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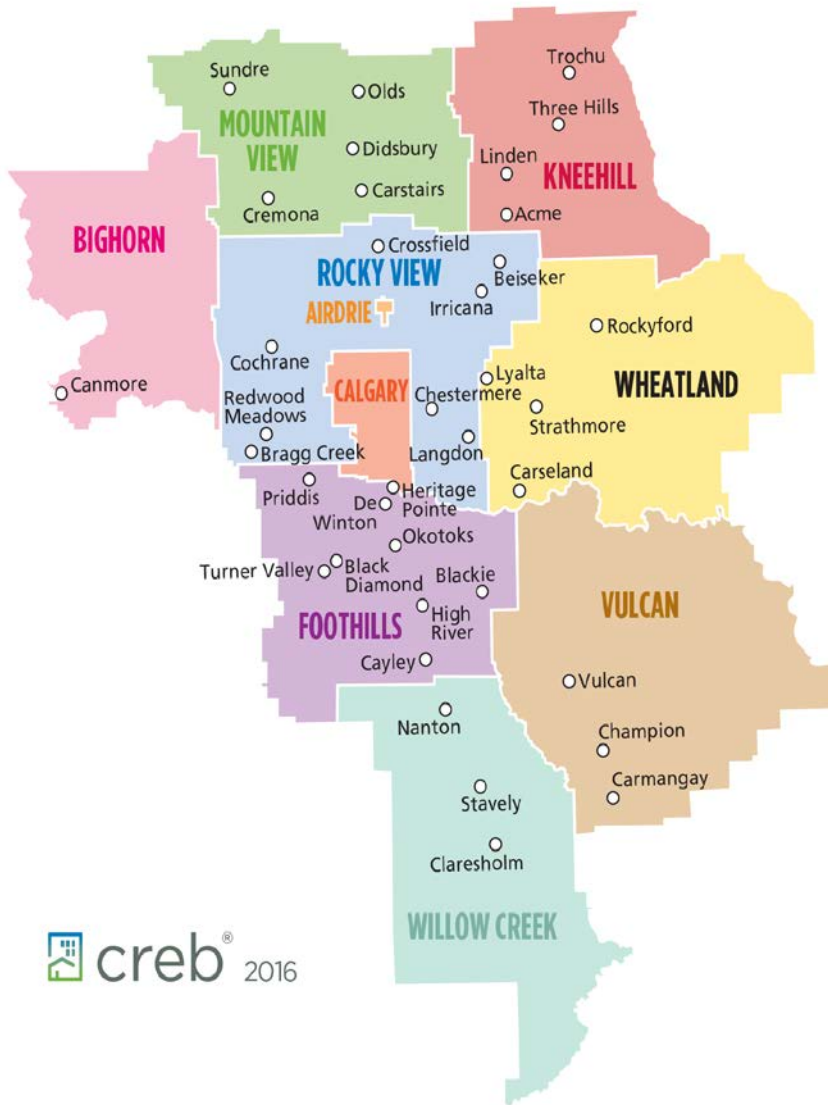
MONTHLY STATISTICS PACKAGE

Calgary Region

June 2018



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REGIONAL HIGHLIGHTS

July 3, 2018

Airdrie

- Airdrie residential sales totalled 622 units in the first half of 2018. This is 11 per cent lower than the same period last year. Quarterly comparisons also show that Q2 2018 sales were 13 per cent lower than Q2 2017.
- Year-to-date new listings rose just above last years levels, totalling 1,399 units, reaching a new high.
- Total inventories in Airdrie averaged 531 units for the first half of 2018, almost 24 per cent higher than the first half of 2017. The rise in inventory combined with easing sales has caused months of supply to average over 5 months this year, impacting prices.
- Detached benchmark prices have averaged \$372,883 so far, this year. This is 1.05 per cent lower than the same period in 2017.

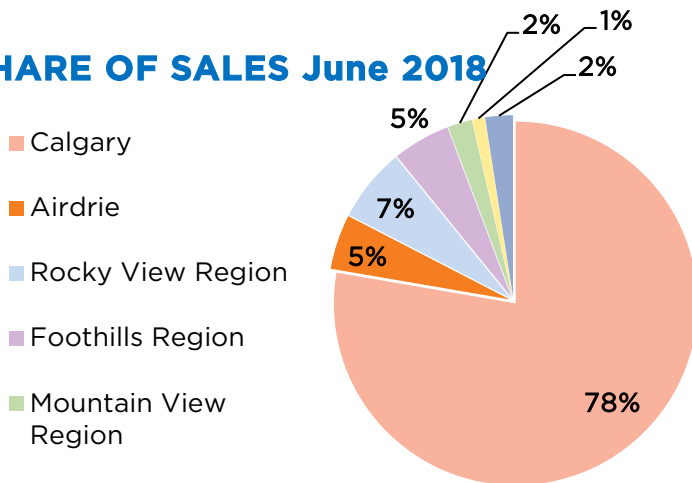
Cochrane

- Residential sales in Cochrane decreased during the first half of 2018 by nearly ten per cent compared to the same period last year, but remain higher than long term averages and are comparable to 2016 levels.
- However, new listings also continue to remain elevated, pushing inventory levels up to new record highs. Overall months of supply have averaged over 6 months this year, above long-term averages.
- Despite some of the gains in months of supply, detached benchmark prices in Cochrane have remain relatively stable. Year-to-date detached prices averaged \$424,467 similar to levels recorded last year but over four per cent below recent highs

Okotoks

- Total residential sales in Okotoks totalled 267 units during the first six months of 2018. This is 13 per cent below last year's levels and below long-term trends. Meanwhile, new listings remain elevated, keeping inventories near record levels.
- While months of supply remain higher than last years levels, detached prices have managed to post a modest gain, with the benchmark price averaging \$436,000 this year, one per cent higher than last year, but three per cent below previous highs.

SHARE OF SALES June 2018



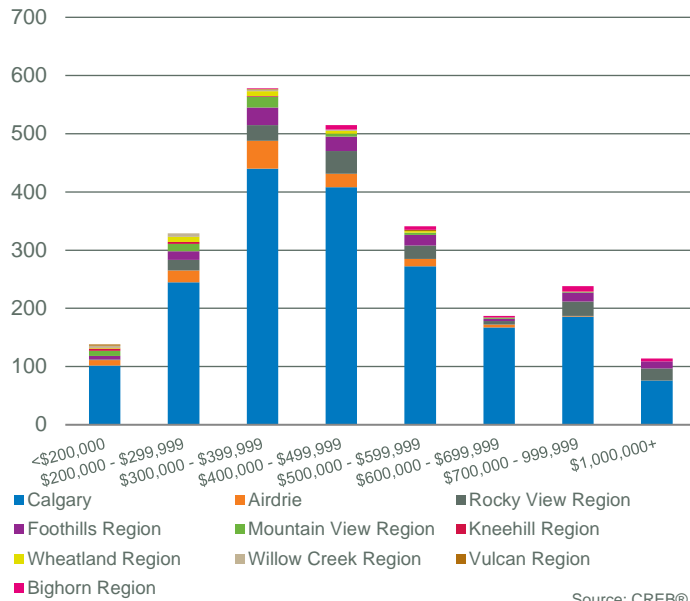
Source: CREB®

Jun. 18

June 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,896	3,869	49.00%	8,820	4.65	436,500	493,793	433,250	78%
Airdrie	119	230	51.74%	635	5.34	344,500	376,952	381,500	5%
Rocky View Region	160	373	42.90%	1,170	7.31	553,800	605,143	485,500	7%
Foothills Region	125	268	46.64%	815	6.52	388,000	564,636	430,000	5%
Mountain View Region	53	116	45.69%	448	8.45	306,400	337,518	328,000	2%
Kneehill Region	8	17	47.06%	113	14.13	-	215,563	206,500	0%
Wheatland Region	27	72	37.50%	285	10.56	224,200	361,833	330,000	1%
Willow Creek Region	15	25	60.00%	105	7.00	-	260,127	240,000	1%
Vulcan Region	5	22	22.73%	88	17.60	-	328,100	300,000	0%
Bighorn Region	32	50	64.00%	113	3.53	-	817,656	662,500	1%
CREB® Economic Region	2,440	5,042	48.39%	12,592	5.16	431,300	495,730	428,800	100%

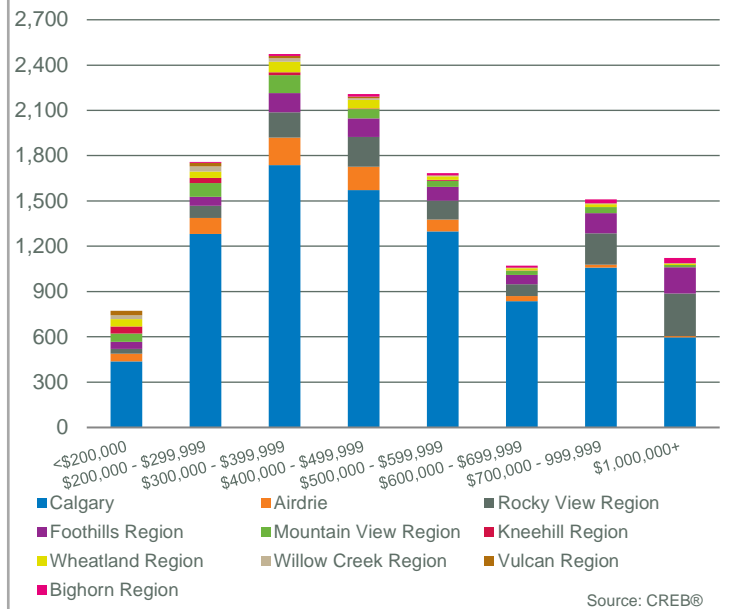
CREB® SALES BY PRICE RANGE

JUNE



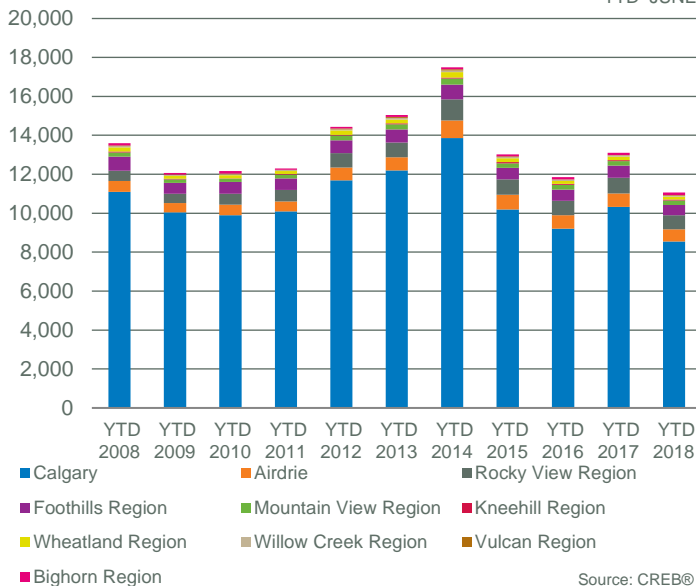
CREB® INVENTORY BY PRICE RANGE

JUNE



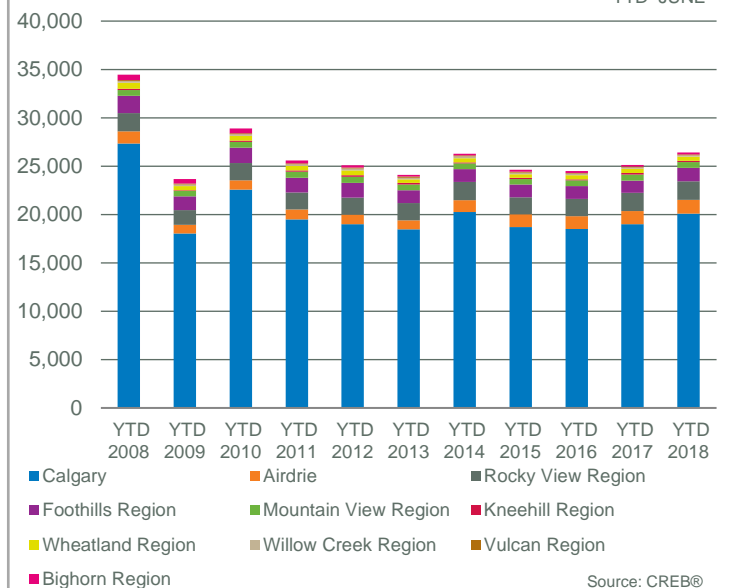
CREB® TOTAL SALES: YEAR-TO-DATE

YTD JUNE

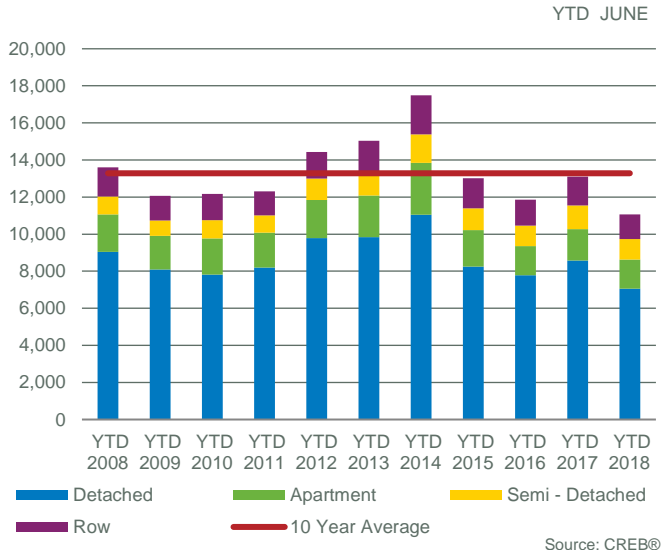


CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

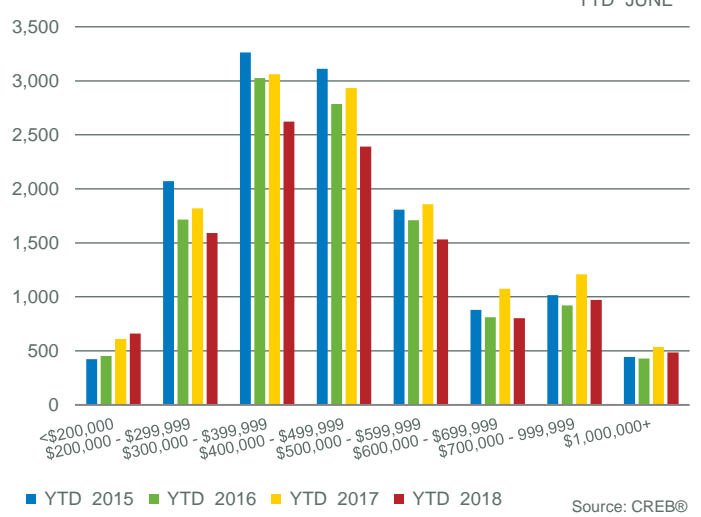
YTD JUNE



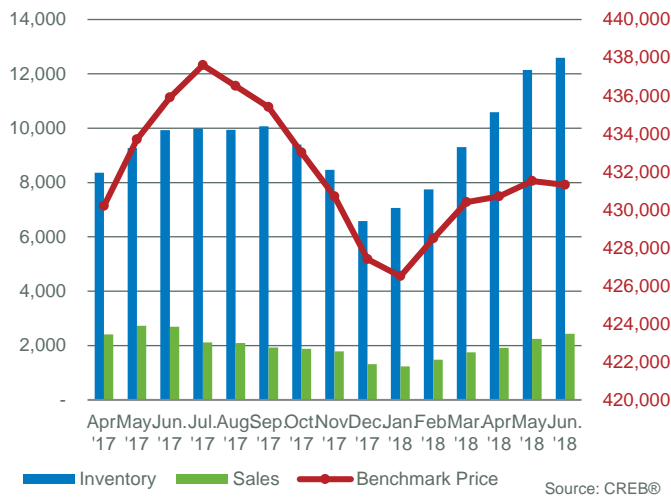
CREB® ECONOMIC REGION TOTAL SALES



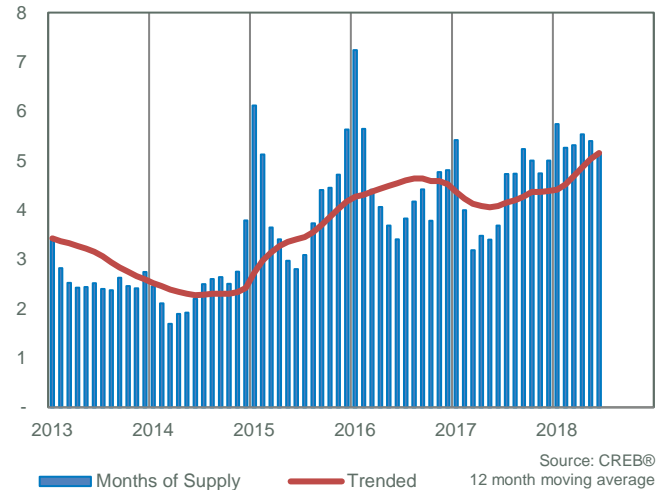
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



