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MONTHLY STATISTICS PACKAGE

Calgary Region

October
2021



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October 2021

Airdrie



October was another record high month for sales. This contributed to year-to-date sales of 2,039, nearly 81 per cent higher than average activity from the past five years. Lifestyle choices, low interest rates and Airdrie's relatively affordable detached homes compared with Calgary have supported the strong sales. While new-home starts are ramping up, it has done little to ease the supply shortages facing the resale market. In October, sales outpaced new listings, causing further declines in inventory levels and a months of supply that eased to one month. Benchmark prices in October were over one per cent higher than last month and over 14 per cent higher than levels reported last year. Gains have been exceptionally strong in the detached segment of the market, where prices are nearly 16 per cent higher than last October.

\$	PRICE		SALES
\$395,300		179	
↑		↑	↑
14.5%	Y/Y	25.2%	70.1% YTD
	INVENTORY		MONTHS OF SUPPLY
193		1.08	
↓		↓	
40.1%	Y/Y	52.1%	Monthly trend*

Cochrane



Thanks to a jump in sales for higher-density product, sales this month rose to new record highs. Year-to-date sales have pushed to 1,081 units, which is nearly 95 per cent higher than average activity from the past five years. There was also a turnaround in new listings, which improved in October after several months of easing. This helped improve some of the supply-demand balances, but the Cochrane housing market continues to struggle with sellers' market conditions. While conditions remain tight, there was no additional upward pressure on monthly prices in October compared with previous months. As of October, year-to-date total residential benchmark prices have improved by nearly seven per cent across the entire resale market.

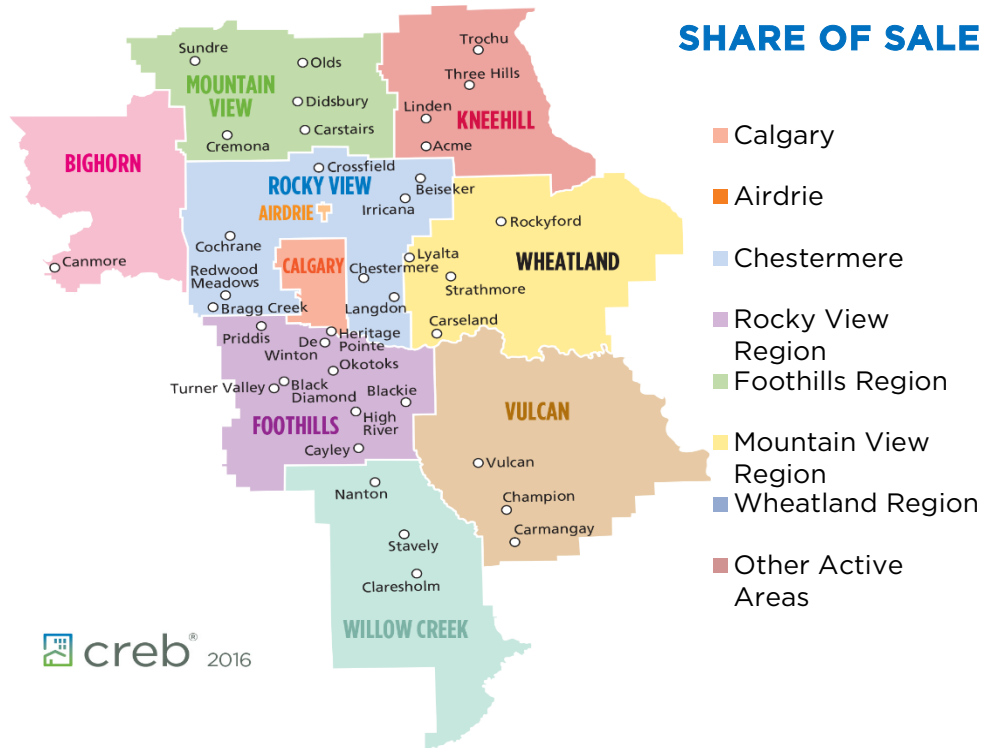
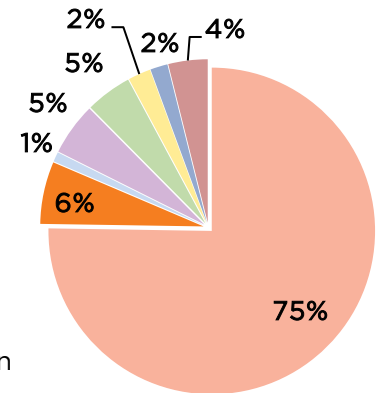
\$	PRICE		SALES
\$445,800		78	
↑		↑	↑
5.4%	Y/Y	14.7%	80.8% YTD
	INVENTORY		MONTHS OF SUPPLY
114		1.46	
↓		↓	
44.1%	Y/Y	51.3%	Monthly trend*

Okotoks



For the second time this year, sales outpaced new listings this month, dropping inventory levels to 74 units. This is nearly 60 per cent lower than traditional levels and resulted in the lowest months of supply ever recorded in October. Conditions remain exceptionally tight, but prices trended down slightly compared to previous months. However, it is important to note that on a year-to-date basis, total residential prices have improved by over nine per cent.

