



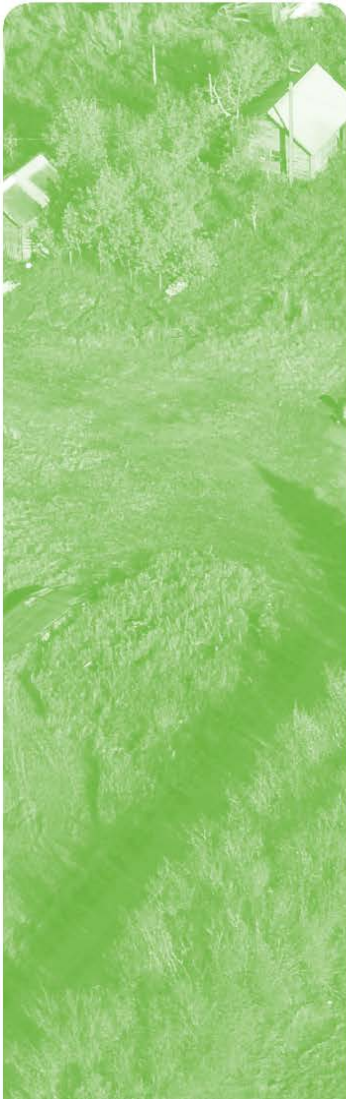
creb<sup>®</sup>

serving calgary and area REALTORS<sup>®</sup>

MONTHLY STATISTICS PACKAGE

# Calgary Region

February  
2021



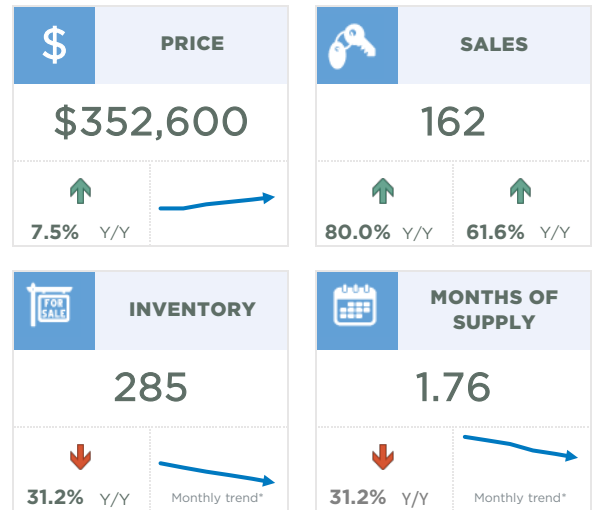
[creb.com](https://creb.com)

February 2021

### Airdrie



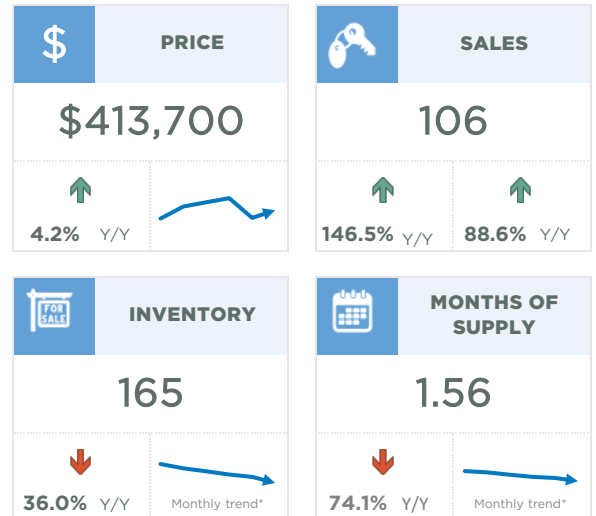
February sales reached new record highs for the month. The largest gain in sales occurred in the \$400,000 - \$500,000 price range. New listings also increased, but the sales-to-new listings ratio remained elevated at 71 per cent and the months of supply dropped to under two months in February. This is the tightest level seen since 2014. Persistent sellers' market conditions have resulted in further price gains in the market. The benchmark price has trended up for the past eight months and, as of February, it is over seven per cent higher than last year's levels. Most of the price growth has been driven by the detached sector.



### Cochrane



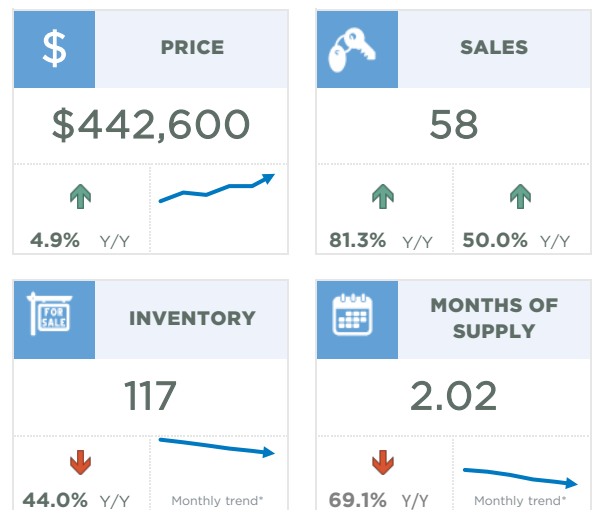
Cochrane sales more than doubled compared to last February. This represents the strongest February ever recorded for the town. New listings also rose for the month, but it was not enough to cause any substantial change in inventory levels and the months of supply fell to below two months. This is the lowest months of supply for February seen since the record low in 2006. Tight conditions supported price growth in February, as the benchmark price rose to \$413,700, a four per cent increase from last year's levels.

