



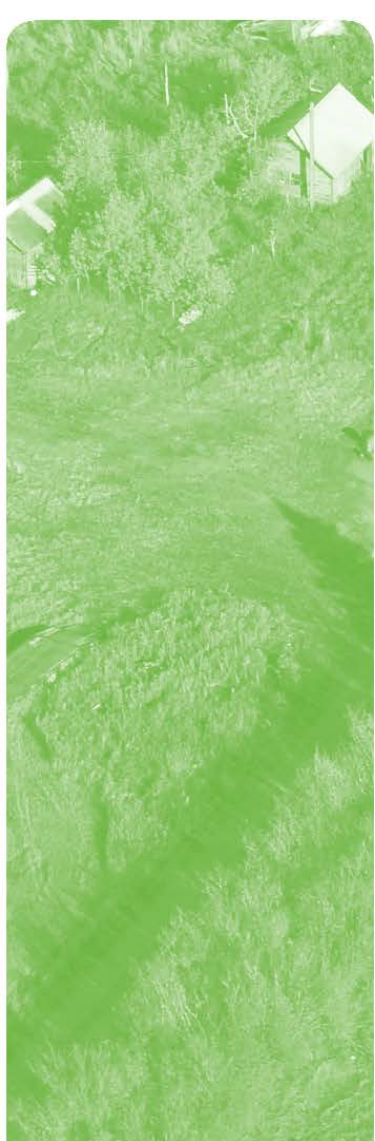
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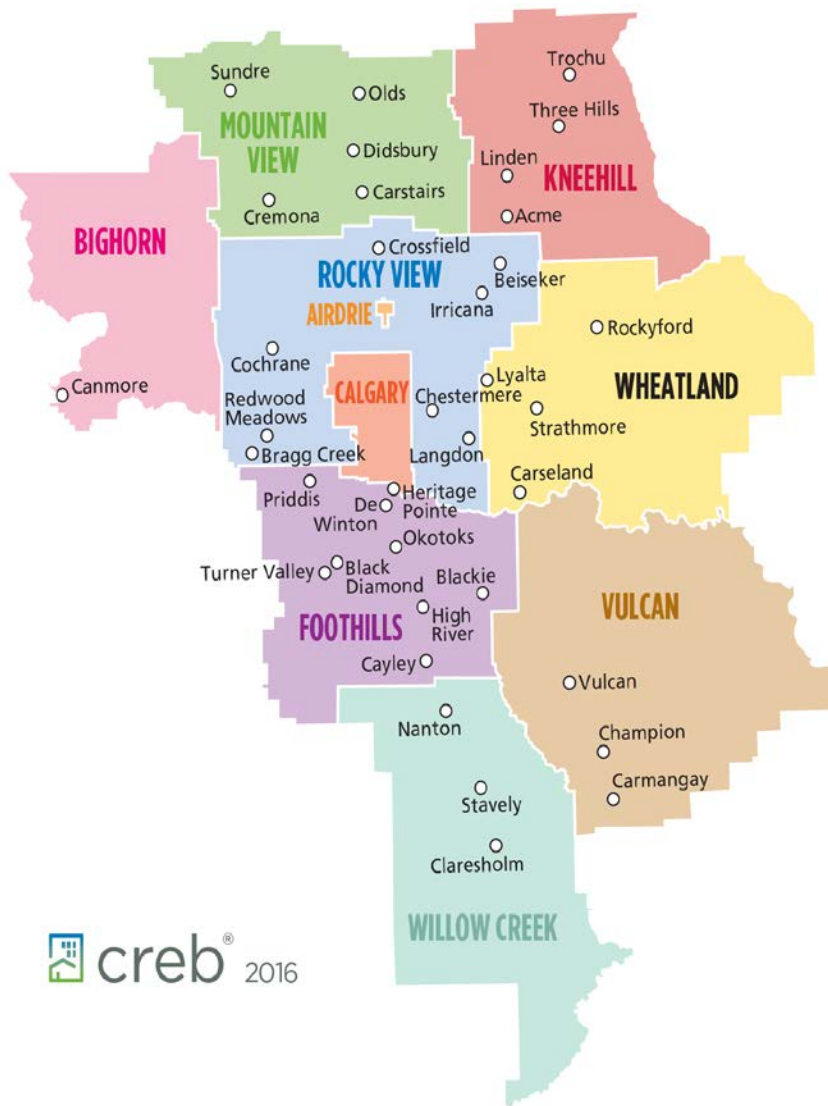
MONTHLY STATISTICS PACKAGE

Calgary Region

June 2019



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REGIONAL HIGHLIGHTS

July 2, 2019

Airdrie

- After the first half of the year, sales activity remained relatively stable. New listings have declined, which is helping to reduce the amount of inventory on the market and move towards more balanced conditions.
- The market may be trending towards more balanced conditions, but oversupply continues to weigh on prices. The benchmark price was \$334,800 in June, comparable to last month, but nearly three per cent below last year's levels.

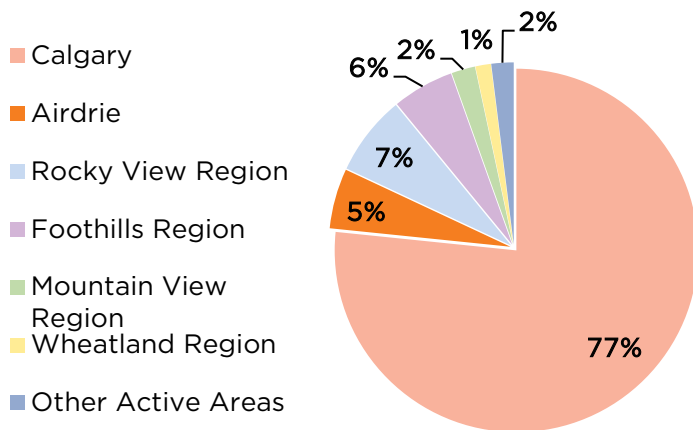
Cochrane

- Sales activity in the area remained relatively stable compared to last year and consistent with longer-term trends. New listings have eased, helping to reduce inventory in the market and the amount of oversupply.
- Despite some recent adjustments, the market continues to favour the buyer, placing downward pressure on prices. The benchmark price was \$404,000 in June, similar to last month and over five per cent below last year's levels.

Okotoks

- Sales have remained stable compared to last year, but they are still below longer-term averages. However, new listings are starting to adjust, which is continuing to push down inventory levels and cause the market to move towards more balanced conditions.
- As the market moves towards more balanced conditions, this should help create more stability in pricing. As of June, benchmark prices were \$414,900, 1.6 per cent higher than last month, but still 4.1 per cent below last year's levels.

SHARE OF SALES June 2019



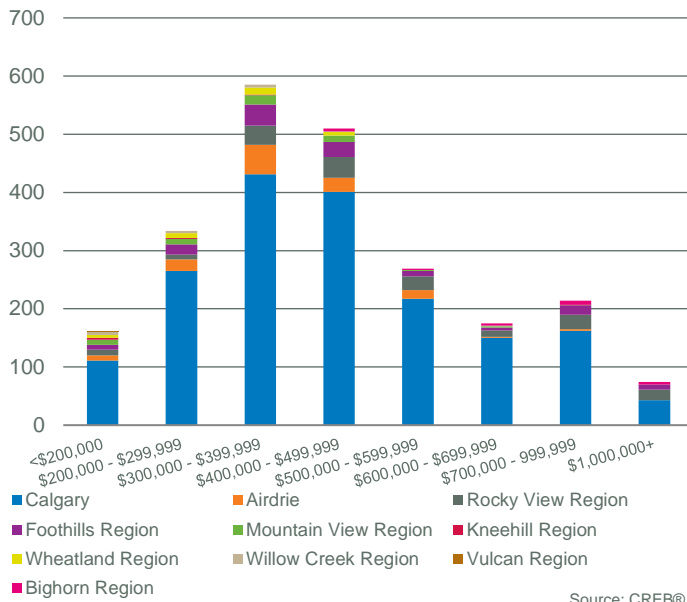
Source: CREB®

Jun. 19

June 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	1,780	3,135	56.78%	7,652	4.30	425,700	464,237	420,000	77%
Airdrie	124	216	57.41%	542	4.37	334,800	378,422	366,250	5%
Rocky View Region	165	311	53.05%	1,173	7.11	518,400	580,051	490,000	7%
Foothills Region	127	224	56.70%	762	6.00	366,600	500,116	405,000	5%
Mountain View Region	49	92	53.26%	429	8.76	301,900	338,336	333,500	2%
Kneehill Region	6	15	40.00%	112	18.67	180,800	194,367	210,500	0%
Wheatland Region	32	67	47.76%	283	8.84	213,300	324,656	300,000	1%
Willow Creek Region	17	32	53.13%	125	7.35	200,600	271,265	270,000	1%
Vulcan Region	1	26	3.85%	114	114.00	235,700	111,000	111,000	0%
Bighorn Region	22	50	44.00%	144	6.55	756,600	763,486	695,375	1%
CREB® Economic Region	2,323	4,168	55.73%	11,336	4.88	419,900	465,838	415,000	100%

CREB® SALES BY PRICE RANGE

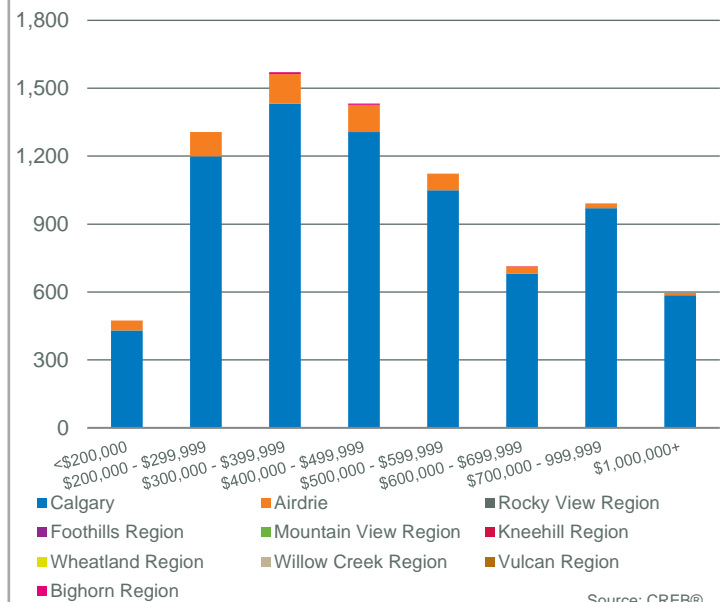
JUNE



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

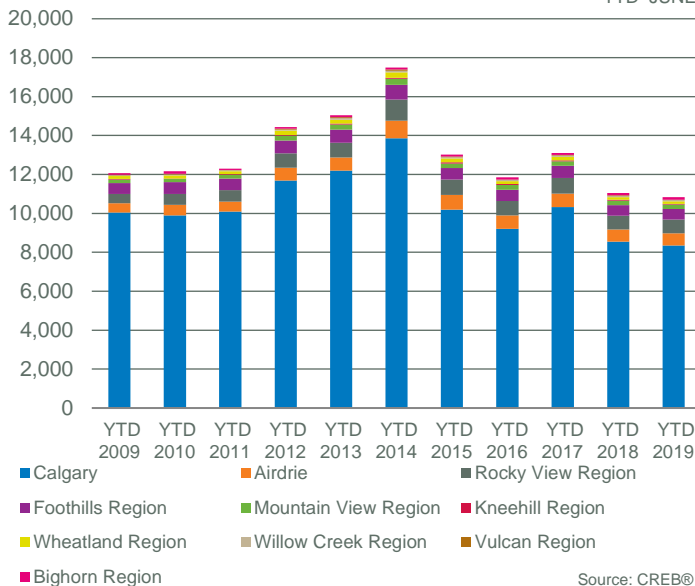
JUNE



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

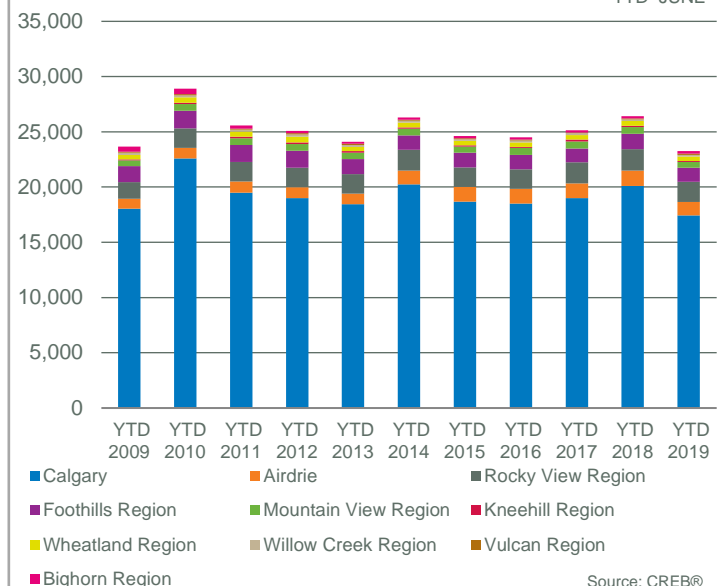
YTD JUNE



Source: CREB®

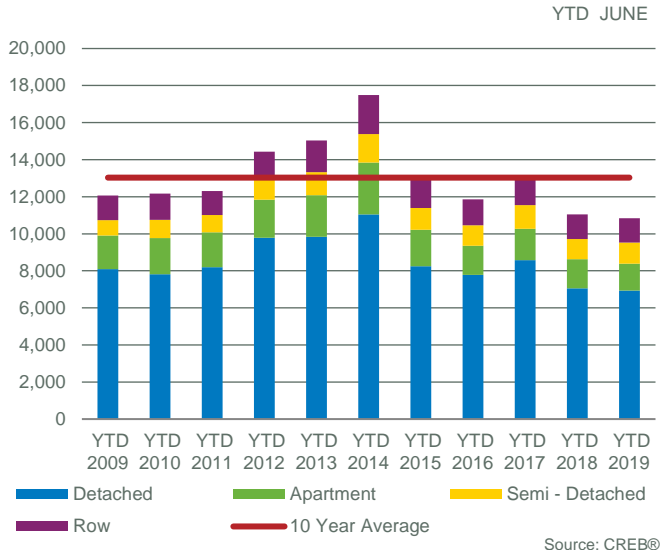
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

