



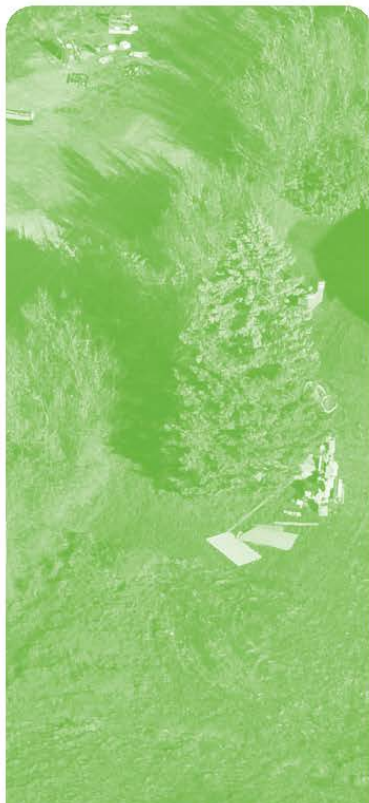
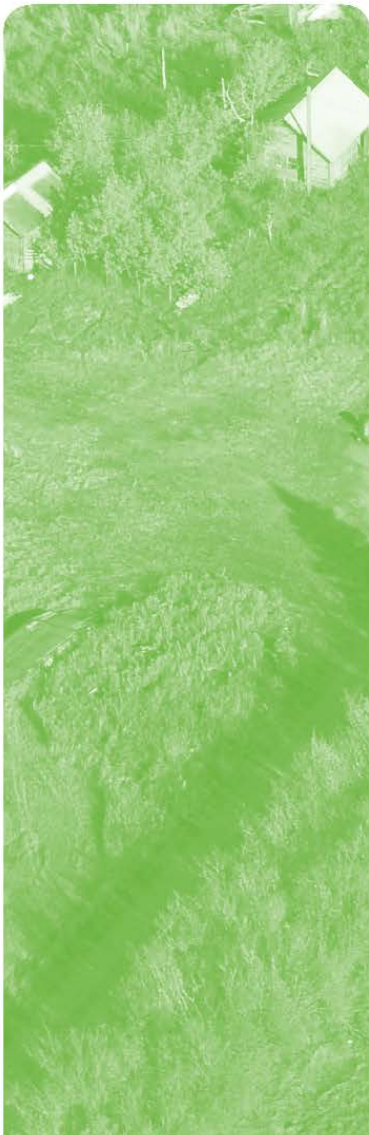
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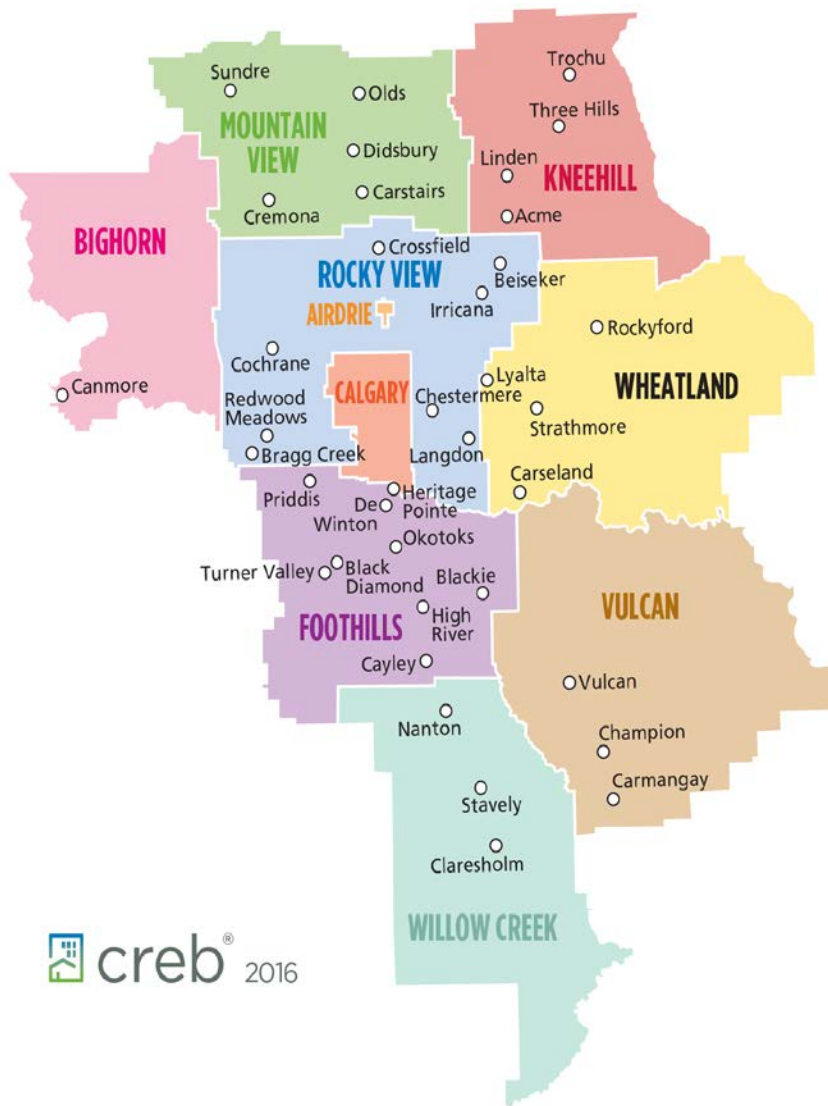
MONTHLY STATISTICS PACKAGE

Calgary Region

September
2019



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REGIONAL HIGHLIGHTS

October 1, 2019

Airdrie

- Conditions in the resale market continue to show signs of growth. Sales activity improved in September, pushing year-to-date sales up by nearly three per cent. New listings eased, which helped reduce inventory in the market.
- The market remains slightly oversupplied, but the months of supply is edging down from last year's high levels. This is supporting more stability in monthly price movements. As of September, the unadjusted benchmark price was nearly two per cent lower than last year's levels.

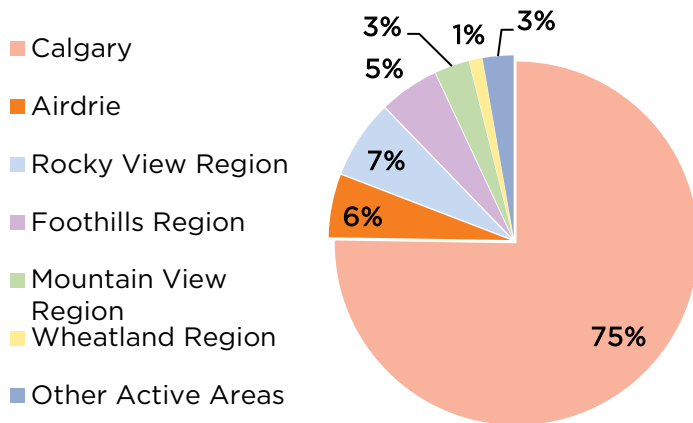
Cochrane

- Sales in the area continue to improve and year-to-date levels remain the third-highest on record. The area faces fewer challenges with demand than the Calgary market, but elevated inventories continue to weigh on prices.
- Inventories are starting to trend down. If this continues, the market should move into more balanced conditions and, eventually, support some price stability.

Okotoks

- Sales activity continues to recover from the low levels recorded last year. Improving sales and easing new listings are causing year-over-year inventory declines and reducing oversupply in the market.
- The market has been trending into balanced conditions, but prices have been slow to react. Year-to-date benchmark prices remain just over four per cent lower than last year's levels.

SHARE OF SALES September 2019

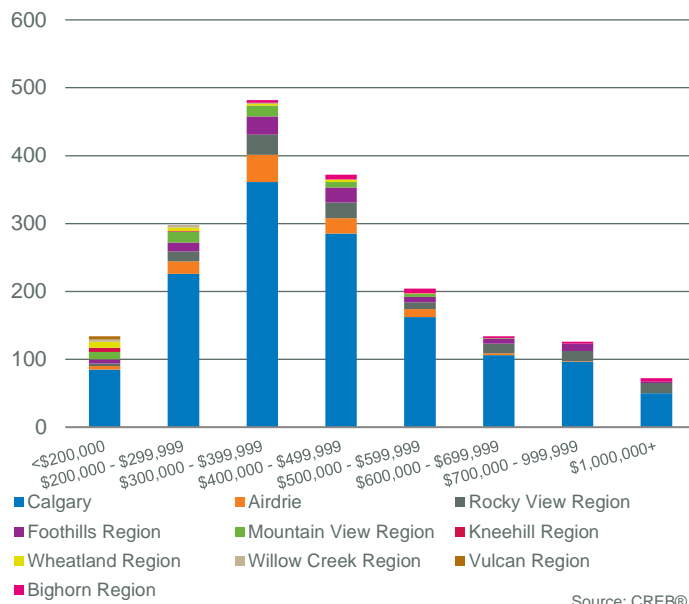


Source: CREB®

September 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	1,371	2,714	50.52%	6,889	5.02	424,900	461,429	405,000	75%
Airdrie	102	169	60.36%	493	4.83	334,600	377,649	356,250	6%
Rocky View Region	126	267	47.19%	1,064	8.44	523,500	589,668	444,750	7%
Foothills Region	96	188	51.06%	691	7.20	369,900	463,482	403,000	5%
Mountain View Region	56	74	75.68%	402	7.18	301,300	307,037	300,000	3%
Kneehill Region	7	11	63.64%	89	12.71	174,400	158,029	173,500	0%
Wheatland Region	21	49	42.86%	246	11.71	216,200	262,138	255,900	1%
Willow Creek Region	8	24	33.33%	118	14.75	202,400	221,438	230,250	0%
Vulcan Region	6	8	75.00%	89	14.83	236,500	167,500	149,500	0%
Bighorn Region	29	38	76.32%	150	5.17	778,100	689,974	555,000	2%
CREB® Economic Region	1,822	3,542	51.44%	10,231	5.62	419,400	459,123	399,450	100%

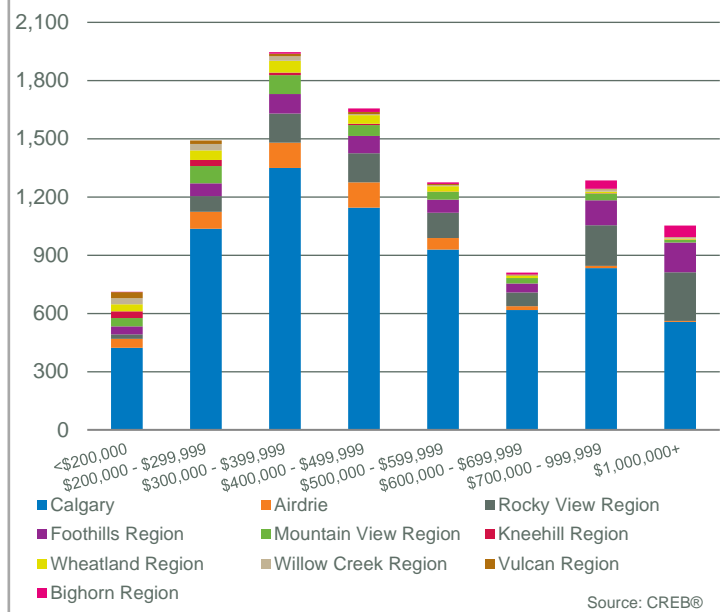
CREB® SALES BY PRICE RANGE

SEPTEMBER



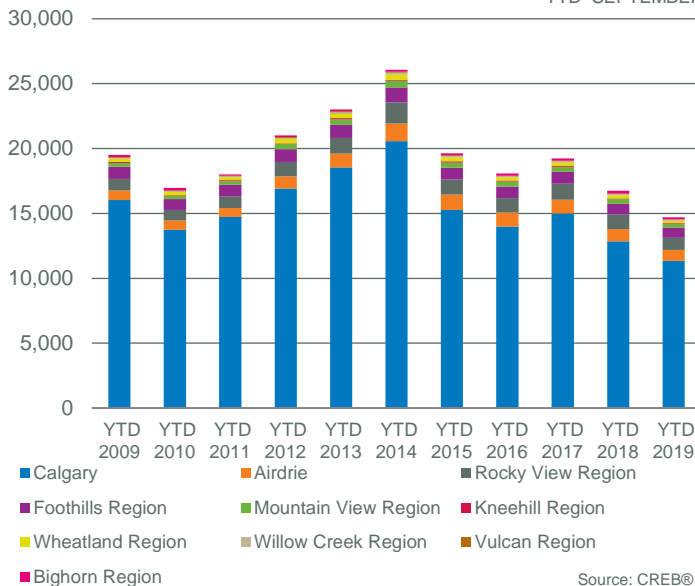
CREB® INVENTORY BY PRICE RANGE

SEPTEMBER



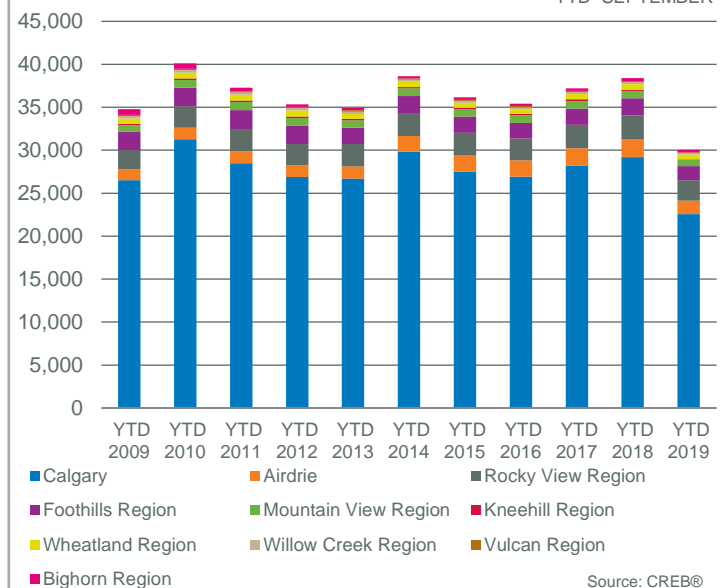
CREB® TOTAL SALES: YEAR-TO-DATE

YTD SEPTEMBER



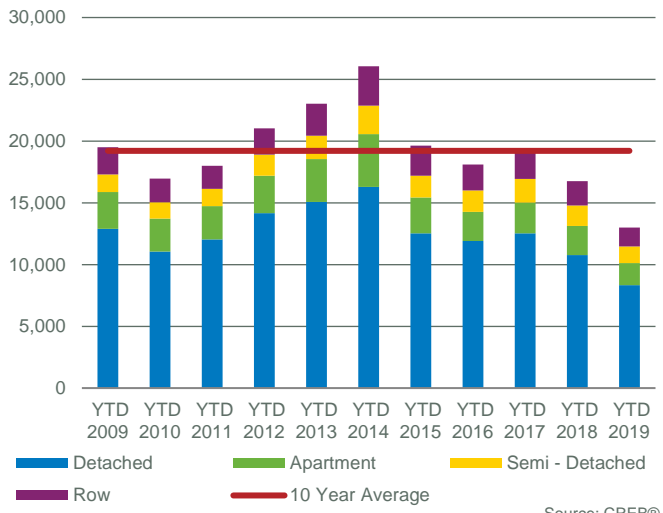
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER



