



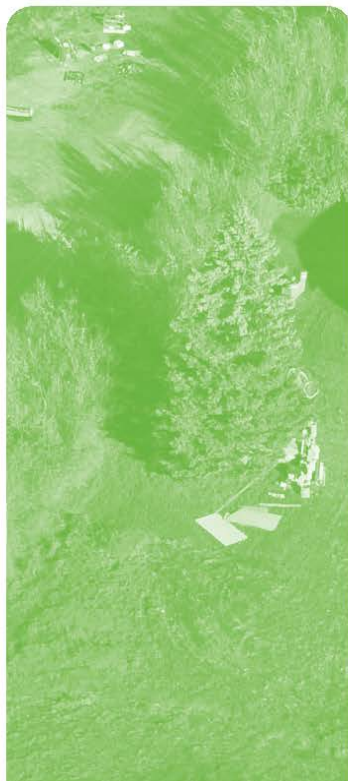
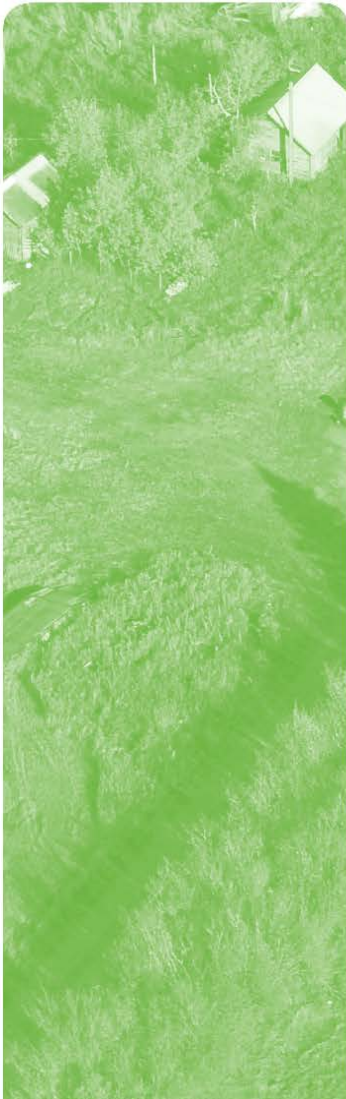
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MONTHLY STATISTICS PACKAGE

Calgary Region

June 2021



creb.com

Airdrie



June sales totalled 247 units, contributing to the record-high total recorded so far this year. Over the past decade, Airdrie has recorded annual average sales of 1,300 units, a level that has already been surpassed in 2021 with only six months of activity. Given the exceptionally strong demand, it is not surprising that supply can't keep up. New listings in June totalled 274 units relative to the 247 sales, keeping the sales-to-new-listings ratio extremely high at 90 per cent. With only 318 units available in inventory, the months of supply remained slightly above one month. Persistently tight conditions continue to weigh on prices, especially for detached homes, which have recorded the largest price jump. In June, the detached benchmark price was \$432,700, nearly two per cent higher than last month and more than 15 per cent higher than prices recorded last June.

\$	PRICE		SALES
\$385,200		247	
↑	↗	↑	↑
14.1%	Y/Y	51.5%	124.2% YTD
	INVENTORY		MONTHS OF SUPPLY
318		1.29	
↓	↘	↓	↘
25.9%	Y/Y	51.1%	Monthly trend*

Cochrane



Thanks to another record month of sales, year-to-date sales topped 725 units. This is just shy of the annual record high that occurred in 2014, when 754 sales occurred over the entire year. Improving sales are far outpacing growth in new listings, causing inventories to fall to the lowest levels recorded in June since 2007. With 1.3 months of supply, conditions continue to favour the seller. After several months of significant monthly prices gains, there was a short pause in the monthly growth in June. However, on a year-to-date basis, prices are more than four per cent higher than levels recorded over the same period last year.

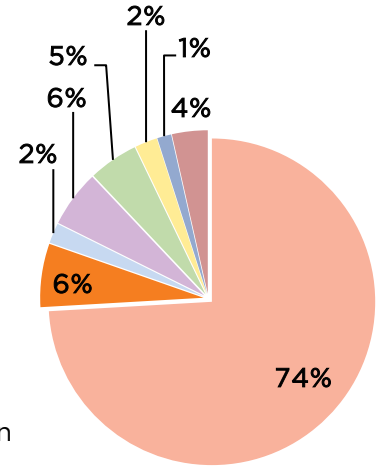
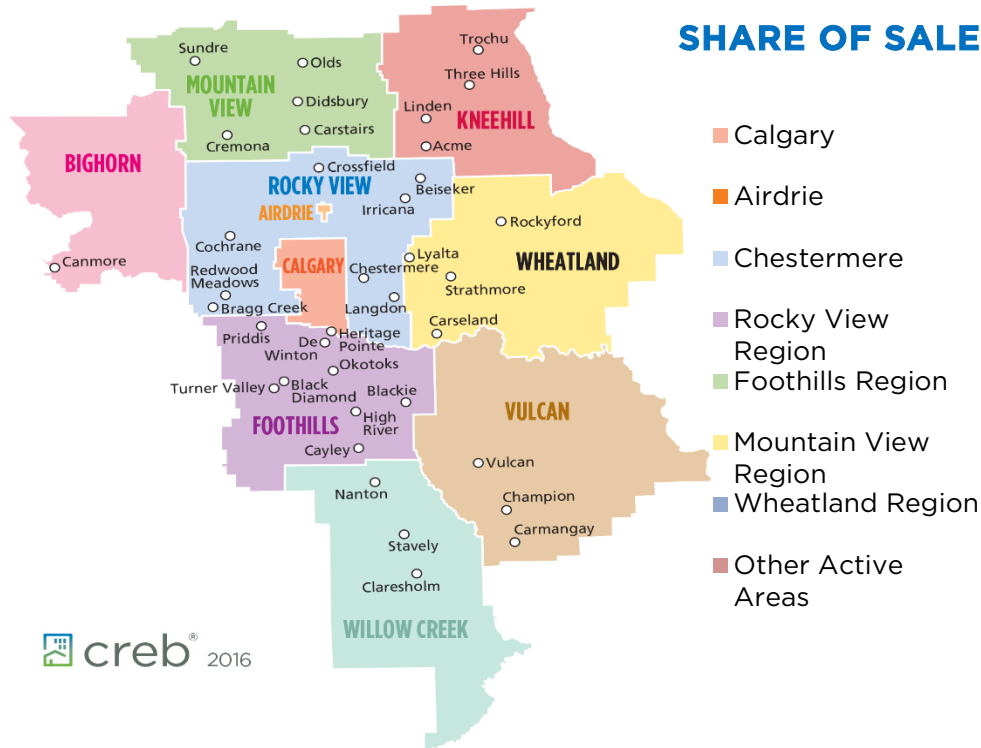
\$	PRICE		SALES
\$448,500		126	
↑	↗	↑	↑
10.3%	Y/Y	61.5%	145.8% YTD
	INVENTORY		MONTHS OF SUPPLY
169		1.34	
↓	↘	↓	↘
42.7%	Y/Y	64.5%	Monthly trend*