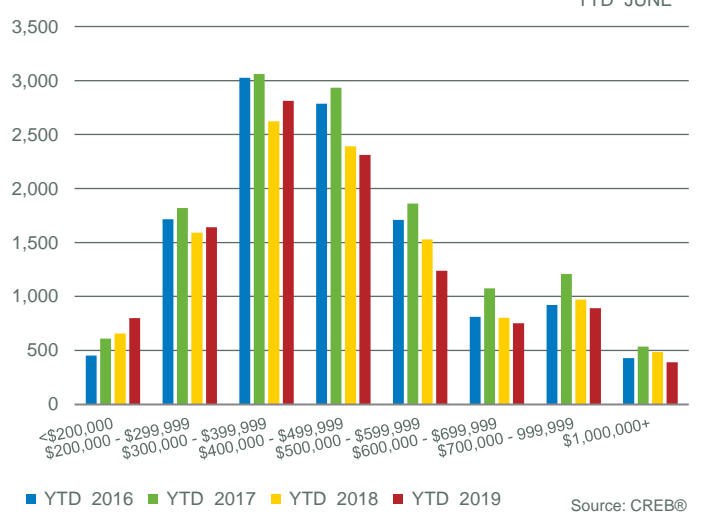


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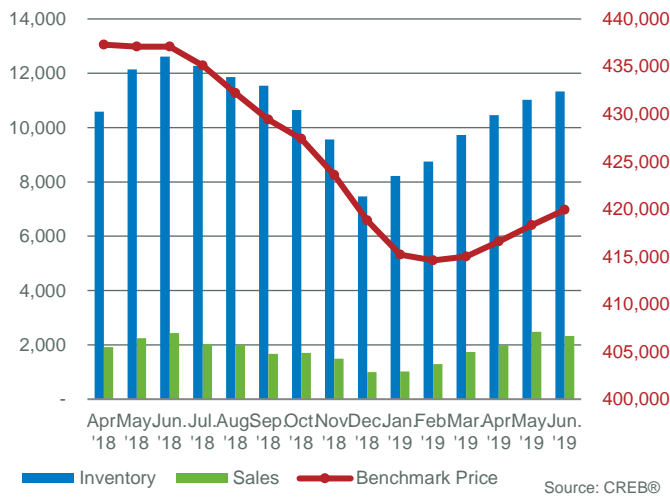
CREB® ECONOMIC REGION TOTAL SALES



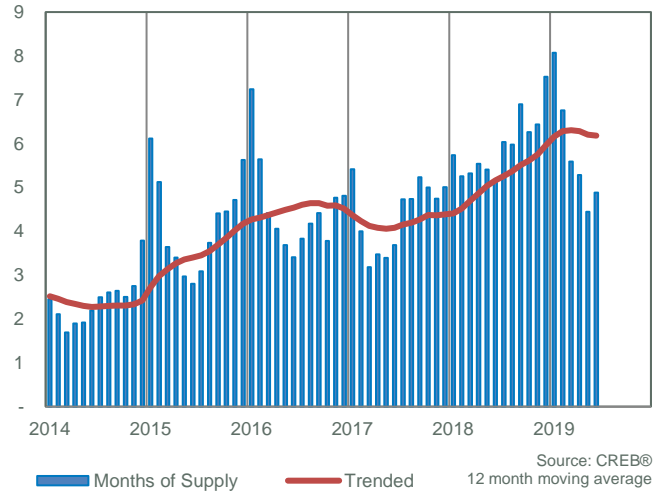
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



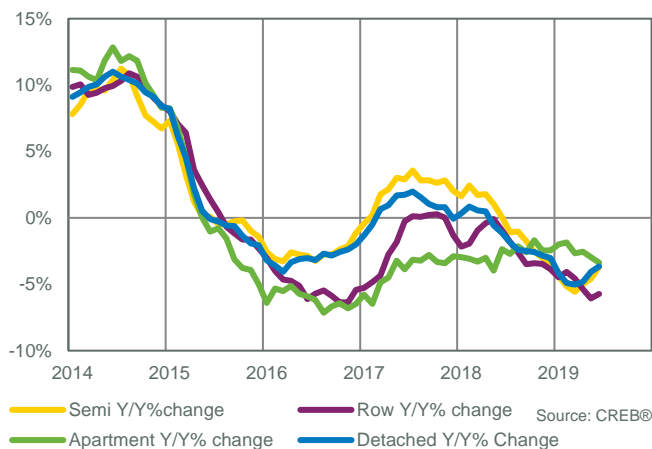
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

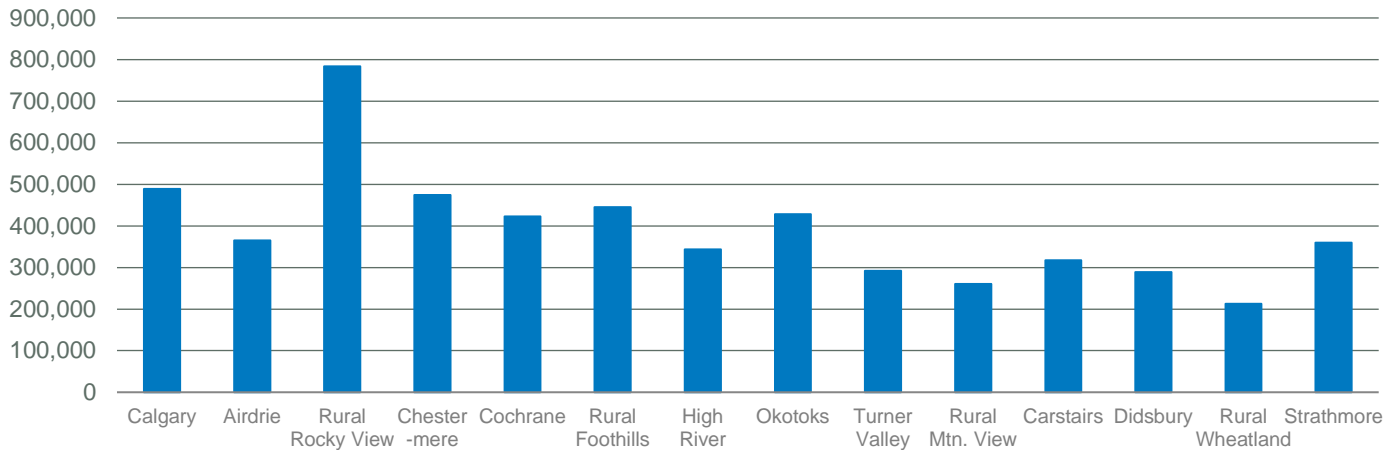


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

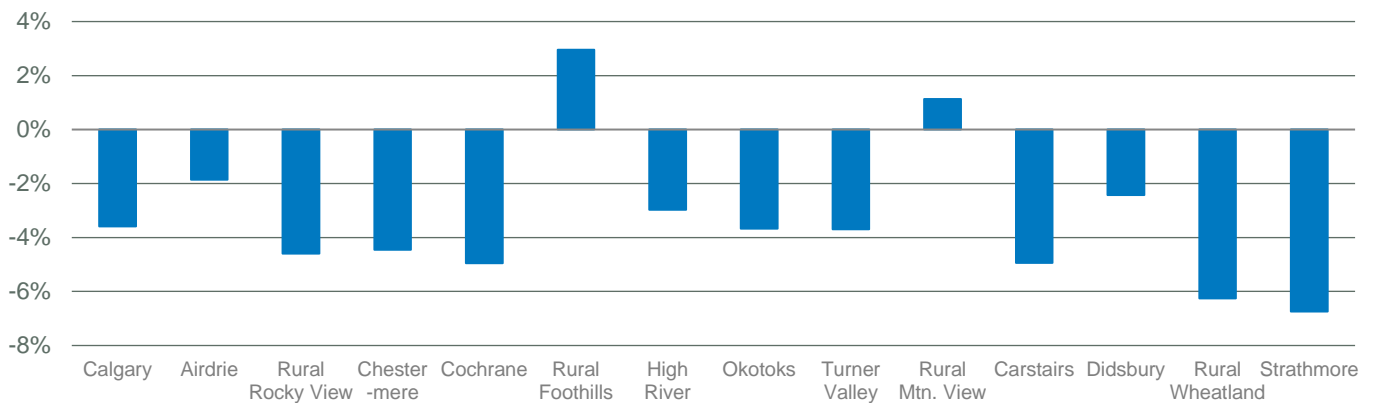
JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

JUNE



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

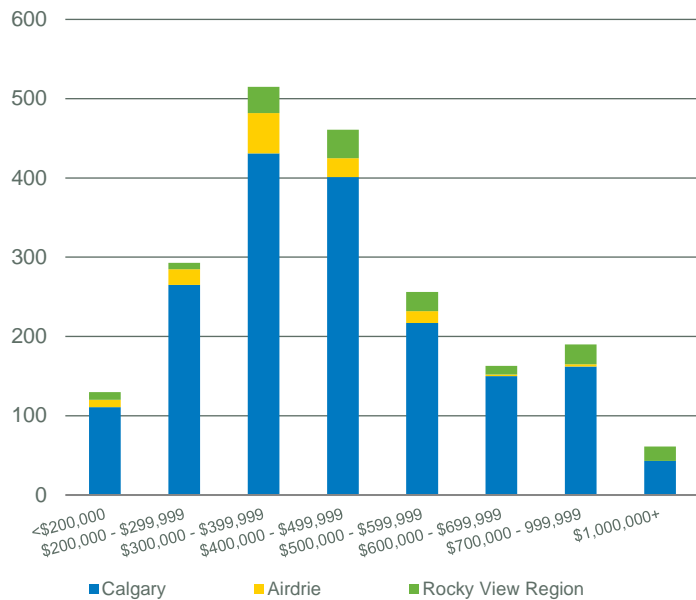
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1407	4897	3	1992	2	1
Airdrie	1435	4596	3	2003	2	1
Rural Rocky View	1863	3957	3	1997	2	1
Cochrane	1548	5476	3	1999	2	1
Chestermere	1909	5519	3	2003	2	1
Rural Foothills	1752	Unavailable	3	1995	2	0
High River	1341	5646	3	1997	2	0
Okotoks	1541	4972	3	2002	2	1
Turner Valley	1232	6200	3	1994	2	0
Rural Mountain View	1345	6027	3	1989	2	0
Carstairs	1335	6504	3	2001	2	0
Didsbury	1251	6473	3	1982	2	0
Rural Wheatland	1264	6135	3	1979	2	0
Strathmore	1302	5562	3	2000	2	0

Jun. 19

June 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	1,780	3,135	56.78%	7,652	4.30	425,700	464,237	420,000	86%
Airdrie	124	216	57.41%	542	4.37	334,800	378,422	366,250	6%
Rocky View Region	165	311	53.05%	1,173	7.11	518,400	580,051	490,000	8%
Calgary CMA	2,069	3,662	56.50%	9,367	4.53	424,300	468,330	420,000	100%

CALGARY CMA SALES BY PRICE RANGE

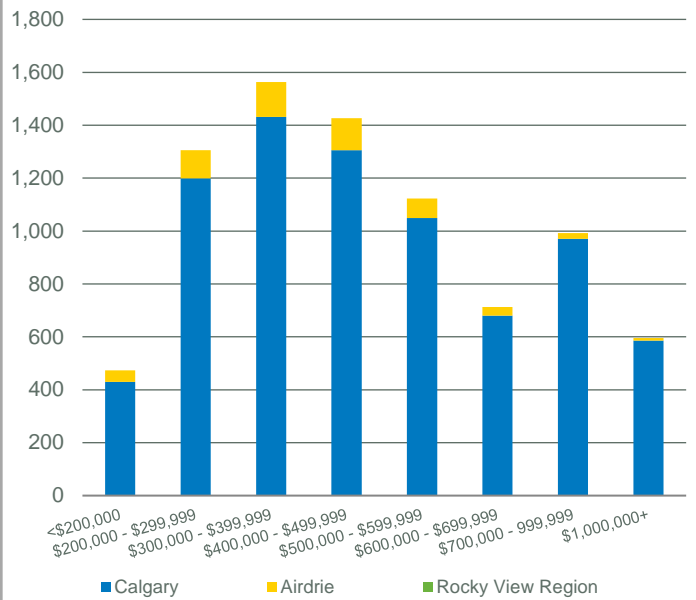
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

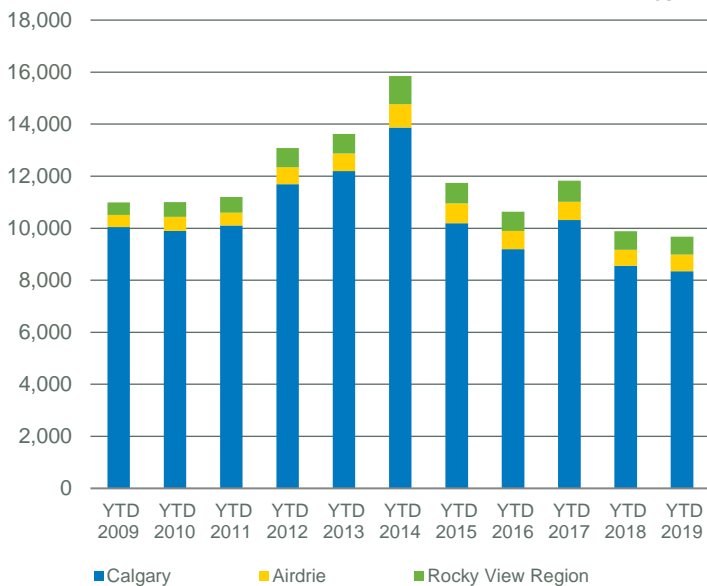
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

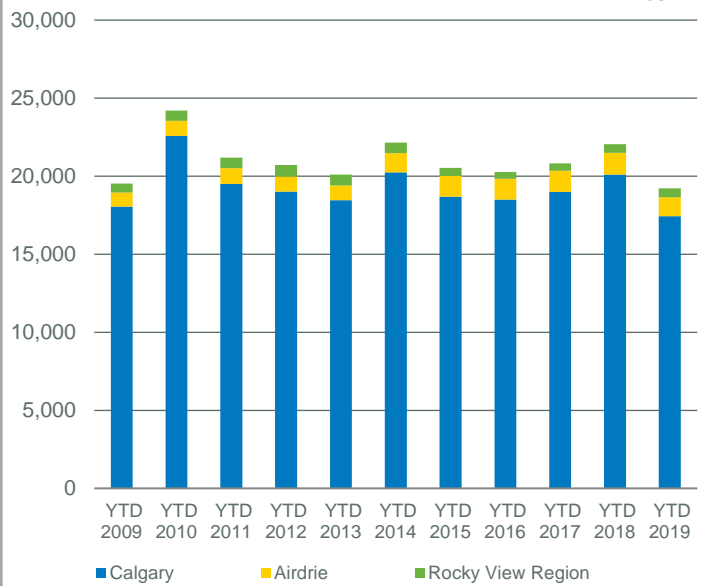
YTD JUNE



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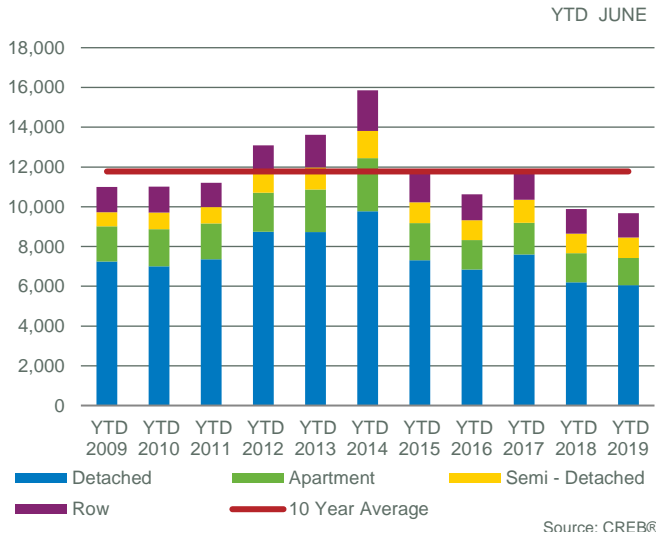
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

