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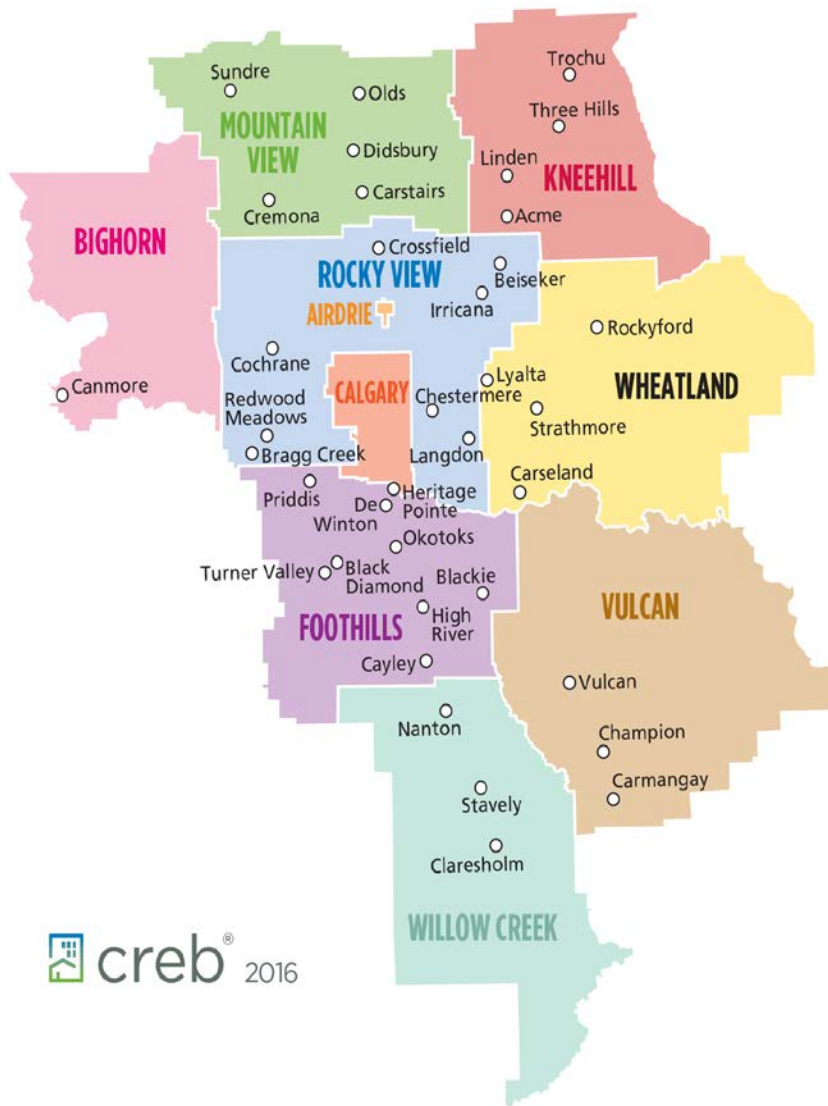
MONTHLY STATISTICS PACKAGE

Calgary Region

April 2020



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REGIONAL HIGHLIGHTS

May 1, 2020

Airdrie

- Sales in Airdrie slowed to 60 units in April. This decline in sales was met with a similar decline in new listings, which totalled 107 units. This helped reduce inventory levels, but with 407 units still in inventory, the months of supply rose to nearly seven months.
- Overall, the benchmark price remains comparable to last year. Average prices have declined, but some of this is due to more homes being sold in lower price ranges, as there was a significant decline in sales for homes priced above \$500,000.

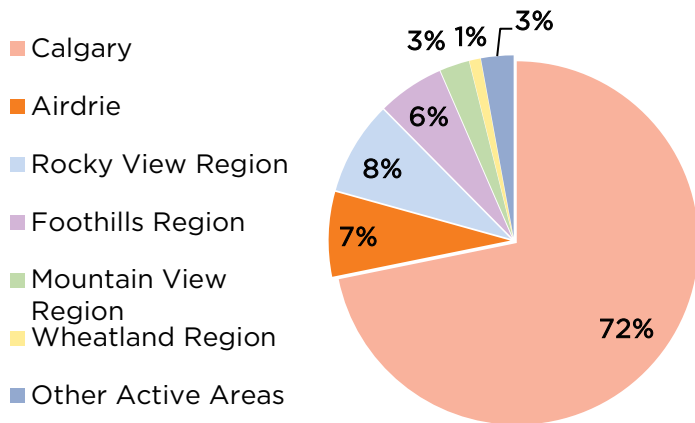
Cochrane

- April sales in Cochrane dropped to 29 units. This is 55 per cent below levels recorded in the previous year. However, new listings also eased. With only 61 new listings in the market, inventories declined to 281 units.
- Prices were easing before social distancing measures were put in place and April's benchmark price totalled \$398,900. This is nearly two per cent lower than last year. However, both the median and average price rose compared to last year. This is likely due to more homes being sold in higher price ranges, as there were no sales recorded in the lowest price range.

Okotoks

- Both sales and new listings dropped, with totals of 17 and 44 units, respectively. Inventory remained well below last year's levels, but weaker demand pushed up the months of supply to nearly 12 months.
- Prices were trending down from the start of the year, but levels have remained relatively stable compared to the previous year. In April, the benchmark price continued to trend down, totalling \$402,300.

SHARE OF SALES April 2020



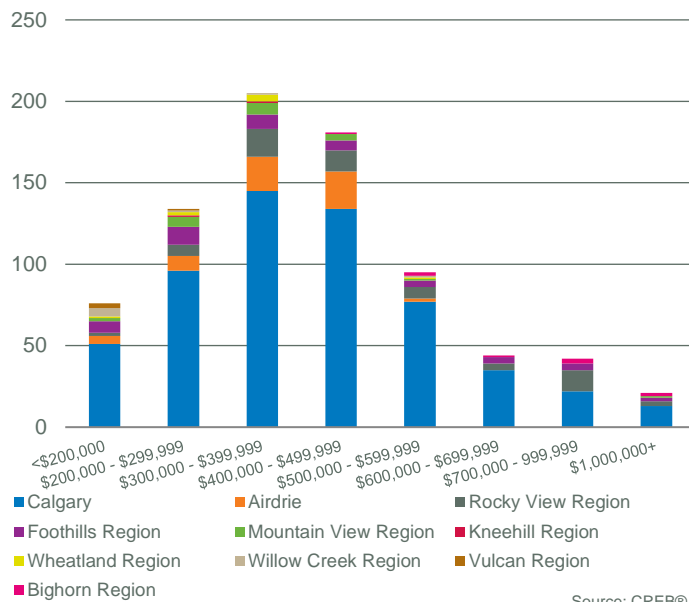
Source: CREB®

Apr. 20

April 2020	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	573	1,425	40.21%	5,565	9.71	415,800	422,655	393,000	72%
Airdrie	60	107	56.07%	407	6.78	332,000	359,980	381,250	8%
Rocky View Region	66	164	40.24%	794	12.03	516,600	544,116	431,000	8%
Foothills Region	47	106	44.34%	553	11.77	356,800	451,887	350,000	6%
Mountain View Region	21	35	60.00%	295	14.05	289,800	359,095	315,000	3%
Kneehill Region	2	9	22.22%	85	42.50	171,700	320,000	320,000	0%
Wheatland Region	8	17	47.06%	209	26.13	212,200	330,625	327,000	1%
Willow Creek Region	8	13	61.54%	92	11.50	191,200	235,738	175,000	1%
Vulcan Region	4	12	33.33%	71	17.75	221,200	157,250	143,500	1%
Bighorn Region	9	30	30.00%	130	14.44	772,400	785,111	745,000	1%
CREB® Economic Region	798	1,918	41.61%	8,201	10.28	410,400	427,741	390,000	100%

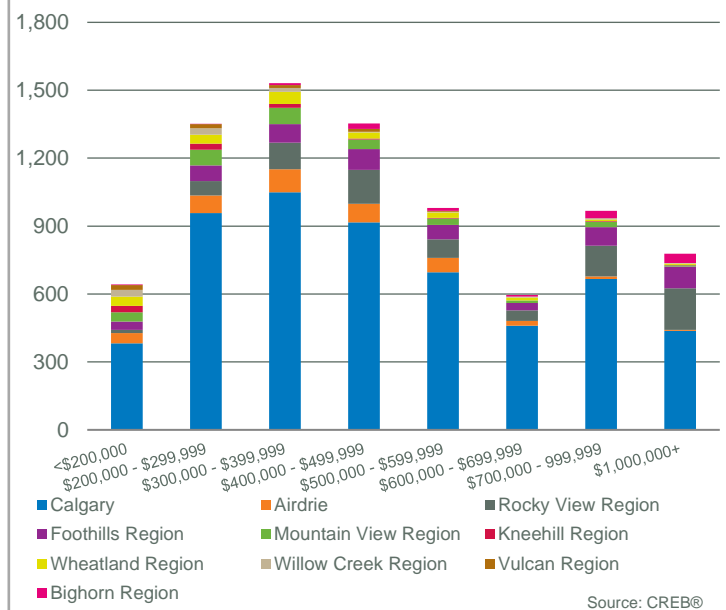
CREB® SALES BY PRICE RANGE

APRIL



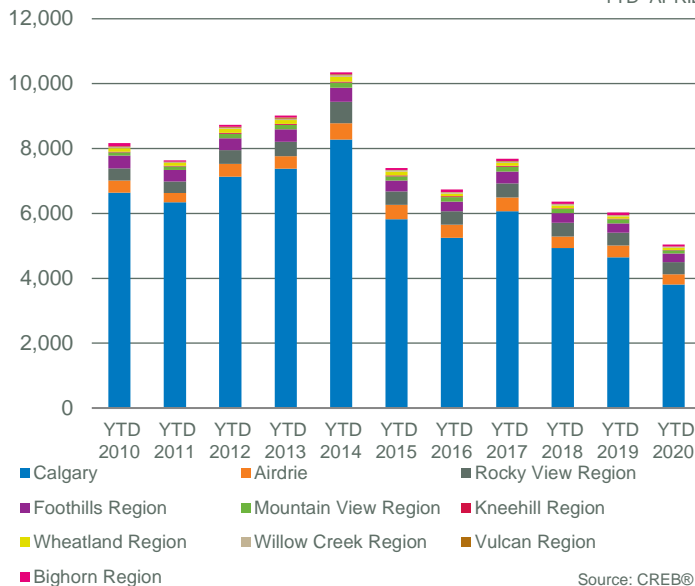
CREB® INVENTORY BY PRICE RANGE

APRIL



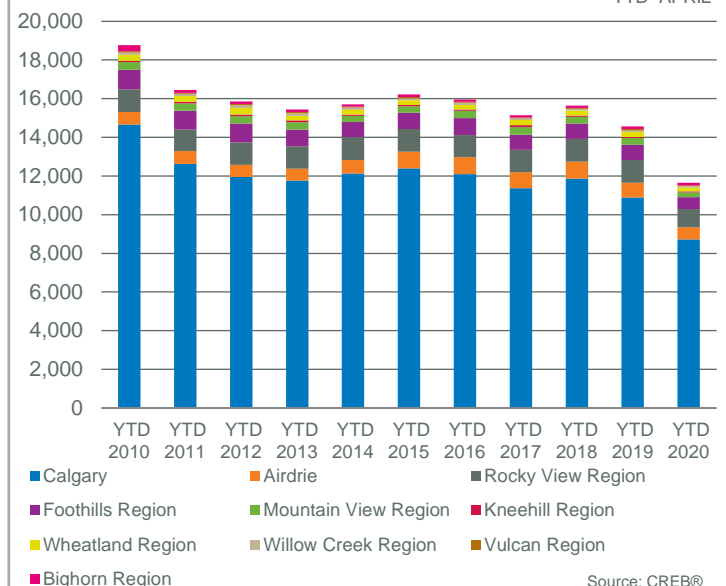
CREB® TOTAL SALES: YEAR-TO-DATE

YTD APRIL

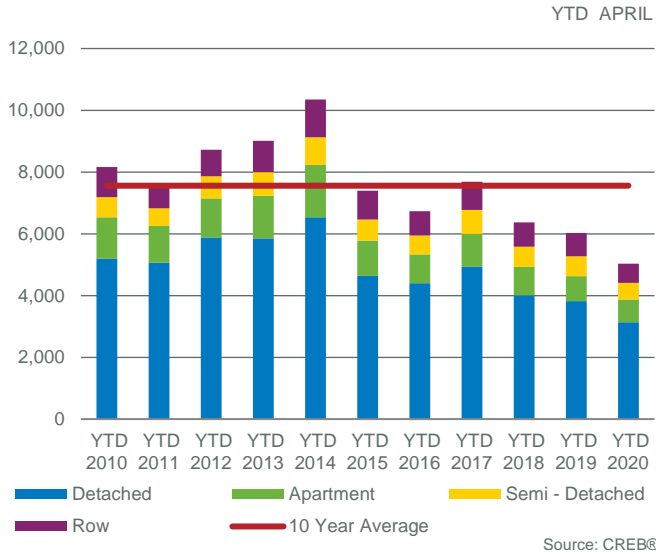


CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

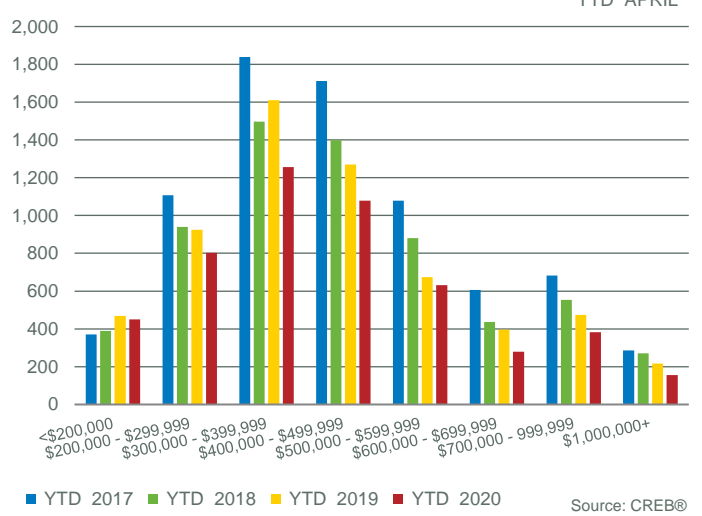
YTD APRIL



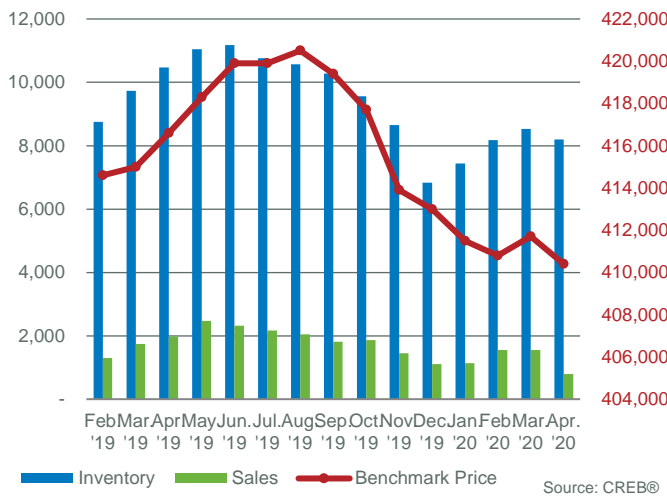
CREB® ECONOMIC REGION TOTAL SALES



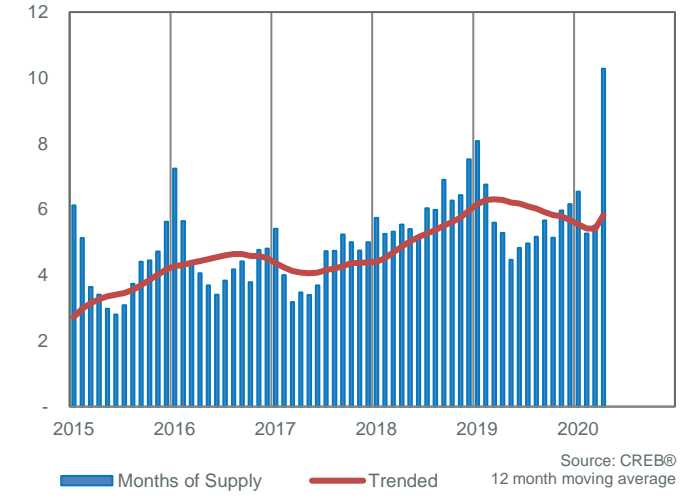
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