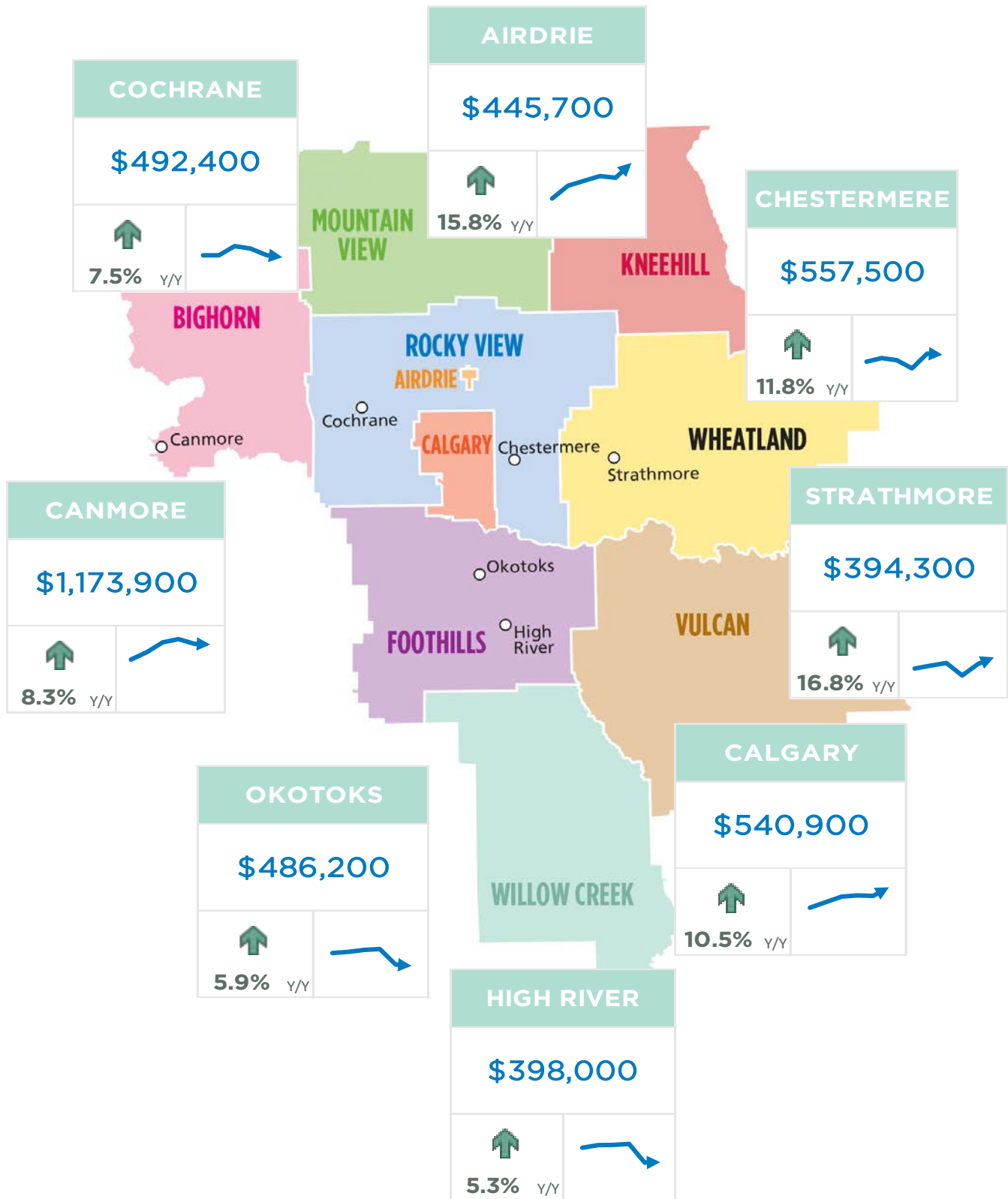
\$	PRICE		SALES
\$467,400		60	
↑		↓	↑
5.4%	Y/Y	4.8%	55.1% YTD
	INVENTORY		MONTHS OF SUPPLY
74		1.23	
↓		↓	
36.2%	Y/Y	33.0%	Monthly trend*


SHARE OF SALES October 2021


Source: CREB®

October 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,186	2,500	87%	4,870	2.23	460,100	485,482	439,000
Airdrie	179	154	116%	193	1.08	395,300	383,513	390,000
Chestermere	28	48	58%	94	3.36	533,400	553,829	570,500
Rocky View Region	151	186	81%	425	2.81	451,500	737,938	510,000
Foothills Region	133	132	101%	267	2.01	448,900	608,813	500,000
Mountain View Region	65	55	118%	157	2.42	339,100	365,087	348,000
Kneehill Region	9	10	90%	61	6.78	223,900	253,722	284,000
Wheatland Region	50	47	106%	113	2.26	360,800	402,438	364,500
Willow Creek Region	28	30	93%	73	2.61	264,700	241,568	237,500
Vulcan Region	10	13	77%	34	3.40	240,700	278,100	271,500
Bighorn Region	66	57	116%	136	2.06	898,900	906,228	690,000
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	23,848	34,439	69%	5,700	2.39	449,390	494,321	445,000
Airdrie	2,039	2,338	87%	280	1.37	377,720	407,383	405,000
Chestermere	528	692	76%	110	2.07	524,750	550,267	533,250
Rocky View Region	1,997	2,577	77%	495	2.48	439,980	655,231	507,000
Foothills Region	1,613	1,929	84%	325	2.01	436,500	585,117	475,000
Mountain View Region	682	856	80%	202	2.96	332,600	414,331	369,700
Kneehill Region	139	185	75%	69	4.96	216,530	268,787	237,500
Wheatland Region	484	621	78%	140	2.89	352,920	370,037	345,000
Willow Creek Region	254	330	77%	83	3.28	255,860	274,655	242,500
Vulcan Region	123	147	84%	42	3.44	232,980	263,929	232,500
Bighorn Region	730	836	87%	152	2.08	873,730	831,360	690,000

