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MONTHLY STATISTICS PACKAGE

Calgary Region

March 2021



creb.com

March 2021

Airdrie



Strong sales activity continued into March. New listings also rose, but it was not enough to cause any significant shift in inventory and the months of supply fell to just over one month.

The low levels of supply relative to demand have been persistent in this market since the second half of 2020, causing steady gains in prices. As of March, the benchmark price was \$355,800, an increase from last month and nearly eight per cent higher than last year's levels.

\$	PRICE		SALES
	\$355,800		239
	7.8% Y/Y		149.0% Y/Y
			93.8% YTD
	INVENTORY		MONTHS OF SUPPLY
	306		1.28
	27.8% Y/Y		27.8% Y/Y
			Monthly trend*

Cochrane



Cochrane reached a record high level of sales and new listings in March. The increase in new listings likely contributed to some of the sales gains and was high enough to support some monthly gains in inventory. However, inventories remained low relative to what we traditionally see at this time of year and the months of supply dropped to levels not seen since 2006.

Persistent sellers' market conditions supported further price gains in March, as the benchmark price rose to \$423,800, nearly five per cent higher than last year's levels.

\$	PRICE		SALES
	\$423,800		133
	4.7% Y/Y		209.3% Y/Y
			128.2% YTD
	INVENTORY		MONTHS OF SUPPLY
	208		1.56
	29.5% Y/Y		77.2% Y/Y
			Monthly trend*

Okotoks

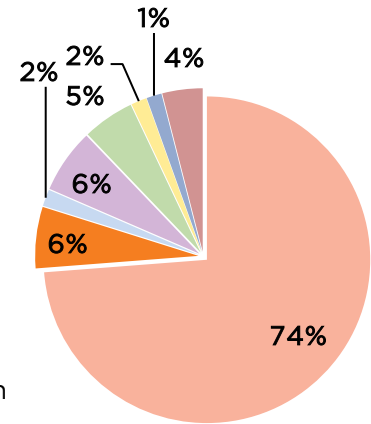
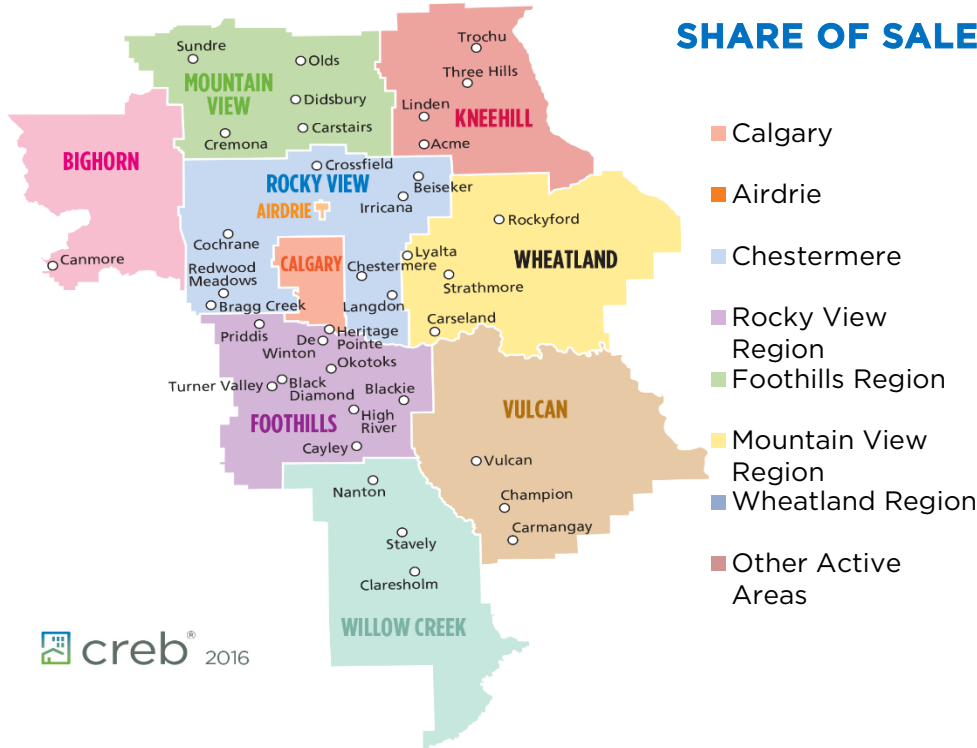


New listings in this market continue to trend up from the lower levels recorded at the end of last year. However, the gains this month were accompanied by strong sales growth, pushing the sales-to-new-listings ratio back over 90 per cent.

Inventories remain exceptionally low for March and the months of supply eased to just over one month. These exceptionally tight conditions have supported further price gains this month. The benchmark price trended up over last month and currently sits over seven per cent higher than March 2020 figures.

\$	PRICE		SALES
	\$449,500		96
	7.1% Y/Y		108.7% Y/Y
			75.5% YTD
	INVENTORY		MONTHS OF SUPPLY
	116		1.21
	42.6% Y/Y		72.5% Y/Y
			Monthly trend*