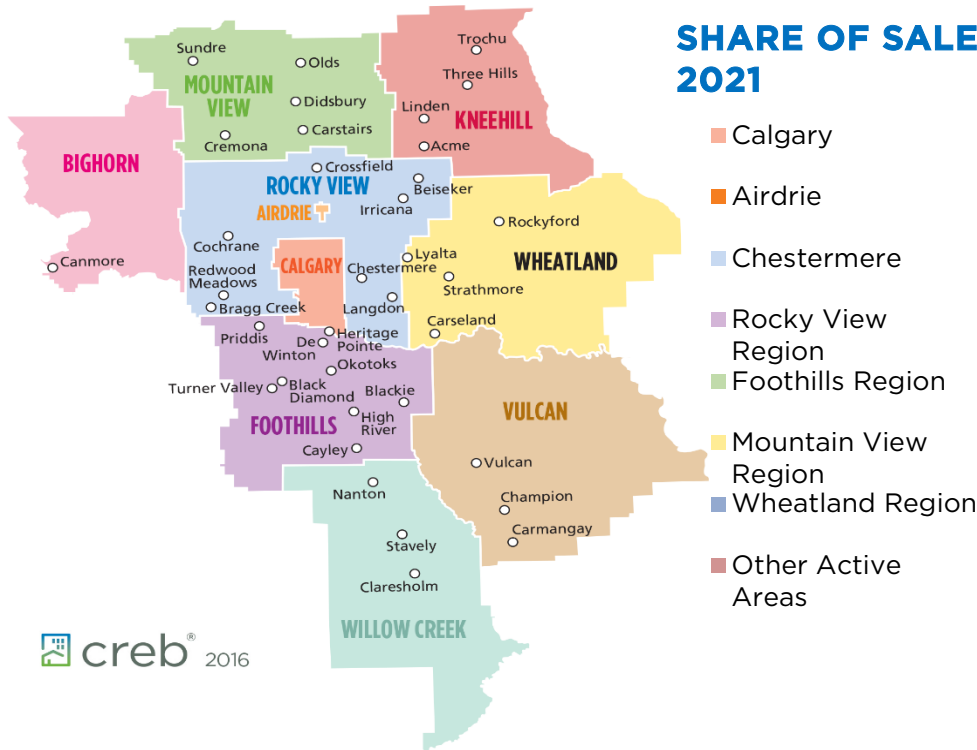


### Okotoks

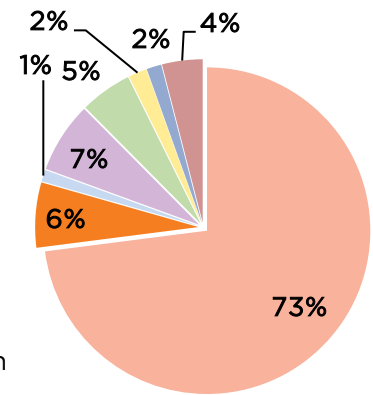


New listings have been trending up from the lows seen at the end of 2020, helping to support a significant improvement in sales in February. February sales reach levels not seen for the month since the record high in 2007. Inventory levels remain exceptionally low relative to sales and the months of supply dropped below two months. Like other towns around Calgary, the sellers' market conditions caused prices to trend up. In February, the benchmark price reached \$442,600, nearly five per cent higher than levels recorded last year.





