



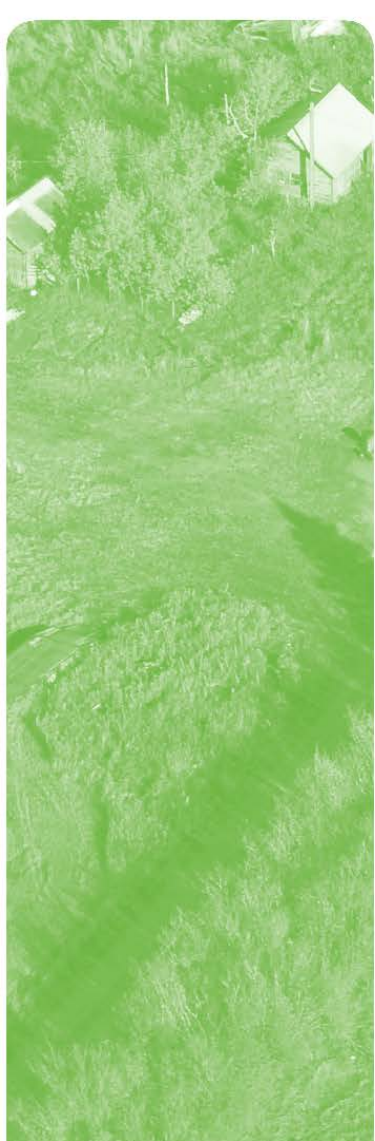
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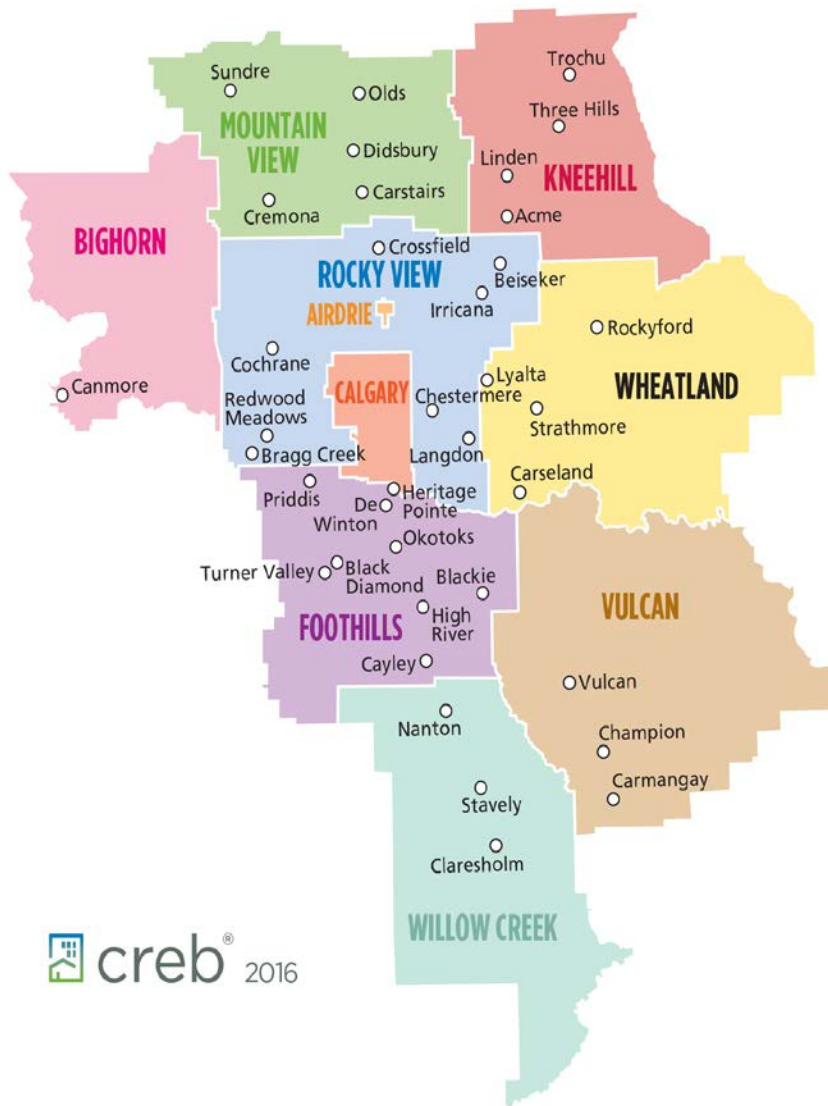
MONTHLY STATISTICS PACKAGE

Calgary Region

August 2019



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REGIONAL HIGHLIGHTS

September 3, 2019

Airdrie

- Despite a year-over-year decline in sales activity this month, year-to-date sales sit just above last year's levels. Unlike Calgary, most of the growth here has been driven by gains in the detached sector. Year-to-date new listings have eased by 13 per cent and inventories have edged down relative to last year.
- A general trend toward more balanced conditions has eased downward pressure on prices. The benchmark price was \$334,600 in August - 1.8 per cent below last year's levels.

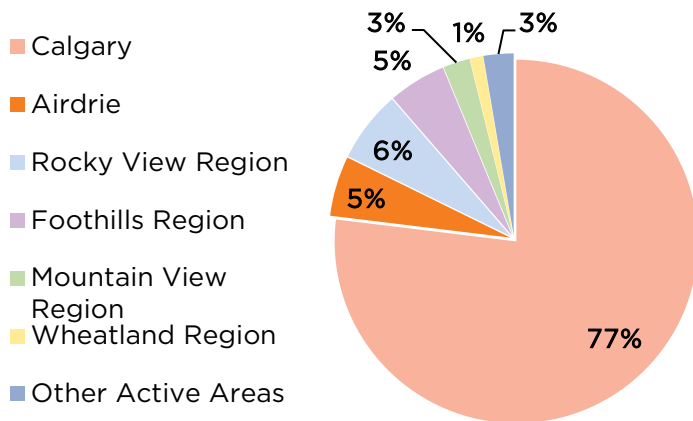
Cochrane

- Fuelled by reductions in new listings and stable sales, inventories continue to trend down. This has supported some easing in the months of supply, which dropped from nearly eight months in August of last year to five months this year.
- Reductions in oversupply have supported more stability in monthly prices. The benchmark price was \$408,000 in August, nearly four per cent below last year's levels.

Okotoks

- Improving sales in August contributed to year-to date sales of 373 units, slightly higher than last year's levels, but still below long-term averages. The number of new listings continues to ease. This is causing inventories to decline and reducing the months of supply.
- Months of supply dropped from nearly 10 months last year to under five months this August. Despite this reduction in oversupply, benchmark prices so far this year have remained over four per cent below last year's levels.

SHARE OF SALES August 2019



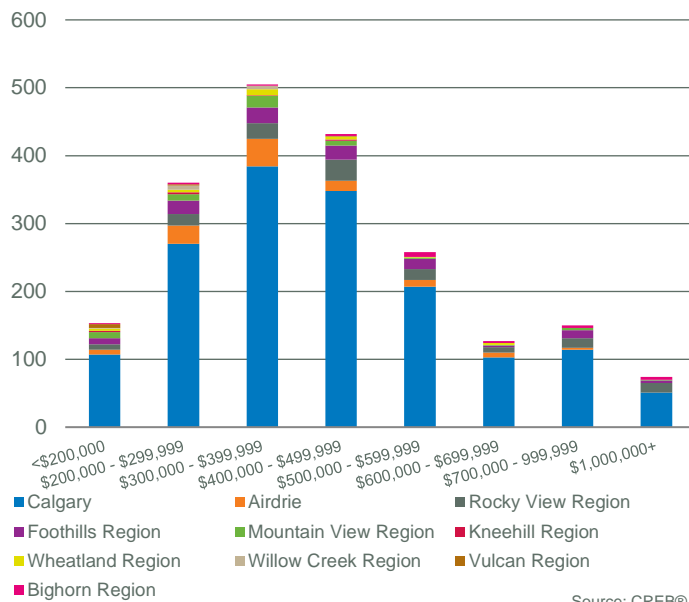
Source: CREB®

Aug. 19

August 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	1,584	2,784	56.90%	7,044	4.45	426,000	454,114	407,750	77%
Airdrie	110	193	56.99%	512	4.65	334,600	374,364	353,566	5%
Rocky View Region	131	287	45.64%	1,093	8.34	524,100	544,925	448,000	6%
Foothills Region	106	226	46.90%	709	6.69	369,300	443,108	401,250	5%
Mountain View Region	49	98	50.00%	447	9.12	313,600	365,883	323,000	2%
Kneehill Region	8	16	50.00%	98	12.25	182,000	273,188	242,500	0%
Wheatland Region	24	59	40.68%	263	10.96	207,300	365,190	356,450	1%
Willow Creek Region	12	19	63.16%	122	10.17	201,700	277,475	294,650	1%
Vulcan Region	9	12	75.00%	102	11.33	233,400	171,500	125,000	0%
Bighorn Region	26	49	53.06%	153	5.88	794,200	670,413	537,500	1%
CREB® Economic Region	2,059	3,743	55.01%	10,543	5.12	420,500	451,692	400,000	100%

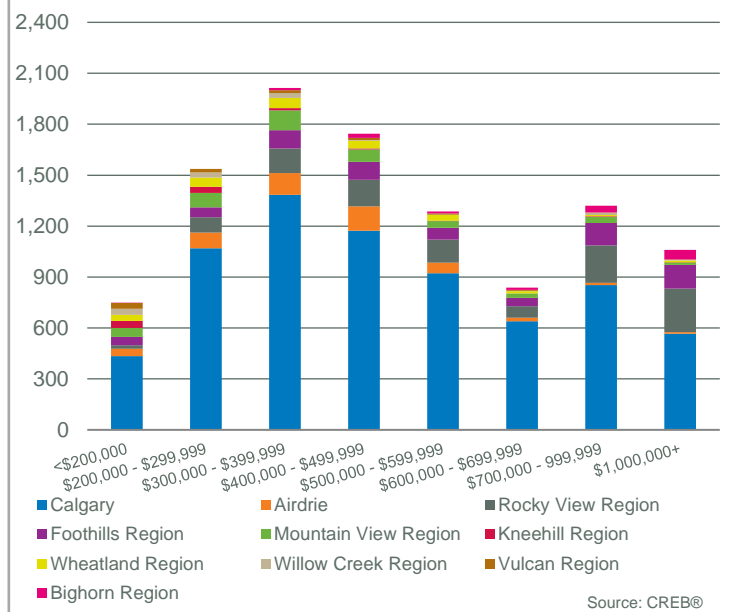
CREB® SALES BY PRICE RANGE

AUGUST



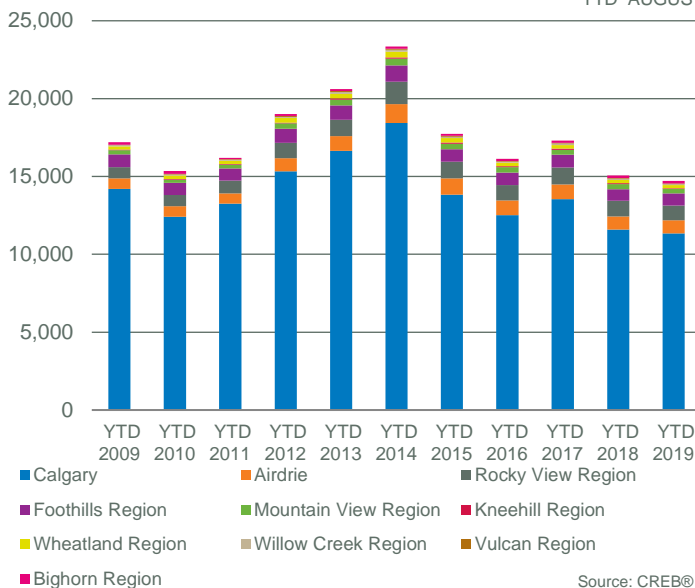
CREB® INVENTORY BY PRICE RANGE

AUGUST



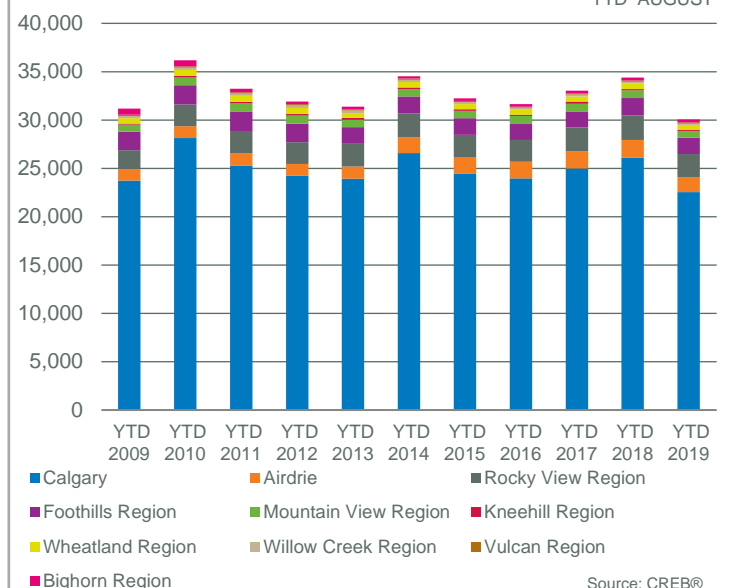
CREB® TOTAL SALES: YEAR-TO-DATE

YTD AUGUST



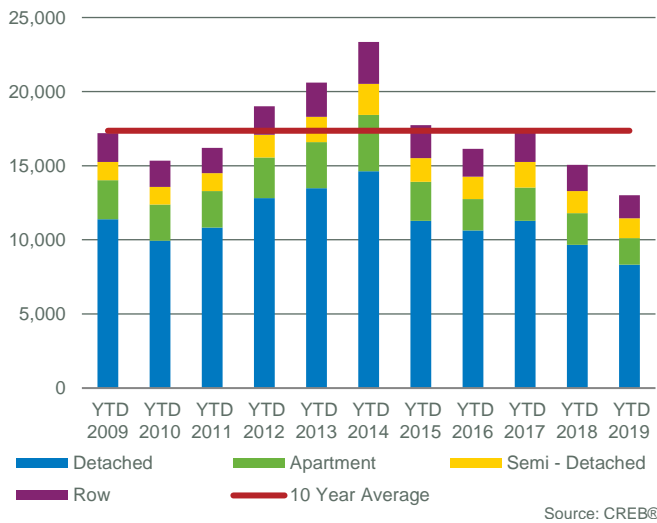
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



