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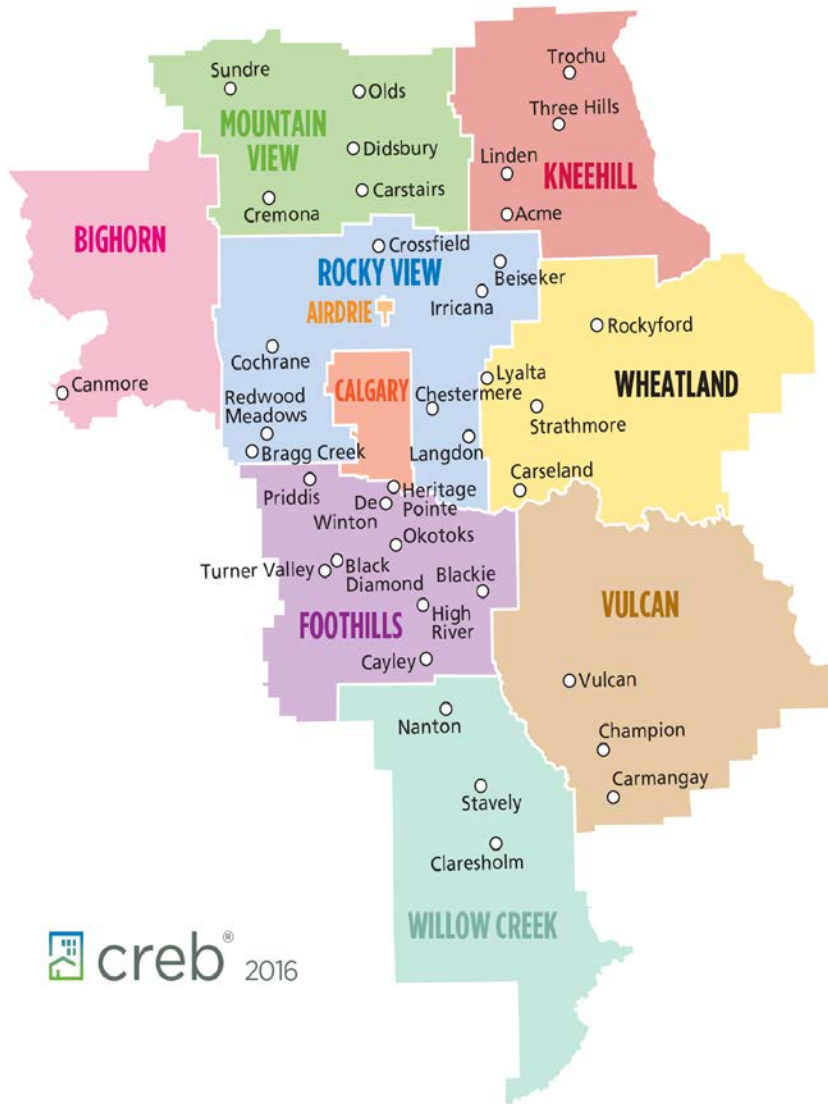
MONTHLY STATISTICS PACKAGE

Calgary Region

October 2019



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REGIONAL HIGHLIGHTS

November 1, 2019

Airdrie

- Apartment, row and semi-detached sales activity improved over the previous year, pushing total year-to-date sales up by three per cent, which is just below longer-term averages.
- New listings have eased to the lowest levels recorded over the past five years, helping reduce inventory and the months of supply to levels lower than the previous year.
- The improvements are helping reduce downward pressure on prices, but it is not enough to erase previous declines. Overall, year-to-date average benchmark prices remain over three per cent lower than last year's levels.

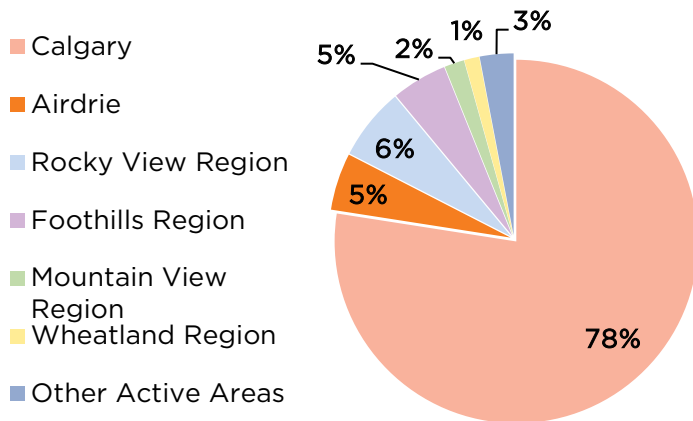
Cochrane

- Further gains in October contributed to a three per cent year-to-date increase in sales. An 11 per cent pullback in year-to-date new listings caused supply to ease and the months of supply to fall.
- The reductions in the amount of oversupply are not influencing monthly price movements yet. Like most other municipalities, benchmark prices remain over three per cent lower than last year's levels and well below previous highs.

Okotoks

- Following a sharp pullback in sales activity last year, sales activity continued to recover this month. This caused year-to-date sales to improve to levels just below what was recorded post recession.
- New listings continue to ease, helping lower the inventory in the market and bringing the months of supply to just under five months. This is an improvement of nearly six months from last year's levels.
- With less oversupply in the market, we are starting to see some easing of the downward pressure on prices. Overall, year-to-date benchmark prices were \$410,090. This is four per cent lower than last year's levels.

SHARE OF SALES October 2019

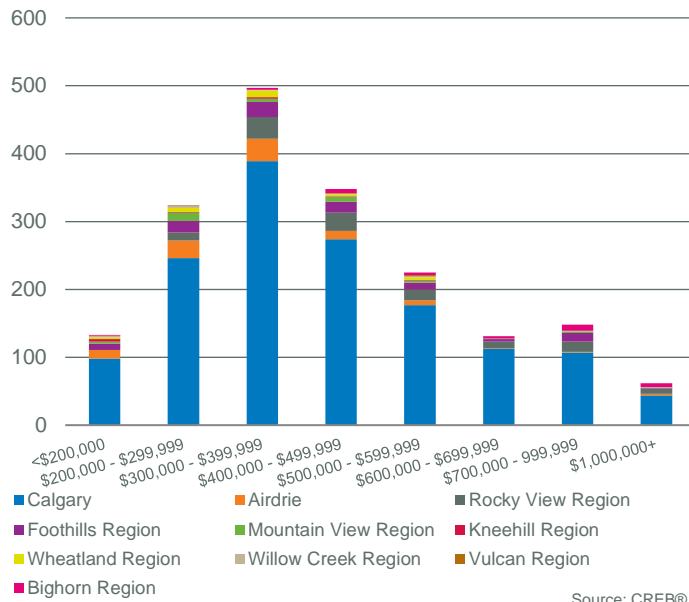


Source: CREB®

October 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	1,447	2,375	60.93%	6,493	4.49	422,900	454,201	398,000	77%
Airdrie	95	138	68.84%	446	4.69	336,700	355,484	325,000	5%
Rocky View Region	120	221	54.30%	951	7.93	519,300	541,769	466,000	6%
Foothills Region	92	158	58.23%	647	7.03	372,800	443,423	377,500	5%
Mountain View Region	33	58	56.90%	355	10.76	303,400	363,374	302,000	2%
Kneehill Region	9	13	69.23%	80	8.89	178,100	290,667	200,000	0%
Wheatland Region	25	88	28.41%	228	9.12	208,000	340,700	340,000	1%
Willow Creek Region	10	15	66.67%	108	10.80	205,000	402,605	315,000	1%
Vulcan Region	5	10	50.00%	71	14.20	238,500	388,760	492,000	0%
Bighorn Region	32	37	86.49%	134	4.19	767,200	809,563	670,750	2%
CREB® Economic Region	1,868	3,113	60.01%	9,513	5.09	417,700	456,000	395,000	100%

