



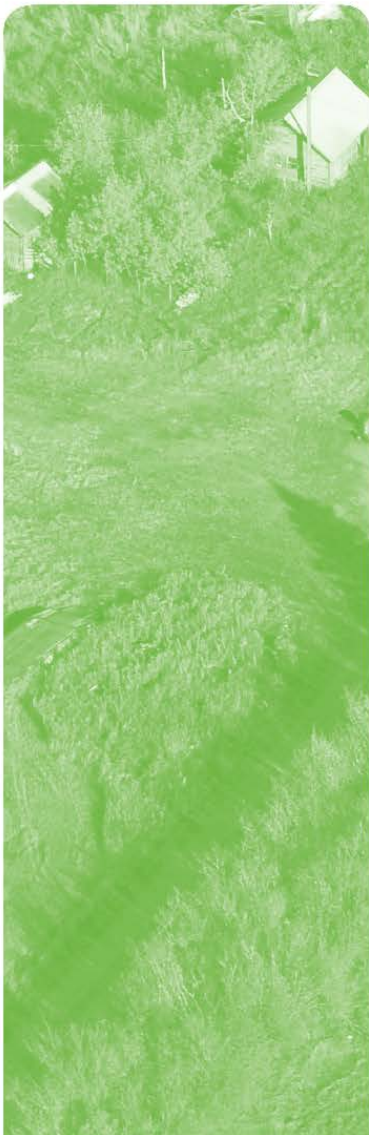
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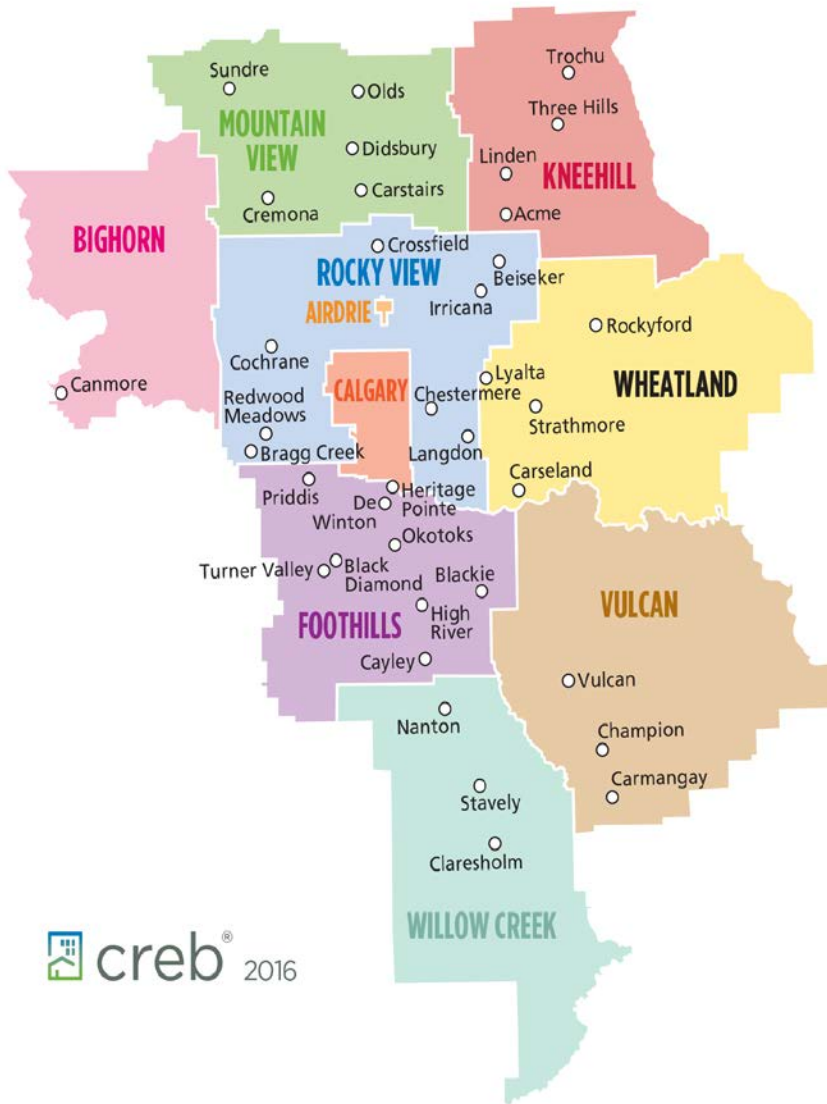
MONTHLY STATISTICS PACKAGE

Calgary Region

May 2020



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REGIONAL HIGHLIGHTS

June 1, 2020

Airdrie

- Sales in Airdrie totalled 99 units in May. Activity has slowed compared to previous years, but the decline has not been as steep as what has been recorded in Calgary. The region has also seen a similar decline in new listings and inventory levels. This has helped push the months of supply back to four months, which is similar to the levels recorded prior to the COVID-19 outbreak.
- Benchmark prices have eased slightly compared to last month and are relatively stable compared to last year. However, there has been a notable decline in both the average and median prices. The decline in average and median prices is mostly related to the significant shift in activity by price range, as sales continued to improve for product priced below \$300,000.

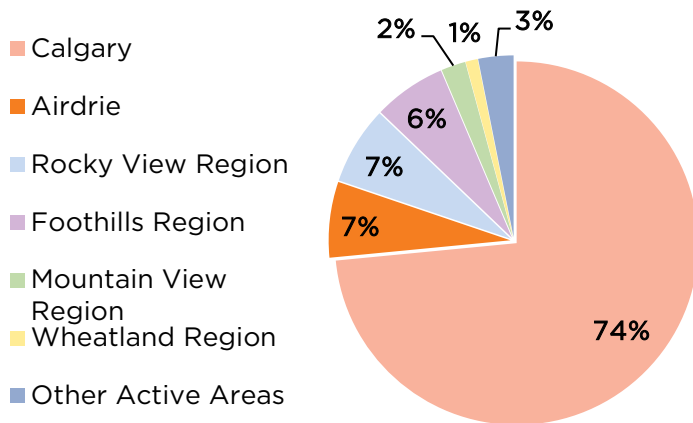
Cochrane

- Sales in Cochrane have slowed, but the pullback in new listings has outpaced the easing sales. This is causing inventories to fall and lowering the months of supply to under five months, a decline of 9 per cent compared to last year.
- However, the impact of previous months oversupply has weighed on benchmark prices, which have eased by two per cent compared to last year. However, unlike other areas, the average and median prices have been rising, as sales in the \$400,000 - \$499,999 range remained stable compared to last year and represent a larger share of overall sales compared to last year.

Okotoks

- While improving slightly compared to last month, Okotoks sales have remained relatively weak in May. At the same time, inventory decline has helped offset the slower sales, leaving the months of supply at four months.
- The benchmark price trended down for the third month in a row and year-to-date levels are now two per cent lower than last year.

SHARE OF SALES May 2020



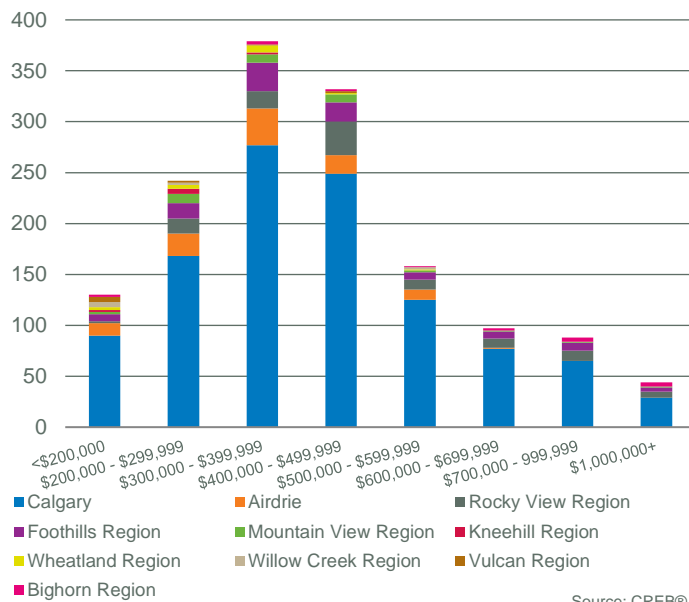
Source: CREB®

May. 20

May 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	1,080	2,418	44.67%	5,813	5.38	411,600	438,584	400,000	73%
Airdrie	99	154	64.29%	401	4.05	331,200	343,656	350,000	7%
Rocky View Region	102	269	37.92%	839	8.23	371,700	525,457	443,290	7%
Foothills Region	95	167	56.89%	538	5.66	380,100	445,911	390,000	6%
Mountain View Region	32	84	38.10%	320	10.00	298,700	400,355	374,500	2%
Kneehill Region	9	12	75.00%	87	9.67	170,200	240,417	231,000	1%
Wheatland Region	16	48	33.33%	217	13.56	316,500	300,500	312,500	1%
Willow Creek Region	9	18	50.00%	90	10.00	227,800	253,333	195,000	1%
Vulcan Region	10	13	76.92%	70	7.00	197,500	214,040	186,250	1%
Bighorn Region	18	39	46.15%	134	7.44	786,900	700,114	613,500	1%
CREB® Economic Region	1,470	3,222	45.62%	8,509	5.79	405,800	435,685	393,000	100%

CREB® SALES BY PRICE RANGE

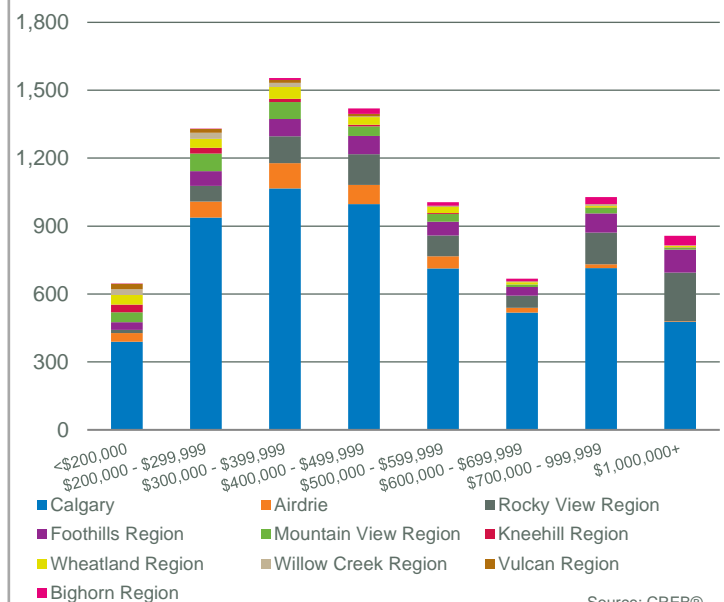
MAY



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

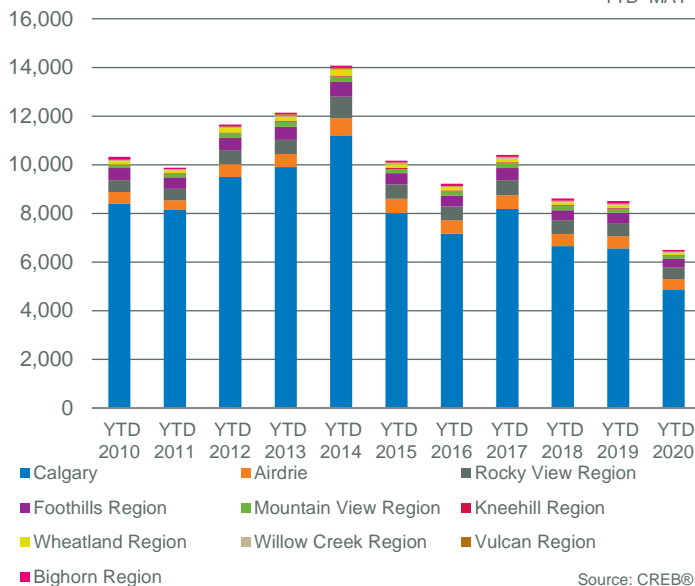
MAY



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

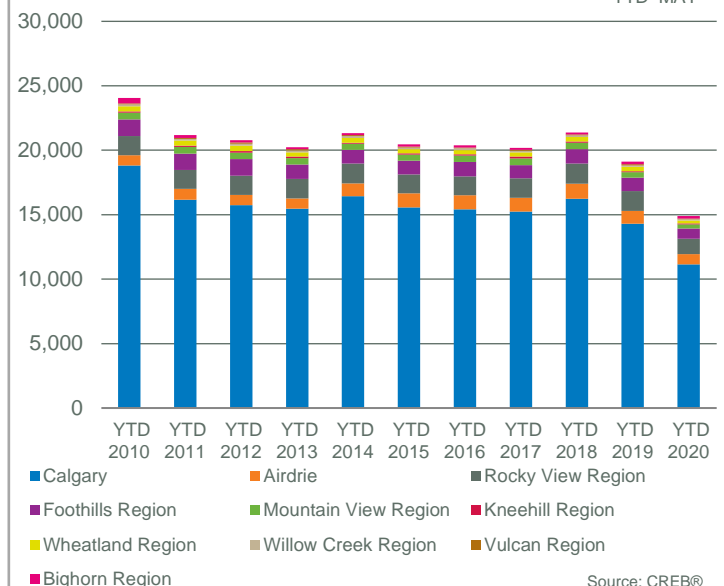
YTD MAY



Source: CREB®

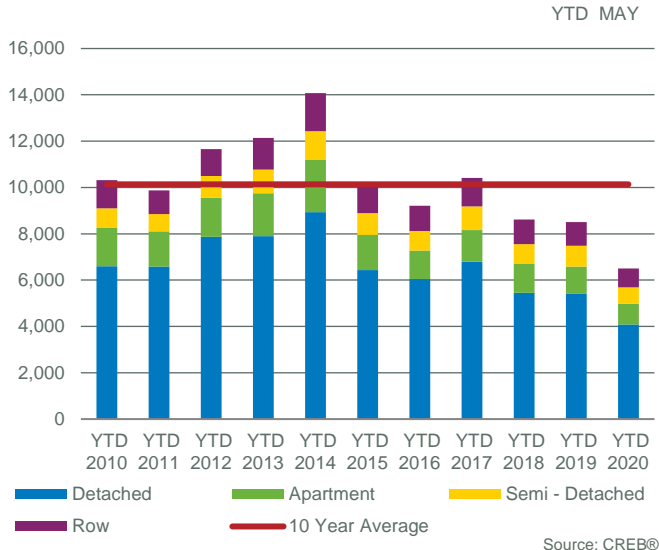
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD MAY

