



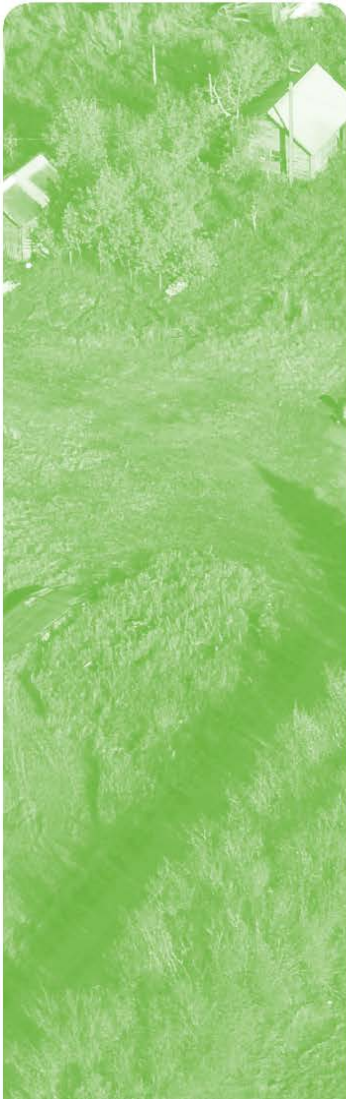
creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

Calgary Region

May 2021

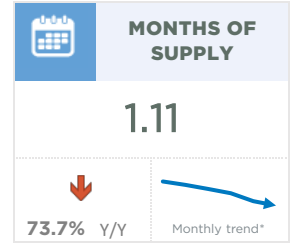
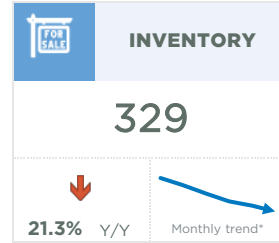
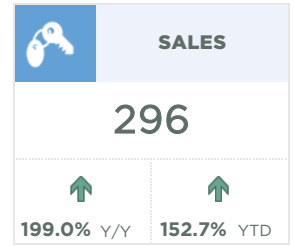
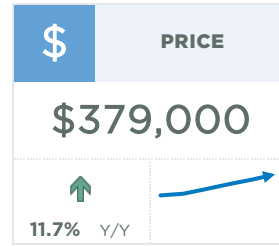


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Airdrie



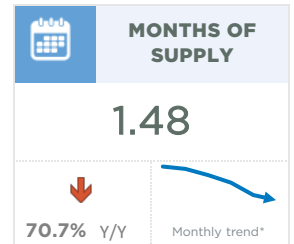
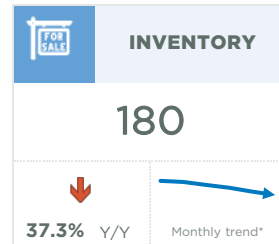
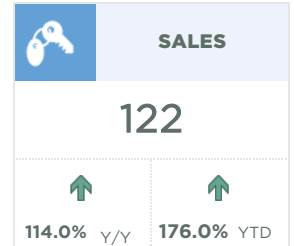
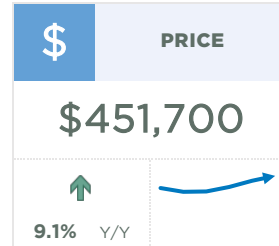
Sales activity in Airdrie continues to increase, trending up over last month and hitting a new May record high. Meanwhile, new listings have not kept pace and trended down from last month. This has caused the sales-to-new-listings ratio to rise to 95 per cent this month, the highest level seen since the end of last year. This caused inventory levels to trend down to the lowest levels seen in May since 2014. Unlike Calgary, there has been no lull in the Airdrie market and the months of supply fell to just over one month, causing further price gains. After 11 consecutive months of increasing prices, the May benchmark price totalled \$379,000, nearly 12 per cent higher than last year's levels. While prices have not recovered across all product types, detached home prices have hit a new high at \$425,100.



Cochrane



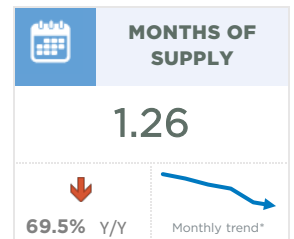
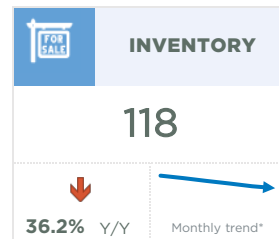
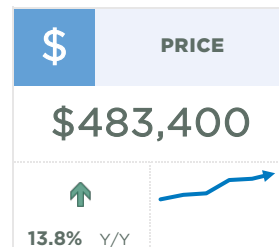
Sales this month are at record levels for the month, but they did trend down compared to last month. However, this could be related to the low levels of new listings in contrast to high market demand. The sales-to-new-listings ratio dropped when compared with last month, but at 82 per cent it did little to change the inventory situation in the market. There were only 180 units in inventory and the months of supply was 1.5 months. This is well below levels typically seen this time of year. Persistent sellers' market conditions are causing further price gains in the market. The unadjusted benchmark price rose to \$451,700 in May. This is nearly three per cent higher than last month and over nine per cent higher than last year's levels. This also reflects a full recovery in prices, fueled by the detached and semi-detached property types.