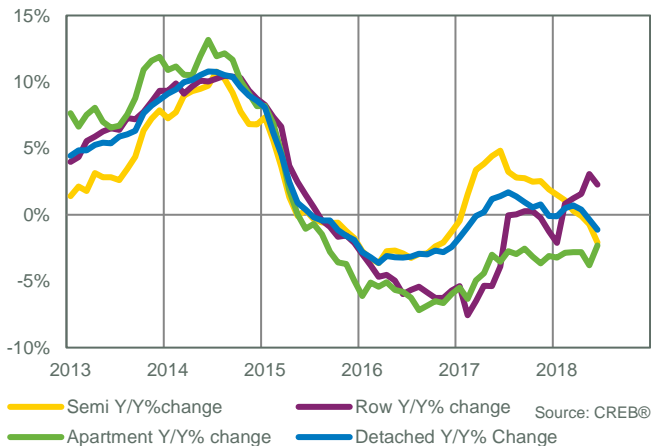
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

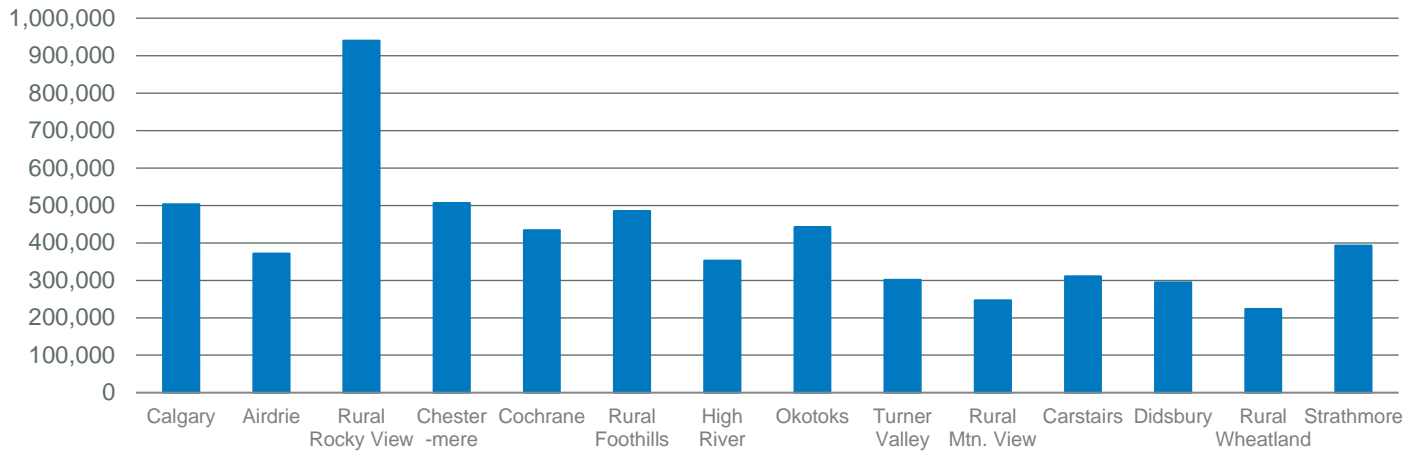


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

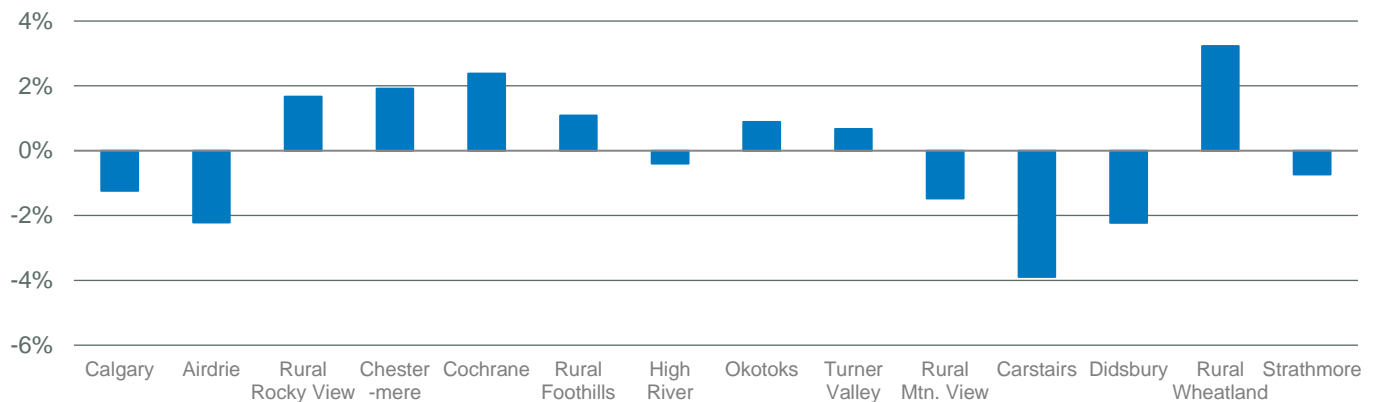
JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

JUNE



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

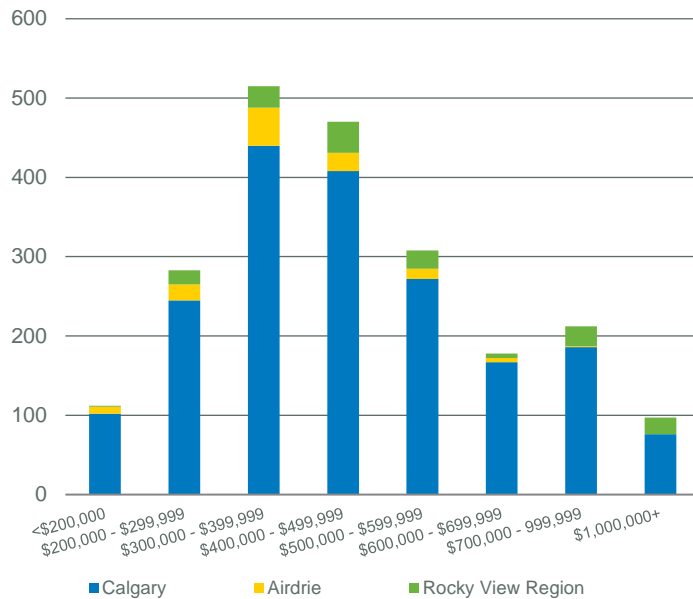
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	Unavailable	3	1995	2	0
High River	1,312	5,646	3	1996	2	0
Okotoks	1,491	4,973	3	2002	2	1
Turner Valley	1,221	6,241	3	1993	2	0
Rural Mountain View	1,315	5,999	3	1989	2	0
Carstairs	1,298	6,583	3	2001	2	0
Didsbury	1,238	6,444	3	1981	2	0
Rural Wheatland	1,298	6,024	3	1979	2	0
Strathmore	1,265	5,562	3	2000	2	0

Jun. 18

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City of Calgary	1,896	3,869	49.00%	8,820	4.65	436,500	493,793	433,250	87%
Airdrie	119	230	51.74%	635	5.34	344,500	376,952	381,500	5%
Rocky View Region	160	373	42.90%	1,170	7.31	553,800	605,143	485,500	7%
Calgary CMA	2,175	4,472	48.64%	10,625	4.89	435,700	495,592	433,000	100%

CALGARY CMA SALES BY PRICE RANGE

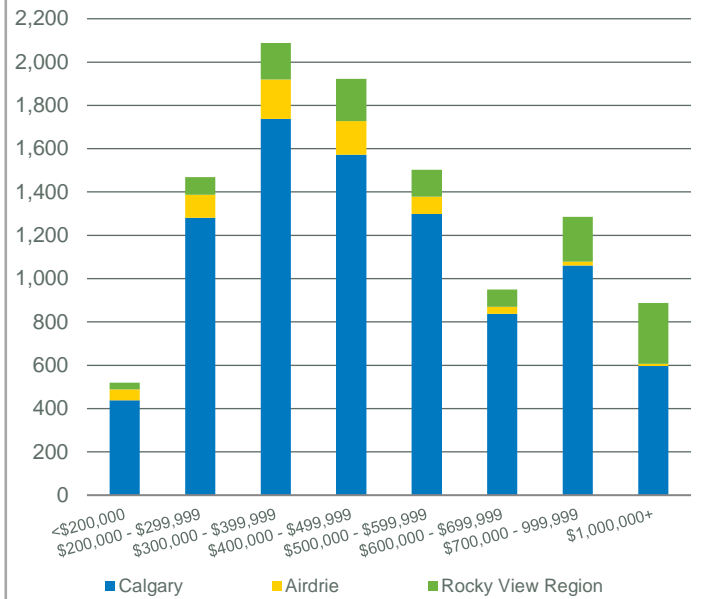
JUNE



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

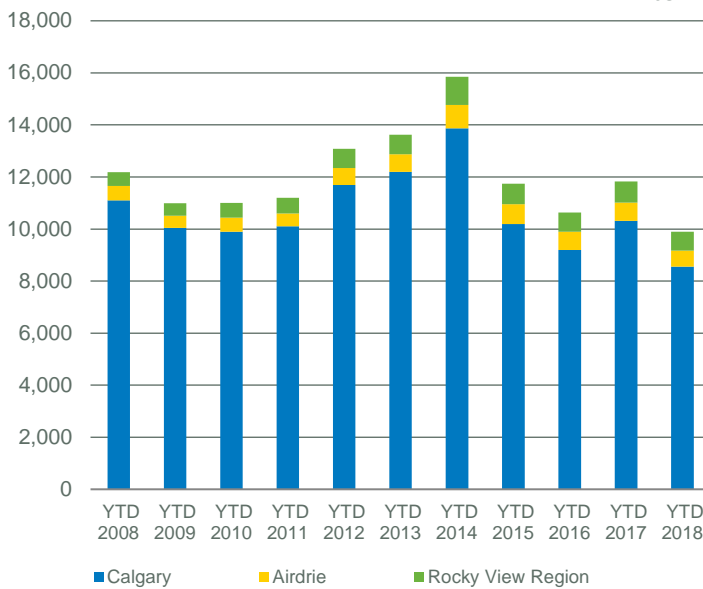
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

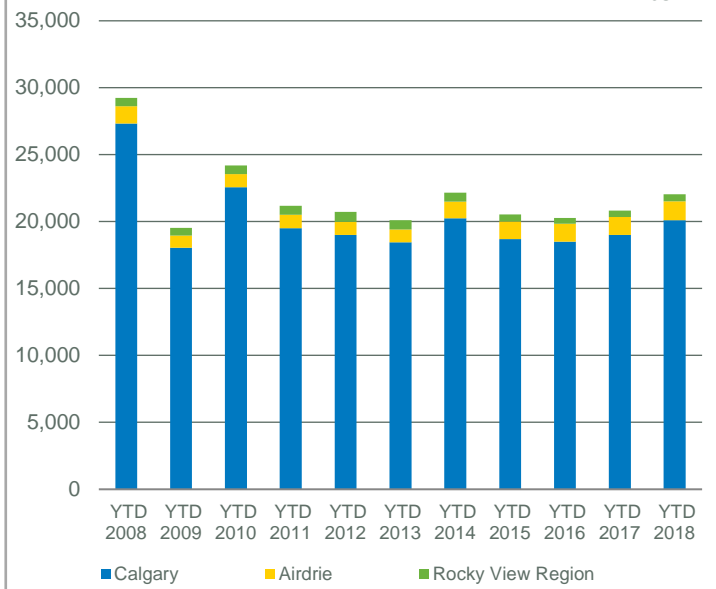
YTD JUNE



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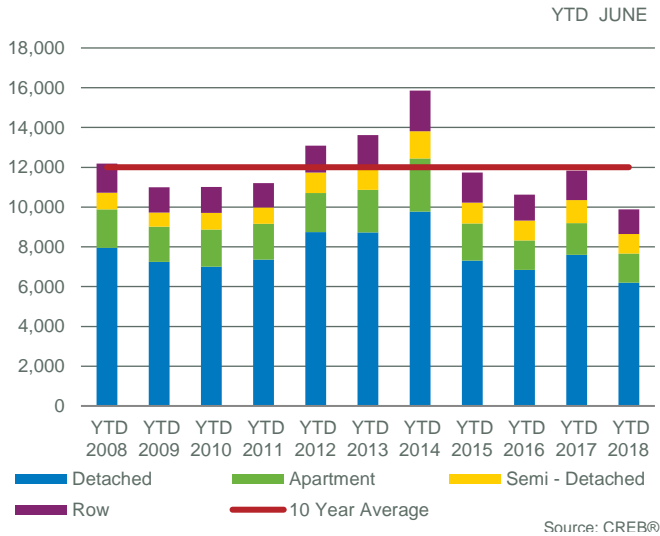
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

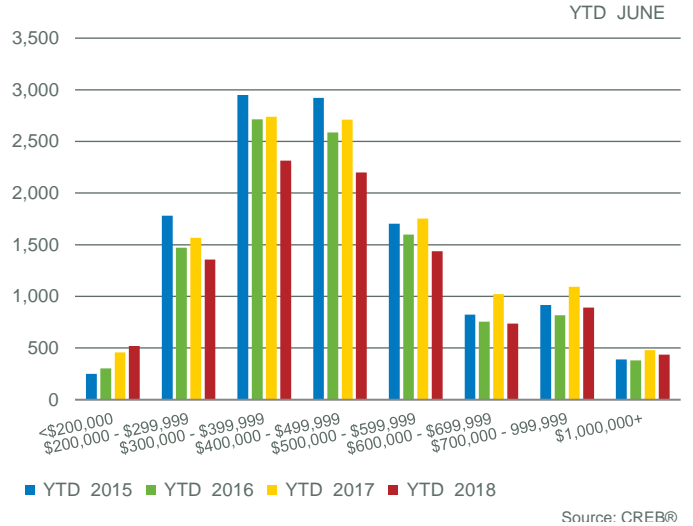


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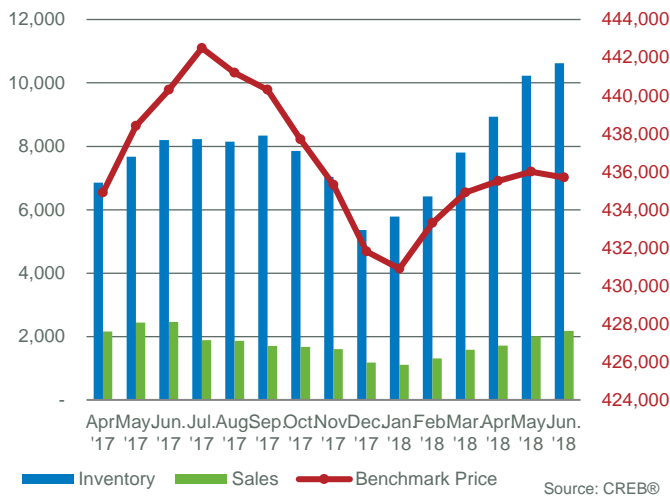
CALGARY CMA TOTAL SALES