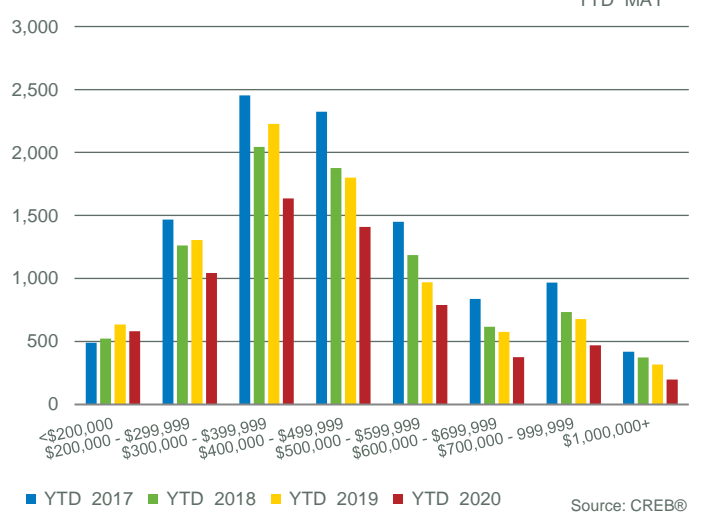


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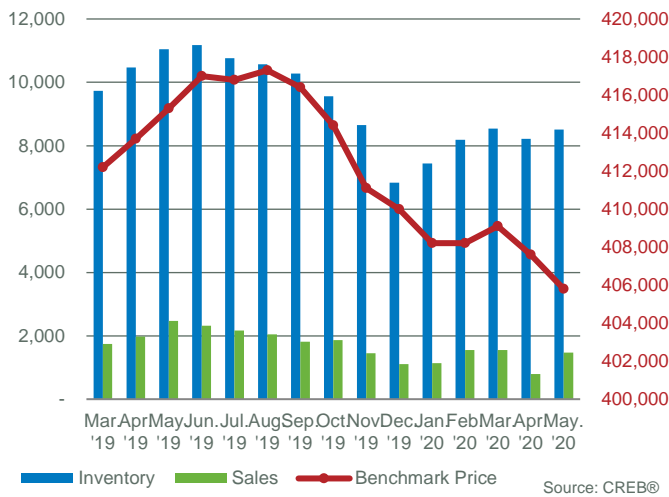
CREB® ECONOMIC REGION TOTAL SALES



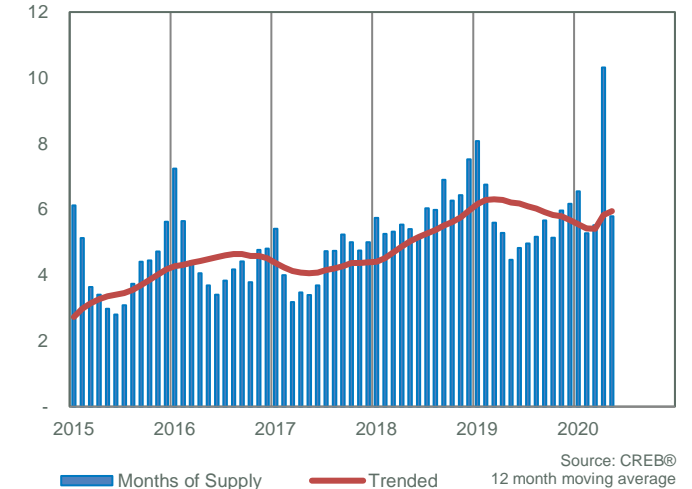
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



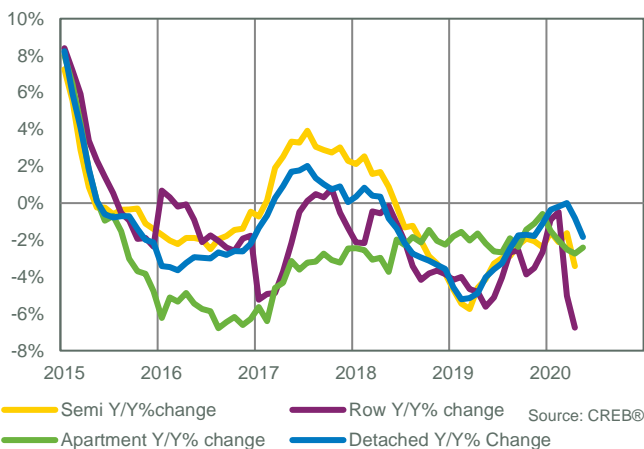
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE



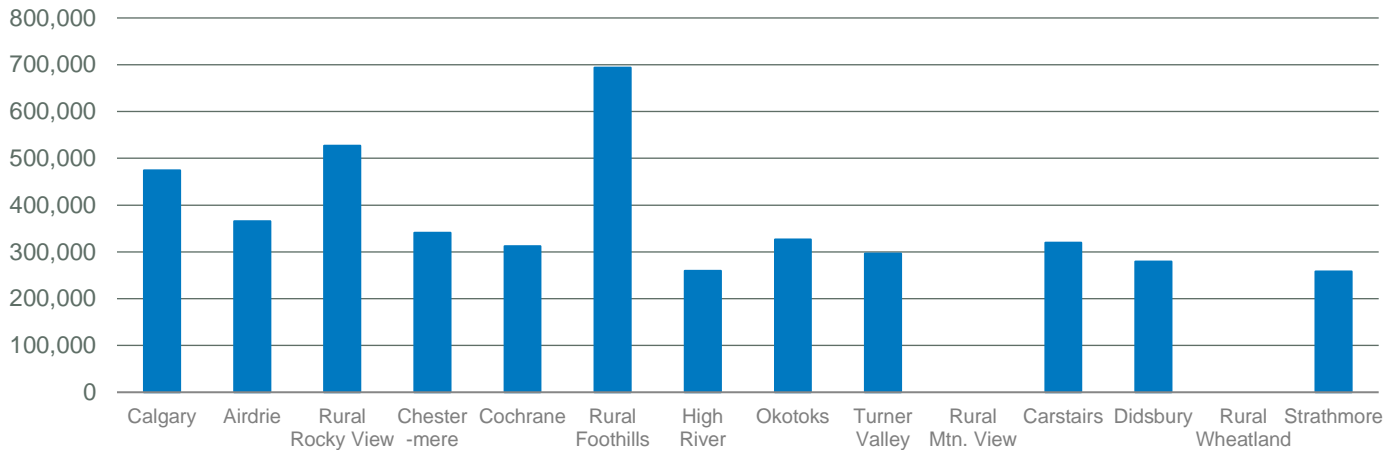
CREB® ECONOMIC REGION PRICES



May. 20

DETACHED BENCHMARK PRICE

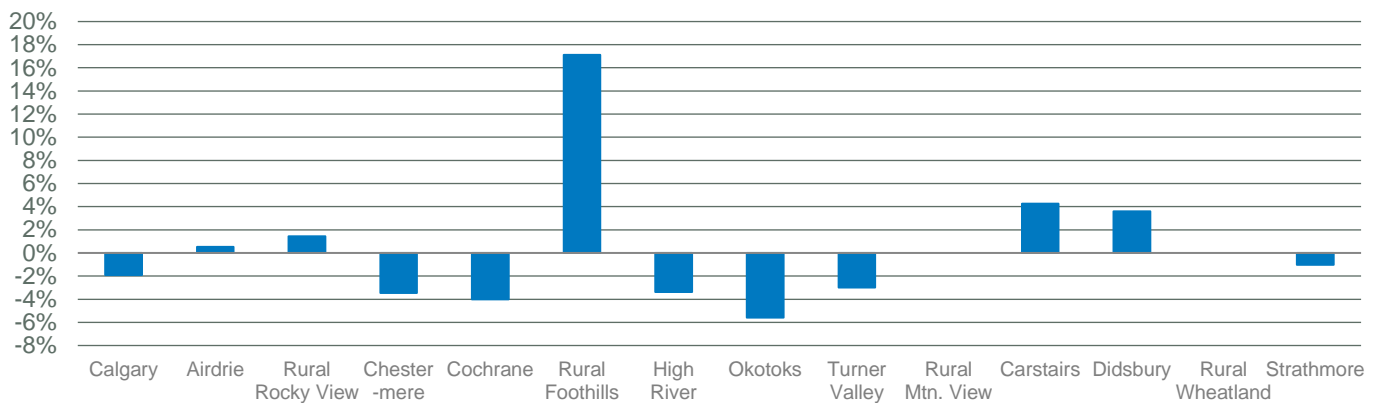
MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

MAY



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

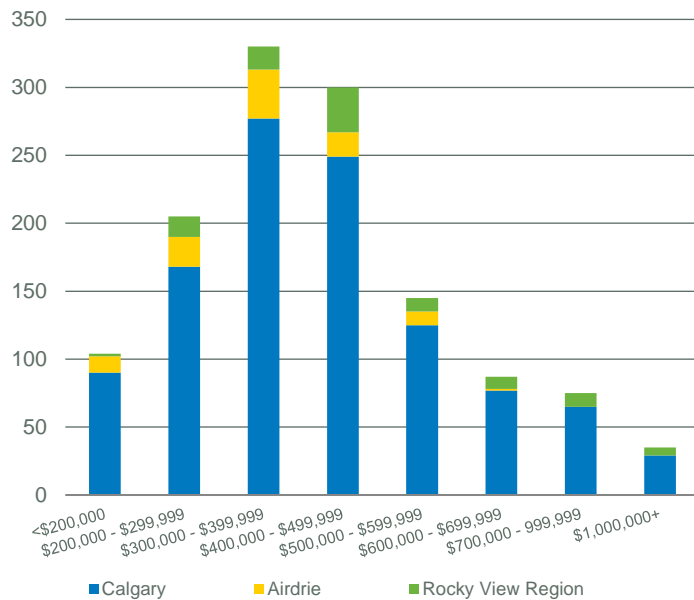
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1407	4897	3	1992	2	1
Airdrie	1435	4596	3	2003	2	1
Rural Rocky View	1863	3957	3	1997	2	1
Cochrane	1548	5476	3	1999	2	1
Chestermere	1909	5519	3	2003	2	1
Rural Foothills	1752	Unavailable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

May, 20

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City of Calgary	1,080	2,418	44.67%	5,813	5.38	411,600	438,584	400,000	84%
Airdrie	99	154	64.29%	401	4.05	331,200	343,656	350,000	8%
Rocky View Region	102	269	37.92%	839	8.23	371,700	525,457	443,290	8%
Calgary CMA	1,281	2,841	45.09%	7,053	5.51	405,800	438,165	400,000	100%

CALGARY CMA SALES BY PRICE RANGE

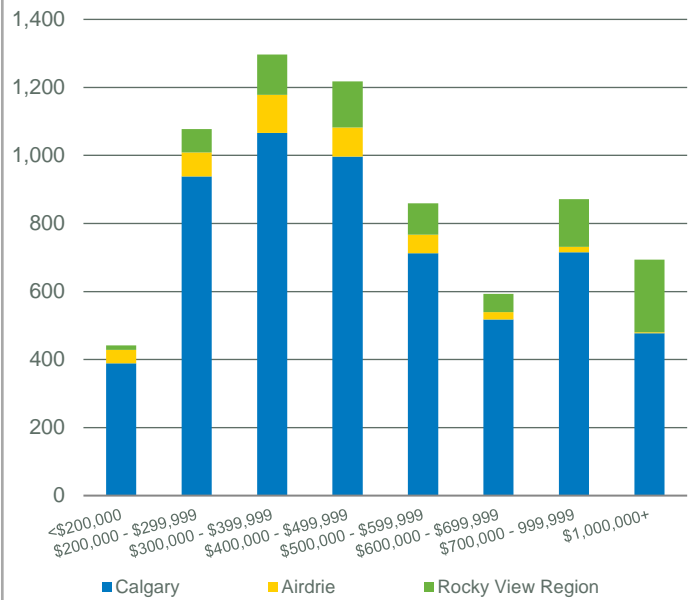
MAY



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

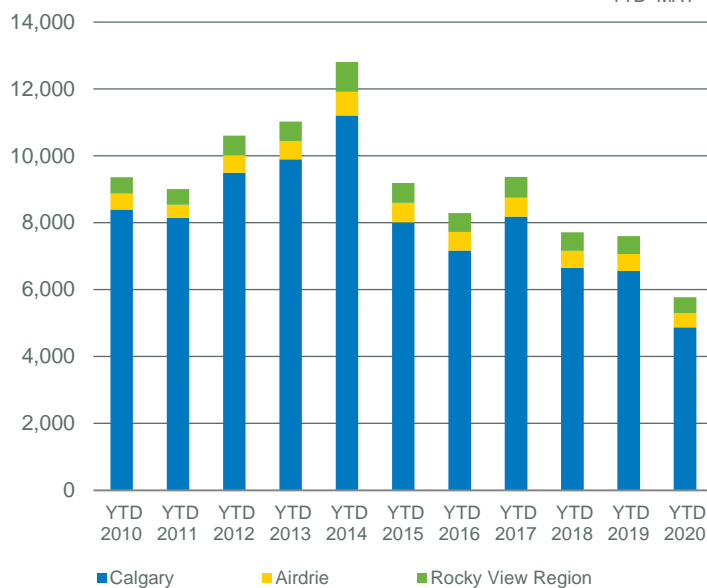
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

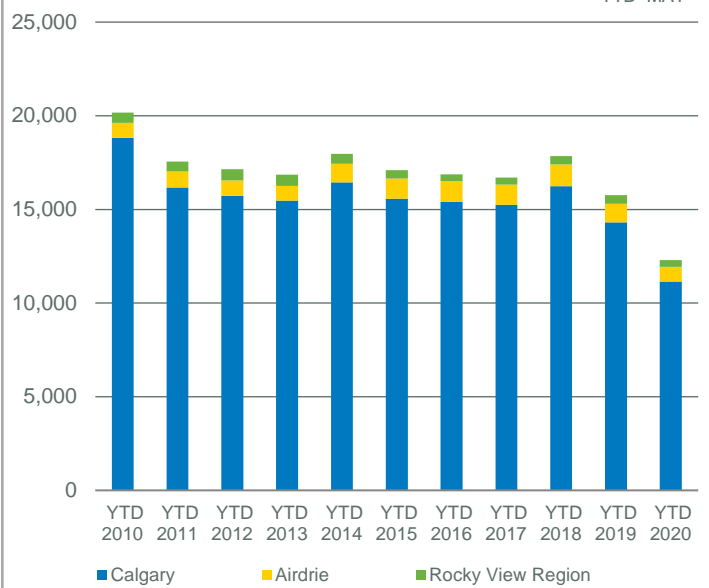
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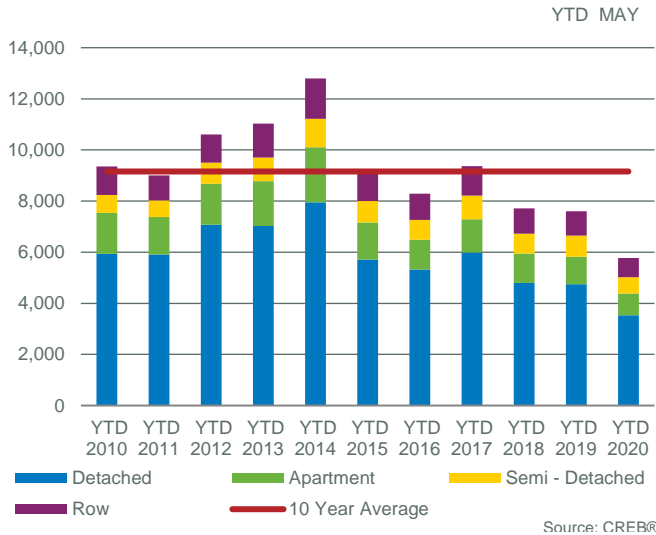
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD MAY

