



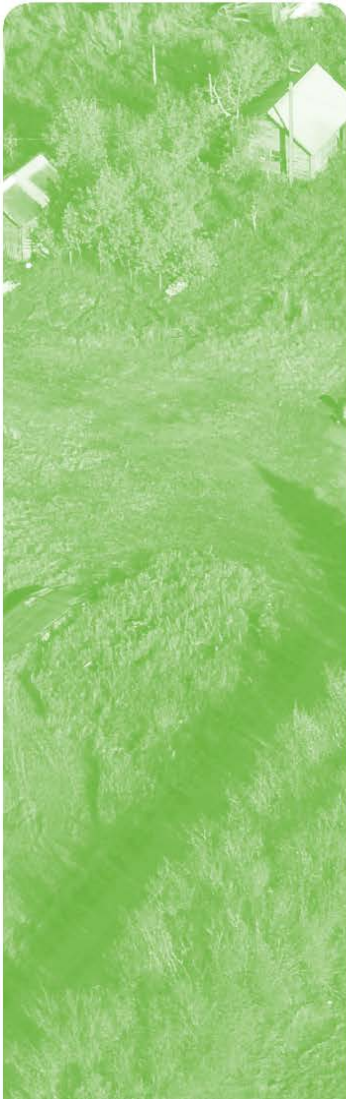
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MONTHLY STATISTICS PACKAGE

Calgary Region

September
2020

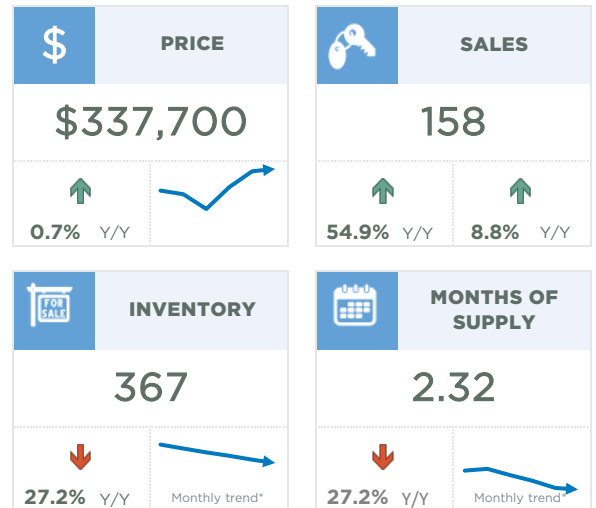


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Airdrie



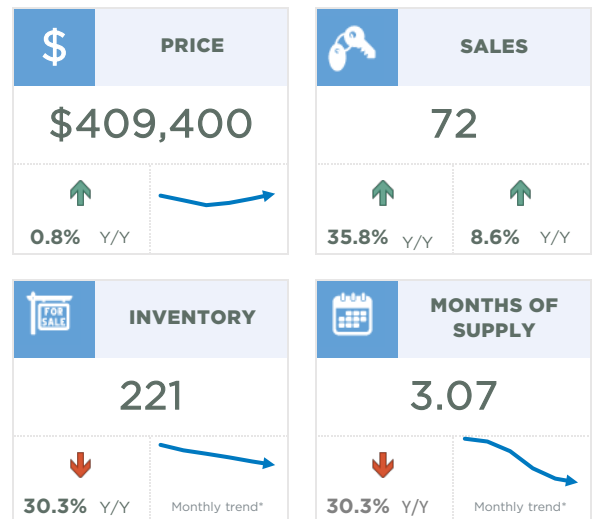
For the fourth consecutive month, year-over-year sales improved. As a result, year-to-date sales for the city total 1,055 units, a nine per cent increase over the previous year. While new listings did rise this month, the improvement in sales outpaced the gains in new listings, causing inventories to ease. Inventory levels are over 20 per cent lower than last year's levels and the months of supply has fallen to levels not seen since 2015. While prices remain below previous highs, tighter market conditions over the past four months have supported several months of price growth and September price levels are nearly one per cent higher than last year. These price gains were enough to cause year-to-date levels to stabilize relative to last year.



Cochrane



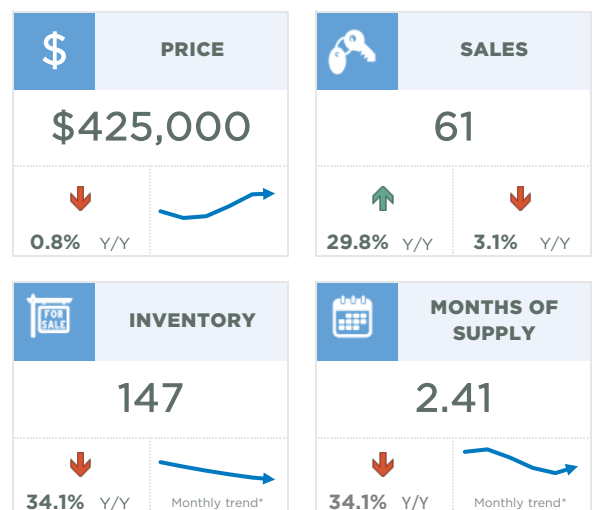
A reduction in new listings limited sales growth in September compared to August. However, September sales remain higher than last year and contributed to a year-to-date gain of nearly nine per cent. Rising sales and easing inventories have kept the months of supply below four months, the lowest level seen since 2014. Tighter market conditions have supported an upward trend in prices over the past three months. The recent price gains did translate to year-over-year gains in September, but were not enough to offset earlier pullbacks, as year-to-date prices remain nearly two per cent lower than last year's levels.