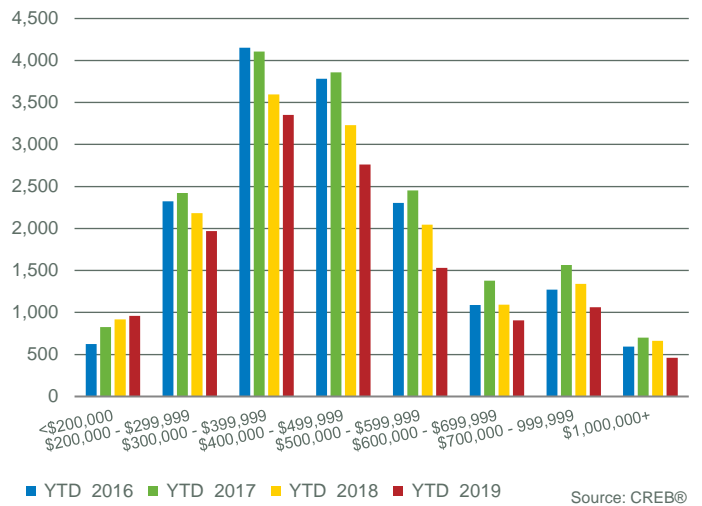
CREB® ECONOMIC REGION TOTAL SALES

YTD AUGUST

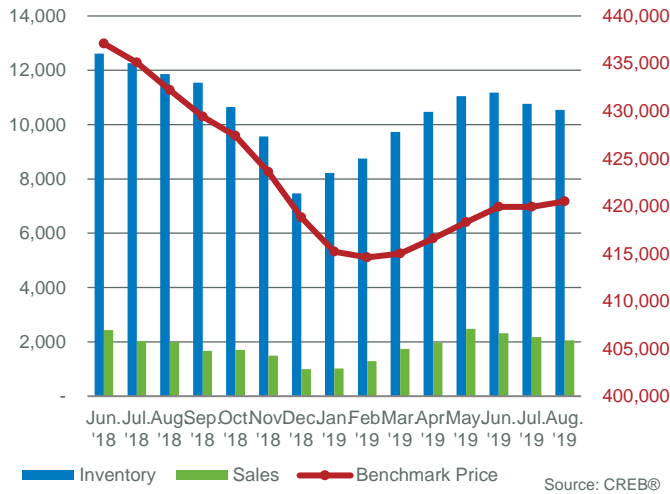


CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

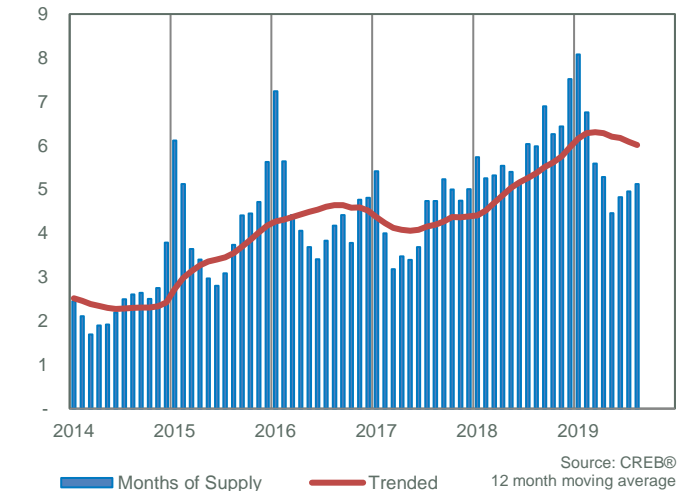
YTD AUGUST



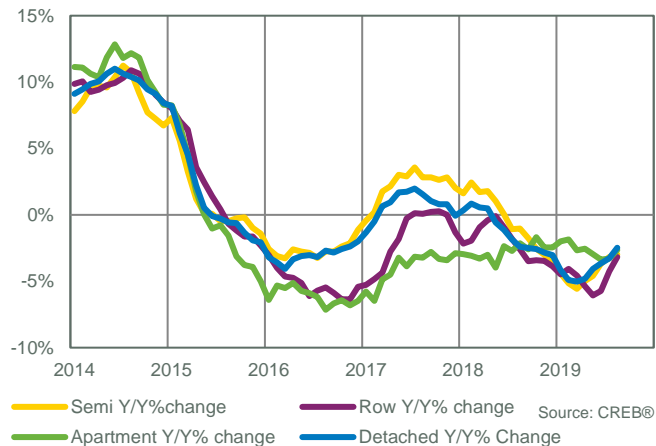
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

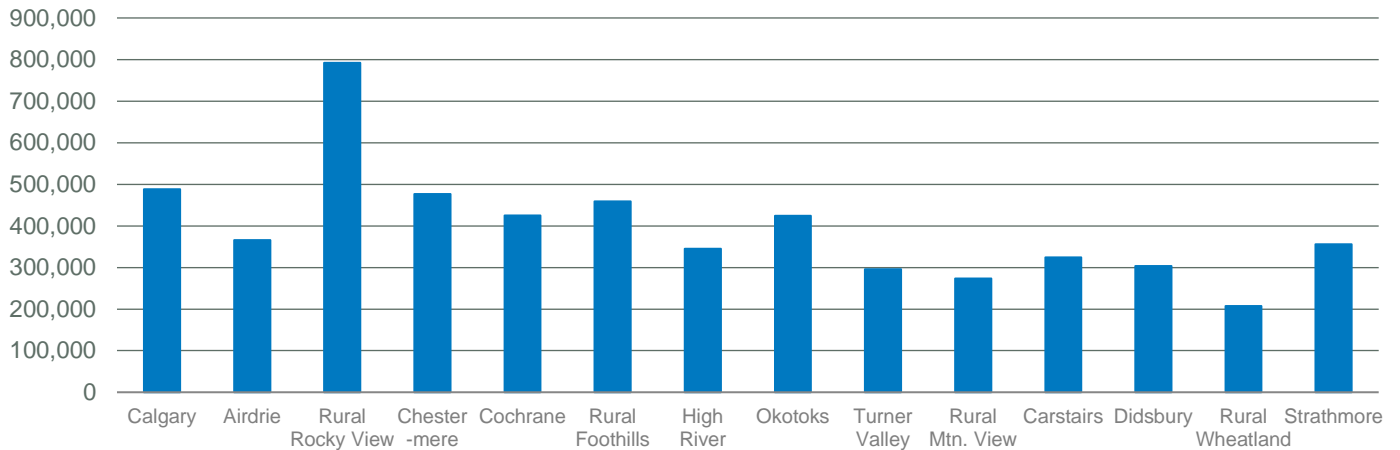


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

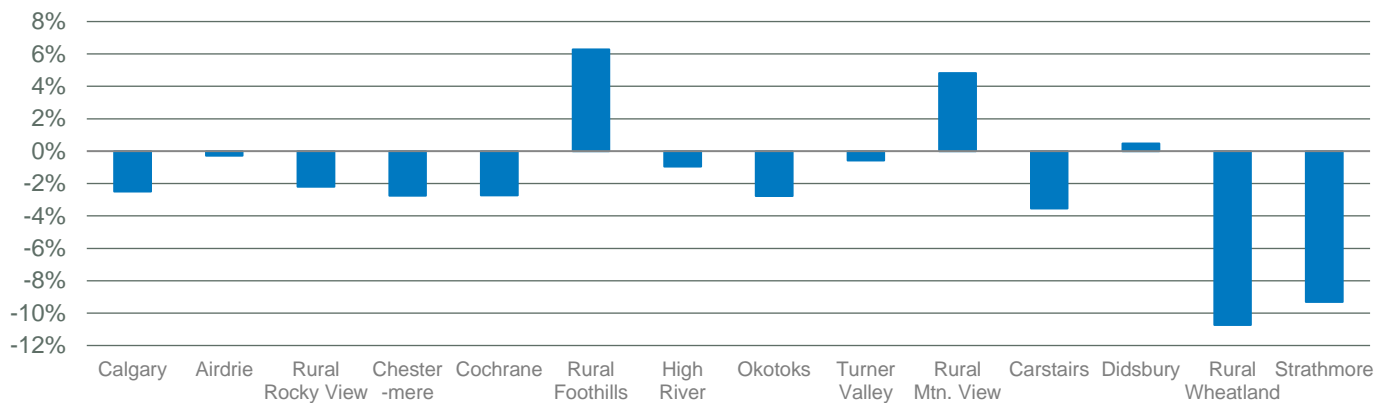
AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

AUGUST



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

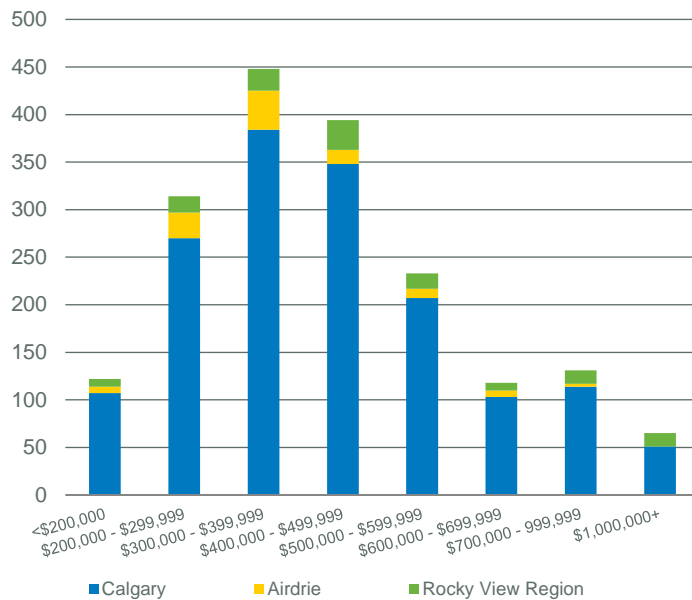
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1407	4897	3	1992	2	1
Airdrie	1435	4596	3	2003	2	1
Rural Rocky View	1863	3957	3	1997	2	1
Cochrane	1548	5476	3	1999	2	1
Chestermere	1909	5519	3	2003	2	1
Rural Foothills	1752	Unavailable	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

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August 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	1,584	2,784	56.90%	7,044	4.45	426,000	454,114	407,750	87%
Airdrie	110	193	56.99%	512	4.65	334,600	374,364	353,566	6%
Rocky View Region	131	287	45.64%	1,093	8.34	524,100	544,925	448,000	7%
Calgary CMA	1,825	3,264	55.91%	8,649	4.74	424,700	455,826	405,000	100%

CALGARY CMA SALES BY PRICE RANGE

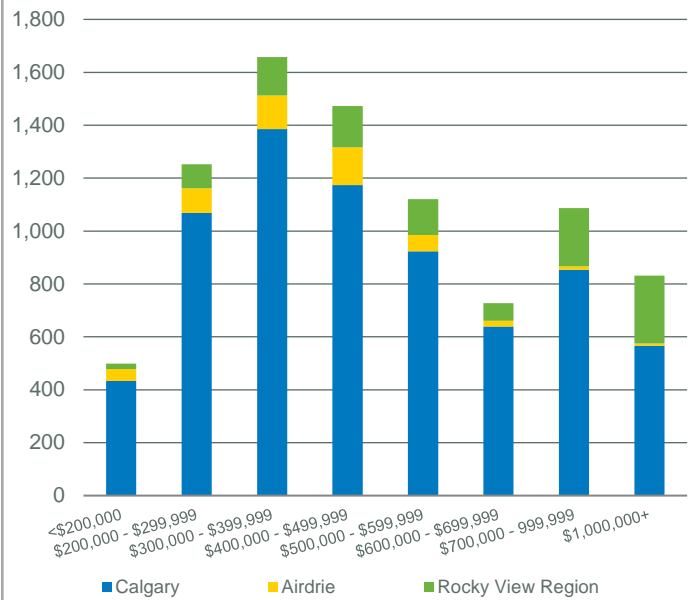
AUGUST



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

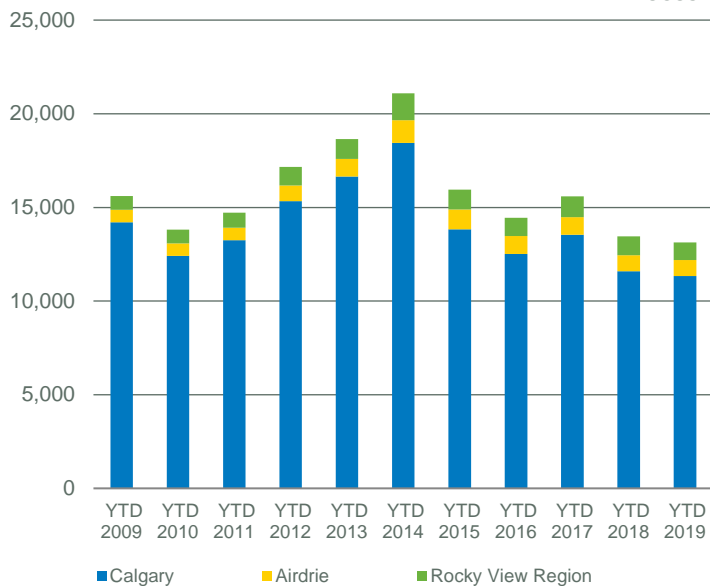
AUGUST



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

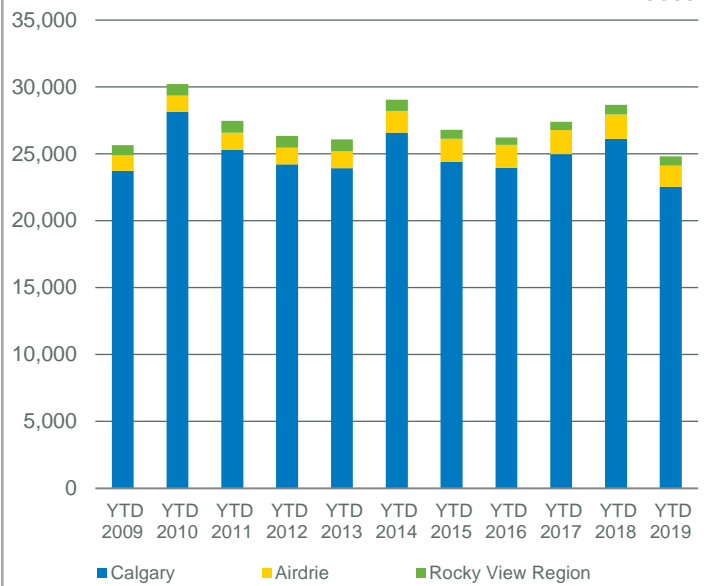
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Source: CREB®

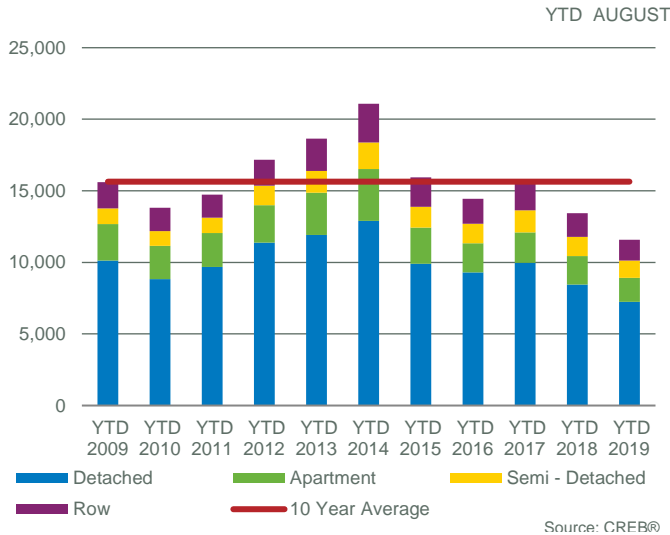
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

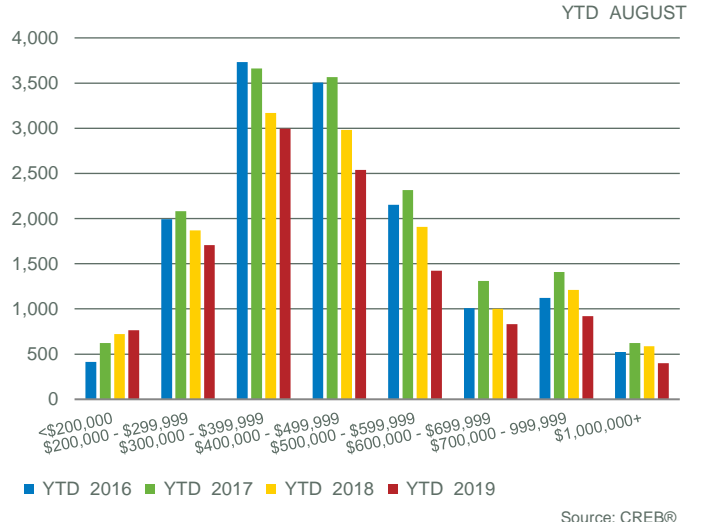


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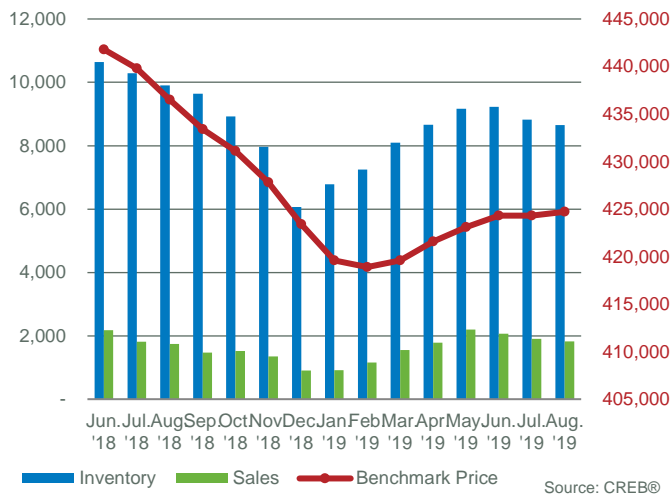
CALGARY CMA TOTAL SALES