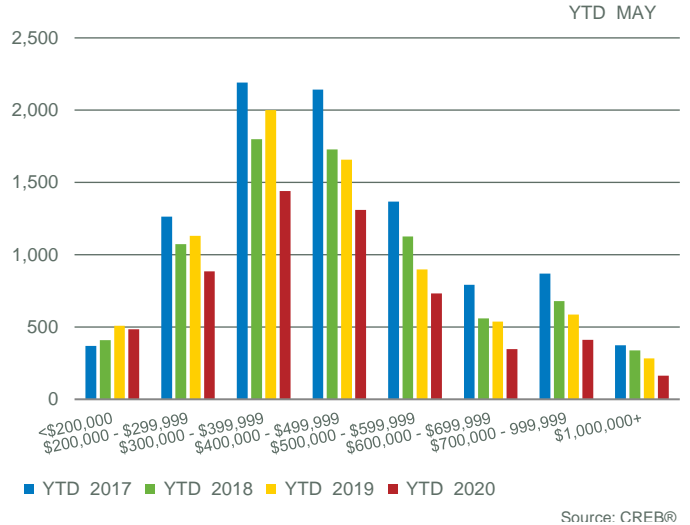


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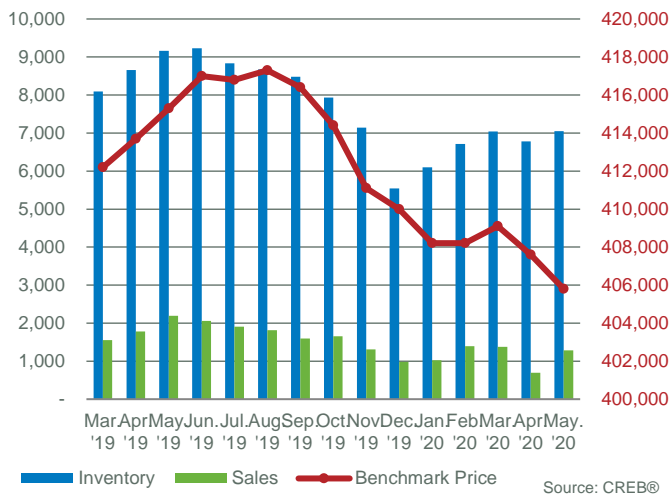
CALGARY CMA TOTAL SALES



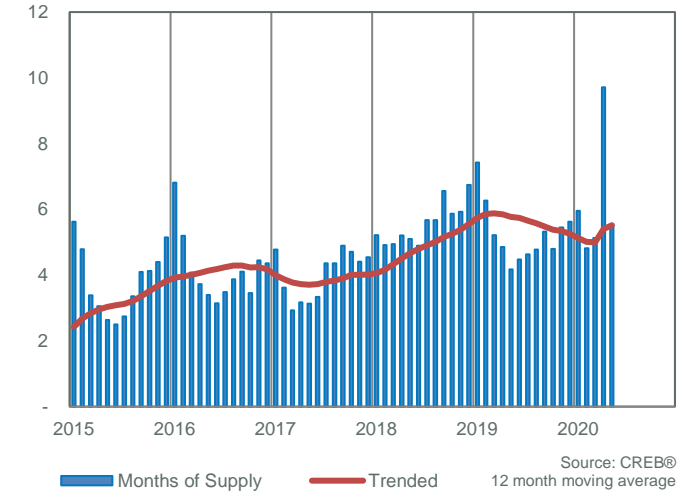
CALGARY CMA TOTAL SALES BY PRICE RANGE



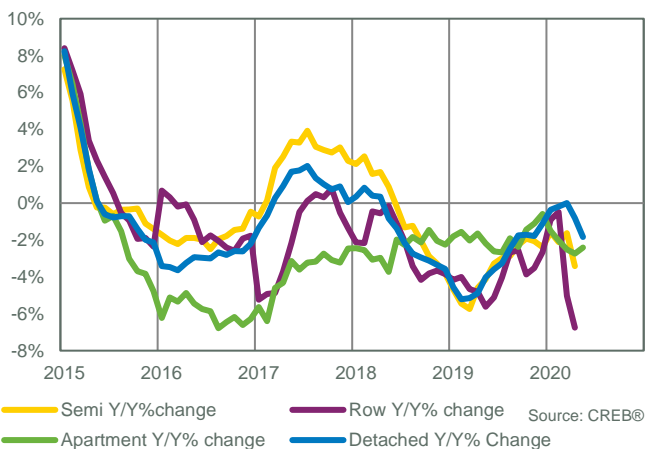
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



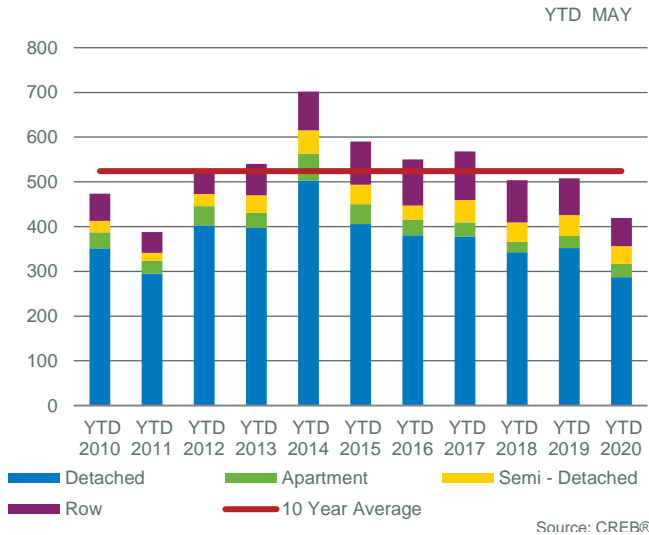
CALGARY CMA PRICE CHANGE



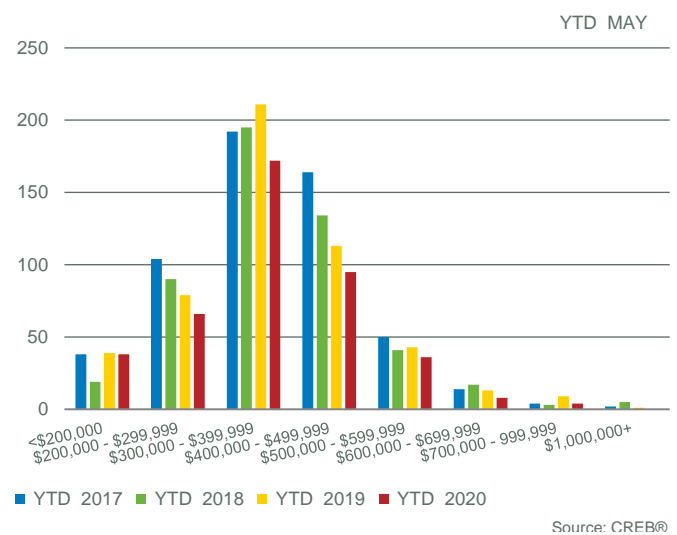
CALGARY CMA PRICES



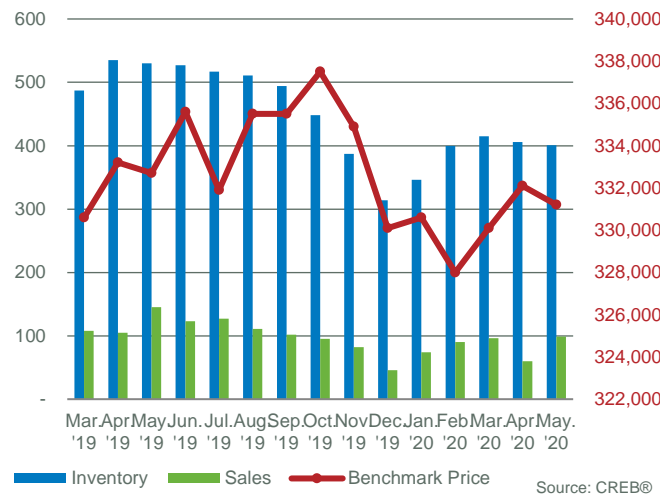
AIRDRIE TOTAL SALES



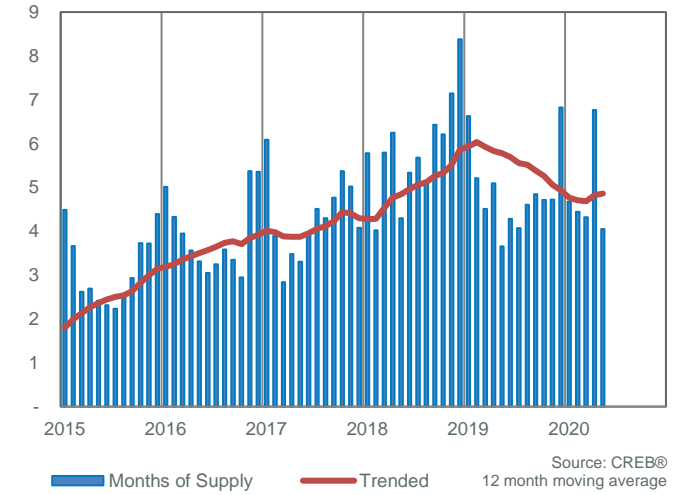
AIRDRIE TOTAL SALES BY PRICE RANGE



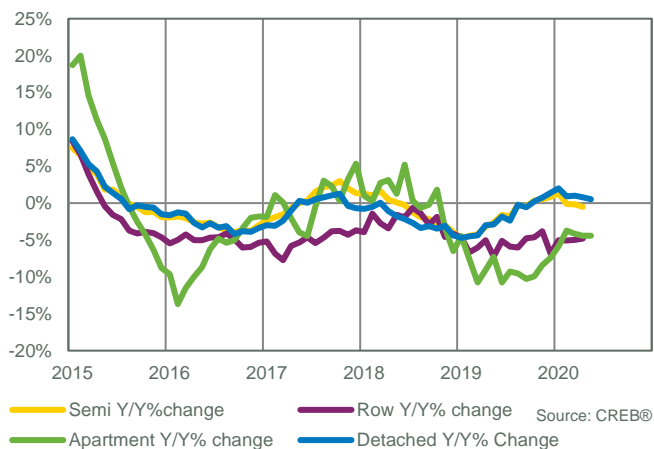
AIRDRIE INVENTORY AND SALES



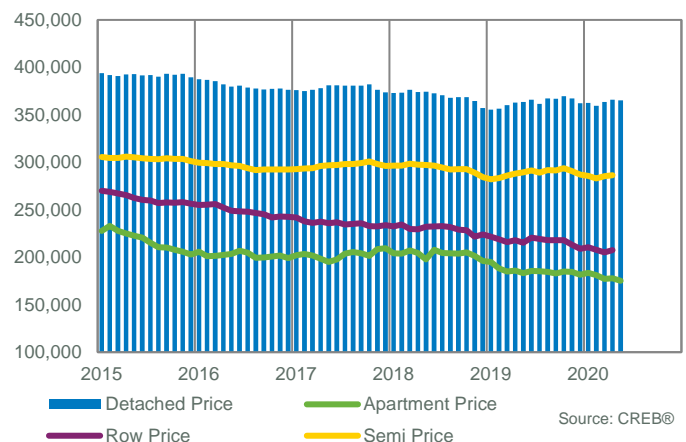
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



AIRDRIE PRICES

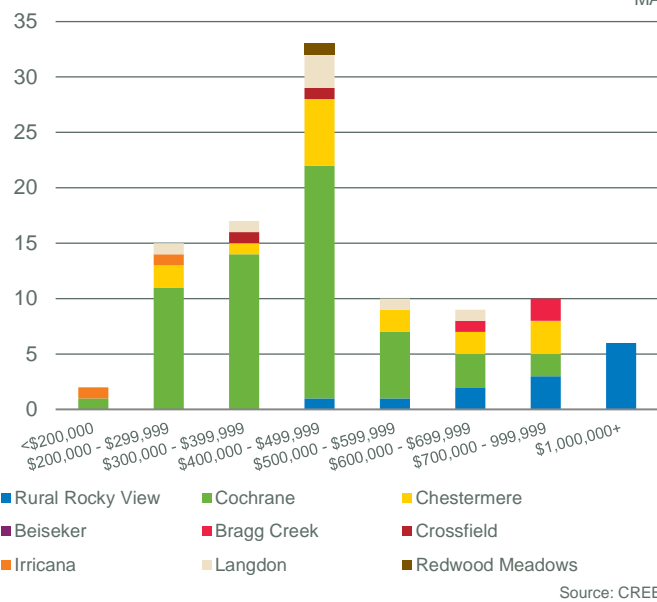


May, 20

May 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	102	269	37.92%	839	8.23	371,700	525,457	443,290	100%
Rural Rocky View	13	95	13.68%	313	24.08	527,200	1,070,846	939,000	13%
Beiseker	0	0	-	9	-	-	NA	NA	0%
Bragg Creek	3	6	50.00%	16	5.33	-	760,000	800,000	3%
Chestermere	16	46	34.78%	129	8.06	470,000	538,656	477,500	16%
Cochrane	58	89	65.17%	281	4.84	400,900	414,597	414,750	57%
Crossfield	2	7	28.57%	32	16.00	-	370,000	370,000	2%
Irricana	2	4	50.00%	10	5.00	-	193,750	193,750	2%
Langdon	7	15	46.67%	36	5.14	-	449,714	428,000	7%
Redwood Meadows	1	1	100.00%	4	4.00	-	455,000	455,000	1%
Other	0	6	0.00%	9	-	-	NA	NA	0%