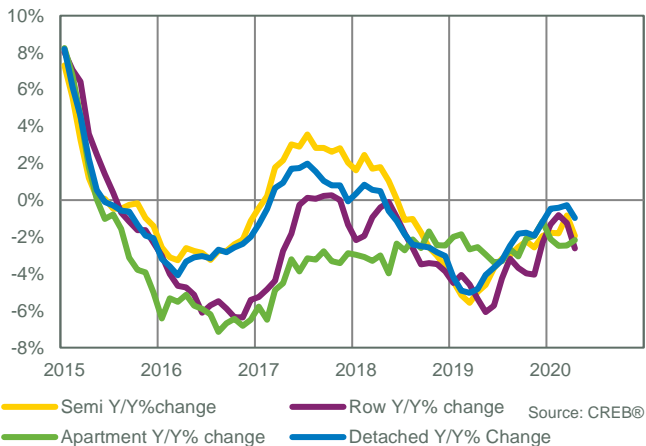
CREB® ECONOMIC REGION INVENTORY AND SALES



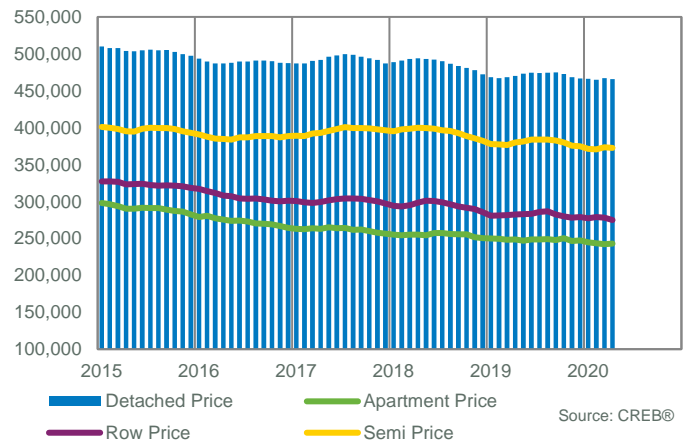
CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

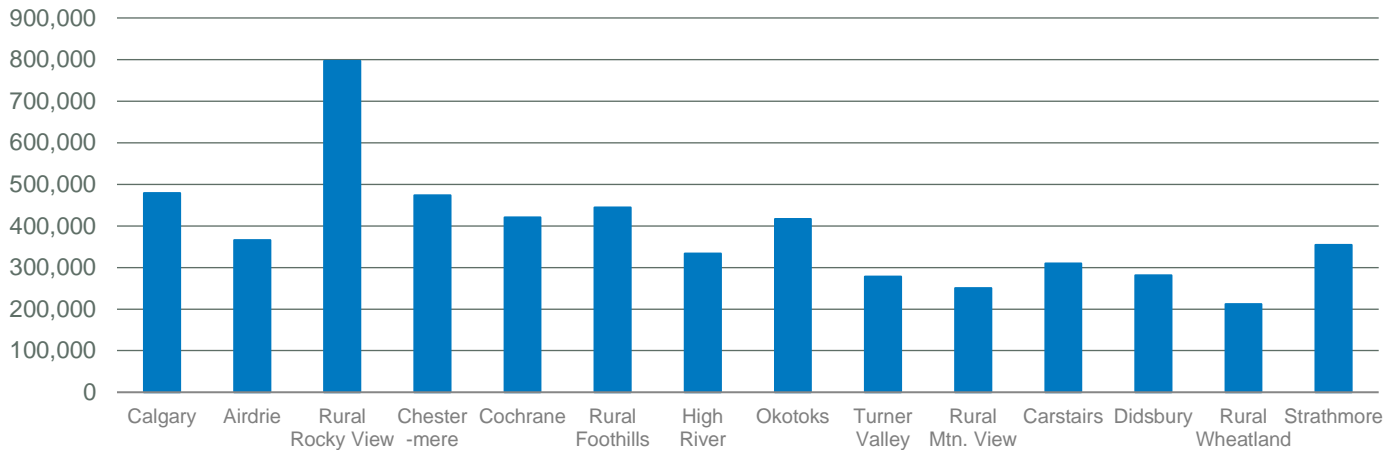


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

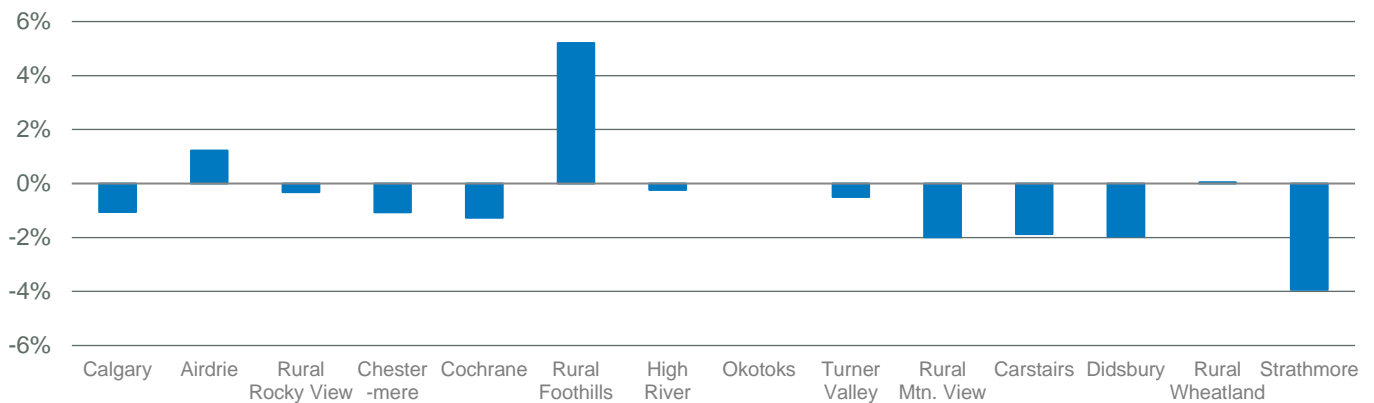
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Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

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Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

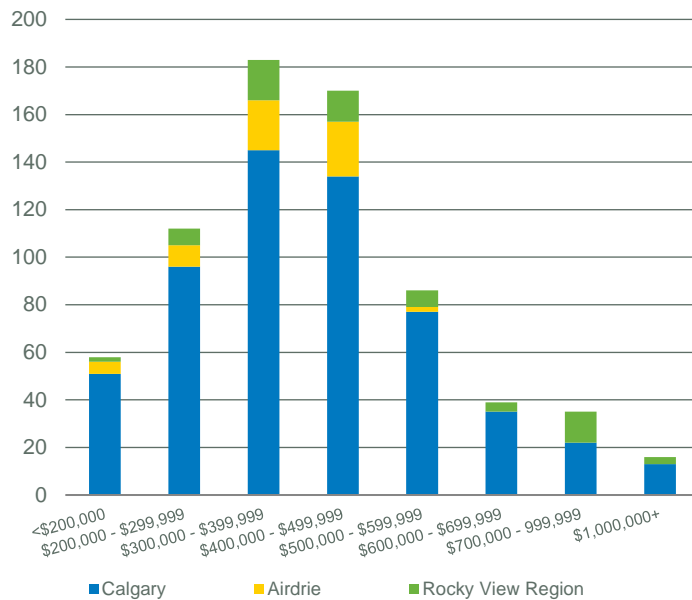
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1407	4897	3	1992	2	1
Airdrie	1435	4596	3	2003	2	1
Rural Rocky View	1863	3957	3	1997	2	1
Cochrane	1548	5476	3	1999	2	1
Chestermere	1909	5519	3	2003	2	1
Rural Foothills	1752	Unavailable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

Apr. 20

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City of Calgary	573	1,425	40.21%	5,565	9.71	415,800	422,655	393,000	82%
Airdrie	60	107	56.07%	407	6.78	332,000	359,980	381,250	9%
Rocky View Region	66	164	40.24%	794	12.03	516,600	544,116	431,000	9%
Calgary CMA	699	1,696	41.21%	6,766	9.68	414,900	428,743	395,000	100%

CALGARY CMA SALES BY PRICE RANGE

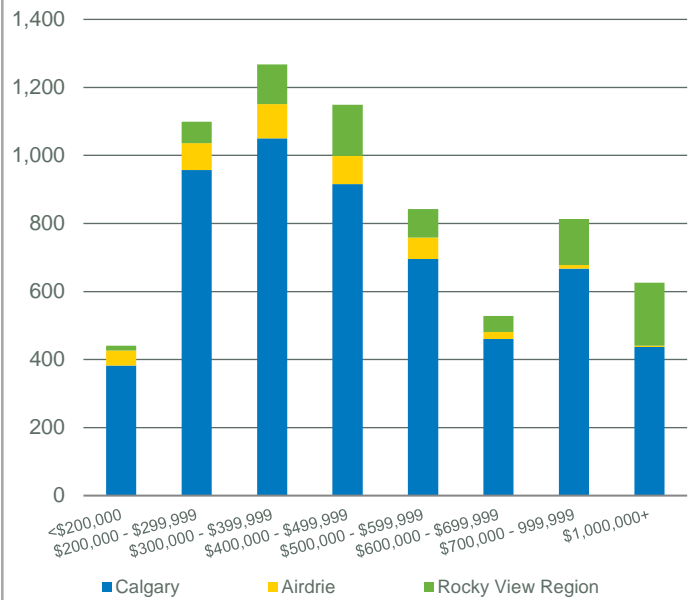
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

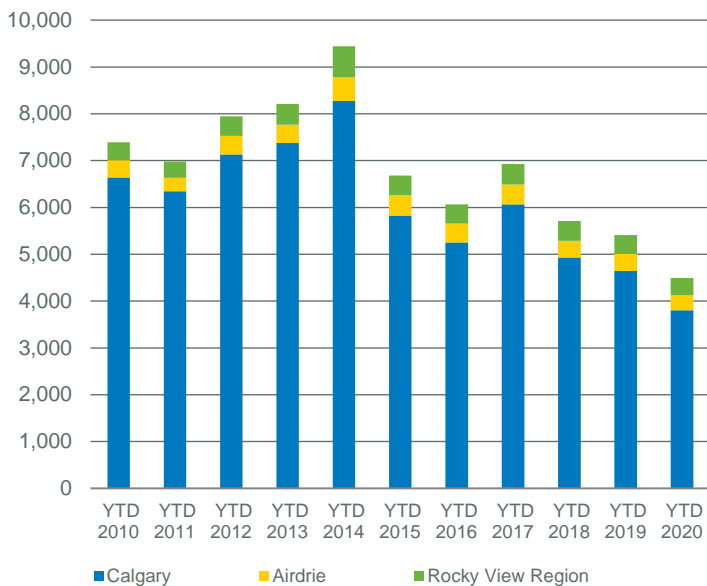
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

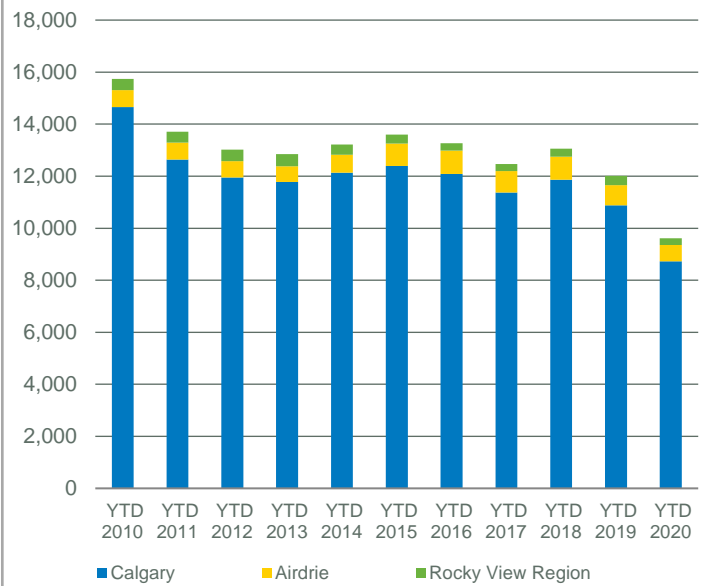
YTD APRIL



Source: CREB®

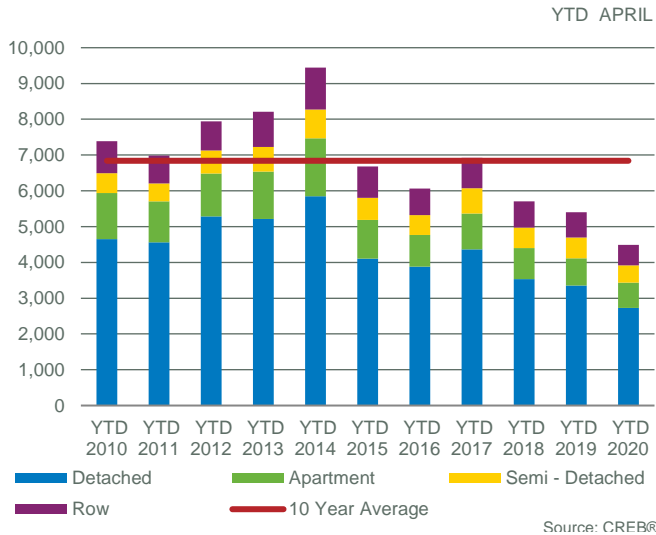
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

