



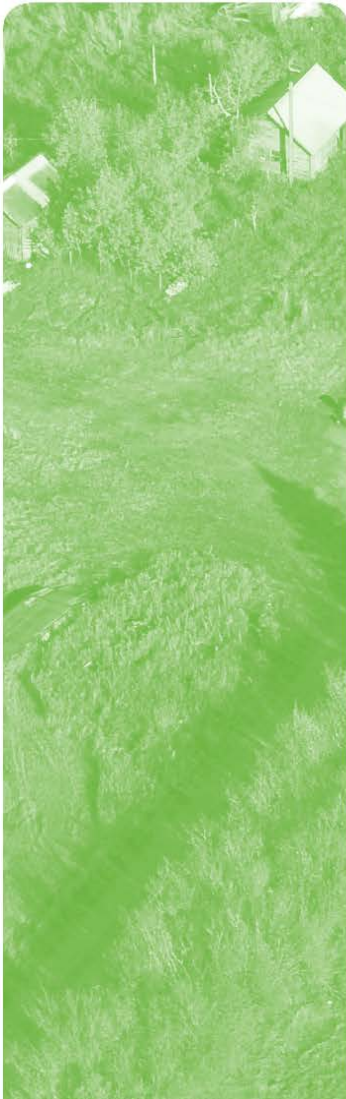
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MONTHLY STATISTICS PACKAGE

Calgary Region

October
2020



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October 2020

Airdrie



With significant gains in the detached sector, sales once again improved this month compared to last year. The increased activity contributed to the year-to-date sales of 1,200 units. This is a 13 per cent increase over last year's levels. The year-over-year gain in new listings was not enough to outpace the sales gains. As a result, inventories continue to trend down compared to the previous month and remain well below last year's levels. This caused the months of supply to remain just above two months. Citywide year-to-date benchmark prices remained relatively stable compared to last year. However, activity does vary by product type. Detached year-to-date benchmark prices have increased by one per cent, while prices in all the other sectors remain below the previous year's levels.

\$	PRICE	SALES
	\$337,700	143
↑	↗	↑
0.1% Y/Y		50.5% Y/Y 12.7% Y/Y
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	324	2.28
↓	↘	↓
28.9% Y/Y	Monthly trend*	28.9% Y/Y Monthly trend*

Cochrane



Sales activity this month rose compared to last year's levels, contributing to a year-to-date increase of nearly ten per cent. Meanwhile, new listings have not kept pace with sales, causing reductions in inventory and the months of supply, which dropped to three months. Tighter housing market conditions are supporting price gains. Benchmark prices trended up for the fourth consecutive month and, as of October, were over two per cent higher than last year's levels. Despite the recent gains, year-to-date prices remain one per cent below last year's levels.

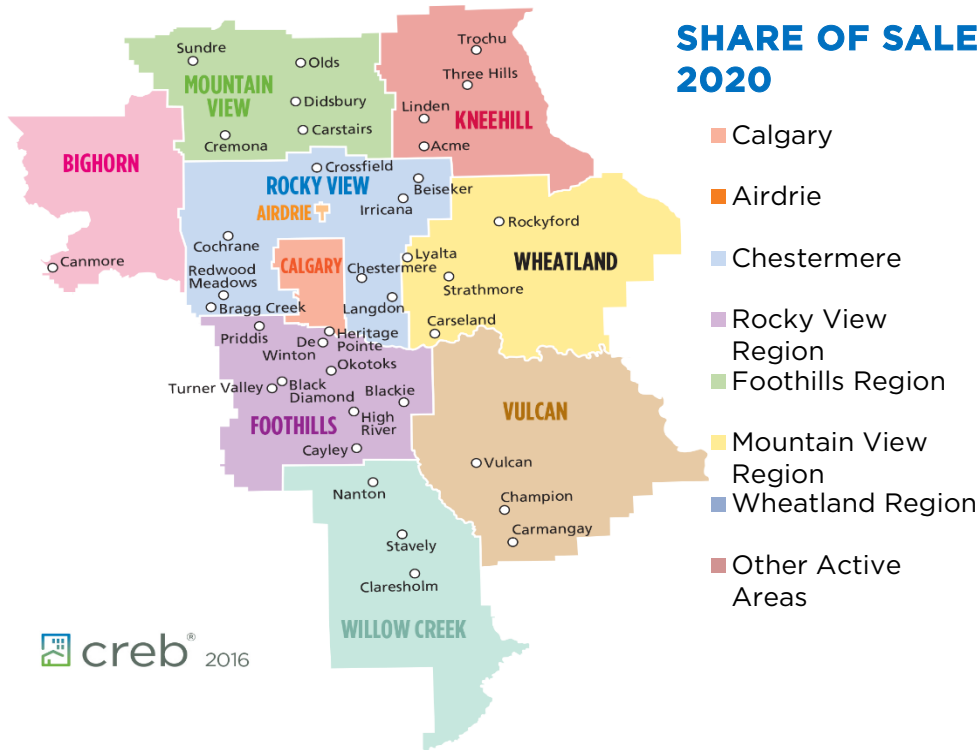
\$	PRICE	SALES
	\$415,600	68
↑	↗	↑
2.3% Y/Y		23.6% Y/Y 9.9% Y/Y
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	205	3.01
↓	↘	↓
23.8% Y/Y	Monthly trend*	23.8% Y/Y Monthly trend*

Okotoks

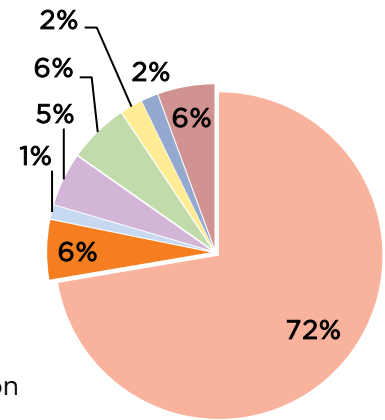


Improving sales in October were enough to push year-to-date sales up by one per cent. However, new listings contracted by a significant amount, causing inventory levels to ease and the months of supply to fall below two months. Persistent tightness in this market is supporting further monthly gains in prices. After five consecutive months of rising prices, October benchmark prices rose above last year's levels. However, price gains have been driven by improvements in the detached market.

