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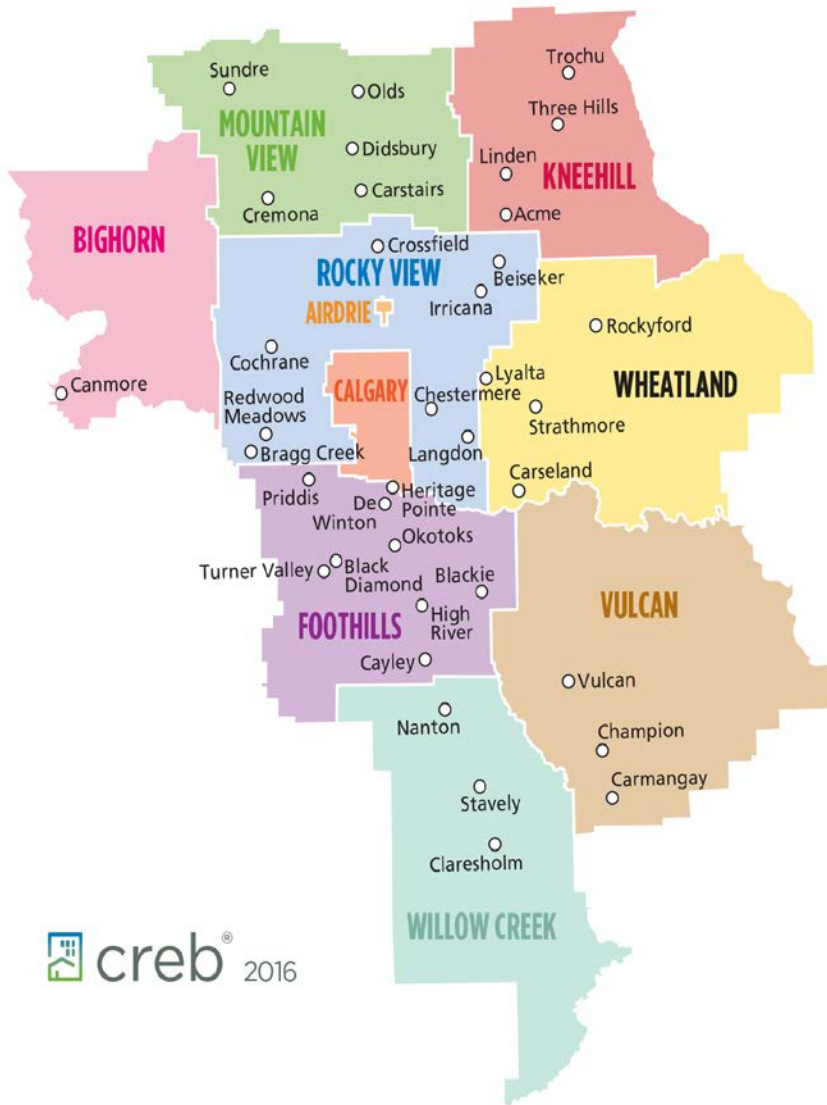
**MONTHLY STATISTICS PACKAGE**

# Calgary Region

August 2018



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



**REGIONAL HIGHLIGHTS**

August 1, 2018

**Airdrie**

- Sales activity in Airdrie continued to ease compared to last year totalling 851 units so far this year.
- Despite some of the recent pullback in new listings, year-to-date new listings remain just above last years levels keeping inventories elevated at 597 units.
- The persistent oversupply in the market started to weigh on homes prices. Detached home prices totaled \$366,900, 0.7 per cent below last month and 3.4 per cent below last year. When considering year-to-date averages, the benchmark price is 1.5 per cent below last years levels.

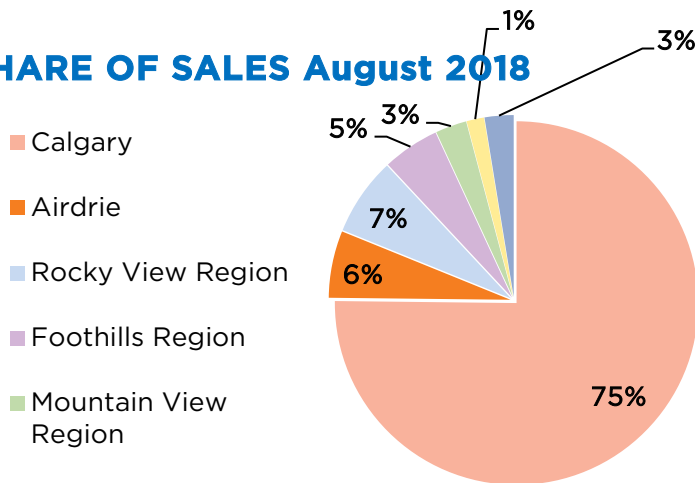
**Cochrane**

- Year-to-date sales activity in Cochrane totaled 431 units. This is a decline over the previous year, but activity remains comparable to activity recorded over the past five years. This makes it a centre that has not seen the same pullback in demand seen in many other areas.
- The challenge in the Cochrane area is the continued rise in supply. New listings continue to rise and are well above normal levels for the area. This has pushed up inventories to new highs, causing the months of supply to rise.
- The excess supply in the area is starting to weigh on prices. Detached benchmark home prices in August edged down over the previous month to \$426,100. Despite the recent easing, prices remain comparable to the previous year both for the month of August and year-to-date average figures.

**Okotoks**

- Easing sales in Okotoks were met with further gains in new listings causing inventory levels to edge up to 280 units.
- Recent gain in inventory compared to sales have placed some downward pressure on prices in the area. However, the easing was not enough to cause year-to-date prices to fall below last years levels.
- Detached benchmark prices averaged \$436,350 so far this year, just above last year's levels.

**SHARE OF SALES August 2018**



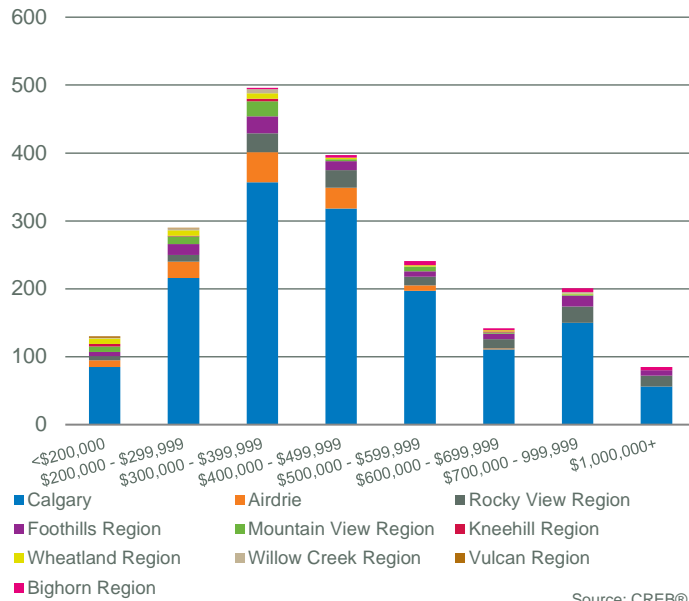
Source: CREB®

Aug. 18

August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>City of Calgary</b>	1,490	3,060	48.69%	8,121	5.45	432,000	483,192	426,500	75%
<b>Airdrie</b>	118	220	53.64%	597	5.06	340,600	355,548	359,500	6%
<b>Rocky View Region</b>	137	295	46.44%	1,163	8.49	545,100	590,847	490,000	7%
<b>Foothills Region</b>	100	209	47.85%	782	7.82	381,000	540,437	416,000	5%
<b>Mountain View Region</b>	55	91	60.44%	443	8.05	309,900	350,665	320,000	3%
<b>Kneehill Region</b>	10	14	71.43%	114	11.40	-	279,890	290,000	1%
<b>Wheatland Region</b>	31	69	44.93%	268	8.65	229,200	334,452	298,500	2%
<b>Willow Creek Region</b>	12	29	41.38%	117	9.75	-	400,542	322,500	1%
<b>Vulcan Region</b>	3	17	17.65%	101	33.67	-	132,167	80,000	0%
<b>Bighorn Region</b>	26	41	63.41%	125	4.81	-	728,393	617,110	1%
<b>CREB® Economic Region</b>	1,982	4,045	49.00%	11,831	5.97	426,800	481,077	416,000	100%

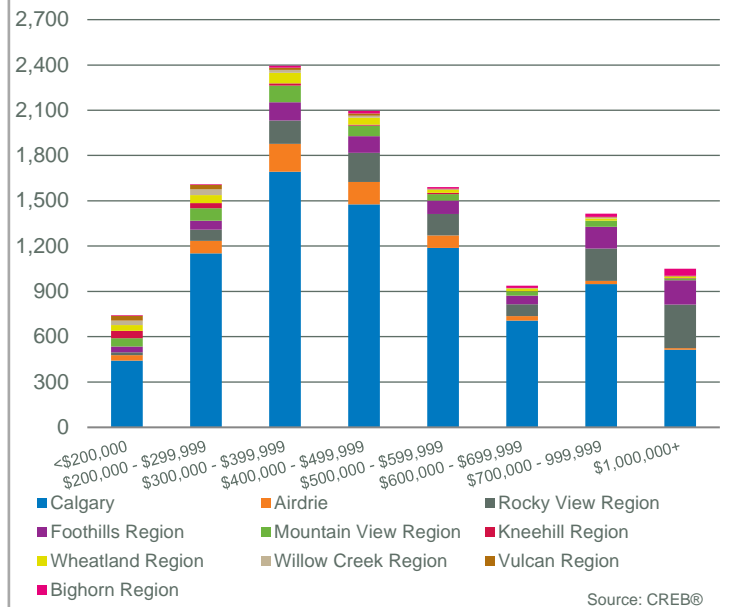
CREB® SALES BY PRICE RANGE

AUGUST



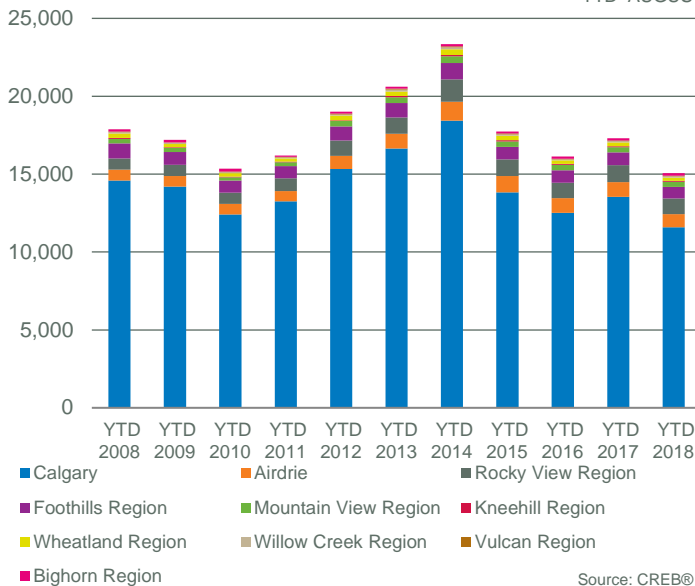
CREB® INVENTORY BY PRICE RANGE

AUGUST



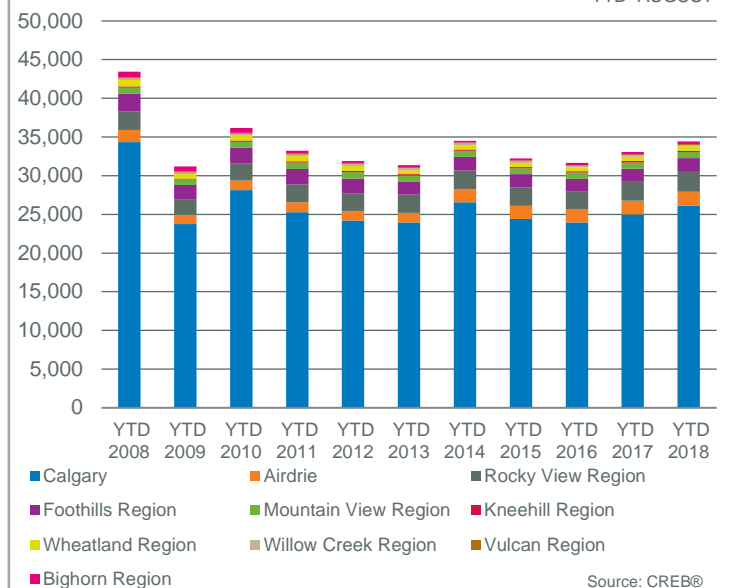
CREB® TOTAL SALES: YEAR-TO-DATE

YTD AUGUST



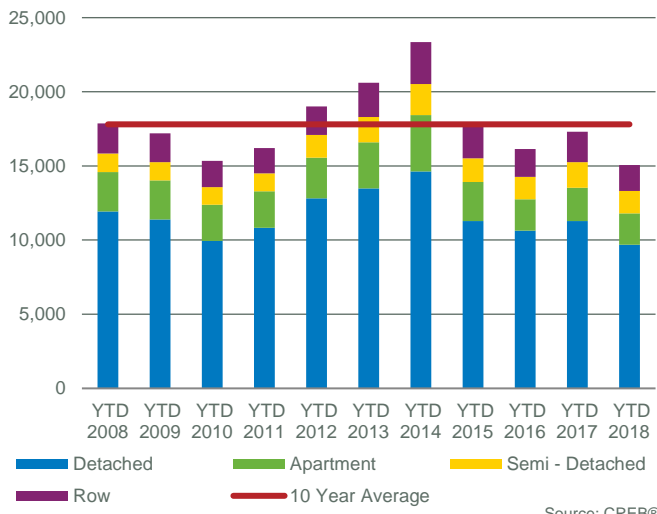
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