CREB® SALES BY PRICE RANGE

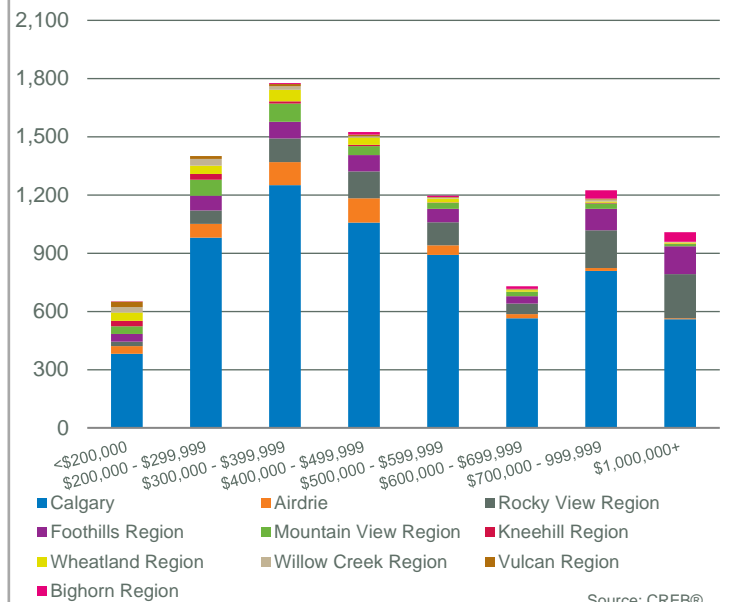
OCTOBER



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

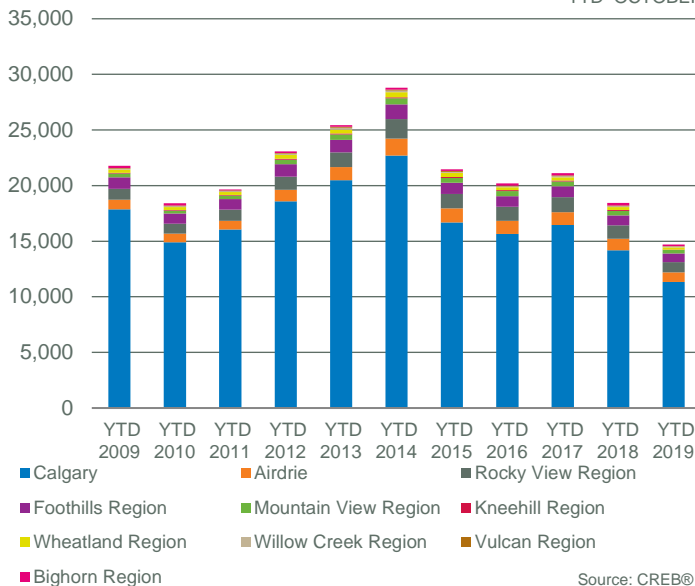
OCTOBER



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

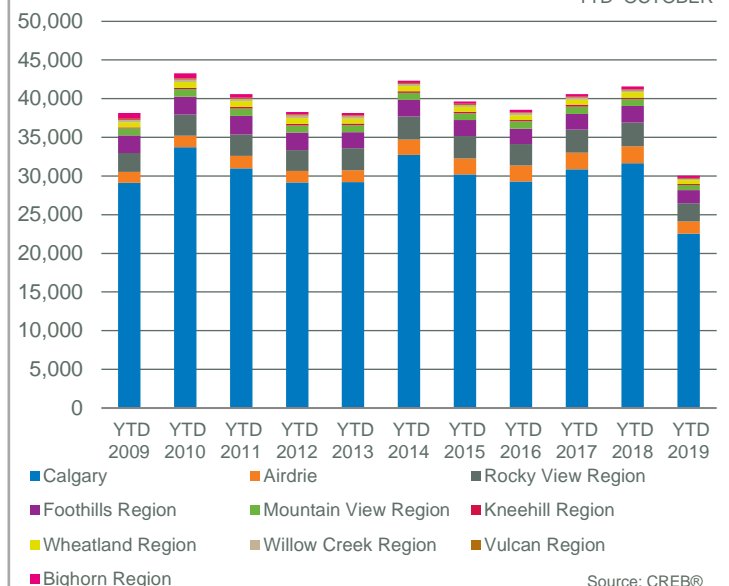
YTD OCTOBER



Source: CREB®

CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

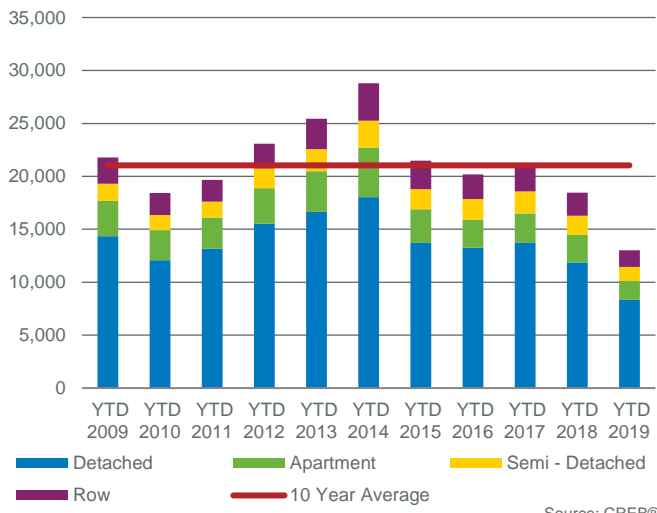
YTD OCTOBER



Source: CREB®

CREB® ECONOMIC REGION TOTAL SALES

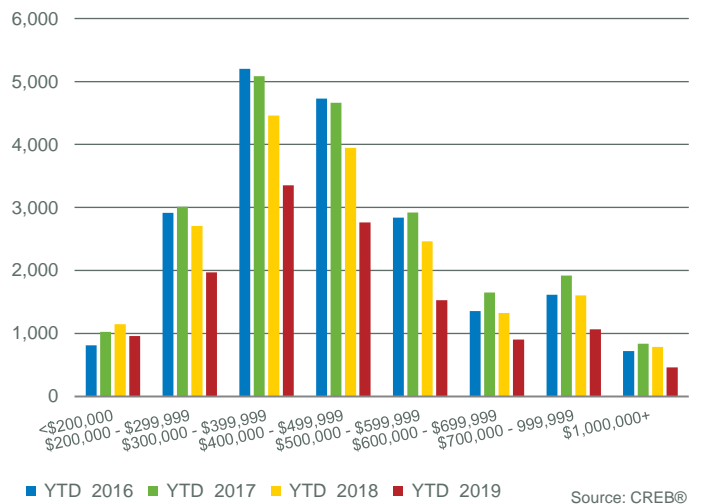
YTD OCTOBER



Source: CREB®

CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

YTD OCTOBER



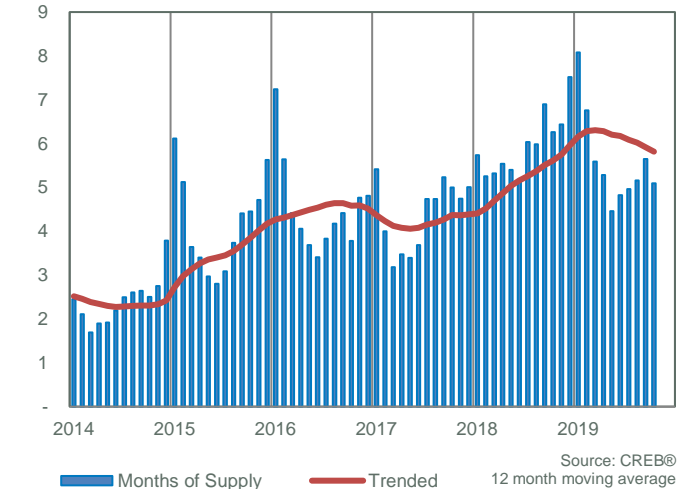
Source: CREB®

CREB® ECONOMIC REGION INVENTORY AND SALES



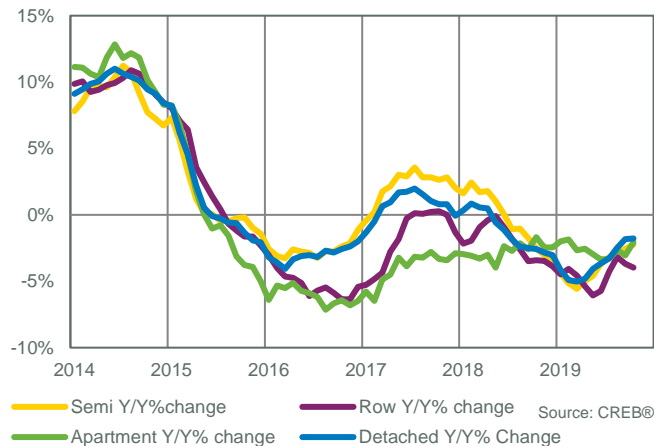
Source: CREB®

CREB® ECONOMIC REGION MONTHS OF INVENTORY



Source: CREB®

CREB® ECONOMIC REGION PRICE CHANGE



Source: CREB®

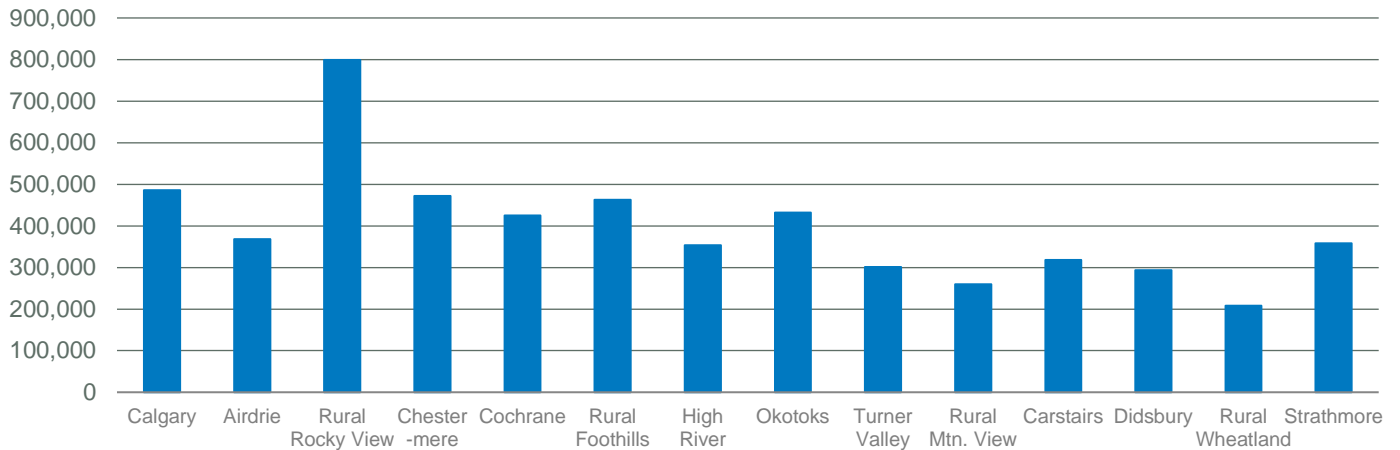
CREB® ECONOMIC REGION PRICES



Source: CREB®

DETACHED BENCHMARK PRICE

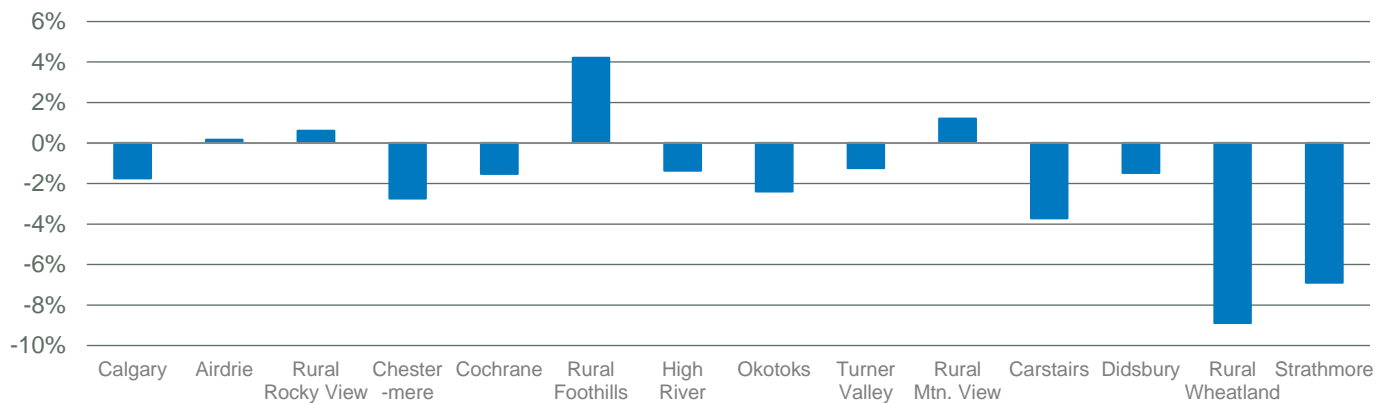
OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

OCTOBER



Source: CREB®

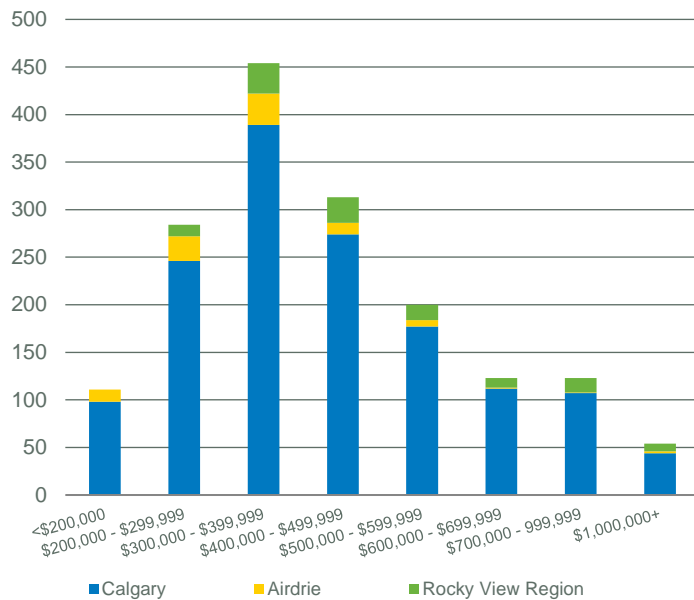
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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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City of Calgary	1,447	2,375	60.93%	6,493	4.49	422,900	454,201	398,000	87%
Airdrie	95	138	68.84%	446	4.69	336,700	355,484	325,000	6%
Rocky View Region	120	221	54.30%	951	7.93	519,300	541,769	466,000	7%
Calgary CMA	1,662	2,734	60.79%	7,890	4.75	421,800	454,881	395,200	100%

CALGARY CMA SALES BY PRICE RANGE

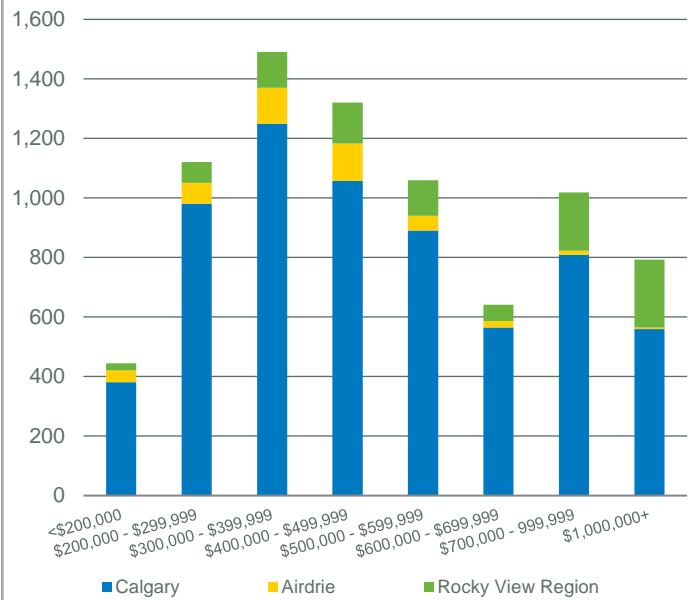
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

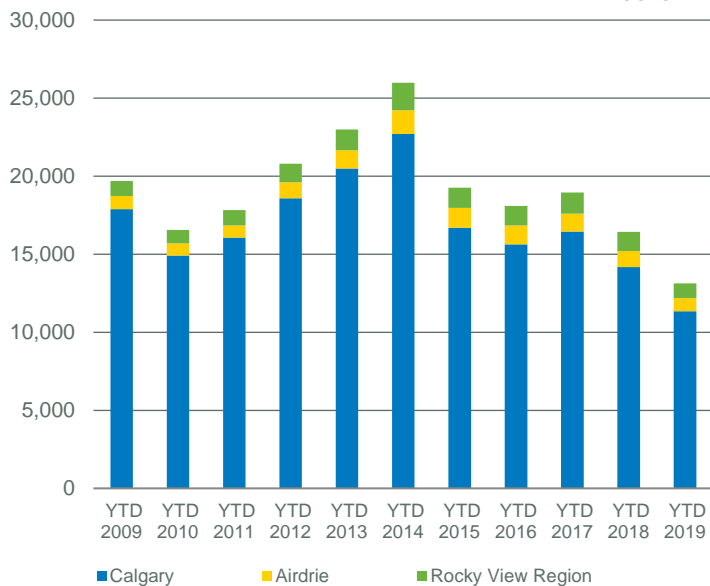
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

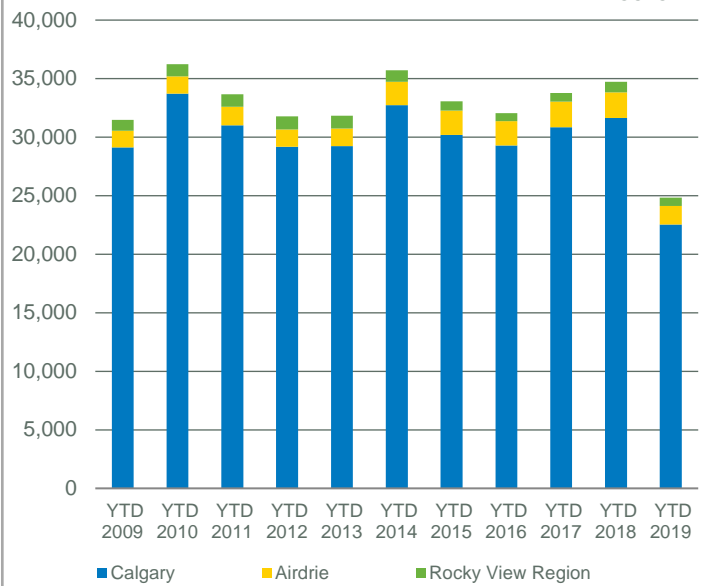
YTD OCTOBER



Source: CREB®

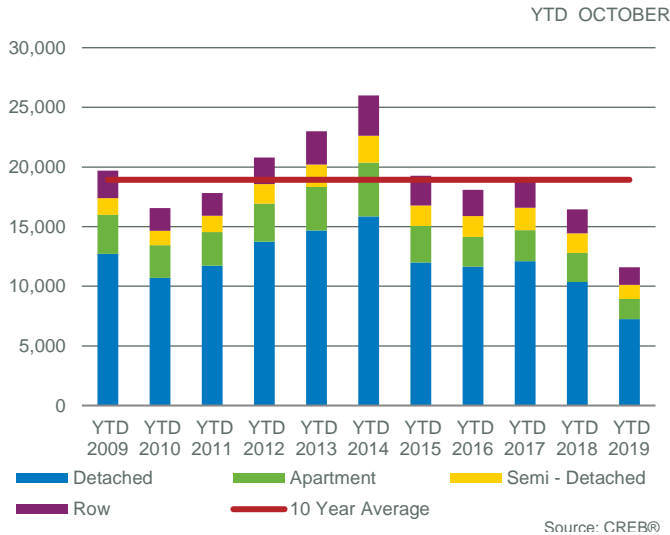
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

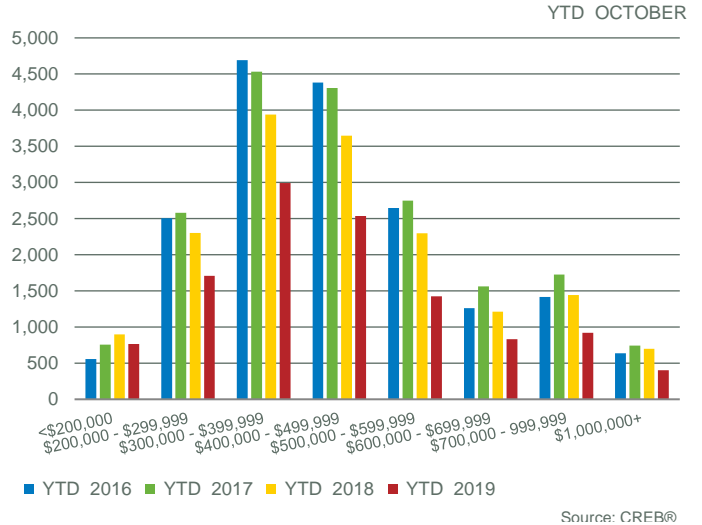


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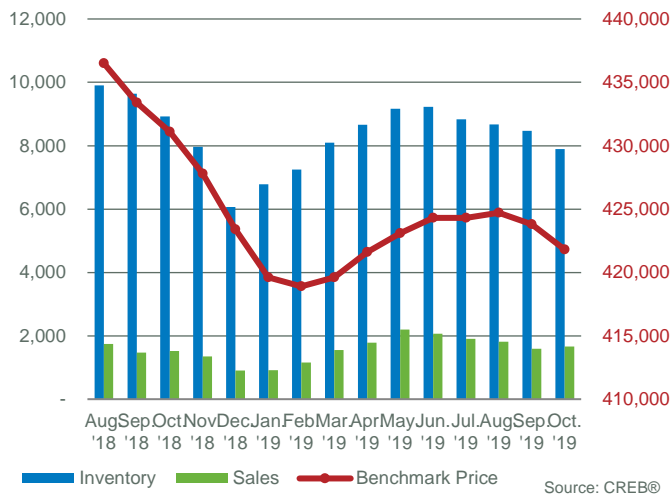
CALGARY CMA TOTAL SALES