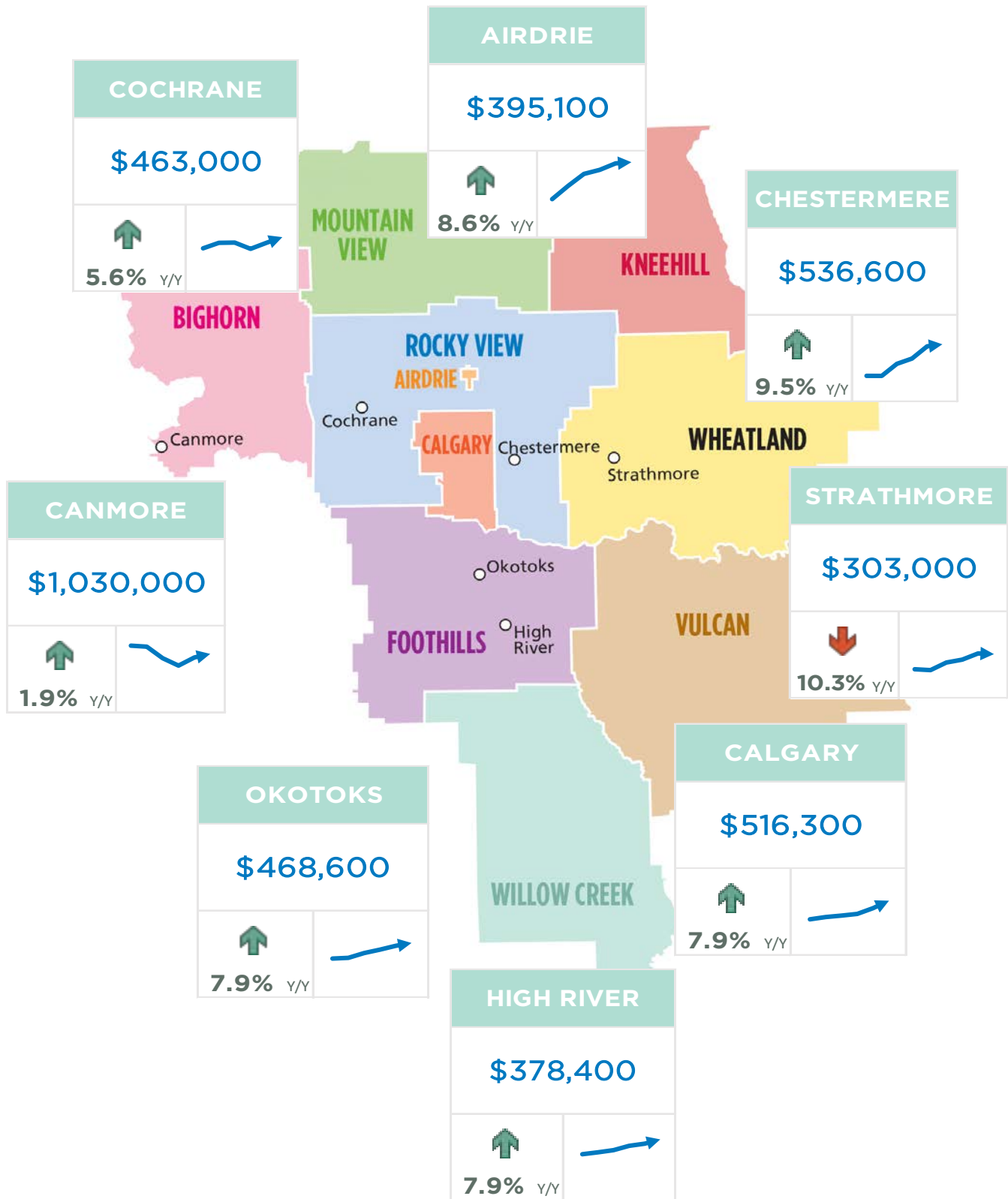
SHARE OF SALES March 2021



Source: CREB®

March 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,903	4,437	65%	5,416	1.87	441,900	505,452	459,900
Airdrie	239	301	79%	306	1.28	355,800	412,939	407,500
Chestermere	65	80	81%	112	1.72	515,900	606,614	538,786
Rocky View Region	250	348	72%	521	2.08	528,100	664,679	520,000
Foothills Region	201	241	83%	328	1.63	414,300	593,897	482,500
Mountain View Region	61	102	60%	205	3.36	312,700	443,091	379,400
Kneehill Region	14	26	54%	73	5.21	167,800	222,107	221,000
Wheatland Region	59	78	76%	137	2.32	290,700	337,169	335,000
Willow Creek Region	27	30	90%	80	2.96	244,900	277,696	228,500
Vulcan Region	11	17	65%	44	4.00	223,400	245,427	205,000
Bighorn Region	105	98	107%	126	1.20	808,600	807,465	668,050
YEAR-TO-DATE 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	5,945	9,538	62%	4,658	2.35	432,333	492,763	445,000
Airdrie	504	677	74%	278	1.66	352,500	402,377	397,500
Chestermere	124	184	67%	107	2.60	509,900	577,255	532,500
Rocky View Region	534	768	70%	479	2.69	517,400	634,807	488,000
Foothills Region	406	546	74%	306	2.26	406,000	582,564	488,500
Mountain View Region	143	227	63%	187	3.92	309,100	412,182	359,500
Kneehill Region	34	53	64%	66	5.85	165,133	243,399	215,000
Wheatland Region	120	163	74%	135	3.38	285,133	351,793	345,000
Willow Creek Region	70	85	82%	81	3.46	239,800	266,270	226,750
Vulcan Region	34	41	83%	45	3.94	217,667	266,771	254,500
Bighorn Region	239	242	99%	136	1.71	785,800	757,066	670,000