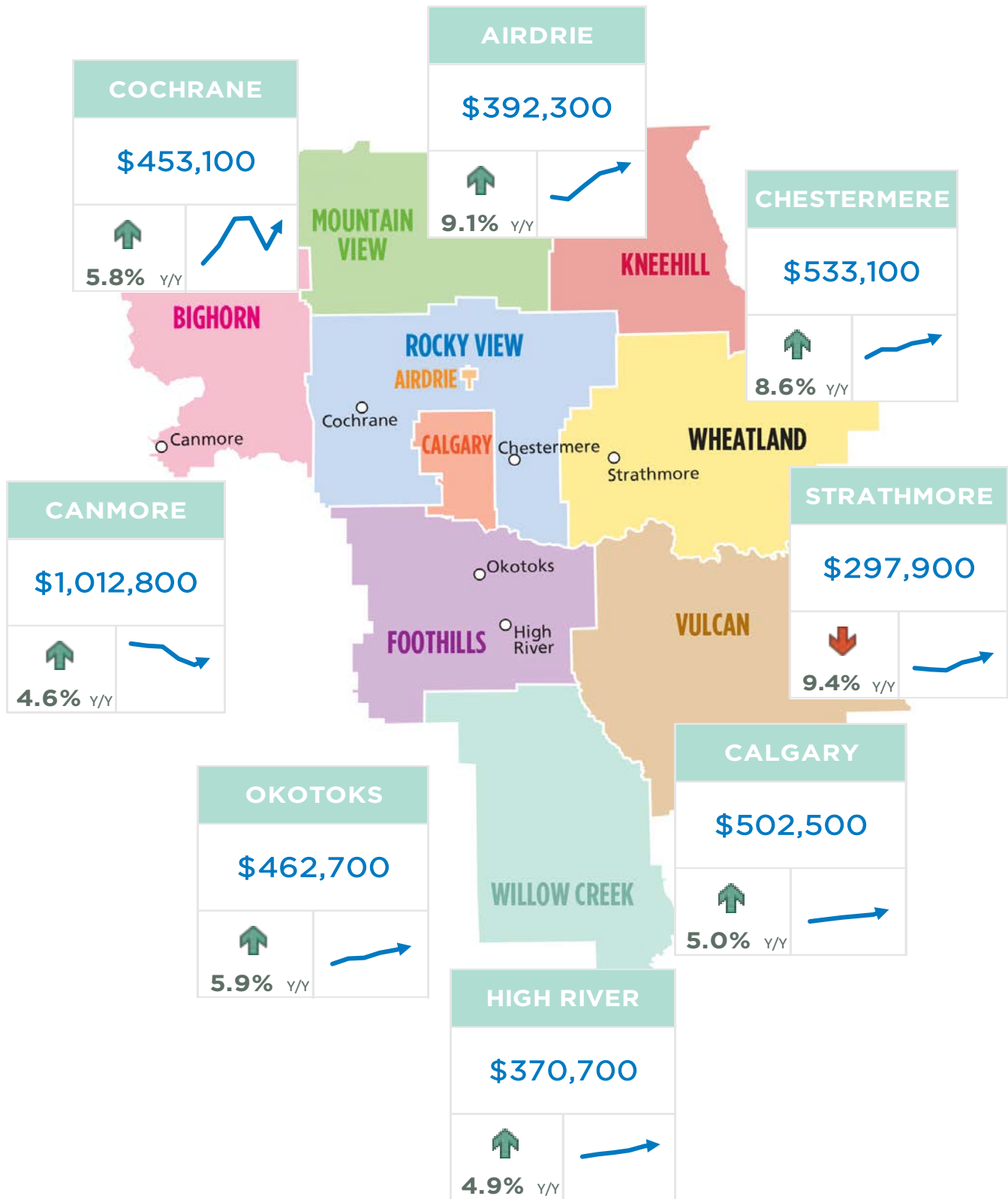
### SHARE OF SALES February 2021



Source: CREB®

February 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	1,836	2,848	64%	4,518	2.46	431,100	485,870	440,000
<b>Airdrie</b>	162	227	71%	285	1.76	352,600	395,650	390,000
<b>Chestermere</b>	29	42	69%	106	3.66	511,100	568,500	524,000
<b>Rocky View Region</b>	176	233	76%	463	2.63	513,900	592,678	450,000
<b>Foothills Region</b>	129	166	78%	304	2.36	404,800	583,281	495,000
<b>Mountain View Region</b>	46	63	73%	177	3.85	309,100	412,720	353,000
<b>Kneehill Region</b>	4	13	31%	66	16.50	167,600	181,000	187,000
<b>Wheatland Region</b>	37	36	103%	129	3.49	286,200	349,265	330,500
<b>Willow Creek Region</b>	22	38	58%	80	3.64	237,700	242,236	215,000
<b>Vulcan Region</b>	9	16	56%	46	5.11	215,700	268,000	302,000
<b>Bighorn Region</b>	66	74	89%	138	2.09	777,200	753,621	687,976
YEAR-TO-DATE 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	3,043	5,098	60%	4,282	2.81	427,550	480,370	430,000
<b>Airdrie</b>	265	376	70%	265	2.00	350,850	392,850	390,000
<b>Chestermere</b>	59	104	57%	105	3.56	506,900	544,911	524,000
<b>Rocky View Region</b>	284	419	68%	458	3.23	512,050	608,511	460,000
<b>Foothills Region</b>	205	305	67%	297	2.89	401,850	571,452	490,000
<b>Mountain View Region</b>	82	125	66%	179	4.35	307,300	389,189	350,500
<b>Kneehill Region</b>	20	28	71%	64	6.35	163,800	258,302	215,000
<b>Wheatland Region</b>	61	85	72%	134	4.39	282,350	365,938	349,900
<b>Willow Creek Region</b>	43	55	78%	80	3.72	237,250	259,095	225,000
<b>Vulcan Region</b>	23	24	96%	45	3.91	214,800	276,978	260,000
<b>Bighorn Region</b>	134	144	93%	140	2.09	774,400	717,575	682,976