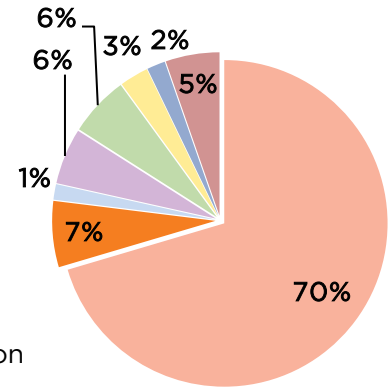
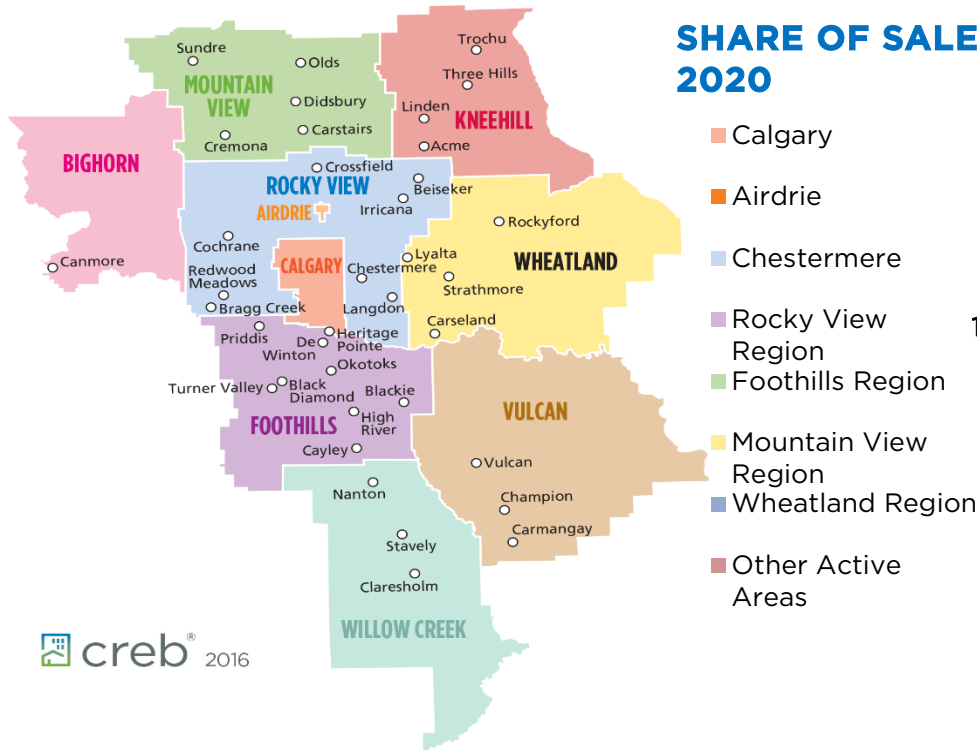


Okotoks



September sales continued to improve from the low levels recorded earlier in the year and levels recorded last September. However, recent improvements were not enough to offset earlier pullbacks. Sales remain three per cent lower than last year's levels, but this could be related to reduced inventory in the market. Reductions in supply relative to demand have caused the months of supply to decline to three months. The tighter market conditions have caused prices to trend up over the past four months. However, both September and year-to-date prices remain lower than previous year's levels.