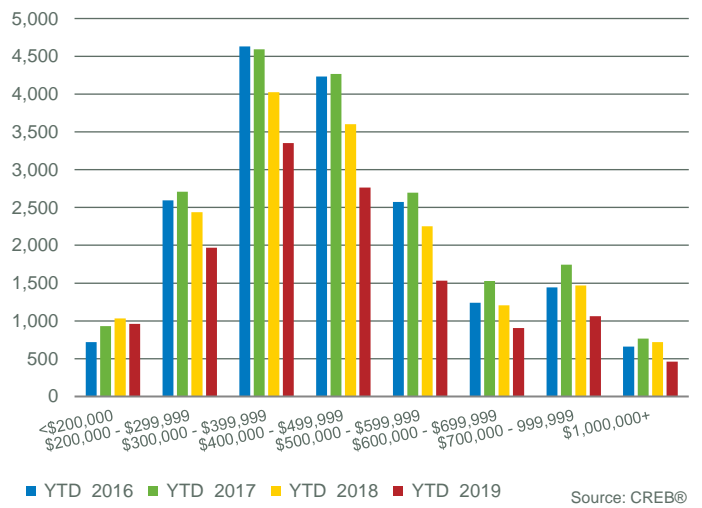
CREB® ECONOMIC REGION TOTAL SALES

YTD SEPTEMBER

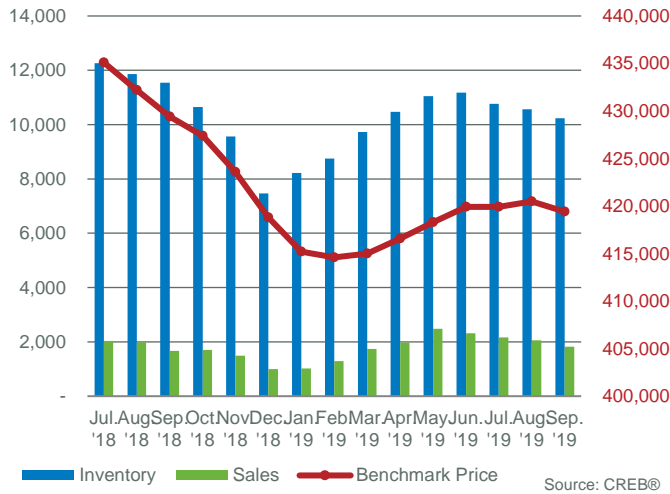


CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

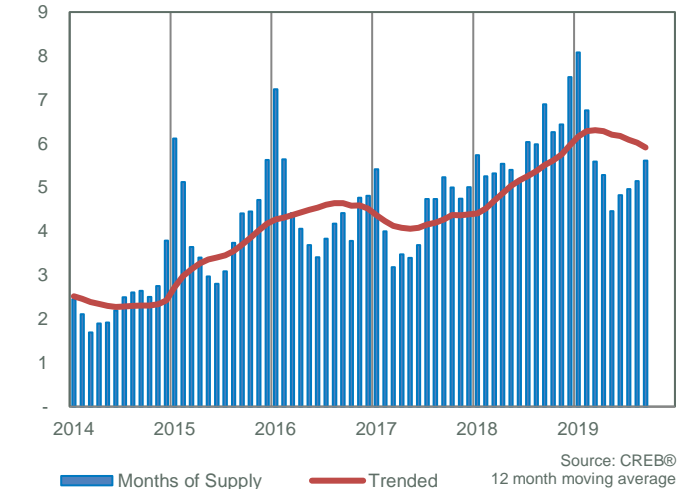
YTD SEPTEMBER



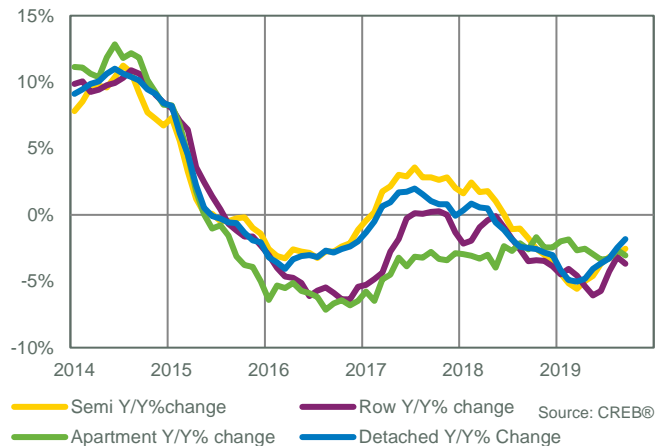
CREB® ECONOMIC REGION INVENTORY AND SALES



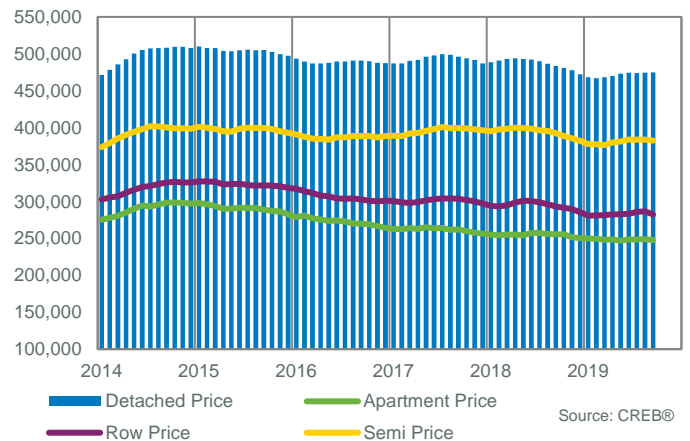
CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

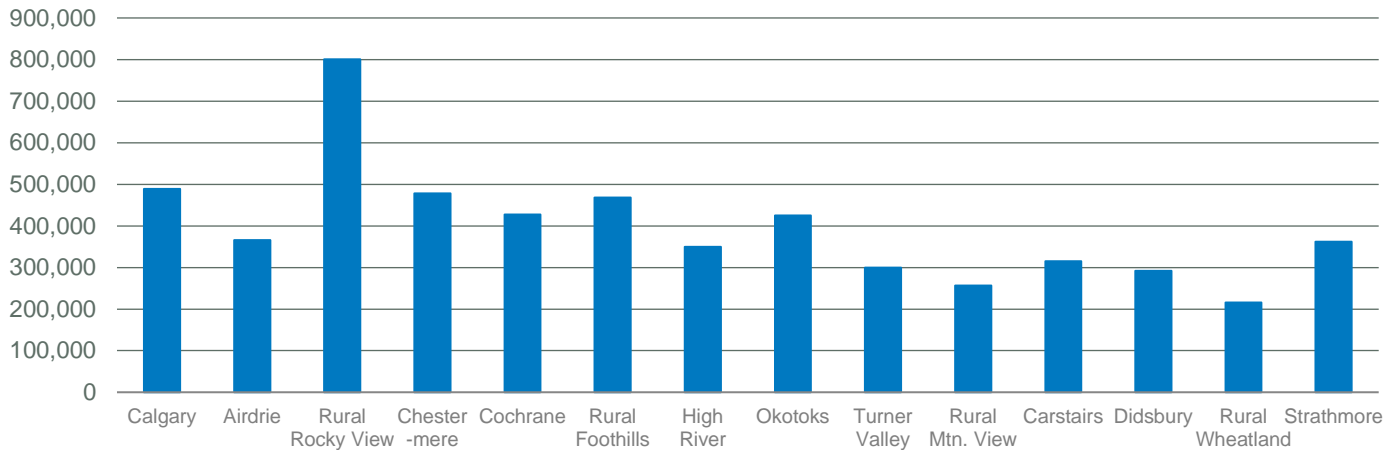


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

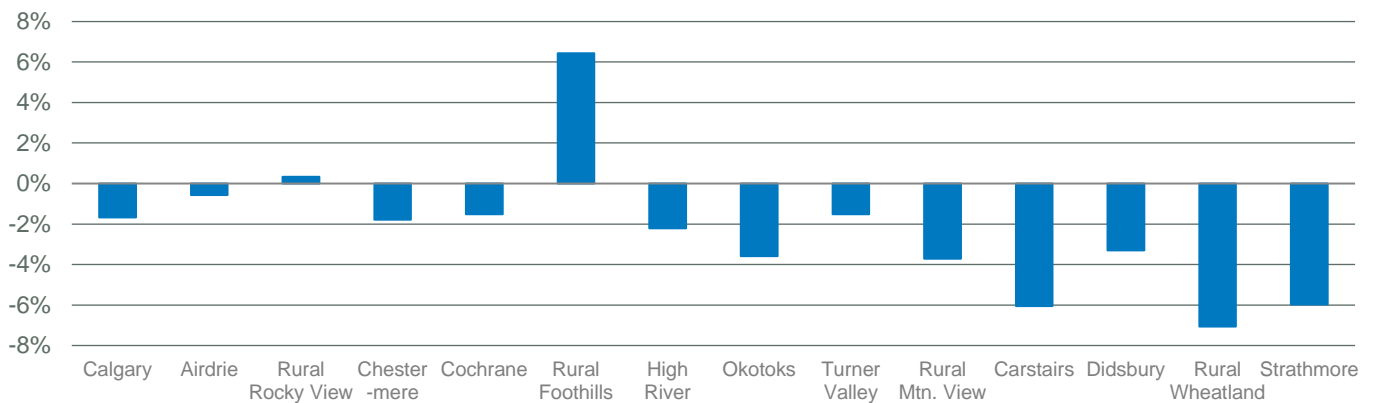
SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

SEPTEMBER



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

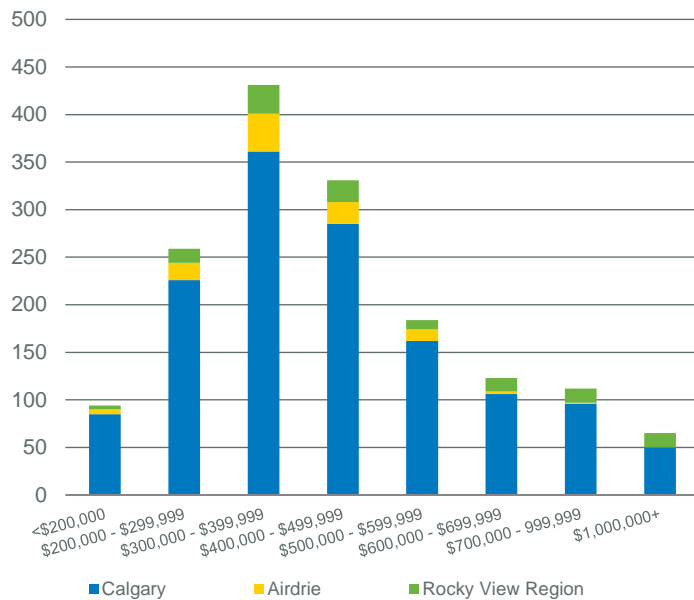
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1407	4897	3	1992	2	1
Airdrie	1435	4596	3	2003	2	1
Rural Rocky View	1863	3957	3	1997	2	1
Cochrane	1548	5476	3	1999	2	1
Chestermere	1909	5519	3	2003	2	1
Rural Foothills	1752	Unavailable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

Sep. 19

September 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	1,371	2,714	50.52%	6,889	5.02	424,900	461,429	405,000	86%
Airdrie	102	169	60.36%	493	4.83	334,600	377,649	356,250	6%
Rocky View Region	126	267	47.19%	1,064	8.44	523,500	589,668	444,750	8%
Calgary CMA	1,599	3,150	50.76%	8,446	5.28	423,800	466,190	402,500	100%

CALGARY CMA SALES BY PRICE RANGE

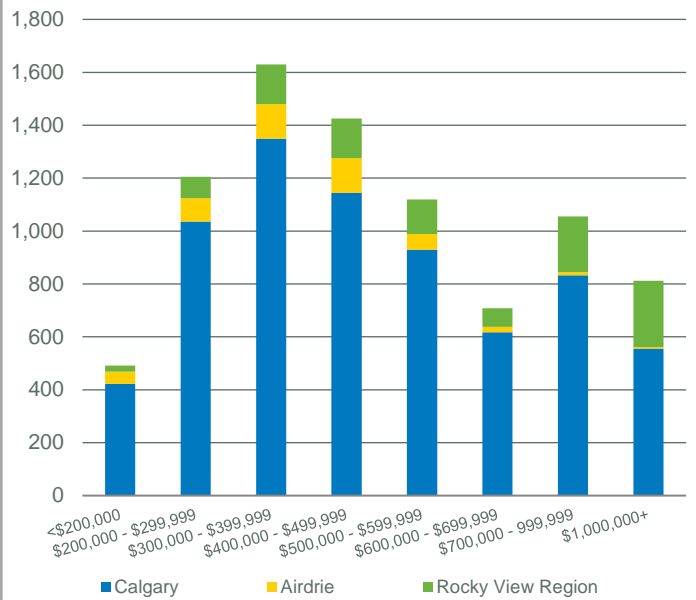
SEPTEMBER



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

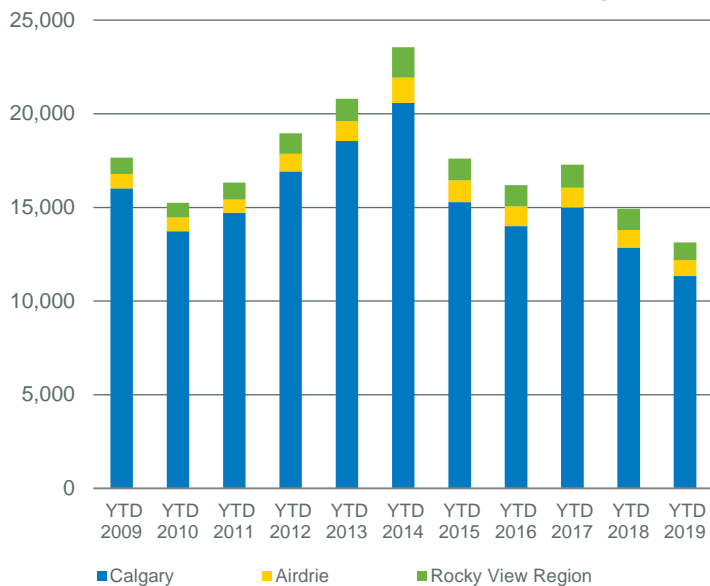
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

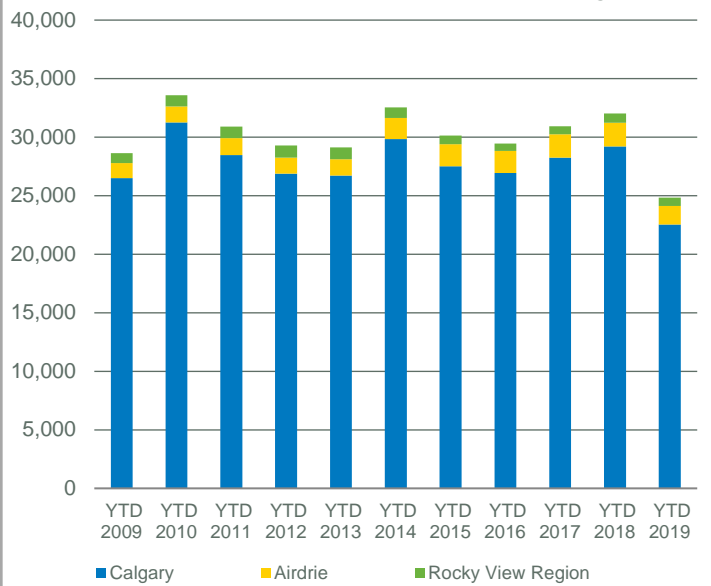
YTD SEPTEMBER



Source: CREB®

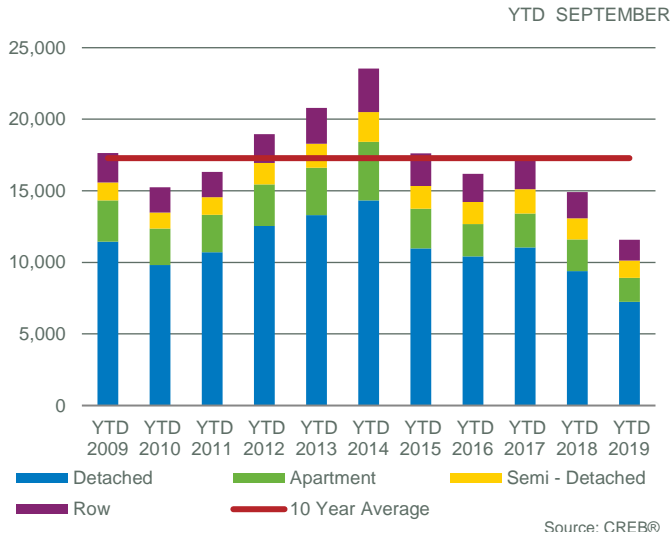
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER

