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MONTHLY STATISTICS PACKAGE

# Calgary Region

November  
2020



[creb.com](http://creb.com)

### Airdrie



Sales continue to record strong gains in November as year to date sales reached 1,318 a 15 per cent increase over last year. The rise in sales was also met with a pullback in new listings causing further declines in inventory levels and keeping the months of supply just over two months. This is the tightest months of supply figure recorded for November since 2014 where the months of supply was below two months. Persistently low months of supply, especially in the detached sector of the market continue to place upward pressure on prices. In November the benchmark price was \$342,900, trending up over last month and over two per cent above last year's levels.

<b>\$</b>	<b>PRICE</b>	<b>SALES</b>
	<b>\$342,900</b>	<b>119</b>
↑	↗	↑
2.4% Y/Y		45.1% Y/Y 14.9% Y/Y
<b>FOR SALE</b>	<b>INVENTORY</b>	<b>MONTHS OF SUPPLY</b>
	<b>265</b>	<b>2.23</b>
↓	↘	↓
32.7% Y/Y	Monthly trend*	32.7% Y/Y Monthly trend*

### Cochrane



For the sixth consecutive month sales active rose over last year's levels causing year-to-date sales to total 651, a 12 per cent increase over last year. However, unlike other areas the level of new listings in Cochrane also rose. Meanwhile, the months of supply rose to nearly four months. However, this is still relatively low for November as the town has typically averaged seven months over the past five years. With generally tighter market conditions in the town prices have trended up for the past six months. As of November, the benchmark price was \$417,800, four per cent higher than last year. Despite the recent gains year-to-date figures remain nearly one per cent below last year's levels.

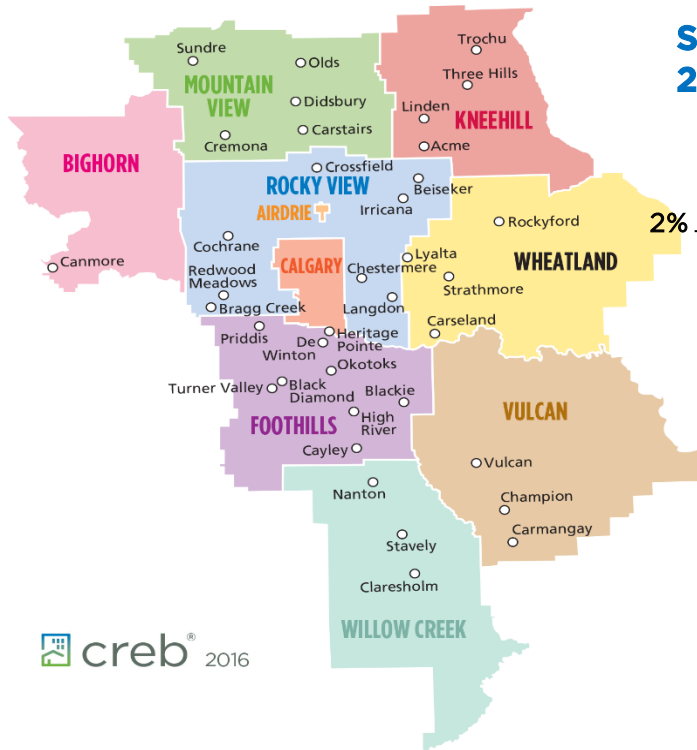
<b>\$</b>	<b>PRICE</b>	<b>SALES</b>
	<b>\$417,800</b>	<b>53</b>
↑	↗	↑
4.2% Y/Y		51.4% Y/Y 12.2% Y/Y
<b>FOR SALE</b>	<b>INVENTORY</b>	<b>MONTHS OF SUPPLY</b>
	<b>195</b>	<b>3.68</b>
↓	↘	↓
19.8% Y/Y	Monthly trend*	47.0% Y/Y Monthly trend*

### Okotoks

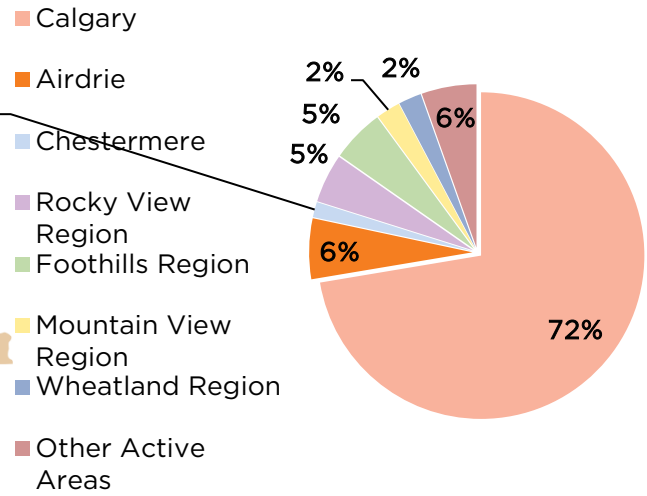


Despite the decline in new listings, sales continued to improve causing further inventory declines. Inventory in November dropped to 95 units, nearly half the levels we typically see this time of year. With a sale to new listings ratio above 100 per cent and a months of supply of just over two months, this is one of the tightest Novembers recorded since 2014. The general tightness in the market has been driven by the detached sector. This is the only category that has seen year-over-year gains in prices. As of November, the detached benchmark price was \$441,100, nearly two per cent higher than last November.

