



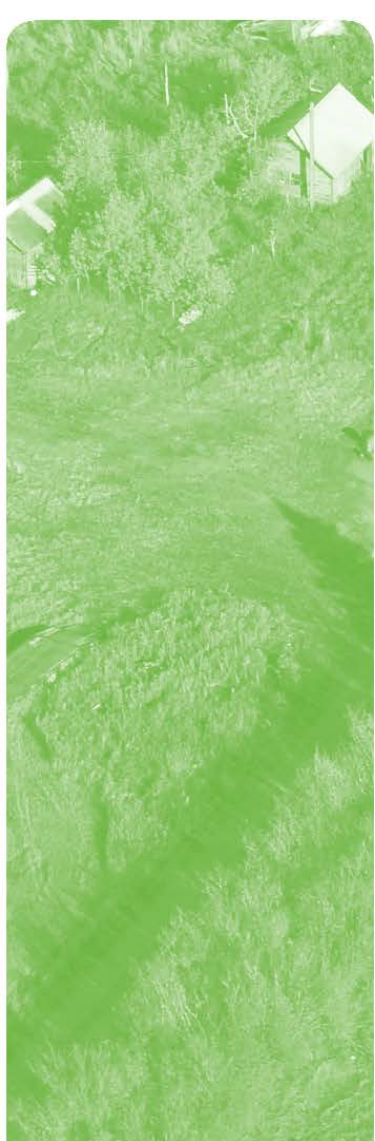
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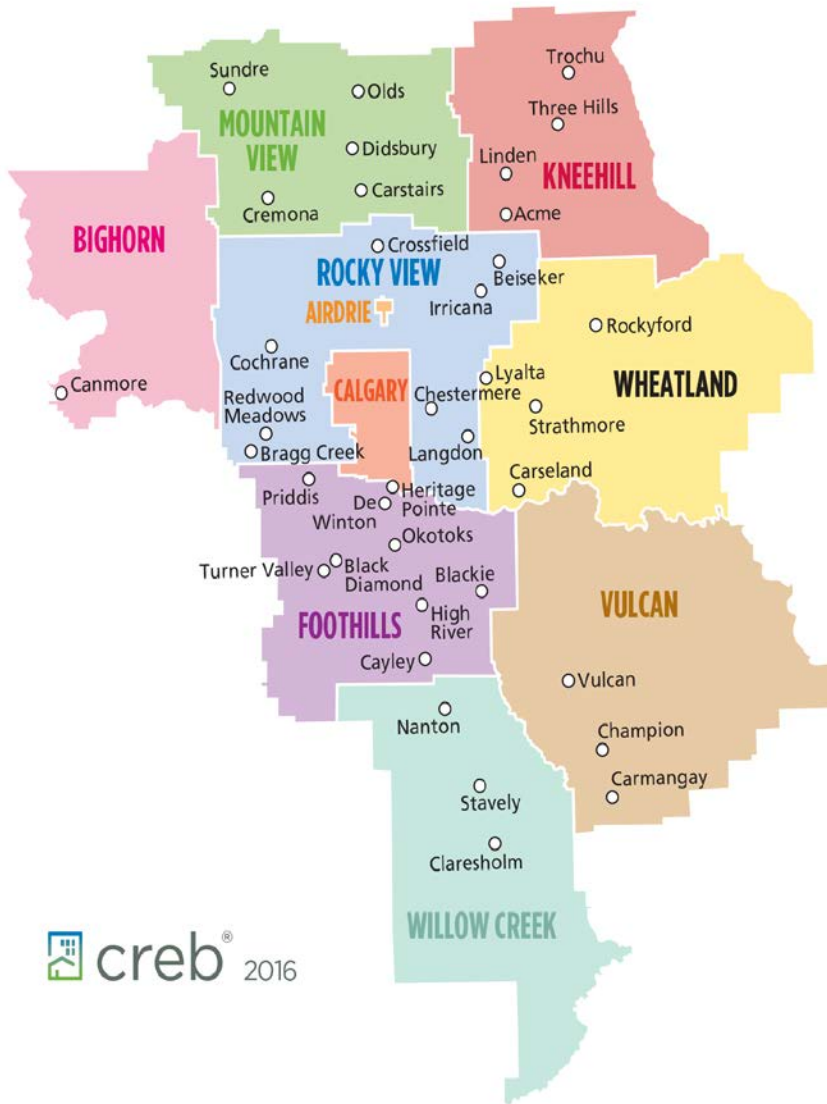
MONTHLY STATISTICS PACKAGE

Calgary Region

March 2019



creb.com



REGIONAL HIGHLIGHTS

April 1, 2019

Airdrie

- First quarter sales were seven units less than last years levels, but the number of new listings also declined by 47 units over the same period. This prevented any significant change in inventory levels in the market. However, the months of supply remained elevated averaging five months after the first quarter.
- The persistent oversupply in the market has weighed on prices. City-wide benchmark first quarter prices eased by 1.7 per cent compared to the previous quarter and remain 4.6 per cent below levels recorded in the first quarter of last year. While prices eased across all property types, the largest declines occurred in the apartment sector.

Cochrane

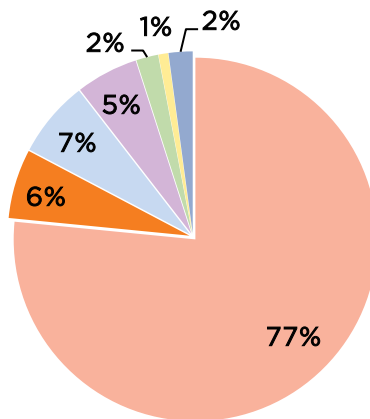
- Cochrane's first quarter sales and new listings were 114 units and 330 units, respectively, both declining over last years levels. However, the relatively steeper pull-back in sales caused inventories to rise and months of supply to average eight months in the first quarter.
- Persistent oversupply in the market has weighed on prices. After the first quarter benchmark prices eased by 1.6 per cent compared to last year and 1.5 per cent compared to the previous quarter. However, year-over-year declines were higher in the attached sector at 2.7 per cent compared to the detached sector which was 1.5 per cent.

Okotoks

- In the first quarter both sales and new listings slowed compared to last year. However, the pull-back in new listings was not enough to reduce inventory levels in the market and months of supply remained elevated averaging 7.7 months in the first quarter.
- The persistent oversupply has impacted prices. The detached benchmark price averaged \$413,733 in the first quarter a 4.8 per cent decline compared to last year and 3.8 per cent below the fourth quarter of 2018. Price declines were slightly higher in the attached sector with the benchmark price totaling \$376,433 for the first quarter a five per cent decline over the previous year.

SHARE OF SALES March 2019

- Calgary
- Airdrie
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas

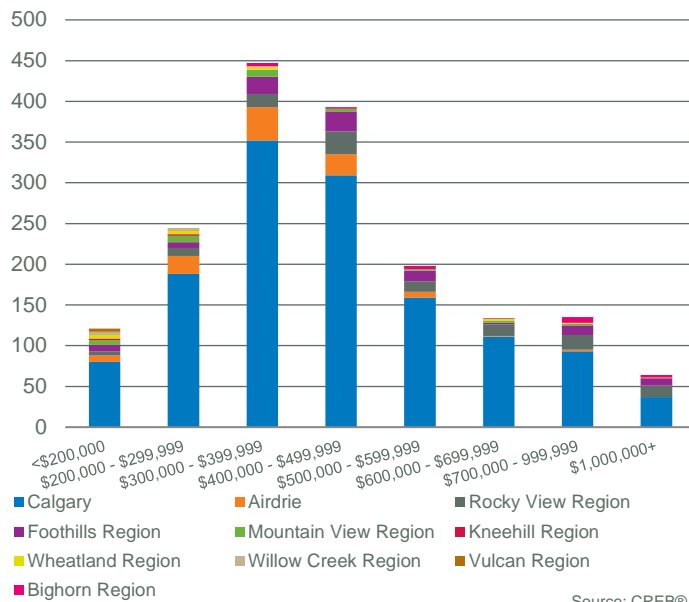


Source: CREB®

March 2019	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	1,329	2,980	44.60%	6,595	4.96	413,900	460,234	412,500	76%
Airdrie	107	200	53.50%	483	4.51	329,800	365,871	364,000	6%
Rocky View Region	118	313	37.70%	992	8.41	530,300	610,529	502,250	7%
Foothills Region	96	227	42.29%	655	6.82	366,000	552,257	447,500	6%
Mountain View Region	34	87	39.08%	346	10.18	300,700	361,774	344,500	2%
Kneehill Region	4	14	28.57%	84	21.00	-	180,250	203,500	0%
Wheatland Region	15	78	19.23%	249	16.60	208,900	393,693	271,000	1%
Willow Creek Region	7	23	30.43%	108	15.43	-	185,700	191,000	0%
Vulcan Region	5	18	27.78%	79	15.80	-	142,655	149,400	0%
Bighorn Region	21	41	51.22%	105	5.00	-	688,726	625,000	1%
CREB® Economic Region	1,742	3,985	43.71%	9,698	5.57	409,400	467,980	412,500	100%

CREB® SALES BY PRICE RANGE

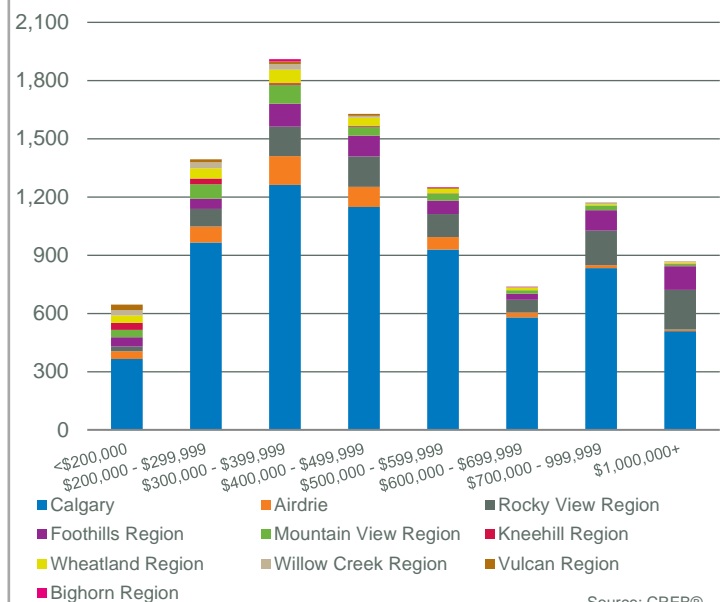
MARCH



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

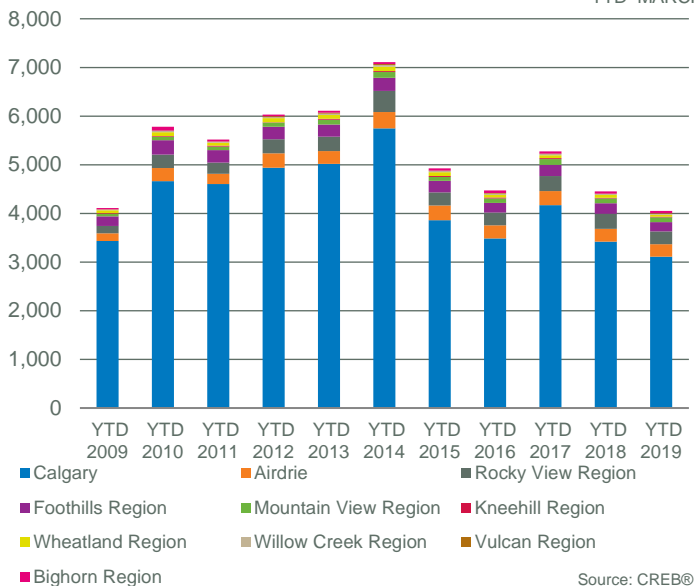
MARCH



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

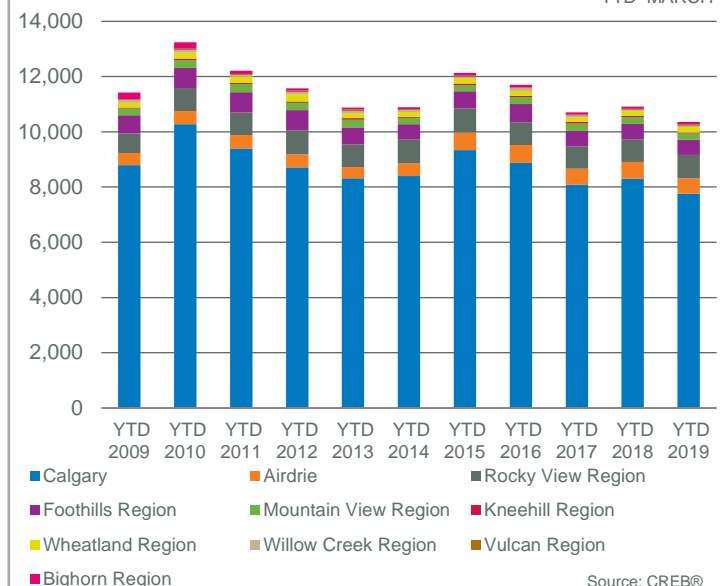
YTD MARCH



Source: CREB®

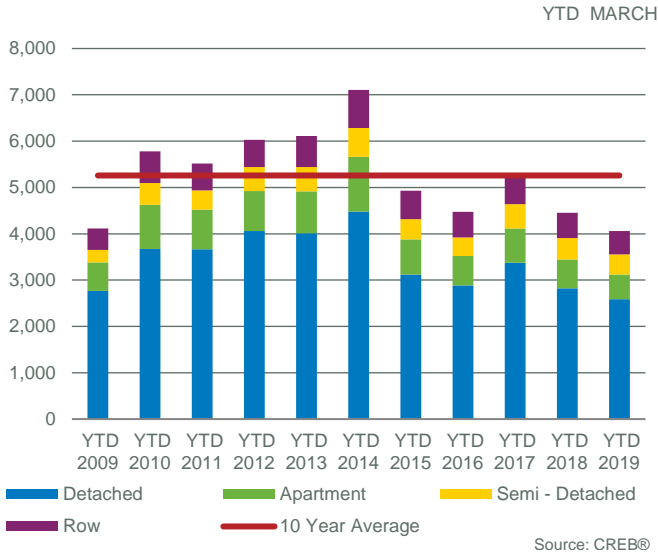
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD MARCH

