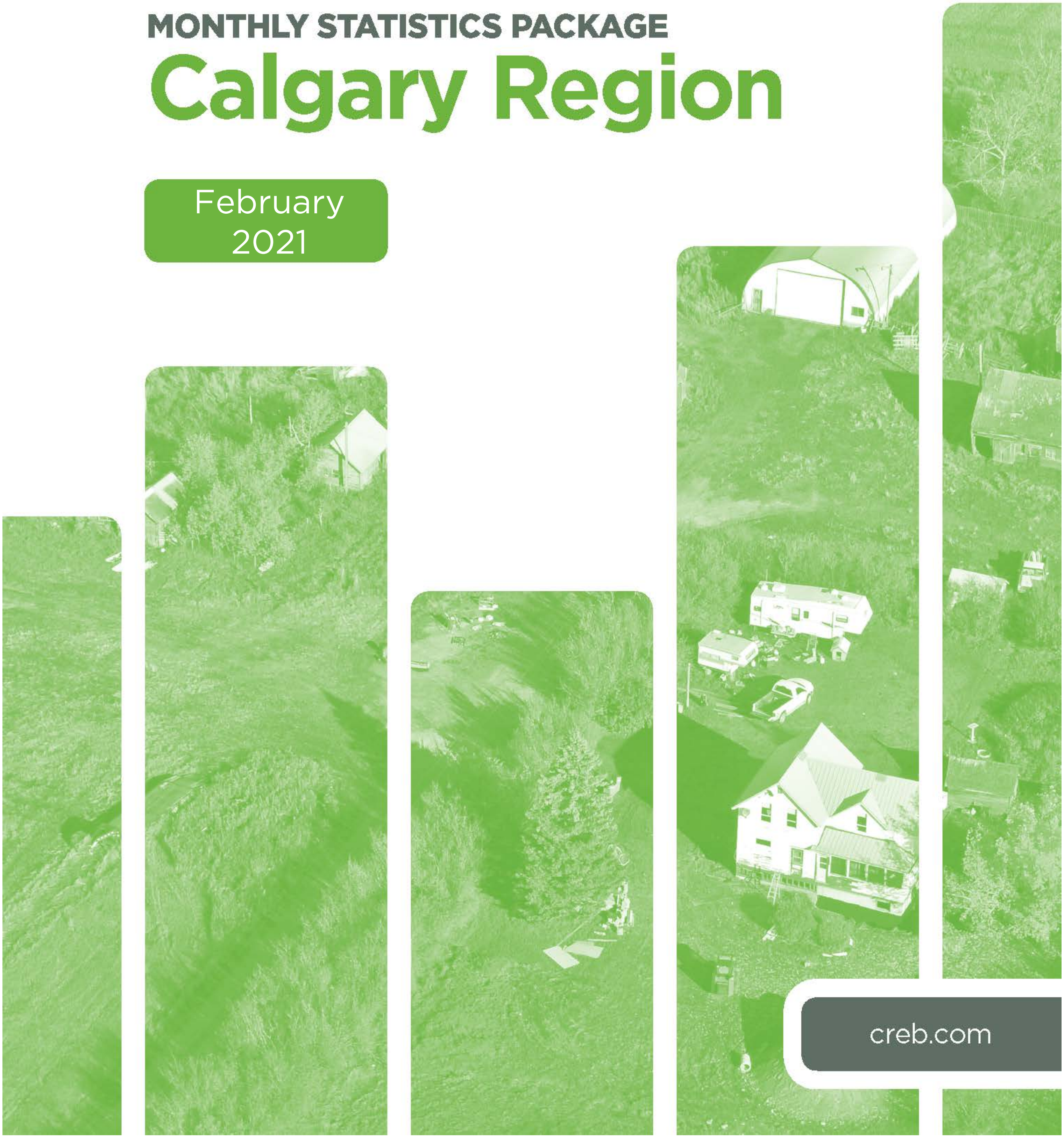
creb®

serving calgary and area REALTORS®

MONTHLY STATISTICS PACKAGE

Calgary Region

February
2021



creb® Regional Market Facts

February 2021

Airdrie

February sales reached new record highs for the month.
The largest gain in sales occurred in the $400,000 - $500,000 price range. New listings also increased, but the sales-to-new listings ratio remained elevated at 71 per cent and the months of supply dropped to under two months in February. This is the tightest level seen since 2014. Persistent sellers' market conditions have resulted in further price gains in the market. The benchmark price has trended up for the past eight months and, as of February, it is over seven per cent higher than last year's levels. Most of the price growth has been driven by the detached sector.

PRICE
$352,600
7.5% Y/Y

SALES
162
80.0% Y/Y
61.6% YTD

INVENTORY
285
31.2% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.76
31.2% Y/Y
Monthly trend*

Cochrane

Cochrane sales more than doubled compared to last February. This represents the strongest February ever recorded for the town.
New listings also rose for the month, but it was not enough to cause any substantial change in inventory levels and the months of supply fell to below two months. This is the lowest months of supply for February seen since the record low in 2006.
Tight conditions supported price growth in February, as the benchmark price rose to $413,700, a four per cent increase from last year's levels.

PRICE
$413,700
4.2% Y/Y

SALES
106
146.5% Y/Y
88.6% YTD

INVENTORY
165
36.0% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.56
74.1% Y/Y
Monthly trend*

