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MONTHLY STATISTICS PACKAGE

# Calgary Region

June 2022



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## Airdrie



Sales in June continued to ease from levels reported earlier in the year and levels achieved last year. However, the decline was not enough to offset earlier gains as year-to-date sales remain over 24 per cent above last year's levels. While new listings did improve compared to last year, levels were not enough to significantly alter the tight market conditions in Airdrie. The sales-to-new-listings ratio remained relatively tight at 81 per cent and the months of supply, while higher than earlier in the year, pushed just slightly above one month.

Earlier in the year, Airdrie reported some of the highest monthly price gains ever seen in the market, so as interest rates rise and consumers take a step back to reevaluate conditions, it is not a surprise that we are seeing some adjustments in price. While prices have trended down for the past two months, they remain over 22 per cent higher than levels reported last year.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
\$502,700		245	
↑		↓	↑
22.1%	Y/Y	0.4%	24.8% YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
284		1.16	
↓		↓	
10.7%	Y/Y	10.3%	Y/Y
	Monthly trend*		Monthly trend*

## Cochrane



Easing sales this month contributed to year-to-date sales of 735 units, just slightly higher than levels reported last year. So far this year, the growth in new listings has outpaced the growth in sales and it has helped push up inventory levels relative to what was available in the market earlier in the year. This also helped push the months of supply back above one month, something that has not happened since October of last year.

While conditions remain far from balanced, the slight shift has taken some of the pressure off home prices which reported strong monthly gains earlier in the year. The benchmark price in June rose to \$522,600, a slight gain over last month and nearly 18 per cent higher than prices recorded last year.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
\$522,600		97	
↑		↓	↑
17.9%	Y/Y	23.0%	1.4% YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
143		1.47	
↓		↑	
14.9%	Y/Y	10.6%	Y/Y
	Monthly trend*		Monthly trend*

## Okotoks



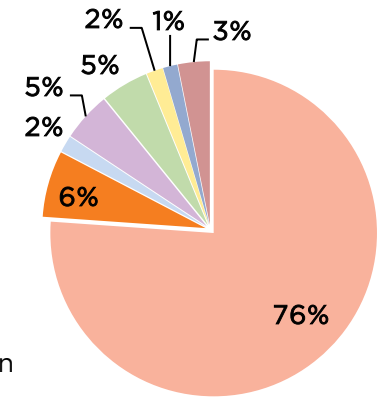
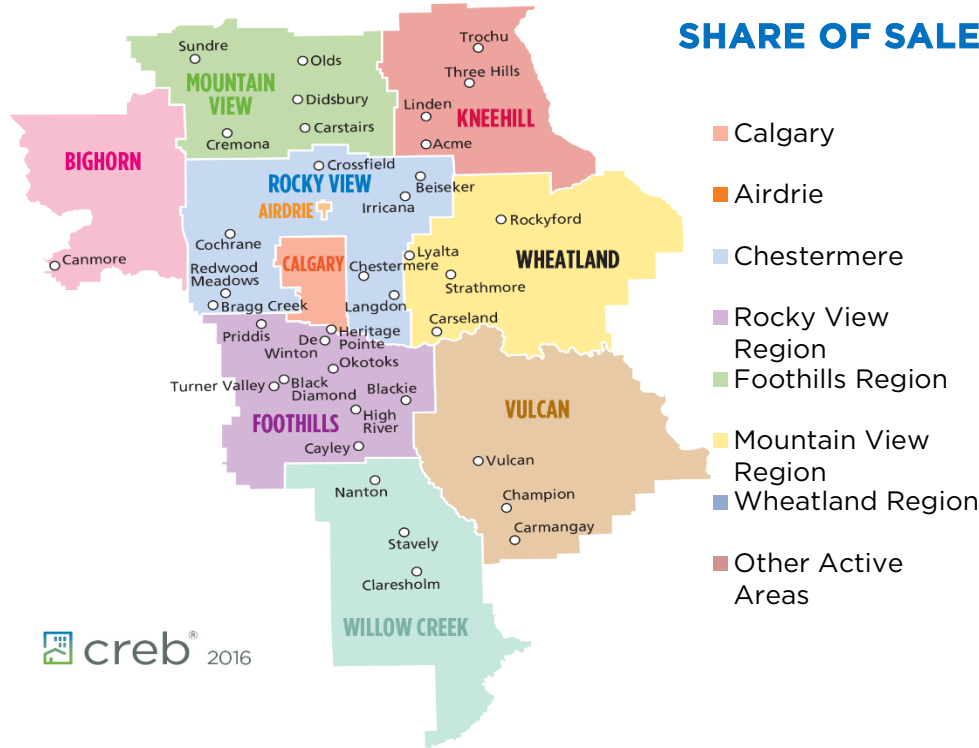
Sales activity remained relatively stable this month supporting year-to-date sales of 544 units, just slightly higher than levels reported last year. At the same time, new listings have also remained relatively consistent with last year's levels. This is leaving the market to continue to favour the seller with one month of supply and a sales-to-new listings ratio of 80 per cent.