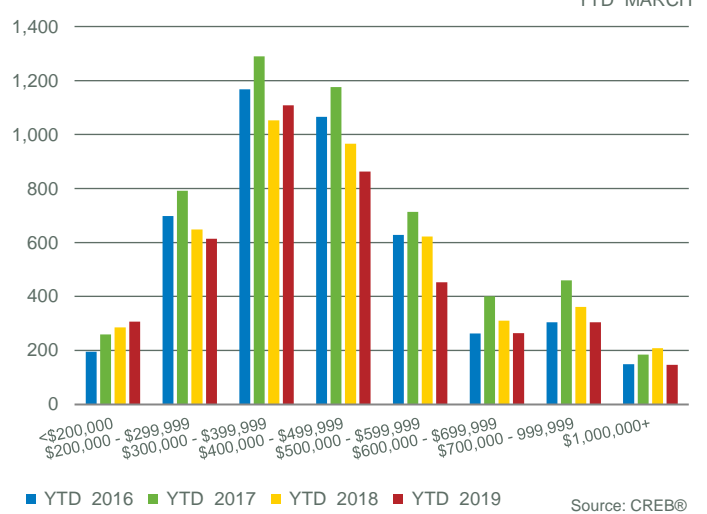


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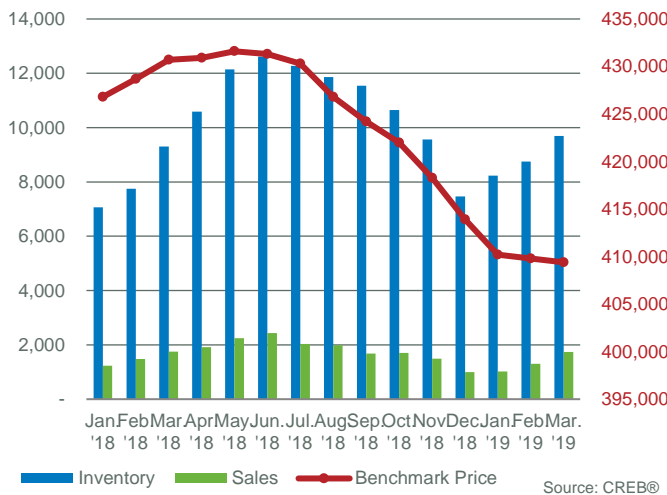
CREB® ECONOMIC REGION TOTAL SALES



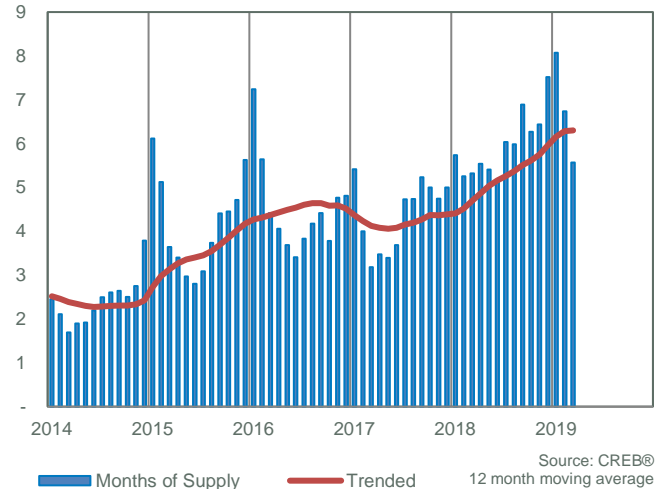
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



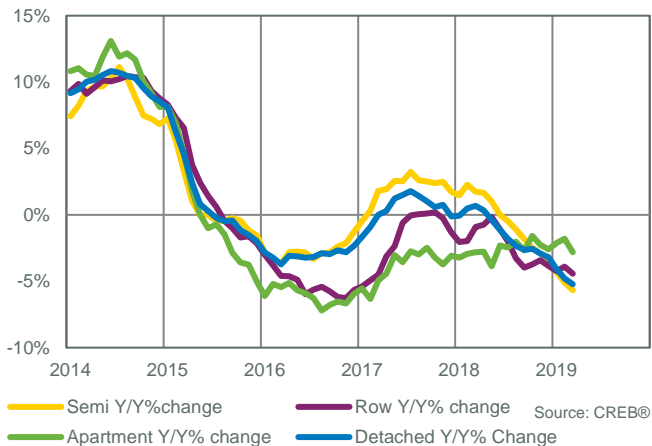
CREB® ECONOMIC REGION INVENTORY AND SALES



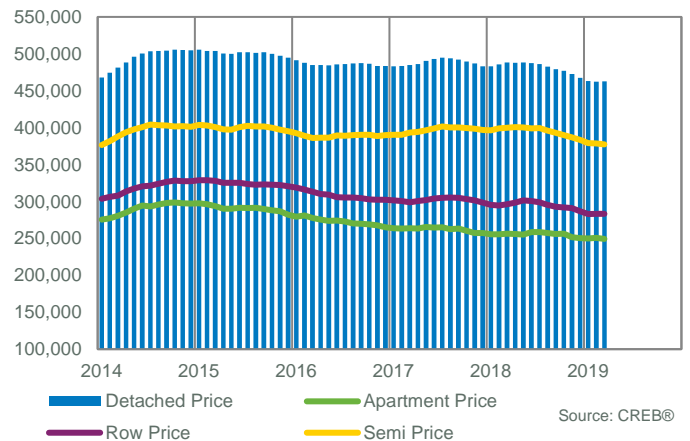
CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

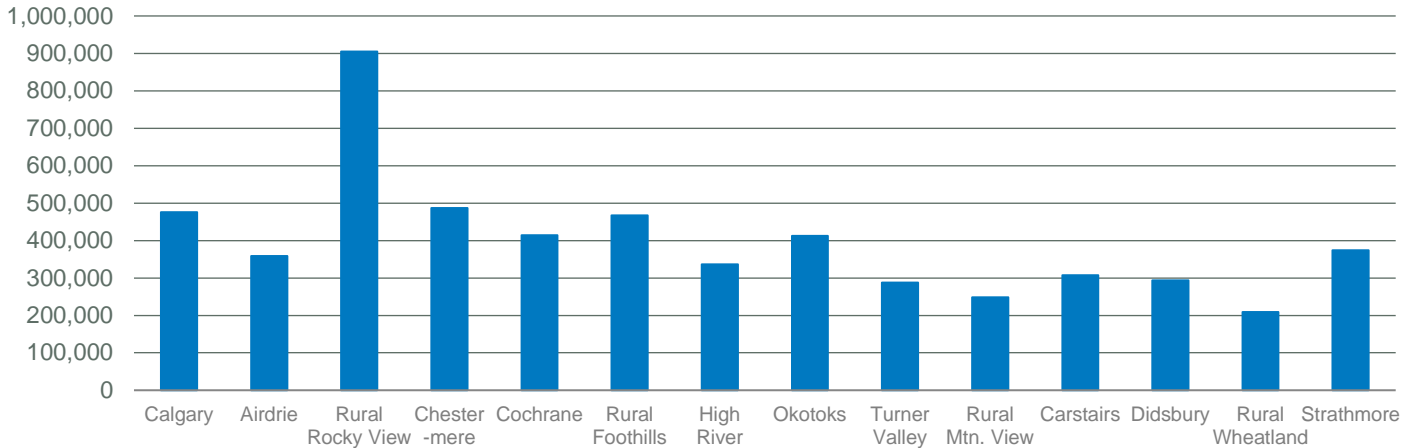


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

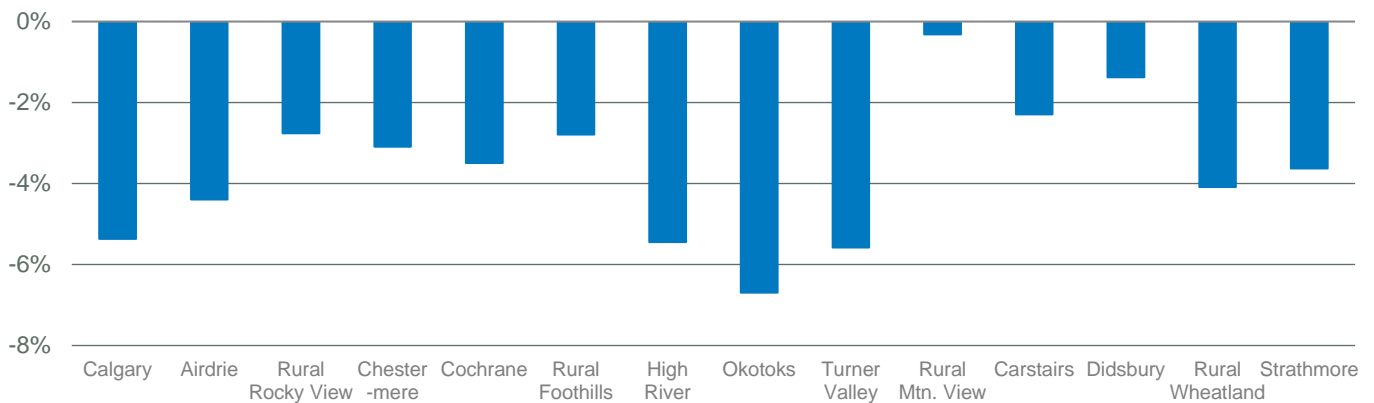
MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

MARCH



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

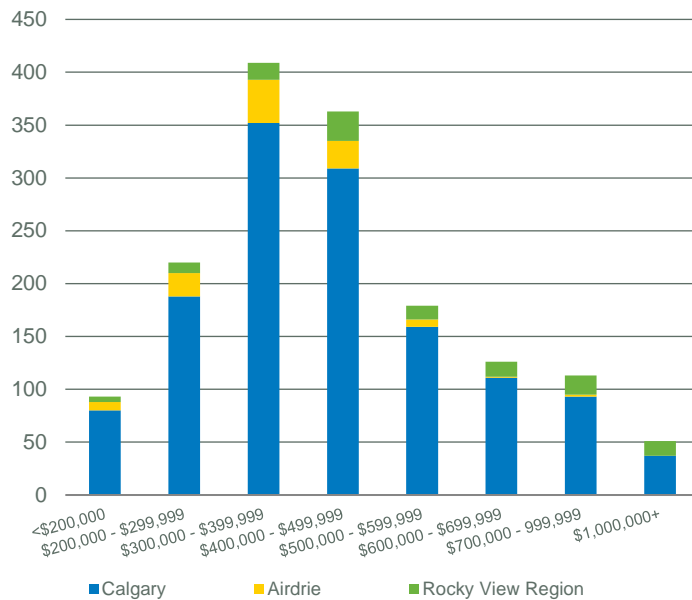
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	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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March 2019	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	1,329	2,980	44.60%	6,595	4.96	413,900	460,234	412,500	86%
Airdrie	107	200	53.50%	483	4.51	329,800	365,871	364,000	7%
Rocky View Region	118	313	37.70%	992	8.41	530,300	610,529	502,250	8%
Calgary CMA	1,554	3,493	44.49%	8,070	5.19	413,400	465,149	412,500	100%

CALGARY CMA SALES BY PRICE RANGE

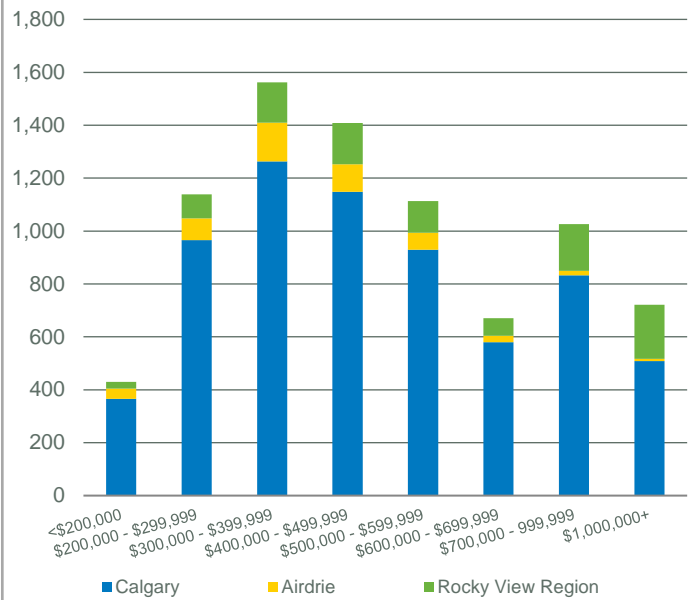
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

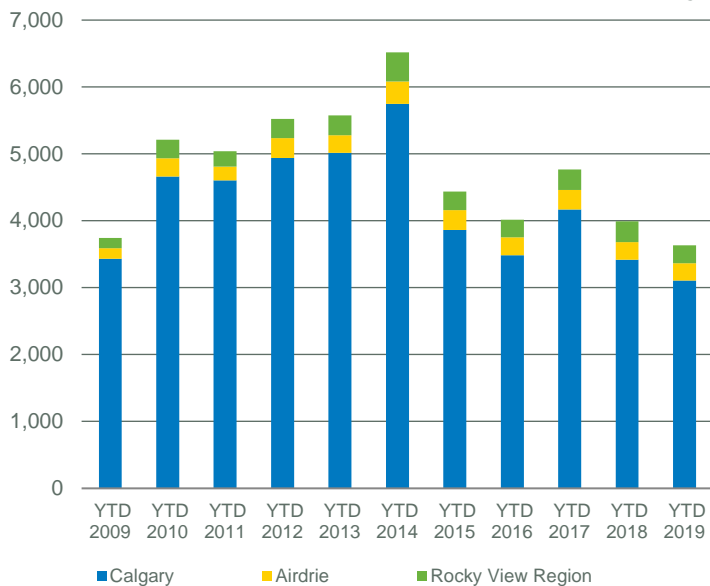
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

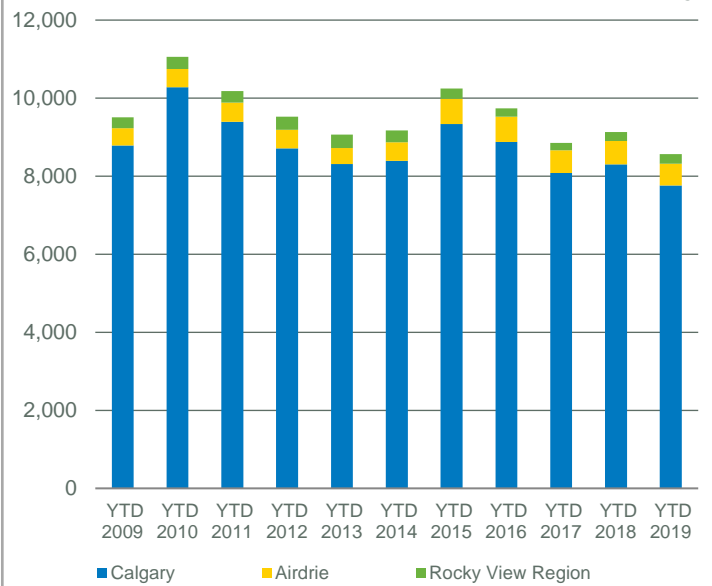
YTD MARCH



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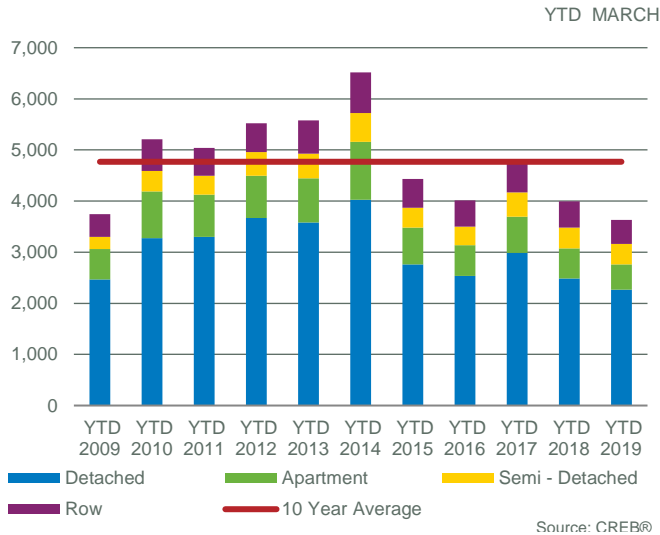
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD MARCH