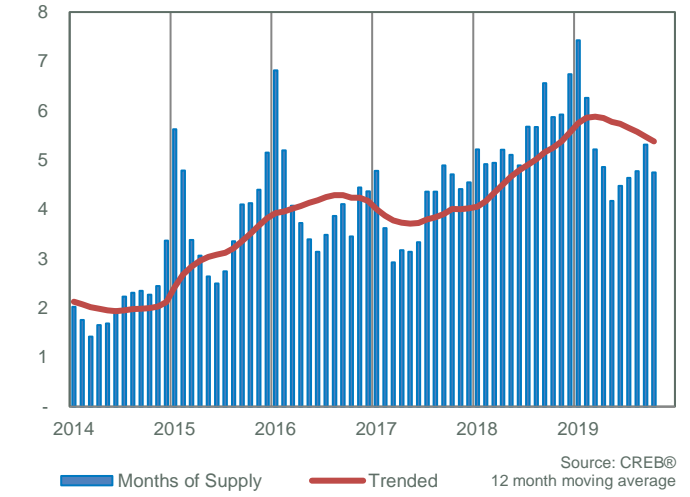
CALGARY CMA TOTAL SALES BY PRICE RANGE



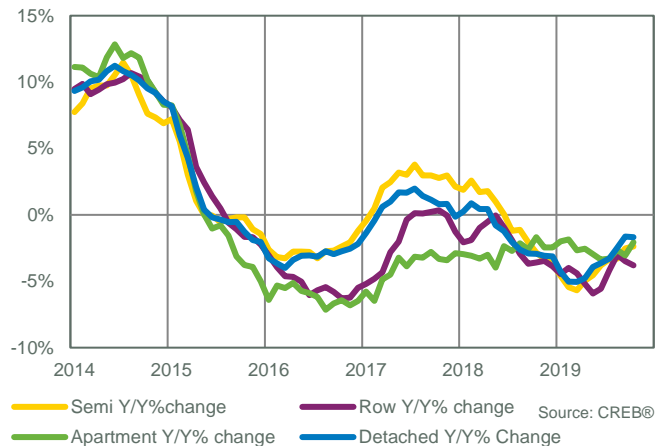
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



CALGARY CMA PRICE CHANGE

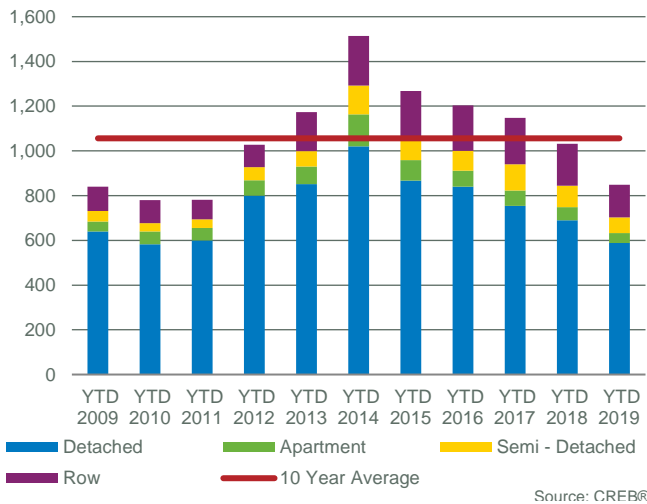


CALGARY CMA PRICES



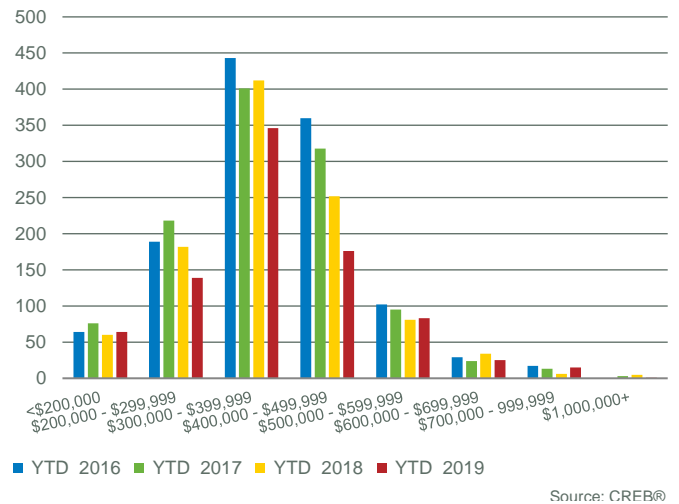
AIRDRIE TOTAL SALES

YTD OCTOBER

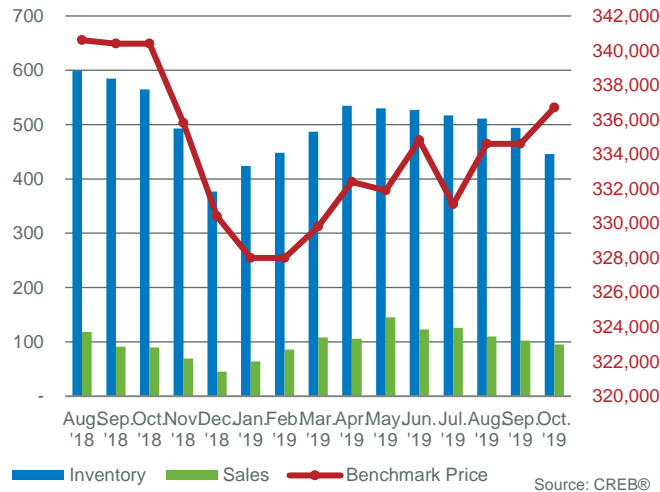


AIRDRIE TOTAL SALES BY PRICE RANGE

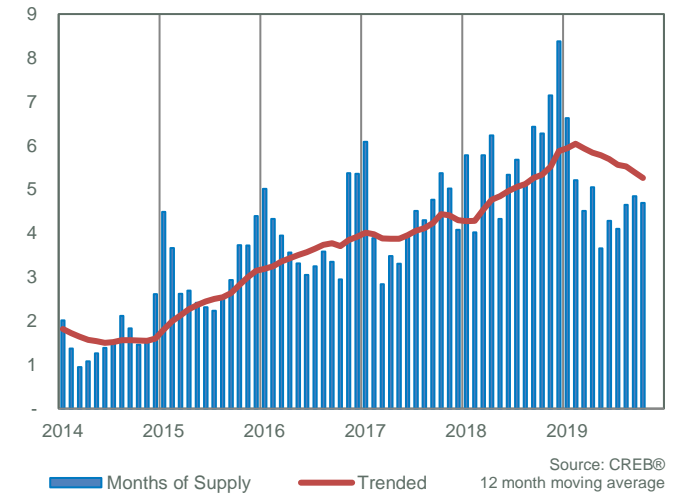
YTD OCTOBER



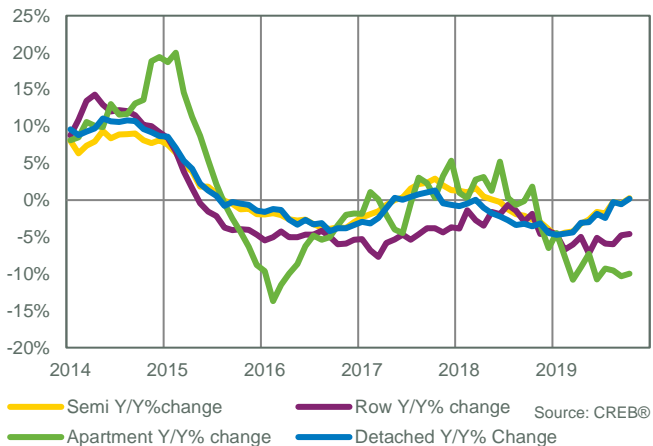
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



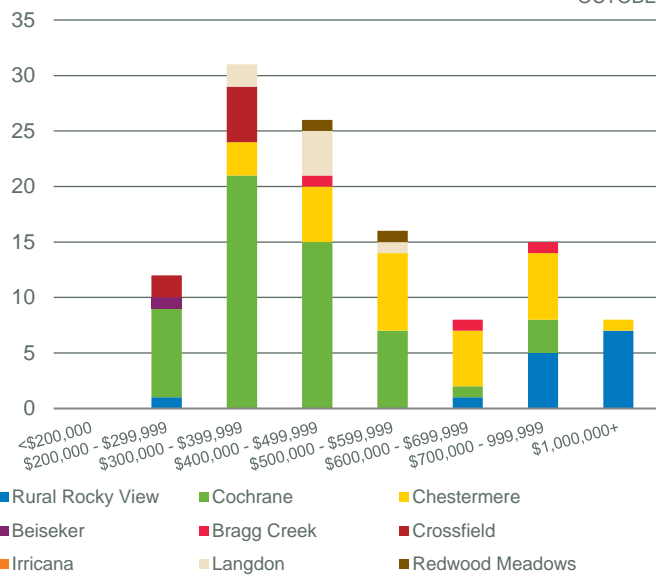
AIRDRIE PRICES



October 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	120	221	54.30%	951	7.93	519,300	541,769	466,000	100%
Rural Rocky View	14	73	19.18%	368	26.29	785,500	1,073,493	1,085,000	12%
Beiseker	1	0	-	7	7.00	-	234,000	234,000	1%
Bragg Creek	3	1	300.00%	15	5.00	-	663,333	625,000	3%
Chestermere	27	54	50.00%	190	7.04	453,700	602,876	580,000	23%
Cochrane	55	69	79.71%	258	4.69	403,200	419,369	395,400	46%
Crossfield	7	6	116.67%	40	5.71	-	336,071	354,000	6%
Irricana	0	4	0.00%	18	-	-	NA	NA	0%
Langdon	7	10	70.00%	34	4.86	-	436,143	438,000	6%
Redwood Meadows	2	2	100.00%	10	5.00	-	480,000	480,000	2%
Other	4	2	200.00%	11	2.75	-	512,750	535,000	3%

SALES BY PRICE RANGE

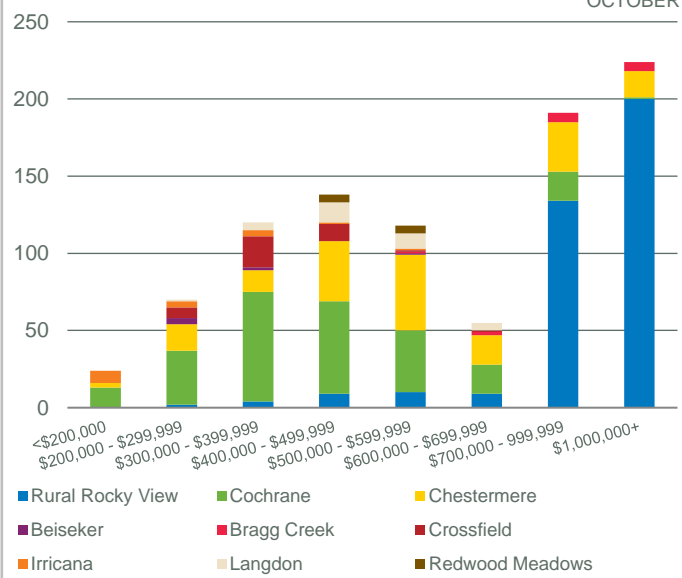
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