Despite tight conditions, there was a modest pull back in the monthly price. However, with a benchmark price of \$556,200, prices remain nearly 17 per cent higher than levels reported last year.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
\$556,200		89	
↑		→	↑
16.8%	Y/Y	0.0%	13.3% YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
103		1.16	
↓		↓	
17.6%	Y/Y	17.6%	Y/Y
	Monthly trend*		Monthly trend*



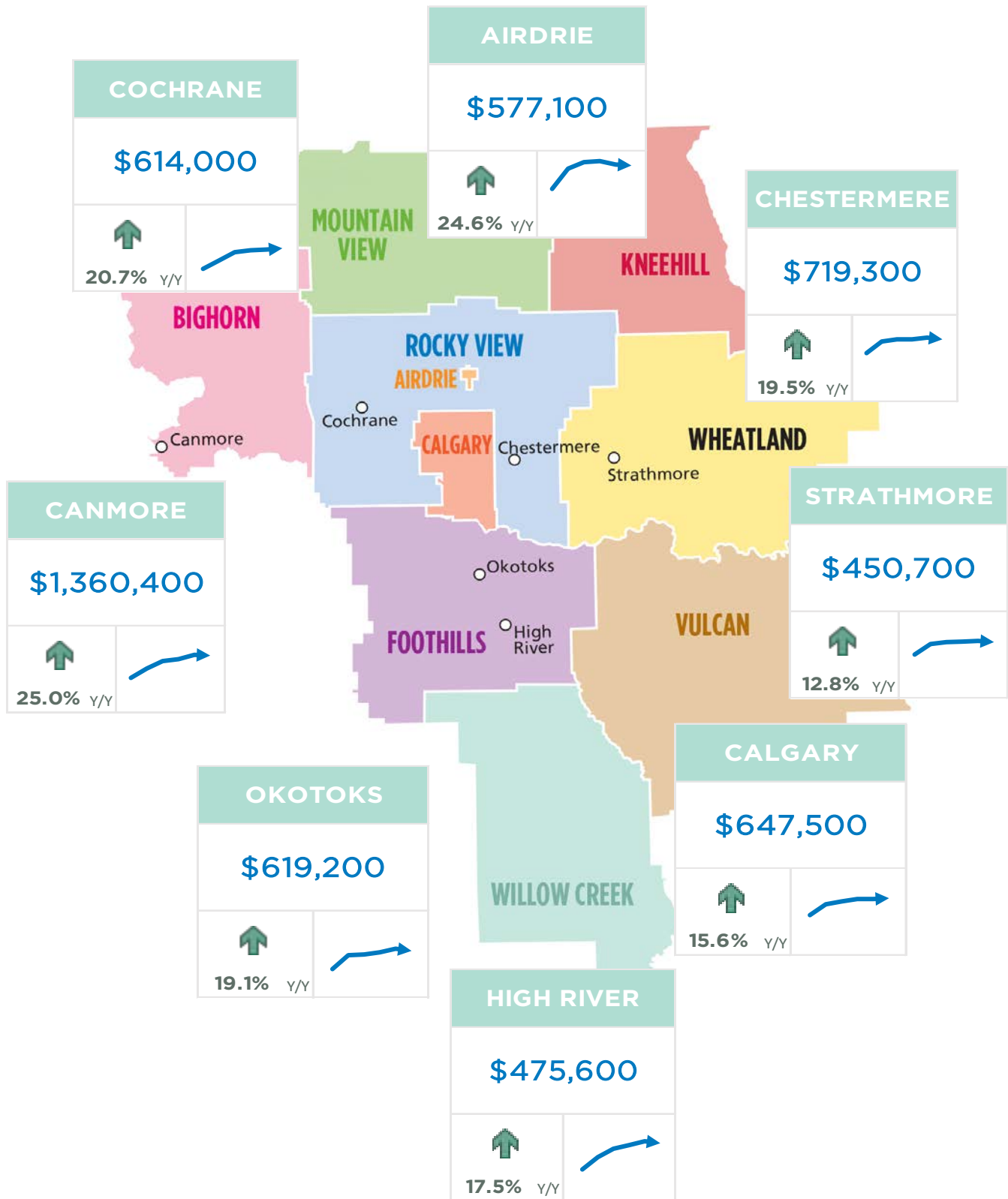
### SHARE OF SALES June 2022



Source: CREB®

June 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	2,842	4,061	70%	5,405	1.90	543,900	517,059	465,000
<b>Airdrie</b>	245	304	81%	284	1.16	502,700	446,598	463,000
<b>Chestermere</b>	61	92	66%	117	1.92	645,600	612,133	614,000
<b>Rocky View Region</b>	181	315	57%	460	2.54	638,000	760,556	570,000
<b>Foothills Region</b>	174	232	75%	312	1.79	541,800	657,776	548,500
<b>Mountain View Region</b>	61	113	54%	171	2.80	401,700	419,478	389,900
<b>Kneehill Region</b>	28	24	117%	55	1.96	224,700	282,557	228,000
<b>Wheatland Region</b>	53	75	71%	118	2.23	412,200	398,216	390,000
<b>Willow Creek Region</b>	26	38	68%	69	2.65	268,100	331,877	303,750
<b>Vulcan Region</b>	17	21	81%	41	2.41	271,300	374,753	370,000
<b>Bighorn Region</b>	46	115	40%	179	3.89	863,900	942,140	788,875
YEAR-TO-DATE 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	18,702	25,567	73%	4,356	1.40	531,633	529,818	490,000
<b>Airdrie</b>	1,628	1,981	82%	221	0.81	493,133	482,080	485,000
<b>Chestermere</b>	366	544	67%	89	1.45	631,583	670,908	660,000
<b>Rocky View Region</b>	1,309	1,730	76%	333	1.52	613,817	751,093	578,500
<b>Foothills Region</b>	1,071	1,377	78%	235	1.32	524,783	645,319	545,000
<b>Mountain View Region</b>	418	532	79%	142	2.04	390,783	410,102	367,000
<b>Kneehill Region</b>	108	141	77%	46	2.54	216,333	265,346	235,000
<b>Wheatland Region</b>	308	418	74%	87	1.69	399,500	409,500	389,450
<b>Willow Creek Region</b>	153	191	80%	52	2.05	261,517	337,896	300,000
<b>Vulcan Region</b>	64	94	68%	31	2.86	261,800	352,658	306,950
<b>Bighorn Region</b>	333	497	67%	107	1.92	823,717	923,509	761,250