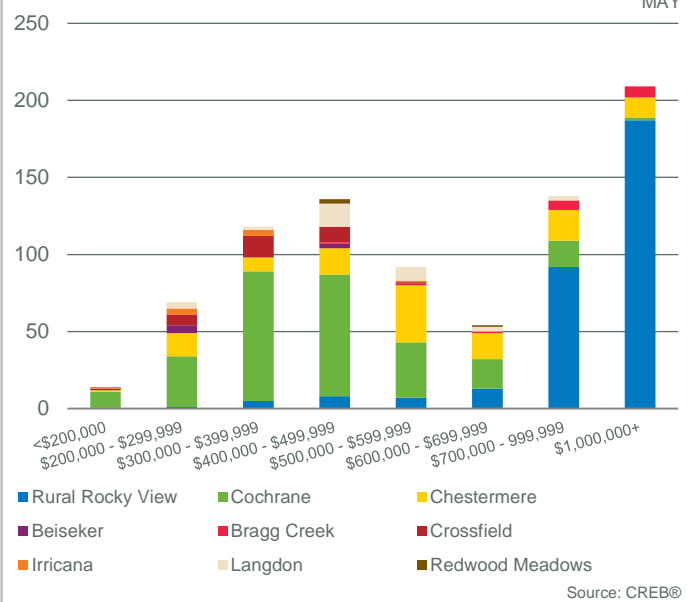
SALES BY PRICE RANGE

MAY



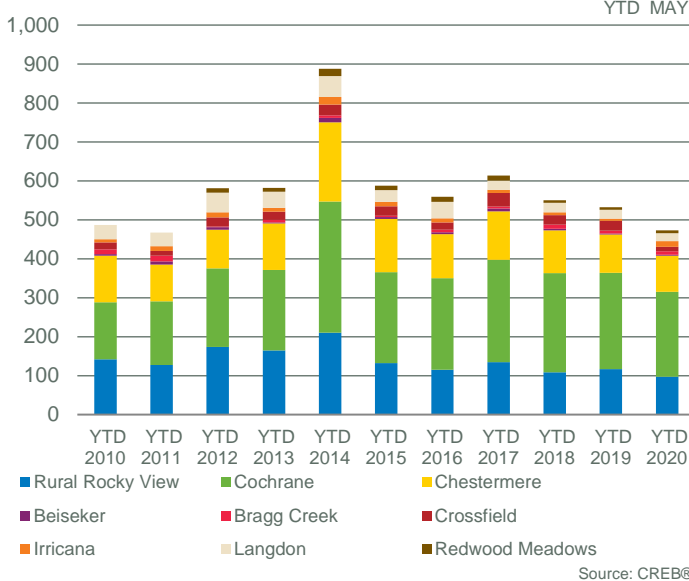
INVENTORY BY PRICE RANGE

MAY



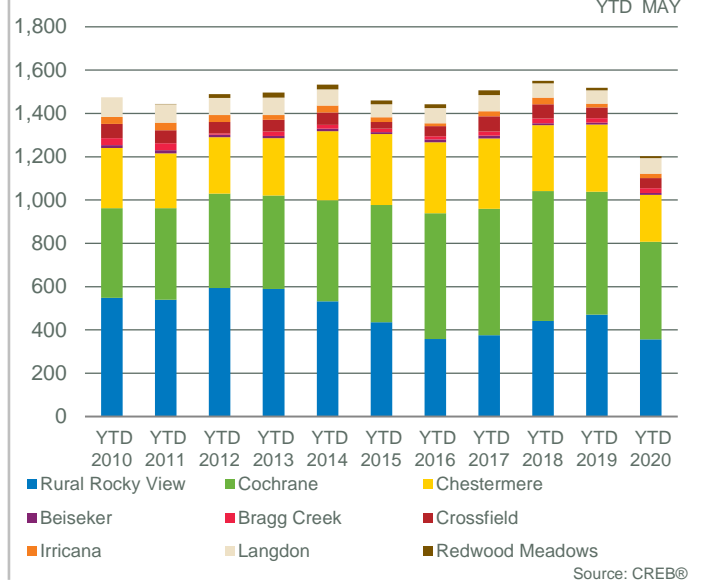
ROCKY VIEW SALES: YEAR-TO-DATE

YTD MAY

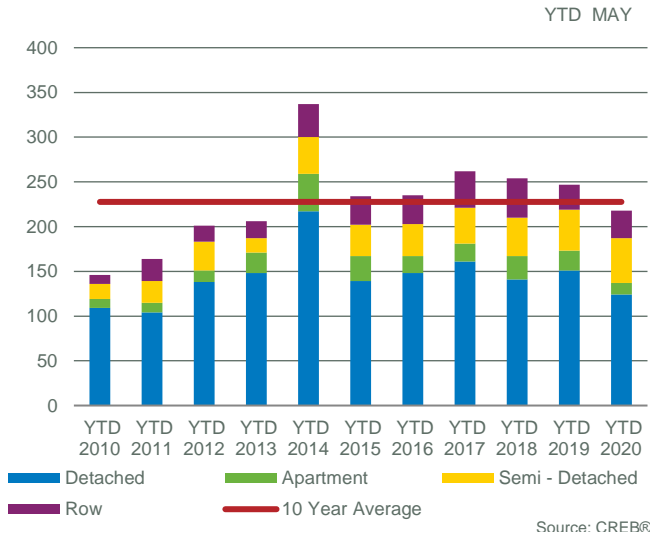


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

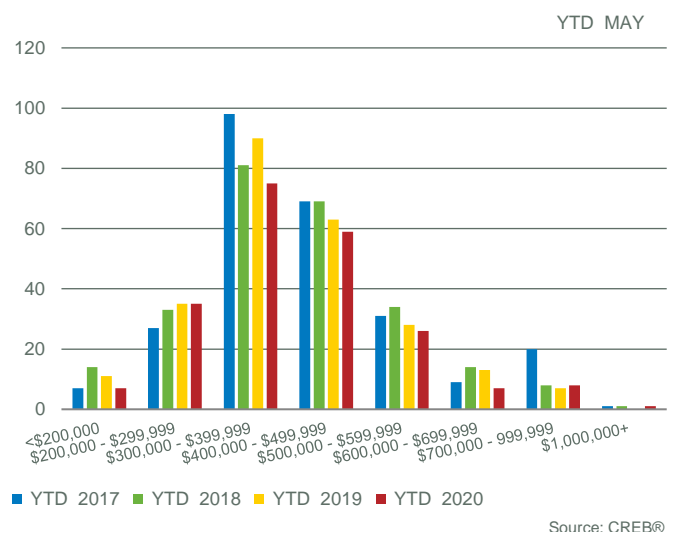
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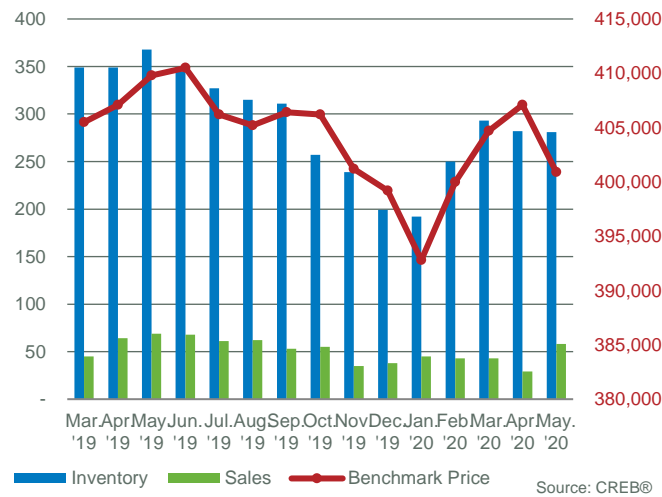
COCHRANE TOTAL SALES



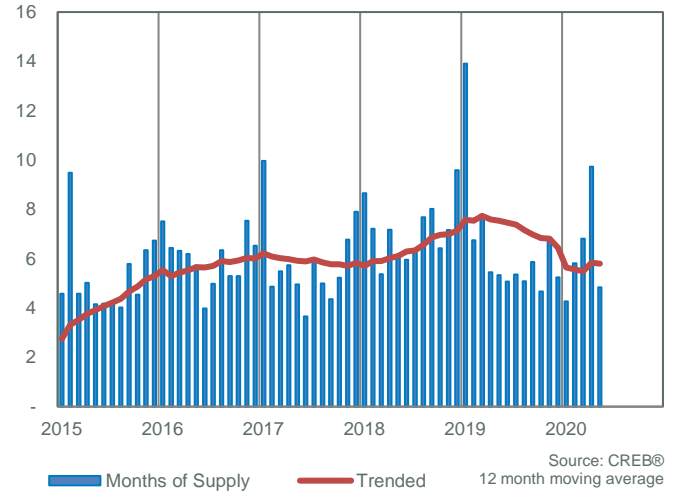
COCHRANE TOTAL SALES BY PRICE RANGE



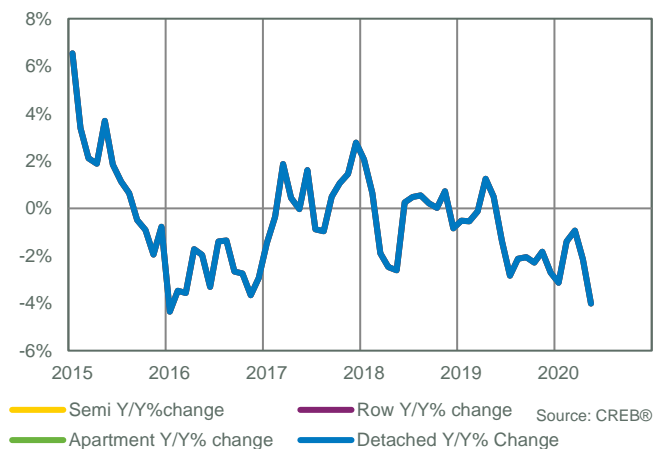
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