<b>\$</b>	<b>PRICE</b>	<b>SALES</b>
	<b>\$429,100</b>	<b>39</b>
↑	↗	↑
0.8% Y/Y		50.0% Y/Y 3.9% Y/Y
<b>FOR SALE</b>	<b>INVENTORY</b>	<b>MONTHS OF SUPPLY</b>
	<b>95</b>	<b>2.44</b>
↓	↘	↓
51.0% Y/Y	Monthly trend*	67.4% Y/Y Monthly trend*



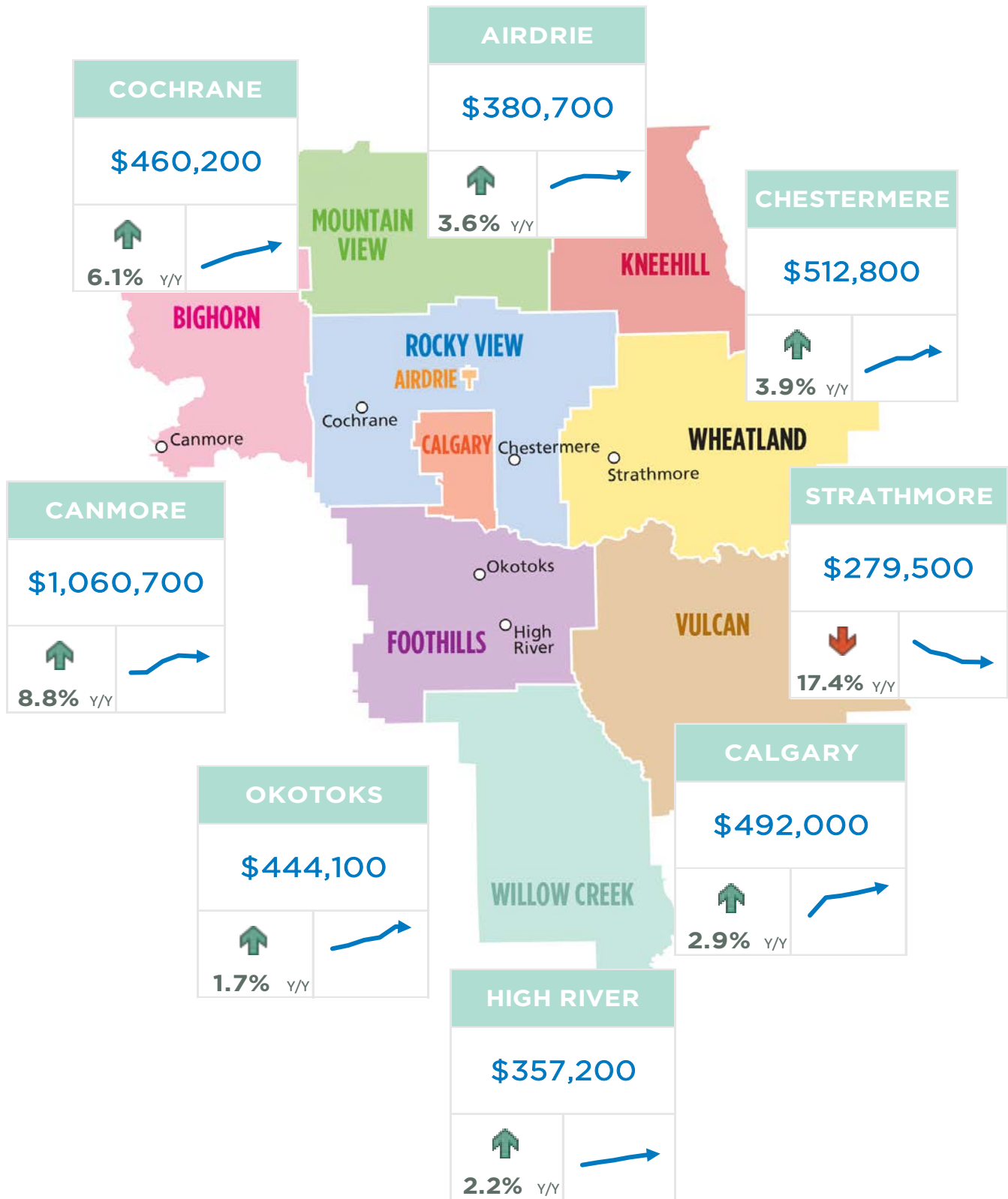
### SHARE OF SALES November 2020



Source: CREB®

November 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	1,437	1,724	83%	5,028	3.50	423,600	455,584	414,000
<b>Airdrie</b>	119	104	114%	265	2.23	342,900	398,773	371,000
<b>Chestermere</b>	30	34	88%	99	3.30	494,600	498,490	484,250
<b>Rocky View Region</b>	96	139	69%	545	5.68	505,800	558,369	476,000
<b>Foothills Region</b>	104	99	105%	346	3.33	391,100	550,831	443,500
<b>Mountain View Region</b>	47	46	102%	229	4.87	303,600	410,306	358,000
<b>Kneehill Region</b>	10	15	67%	84	8.40	156,200	214,040	182,500
<b>Wheatland Region</b>	45	33	136%	158	3.51	274,600	334,333	290,000
<b>Willow Creek Region</b>	24	17	141%	94	3.92	230,900	215,415	213,500
<b>Vulcan Region</b>	6	4	150%	52	8.67	206,900	283,500	230,000
<b>Bighorn Region</b>	68	56	121%	202	2.97	776,500	717,634	611,620
YEAR-TO-DATE 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	14,953	27,018	55%	5,918	4.35	417,491	455,584	412,000
<b>Airdrie</b>	1,318	1,842	72%	387	3.23	333,436	398,773	366,250
<b>Chestermere</b>	294	517	57%	129	4.84	481,300	498,490	514,250
<b>Rocky View Region</b>	1,198	2,189	55%	660	6.06	496,927	558,369	455,000
<b>Foothills Region</b>	1,179	1,771	67%	514	4.80	384,364	550,831	414,000
<b>Mountain View Region</b>	508	861	59%	335	7.26	299,845	410,306	327,000
<b>Kneehill Region</b>	103	185	56%	108	11.58	165,055	214,040	222,000
<b>Wheatland Region</b>	311	570	55%	208	7.35	300,618	334,333	325,000
<b>Willow Creek Region</b>	262	363	72%	137	5.76	229,482	215,415	230,000
<b>Vulcan Region</b>	85	151	56%	77	9.94	201,209	283,500	218,000
<b>Bighorn Region</b>	517	865	60%	259	5.51	778,800	717,634	667,500