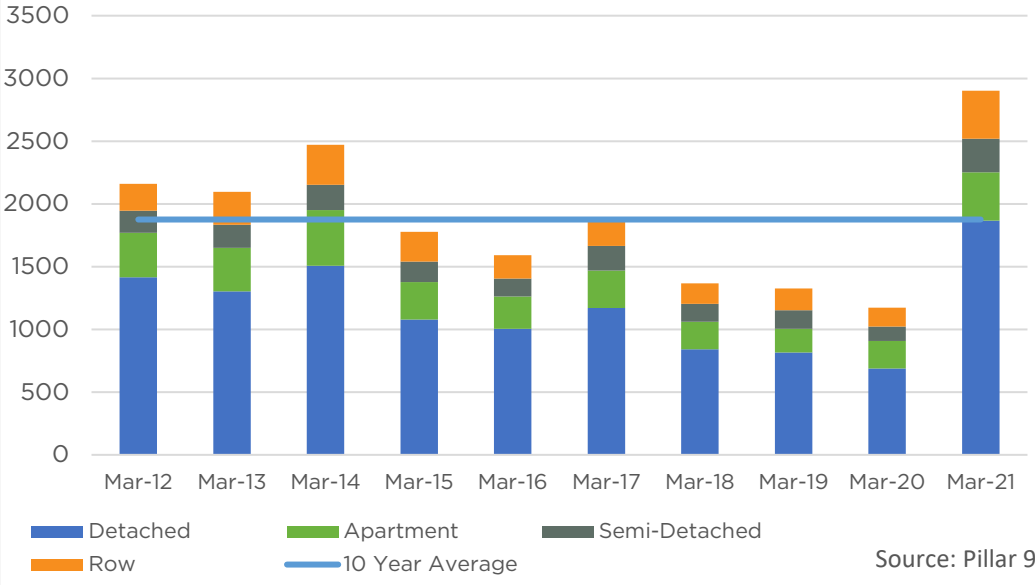
DETACHED BENCHMARK PRICE COMPARISON



March 2021

Calgary

Monthly Sales Comparison



SALES

2,903

↑ 147.3% Y/Y ↑ 84.5% YTD

NEW LISTINGS

4,437

↑ 83.5% Y/Y ↑ 30.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

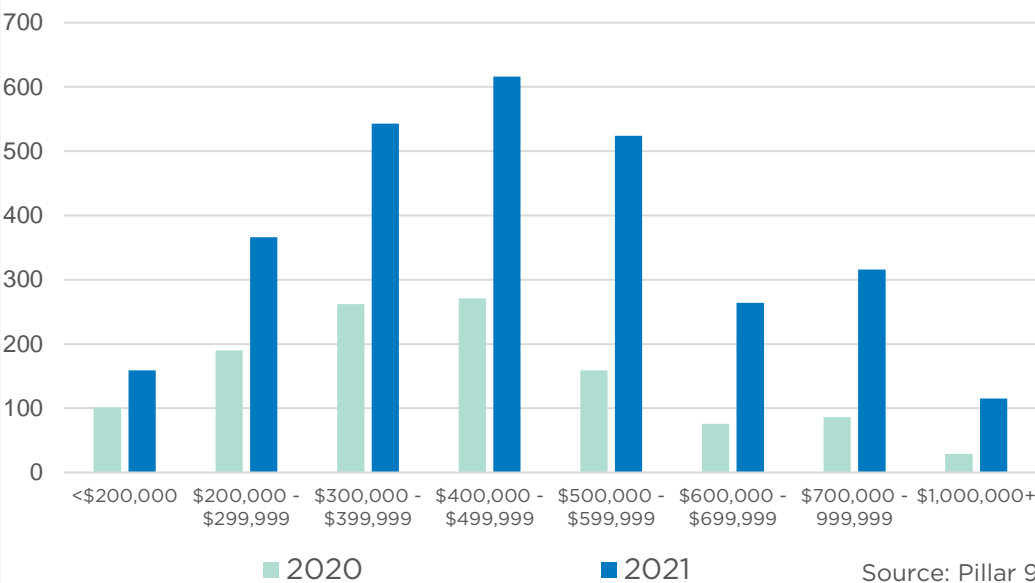
\$ 441,900

↑ 6.5% Y/Y

Monthly trend*

Residential Sales by Price Range

March



INVENTORY

5,416

↓ 7.6% Y/Y Monthly trend*

MONTHS OF SUPPLY

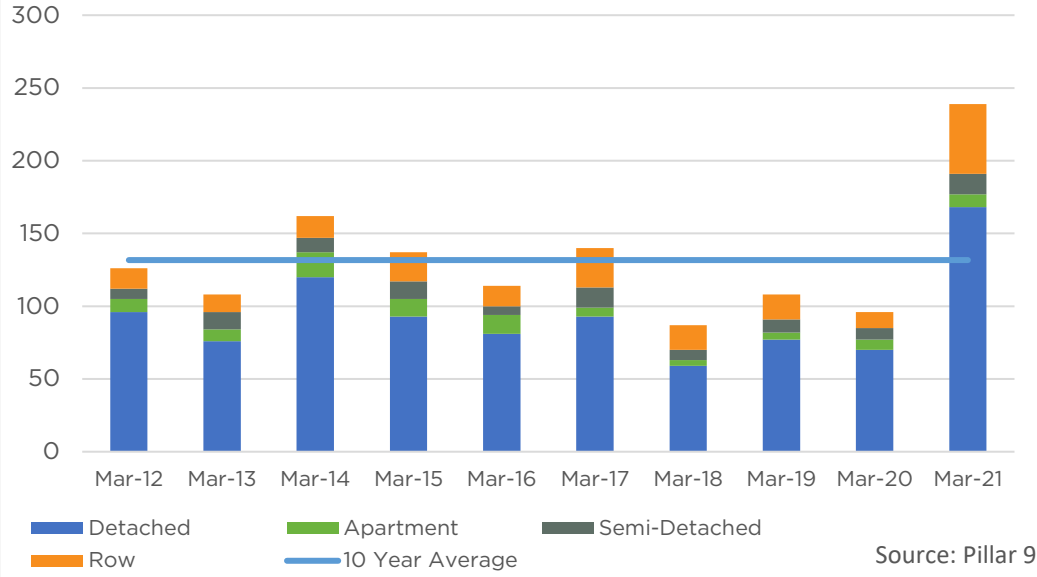
1.87

↓ 62.6% Y/Y Monthly trend*

March 2021

Airdrie

Monthly Sales Comparison