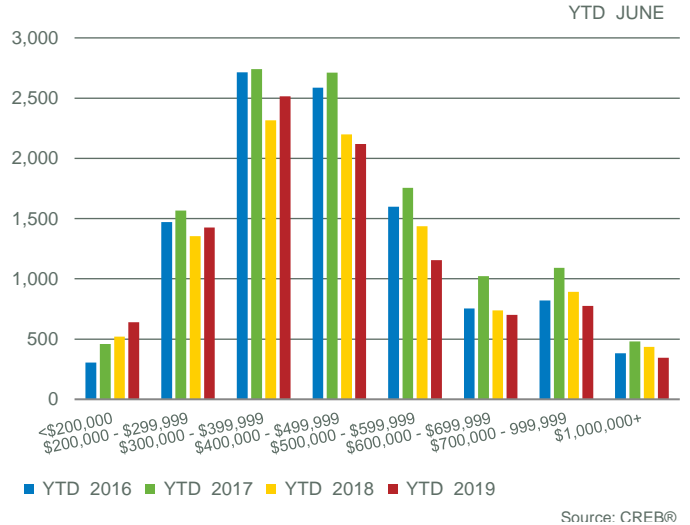


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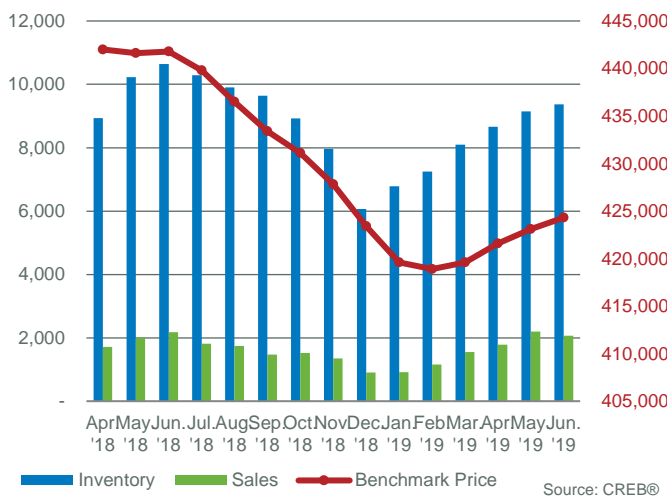
CALGARY CMA TOTAL SALES



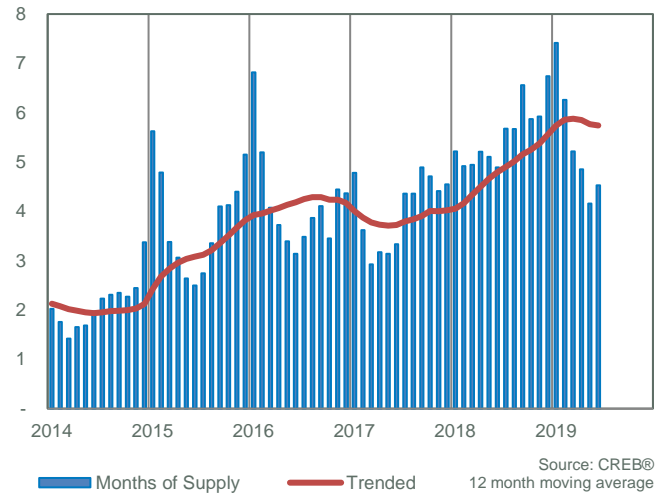
CALGARY CMA TOTAL SALES BY PRICE RANGE



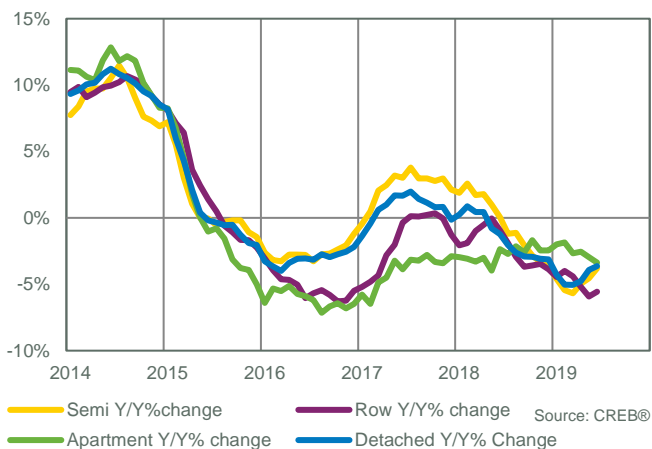
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



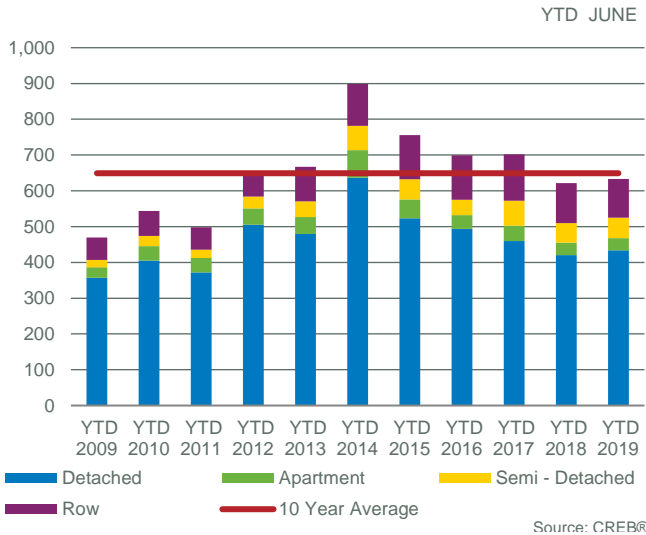
CALGARY CMA PRICE CHANGE



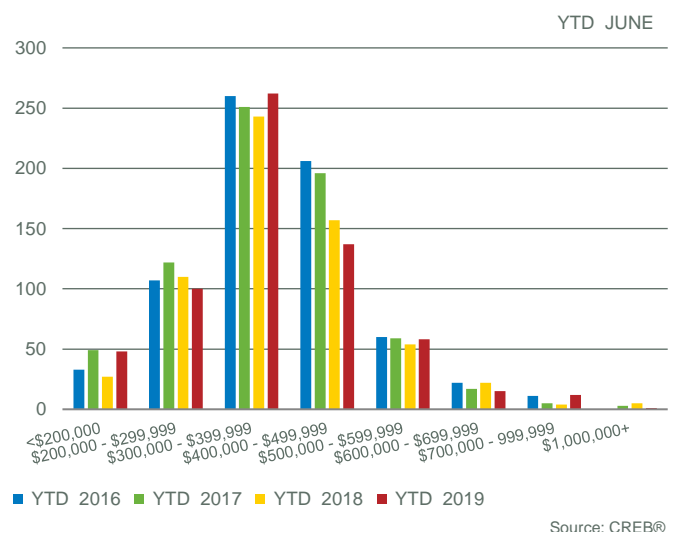
CALGARY CMA PRICES



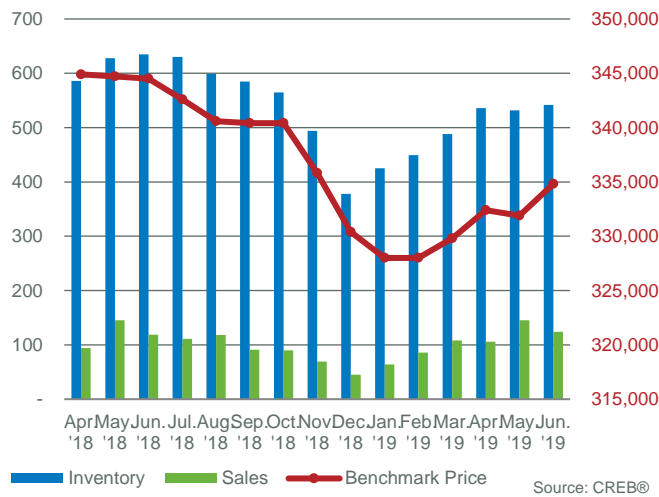
AIRDRIE TOTAL SALES



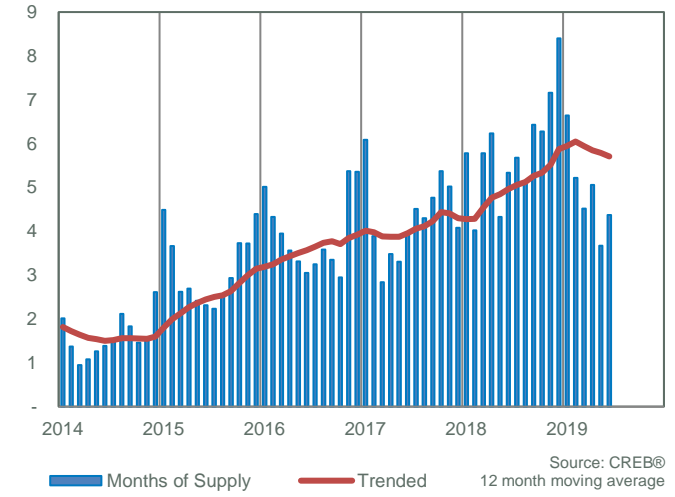
AIRDRIE TOTAL SALES BY PRICE RANGE



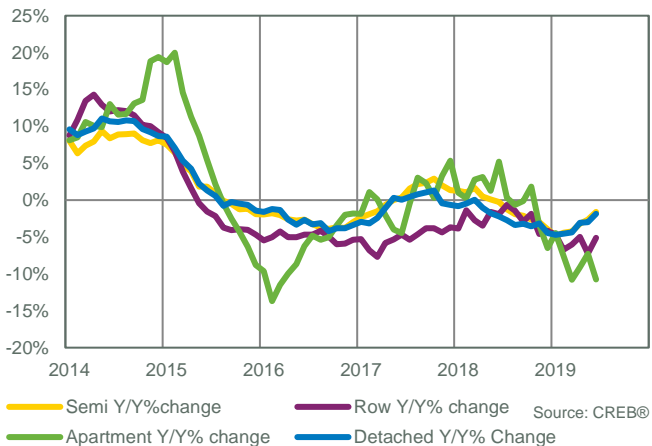
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



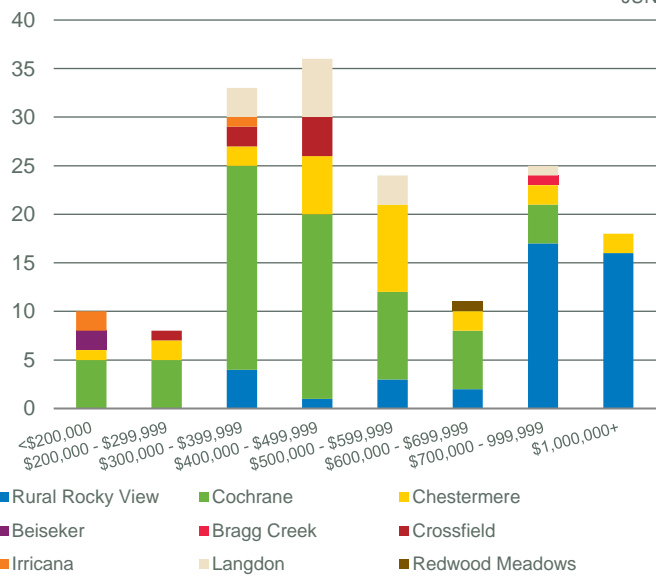
AIRDRIE PRICES



June 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	165	311	53.05%	1,173	7.11	518,400	580,051	490,000	100%
Rural Rocky View	43	97	44.33%	410	9.53	779,900	947,519	900,000	26%
Beiseker	2	6	33.33%	16	8.00	-	162,500	162,500	1%
Bragg Creek	1	3	33.33%	23	23.00	-	925,000	925,000	1%
Chestermere	26	61	42.62%	226	8.69	455,400	541,304	509,000	16%
Cochrane	69	103	66.99%	364	5.28	404,000	429,353	419,900	42%
Crossfield	7	15	46.67%	50	7.14	-	374,843	415,500	4%
Irricana	3	4	75.00%	13	4.33	-	210,167	169,500	2%
Langdon	13	18	72.22%	46	3.54	-	472,731	455,000	8%
Redwood Meadows	1	1	100.00%	11	11.00	-	616,000	616,000	1%
Other	0	3	0.00%	0	-	-	NA	NA	0%

SALES BY PRICE RANGE

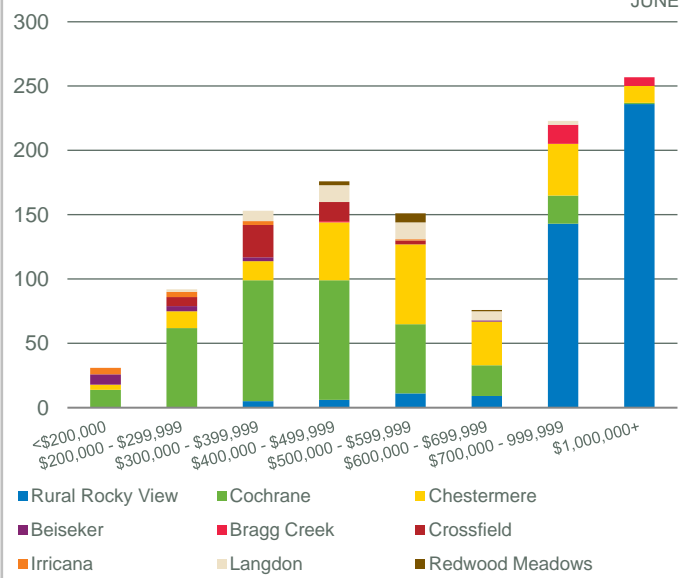
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

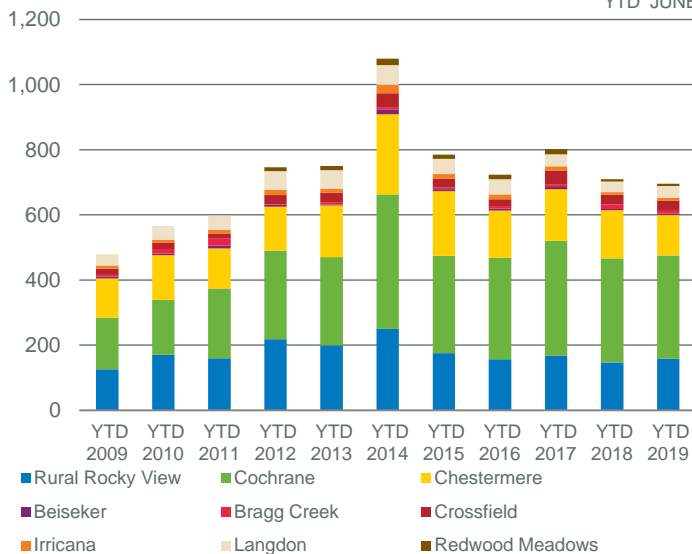
JUNE



Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

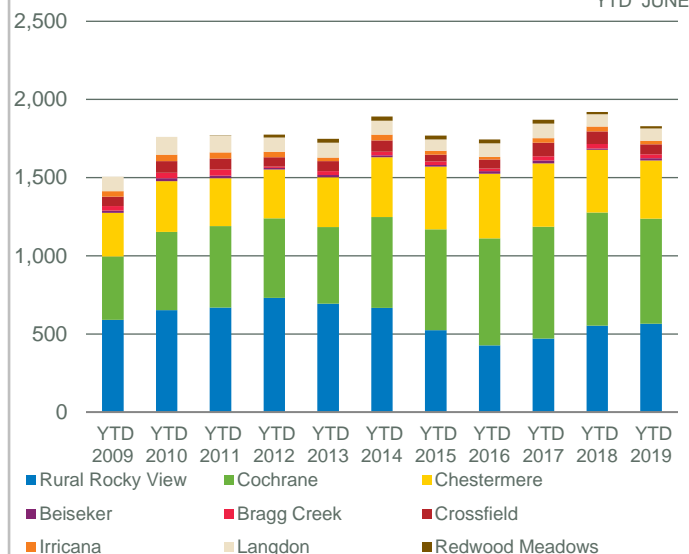
YTD JUNE



Source: CREB®

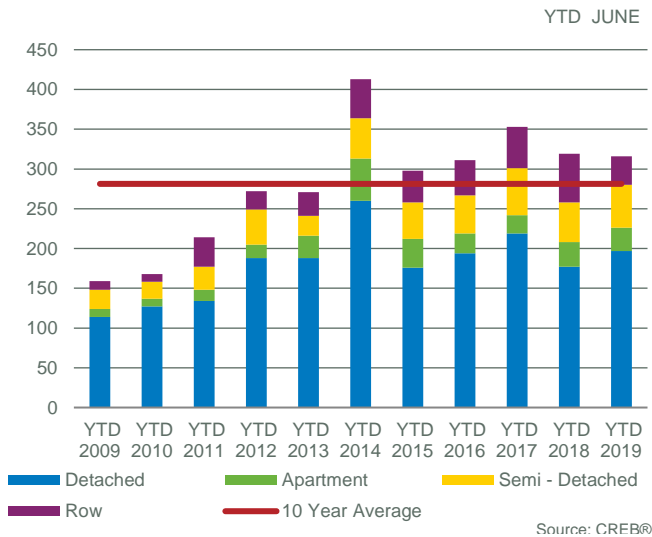
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