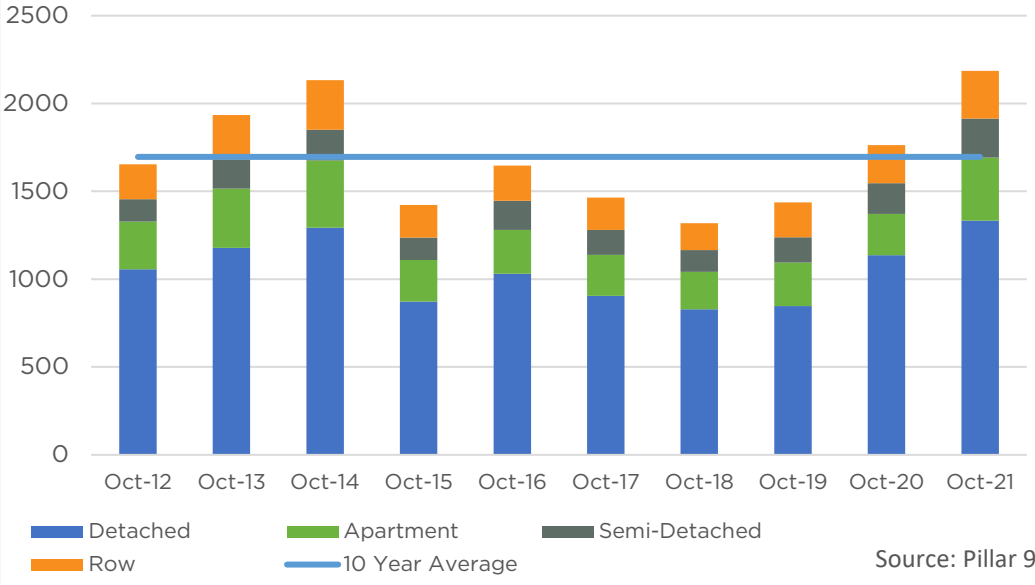
DETACHED BENCHMARK PRICE COMPARISON



October 2021

Calgary

Monthly Sales Comparison



SALES

2,186

↑ 24.0% Y/Y ↑ 76.5% YTD

NEW LISTINGS

2,500

↑ 1.6% Y/Y ↑ 36.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

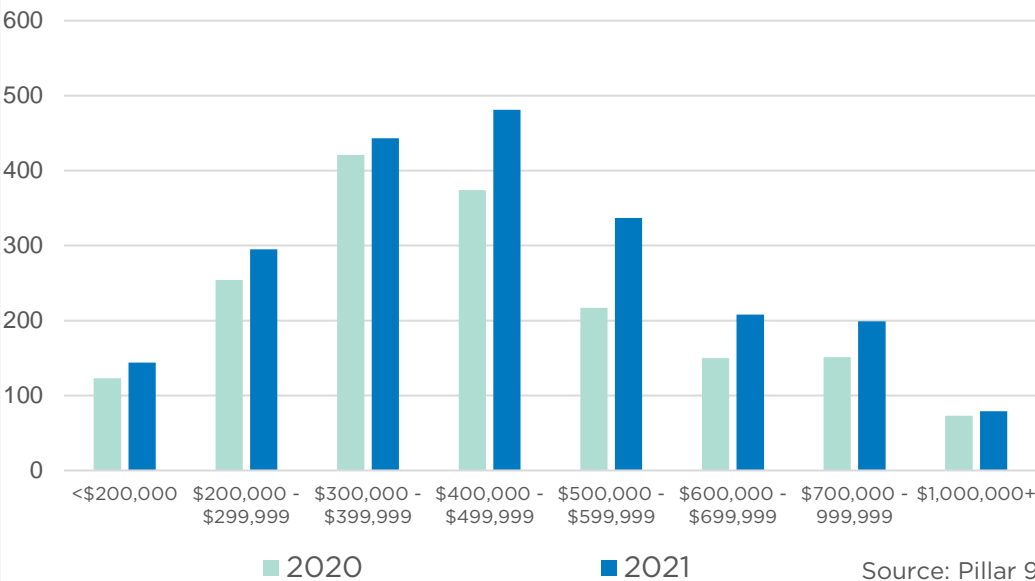
\$ 460,100

↑ 8.9% Y/Y

Monthly trend*

Residential Sales by Price Range

October



INVENTORY

4,870

↓ 16.3% Y/Y Monthly trend*

MONTHS OF SUPPLY

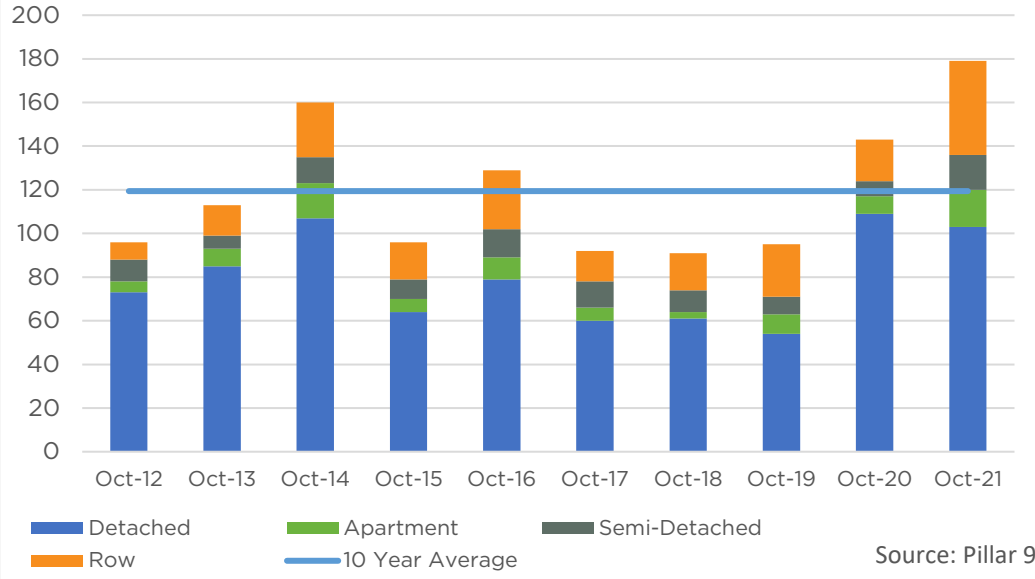
2.23

↓ 32.5% Y/Y Monthly trend*

October 2021

Airdrie