Okotoks



With another month of strong sales, year-to-date levels remained at record highs with 480 units. Like other areas, Okotoks has struggled to maintain enough supply to keep up with demand. Inventory levels have trended up slightly over the past few months, but as of June, they remain nearly 50 per cent lower than long-term averages for the area. Record sales and low inventory have caused the months of supply to remain just above one month. The low level of inventory relative to sales has persisted in this market since the third quarter of last year, causing steady gains in prices, especially for detached homes. As of June, the detached benchmark home price rose to \$508,200, nearly 14 per cent higher than last June and nearly seven per cent higher than prices recorded at the start of the year. Prices are also rising for other property types, but they remain below previous highs.

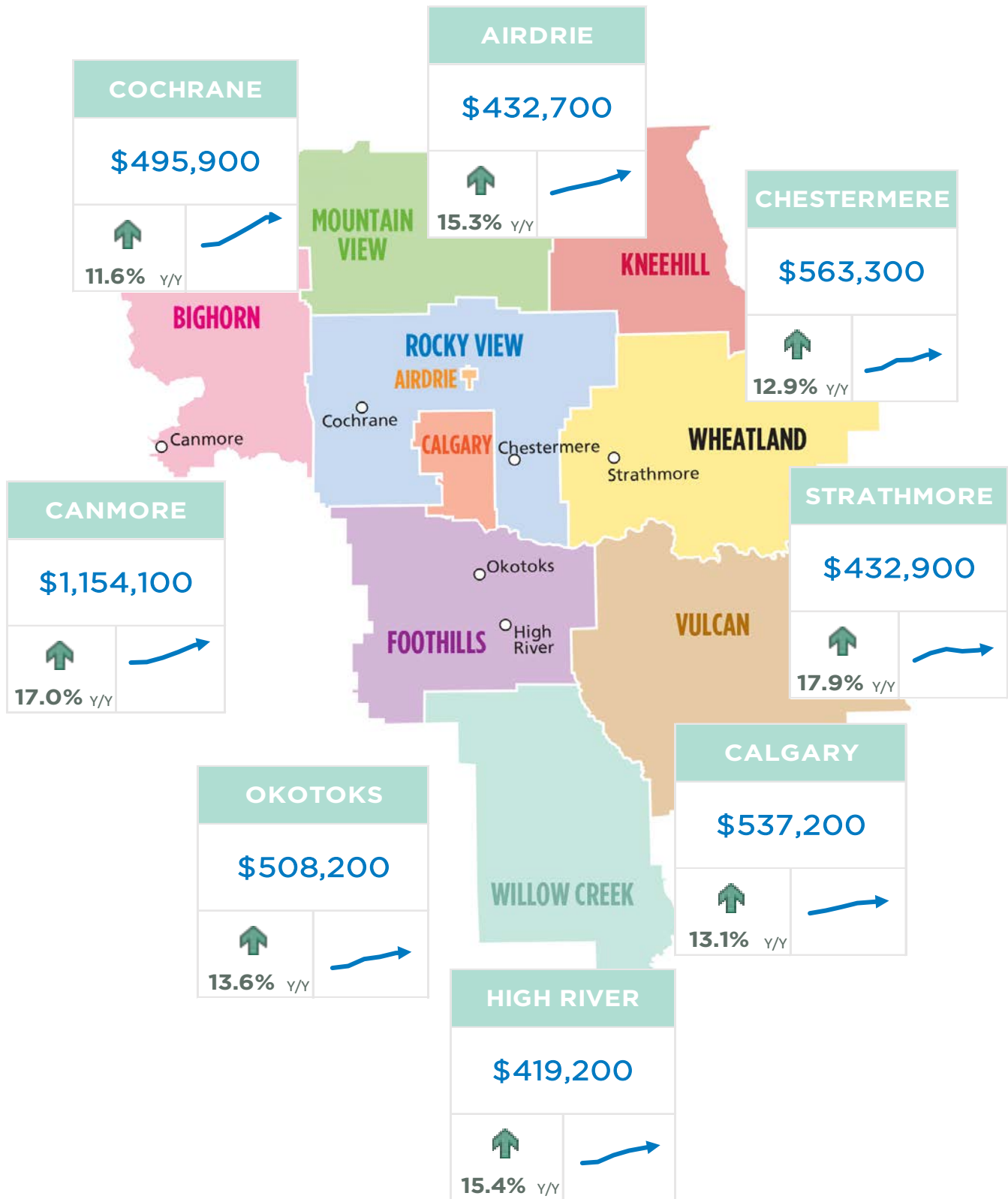
\$	PRICE		SALES
\$486,600		89	
↑	↗	↑	↑
13.7%	Y/Y	48.3%	110.5% YTD
	INVENTORY		MONTHS OF SUPPLY
125		1.40	
↓	↘	↓	↘
34.2%	Y/Y	55.6%	Monthly trend*