Okotoks

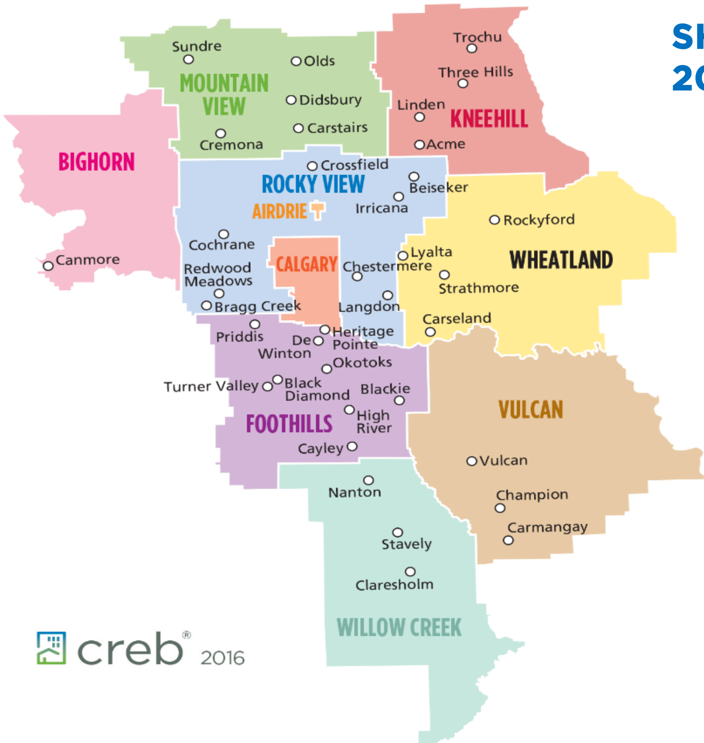
New listings have been trending up from the lows seen at the end of 2020, helping to support a significant improvement in sales in February. February sales reach levels not seen for the month since the record high in 2007.
Inventory levels remain exceptionally low relative to sales and the months of supply dropped below two months. Like other towns around Calgary, the sellers' market conditions caused prices to trend up. In February, the benchmark price reached $442,600, nearly five per cent higher than levels recorded last year.

PRICE
$442,600
4.9% Y/Y

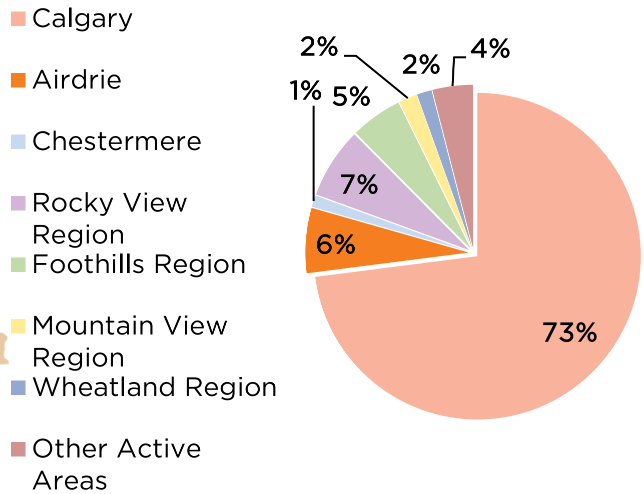
SALES
58
81.3% Y/Y
50.0% YTD

INVENTORY
117
44.0% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.02
69.1% Y/Y
Monthly trend*