Monthly Sales Comparison



SALES

179

↑ 25.2% Y/Y ↑ 70.1% YTD

NEW LISTINGS

154

↑ 10.8% Y/Y ↑ 34.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



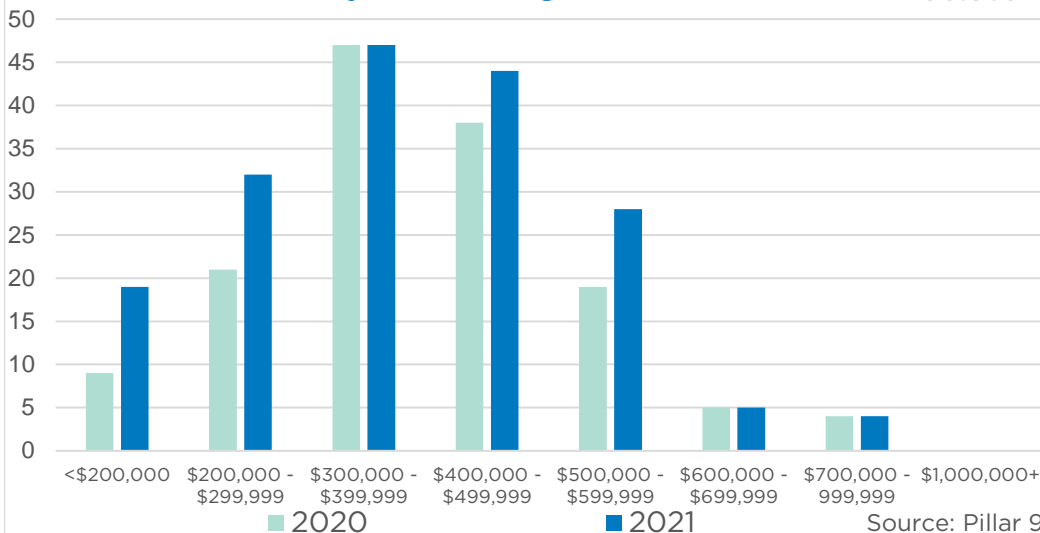
INVENTORY

193

↓ 40.1% Y/Y → Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

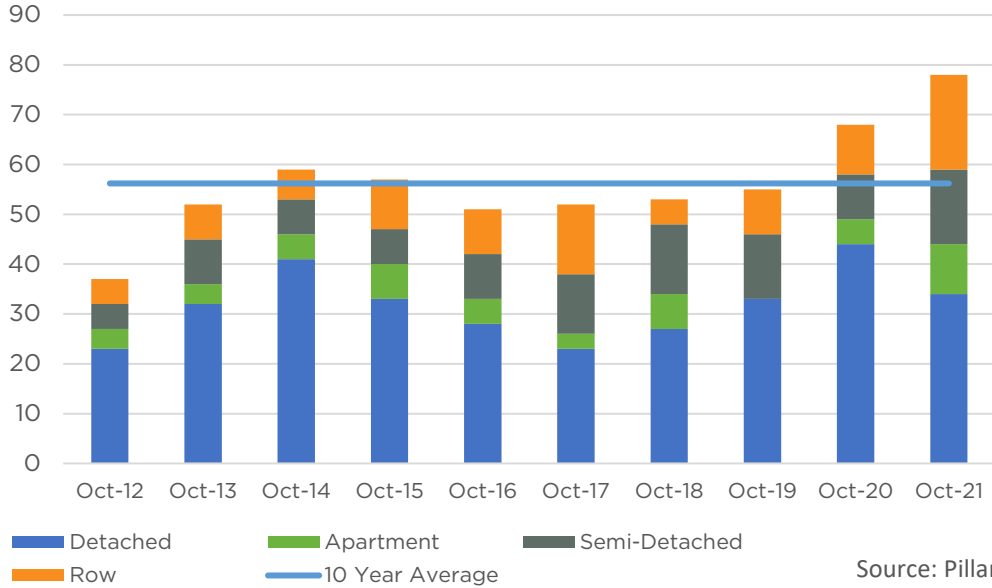
1.08

↓ 52.1% Y/Y → Monthly trend*

October 2021

Cochrane

Monthly Sales Comparison



SALES

78

↑ 14.7% Y/Y ↑ 80.8% YTD

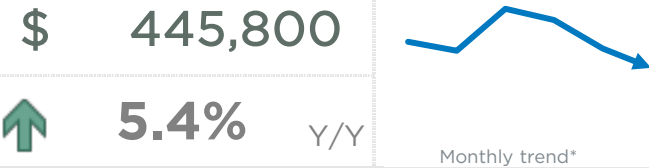
NEW LISTINGS

87

↑ 20.8% Y/Y ↑ 30.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