Source: CREB®

June 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,915	4,135	70%	6,918	2.37	458,300	494,111	445,000
Airdrie	247	274	90%	318	1.29	385,200	410,561	410,000
Chestermere	78	82	95%	125	1.60	541,600	555,745	552,950
Rocky View Region	221	293	75%	529	2.39	452,000	674,927	512,100
Foothills Region	193	238	81%	385	1.99	458,000	643,138	500,000
Mountain View Region	87	96	91%	241	2.77	339,300	438,163	391,000
Kneehill Region	13	18	72%	69	5.31	232,600	309,392	295,900
Wheatland Region	55	76	72%	148	2.69	388,500	367,244	336,000
Willow Creek Region	27	48	56%	92	3.41	258,100	262,987	265,000
Vulcan Region	17	18	94%	37	2.18	237,800	244,876	200,000
Bighorn Region	82	120	68%	179	2.18	901,800	880,823	680,000
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	15,050	22,919	66%	5,628	2.24	443,250	500,183	450,000
Airdrie	1,305	1,601	82%	305	1.40	369,483	411,011	408,000
Chestermere	335	461	73%	117	2.10	527,050	562,245	538,600
Rocky View Region	1,324	1,732	76%	498	2.26	432,150	655,280	500,000
Foothills Region	1,034	1,321	78%	335	1.94	441,283	593,047	480,000
Mountain View Region	416	571	73%	210	3.02	327,800	424,779	375,000
Kneehill Region	85	110	77%	68	4.80	217,800	268,289	238,500
Wheatland Region	299	396	76%	141	2.83	369,650	370,278	349,900
Willow Creek Region	168	209	80%	81	2.89	248,900	272,116	242,500
Vulcan Region	84	94	89%	42	3.02	228,417	254,239	232,250
Bighorn Region	485	581	83%	147	1.82	852,417	808,586	685,952