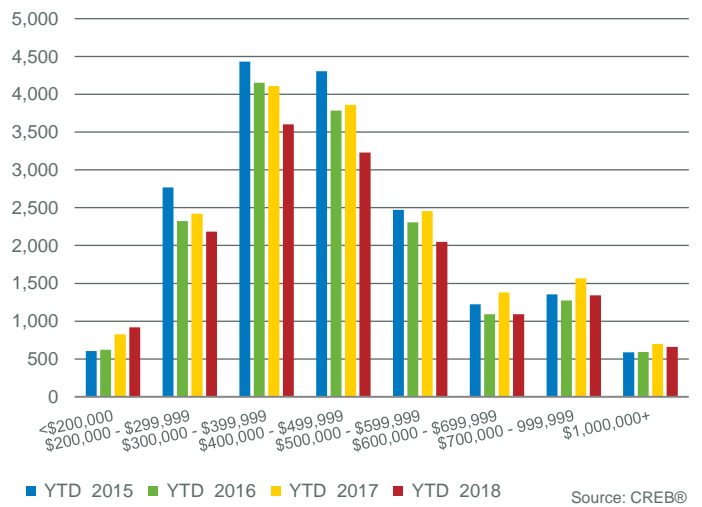
CREB® ECONOMIC REGION TOTAL SALES

YTD AUGUST

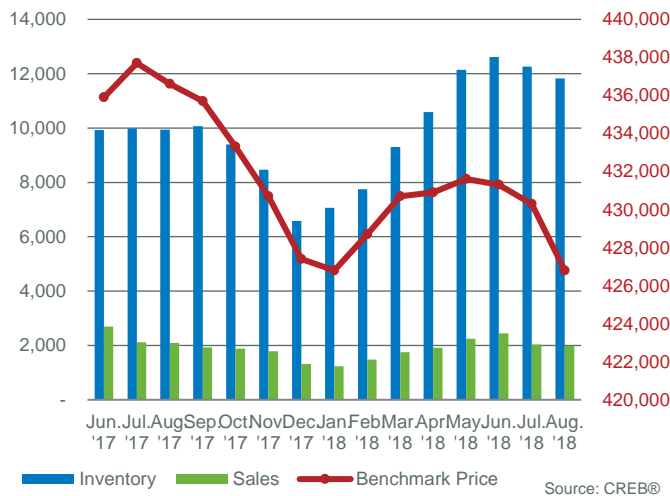


CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

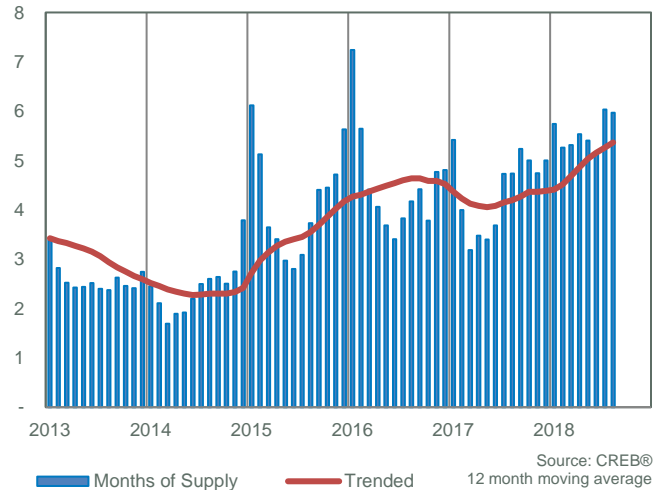
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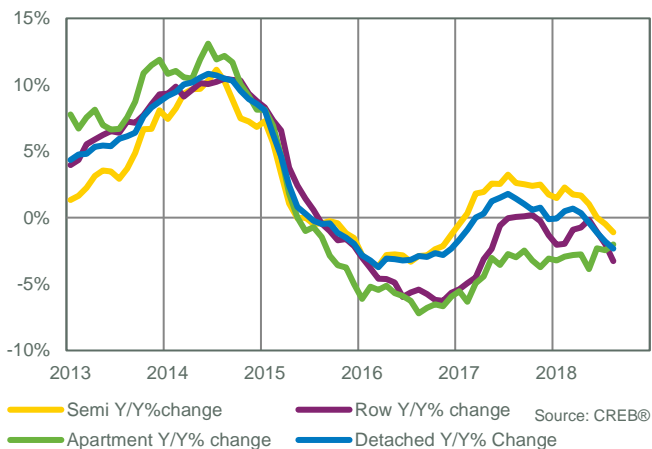
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

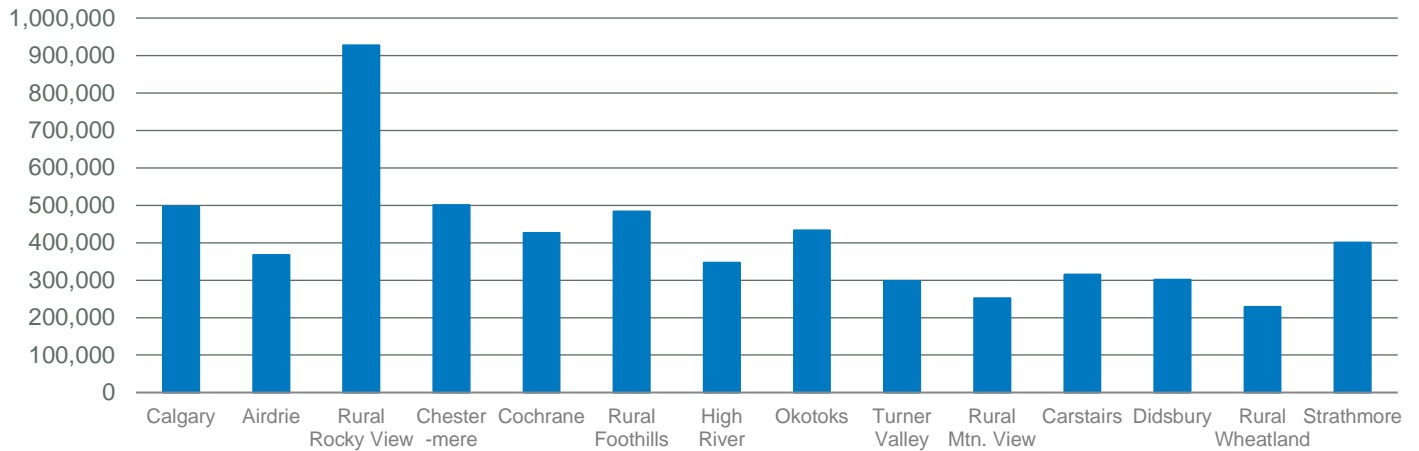


CREB® ECONOMIC REGION PRICES



**DETACHED BENCHMARK PRICE**

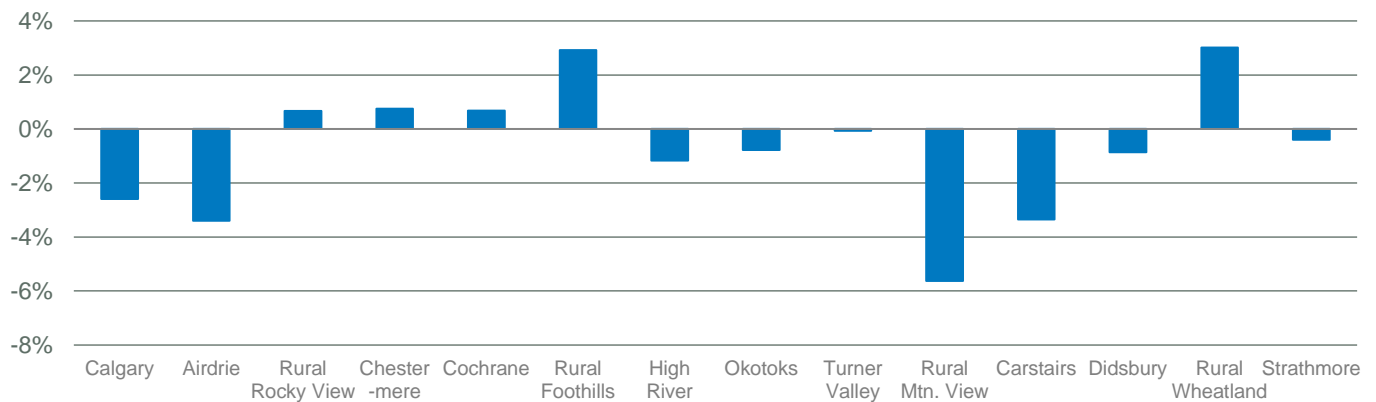
AUGUST



Source: CREB®

**YEAR OVER YEAR PRICE GROWTH COMPARISONS**

AUGUST



Source: CREB®

**TYPICAL HOME ATTRIBUTES - DETACHED HOMES**

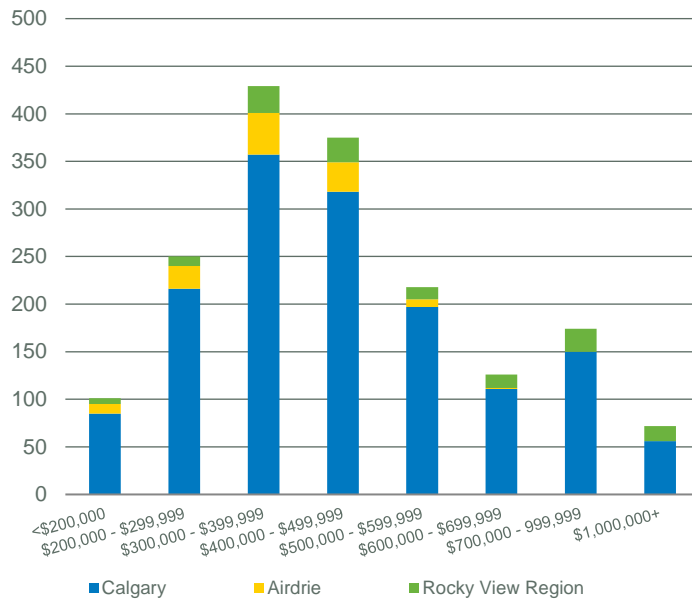
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	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

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Airdrie	118	220	53.64%	597	5.06	340,600	355,548	359,500	7%
Rocky View Region	137	295	46.44%	1,163	8.49	545,100	590,847	490,000	8%
<b>Calgary CMA</b>	<b>1,745</b>	<b>3,575</b>	<b>48.81%</b>	<b>9,881</b>	<b>5.66</b>	<b>431,000</b>	<b>483,013</b>	<b>423,000</b>	<b>100%</b>

CALGARY CMA SALES BY PRICE RANGE

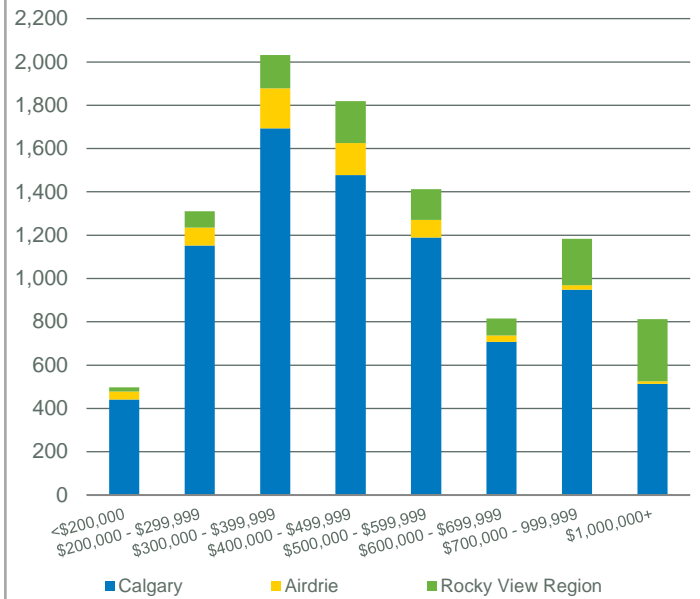
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

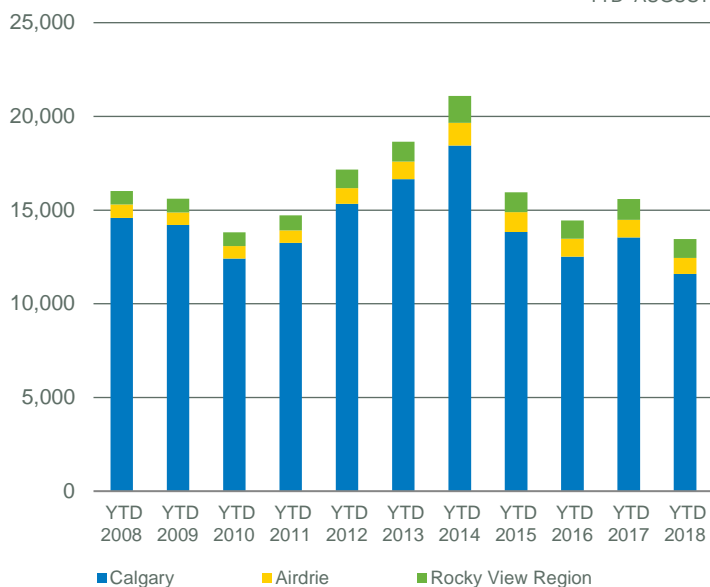
AUGUST



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

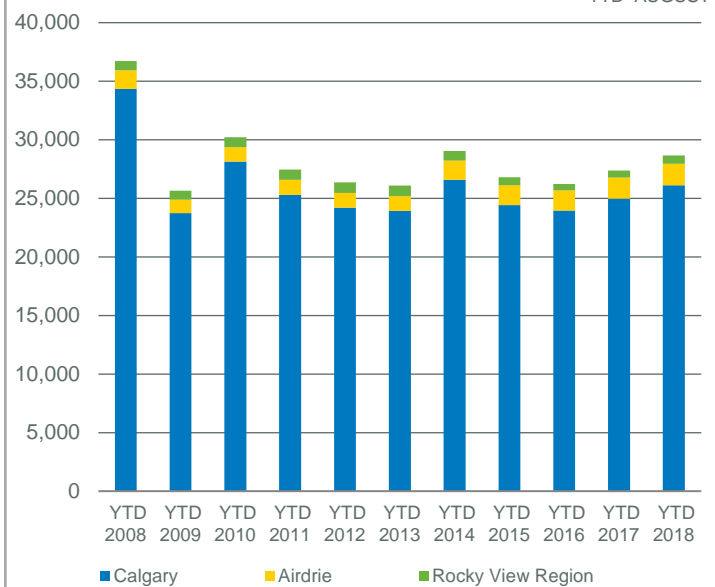
YTD AUGUST



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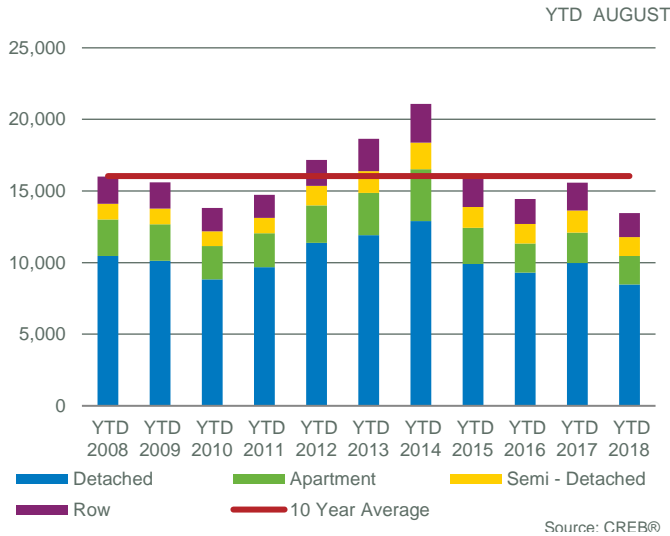
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

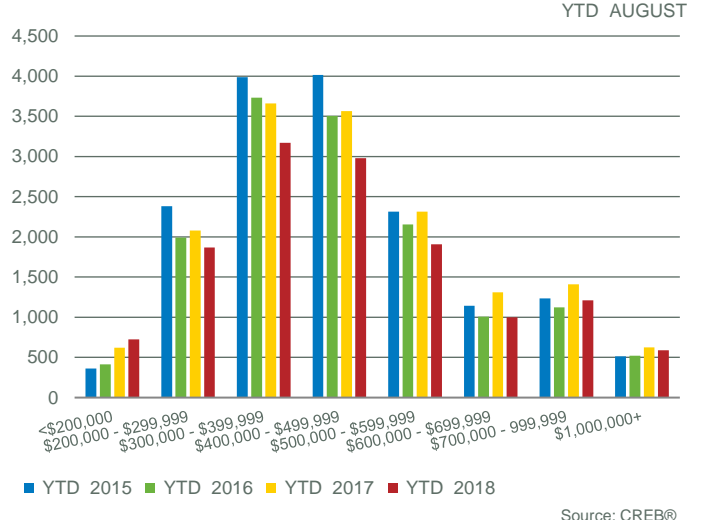


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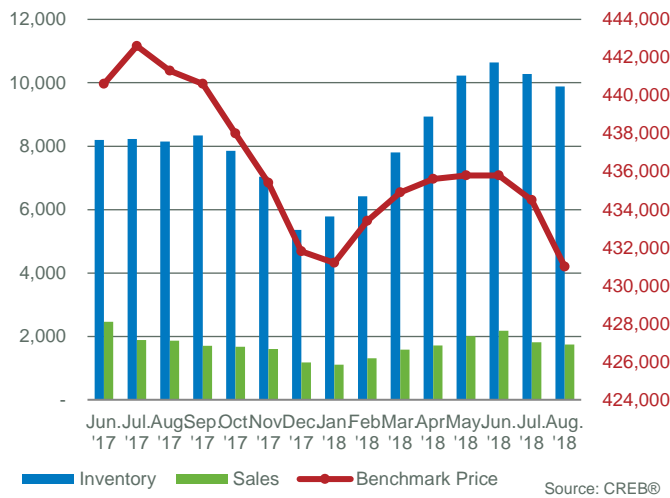
CALGARY CMA TOTAL SALES