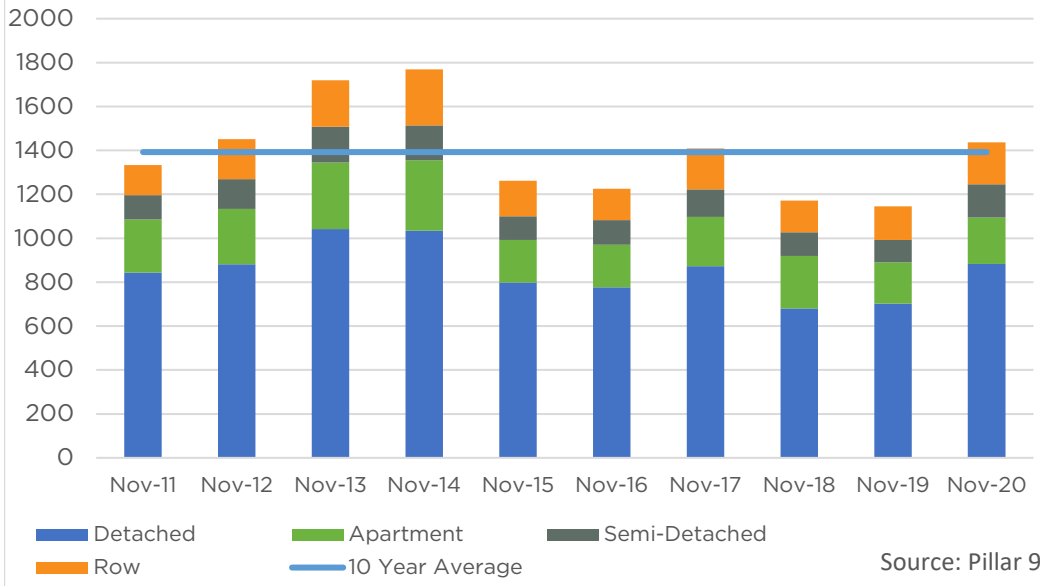
# DETACHED BENCHMARK PRICE COMPARISON



November 2020

Calgary

Monthly Sales Comparison



**SALES**

1,437

↑ 25.4% Y/Y    ↓ 3.5% YTD

**NEW LISTINGS**

1,724

↓ 6.8% Y/Y    ↓ 9.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

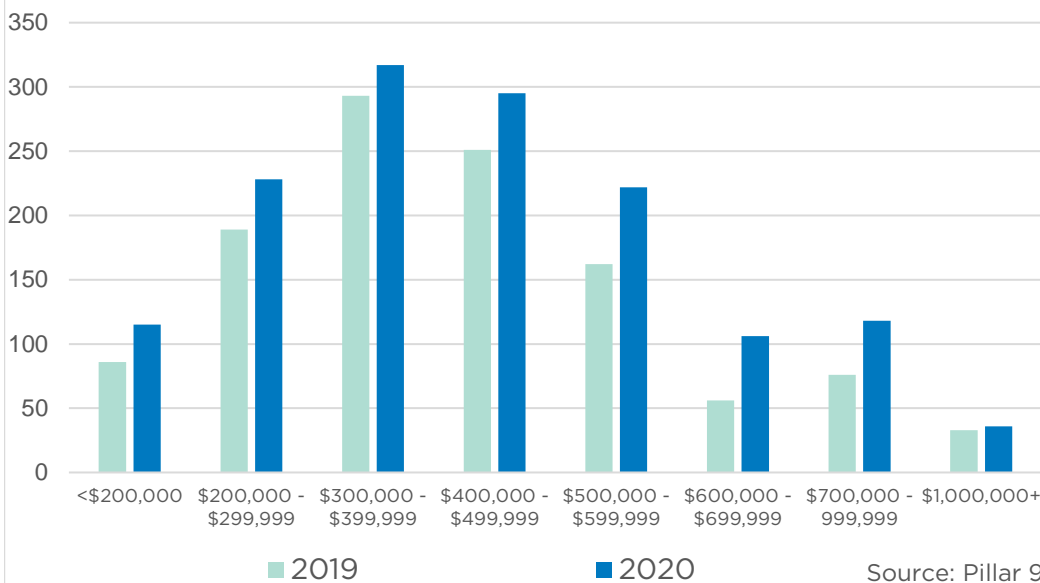
\$ 423,600

↑ 1.6% Y/Y

Monthly trend\*

Residential Sales by Price Range

Novem



**INVENTORY**

5,028

↓ 16.0% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

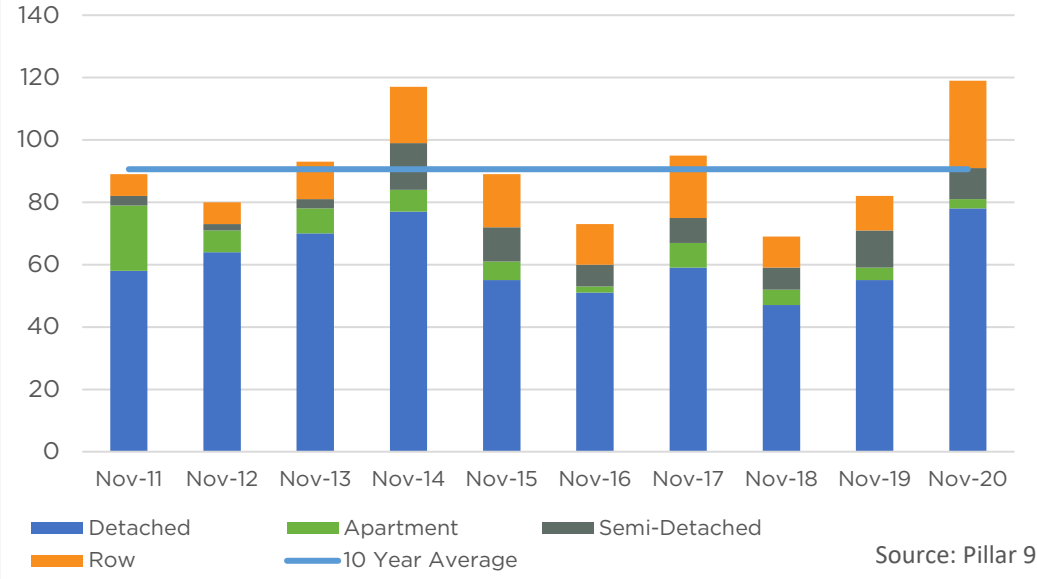
3.50

↓ 33.0% Y/Y    Monthly trend\*

November 2020

Airdrie