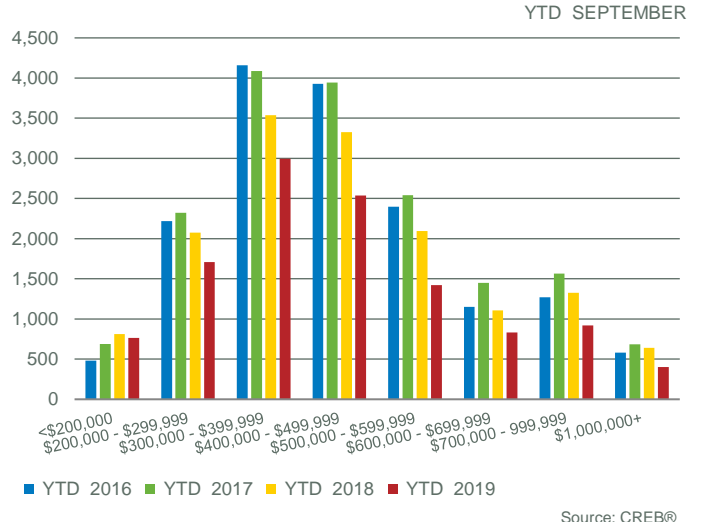


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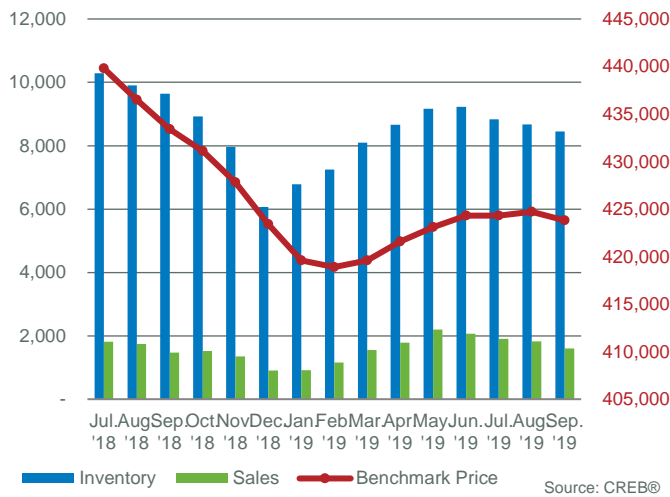
CALGARY CMA TOTAL SALES



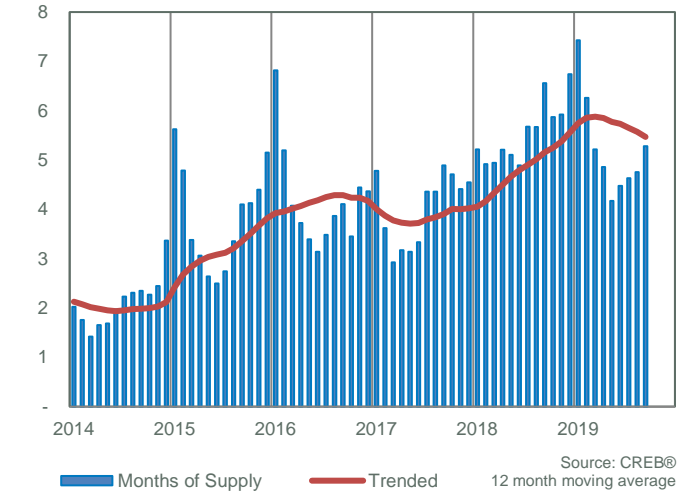
CALGARY CMA TOTAL SALES BY PRICE RANGE



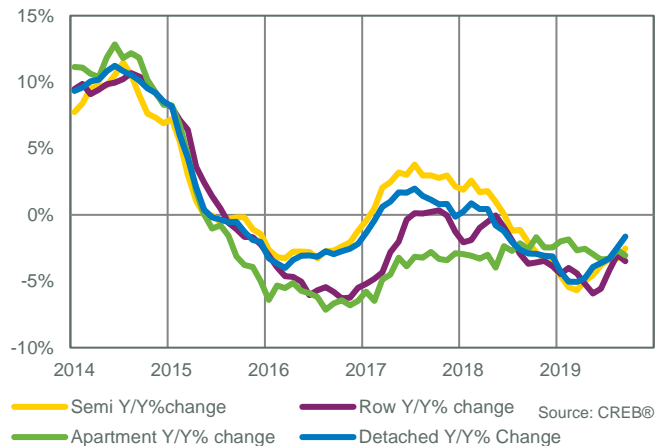
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



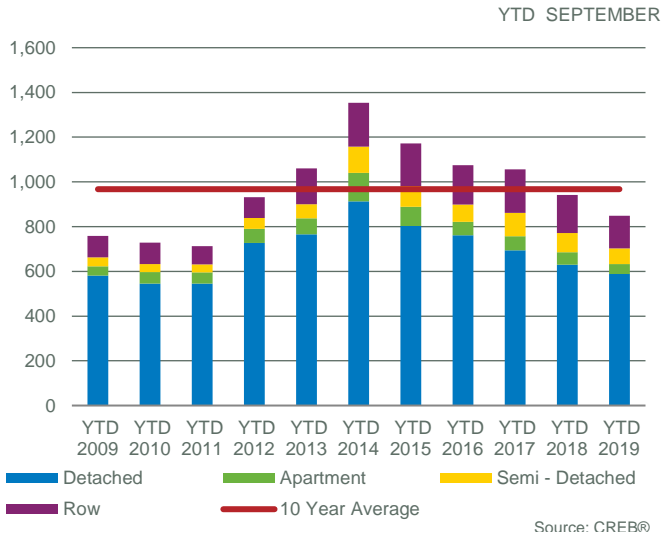
CALGARY CMA PRICE CHANGE



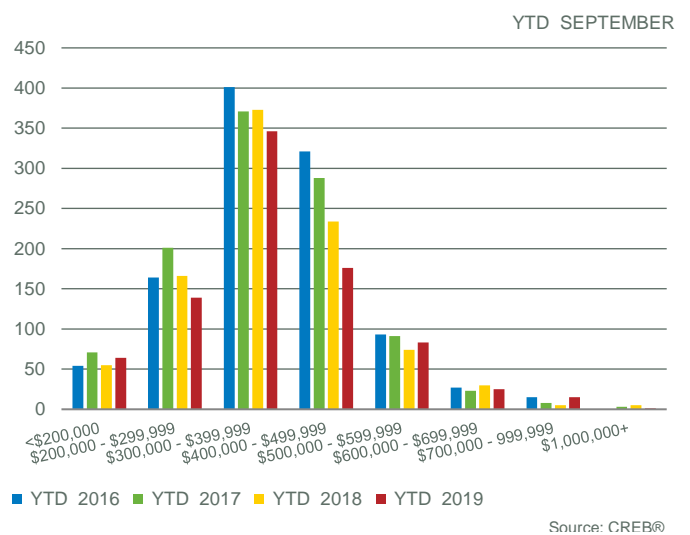
CALGARY CMA PRICES



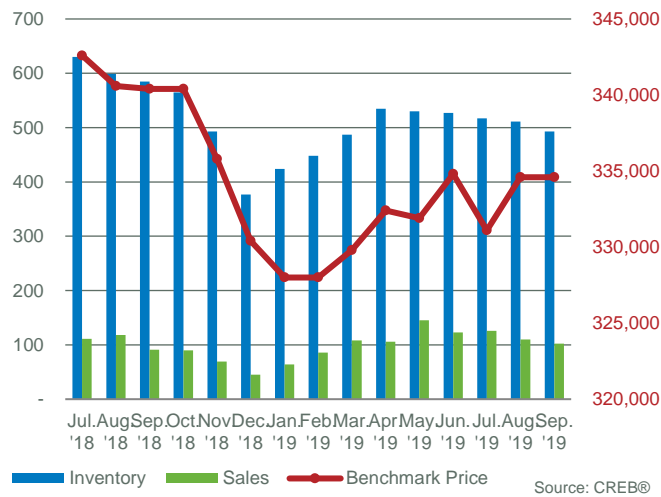
AIRDRIE TOTAL SALES



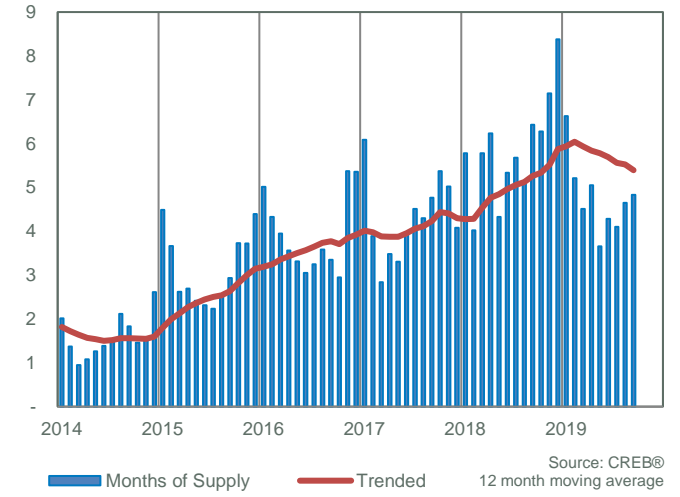
AIRDRIE TOTAL SALES BY PRICE RANGE



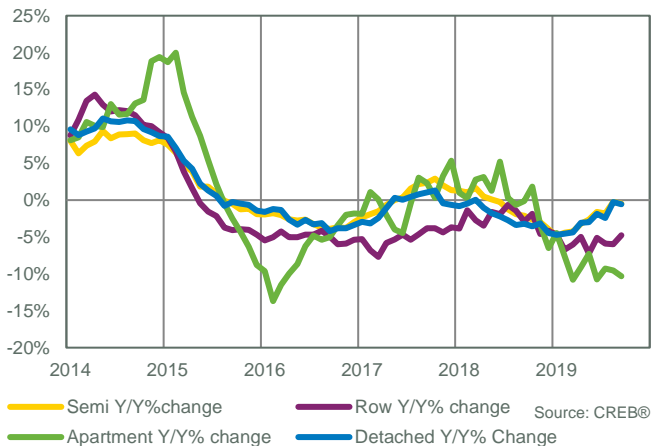
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



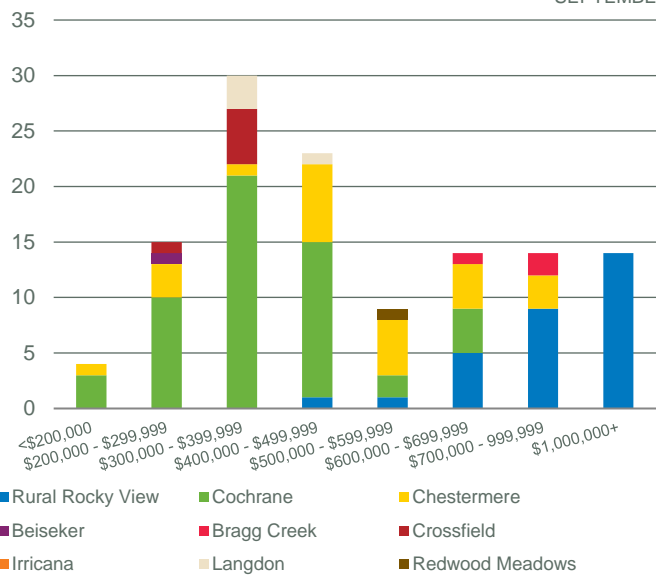
AIRDRIE PRICES



September 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	126	267	47.19%	1,064	8.44	523,500	589,668	444,750	100%
Rural Rocky View	30	68	44.12%	389	12.97	792,900	1,089,048	993,750	24%
Beiseker	1	1	100.00%	12	12.00	-	272,000	272,000	1%
Bragg Creek	3	5	60.00%	25	8.33	-	765,500	765,000	2%
Chestermere	24	67	35.82%	210	8.75	458,400	514,595	497,944	19%
Cochrane	54	95	56.84%	309	5.72	405,600	372,352	372,250	43%
Crossfield	6	13	46.15%	40	6.67	-	354,500	365,000	5%
Irricana	0	1	0.00%	17	-	-	NA	NA	0%
Langdon	4	11	36.36%	36	9.00	-	396,250	387,500	3%
Redwood Meadows	1	3	33.33%	10	10.00	-	585,000	585,000	1%
Other	3	3	100.00%	16	5.33	-	767,967	705,000	2%