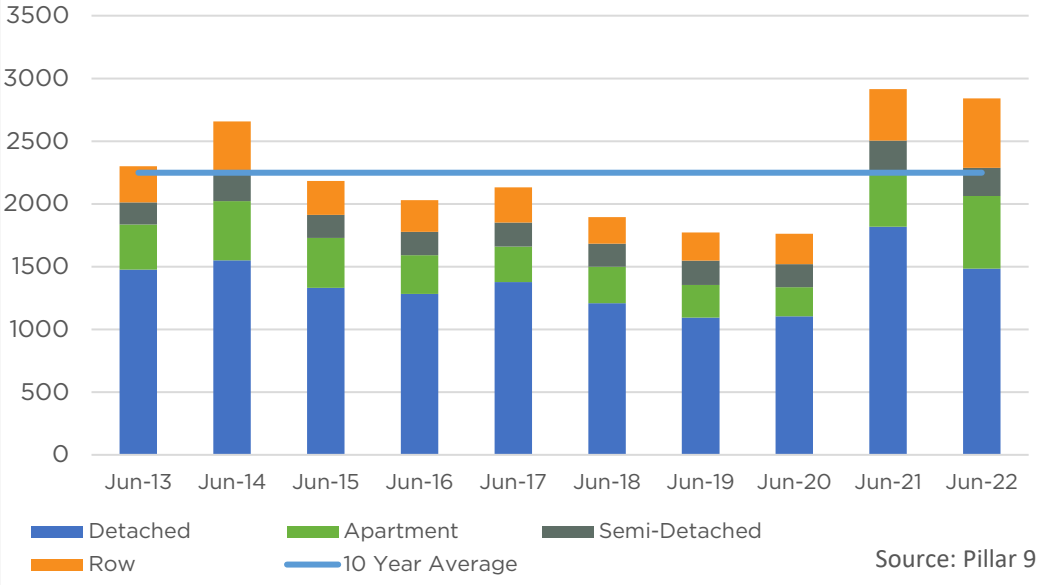
# DETACHED BENCHMARK PRICE COMPARISON



June 2022

Calgary

Monthly Sales Comparison



**SALES**

2,842

↓ 2.5% Y/Y    ↑ 24.3% YTD

**NEW LISTINGS**

4,061

↓ 1.8% Y/Y    ↑ 11.6% YTD

**INVENTORY**

5,405

↓ 21.9% Y/Y    Monthly trend\*

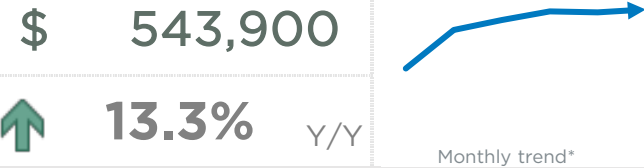
**MONTHS OF SUPPLY**

1.90

↓ 19.9% Y/Y    Monthly trend\*

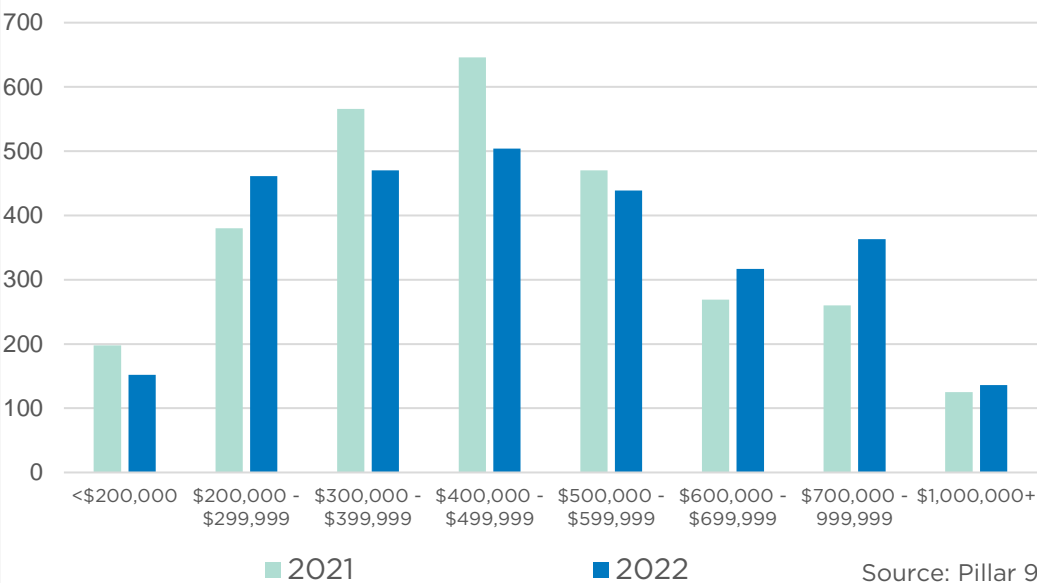


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

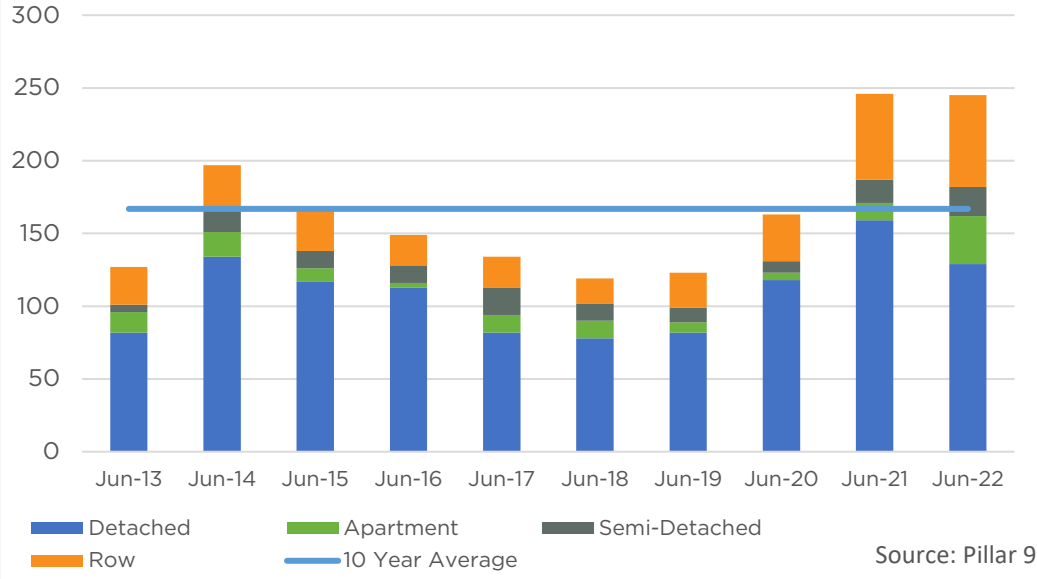
June



June 2022

Airdrie

Monthly Sales Comparison