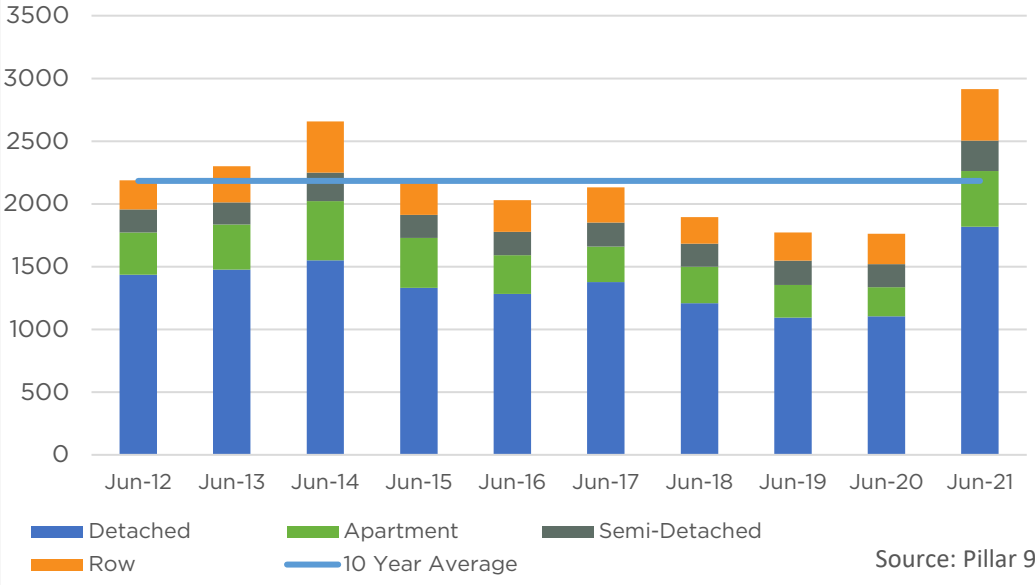
DETACHED BENCHMARK PRICE COMPARISON



June 2021

Calgary

Monthly Sales Comparison



SALES

2,915

↑ 65.3% Y/Y ↑ 126.8% YTD

NEW LISTINGS

4,135

↑ 23.6% Y/Y ↑ 58.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

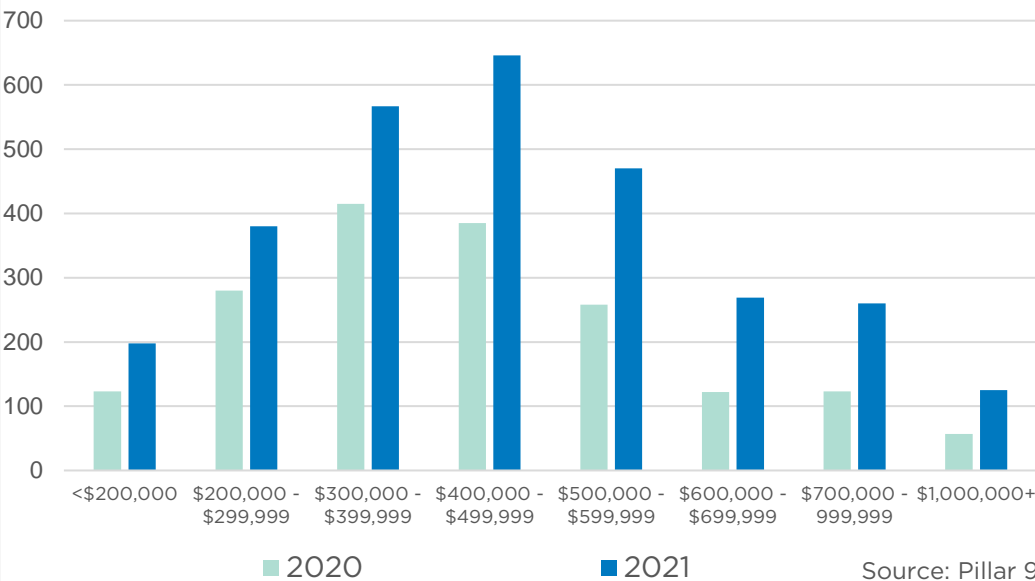
\$ 458,300

↑ 11.4% Y/Y

Monthly trend*

Residential Sales by Price Range

June



INVENTORY

6,918

↑ 7.4% Y/Y Monthly trend*

MONTHS OF SUPPLY

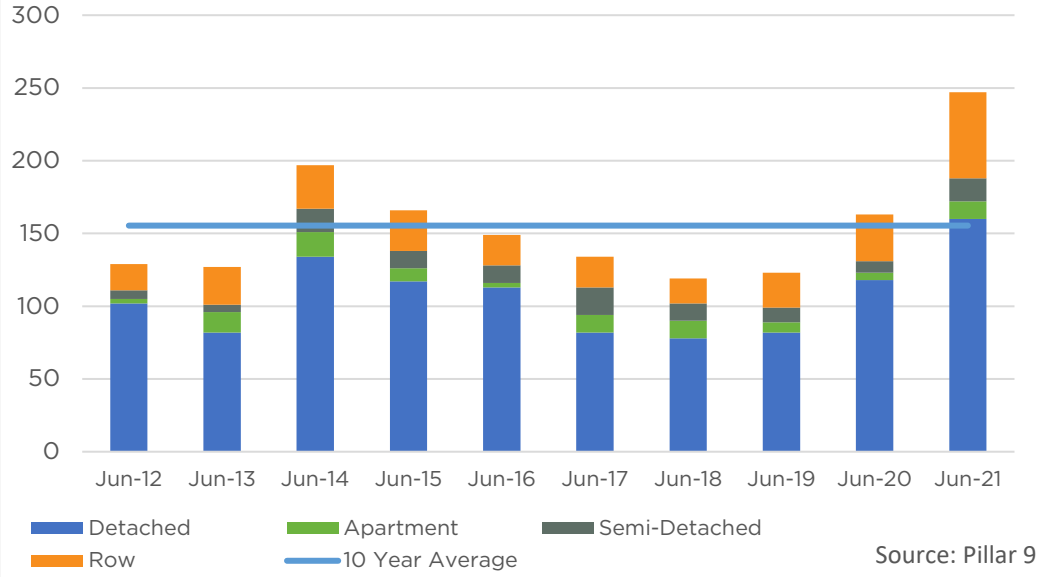
2.37

↓ 35.1% Y/Y Monthly trend*

June 2021

Airdrie

Monthly Sales Comparison



SALES

247