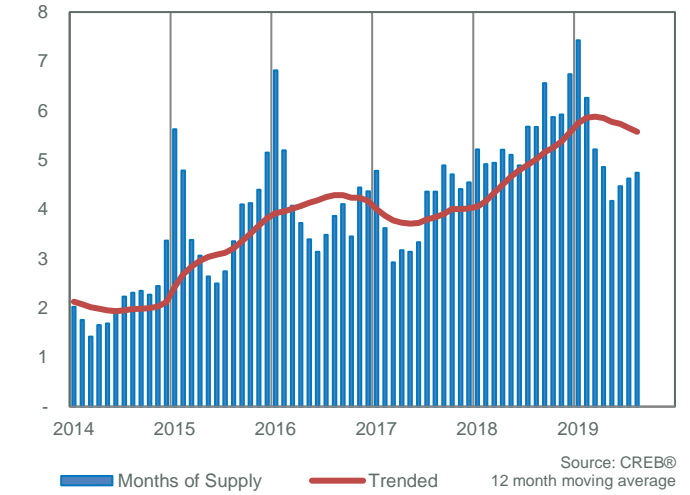
CALGARY CMA TOTAL SALES BY PRICE RANGE



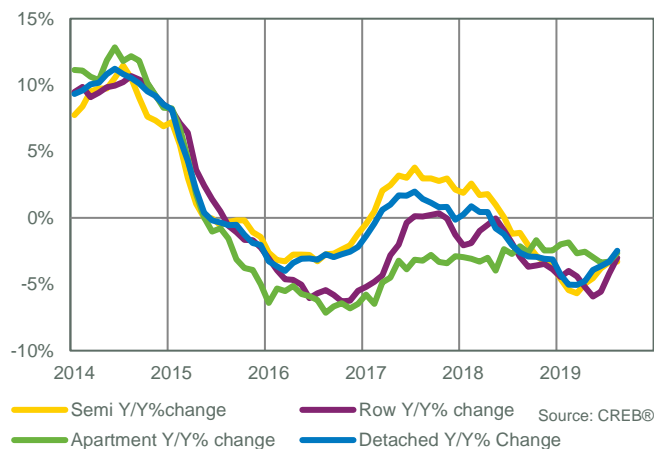
CALGARY CMA INVENTORY AND SALES



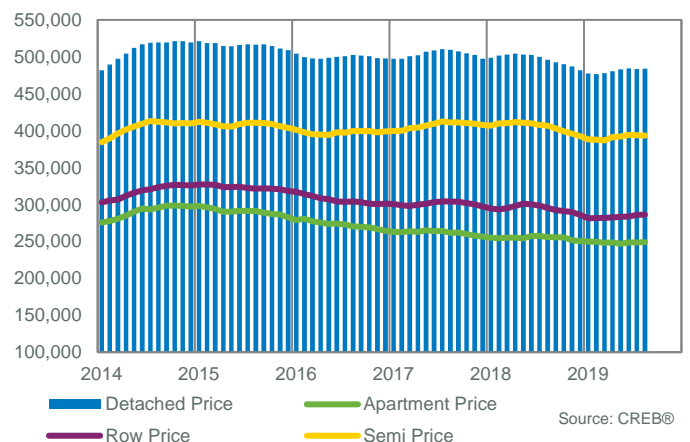
CALGARY CMA MONTHS OF INVENTORY



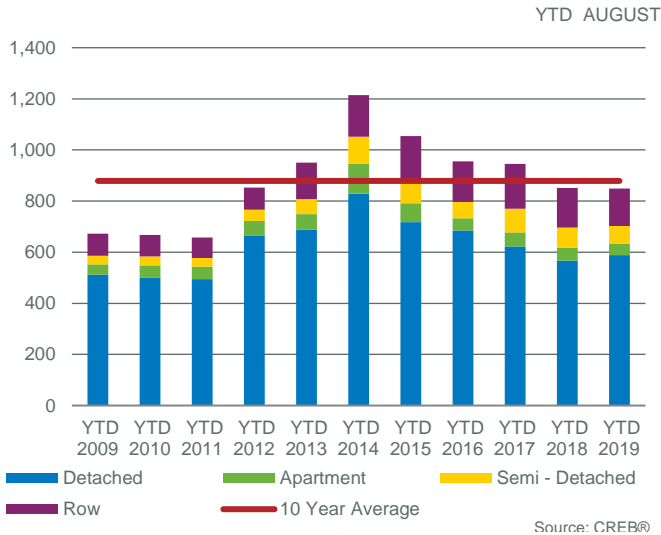
CALGARY CMA PRICE CHANGE



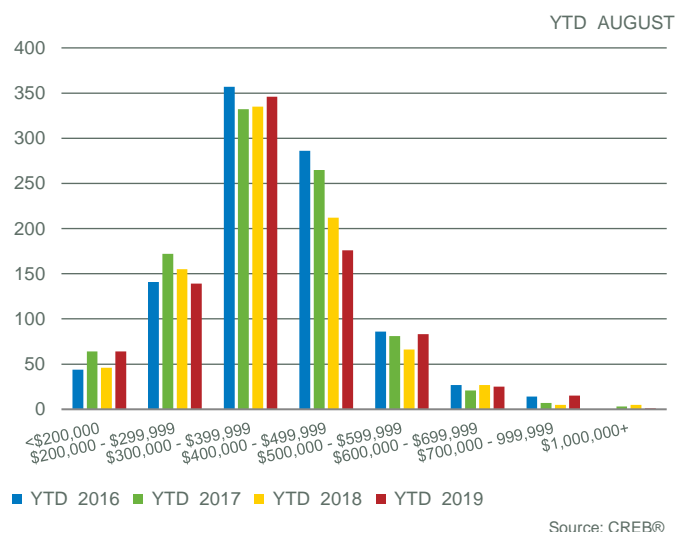
CALGARY CMA PRICES



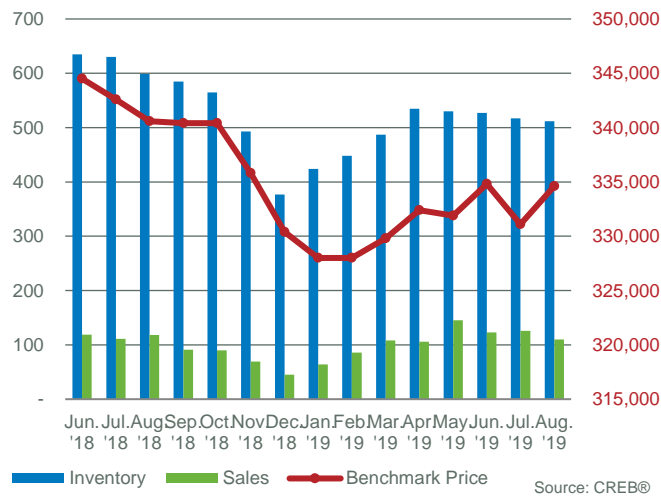
AIRDRIE TOTAL SALES



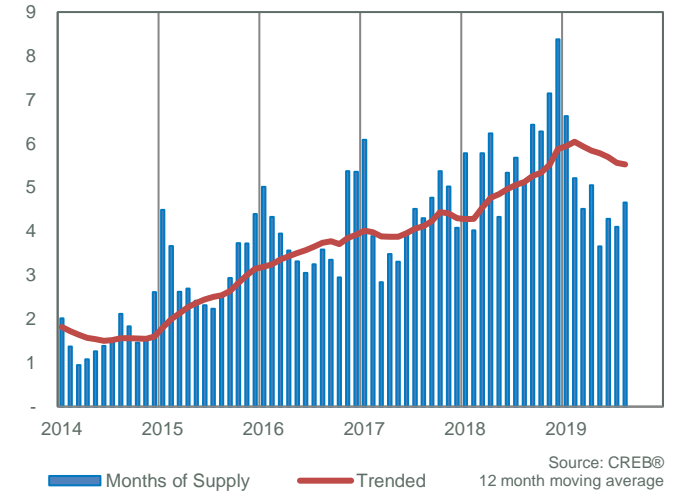
AIRDRIE TOTAL SALES BY PRICE RANGE



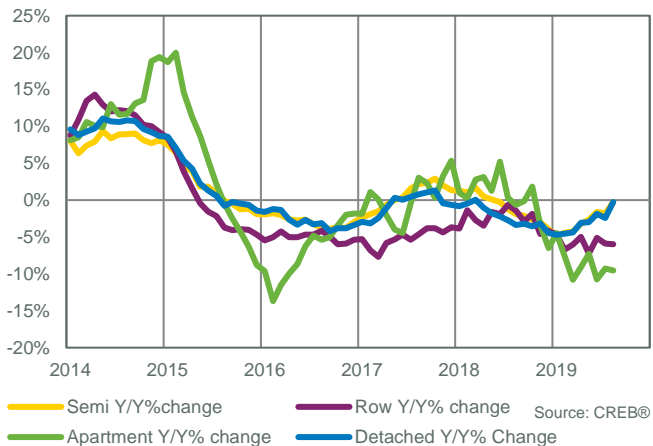
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



AIRDRIE PRICES

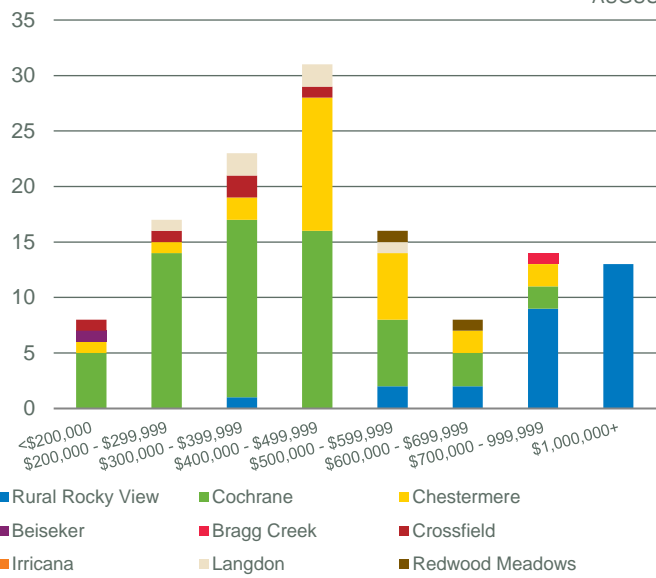


Aug. 19

August 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	131	287	45.64%	1,093	8.34	524,100	544,925	448,000	100%
Rural Rocky View	27	77	35.06%	400	14.81	788,500	1,026,732	925,000	21%
Beiseker	1	2	50.00%	15	15.00	-	162,000	162,000	1%
Bragg Creek	1	4	25.00%	26	26.00	-	865,000	865,000	1%
Chestermere	26	69	37.68%	211	8.12	460,300	487,942	463,500	20%
Cochrane	62	102	60.78%	310	5.00	408,000	379,777	362,000	47%
Crossfield	5	10	50.00%	41	8.20	-	321,040	380,000	4%
Irricana	0	5	0.00%	18	-	-	NA	NA	0%
Langdon	6	11	54.55%	36	6.00	-	406,417	386,000	5%
Redwood Meadows	2	3	66.67%	11	5.50	-	617,500	617,500	2%
Other	1	4	25.00%	25	25.00	-	1,125,000	1,125,000	1%