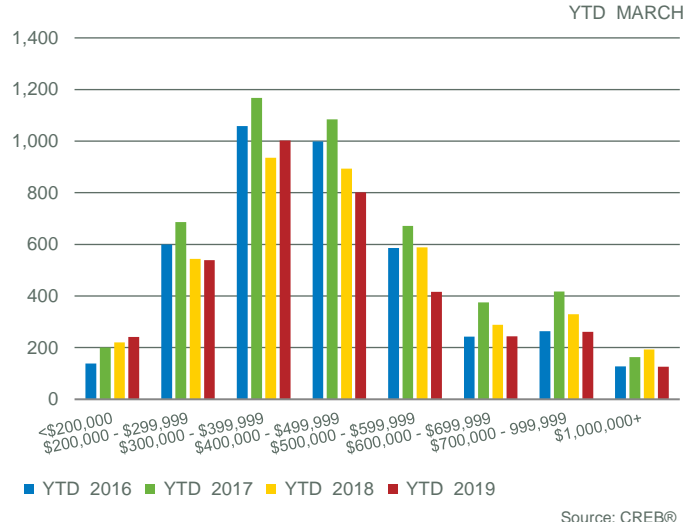


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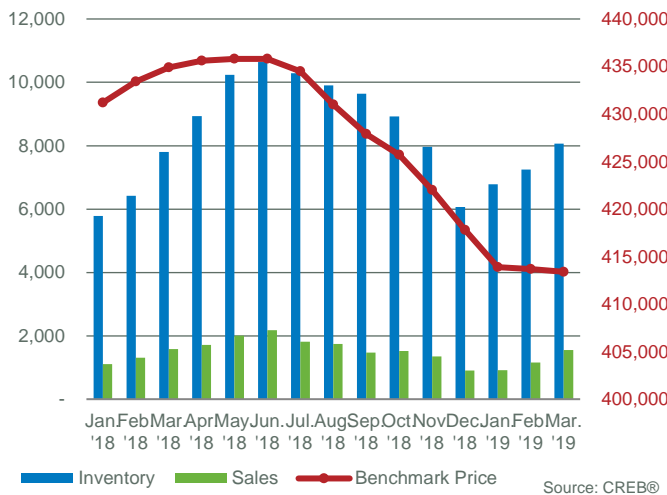
CALGARY CMA TOTAL SALES



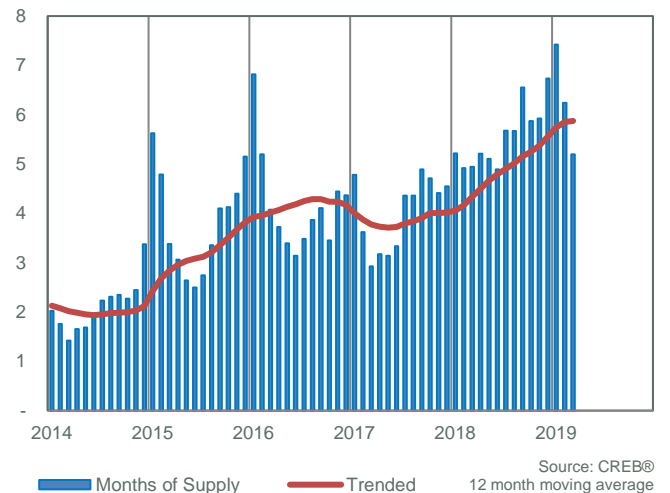
CALGARY CMA TOTAL SALES BY PRICE RANGE



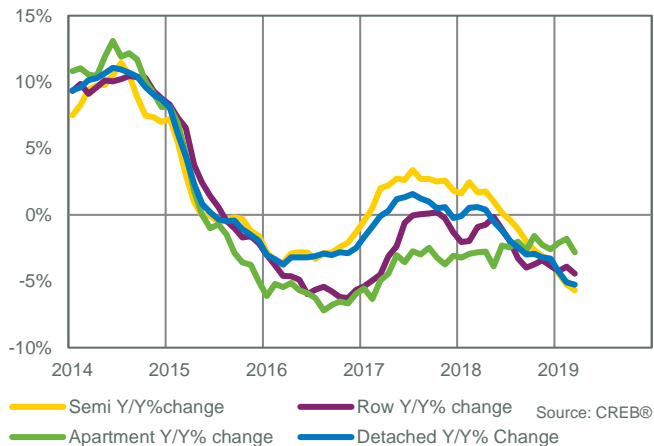
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



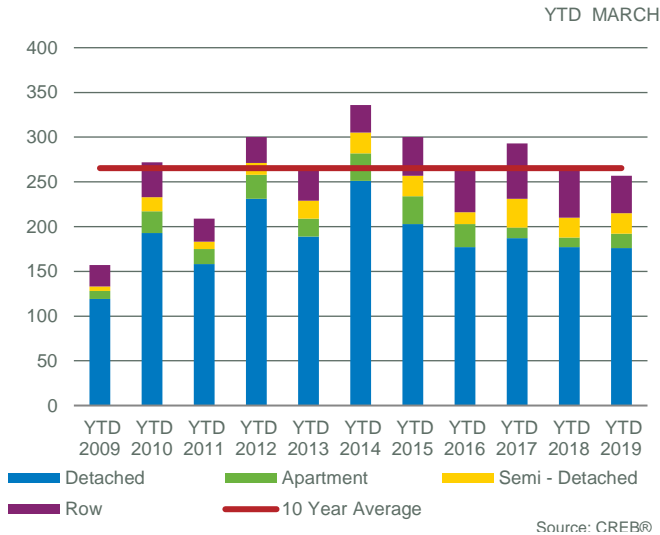
CALGARY CMA PRICE CHANGE



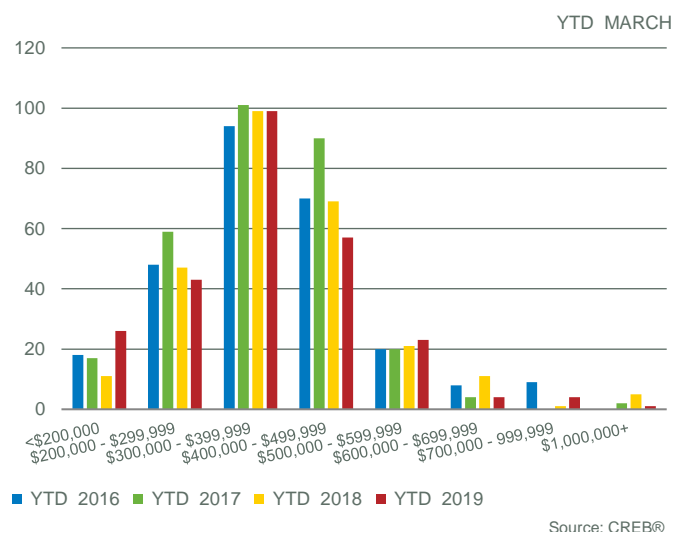
CALGARY CMA PRICES



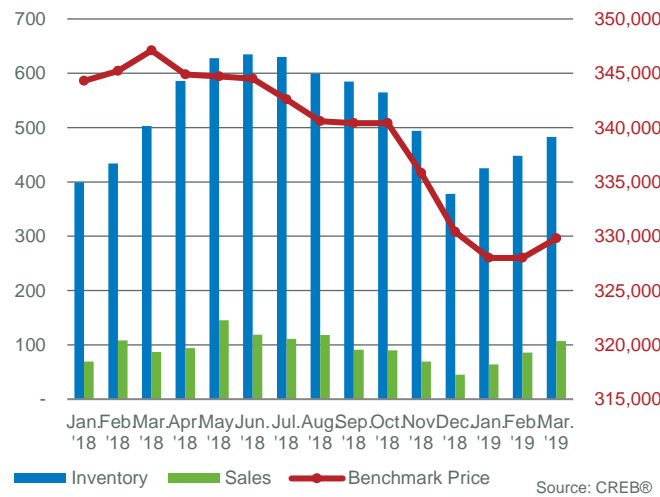
AIRDRIE TOTAL SALES



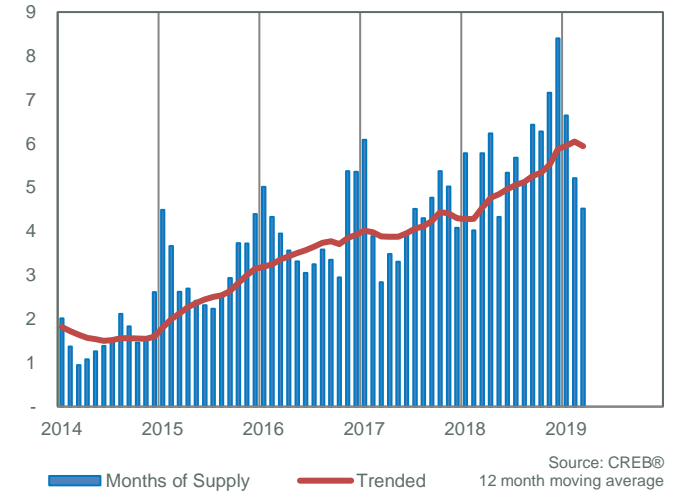
AIRDRIE TOTAL SALES BY PRICE RANGE



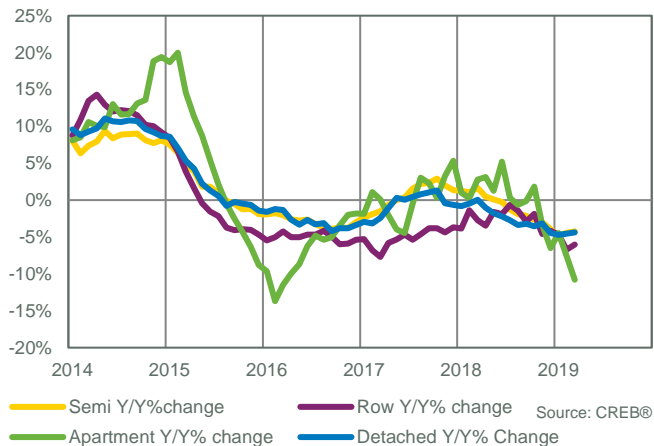
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



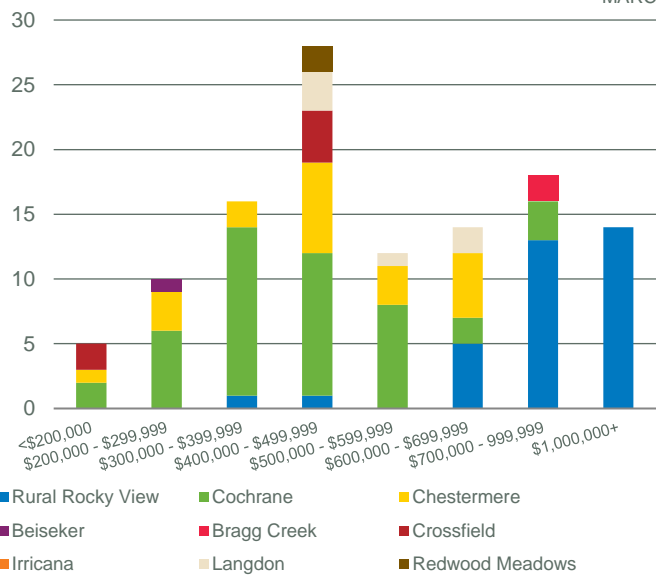
AIRDRIE PRICES



March 2019	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	118	313	37.70%	992	8.41	530,300	610,529	502,250	99%
Rural Rocky View	34	98	34.69%	324	9.53	899,100	1,032,825	865,000	29%
Beiseker	1	1	100.00%	9	9.00	-	236,000	236,000	1%
Bragg Creek	2	4	50.00%	15	7.50	-	867,500	867,500	2%
Chestermere	21	63	33.33%	163	7.76	475,400	467,310	485,000	18%
Cochrane	45	118	38.14%	348	7.73	414,600	415,375	400,153	38%
Crossfield	6	11	54.55%	60	10.00	-	307,842	412,400	5%
Irricana	0	3	0.00%	14	-	-	-	-	0%
Langdon	6	10	60.00%	43	7.17	-	515,833	502,500	5%
Redwood Meadows	2	2	100.00%	10	5.00	-	474,750	474,750	2%
Other	0	2	0.00%	8	-	-	-	-	0%