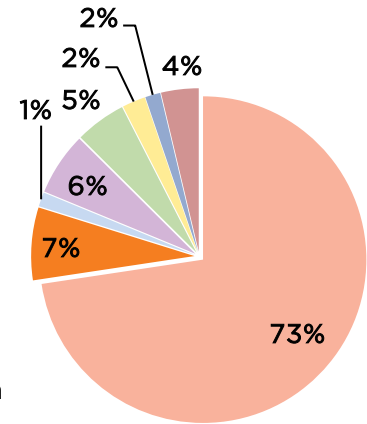
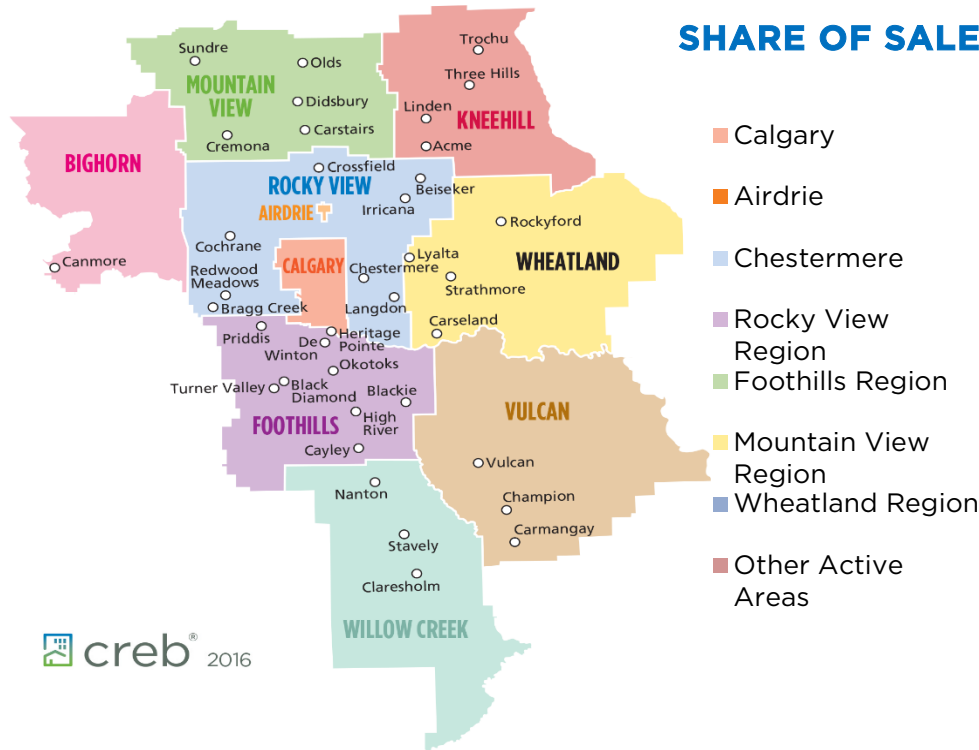
Okotoks



Year-to-date sales in Okotoks are at record levels. New listings have also been generally on the rise, but this has not been enough to push the market out of sellers' market conditions, which continue to push prices upwards. The unadjusted benchmark price rose to \$483,400 in May. This is a significant gain over last month's price and is nearly 14 per cent higher than last year's levels. With 12 consecutive months of prices increases month over month, prices in this market have recovered relative to previous highs. However, this is primarily driven by the detached properties in the market.