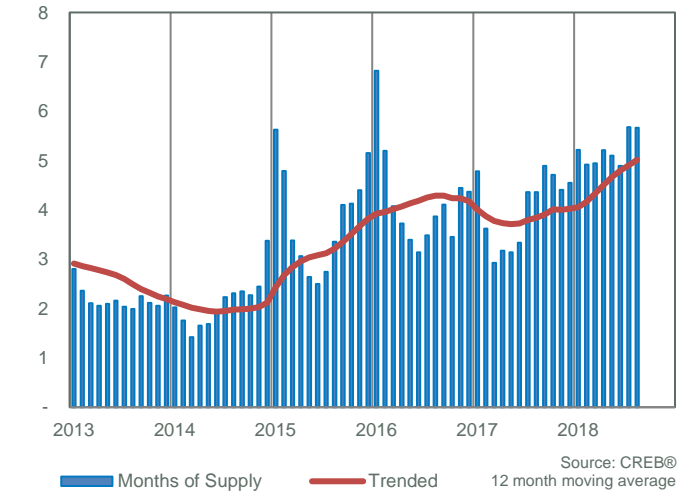
CALGARY CMA TOTAL SALES BY PRICE RANGE



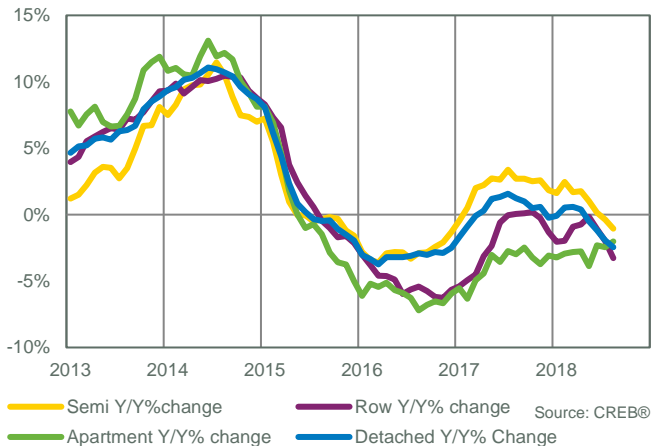
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



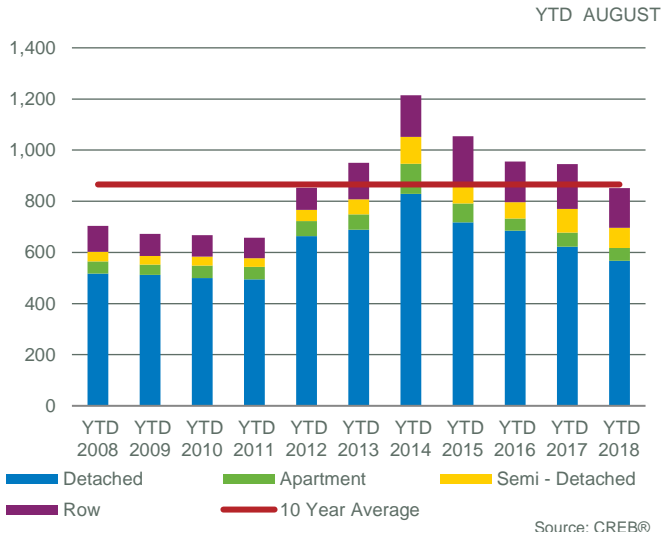
CALGARY CMA PRICE CHANGE



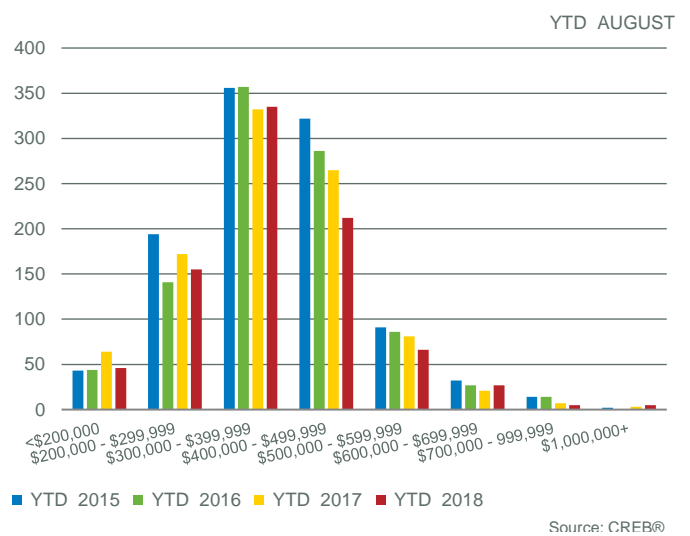
CALGARY CMA PRICES



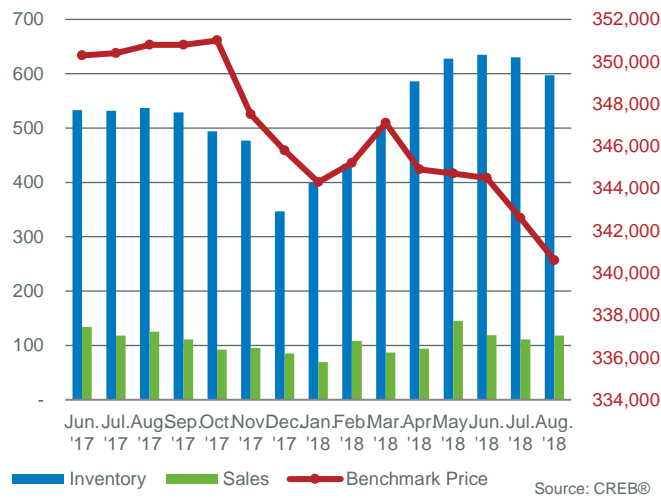
**AIRDRIE TOTAL SALES**



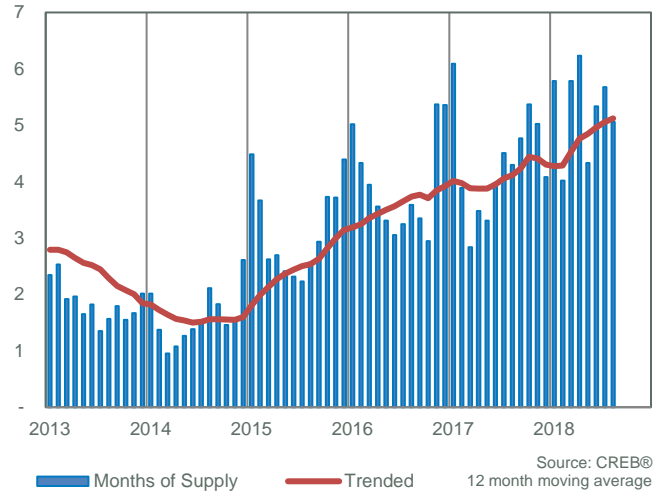
**AIRDRIE TOTAL SALES BY PRICE RANGE**



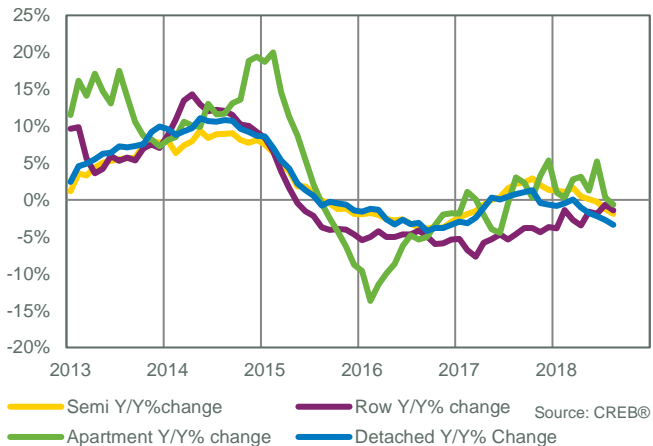
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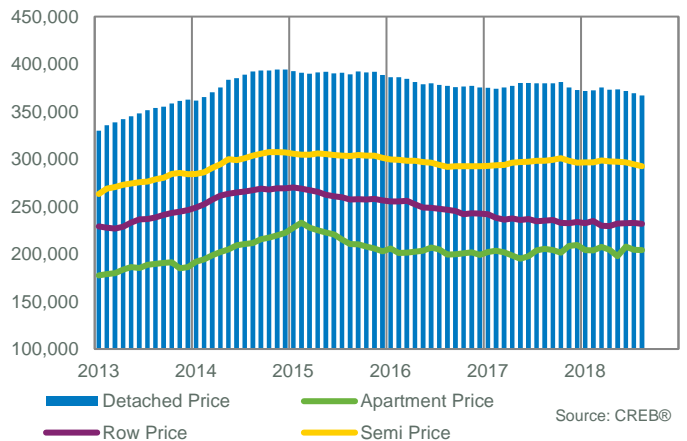
**AIRDRIE MONTHS OF INVENTORY**



**AIRDRIE PRICE CHANGE**



**AIRDRIE PRICES**

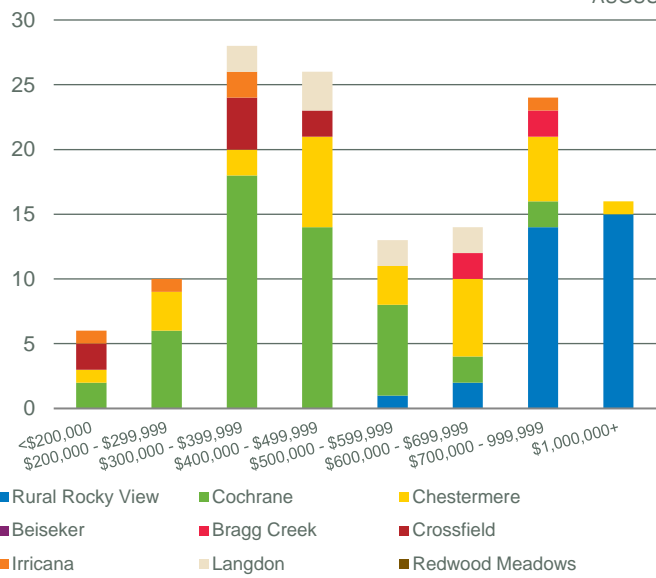




August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Rocky View Region</b>	<b>137</b>	<b>295</b>	<b>46.44%</b>	<b>1,163</b>	<b>8.49</b>	<b>545,100</b>	<b>590,847</b>	<b>490,000</b>	<b>100%</b>
Rural Rocky View	32	81	39.51%	398	12.44	927,200	1,010,684	957,500	23%
Beiseker	0	0	-	11	-	-	-	-	0%
Bragg Creek	4	5	80.00%	23	5.75	-	739,375	695,000	3%
Chestermere	28	54	51.85%	205	7.32	488,800	556,875	521,500	20%
Cochrane	51	125	40.80%	391	7.67	426,100	422,562	399,900	37%
Crossfield	8	8	100.00%	52	6.50	-	286,294	333,700	6%
Irricana	5	3	166.67%	11	2.20	-	378,520	320,000	4%
Langdon	9	11	81.82%	40	4.44	-	480,061	475,000	7%
Redwood Meadows	0	2	0.00%	16	-	-	-	-	0%
Other	0	6	0.00%	16	-	-	-	-	0%