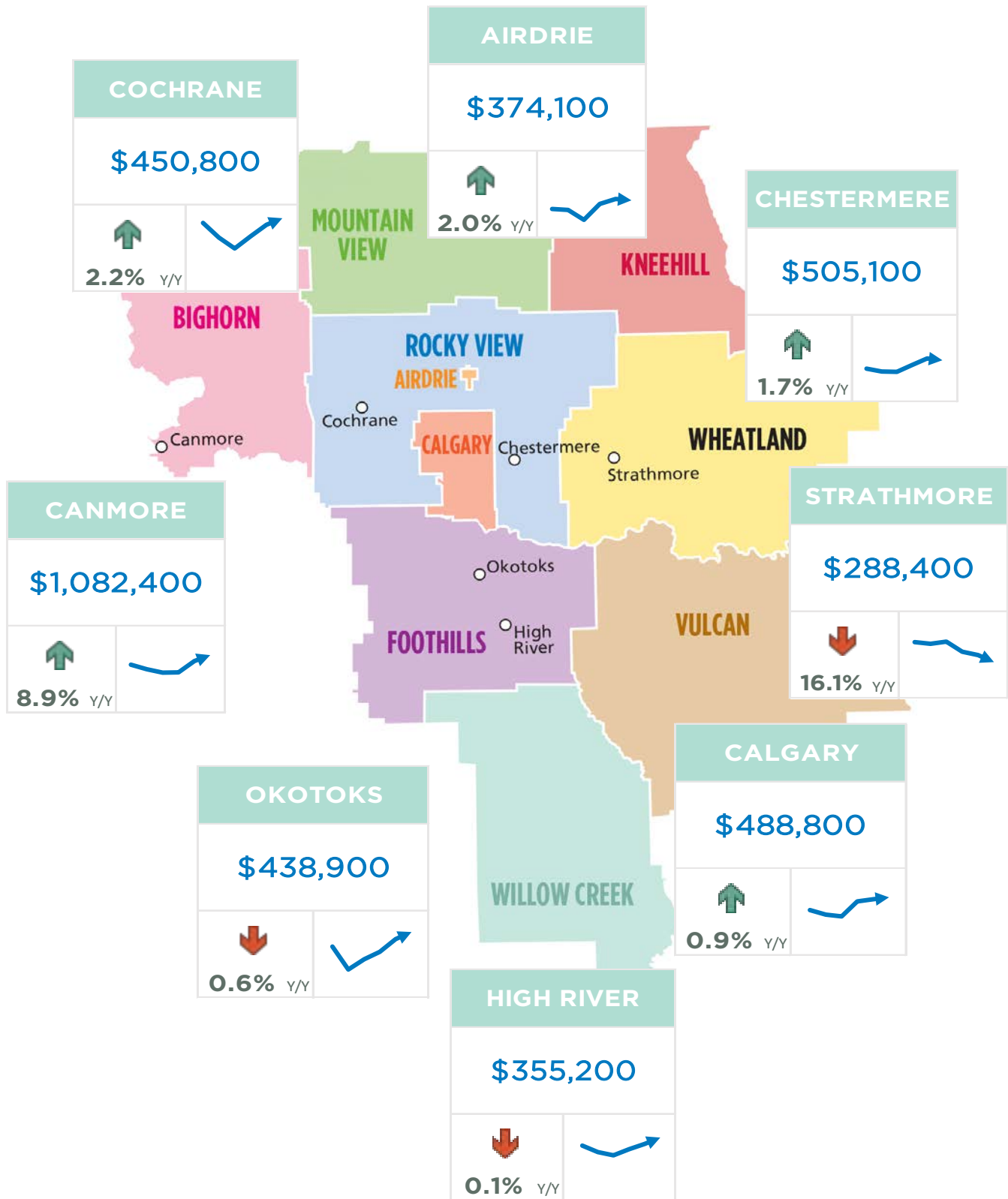




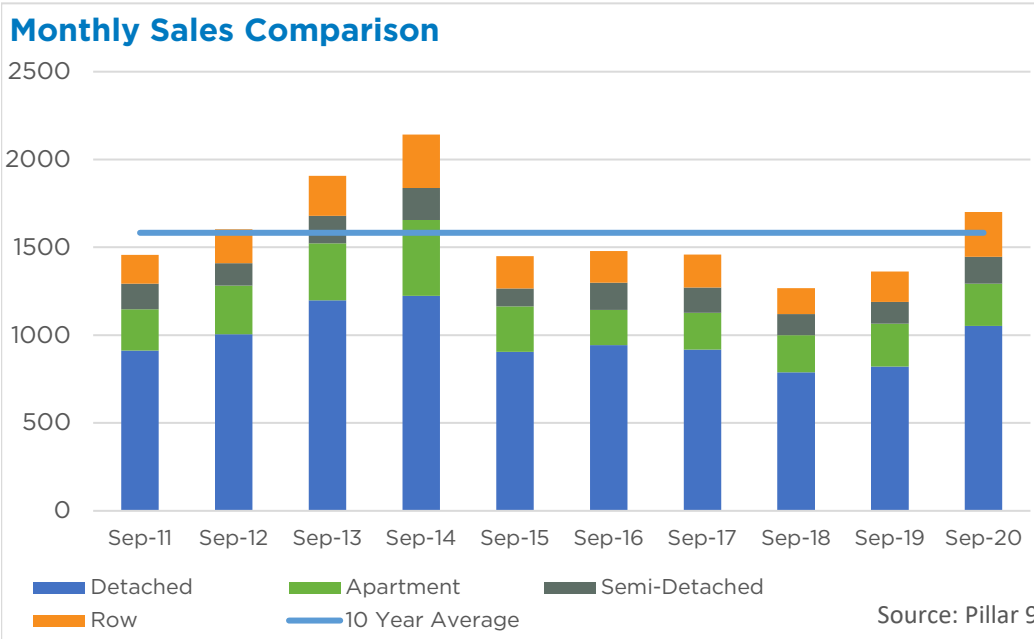
Source: CREB®

September 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,702	2,715	63%	6,225	3.66	421,700	467,625	419,450
Airdrie	158	182	87%	367	2.32	337,700	373,957	366,850
Chestermere	37	39	95%	116	3.14	487,700	593,551	539,500
Rocky View Region	134	195	69%	622	4.64	379,900	567,768	475,500
Foothills Region	144	153	94%	477	3.31	390,400	521,156	434,000
Mountain View Region	69	64	108%	303	4.39	301,900	394,671	315,000
Kneehill Region	10	12	83%	99	9.90	158,500	274,690	245,500
Wheatland Region	44	62	71%	203	4.61	281,100	360,541	359,500
Willow Creek Region	33	35	94%	137	4.15	229,800	272,136	235,000
Vulcan Region	17	15	113%	72	4.24	201,900	236,921	230,000
Bighorn Region	69	79	87%	261	3.78	772,000	734,591	640,000
YEAR-TO-DATE 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	11,752	22,789	52%	6,016	4.61	415,611	456,589	410,000
Airdrie	1,055	1,593	66%	408	4.10	331,911	371,994	365,000
Chestermere	232	429	54%	137	6.35	478,089	549,792	514,250
Rocky View Region	976	1,879	52%	678	6.25	371,611	577,373	446,800
Foothills Region	931	1,532	61%	543	5.25	380,544	478,113	405,000
Mountain View Region	408	762	54%	354	7.80	298,778	361,617	320,000
Kneehill Region	85	157	54%	113	12.00	166,844	260,085	245,000
Wheatland Region	226	476	47%	216	8.60	306,056	342,204	330,000
Willow Creek Region	203	320	63%	144	6.37	229,333	256,471	233,000
Vulcan Region	70	136	51%	79	10.10	200,233	255,686	230,000
Bighorn Region	365	704	52%	267	6.58	778,144	753,224	674,000