\$	PRICE	SALES
	\$430,600	62
↑	↗	↑
0.5% Y/Y		40.9% Y/Y 1.1% Y/Y
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	118	1.90
↓	↘	↓
42.2% Y/Y	Monthly trend*	42.2% Y/Y Monthly trend*



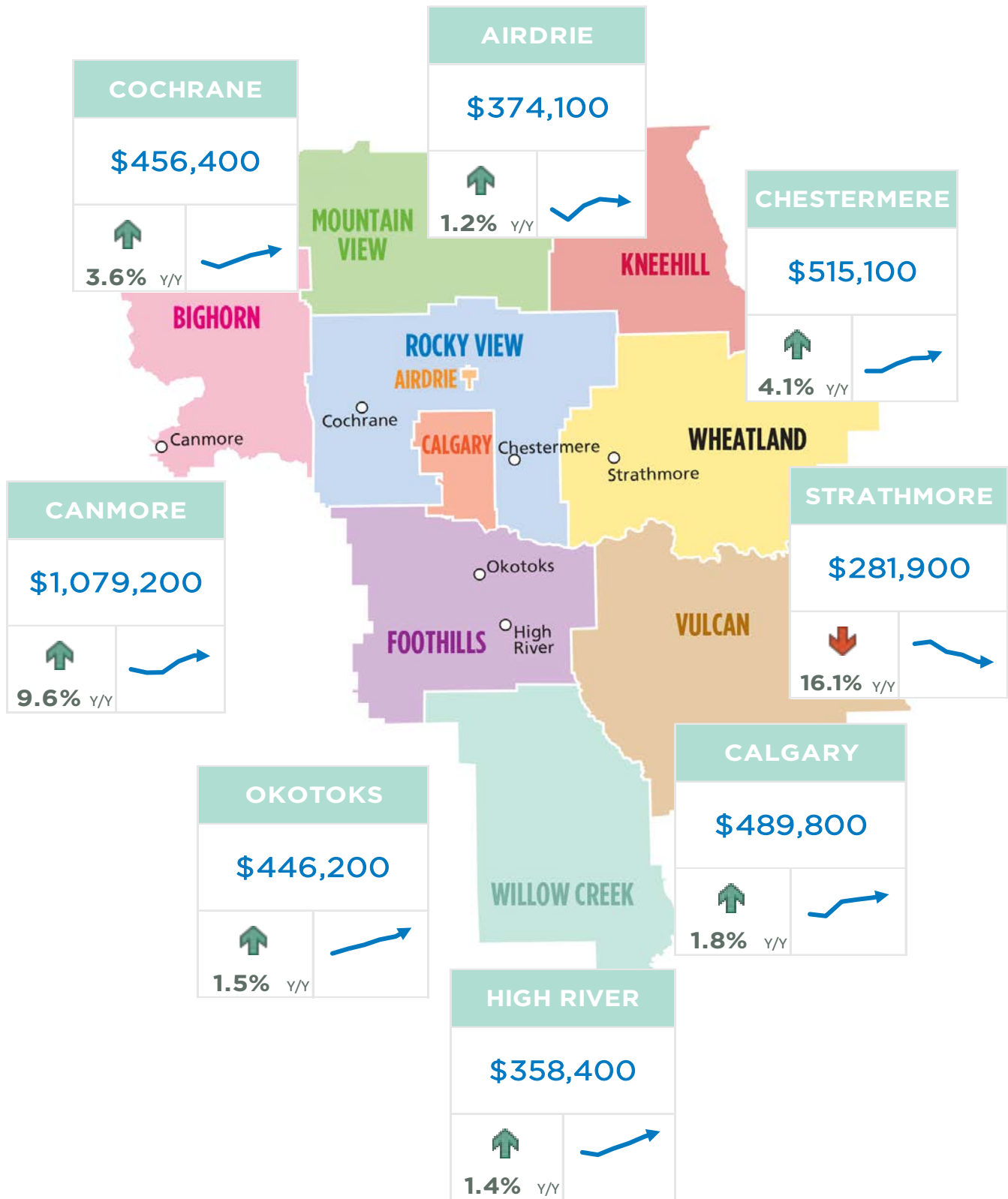
SHARE OF SALES October 2020



Source: CREB®

October 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,764	2,461	72%	5,833	3.31	422,600	474,903	420,000
Airdrie	143	139	102%	324	2.28	337,700	398,287	378,250
Chestermere	33	51	65%	116	3.52	496,900	549,312	525,000
Rocky View Region	127	162	78%	586	4.61	504,800	602,050	475,000
Foothills Region	143	135	106%	408	2.85	392,200	525,709	435,000
Mountain View Region	53	46	115%	263	4.96	305,300	384,257	348,000
Kneehill Region	8	13	62%	88	11.00	157,700	168,050	172,500
Wheatland Region	40	58	69%	188	4.70	278,000	319,063	305,000
Willow Creek Region	35	23	152%	117	3.34	229,400	244,221	227,500
Vulcan Region	9	10	90%	66	7.33	204,300	155,722	149,000
Bighorn Region	84	101	83%	252	3.00	786,600	741,998	655,000
YEAR-TO-DATE 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	13,518	25,291	53%	6,005	4.44	416,310	458,981	412,000
Airdrie	1,200	1,738	69%	399	3.32	332,490	375,023	365,500
Chestermere	265	483	55%	132	4.98	479,970	549,733	515,000
Rocky View Region	1,102	2,049	54%	671	6.09	496,040	580,505	450,000
Foothills Region	1,074	1,670	64%	531	4.94	383,690	484,451	410,000
Mountain View Region	461	815	57%	346	7.50	299,470	364,220	322,000
Kneehill Region	93	170	55%	111	11.91	165,940	252,168	226,000
Wheatland Region	266	537	50%	213	8.00	303,220	338,724	328,500
Willow Creek Region	238	345	69%	141	5.94	229,340	254,670	232,500
Vulcan Region	79	147	54%	78	9.91	200,640	244,297	218,000
Bighorn Region	449	808	56%	266	5.92	779,030	751,170	670,000