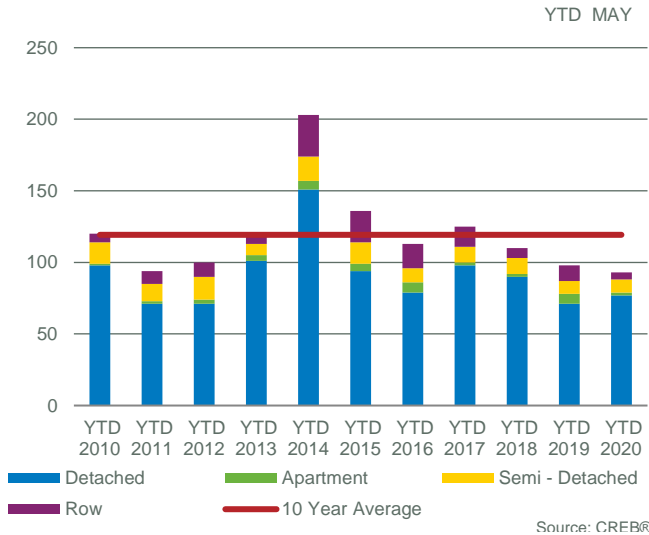
COCHRANE PRICE CHANGE



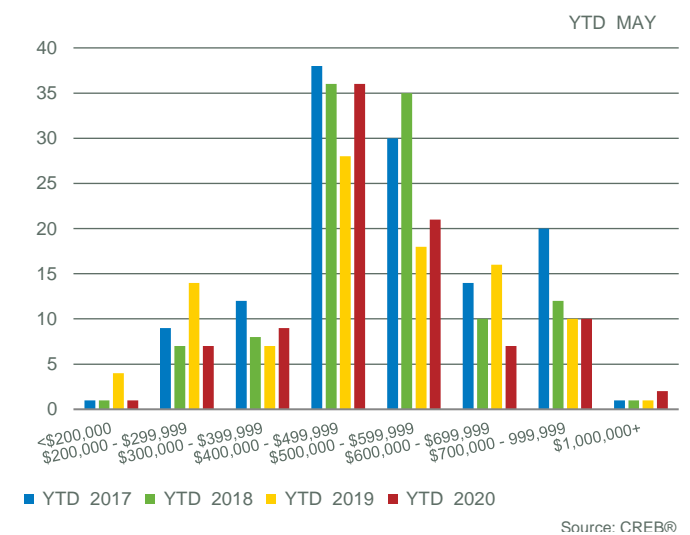
COCHRANE PRICES



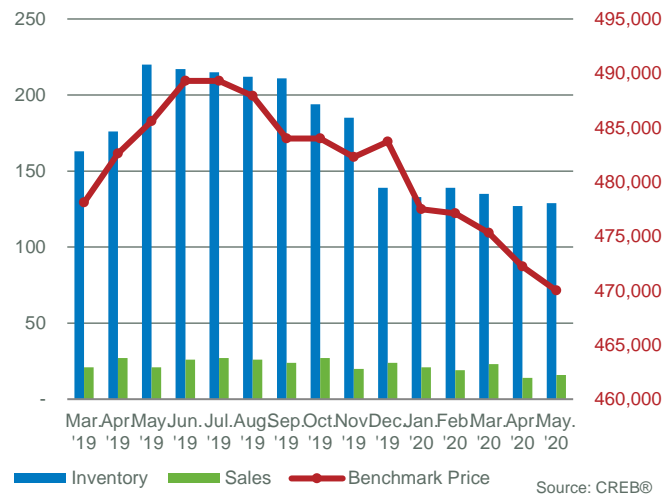
CHESTERMERE TOTAL SALES



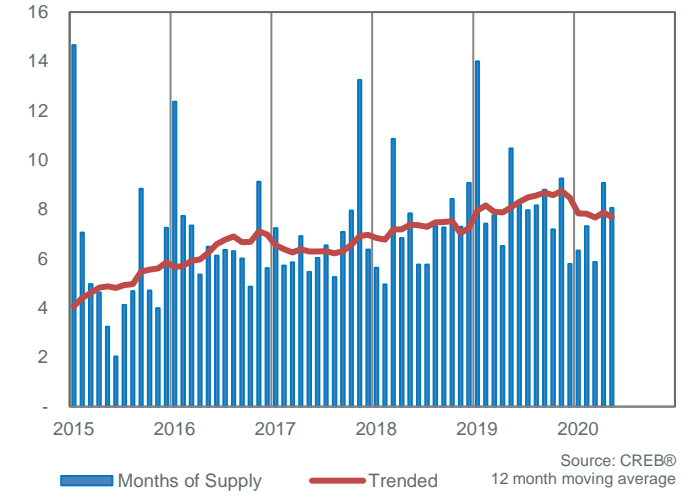
CHESTERMERE TOTAL SALES BY PRICE RANGE



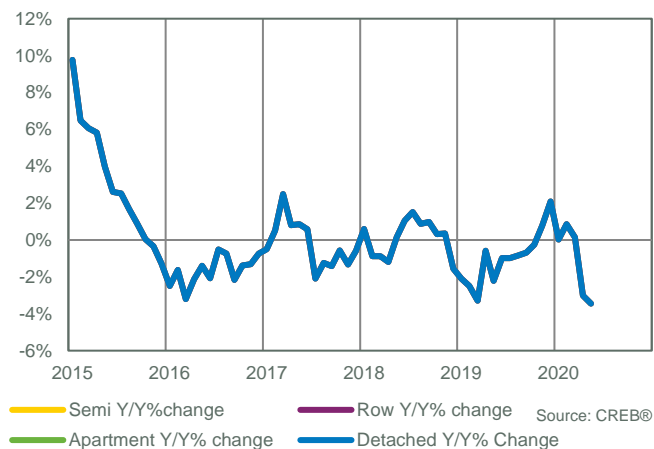
CHESTERMERE INVENTORY AND SALES



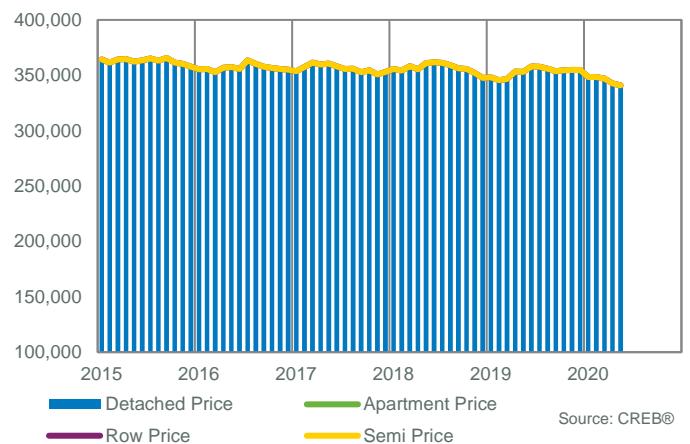
CHESTERMERE MONTHS OF INVENTORY



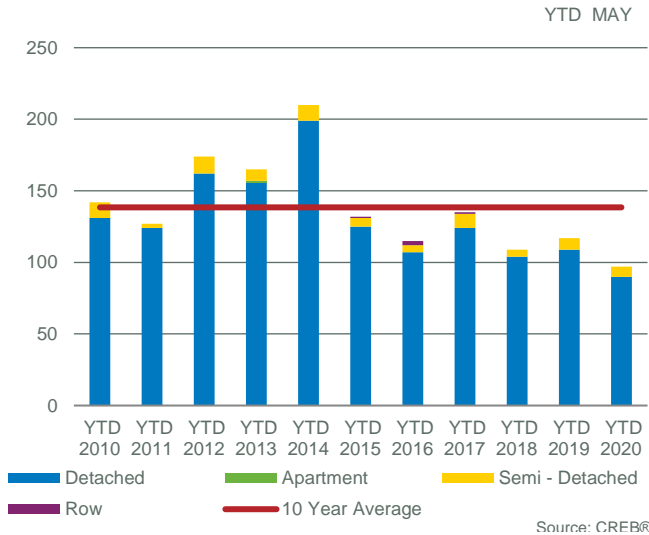
CHESTERMERE PRICE CHANGE



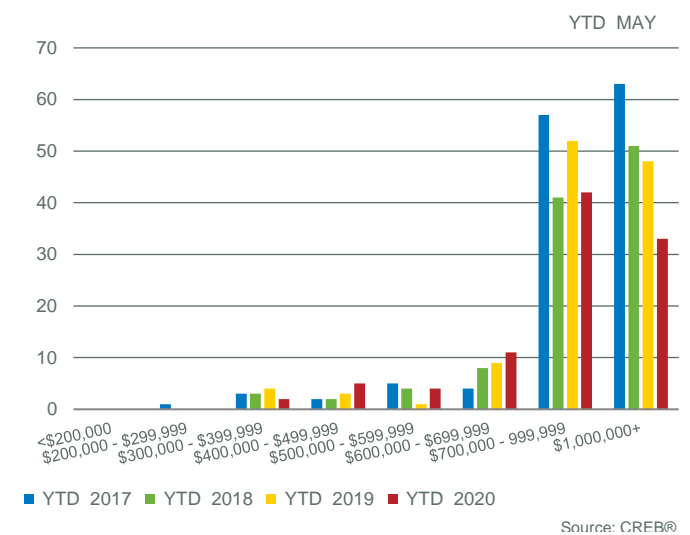
CHESTERMERE PRICES



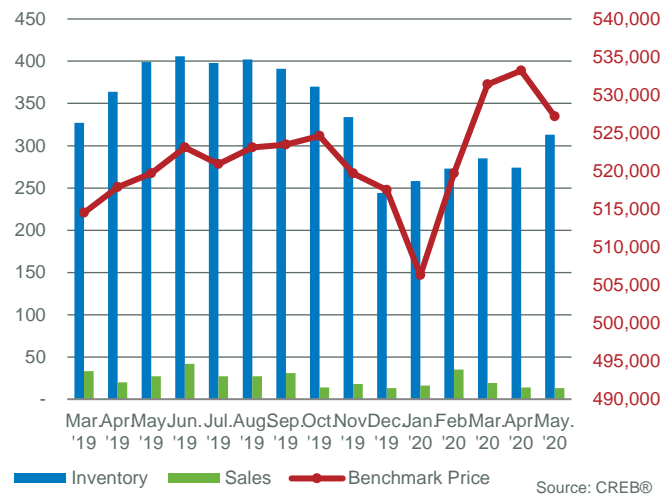
RURAL ROCKY VIEW TOTAL SALES



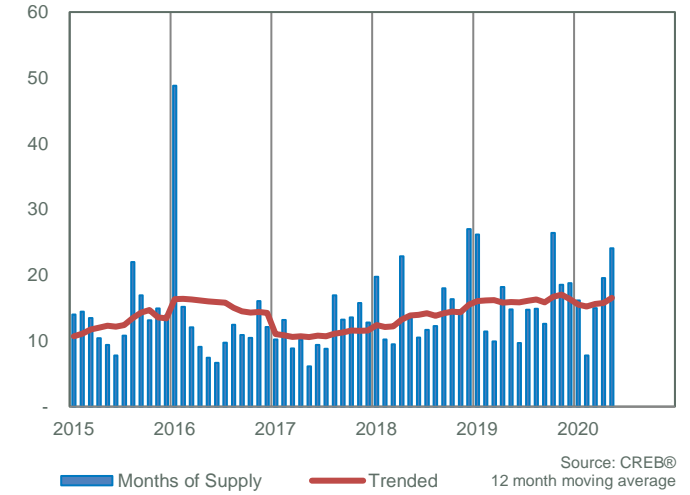
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



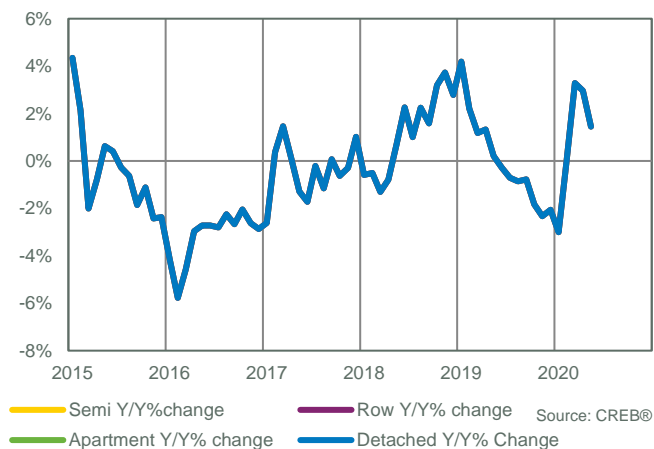
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



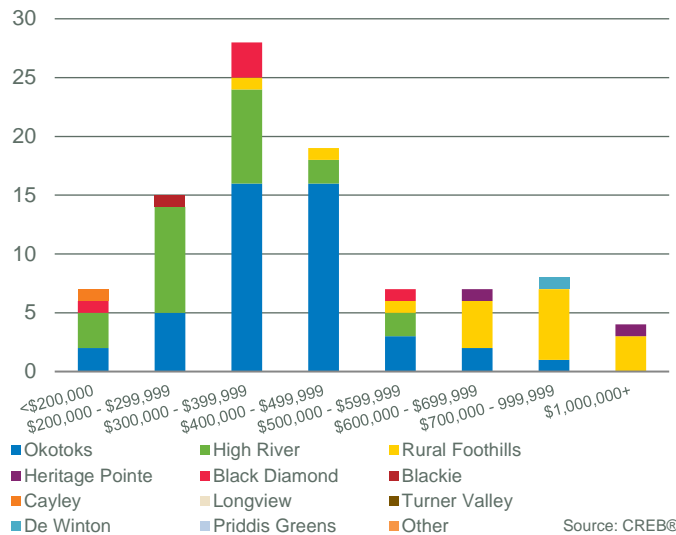
RURAL ROCKY VIEW PRICES



May 2020	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	95	167	56.89%	674	7.09	380,100	445,911	390,000	100%
Rural Foothills	16	47	34.04%	147	9.19	693,700	755,469	728,500	17%
Black Diamond	5	3	166.67%	18	3.60	-	317,280	321,500	5%
Blackie	1	0	-	8	8.00	-	280,000	280,000	1%
Cayley	1	0	-	8	8.00	-	122,000	122,000	1%
De Winton	1	4	25.00%	8	8.00	-	767,500	767,500	1%
Heritate Pointe	2	7	28.57%	30	15.00	-	947,000	947,000	2%
High River	24	29	82.76%	101	4.21	312,000	310,131	302,500	25%
Okotoks	45	65	69.23%	179	3.98	412,300	404,021	393,000	47%
Turner Valley	0	7	0.00%	18	-	296,200	NA	NA	0%
Priddis Greens	0	1	0.00%	9	-	-	NA	NA	0%
Longview	0	0	-	1	-	-	NA	NA	0%
Other	0	4	0.00%	12	-	-	NA	NA	0%

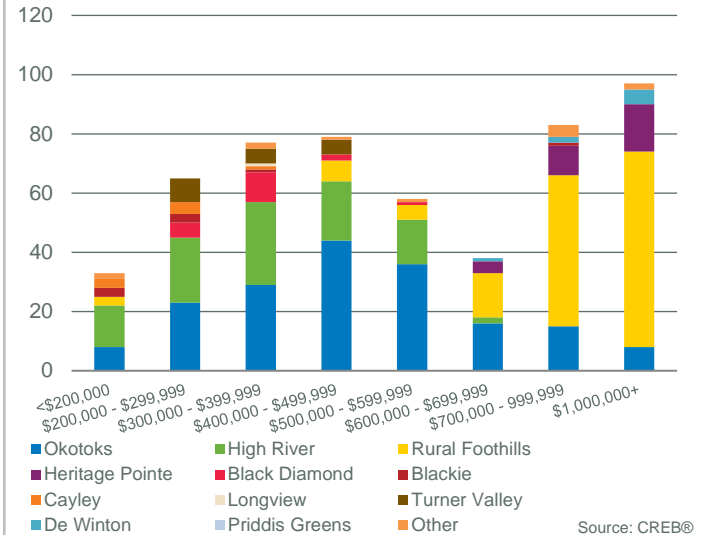
SALES BY PRICE RANGE

MAY



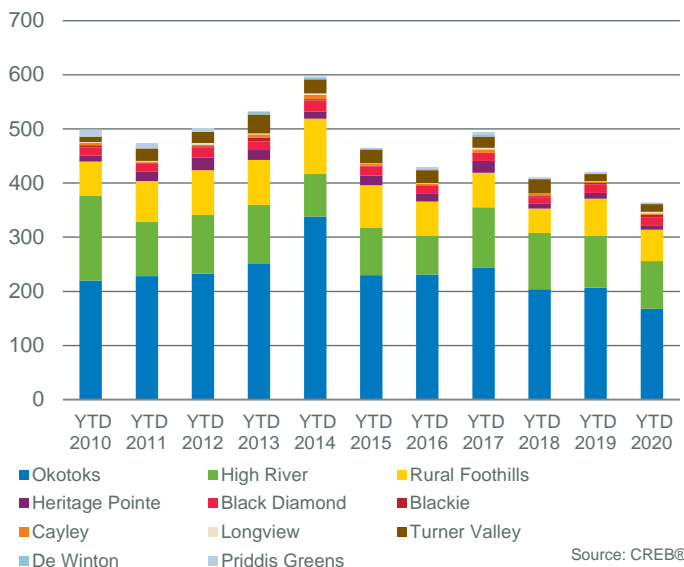
INVENTORY BY PRICE RANGE

MAY



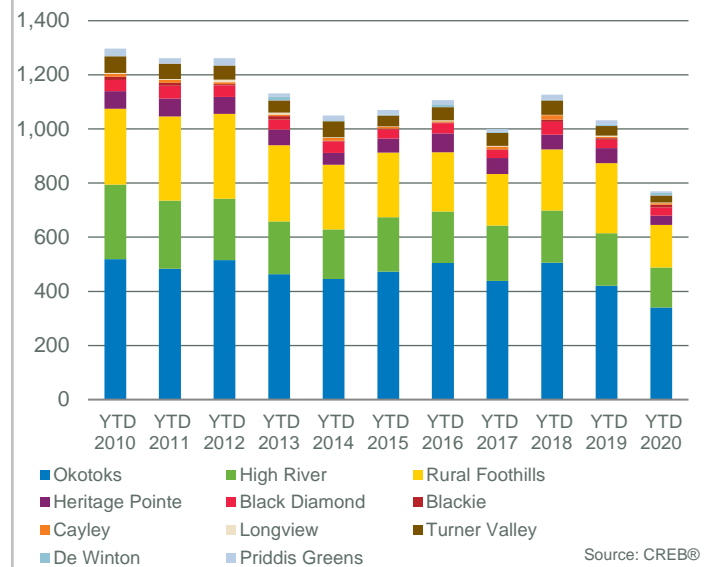
FOOTHILLS SALES: YEAR-TO-DATE

YTD MAY

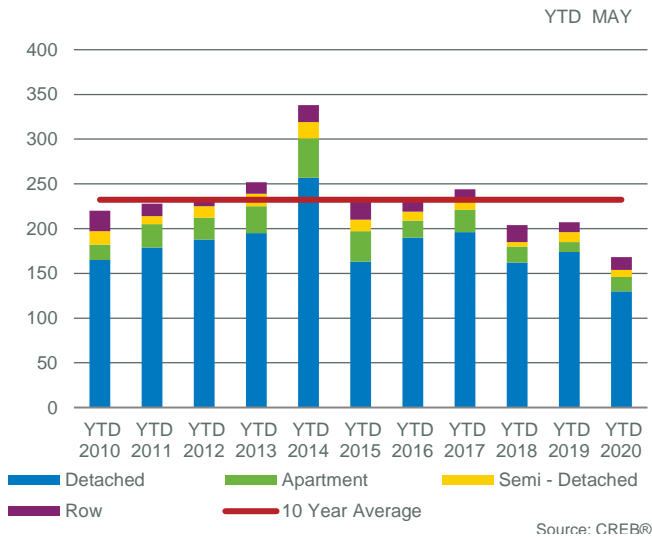


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

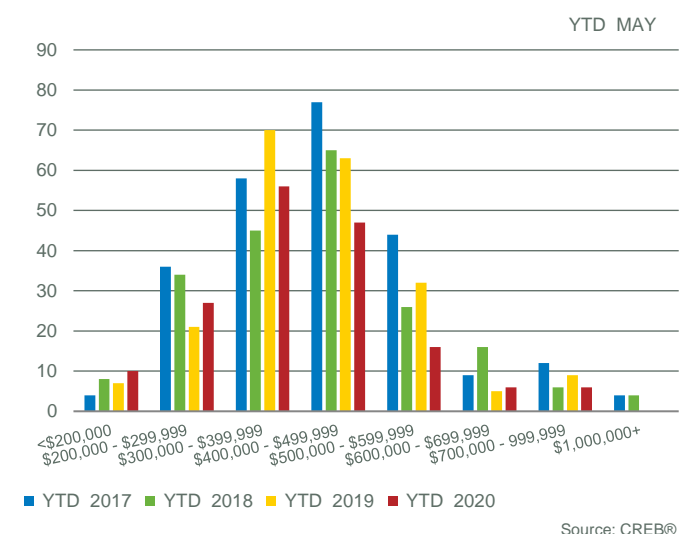
YTD MAY



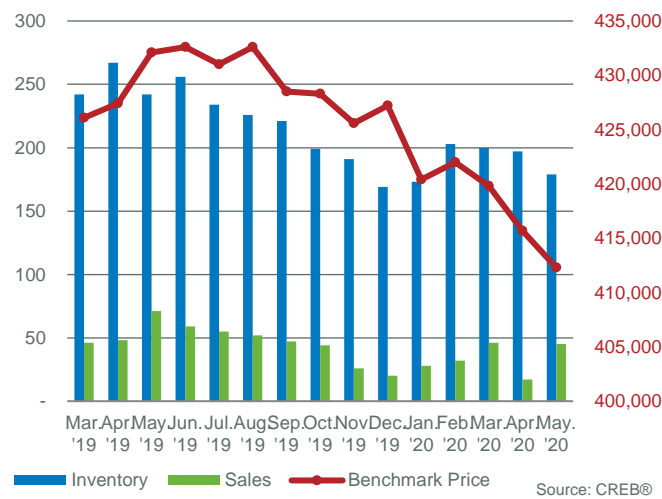
OKOTOKS TOTAL SALES



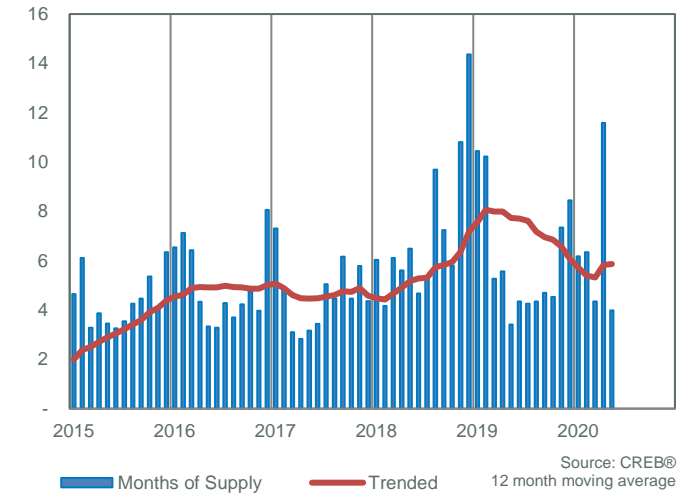
OKOTOKS TOTAL SALES BY PRICE RANGE



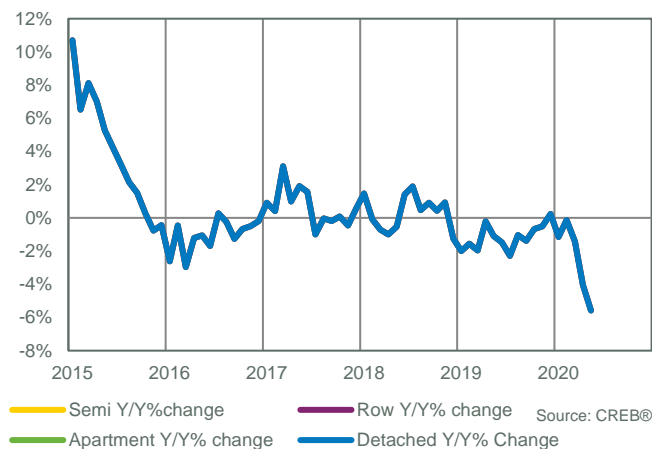
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