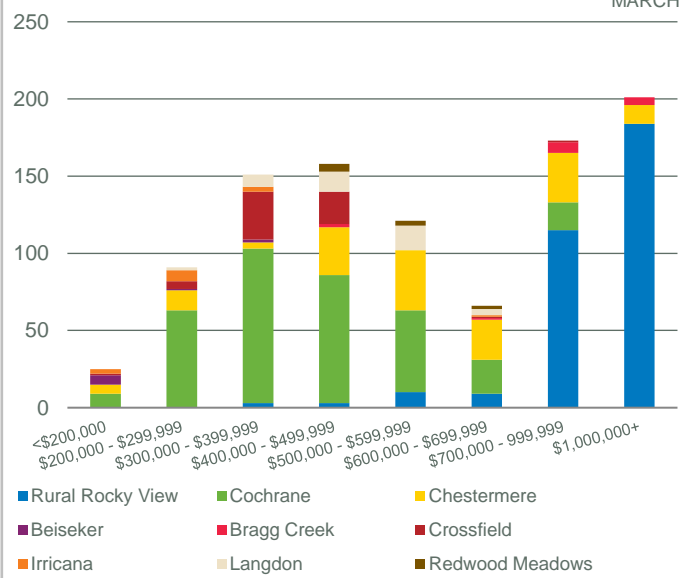
SALES BY PRICE RANGE

MARCH



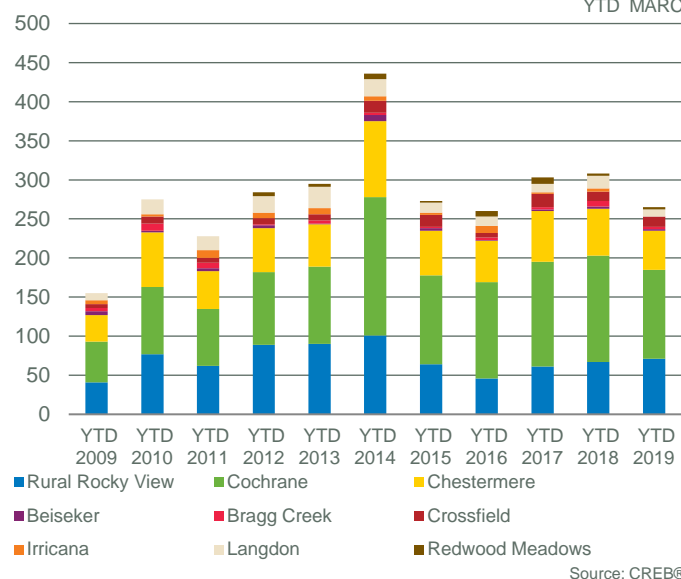
INVENTORY BY PRICE RANGE

MARCH



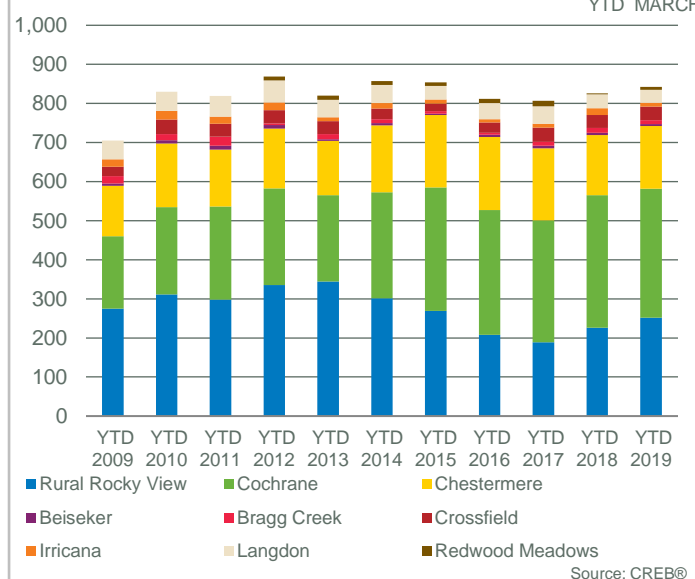
ROCKY VIEW SALES: YEAR-TO-DATE

YTD MARCH

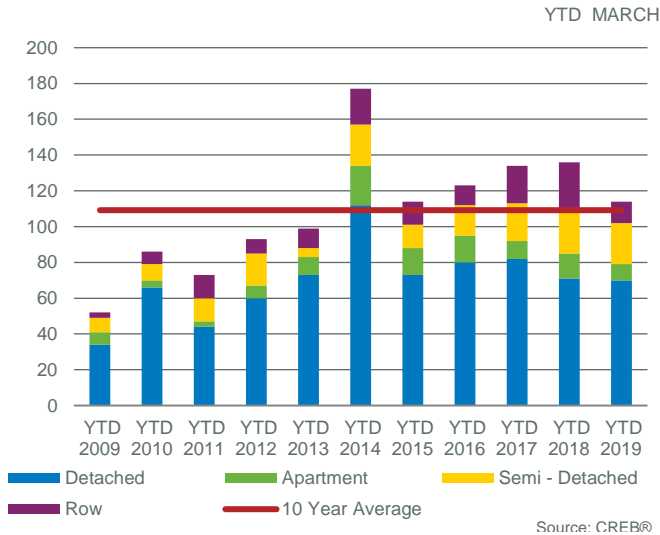


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

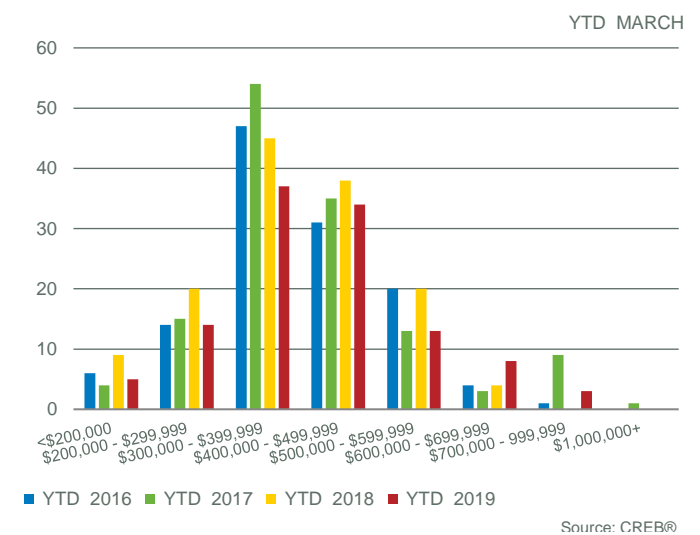
YTD MARCH



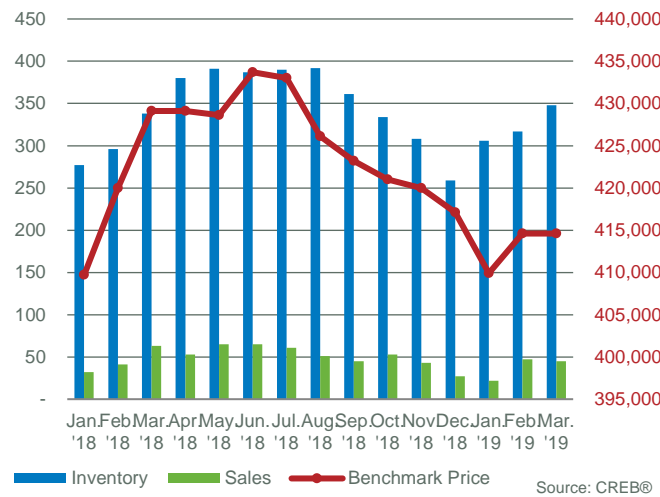
COCHRANE TOTAL SALES



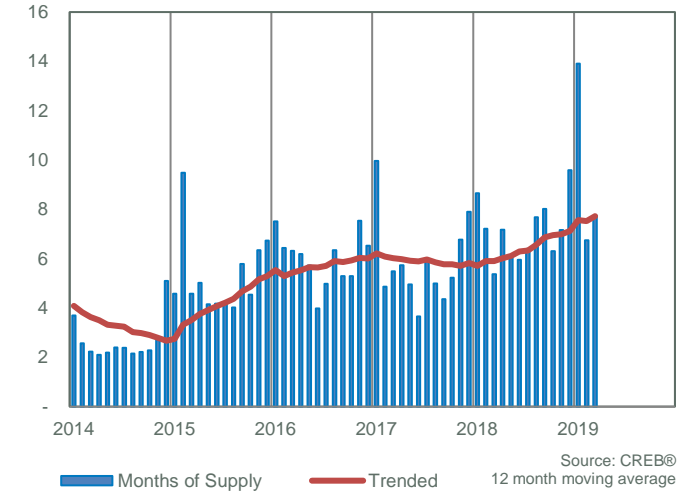
COCHRANE TOTAL SALES BY PRICE RANGE



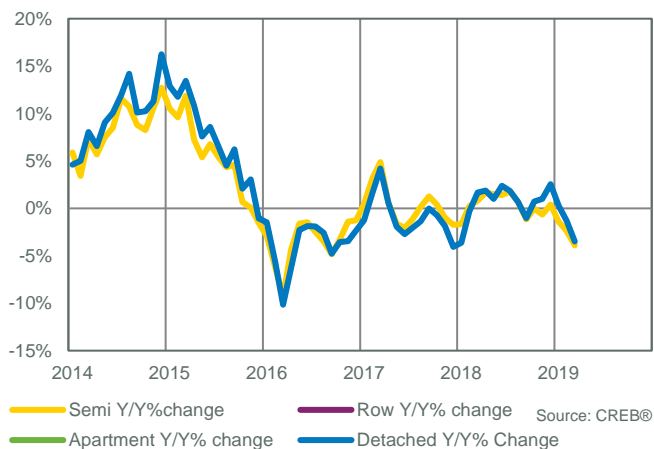
COCHRANE INVENTORY AND SALES



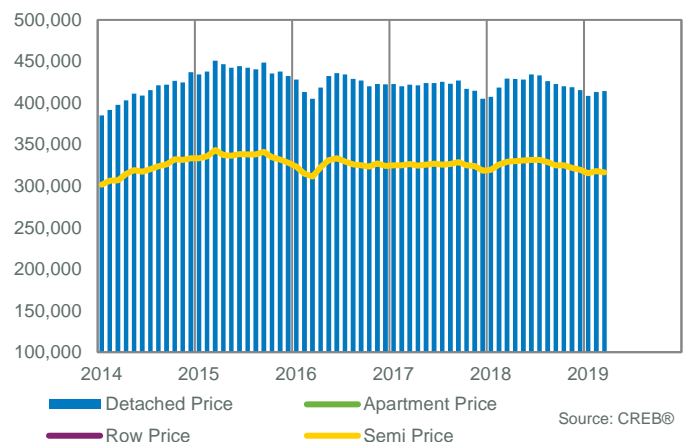
COCHRANE MONTHS OF INVENTORY



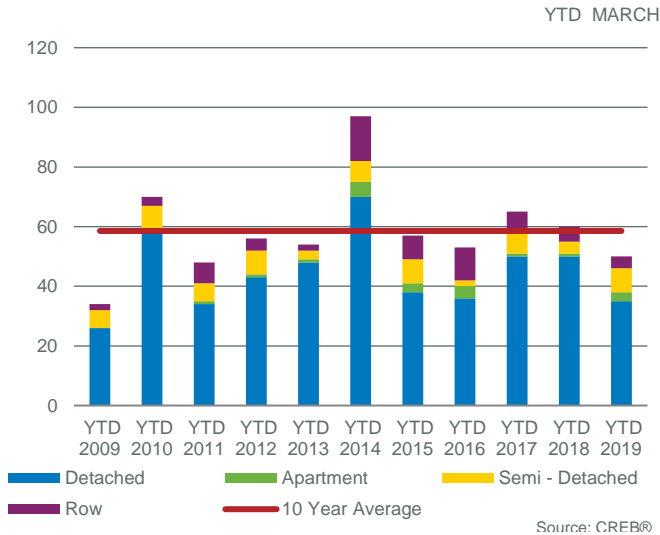
COCHRANE PRICE CHANGE



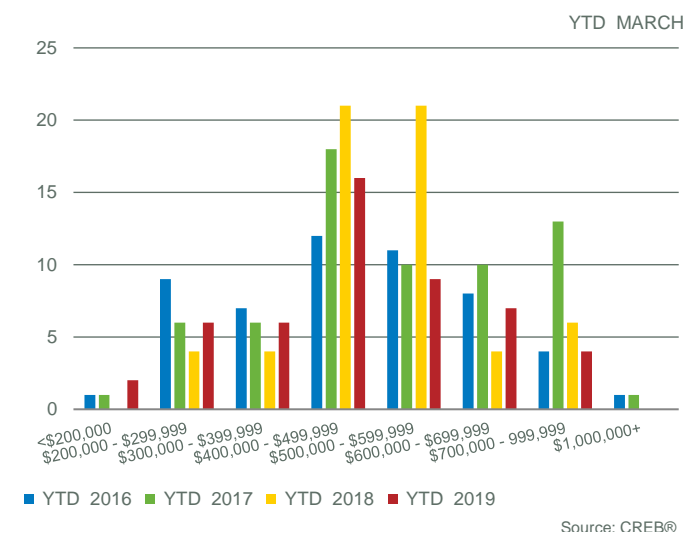
COCHRANE PRICES



CHESTERMERE TOTAL SALES



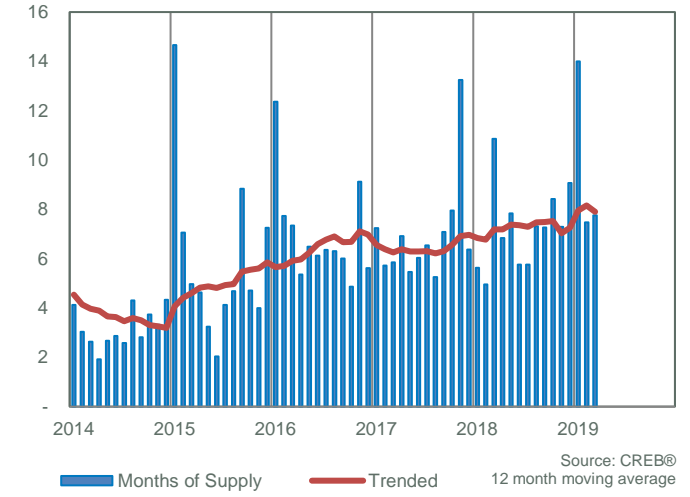
CHESTERMERE TOTAL SALES BY PRICE RANGE



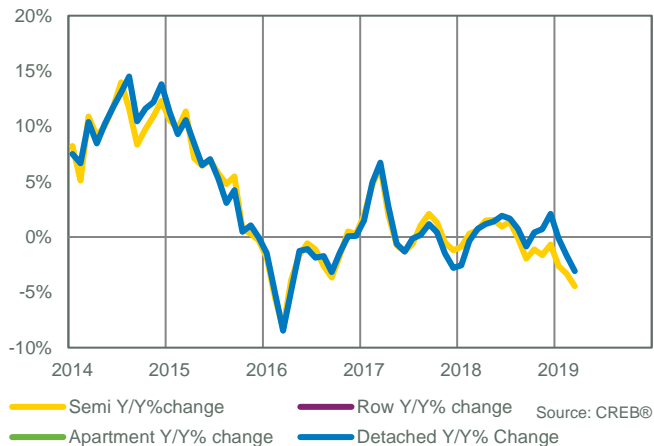
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