**SALES**

245

0.4% Y/Y

24.8% YTD

**NEW LISTINGS**

304

11.4% Y/Y

23.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



**INVENTORY**

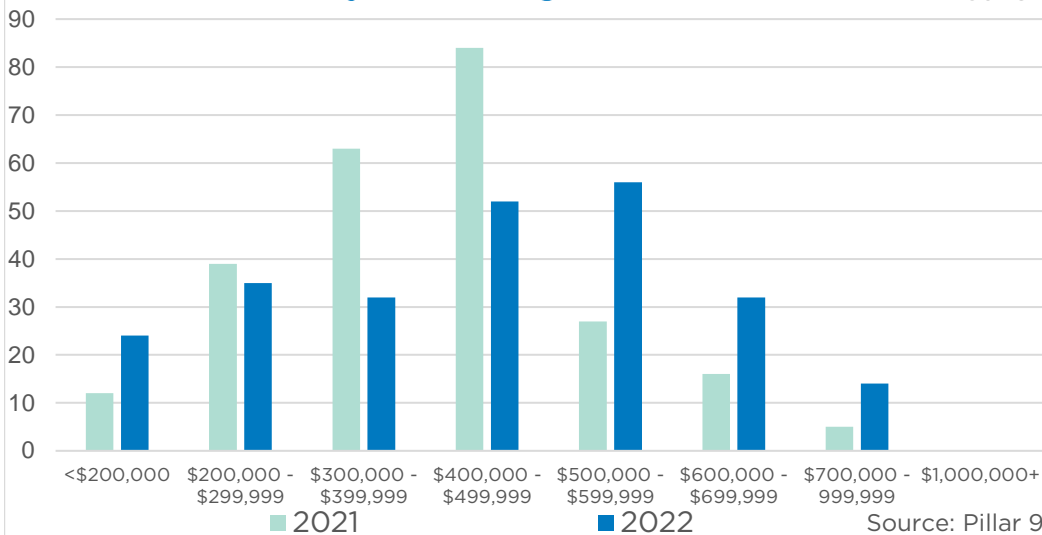
284

10.7% Y/Y

Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

1.16

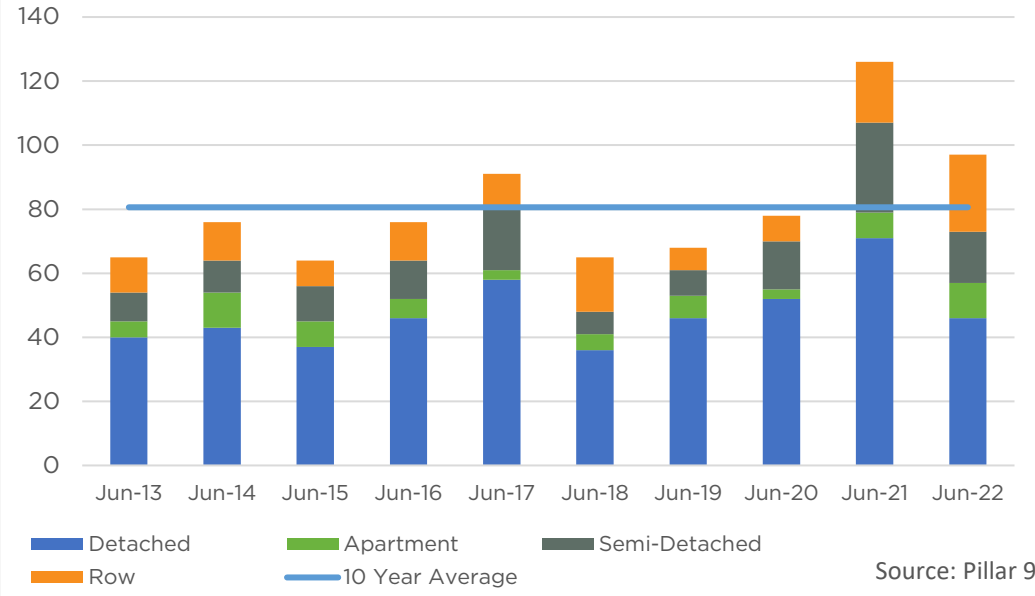
10.3% Y/Y

Monthly trend\*

June 2022

Cochrane

Monthly Sales Comparison



**SALES**

97

↓ 23.0% Y/Y    ↑ 1.4% YTD

**NEW LISTINGS**

144

↑ 9.9% Y/Y    ↑ 4.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

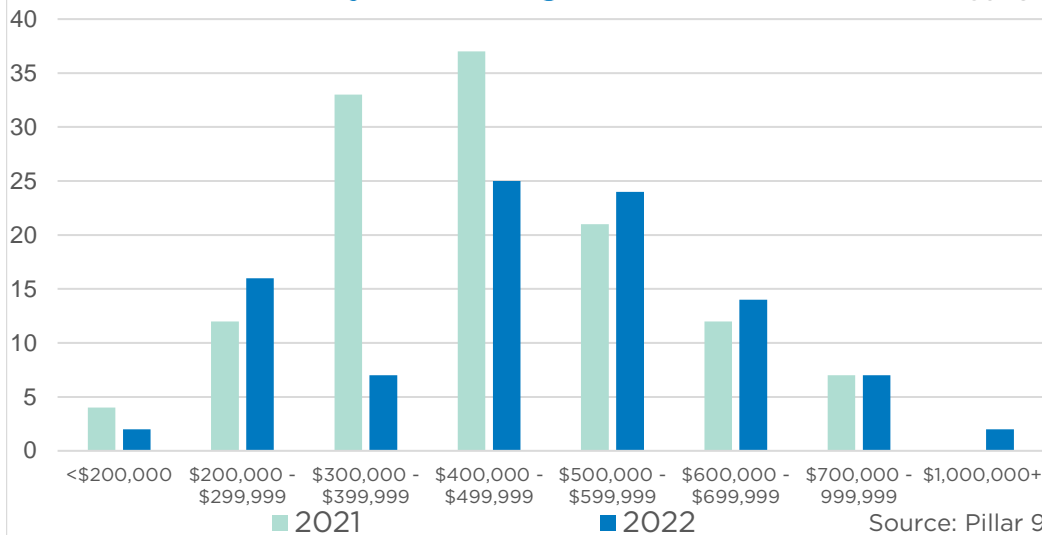