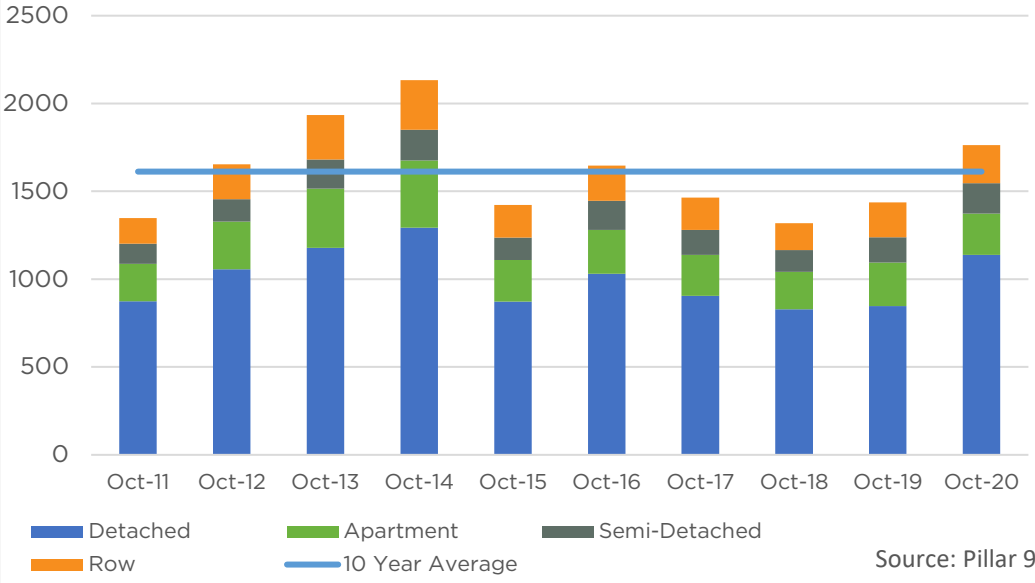
DETACHED BENCHMARK PRICE COMPARISON



October 2020

Calgary

Monthly Sales Comparison



SALES

1,764

↑ 22.7% Y/Y ↓ 5.8% YTD

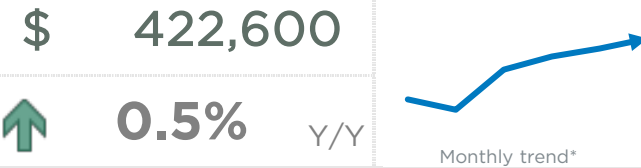
NEW LISTINGS

2,461

↑ 3.8% Y/Y ↓ 9.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



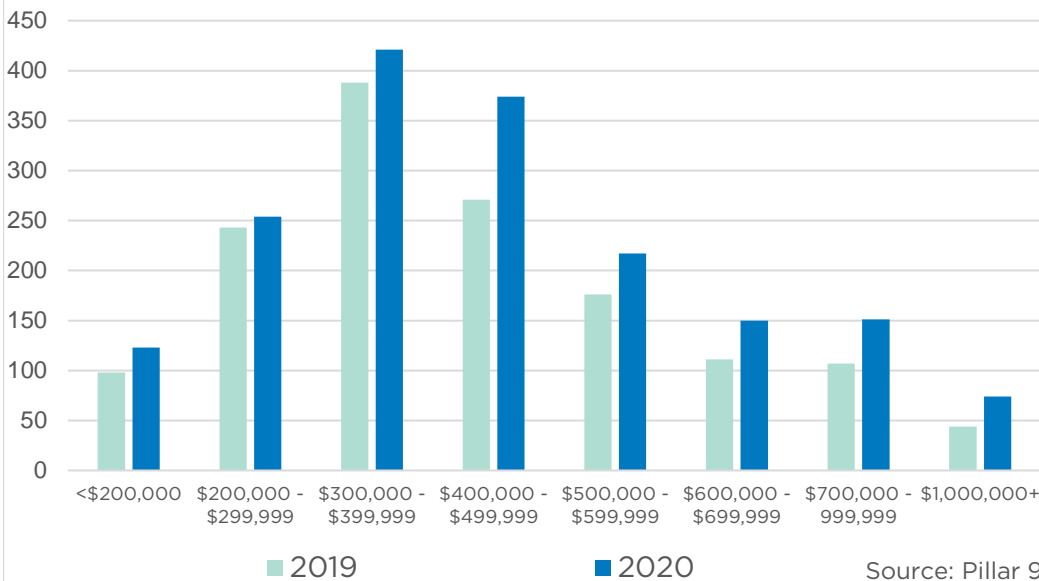
INVENTORY

5,833

↓ 12.4% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

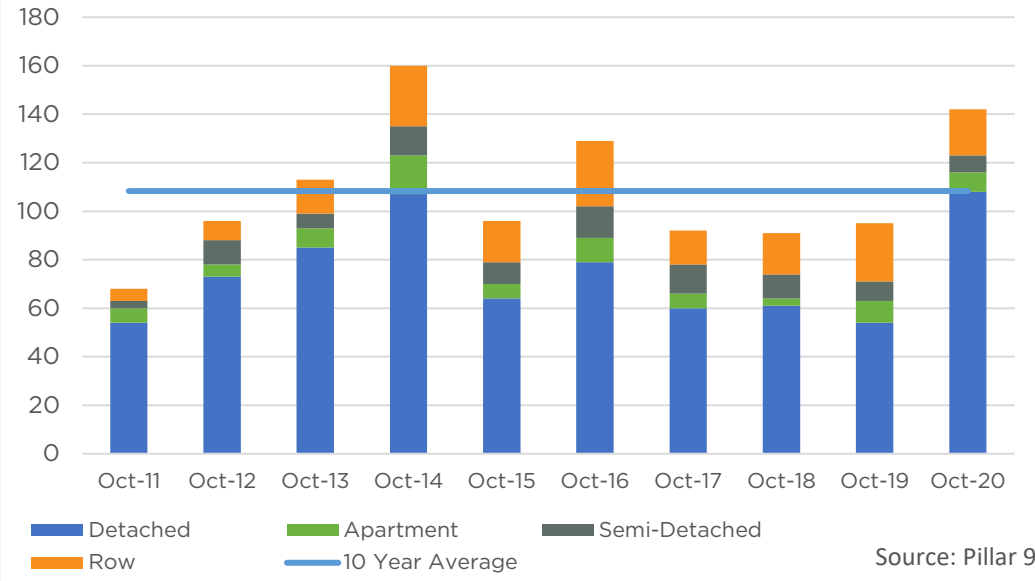
3.31

↓ 12.4% Y/Y Monthly trend*

October 2020

Airdrie

Monthly Sales Comparison



SALES