SALES

239

↑ 149.0% Y/Y

↑ 93.8% YTD

NEW LISTINGS

301

↑ 76.0% Y/Y

↑ 28.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



INVENTORY

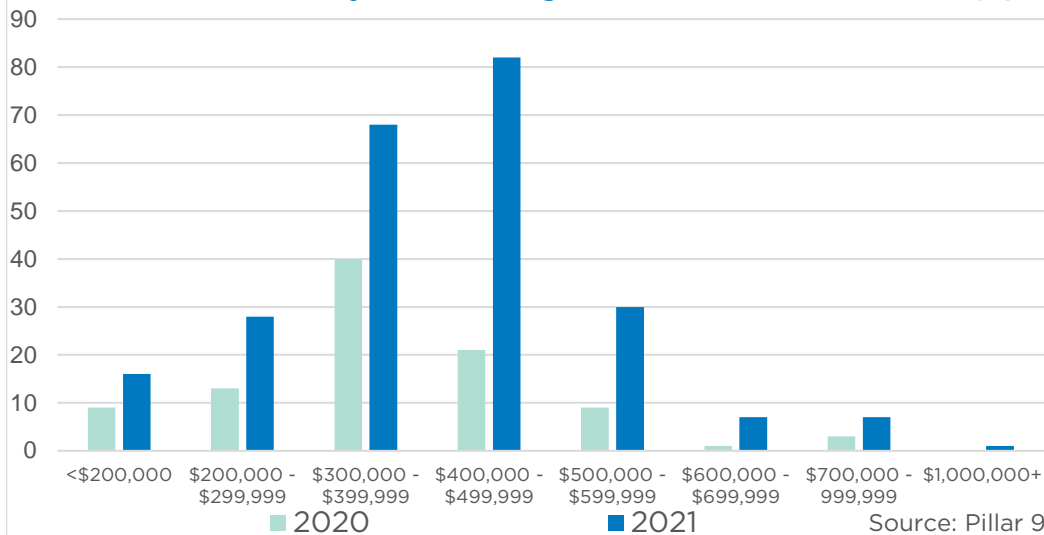
306

↓ 27.8% Y/Y

Monthly trend*

Residential Sales by Price Range

March



MONTHS OF SUPPLY

1.28

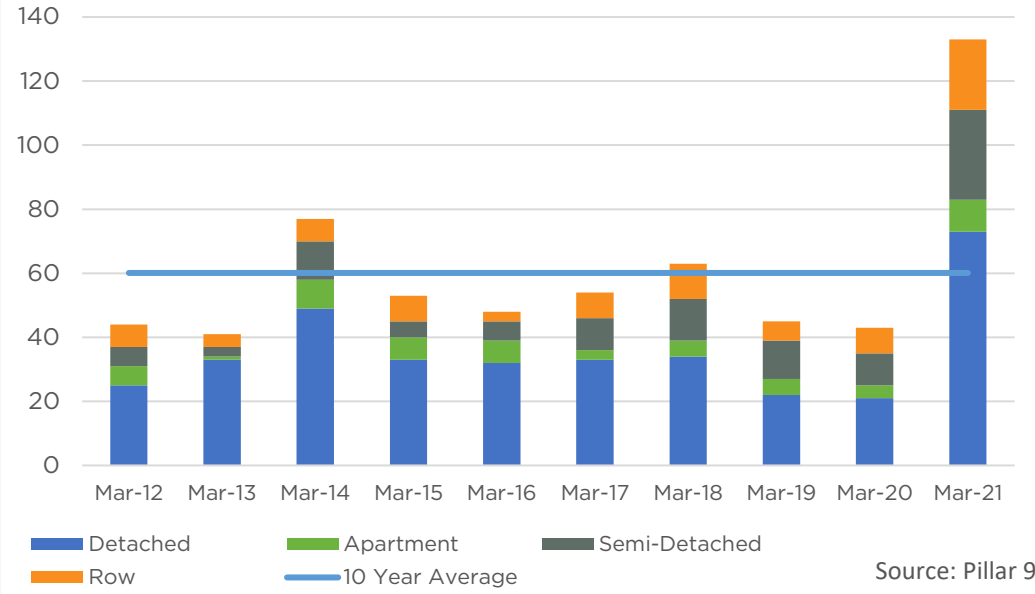
↓ 71.0% Y/Y

Monthly trend*

March 2021

Cochrane

Monthly Sales Comparison



SALES

133

↑ 209.3% Y/Y ↑ 128.2% YTD

NEW LISTINGS

191

↑ 75.2% Y/Y ↑ 33.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



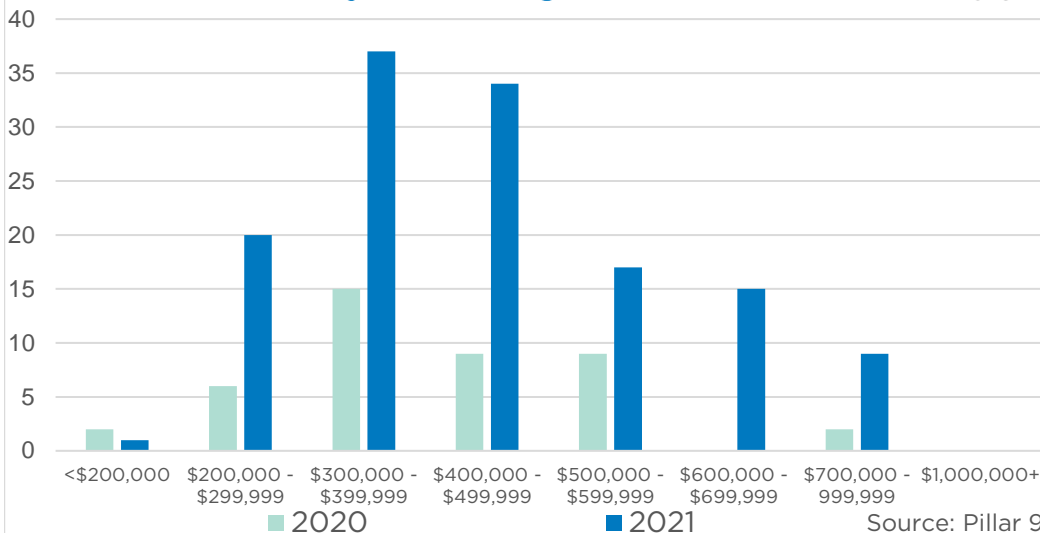