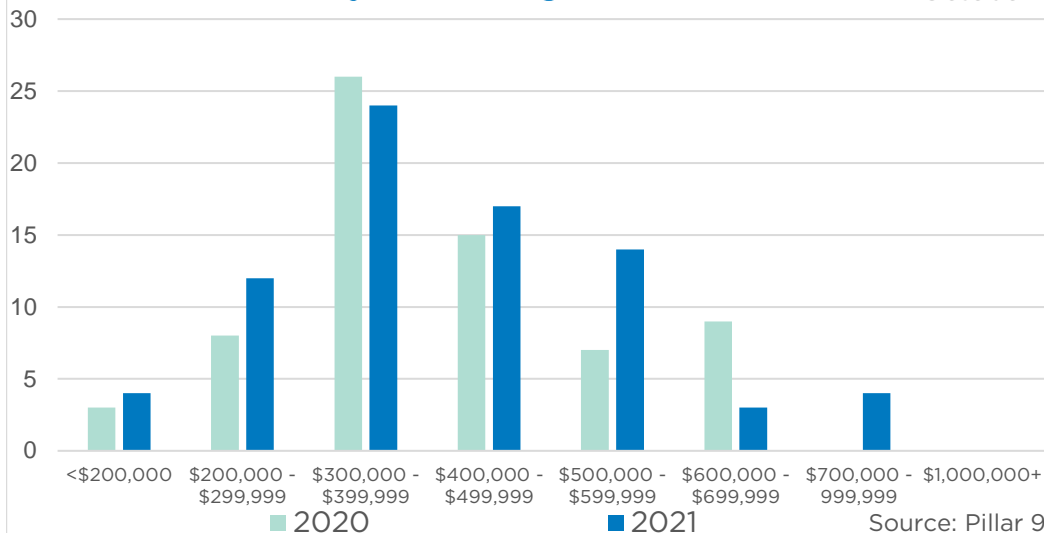
INVENTORY

114

↓ 44.1% Y/Y → Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

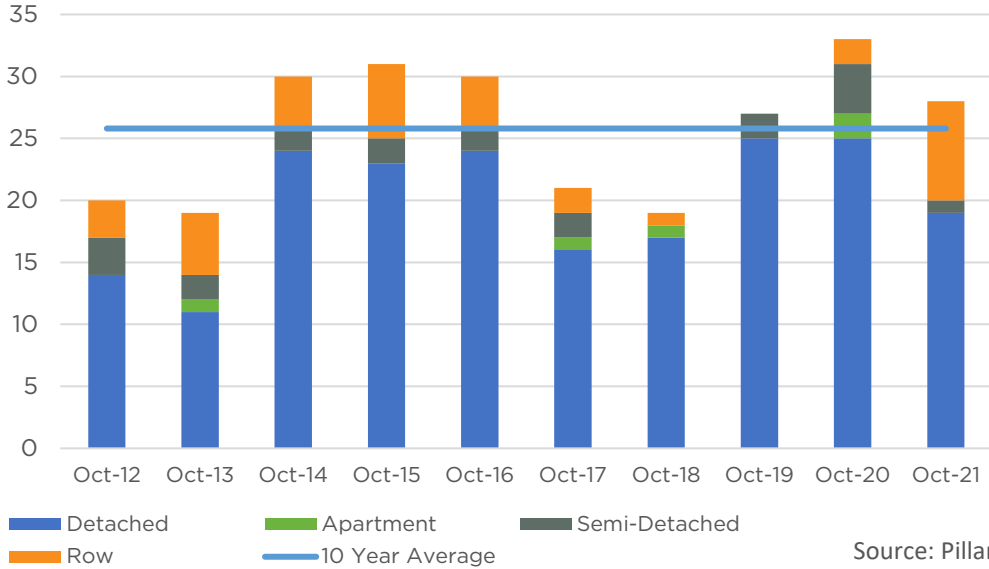
1.46

↓ 51.3% Y/Y → Monthly trend*

October 2021

Chestermere

Monthly Sales Comparison



SALES

28

↓ 15.2% Y/Y ↑ 100.0% YTD

NEW LISTINGS

48

↓ 5.9% Y/Y ↑ 43.3% YTD

INVENTORY

94

↓ 19.7% Y/Y Monthly trend*

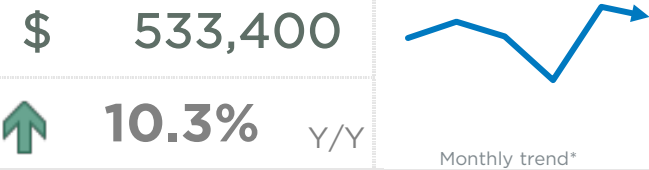
MONTHS OF SUPPLY

3.36

↓ 5.3% Y/Y Monthly trend*

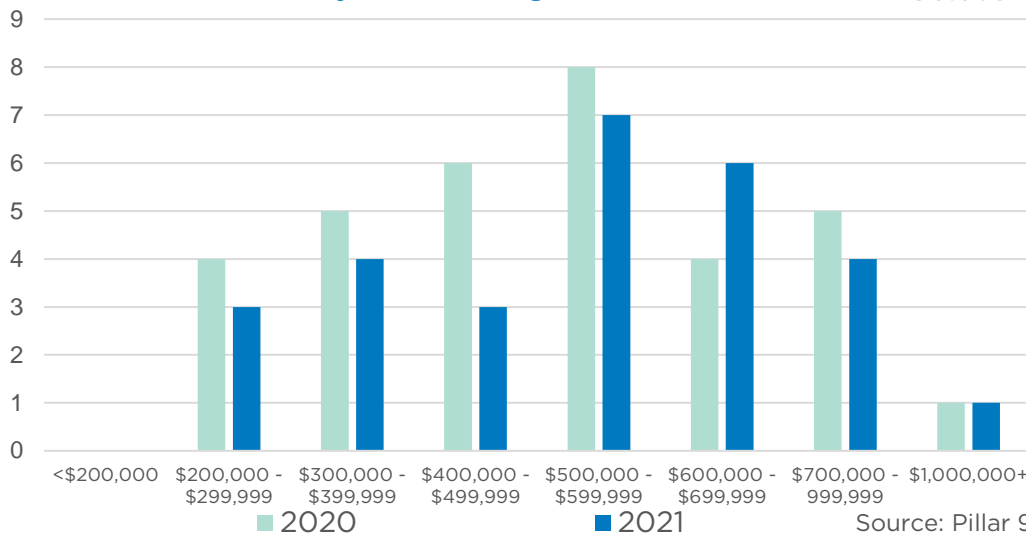