DETACHED BENCHMARK PRICE COMPARISON



September 2020 **Calgary**



SALES

1,702

↑ 24.9% Y/Y ↓ 8.9% YTD

NEW LISTINGS

2,715

↑ 0.1% Y/Y ↓ 11.1% YTD

INVENTORY

6,225

↓ 12.2% Y/Y → Monthly trend*

MONTHS OF SUPPLY

3.66

↓ 29.7% Y/Y → Monthly trend*

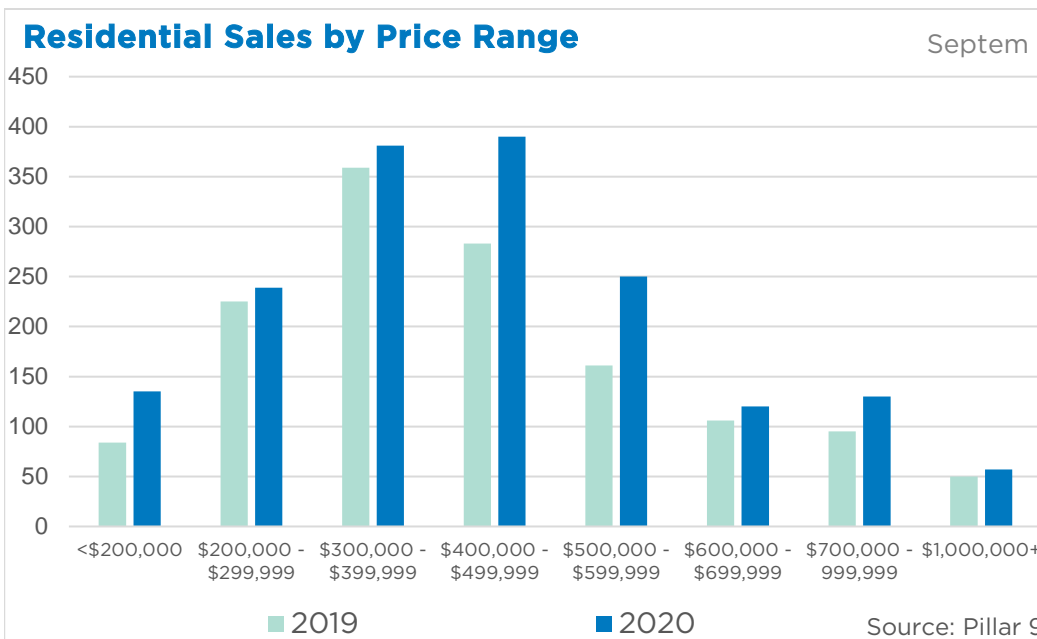


TOTAL RESIDENTIAL BENCHMARK PRICE

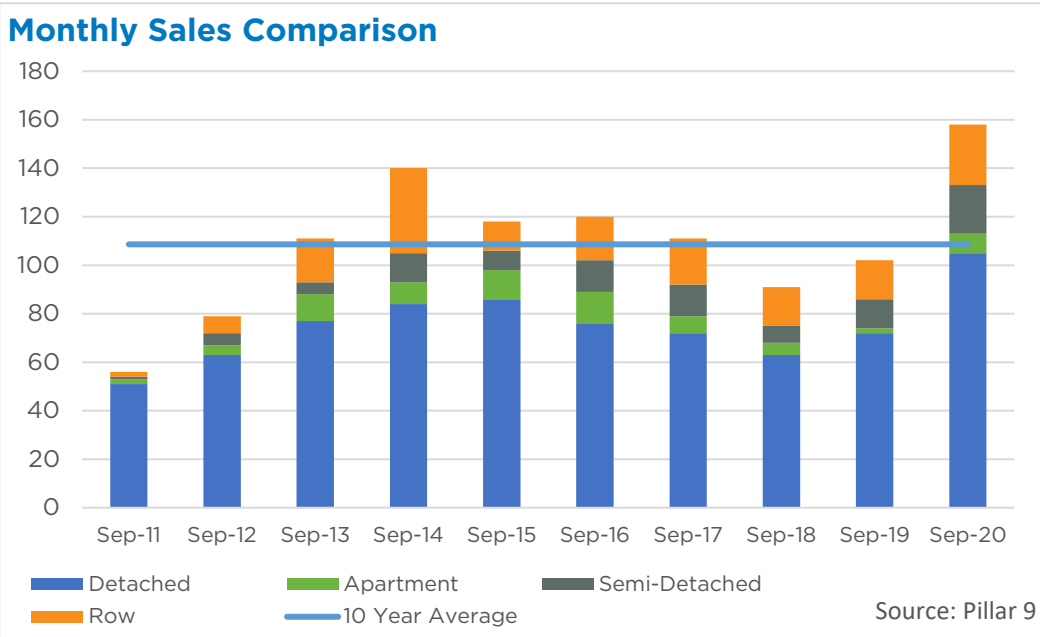
\$ 421,700

↓ 0.2% Y/Y

→ Monthly trend*



September 2020 **Airdrie**



SALES

158

↑ 54.9% Y/Y ↑ 8.8% YTD

NEW LISTINGS

182

↑ 7.1% Y/Y ↓ 9.2% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 337,700

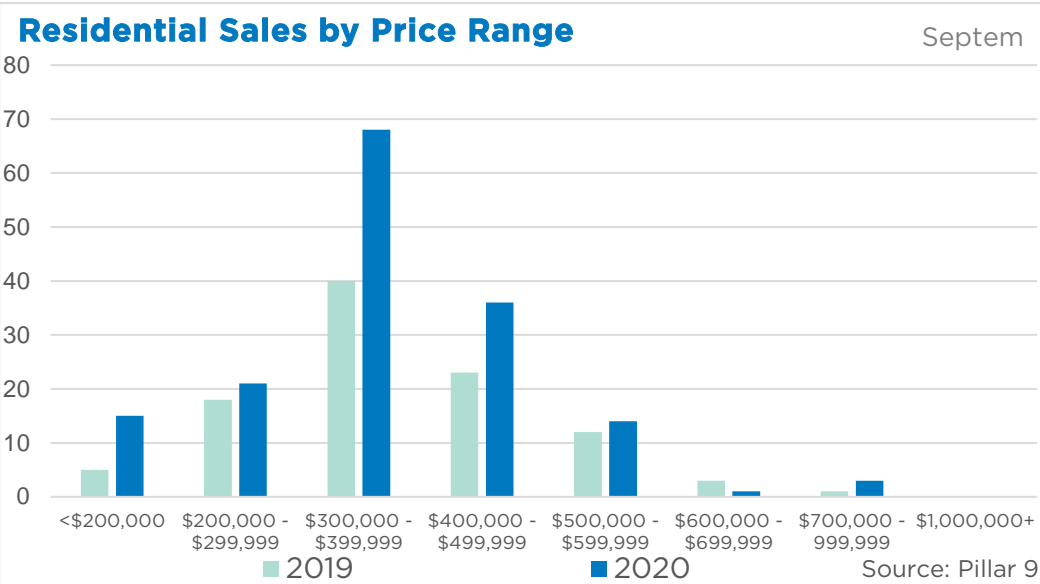
↑ 0.7% Y/Y

Monthly trend*

INVENTORY

367