Monthly Sales Comparison



**SALES**

119

↑ 45.1% Y/Y    ↑ 14.9% YTD

**NEW LISTINGS**

104

↓ 12.6% Y/Y    ↓ 8.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



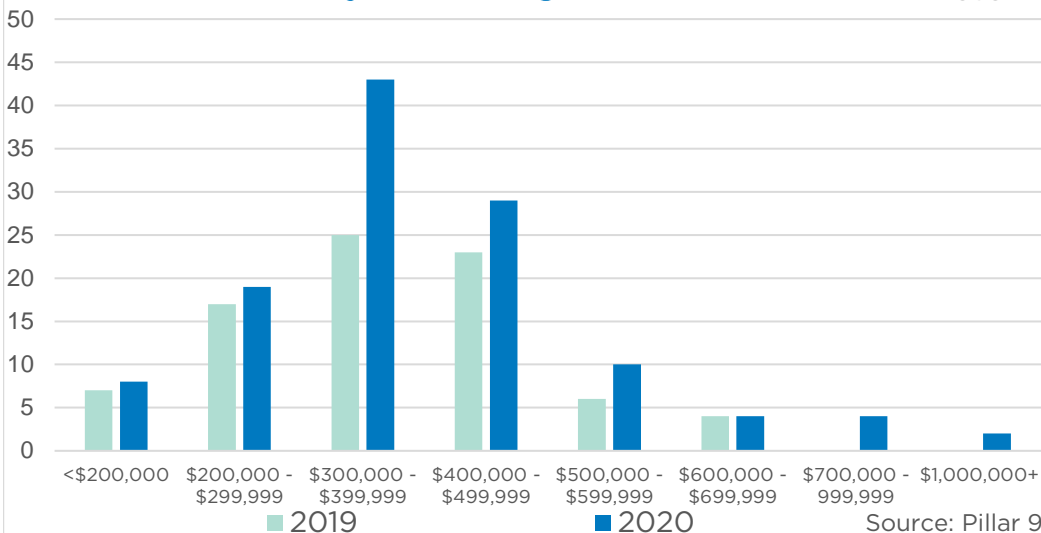
**INVENTORY**

265

↓ 32.7% Y/Y    → Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

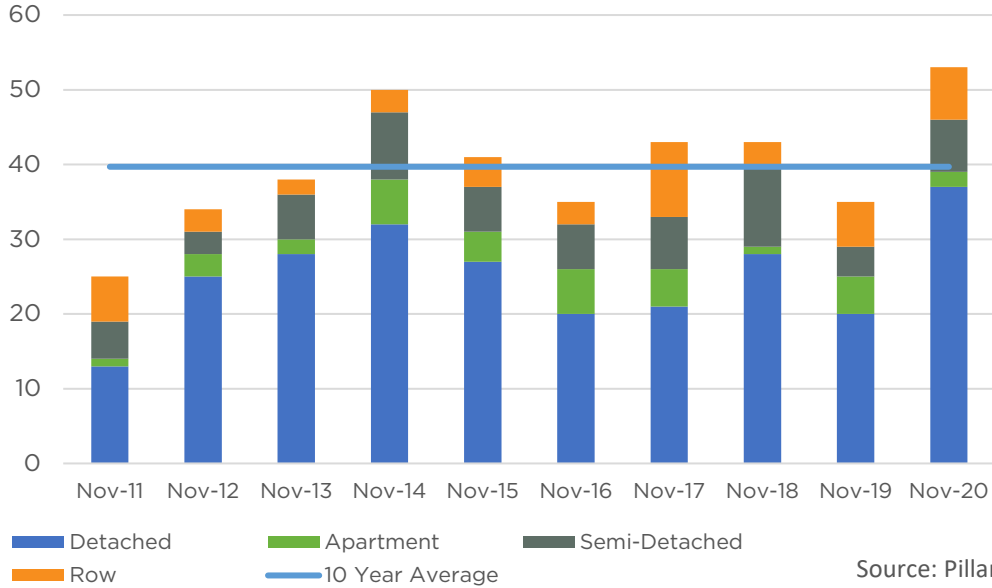
2.23

↓ 53.7% Y/Y    → Monthly trend\*

November 2020

Cochrane

Monthly Sales Comparison



**SALES**

53

↑ 51.4% Y/Y    ↑ 12.2% YTD

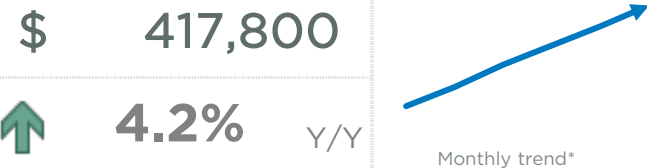
**NEW LISTINGS**

76

↑ 22.6% Y/Y    ↓ 8.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