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

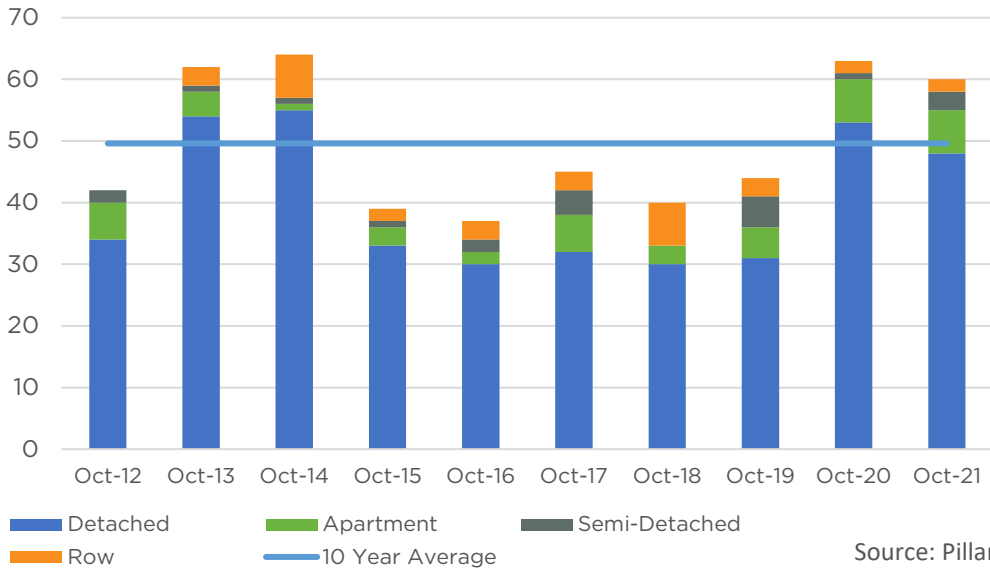
October



October 2021

Okotoks

Monthly Sales Comparison



SALES

60

4.8% Y/Y

55.1% YTD

NEW LISTINGS

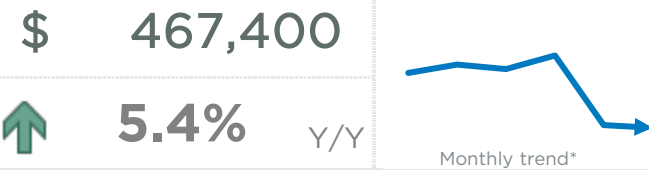
59

1.7% Y/Y

18.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



INVENTORY

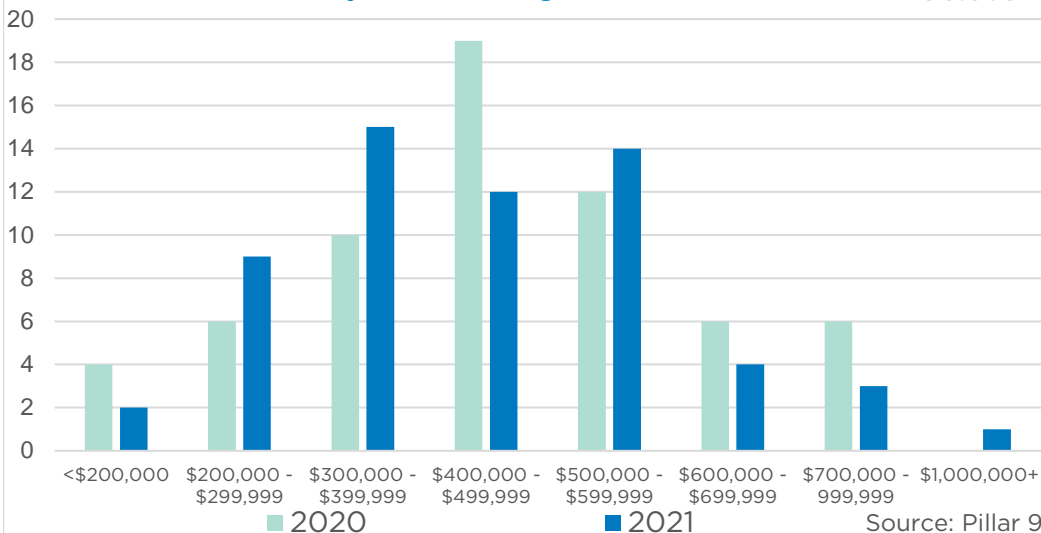
74

36.2% Y/Y

Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

1.23

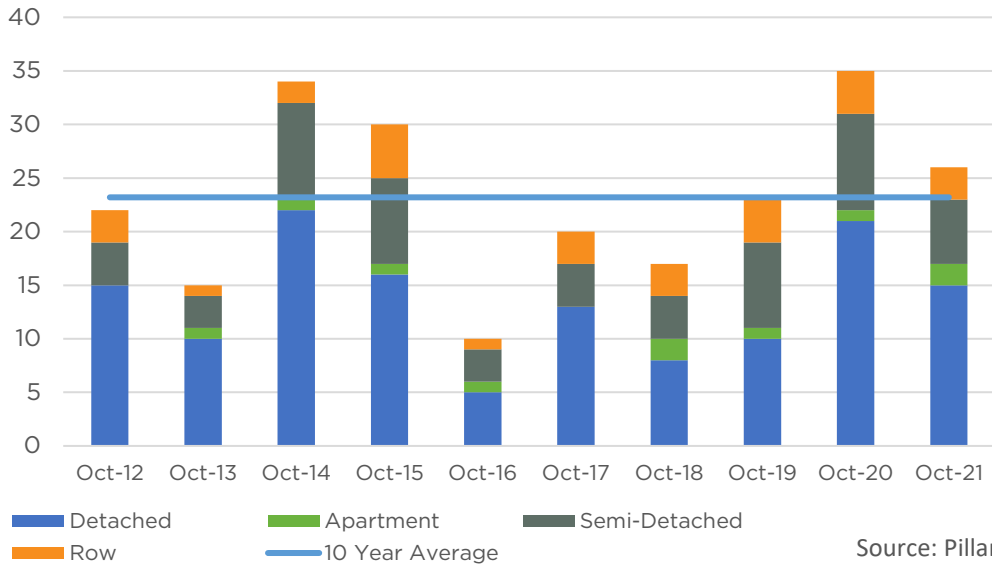
33.0% Y/Y

Monthly trend*

October 2021

High River

Monthly Sales Comparison