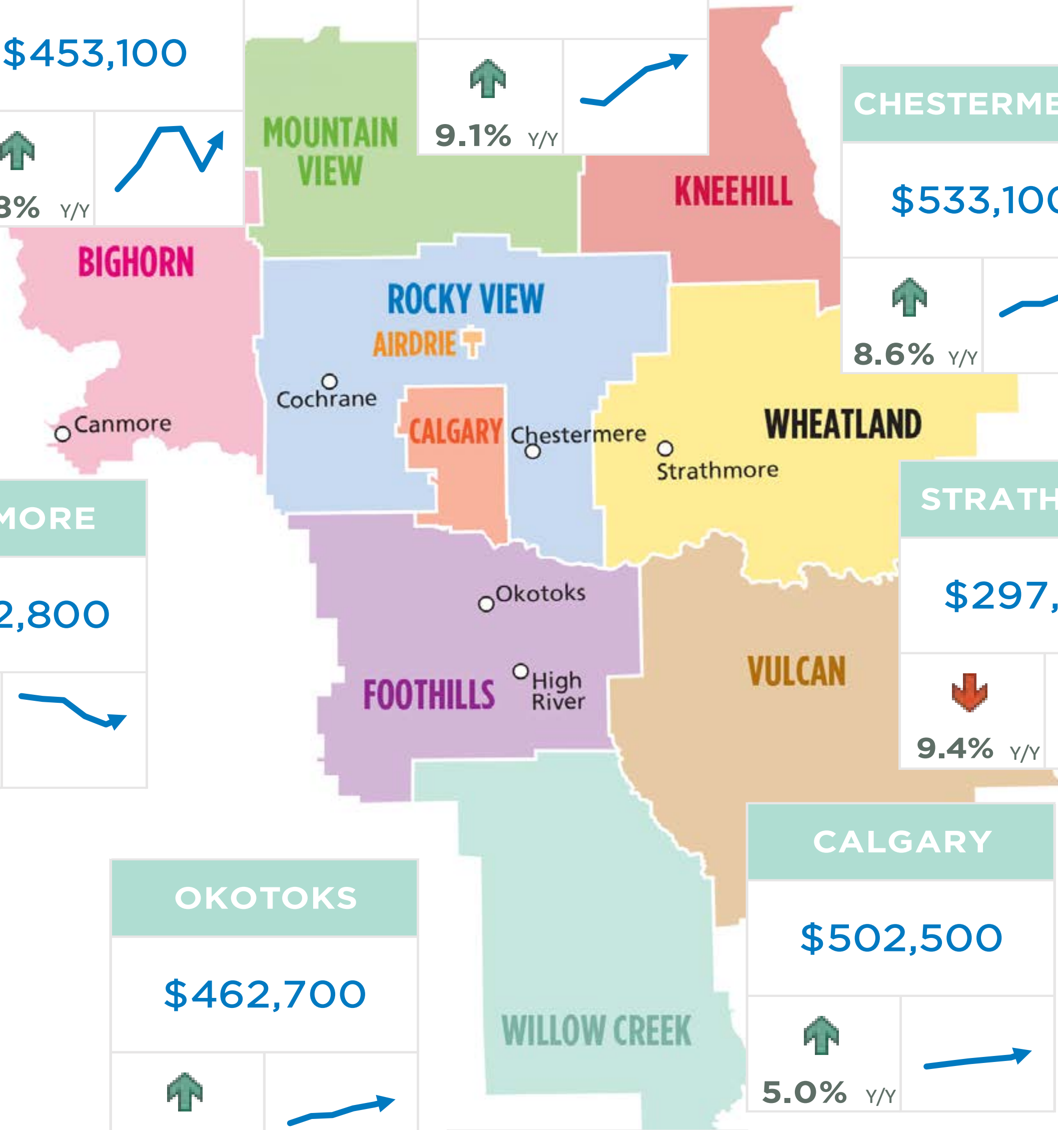
SHARE OF SALES February 2021



Source: CREB®

February 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,836	2,848	64%	4,518	2.46	431,100	485,870	440,000
Airdrie	162	227	71%	285	1.76	352,600	395,650	390,000
Chestermere	29	42	69%	106	3.66	511,100	568,500	524,000
Rocky View Region	176	233	76%	463	2.63	513,900	592,678	450,000
Foothills Region	129	166	78%	304	2.36	404,800	583,281	495,000
Mountain View Region	46	63	73%	177	3.85	309,100	412,720	353,000
Kneehill Region	4	13	31%	66	16.50	167,600	181,000	187,000
Wheatland Region	37	36	103%	129	3.49	286,200	349,265	330,500
Willow Creek Region	22	38	58%	80	3.64	237,700	242,236	215,000
Vulcan Region	9	16	56%	46	5.11	215,700	268,000	302,000
Bighorn Region	66	74	89%	138	2.09	777,200	753,621	687,976
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	3,043	5,098	60%	4,282	2.81	427,550	480,370	430,000
Airdrie	265	376	70%	265	2.00	350,850	392,850	390,000
Chestermere	59	104	57%	105	3.56	506,900	544,911	524,000
Rocky View Region	284	419	68%	458	3.23	512,050	608,511	460,000
Foothills Region	205	305	67%	297	2.89	401,850	571,452	490,000
Mountain View Region	82	125	66%	179	4.35	307,300	389,189	350,500
Kneehill Region	20	28	71%	64	6.35	163,800	258,302	215,000
Wheatland Region	61	85	72%	134	4.39	282,350	365,938	349,900
Willow Creek Region	43	55	78%	80	3.72	237,250	259,095	225,000
Vulcan Region	23	24	96%	45	3.91	214,800	276,978	260,000
Bighorn Region	134	144	93%	140	2.09	774,400	717,575	682,976

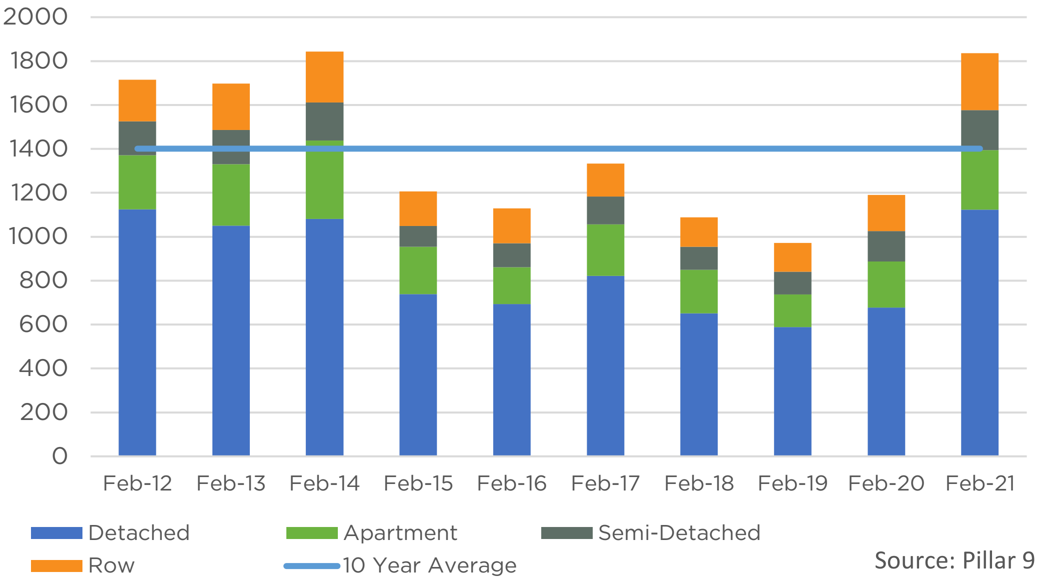
DETACHED BENCHMARK PRICE COMPARISON



		Y/Y
AIRDRIE	$392,300	9.1%
COCHRANE	$453,100	5.8%
CHESTERMERE	$533,100	8.6%
CANMORE	$1,012,800	4.6%
STRATHMORE	$297,900	9.4%
CALGARY	$502,500	5.0%
OKOTOKS	$462,700	5.9%
HIGH RIVER	$370,700	4.9%