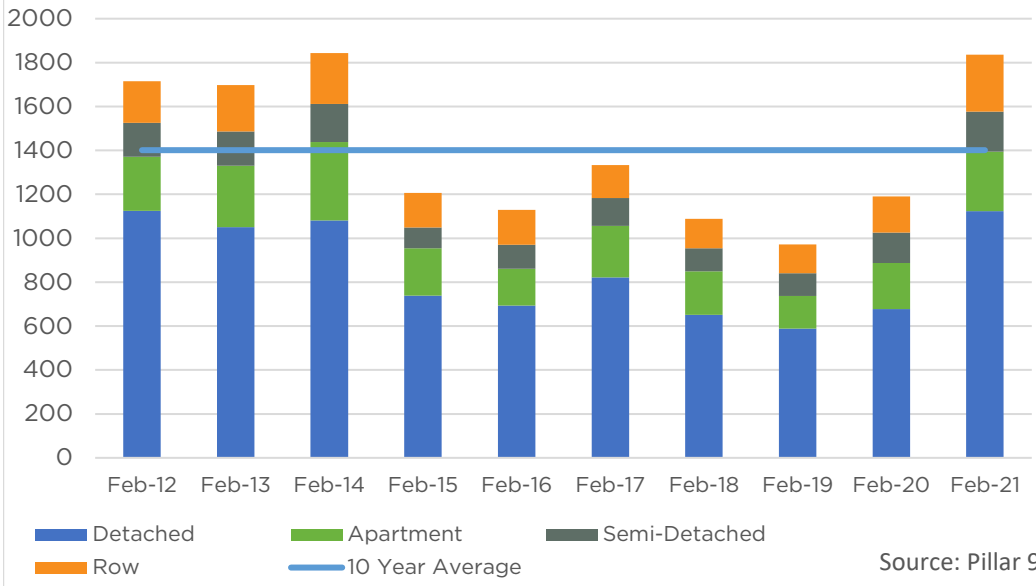
# DETACHED BENCHMARK PRICE COMPARISON



February 2021

Calgary

Monthly Sales Comparison



**SALES**

1,836

↑ 54.3% Y/Y    ↑ 48.5% YTD

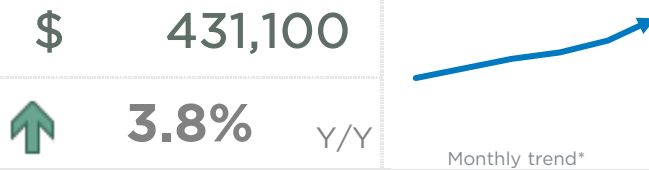
**NEW LISTINGS**

2,848

↑ 13.2% Y/Y    ↑ 4.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

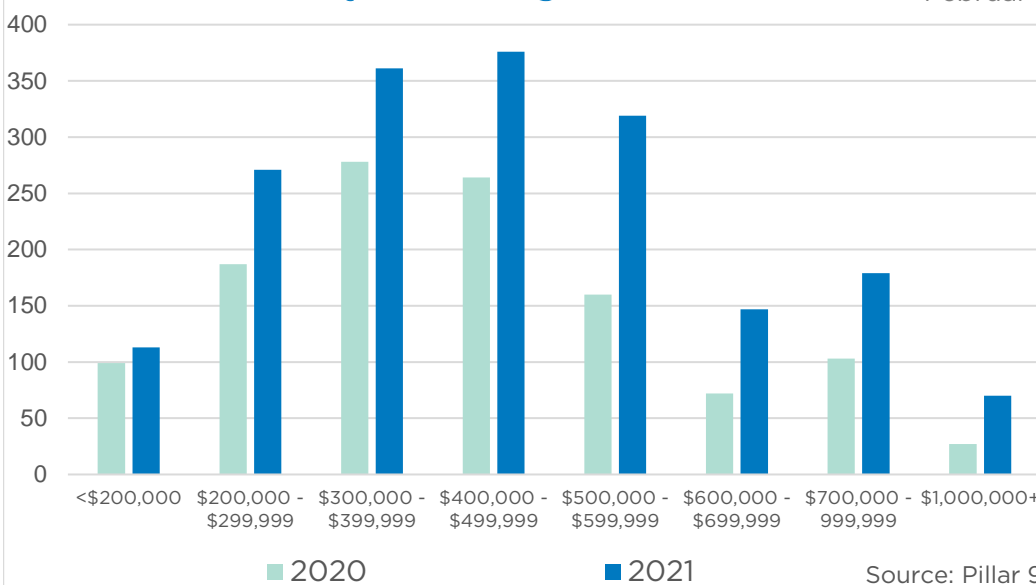


**INVENTORY**

4,518

↓ 20.4% Y/Y    Monthly trend\*

Residential Sales by Price Range



**MONTHS OF SUPPLY**

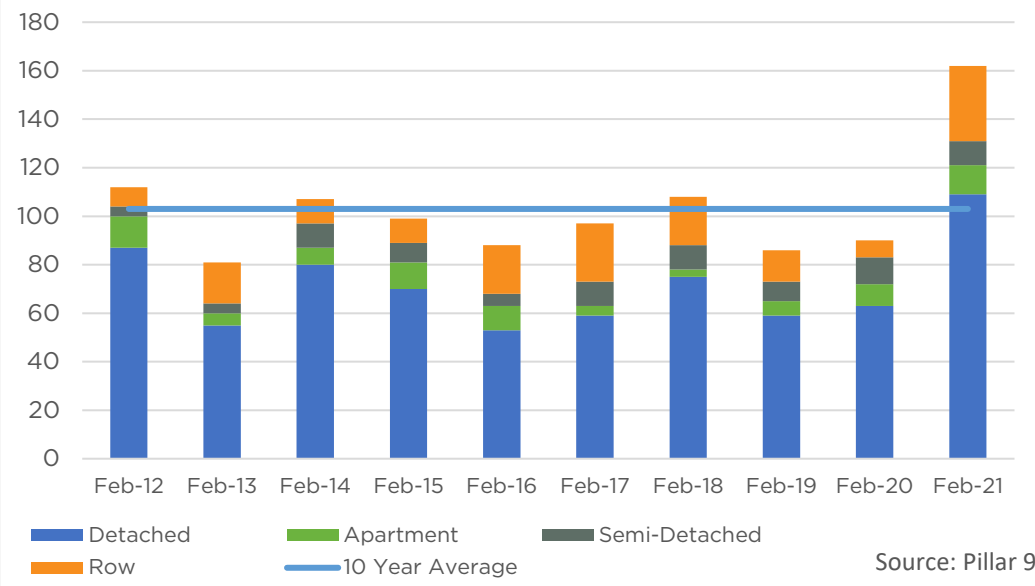
2.46

↓ 48.4% Y/Y    Monthly trend\*

February 2021

Airdrie

Monthly Sales Comparison



**SALES**

162

↑ 80.0% Y/Y    ↑ 61.6% YTD

**NEW LISTINGS**

227

↑ 15.2% Y/Y    ↑ 5.0% YTD

**INVENTORY**

285