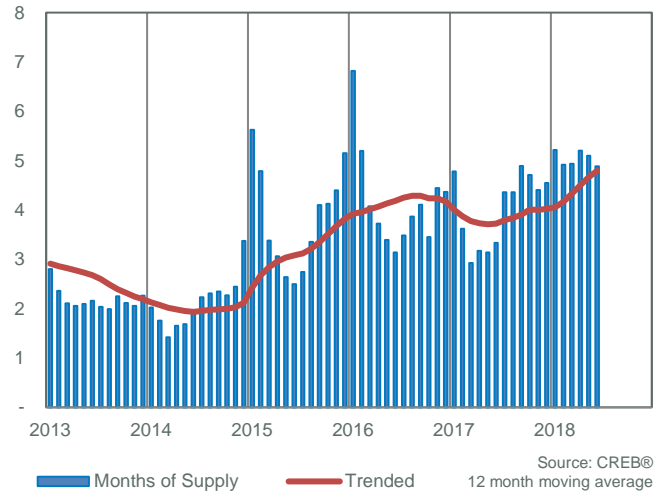
CALGARY CMA TOTAL SALES BY PRICE RANGE



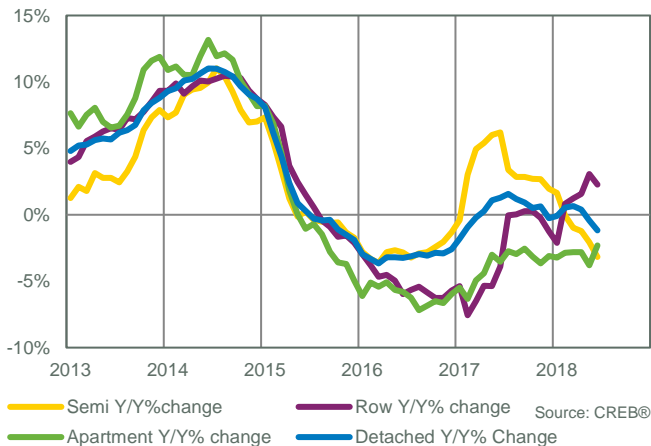
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



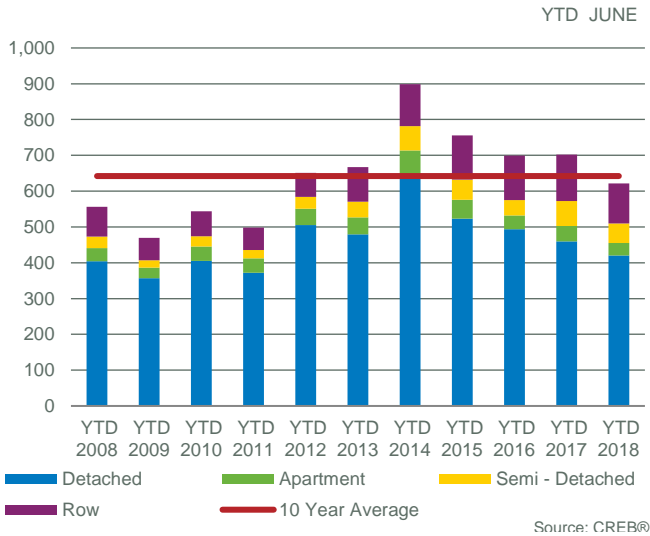
CALGARY CMA PRICE CHANGE



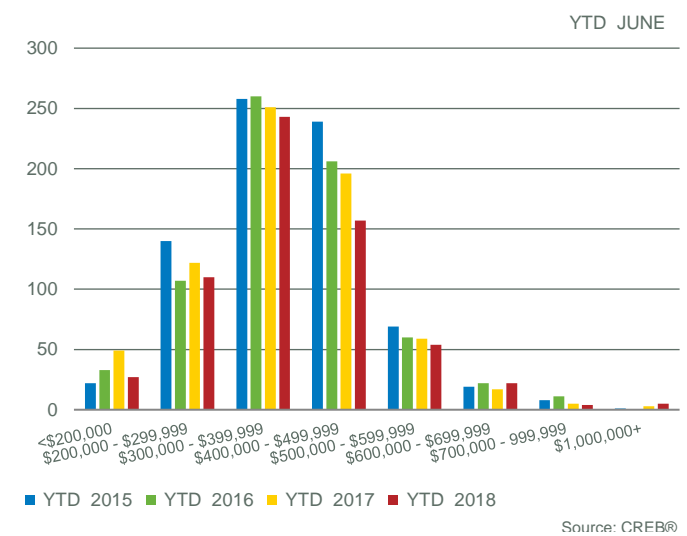
CALGARY CMA PRICES



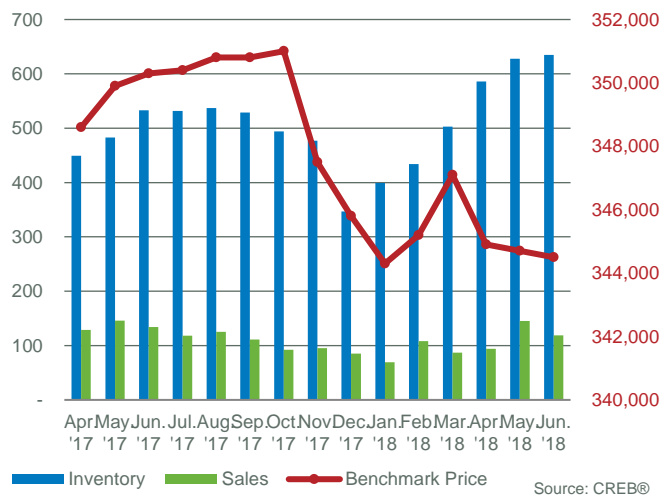
AIRDRIE TOTAL SALES



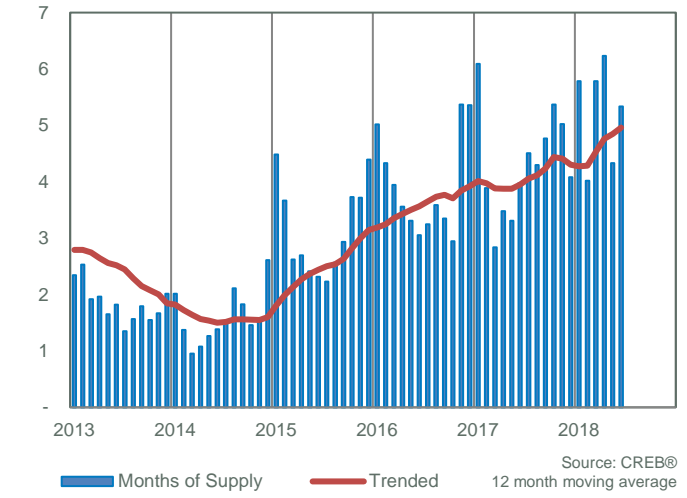
AIRDRIE TOTAL SALES BY PRICE RANGE



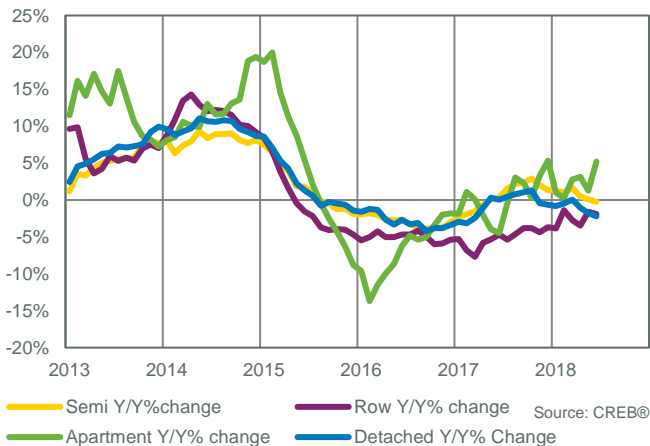
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



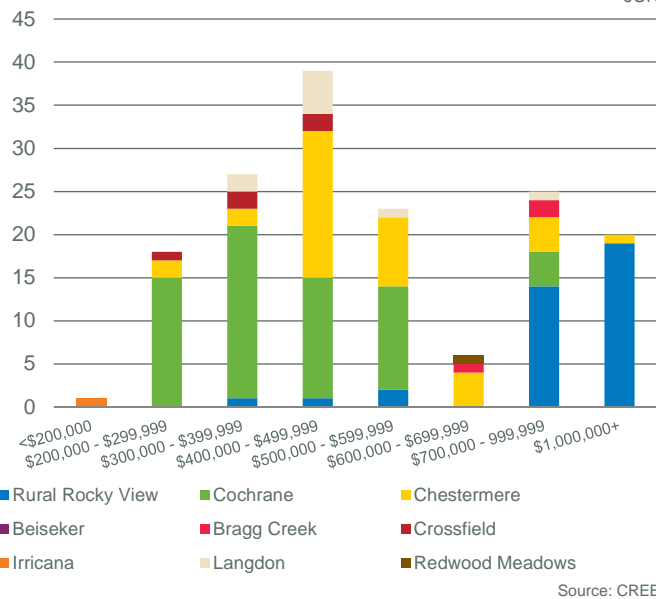
AIRDRIE PRICES



June 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	160	373	42.90%	1,170	7.31	553,800	605,143	485,500	100%
Rural Rocky View	37	110	33.64%	388	10.49	942,100	1,051,443	1,028,000	23%
Beiseker	0	1	0.00%	10	-	-	-	-	0%
Bragg Creek	3	7	42.86%	20	6.67	-	758,333	790,000	2%
Chestermere	38	97	39.18%	219	5.76	494,700	535,329	488,000	24%
Cochrane	65	123	52.85%	386	5.94	433,700	420,047	392,000	41%
Crossfield	5	14	35.71%	60	12.00	-	350,000	343,000	3%
Irricana	1	1	100.00%	19	19.00	-	170,000	170,000	1%
Langdon	9	13	69.23%	43	4.78	-	488,489	455,000	6%
Redwood Meadows	1	3	33.33%	12	12.00	-	600,000	600,000	1%
Other	1	4	25.00%	13	13.00	-	1,082,500	1,082,500	1%