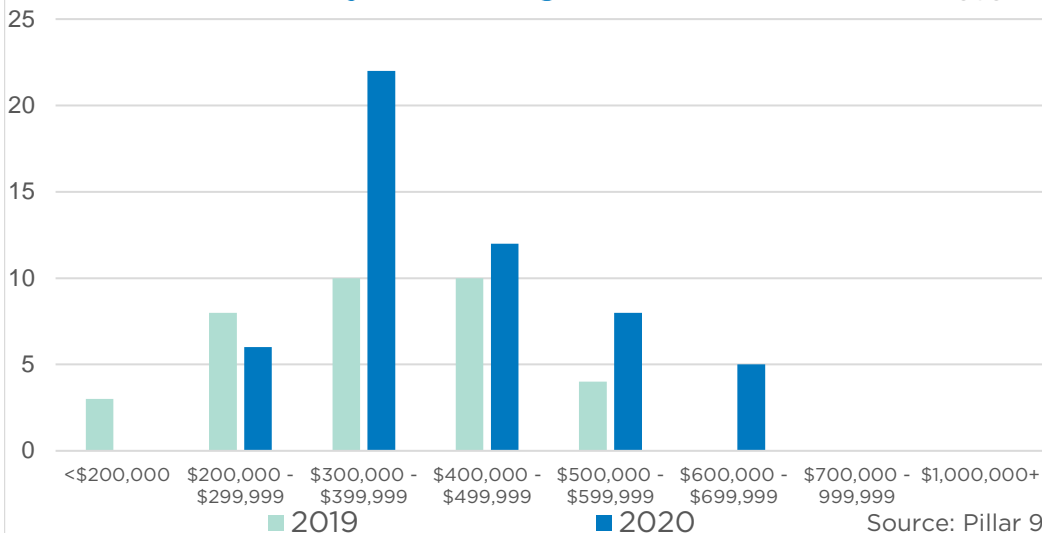
**INVENTORY**

195

↓ 19.8% Y/Y    Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

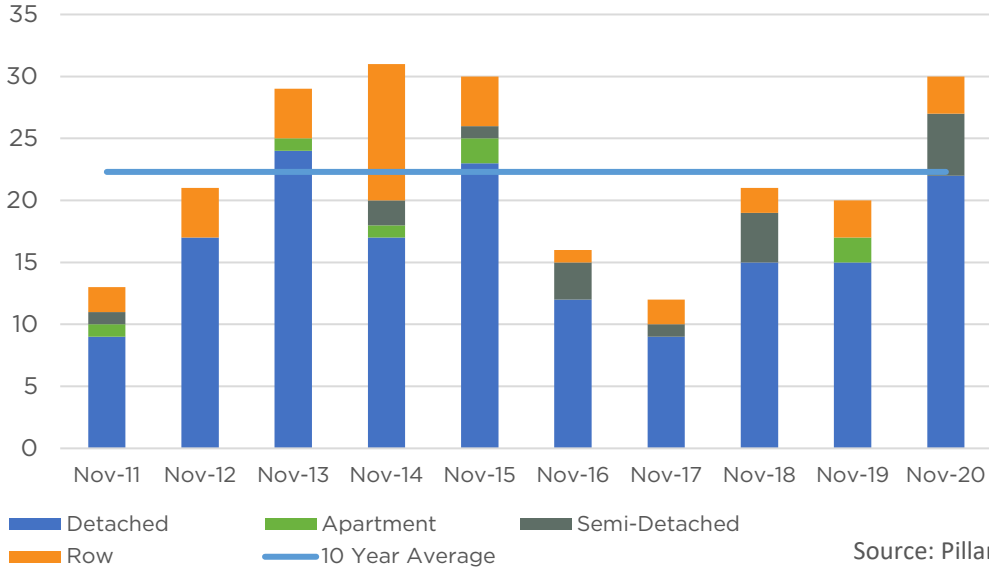
3.68

↓ 47.0% Y/Y    Monthly trend\*

November 2020

Chestermere

Monthly Sales Comparison



**SALES**

30

↑ 50.0% Y/Y    ↑ 18.5% YTD

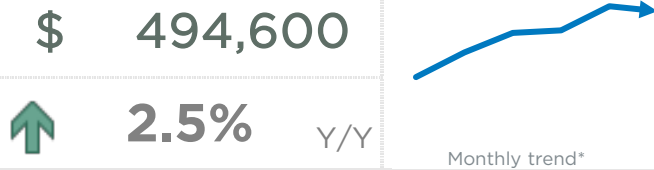
**NEW LISTINGS**

34

↓ 34.6% Y/Y    ↓ 23.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



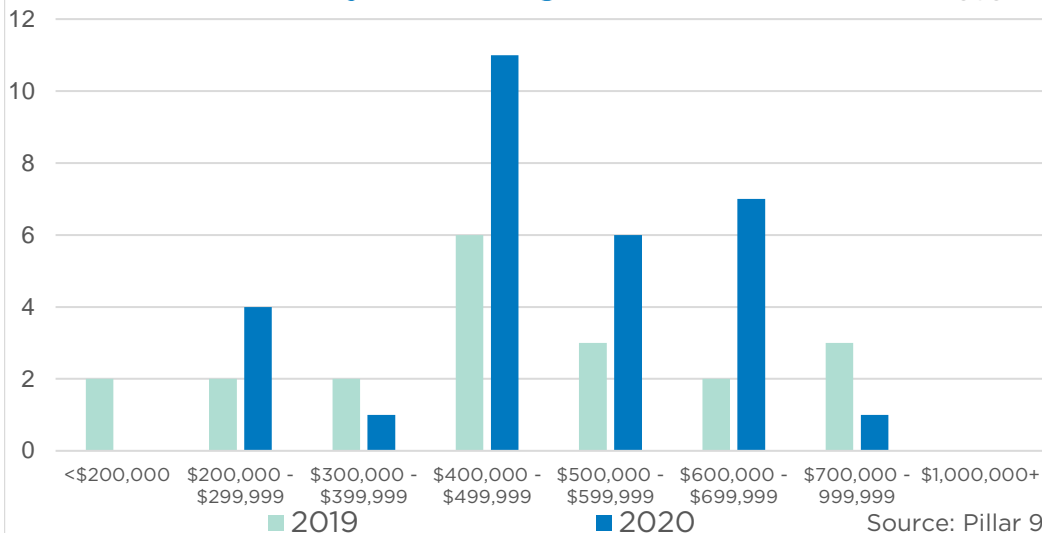
**INVENTORY**

99

↓ 46.8% Y/Y    → Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

3.30