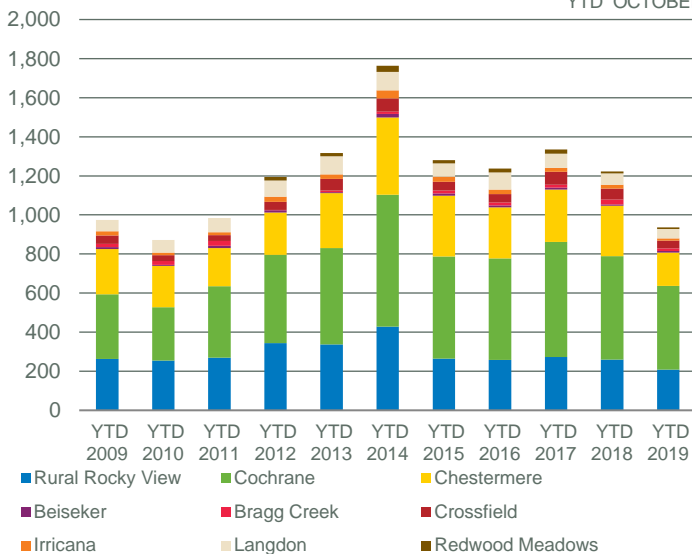
OCTOBER



Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

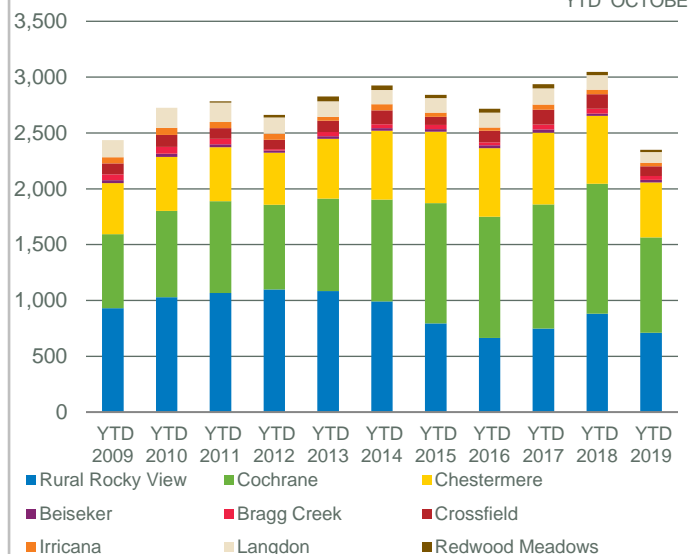
YTD OCTOBER



Source: CREB®

ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

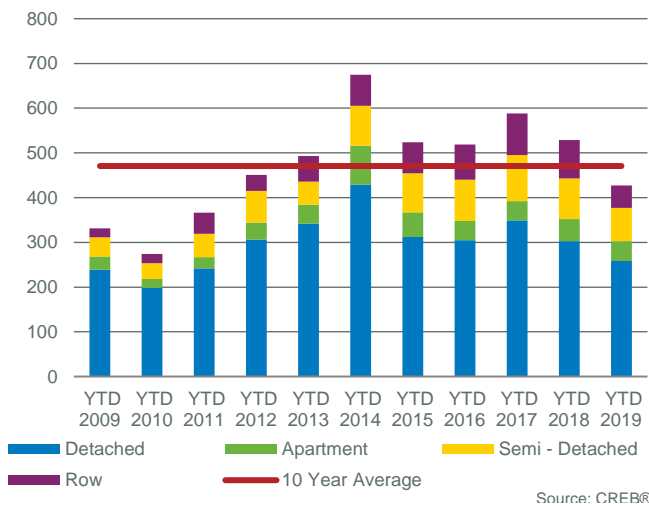
YTD OCTOBER



Source: CREB®

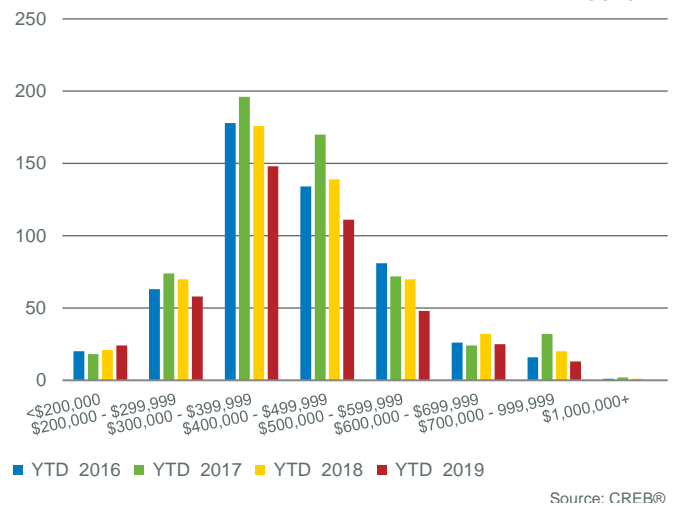
COCHRANE TOTAL SALES

YTD OCTOBER

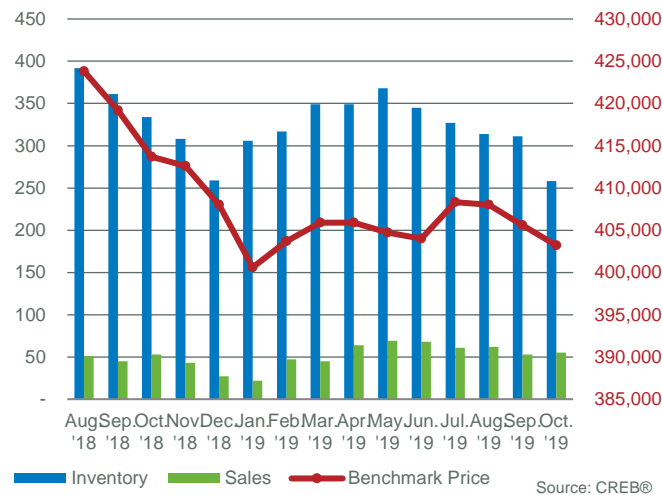


COCHRANE TOTAL SALES BY PRICE RANGE

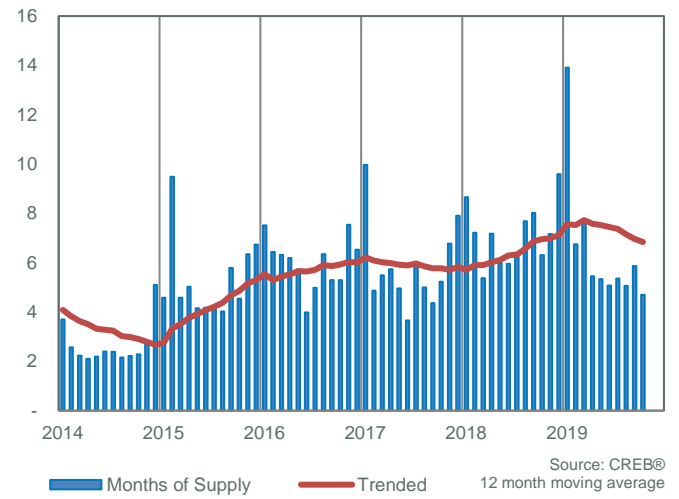
YTD OCTOBER



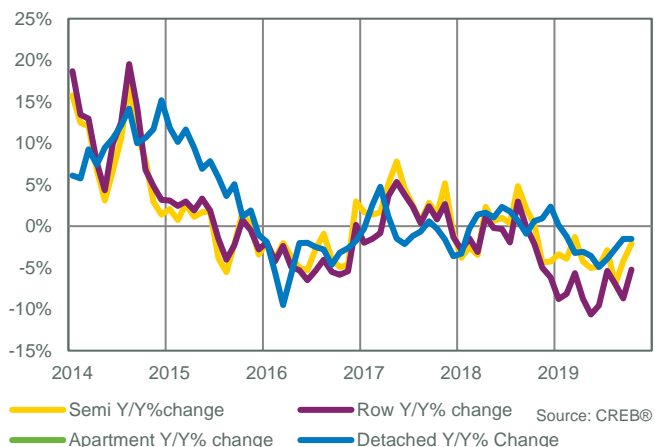
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



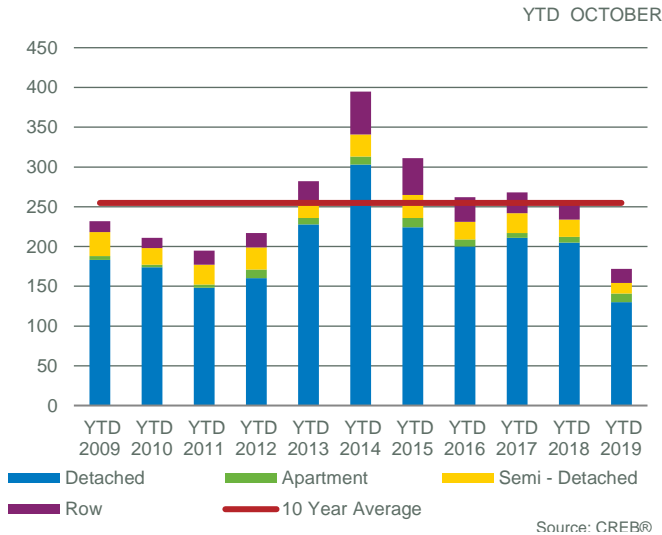
COCHRANE PRICE CHANGE



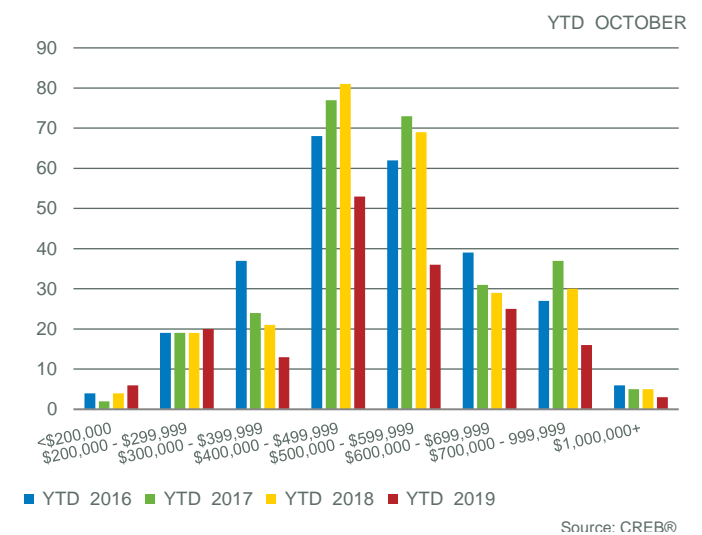
COCHRANE PRICES



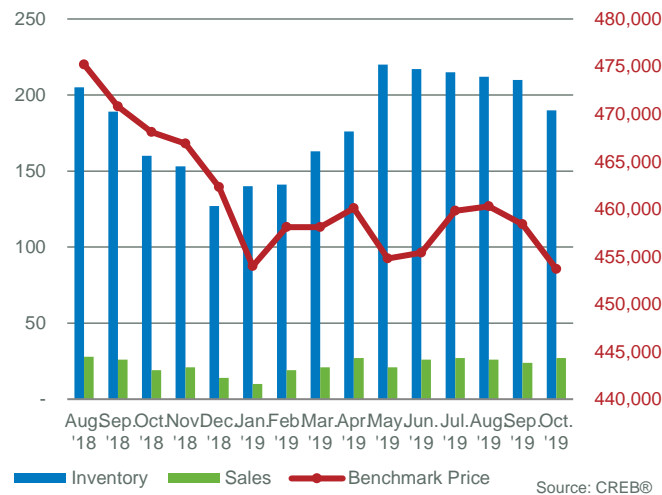
CHESTERMERE TOTAL SALES



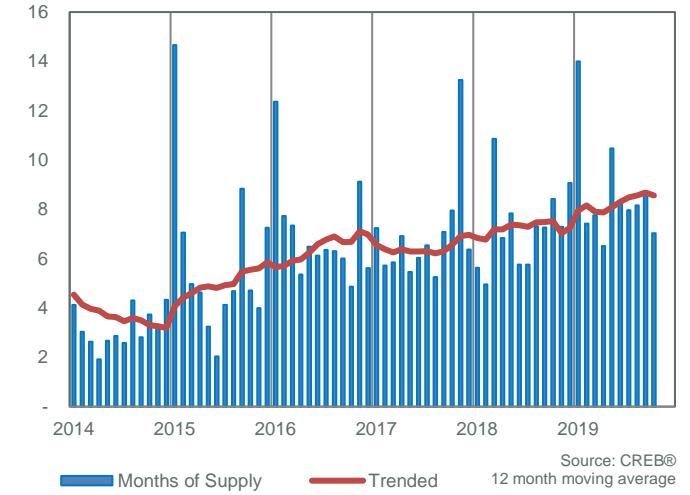
CHESTERMERE TOTAL SALES BY PRICE RANGE



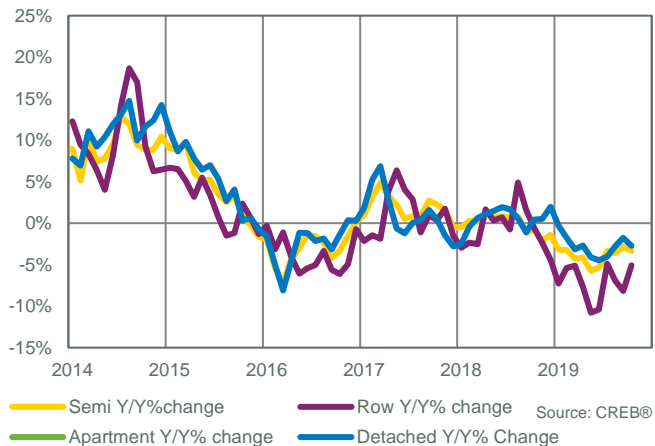
CHESTERMERE INVENTORY AND SALES



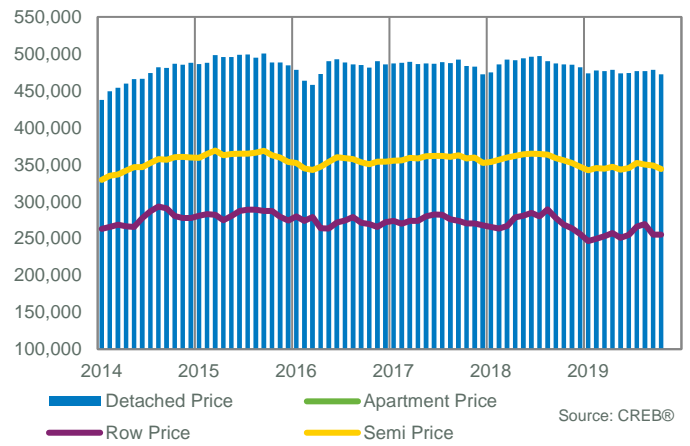
CHESTERMERE MONTHS OF INVENTORY



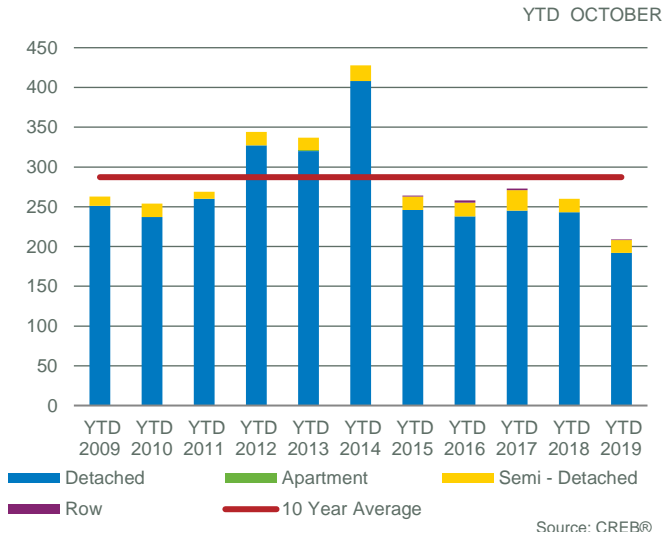
CHESTERMERE PRICE CHANGE



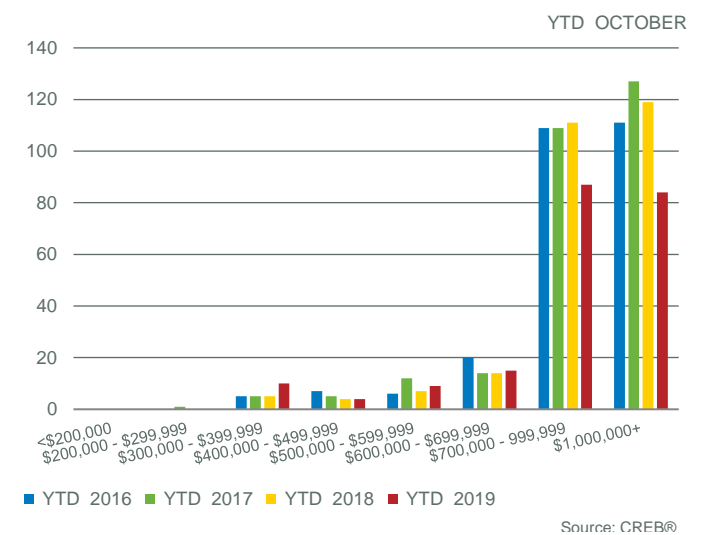
CHESTERMERE PRICES



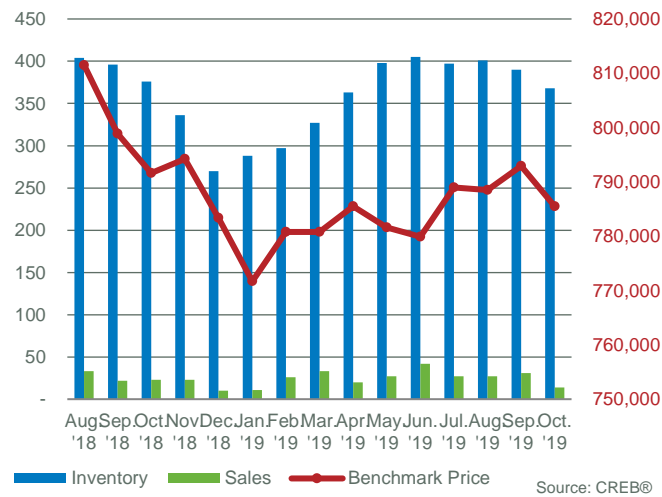
RURAL ROCKY VIEW TOTAL SALES



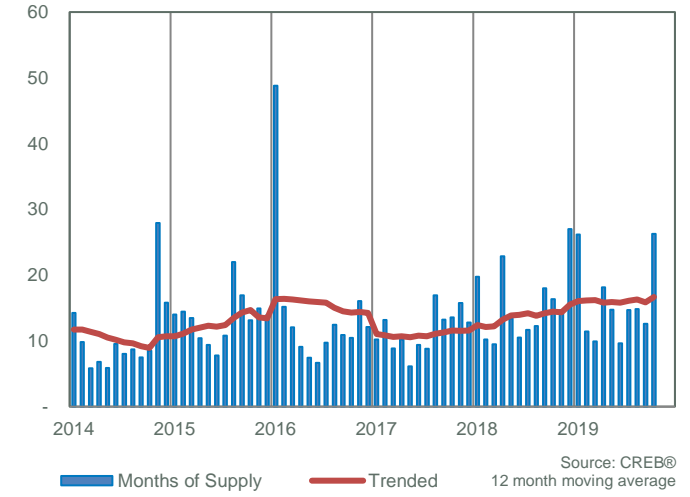
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