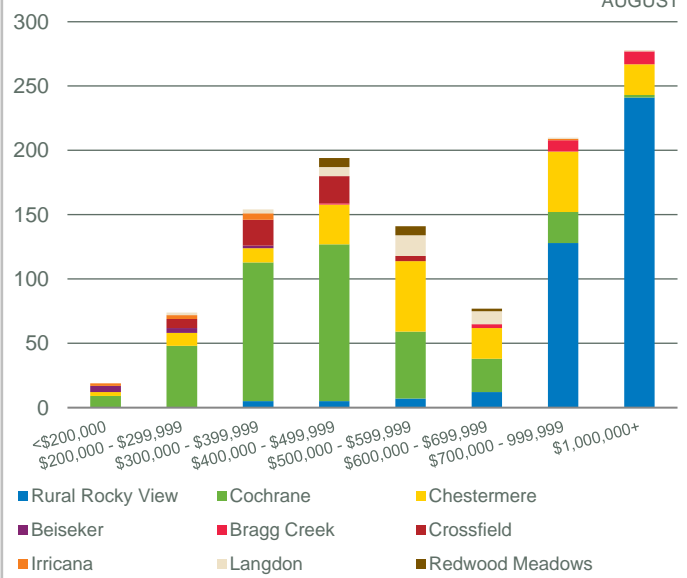
SALES BY PRICE RANGE

AUGUST



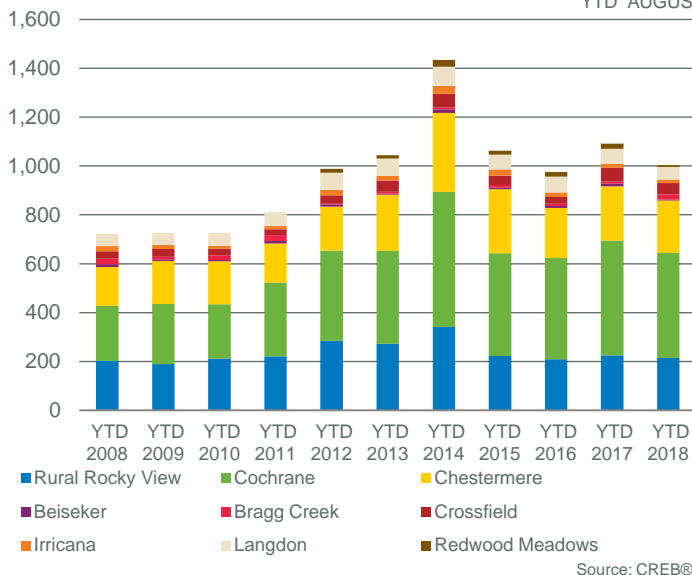
INVENTORY BY PRICE RANGE

AUGUST



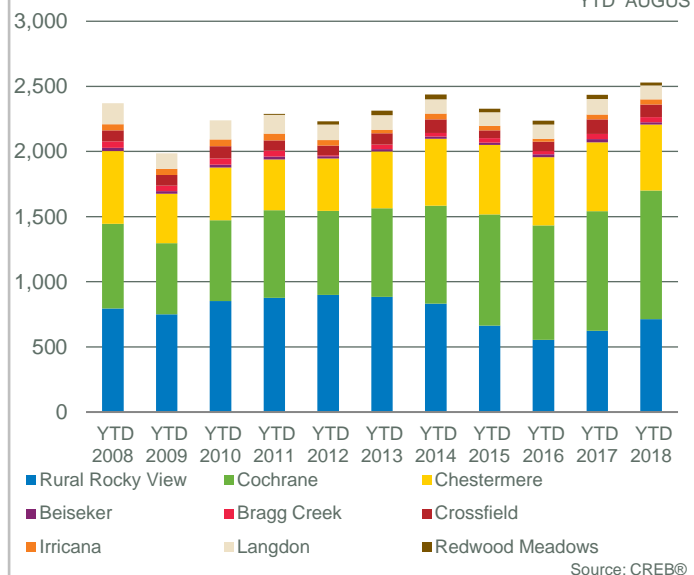
ROCKY VIEW SALES: YEAR-TO-DATE

YTD AUGUST

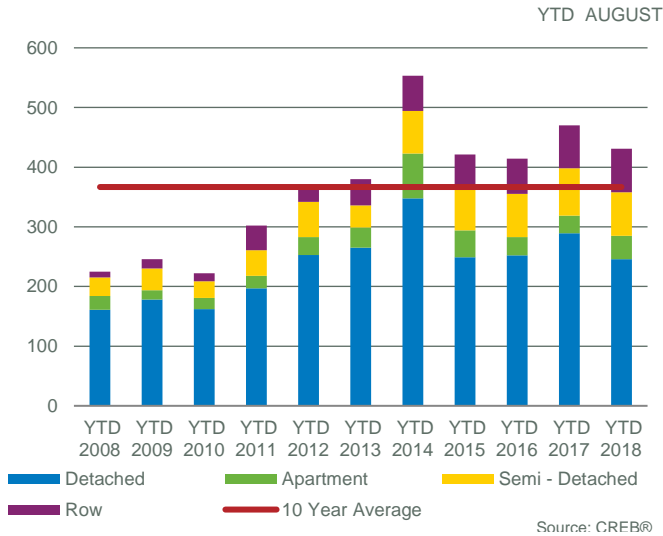


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

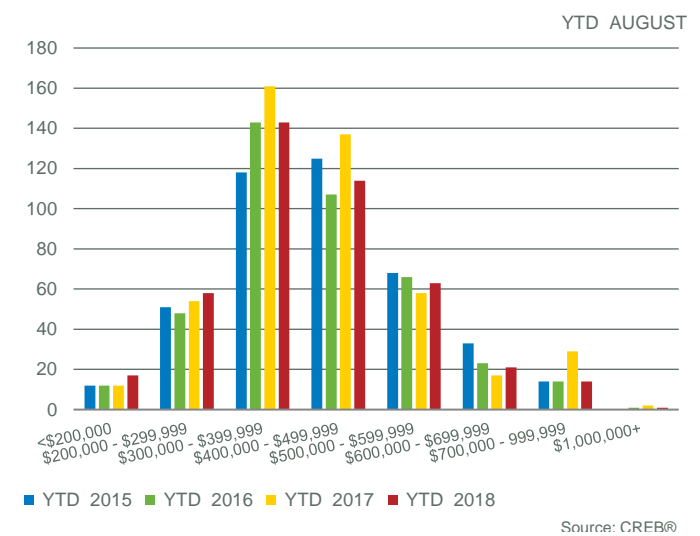
YTD AUGUST



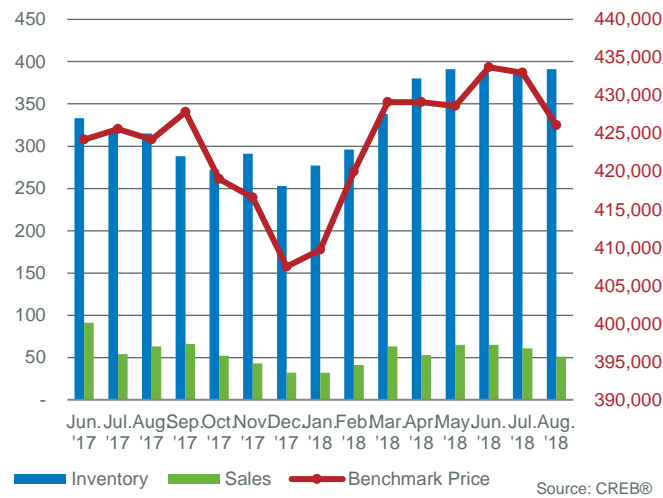
COCHRANE TOTAL SALES



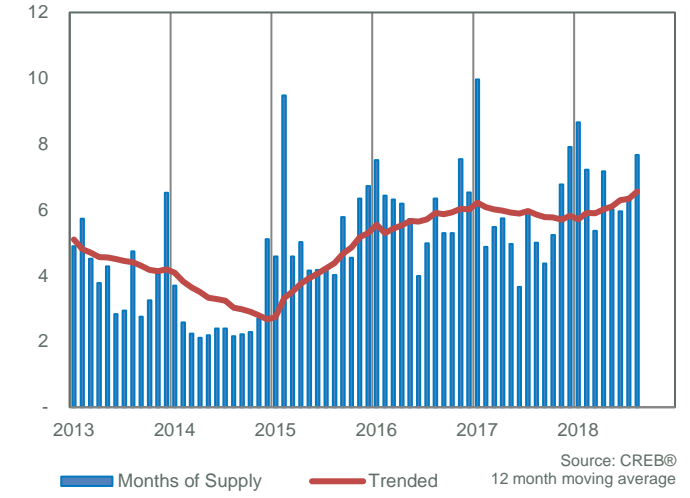
COCHRANE TOTAL SALES BY PRICE RANGE



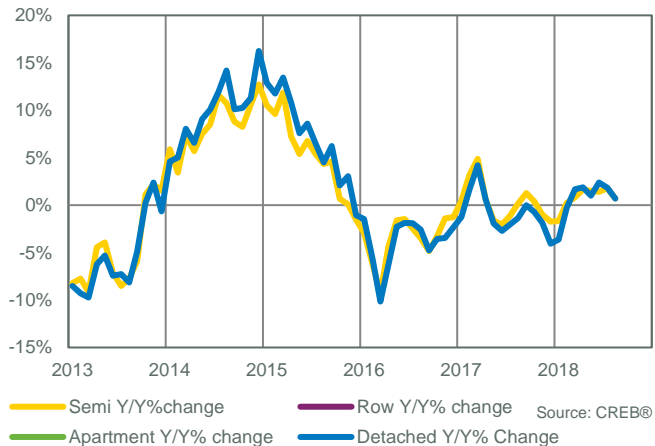
COCHRANE INVENTORY AND SALES



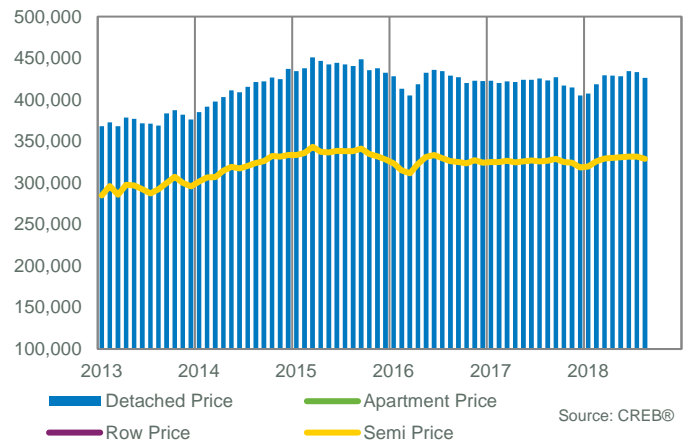
COCHRANE MONTHS OF INVENTORY



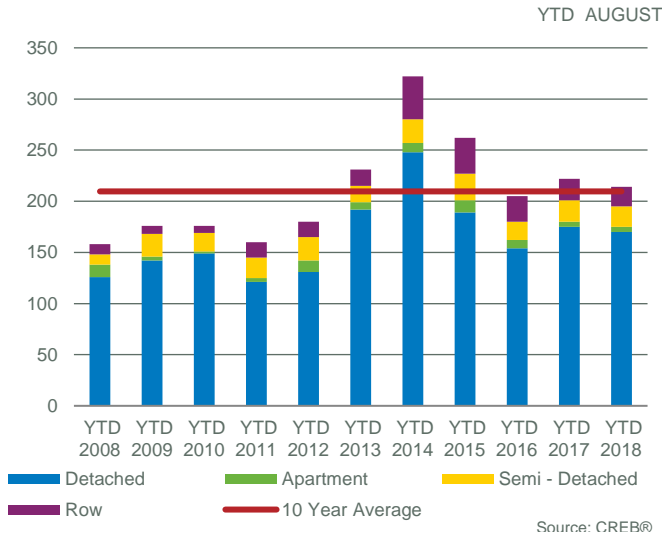
COCHRANE PRICE CHANGE



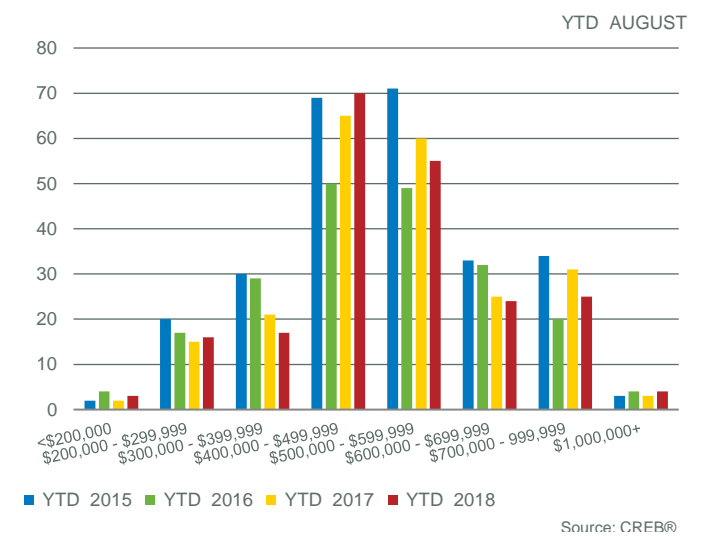
COCHRANE PRICES



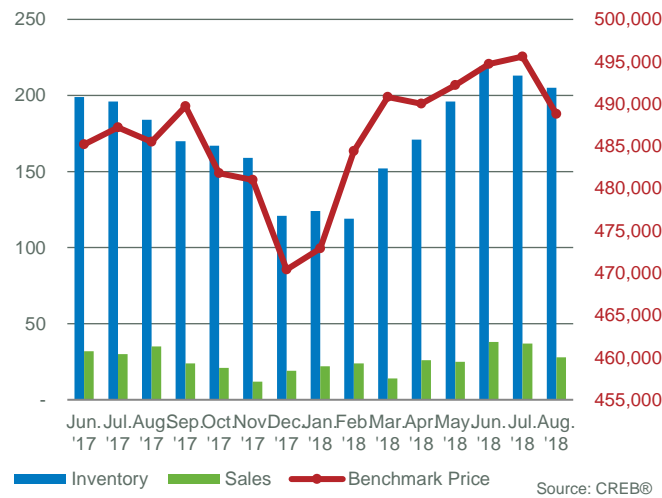
CHESTERMERE TOTAL SALES



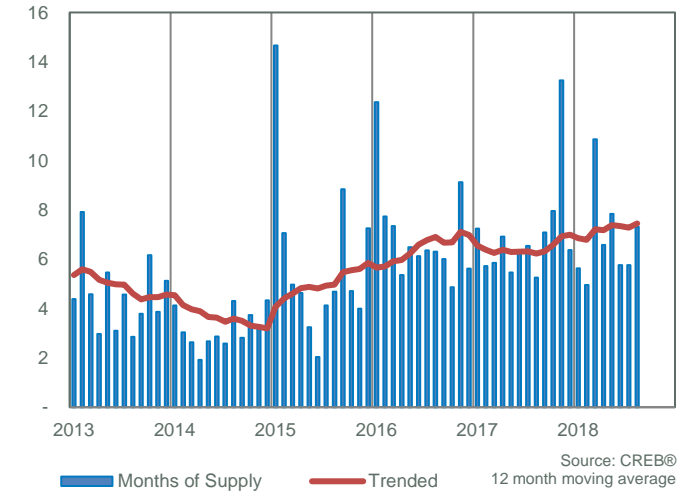
CHESTERMERE TOTAL SALES BY PRICE RANGE



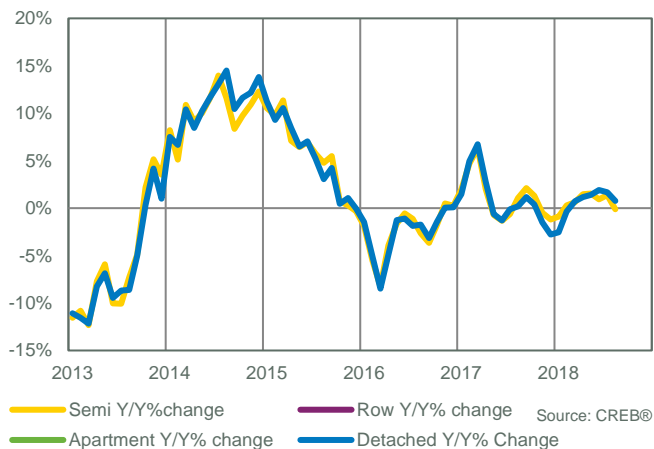
CHESTERMERE INVENTORY AND SALES



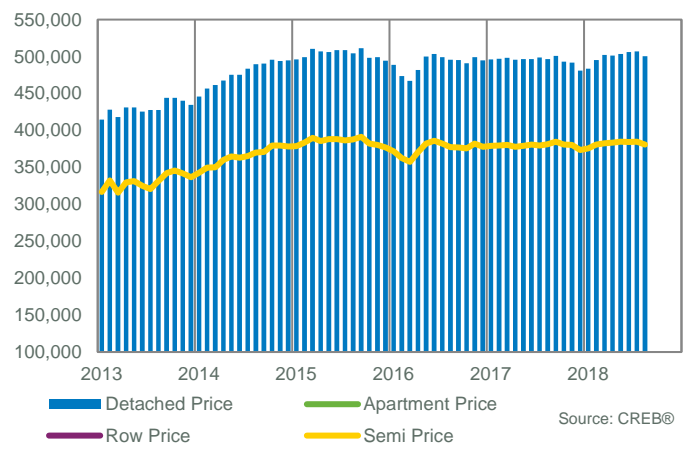
CHESTERMERE MONTHS OF INVENTORY



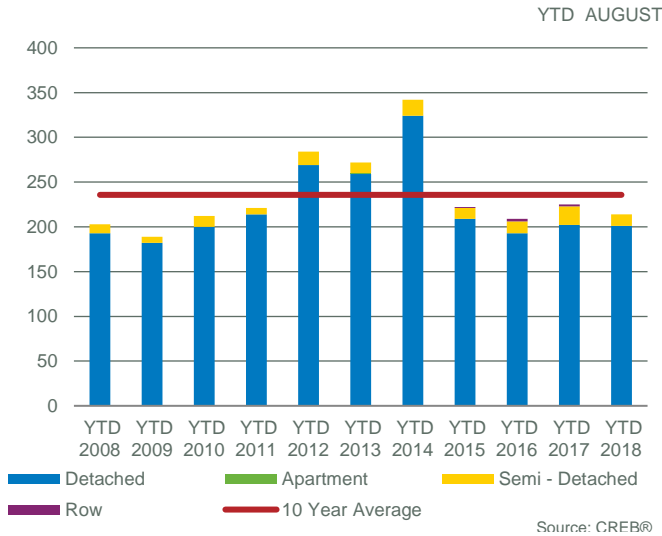
CHESTERMERE PRICE CHANGE



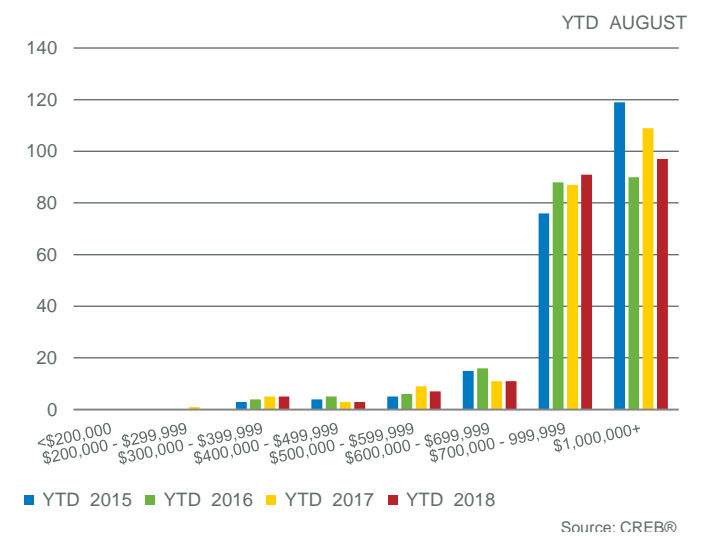
CHESTERMERE PRICES



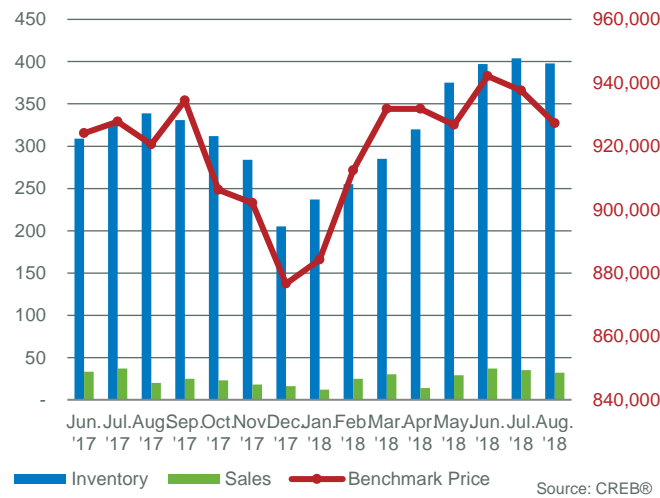
RURAL ROCKY VIEW TOTAL SALES



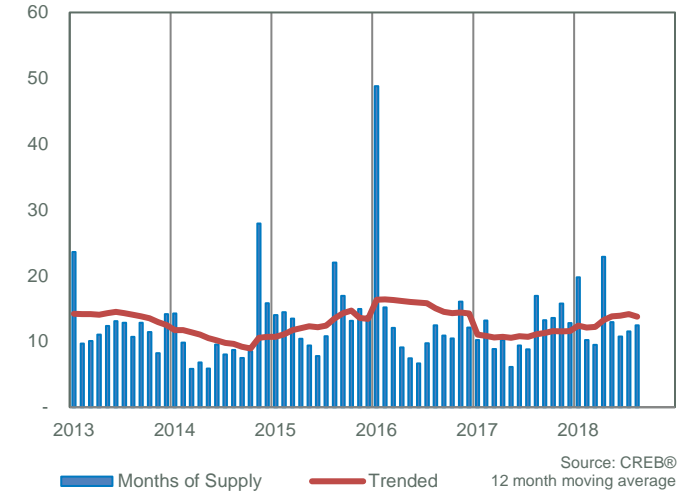
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



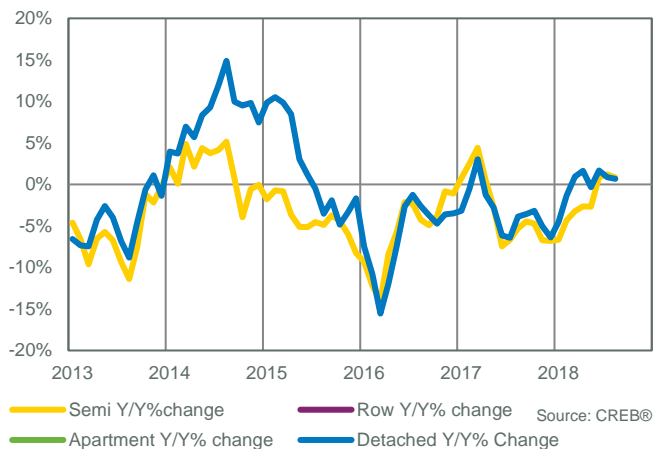
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



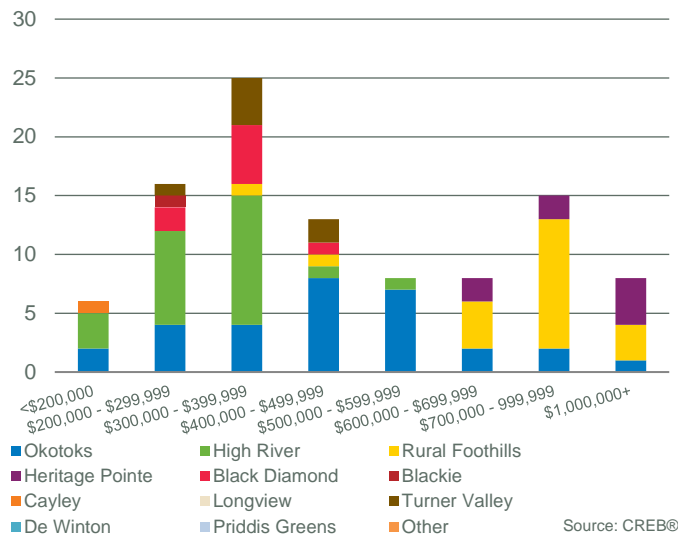
RURAL ROCKY VIEW PRICES



August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Foothills Region</b>	<b>100</b>	<b>209</b>	<b>47.85%</b>	<b>674</b>	<b>6.74</b>	<b>381,000</b>	<b>540,437</b>	<b>416,000</b>	<b>100%</b>
Rural Foothills	20	48	41.67%	242	12.10	474,500	856,275	833,750	20%
Black Diamond	8	10	80.00%	29	3.63	-	345,500	357,500	8%
Blackie	1	0	-	5	5.00	-	230,000	230,000	1%
Cayley	1	0	-	7	7.00	-	185,000	185,000	1%
De Winton	0	0	-	1	-	-	-	-	0%
Heritage Pointe	8	9	88.89%	40	5.00	-	1,126,375	938,000	8%
High River	24	34	70.59%	127	5.29	338,700	306,298	314,000	24%
Okotoks	30	92	32.61%	280	9.33	425,000	460,833	447,450	30%
Turner Valley	7	14	50.00%	31	4.43	294,800	366,000	358,000	7%
Priddis Greens	1	1	100.00%	15	15.00	-	990,000	990,000	1%
Longview	0	0	-	1	-	-	-	-	0%
Other	0	1	0.00%	5	-	-	-	-	0%