↓ 31.2% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

1.76

↓ 61.8% Y/Y    Monthly trend\*

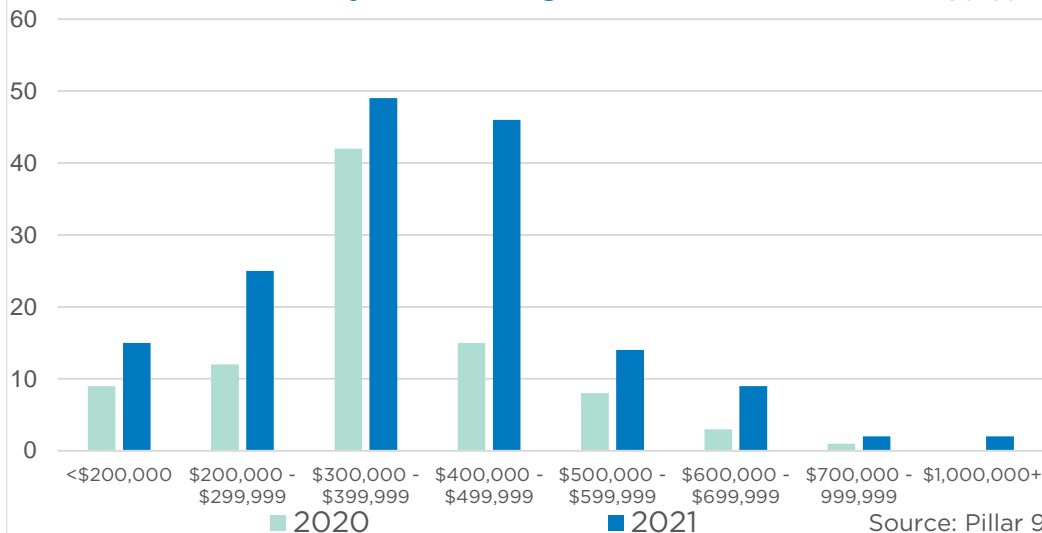


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

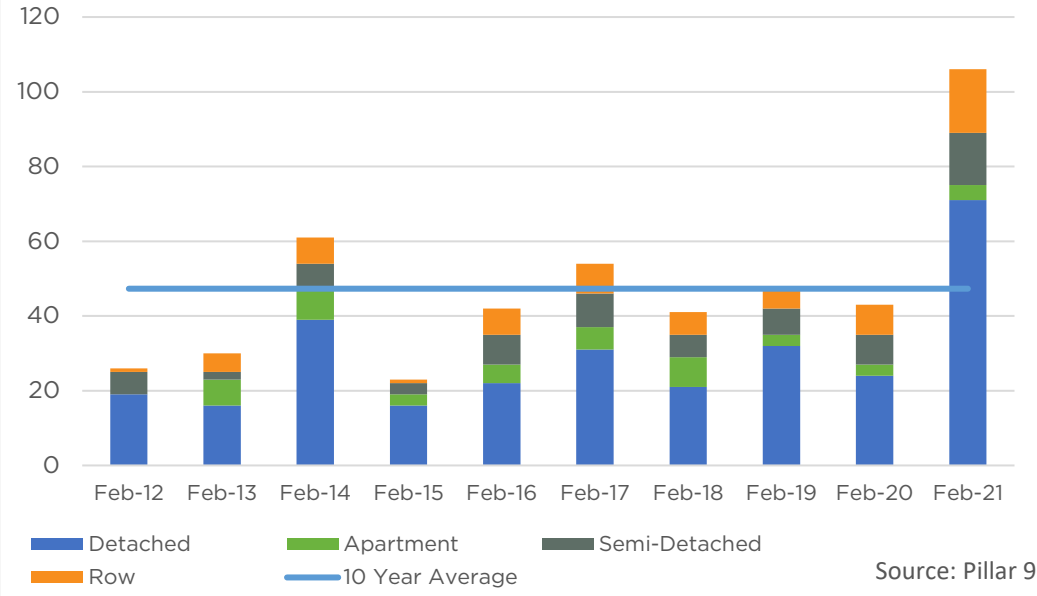
Februar



February 2021

Cochrane

Monthly Sales Comparison



**SALES**

106

↑ 146.5% Y/Y

↑ 88.6% YTD

**NEW LISTINGS**

112

↓ 2.6% Y/Y

↑ 8.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



**INVENTORY**

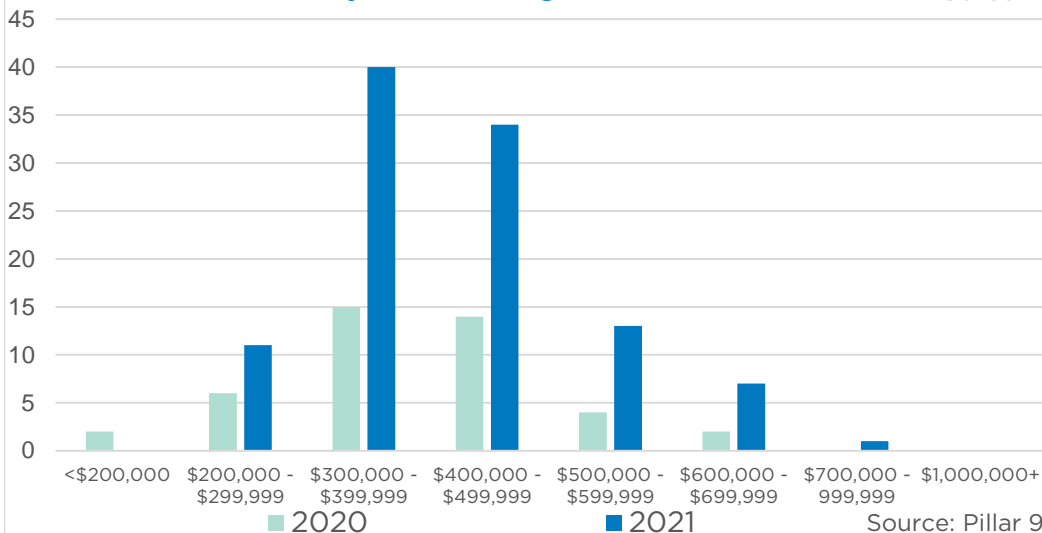
165

↓ 36.0% Y/Y

← Monthly trend\*

Residential Sales by Price Range

Februar



**MONTHS OF SUPPLY**

1.56

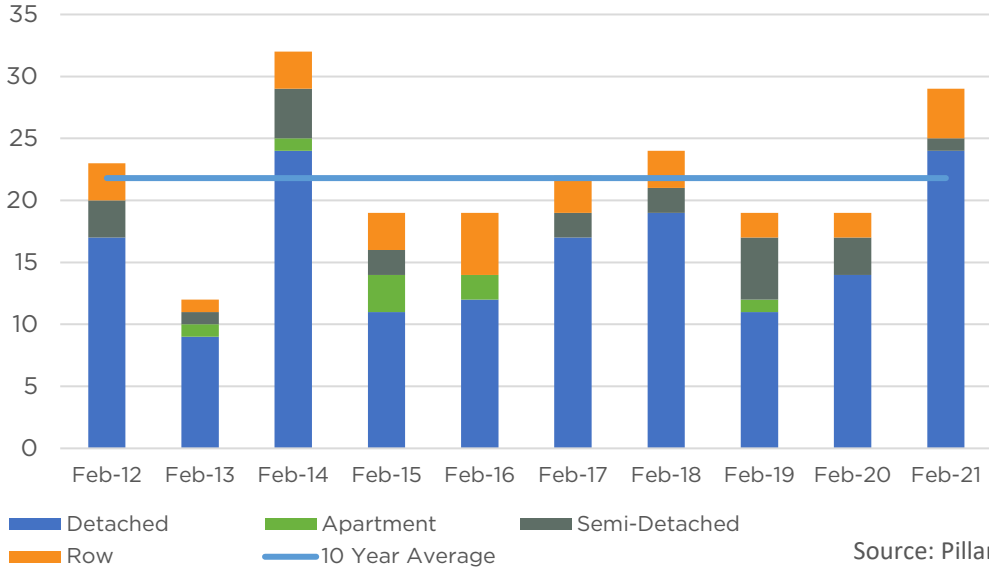
↓ 74.1% Y/Y

← Monthly trend\*

February 2021

Chestermere

Monthly Sales Comparison



**SALES**

29

↑ 52.6% Y/Y    ↑ 47.5% YTD