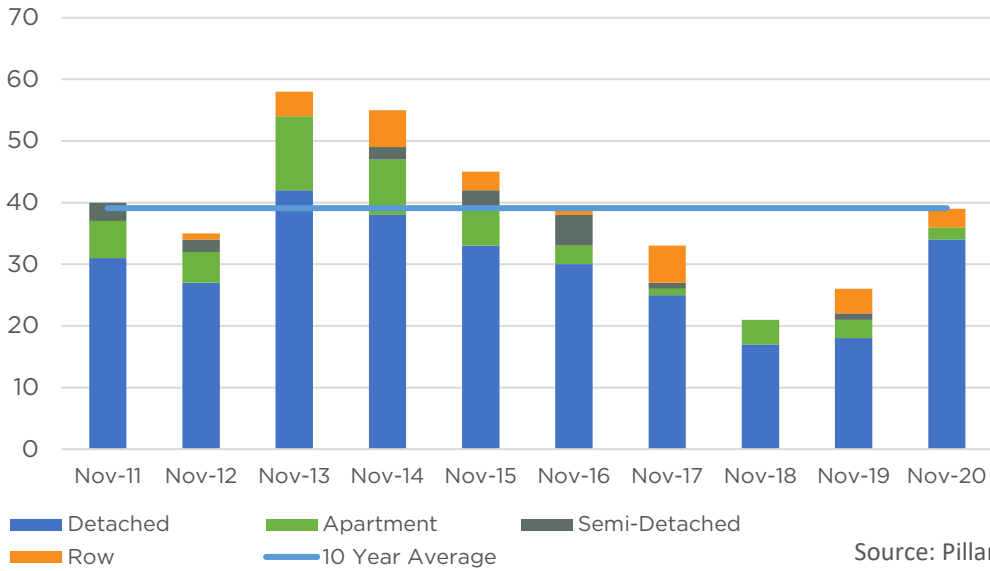
↓ 64.5% Y/Y    → Monthly trend\*



November 2020

Okotoks

Monthly Sales Comparison



**SALES**

39

↑ 50.0% Y/Y    ↑ 3.9% YTD

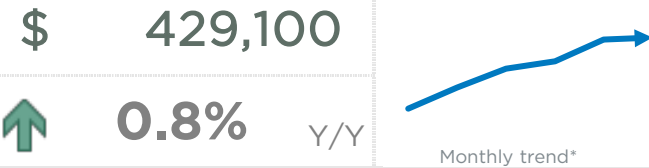
**NEW LISTINGS**

35

↓ 37.5% Y/Y    ↓ 16.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



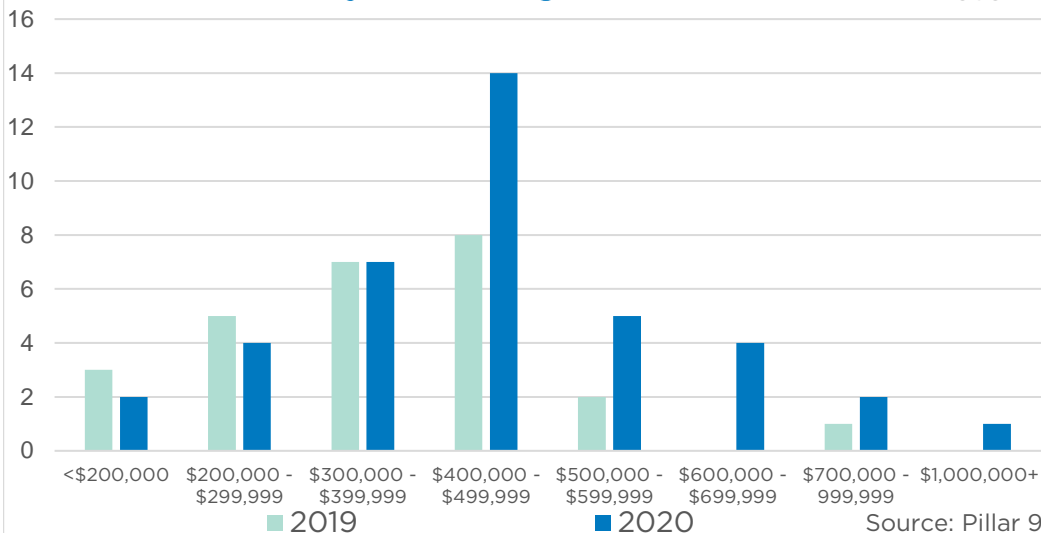
**INVENTORY**

95

↓ 51.0% Y/Y    → Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

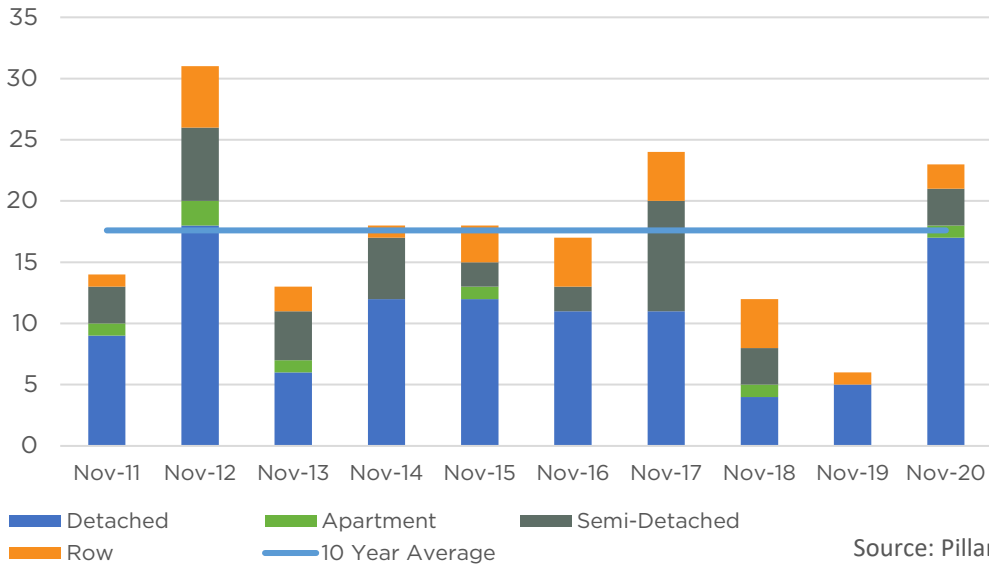
2.44

↓ 67.4% Y/Y    → Monthly trend\*

November 2020

High River

Monthly Sales Comparison



**SALES**

23