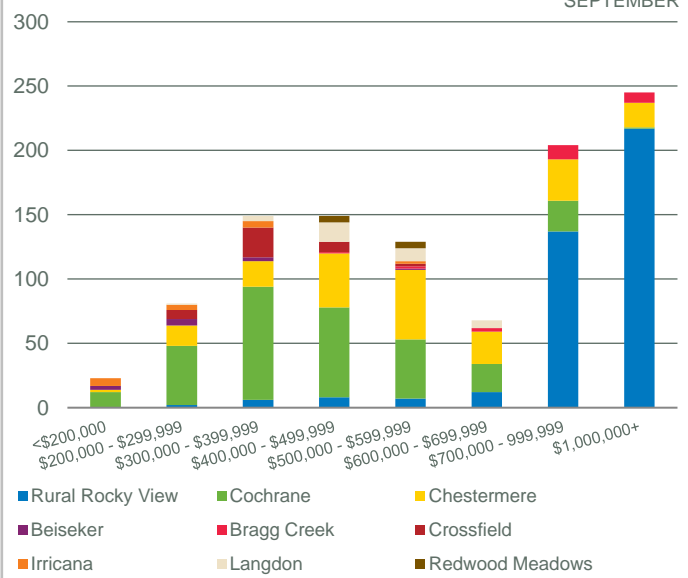
SALES BY PRICE RANGE

SEPTEMBER



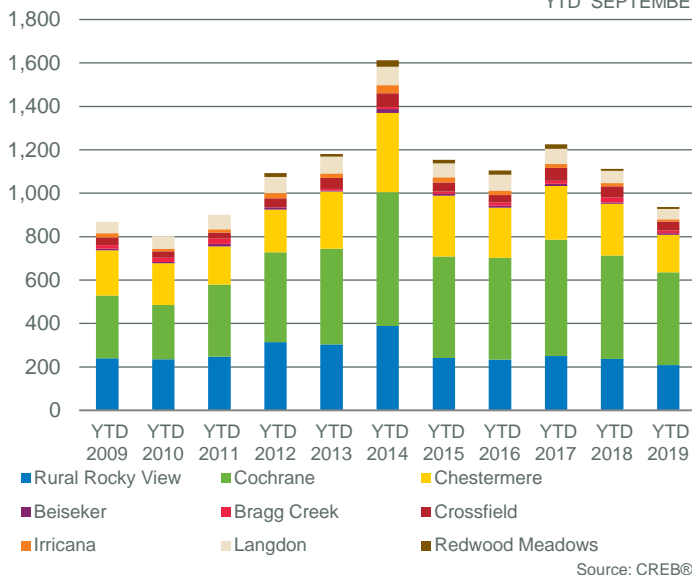
INVENTORY BY PRICE RANGE

SEPTEMBER



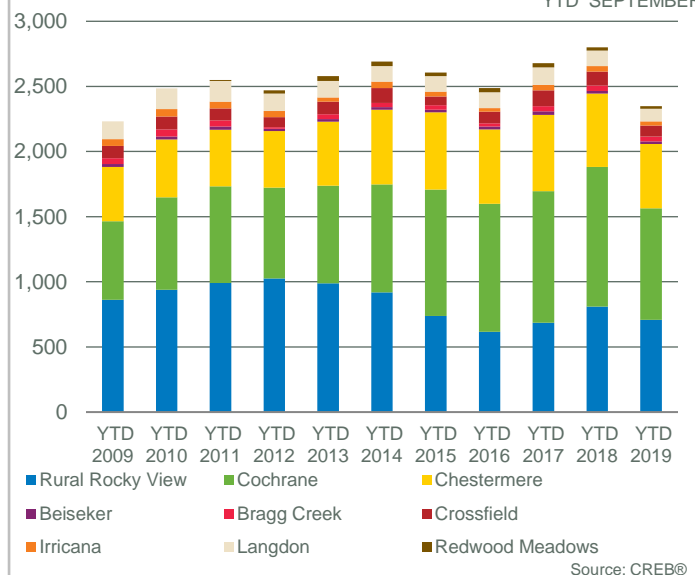
ROCKY VIEW SALES: YEAR-TO-DATE

YTD SEPTEMBER

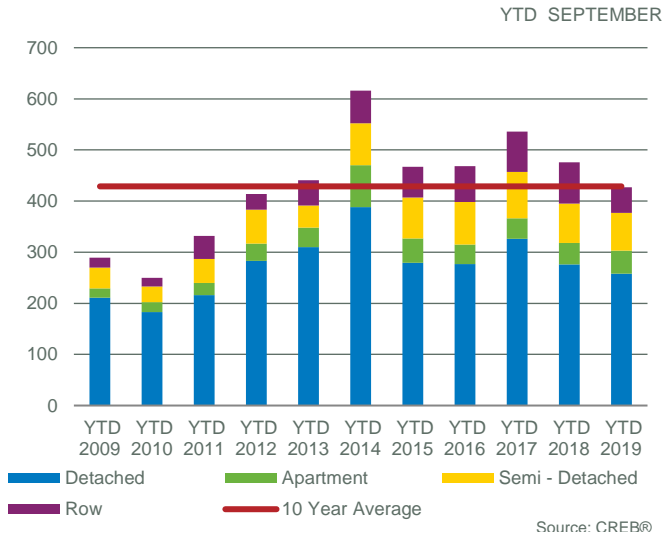


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

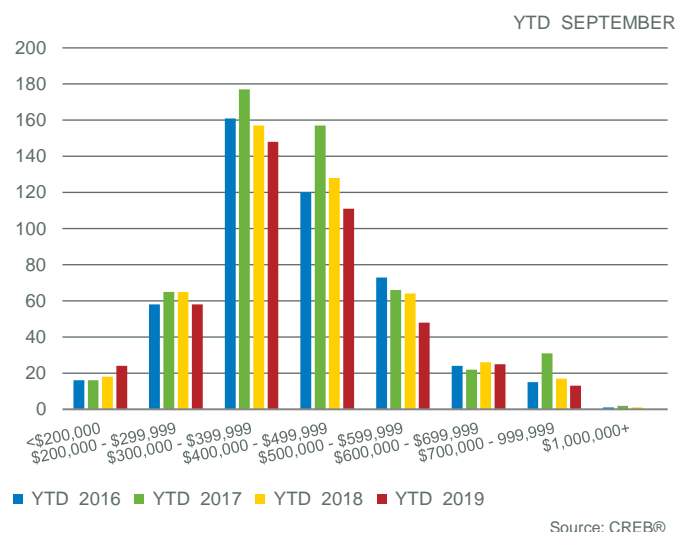
YTD SEPTEMBER



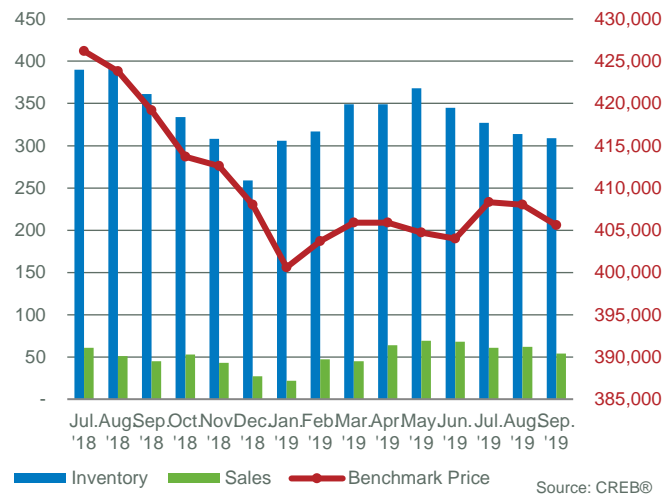
COCHRANE TOTAL SALES



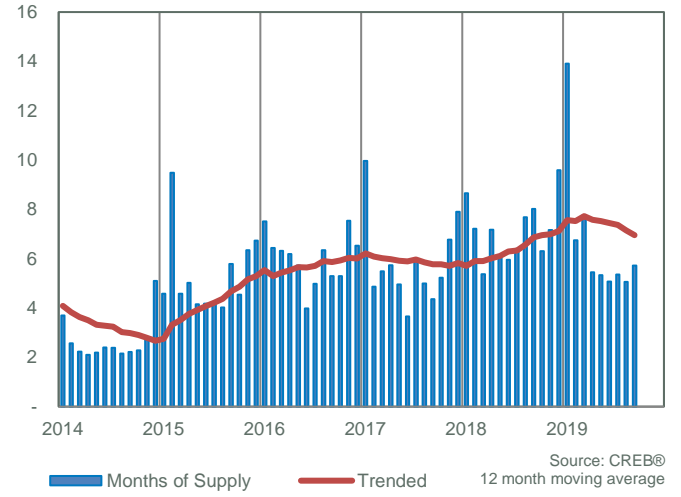
COCHRANE TOTAL SALES BY PRICE RANGE



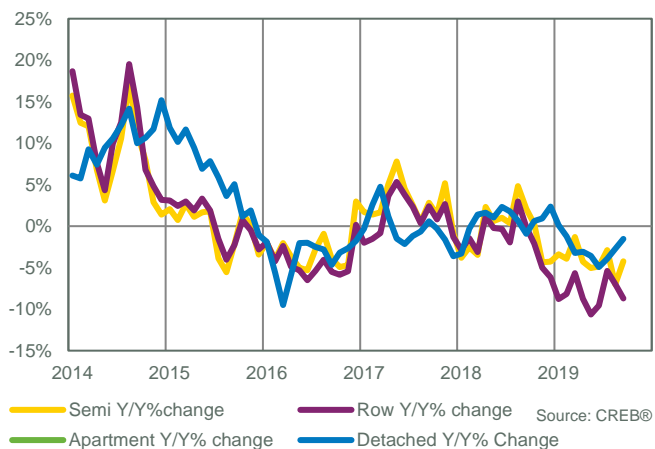
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



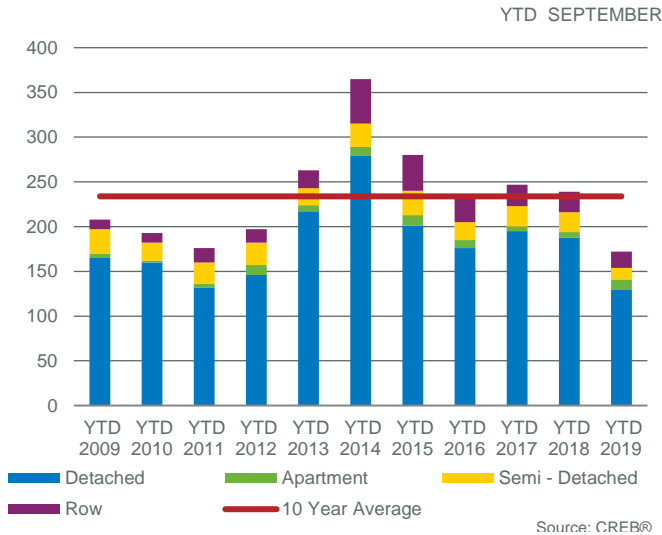
COCHRANE PRICE CHANGE



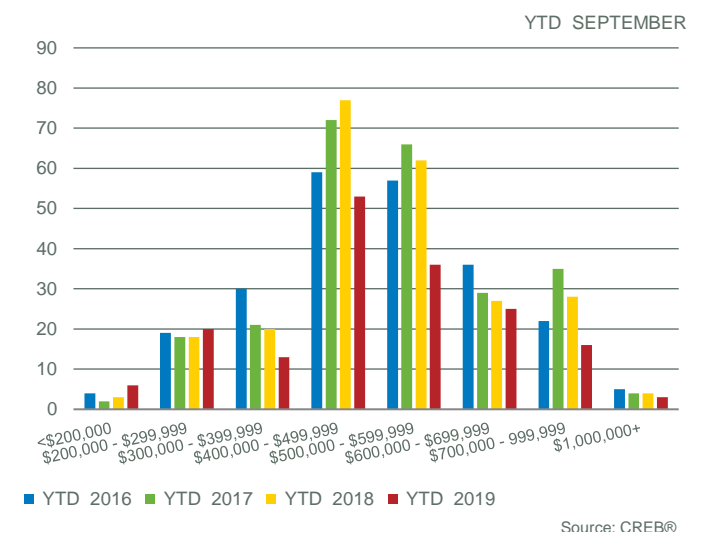
COCHRANE PRICES



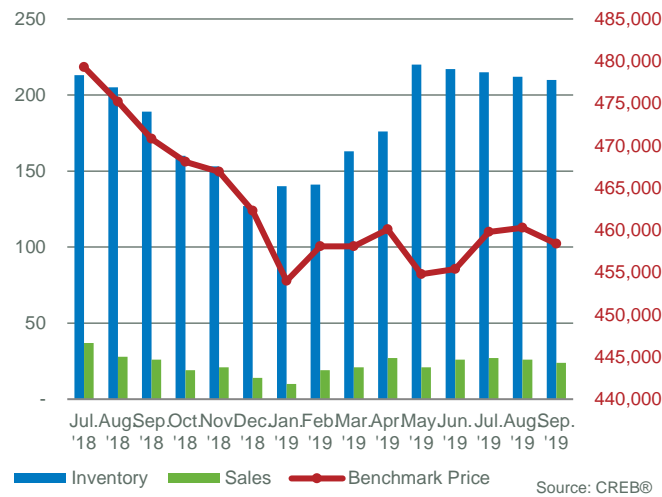
CHESTERMERE TOTAL SALES



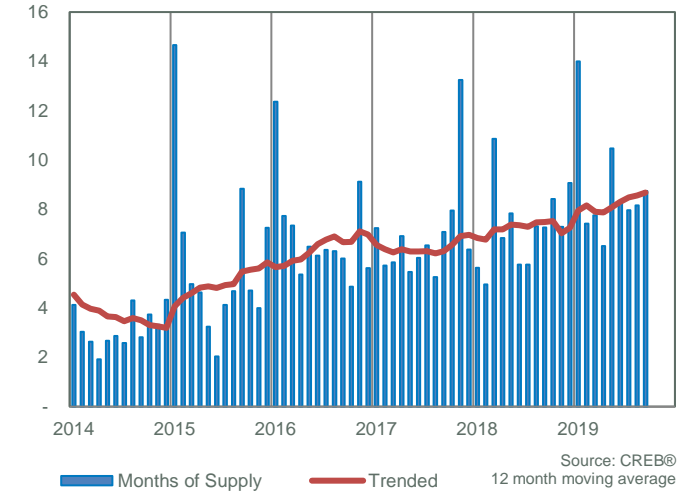
CHESTERMERE TOTAL SALES BY PRICE RANGE



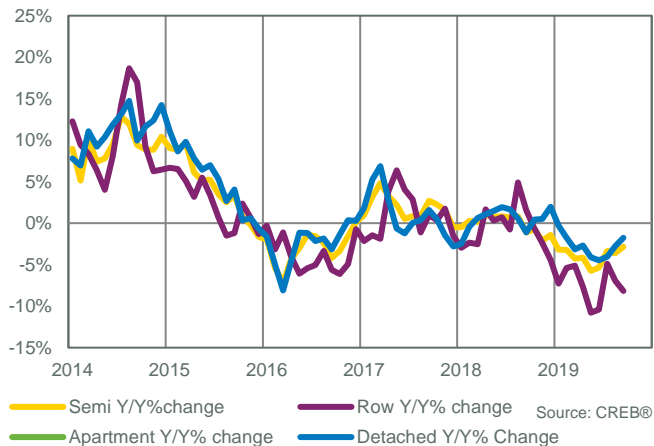
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



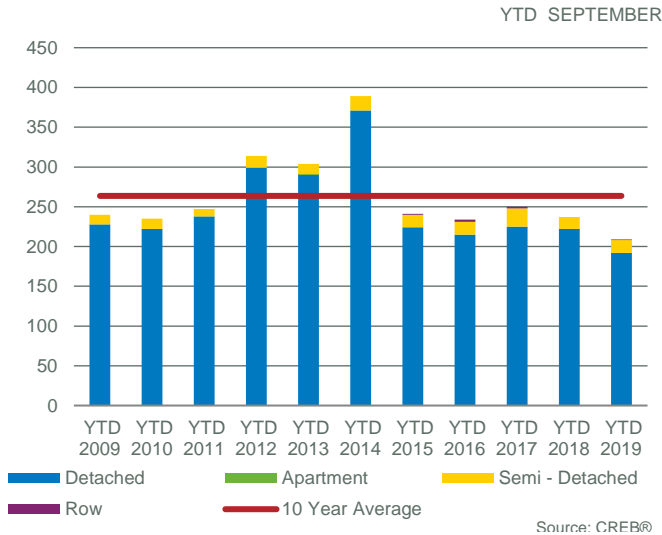
CHESTERMERE PRICE CHANGE



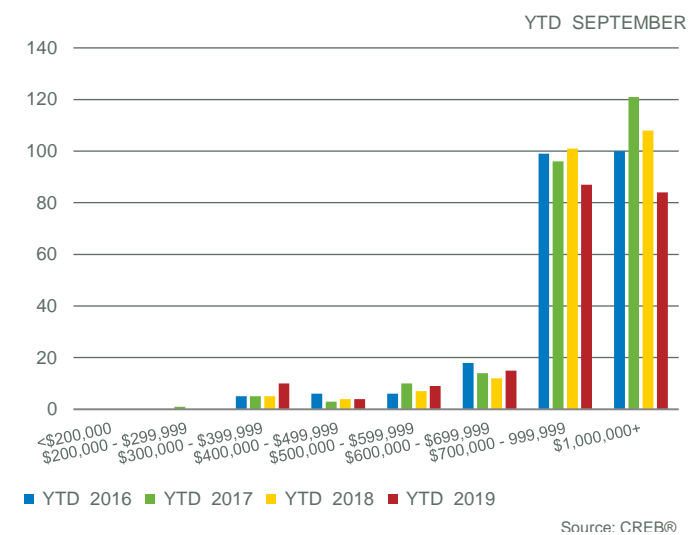
CHESTERMERE PRICES



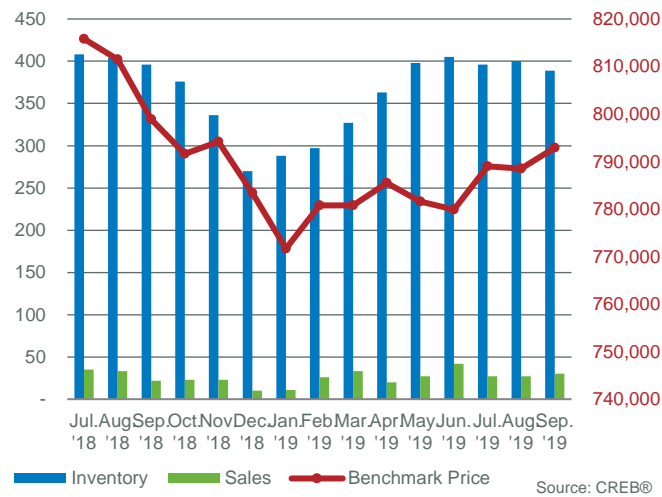
RURAL ROCKY VIEW TOTAL SALES



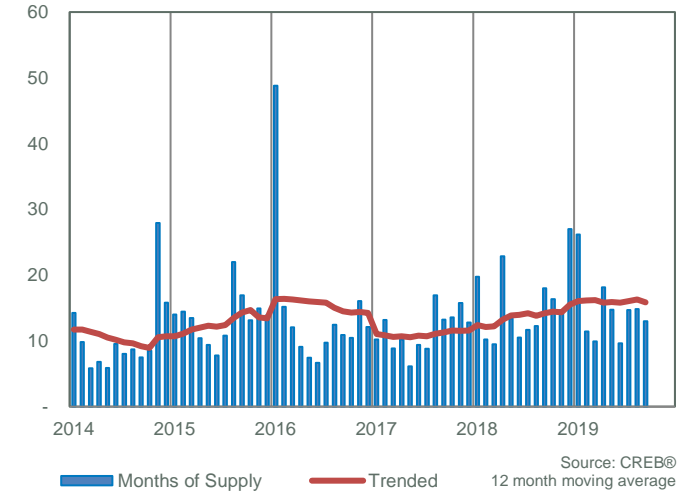
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