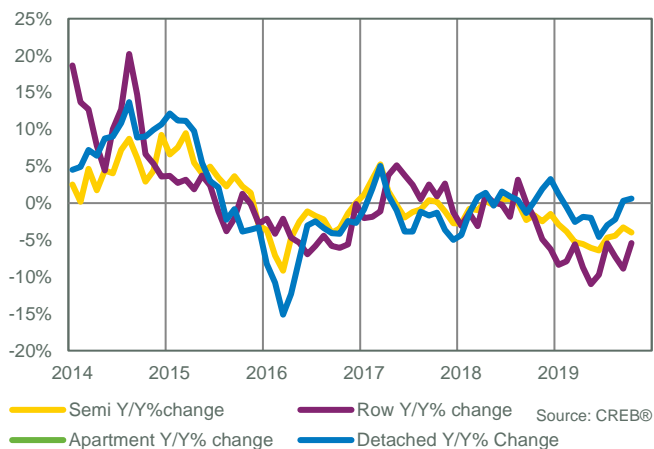
RURAL ROCKY VIEW INVENTORY AND SALES



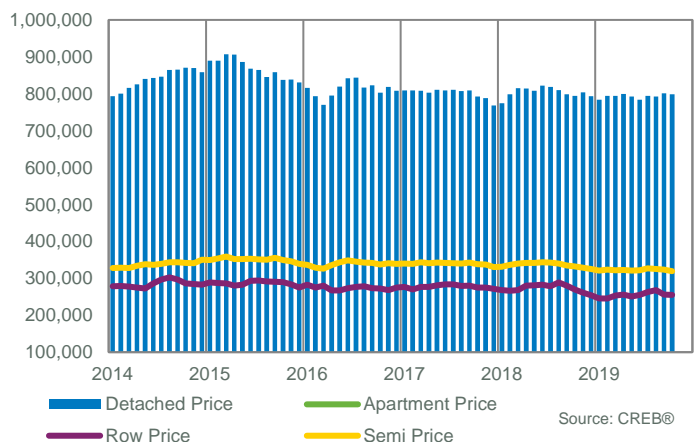
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



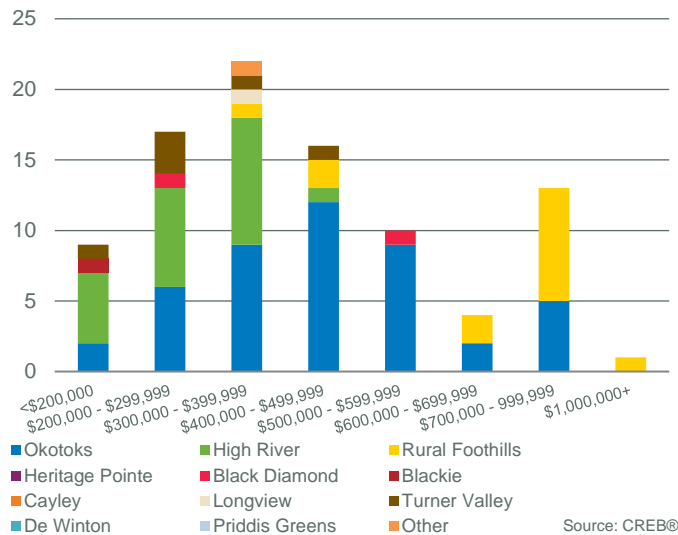
RURAL ROCKY VIEW PRICES



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Total Foothills Region	92	158	58.23%	674	7.33	372,800	443,423	377,500	100%
Rural Foothills	14	28	50.00%	209	14.93	445,100	772,909	869,500	15%
Black Diamond	2	5	40.00%	17	8.50	-	352,500	352,500	2%
Blackie	1	0	-	6	6.00	-	172,500	172,500	1%
Cayley	0	1	0.00%	7	-	-	NA	NA	0%
De Winton	0	3	0.00%	10	-	-	NA	NA	0%
Heritate Pointe	0	6	0.00%	35	-	-	NA	NA	0%
High River	22	32	68.75%	110	5.00	318,500	279,586	285,000	24%
Okotoks	45	69	65.22%	199	4.42	417,800	456,206	432,500	48%
Turner Valley	6	3	200.00%	25	4.17	300,100	282,750	273,250	6%
Priddis Greens	1	4	25.00%	13	13.00	-	350,000	350,000	1%
Longview	1	2	50.00%	4	4.00	-	370,000	370,000	1%
Other	1	7	14.29%	16	16.00	-	370,000	370,000	1%

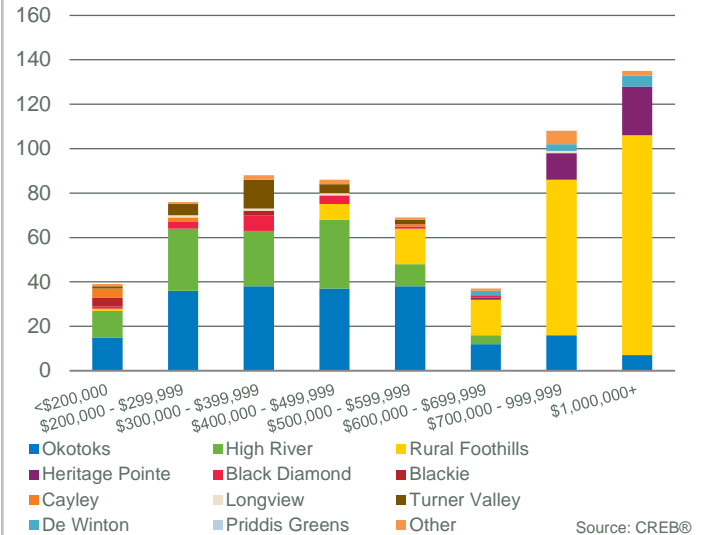
SALES BY PRICE RANGE

OCTOBER



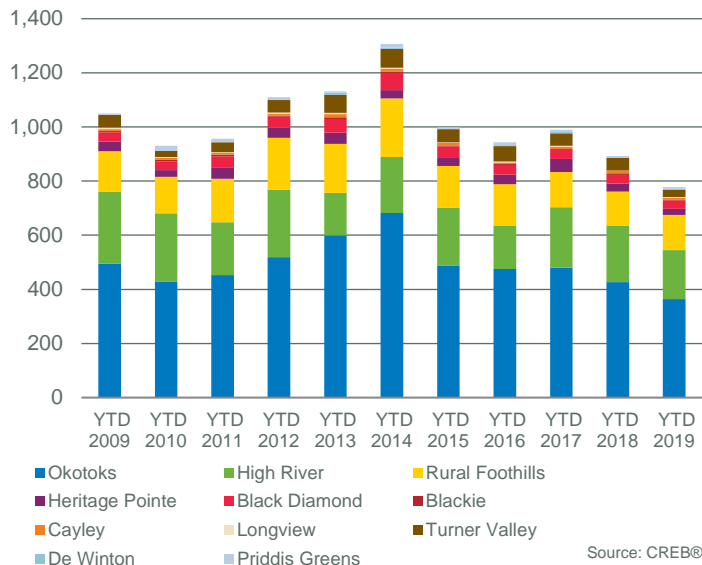
INVENTORY BY PRICE RANGE

OCTOBER



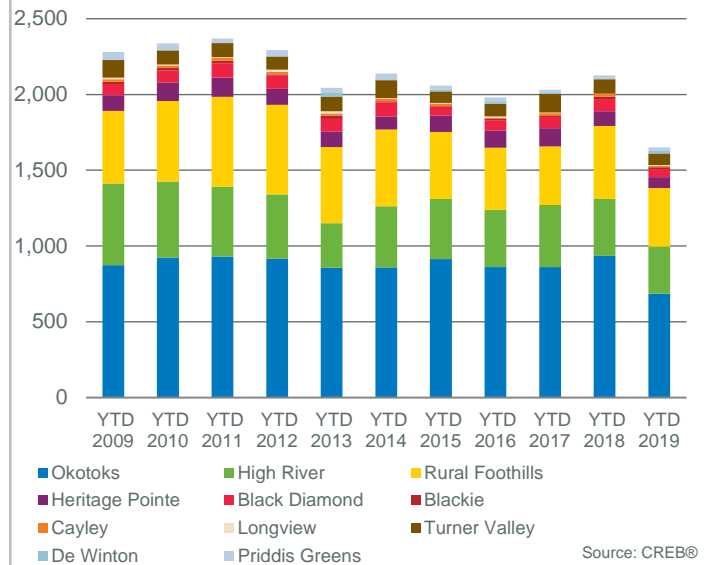
FOOTHILLS SALES: YEAR-TO-DATE

YTD OCTOBER



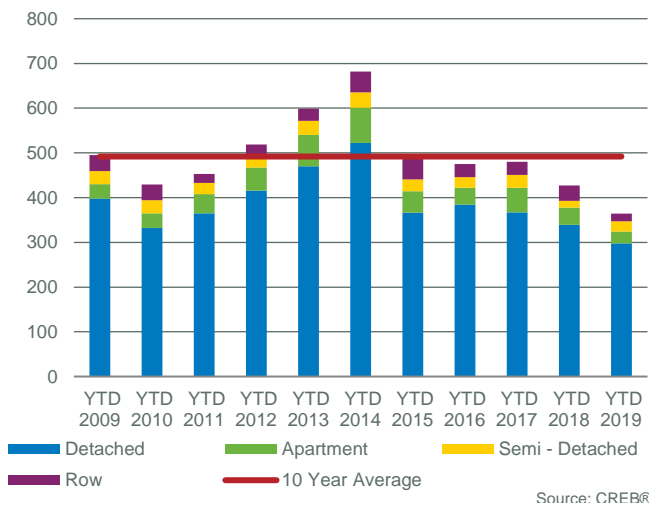
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



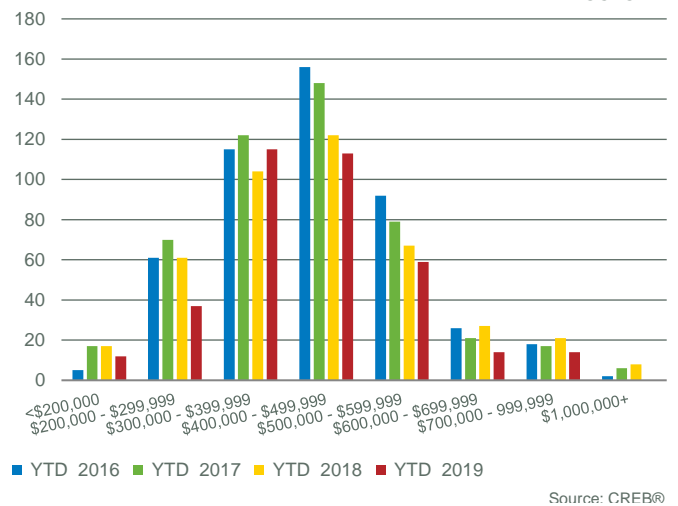
OKOTOKS TOTAL SALES

YTD OCTOBER

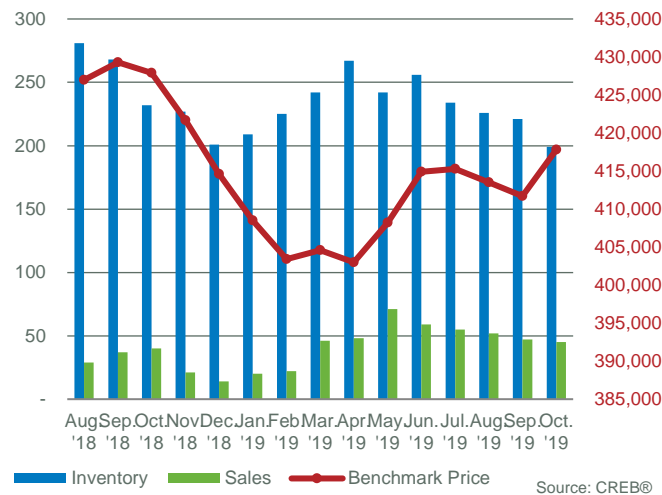


OKOTOKS TOTAL SALES BY PRICE RANGE

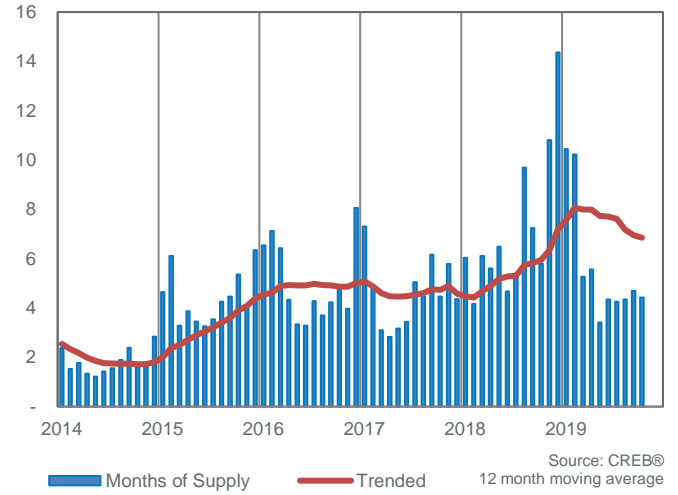
YTD OCTOBER



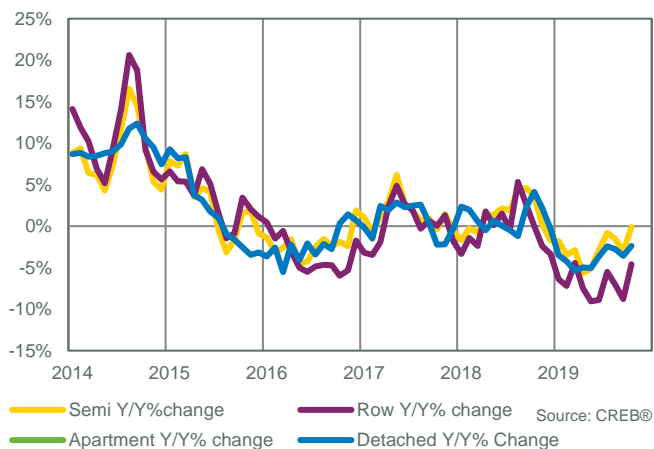
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