143

↑ 50.5% Y/Y ↑ 12.7% YTD

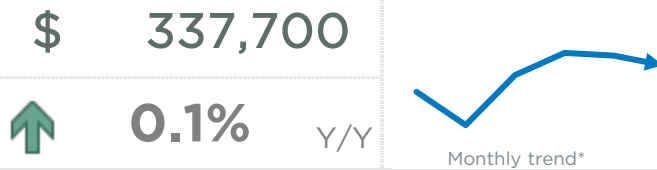
NEW LISTINGS

139

↑ 0.7% Y/Y ↓ 8.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



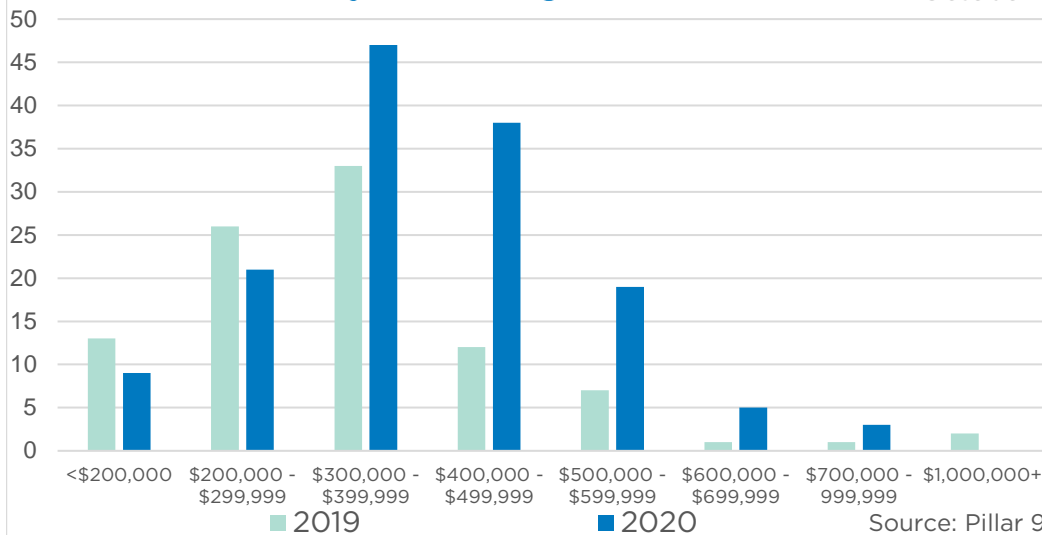
INVENTORY

324

↓ 28.9% Y/Y → Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

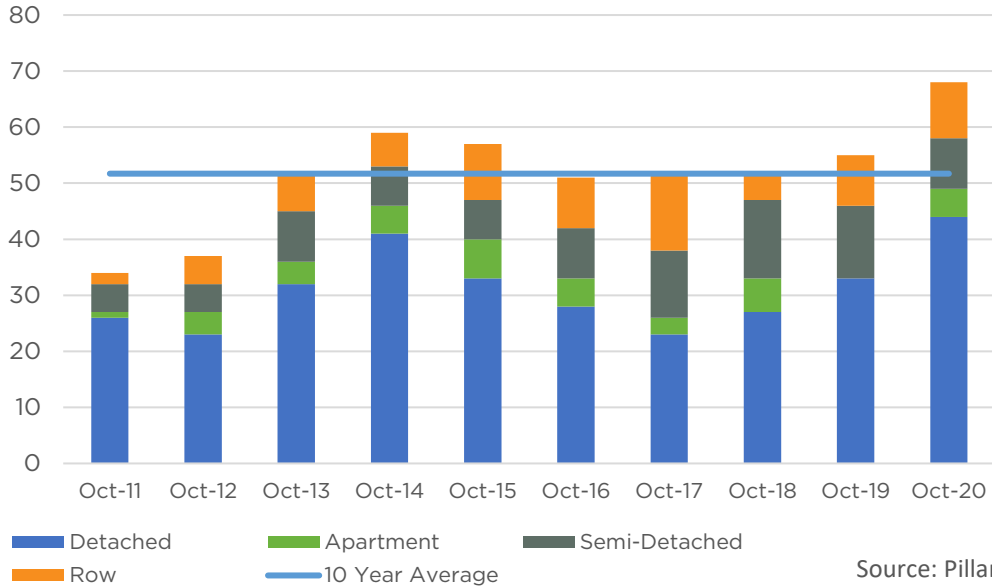
2.28

↓ 28.9% Y/Y → Monthly trend*

October 2020

Cochrane

Monthly Sales Comparison



SALES

68

↑ 23.6% Y/Y ↑ 9.9% YTD

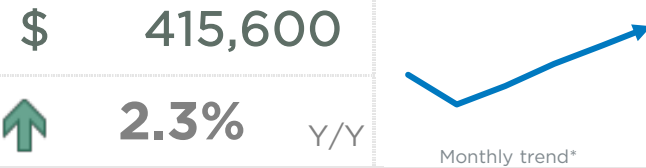
NEW LISTINGS

72

↑ 4.3% Y/Y ↓ 10.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