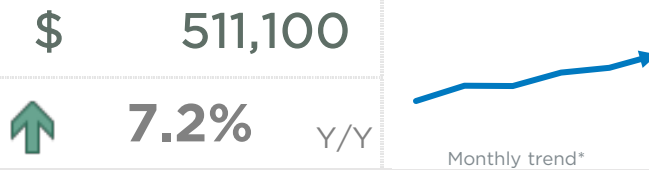
**NEW LISTINGS**

42

↓ 17.6% Y/Y    ↑ 15.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



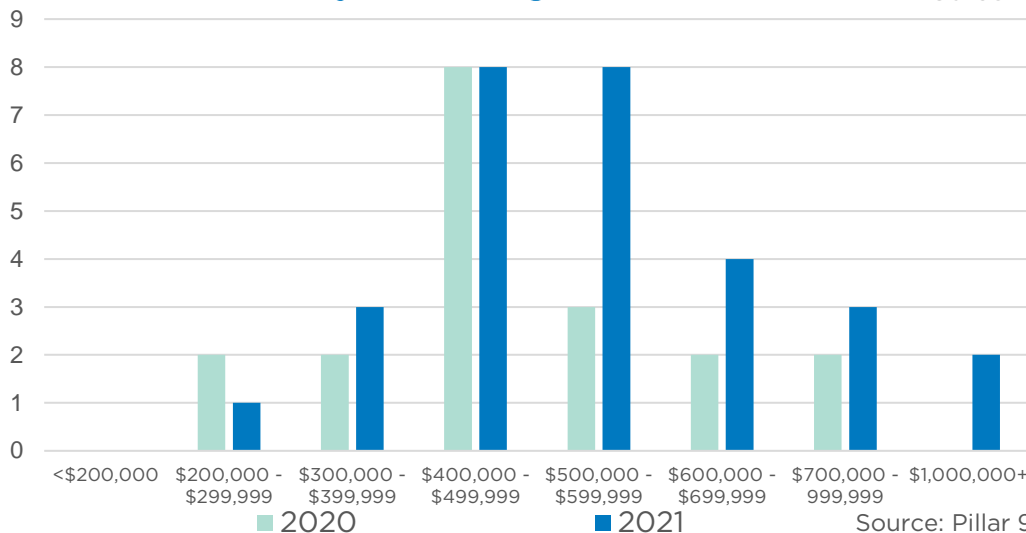
**INVENTORY**

106

↓ 23.7% Y/Y    Monthly trend\*

Residential Sales by Price Range

Februar



**MONTHS OF SUPPLY**

3.66

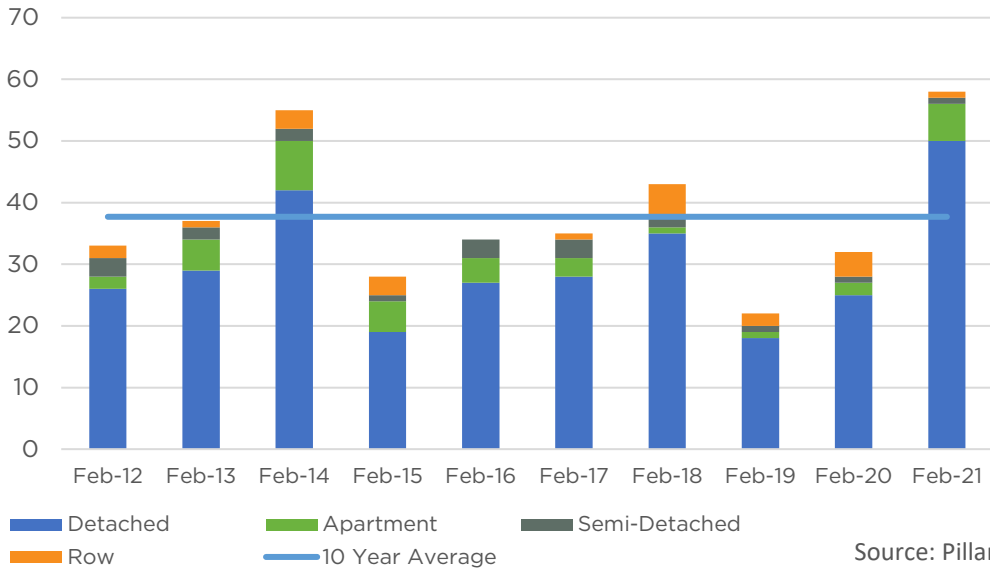
↓ 50.0% Y/Y    Monthly trend\*



February 2021

Okotoks

Monthly Sales Comparison



**SALES**

58

↑ 81.3% Y/Y    ↑ 50.0% YTD

**NEW LISTINGS**

90

→ 0.0% Y/Y    ↑ 1.3% YTD

**INVENTORY**

117

↓ 44.0% Y/Y    → Monthly trend\*

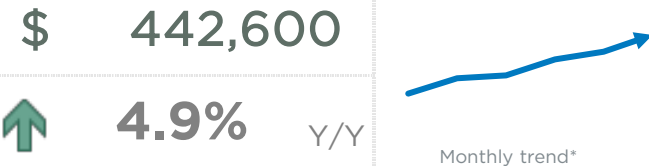
**MONTHS OF SUPPLY**

2.02

↓ 69.1% Y/Y    → Monthly trend\*

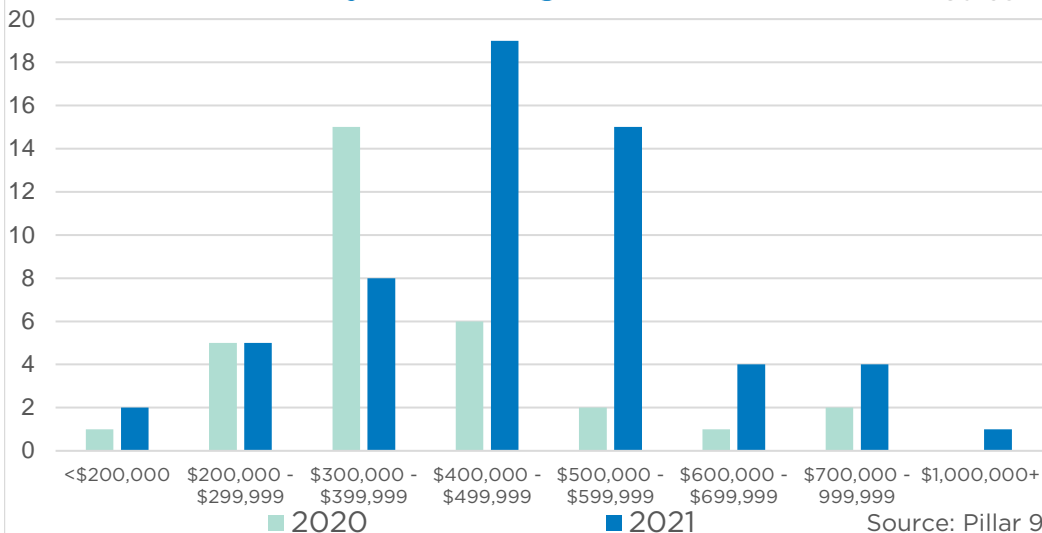