\$ 522,600

↑ 17.9% Y/Y

Monthly trend\*

Residential Sales by Price Range

June



**INVENTORY**

143

↓ 14.9% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

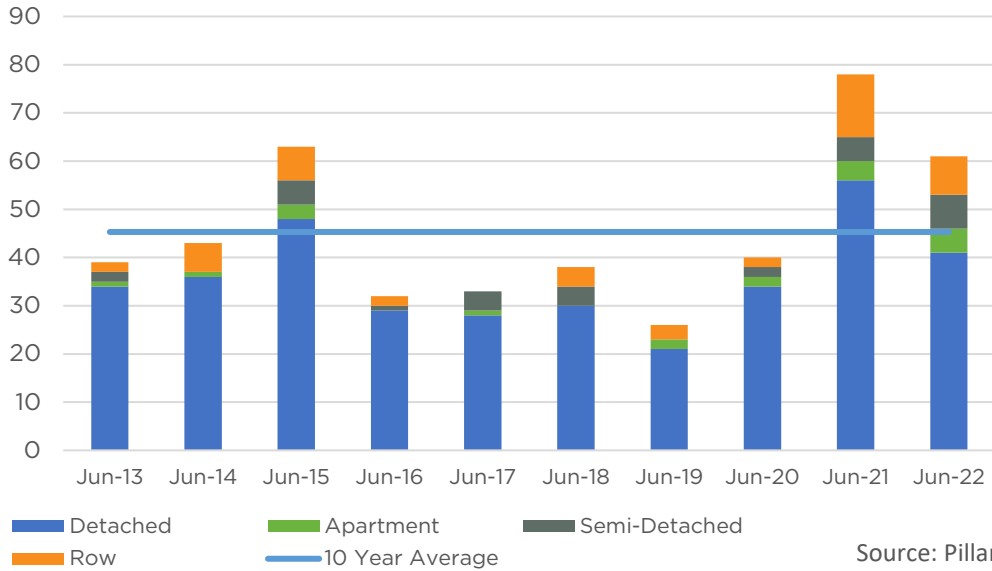
1.47

↑ 10.6% Y/Y    Monthly trend\*

June 2022

Chestermere

Monthly Sales Comparison



**SALES**

61

↓ 21.8% Y/Y    ↑ 9.3% YTD

**NEW LISTINGS**

92

↑ 12.2% Y/Y    ↑ 18.0% YTD

**INVENTORY**

117

↓ 6.4% Y/Y    Monthly trend\*

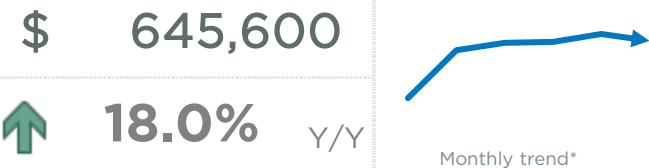
**MONTHS OF SUPPLY**

1.92

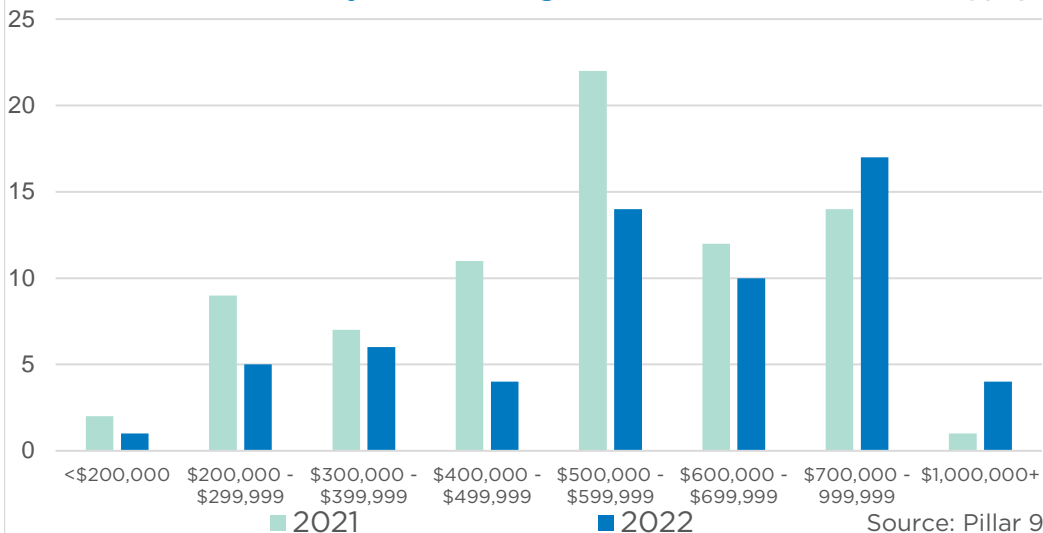
↑ 19.7% Y/Y    Monthly trend\*



TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

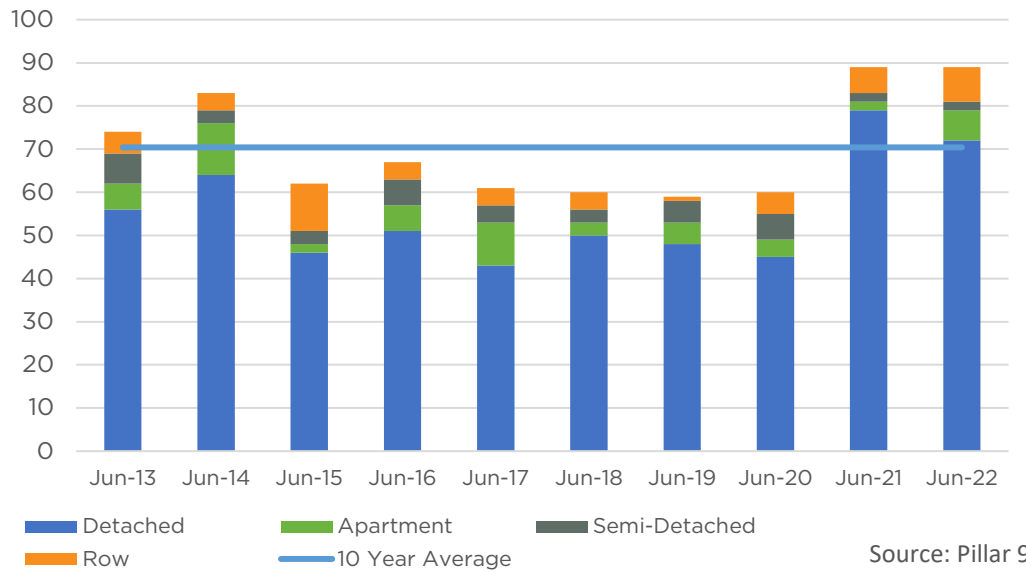




June 2022

Okotoks

Monthly Sales Comparison



**SALES**

89

0.0% Y/Y    13.3% YTD

**NEW LISTINGS**

111

4.7% Y/Y    11.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



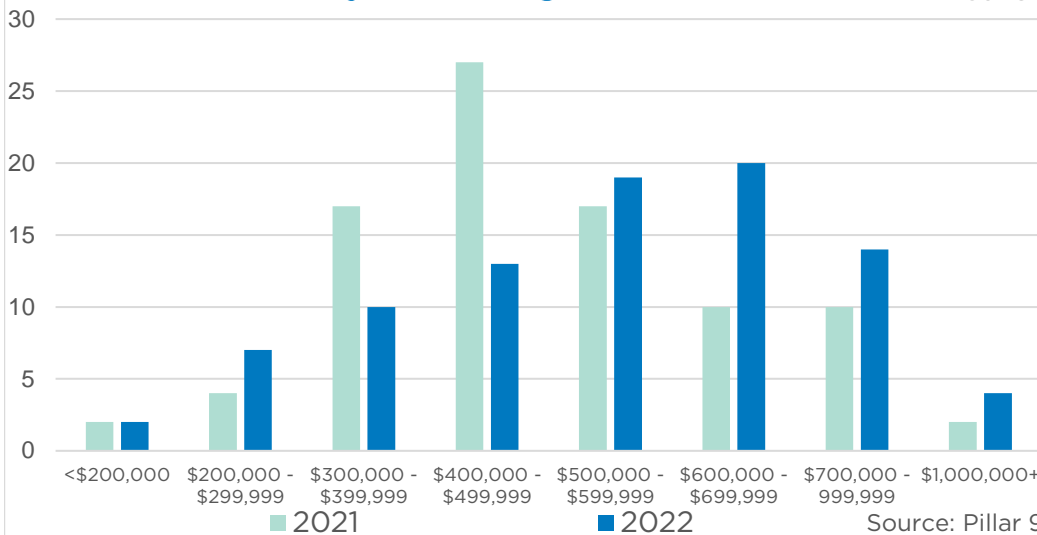
**INVENTORY**

103

17.6% Y/Y    Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

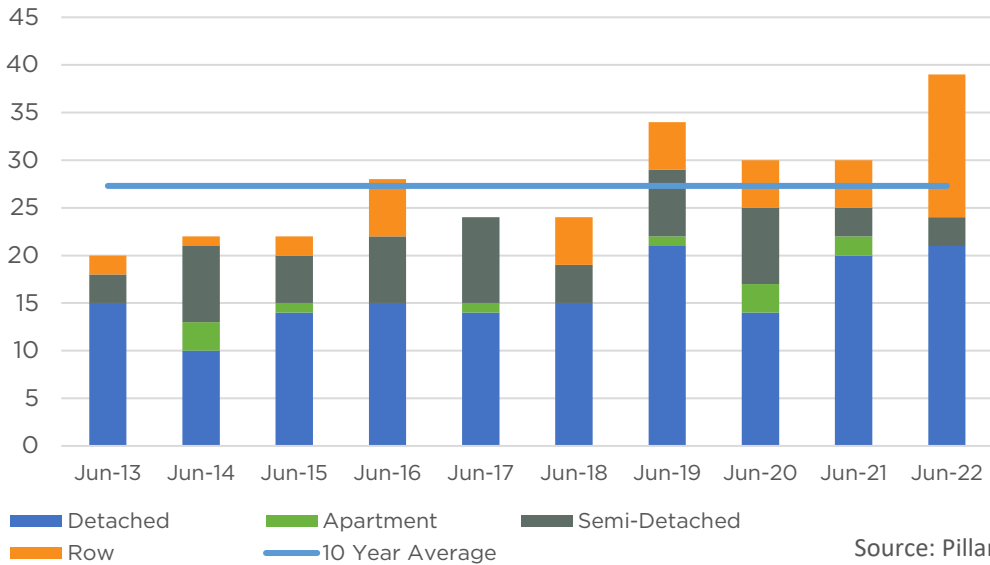
1.16

17.6% Y/Y    Monthly trend\*

June 2022

High River

Monthly Sales Comparison



**SALES**

39