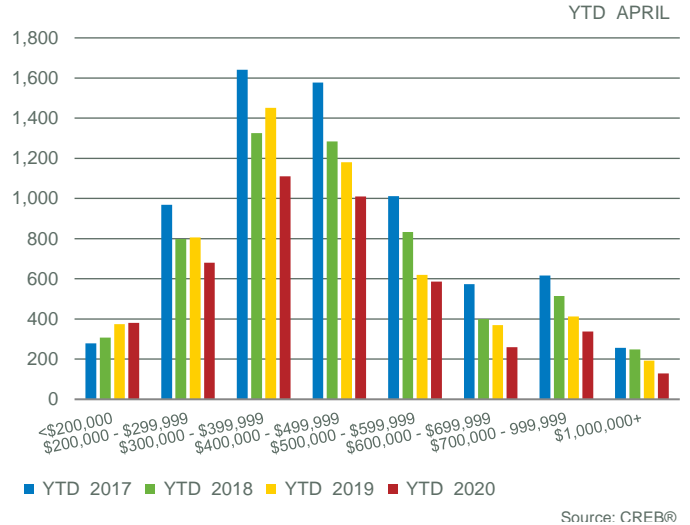


Source: CREB®

CALGARY CMA TOTAL SALES



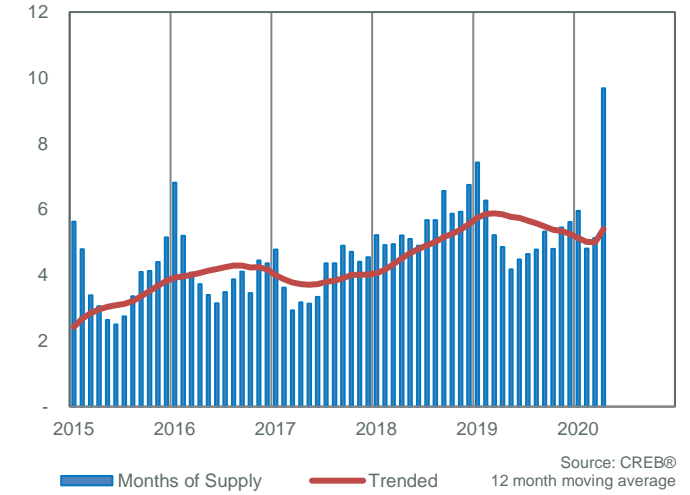
CALGARY CMA TOTAL SALES BY PRICE RANGE



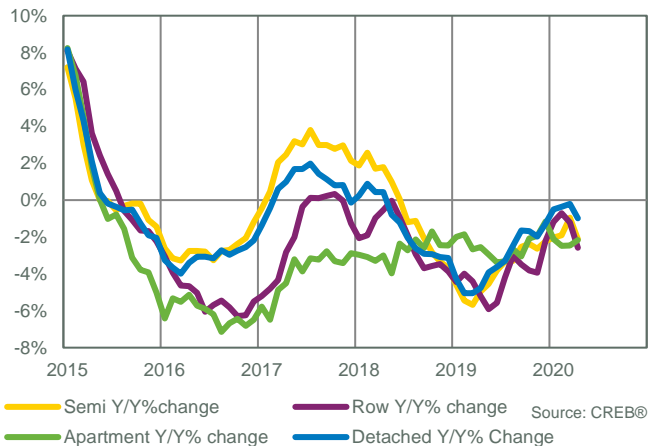
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



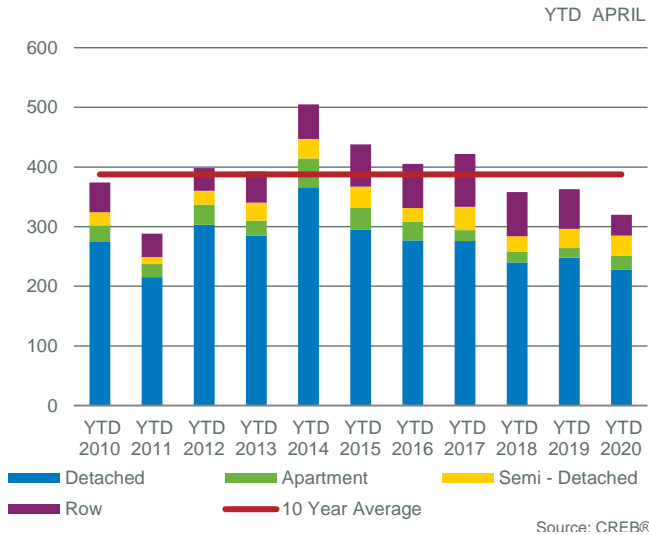
CALGARY CMA PRICE CHANGE



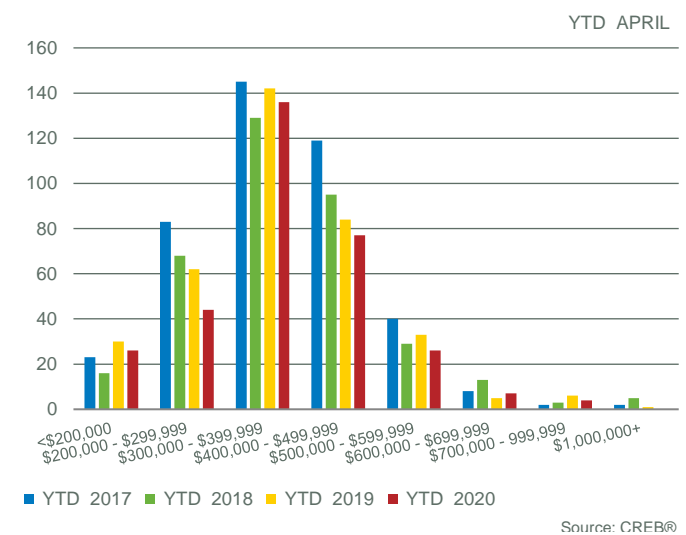
CALGARY CMA PRICES



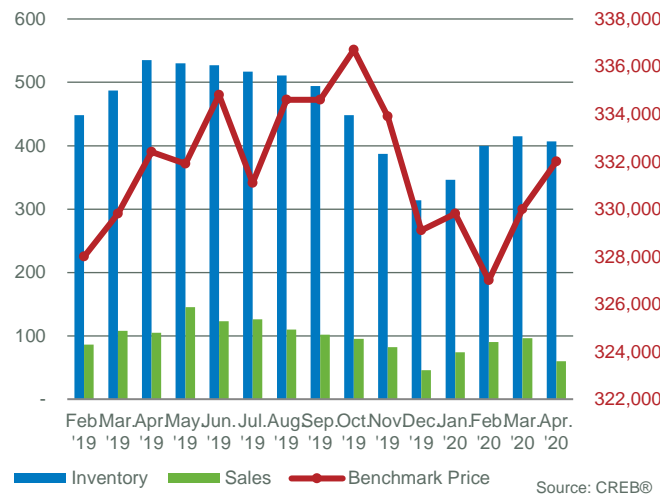
AIRDRIE TOTAL SALES



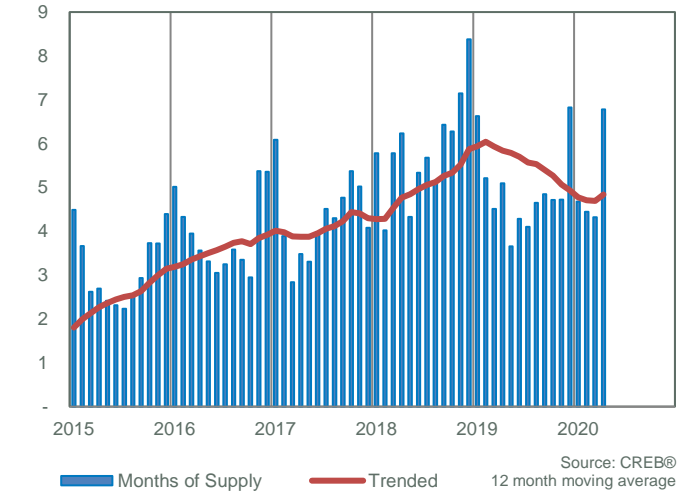
AIRDRIE TOTAL SALES BY PRICE RANGE



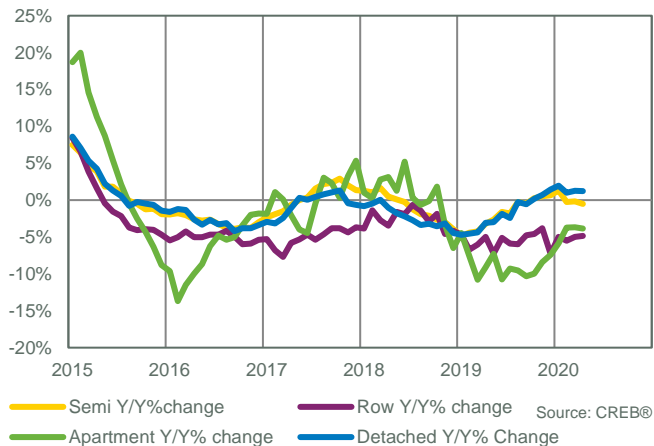
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



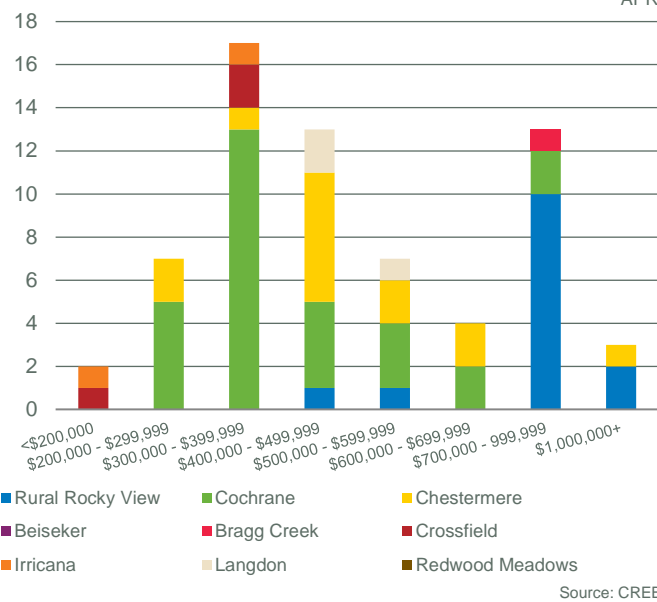
AIRDRIE PRICES



April 2020	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	66	164	40.24%	794	12.03	516,600	544,116	431,000	100%
Rural Rocky View	14	44	31.82%	270	19.29	782,100	882,554	850,250	21%
Beiseker	0	0	-	10	-	-	NA	NA	0%
Bragg Creek	1	1	100.00%	14	14.00	-	896,000	896,000	2%
Chestermere	14	32	43.75%	127	9.07	452,100	566,827	438,500	21%
Cochrane	29	61	47.54%	281	9.69	398,900	416,400	367,500	44%
Crossfield	3	13	23.08%	37	12.33	-	258,000	350,000	5%
Irricana	2	2	100.00%	10	5.00	-	235,450	235,450	3%
Langdon	3	10	30.00%	33	11.00	-	467,933	425,000	5%
Redwood Meadows	0	1	0.00%	4	-	-	NA	NA	0%
Other	0	0	-	8	-	-	NA	NA	0%