SALES

26

↓ 25.7% Y/Y ↑ 40.1% YTD

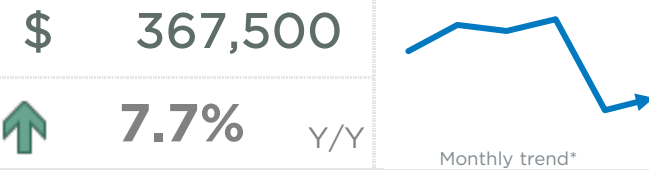
NEW LISTINGS

30

↓ 9.1% Y/Y ↑ 16.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



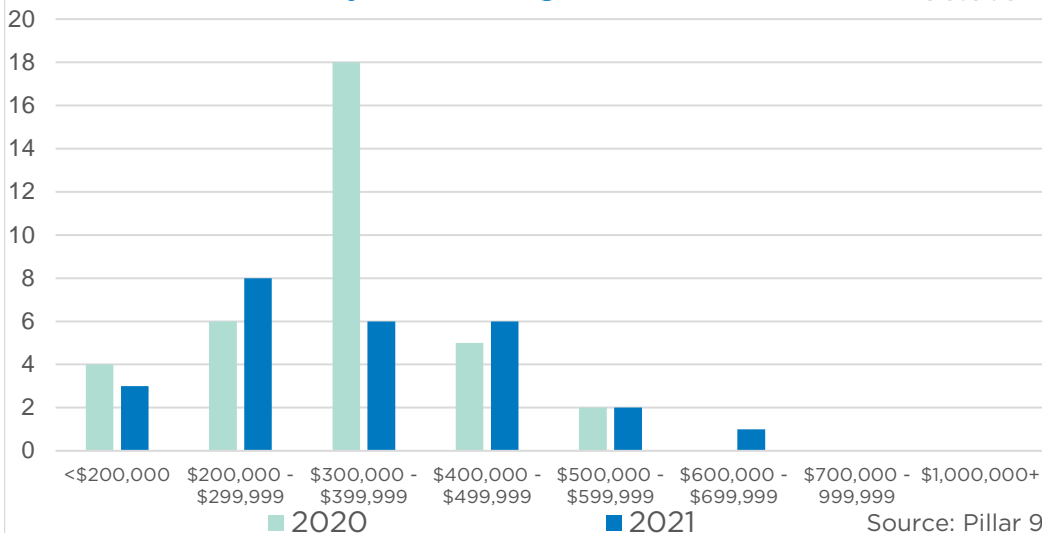
INVENTORY

48

↓ 37.7% Y/Y → Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

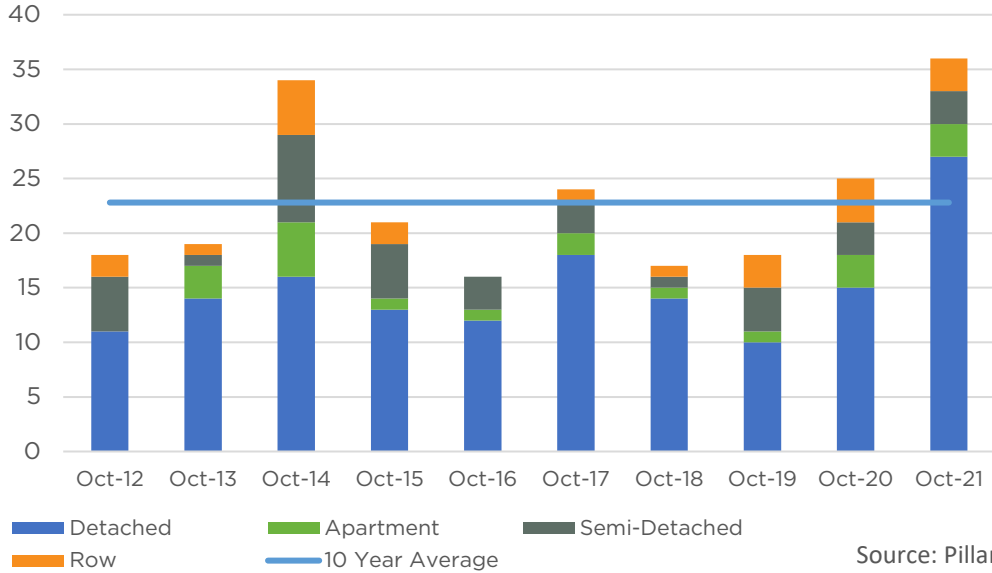
1.85

↓ 16.1% Y/Y → Monthly trend*

October 2021

Strathmore

Monthly Sales Comparison



SALES

36

↑ 44.0% Y/Y ↑ 86.2% YTD

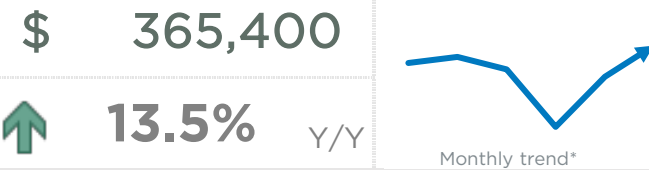
NEW LISTINGS

32

↓ 17.9% Y/Y ↑ 20.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