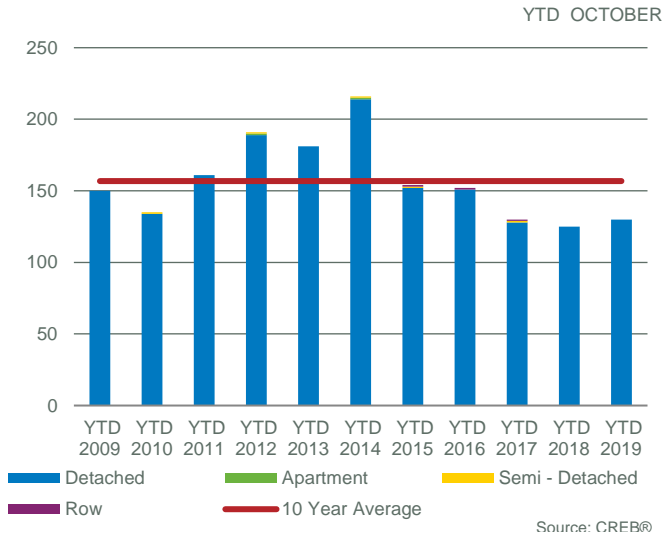
OKOTOKS PRICE CHANGE



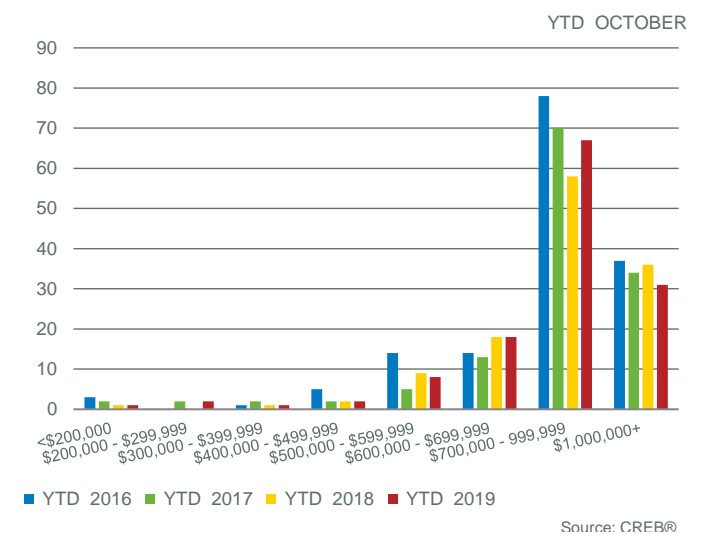
OKOTOKS PRICES



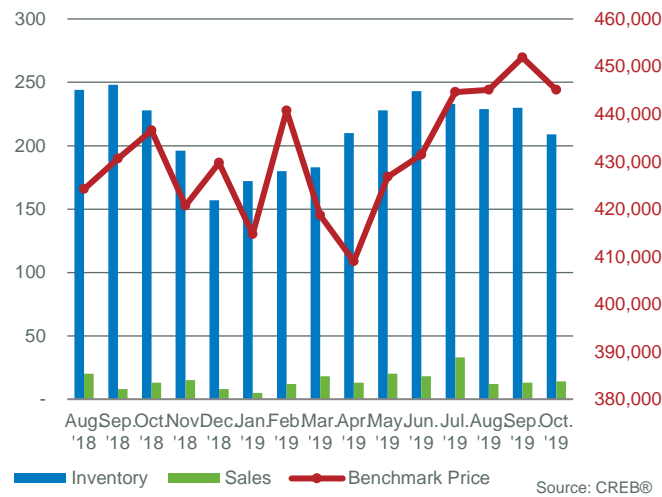
RURAL FoothILLS TOTAL SALES



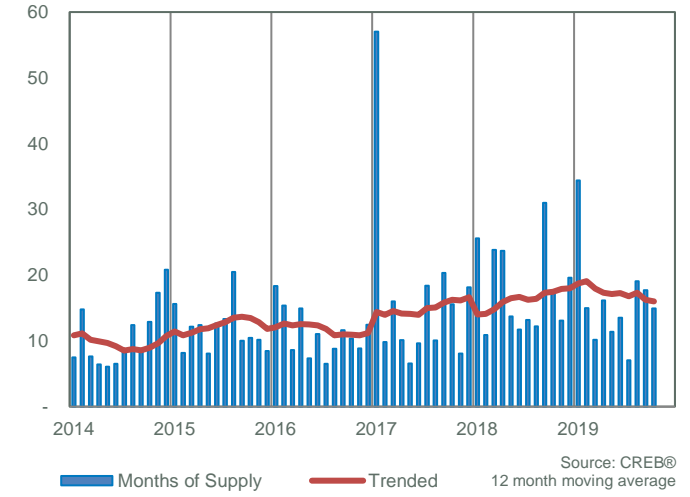
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



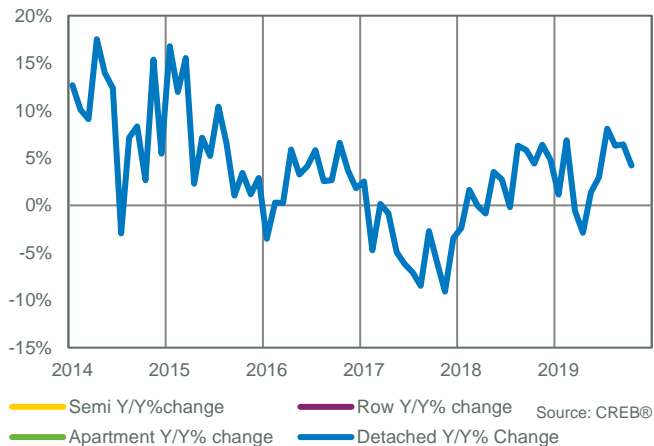
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

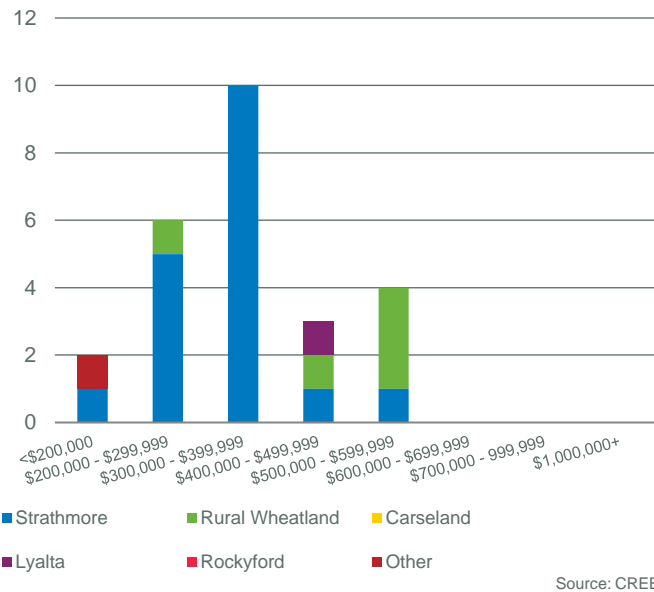


October 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	25	88	28.41%	228	9.12	208,000	340,700	340,000	100%
Rural Wheatland*	5	11	45.45%	45	9.00	208,000	465,000	500,000	20%
Carseland*	0	0	-	3	-	-	NA	NA	0%
Lyalta*	1	2	50.00%	14	14.00	-	415,000	415,000	4%
Rockyford*	0	2	0.00%	7	-	-	NA	NA	0%
Strathmore	18	67	26.87%	139	7.72	334,500	311,528	321,750	72%
Gleichen	1	0	-	3	3.00	-	170,000	170,000	4%
Other*	1	6	16.67%	20	20.00	-	170,000	170,000	4%

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

SALES BY PRICE RANGE

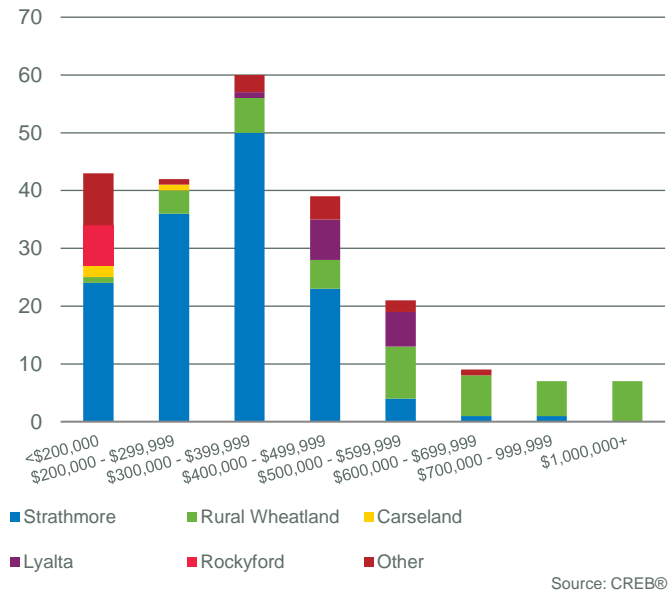
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

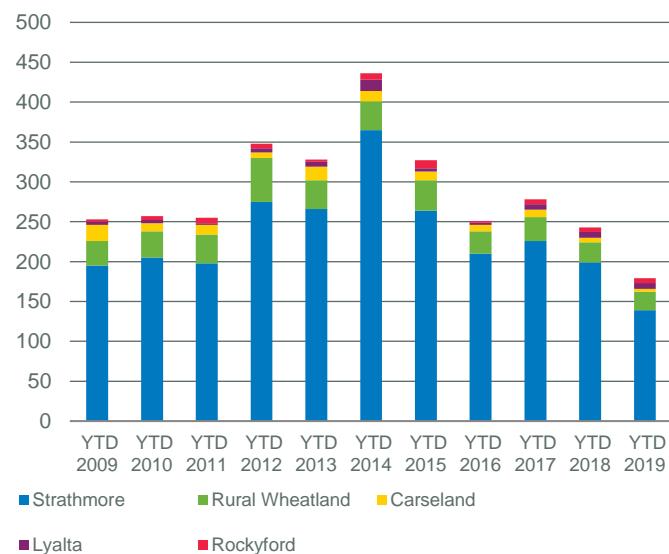
OCTOBER



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

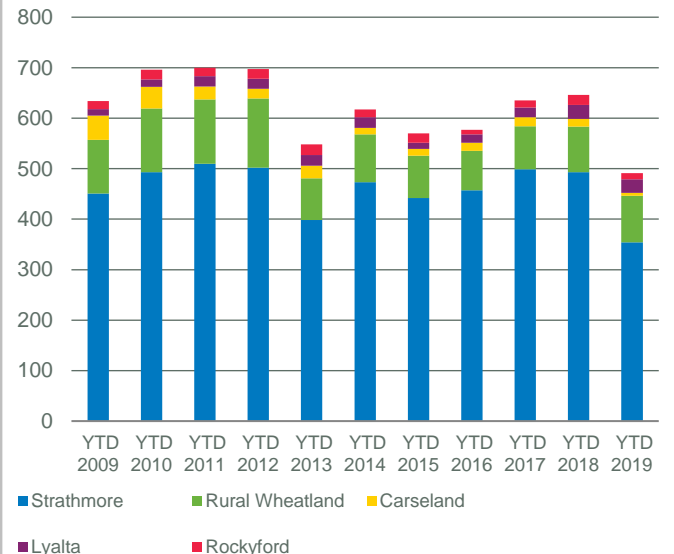
YTD OCTOBER



Source: CREB®

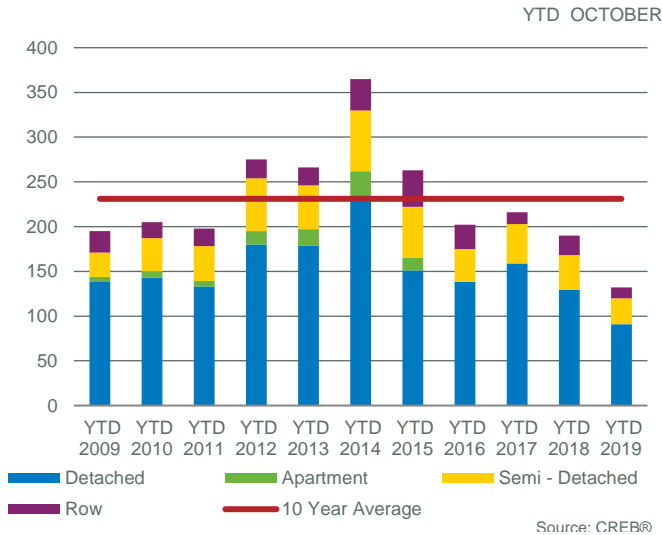
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

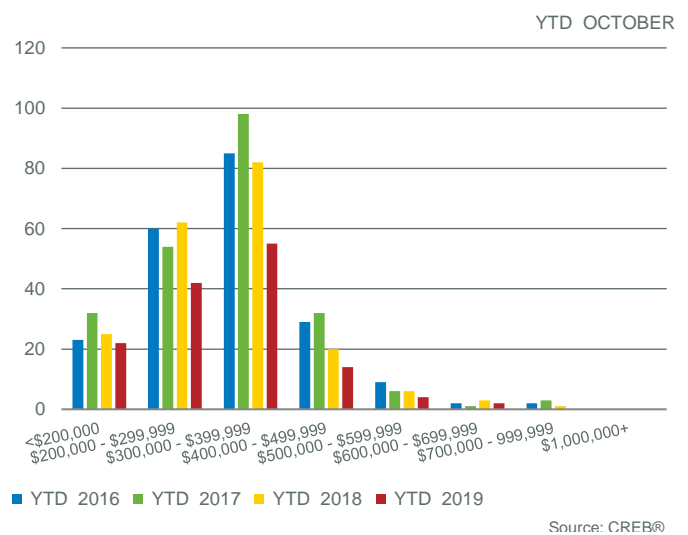


Source: CREB®

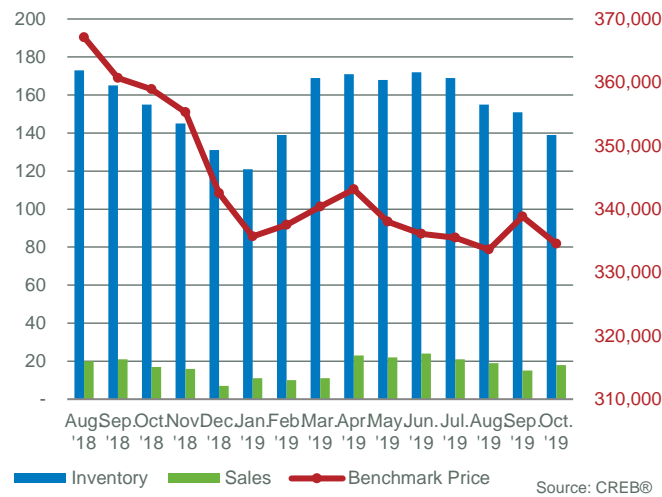
STRATHMORE TOTAL SALES



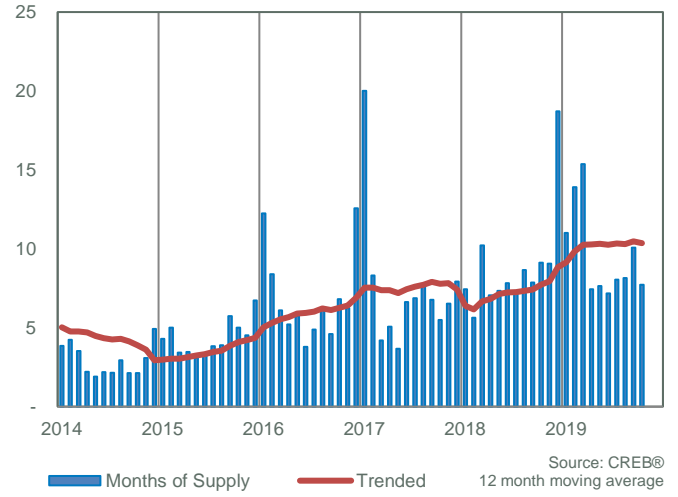
STRATHMORE TOTAL SALES BY PRICE RANGE



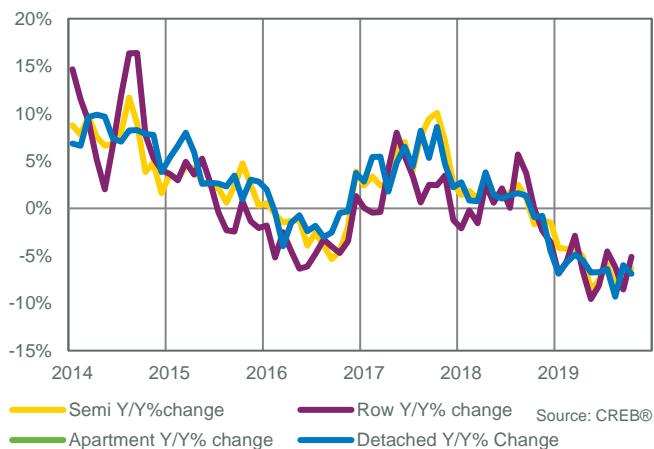
STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