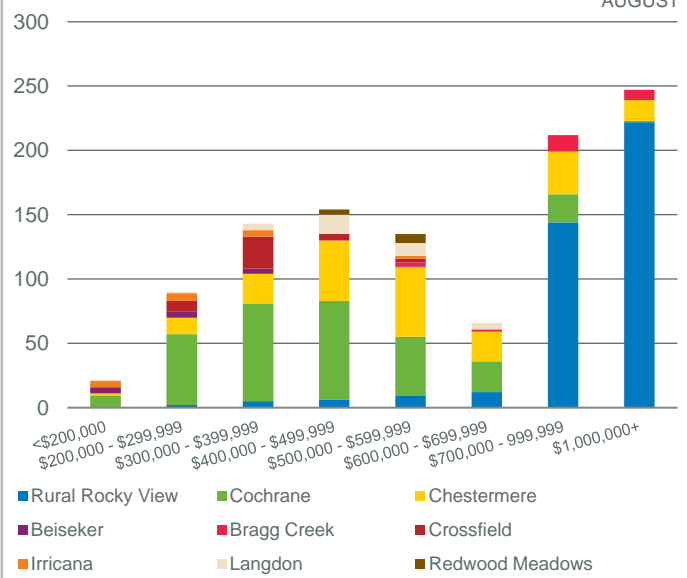
SALES BY PRICE RANGE

AUGUST



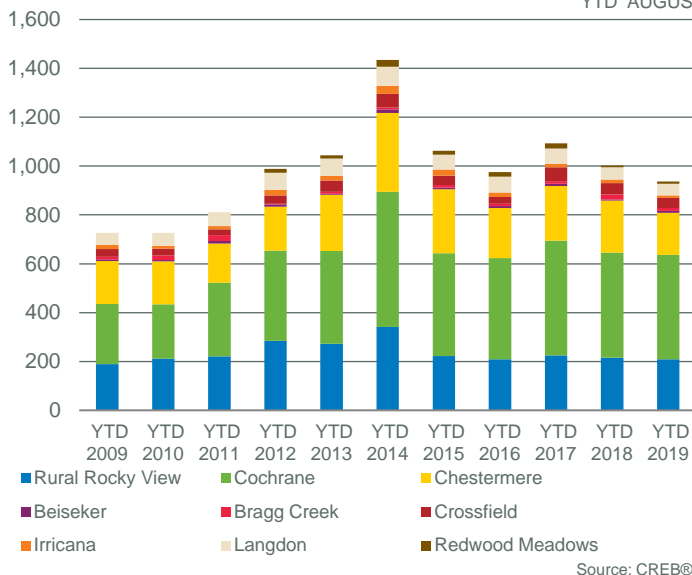
INVENTORY BY PRICE RANGE

AUGUST



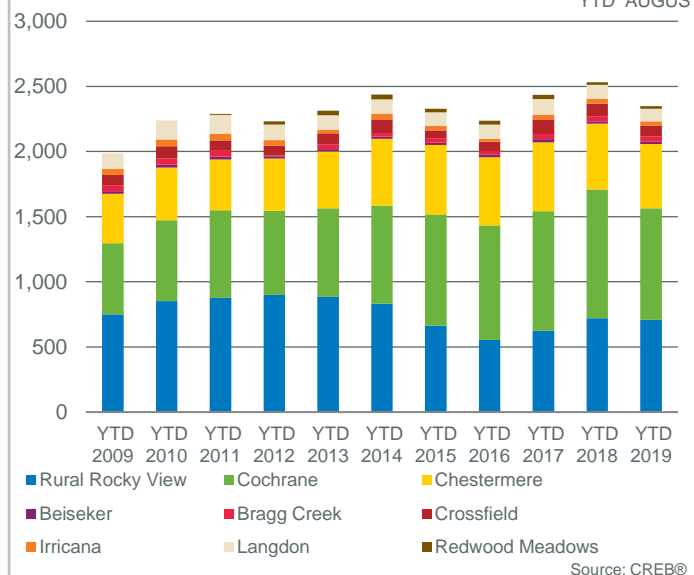
ROCKY VIEW SALES: YEAR-TO-DATE

YTD AUGUST

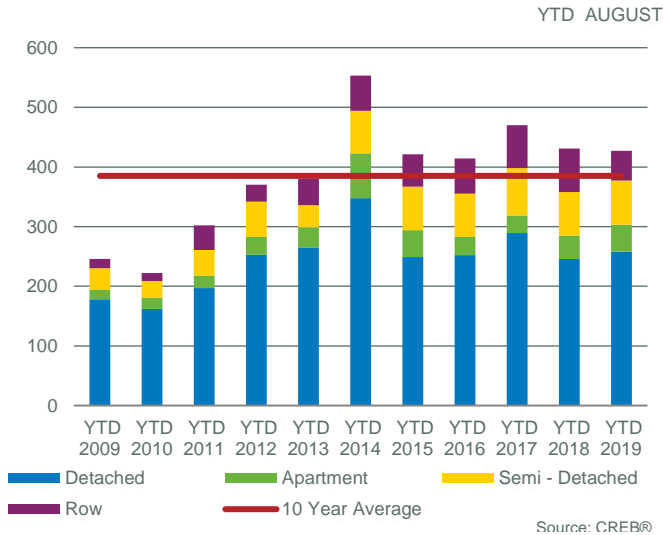


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

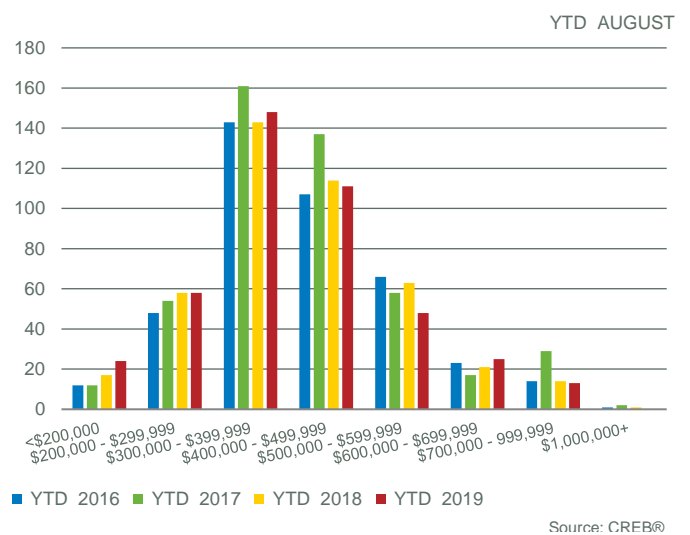
YTD AUGUST



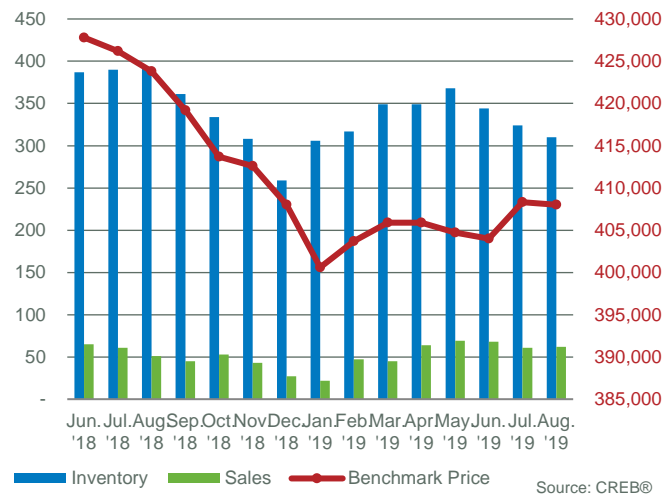
COCHRANE TOTAL SALES



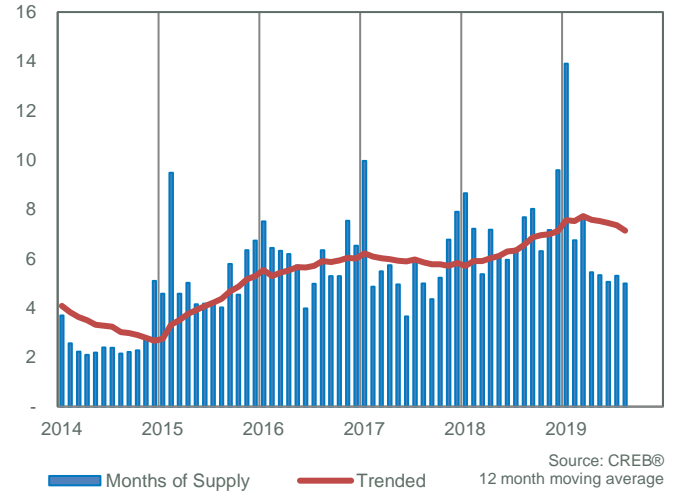
COCHRANE TOTAL SALES BY PRICE RANGE



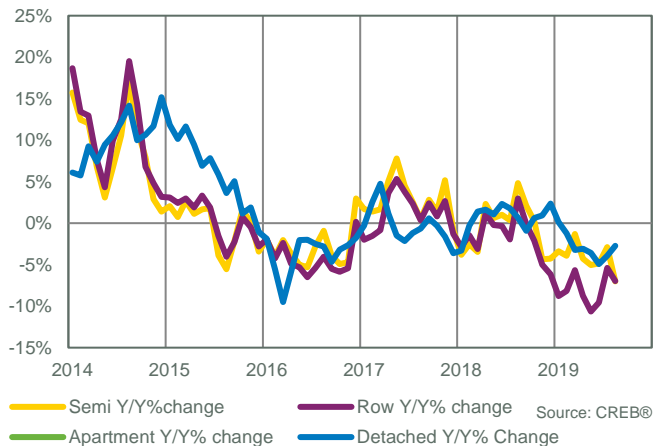
COCHRANE INVENTORY AND SALES



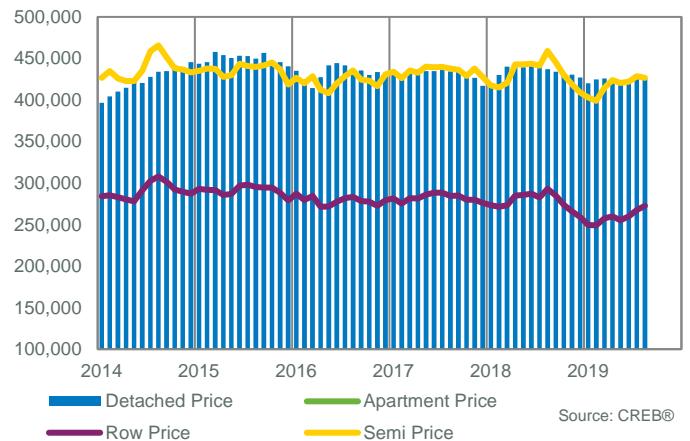
COCHRANE MONTHS OF INVENTORY



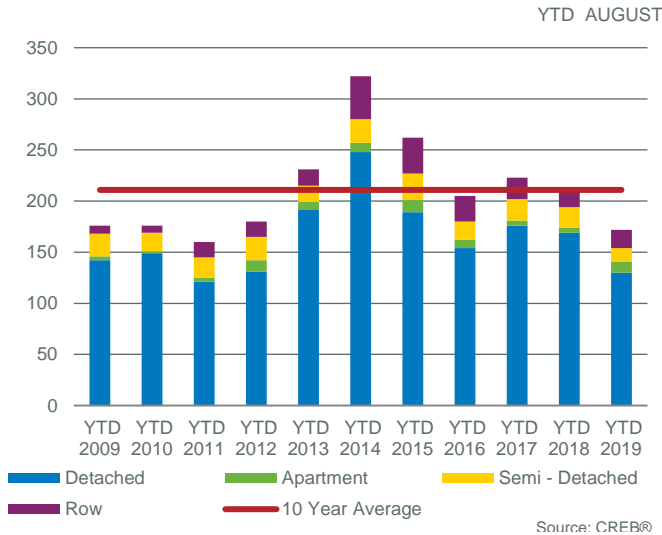
COCHRANE PRICE CHANGE



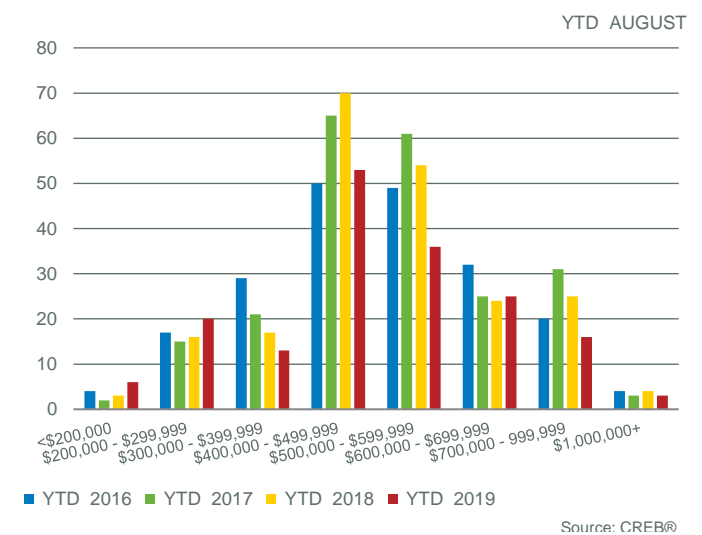
COCHRANE PRICES



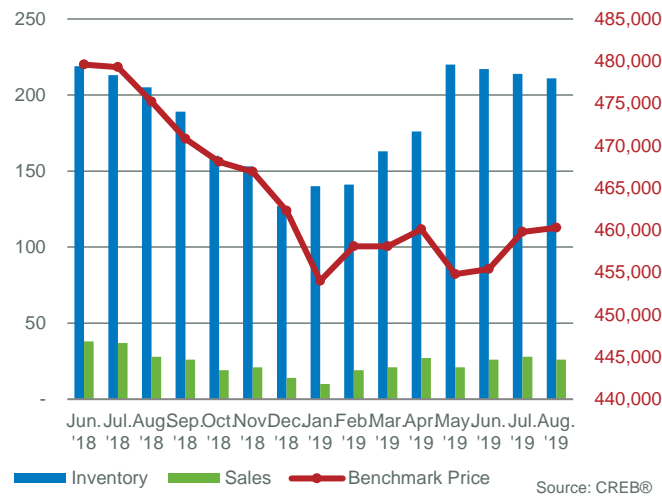
CHESTERMERE TOTAL SALES



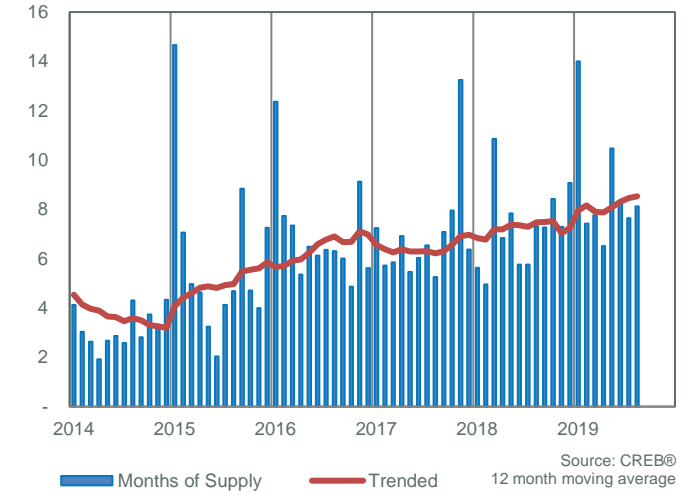
CHESTERMERE TOTAL SALES BY PRICE RANGE



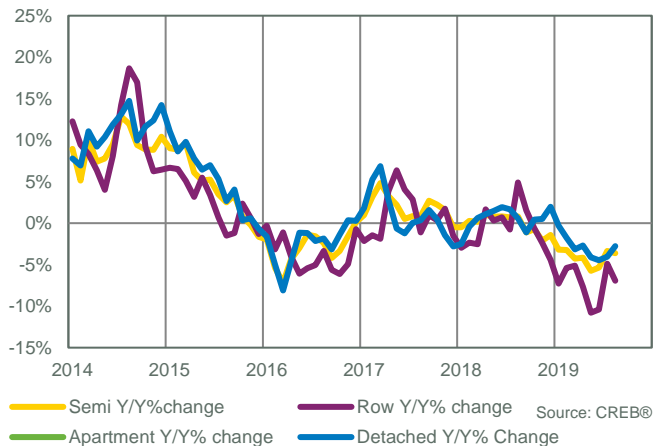
CHESTERMERE INVENTORY AND SALES



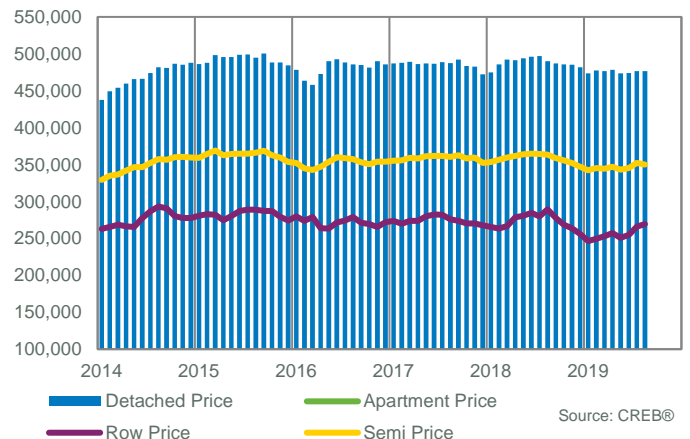
CHESTERMERE MONTHS OF INVENTORY



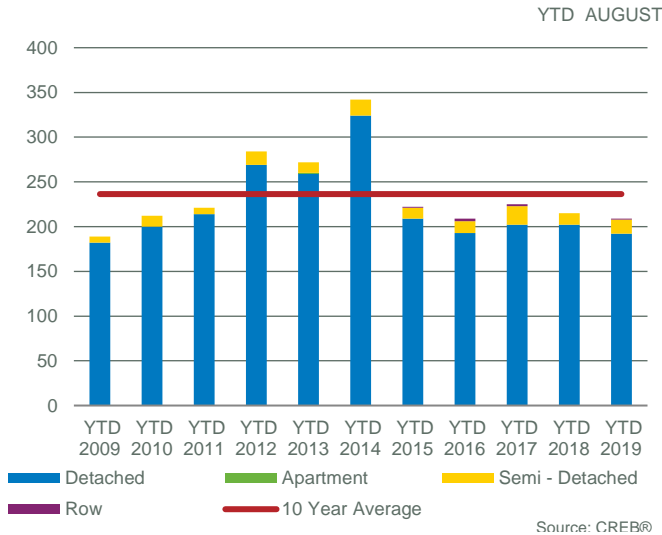
CHESTERMERE PRICE CHANGE