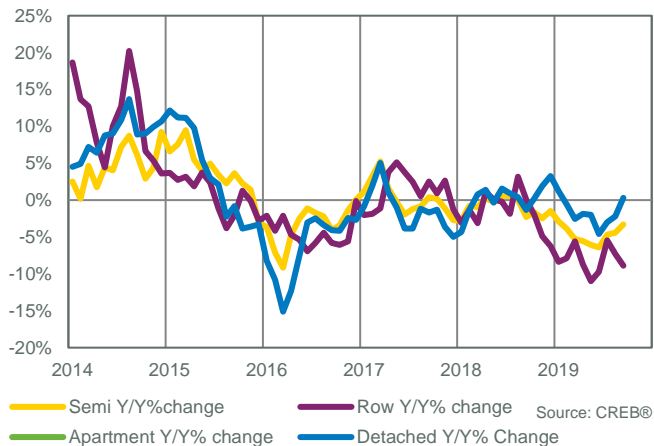
RURAL ROCKY VIEW INVENTORY AND SALES



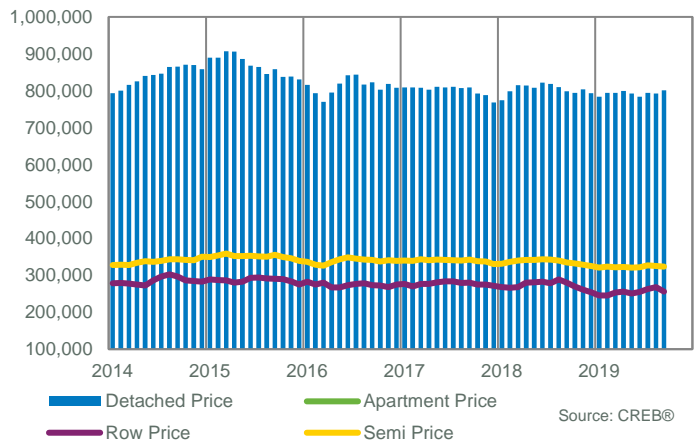
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



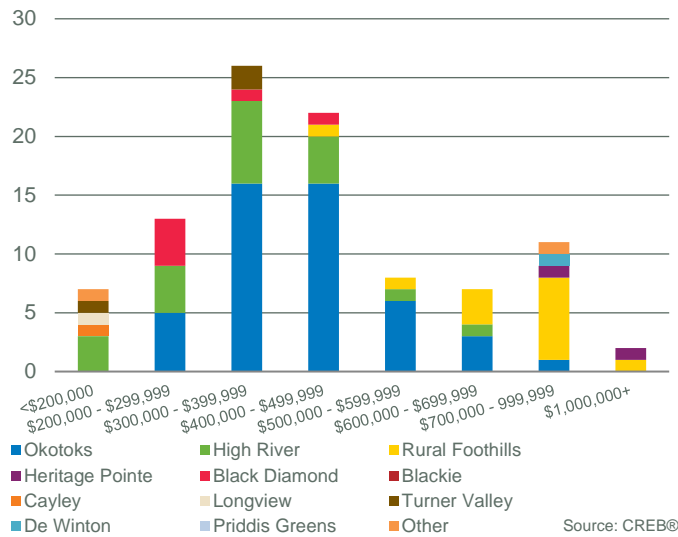
RURAL ROCKY VIEW PRICES



September 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	188	51.06%	674	7.02	369,900	463,482	403,000	100%
Rural Foothills	13	45	28.89%	228	17.54	451,900	861,585	775,000	13%
Black Diamond	6	5	120.00%	18	3.00	-	288,417	276,500	6%
Blackie	0	0	-	8	-	-	NA	NA	0%
Cayley	1	4	25.00%	6	6.00	-	80,000	80,000	1%
De Winton	1	1	100.00%	8	8.00	-	775,000	775,000	1%
Heritate Pointe	2	6	33.33%	37	18.50	-	916,250	916,250	2%
High River	20	32	62.50%	113	5.65	316,800	337,480	336,000	21%
Okotoks	47	81	58.02%	218	4.64	411,700	426,895	421,500	48%
Turner Valley	3	9	33.33%	31	10.33	298,500	270,667	338,000	3%
Priddis Greens	1	1	100.00%	12	12.00	-	355,000	355,000	1%
Longview	1	1	100.00%	3	3.00	-	130,000	130,000	1%
Other	2	4	50.00%	12	6.00	-	447,500	447,500	2%

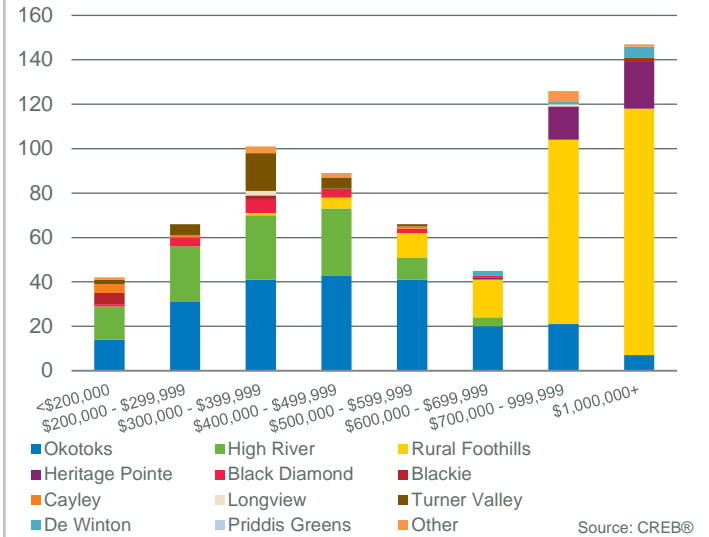
SALES BY PRICE RANGE

SEPTEMBER



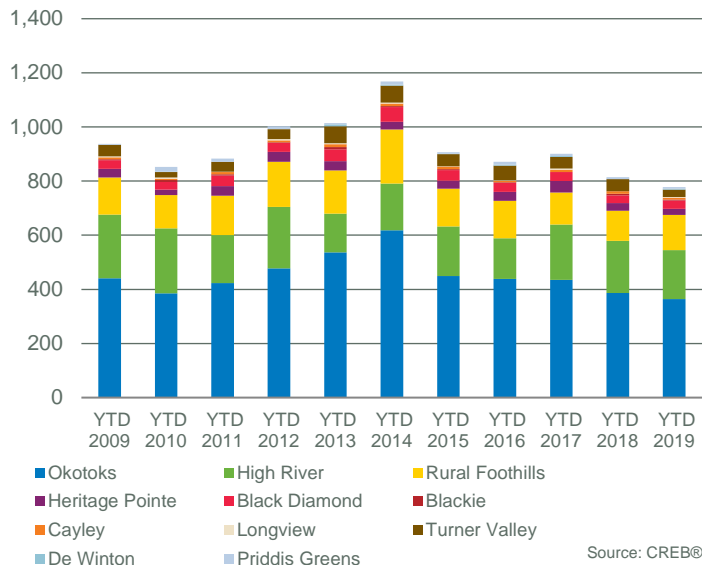
INVENTORY BY PRICE RANGE

SEPTEMBER



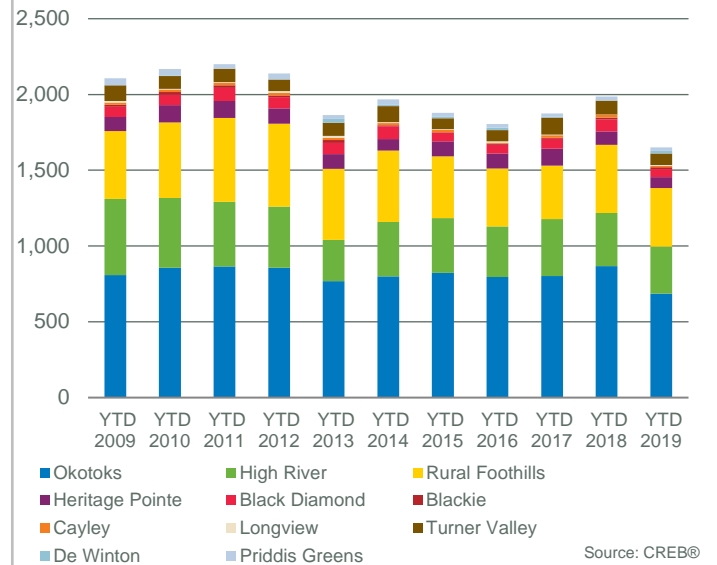
FOOTHILLS SALES: YEAR-TO-DATE

YTD SEPTEMBER



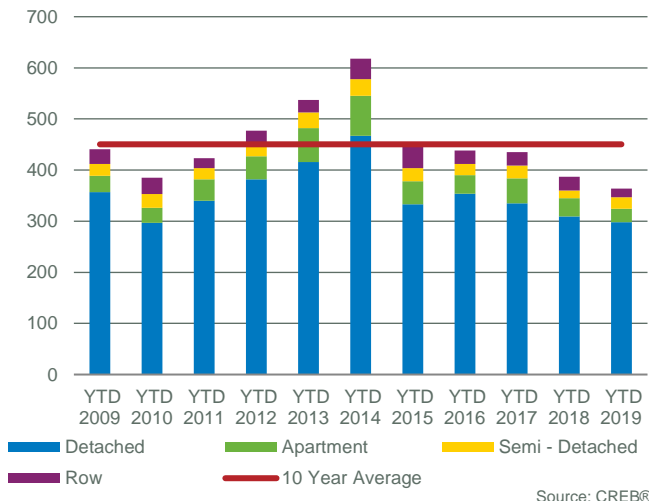
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER



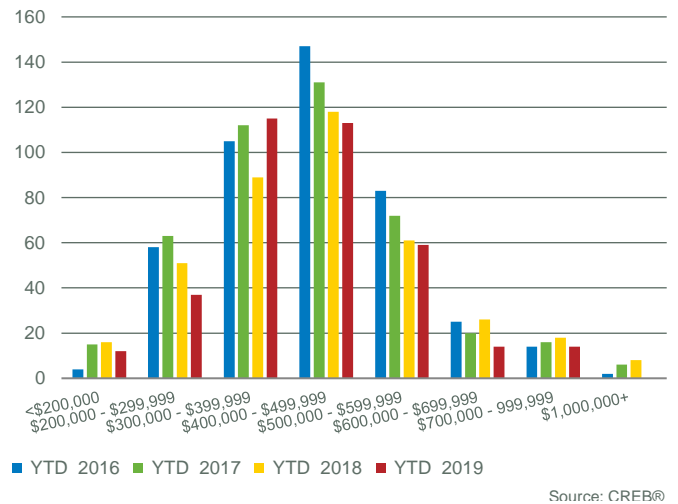
OKOTOKS TOTAL SALES

YTD SEPTEMBER

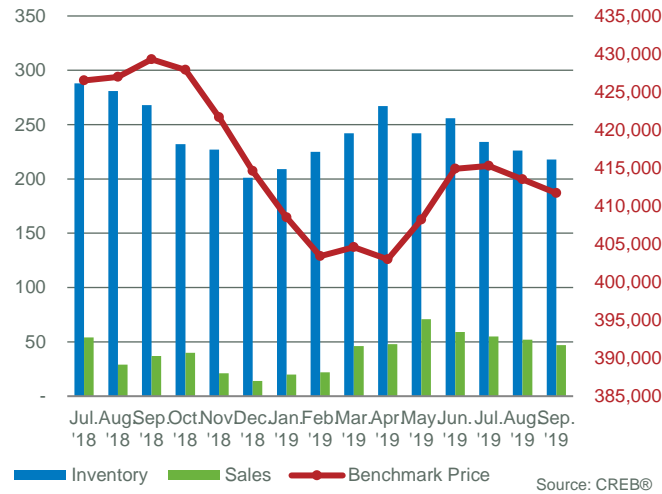


OKOTOKS TOTAL SALES BY PRICE RANGE

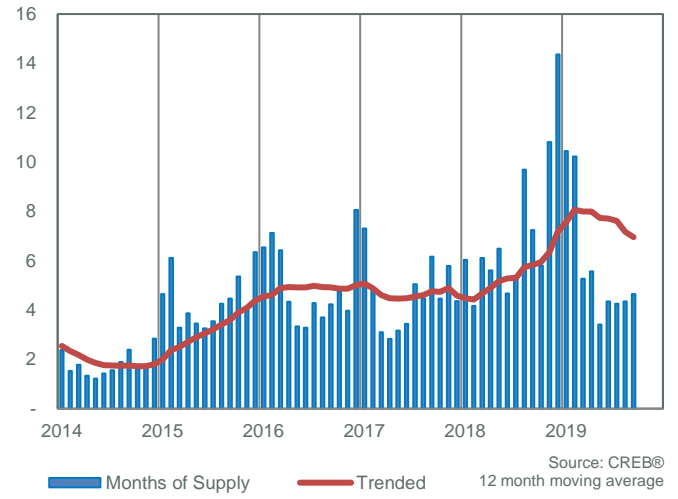
YTD SEPTEMBER



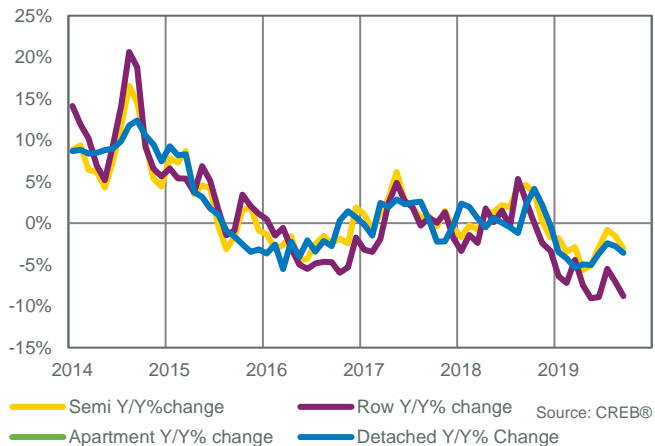
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



