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

MONTHLY STATISTICS PACKAGE

# Calgary Region

November  
2021



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

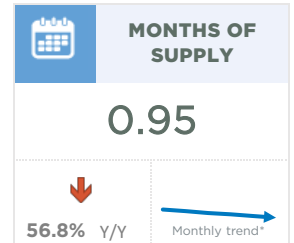
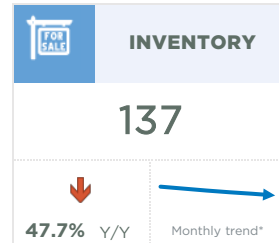
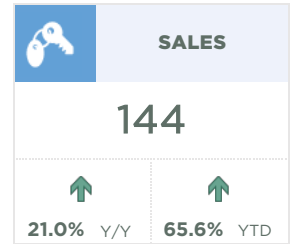
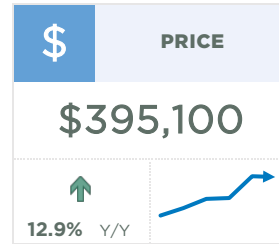
November 2021

### Airdrie



November sales reached record levels despite limited inventory in the market. There were only 106 new listings this month compared with 144 sales, driving the sales-to-new-listings ratio up to 136 per cent. This caused inventories to fall to 137 units and the months of supply to drop below one month.

Airdrie has faced sellers' market conditions since the middle of last year and this has had a significant impact on prices. On a year-to-date basis, benchmark prices have risen by nearly 12 per cent, with the strongest gains occurring in the detached sector.



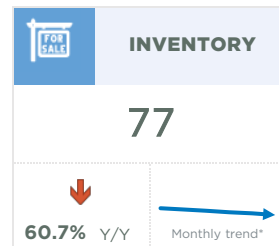
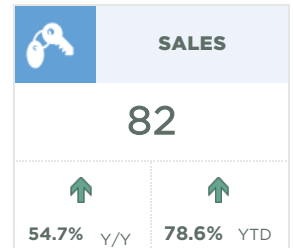
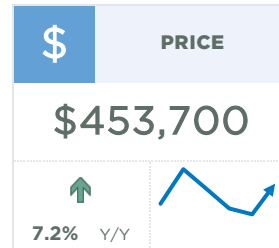
### Cochrane



Like Airdrie, Cochrane experienced another record month of sales in November. Year-to-date sales reached 1,163 units, which is double the long-term average for the town.

Like many other areas, Cochrane's housing supply is struggling to keep up with demand. New listings eased this month, pushing the sales-to-new-listings ratio above 146 per cent, and inventories fell to 77 units. This caused the month of supply to drop below one month, the lowest ever recorded for November.

Persistently tight conditions continue to impact prices. On a year-to-date basis, prices have risen by nearly seven per cent, with gains recorded for every property type.

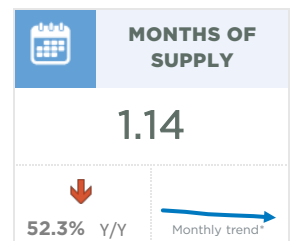
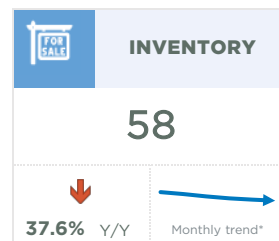
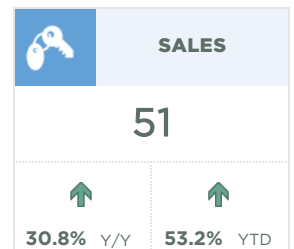
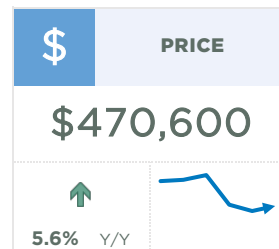