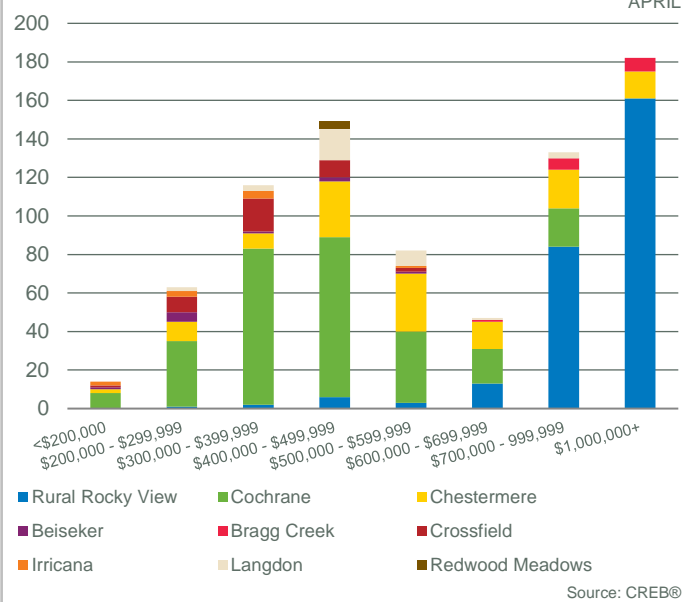
SALES BY PRICE RANGE

APRIL



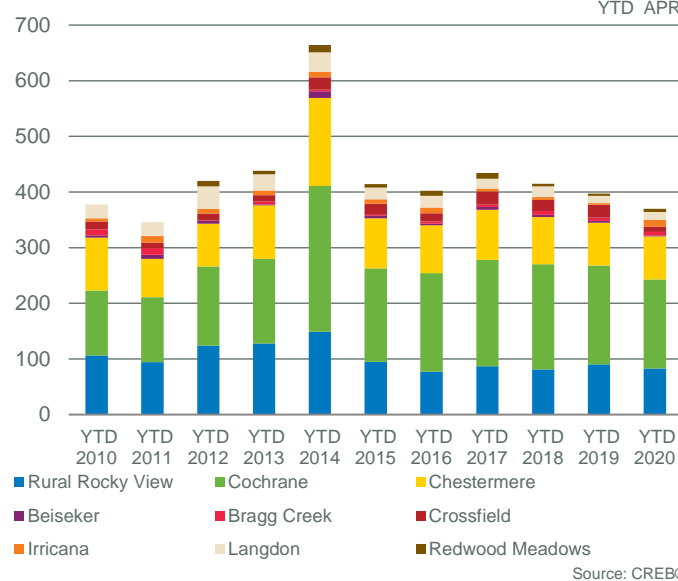
INVENTORY BY PRICE RANGE

APRIL



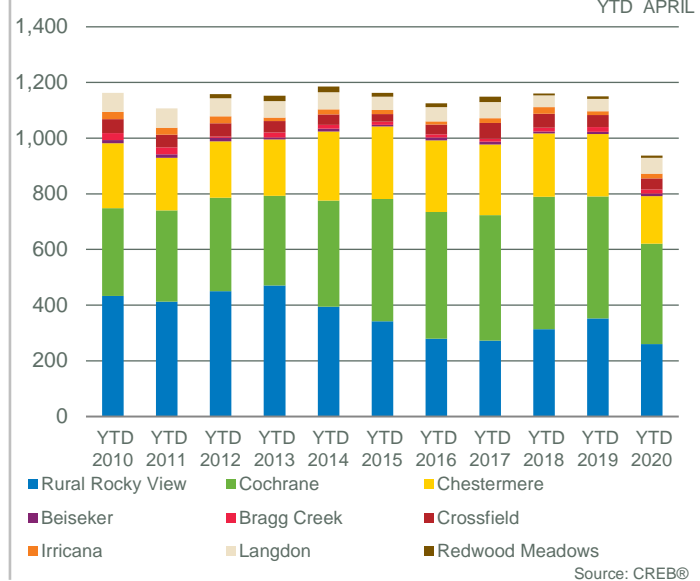
ROCKY VIEW SALES: YEAR-TO-DATE

YTD APRIL

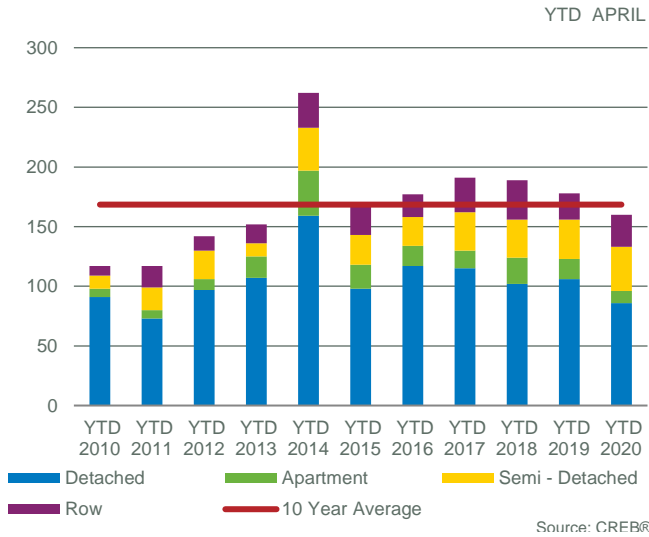


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

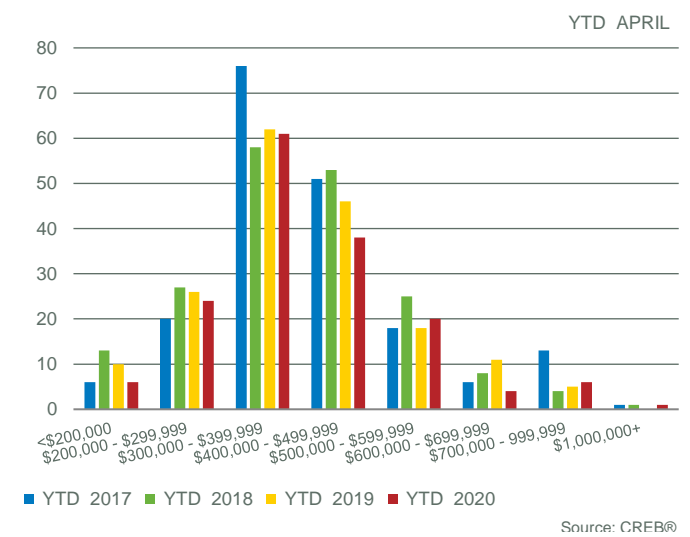
YTD APRIL



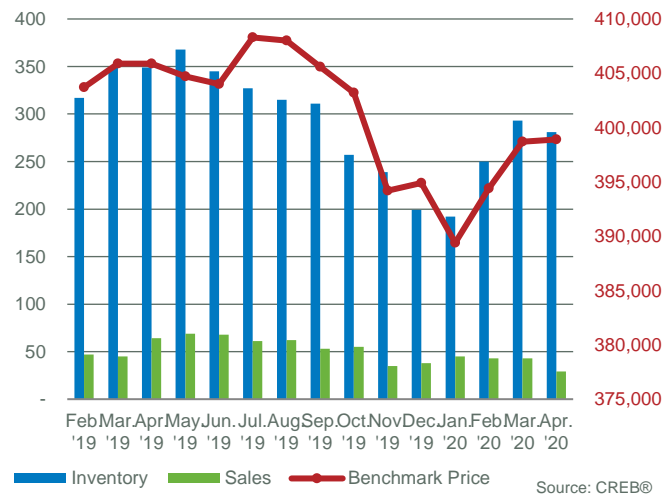
COCHRANE TOTAL SALES



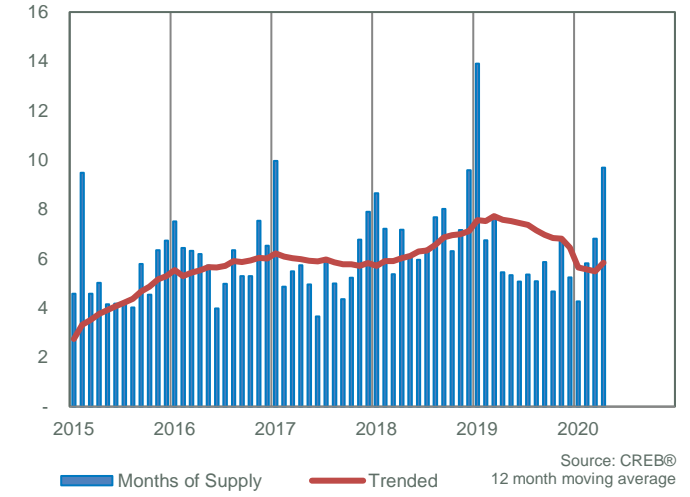
COCHRANE TOTAL SALES BY PRICE RANGE



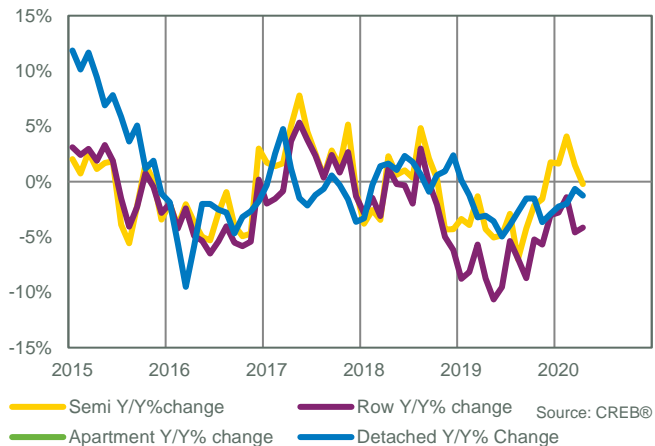
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



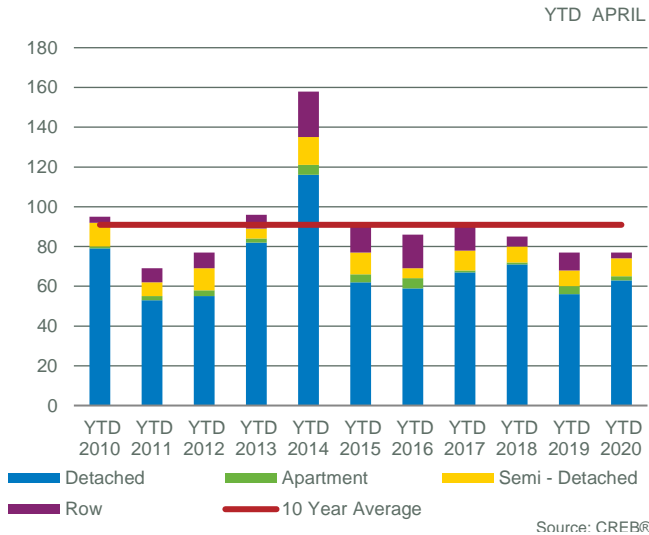
COCHRANE PRICE CHANGE



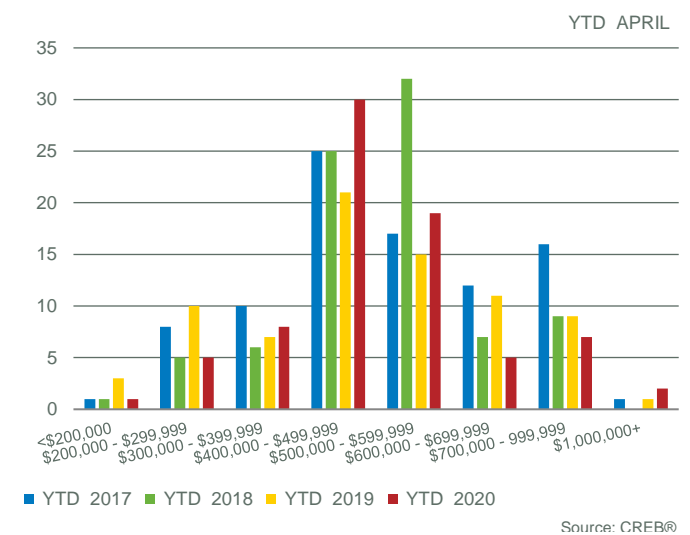
COCHRANE PRICES



CHESTERMERE TOTAL SALES



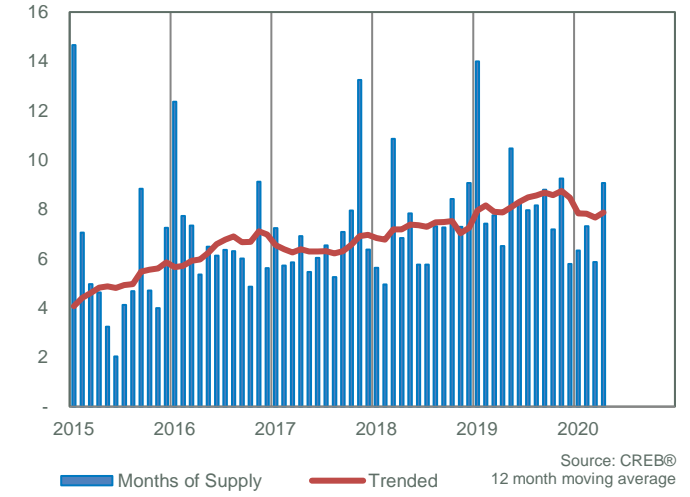
CHESTERMERE TOTAL SALES BY PRICE RANGE



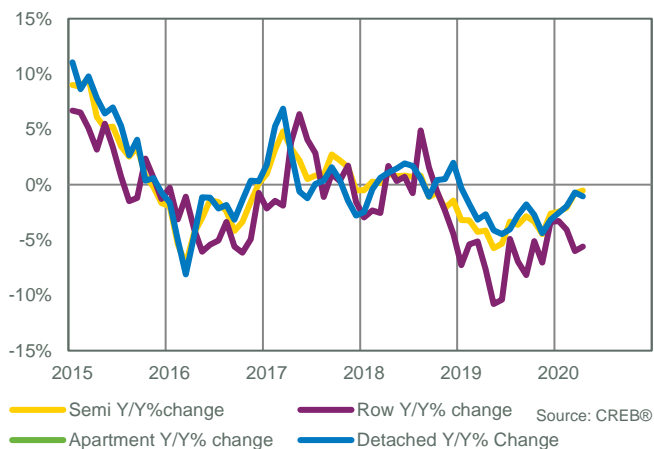
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



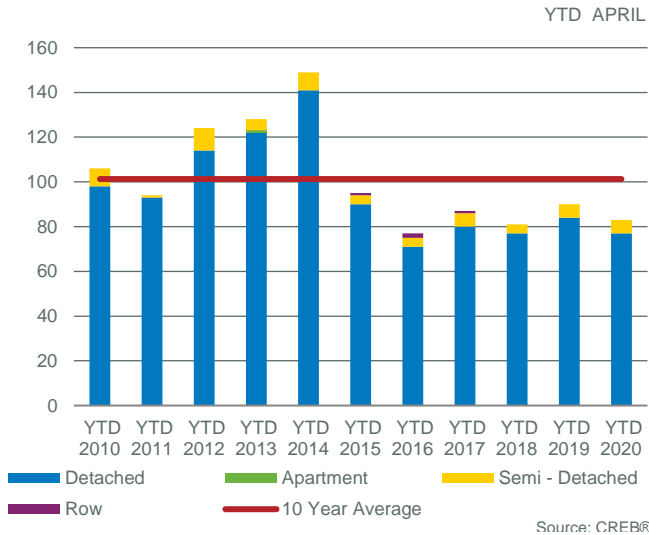
CHESTERMERE PRICE CHANGE



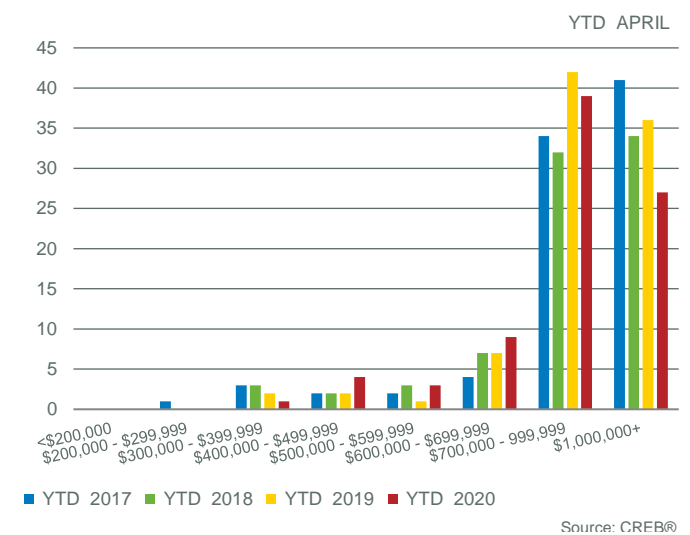
CHESTERMERE PRICES



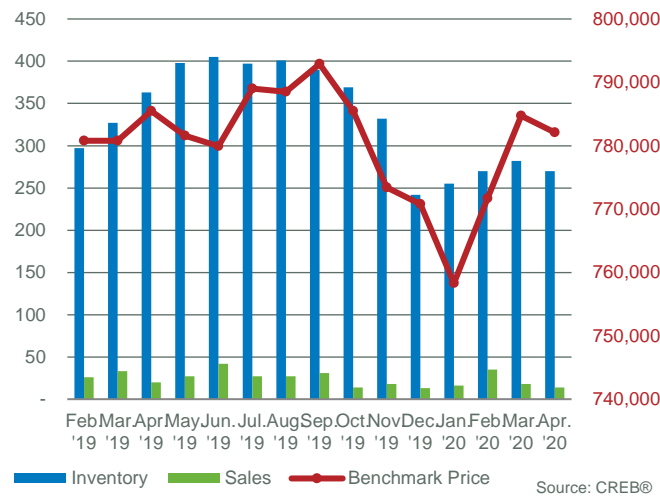
RURAL ROCKY VIEW TOTAL SALES



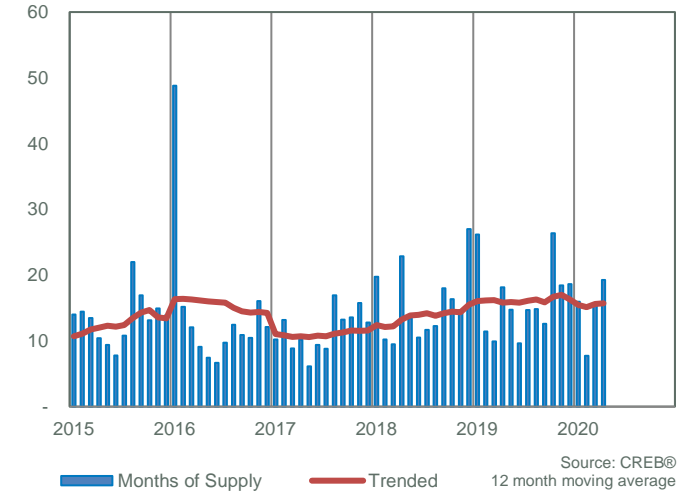
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