OKOTOKS PRICE CHANGE

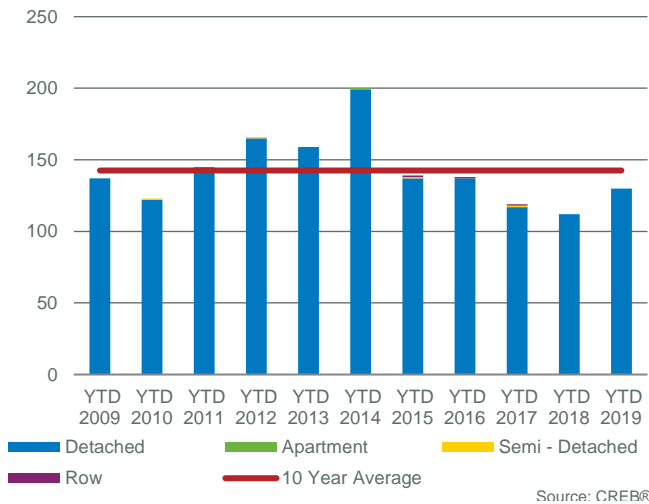


OKOTOKS PRICES



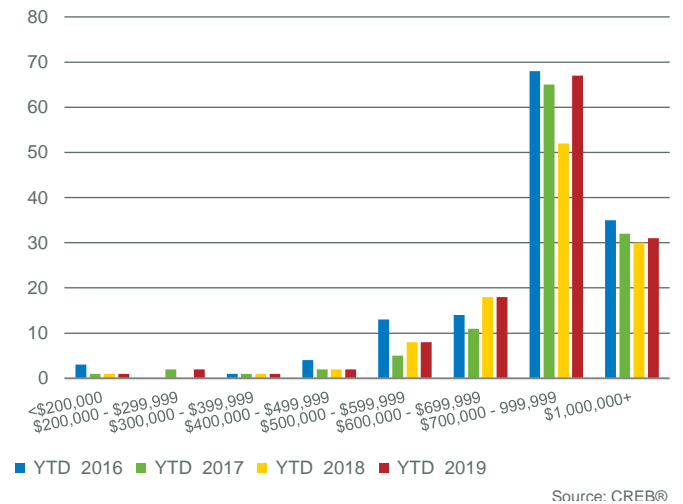
RURAL FoothILLS TOTAL SALES

YTD SEPTEMBER

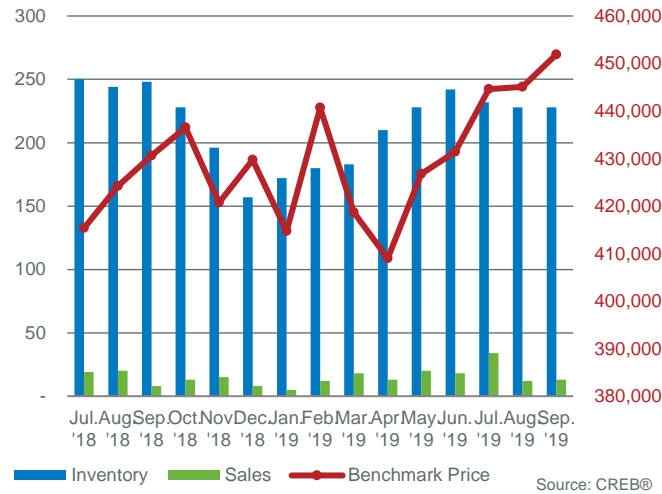


RURAL FoothILLS TOTAL SALES BY PRICE RANGE

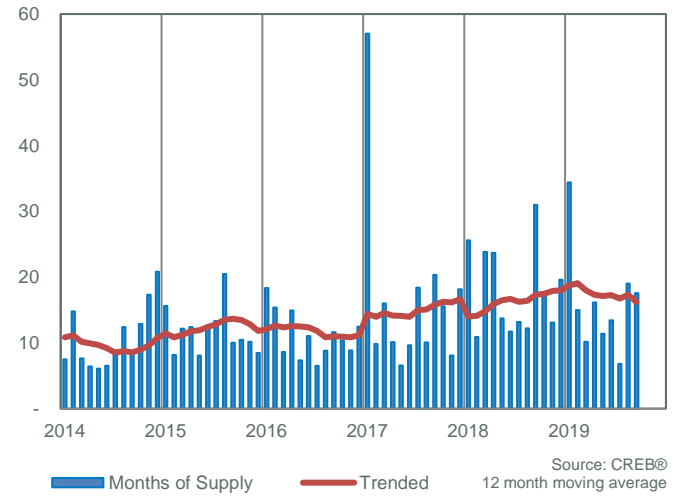
YTD SEPTEMBER



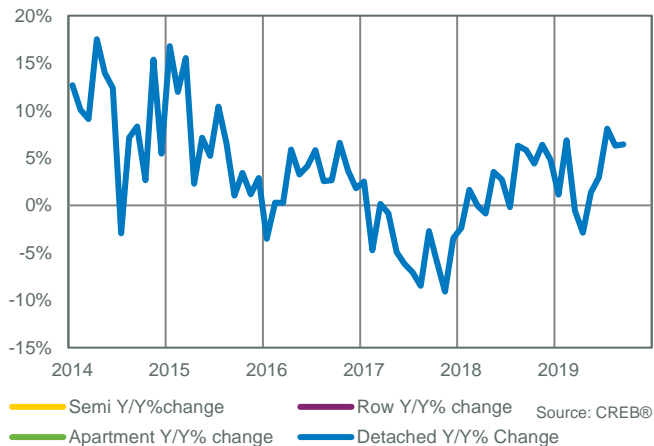
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

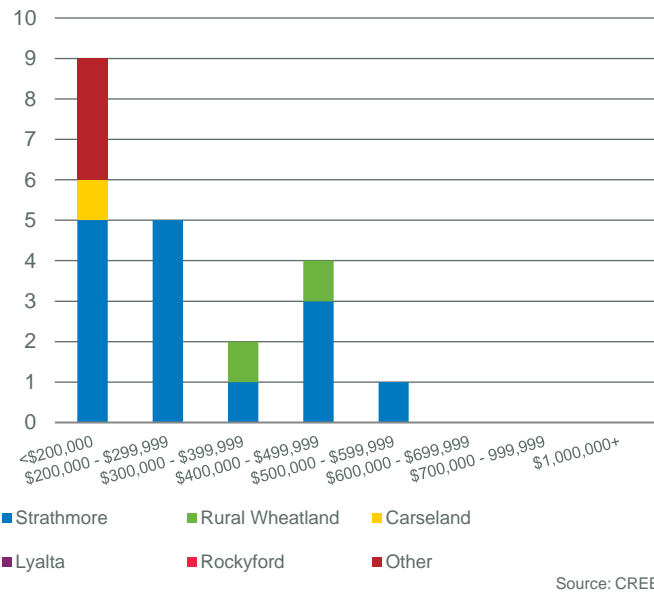


September 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	21	49	42.86%	246	11.71	216,200	262,138	255,900	90%
Rural Wheatland*	2	6	33.33%	54	27.00	216,200	395,250	395,250	10%
Carseland*	1	2	50.00%	3	3.00	-	172,500	172,500	5%
Lyalta*	0	2	0.00%	15	-	-	NA	NA	0%
Rockyford*	0	1	0.00%	6	-	-	NA	NA	0%
Strathmore	15	34	44.12%	150	10.00	338,800	291,760	268,000	71%
Gleichen	1	2	50.00%	4	4.00	-	79,000	79,000	5%
Other*	3	4	75.00%	18	6.00	-	55,167	60,000	14%

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

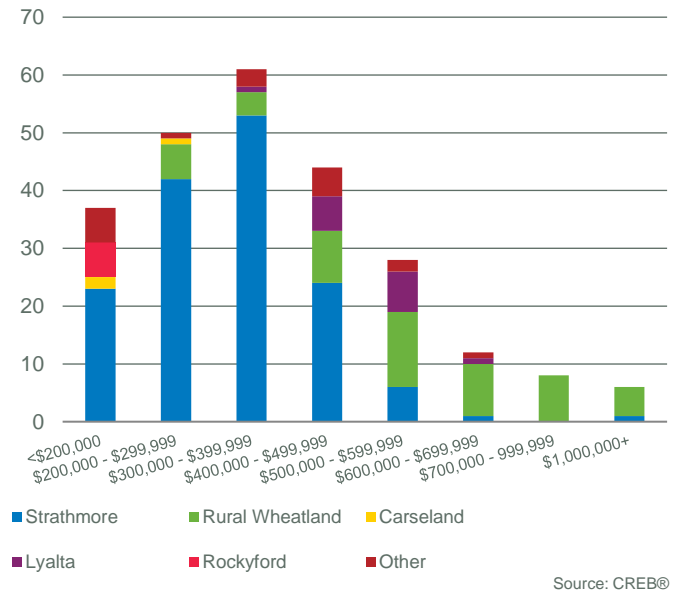
SALES BY PRICE RANGE

SEPTEMBER



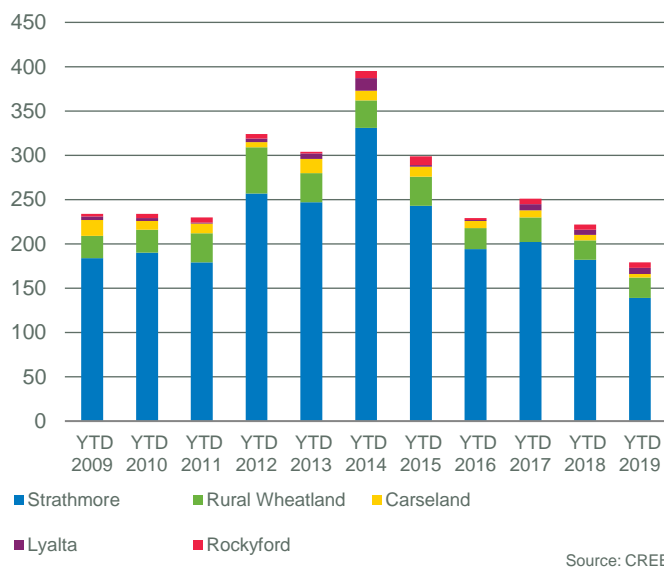
INVENTORY BY PRICE RANGE

SEPTEMBER



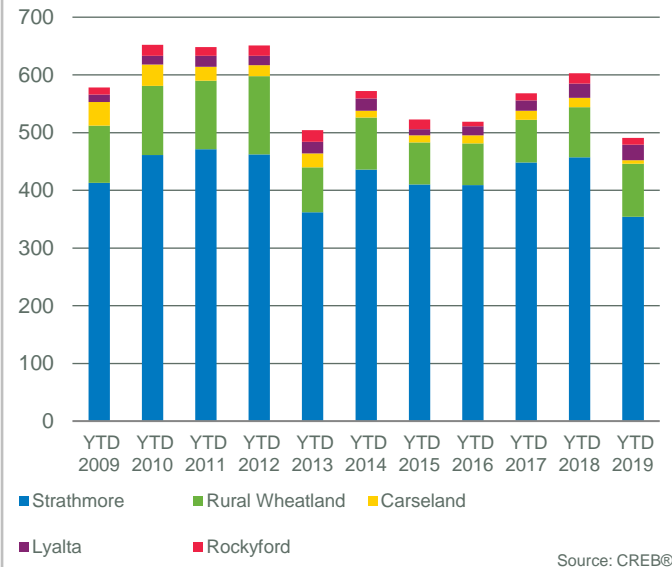
WHEATLAND SALES: YEAR-TO-DATE

YTD SEPTEMBER



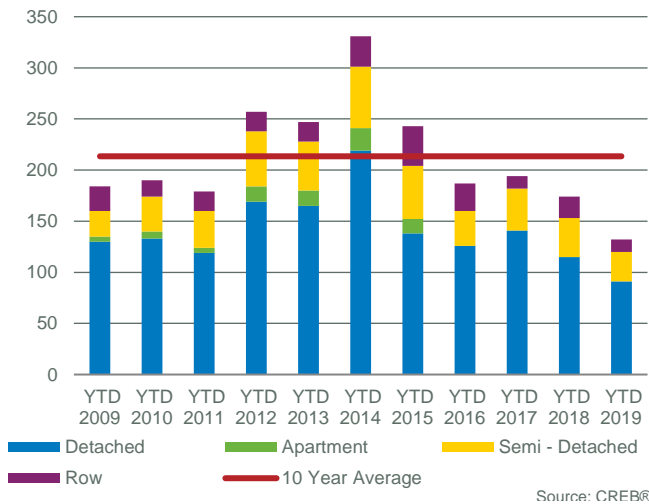
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER



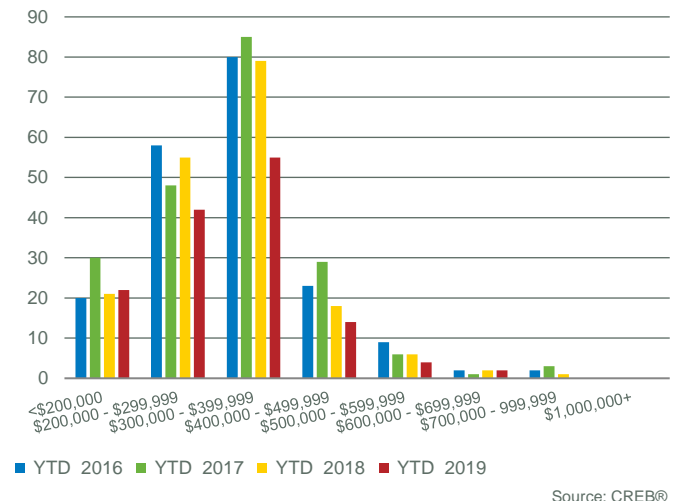
STRATHMORE TOTAL SALES

YTD SEPTEMBER

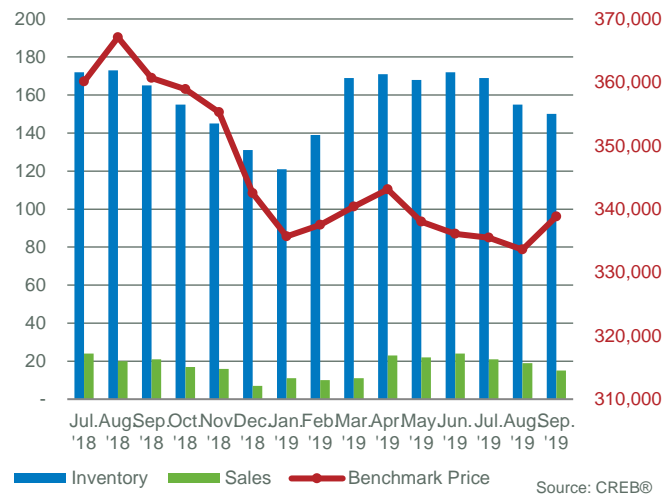


STRATHMORE TOTAL SALES BY PRICE RANGE

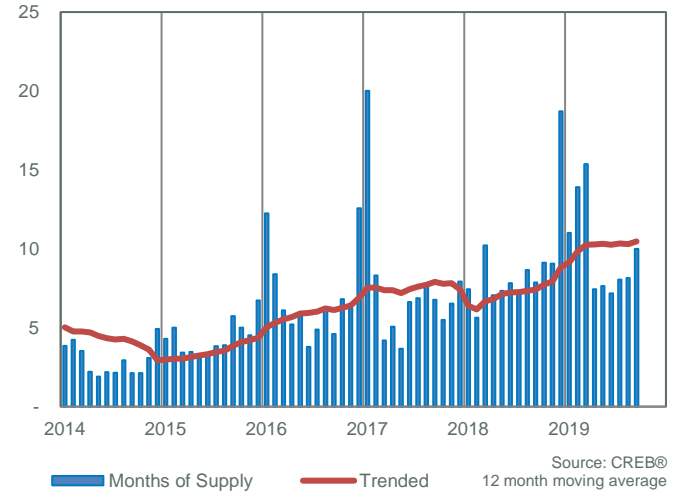
YTD SEPTEMBER



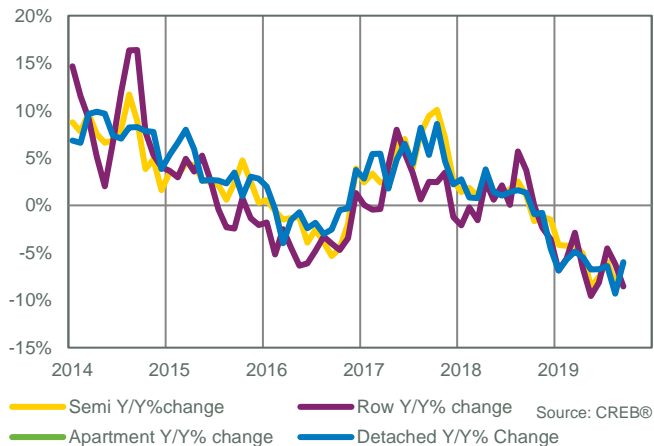
STRATHMORE INVENTORY AND SALES



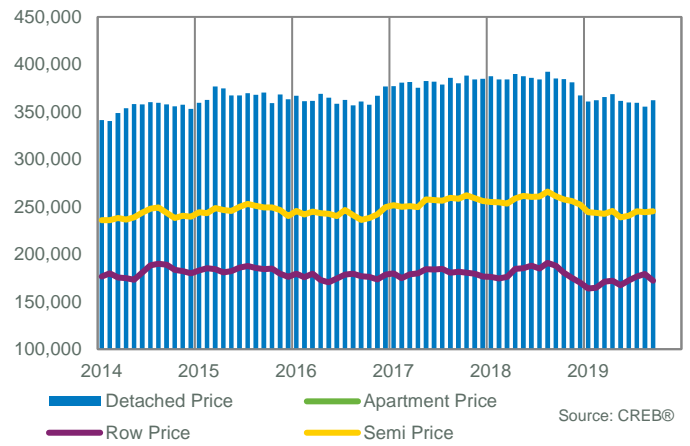
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