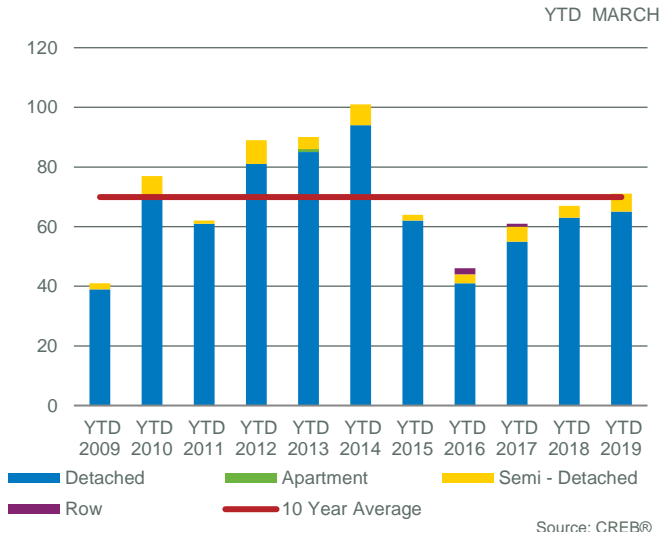
CHESTERMERE PRICE CHANGE



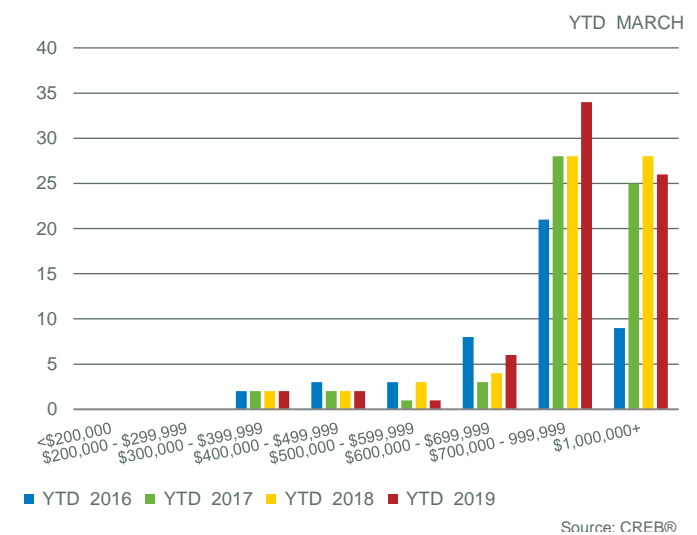
CHESTERMERE PRICES



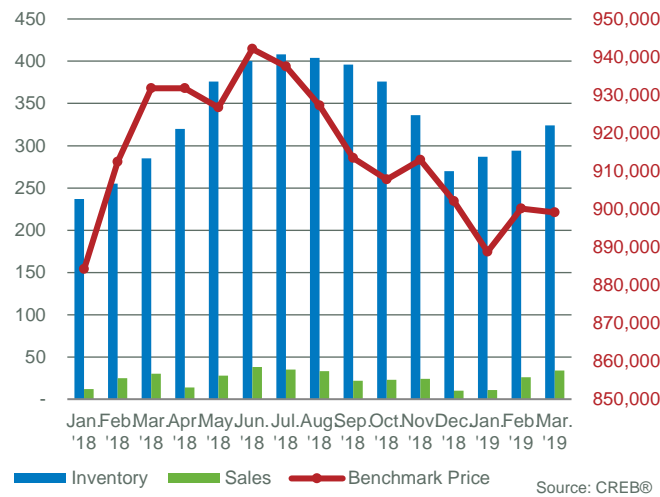
RURAL ROCKY VIEW TOTAL SALES



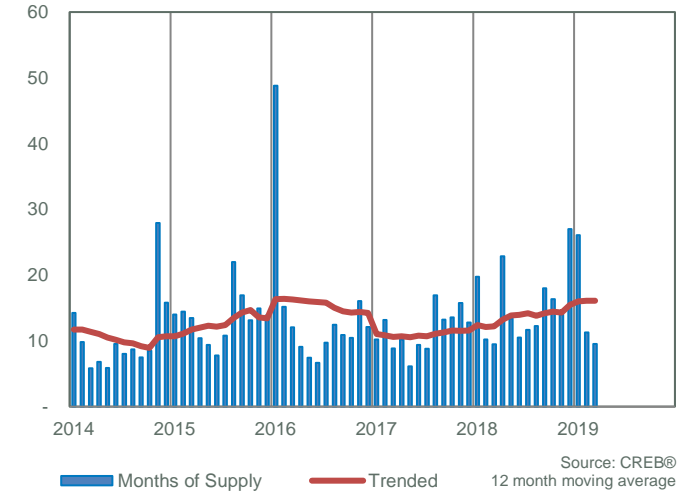
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



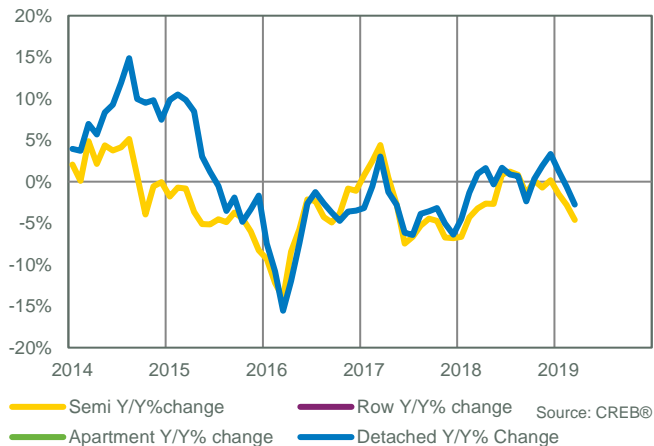
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



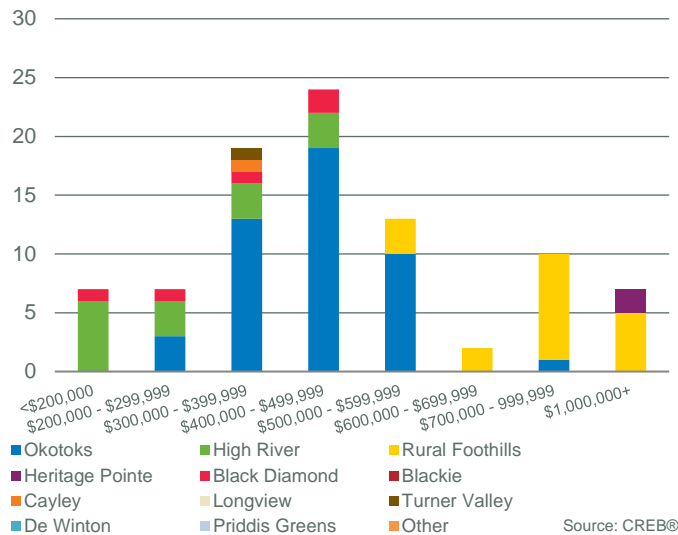
RURAL ROCKY VIEW PRICES



March 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Foothills Region	96	227	42.29%	674	7.02	366,000	552,257	447,500	100%
Rural Foothills	19	56	33.93%	179	9.42	451,300	991,105	855,000	21%
Black Diamond	5	4	125.00%	21	4.20	-	326,500	356,500	6%
Blackie	0	0	-	3	-	-	-	-	0%
Cayley	1	1	100.00%	5	5.00	-	322,100	322,100	1%
De Winton	0	1	0.00%	0	-	-	-	-	0%
Heritate Pointe	2	9	22.22%	35	17.50	-	1,115,000	1,115,000	2%
High River	15	42	35.71%	122	8.13	329,600	280,493	285,000	17%
Okotoks	46	91	50.55%	244	5.30	404,900	442,504	441,500	51%
Turner Valley	1	7	14.29%	25	25.00	284,600	327,500	327,500	1%
Priddis Greens	1	2	50.00%	12	12.00	-	1,133,625	1,133,625	1%
Longview	0	0	-	2	-	-	-	-	0%
Other	0	1	0.00%	3	-	-	-	-	0%

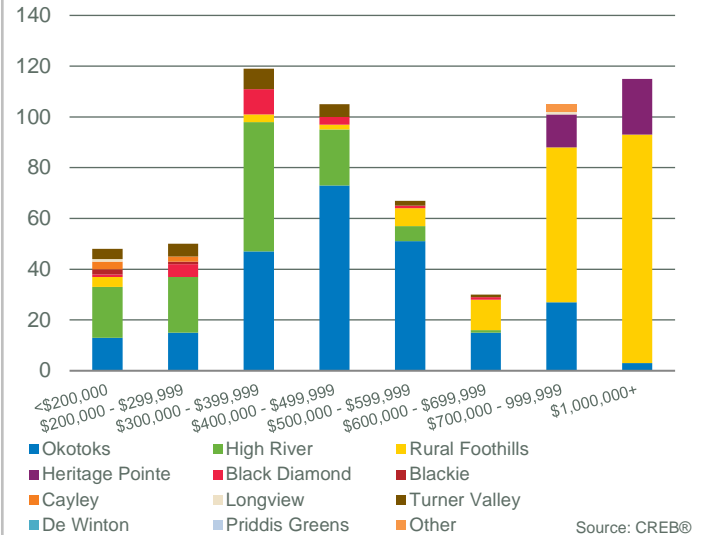
SALES BY PRICE RANGE

MARCH



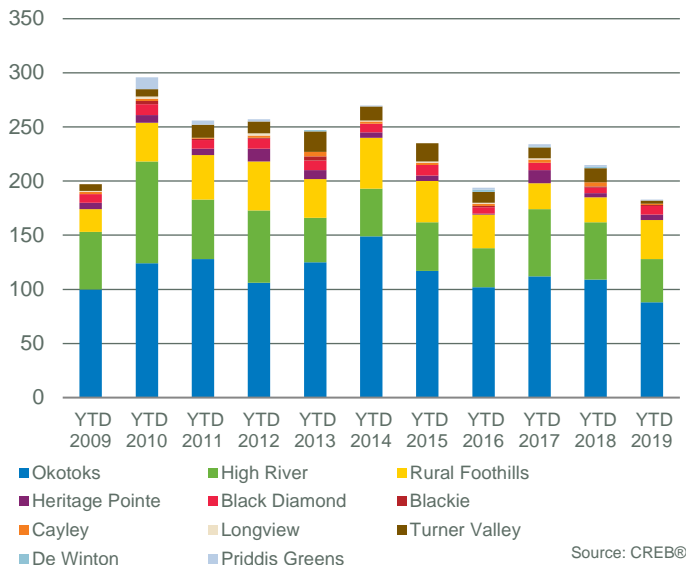
INVENTORY BY PRICE RANGE

MARCH



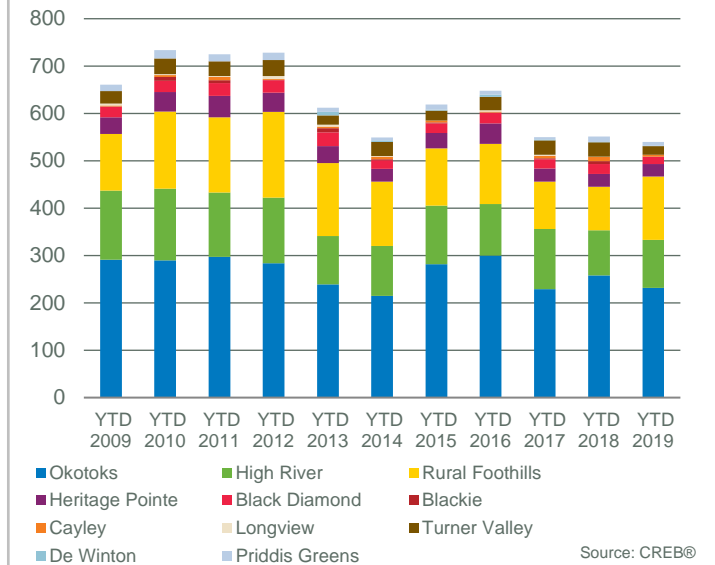
FOOTHILLS SALES: YEAR-TO-DATE

YTD MARCH

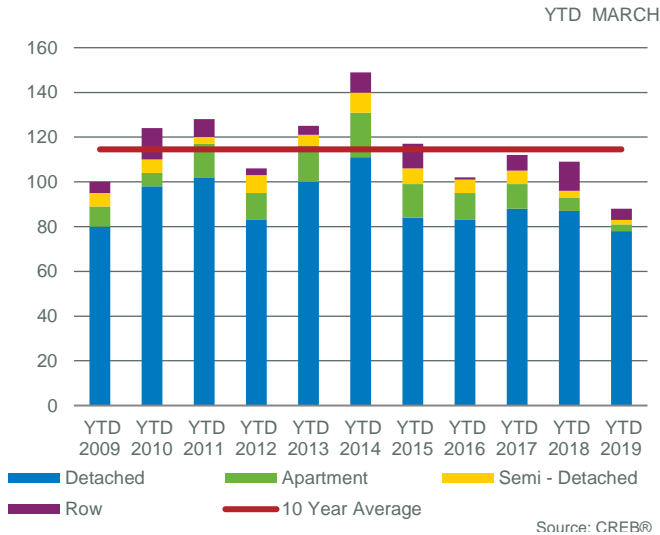


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

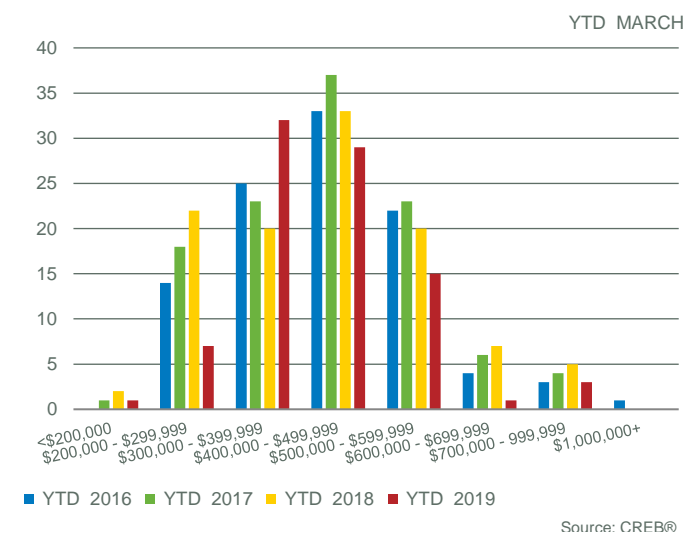
YTD MARCH



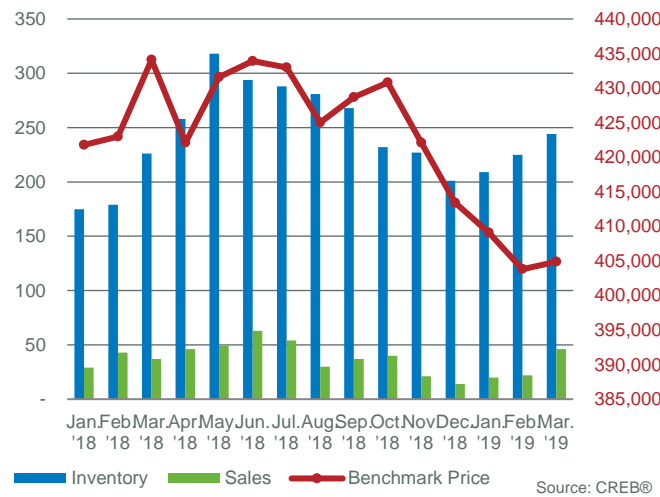
OKOTOKS TOTAL SALES



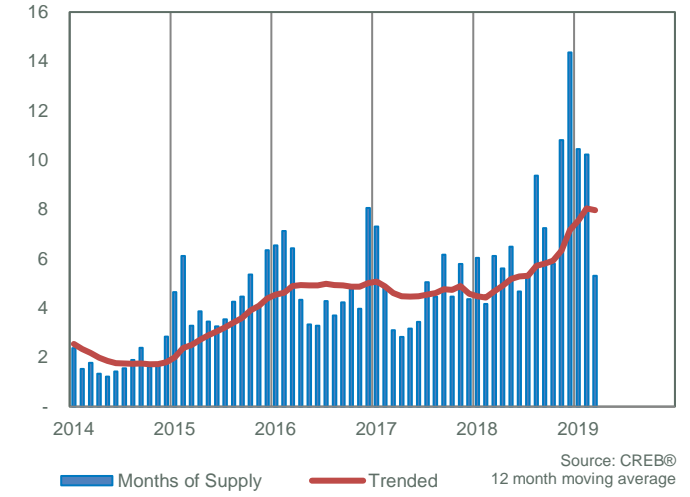
OKOTOKS TOTAL SALES BY PRICE RANGE



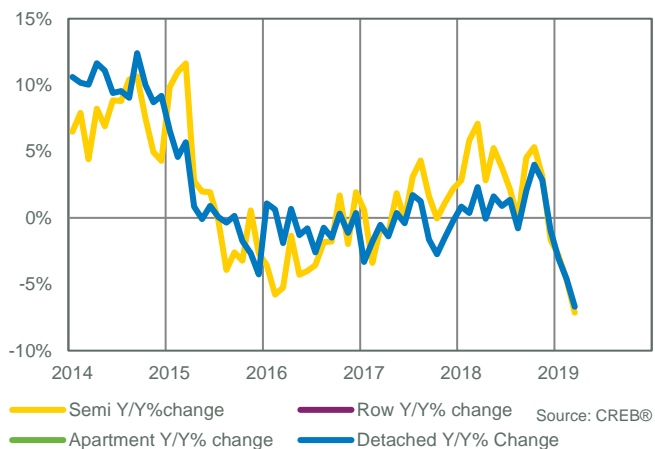
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