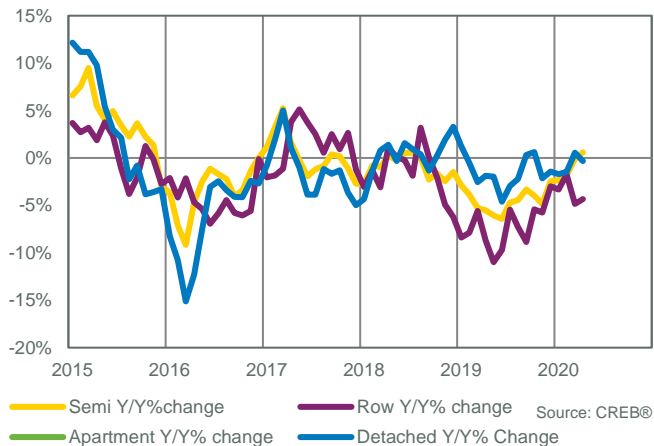
RURAL ROCKY VIEW INVENTORY AND SALES



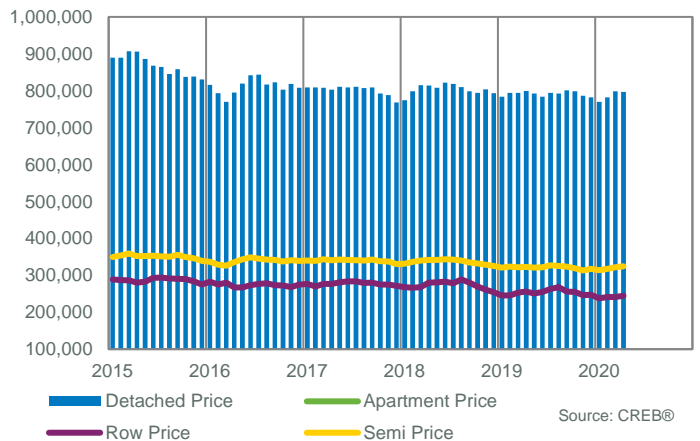
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



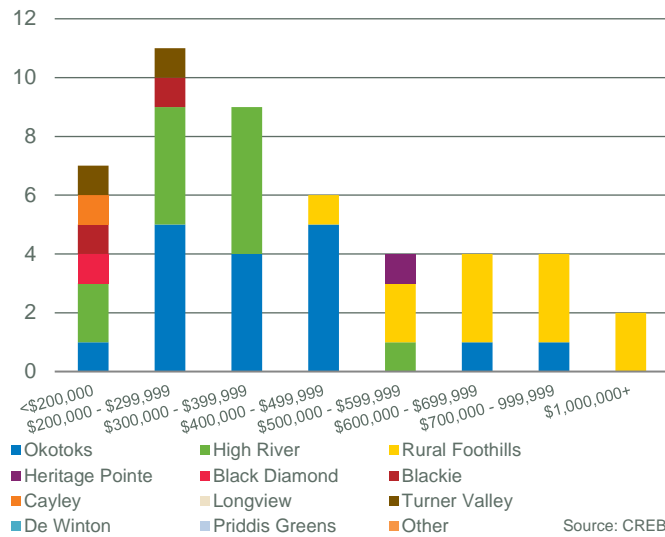
RURAL ROCKY VIEW PRICES



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Total Foothills Region	47	106	44.34%	674	14.34	356,800	451,887	350,000	100%
Rural Foothills	11	10	110.00%	136	12.36	432,800	878,227	670,000	23%
Black Diamond	1	9	11.11%	23	23.00	-	124,500	124,500	2%
Blackie	2	1	200.00%	9	4.50	-	207,250	207,250	4%
Cayley	1	3	33.33%	9	9.00	-	197,500	197,500	2%
De Winton	0	0	-	7	-	-	NA	NA	0%
Heritate Pointe	1	6	16.67%	32	32.00	-	560,000	560,000	2%
High River	12	27	44.44%	103	8.58	301,600	283,283	292,000	26%
Okotoks	17	44	38.64%	198	11.65	402,300	380,082	350,000	36%
Turner Valley	2	1	200.00%	16	8.00	277,400	210,450	210,450	4%
Priddis Greens	0	2	0.00%	9	-	-	NA	NA	0%
Longview	0	0	-	1	-	-	NA	NA	0%
Other	0	3	0.00%	11	-	-	NA	NA	0%