↑ ##### Y/Y    ↑ 12.5% YTD

**NEW LISTINGS**

19

↓ 17.4% Y/Y    ↓ 17.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

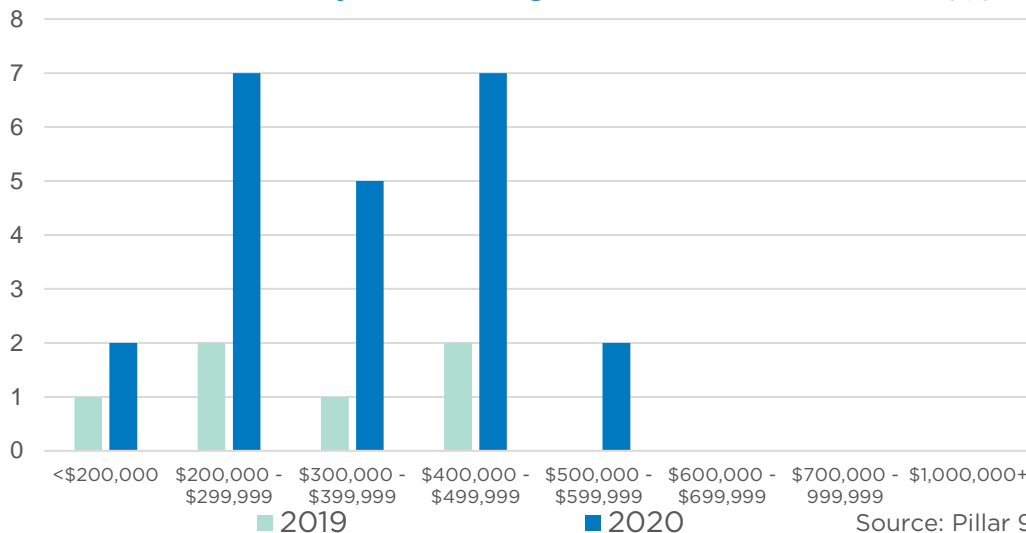
\$ 323,300

↑ 1.3% Y/Y

Monthly trend\*

Residential Sales by Price Range

Novem



**INVENTORY**

64

↓ 41.8% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

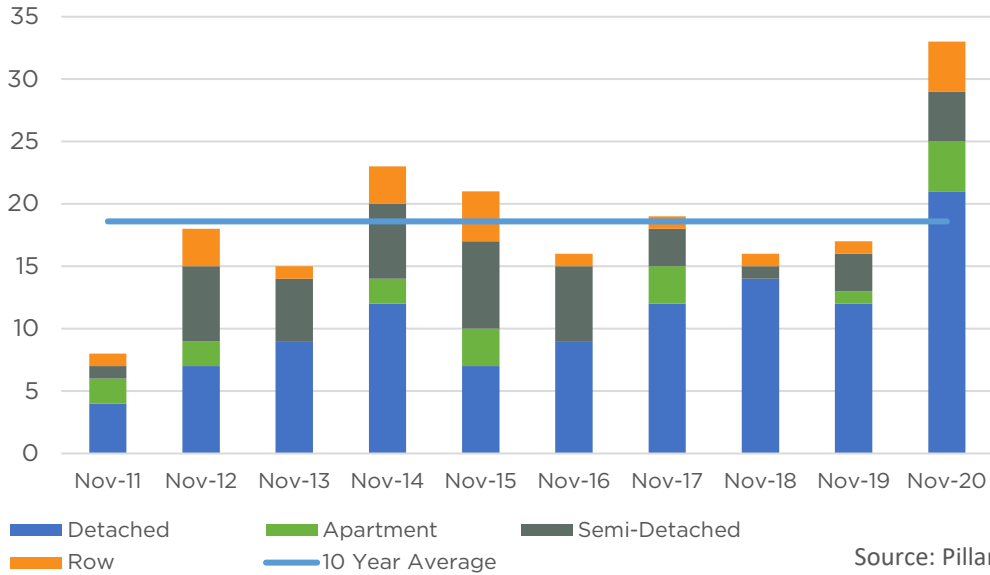
2.78

↓ 84.8% Y/Y    → Monthly trend\*

November 2020

Strathmore

Monthly Sales Comparison



**SALES**

33

↑ 94.1% Y/Y    ↑ 16.8% YTD

**NEW LISTINGS**

25

↓ 13.8% Y/Y    ↓ 19.6% YTD

**INVENTORY**

96

↓ 25.6% Y/Y    Monthly trend ↘