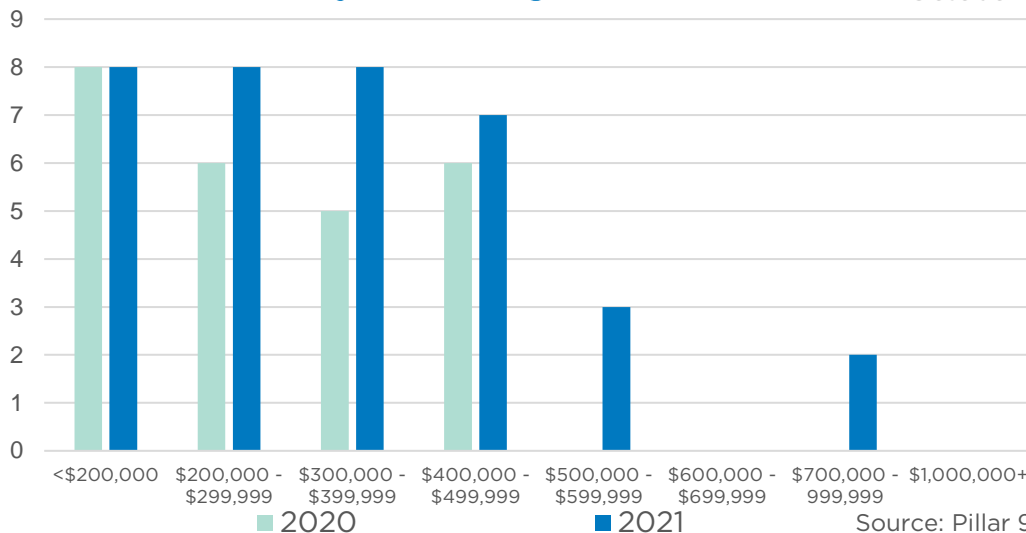
INVENTORY

69

↓ 41.0% Y/Y → Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

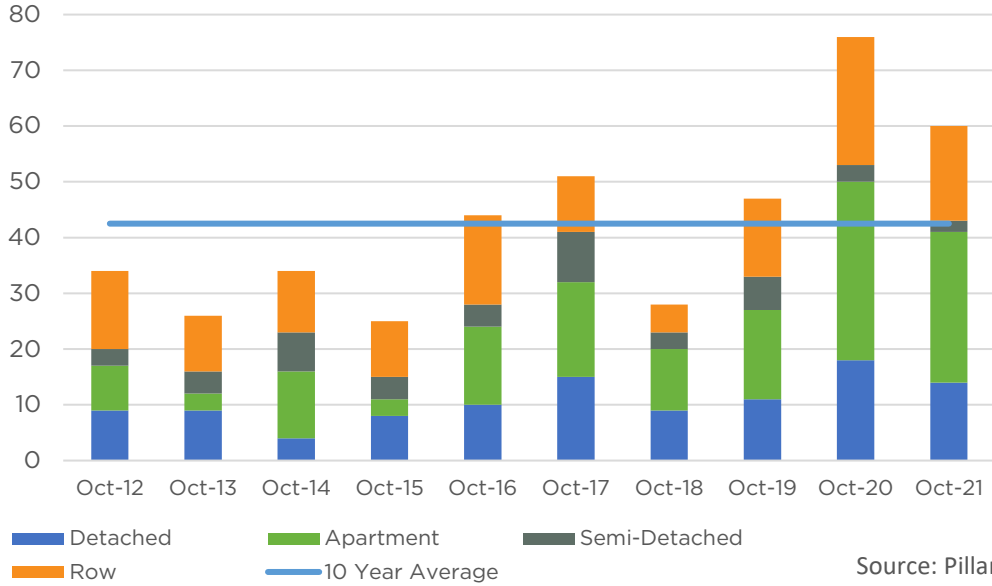
1.92

↓ 59.0% Y/Y → Monthly trend*

October 2021

Canmore

Monthly Sales Comparison



SALES

60

↓ 21.1% Y/Y ↑ 65.2% YTD

NEW LISTINGS

52

↓ 34.2% Y/Y ↑ 5.2% YTD

INVENTORY

112

↓ 46.4% Y/Y → Monthly trend*

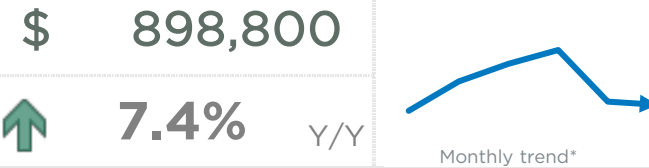
MONTHS OF SUPPLY

1.87

↓ 32.1% Y/Y → Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

October