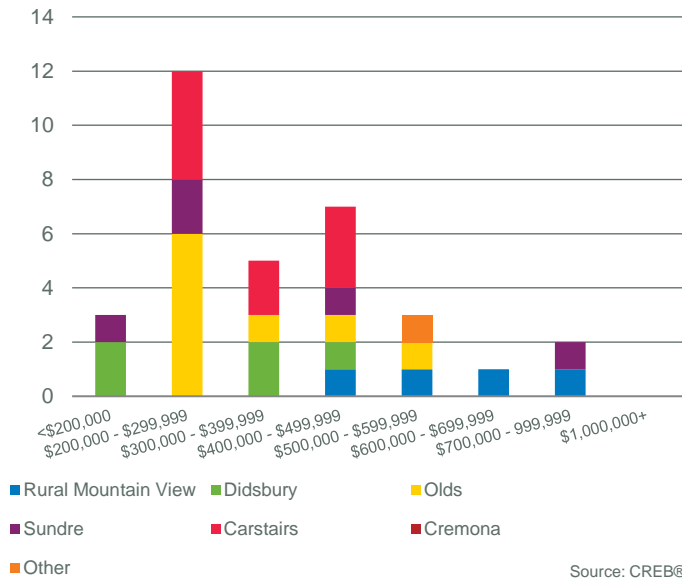


October 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	33	58	56.90%	355	10.76	303,400	363,374	302,000	100%
Rural Mountain View*	4	15	26.67%	101	25.25	259,400	608,013	616,075	12%
Carstairs	9	12	75.00%	58	6.44	318,600	319,722	302,500	27%
Cremona	0	2	0.00%	4	-	-	NA	NA	0%
Didsbury	5	11	45.45%	36	7.20	295,000	280,980	302,000	15%
Olds*	9	13	69.23%	94	10.44	334,900	325,433	274,000	27%
Sundre*	5	4	125.00%	55	11.00	264,000	367,000	255,000	15%
Other*	1	1	100.00%	7	7.00	-	513,000	513,000	3%

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

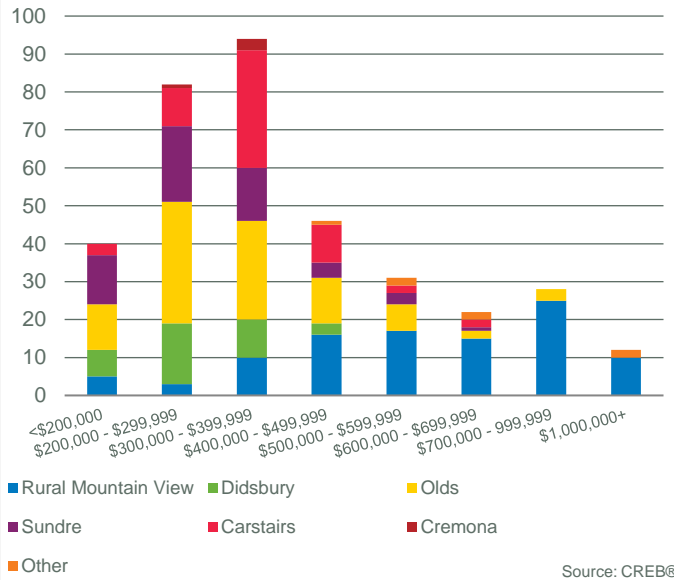
SALES BY PRICE RANGE

OCTOBER



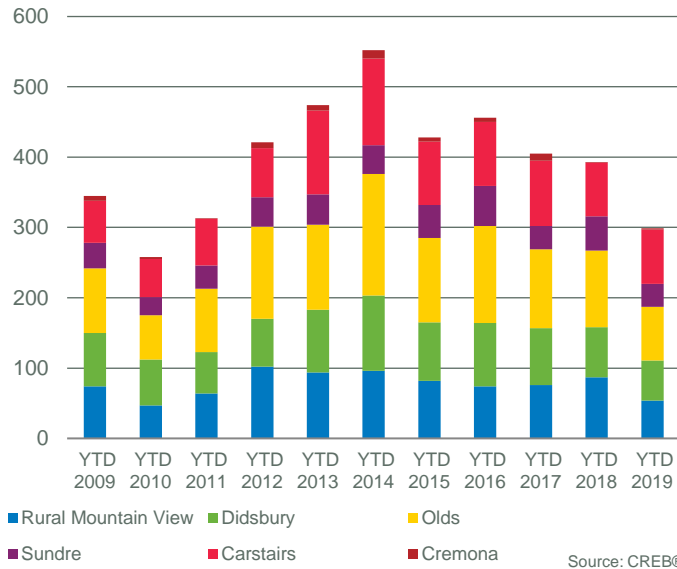
INVENTORY BY PRICE RANGE

OCTOBER



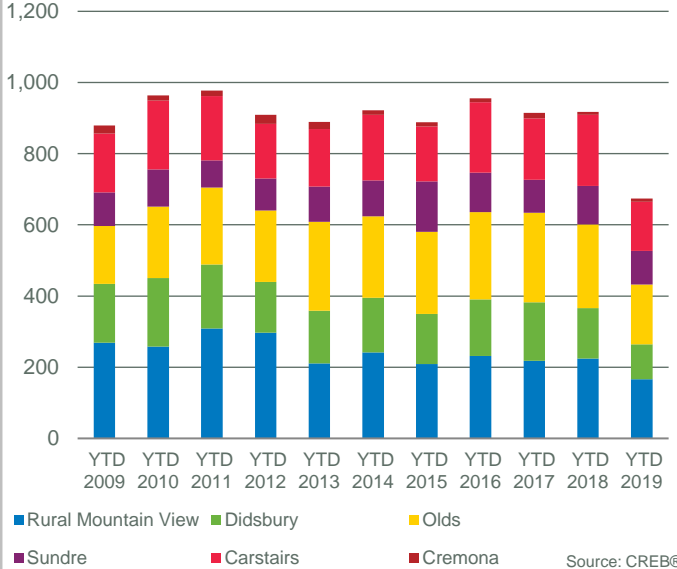
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD OCTOBER



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

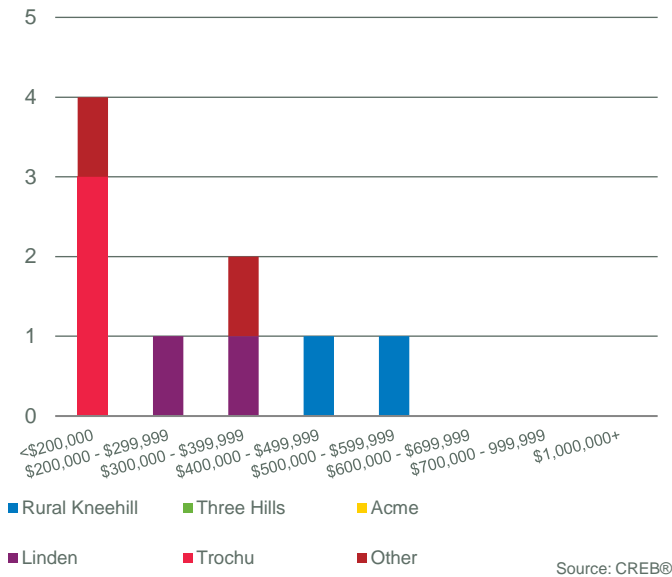


October 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	9	13	69.23%	80	8.89	178,100	290,667	200,000	78%
Rural Kneehill*	2	2	100.00%	13	6.50	178,100	507,500	507,500	22%
Acme*	0	1	0.00%	5	-	-	NA	NA	0%
Linden*	2	4	50.00%	8	4.00	-	275,000	275,000	22%
Three Hills*	0	2	0.00%	23	-	-	NA	NA	0%
Torrington*	0	0	-	2	-	-	NA	NA	0%
Trochu*	3	1	300.00%	17	5.67	-	183,167	175,000	33%
Other*	2	3	66.67%	14	7.00	-	250,750	250,750	22%

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

SALES BY PRICE RANGE

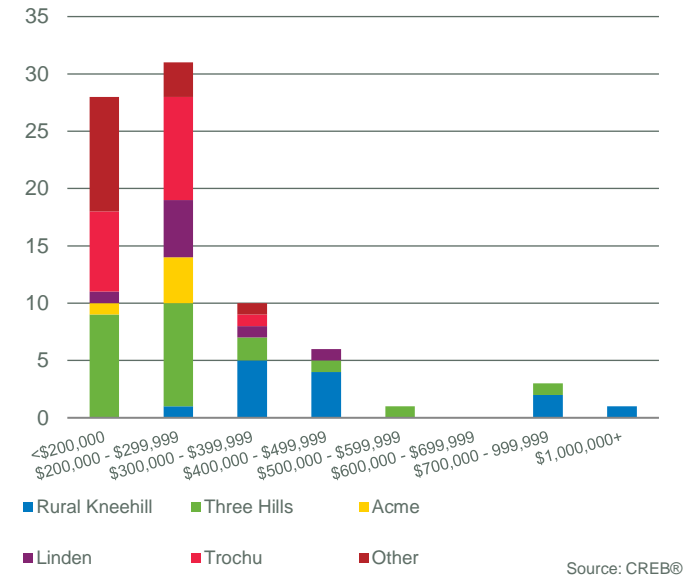
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

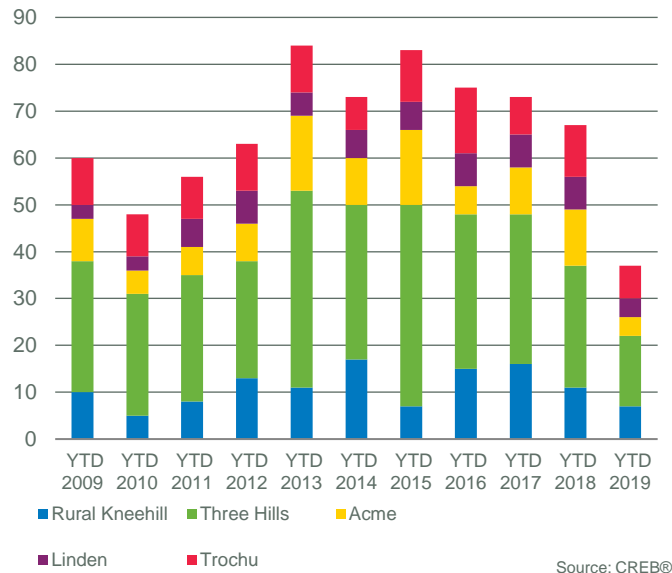
OCTOBER



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

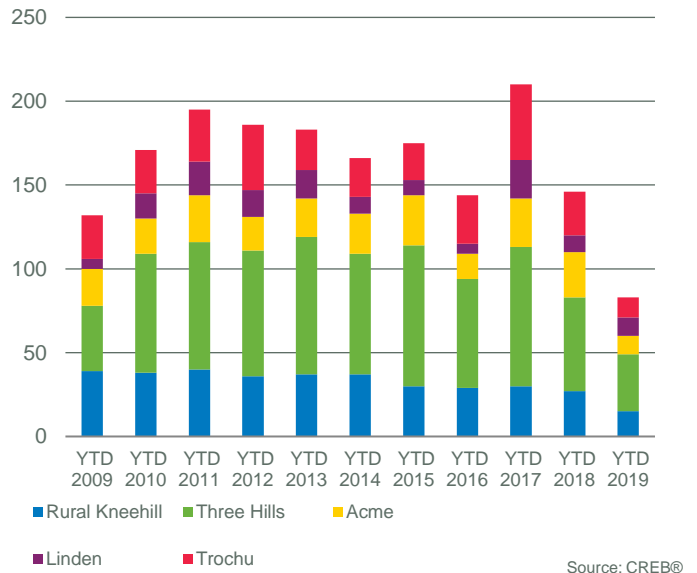
YTD OCTOBER



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



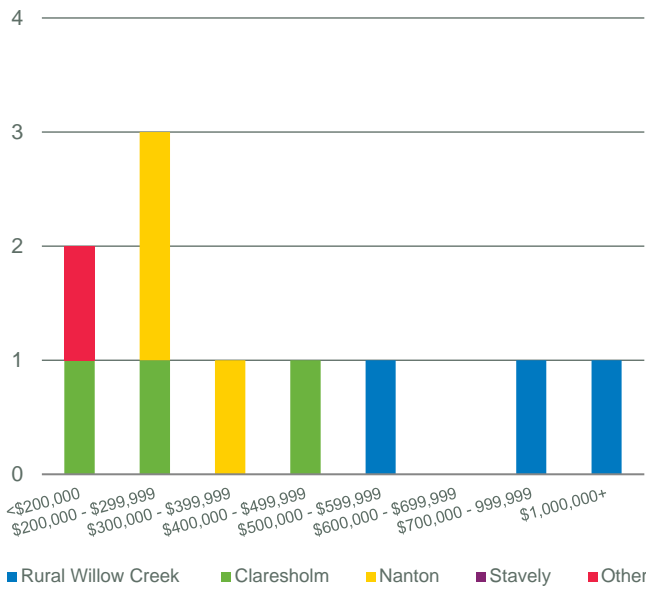
Source: CREB®

October 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*	10	15	66.67%	108	10.80	205,000	402,605	315,000	100%
Rural Willow Creek*	3	3	100.00%	28	9.33	204,400	790,000	745,000	30%
Claresholm*	3	3	100.00%	38	12.67	-	232,833	225,000	30%
Nanton*	3	8	37.50%	30	10.00	-	301,000	280,000	30%
Stavelly*	0	1	0.00%	9	-	-	NA	NA	0%
Other*	1	0	-	3	3.00	-	54,550	54,550	10%