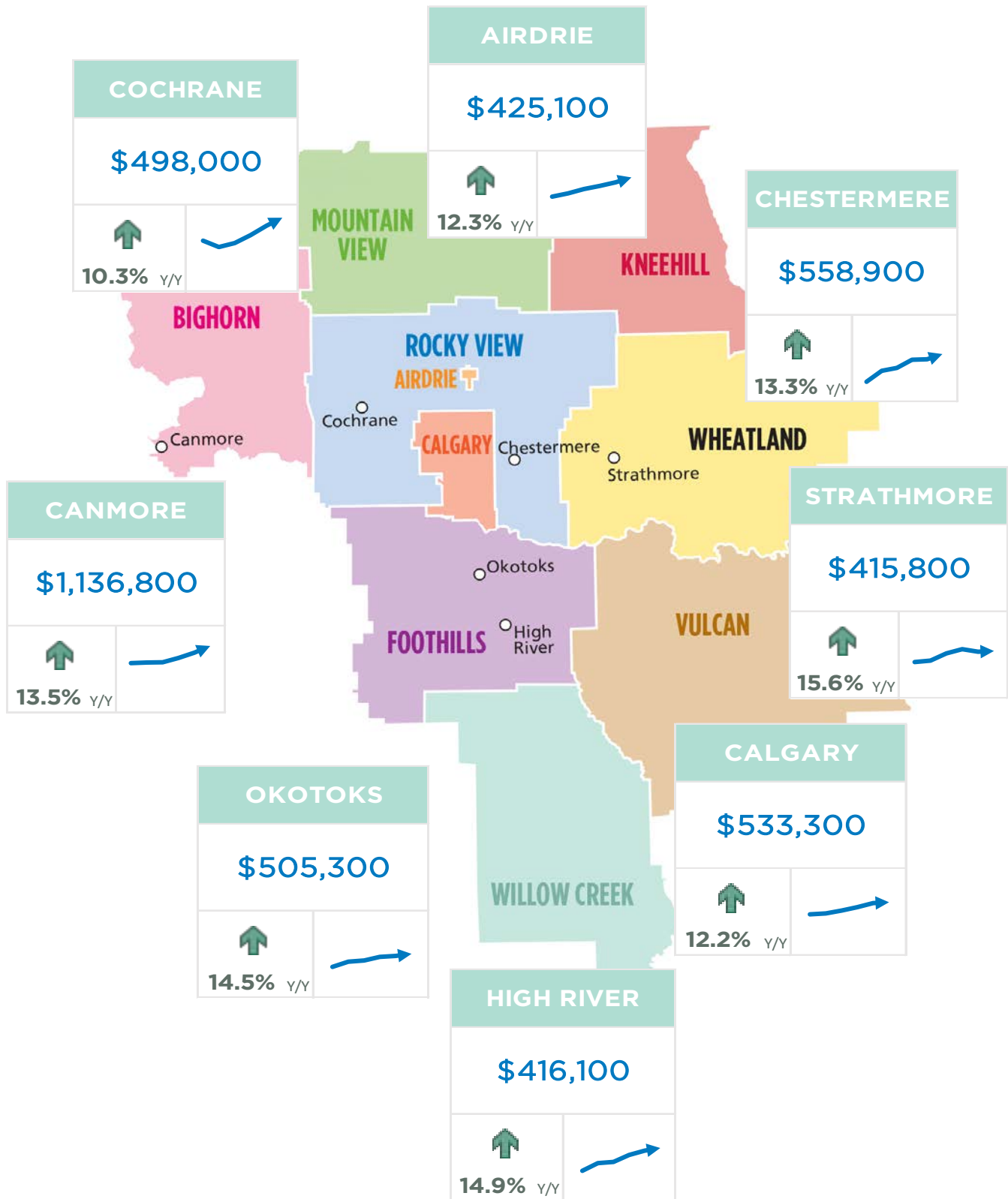
SHARE OF SALES May 2021



Source: CREB®

May 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,989	4,562	66%	6,782	2.27	455,200	510,908	458,000
Airdrie	296	312	95%	329	1.11	379,000	421,463	413,500
Chestermere	58	104	56%	140	2.41	538,000	556,273	523,550
Rocky View Region	256	323	79%	513	2.00	452,600	686,219	523,000
Foothills Region	207	264	78%	366	1.77	453,000	597,979	480,000
Mountain View Region	95	139	68%	244	2.57	334,700	403,269	369,500
Kneehill Region	22	20	110%	64	2.91	223,500	301,500	292,500
Wheatland Region	62	75	83%	149	2.40	375,500	384,488	358,750
Willow Creek Region	39	41	95%	75	1.92	254,400	283,215	265,000
Vulcan Region	18	16	113%	38	2.11	234,600	234,472	201,250
Bighorn Region	74	113	65%	162	2.19	897,500	883,459	716,642
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	12,141	18,782	65%	5,368	2.21	440,240	501,633	450,000
Airdrie	1,059	1,327	80%	303	1.43	366,340	411,133	407,500
Chestermere	258	379	68%	115	2.24	524,140	564,360	538,550
Rocky View Region	1,103	1,437	77%	491	2.22	428,180	651,344	499,000
Foothills Region	841	1,083	78%	325	1.93	437,940	581,551	480,000
Mountain View Region	329	474	69%	203	3.09	325,500	421,240	370,000
Kneehill Region	72	91	79%	67	4.68	214,840	260,867	230,000
Wheatland Region	244	320	76%	140	2.86	365,880	370,961	351,250
Willow Creek Region	141	161	88%	79	2.79	247,060	273,864	240,000
Vulcan Region	67	76	88%	43	3.24	226,540	256,615	240,000
Bighorn Region	402	461	87%	141	1.75	842,540	794,121	686,875