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

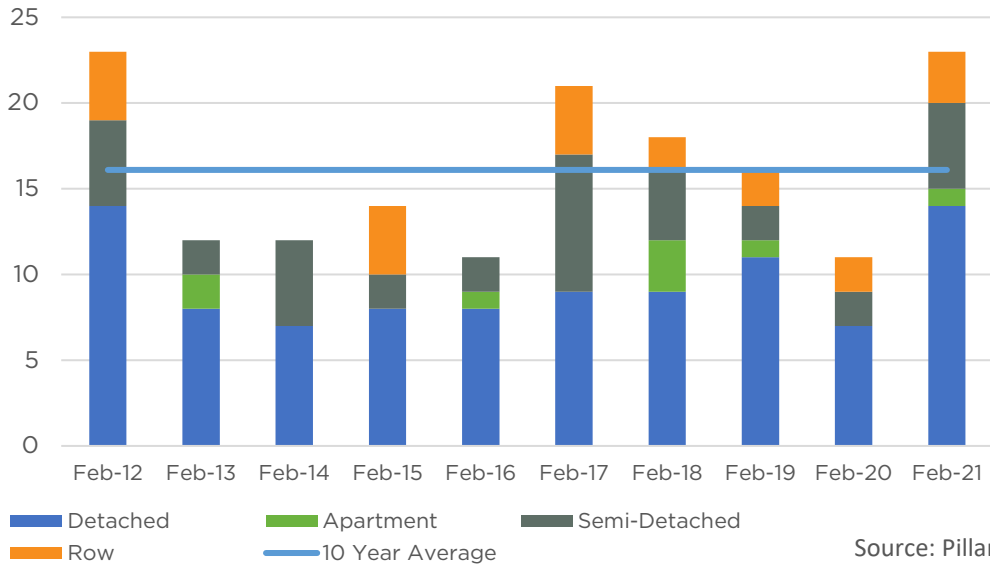
Februar



February 2021

High River

Monthly Sales Comparison



**SALES**

23

↑ 109.1% Y/Y    ↑ 20.7% YTD

**NEW LISTINGS**

27

↓ 37.2% Y/Y    ↓ 23.1% YTD

**INVENTORY**

52

↓ 52.7% Y/Y    → Monthly trend\*

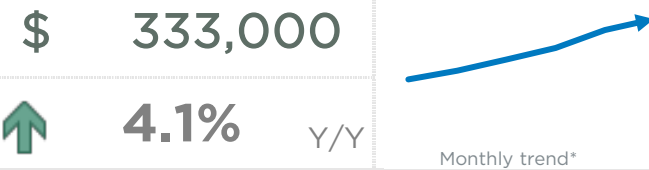
**MONTHS OF SUPPLY**

2.26

↓ 77.4% Y/Y    → Monthly trend\*

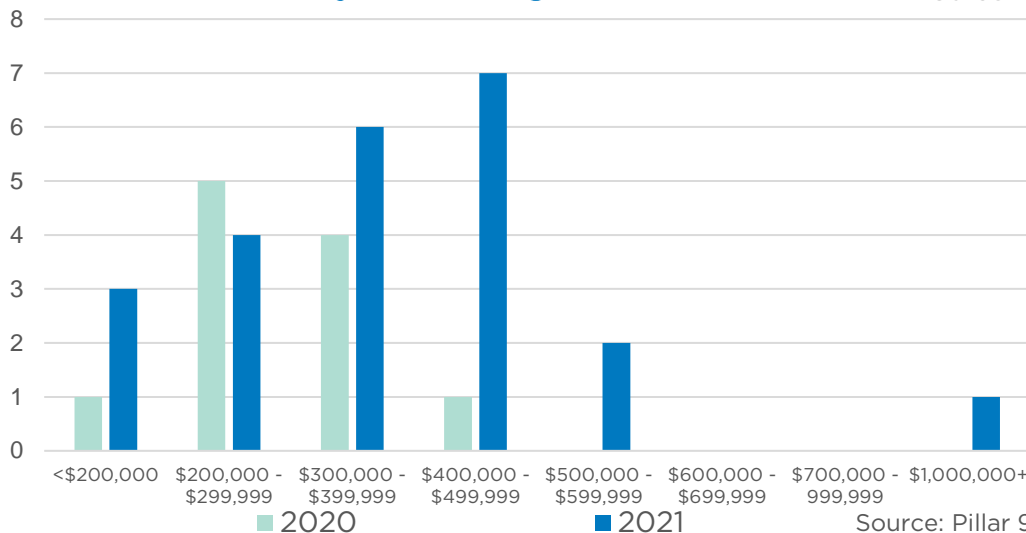


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

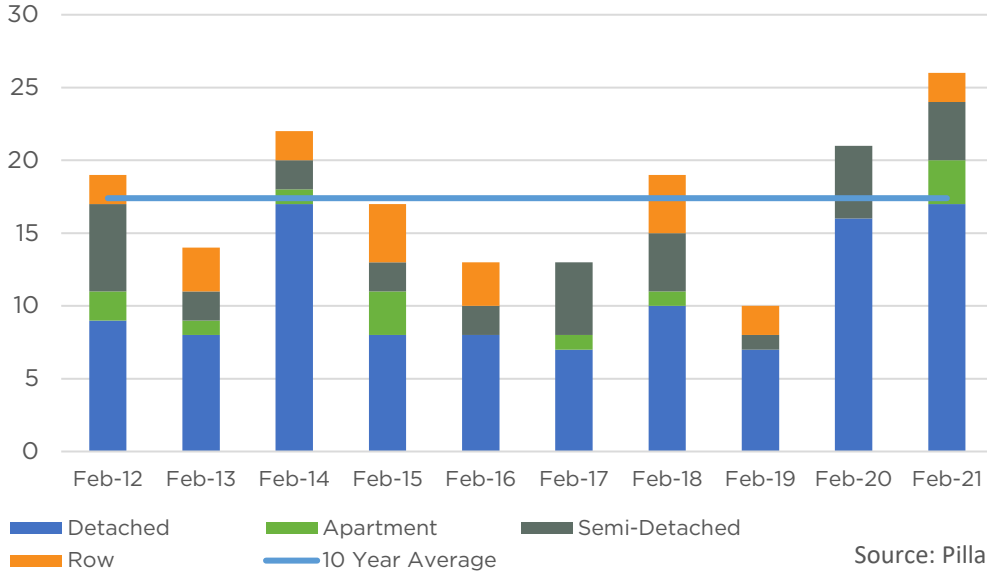
Februar



February 2021

Strathmore

Monthly Sales Comparison



**SALES**

26

↑ 23.8% Y/Y    ↑ 18.8% YTD

**NEW LISTINGS**

32

↓ 31.9% Y/Y    ↓ 27.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 293,900