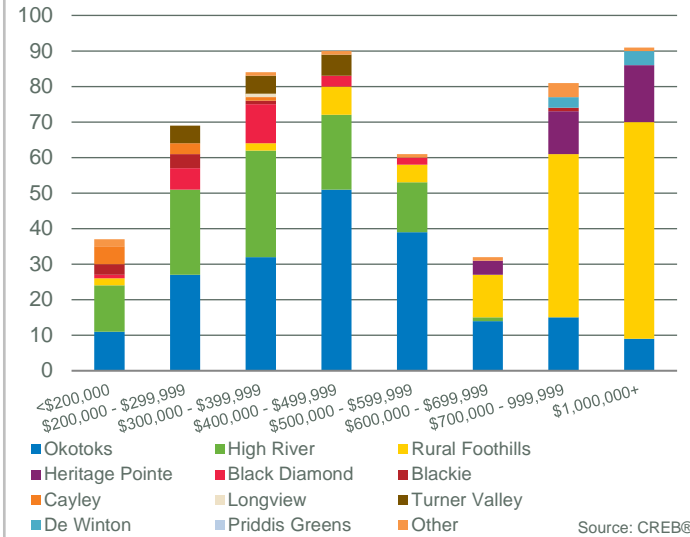
SALES BY PRICE RANGE

APRIL



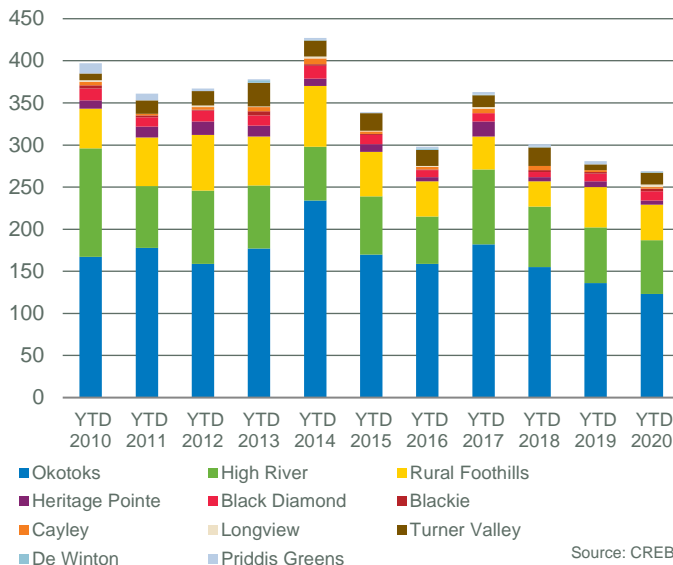
INVENTORY BY PRICE RANGE

APRIL



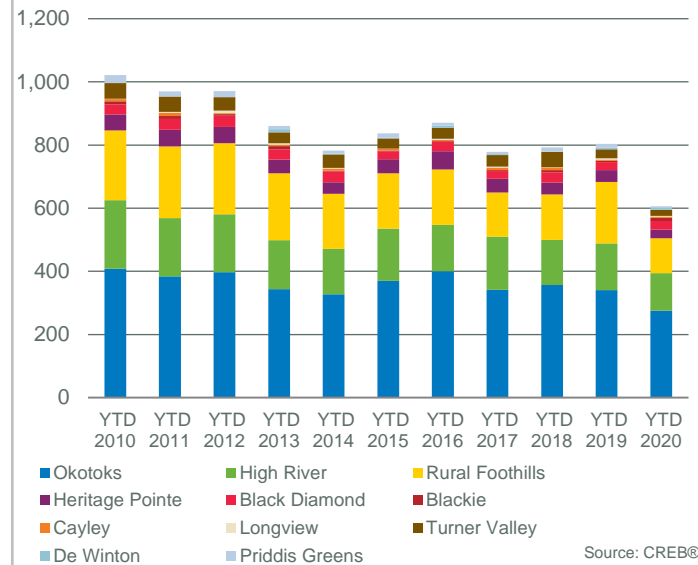
FOOTHILLS SALES: YEAR-TO-DATE

YTD APRIL

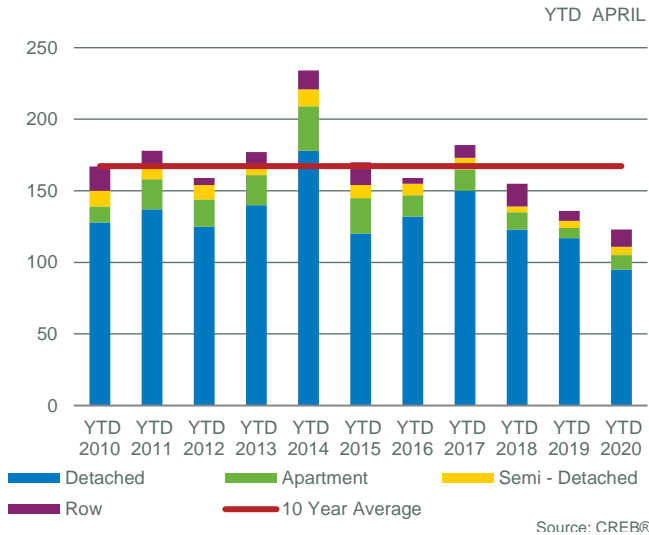


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

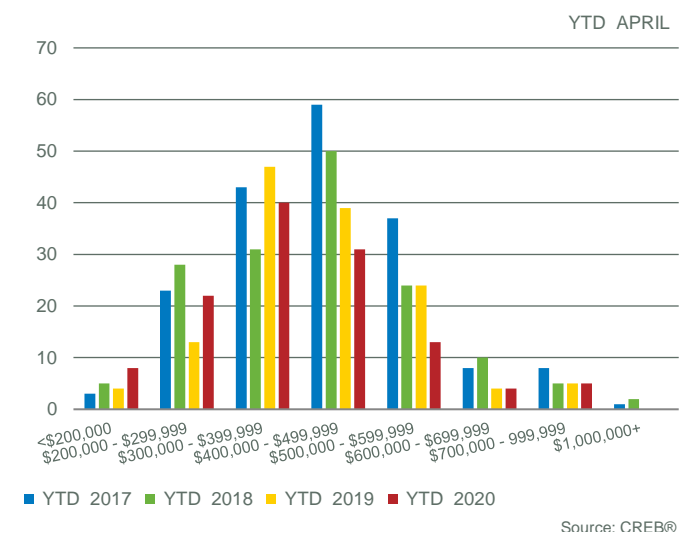
YTD APRIL



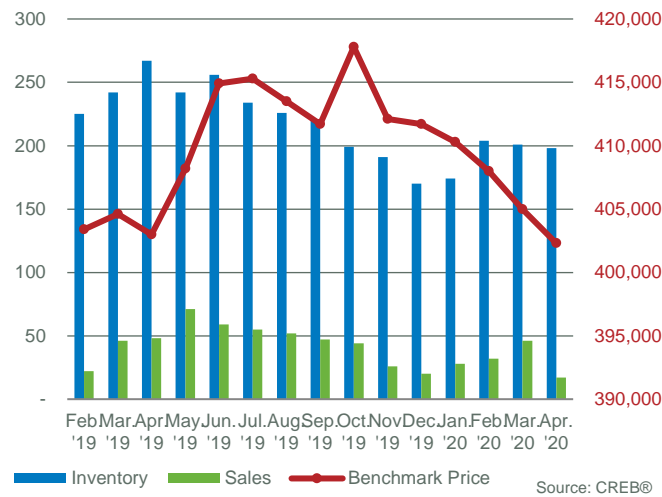
OKOTOKS TOTAL SALES



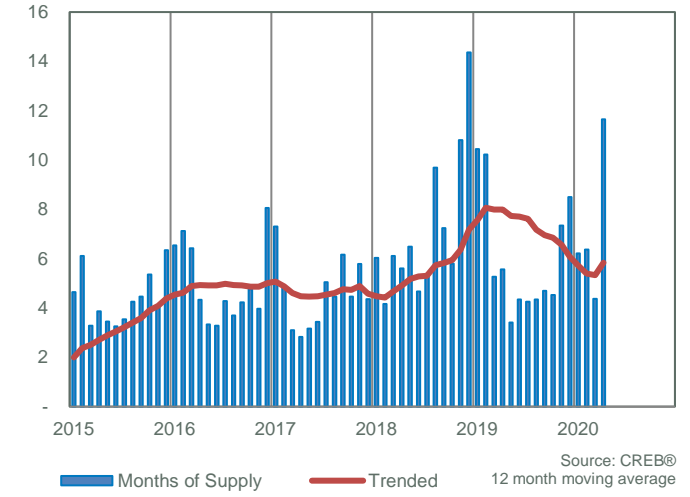
OKOTOKS TOTAL SALES BY PRICE RANGE



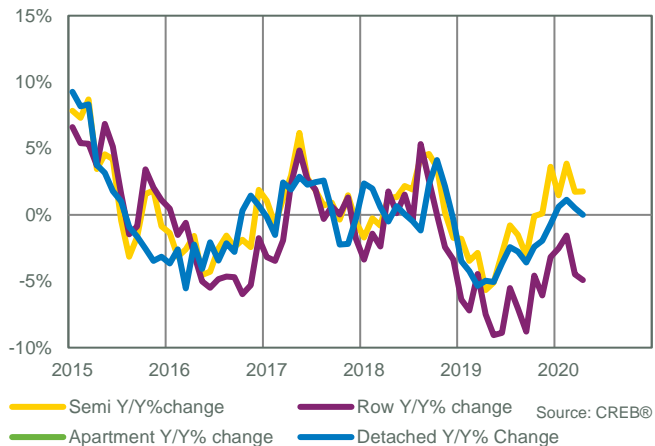
OKOTOKS INVENTORY AND SALES



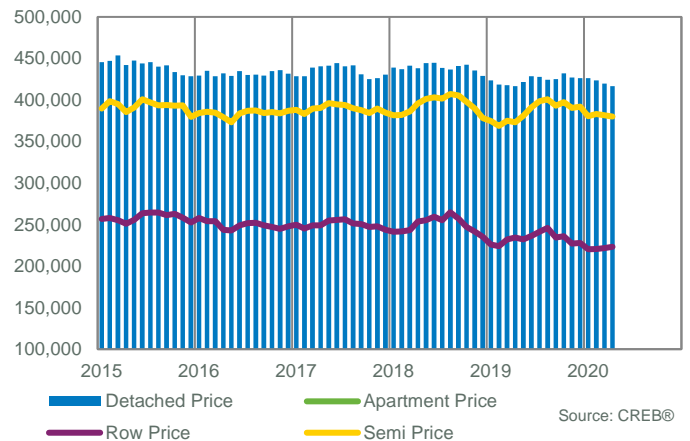
OKOTOKS MONTHS OF INVENTORY



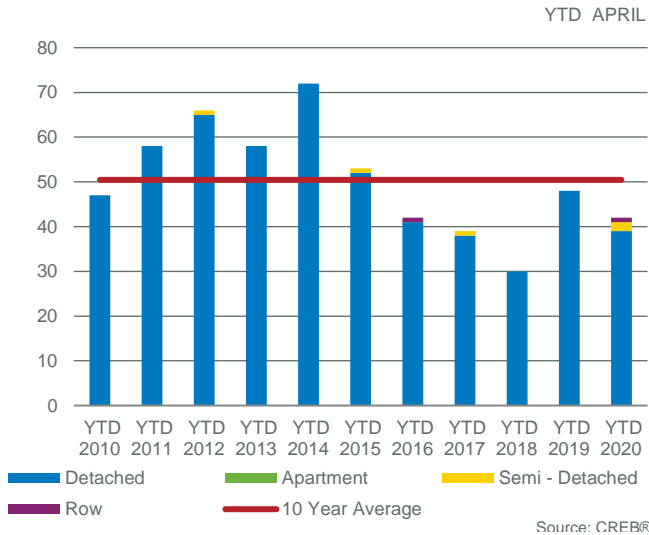
OKOTOKS PRICE CHANGE



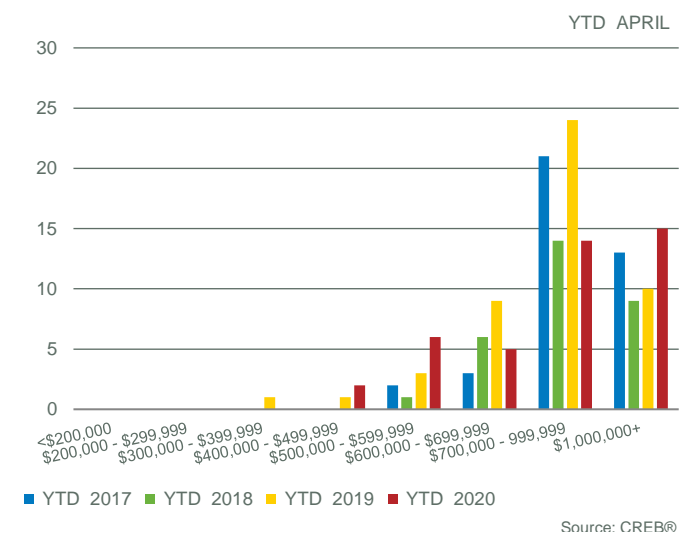
OKOTOKS PRICES



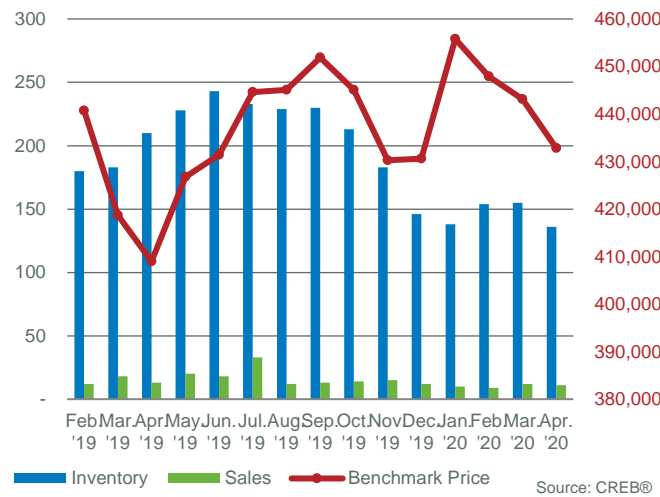
RURAL FoothILLS TOTAL SALES



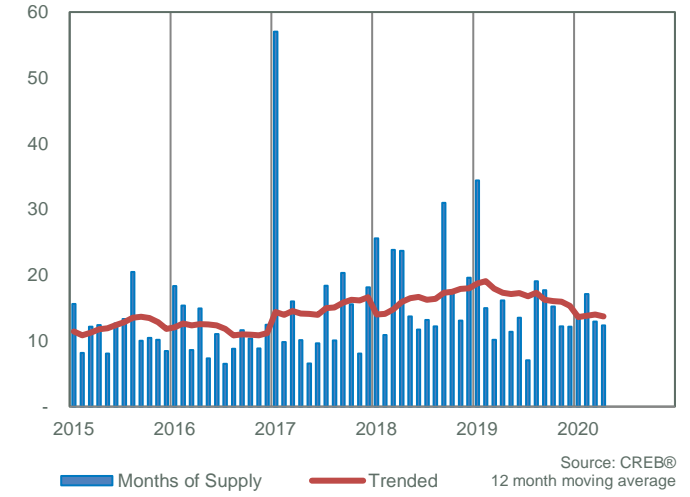
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



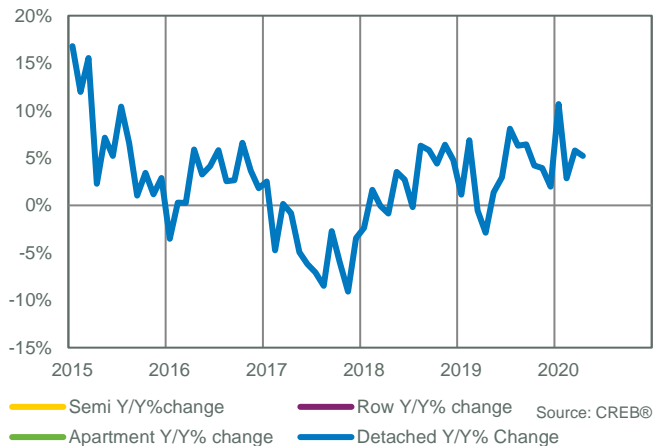
RURAL FoothILLS INVENTORY AND SALES



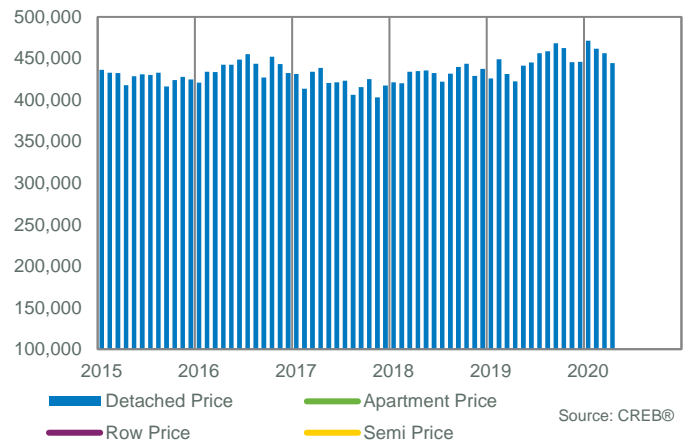
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES



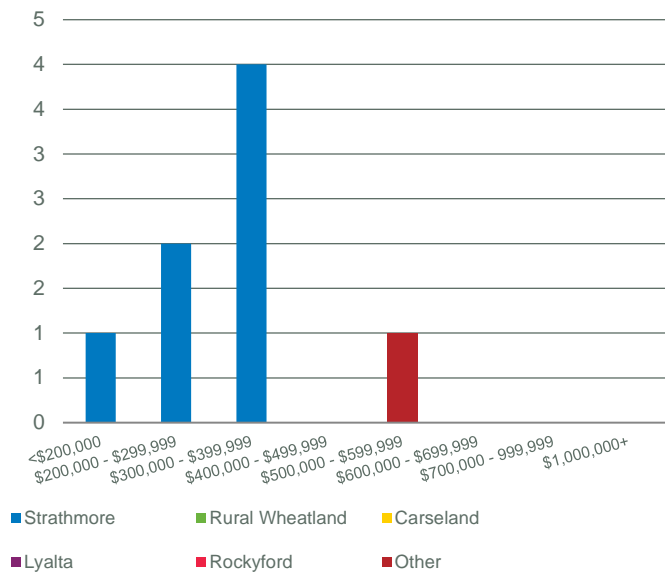
Apr. 20

April 2020	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*	8	17	47.06%	209	26.13	212,200	330,625	327,000	88%
Rural Wheatland*	0	1	0.00%	42	-	212,200	NA	NA	0%
Carseland*	0	0	-	2	-	-	NA	NA	0%
Lyalta*	0	0	-	9	-	-	NA	NA	0%
Rockyford*	0	0	-	3	-	-	NA	NA	0%
Strathmore	7	15	46.67%	136	19.43	329,400	294,643	319,000	88%
Gleichen	0	0	-	2	-	-	NA	NA	0%
Other*	1	1	100.00%	17	17.00	-	582,500	582,500	13%

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

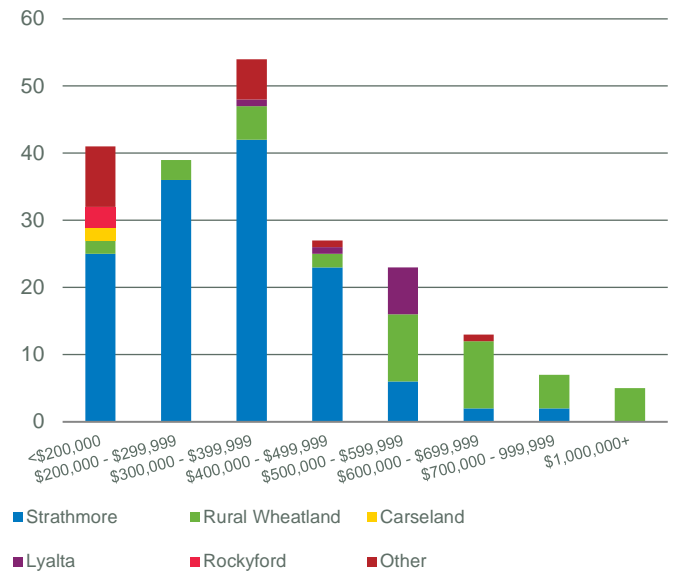
SALES BY PRICE RANGE

APRIL



INVENTORY BY PRICE RANGE

APRIL



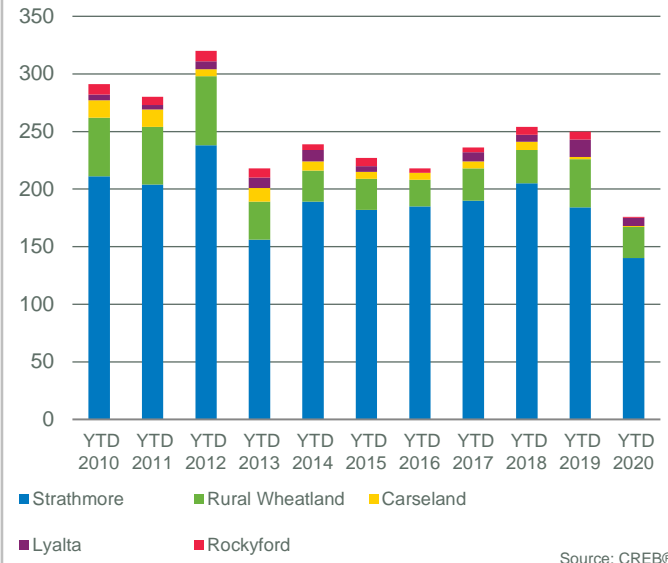
WHEATLAND SALES: YEAR-TO-DATE

YTD APRIL

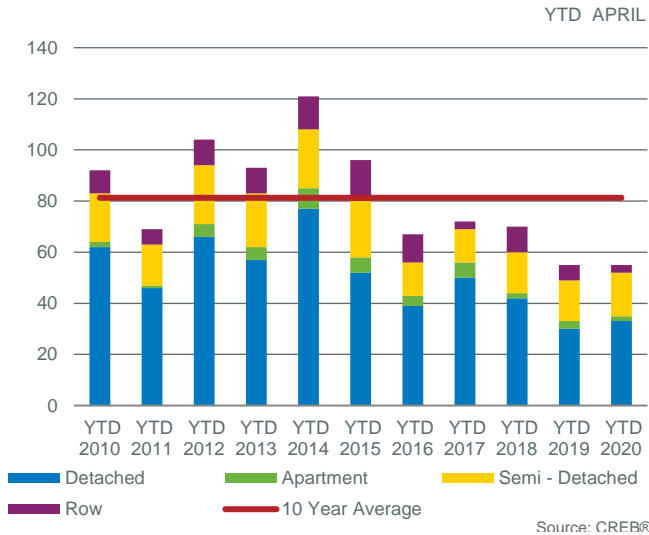


WHEATLAND NEW LISTINGS: YEAR-TO-DATE

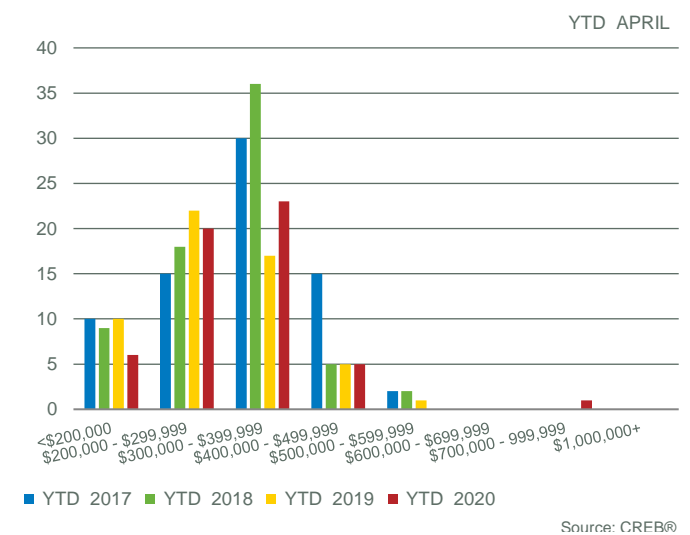
YTD APRIL



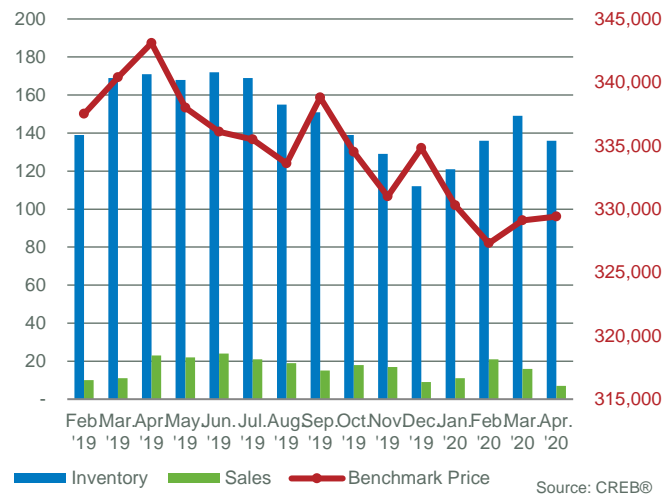
STRATHMORE TOTAL SALES



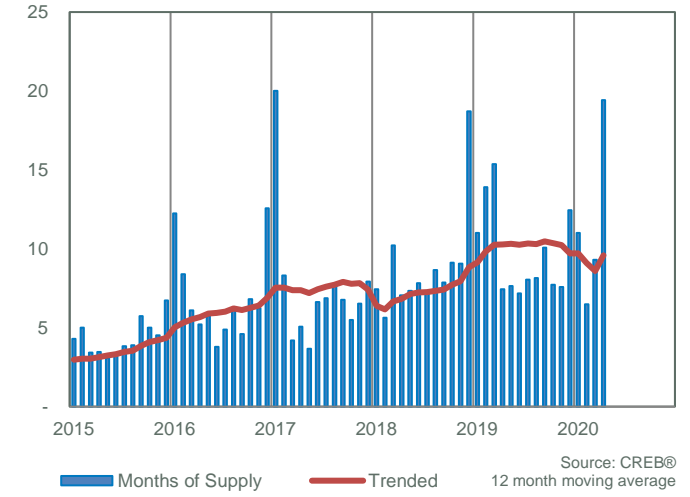
STRATHMORE TOTAL SALES BY PRICE RANGE



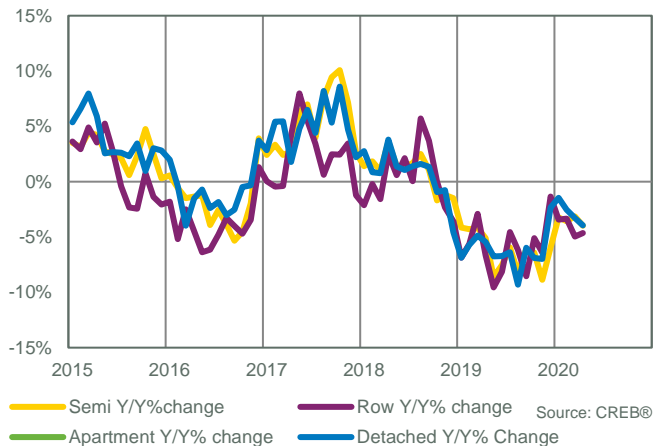
STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