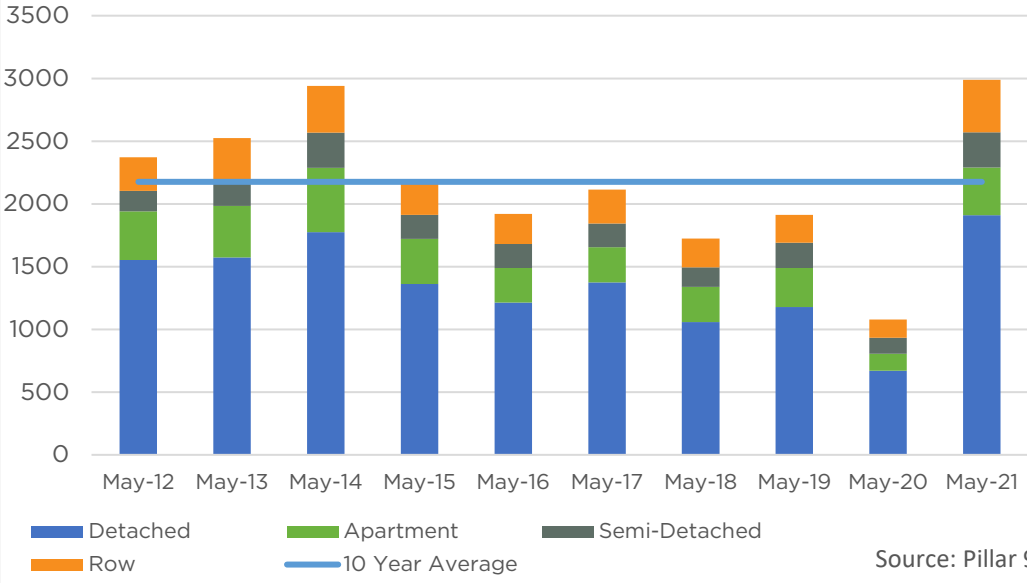
DETACHED BENCHMARK PRICE COMPARISON



May 2021

Calgary

Monthly Sales Comparison



SALES

2,989

↑ 177.3% Y/Y ↑ 149.2% YTD

NEW LISTINGS

4,562

↑ 88.6% Y/Y ↑ 68.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

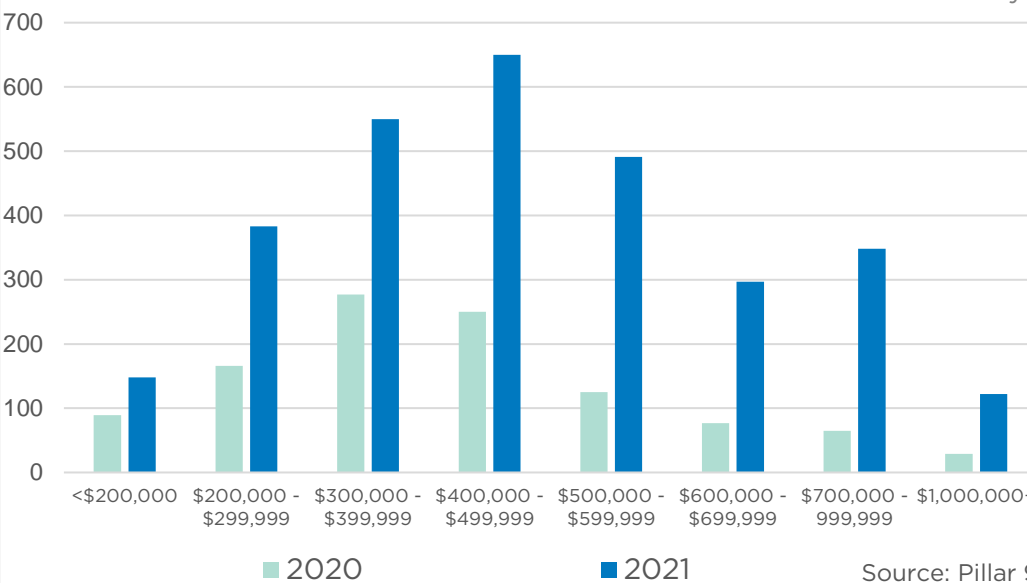
\$ 455,200

↑ 10.6% Y/Y

Monthly trend*

Residential Sales by Price Range

May



INVENTORY

6,782

↑ 13.6% Y/Y Monthly trend*

MONTHS OF SUPPLY

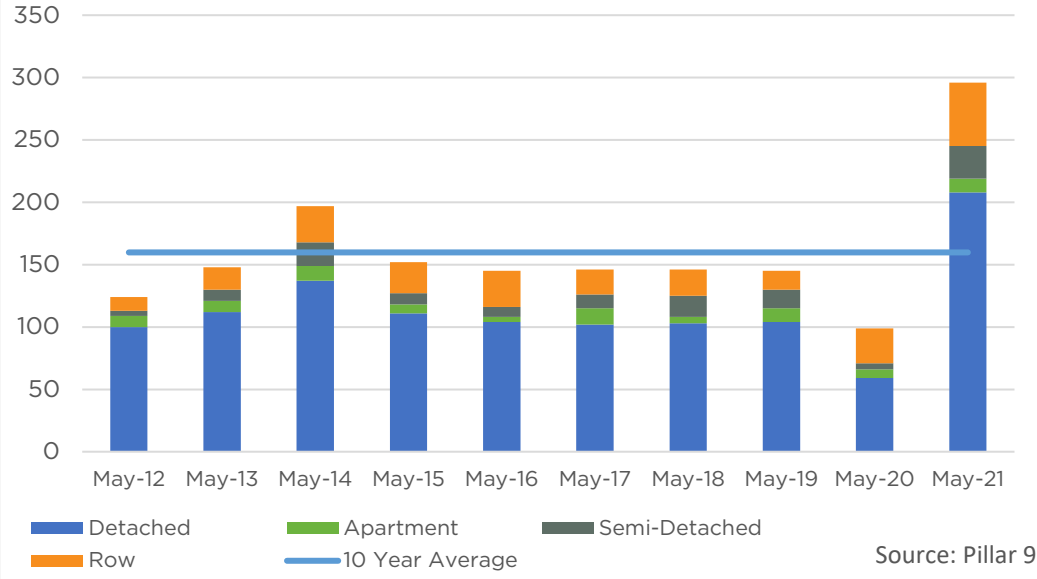
2.27

↓ 59.0% Y/Y Monthly trend*

May 2021

Airdrie

Monthly Sales Comparison



SALES

296

↑ 199.0% Y/Y ↑ 152.7% YTD

NEW LISTINGS

312

↑ 102.6% Y/Y ↑ 68.0% YTD



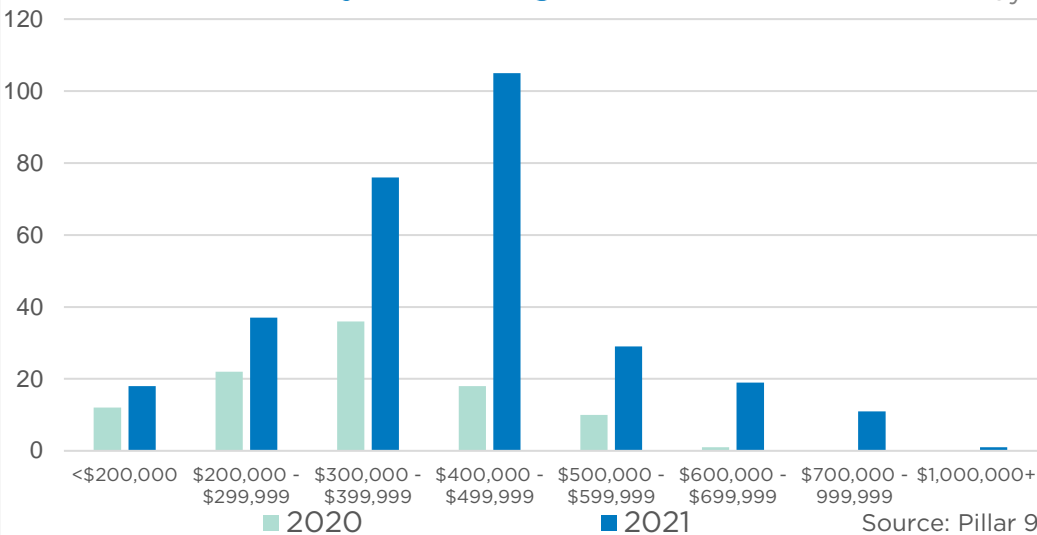
TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 379,000