### Okotoks

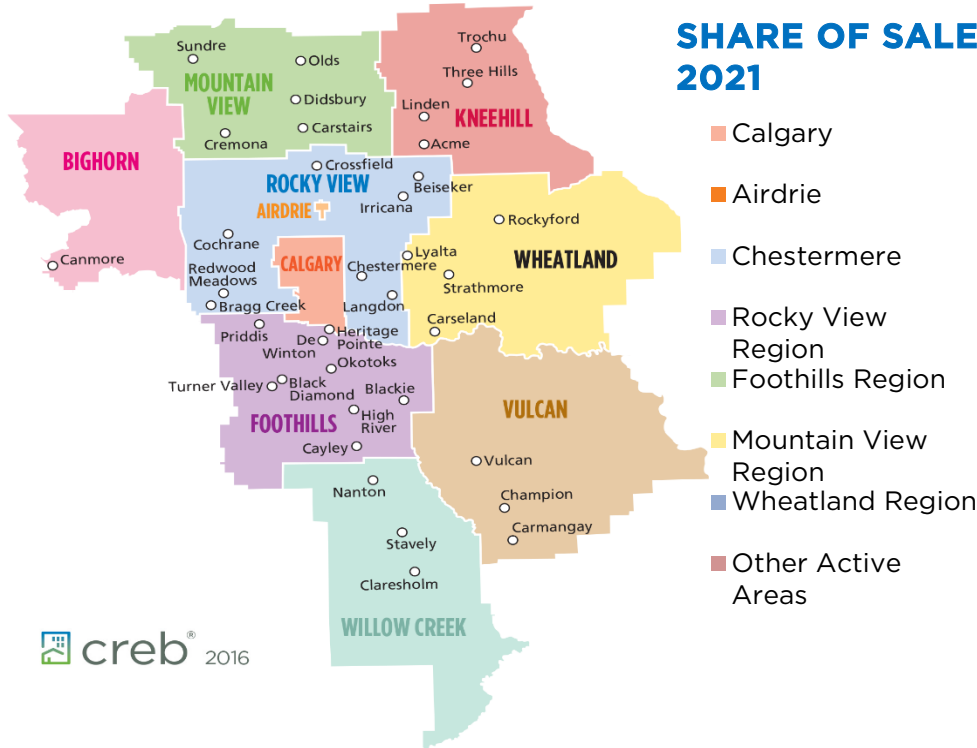


New listings were higher this month than last year's levels, but they could not keep pace with sales. The sales-to-new-listings ratio remained above 100 per cent for the second month in a row, causing further declines in inventory levels and the months of supply.

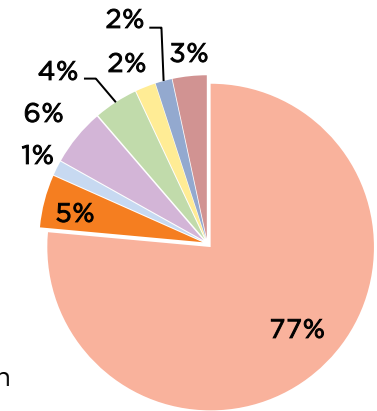
Persistently strong demand and easing supply levels have ensured the market continues to favour the seller. This has resulted in upward pressure on prices. Driven by strong gains in the detached sector, prices have improved by nearly nine per cent on a year-to-date basis.