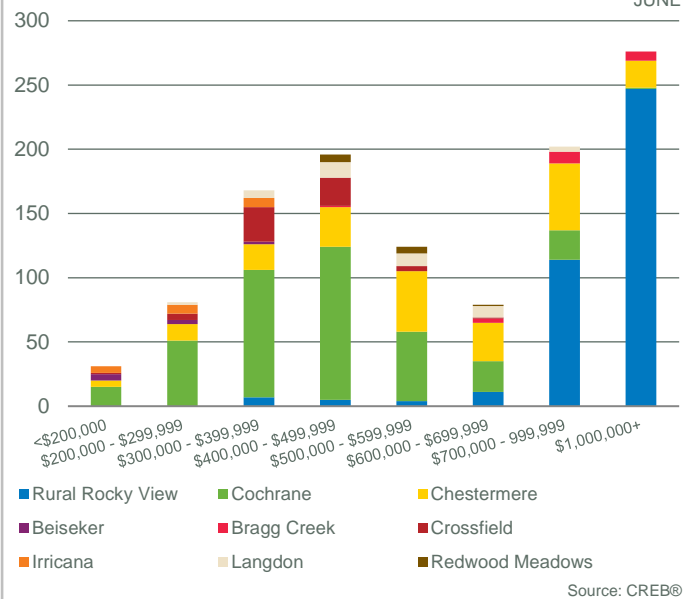
SALES BY PRICE RANGE

JUNE



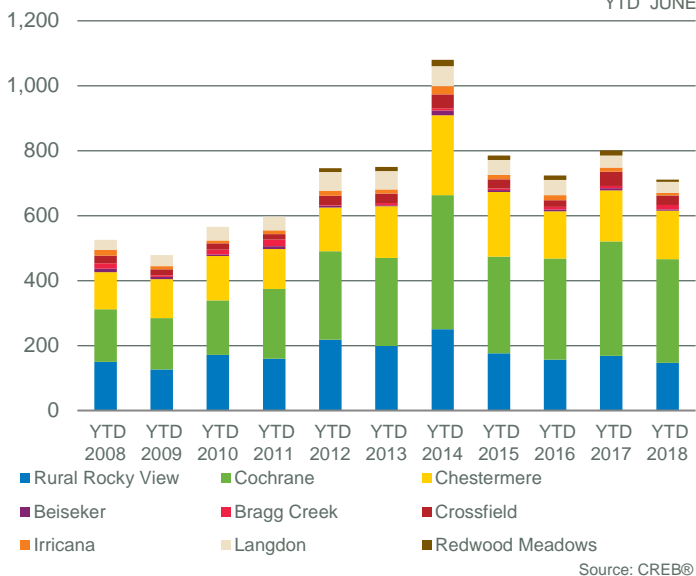
INVENTORY BY PRICE RANGE

JUNE



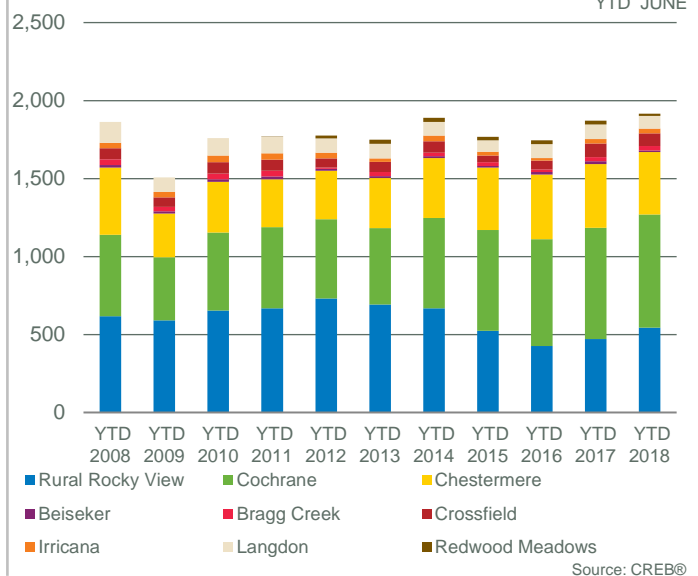
ROCKY VIEW SALES: YEAR-TO-DATE

YTD JUNE

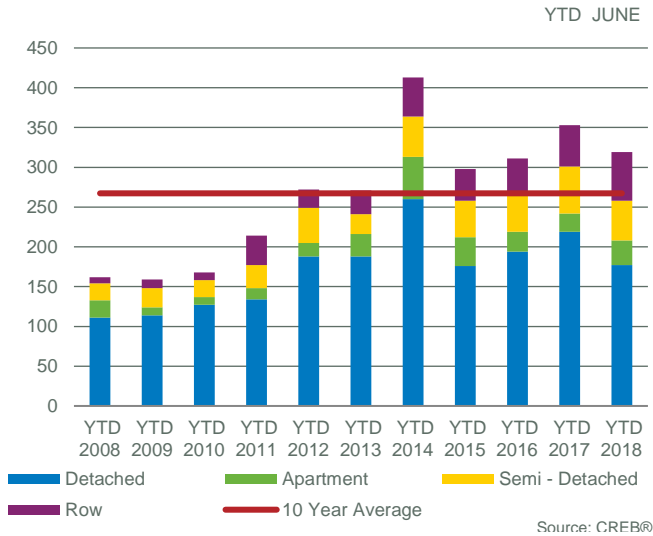


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

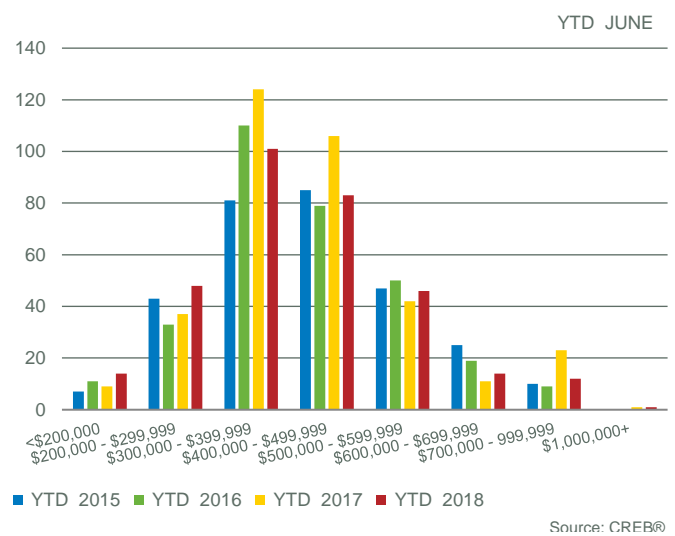
YTD JUNE



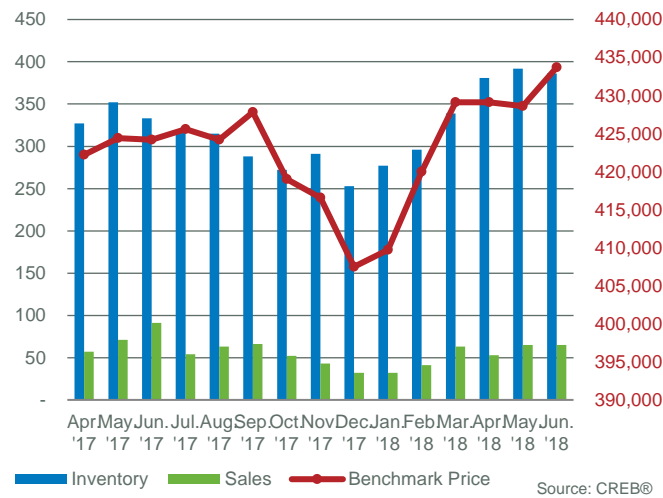
COCHRANE TOTAL SALES



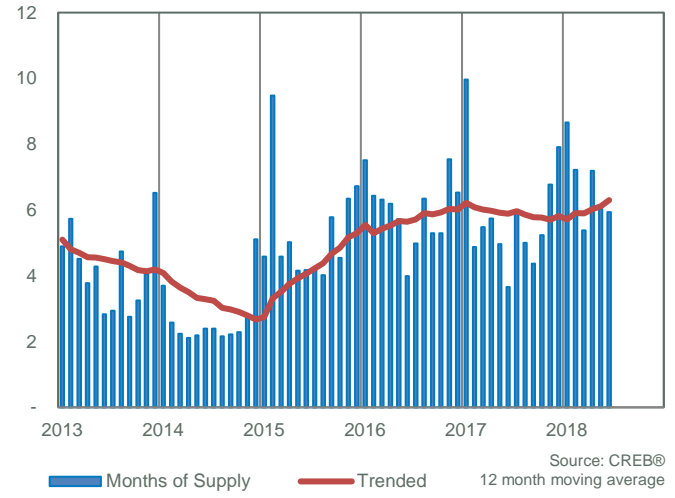
COCHRANE TOTAL SALES BY PRICE RANGE



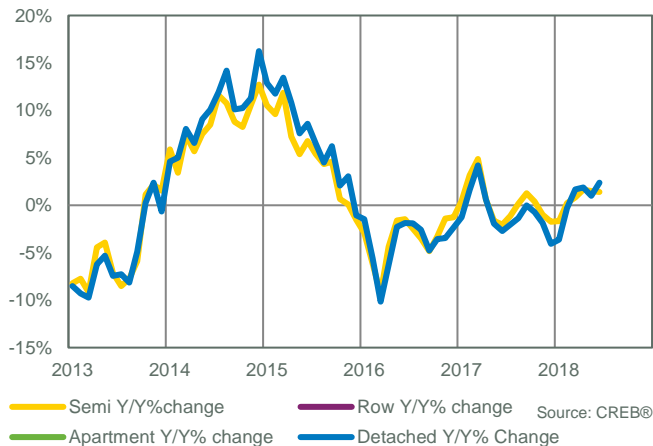
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



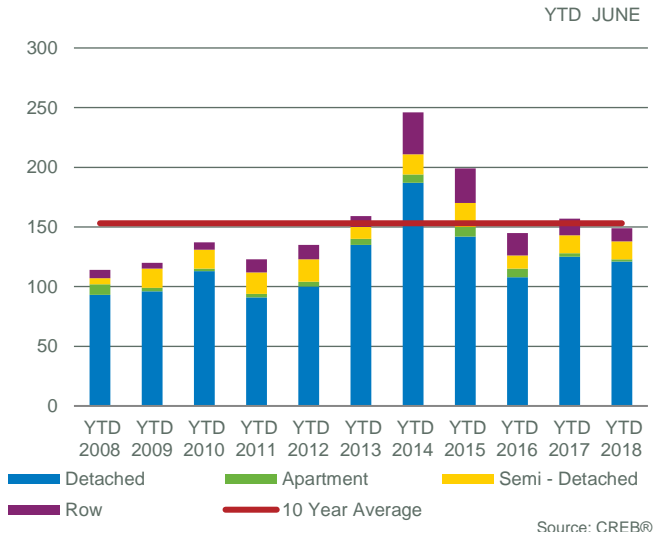
COCHRANE PRICE CHANGE



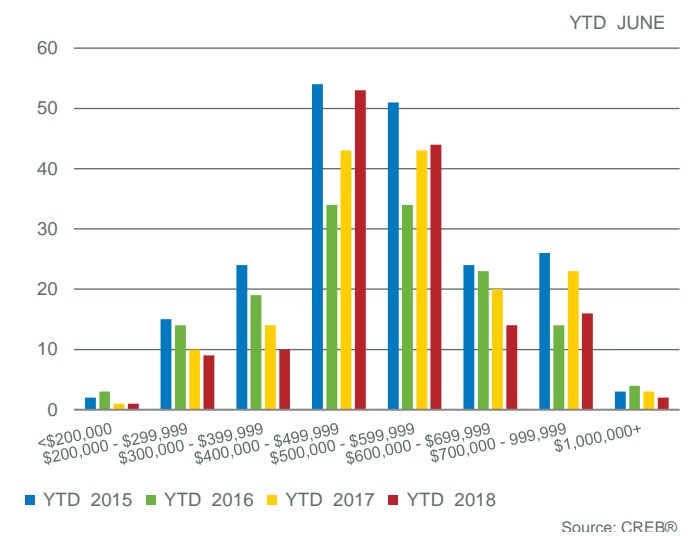
COCHRANE PRICES



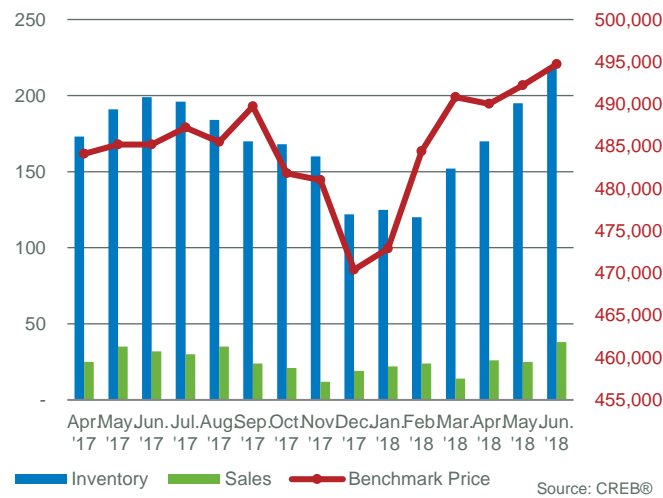
CHESTERMERE TOTAL SALES



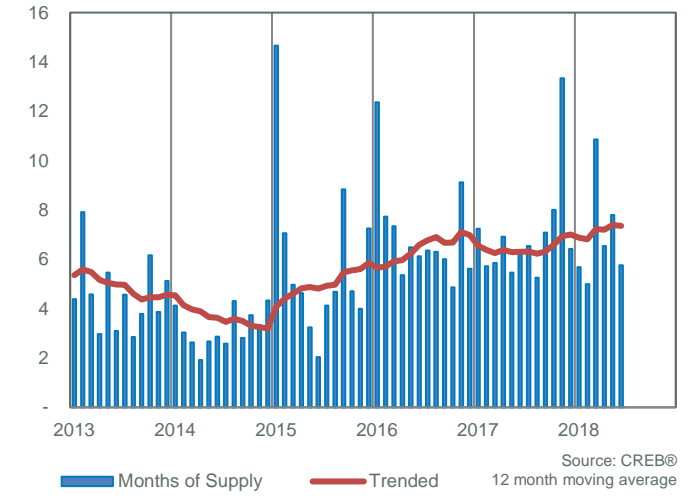
CHESTERMERE TOTAL SALES BY PRICE RANGE



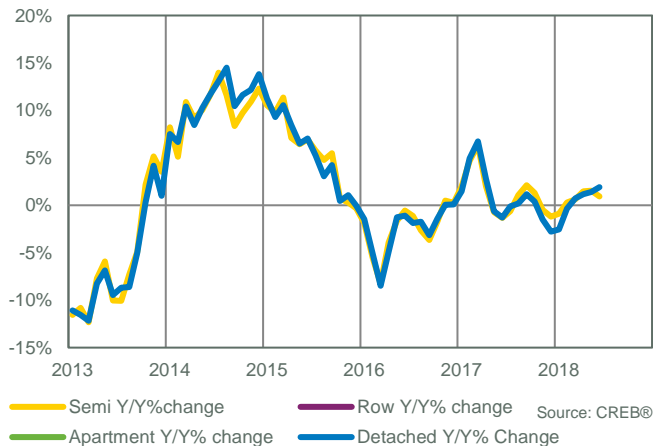
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



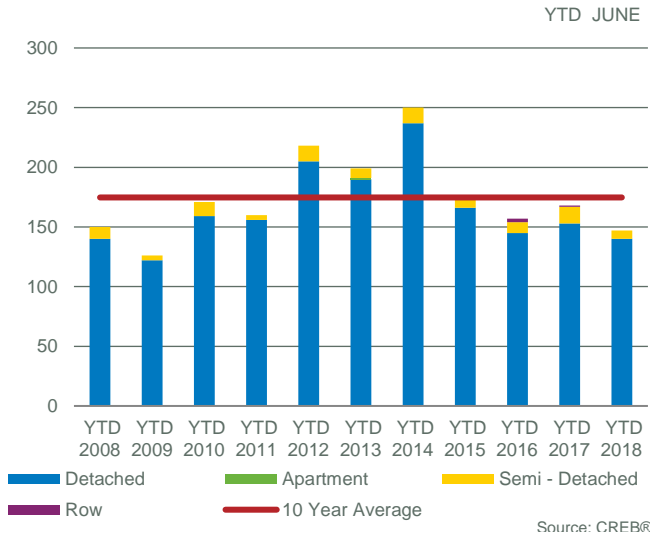
CHESTERMERE PRICE CHANGE



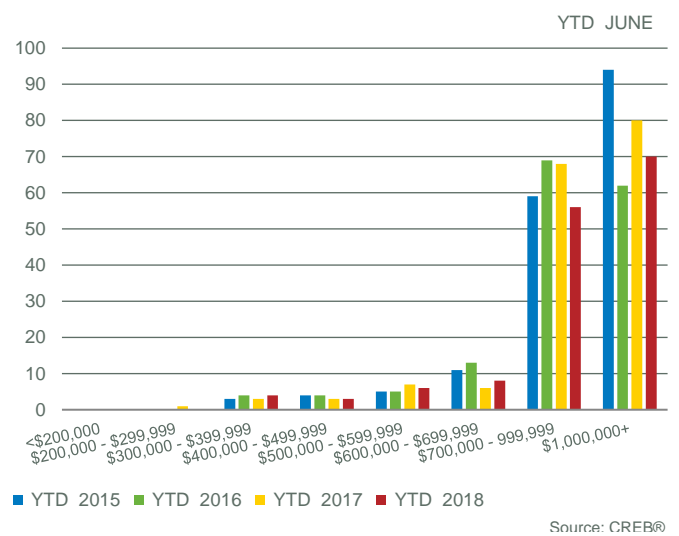
CHESTERMERE PRICES



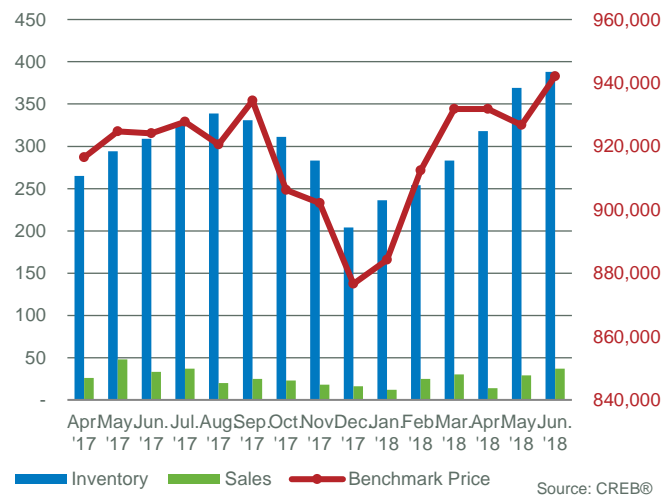
RURAL ROCKY VIEW TOTAL SALES



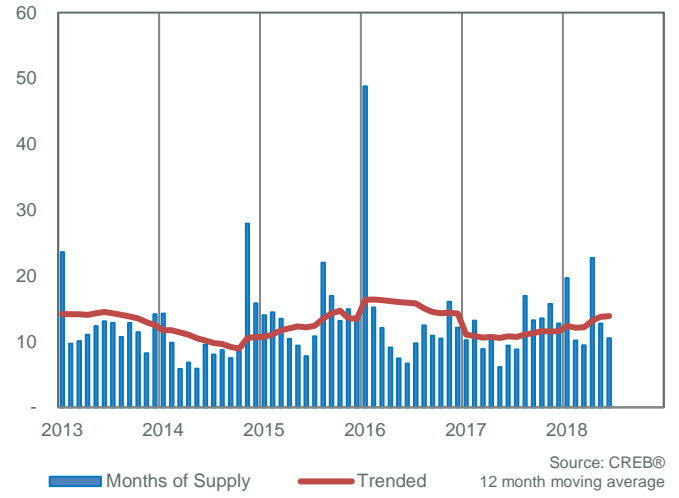
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



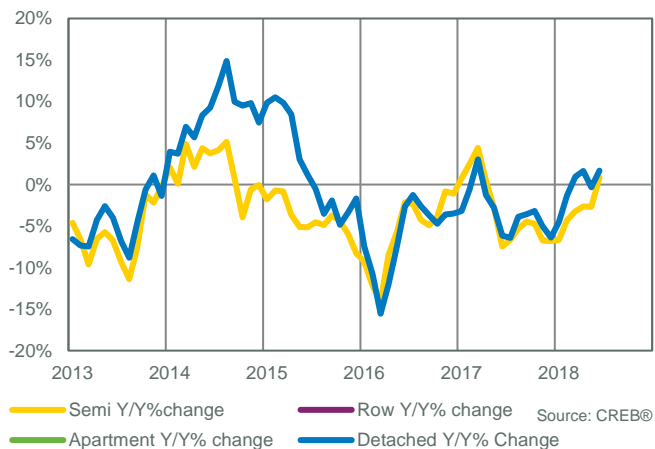
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