↑ 11.7% Y/Y

Monthly trend*

Residential Sales by Price Range



INVENTORY

329

↓ 21.3% Y/Y Monthly trend*

MONTHS OF SUPPLY

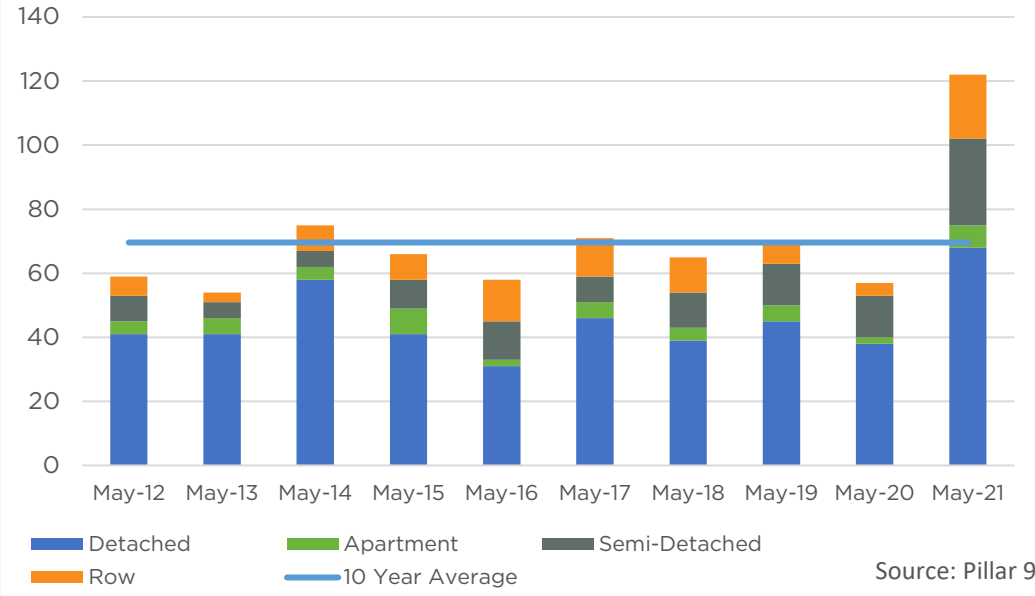
1.11

↓ 73.7% Y/Y Monthly trend*

May 2021

Cochrane

Monthly Sales Comparison



SALES

122

↑ 114.0% Y/Y ↑ 176.0% YTD

NEW LISTINGS

148

↑ 70.1% Y/Y ↑ 58.2% YTD



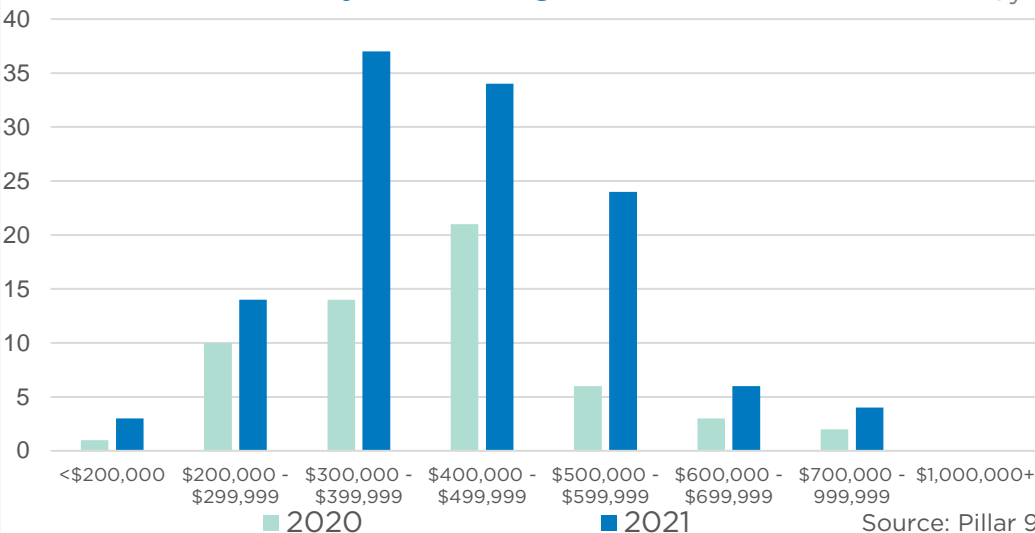
TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 451,700