INVENTORY

208

↓ 29.5% Y/Y Monthly trend*

Residential Sales by Price Range

March



MONTHS OF SUPPLY

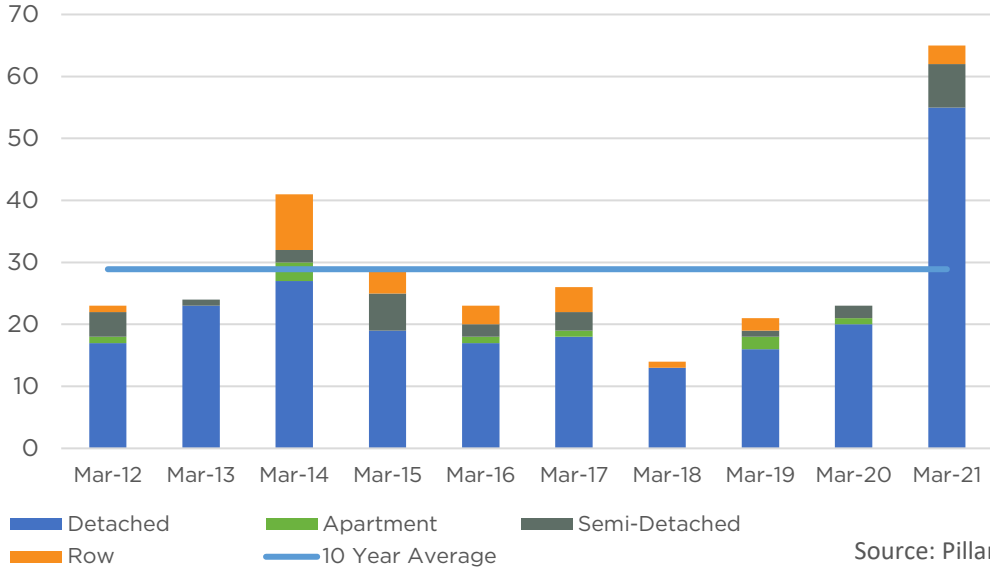
1.56

↓ 77.2% Y/Y Monthly trend*

March 2021

Chestermere

Monthly Sales Comparison



SALES

65

↑ 182.6% Y/Y ↑ 96.8% YTD

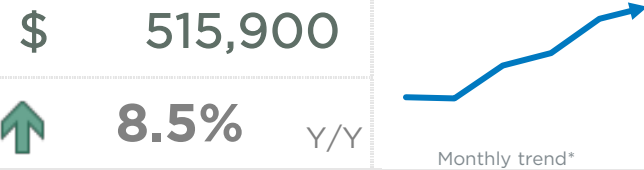
NEW LISTINGS

80

↑ 63.3% Y/Y ↑ 32.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



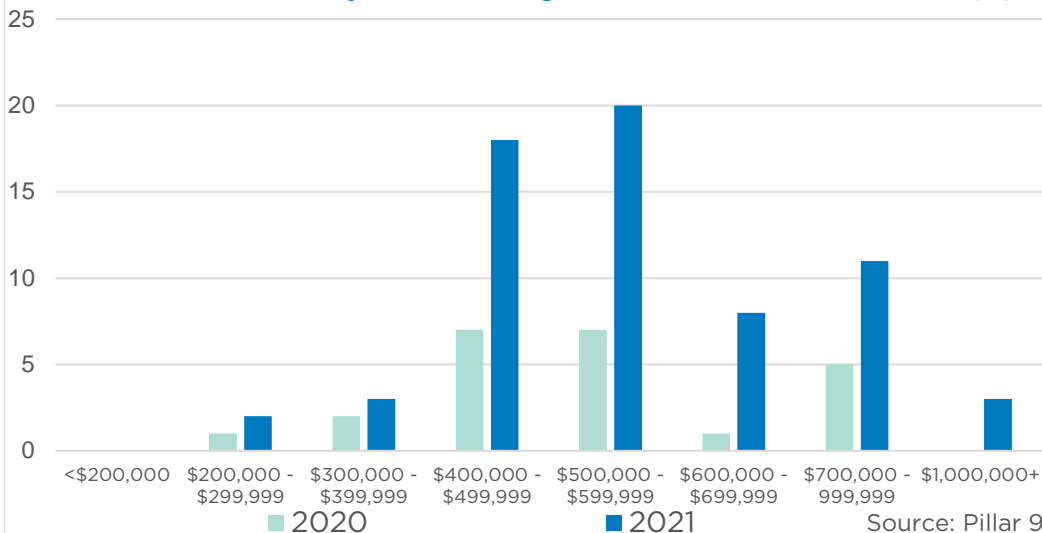
INVENTORY

112

↓ 17.0% Y/Y Monthly trend*

Residential Sales by Price Range

March



MONTHS OF SUPPLY