↓ 7.5% Y/Y

Monthly trend\*

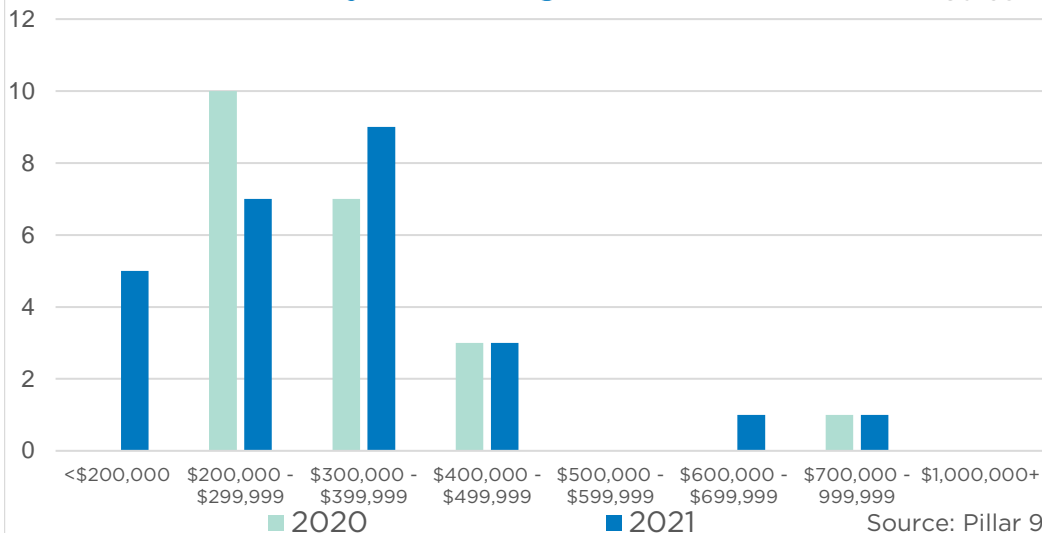
**INVENTORY**

83

↓ 41.5% Y/Y    Monthly trend\*

Residential Sales by Price Range

Februar



**MONTHS OF SUPPLY**

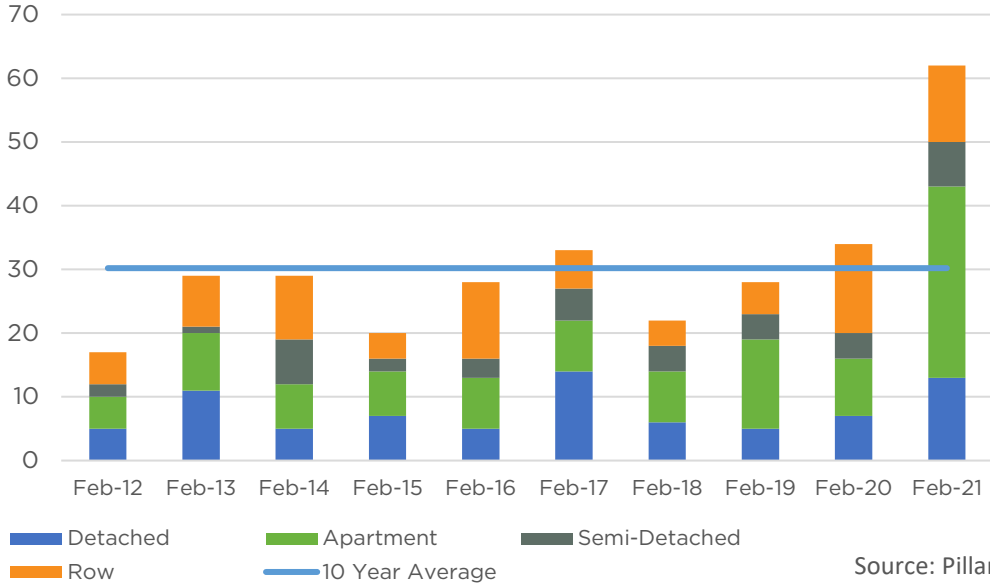
3.19

↓ 52.8% Y/Y    Monthly trend\*

February 2021

Canmore

Monthly Sales Comparison



**SALES**

62

↑ 82.4% Y/Y    ↑ 133.3% YTD

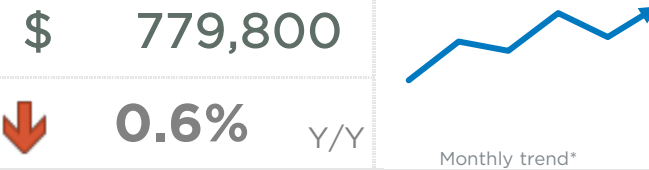
**NEW LISTINGS**

67

↓ 1.5% Y/Y    ↑ 10.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

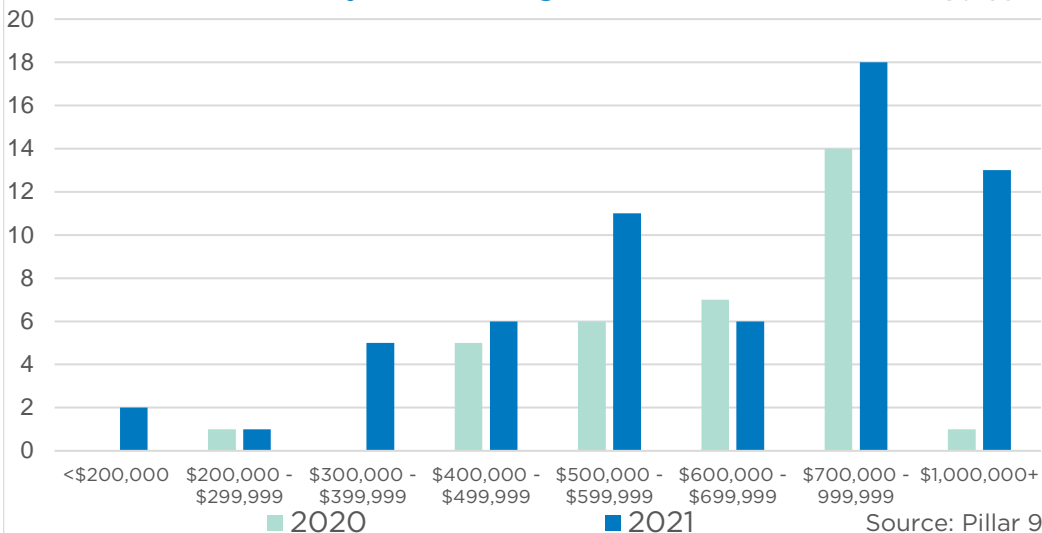


**INVENTORY**

121

↓ 34.9% Y/Y    → Monthly trend\*

Residential Sales by Price Range



**MONTHS OF SUPPLY**

1.95

↓ 64.3% Y/Y    → Monthly trend\*