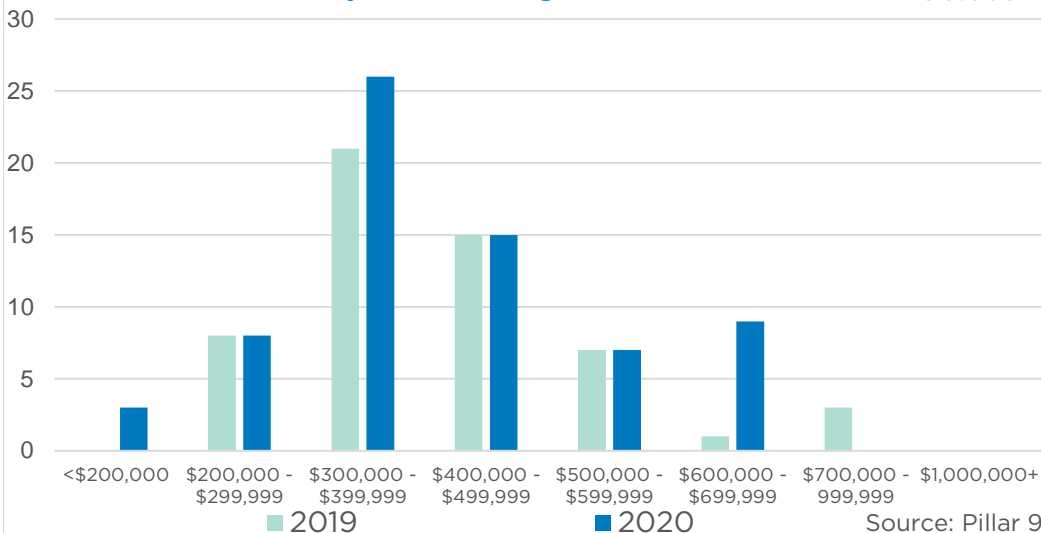
INVENTORY

205

↓ 23.8% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

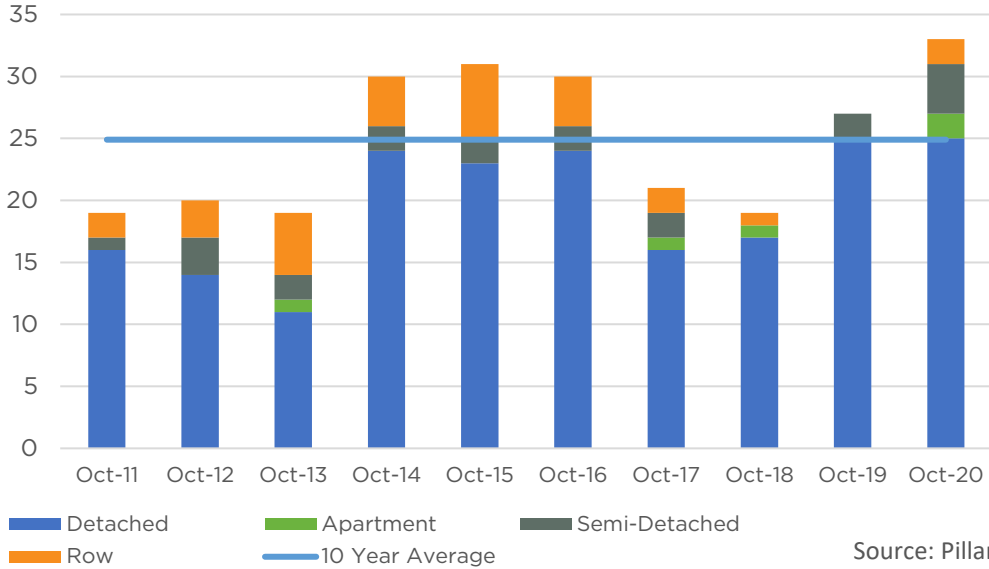
3.01

↓ 23.8% Y/Y Monthly trend*

October 2020

Chestermere

Monthly Sales Comparison



SALES

33

↑ 22.2% Y/Y ↑ 16.2% YTD

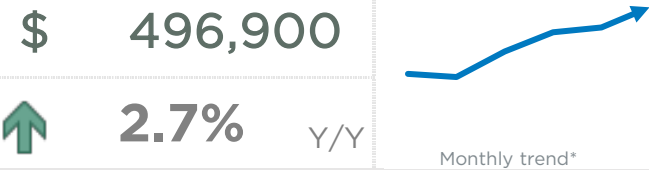
NEW LISTINGS

51

↓ 5.6% Y/Y ↓ 22.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



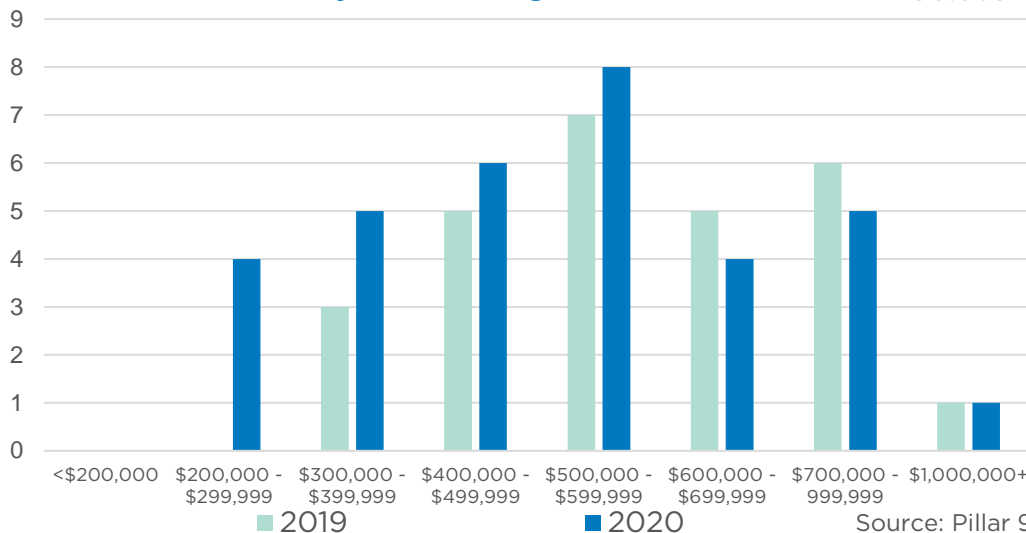
INVENTORY

116

↓ 40.5% Y/Y → Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