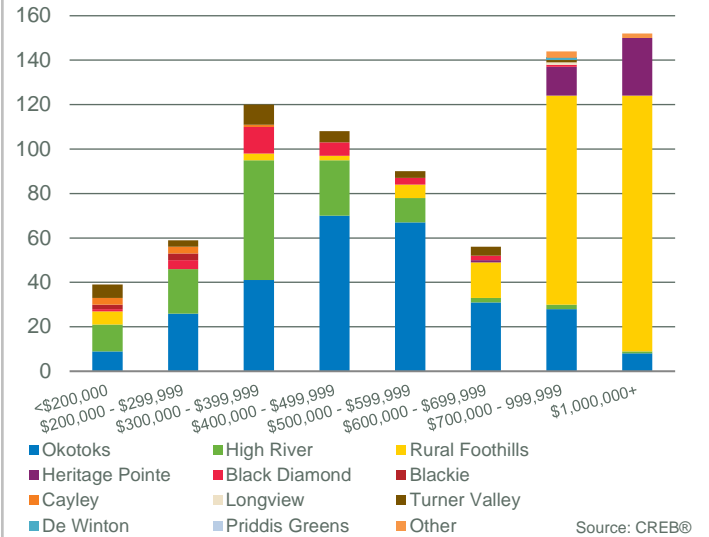
SALES BY PRICE RANGE

AUGUST



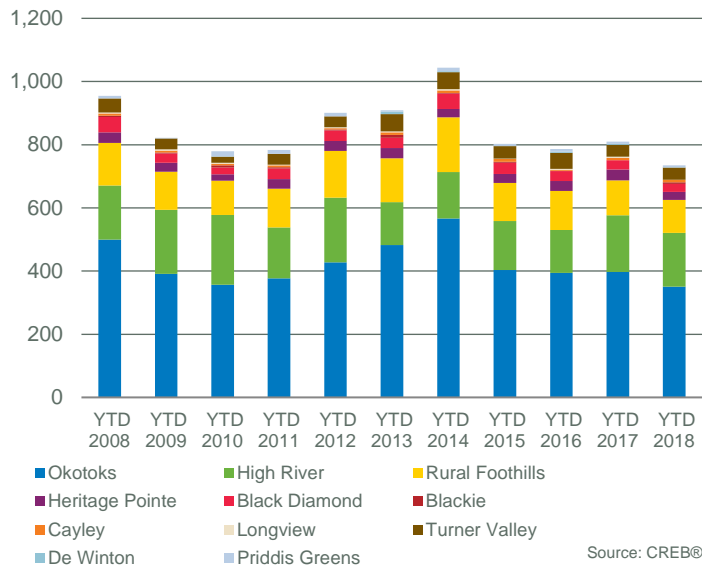
INVENTORY BY PRICE RANGE

AUGUST



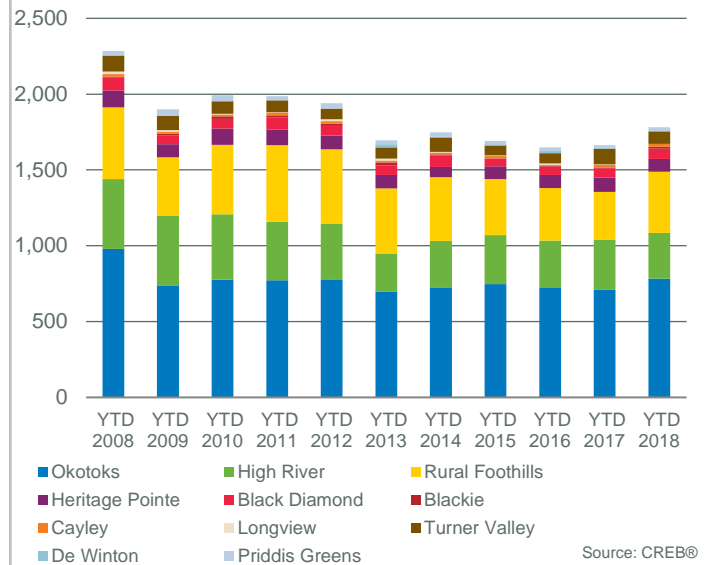
FOOTHILLS SALES: YEAR-TO-DATE

YTD AUGUST

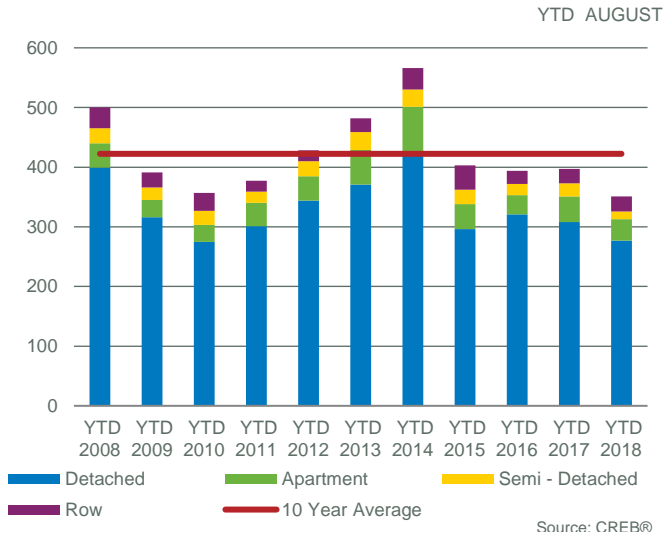


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

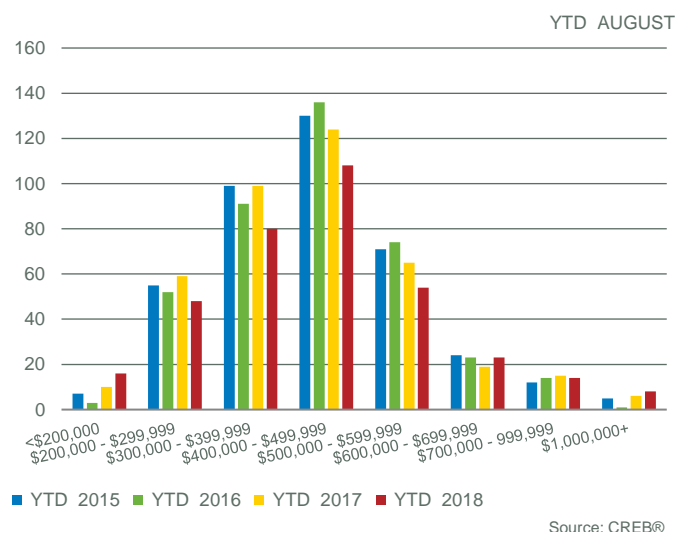
YTD AUGUST



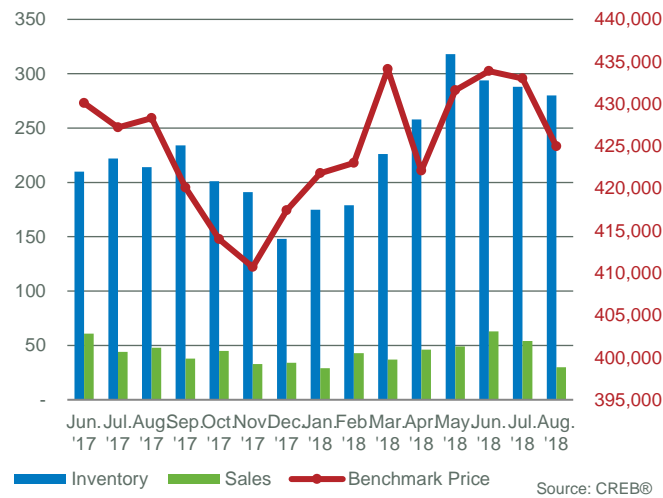
**OKOTOKS TOTAL SALES**



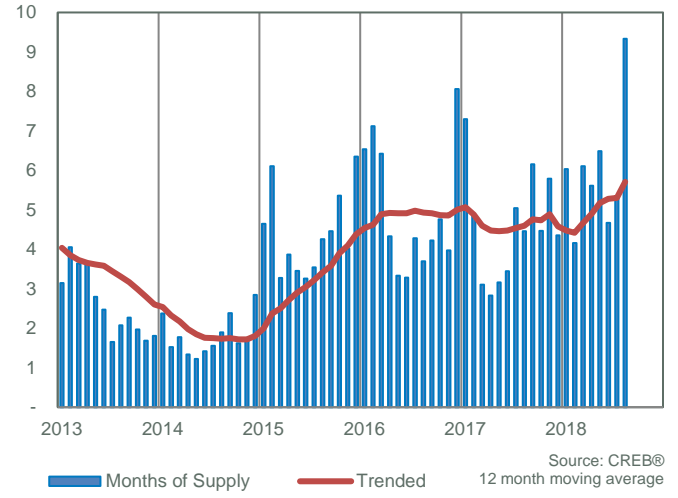
**OKOTOKS TOTAL SALES BY PRICE RANGE**



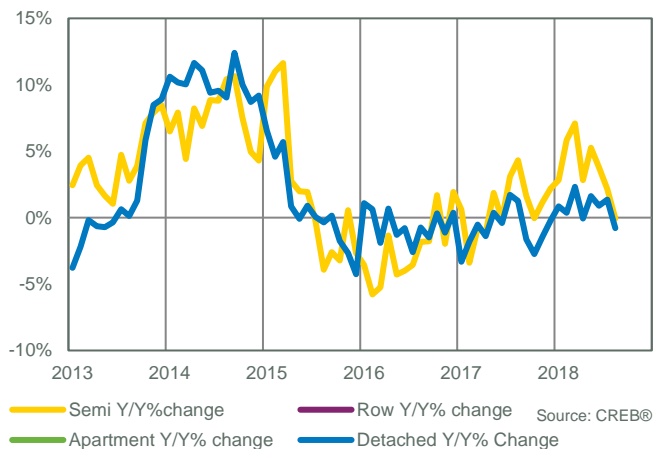
**OKOTOKS INVENTORY AND SALES**



**OKOTOKS MONTHS OF INVENTORY**



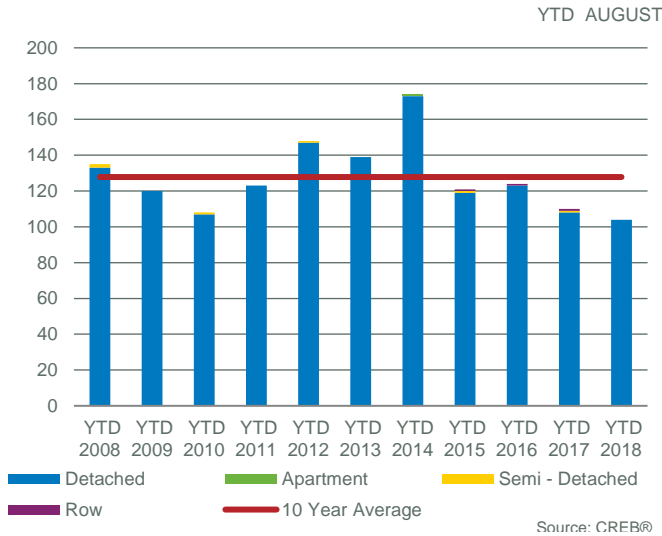
**OKOTOKS PRICE CHANGE**



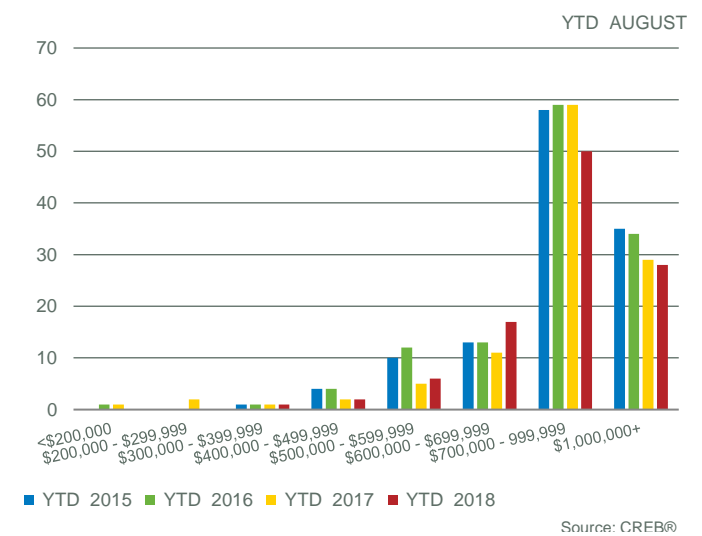
**OKOTOKS PRICES**



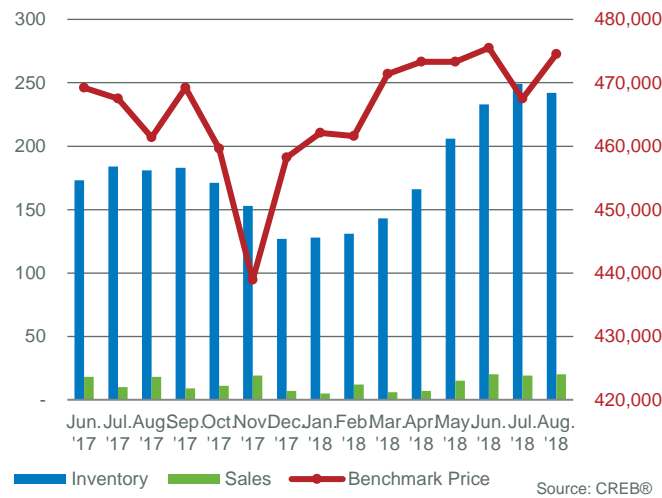
RURAL FoothILLS TOTAL SALES



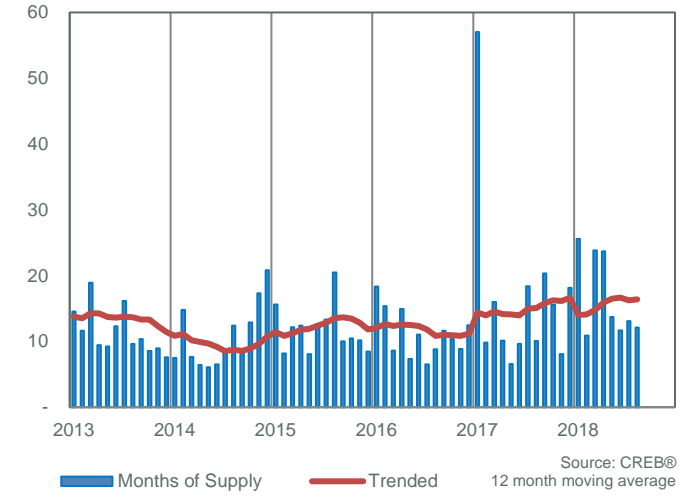
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



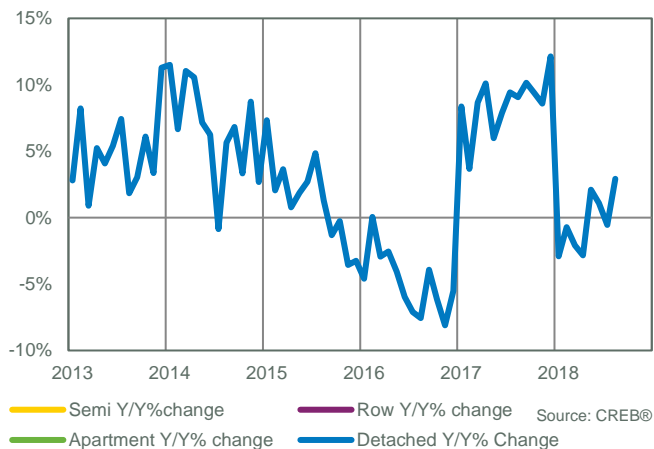
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES



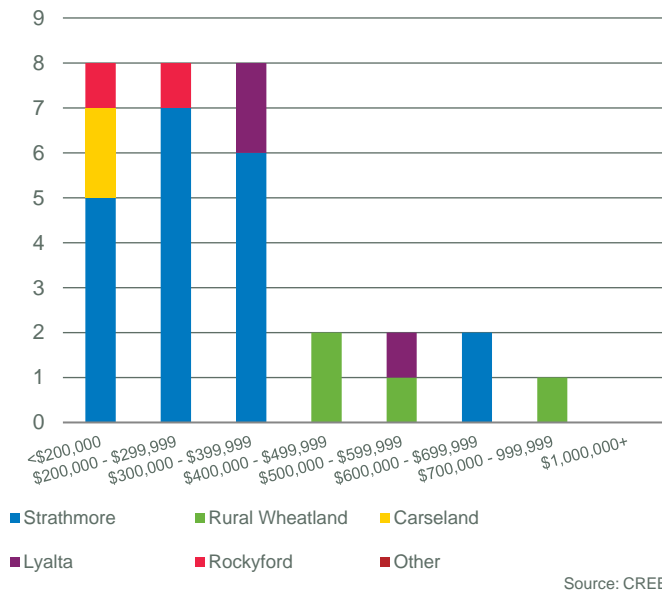
Aug. 18