↓ 27.2% Y/Y Monthly trend*



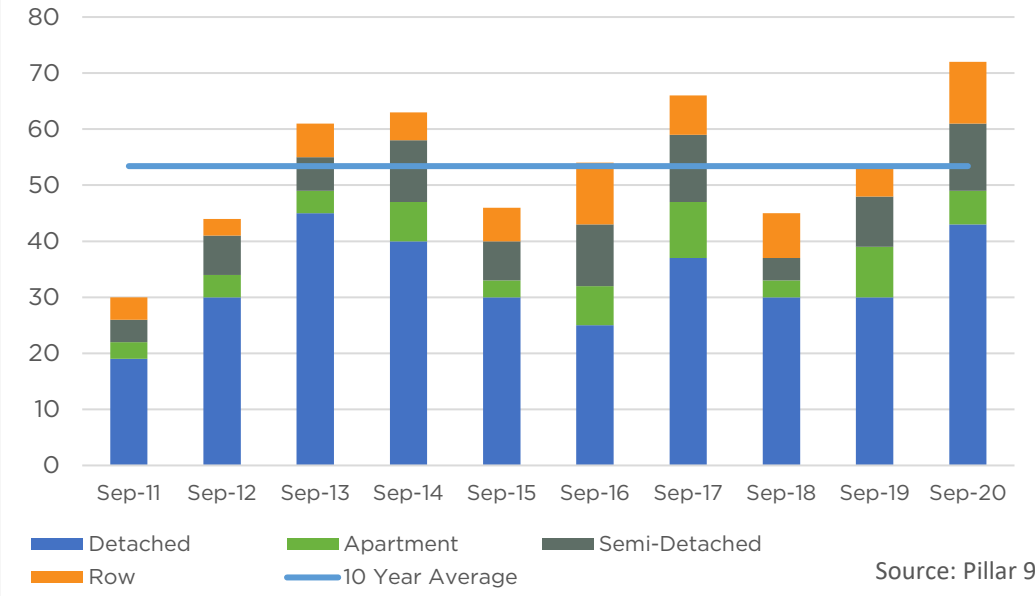
MONTHS OF SUPPLY

2.32

↓ 27.2% Y/Y Monthly trend*

September 2020 **Cochrane**

Monthly Sales Comparison



SALES

72

↑ 35.8% Y/Y ↑ 8.6% YTD

NEW LISTINGS

80

↓ 15.8% Y/Y ↓ 11.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 409,400

↑ 0.8% Y/Y

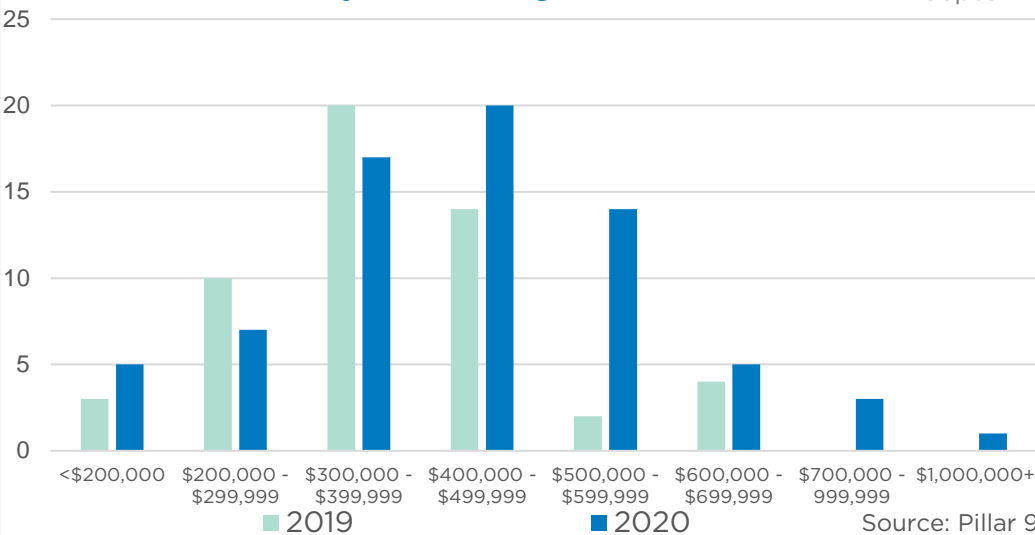
Monthly trend*

INVENTORY

221

↓ 30.3% Y/Y Monthly trend*

Residential Sales by Price Range



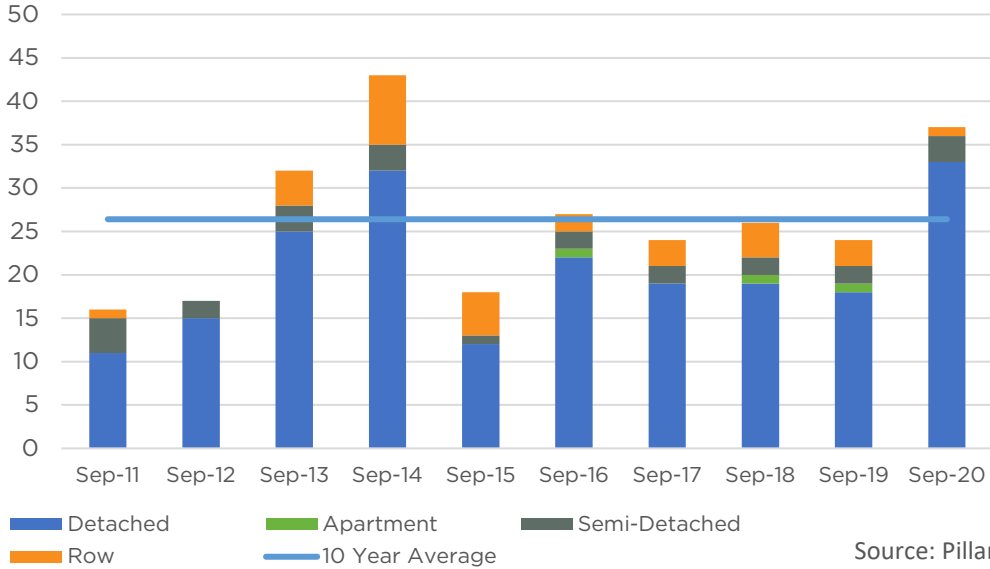
MONTHS OF SUPPLY

3.07

↓ 30.3% Y/Y Monthly trend*

September 2020 **Chestermere**

Monthly Sales Comparison



SALES

37

↑ 54.2% Y/Y ↑ 15.4% YTD

NEW LISTINGS