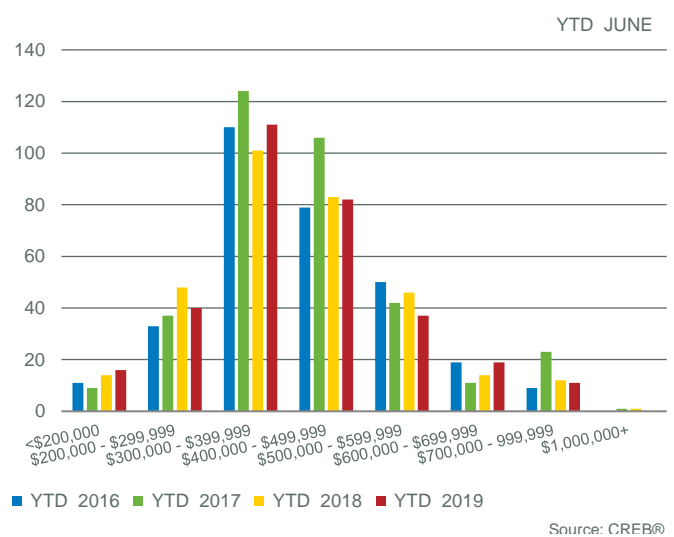


Source: CREB®

COCHRANE TOTAL SALES



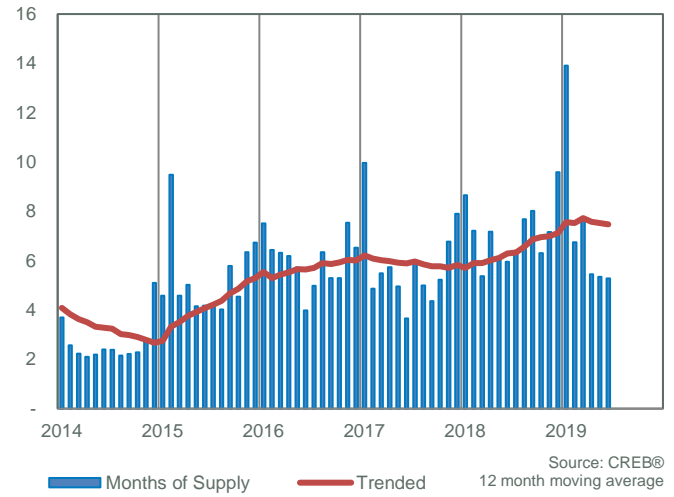
COCHRANE TOTAL SALES BY PRICE RANGE



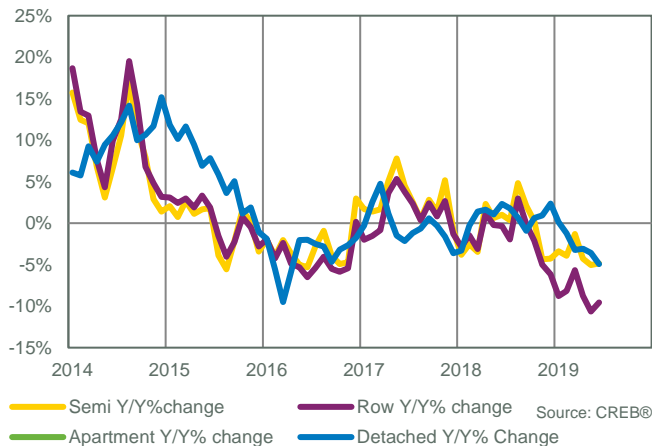
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



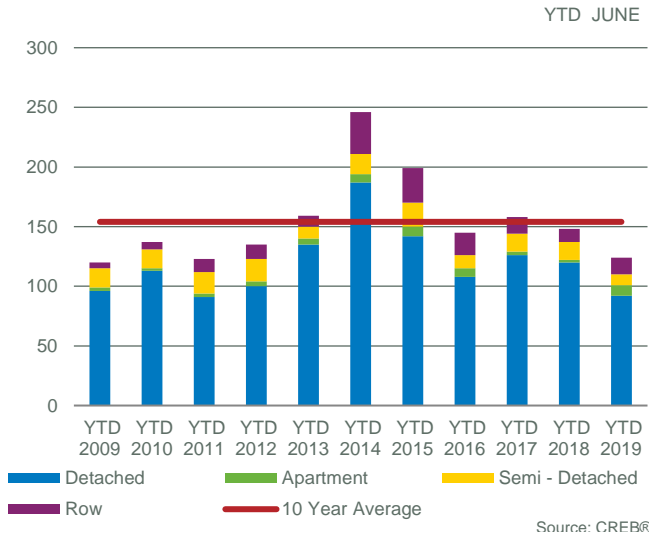
COCHRANE PRICE CHANGE



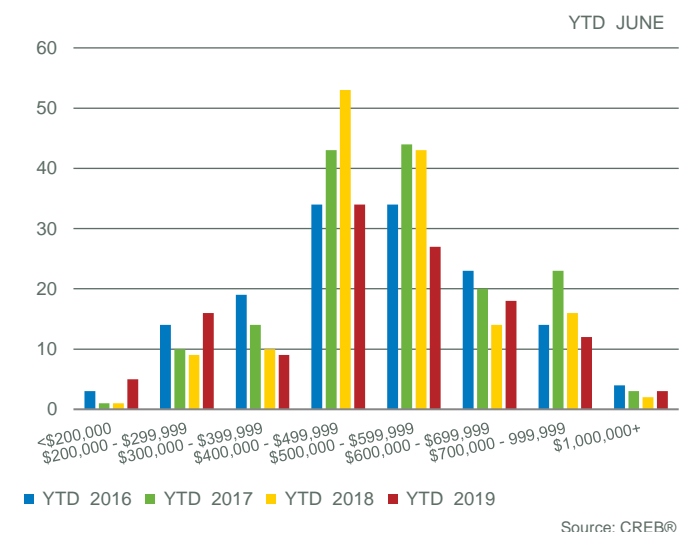
COCHRANE PRICES



CHESTERMERE TOTAL SALES



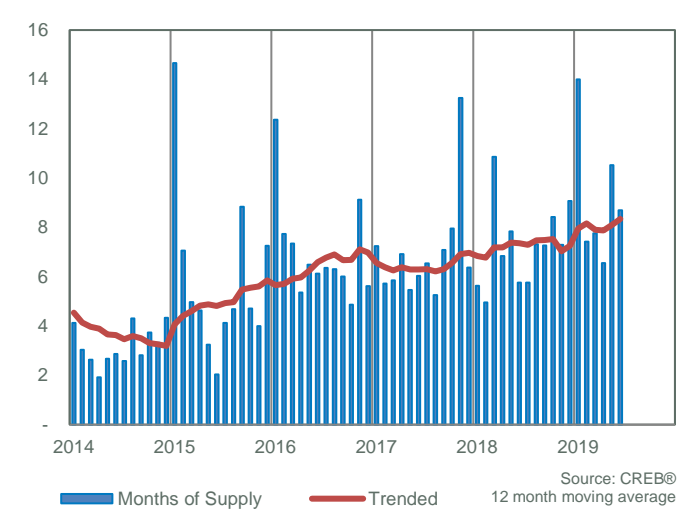
CHESTERMERE TOTAL SALES BY PRICE RANGE



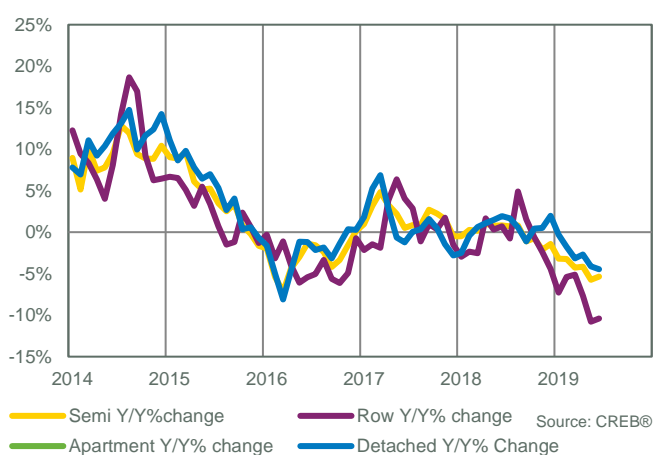
CHESTERMERE INVENTORY AND SALES



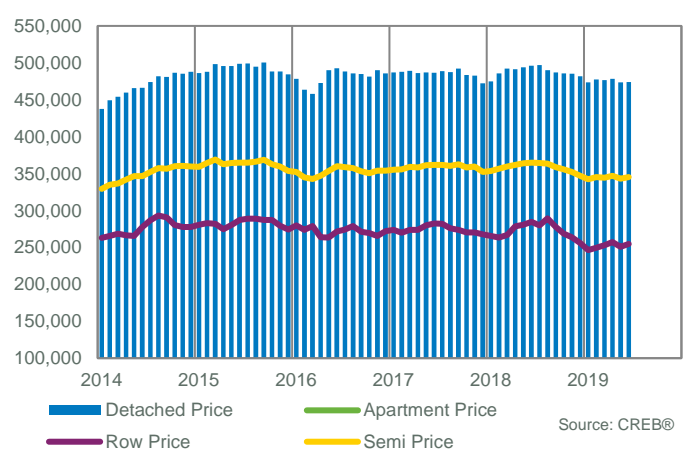
CHESTERMERE MONTHS OF INVENTORY



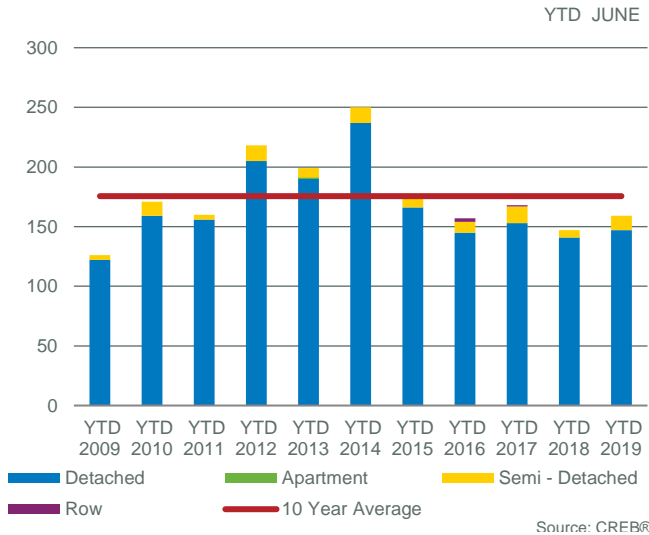
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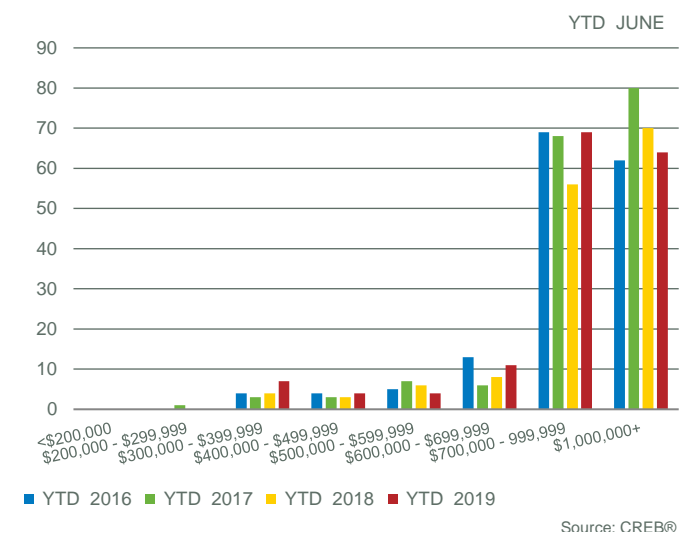
CHESTERMERE PRICES



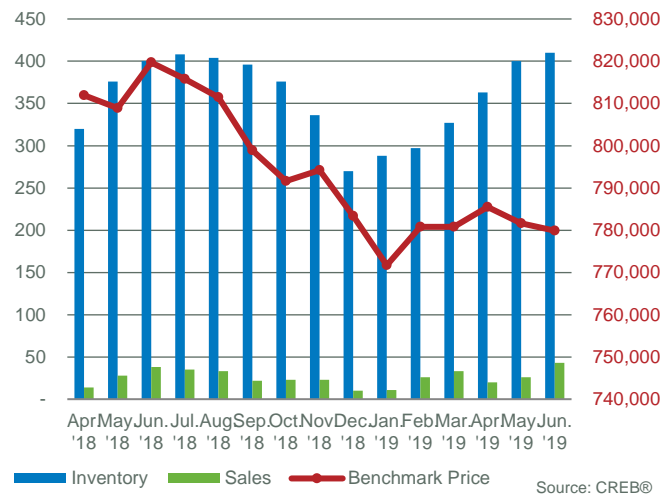
RURAL ROCKY VIEW TOTAL SALES



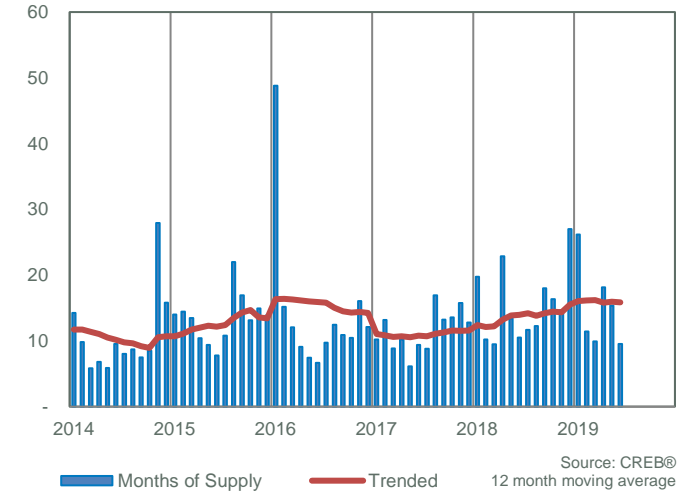
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