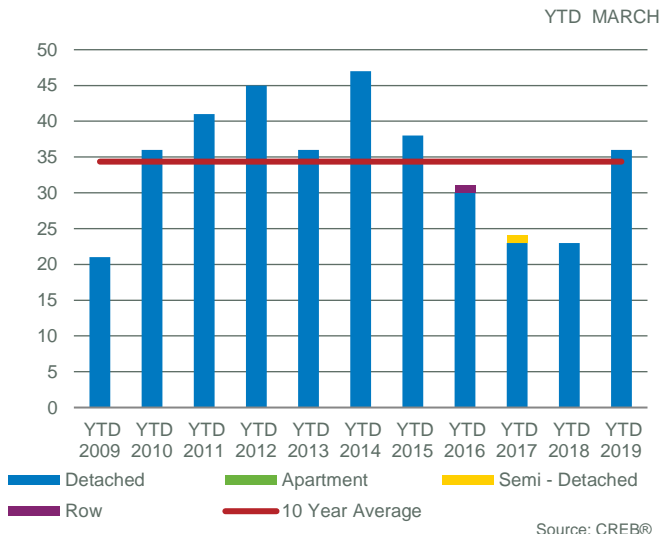
OKOTOKS PRICE CHANGE



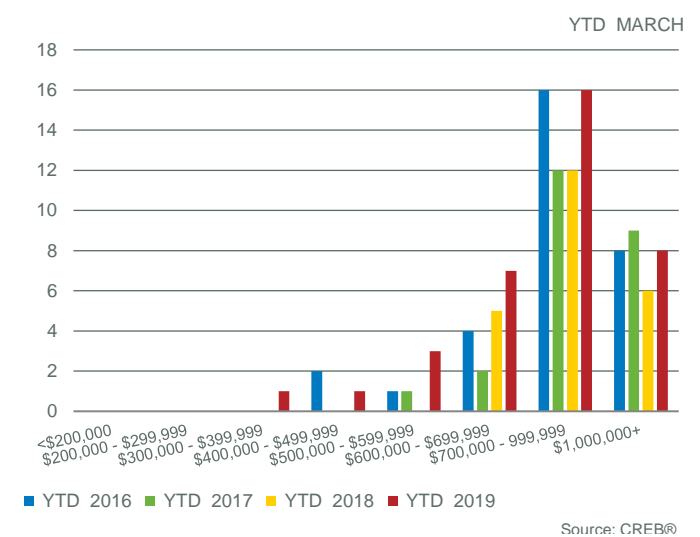
OKOTOKS PRICES



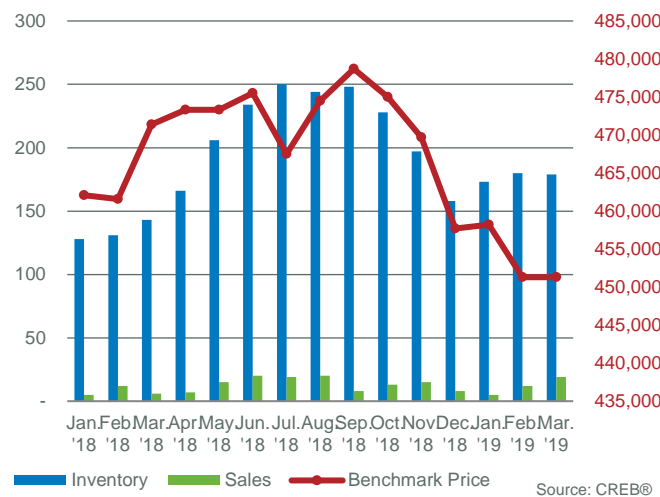
RURAL FoothILLS TOTAL SALES



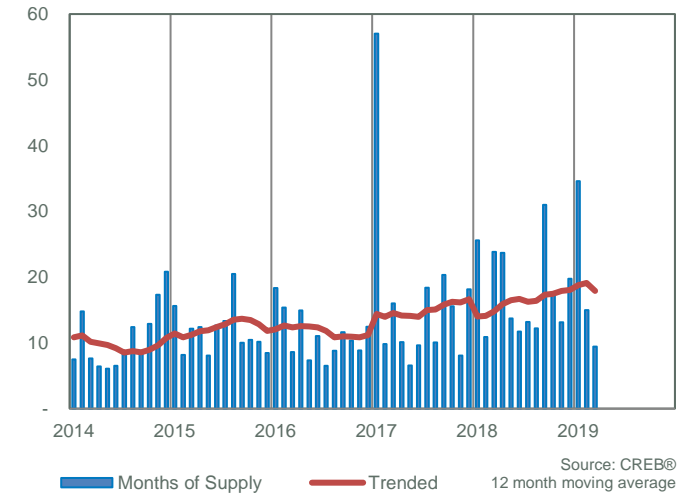
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



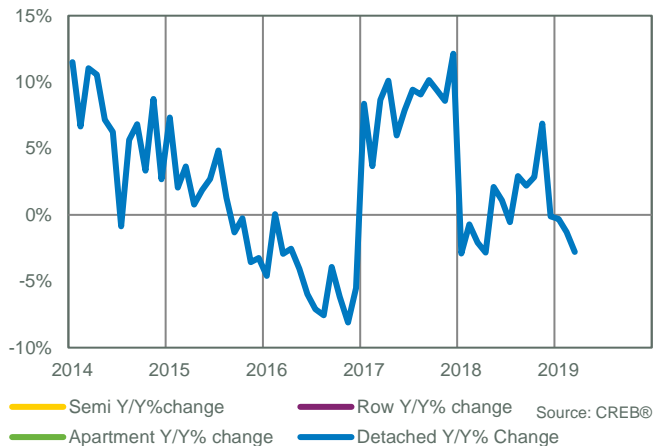
RURAL FoothILLS INVENTORY AND SALES



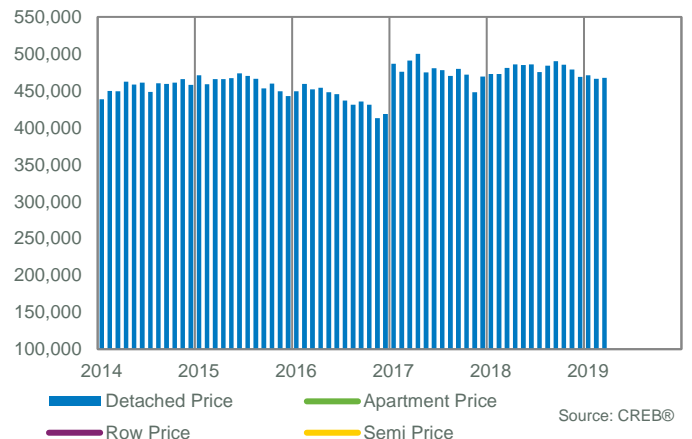
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

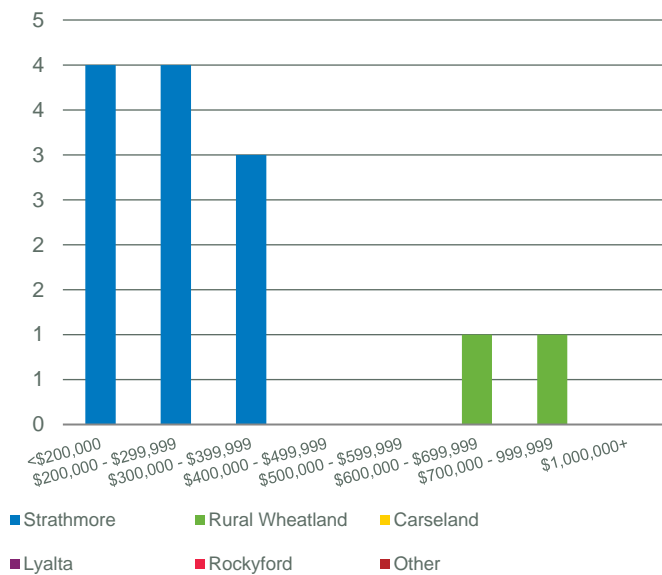


March 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	15	78	19.23%	249	16.60	208,900	393,693	271,000	87%
Rural Wheatland*	2	11	18.18%	42	21.00	208,900	699,250	699,250	13%
Carseland*	0	1	0.00%	5	-	-	-	-	0%
Lyalta*	0	3	0.00%	12	-	-	-	-	0%
Rockyford*	0	0	-	7	-	-	-	-	0%
Strathmore	11	54	20.37%	167	15.18	371,400	256,991	243,000	73%
Gleichen	0	1	0.00%	5	-	-	-	-	0%
Other*	0	5	0.00%	15	-	-	-	-	0%

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

SALES BY PRICE RANGE

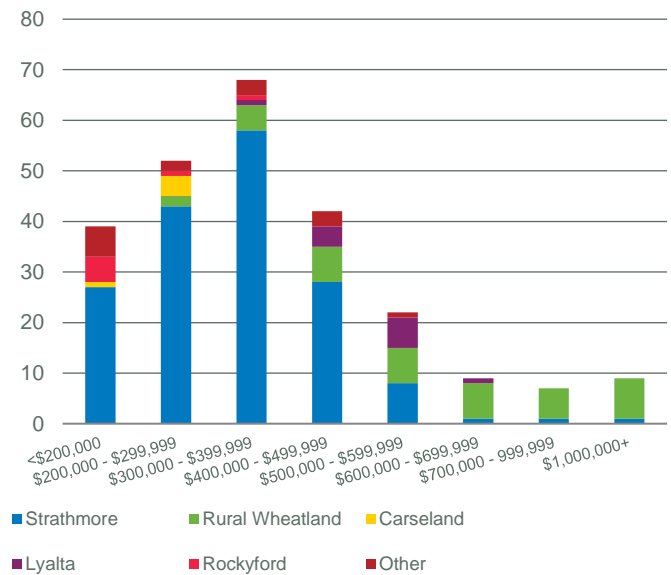
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

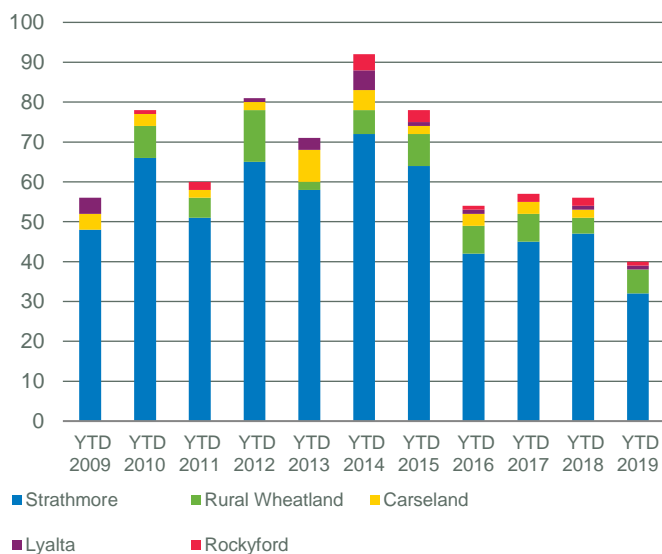
MARCH



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD MARCH



Source: CREB®

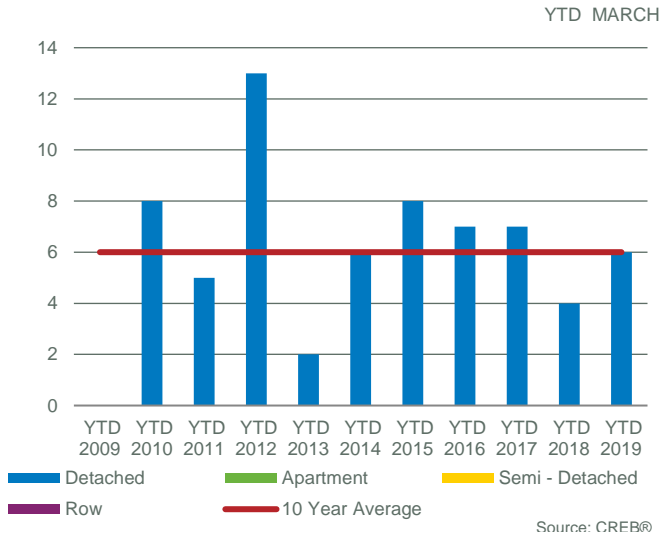
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD MARCH