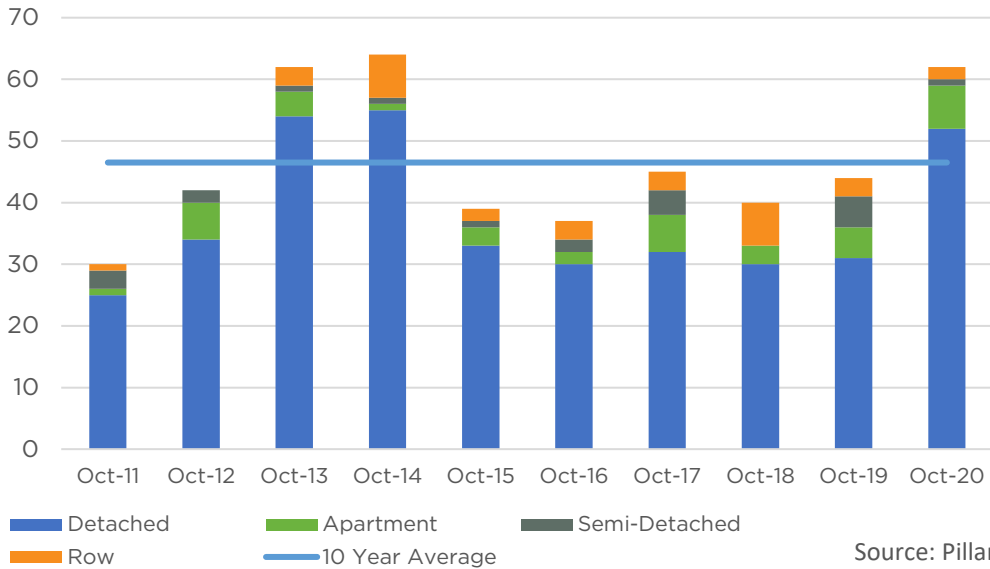
3.52

↓ 40.5% Y/Y → Monthly trend*

October 2020

Okotoks

Monthly Sales Comparison



SALES

62

↑ 40.9% Y/Y ↑ 1.1% YTD

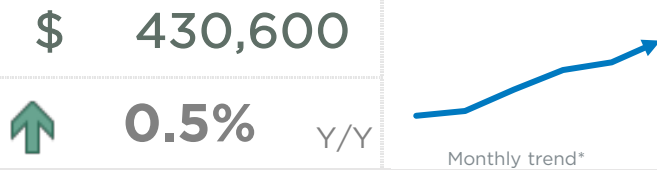
NEW LISTINGS

58

↓ 17.1% Y/Y ↓ 14.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



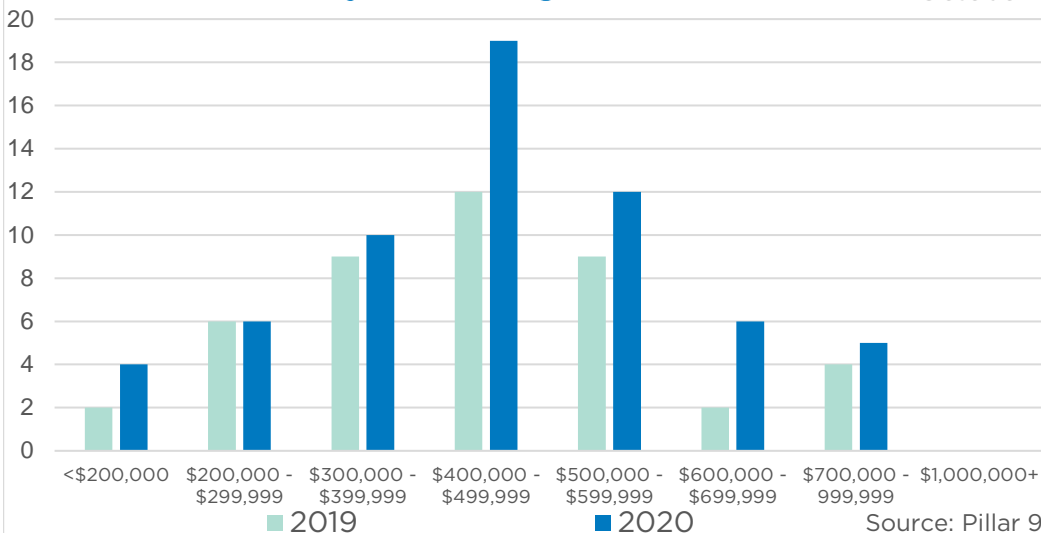
INVENTORY

118

↓ 42.2% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

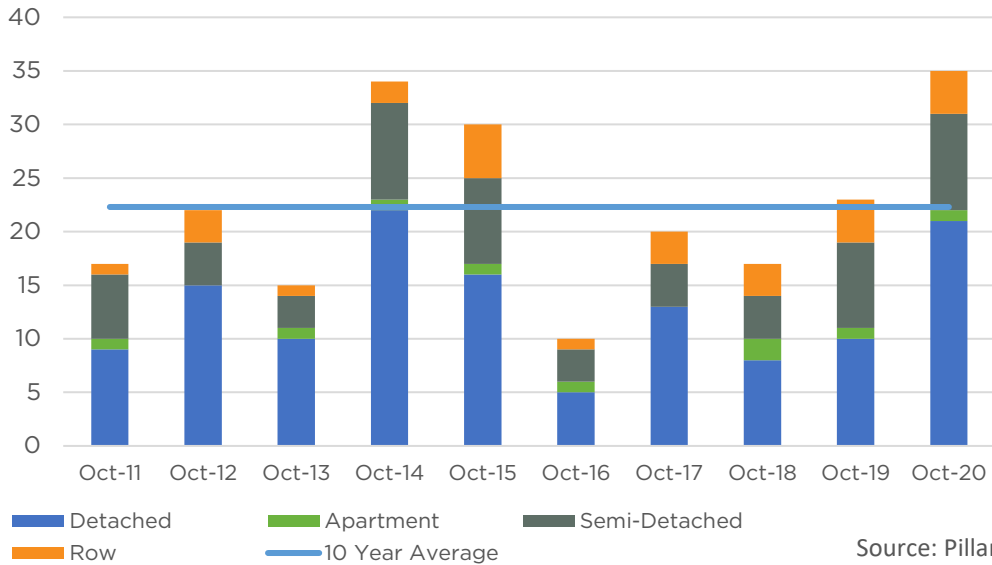
1.90

↓ 42.2% Y/Y Monthly trend*

October 2020

High River

Monthly Sales Comparison