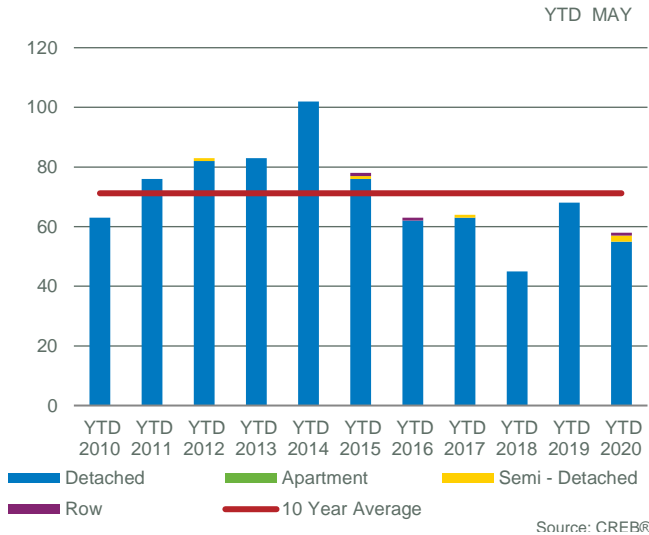
OKOTOKS PRICE CHANGE



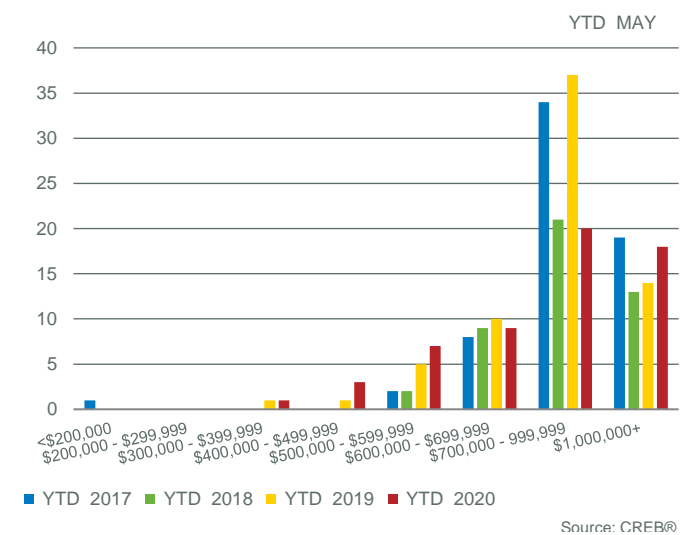
OKOTOKS PRICES



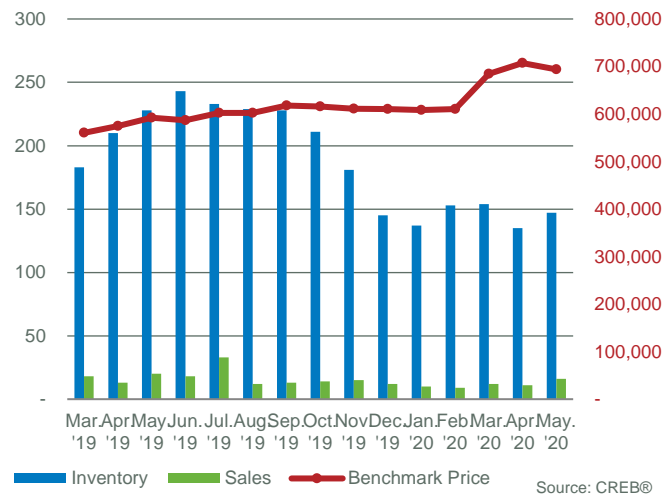
RURAL FoothILLS TOTAL SALES



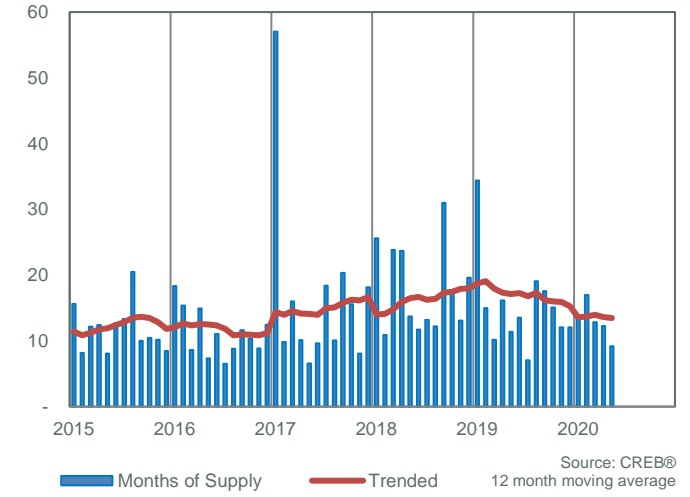
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



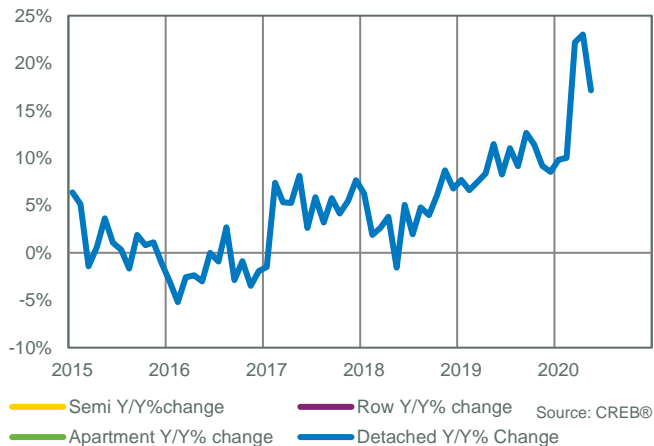
RURAL FoothILLS INVENTORY AND SALES



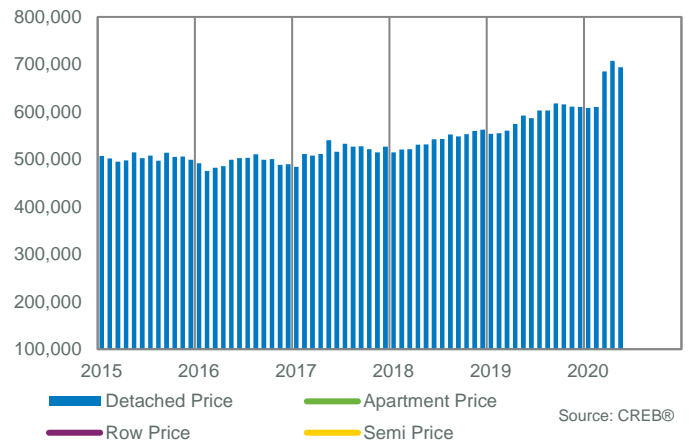
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES



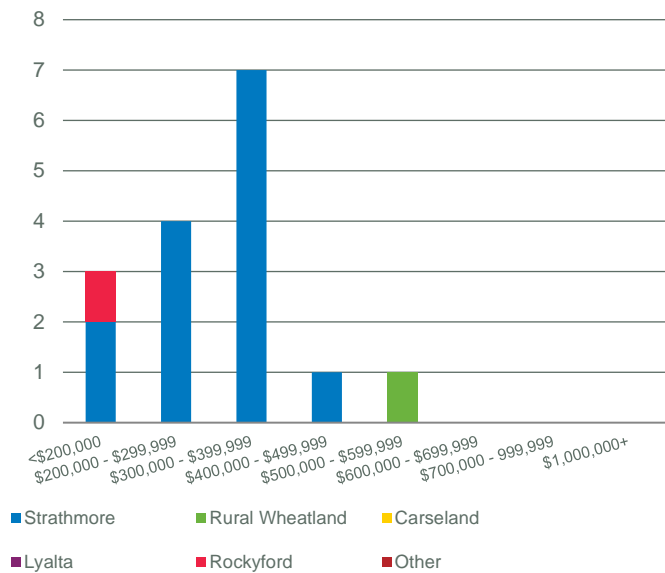
May, 20

May 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*	16	48	33.33%	217	13.56	316,500	300,500	312,500	100%
Rural Wheatland*	1	6	16.67%	44	44.00	NA	550,000	550,000	6%
Carseland*	0	1	0.00%	3	-	-	NA	NA	0%
Lyalta*	0	2	0.00%	11	-	-	NA	NA	0%
Rockyford*	1	0	-	2	2.00	-	146,000	146,000	6%
Strathmore	14	35	40.00%	139	9.93	323,500	293,714	312,500	88%
Gleichen	0	1	0.00%	2	-	-	NA	NA	0%
Other*	0	4	0.00%	18	-	-	NA	NA	0%

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

SALES BY PRICE RANGE

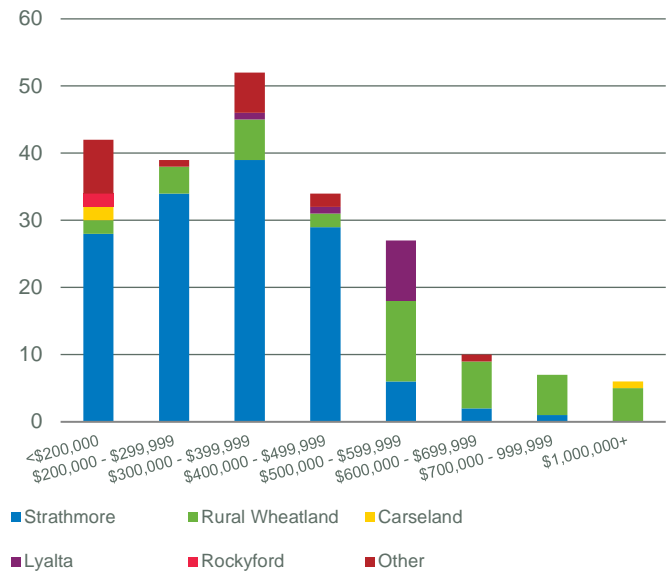
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

MAY



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

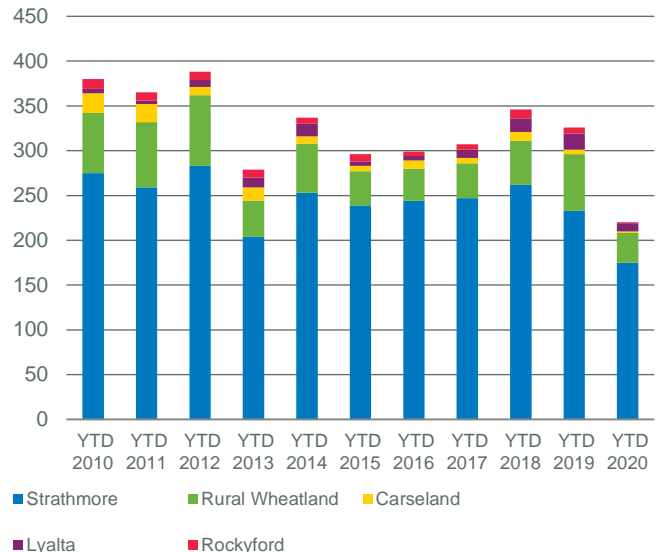
YTD MAY



Source: CREB®

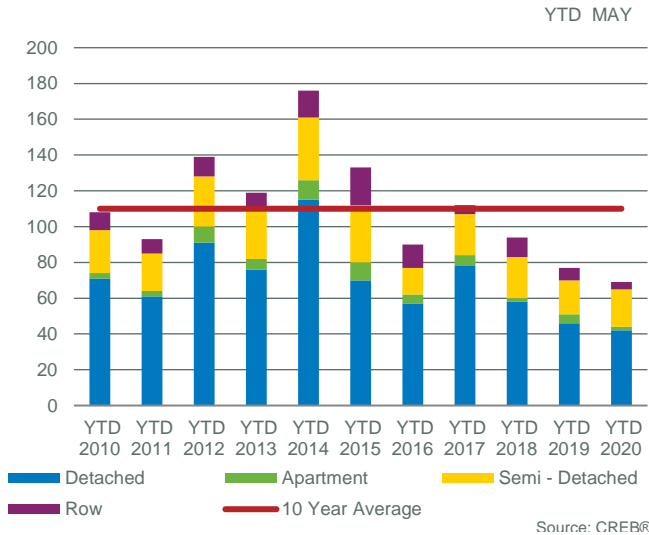
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD MAY

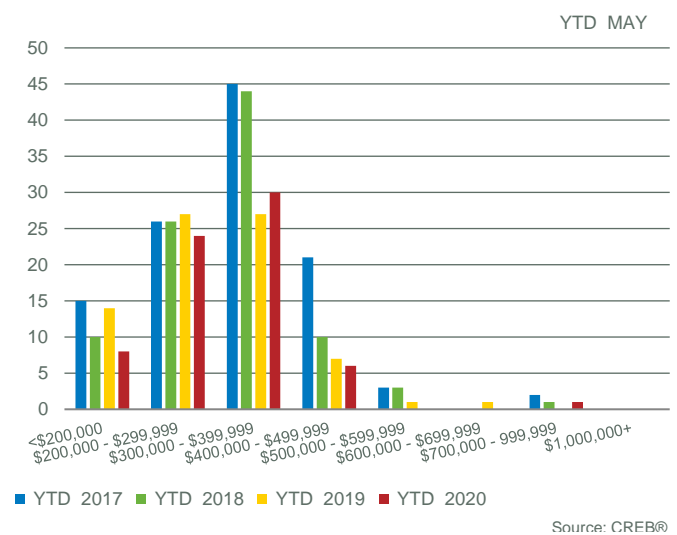


Source: CREB®

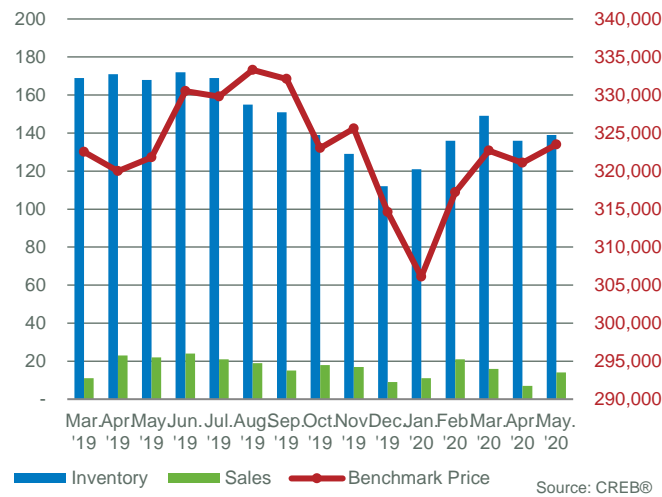
STRATHMORE TOTAL SALES



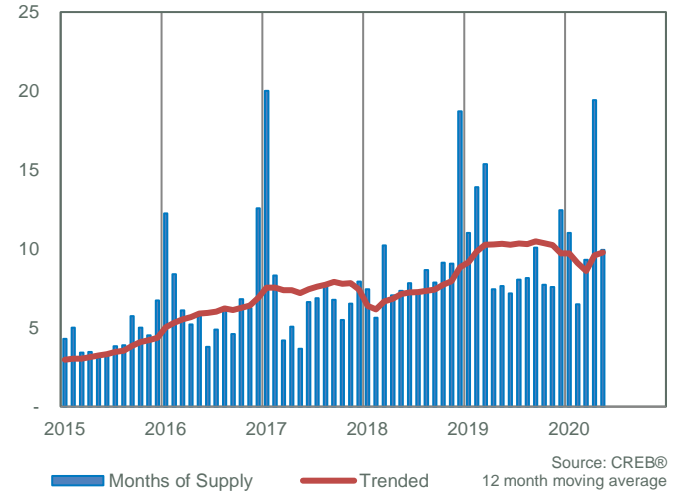
STRATHMORE TOTAL SALES BY PRICE RANGE



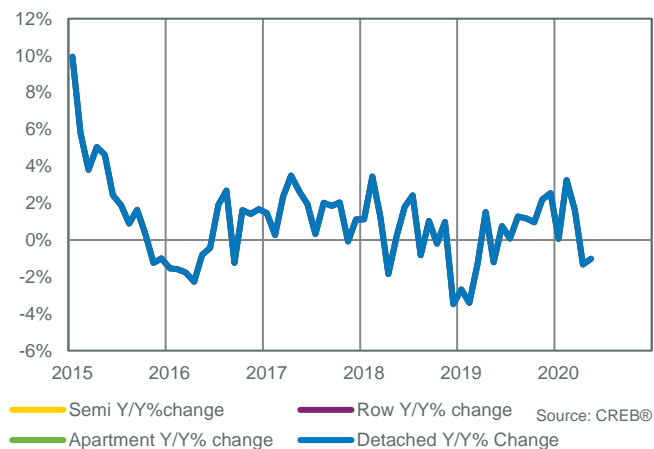
STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES