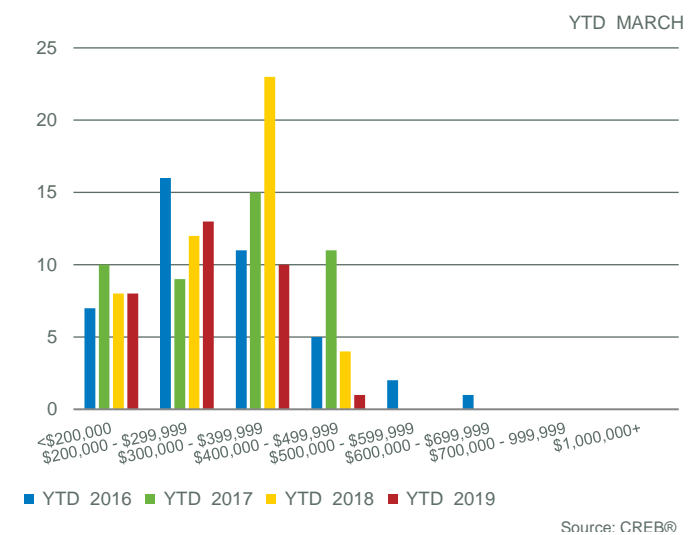


Source: CREB®

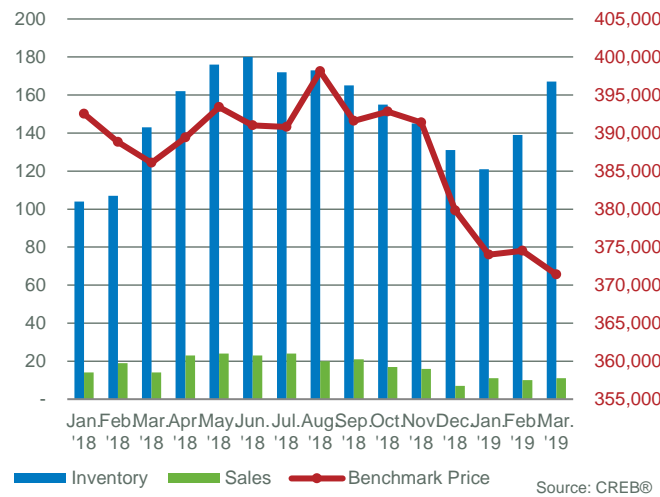
STRATHMORE TOTAL SALES



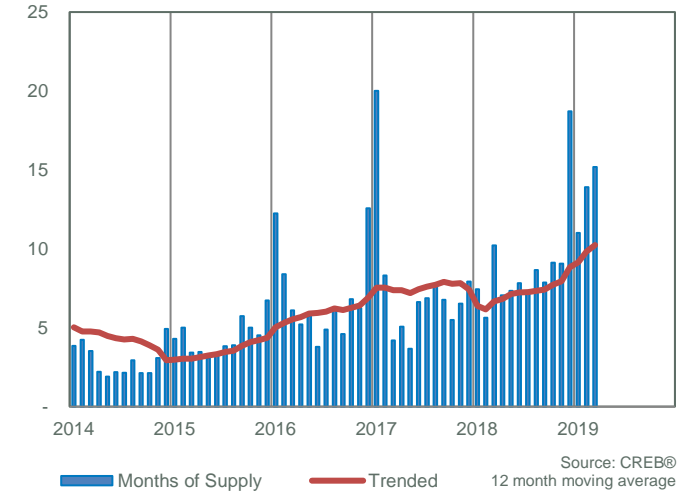
STRATHMORE TOTAL SALES BY PRICE RANGE



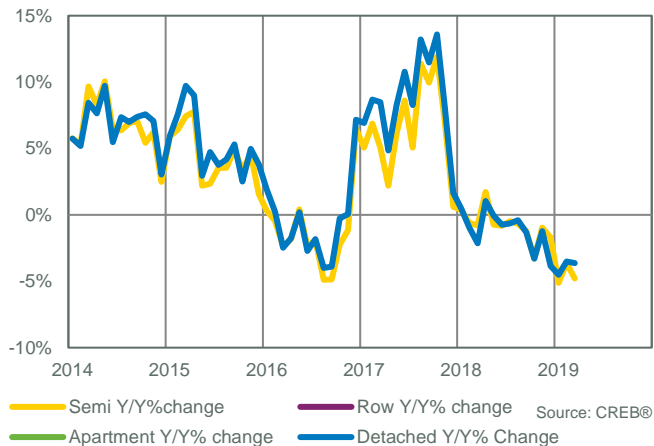
STRATHMORE INVENTORY AND SALES



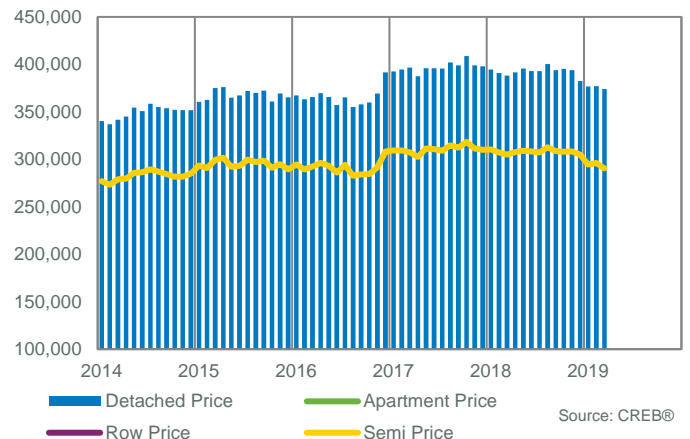
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

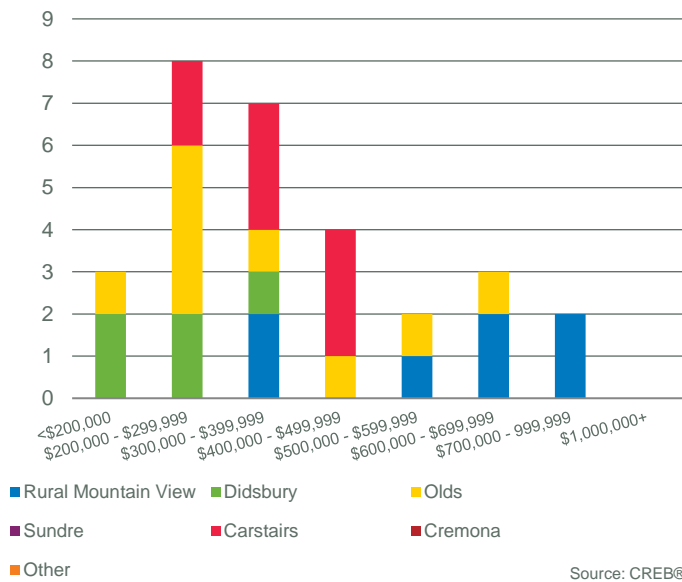


March 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	34	87	39.08%	346	10.18	300,700	361,774	344,500	85%
Rural Mountain View*	7	18	38.89%	84	12.00	248,500	575,429	615,000	21%
Carstairs	8	16	50.00%	57	7.13	309,300	358,800	371,000	24%
Cremona	0	2	0.00%	4	-	-	-	-	0%
Didsbury	5	11	45.45%	53	10.60	294,100	233,280	239,000	15%
Olds*	9	18	50.00%	91	10.11	334,700	354,056	290,500	26%
Sundre*	0	7	0.00%	50	-	261,800	-	-	0%
Other*	0	2	0.00%	6	-	-	-	-	0%

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

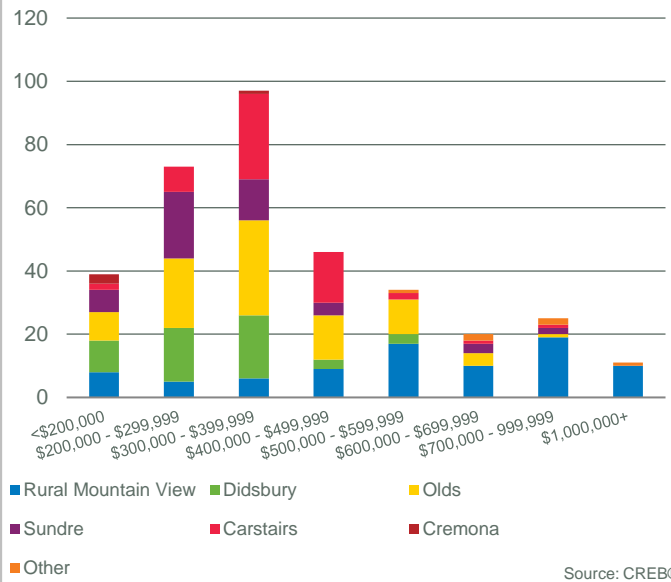
SALES BY PRICE RANGE

MARCH



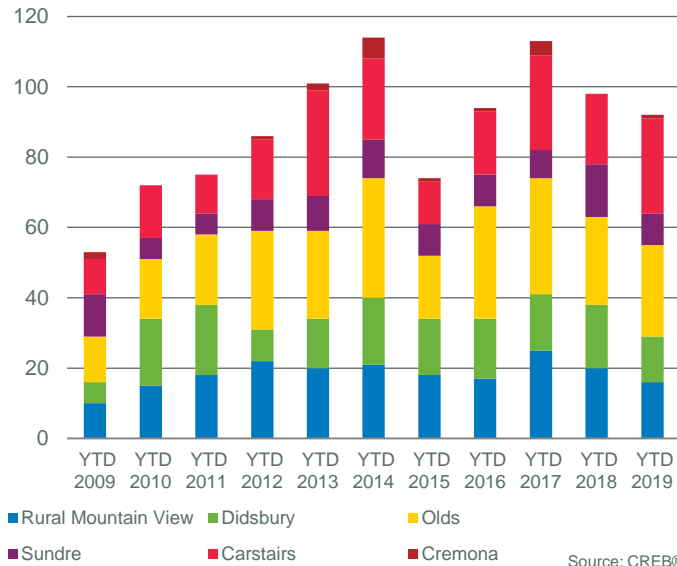
INVENTORY BY PRICE RANGE

MARCH



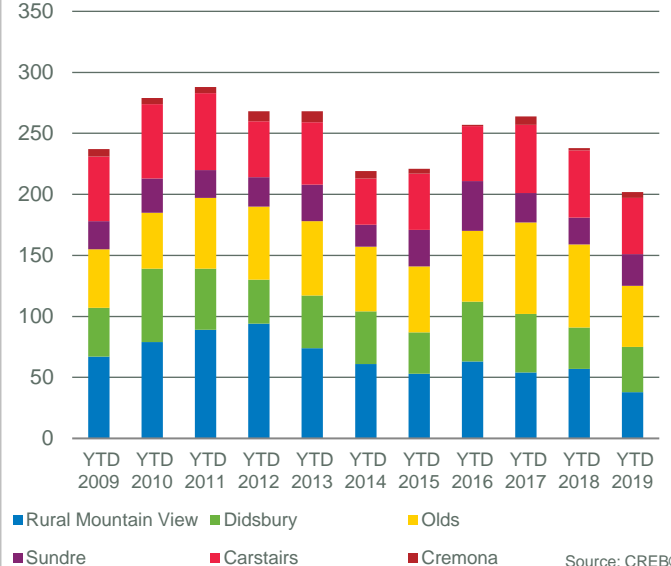
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD MARCH



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD MARCH



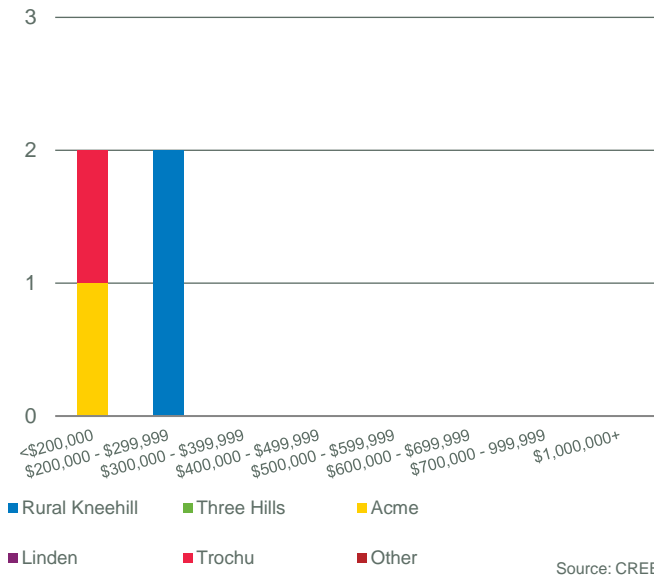
Mar. 19

March 2019	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*	4	14	28.57%	84	21.00	-	180,250	203,500	100%
Rural Kneehill*	2	4	50.00%	9	4.50	-	259,500	259,500	50%
Acme*	1	1	100.00%	7	7.00	-	44,000	44,000	25%
Linden*	0	0	-	5	-	-	-	-	0%
Three Hills*	0	4	0.00%	36	-	-	-	-	0%
Torrington*	0	1	0.00%	2	-	-	-	-	0%
Trochu*	1	0	-	16	16.00	-	158,000	158,000	25%
Other*	0	2	0.00%	11	-	-	-	-	0%

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

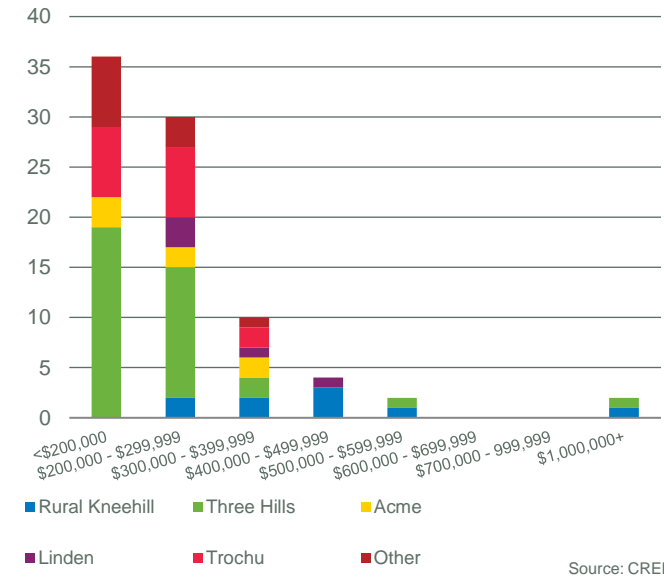
SALES BY PRICE RANGE

MARCH



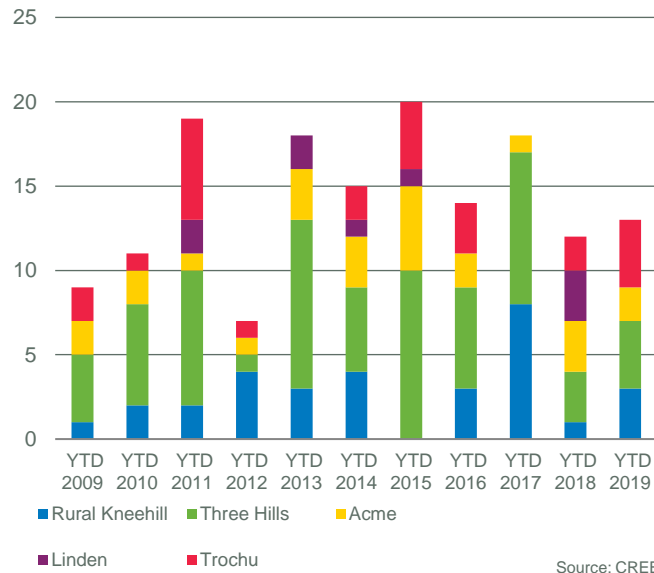
INVENTORY BY PRICE RANGE

MARCH



KNEEHILL SALES: YEAR-TO-DATE

YTD MARCH



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD MARCH

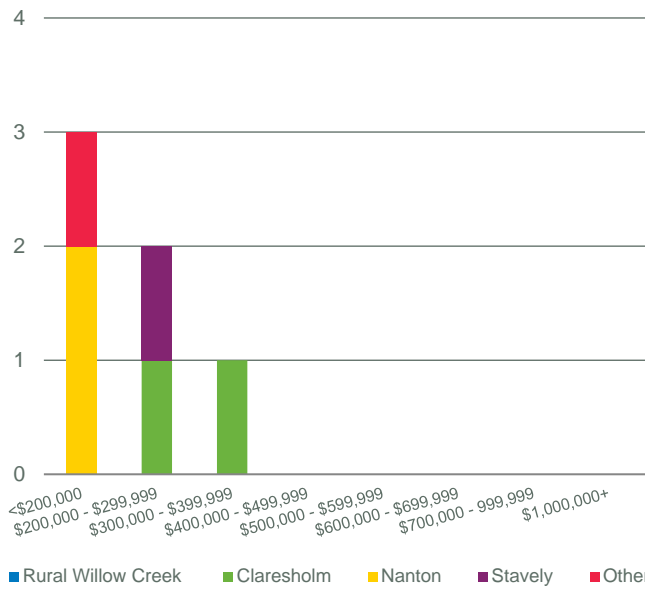


March 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	7	23	30.43%	108	15.43	-	185,700	191,000	86%
Rural Willow Creek*	0	4	0.00%	20	-	-	-	-	0%
Claresholm*	2	8	25.00%	38	19.00	-	271,500	271,500	29%
Nanton*	2	6	33.33%	33	16.50	-	92,450	92,450	29%
Stavely*	1	3	33.33%	10	10.00	-	219,000	219,000	14%
Other*	1	1	100.00%	3	3.00	-	191,000	191,000	14%