February 2021 | **Calgary**

Monthly Sales Comparison



SALES

1,836

54.3% Y/Y | 48.5% YTD

NEW LISTINGS

2,848

13.2% Y/Y | 4.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 431,100

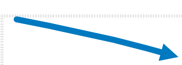
3.8% Y/Y

Monthly trend*

INVENTORY

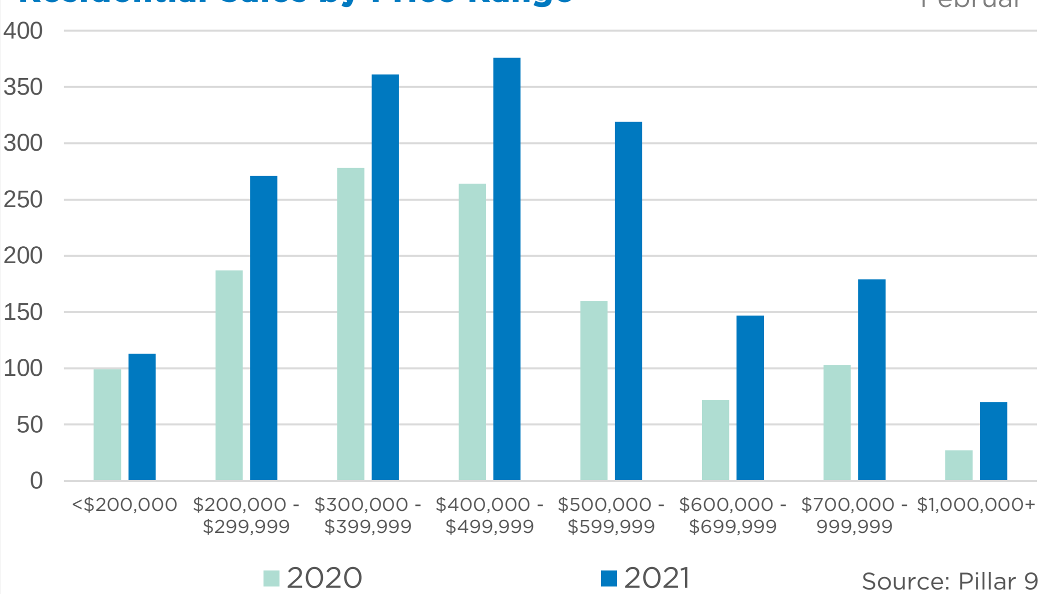
4,518

20.4% Y/Y



Monthly trend*

Residential Sales by Price Range



MONTHS OF SUPPLY

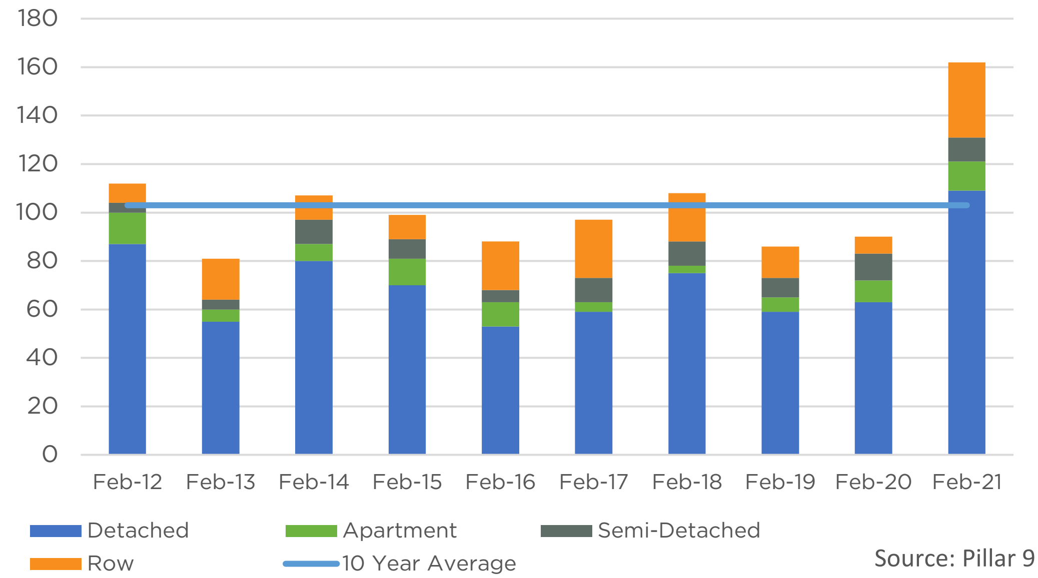
2.46

48.4% Y/Y

Monthly trend*

February 2021 | Airdrie

Monthly Sales Comparison



Source: Pillar 9

SALES

162

80.0% Y/Y

61.6% YTD

NEW LISTINGS

227

15.2% Y/Y

5.0% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 352,600