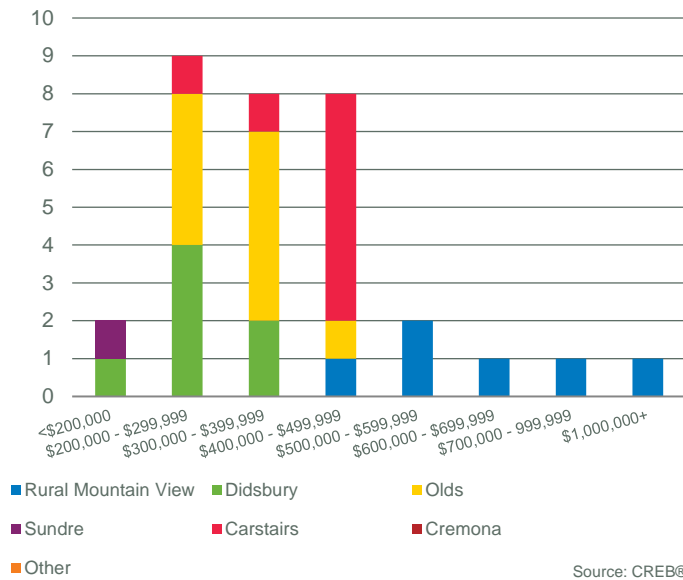
May, 20

May 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*	32	84	38.10%	320	10.00	298,700	400,355	374,500	100%
Rural Mountain View*	6	15	40.00%	73	12.17	NA	751,583	607,500	19%
Carstairs	8	14	57.14%	61	7.63	320,000	391,969	410,750	25%
Cremona	0	1	0.00%	4	-	-	NA	NA	0%
Didsbury	7	11	63.64%	33	4.71	279,400	260,786	267,500	22%
Olds*	10	30	33.33%	98	9.80	319,000	321,360	342,450	31%
Sundre*	1	10	10.00%	45	45.00	277,700	127,000	127,000	3%
Other*	0	3	0.00%	6	-	-	NA	NA	0%

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SALES BY PRICE RANGE

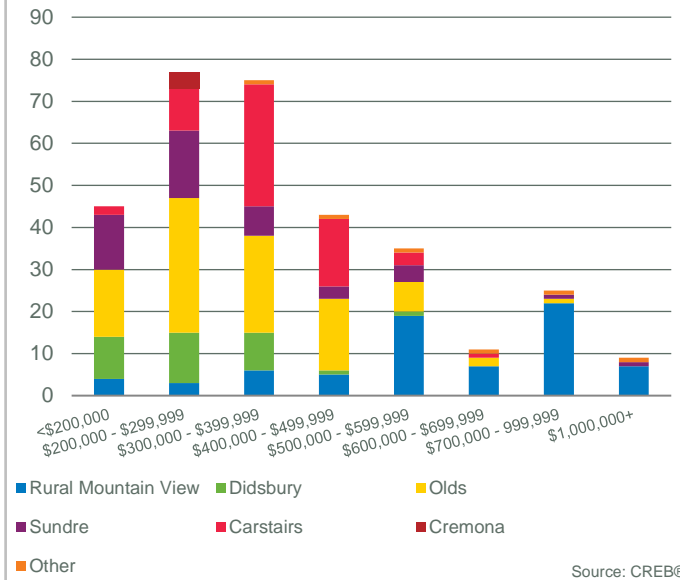
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

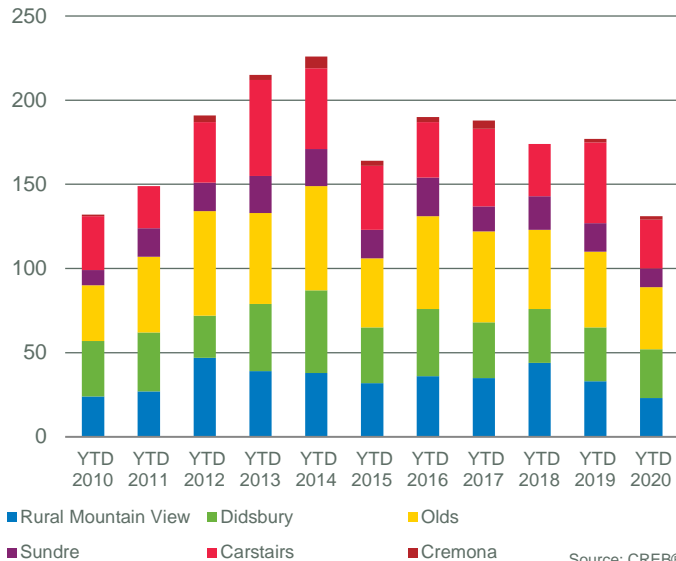
MAY



Source: CREB®

MOUNTAIN VIEW SALES: YEAR-TO-DATE

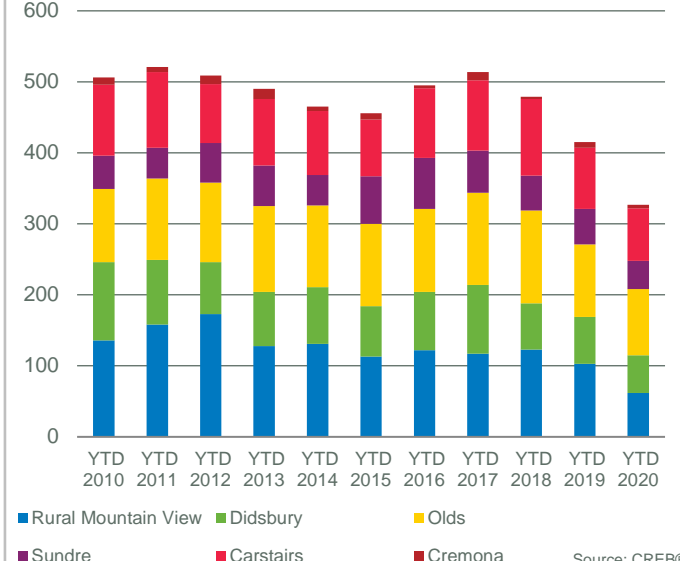
YTD MAY



Source: CREB®

MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD MAY



Source: CREB®

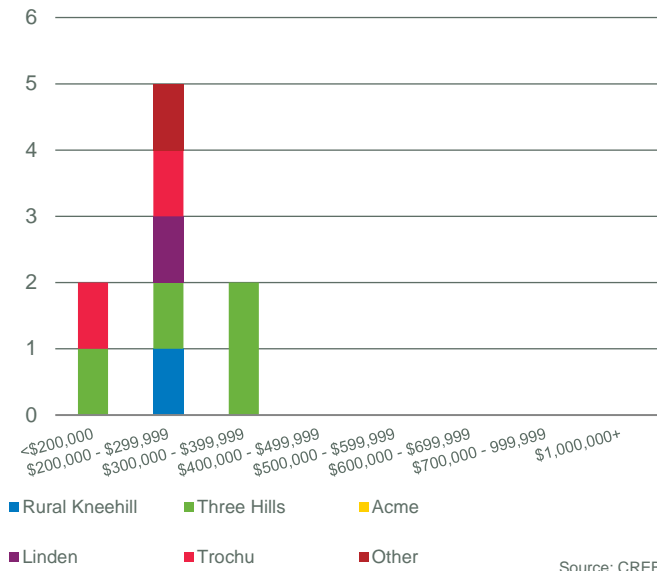
May, 20

May 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*	9	12	75.00%	87	9.67	170,200	240,417	231,000	89%
Rural Kneehill*	1	2	50.00%	12	12.00	NA	205,000	205,000	11%
Acme*	0	0	-	1	-	-	NA	NA	0%
Linden*	1	1	100.00%	9	9.00	-	231,000	231,000	11%
Three Hills*	4	6	66.67%	31	7.75	-	267,250	277,500	44%
Torrington*	0	0	-	2	-	-	NA	NA	0%
Trochu*	2	2	100.00%	21	10.50	-	184,376	184,376	22%
Other*	1	1	100.00%	13	13.00	-	290,000	290,000	11%

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

SALES BY PRICE RANGE

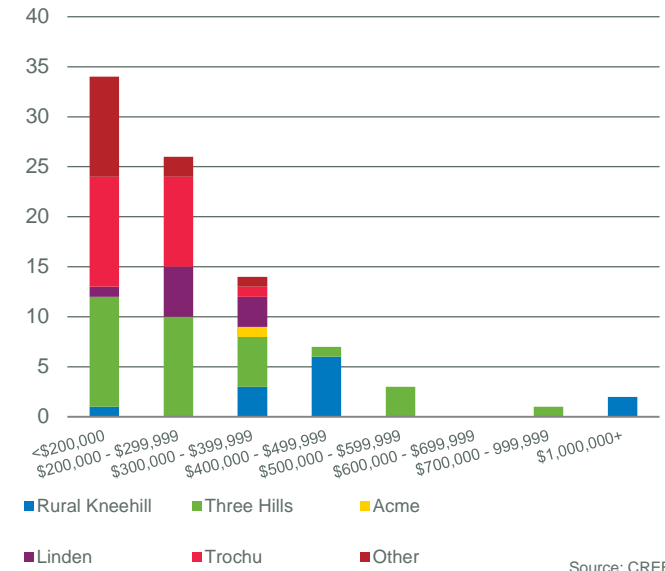
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

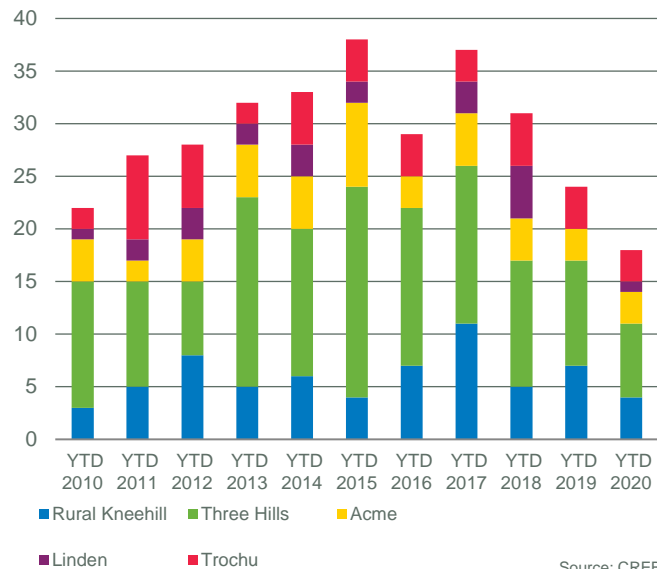
MAY



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

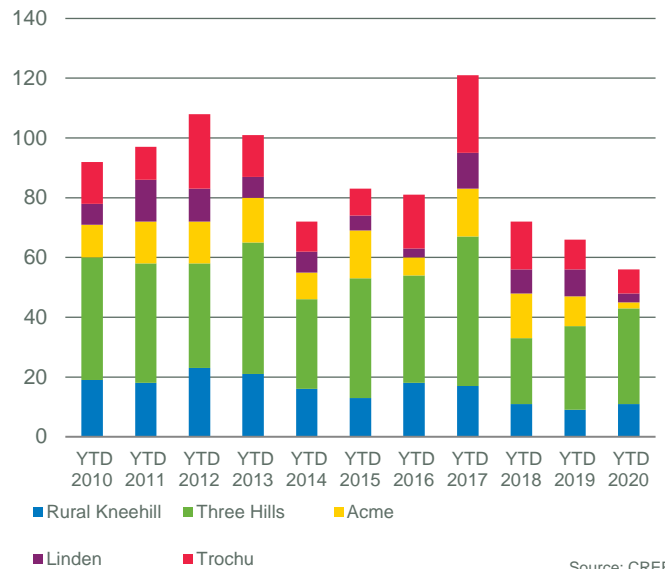
YTD MAY



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD MAY



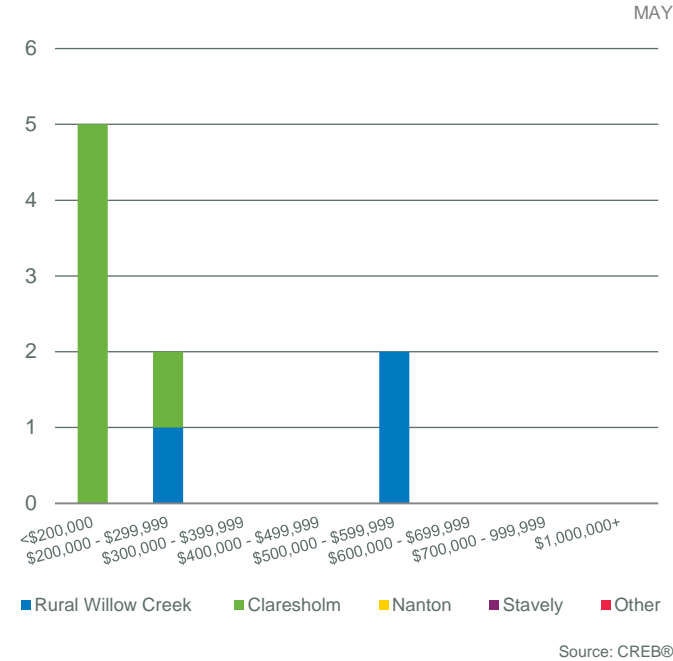
Source: CREB®

May, 20

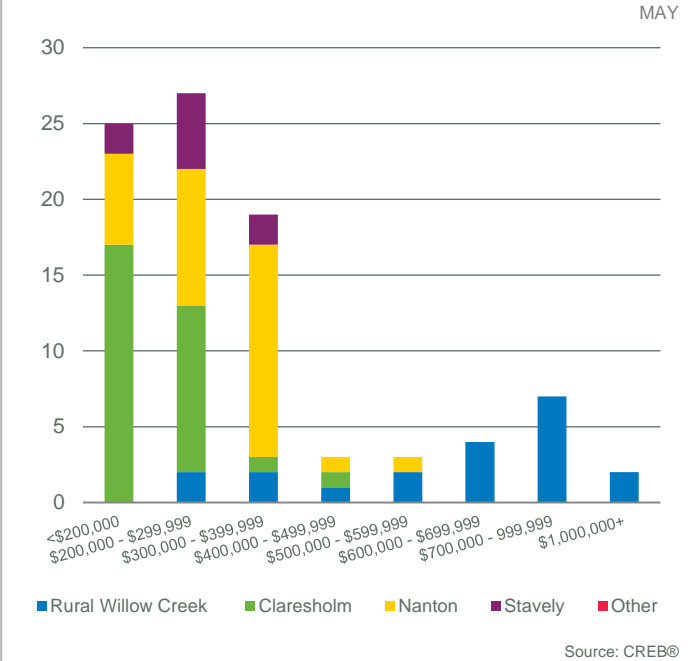
May 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	9	18	50.00%	90	10.00	227,800	253,333	195,000	100%
Rural Willow Creek*	3	3	100.00%	20	6.67	NA	455,333	515,000	33%
Claresholm*	6	8	75.00%	30	5.00	-	152,333	155,000	67%
Nanton*	0	6	0.00%	31	-	-	NA	NA	0%
Stavely*	0	1	0.00%	9	-	-	NA	NA	0%
Other*	0	0	-	0	-	-	NA	NA	0%