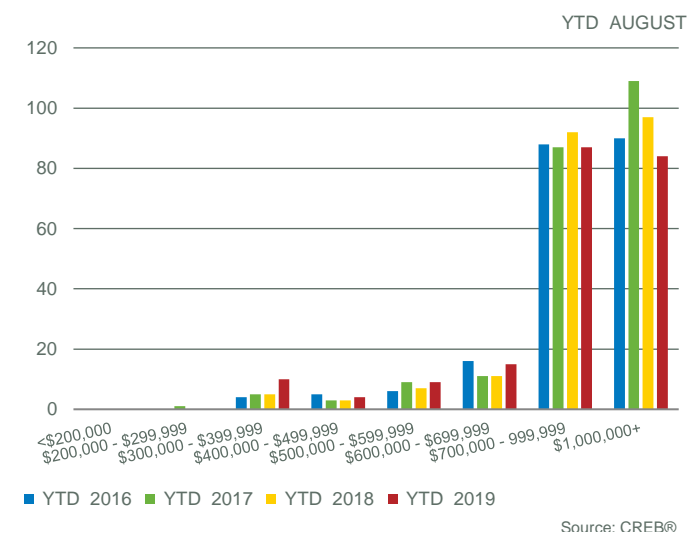
CHESTERMERE PRICES



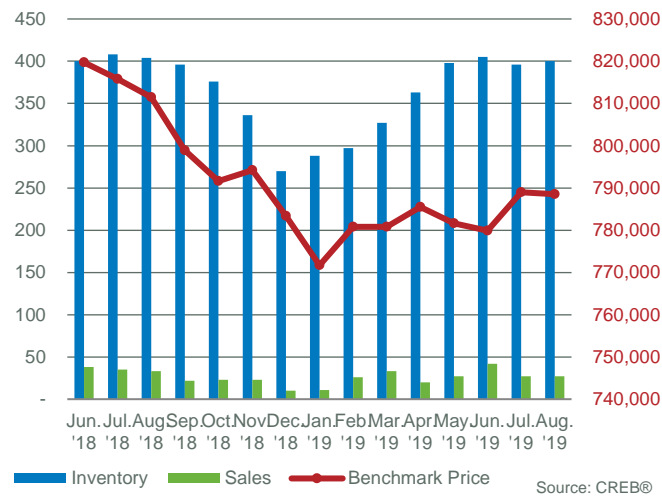
RURAL ROCKY VIEW TOTAL SALES



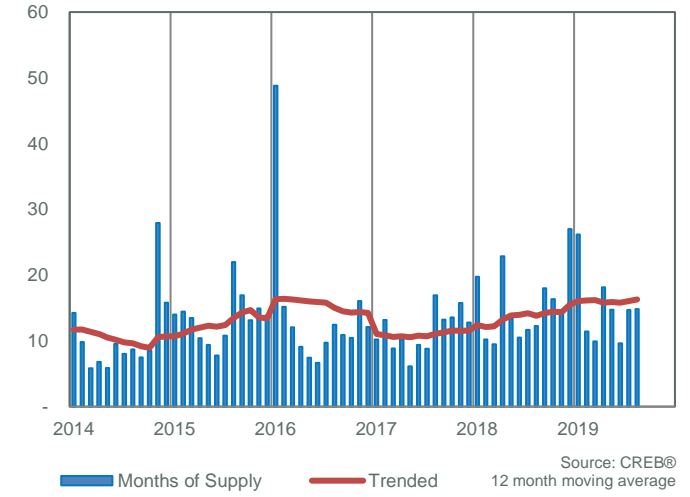
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



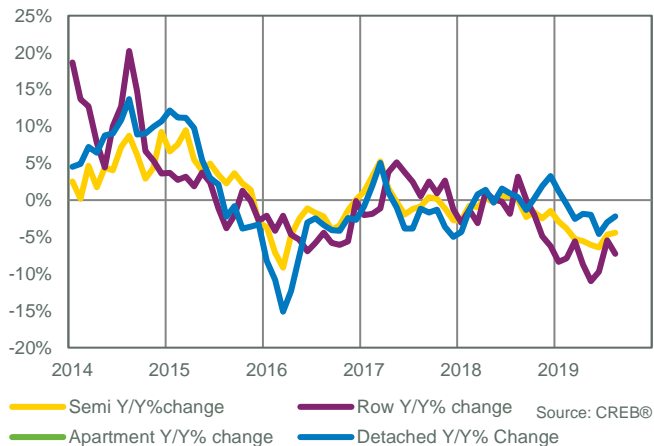
RURAL ROCKY VIEW INVENTORY AND SALES



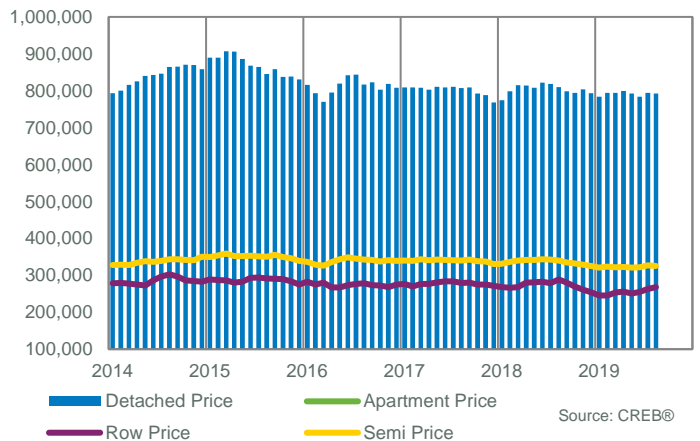
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



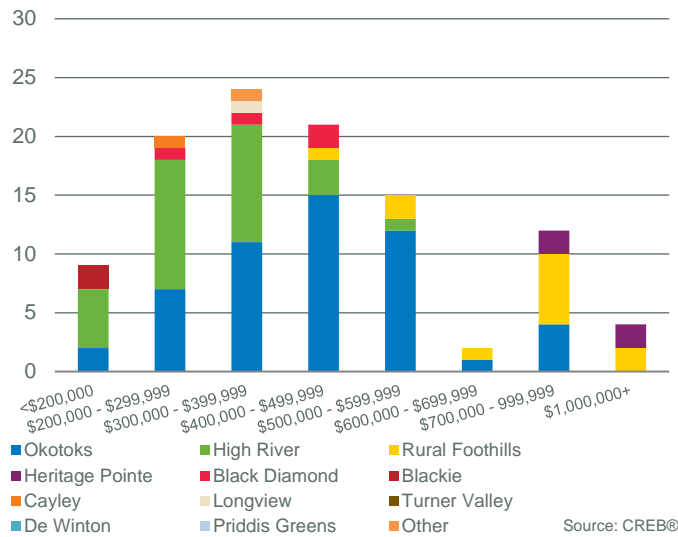
RURAL ROCKY VIEW PRICES



August 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	106	226	46.90%	674	6.36	369,300	443,108	401,250	100%
Rural Foothills	12	42	28.57%	222	18.50	445,100	755,458	765,000	11%
Black Diamond	4	9	44.44%	22	5.50	-	359,500	390,500	4%
Blackie	2	4	50.00%	9	4.50	-	65,000	65,000	2%
Cayley	1	1	100.00%	3	3.00	-	295,000	295,000	1%
De Winton	0	5	0.00%	10	-	-	NA	NA	0%
Heritate Pointe	4	8	0.00%	35	8.75	-	948,750	967,500	4%
High River	30	34	88.24%	121	4.03	316,300	289,837	283,750	28%
Okotoks	52	100	52.00%	227	4.37	413,500	445,882	433,500	49%
Turner Valley	0	15	0.00%	34	-	295,100	NA	NA	0%
Priddis Greens	0	3	0.00%	14	-	-	NA	NA	0%
Longview	1	2	50.00%	3	3.00	-	365,000	365,000	1%
Other	1	5	20.00%	12	12.00	-	365,000	365,000	1%