↑ 51.5% Y/Y ↑ 124.2% YTD

NEW LISTINGS

274

↑ 14.6% Y/Y ↑ 55.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

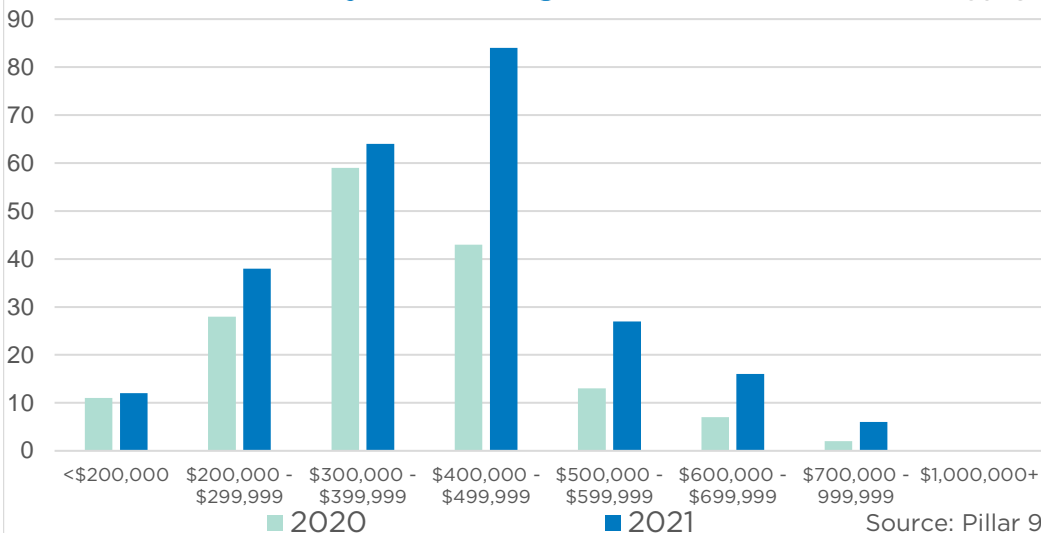
\$ 385,200

↑ 14.1% Y/Y

Monthly trend*

Residential Sales by Price Range

June



INVENTORY

318

↓ 25.9% Y/Y Monthly trend*

MONTHS OF SUPPLY

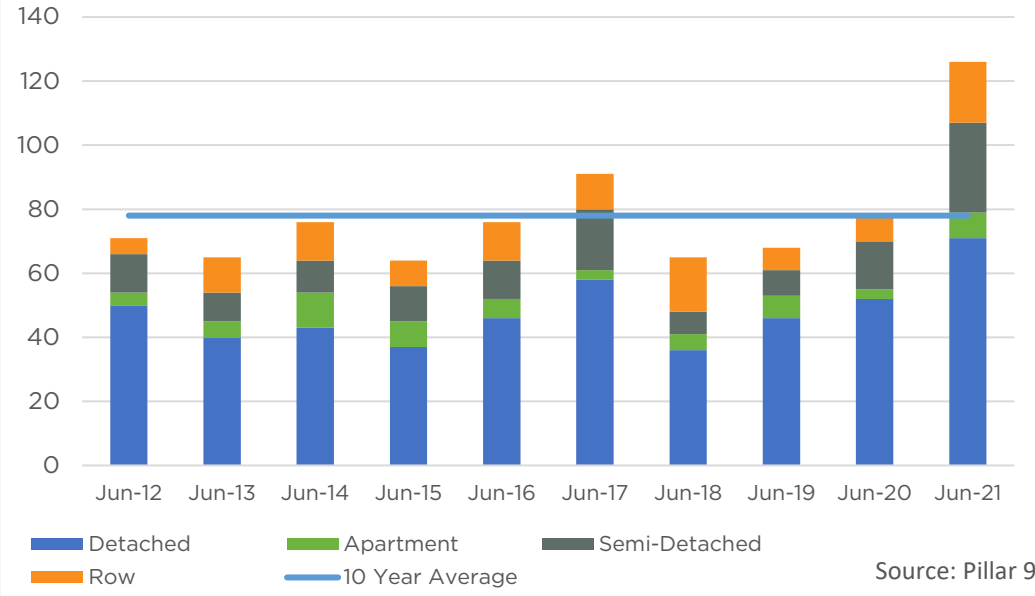
1.29

↓ 51.1% Y/Y Monthly trend*

June 2021

Cochrane

Monthly Sales Comparison



SALES

126

↑ 61.5% Y/Y ↑ 145.8% YTD

NEW LISTINGS

131

↓ 3.0% Y/Y ↑ 44.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

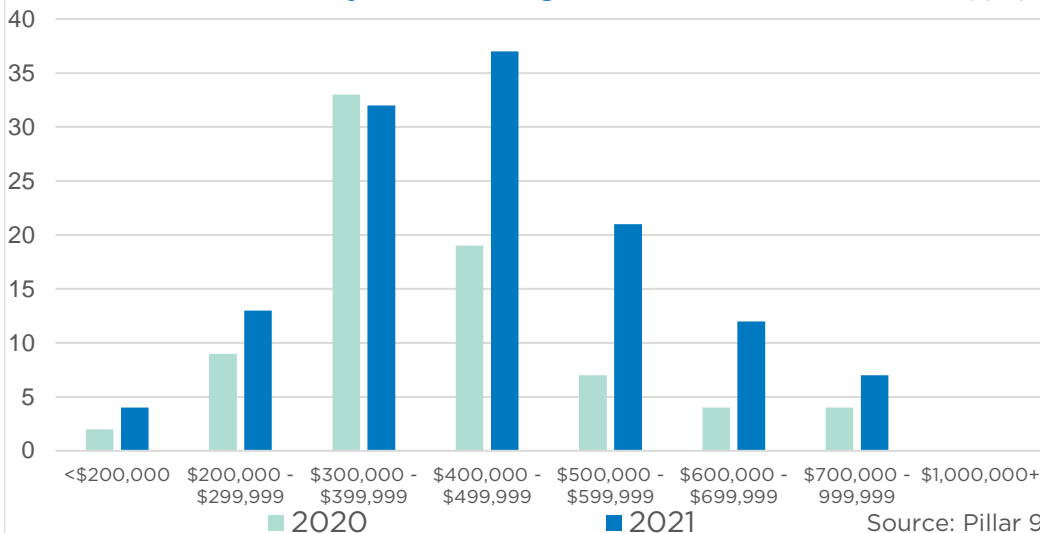