August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Wheatland Region*</b>	<b>31</b>	<b>69</b>	<b>44.93%</b>	<b>268</b>	<b>8.65</b>	<b>229,200</b>	<b>334,452</b>	<b>298,500</b>	<b>100%</b>
Rural Wheatland*	4	7	57.14%	56	14.00	229,200	525,625	488,750	13%
Carseland*	2	0	-	4	2.00	-	178,750	178,750	6%
Lyalta*	3	3	100.00%	9	3.00	-	439,167	391,500	10%
Rockyford*	2	3	66.67%	7	3.50	-	229,250	229,250	6%
Strathmore	20	52	38.46%	173	8.65	398,100	306,600	291,250	65%
Gleichen	0	1	0.00%	4	-	-	-	-	0%
Other*	0	4	0.00%	19	-	-	-	-	0%

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

SALES BY PRICE RANGE

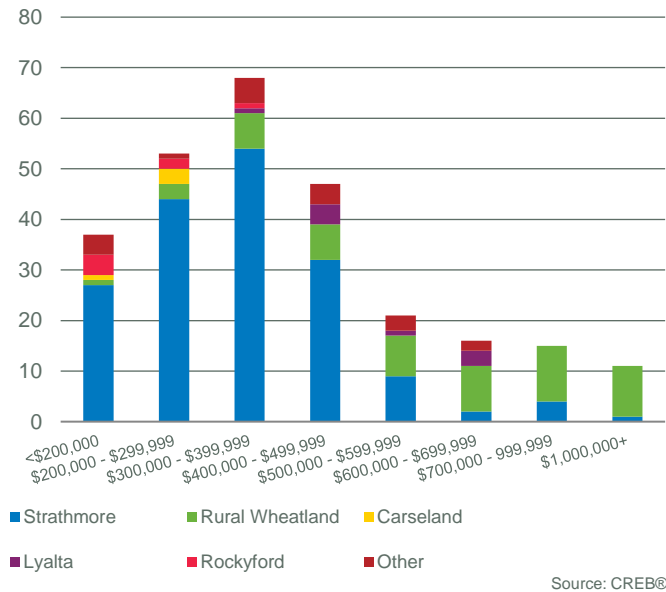
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

AUGUST



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD AUGUST



Source: CREB®

WHEATLAND NEW LISTINGS: YEAR-TO-DATE

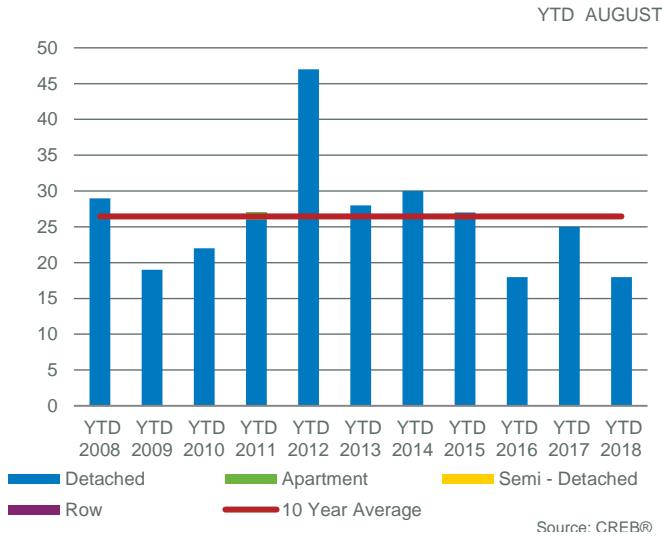
YTD AUGUST



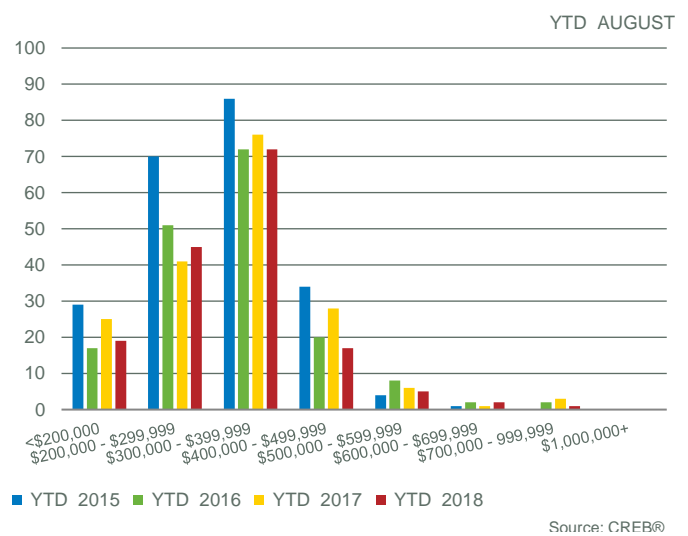
Source: CREB®



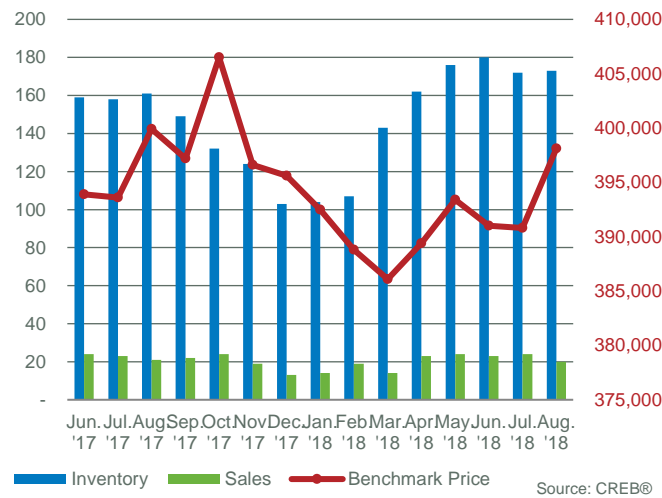
STRATHMORE TOTAL SALES



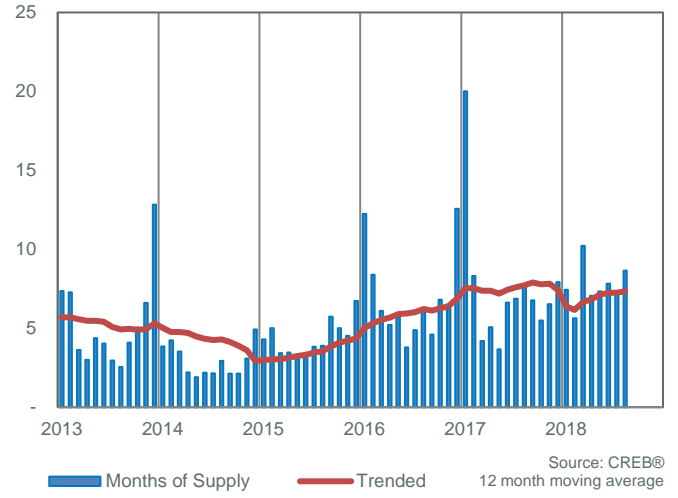
STRATHMORE TOTAL SALES BY PRICE RANGE



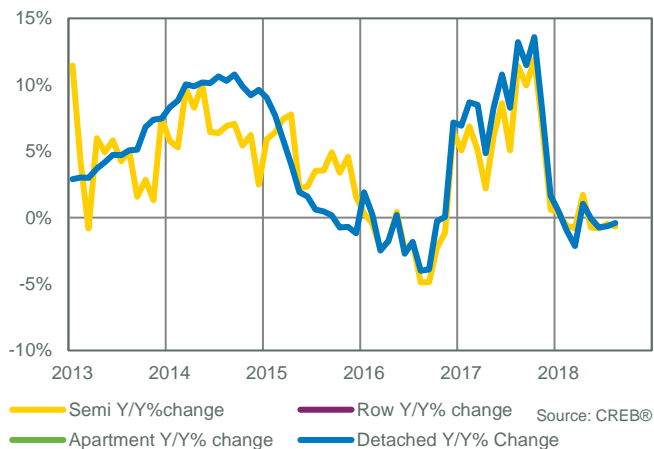
STRATHMORE INVENTORY AND SALES



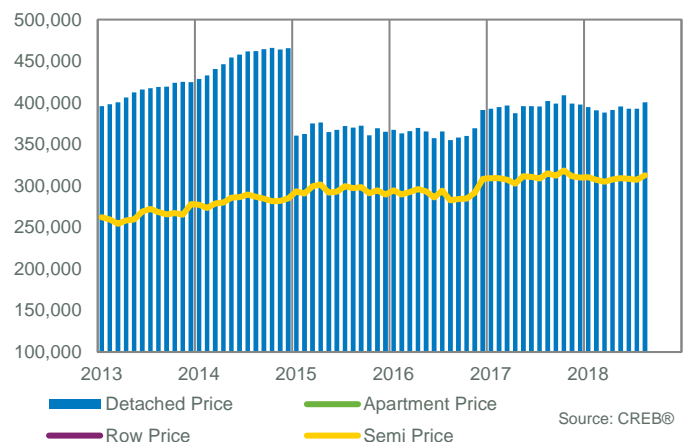
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES



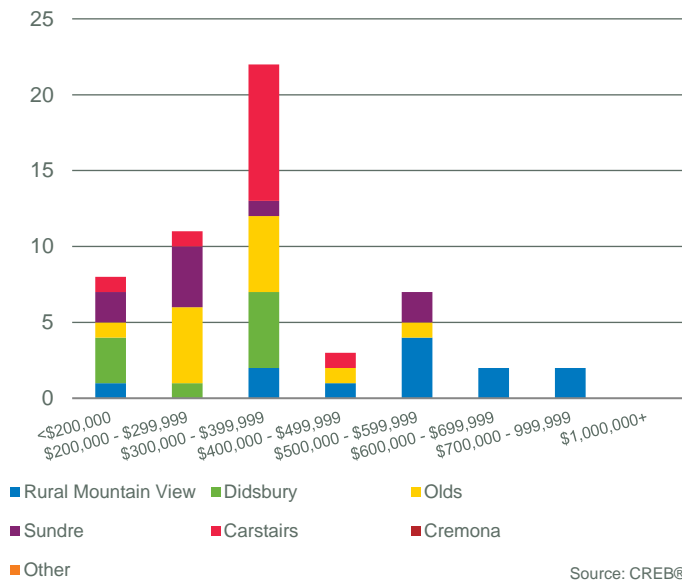
Aug. 18

August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Mountain View Region*</b>	<b>55</b>	<b>91</b>	<b>60.44%</b>	<b>443</b>	<b>8.05</b>	<b>309,900</b>	<b>350,665</b>	<b>320,000</b>	<b>100%</b>
Rural Mountain View*	12	14	85.71%	119	9.92	251,400	519,658	509,000	22%
Carstairs	12	24	50.00%	85	7.08	316,700	311,146	316,750	22%
Cremona	0	2	0.00%	6	-	-	-	-	0%
Didsbury	9	12	75.00%	54	6.00	302,300	270,278	310,000	16%
Olds*	13	26	50.00%	122	9.38	343,600	318,031	310,000	24%
Sundre*	9	12	75.00%	47	5.22	271,000	305,556	270,000	16%
Other*	0	1	0.00%	10	-	-	-	-	0%

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

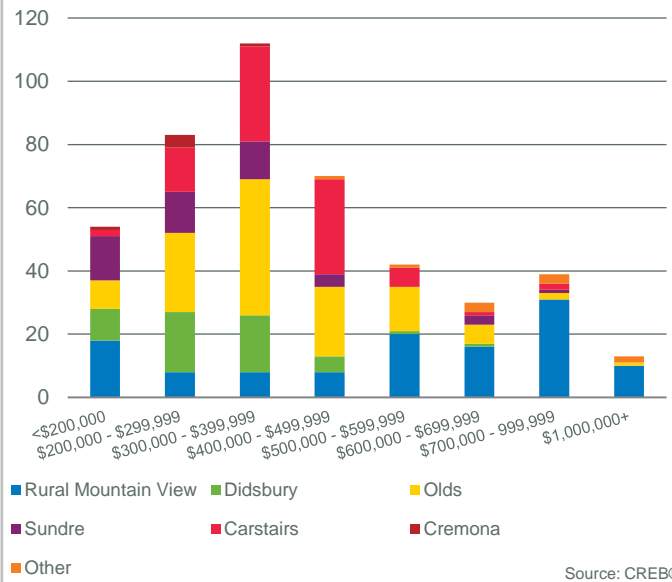
SALES BY PRICE RANGE

AUGUST



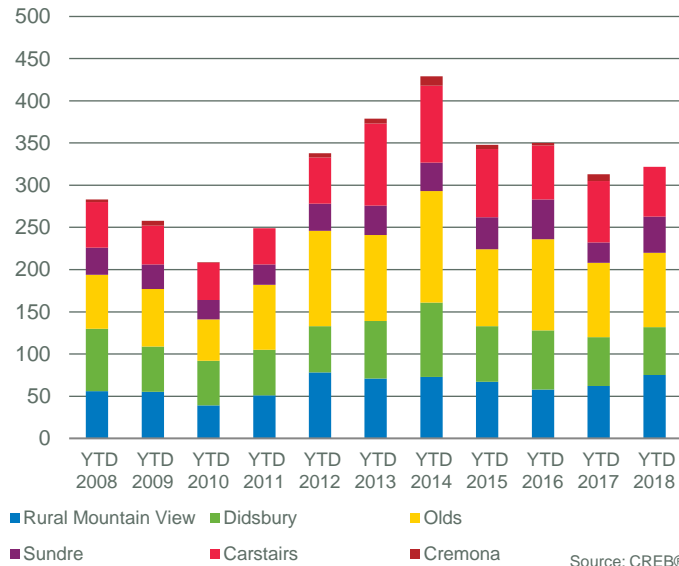
INVENTORY BY PRICE RANGE

AUGUST



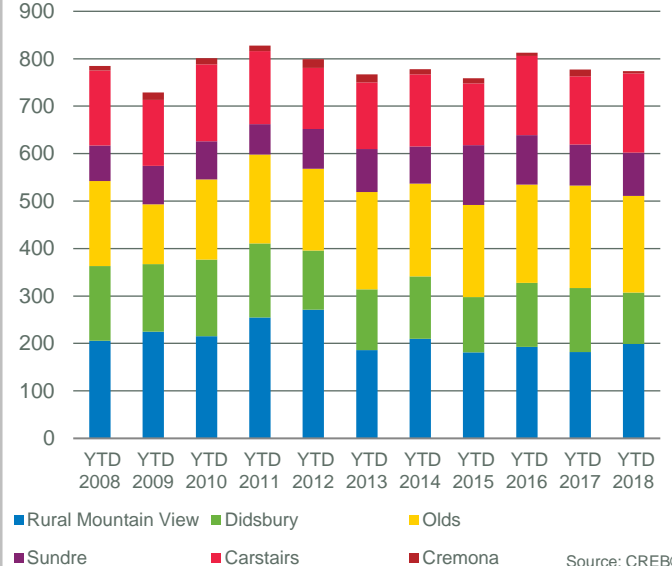
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD AUGUST



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



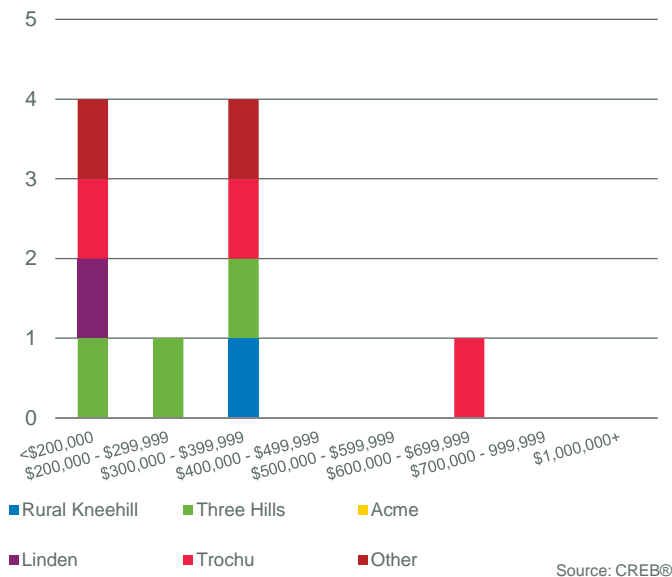
Aug. 18

August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Kneehill Region*</b>	<b>10</b>	<b>14</b>	<b>71.43%</b>	<b>114</b>	<b>11.40</b>	<b>-</b>	<b>279,890</b>	<b>290,000</b>	<b>80%</b>
Rural Kneehill*	1	4	25.00%	18	18.00	-	360,000	360,000	10%
Acme*	0	3	0.00%	16	-	-	-	-	0%
Linden*	1	0	-	5	5.00	-	174,000	174,000	10%
Three Hills*	3	5	60.00%	41	13.67	-	260,667	255,000	30%
Torrington*	0	0	-	2	-	-	-	-	0%
Trochu*	3	2	150.00%	25	8.33	-	362,667	328,000	30%
Other*	2	0	-	9	4.50	-	197,450	197,450	20%

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

SALES BY PRICE RANGE

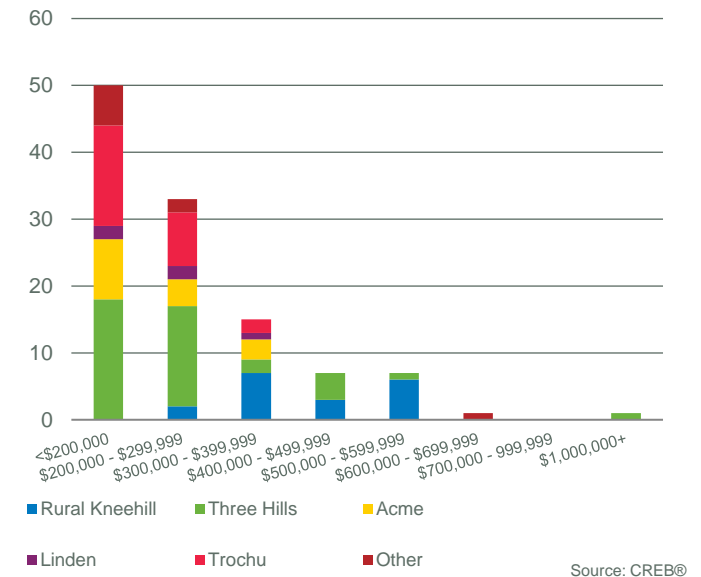
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

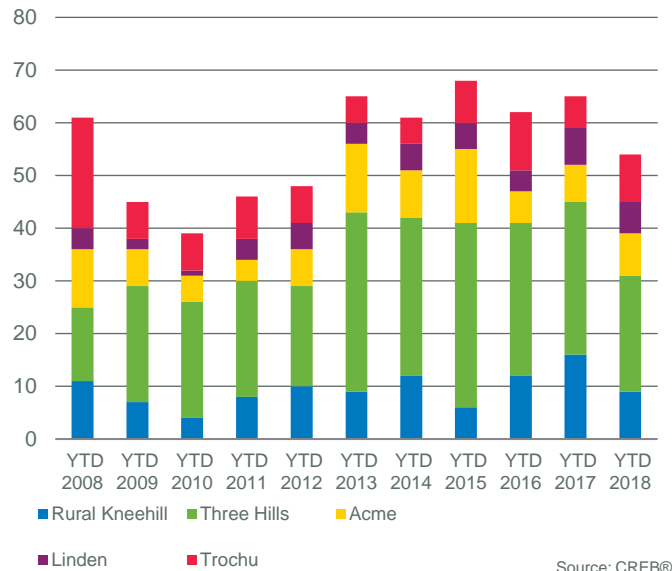
AUGUST



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

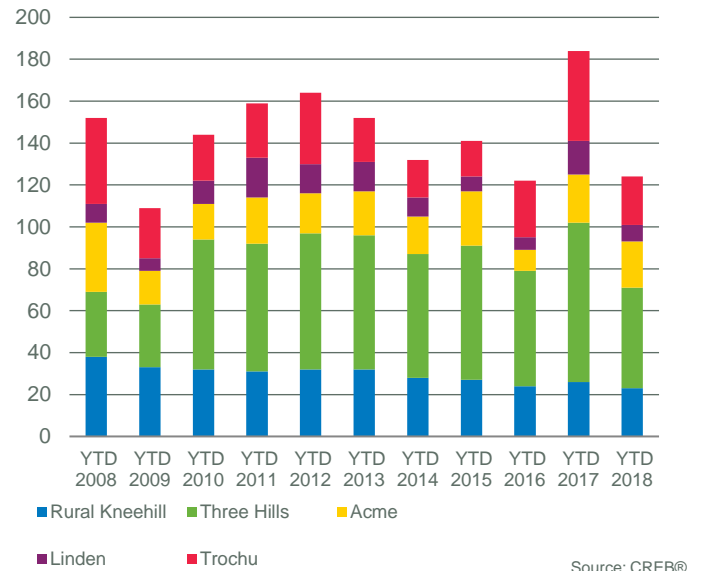
YTD AUGUST



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



Source: CREB®

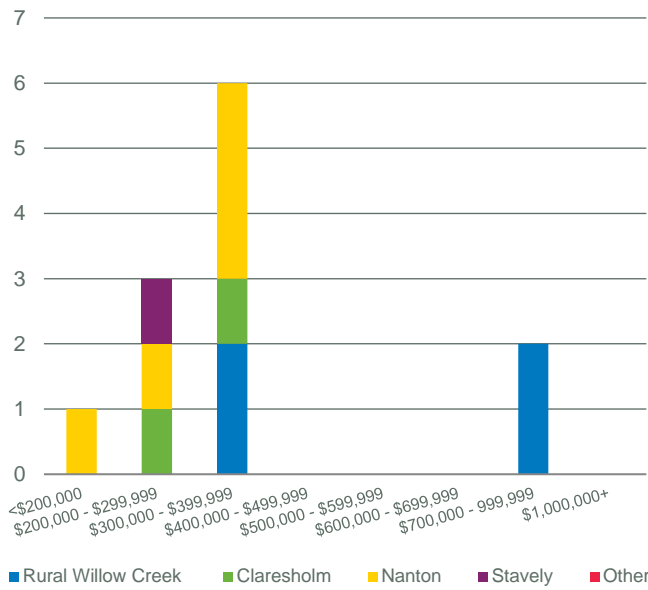
Aug. 18

August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Willow Creek Region*</b>	<b>12</b>	<b>29</b>	<b>41.38%</b>	<b>117</b>	<b>9.75</b>	<b>-</b>	<b>400,542</b>	<b>322,500</b>	<b>100%</b>
Rural Willow Creek*	4	7	57.14%	15	3.75	-	637,500	625,000	33%
Claresholm*	2	6	33.33%	42	21.00	-	282,500	282,500	17%
Nanton*	5	12	41.67%	42	8.40	-	289,500	330,000	42%
Stavely*	1	3	33.33%	16	16.00	-	244,000	244,000	8%
Other*	0	1	0.00%	2	-	-	-	-	0%