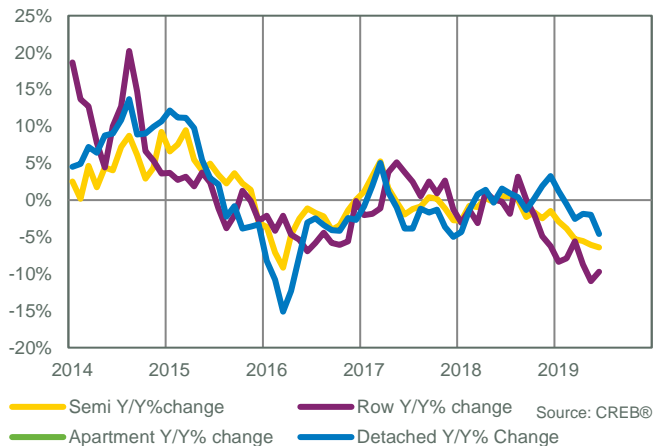
RURAL ROCKY VIEW INVENTORY AND SALES



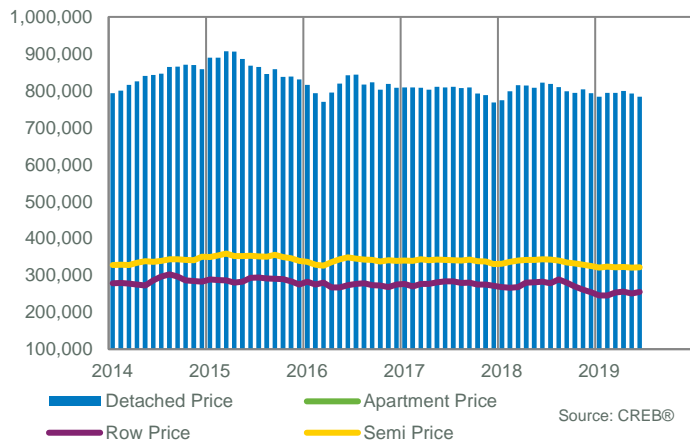
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



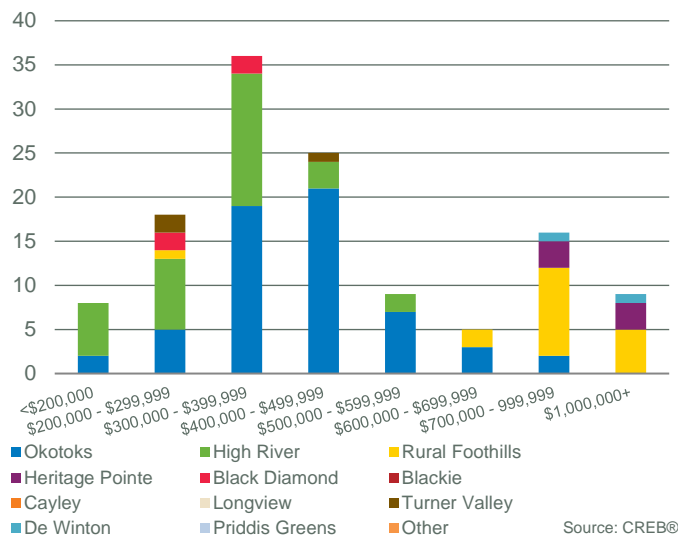
RURAL ROCKY VIEW PRICES



June 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	127	224	56.70%	674	5.31	366,600	500,116	405,000	100%
Rural Foothills	18	47	38.30%	240	13.33	431,400	918,778	852,000	14%
Black Diamond	4	7	57.14%	30	7.50	-	308,500	300,000	3%
Blackie	0	3	0.00%	8	-	-	NA	NA	0%
Cayley	0	0	-	4	-	-	NA	NA	0%
De Winton	2	2	100.00%	6	3.00	-	980,000	980,000	2%
Heritate Pointe	6	5	120.00%	42	7.00	-	1,107,167	1,030,000	5%
High River	34	47	72.34%	129	3.79	311,600	313,450	331,000	27%
Okotoks	59	95	62.11%	247	4.19	414,900	424,059	422,000	46%
Turner Valley	3	14	21.43%	31	10.33	291,000	336,000	288,000	2%
Priddis Greens	1	2	50.00%	13	13.00	-	455,000	455,000	1%
Longview	0	0	-	4	-	-	NA	NA	0%
Other	0	2	0.00%	0	-	-	NA	NA	0%