\$ 448,500

↑ 10.3% Y/Y

Monthly trend*

Residential Sales by Price Range

June



INVENTORY

169

↓ 42.7% Y/Y Monthly trend*

MONTHS OF SUPPLY

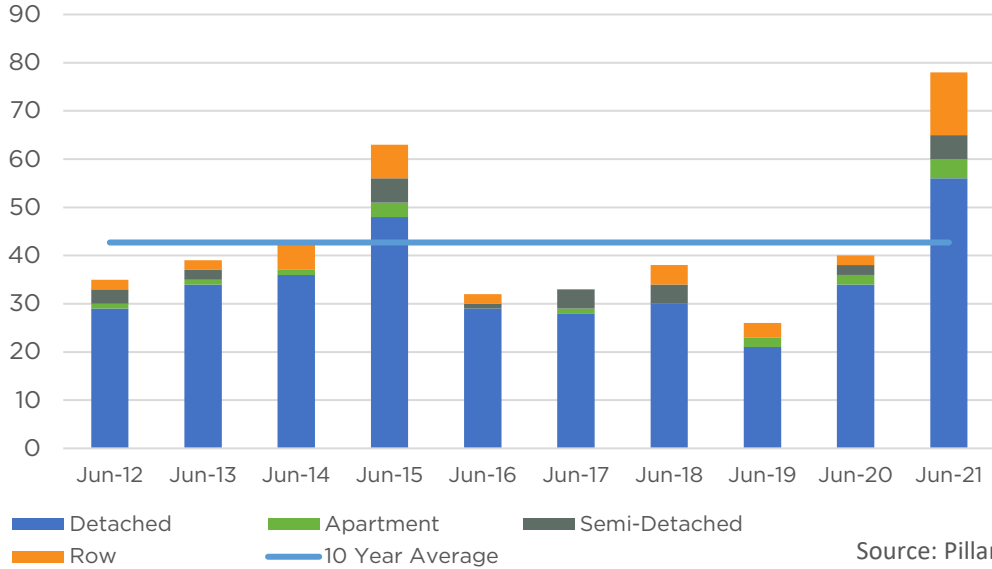
1.34

↓ 64.5% Y/Y Monthly trend*

June 2021

Chestermere

Monthly Sales Comparison



SALES

78

↑ 95.0% Y/Y ↑ 151.9% YTD

NEW LISTINGS

82

↑ 26.2% Y/Y ↑ 63.5% YTD

INVENTORY

125

↑ 0.8% Y/Y Monthly trend*

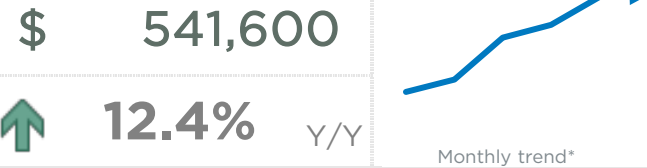
MONTHS OF SUPPLY

1.60

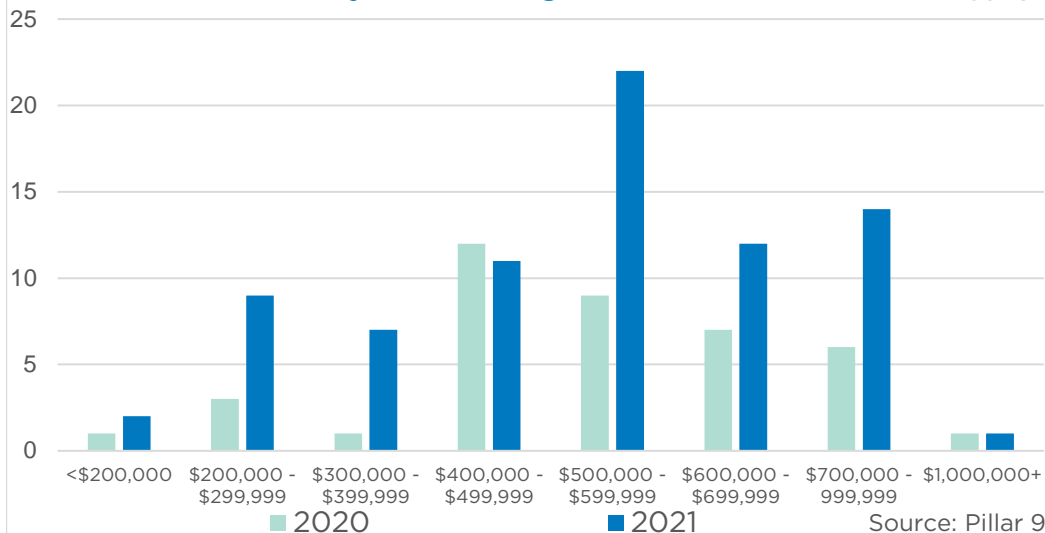
↓ 48.3% Y/Y Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE



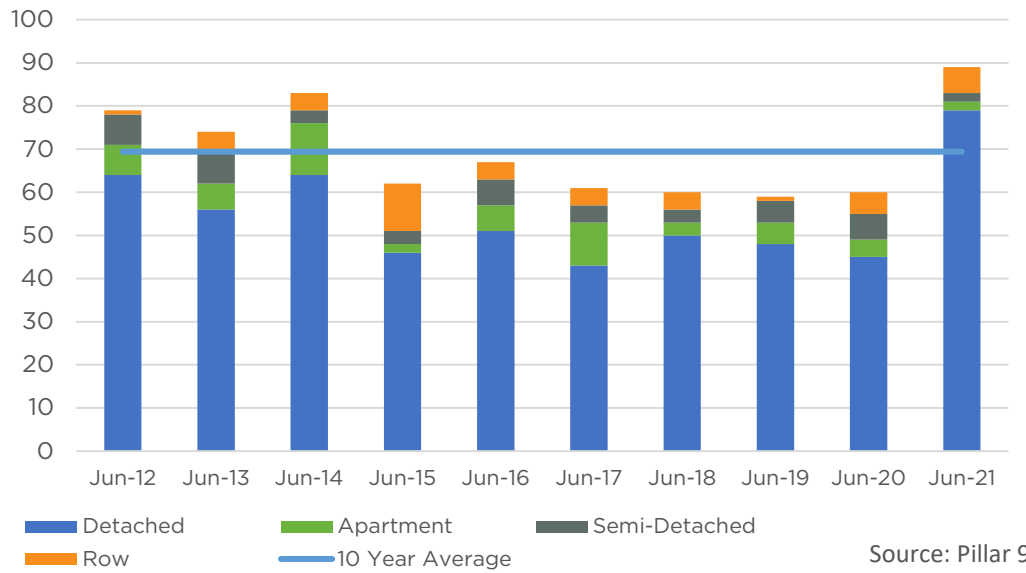
Residential Sales by Price Range



June 2021

Okotoks

Monthly Sales Comparison



SALES

89

↑ 48.3% Y/Y ↑ 110.5% YTD

NEW LISTINGS

106

↑ 2.9% Y/Y ↑ 34.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



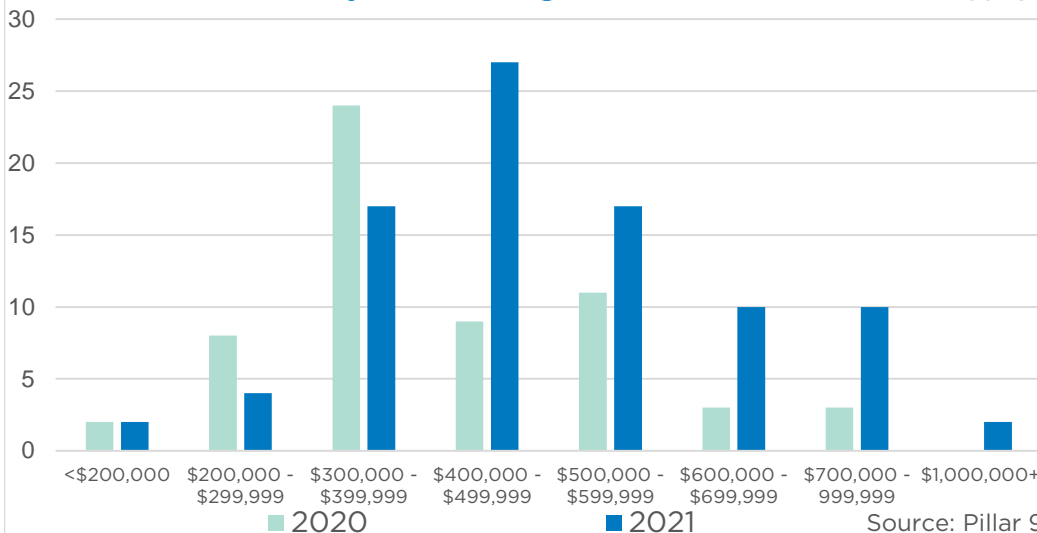
INVENTORY

125

↓ 34.2% Y/Y → Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

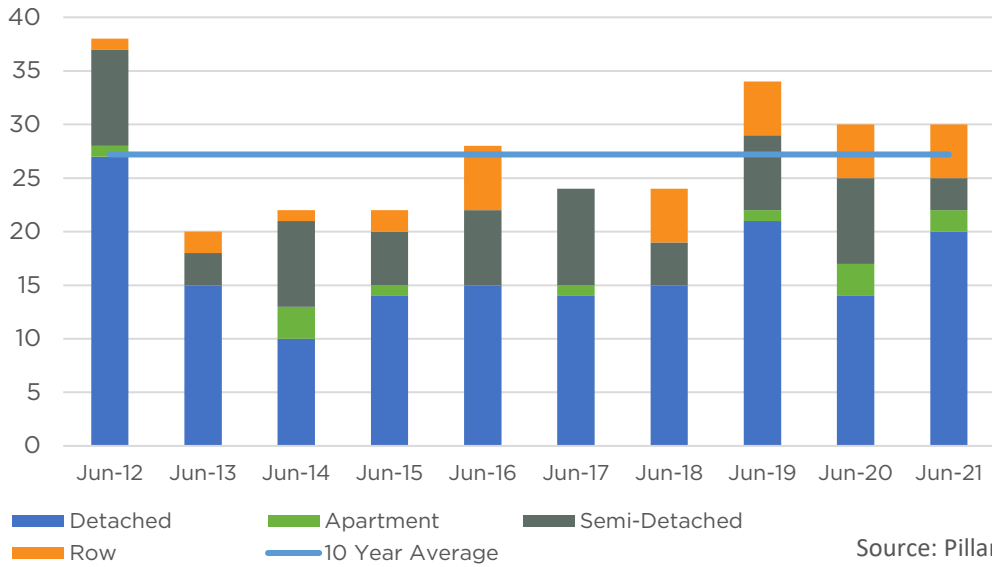
1.40

↓ 55.6% Y/Y → Monthly trend*

June 2021

High River

Monthly Sales Comparison



SALES

30

0.0% Y/Y 65.0% YTD

NEW LISTINGS

36

5.9% Y/Y 35.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

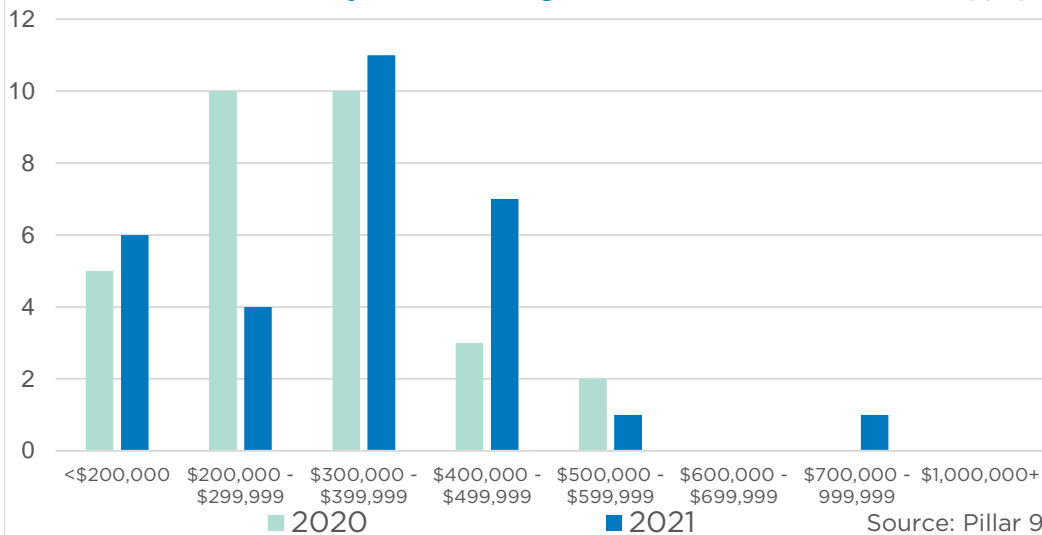
\$ 377,600

14.6% Y/Y

Monthly trend*

Residential Sales by Price Range

June



INVENTORY

76

20.0% Y/Y Monthly trend*