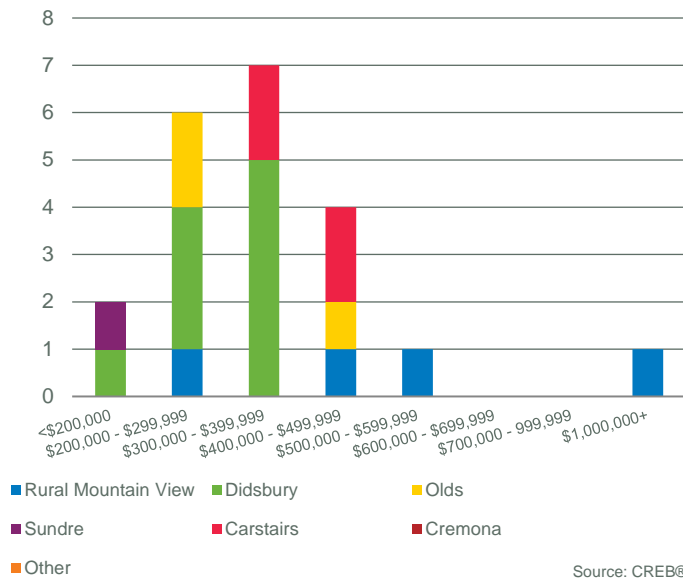


April 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	21	35	60.00%	295	14.05	289,800	359,095	315,000	100%
Rural Mountain View*	4	7	57.14%	69	17.25	250,000	609,000	488,000	19%
Carstairs	4	9	44.44%	62	15.50	309,700	382,500	382,500	19%
Cremona	0	1	0.00%	4	-	-	NA	NA	0%
Didsbury	9	5	180.00%	29	3.22	282,400	282,611	300,000	43%
Olds*	3	10	30.00%	85	28.33	320,200	301,833	240,000	14%
Sundre*	1	2	50.00%	42	42.00	254,000	126,000	126,000	5%
Other*	0	1	0.00%	4	-	-	NA	NA	0%

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

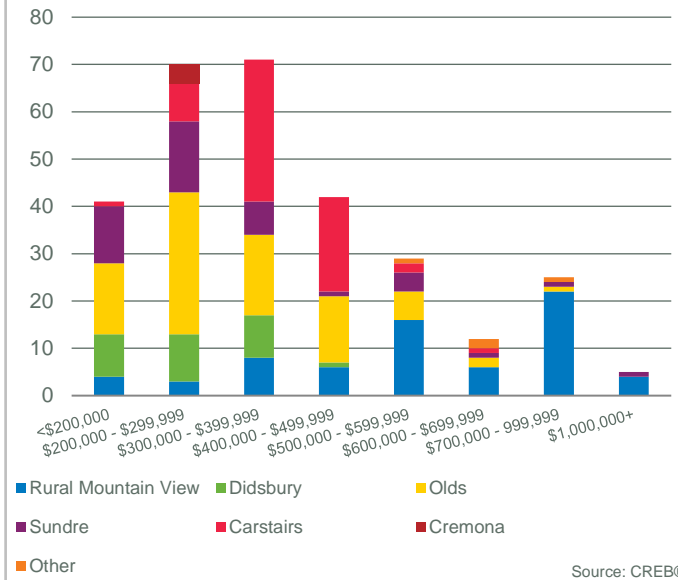
SALES BY PRICE RANGE

APRIL



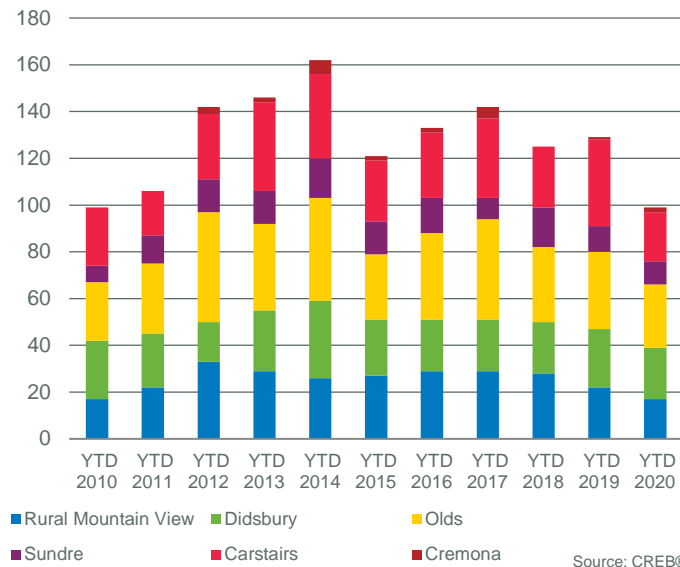
INVENTORY BY PRICE RANGE

APRIL



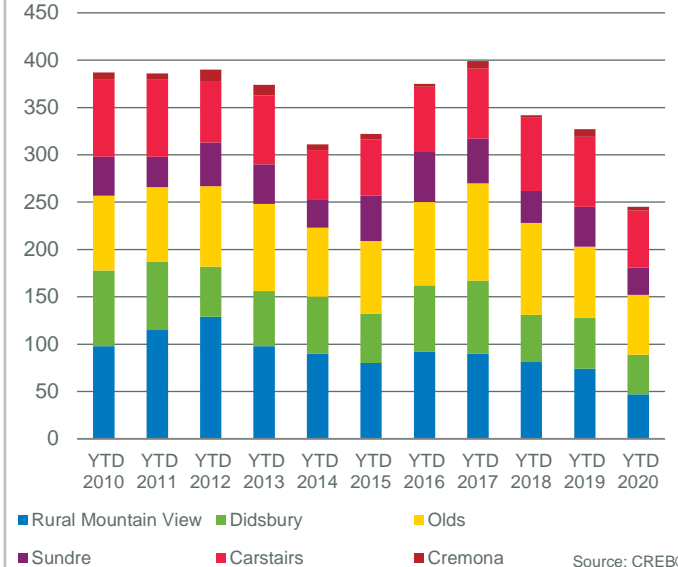
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD APRIL



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



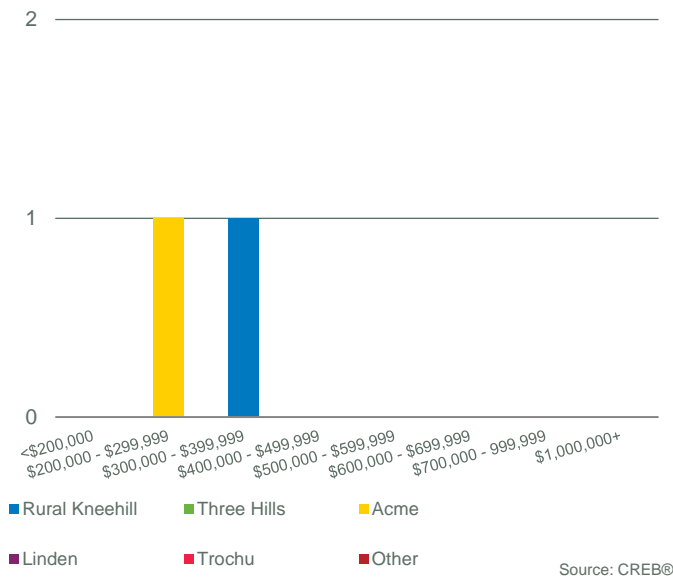
Apr. 20

April 2020	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*	2	9	22.22%	85	42.50	171,700	320,000	320,000	100%
Rural Kneehill*	1	4	25.00%	13	13.00	171,700	360,000	360,000	50%
Acme*	1	0	-	1	1.00	-	280,000	280,000	50%
Linden*	0	0	-	9	-	-	NA	NA	0%
Three Hills*	0	4	0.00%	28	-	-	NA	NA	0%
Torrington*	0	0	-	2	-	-	NA	NA	0%
Trochu*	0	1	0.00%	21	-	-	NA	NA	0%
Other*	0	0	-	13	-	-	NA	NA	0%

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

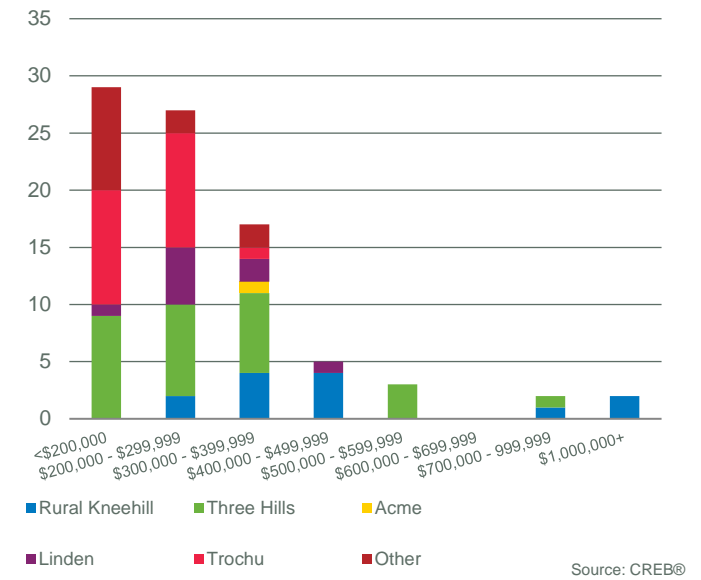
SALES BY PRICE RANGE

APRIL



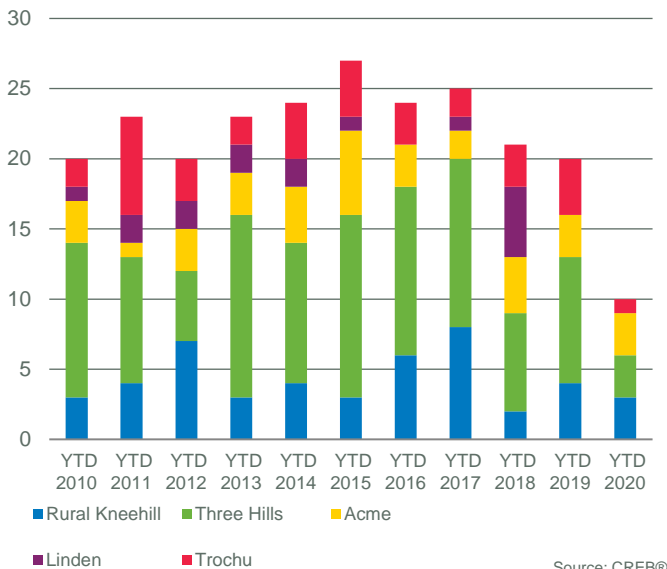
INVENTORY BY PRICE RANGE

APRIL



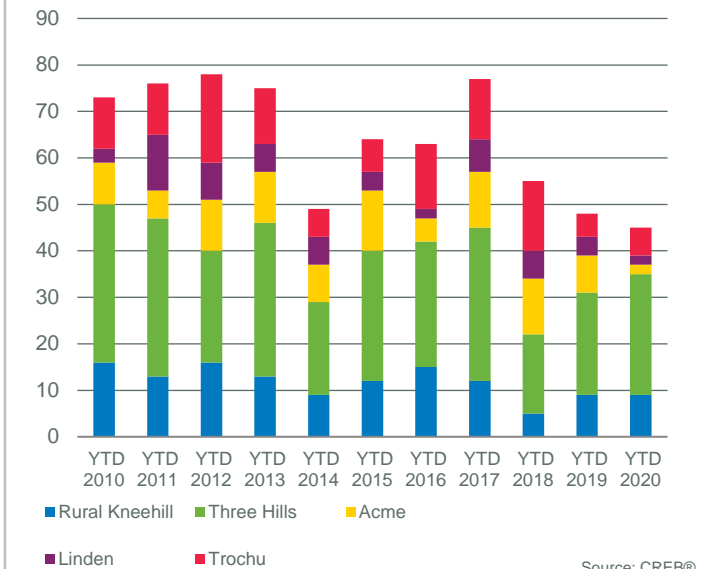
KNEEHILL SALES: YEAR-TO-DATE

YTD APRIL



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



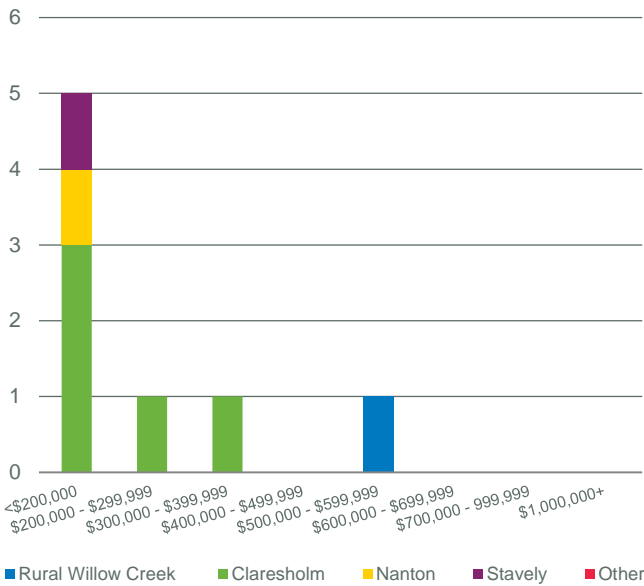
Apr. 20

April 2020	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	13	61.54%	92	11.50	191,200	235,738	175,000	100%
Rural Willow Creek*	1	4	25.00%	21	21.00	190,700	530,000	530,000	13%
Claresholm*	5	5	100.00%	32	6.40	-	204,780	165,000	63%
Nanton*	1	4	25.00%	30	30.00	-	185,000	185,000	13%
Stavely*	1	0	-	9	9.00	-	147,000	147,000	13%
Other*	0	0	-	0	-	-	NA	NA	0%