7.5% Y/Y

Monthly trend*

INVENTORY

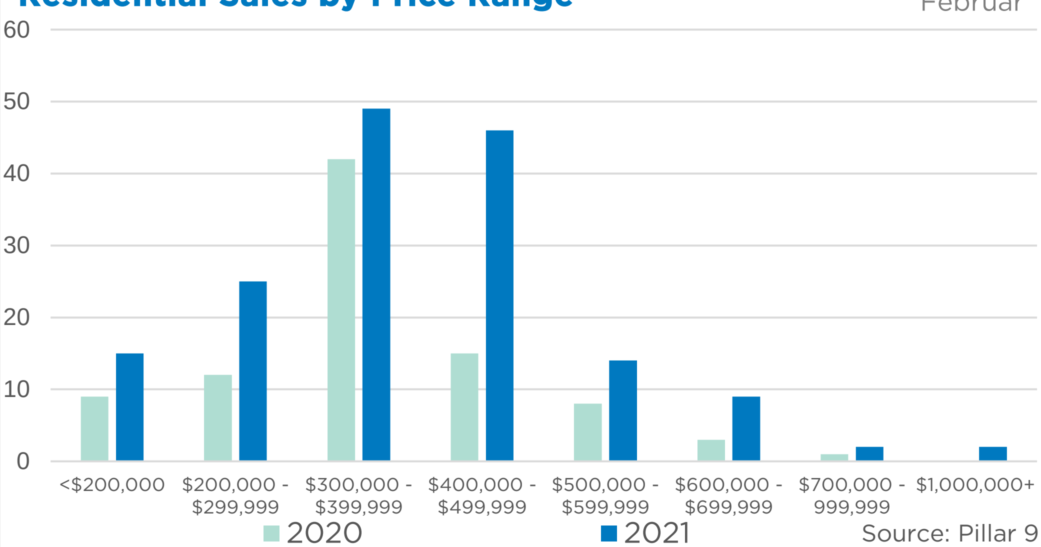
285

31.2% Y/Y

Monthly trend*

Residential Sales by Price Range

Februar

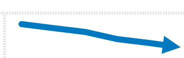


Source: Pillar 9

MONTHS OF SUPPLY

1.76

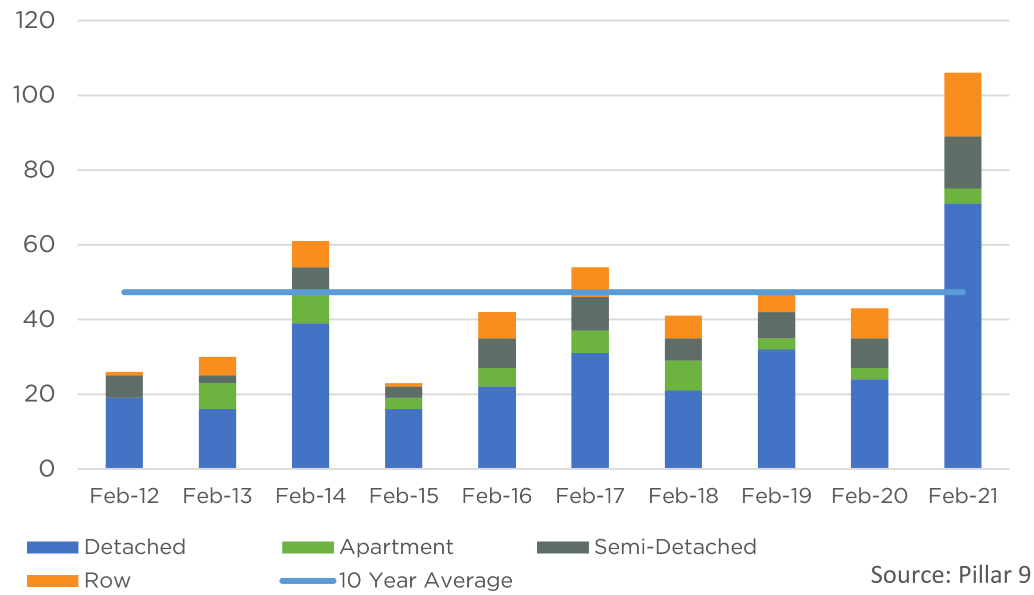
61.8% Y/Y



Monthly trend*

February 2021 | **Cochrane**

Monthly Sales Comparison



SALES

106

146.5% Y/Y

88.6% YTD

NEW LISTINGS

112

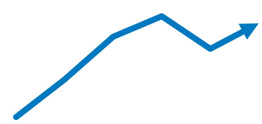
2.6% Y/Y

8.9% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 413,700

4.2% Y/Y



Monthly trend*

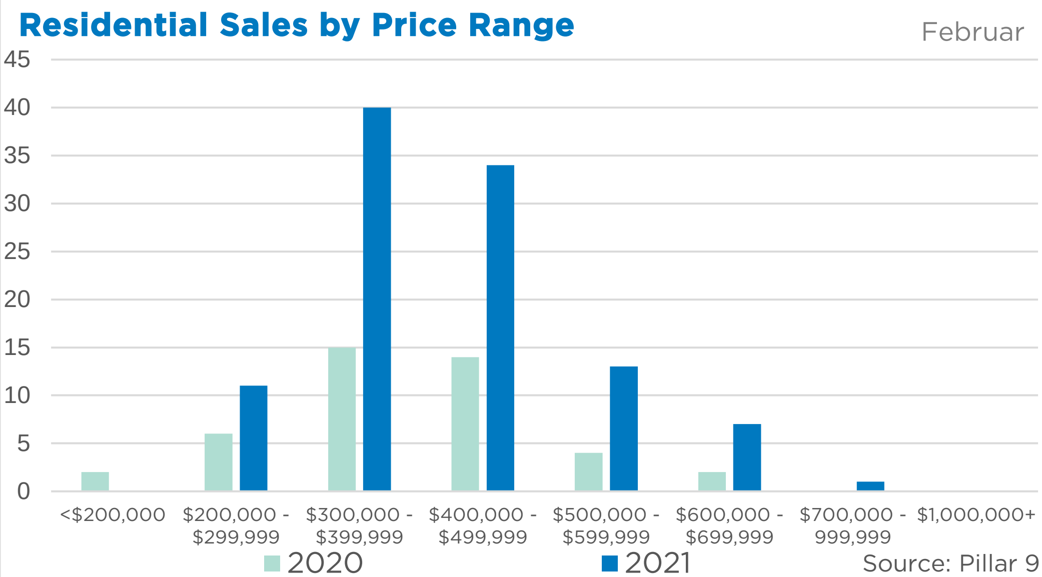
INVENTORY