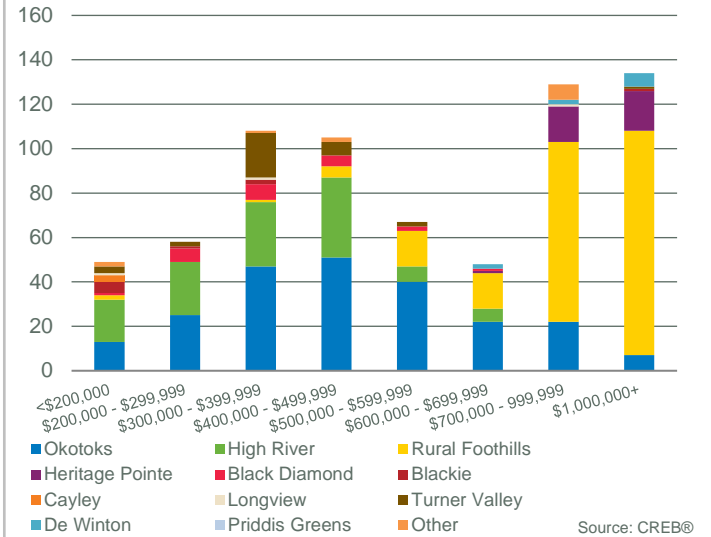
SALES BY PRICE RANGE

AUGUST



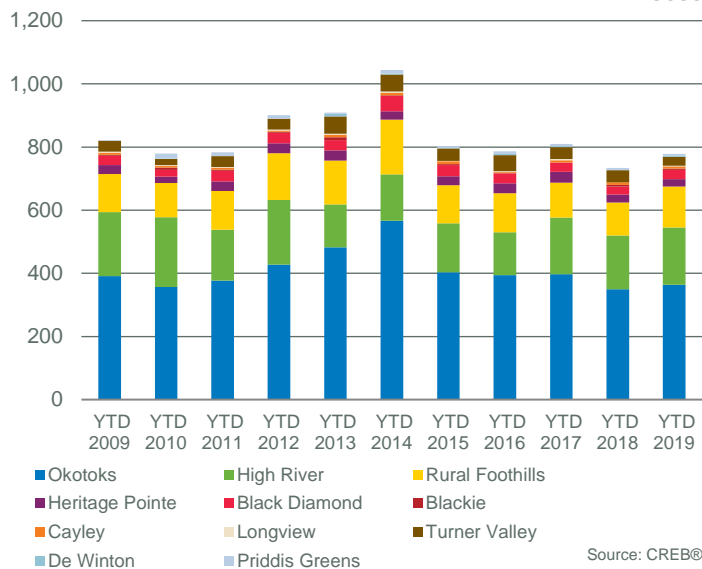
INVENTORY BY PRICE RANGE

AUGUST



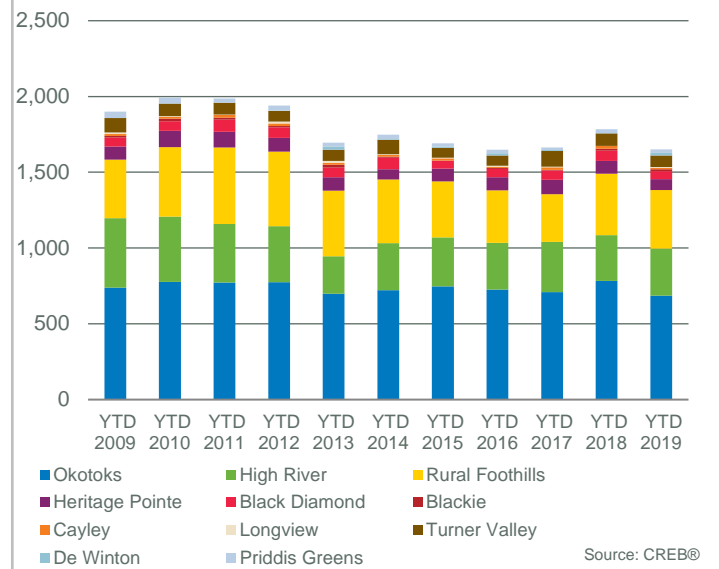
FOOTHILLS SALES: YEAR-TO-DATE

YTD AUGUST

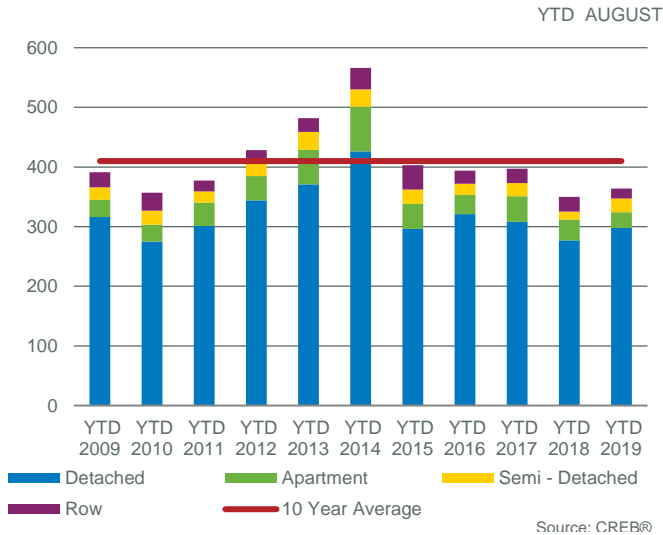


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

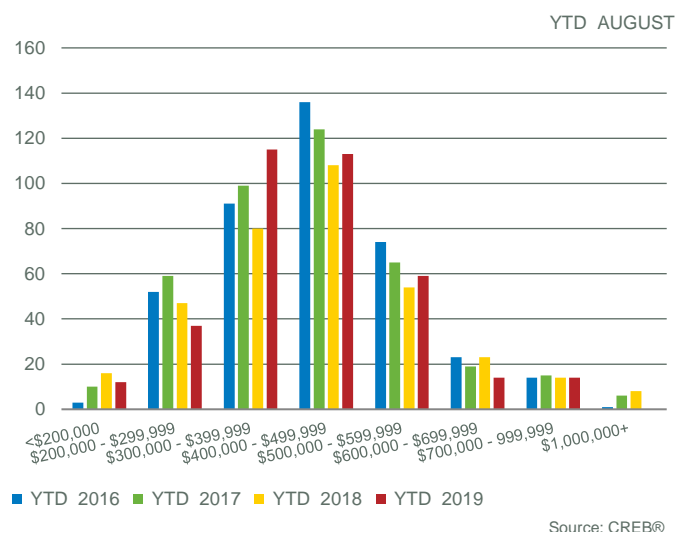
YTD AUGUST



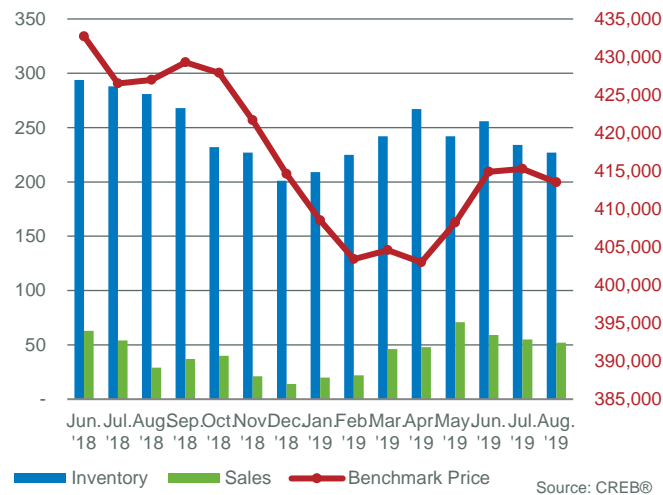
OKOTOKS TOTAL SALES



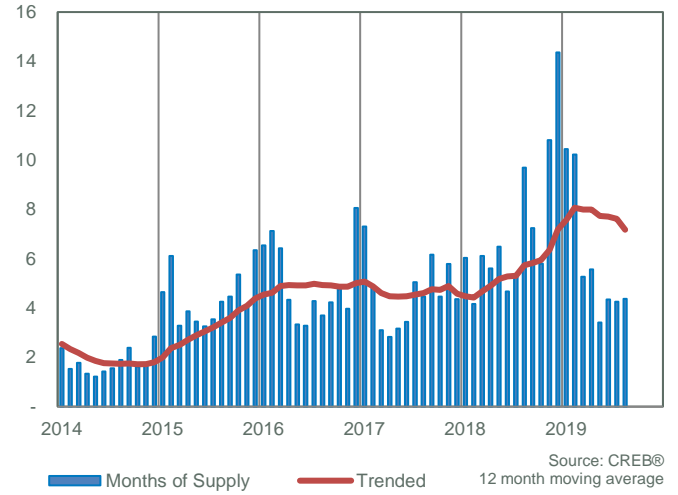
OKOTOKS TOTAL SALES BY PRICE RANGE



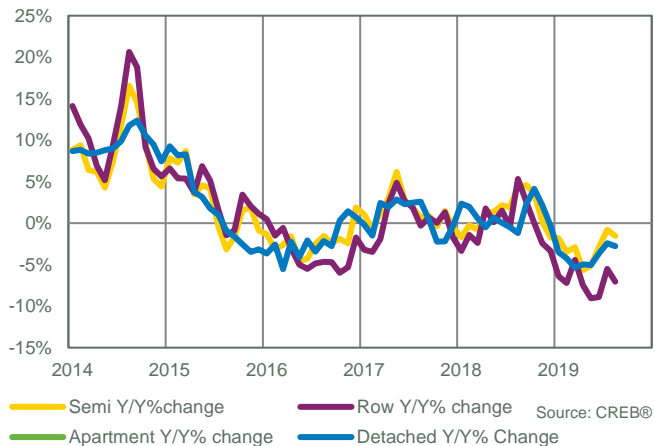
OKOTOKS INVENTORY AND SALES



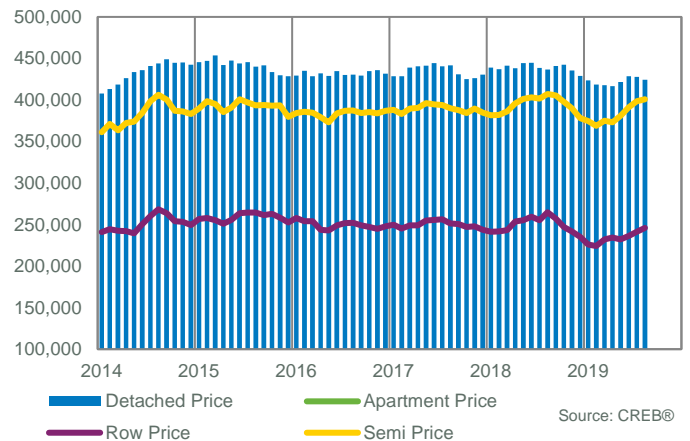
OKOTOKS MONTHS OF INVENTORY



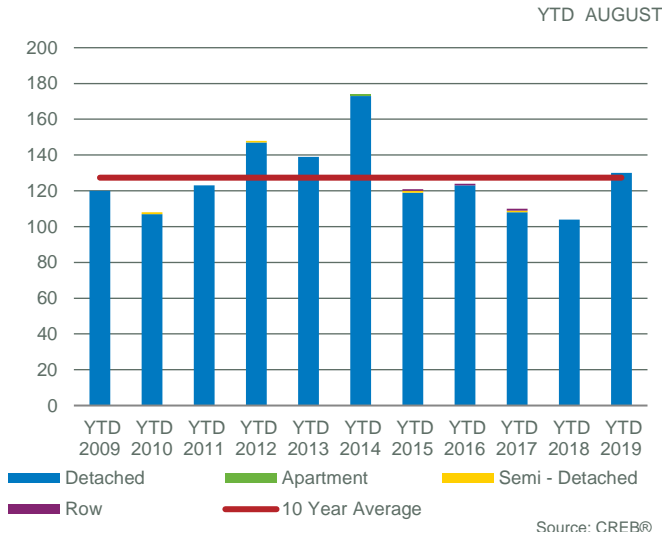
OKOTOKS PRICE CHANGE



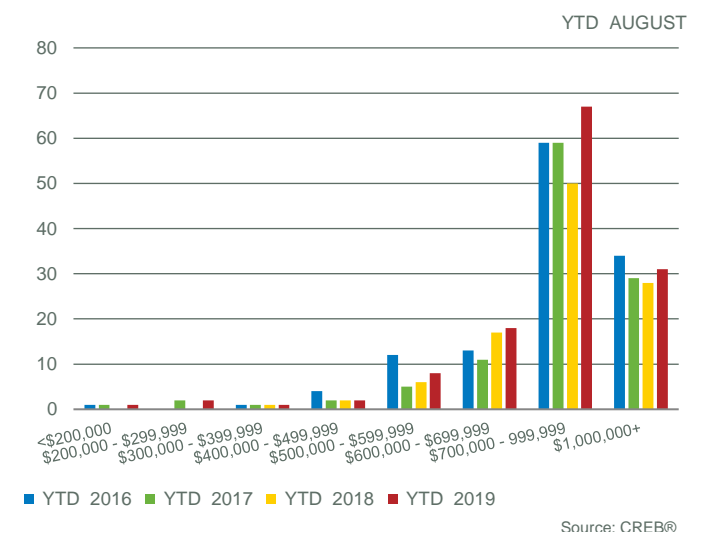
OKOTOKS PRICES



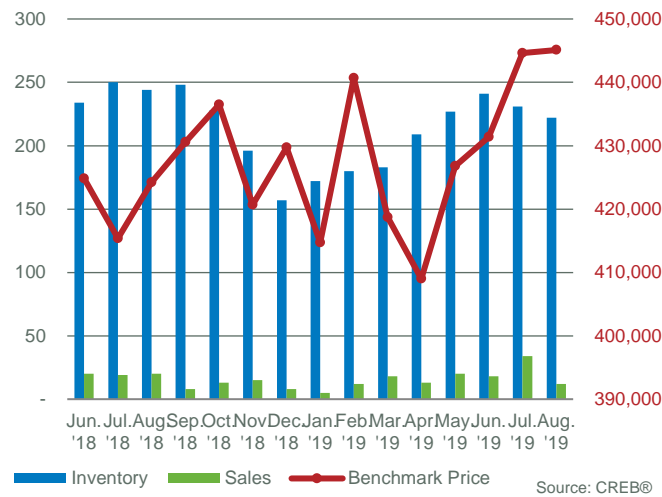
RURAL FoothILLS TOTAL SALES



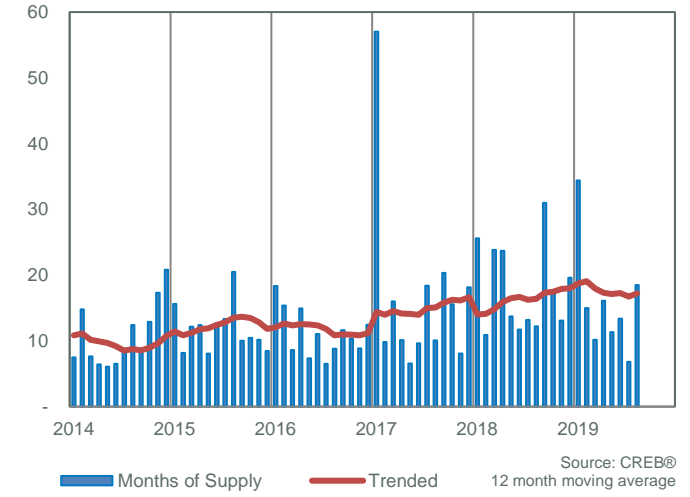
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



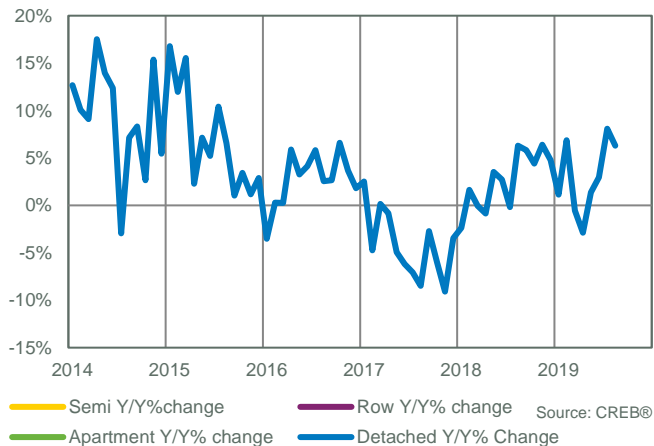
RURAL FoothILLS INVENTORY AND SALES



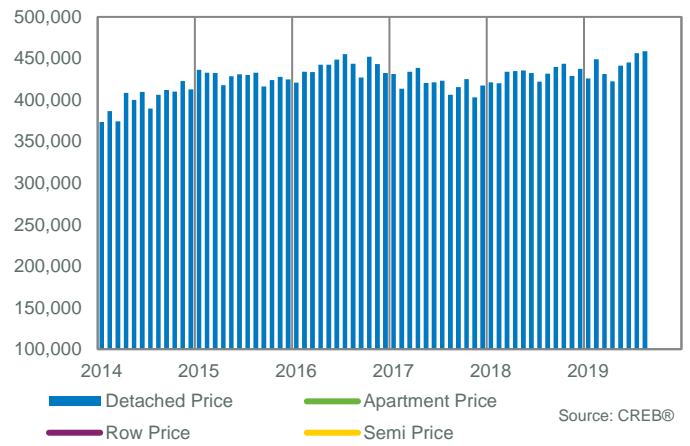
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

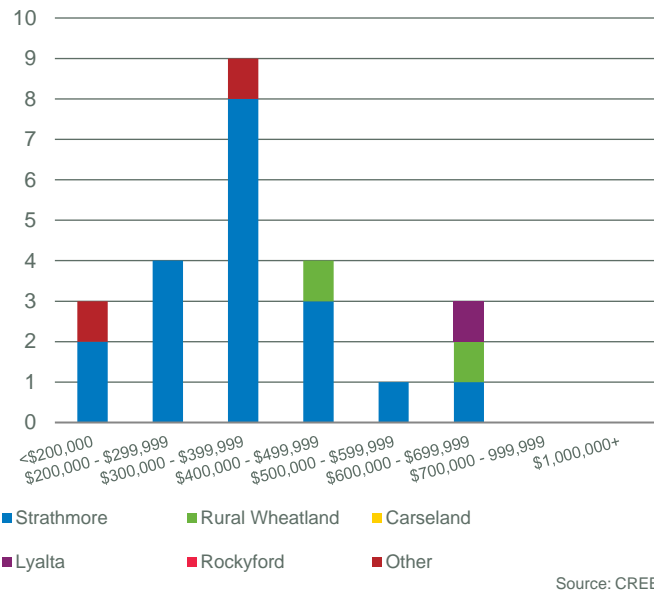


August 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	24	59	40.68%	263	10.96	207,300	365,190	356,450	96%
Rural Wheatland*	2	8	25.00%	64	32.00	207,300	538,750	538,750	8%
Carseland*	0	1	0.00%	3	-	-	NA	NA	0%
Lyalta*	1	3	33.33%	17	17.00	-	617,500	617,500	4%
Rockyford*	0	2	0.00%	5	-	-	NA	NA	0%
Strathmore	19	41	46.34%	154	8.11	333,600	345,818	347,900	79%
Gleichen	1	0	-	3	3.00	-	194,000	194,000	4%
Other*	2	4	50.00%	20	10.00	-	249,500	249,500	8%

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

SALES BY PRICE RANGE

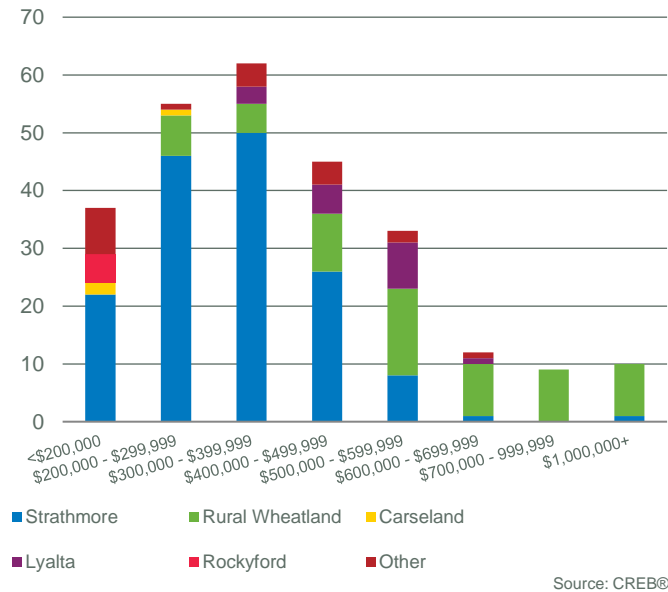
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

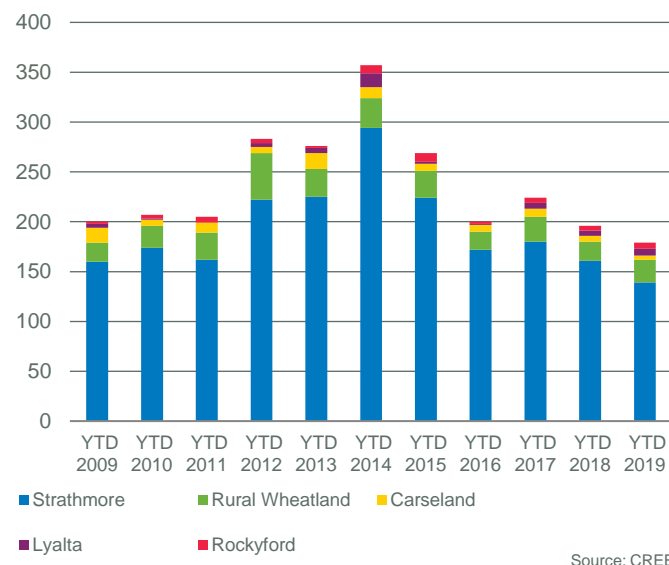
AUGUST



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

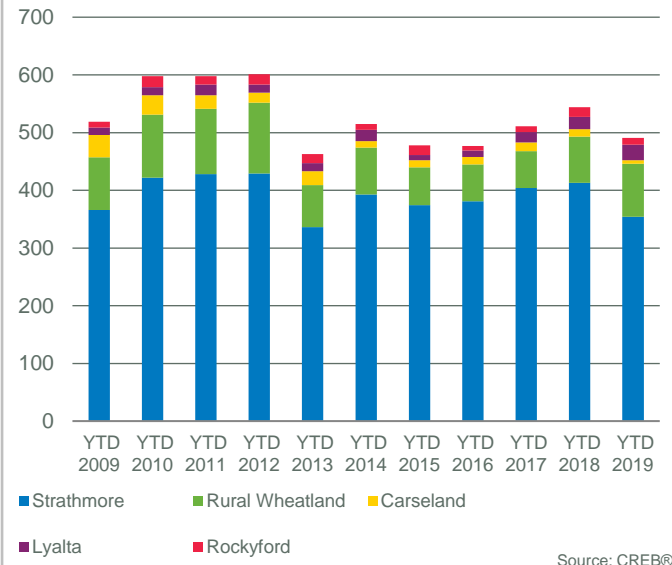
YTD AUGUST



Source: CREB®

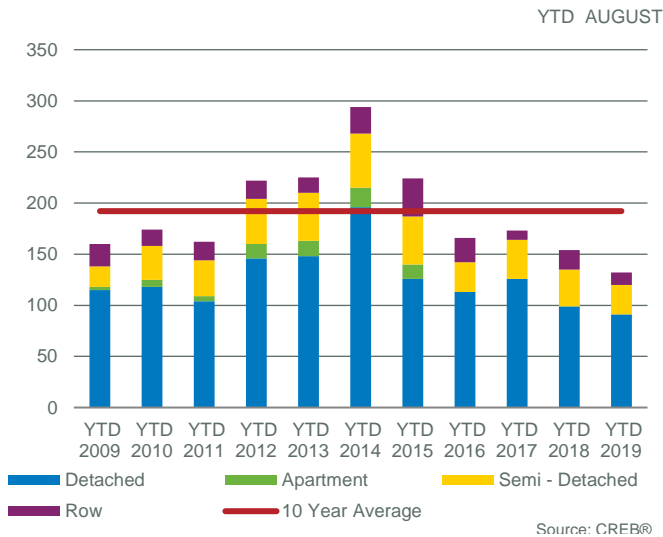
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