MONTHS OF SUPPLY

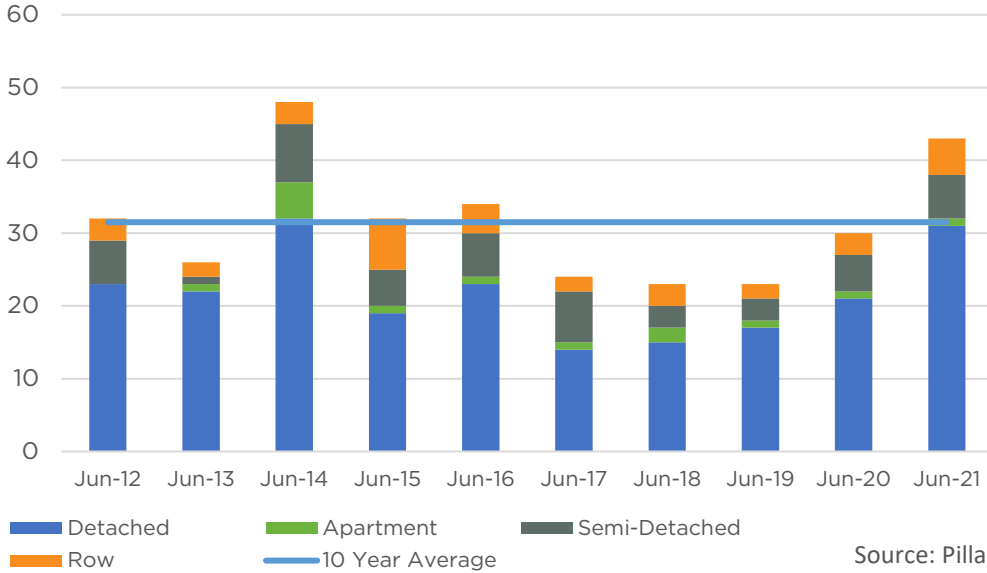
2.53

20.0% Y/Y Monthly trend*

June 2021

Strathmore

Monthly Sales Comparison



SALES

43

↑ 43.3% Y/Y ↑ 123.5% YTD

NEW LISTINGS

53

↑ 82.8% Y/Y ↑ 42.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



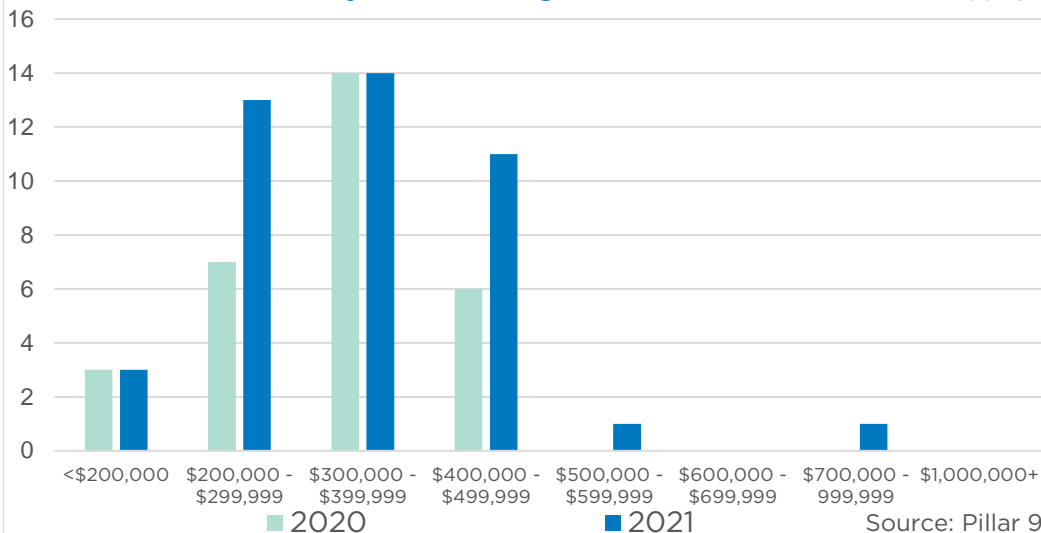
INVENTORY

94

↓ 26.0% Y/Y Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

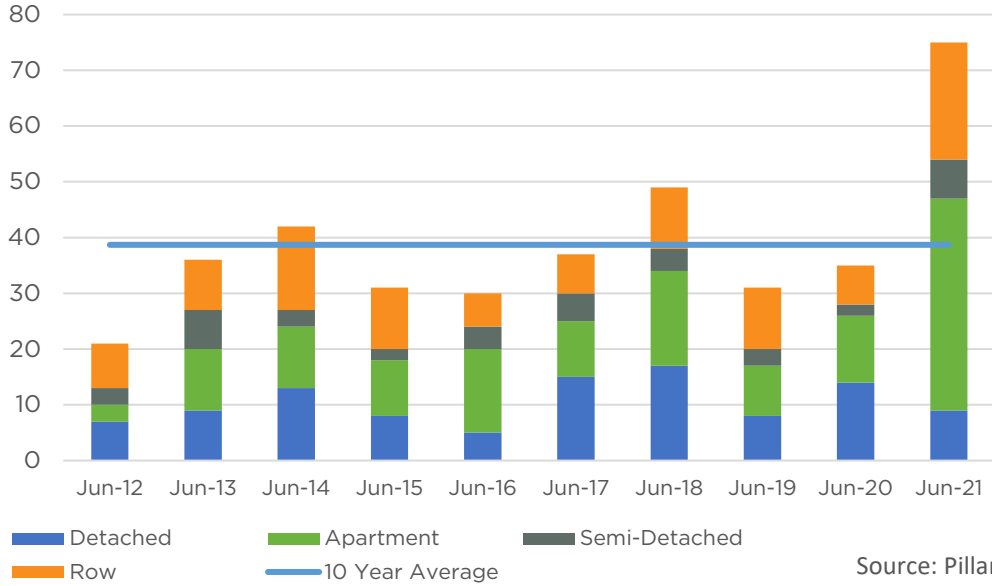
2.19

↓ 48.4% Y/Y Monthly trend*

June 2021

Canmore

Monthly Sales Comparison



SALES

75

↑ 114.3% Y/Y ↑ 209.0% YTD

NEW LISTINGS

111

↑ 16.8% Y/Y ↑ 37.9% YTD

INVENTORY

156

↓ 40.2% Y/Y → Monthly trend*

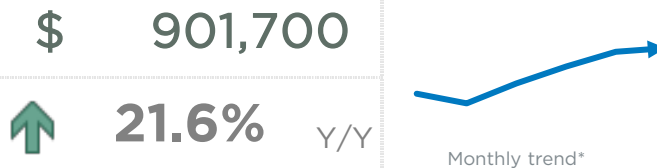
MONTHS OF SUPPLY

2.08

↓ 72.1% Y/Y → Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