165

36.0% Y/Y

Monthly trend*

Residential Sales by Price Range



MONTHS OF SUPPLY

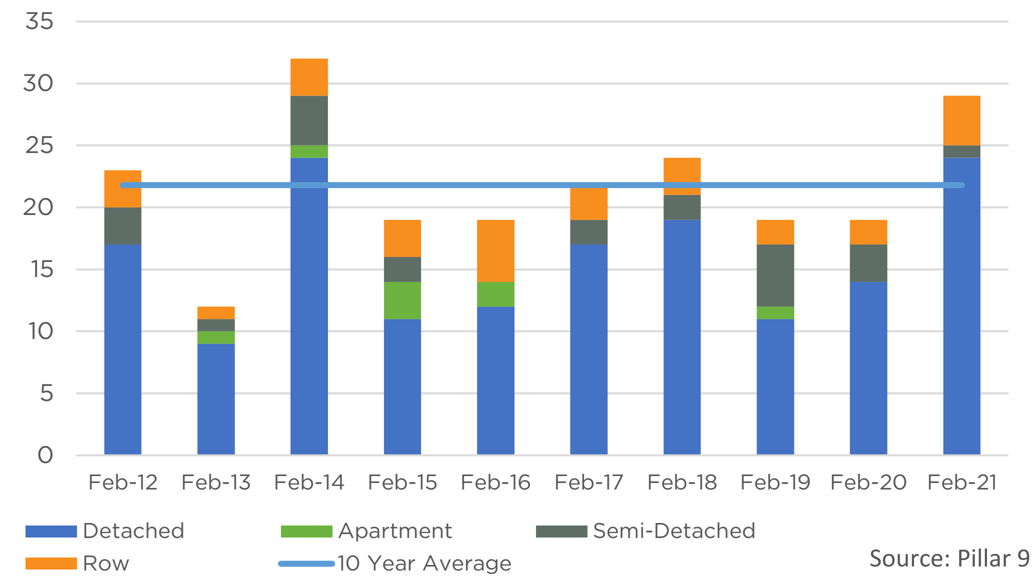
1.56

74.1% Y/Y

Monthly trend*

February 2021 | Chestermere

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

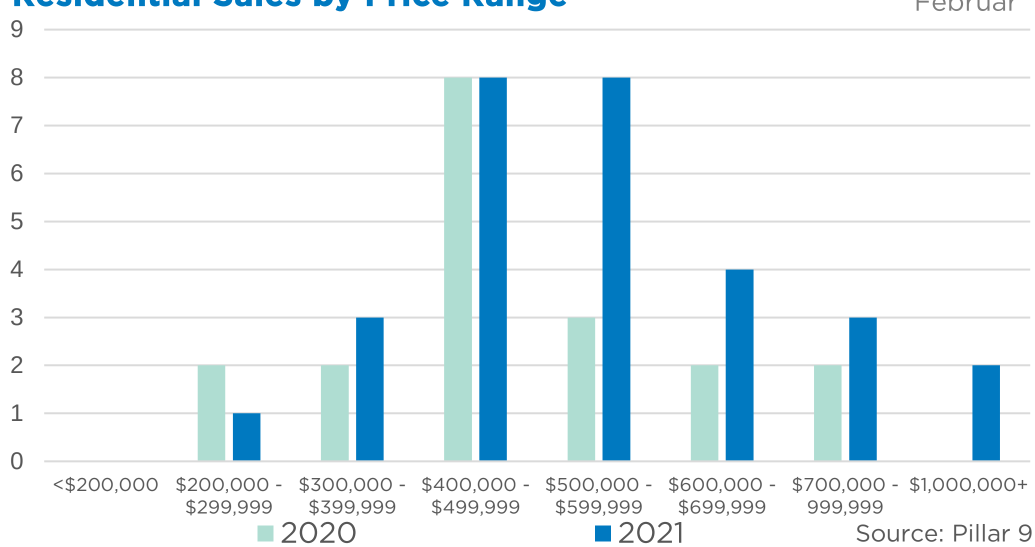
$ 511,100

7.2% Y/Y

Monthly trend*

Residential Sales by Price Range

Februar



Source: Pillar 9

SALES

29

52.6% Y/Y | 47.5% YTD

NEW LISTINGS

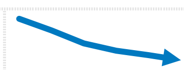
42

17.6% Y/Y | 15.6% YTD

INVENTORY

106

23.7% Y/Y



Monthly trend*

MONTHS OF SUPPLY

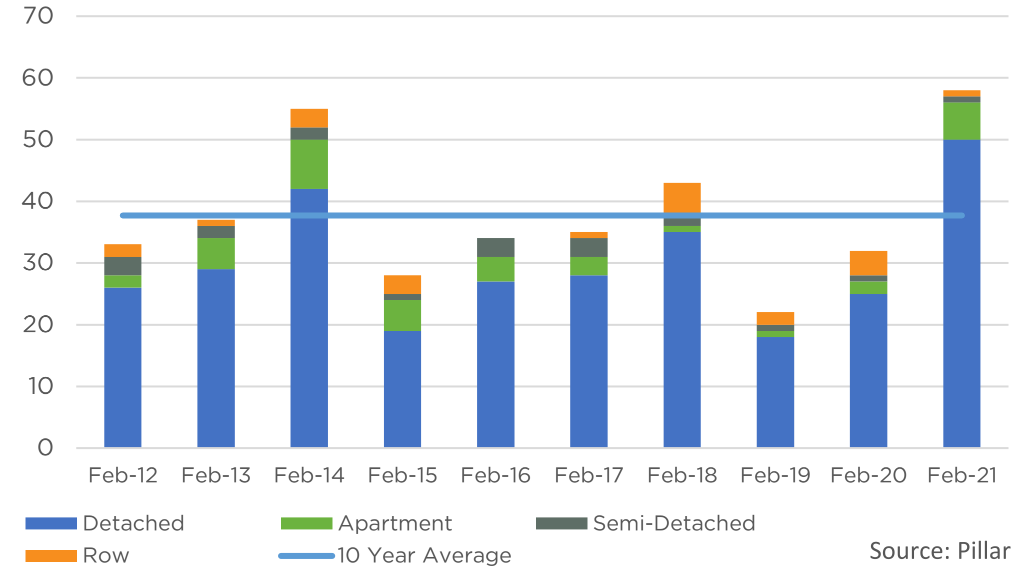
3.66

50.0% Y/Y

Monthly trend*