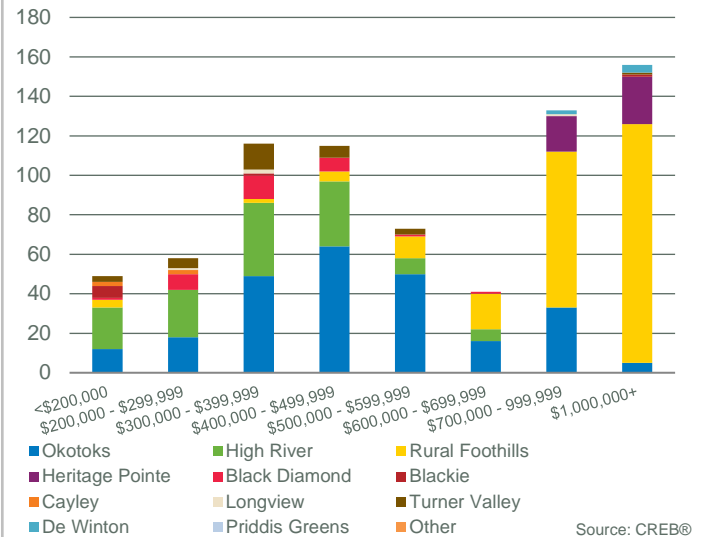
SALES BY PRICE RANGE

JUNE



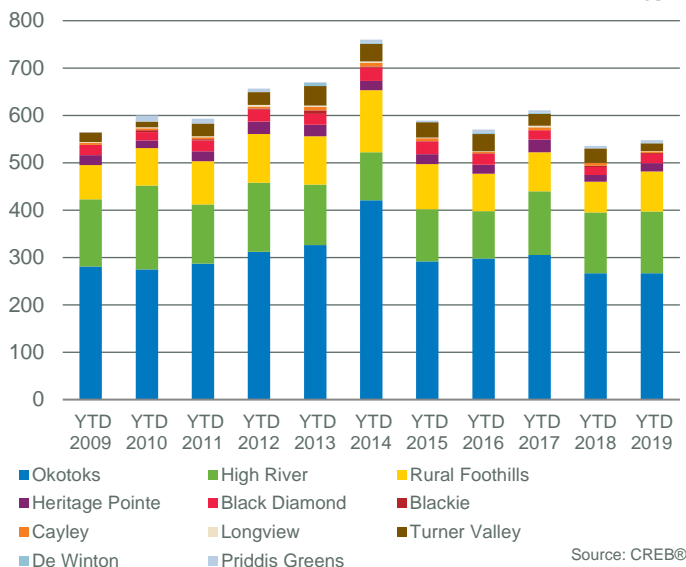
INVENTORY BY PRICE RANGE

JUNE



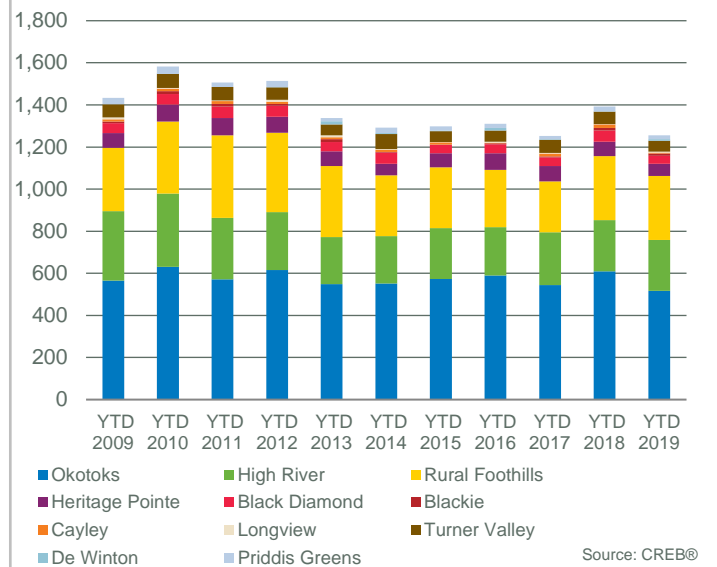
FOOTHILLS SALES: YEAR-TO-DATE

YTD JUNE

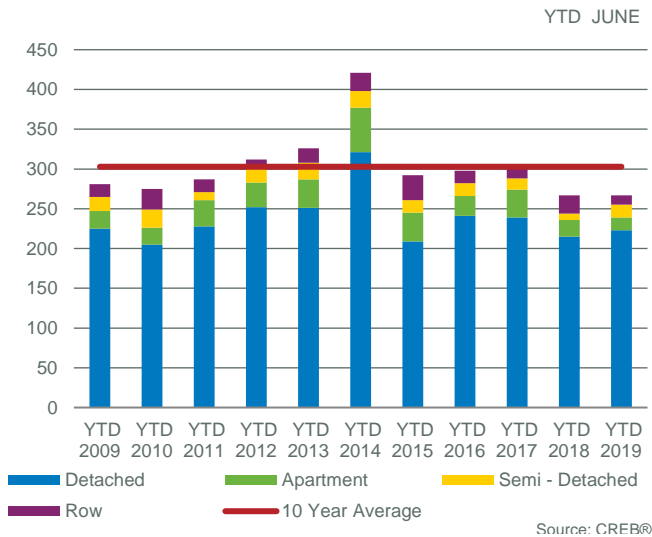


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

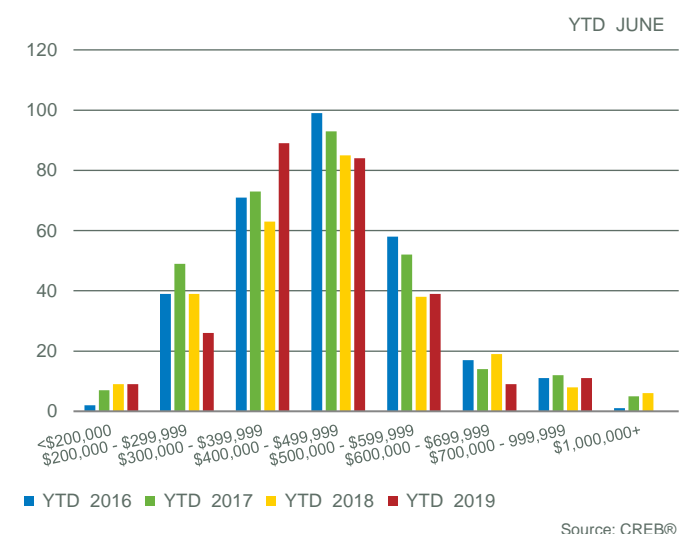
YTD JUNE



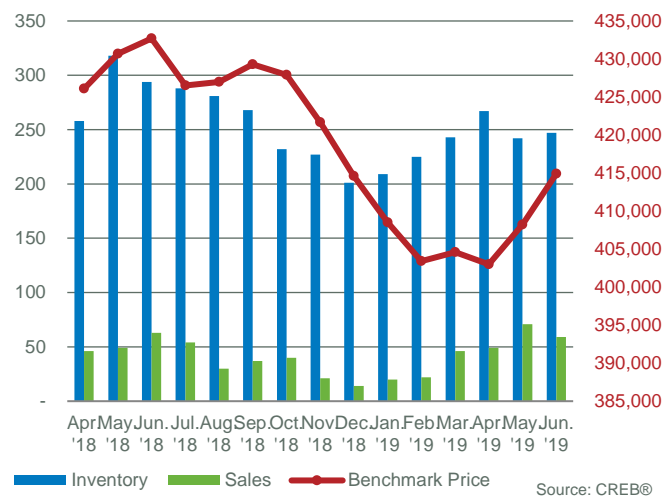
OKOTOKS TOTAL SALES



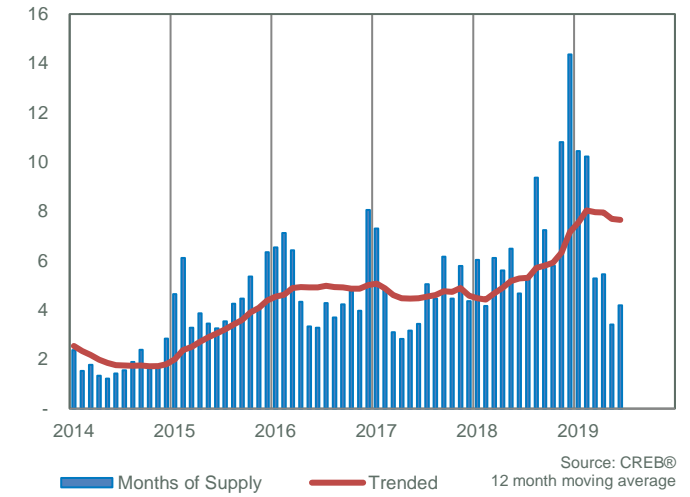
OKOTOKS TOTAL SALES BY PRICE RANGE



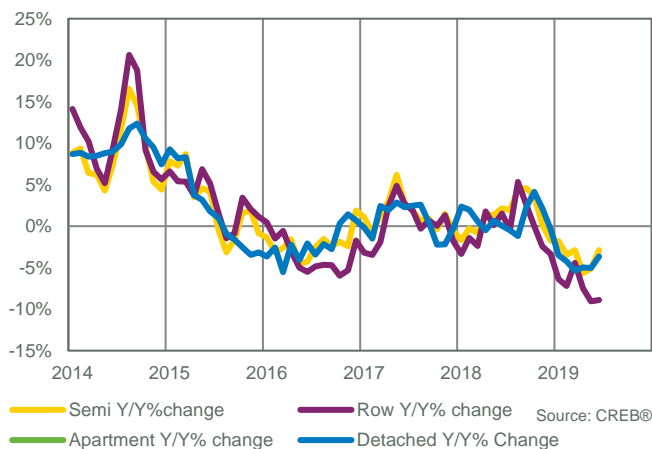
OKOTOKS INVENTORY AND SALES



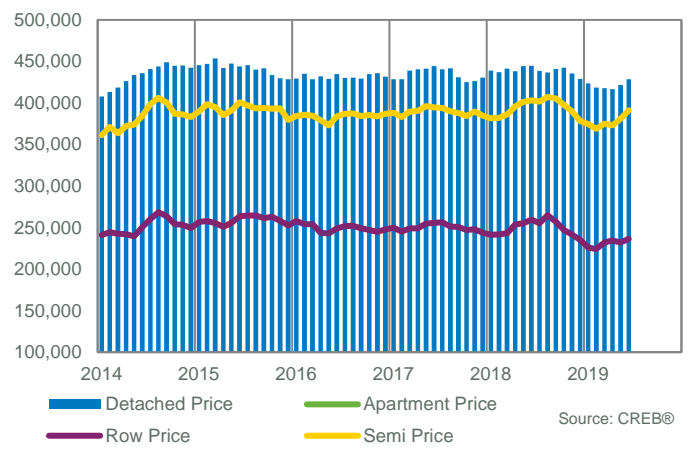
OKOTOKS MONTHS OF INVENTORY



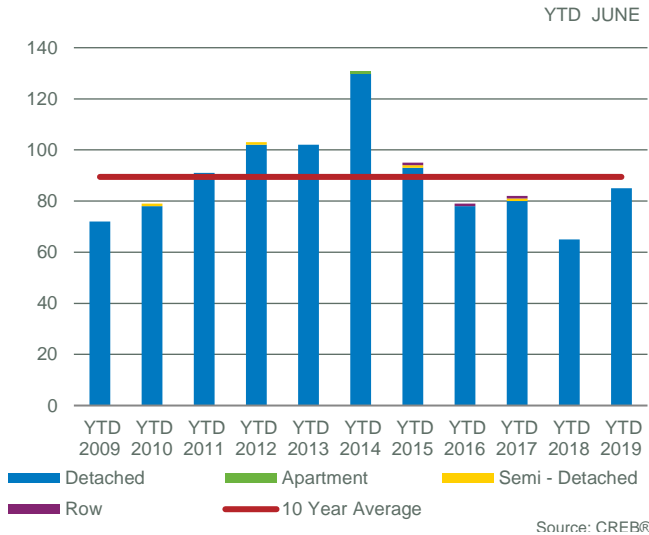
OKOTOKS PRICE CHANGE



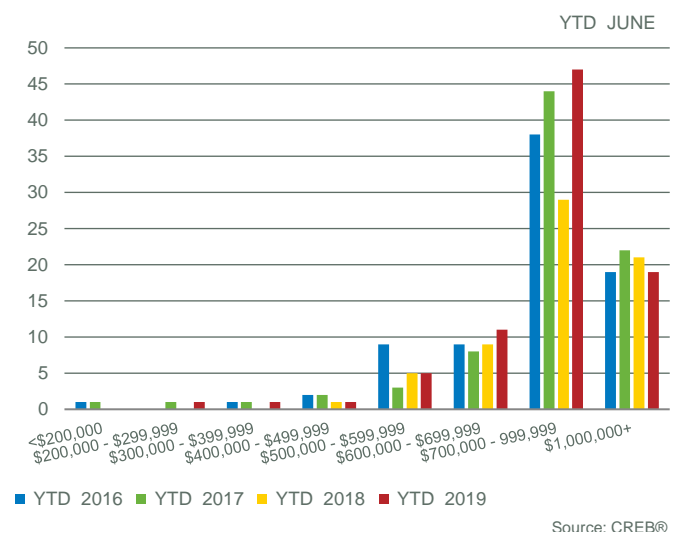
OKOTOKS PRICES



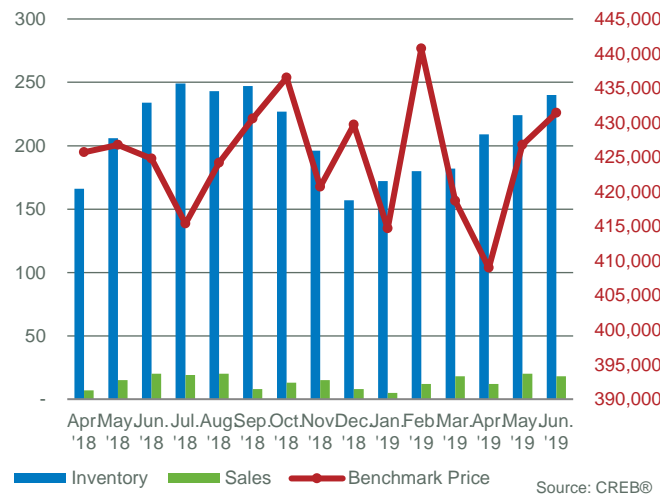
RURAL FoothILLS TOTAL SALES



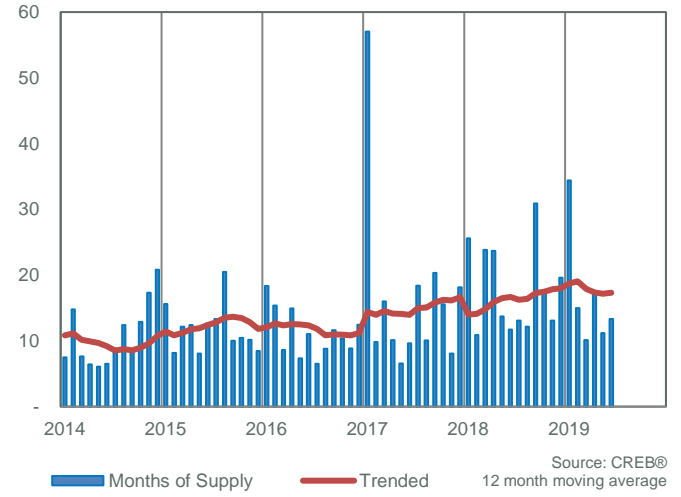
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



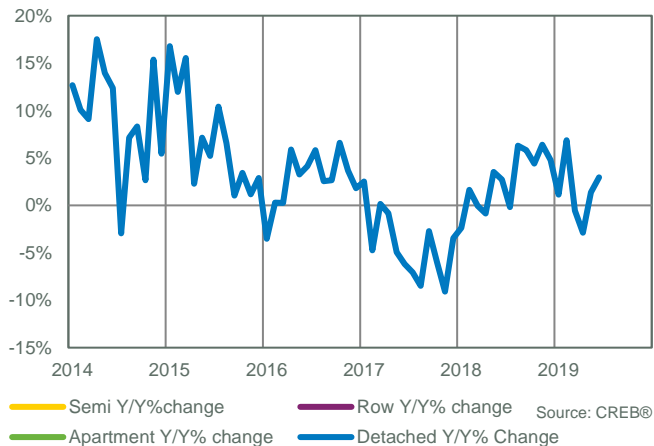
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

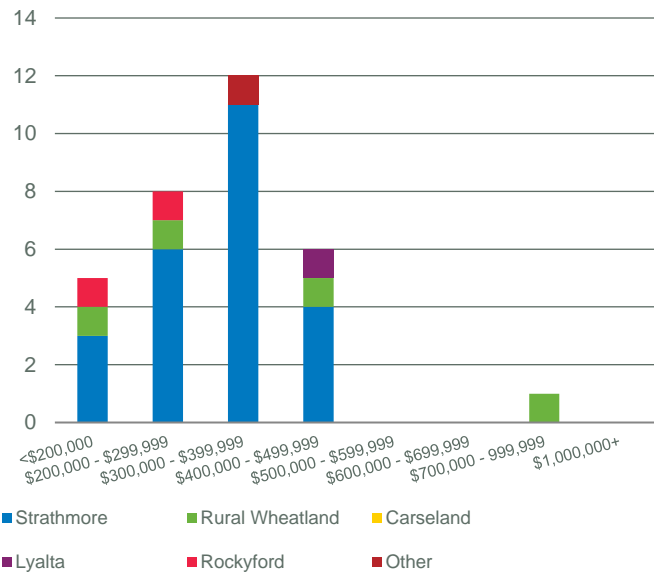


June 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	32	67	47.76%	283	8.84	213,300	324,656	300,000	97%
Rural Wheatland*	4	13	30.77%	62	15.50	213,300	424,500	385,000	13%
Carseland*	0	0	-	4	-	-	NA	NA	0%
Lyalta*	1	3	33.33%	15	15.00	-	472,500	472,500	3%
Rockyford*	2	0	-	7	3.50	-	179,000	179,000	6%
Strathmore	24	46	52.17%	171	7.13	336,100	315,020	305,000	75%
Gleichen	0	2	0.00%	5	-	-	NA	NA	0%
Other*	1	5	20.00%	0	0.00	-	300,000	300,000	3%

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

SALES BY PRICE RANGE

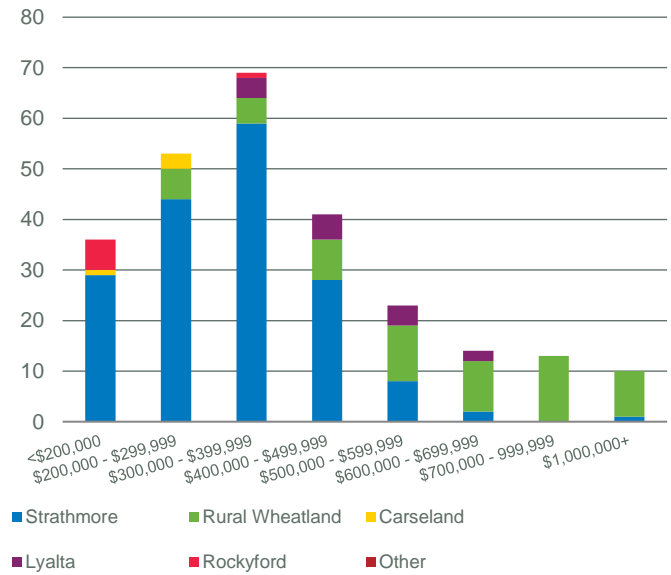
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

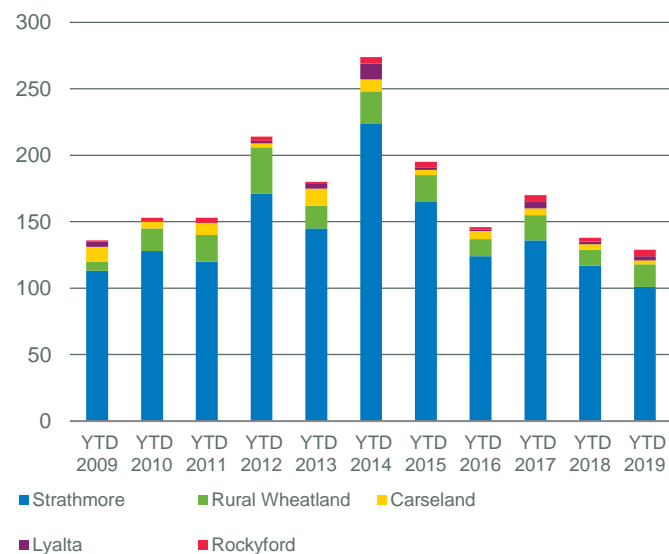
JUNE



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

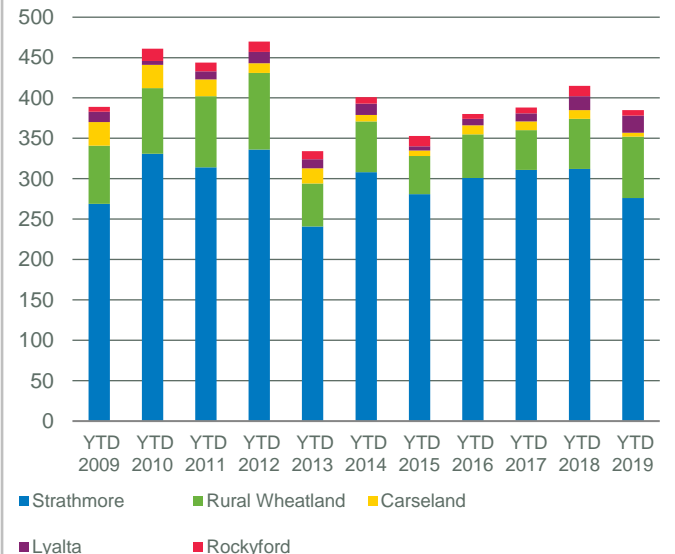
YTD JUNE



Source: CREB®

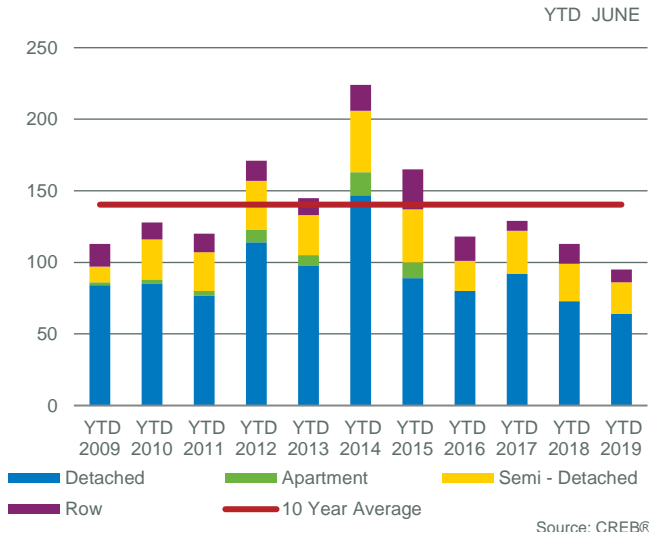
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

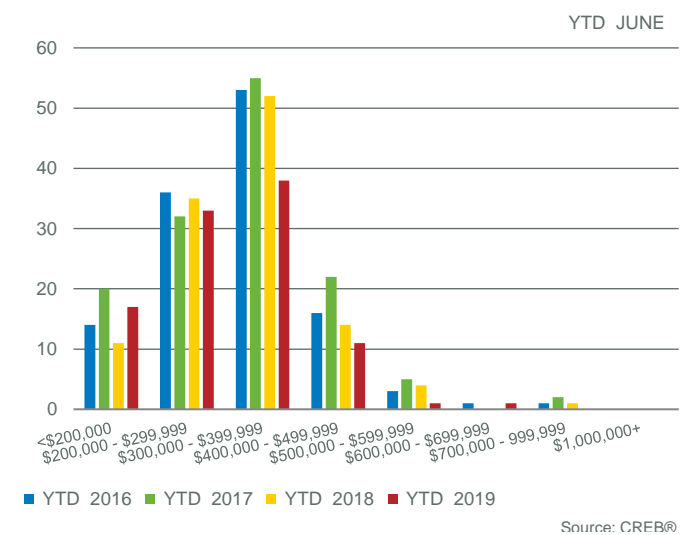


Source: CREB®

STRATHMORE TOTAL SALES



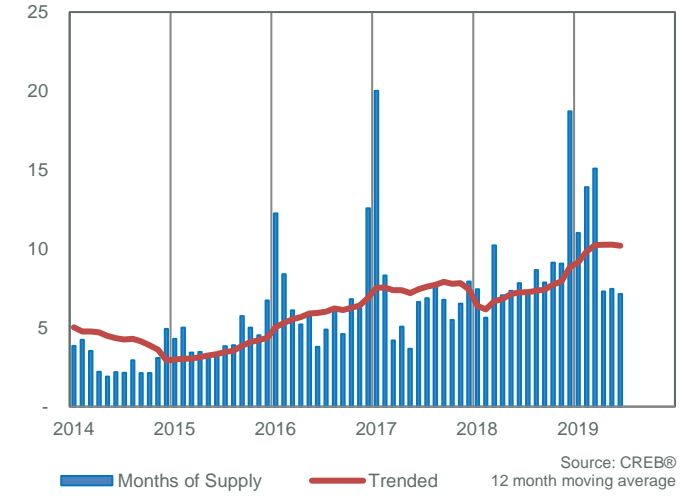
STRATHMORE TOTAL SALES BY PRICE RANGE



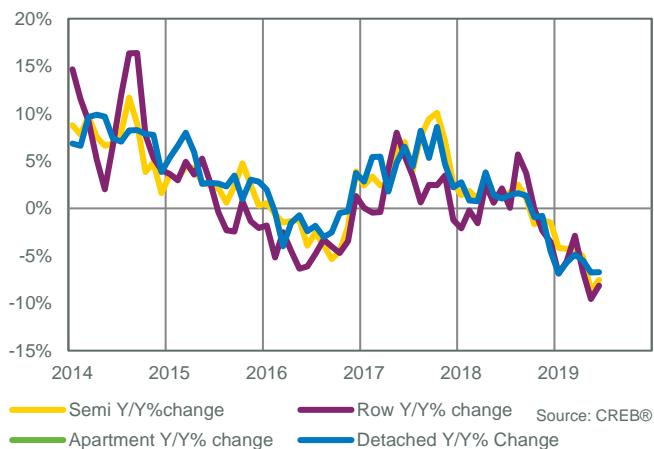
STRATHMORE INVENTORY AND SALES



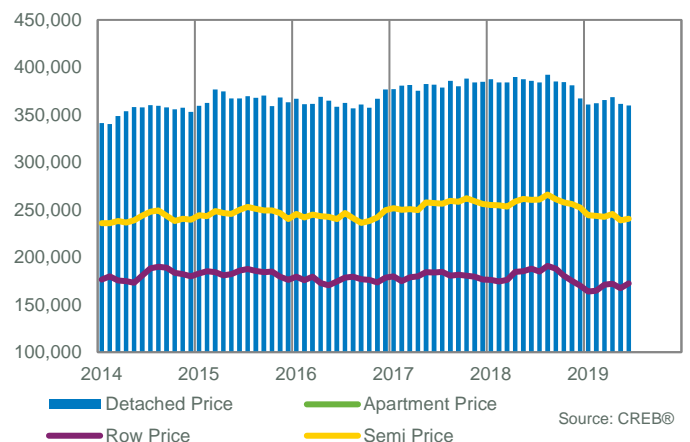
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