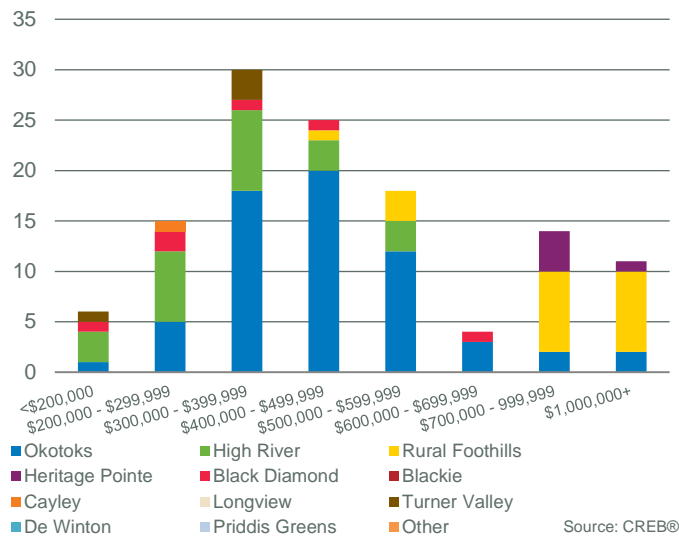
RURAL ROCKY VIEW PRICES



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Total Foothills Region	125	268	46.64%	674	5.39	388,000	564,636	430,000	100%
Rural Foothills	20	77	25.97%	230	11.50	475,500	1,153,364	920,000	16%
Black Diamond	6	6	100.00%	33	5.50	-	357,183	329,250	5%
Blackie	0	3	0.00%	8	-	-	-	-	0%
Cayley	1	2	50.00%	12	12.00	-	225,000	225,000	1%
De Winton	0	0	-	1	-	-	-	-	0%
Heritate Pointe	5	14	35.71%	49	9.80	-	968,900	900,000	4%
High River	24	49	48.98%	135	5.63	344,600	328,098	320,500	19%
Okotoks	63	105	60.00%	295	4.68	433,900	462,111	425,000	50%
Turner Valley	4	5	80.00%	29	7.25	298,300	318,600	347,450	3%
Priddis Greens	2	3	66.67%	18	9.00	-	1,018,950	1,018,950	2%
Longview	0	0	-	1	-	-	-	-	0%
Other	0	4	0.00%	5	-	-	-	-	0%

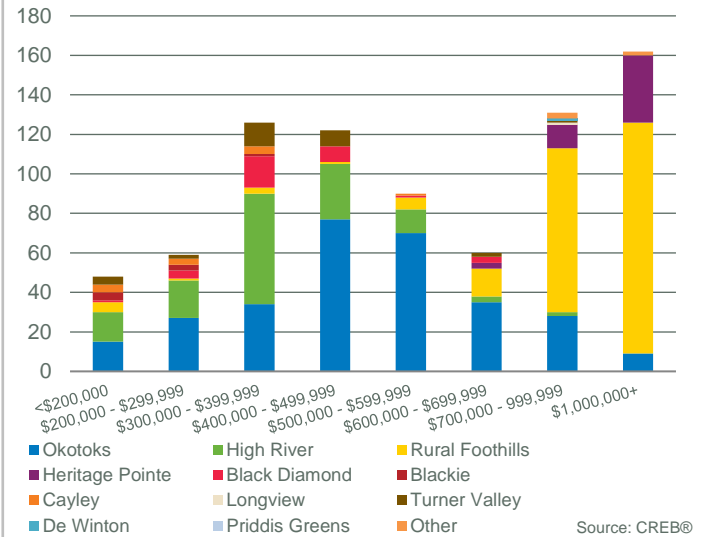
SALES BY PRICE RANGE

JUNE



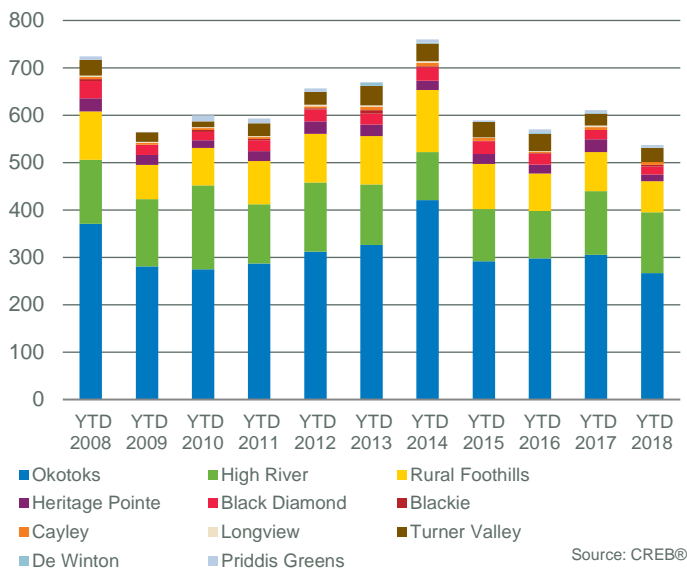
INVENTORY BY PRICE RANGE

JUNE



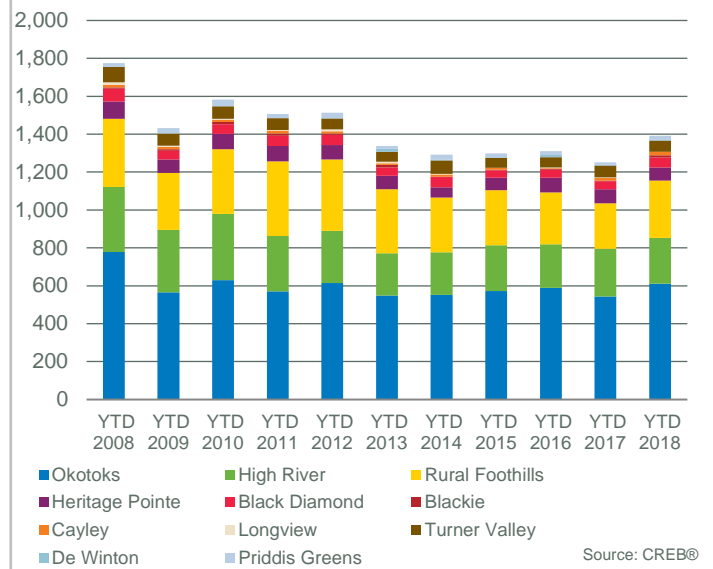
FOOTHILLS SALES: YEAR-TO-DATE

YTD JUNE

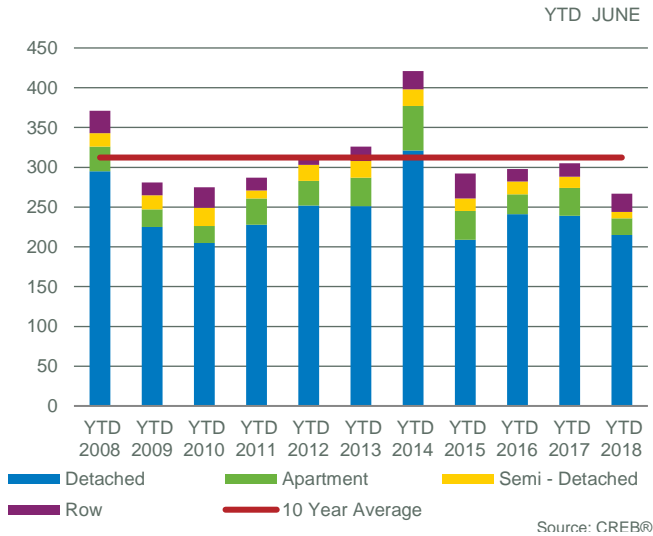


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

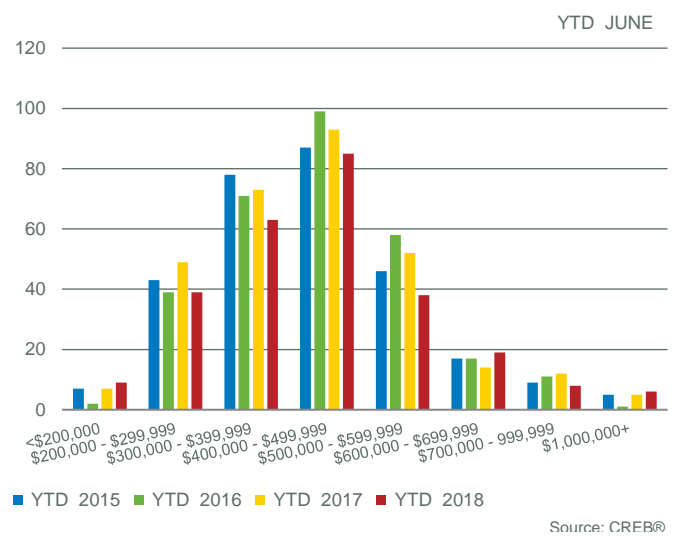
YTD JUNE



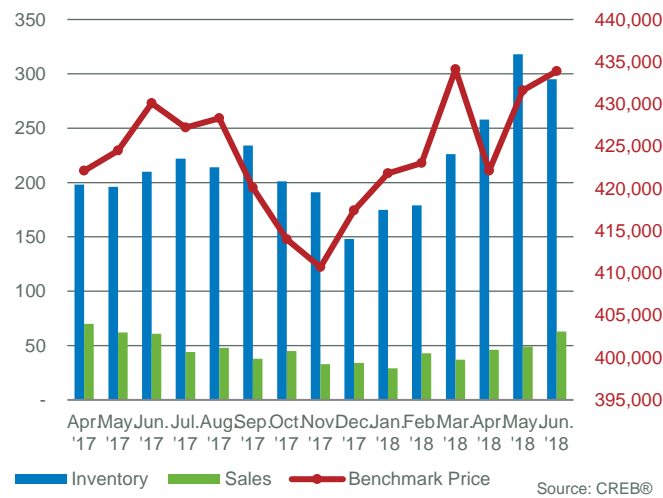
OKOTOKS TOTAL SALES



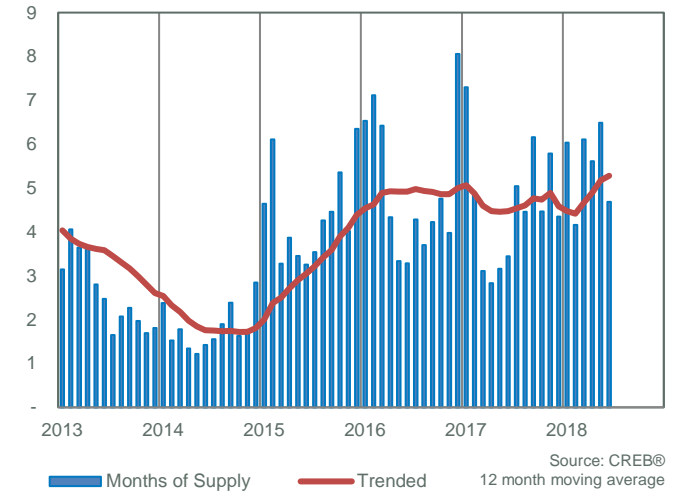
OKOTOKS TOTAL SALES BY PRICE RANGE



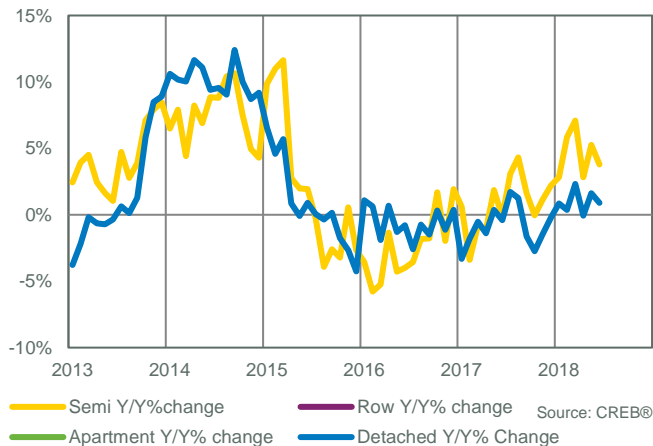
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



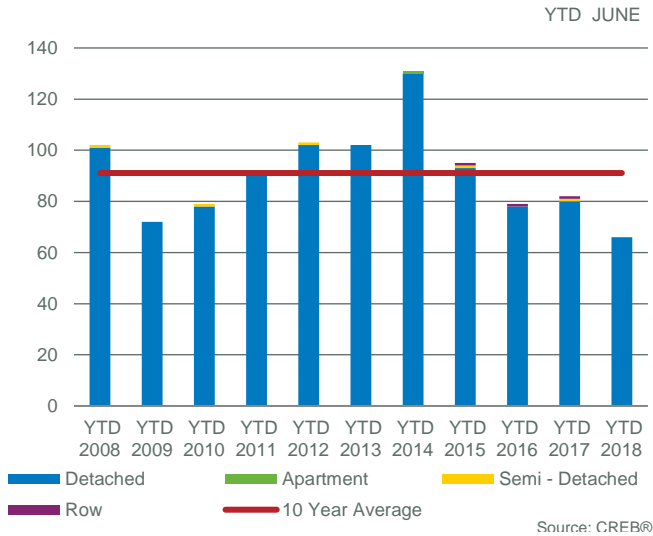
OKOTOKS PRICE CHANGE



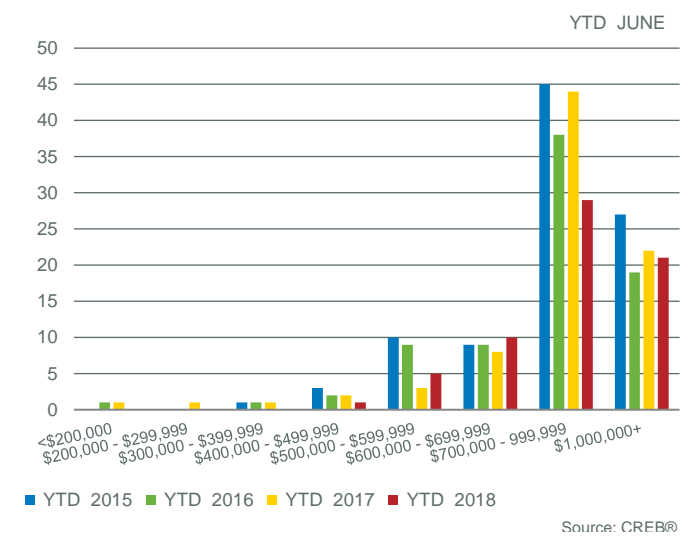
OKOTOKS PRICES



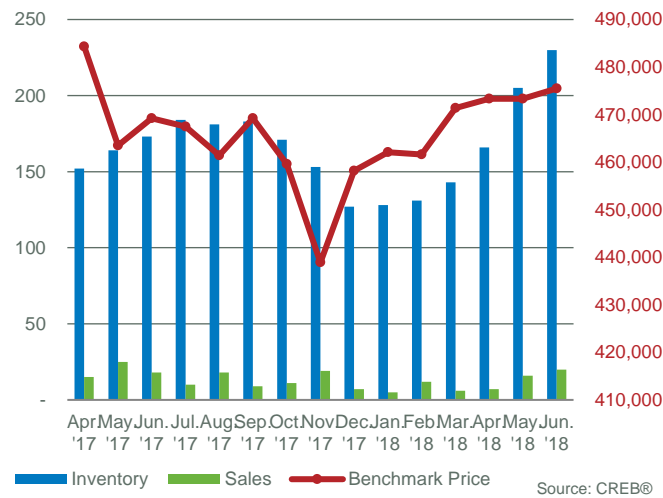
RURAL FoothILLS TOTAL SALES



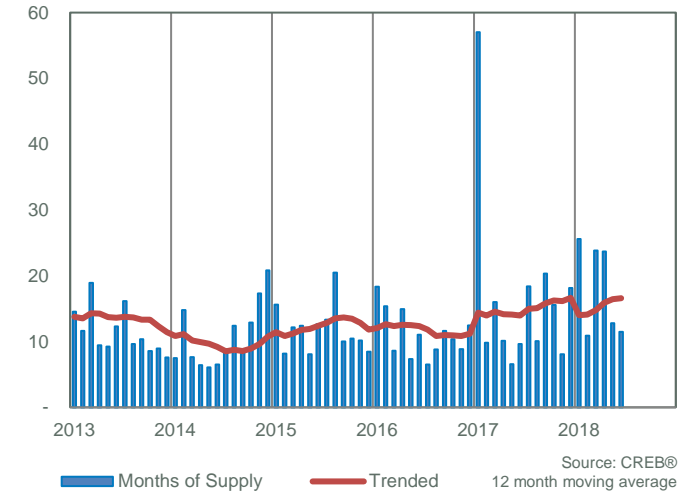
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