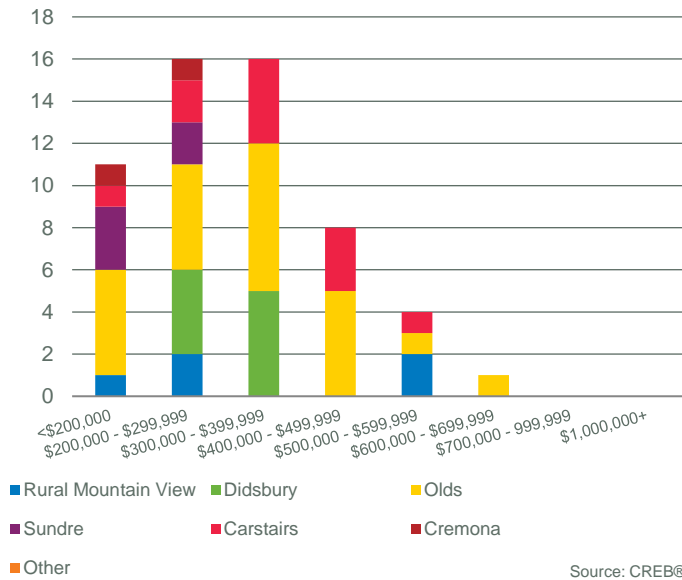


September 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	56	74	75.68%	402	7.18	301,300	307,037	300,000	100%
Rural Mountain View*	5	14	35.71%	120	24.00	256,300	339,800	280,000	9%
Carstairs	11	22	50.00%	63	5.73	315,600	348,644	360,000	20%
Cremona	2	1	200.00%	3	1.50	-	213,000	213,000	4%
Didsbury	9	15	60.00%	38	4.22	293,600	285,174	310,000	16%
Olds*	24	15	160.00%	106	4.42	333,000	323,308	302,500	43%
Sundre*	5	6	83.33%	63	12.60	260,500	181,600	155,000	9%
Other*	0	1	0.00%	9	-	-	NA	NA	0%

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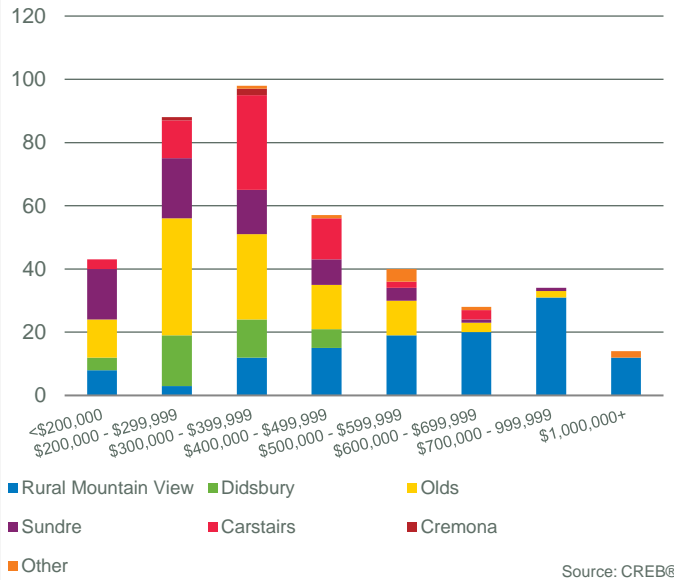
SALES BY PRICE RANGE

SEPTEMBER



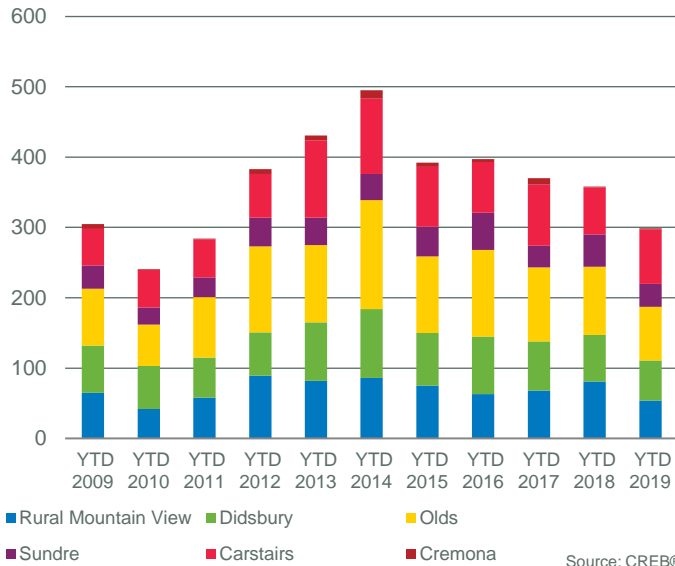
INVENTORY BY PRICE RANGE

SEPTEMBER



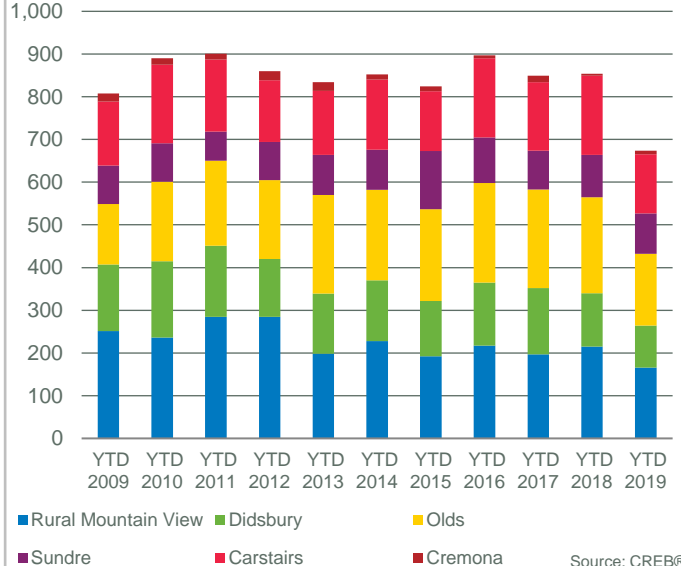
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD SEPTEMBER



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER

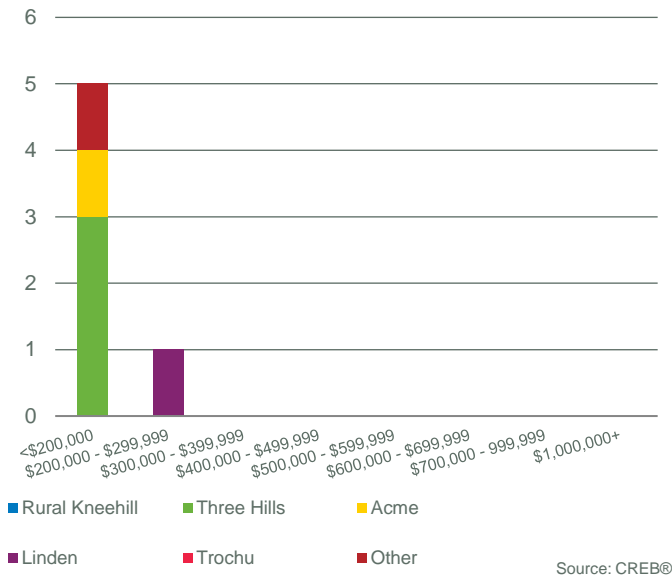


September 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	7	11	63.64%	89	12.71	174,400	158,029	173,500	86%
Rural Kneehill*	0	2	0.00%	13	-	174,400	NA	NA	0%
Acme*	1	0	-	5	5.00	-	94,800	94,800	14%
Linden*	1	0	-	8	8.00	-	275,400	275,400	14%
Three Hills*	3	3	100.00%	23	7.67	-	183,667	182,500	43%
Torrington*	1	1	100.00%	3	3.00	-	90,000	90,000	14%
Trochu*	0	3	0.00%	21	-	-	NA	NA	0%
Other*	1	2	50.00%	19	19.00	-	95,000	95,000	14%

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

SALES BY PRICE RANGE

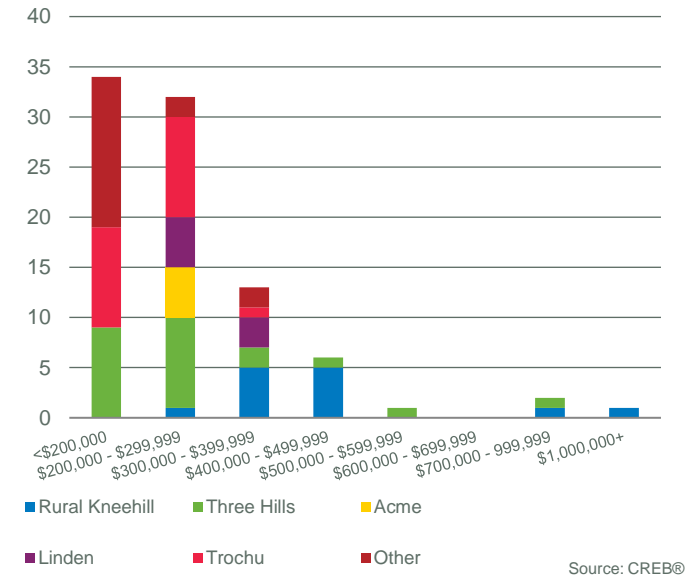
SEPTEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

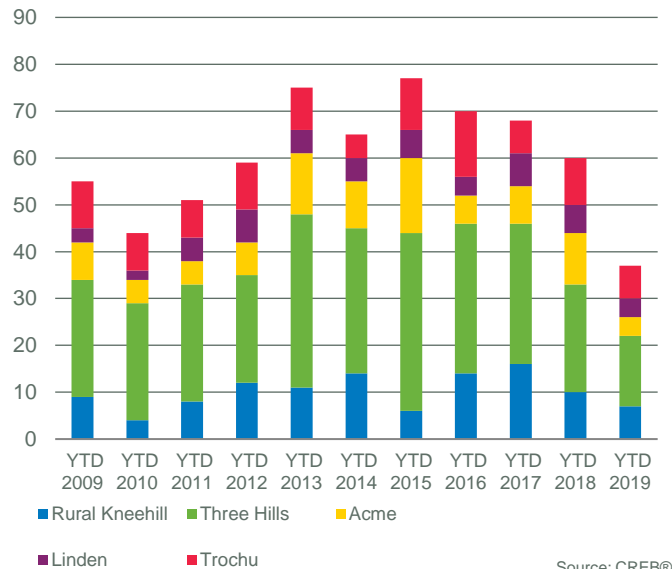
SEPTEMBER



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

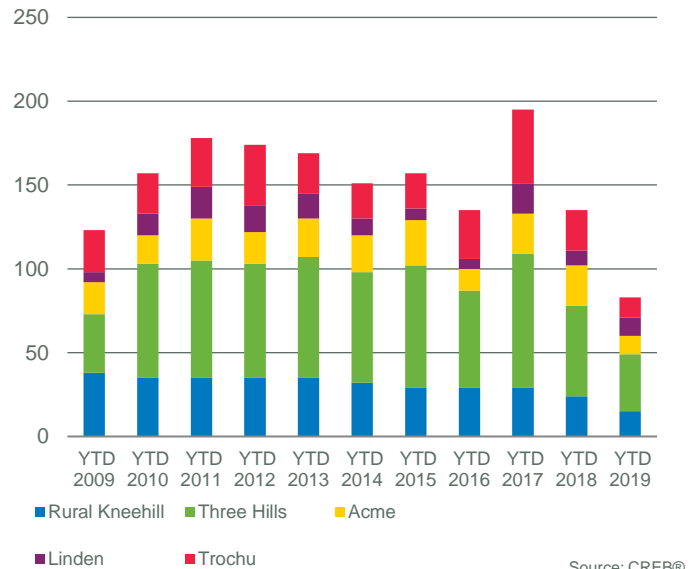
YTD SEPTEMBER



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER



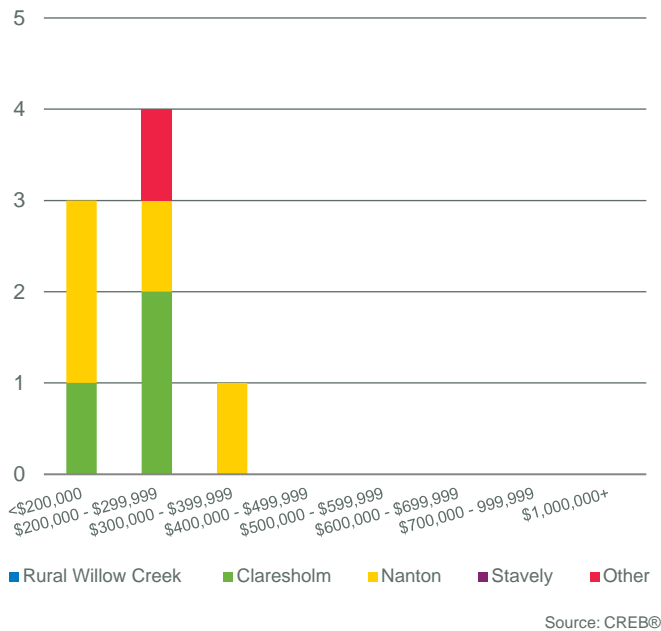
Source: CREB®

September 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*	8	24	33.33%	118	14.75	202,400	221,438	230,250	100%
Rural Willow Creek*	0	4	0.00%	32	-	201,500	NA	NA	0%
Claresholm*	3	10	30.00%	44	14.67	-	194,500	210,500	38%
Nanton*	4	9	44.44%	28	7.00	-	223,500	210,000	50%
Stavely*	0	0	-	9	-	-	NA	NA	0%
Other*	1	1	100.00%	5	5.00	-	294,000	294,000	13%