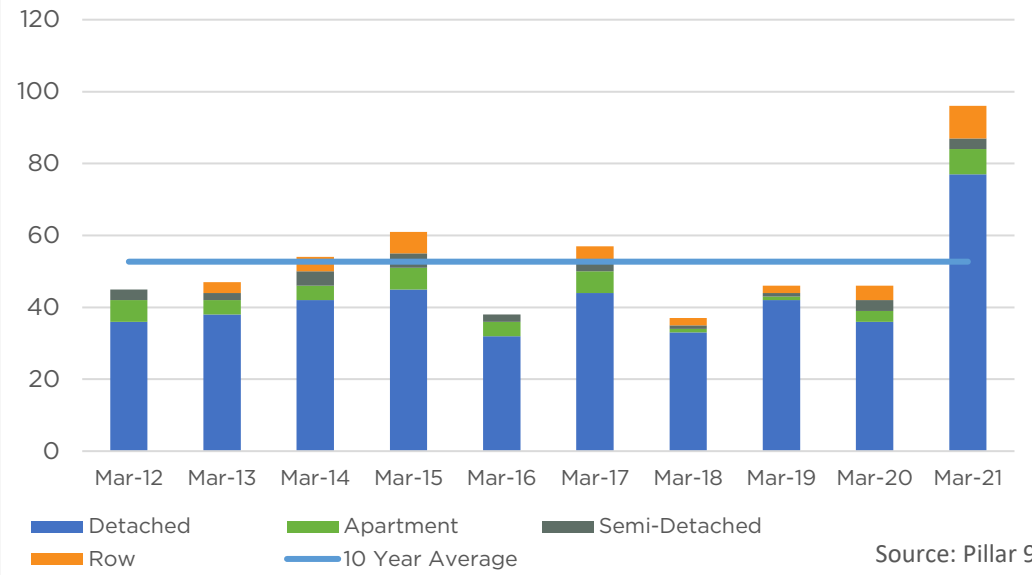
1.72

↓ 70.6% Y/Y Monthly trend*

March 2021

Okotoks

Monthly Sales Comparison



SALES

96

↑ 108.7% Y/Y ↑ 75.5% YTD

NEW LISTINGS

102

↑ 39.7% Y/Y ↑ 13.4% YTD

INVENTORY

116

↓ 42.6% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.21

↓ 72.5% Y/Y Monthly trend*

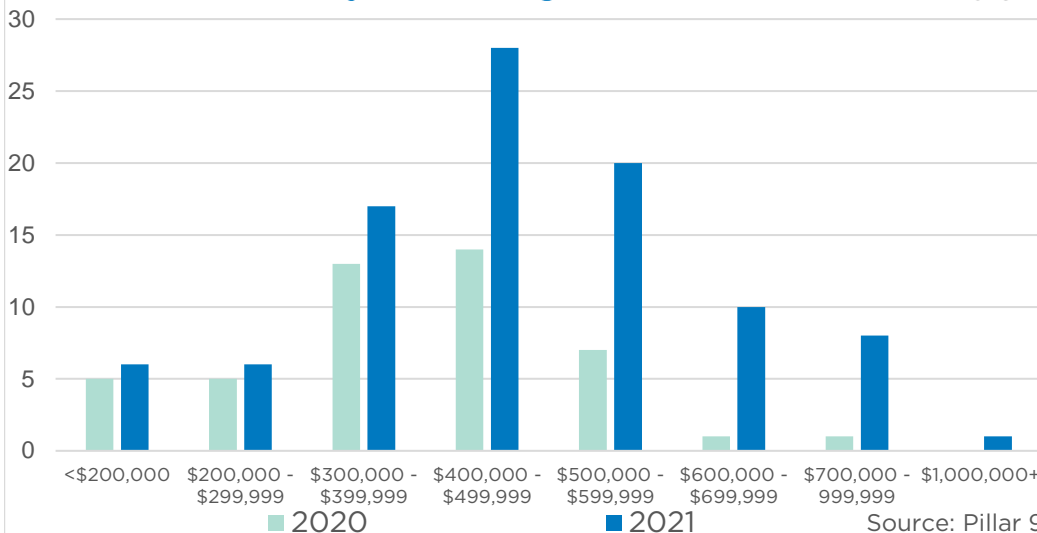


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

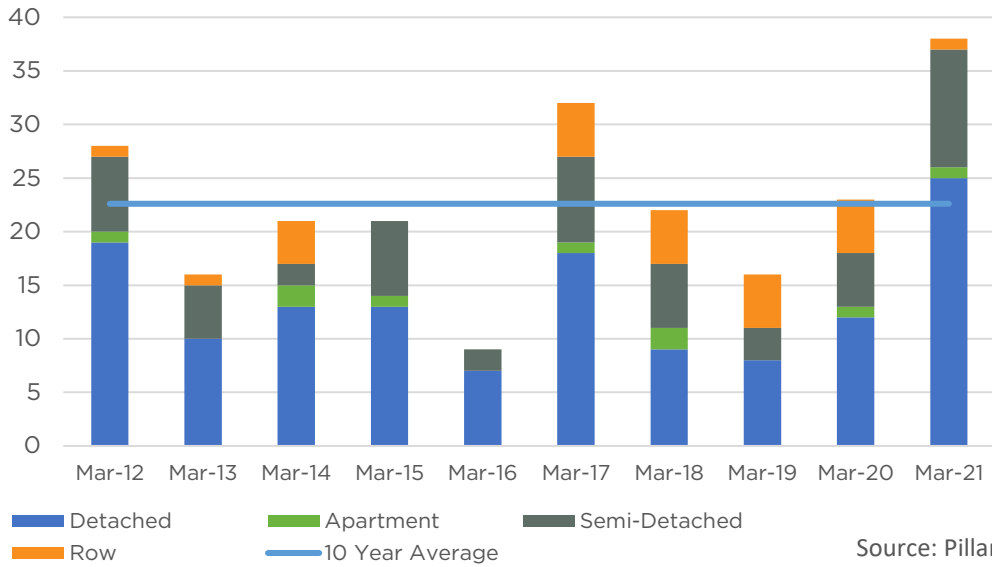
March



March 2021

High River

Monthly Sales Comparison



SALES

38

↑ 65.2% Y/Y ↑ 40.4% YTD

NEW LISTINGS

53