SALES

35

↑ 52.2% Y/Y ↑ 5.3% YTD

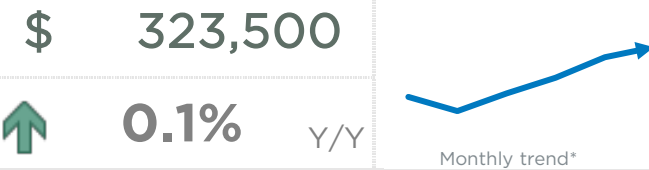
NEW LISTINGS

32

→ 0.0% Y/Y ↓ 17.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



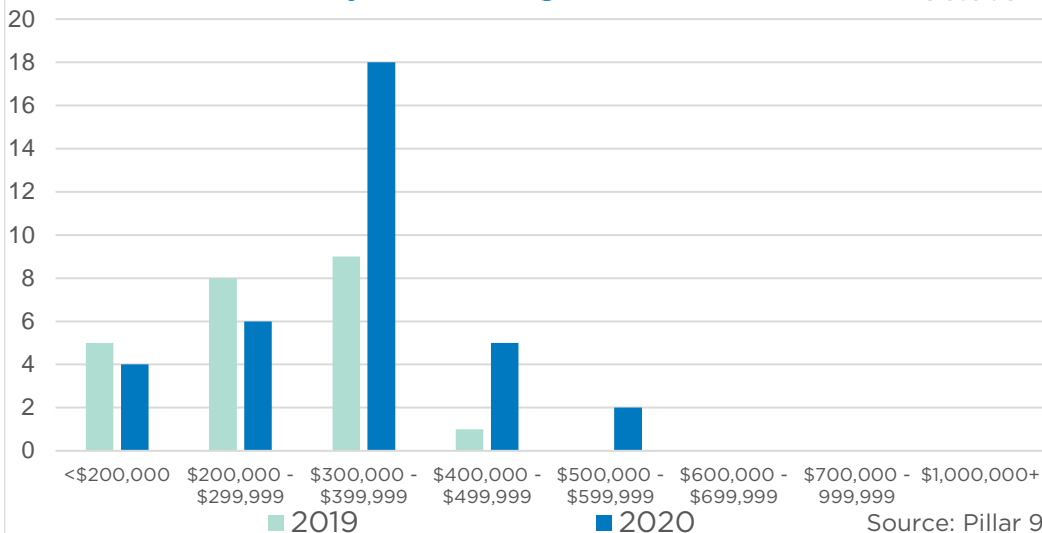
INVENTORY

75

↓ 33.0% Y/Y → Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

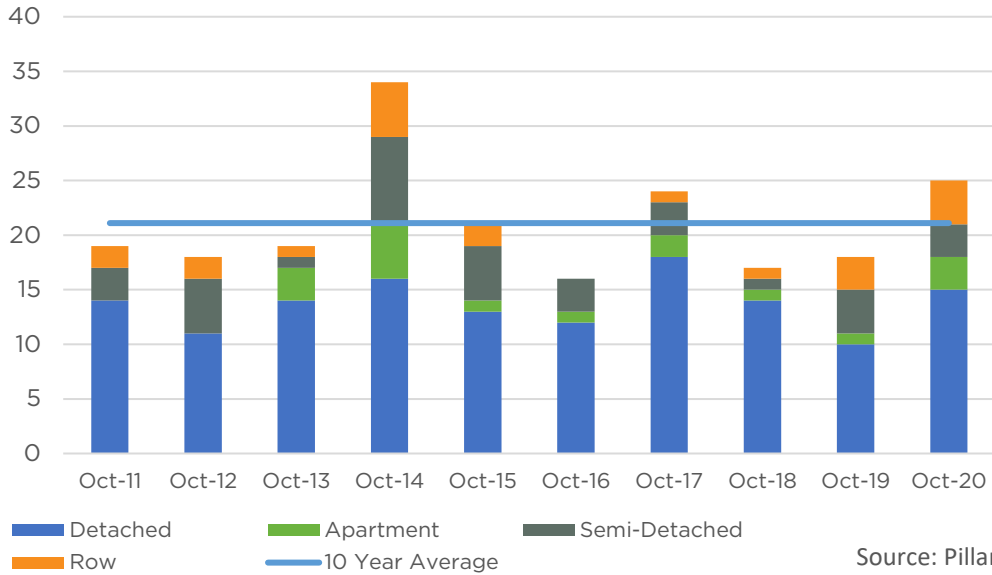
2.14

↓ 33.0% Y/Y → Monthly trend*

October 2020

Strathmore

Monthly Sales Comparison



SALES

25

↑ 38.9% Y/Y ↑ 9.2% YTD

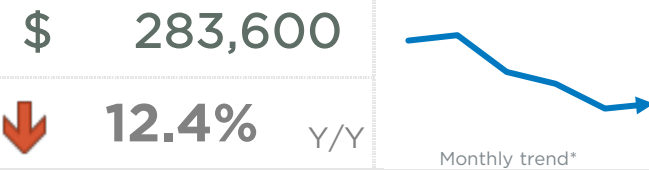
NEW LISTINGS

39

↓ 41.8% Y/Y ↓ 20.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