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

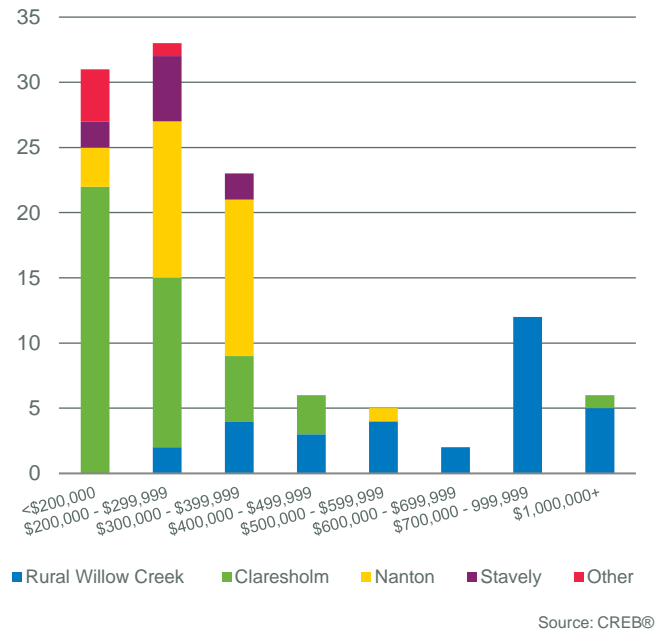
SALES BY PRICE RANGE

SEPTEMBER



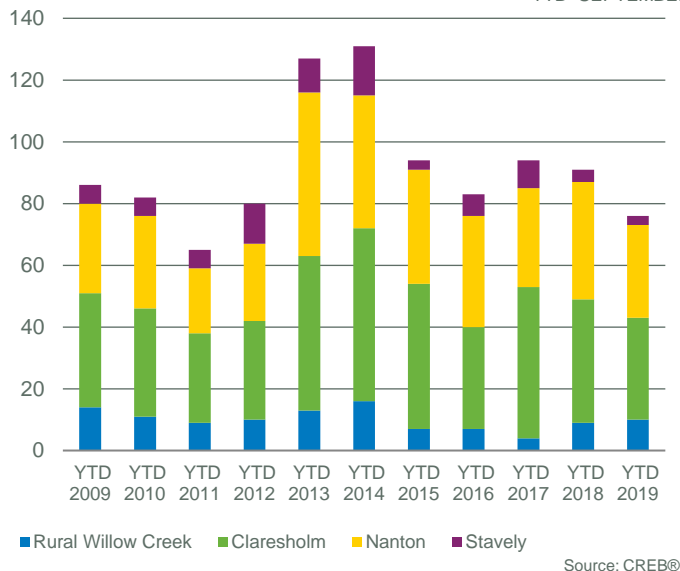
INVENTORY BY PRICE RANGE

SEPTEMBER



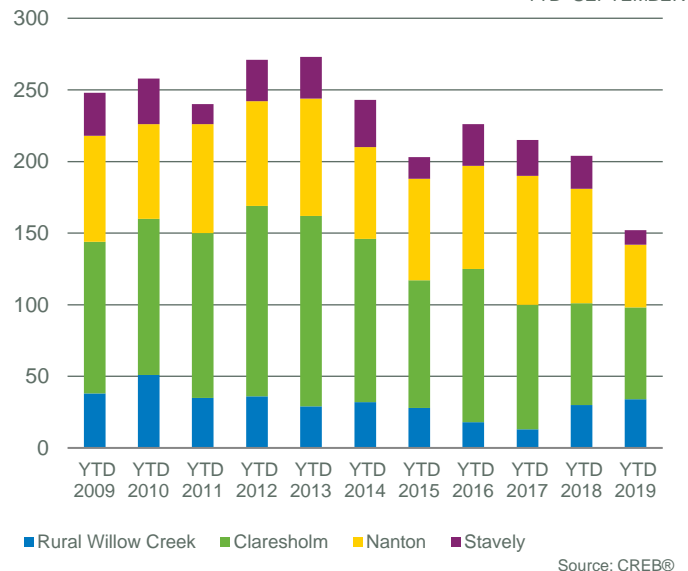
WILLOW CREEK SALES: YEAR-TO-DATE

YTD SEPTEMBER



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER

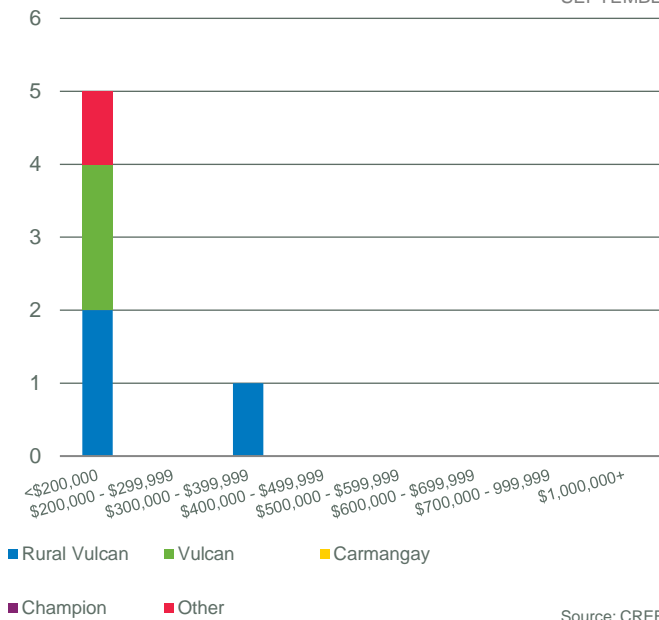


September 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	6	8	75.00%	89	14.83	236,500	167,500	149,500	100%
Rural Vulcan*	3	3	100.00%	42	14.00	-	210,333	180,000	50%
Vulcan*	2	3	66.67%	27	13.50	-	120,000	120,000	33%
Carmangay*	0	0	-	7	-	-	NA	NA	0%
Champion*	0	0	-	3	-	-	NA	NA	0%
Other*	1	2	50.00%	10	10.00	-	134,000	134,000	17%

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

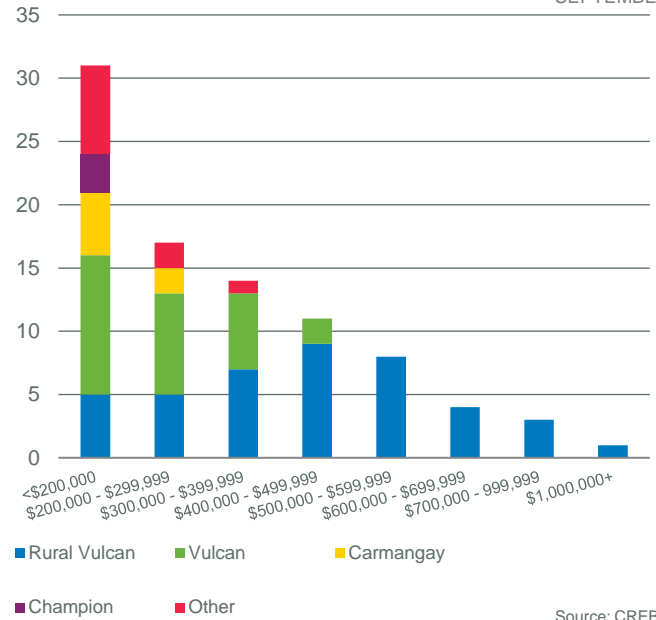
SALES BY PRICE RANGE

SEPTEMBER



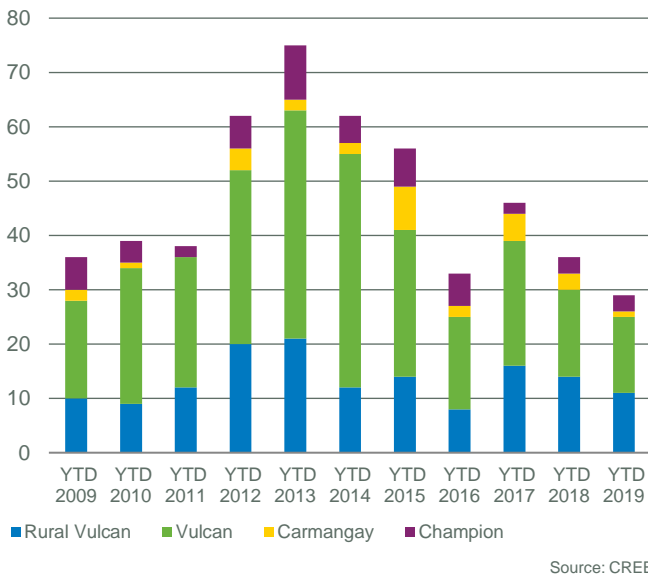
INVENTORY BY PRICE RANGE

SEPTEMBER



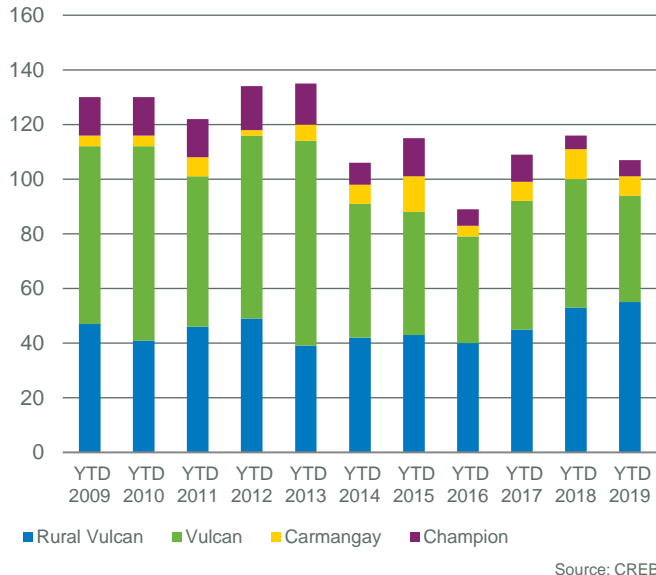
VULCAN SALES: YEAR-TO-DATE

YTD SEPTEMBER



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER

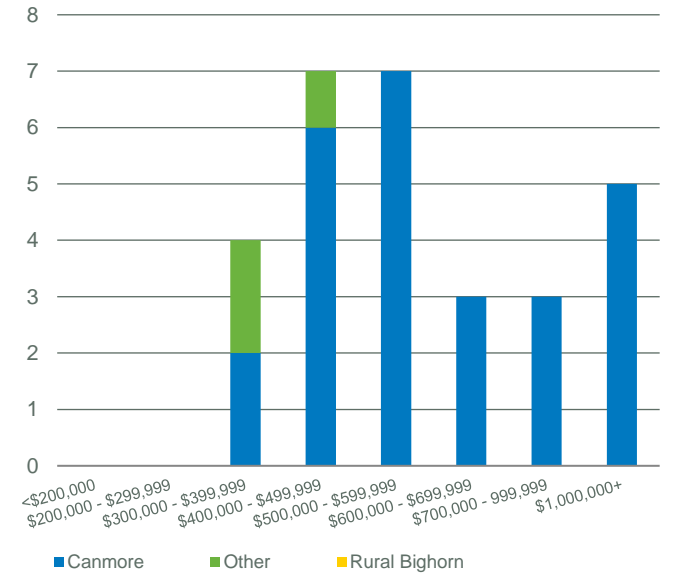


September 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	29	38	76.32%	150	5.17	778,100	689,974	555,000	100%
Rural Bighorn*	0	1	0.00%	11	-	-	NA	NA	0%
Canmore*	26	31	83.87%	121	4.65	-	725,086	565,750	90%
Other*	3	6	50.00%	18	6.00	-	385,667	390,000	10%

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

SALES BY PRICE RANGE

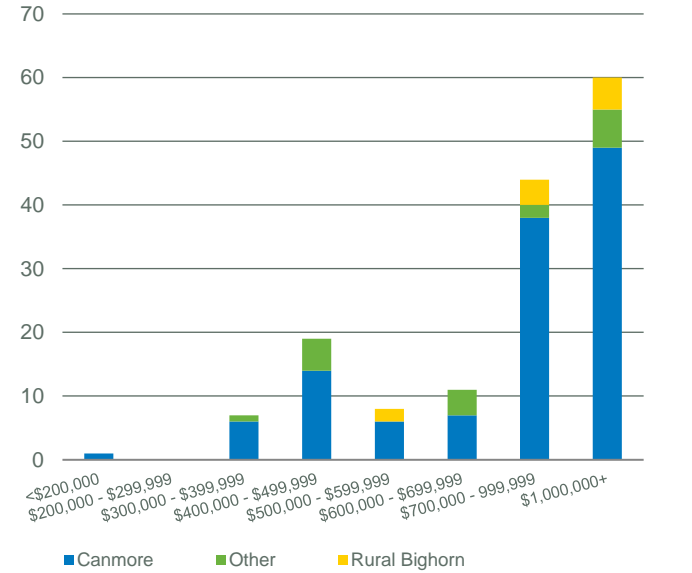
SEPTEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

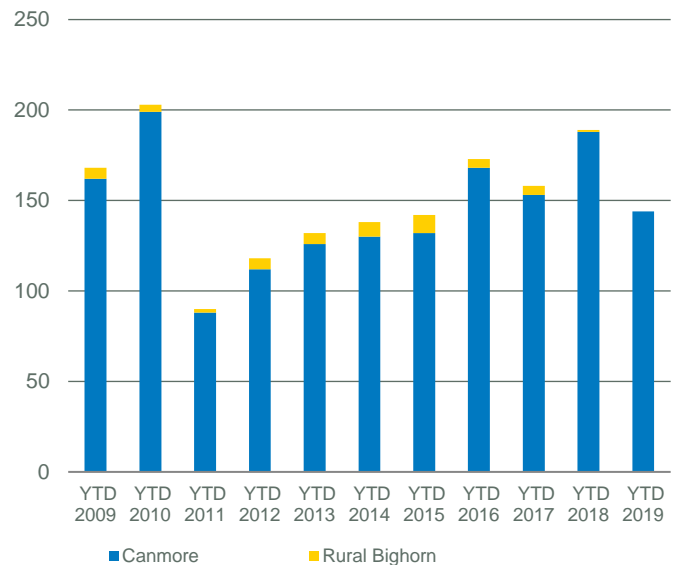
SEPTEMBER



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

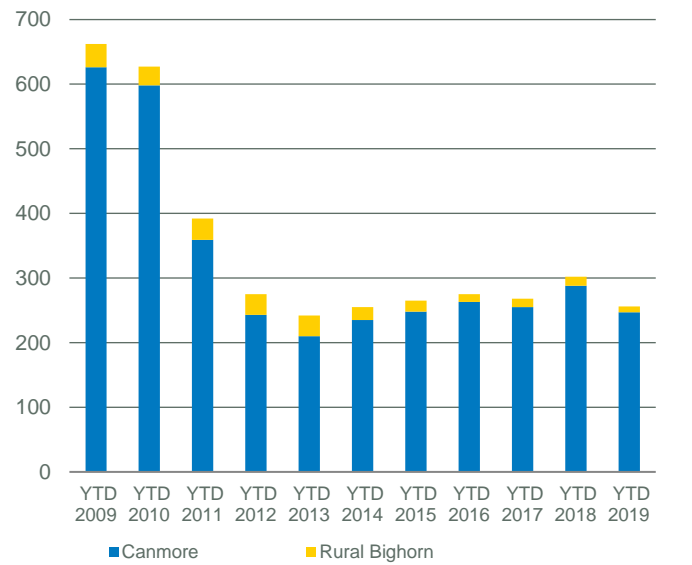
YTD SEPTEMBER



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD SEPTEMBER



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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