↑ 112.0% Y/Y ↑ 14.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

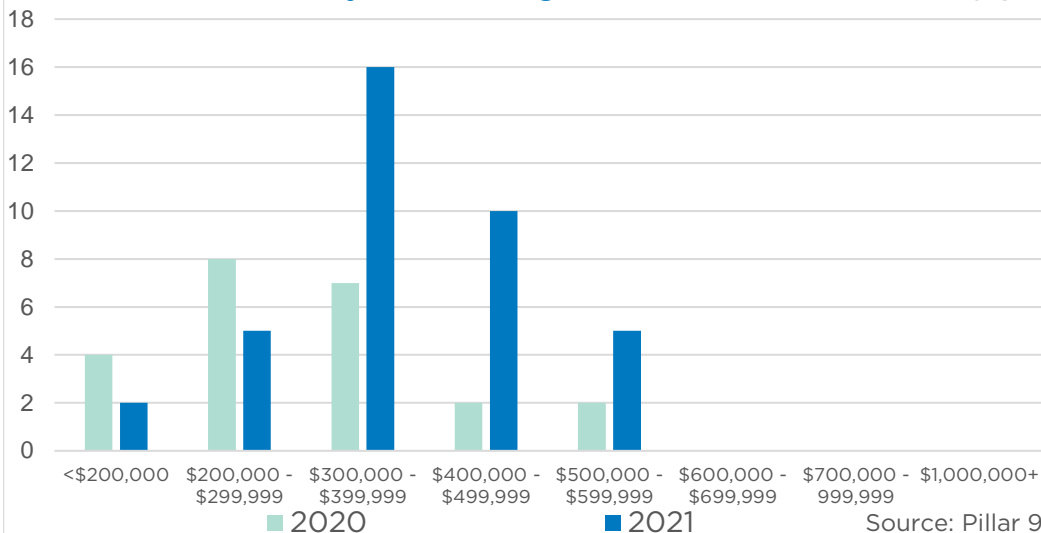
\$ 341,400

↑ 7.6% Y/Y

Monthly trend*

Residential Sales by Price Range

March



INVENTORY

66

↓ 32.7% Y/Y Monthly trend*

MONTHS OF SUPPLY

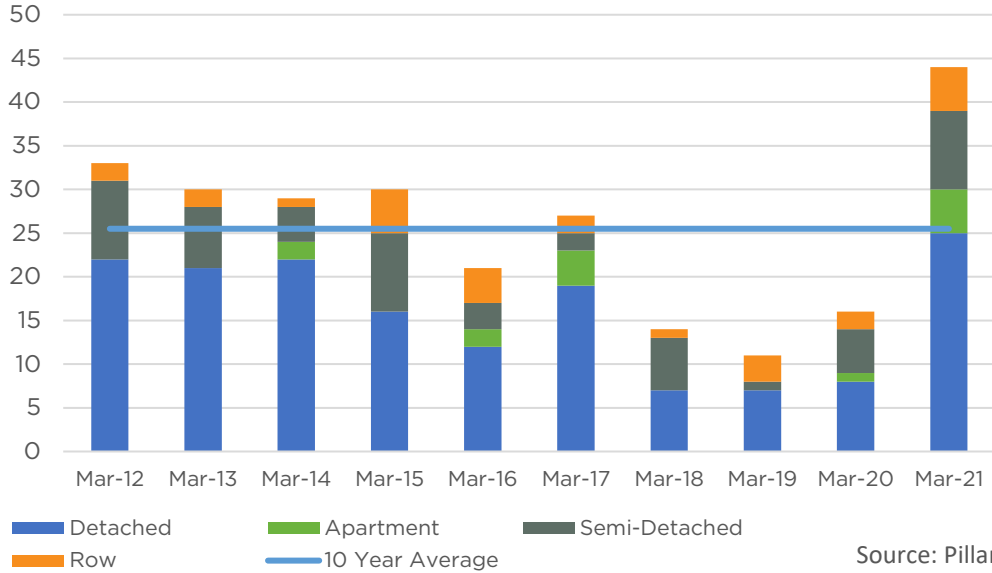
1.74

↓ 59.2% Y/Y Monthly trend*

March 2021

Strathmore

Monthly Sales Comparison



SALES

44

↑ 175.0% Y/Y ↑ 70.8% YTD

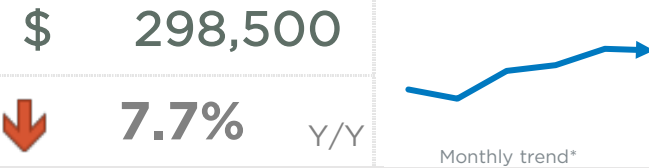
NEW LISTINGS

60

↑ 57.9% Y/Y ↓ 2.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



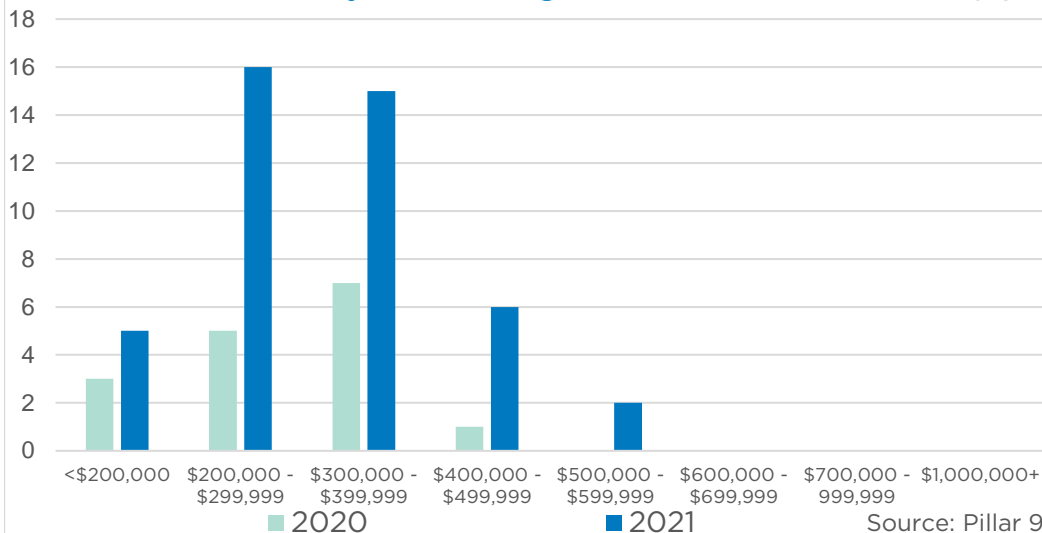