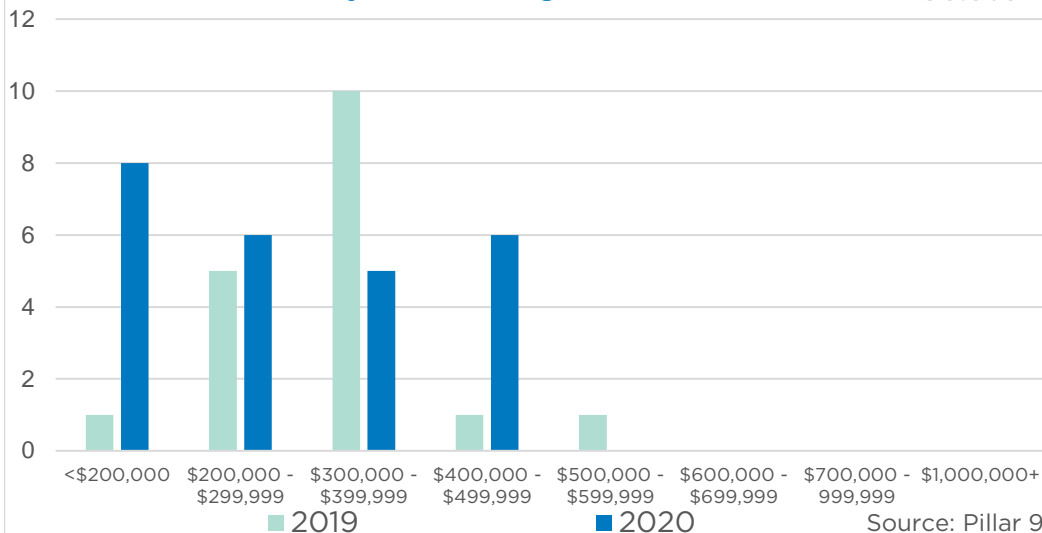
INVENTORY

114

↓ 18.6% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

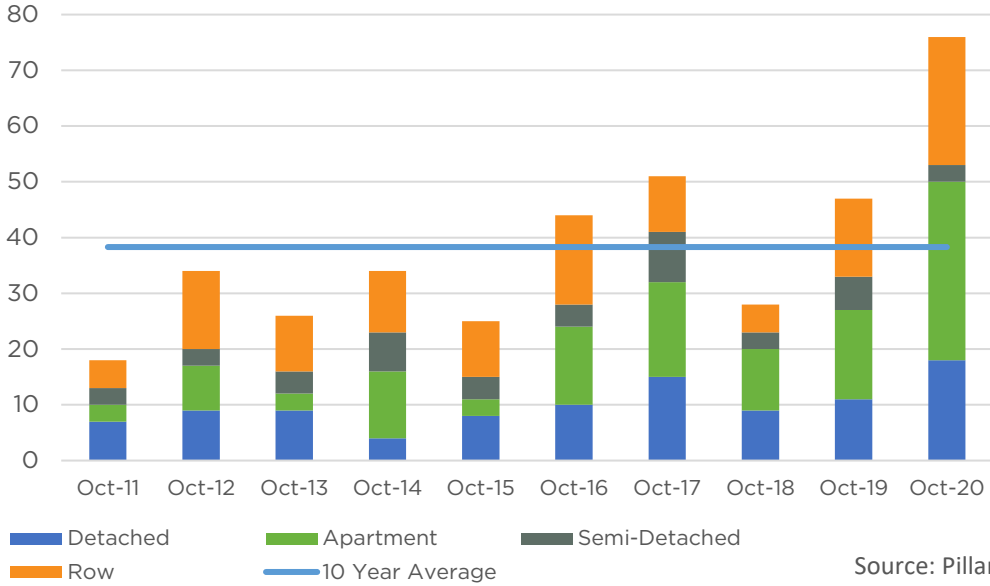
4.56

↓ 18.6% Y/Y Monthly trend*

October 2020

Canmore

Monthly Sales Comparison



SALES

76

↑ 61.7% Y/Y ↑ 5.7% YTD

NEW LISTINGS

78

↑ 44.4% Y/Y ↑ 17.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



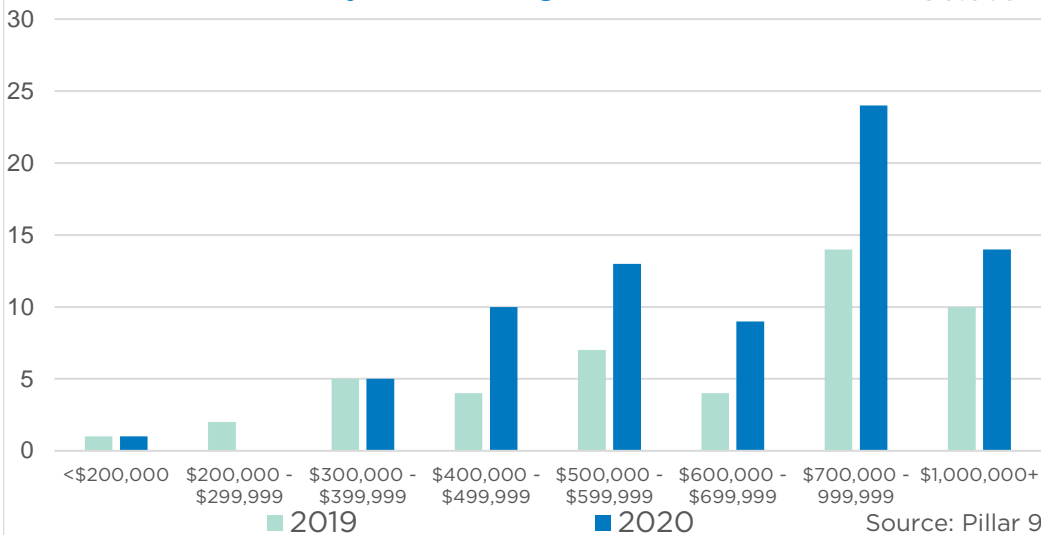
INVENTORY

209

↑ 3.0% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

2.75

↑ 3.0% Y/Y Monthly trend*