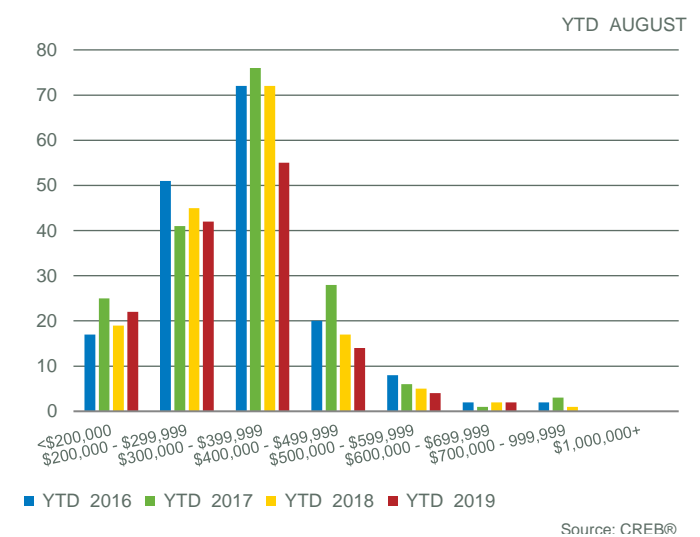


Source: CREB®

STRATHMORE TOTAL SALES



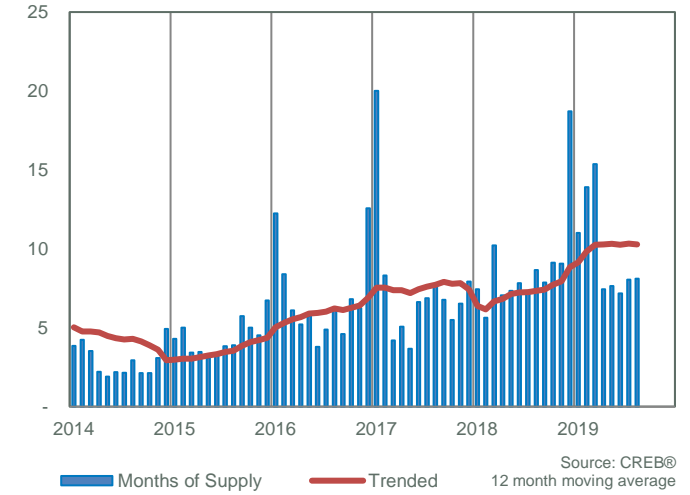
STRATHMORE TOTAL SALES BY PRICE RANGE



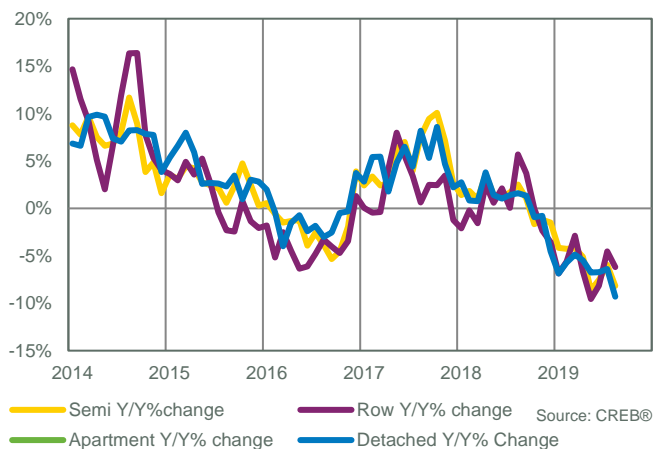
STRATHMORE INVENTORY AND SALES



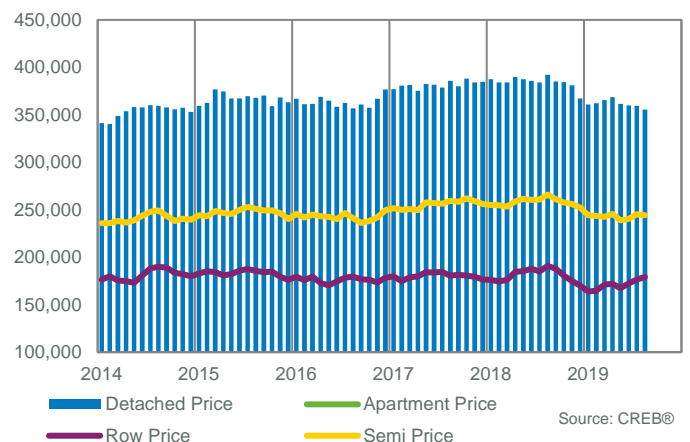
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

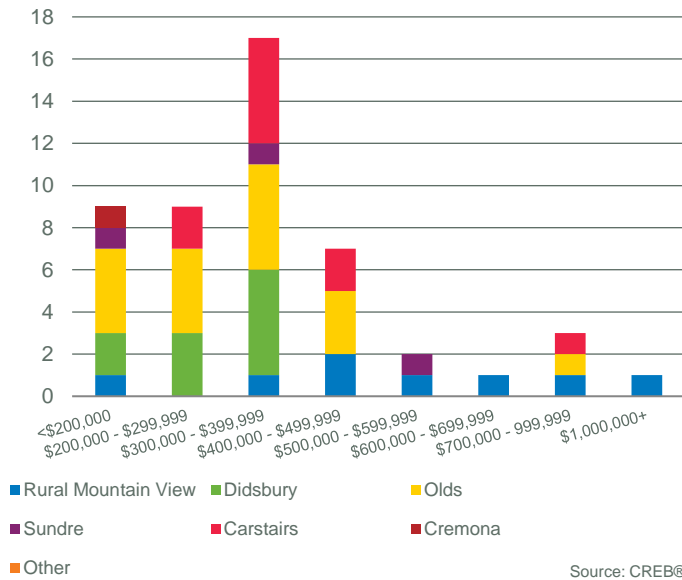


August 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	49	98	50.00%	447	9.12	313,600	365,883	323,000	100%
Rural Mountain View*	8	21	38.10%	128	16.00	273,300	580,000	525,000	16%
Carstairs	10	18	55.56%	65	6.50	324,300	384,810	363,000	20%
Cremona	1	0	-	6	6.00	-	85,000	85,000	2%
Didsbury	10	10	100.00%	36	3.60	304,900	260,144	278,000	20%
Olds*	17	30	56.67%	132	7.76	346,100	335,574	310,000	35%
Sundre*	3	17	17.65%	72	24.00	272,100	349,667	360,000	6%
Other*	0	2	0.00%	8	-	-	NA	NA	0%

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

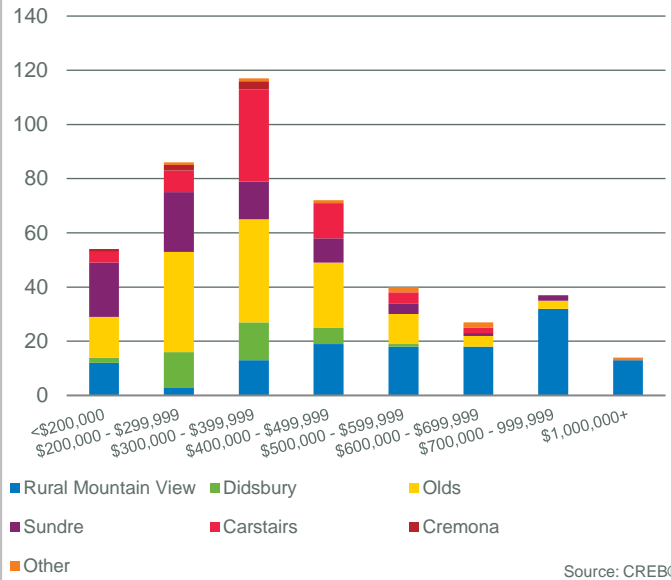
SALES BY PRICE RANGE

AUGUST



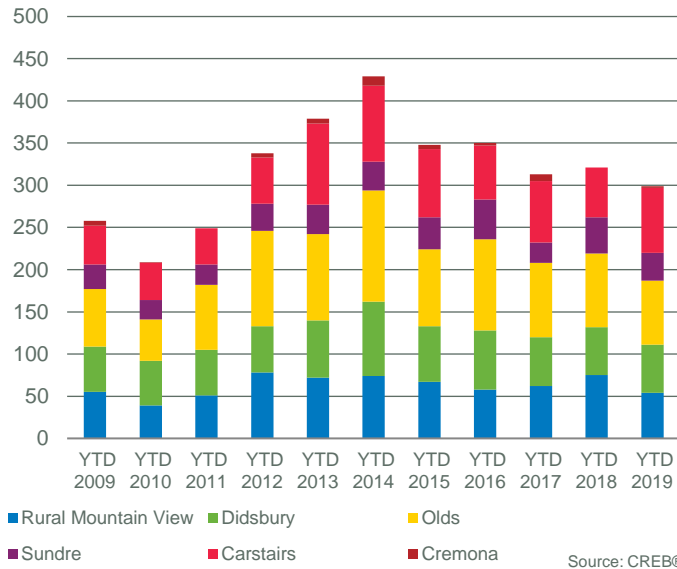
INVENTORY BY PRICE RANGE

AUGUST



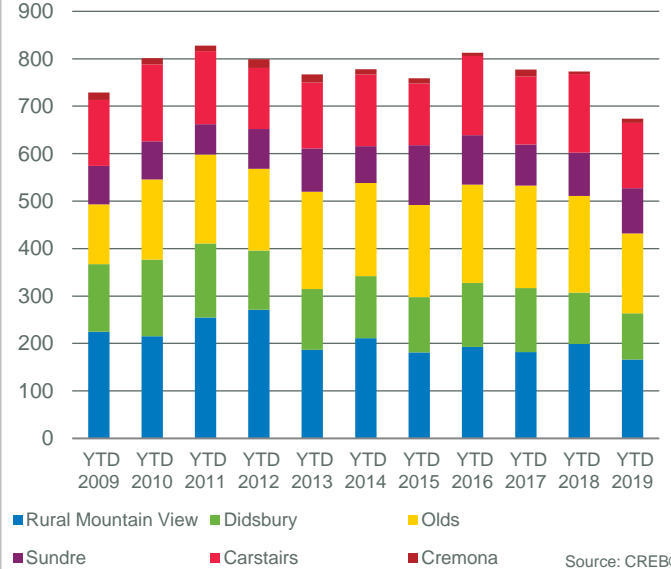
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD AUGUST



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



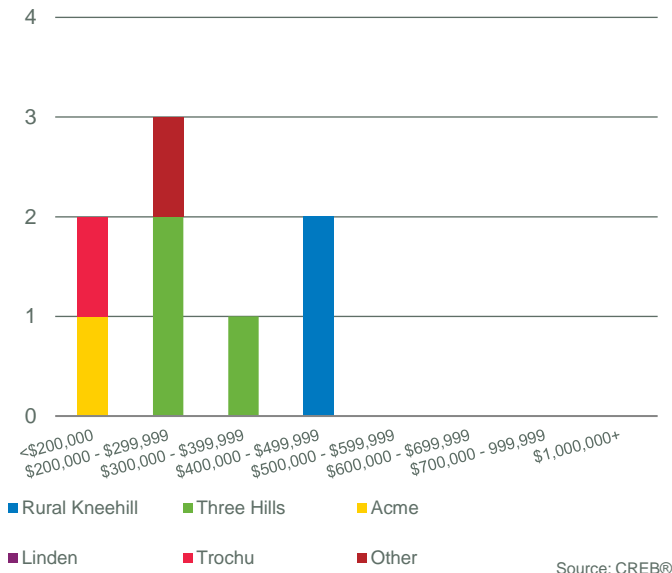
Aug. 19

August 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*	8	16	50.00%	98	12.25	182,000	273,188	242,500	88%
Rural Kneehill*	2	2	100.00%	13	6.50	182,000	451,500	451,500	25%
Acme*	1	3	33.33%	7	7.00	-	190,000	190,000	13%
Linden*	0	2	0.00%	10	-	-	NA	NA	0%
Three Hills*	3	7	42.86%	28	9.33	-	265,000	270,000	38%
Torrington*	0	0	-	4	-	-	NA	NA	0%
Trochu*	1	1	100.00%	19	19.00	-	82,500	82,500	13%
Other*	1	1	100.00%	21	21.00	-	215,000	215,000	13%

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

SALES BY PRICE RANGE

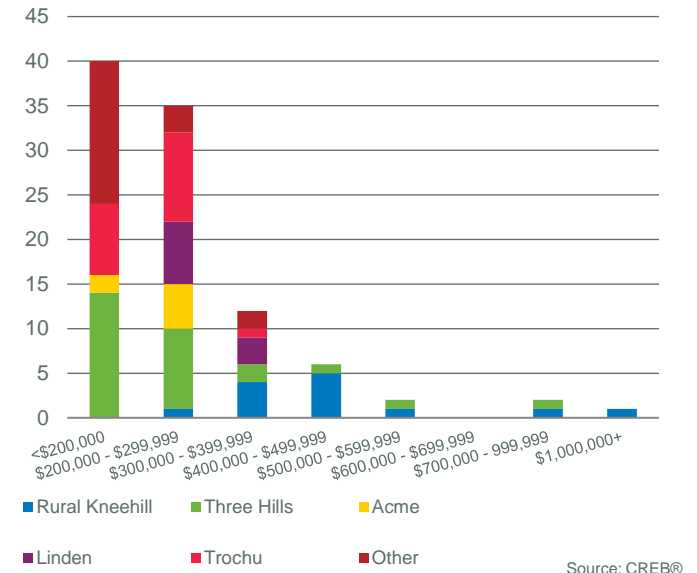
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

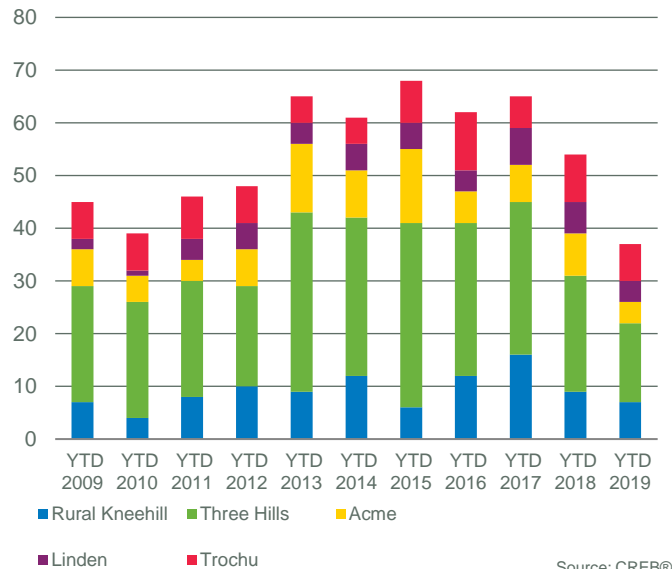
AUGUST



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

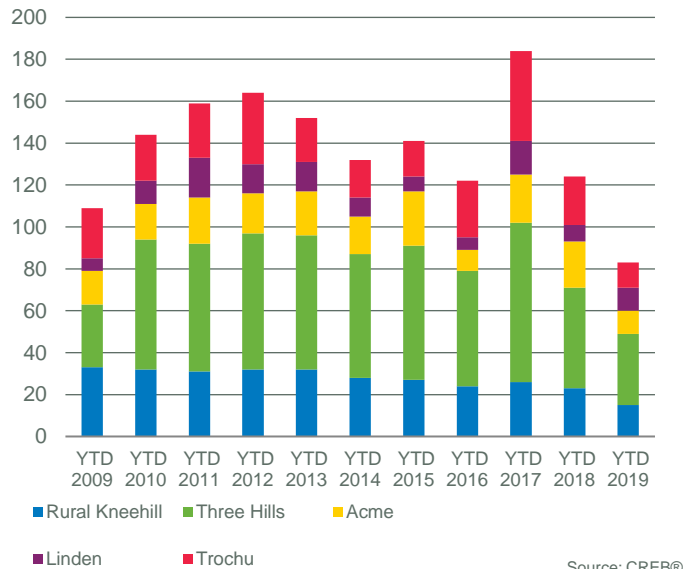
YTD AUGUST



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



Source: CREB®

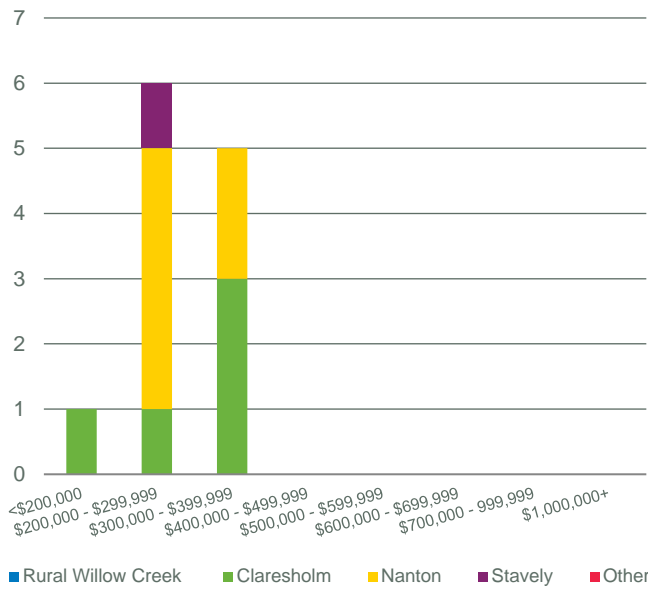
Aug. 19

August 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*	12	19	63.16%	122	10.17	201,700	277,475	294,650	100%
Rural Willow Creek*	0	5	0.00%	30	-	201,400	NA	NA	0%
Claresholm*	5	6	83.33%	45	9.00	-	265,780	320,000	42%
Nanton*	6	7	85.71%	32	5.33	-	285,133	277,150	50%
Stavely*	1	1	100.00%	10	10.00	-	290,000	290,000	8%
Other*	0	0	-	5	-	-	NA	NA	0%