February 2021 | **Okotoks**

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

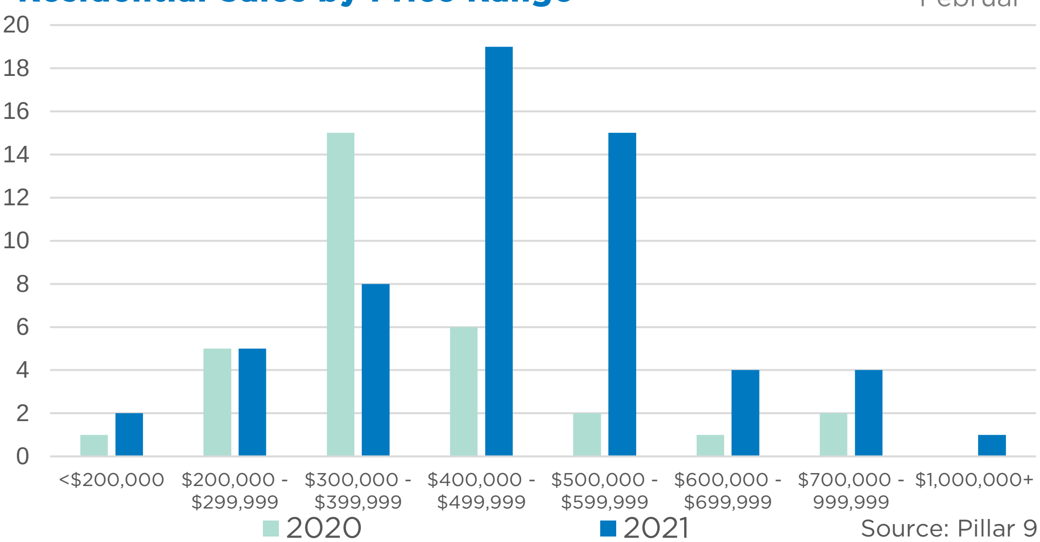
$ 442,600

4.9% Y/Y

Monthly trend*

Residential Sales by Price Range

Februar



Source: Pillar 9

SALES

58

81.3% Y/Y | 50.0% YTD

NEW LISTINGS

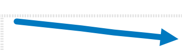
90

0.0% Y/Y | 1.3% YTD

INVENTORY

117

44.0% Y/Y



Monthly trend*

MONTHS OF SUPPLY

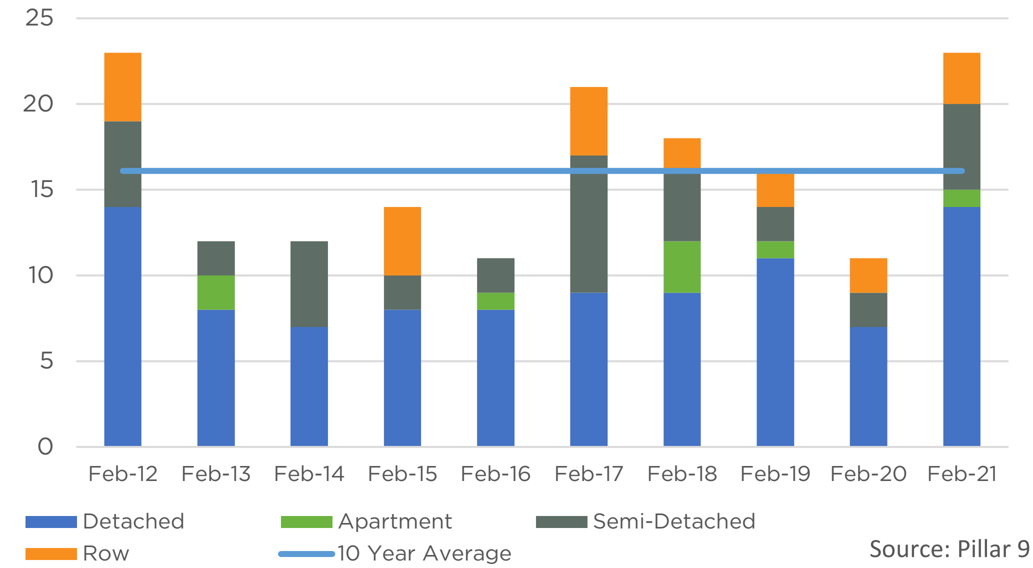
2.02

69.1% Y/Y

Monthly trend*

February 2021 | # High River

Monthly Sales Comparison



Source: Pillar 9

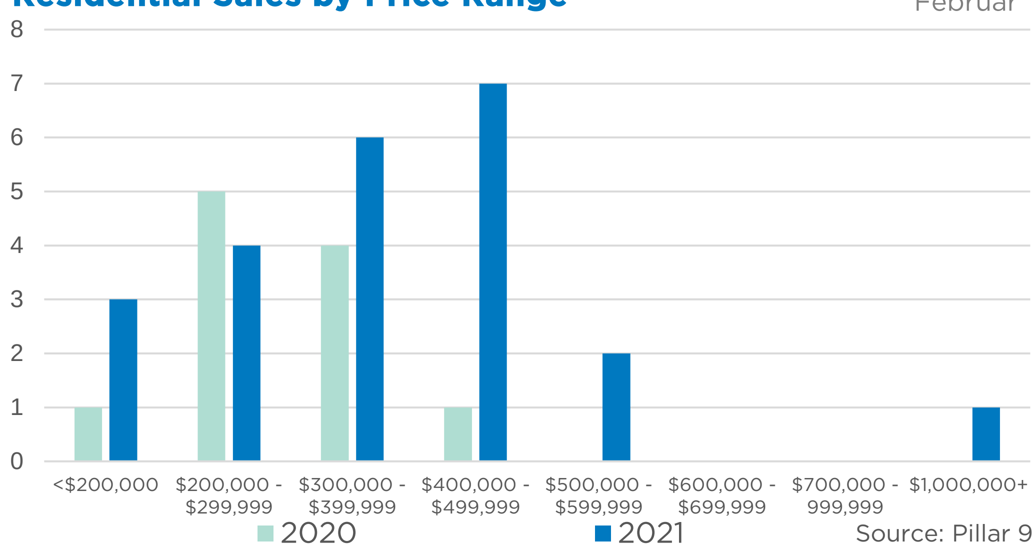
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 333,000