39

↓ 41.8% Y/Y ↓ 25.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 487,700

↑ 0.8% Y/Y



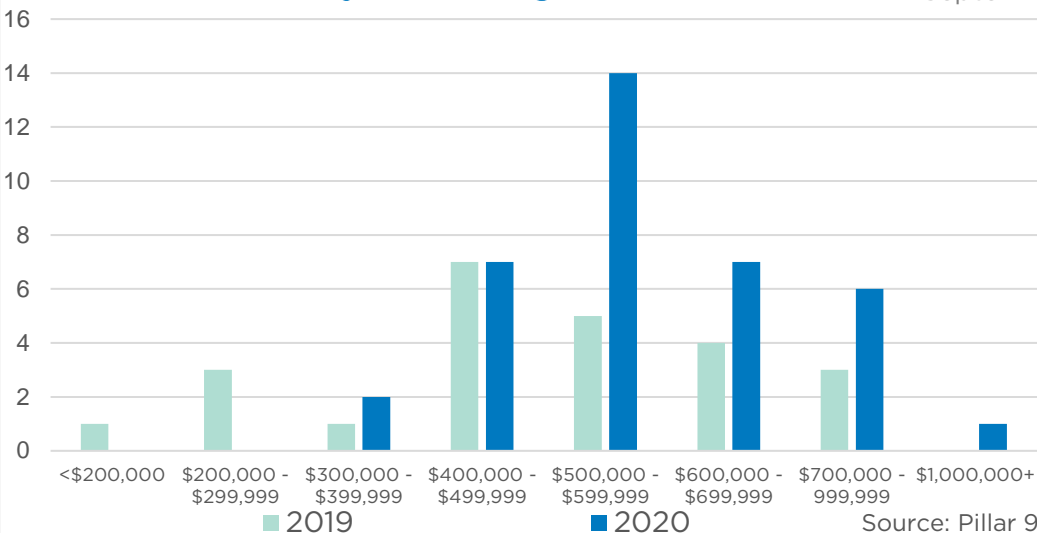
INVENTORY

116

↓ 32.9% Y/Y → Monthly trend*

Residential Sales by Price Range

Septem

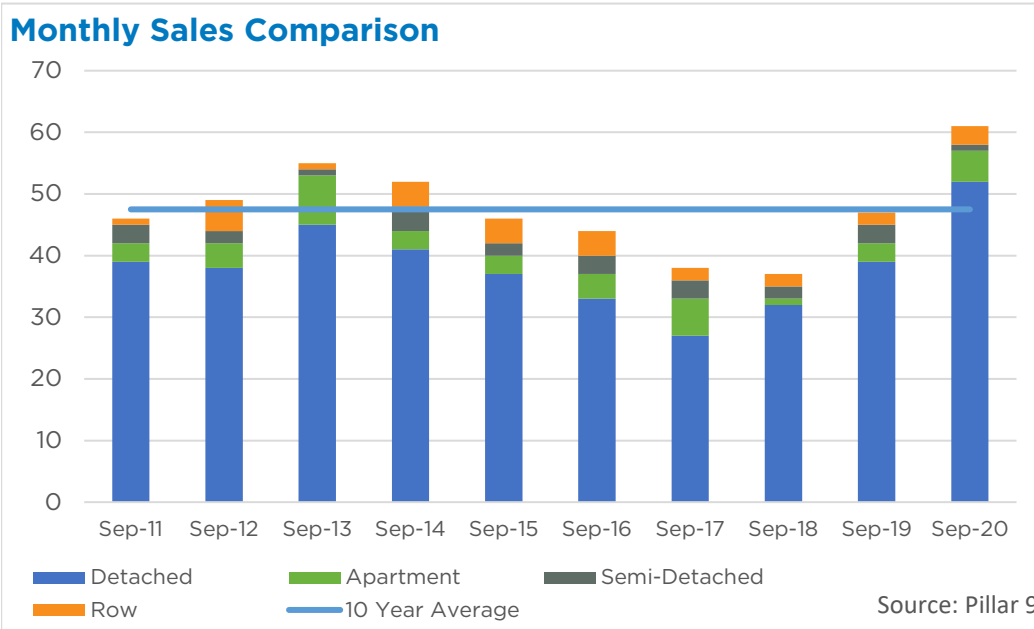


MONTHS OF SUPPLY

3.14

↓ 45.3% Y/Y → Monthly trend*

September 2020 Okotoks



SALES

61

↑ 29.8% Y/Y ↓ 3.1% YTD

NEW LISTINGS

69

↓ 13.8% Y/Y ↓ 14.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 425,000

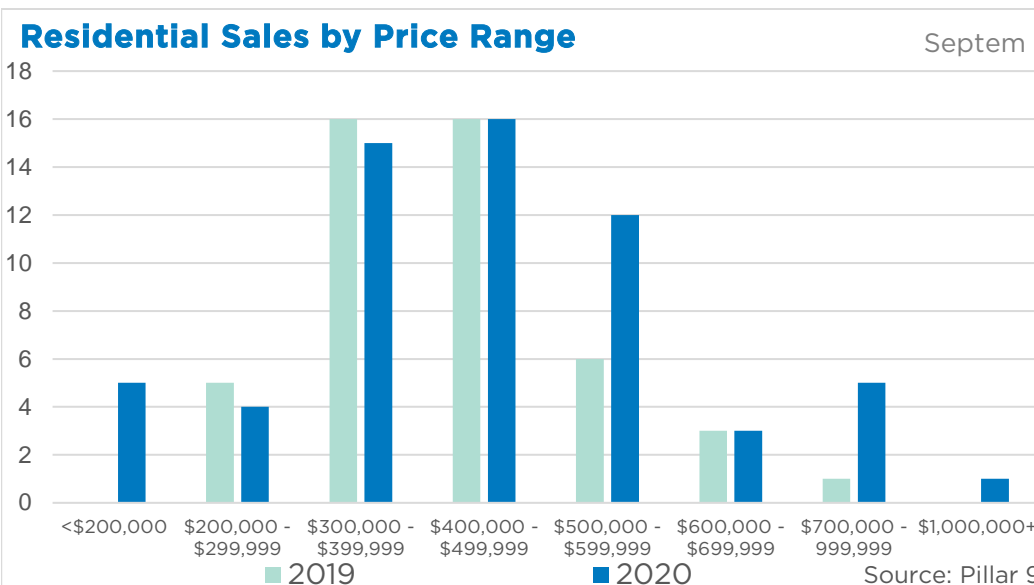
↓ 0.8% Y/Y

Monthly trend*

INVENTORY

147

↓ 34.1% Y/Y Monthly trend*



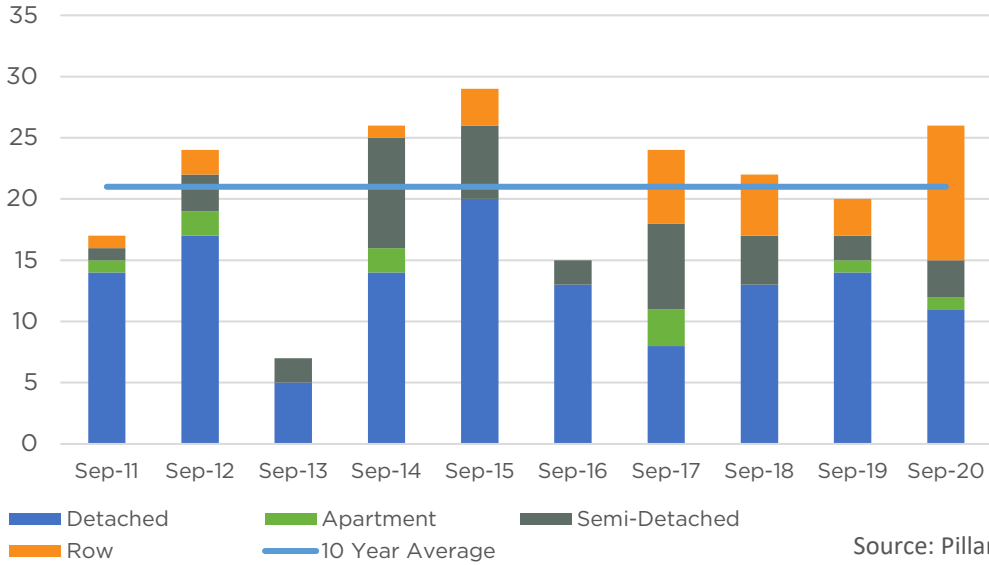
MONTHS OF SUPPLY

2.41