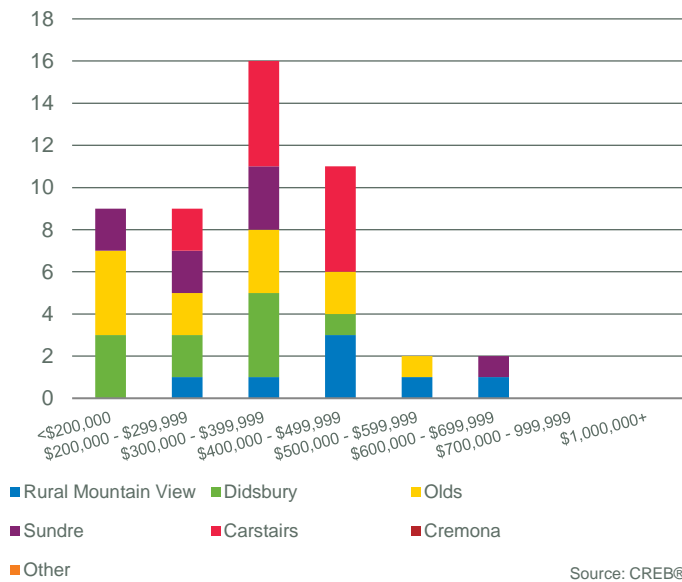


June 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	49	92	53.26%	429	8.76	301,900	338,336	333,500	100%
Rural Mountain View*	7	15	46.67%	112	16.00	259,700	455,786	456,000	14%
Carstairs	12	20	60.00%	65	5.42	317,900	370,917	390,000	24%
Cremona	0	0	-	7	-	-	NA	NA	0%
Didsbury	10	10	100.00%	55	5.50	290,700	290,775	303,000	20%
Olds*	12	29	41.38%	118	9.83	333,200	298,683	291,950	24%
Sundre*	8	17	47.06%	65	8.13	263,700	305,625	294,250	16%
Other*	0	1	0.00%	0	-	-	NA	NA	0%

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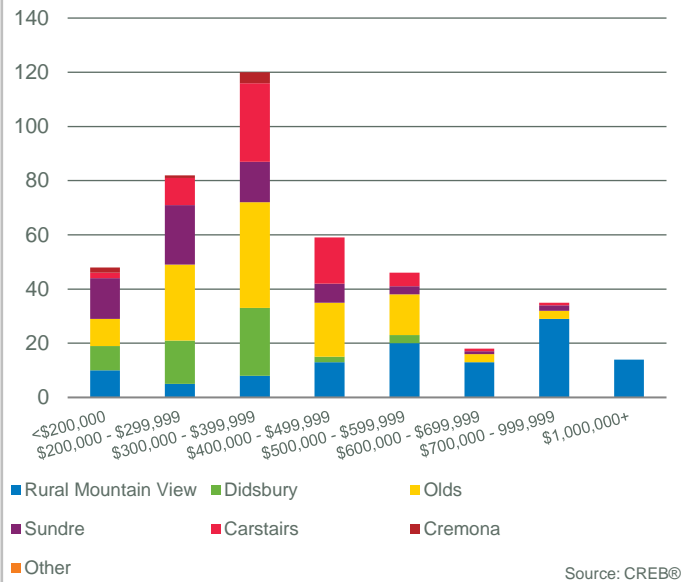
SALES BY PRICE RANGE

JUNE



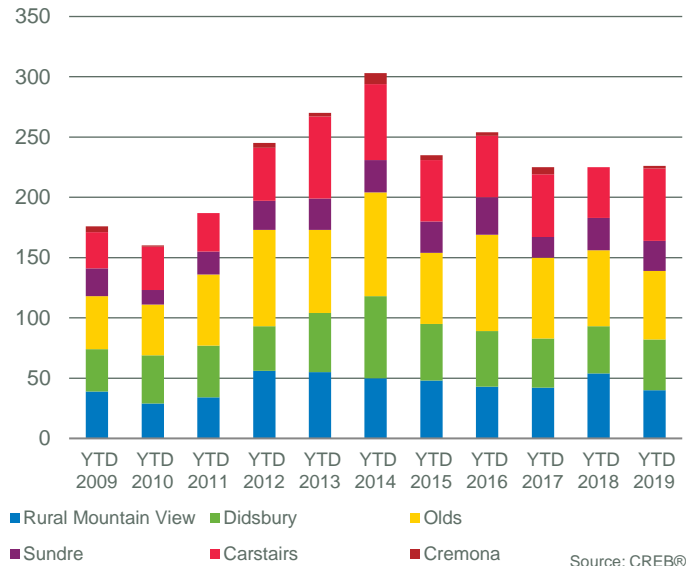
INVENTORY BY PRICE RANGE

JUNE



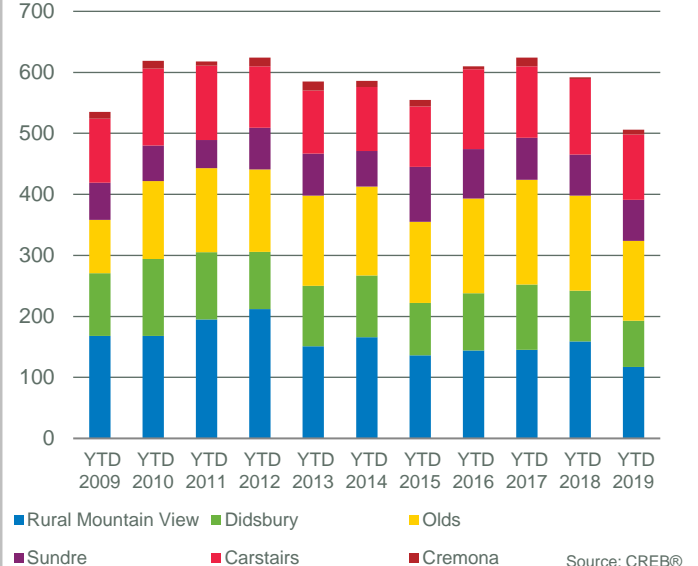
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD JUNE



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

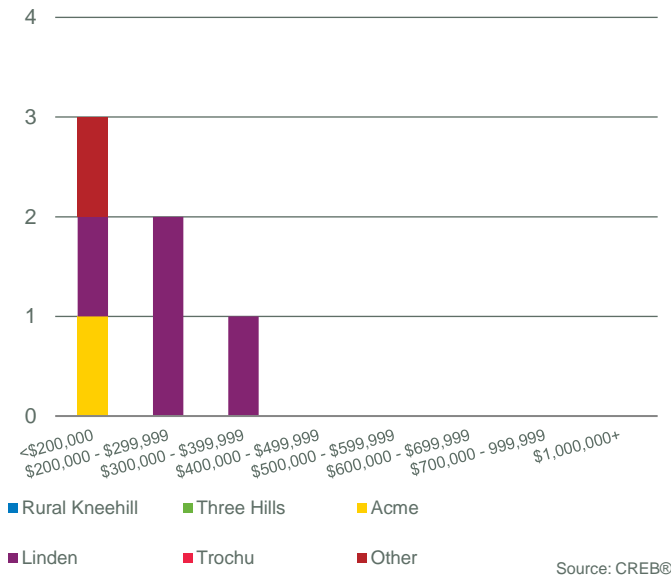


June 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	6	15	40.00%	112	18.67	180,800	194,367	210,500	83%
Rural Kneehill*	0	3	0.00%	8	-	180,800	NA	NA	0%
Acme*	1	0	-	10	10.00	-	87,500	87,500	17%
Linden*	4	0	-	8	2.00	-	240,425	235,000	67%
Three Hills*	0	3	0.00%	39	-	-	NA	NA	0%
Torrington*	0	3	0.00%	4	-	-	NA	NA	0%
Trochu*	0	1	0.00%	22	-	-	NA	NA	0%
Other*	1	5	20.00%	0	0.00	-	117,000	117,000	17%

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

SALES BY PRICE RANGE

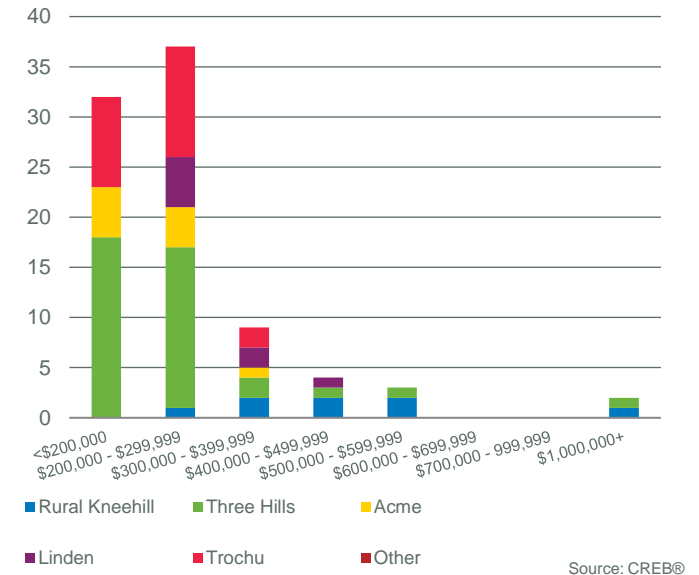
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

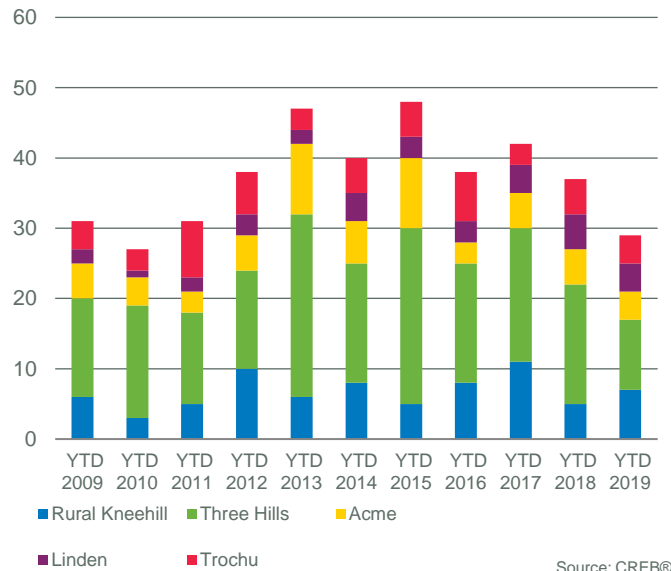
JUNE



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

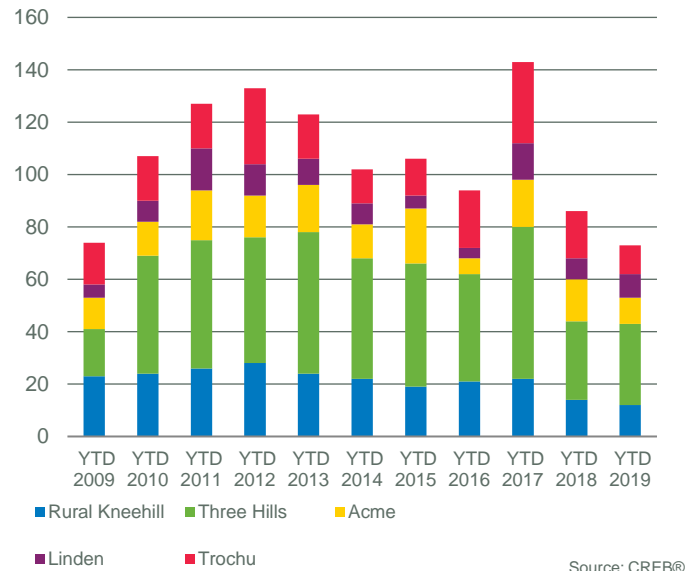
YTD JUNE



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

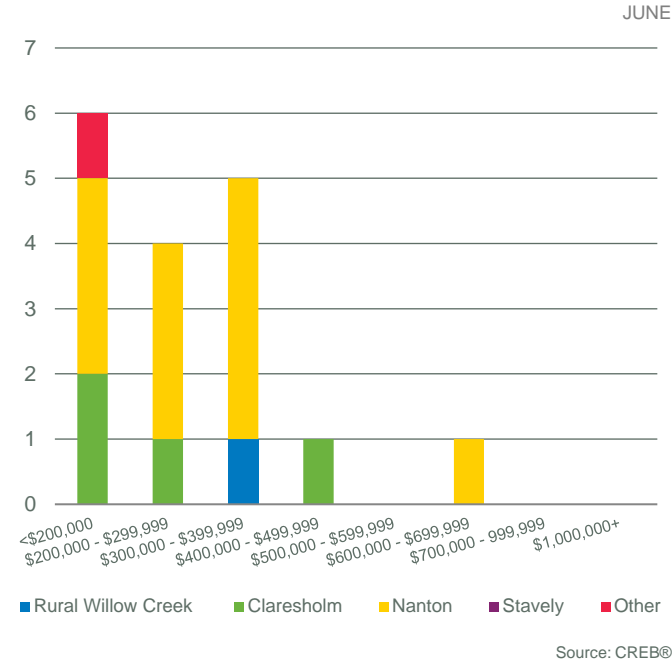


Source: CREB®

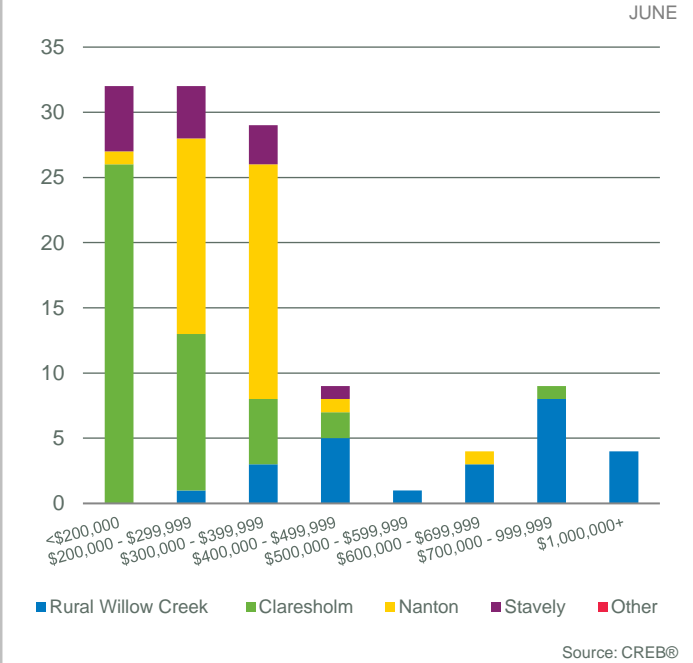
June 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	17	32	53.13%	125	7.35	200,600	271,265	270,000	100%
Rural Willow Creek*	1	6	16.67%	25	25.00	199,800	305,000	305,000	6%
Claresholm*	4	13	30.77%	46	11.50	-	225,625	182,500	24%
Nanton*	11	7	157.14%	36	3.27	-	294,455	280,000	65%
Stavelly*	0	1	0.00%	13	-	-	NA	NA	0%
Other*	1	5	20.00%	0	0.00	-	165,000	165,000	6%