4.1% Y/Y

Residential Sales by Price Range

Februar



Source: Pillar 9

SALES

23

109.1% Y/Y | 20.7% YTD

NEW LISTINGS

27

37.2% Y/Y | 23.1% YTD

INVENTORY

52

52.7% Y/Y

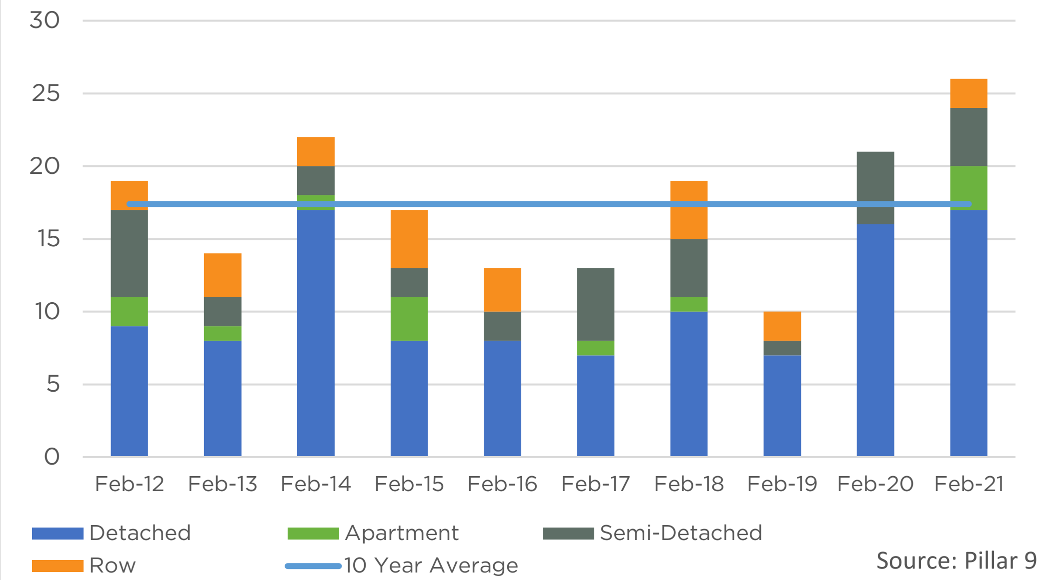
MONTHS OF SUPPLY

2.26

77.4% Y/Y

February 2021 — Strathmore

Monthly Sales Comparison

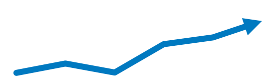


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 293,900

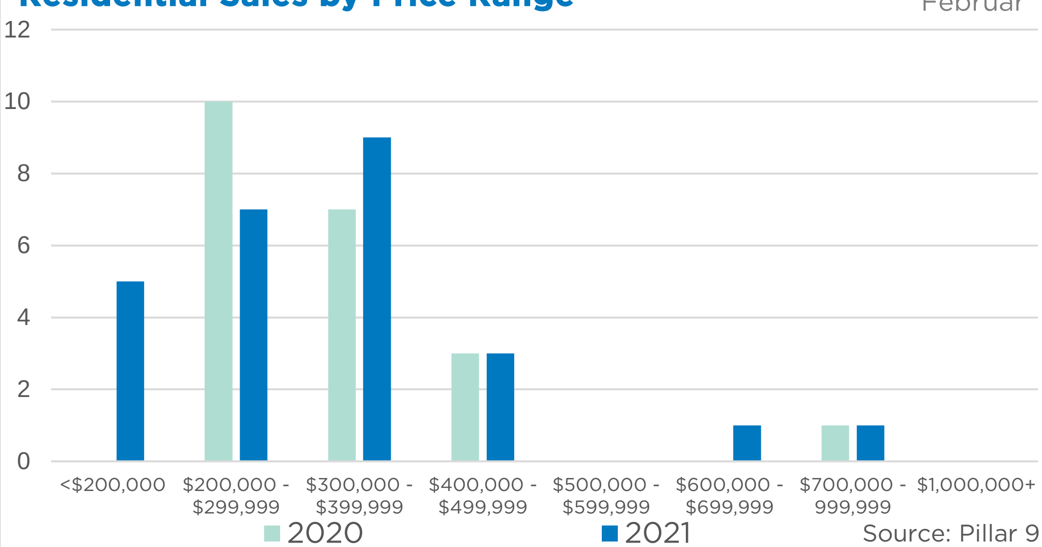
7.5% Y/Y



Monthly trend*

Residential Sales by Price Range

Februar



Source: Pillar 9

SALES

26

23.8% Y/Y | 18.8% YTD

NEW LISTINGS

32

31.9% Y/Y | 27.8% YTD

INVENTORY

83

41.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

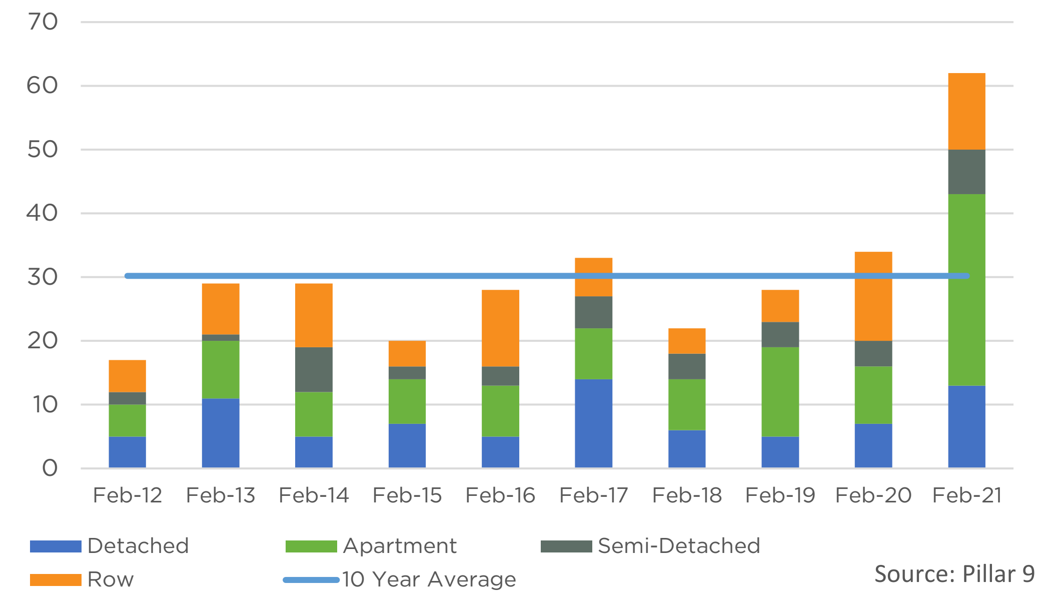
3.19

52.8% Y/Y

Monthly trend*

February 2021 | **Canmore**

Monthly Sales Comparison



Source: Pillar 9

SALES

62

82.4% Y/Y | 133.3% YTD

NEW LISTINGS

67

1.5% Y/Y | 10.9% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 779,800

0.6% Y/Y

Monthly trend*

INVENTORY

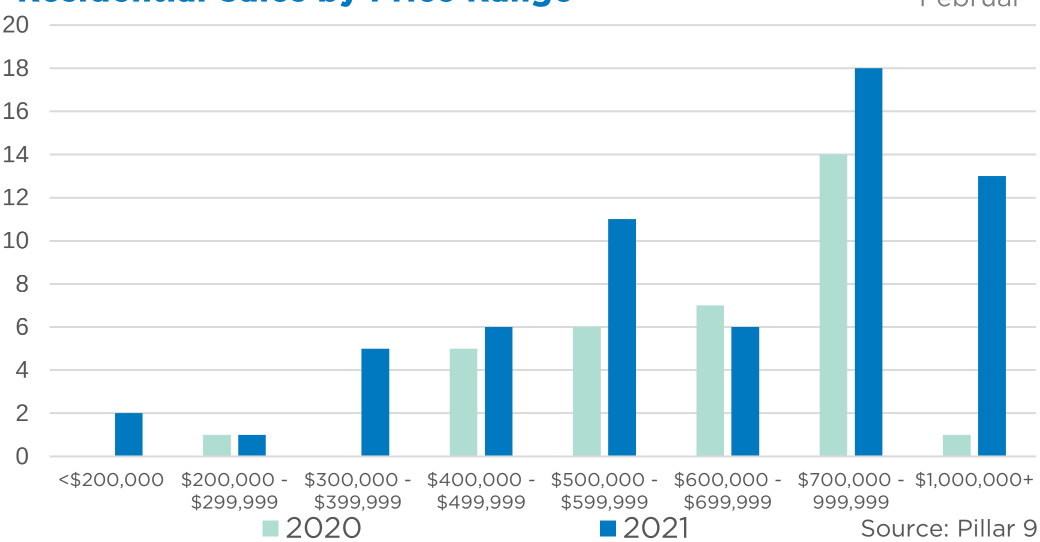
121

34.9% Y/Y

Monthly trend*

Residential Sales by Price Range

Februar

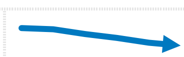


Source: Pillar 9

MONTHS OF SUPPLY

1.95

64.3% Y/Y



Monthly trend*