↓ 34.1% Y/Y Monthly trend*

September 2020 High River

Monthly Sales Comparison



SALES

26

↑ 30.0% Y/Y → 0.0% YTD

NEW LISTINGS

31

↓ 3.1% Y/Y ↓ 19.8% YTD

INVENTORY

82

↓ 29.3% Y/Y → Monthly trend*

MONTHS OF SUPPLY

3.15

↓ 29.3% Y/Y → Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE

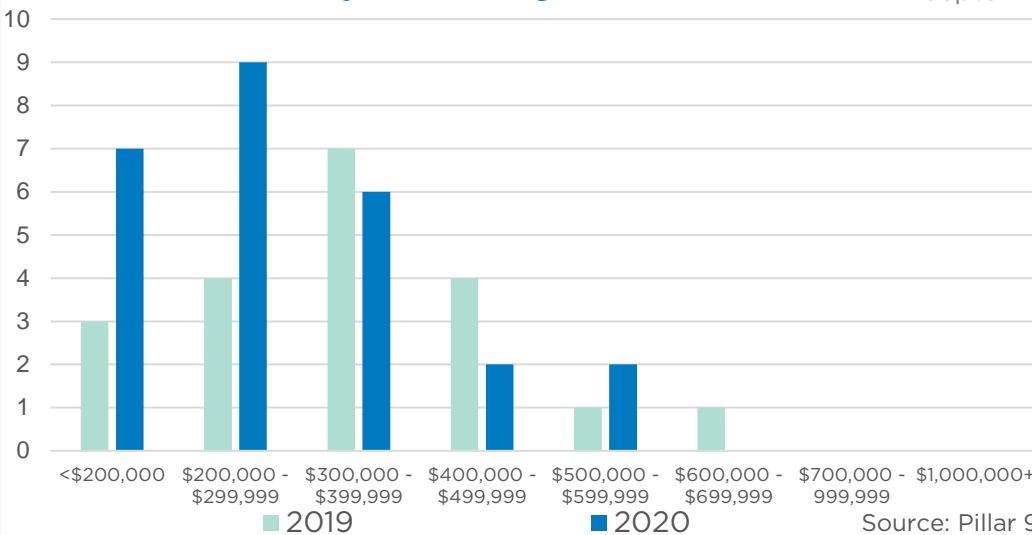
\$ 321,300

↓ 0.6% Y/Y

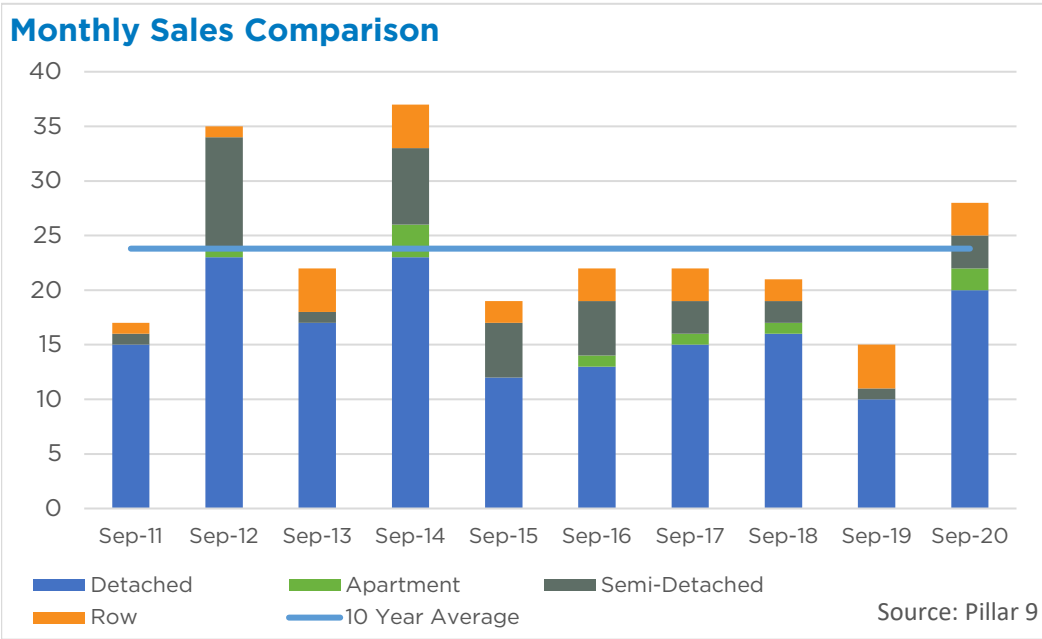
Monthly trend*

Residential Sales by Price Range

Septem



September 2020 **Strathmore**



SALES

28

↑ 86.7% Y/Y ↑ 5.8% YTD

NEW LISTINGS

38

↑ 11.8% Y/Y ↓ 17.0% YTD

INVENTORY

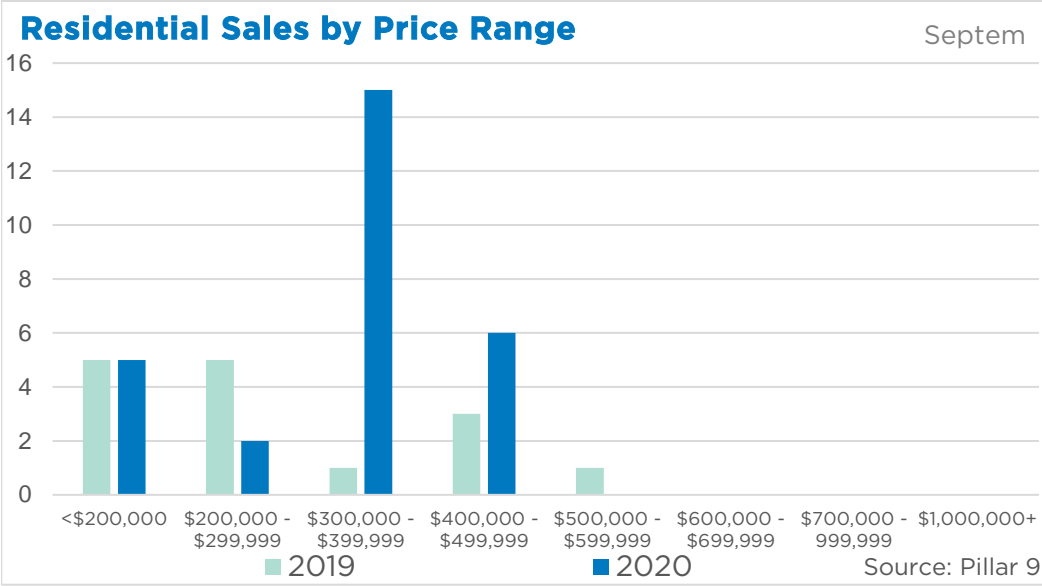
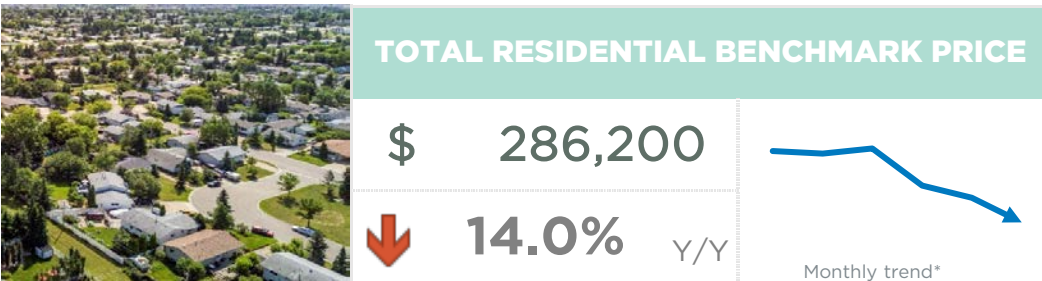
120