↑ 9.1% Y/Y

Monthly trend*

Residential Sales by Price Range



INVENTORY

180

↓ 37.3% Y/Y Monthly trend*

MONTHS OF SUPPLY

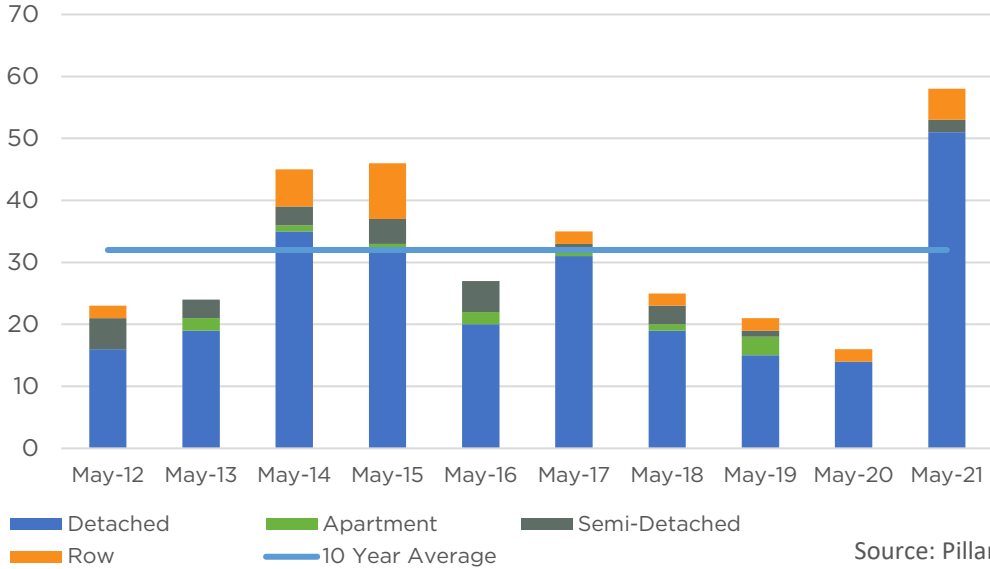
1.48

↓ 70.7% Y/Y Monthly trend*

May 2021

Chestermere

Monthly Sales Comparison



SALES

58

↑ 262.5% Y/Y ↑ 177.4% YTD

NEW LISTINGS

104

↑ 126.1% Y/Y ↑ 74.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



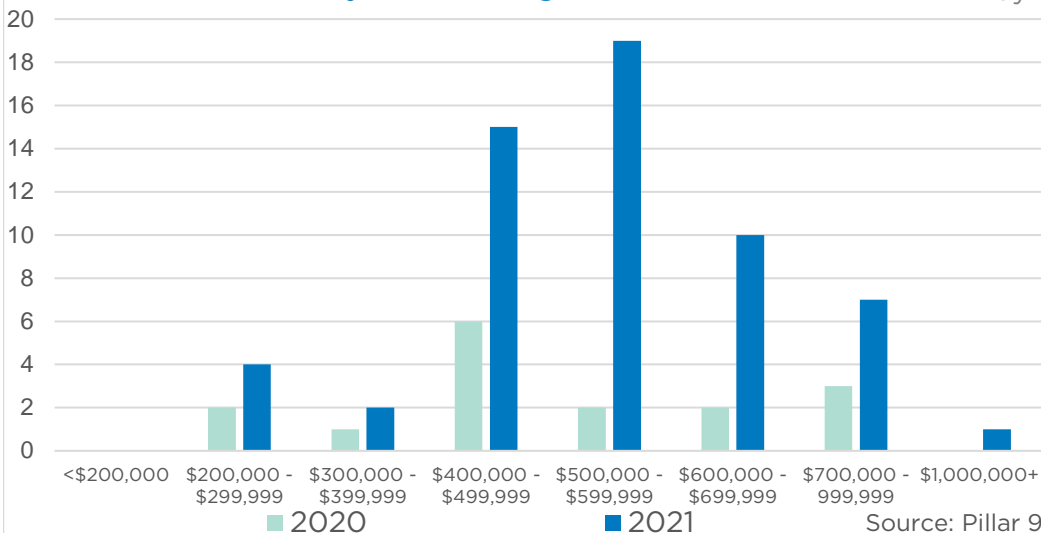
INVENTORY

140

↑ 6.9% Y/Y → Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

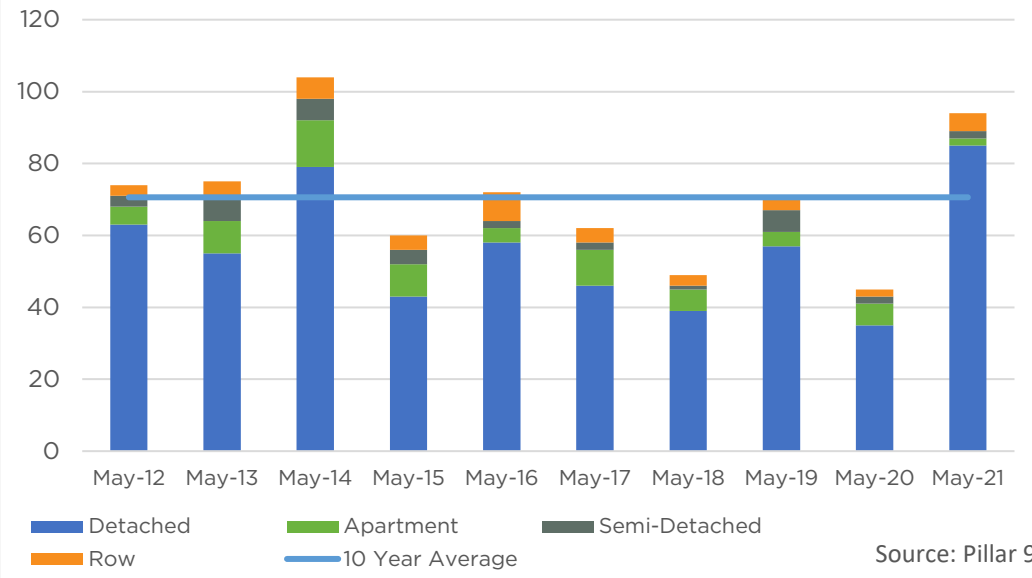
2.41

↓ 70.5% Y/Y → Monthly trend*

May 2021

Okotoks

Monthly Sales Comparison



SALES

94

↑ 108.9% Y/Y ↑ 132.7% YTD

NEW LISTINGS

111

↑ 70.8% Y/Y ↑ 44.4% YTD

INVENTORY

118