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

**SALES BY PRICE RANGE**

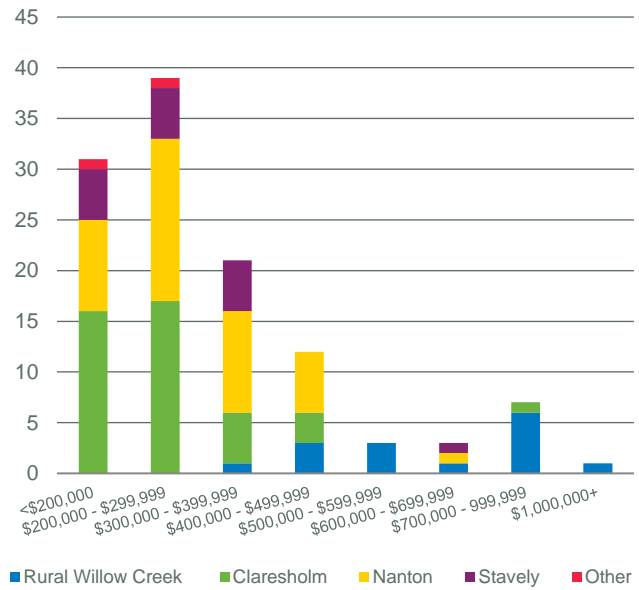
AUGUST



Source: CREB®

**INVENTORY BY PRICE RANGE**

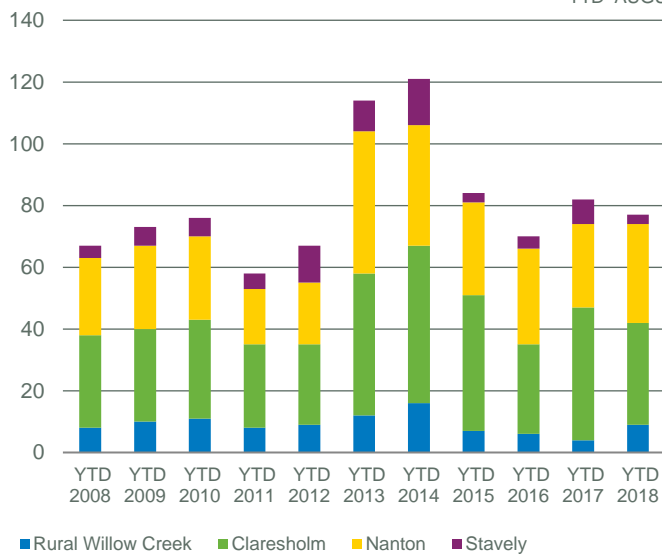
AUGUST



Source: CREB®

**WILLOW CREEK SALES: YEAR-TO-DATE**

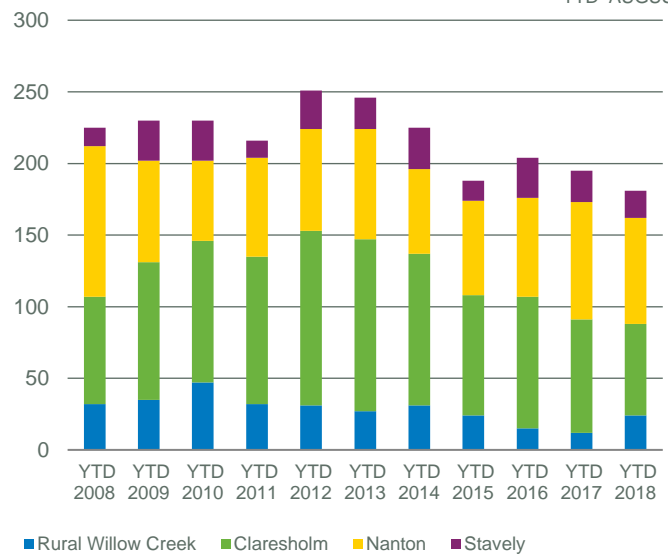
YTD AUGUST



Source: CREB®

**WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE**

YTD AUGUST



Source: CREB®

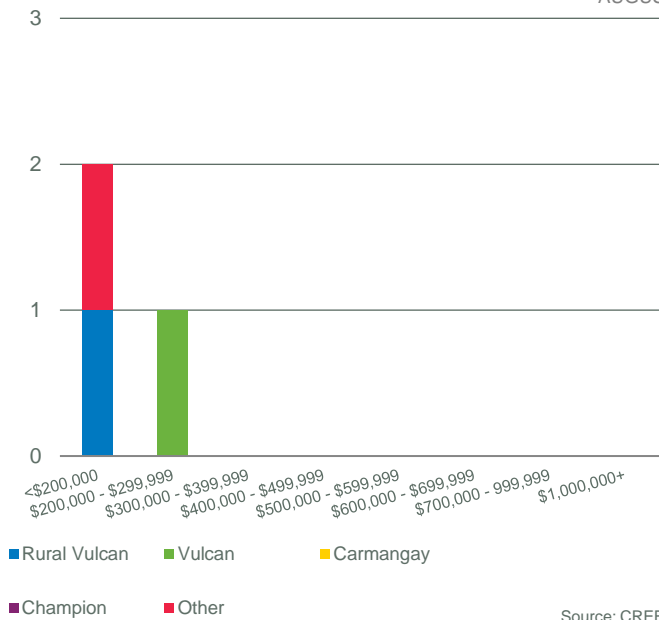
Aug. 18

August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Vulcan Region*</b>	<b>3</b>	<b>17</b>	<b>17.65%</b>	<b>101</b>	<b>33.67</b>	<b>-</b>	<b>132,167</b>	<b>80,000</b>	<b>100%</b>
Rural Vulcan*	1	8	12.50%	41	41.00	-	80,000	80,000	33%
Vulcan*	1	7	14.29%	30	30.00	-	262,500	262,500	33%
Carmangay*	0	1	0.00%	9	-	-	-	-	0%
Champion*	0	0	-	7	-	-	-	-	0%
Other*	1	1	100.00%	14	14.00	-	54,000	54,000	33%

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

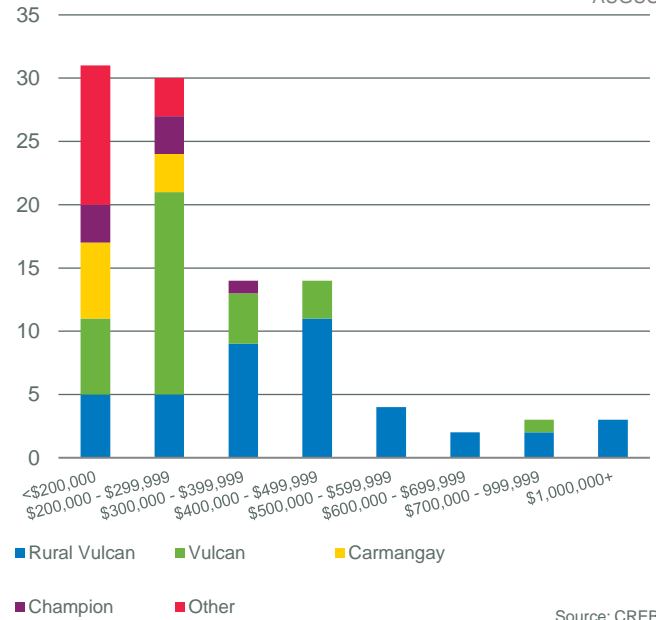
SALES BY PRICE RANGE

AUGUST



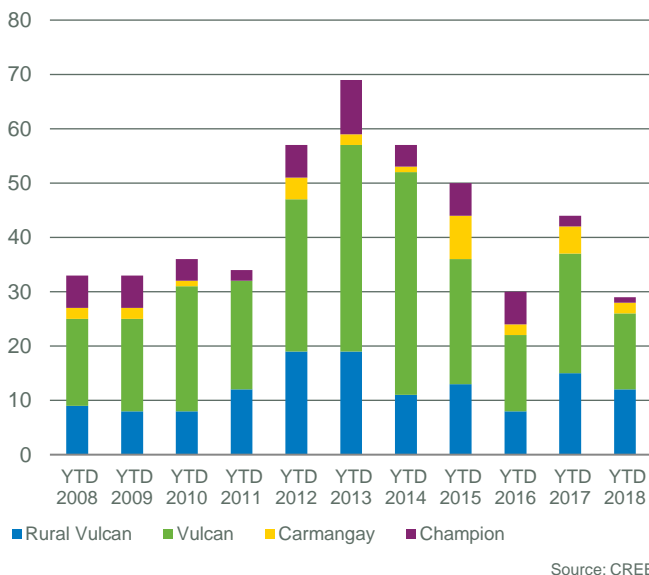
INVENTORY BY PRICE RANGE

AUGUST



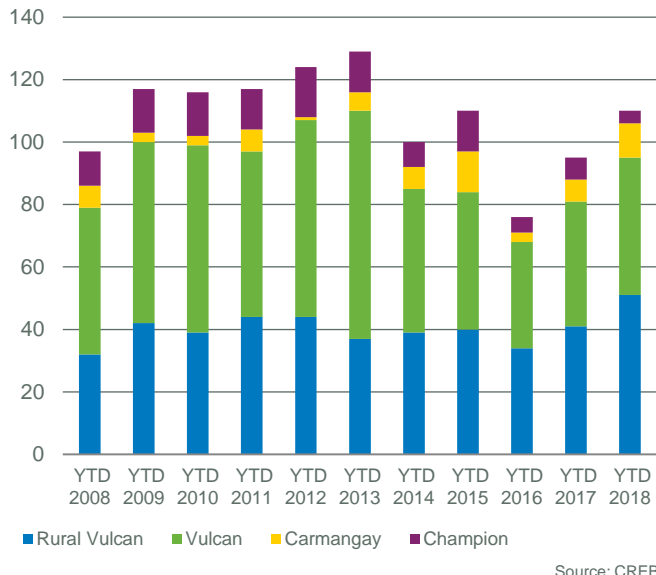
VULCAN SALES: YEAR-TO-DATE

YTD AUGUST



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

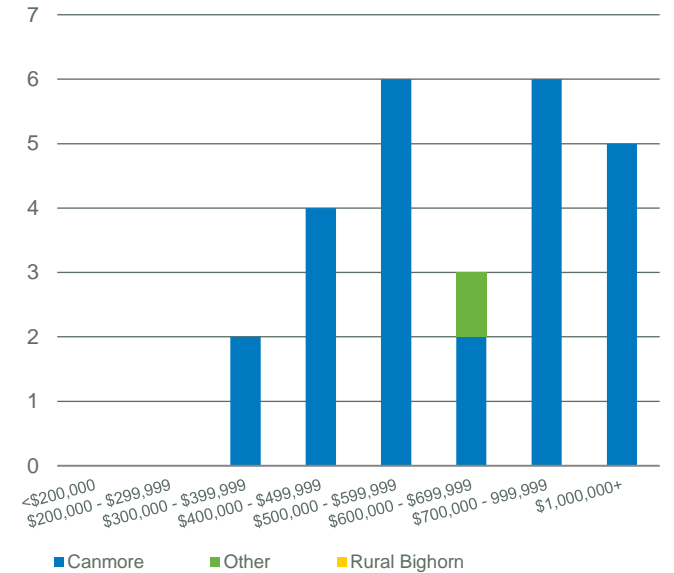


August 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Bighorn Region*</b>	<b>26</b>	<b>41</b>	<b>63.41%</b>	<b>125</b>	<b>4.81</b>	<b>-</b>	<b>728,393</b>	<b>617,110</b>	<b>100%</b>
Rural Bighorn*	0	2	0.00%	13	-	-	-	-	0%
Canmore*	25	35	71.43%	94	3.76	-	733,128	624,220	96%
Other*	1	4	25.00%	18	18.00	-	610,000	610,000	4%

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

**SALES BY PRICE RANGE**

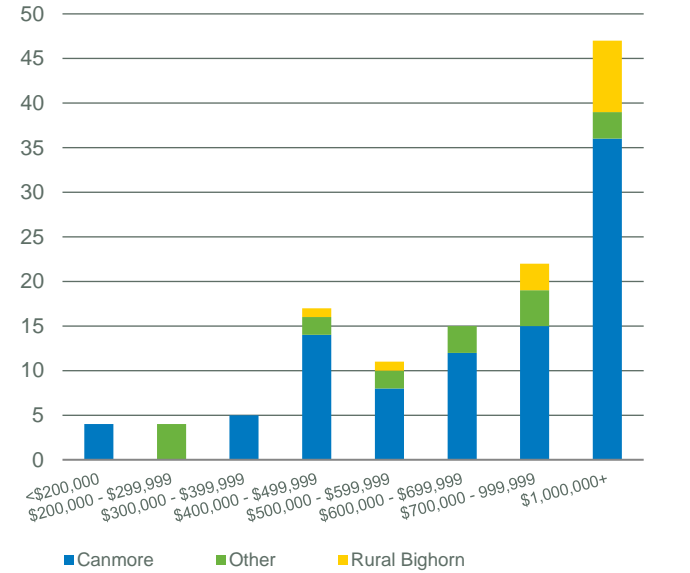
AUGUST



Source: CREB®

**INVENTORY BY PRICE RANGE**

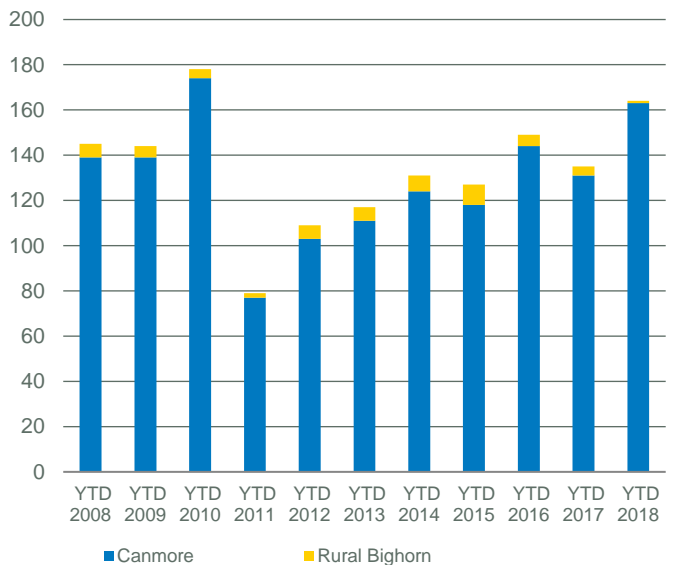
AUGUST



Source: CREB®

**BIGHORN SALES: YEAR-TO-DATE**

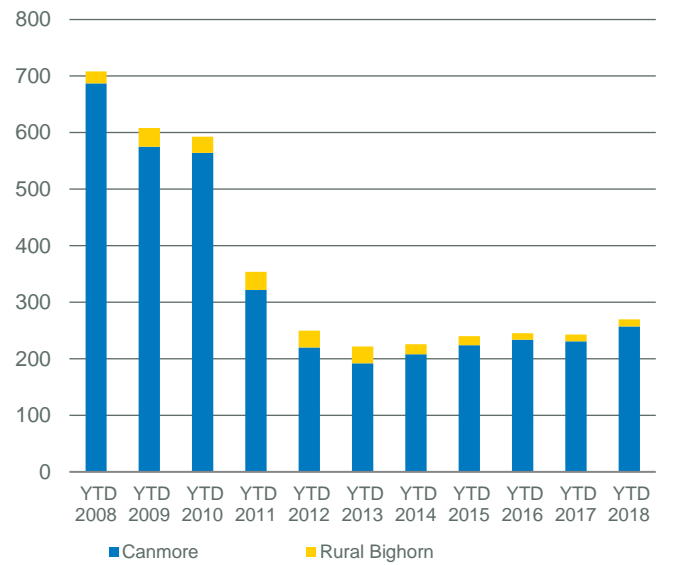
YTD AUGUST



Source: CREB®

**BIGHORN NEW LISTINGS: YEAR-TO-DATE**

YTD AUGUST



Source: CREB®

**BIGHORN\***

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

**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**

**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\*\*  
 Kirkcaldy\*\*  
 Lomond\*\*  
 Milo\*\*  
 Mossleigh\*\*  
 Queenstown\*\*  
 Shouldice\*\*  
 Travers\*\*

**WHEATLAND\***

**Rural Wheatland County\***  
 Ardenode\*\*  
**Carseland\***  
 Chancellor\*\*  
 Cheadle\*\*  
 Cluny\*\*  
 Dalum\*\*  
 Gleichen\*\*  
 Hussar\*\*  
**Lyalta\***  
 Namaka\*\*  
**Rockyford\***  
 Rosebud\*\*

**WILLOW CREEK\***

**Rural Willow Creek County\***  
**Claesholm\***  
 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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