↑ 30.0% Y/Y    ↑ 18.7% YTD

**NEW LISTINGS**

47

↑ 30.6% Y/Y    ↑ 14.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



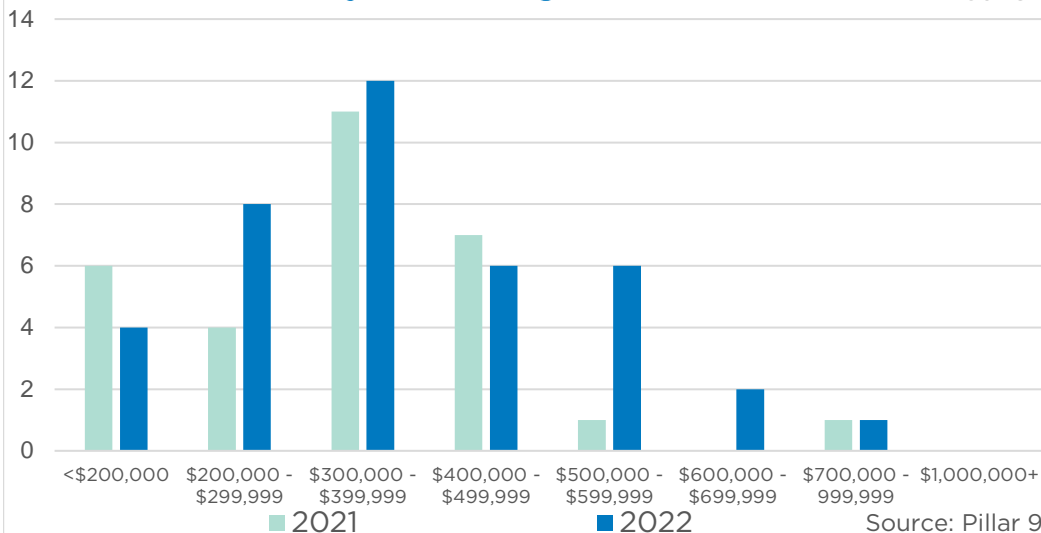
**INVENTORY**

59

↓ 22.4% Y/Y    Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

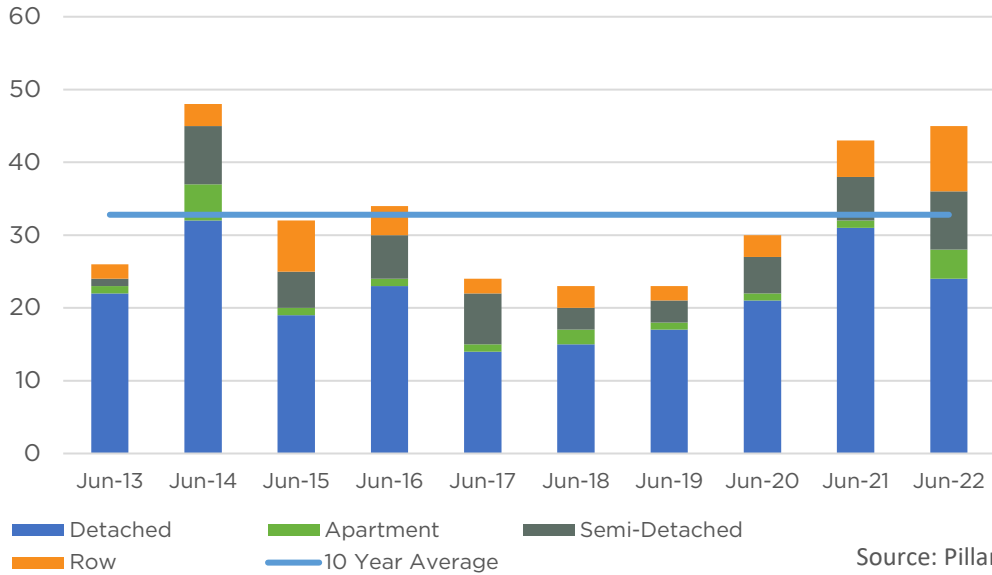
1.51

↓ 40.3% Y/Y    Monthly trend\*

June 2022

Strathmore

Monthly Sales Comparison



**SALES**

45

↑ 4.7% Y/Y    ↑ 13.2% YTD

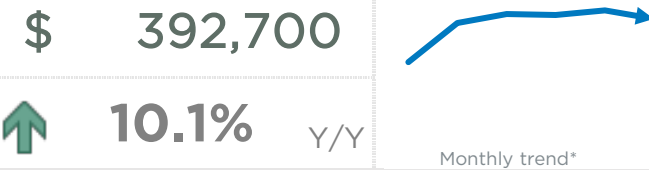
**NEW LISTINGS**

55

↑ 3.8% Y/Y    ↑ 8.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