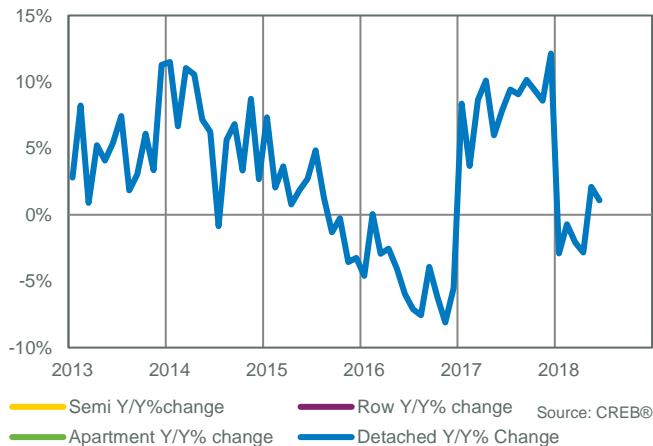
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

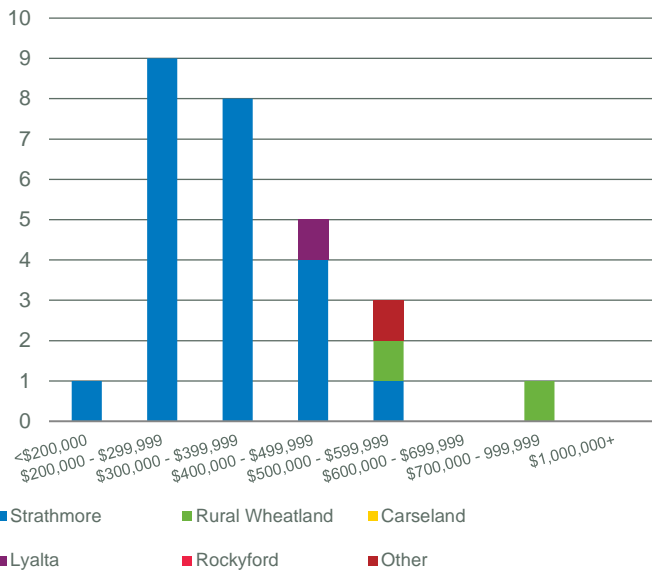


June 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	27	72	37.50%	285	10.56	224,200	361,833	330,000	96%
Rural Wheatland*	2	15	13.33%	59	29.50	224,200	638,500	638,500	7%
Carseland*	0	1	0.00%	5	-	-	-	-	0%
Lyalta*	1	1	100.00%	14	14.00	-	490,000	490,000	4%
Rockyford*	0	3	0.00%	6	-	-	-	-	0%
Strathmore	23	50	46.00%	180	7.83	391,000	325,826	327,500	85%
Gleichen	0	0	-	4	-	-	-	-	0%
Other*	1	2	50.00%	21	21.00	-	508,500	508,500	4%

*Data within these areas may not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

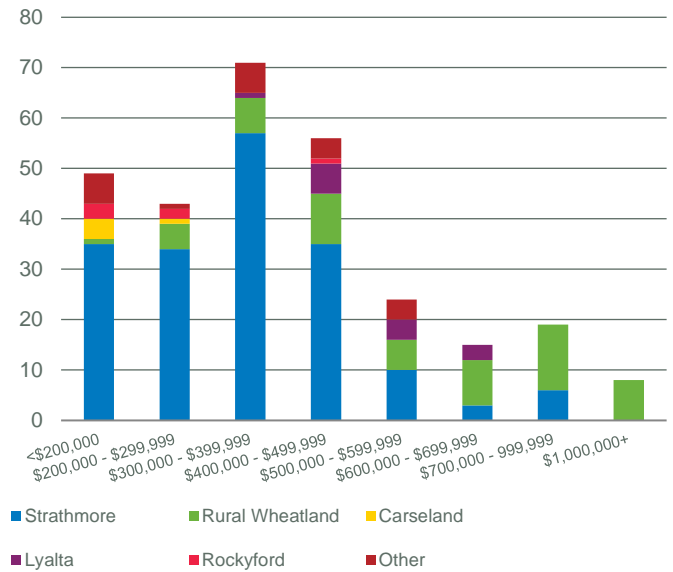
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

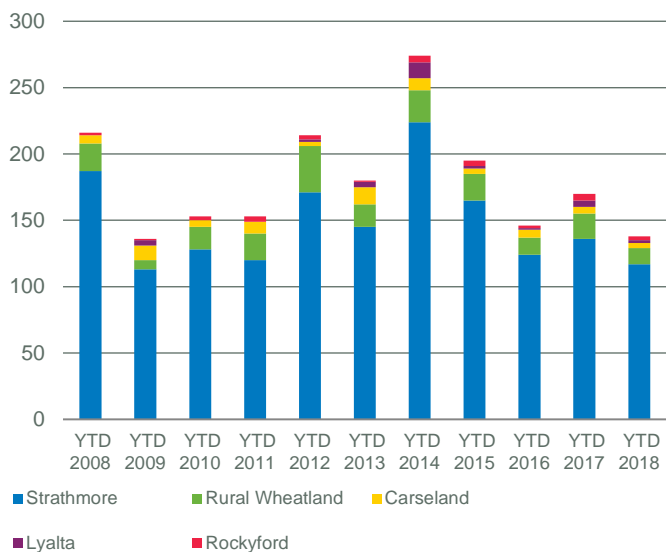
JUNE



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

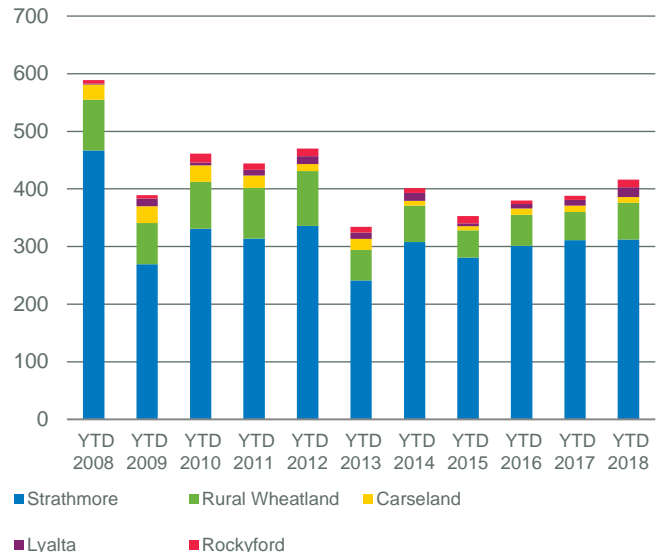
YTD JUNE



Source: CREB®

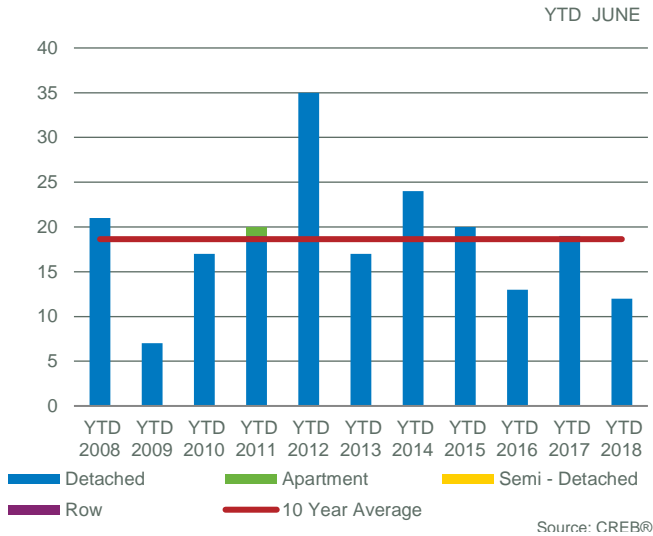
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

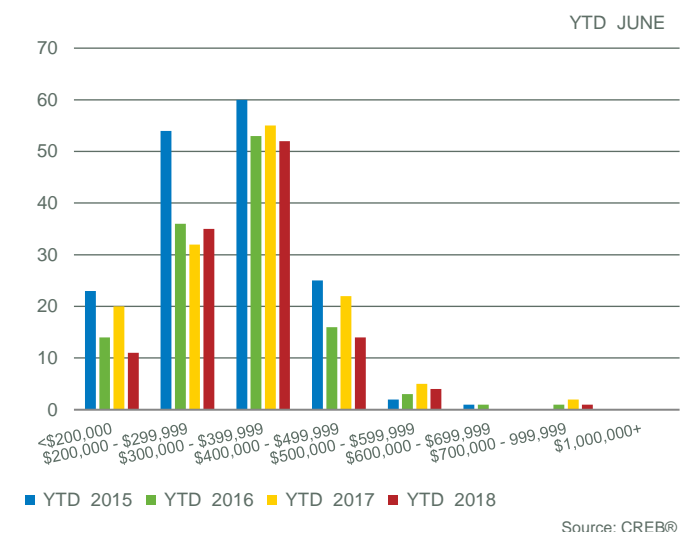


Source: CREB®

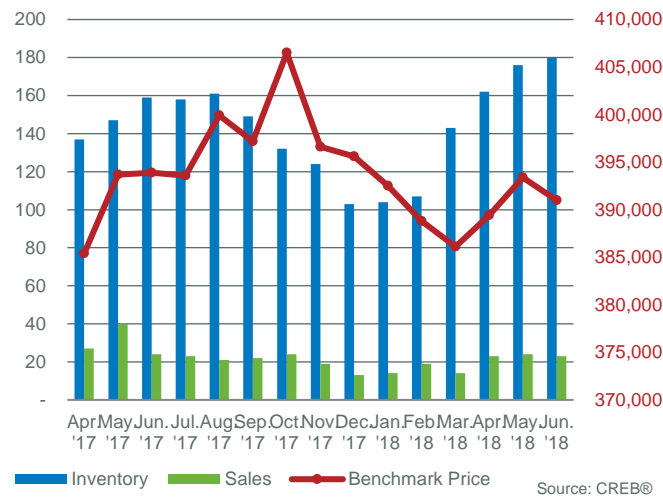
STRATHMORE TOTAL SALES



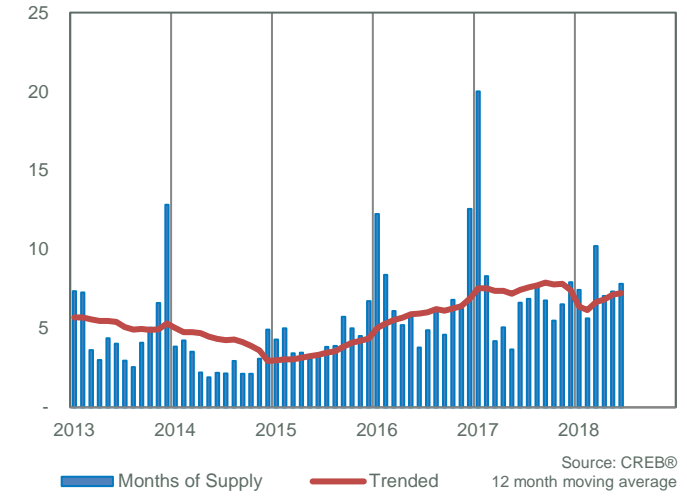
STRATHMORE TOTAL SALES BY PRICE RANGE



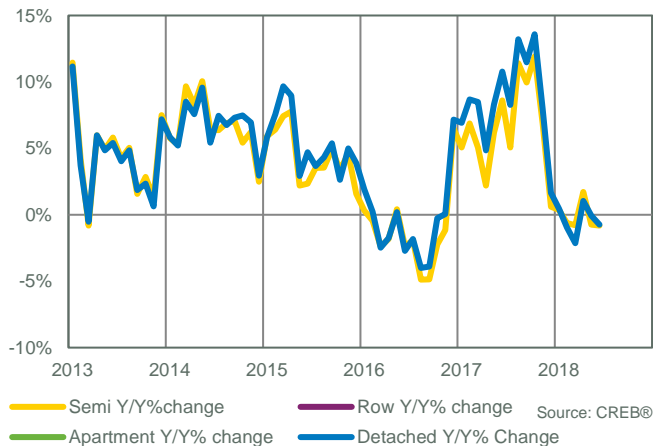
STRATHMORE INVENTORY AND SALES



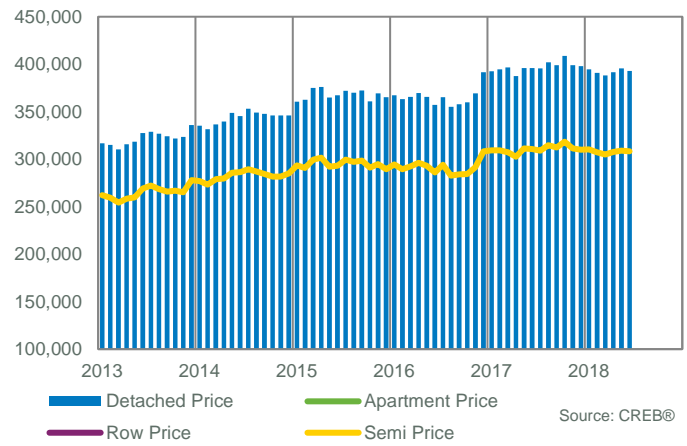
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