↓ 36.2% Y/Y Monthly trend*

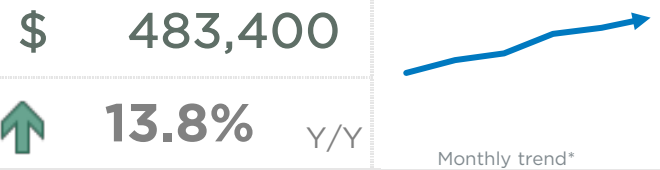
MONTHS OF SUPPLY

1.26

↓ 69.5% Y/Y Monthly trend*

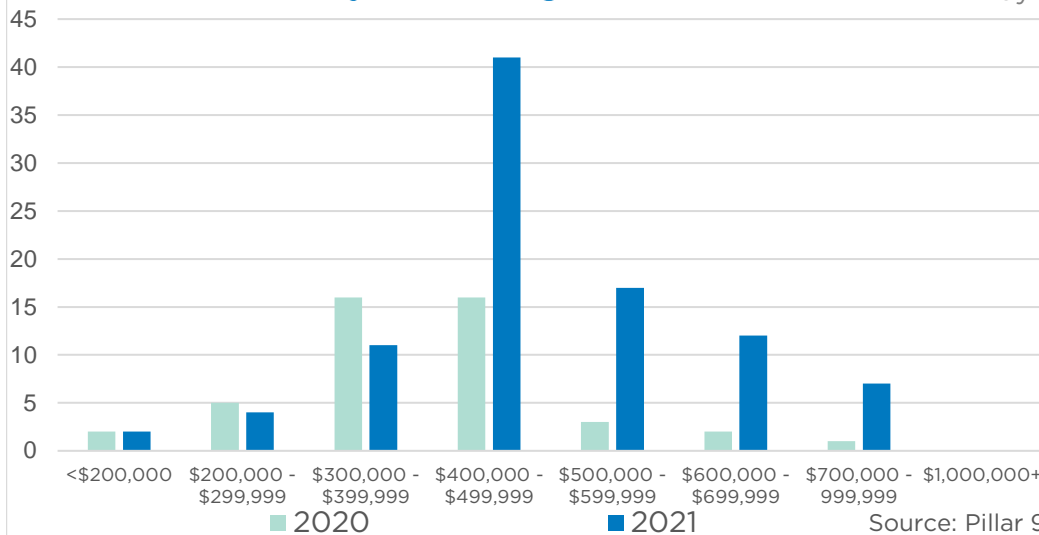


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

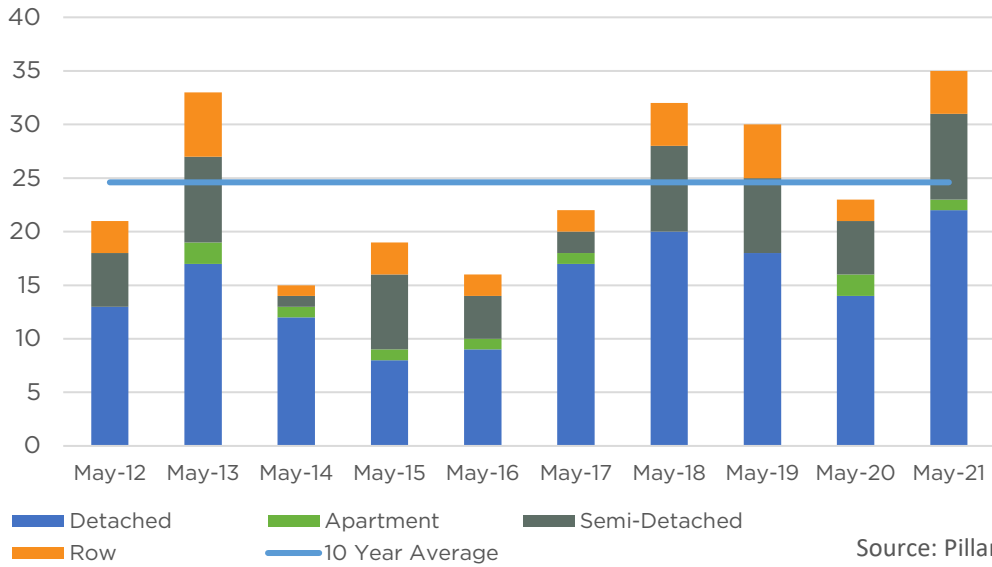
May



May 2021

High River

Monthly Sales Comparison



SALES

35

↑ 52.2% Y/Y ↑ 87.4% YTD

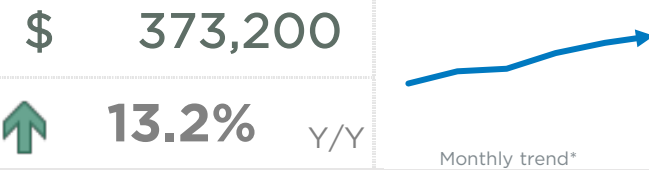
NEW LISTINGS

54

↑ 86.2% Y/Y ↑ 42.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



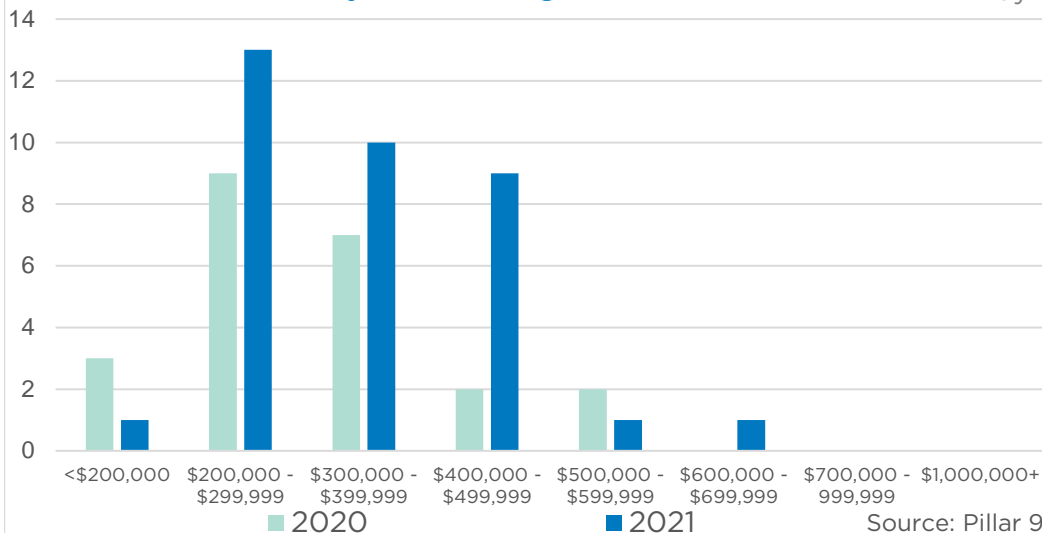
INVENTORY

73

↓ 27.7% Y/Y Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

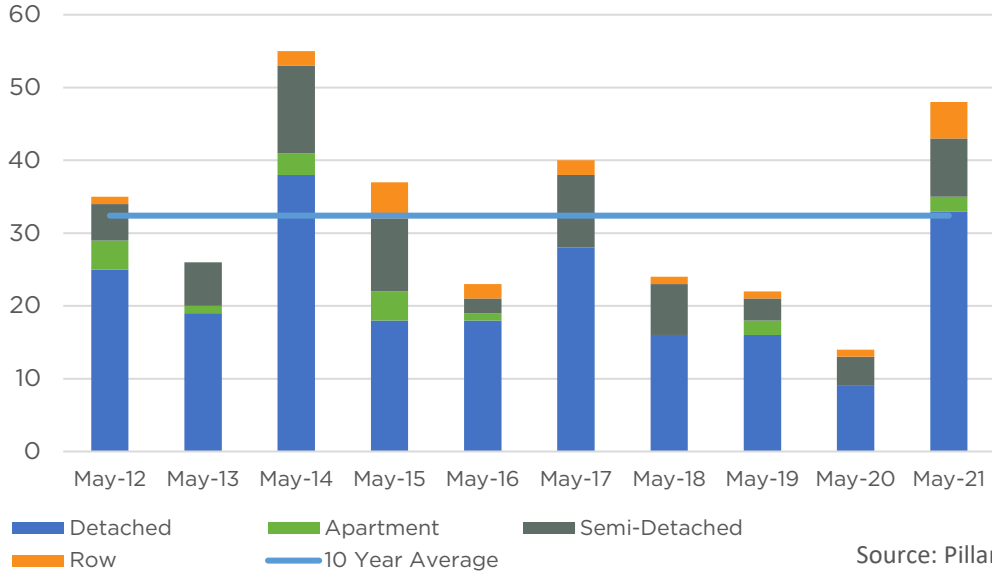
2.09

↓ 52.5% Y/Y Monthly trend*

May 2021

Strathmore

Monthly Sales Comparison



SALES

48