↓ 20.5% Y/Y Monthly trend*

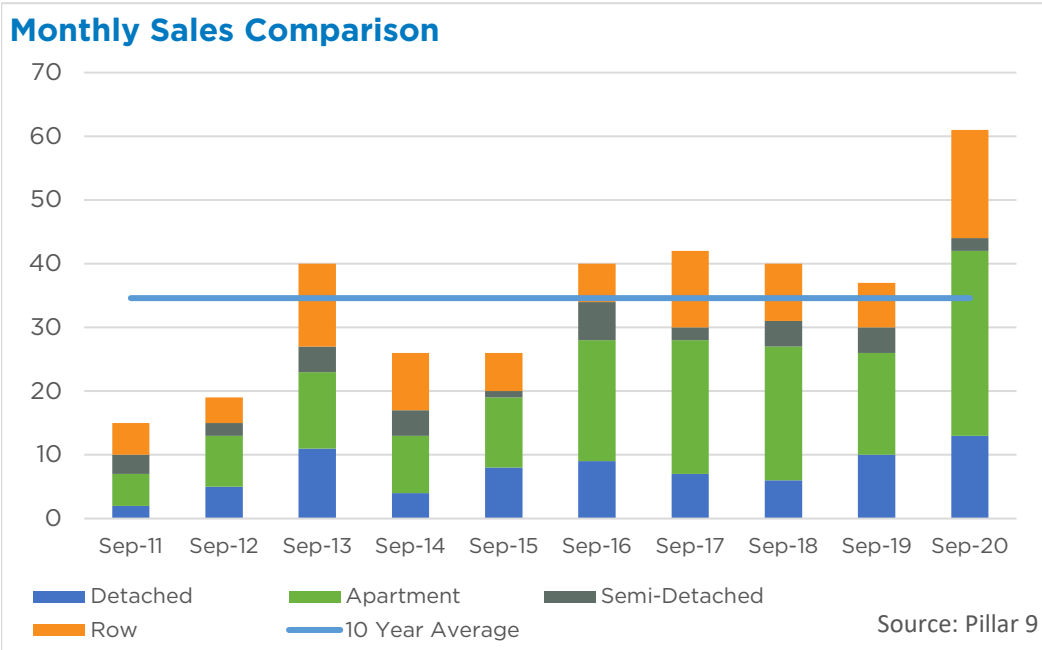
MONTHS OF SUPPLY

4.29

↓ 20.5% Y/Y Monthly trend*



September 2020 **Canmore**



SALES

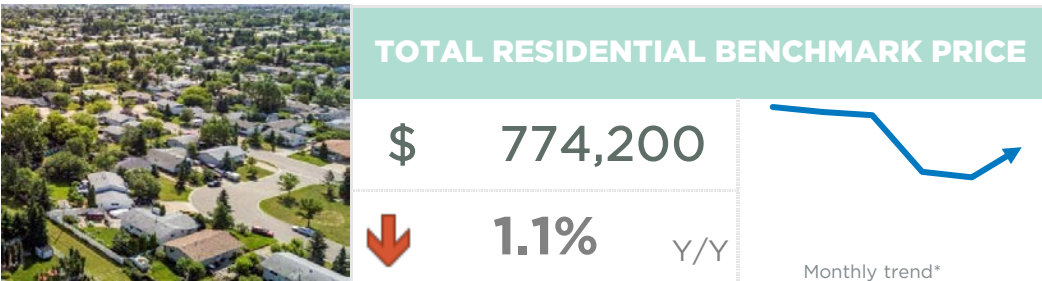
61

↑ 64.9% Y/Y ↓ 2.1% YTD

NEW LISTINGS

69

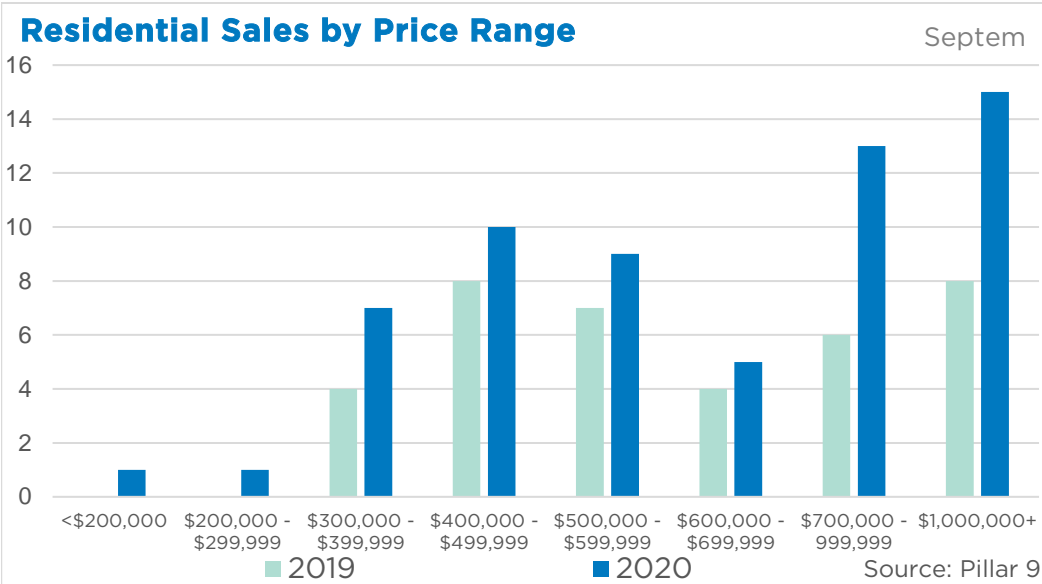
↑ 27.8% Y/Y ↑ 14.7% YTD



INVENTORY

229

↑ 1.3% Y/Y Monthly trend*



MONTHS OF SUPPLY

3.75

↑ 1.3% Y/Y Monthly trend*