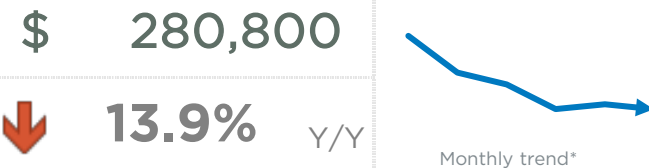
**MONTHS OF SUPPLY**

2.91

↓ 61.7% Y/Y    Monthly trend ↘

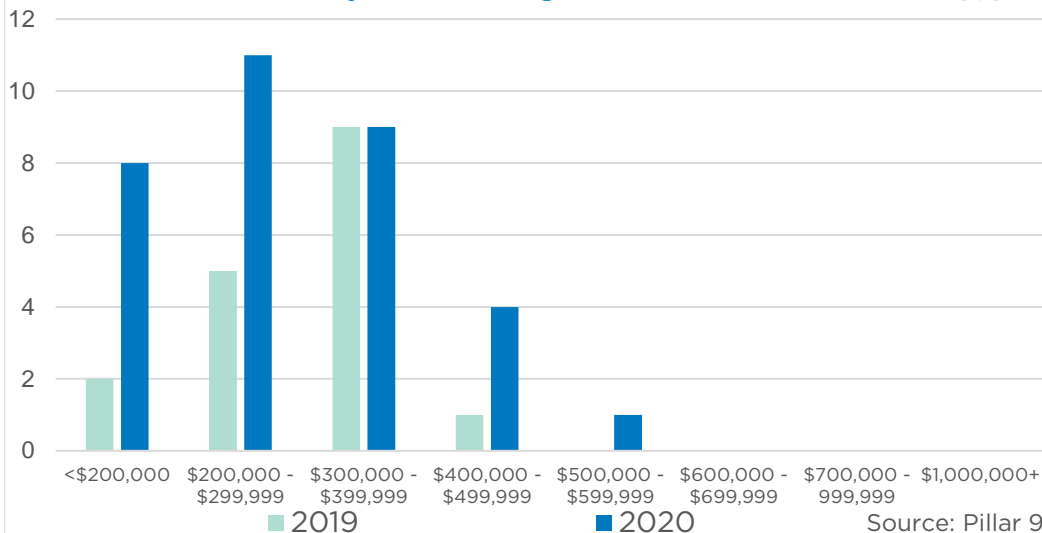


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

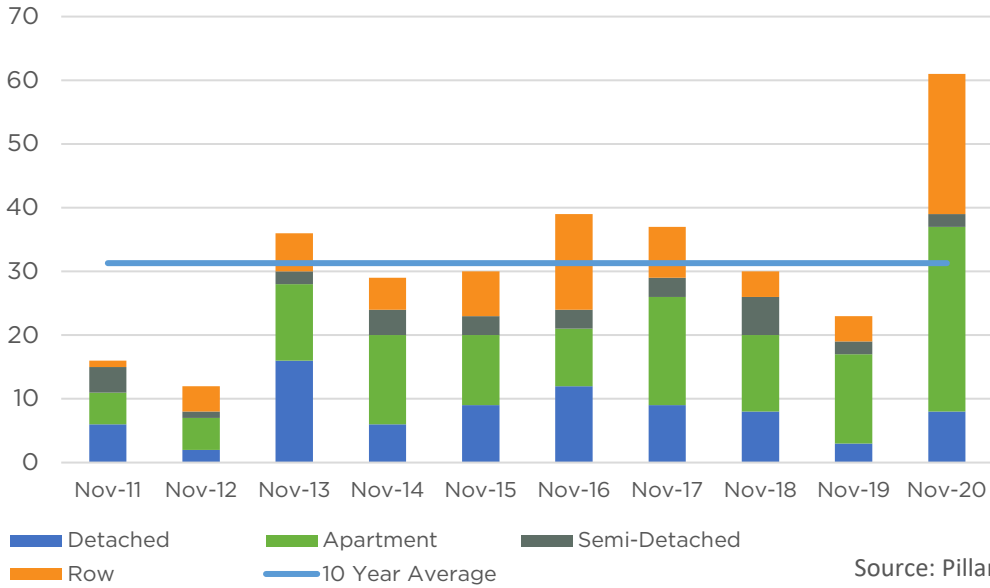
Novem



November 2020

Canmore

Monthly Sales Comparison



**SALES**

61

↑ 165.2% Y/Y

↑ 14.7% YTD

**NEW LISTINGS**

49

↑ 22.5% Y/Y

↑ 18.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



**INVENTORY**

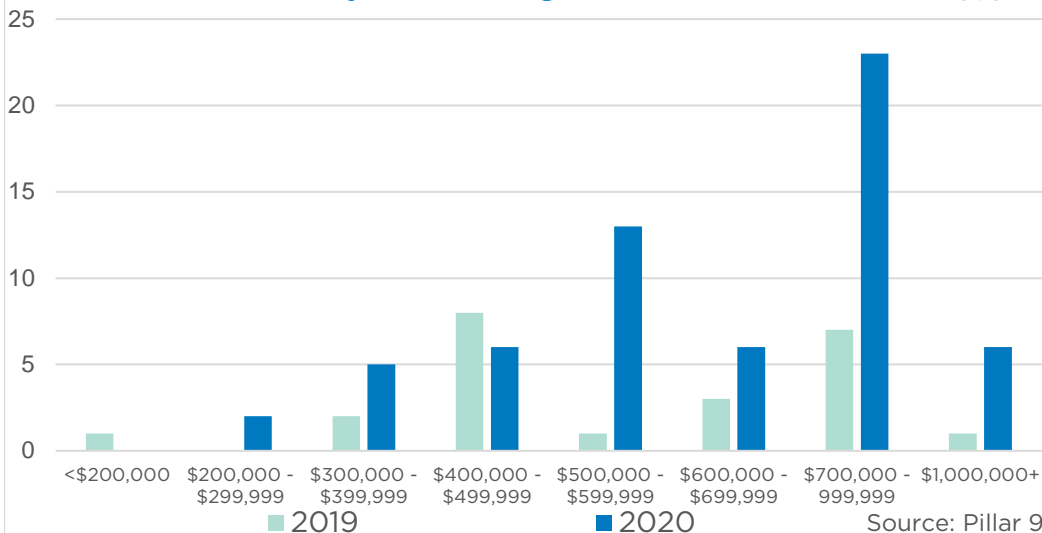
165

↓ 18.3% Y/Y

Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

2.70

↓ 69.2% Y/Y

Monthly trend\*