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

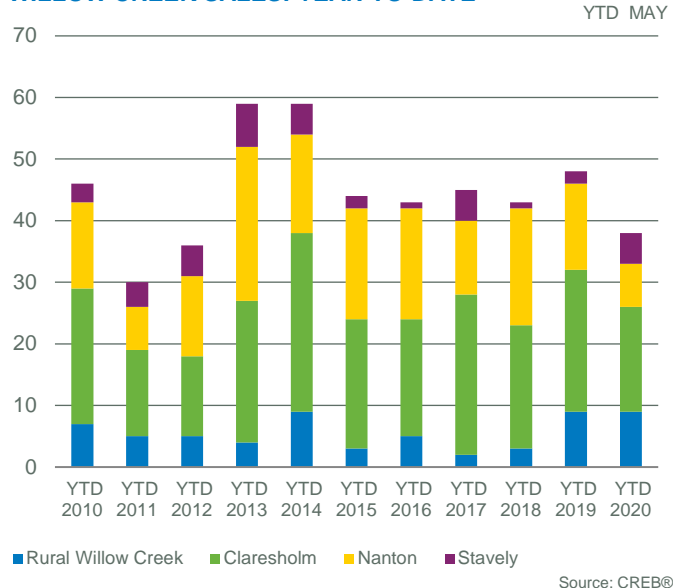
SALES BY PRICE RANGE



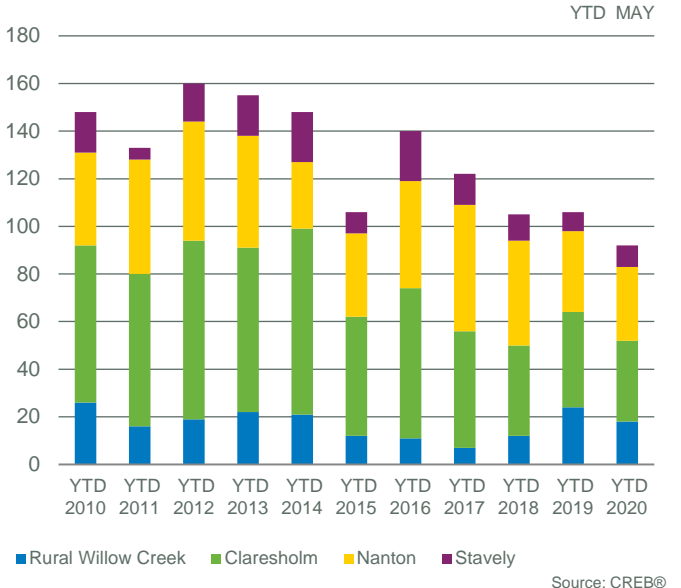
INVENTORY BY PRICE RANGE



WILLOW CREEK SALES: YEAR-TO-DATE



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE



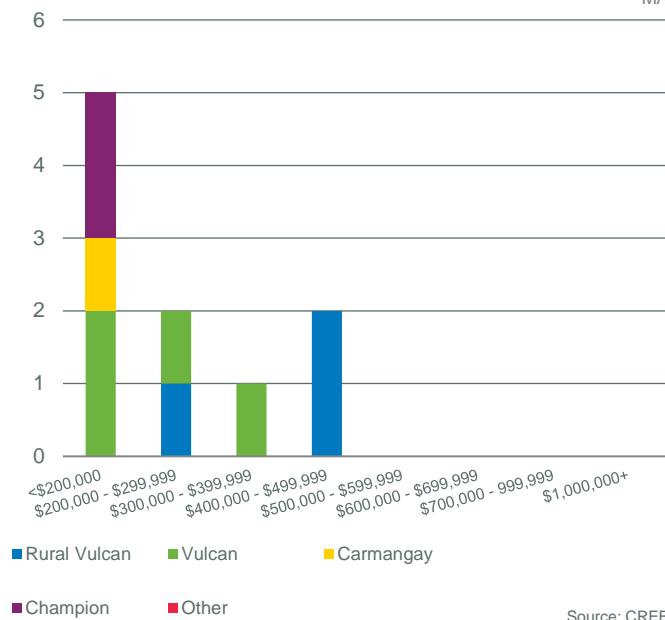
May, 20

May 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*	10	13	76.92%	70	7.00	197,500	214,040	186,250	100%
Rural Vulcan*	3	3	100.00%	26	8.67	-	348,333	400,000	30%
Vulcan*	4	8	50.00%	31	7.75	-	186,975	192,450	40%
Carmangay*	1	1	100.00%	2	2.00	-	162,500	162,500	10%
Champion*	2	0	-	4	2.00	-	92,500	92,500	20%
Other*	0	1	0.00%	7	-	-	NA	NA	0%

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

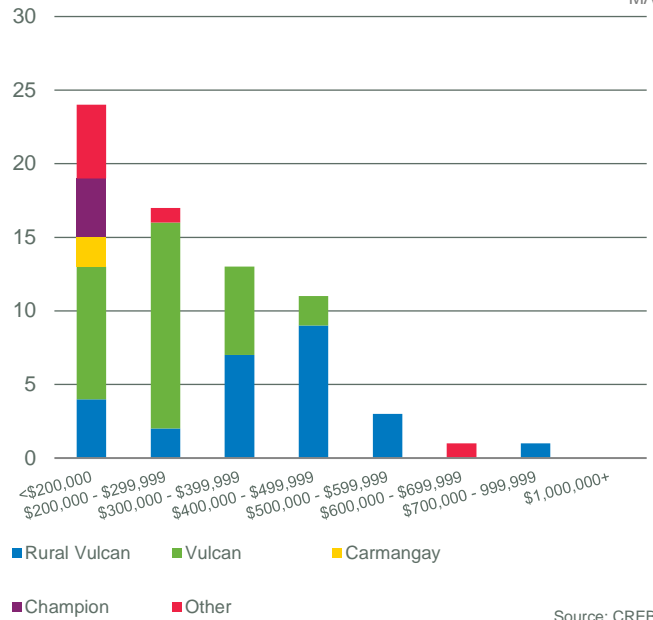
SALES BY PRICE RANGE

MAY



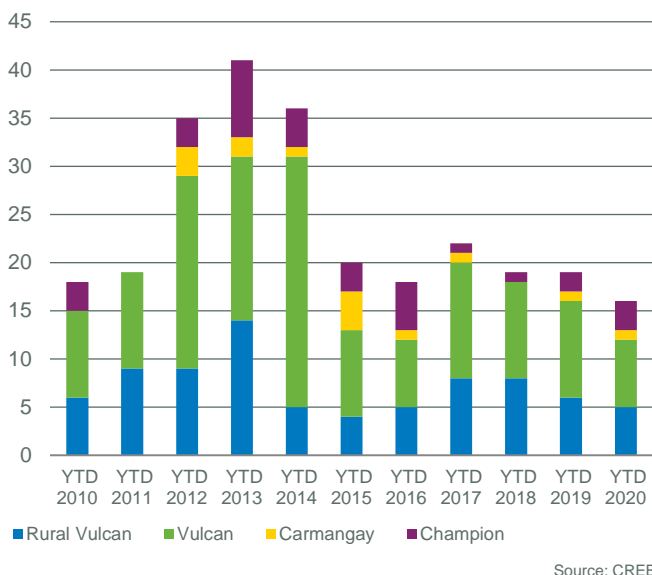
INVENTORY BY PRICE RANGE

MAY



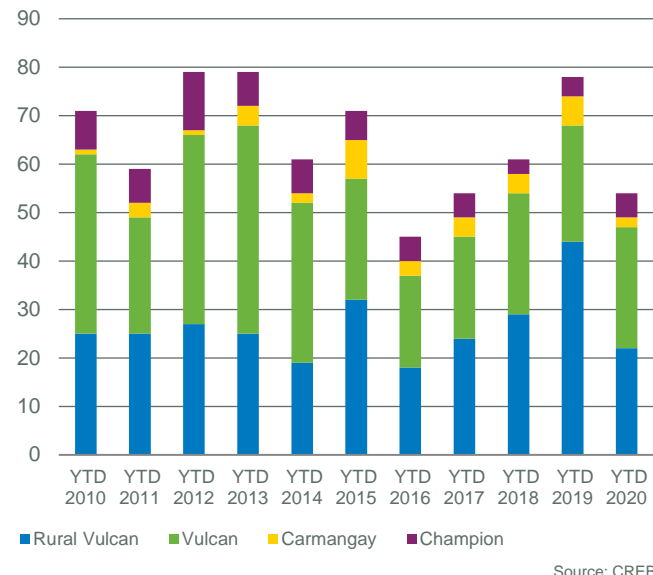
VULCAN SALES: YEAR-TO-DATE

YTD MAY



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD MAY

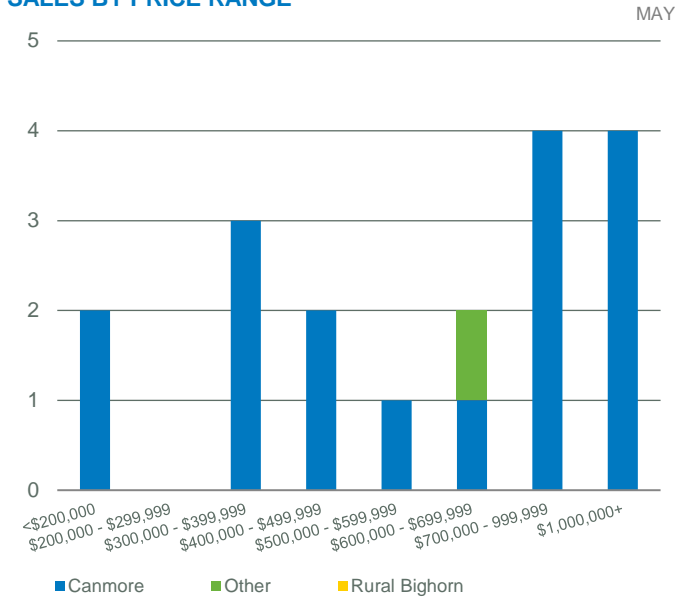


May, 20

May 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*	18	39	46.15%	134	7.44	786,900	700,114	613,500	100%
Rural Bighorn*	0	1	0.00%	8	-	-	NA	NA	0%
Canmore*	17	34	50.00%	108	6.35	-	704,709	605,000	94%
Other*	1	4	25.00%	18	18.00	-	622,000	622,000	6%

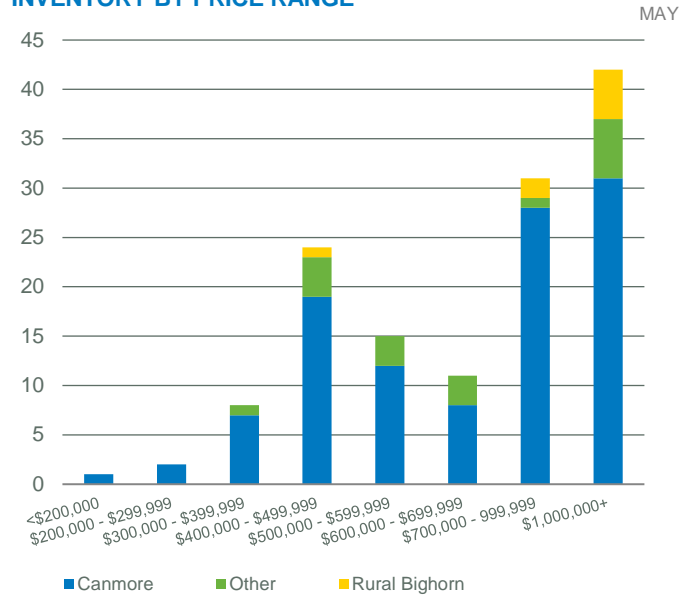
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



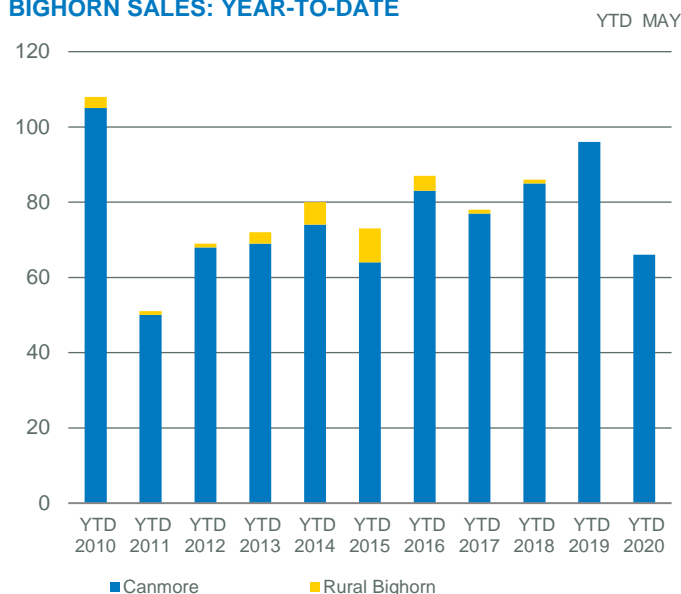
Source: CREB®

INVENTORY BY PRICE RANGE



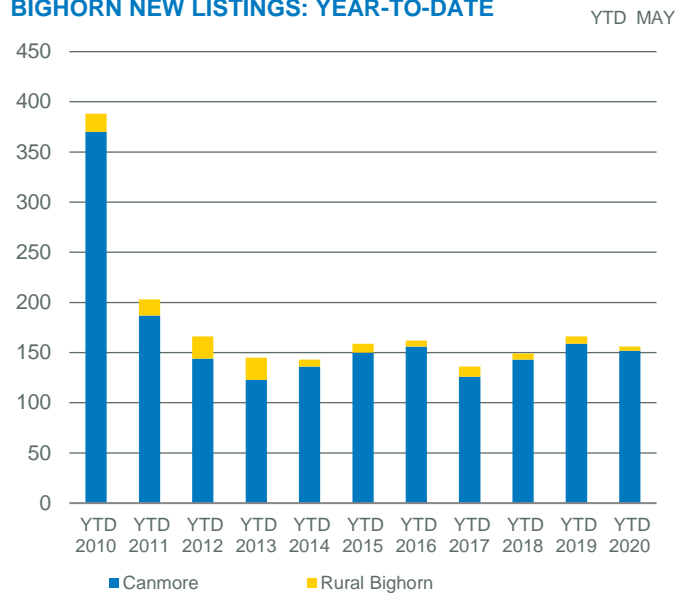
Source: CREB®

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**
 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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