↑ 242.9% Y/Y ↑ 158.8% YTD

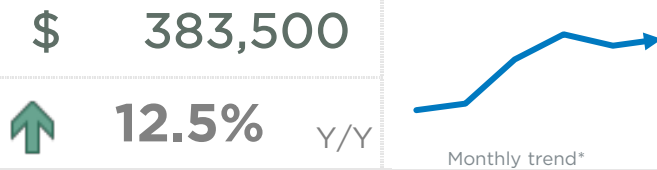
NEW LISTINGS

56

↑ 64.7% Y/Y ↑ 36.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



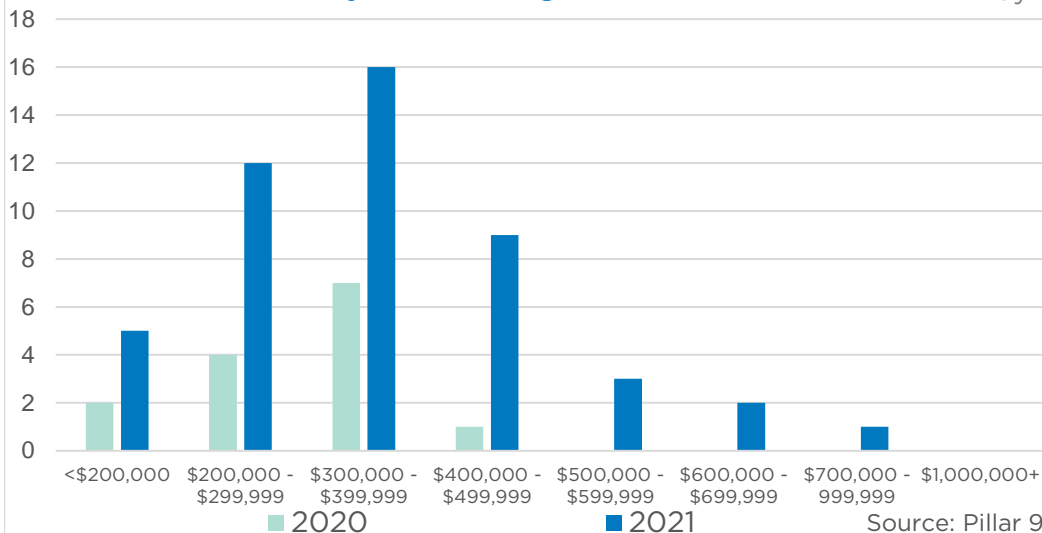
INVENTORY

102

↓ 29.2% Y/Y Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

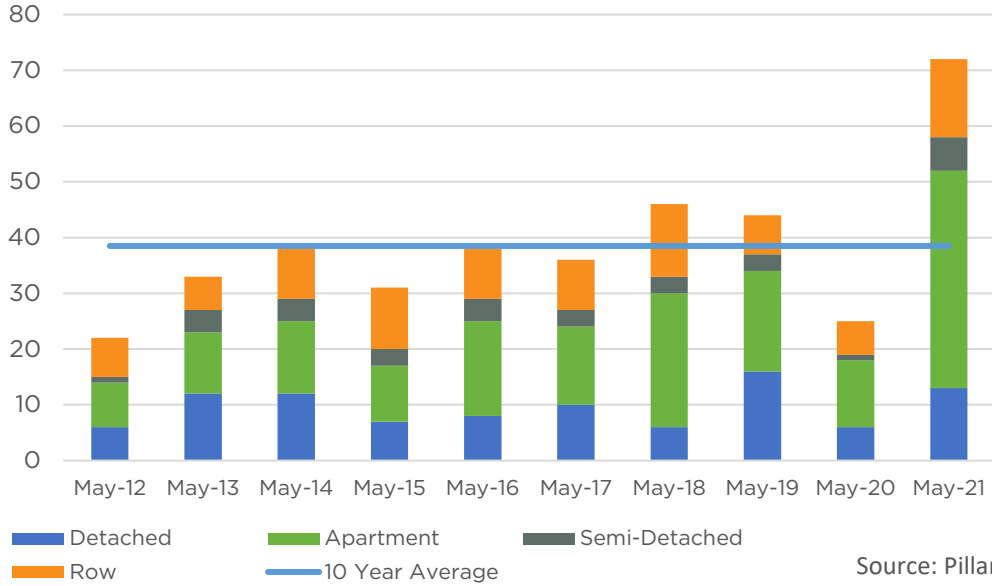
2.13

↓ 79.3% Y/Y Monthly trend*

May 2021

Canmore

Monthly Sales Comparison



SALES

72

↑ 188.0% Y/Y ↑ 238.2% YTD

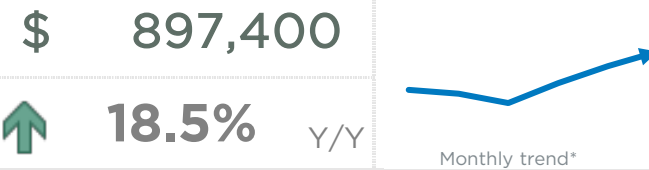
NEW LISTINGS

104

↑ 50.7% Y/Y ↑ 44.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

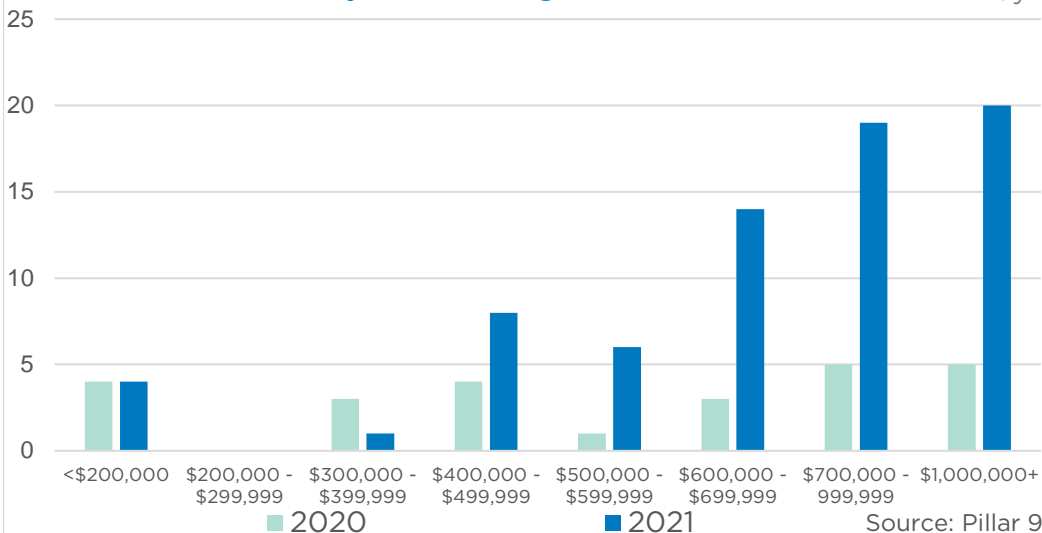


INVENTORY

139

↓ 39.3% Y/Y Monthly trend*

Residential Sales by Price Range



MONTHS OF SUPPLY

1.93

↓ 78.9% Y/Y Monthly trend*