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

SALES BY PRICE RANGE

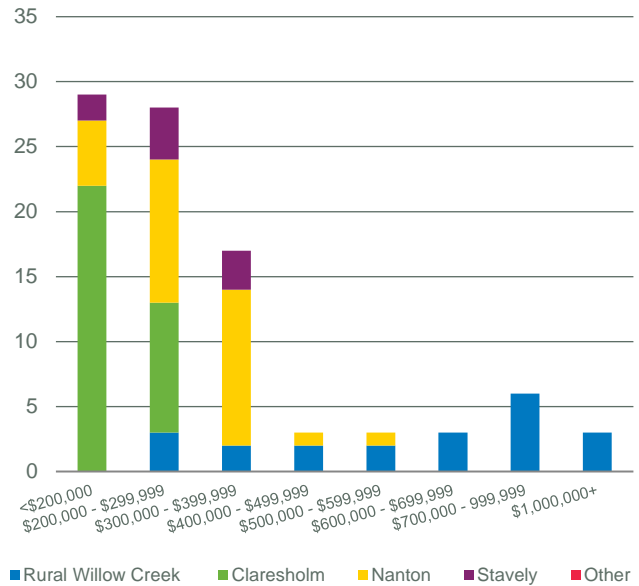
APRIL



Source: CREB®

INVENTORY BY PRICE RANGE

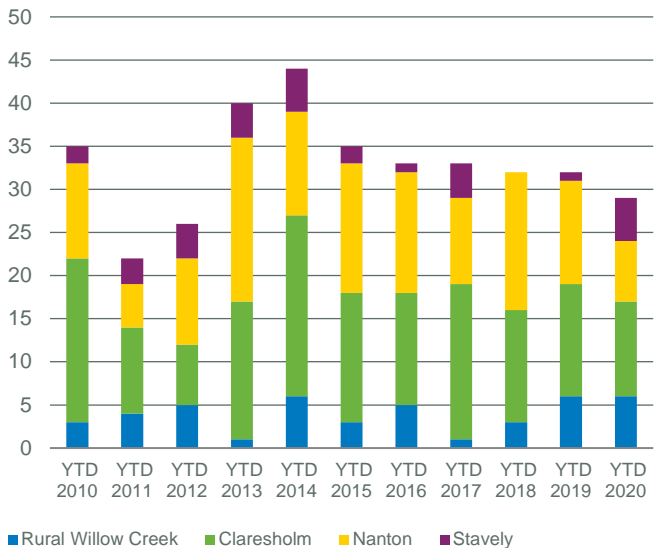
APRIL



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

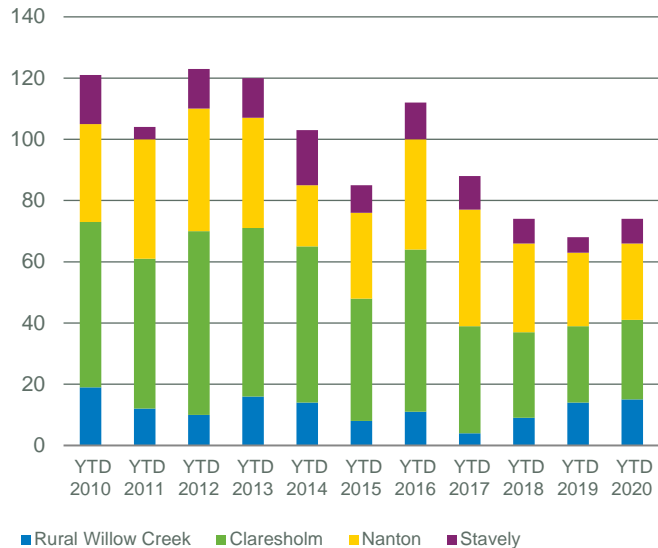
YTD APRIL



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



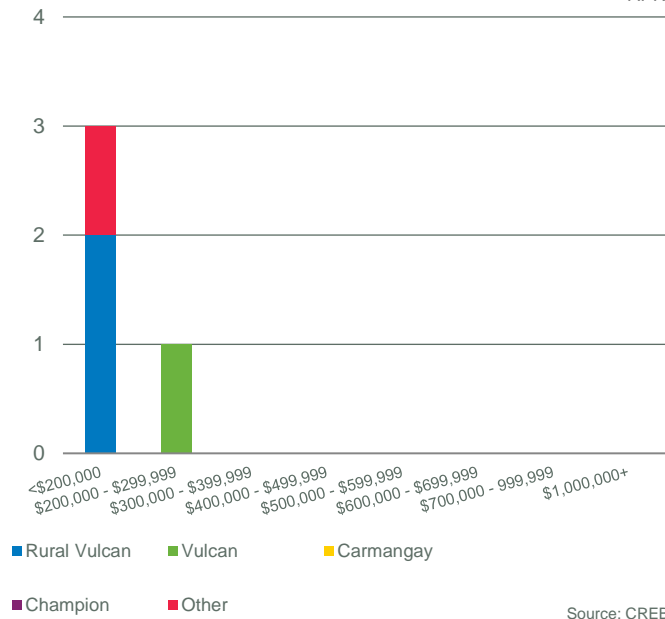
Source: CREB®

April 2020	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*	4	12	33.33%	71	17.75	221,200	157,250	143,500	100%
Rural Vulcan*	2	5	40.00%	27	13.50	-	132,000	132,000	50%
Vulcan*	1	5	20.00%	30	30.00	-	218,000	218,000	25%
Carmangay*	0	1	0.00%	2	-	-	NA	NA	0%
Champion*	0	1	0.00%	6	-	-	NA	NA	0%
Other*	1	0	-	6	6.00	-	147,000	147,000	25%

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

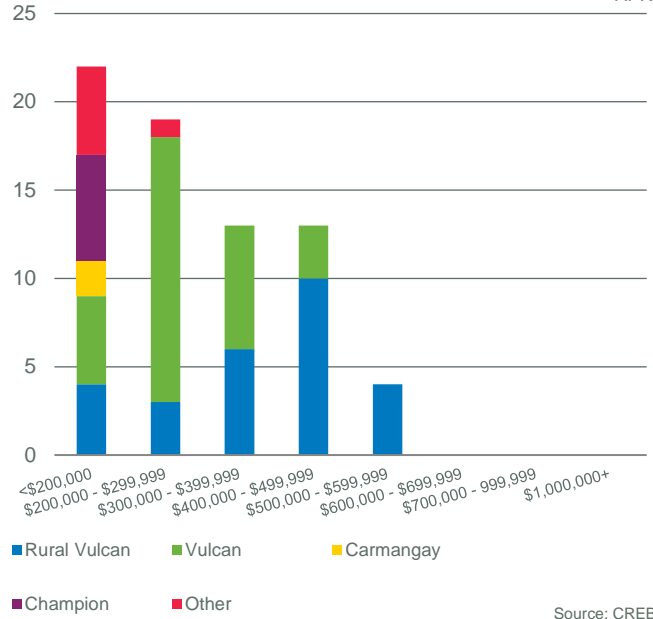
SALES BY PRICE RANGE

APRIL



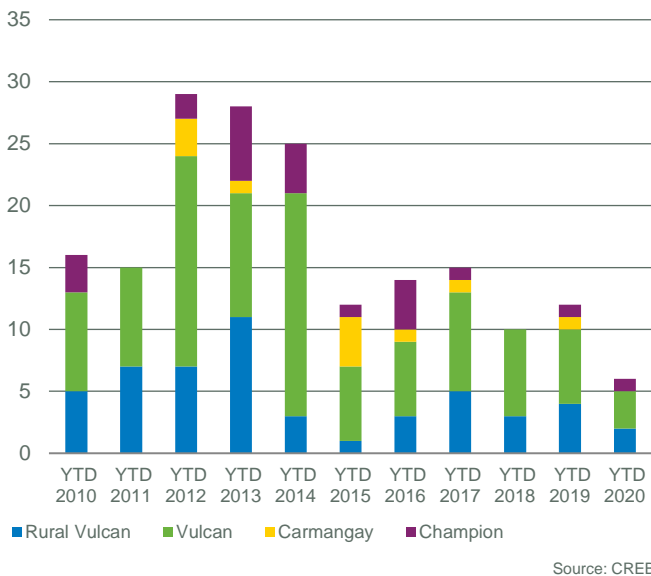
INVENTORY BY PRICE RANGE

APRIL



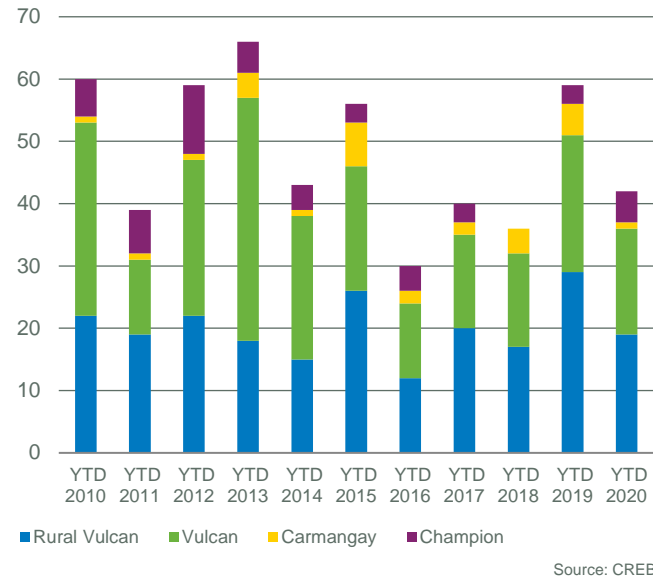
VULCAN SALES: YEAR-TO-DATE

YTD APRIL



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



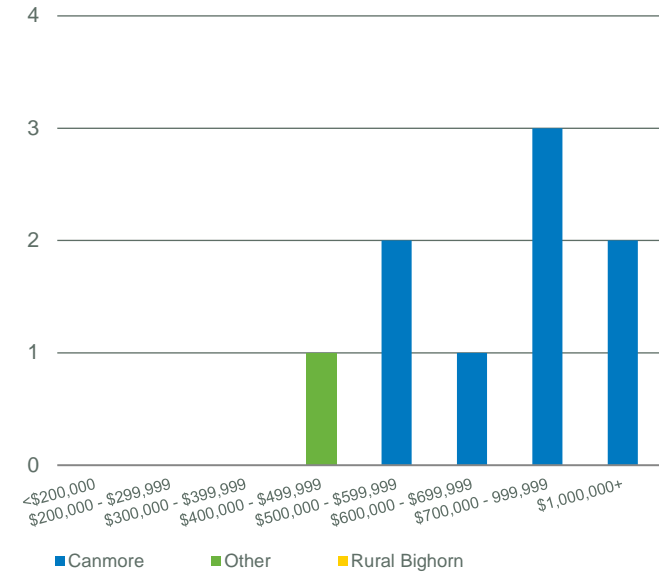
Apr. 20

April 2020	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*	9	30	30.00%	130	14.44	772,400	785,111	745,000	100%
Rural Bighorn*	0	2	0.00%	8	-	-	NA	NA	0%
Canmore*	8	25	32.00%	106	13.25	-	831,375	784,500	89%
Other*	1	3	33.33%	16	16.00	-	415,000	415,000	11%

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

SALES BY PRICE RANGE

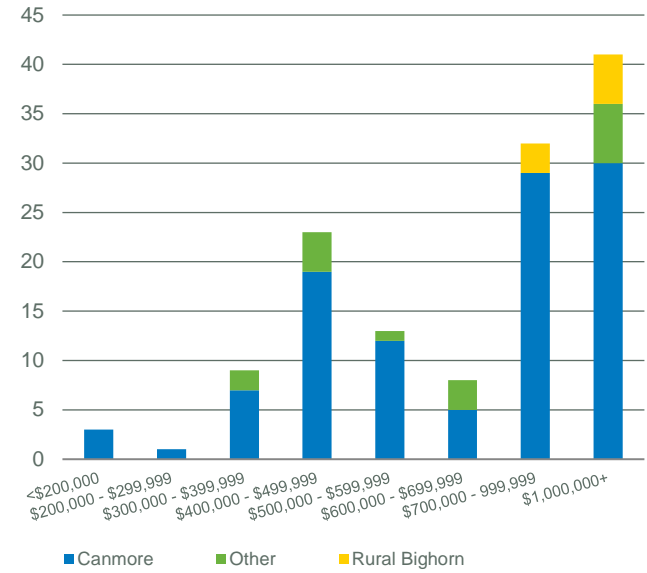
APRIL



Source: CREB®

INVENTORY BY PRICE RANGE

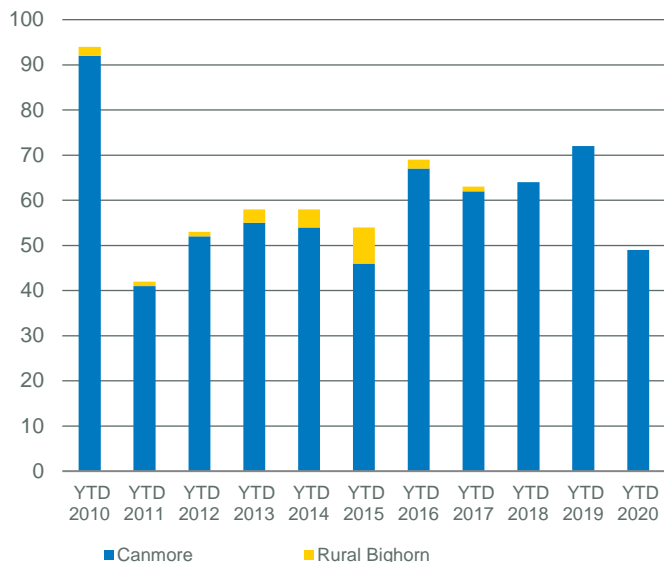
APRIL



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

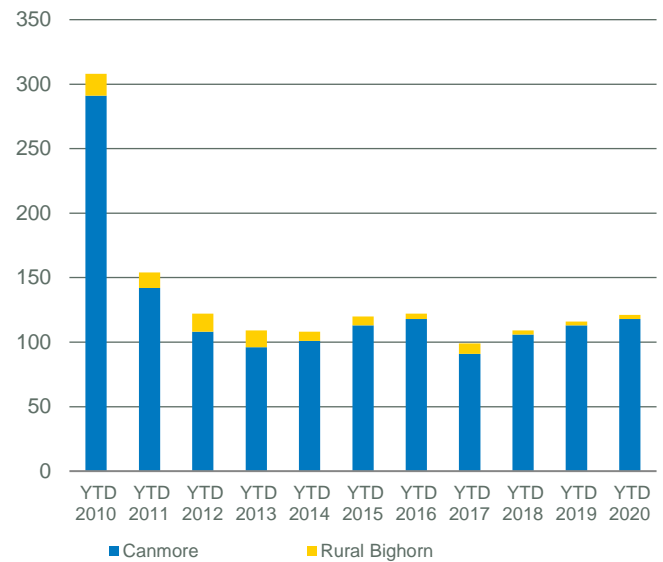
YTD APRIL



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



Source: CREB®

BIGHORN*

Rural Bighorn M.D.
 Benchlands**
Canmore*
 Exshaw**
 Ghost Lake**
 Harvie Heights**
 Lac des Arcs**
 Seebe**
 Waiparous**

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
 Toppington**
Trochu
 Wimborne**

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**
 Standard**

WILLOW CREEK*

Rural Willow Creek County*
Claresholm*
 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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