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

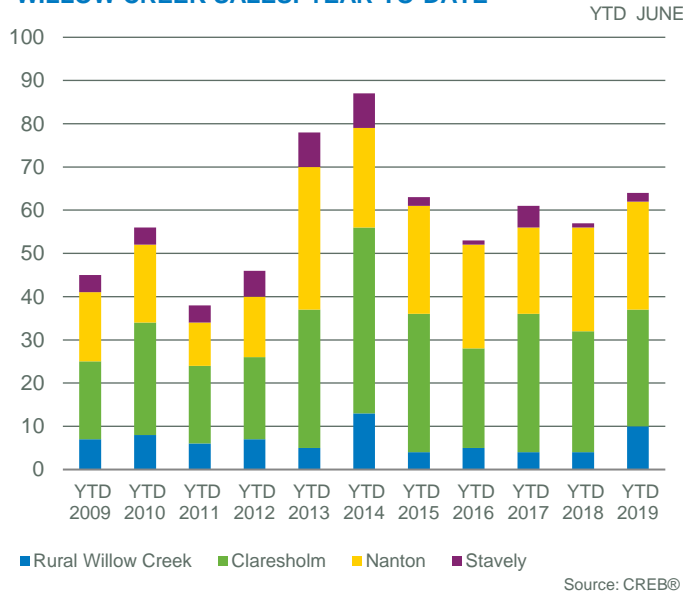
SALES BY PRICE RANGE



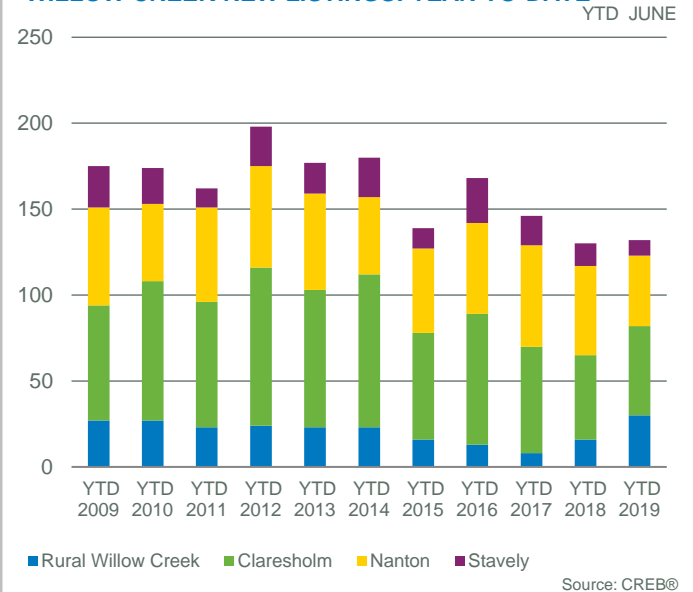
INVENTORY BY PRICE RANGE



WILLOW CREEK SALES: YEAR-TO-DATE



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE



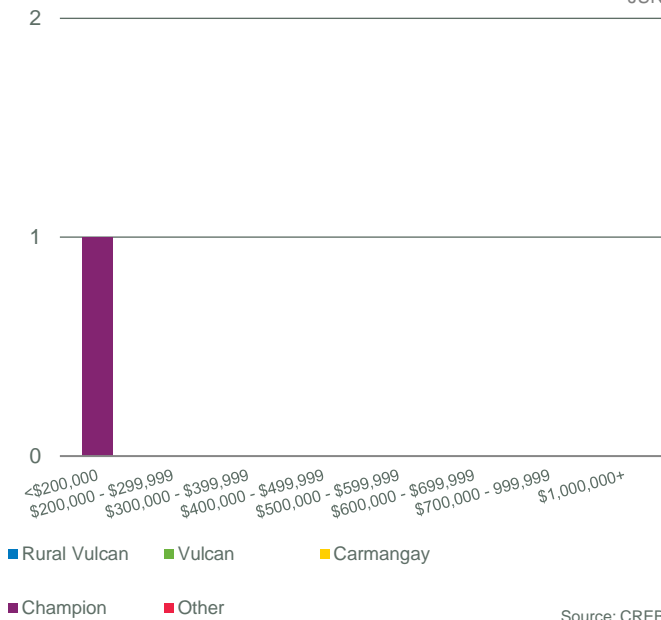
Jun. 19

June 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*	1	26	3.85%	114	114.00	235,700	111,000	111,000	100%
Rural Vulcan*	0	7	0.00%	55	-	-	NA	NA	0%
Vulcan*	0	10	0.00%	34	-	-	NA	NA	0%
Carmangay*	0	1	0.00%	7	-	-	NA	NA	0%
Champion*	1	2	50.00%	4	4.00	-	111,000	111,000	100%
Other*	0	6	0.00%	0	-	-	NA	NA	0%

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

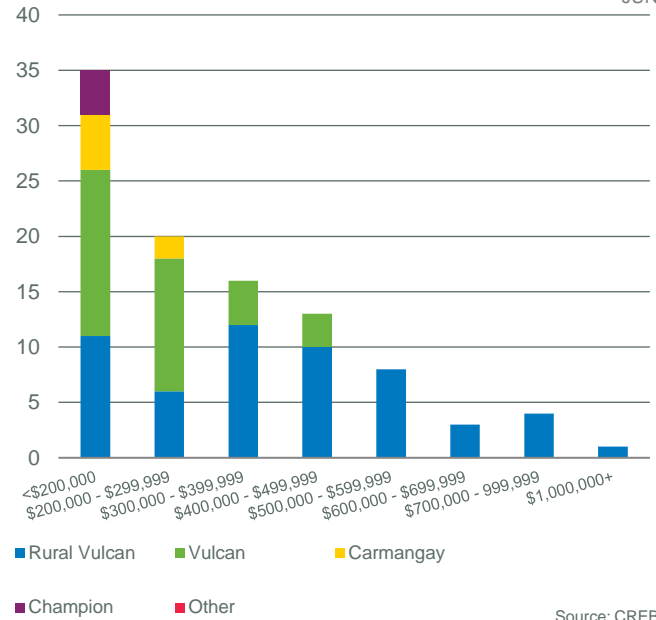
SALES BY PRICE RANGE

JUNE



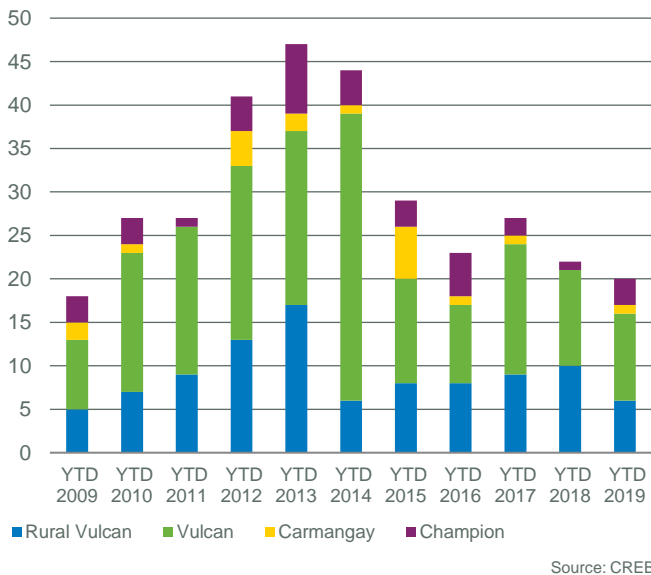
INVENTORY BY PRICE RANGE

JUNE



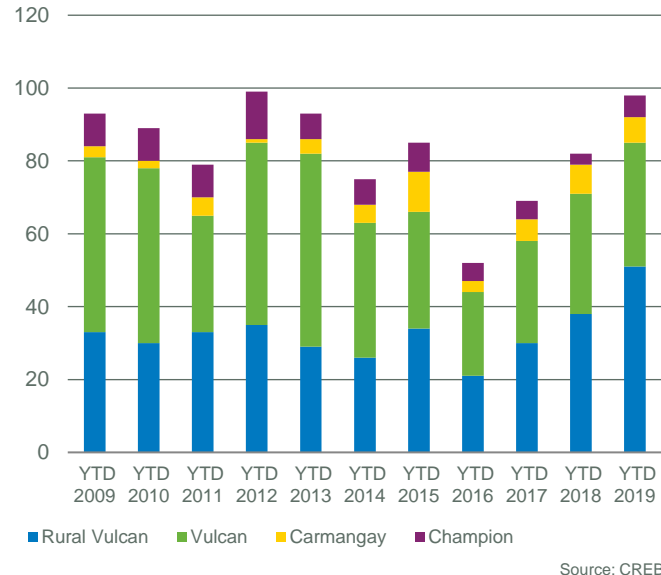
VULCAN SALES: YEAR-TO-DATE

YTD JUNE



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



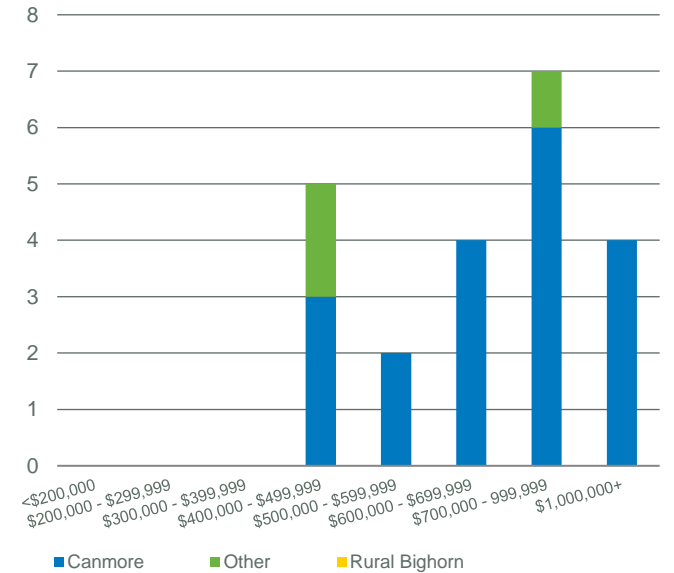
Jun. 19

June 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*	22	50	44.00%	144	6.55	756,600	763,486	695,375	100%
Rural Bighorn*	0	3	0.00%	9	-	-	NA	NA	0%
Canmore*	19	46	41.30%	125	6.58	-	793,092	705,000	86%
Other*	3	1	300.00%	0	0.00	-	575,983	490,000	14%

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

SALES BY PRICE RANGE

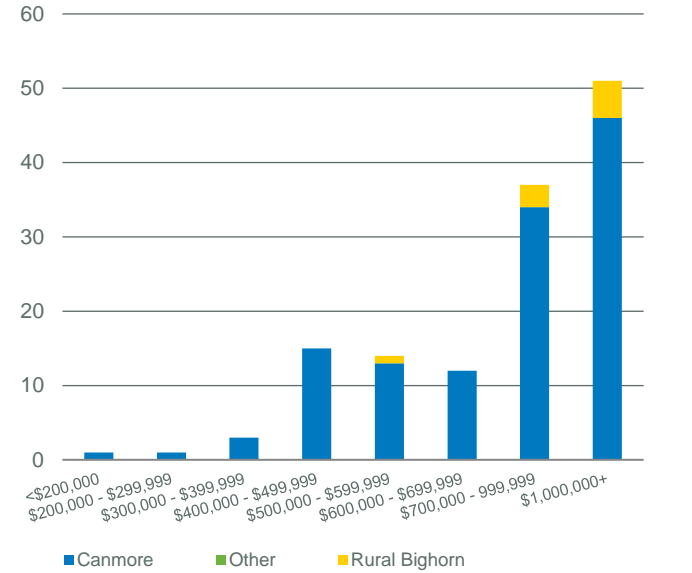
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

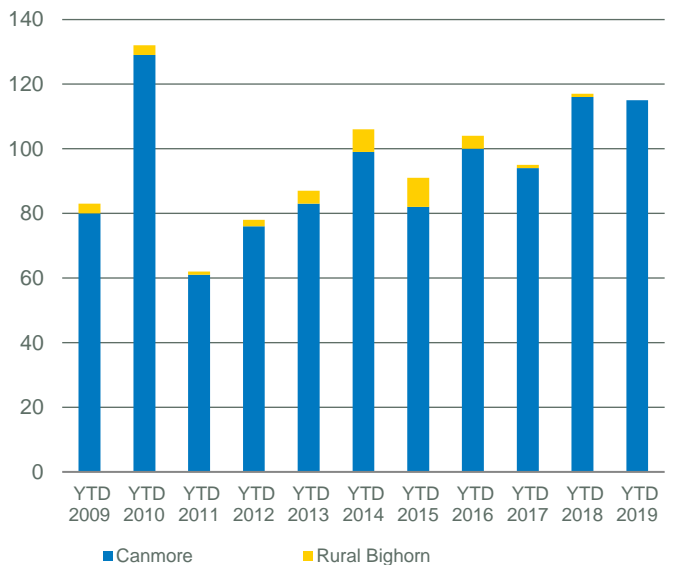
JUNE



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

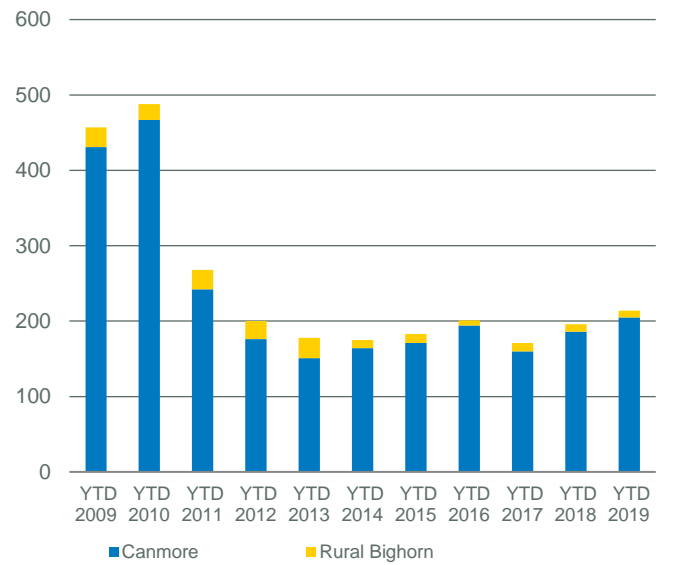
YTD JUNE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



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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