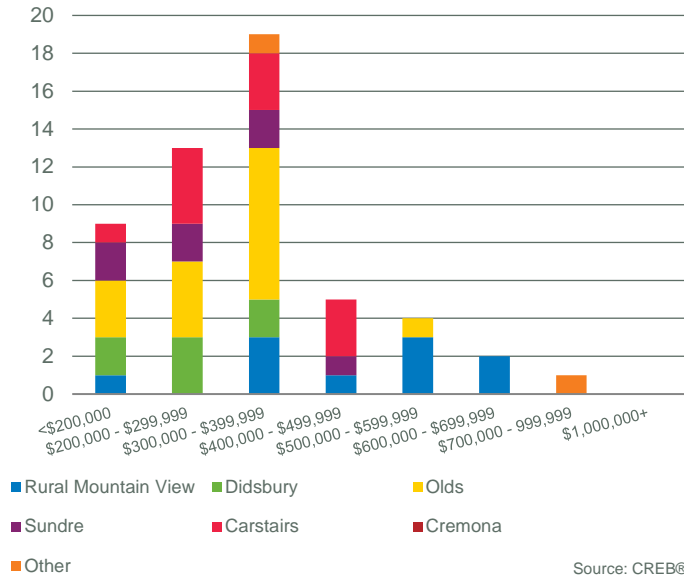


June 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	53	116	45.69%	448	8.45	306,400	337,518	328,000	100%
Rural Mountain View*	10	36	27.78%	118	11.80	246,900	459,900	480,000	19%
Carstairs	11	16	68.75%	81	7.36	312,700	310,250	315,000	21%
Cremona	0	0	-	4	-	-	-	-	0%
Didsbury	7	18	38.89%	59	8.43	295,400	271,843	265,000	13%
Olds*	16	25	64.00%	125	7.81	339,800	295,800	314,000	30%
Sundre*	7	18	38.89%	51	7.29	265,200	274,429	271,000	13%
Other*	2	3	66.67%	10	5.00	-	660,000	660,000	4%

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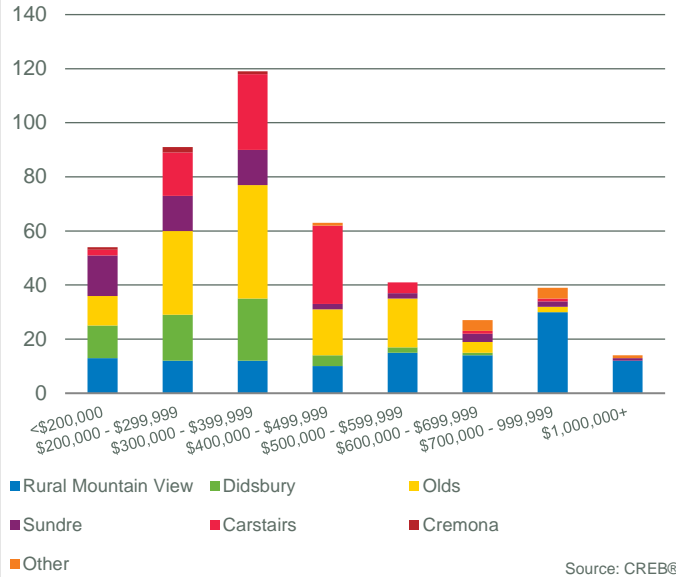
SALES BY PRICE RANGE

JUNE



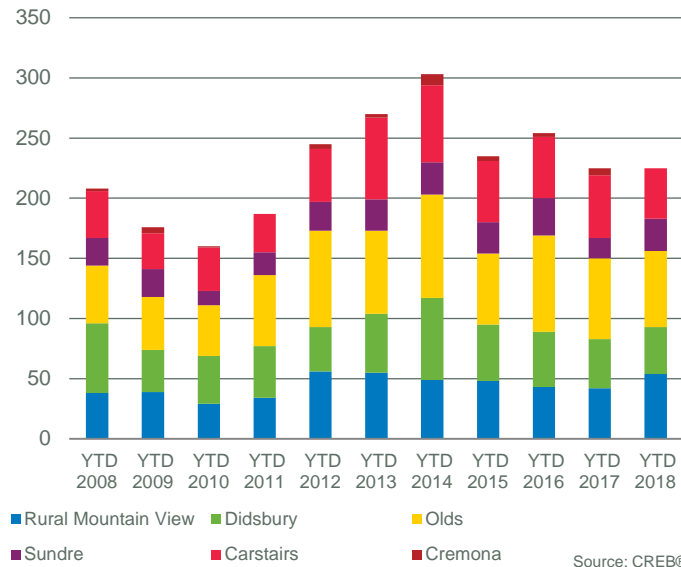
INVENTORY BY PRICE RANGE

JUNE



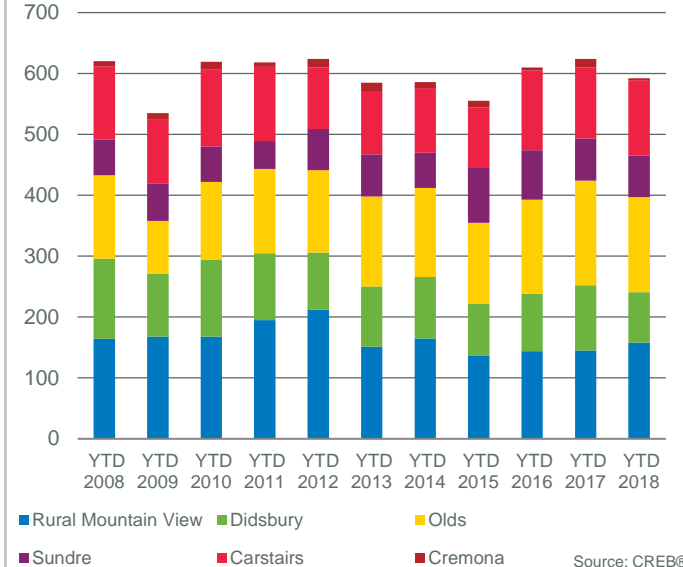
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD JUNE



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

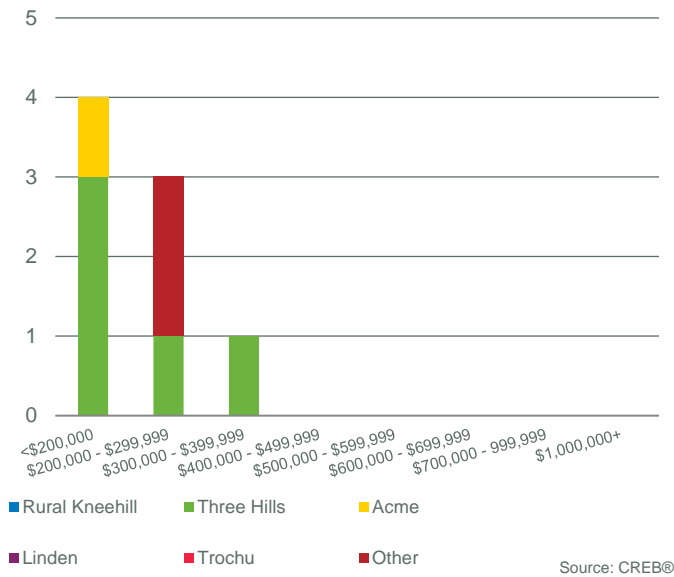


June 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	8	17	47.06%	113	14.13	-	215,563	206,500	75%
Rural Kneehill*	0	3	0.00%	14	-	-	-	-	0%
Acme*	1	1	100.00%	16	16.00	-	95,000	95,000	13%
Linden*	0	0	-	7	-	-	-	-	0%
Three Hills*	5	8	62.50%	32	6.40	-	235,300	188,000	63%
Torrington*	0	0	-	4	-	-	-	-	0%
Trochu*	0	2	0.00%	28	-	-	-	-	0%
Other*	2	3	66.67%	16	8.00	-	226,500	226,500	25%

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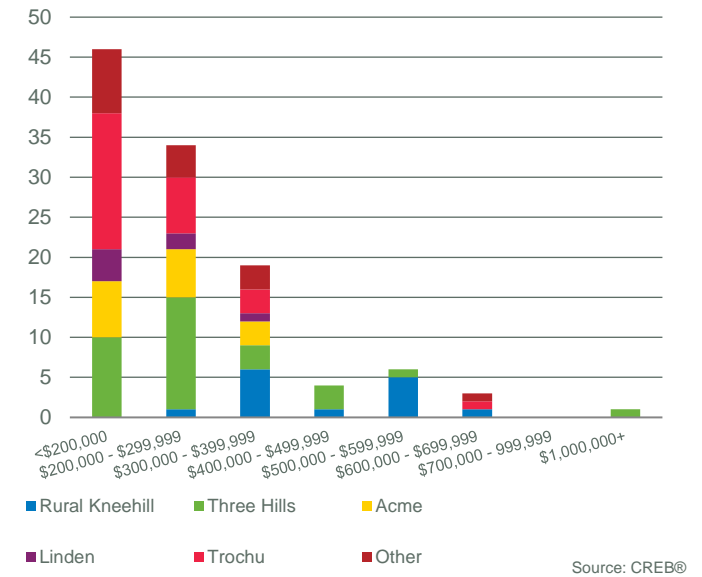
SALES BY PRICE RANGE

JUNE



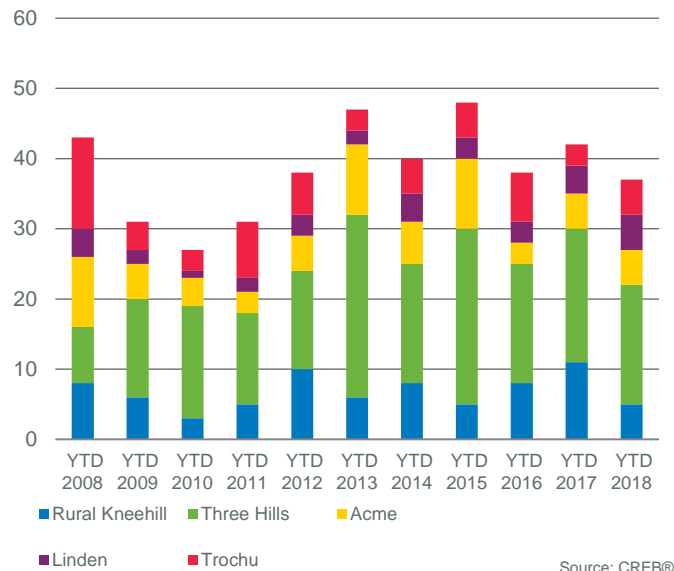
INVENTORY BY PRICE RANGE

JUNE



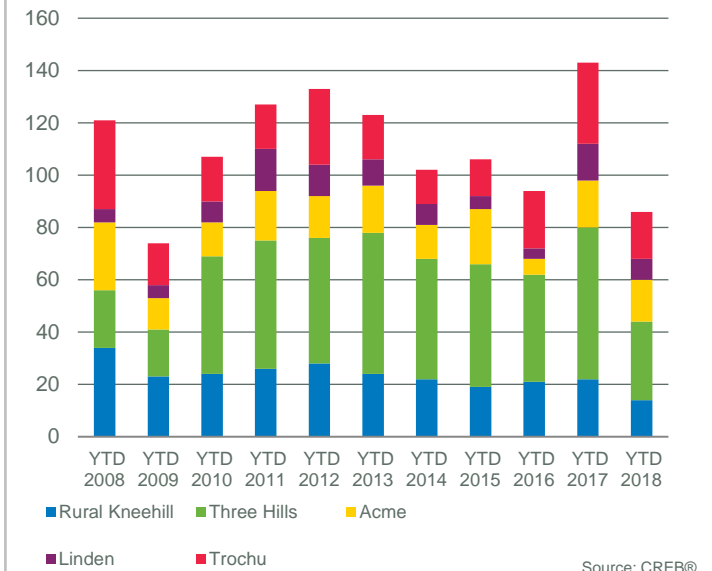
KNEEHILL SALES: YEAR-TO-DATE

YTD JUNE



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

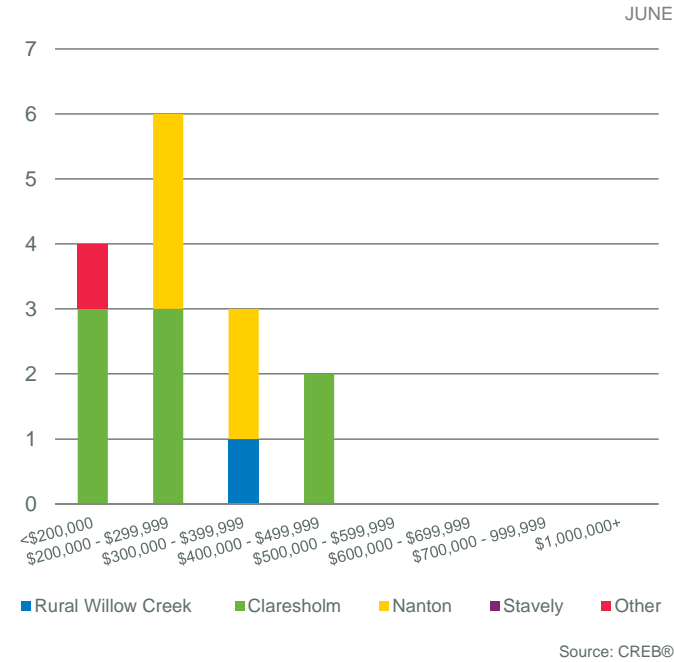
YTD JUNE



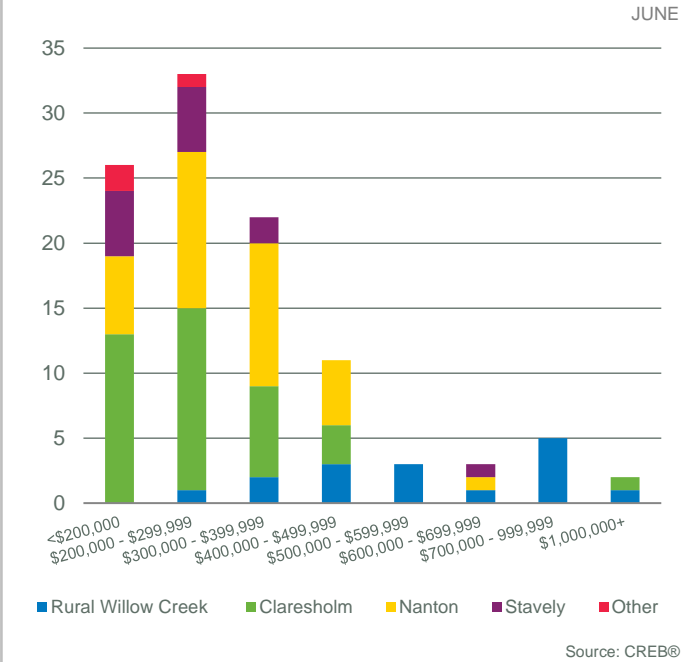
June 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	15	25	60.00%	105	7.00	-	260,127	240,000	100%
Rural Willow Creek*	1	4	25.00%	16	16.00	-	335,500	335,500	7%
Claresholm*	8	11	72.73%	38	4.75	-	249,363	225,000	53%
Nanton*	5	8	62.50%	35	7.00	-	283,800	255,000	33%
Stavely*	0	2	0.00%	13	-	-	-	-	0%
Other*	1	0	-	3	3.00	-	152,500	152,500	7%

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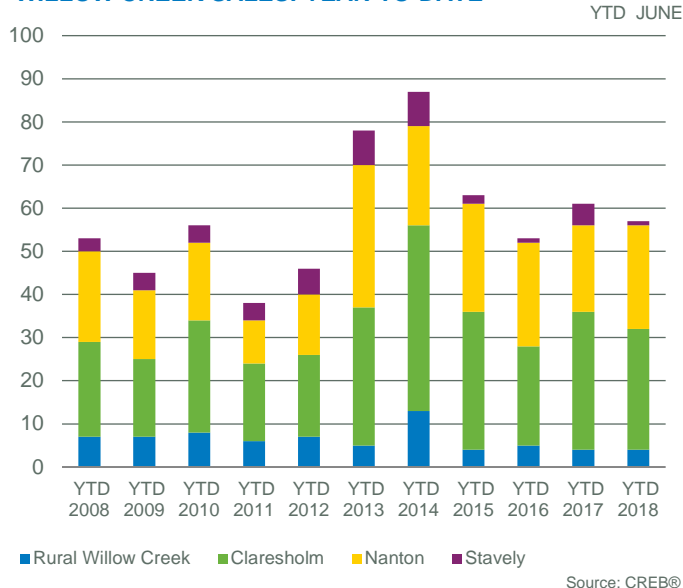
SALES BY PRICE RANGE