INVENTORY

93

↓ 39.2% Y/Y Monthly trend*

Residential Sales by Price Range

March



MONTHS OF SUPPLY

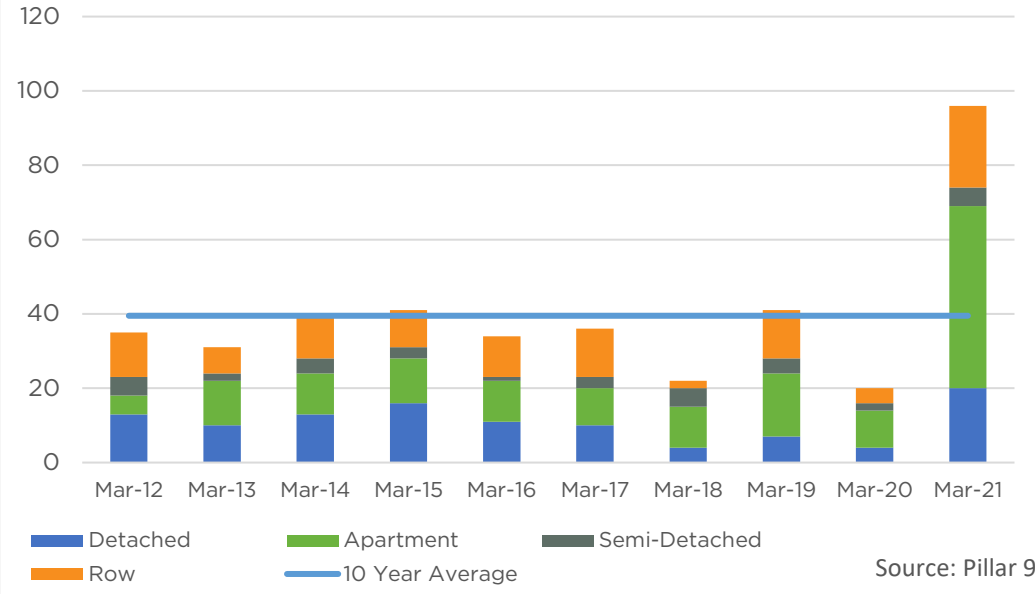
2.11

↓ 77.9% Y/Y Monthly trend*

March 2021

Canmore

Monthly Sales Comparison



SALES

96

↑ 380.0% Y/Y ↑ 200.0% YTD

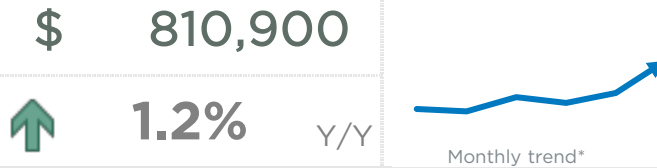
NEW LISTINGS

90

↑ 45.2% Y/Y ↑ 22.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



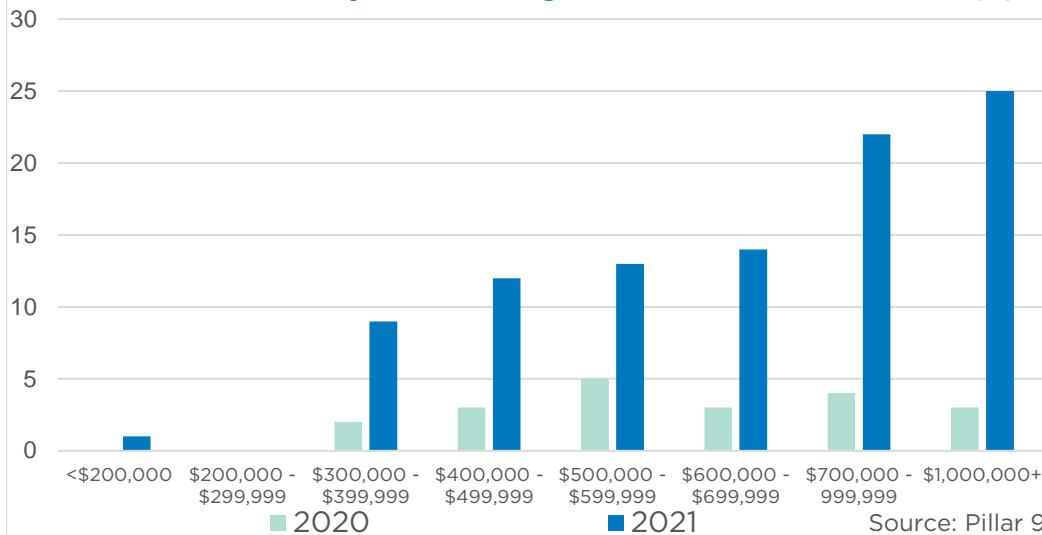
INVENTORY

111

↓ 46.4% Y/Y Monthly trend*

Residential Sales by Price Range

March



MONTHS OF SUPPLY

1.16

↓ 88.8% Y/Y Monthly trend*