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

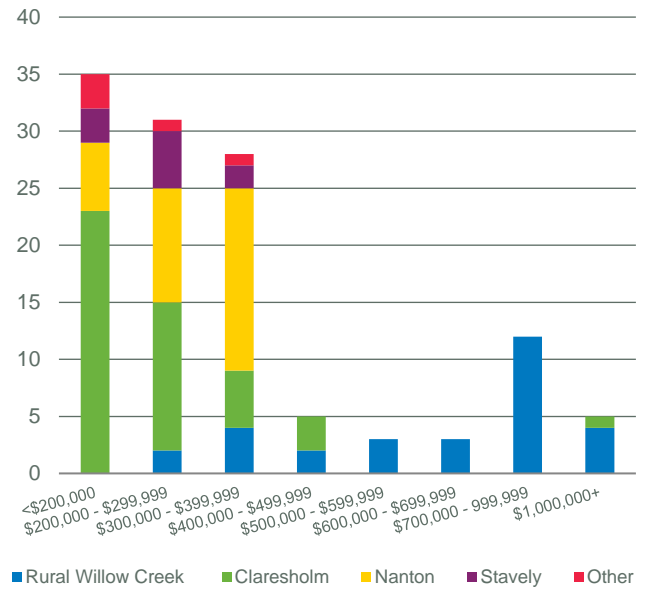
SALES BY PRICE RANGE

AUGUST



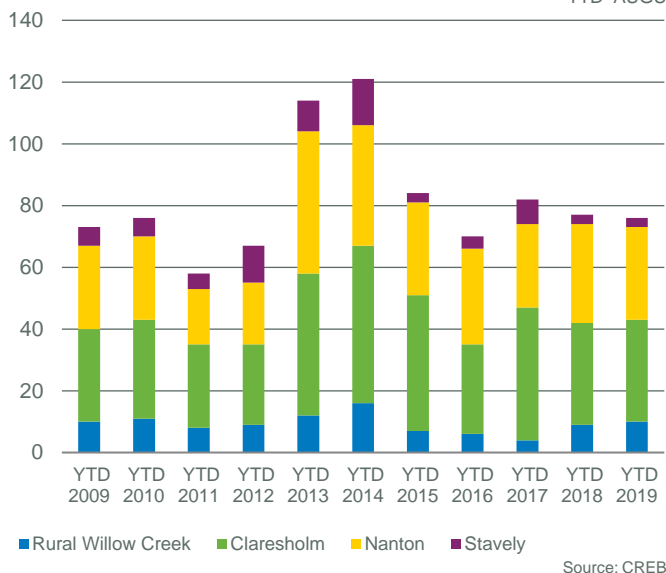
INVENTORY BY PRICE RANGE

AUGUST



WILLOW CREEK SALES: YEAR-TO-DATE

YTD AUGUST



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

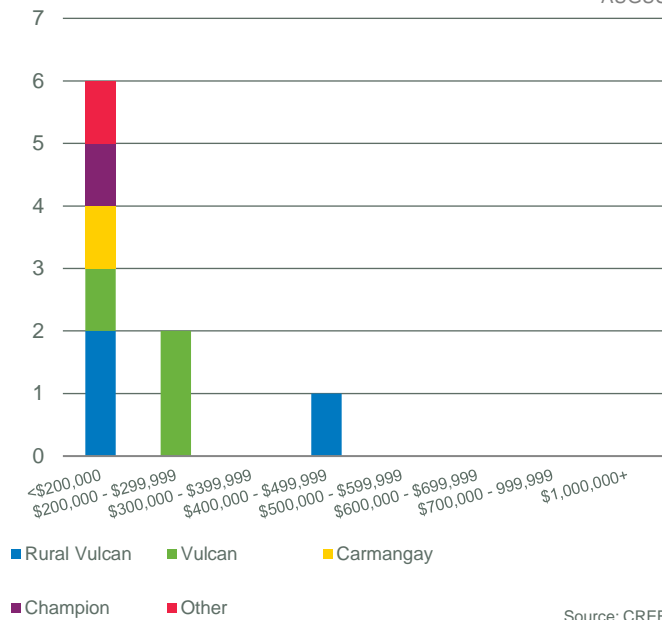


August 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	9	12	75.00%	102	11.33	233,400	171,500	125,000	100%
Rural Vulcan*	3	6	50.00%	49	16.33	-	235,000	125,000	33%
Vulcan*	3	5	60.00%	29	9.67	-	211,167	230,500	33%
Carmangay*	1	1	100.00%	7	7.00	-	90,000	90,000	11%
Champion*	1	0	-	4	4.00	-	35,000	35,000	11%
Other*	1	0	-	13	13.00	-	80,000	80,000	11%

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

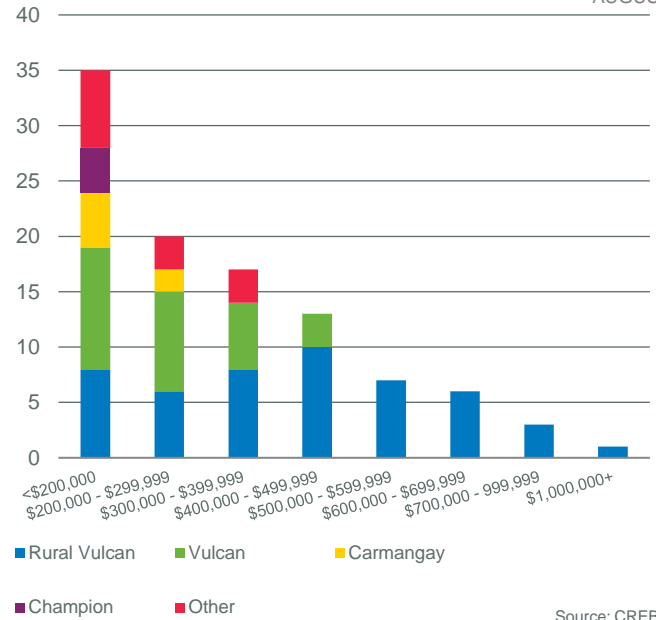
SALES BY PRICE RANGE

AUGUST



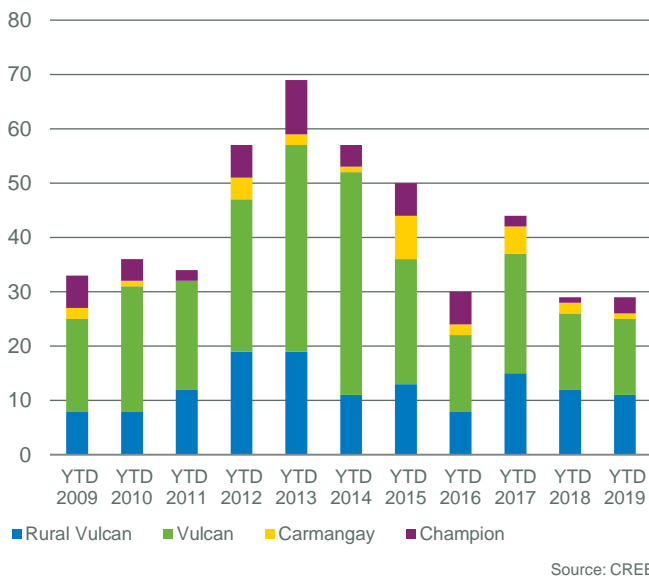
INVENTORY BY PRICE RANGE

AUGUST



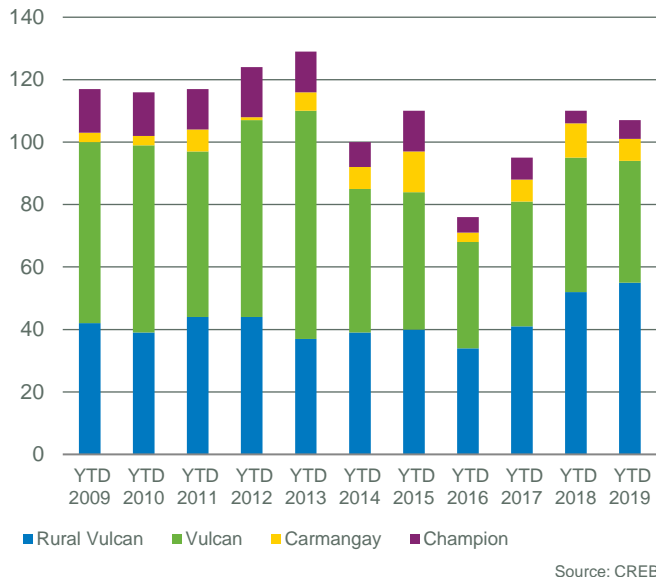
VULCAN SALES: YEAR-TO-DATE

YTD AUGUST



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



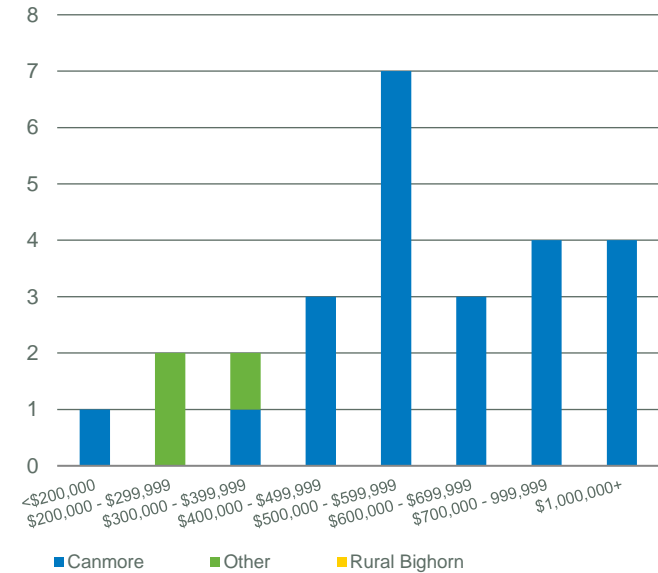
Aug. 19

August 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*	26	49	53.06%	153	5.88	794,200	670,413	537,500	100%
Rural Bighorn*	0	0	-	10	-	-	NA	NA	0%
Canmore*	23	41	56.10%	128	5.57	-	716,504	550,000	88%
Other*	3	8	37.50%	15	5.00	-	317,048	295,000	12%

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

SALES BY PRICE RANGE

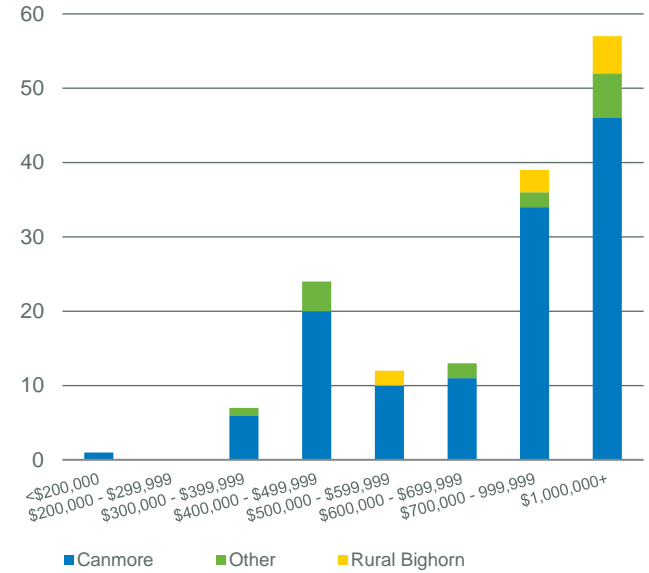
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

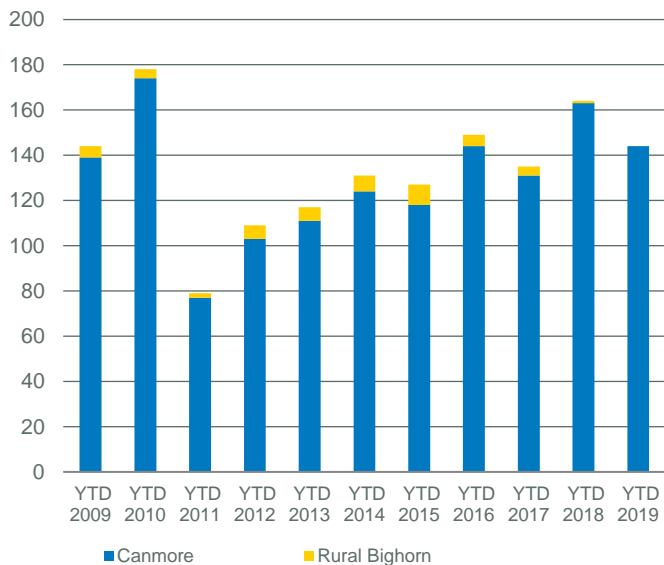
AUGUST



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

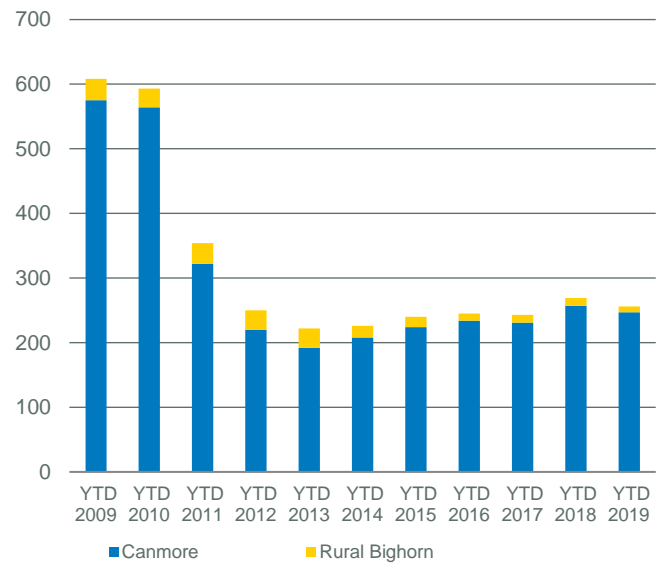
YTD AUGUST



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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