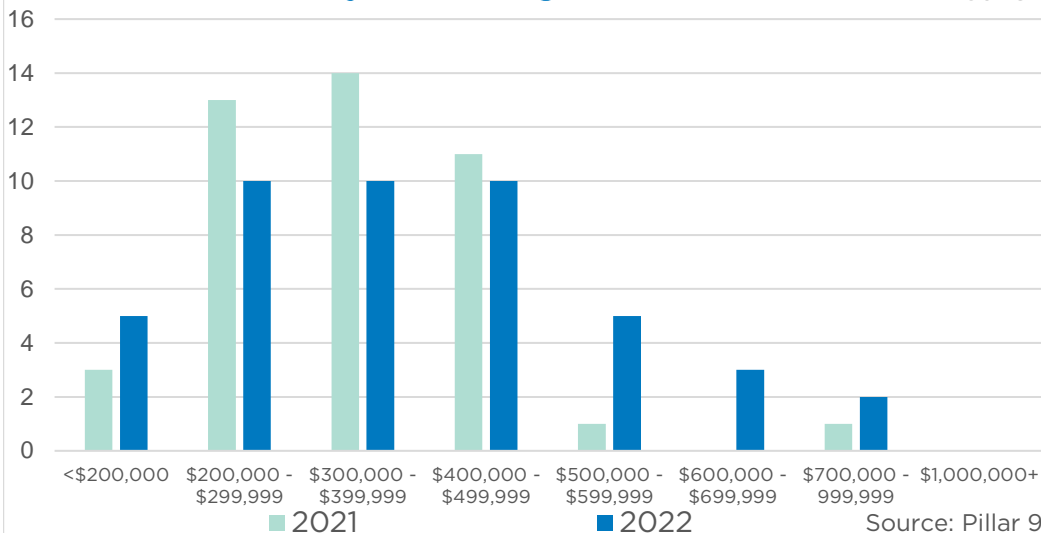
**INVENTORY**

72

↓ 23.4% Y/Y    Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

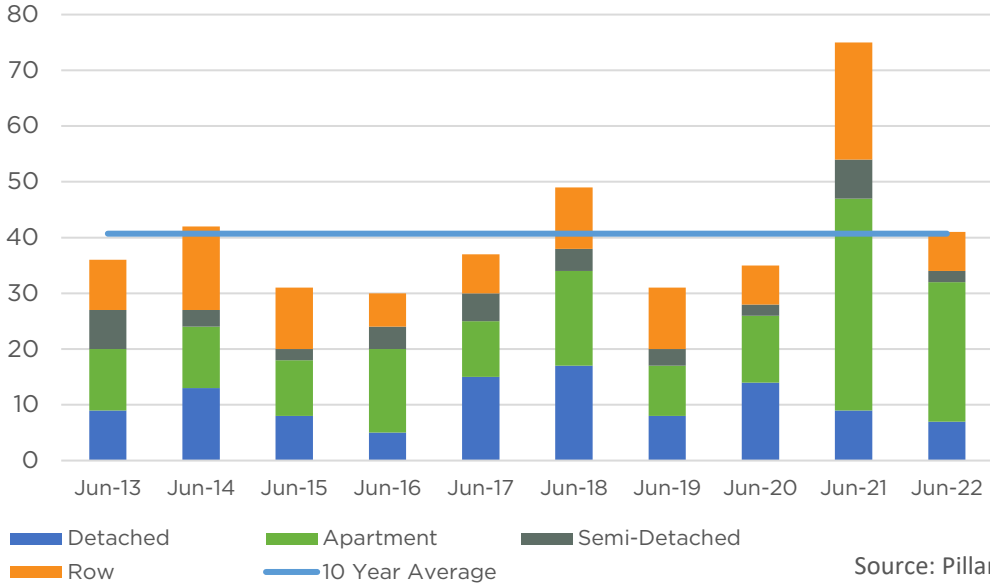
1.60

↓ 26.8% Y/Y    Monthly trend\*

June 2022

Canmore

Monthly Sales Comparison



**SALES**

41

↓ 45.3% Y/Y    ↓ 31.5% YTD

**NEW LISTINGS**

100

↓ 9.9% Y/Y    ↓ 13.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

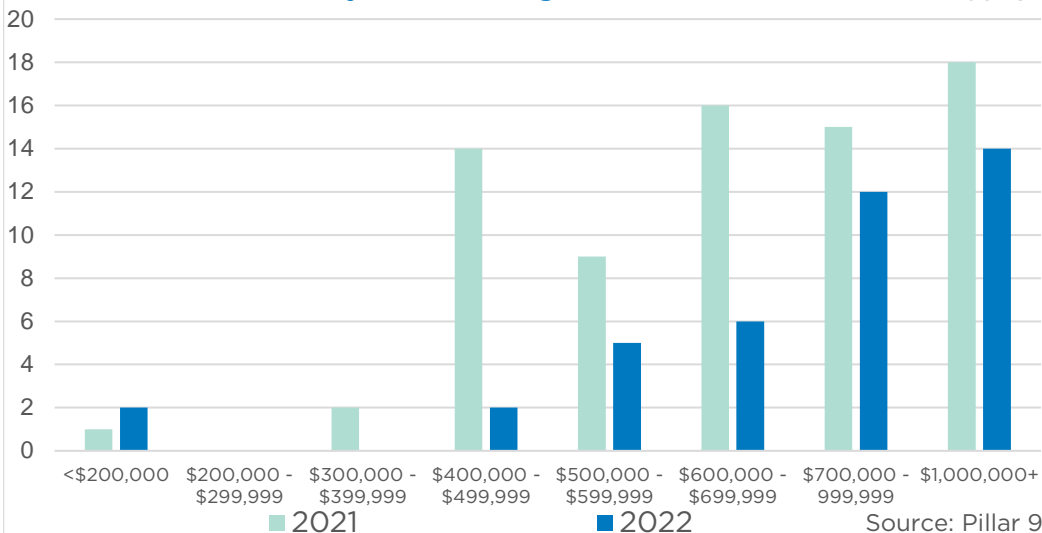


**INVENTORY**

160

↑ 3.2% Y/Y    Monthly trend\*

Residential Sales by Price Range



**MONTHS OF SUPPLY**

3.90

↑ 88.8% Y/Y    Monthly trend\*