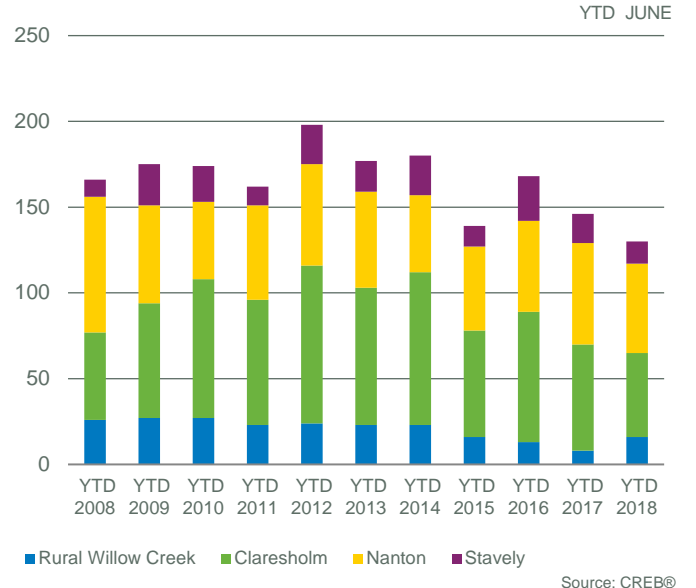
INVENTORY BY PRICE RANGE



WILLOW CREEK SALES: YEAR-TO-DATE



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

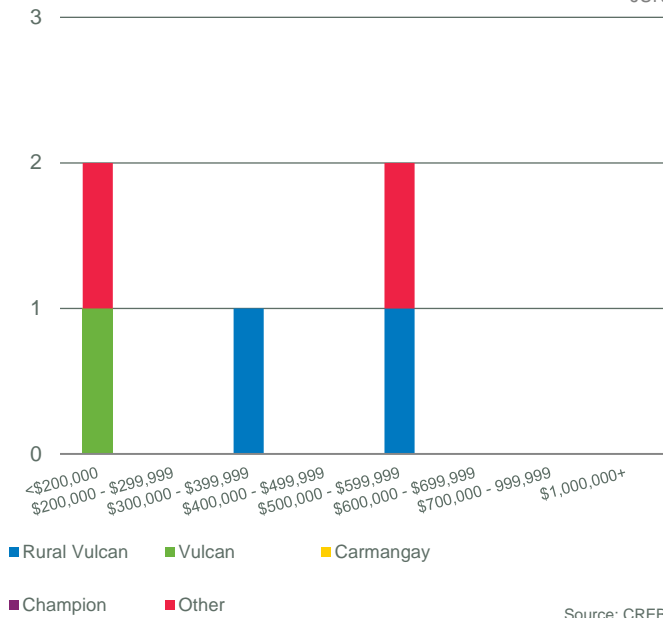


June 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	5	22	22.73%	88	17.60	-	328,100	300,000	100%
Rural Vulcan*	2	9	22.22%	34	17.00	-	417,500	417,500	40%
Vulcan*	1	8	12.50%	27	27.00	-	173,000	173,000	20%
Carmangay*	0	4	0.00%	8	-	-	-	-	0%
Champion*	0	0	-	6	-	-	-	-	0%
Other*	2	1	200.00%	13	6.50	-	316,250	316,250	40%

**Data within these areas may not accurately reflect total resale activity and trends*

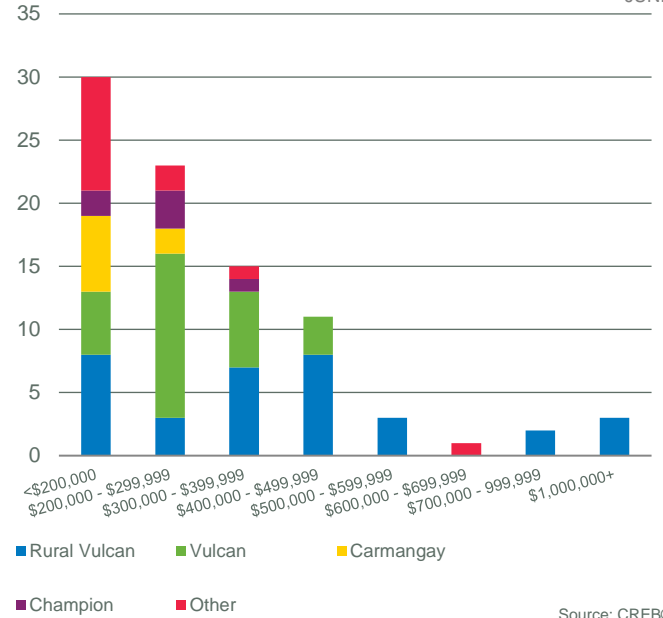
SALES BY PRICE RANGE

JUNE



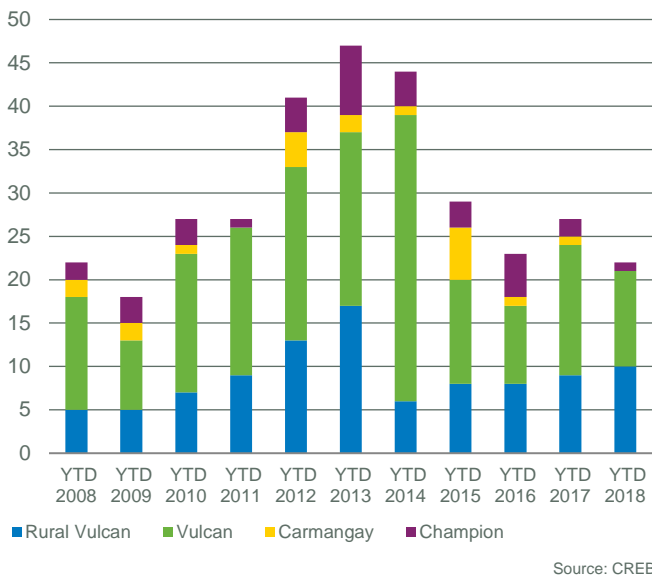
INVENTORY BY PRICE RANGE

JUNE



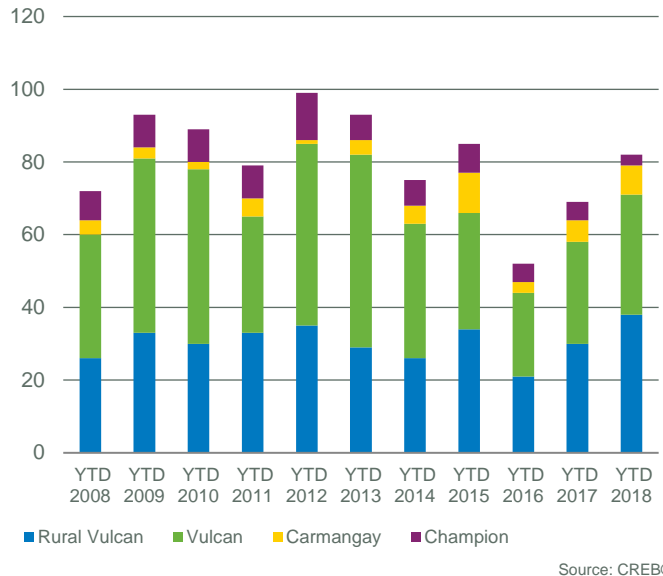
VULCAN SALES: YEAR-TO-DATE

YTD JUNE



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

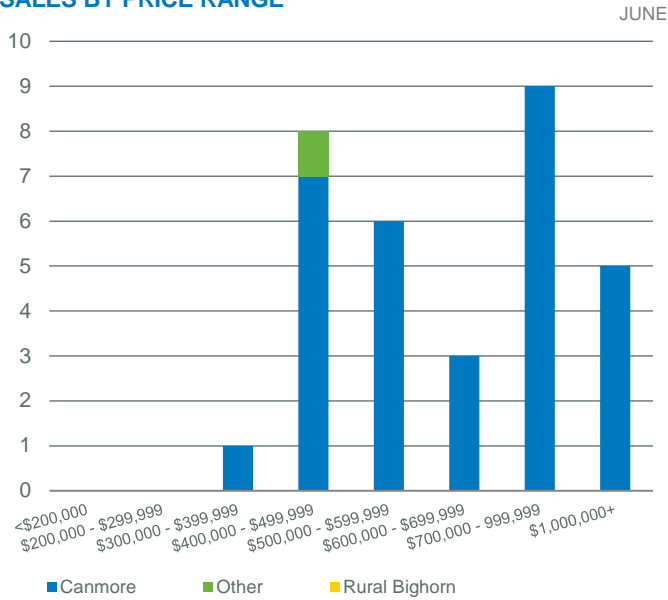


Jun. 18

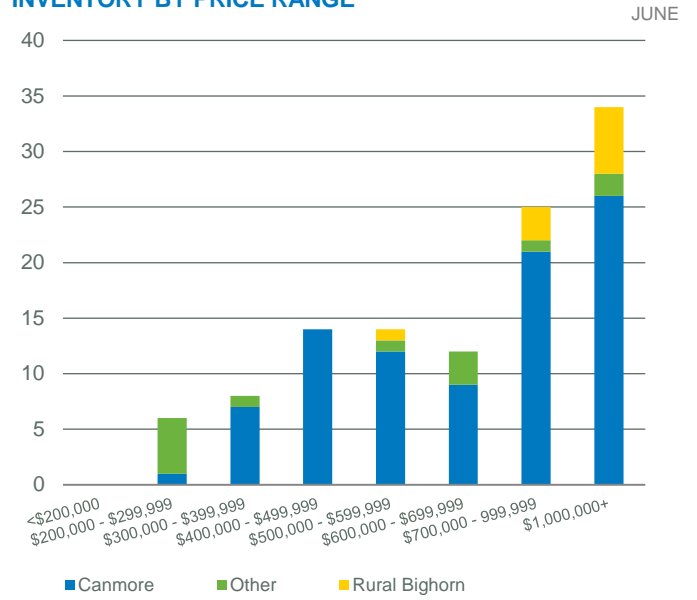
June 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	32	50	64.00%	113	3.53	-	817,656	662,500	100%
Rural Bighorn*	0	4	0.00%	10	-	-	-	-	0%
Canmore*	31	43	72.09%	90	2.90	-	828,790	690,000	97%
Other*	1	3	33.33%	13	13.00	-	472,500	472,500	3%

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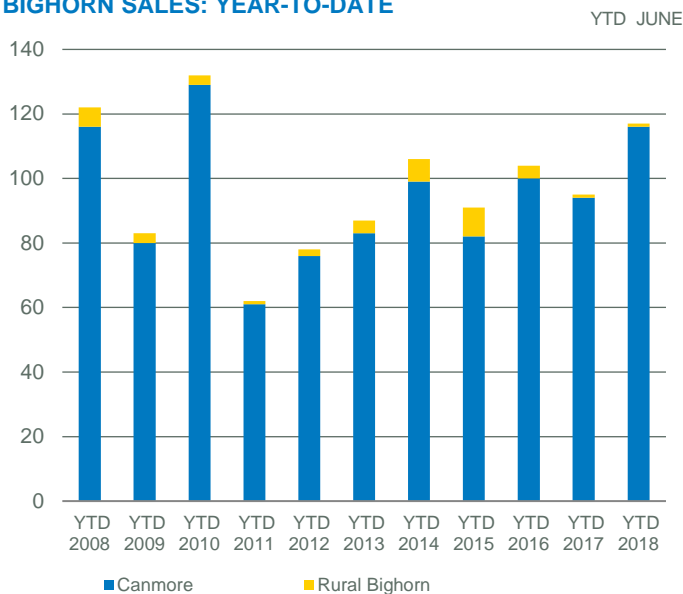
SALES BY PRICE RANGE



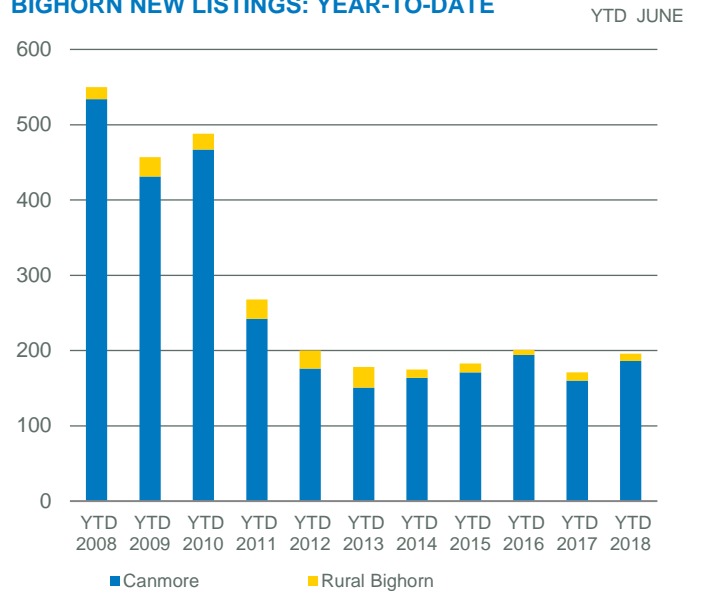
INVENTORY BY PRICE RANGE



BIGHORN SALES: YEAR-TO-DATE



BIGHORN NEW LISTINGS: YEAR-TO-DATE



BIGHORN*
Rural Bighorn M.D.
 Benchlands**
Canmore*
 Exshaw**
 Ghost Lake**
 Harvie Heights**
 Lac des Arcs**
 Seebe**
 Waiparous**

FOOTHILLS
Rural Foothills M.D.
 Aldersyde**
Black Diamond
Blackie
Cayley
De Winton
Heritage Pointe
High River
 Longview**
 Millarville**
Okotoks
Priddis**
Priddis Greens
Turner Valley

KNEEHILL*
Rural Kneehill County
Acme
 Carbon**
 Huxley**
Linden
 Swalwell**
Three Hills
 Torrington**
Trochu
 Wimborne**

MOUNTAIN VIEW*
Rural Mountain View County
 Bearberry**
 Bergen**
Carstairs
Cremona
Didsbury
 Eagle Hill**
 Elkton**
Olds*
Sundre*
 Water Valley**
 Westward Ho**

ROCKY VIEW
Rural Rocky View County
 Balzac**
Beiseker
 Bottrel**
Bragg Creek
Chestermere
Cochrane
 Cochrane Lake**
 Conrich**
 Crossfield
 Dalemead**
 Dalroy**
 Delacour**
 Indus**
Irricana
 Janet**
 Kathryn**
 Keoma**
Langdon
 Madden**
Redwood Meadows

VULCAN*
Rural Vulcan County*
 Arrowwood**
 Brand**
Carmangay*
Champion*
 Ensign**
 Herronton**
 Kirrkaldy**
 Lomond**
 Milo**
 Mossleigh**
 Queenstown**
 Shouldice**
 Travers**

WHEATLAND*
Rural Wheatland County*
 Ardenode**
Carseland*
 Chancellow**
 Cheadle**
 Cluny**
 Dalum**
 Gleichen**
 Hussar**
Lyalta*
 Namaka**
Rockyford*
 Rosebud**
 Standard**

WILLOW CREEK*
Rural Willow Creek County*
Claresholm*
 Fort Macleod**
 Granum**
Nanton*
 Parkland**

CREB® REPORTING REGIONS

* Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a significant portion of transactions as not all active Realtors® in the area are a member of the CREB® board.
 ** Resale activity in these areas does not meet the minimum reporting standard.

DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.
- MLS® Home Price Index** - changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.
- Months of Supply** - refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that shares one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - High-rise and low-rise condominium properties with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.
- Rural** - Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

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