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

SALES BY PRICE RANGE

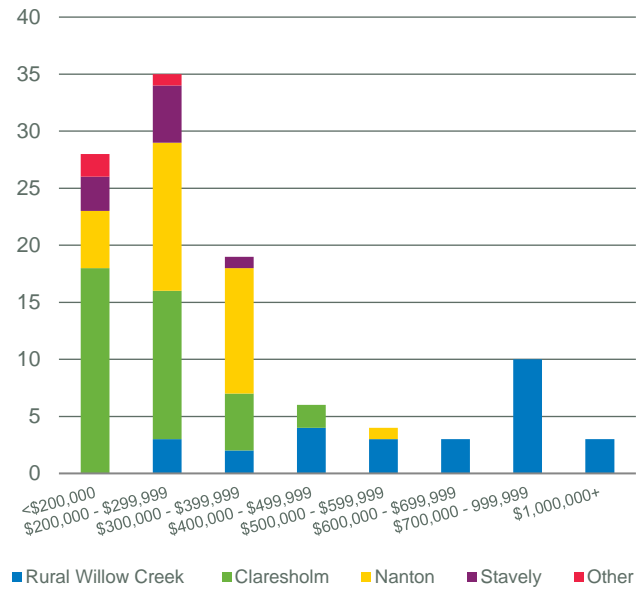
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

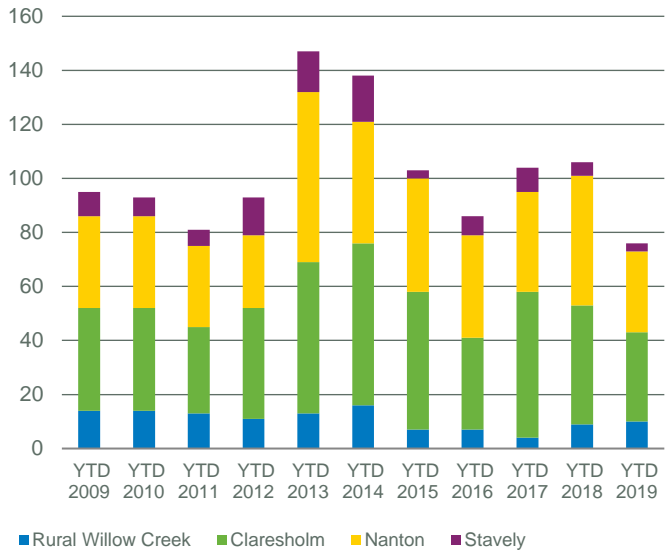
OCTOBER



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

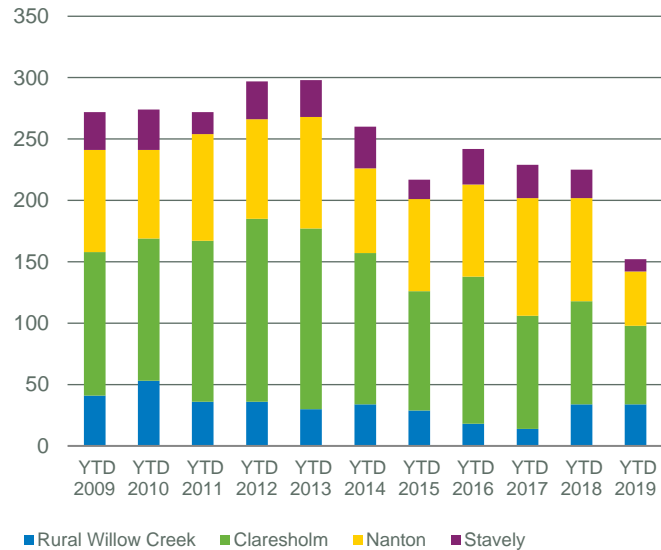
YTD OCTOBER



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



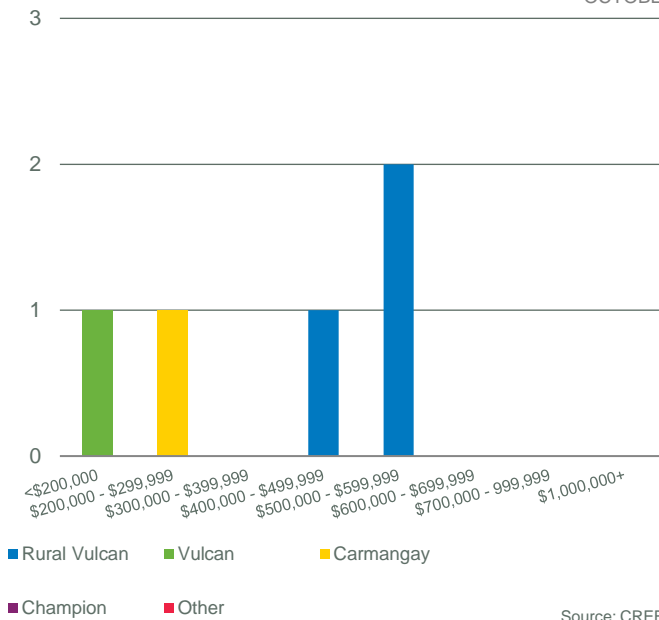
Source: CREB®

October 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	5	10	50.00%	71	14.20	238,500	388,760	492,000	100%
Rural Vulcan*	3	1	300.00%	28	9.33	-	514,600	516,800	60%
Vulcan*	1	5	20.00%	24	24.00	-	160,000	160,000	20%
Carmangay*	1	0	-	4	4.00	-	240,000	240,000	20%
Champion*	0	1	0.00%	4	-	-	NA	NA	0%
Other*	0	3	0.00%	11	-	-	NA	NA	0%

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

SALES BY PRICE RANGE

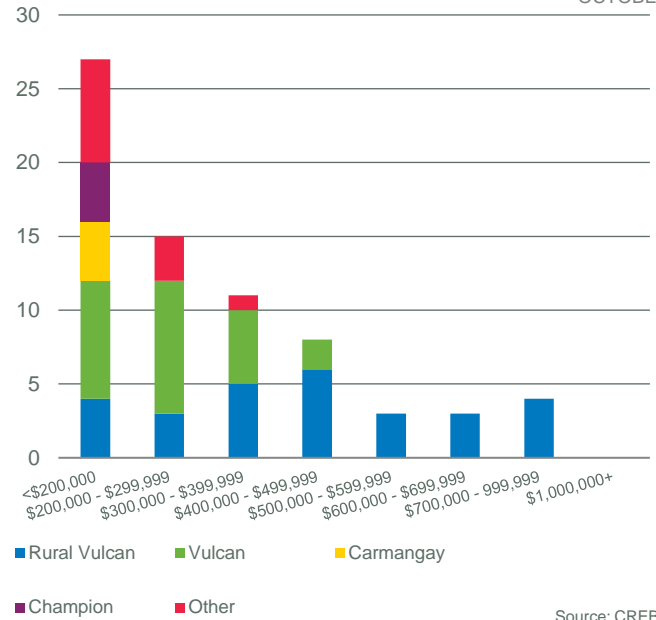
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

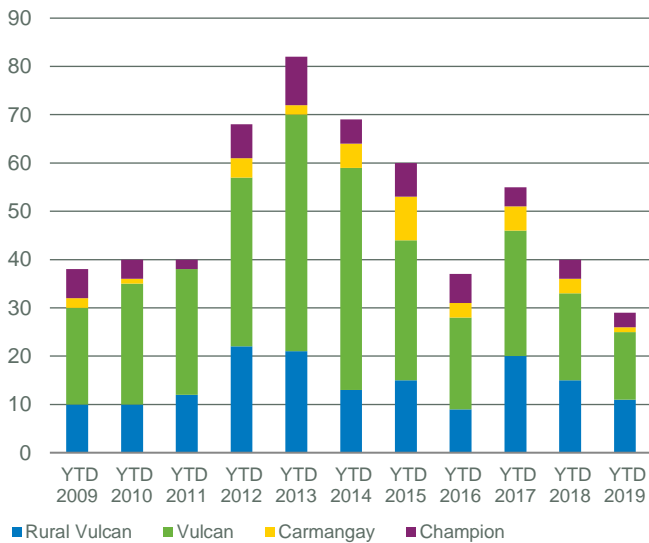
OCTOBER



Source: CREB®

VULCAN SALES: YEAR-TO-DATE

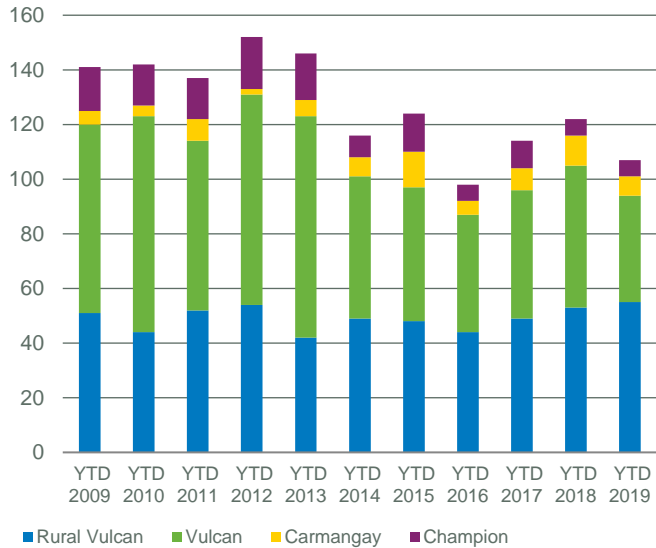
YTD OCTOBER



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



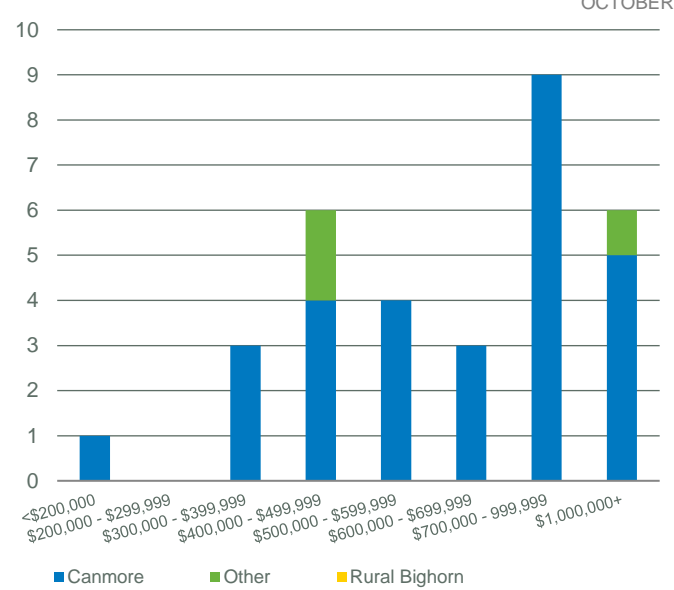
Source: CREB®

Oct. 19

October 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*	32	37	86.49%	134	4.19	767,200	809,563	670,750	100%
Rural Bighorn*	0	0	-	9	-	-	NA	NA	0%
Canmore*	29	36	80.56%	110	3.79	-	827,676	685,000	91%
Other*	3	1	300.00%	15	5.00	-	634,467	439,000	9%

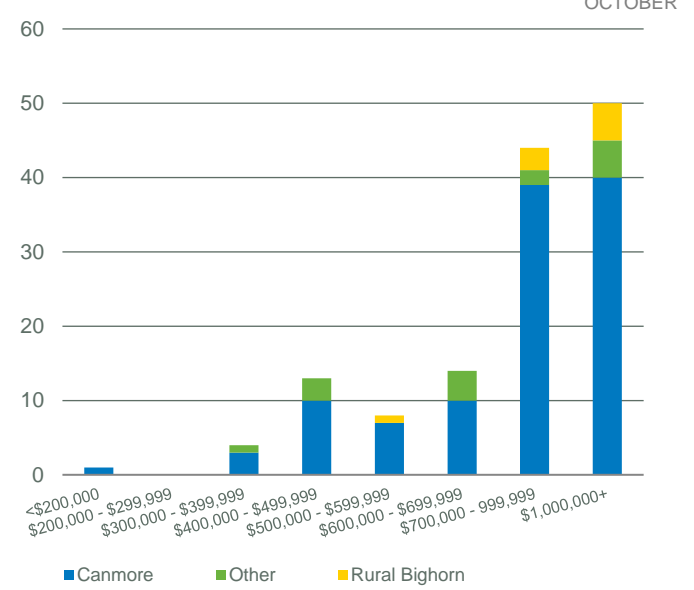
*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



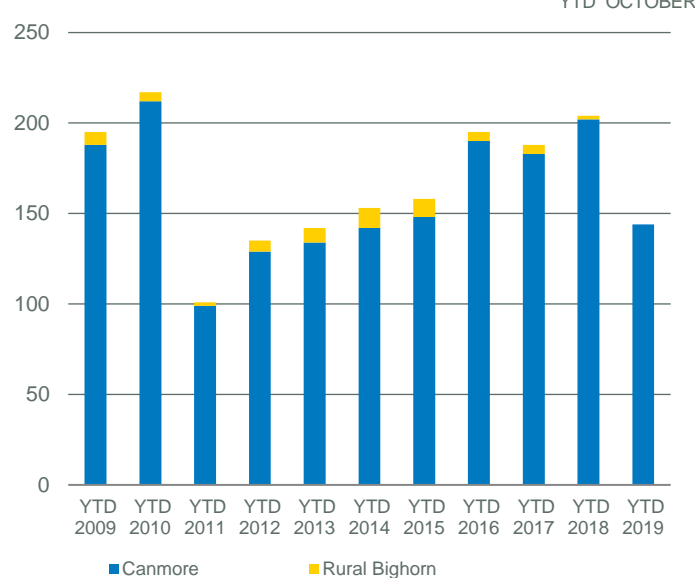
Source: CREB®

INVENTORY BY PRICE RANGE



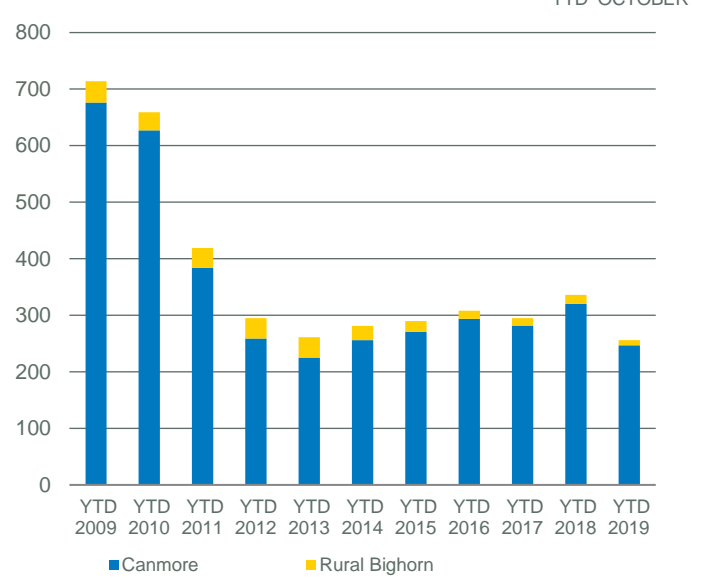
Source: CREB®

BIGHORN SALES: YEAR-TO-DATE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE



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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