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

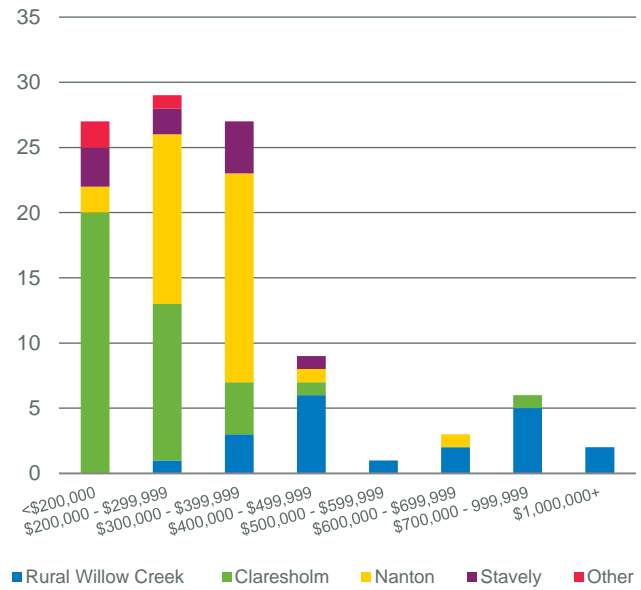
SALES BY PRICE RANGE

MARCH



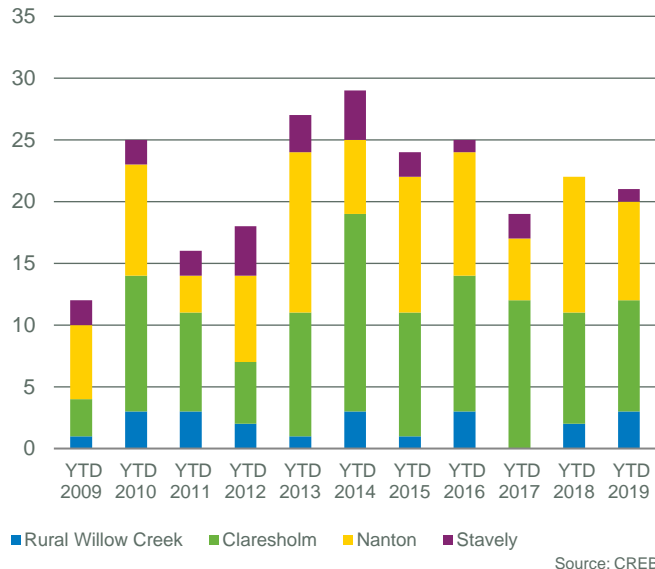
INVENTORY BY PRICE RANGE

MARCH



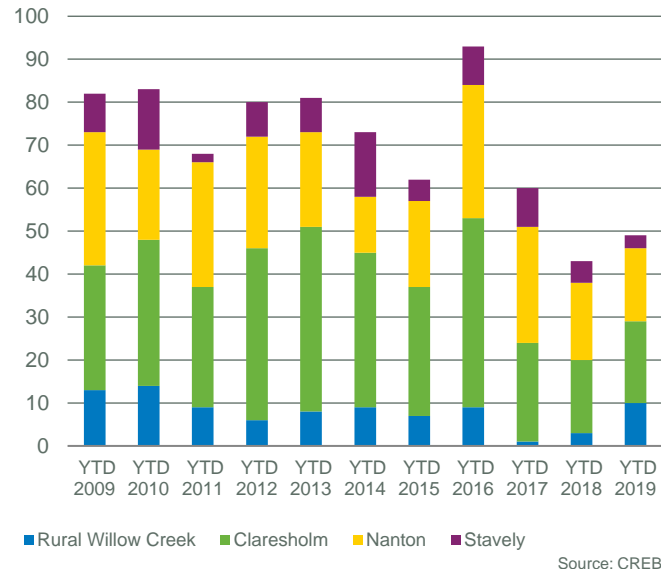
WILLOW CREEK SALES: YEAR-TO-DATE

YTD MARCH



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD MARCH

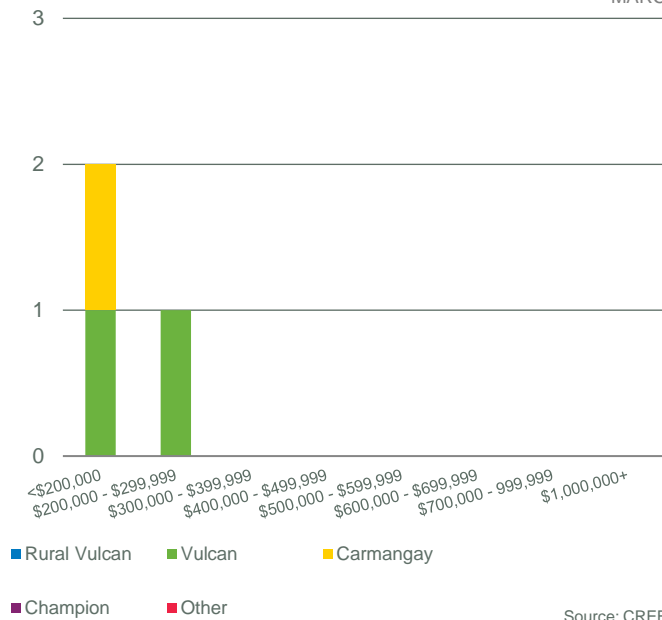


March 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	5	18	27.78%	79	15.80	-	142,655	149,400	60%
Rural Vulcan*	0	8	0.00%	29	-	-	-	-	0%
Vulcan*	2	4	50.00%	28	14.00	-	187,500	187,500	40%
Carmangay*	1	0	-	5	5.00	-	65,000	65,000	20%
Champion*	0	1	0.00%	7	-	-	-	-	0%
Other*	0	4	0.00%	11	-	-	-	-	0%

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

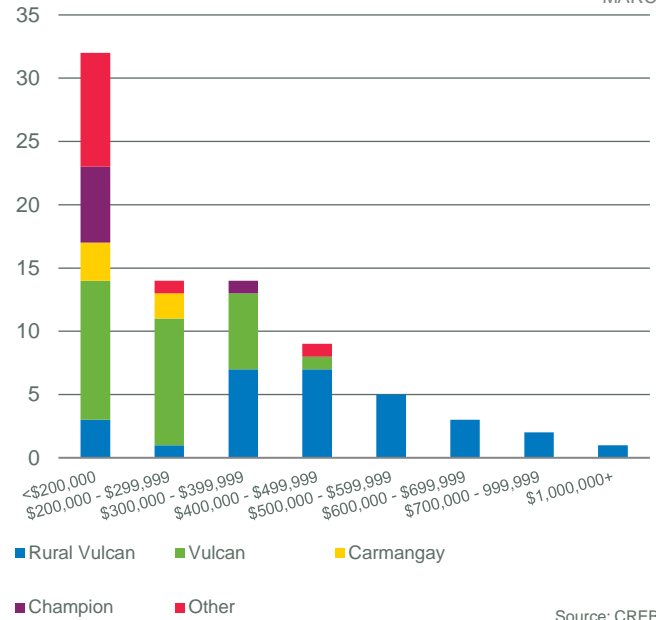
SALES BY PRICE RANGE

MARCH



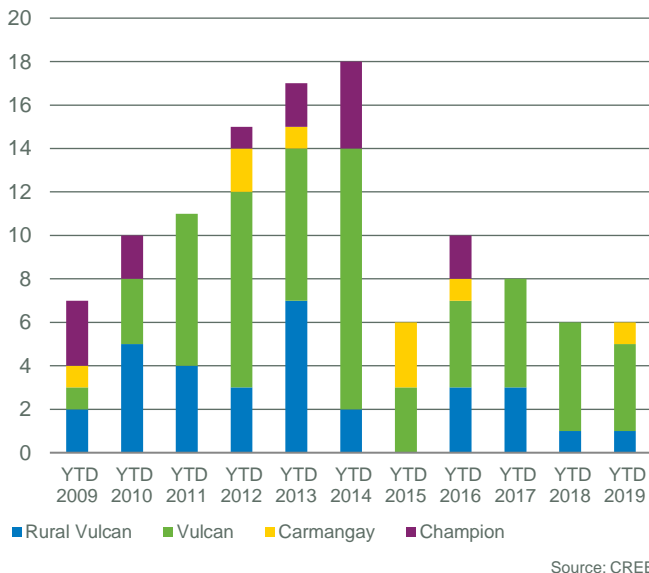
INVENTORY BY PRICE RANGE

MARCH



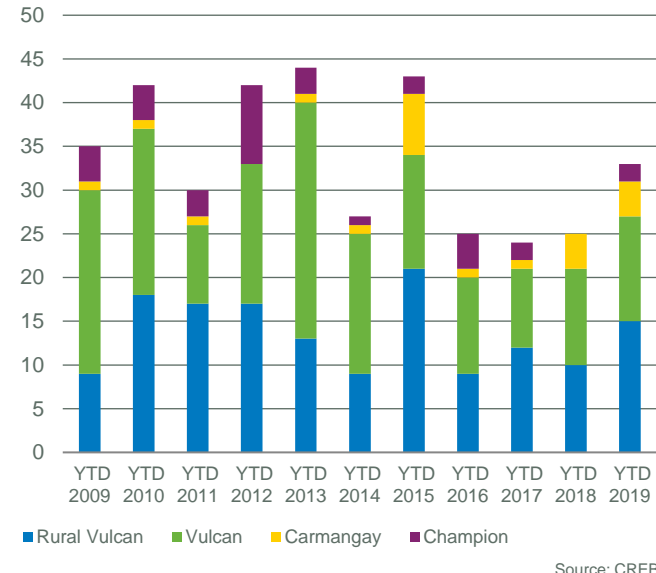
VULCAN SALES: YEAR-TO-DATE

YTD MARCH



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD MARCH



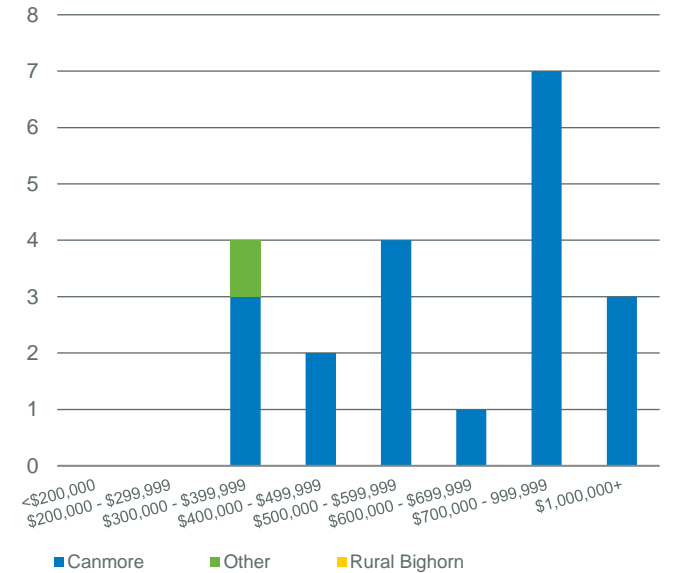
Mar. 19

March 2019	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*	21	41	51.22%	105	5.00	-	688,726	625,000	100%
Rural Bighorn*	0	0	-	2	-	-	-	-	0%
Canmore*	20	38	52.63%	95	4.75	-	703,913	672,950	95%
Other*	1	3	33.33%	0	0.00	-	385,000	385,000	5%

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SALES BY PRICE RANGE

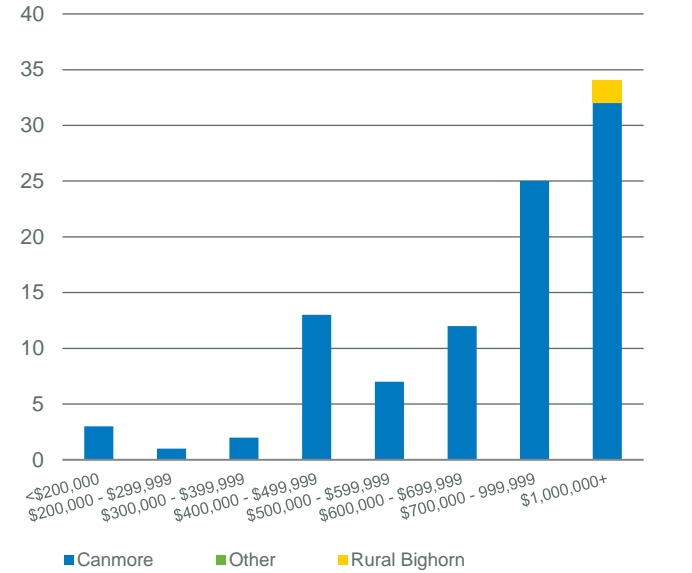
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

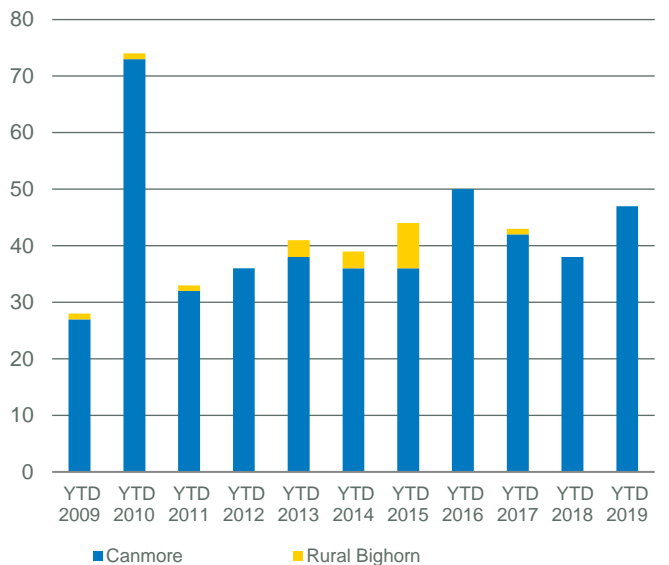
MARCH



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

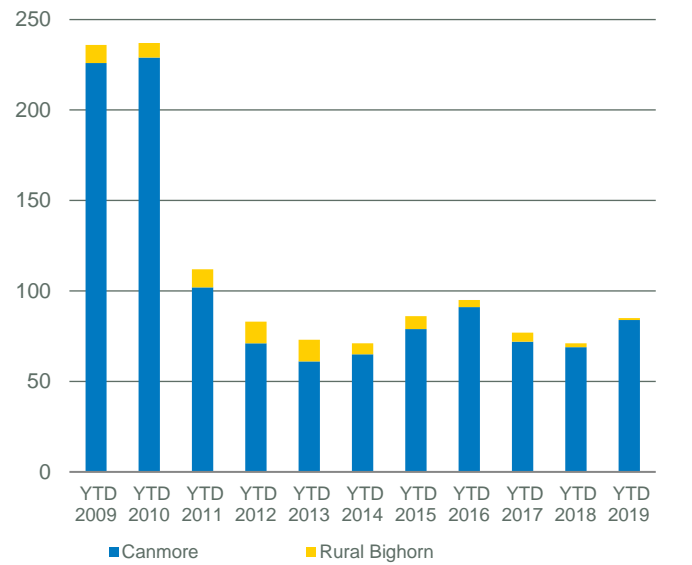
YTD MARCH



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD MARCH



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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