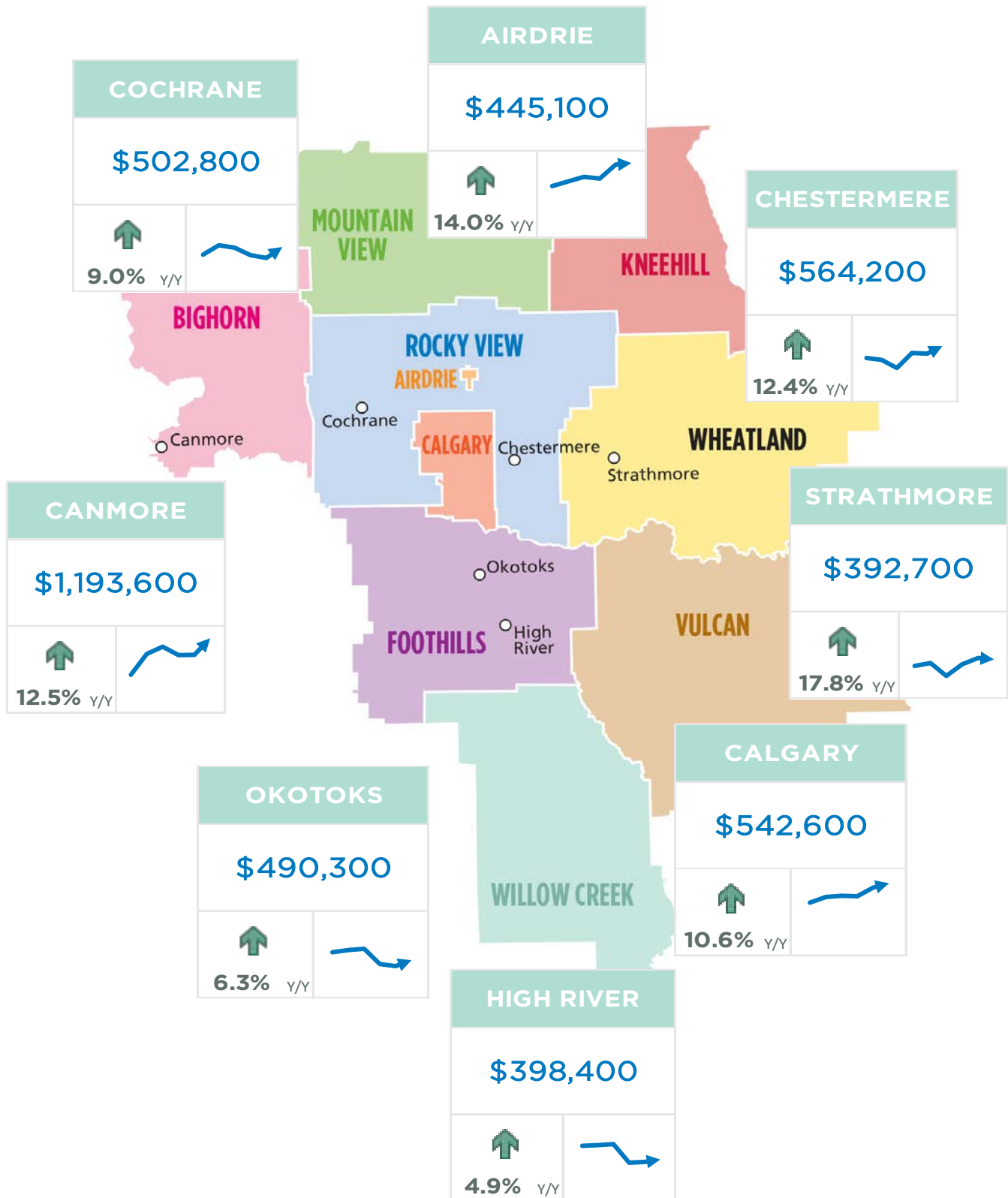
### SHARE OF SALES November 2021



Source: CREB®

| November 2021               | Sales  | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
|-----------------------------|--------|--------------|-----------------------------|-----------|------------------|-----------------|---------------|--------------|
| <b>City of Calgary</b>      | 2,110  | 1,989        | 106%                        | 3,922     | 1.86             | 461,000         | 491,160       | 440,000      |
| <b>Airdrie</b>              | 144    | 106          | 136%                        | 137       | 0.95             | 395,100         | 388,600       | 399,950      |
| <b>Chestermere</b>          | 40     | 31           | 129%                        | 65        | 1.63             | 539,100         | 573,424       | 556,500      |
| <b>Rocky View Region</b>    | 154    | 127          | 121%                        | 335       | 2.18             | 453,400         | 656,732       | 517,500      |
| <b>Foothills Region</b>     | 119    | 106          | 112%                        | 217       | 1.82             | 450,200         | 593,611       | 450,000      |
| <b>Mountain View Region</b> | 55     | 53           | 104%                        | 143       | 2.60             | 336,900         | 424,987       | 356,000      |
| <b>Kneehill Region</b>      | 11     | 7            | 157%                        | 50        | 4.55             | 223,100         | 311,977       | 270,000      |
| <b>Wheatland Region</b>     | 45     | 31           | 145%                        | 86        | 1.91             | 360,800         | 337,840       | 313,000      |
| <b>Willow Creek Region</b>  | 19     | 24           | 79%                         | 67        | 3.53             | 264,900         | 217,737       | 200,000      |
| <b>Vulcan Region</b>        | 6      | 6            | 100%                        | 31        | 5.17             | 242,100         | 184,317       | 191,500      |
| <b>Bighorn Region</b>       | 57     | 45           | 127%                        | 103       | 1.81             | 914,600         | 779,196       | 663,900      |
| 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>      | 25,953 | 36,429       | 71%                         | 5,539     | 2.35             | 450,445         | 493,885       | 445,000      |
| <b>Airdrie</b>              | 2,183  | 2,446        | 89%                         | 267       | 1.34             | 379,300         | 406,144       | 404,000      |
| <b>Chestermere</b>          | 568    | 723          | 79%                         | 105       | 2.04             | 526,055         | 551,898       | 535,000      |
| <b>Rocky View Region</b>    | 2,150  | 2,704        | 80%                         | 480       | 2.46             | 441,200         | 655,015       | 507,250      |
| <b>Foothills Region</b>     | 1,732  | 2,035        | 85%                         | 315       | 2.00             | 437,745         | 585,701       | 475,000      |
| <b>Mountain View Region</b> | 737    | 911          | 81%                         | 197       | 2.94             | 332,991         | 415,126       | 369,500      |
| <b>Kneehill Region</b>      | 150    | 192          | 78%                         | 67        | 4.93             | 217,127         | 271,954       | 239,250      |
| <b>Wheatland Region</b>     | 529    | 653          | 81%                         | 135       | 2.81             | 353,636         | 367,298       | 343,500      |
| <b>Willow Creek Region</b>  | 273    | 354          | 77%                         | 82        | 3.30             | 256,682         | 270,694       | 239,000      |
| <b>Vulcan Region</b>        | 129    | 153          | 84%                         | 41        | 3.52             | 233,809         | 260,226       | 232,000      |
| <b>Bighorn Region</b>       | 787    | 881          | 89%                         | 148       | 2.06             | 877,445         | 827,582       | 690,000      |

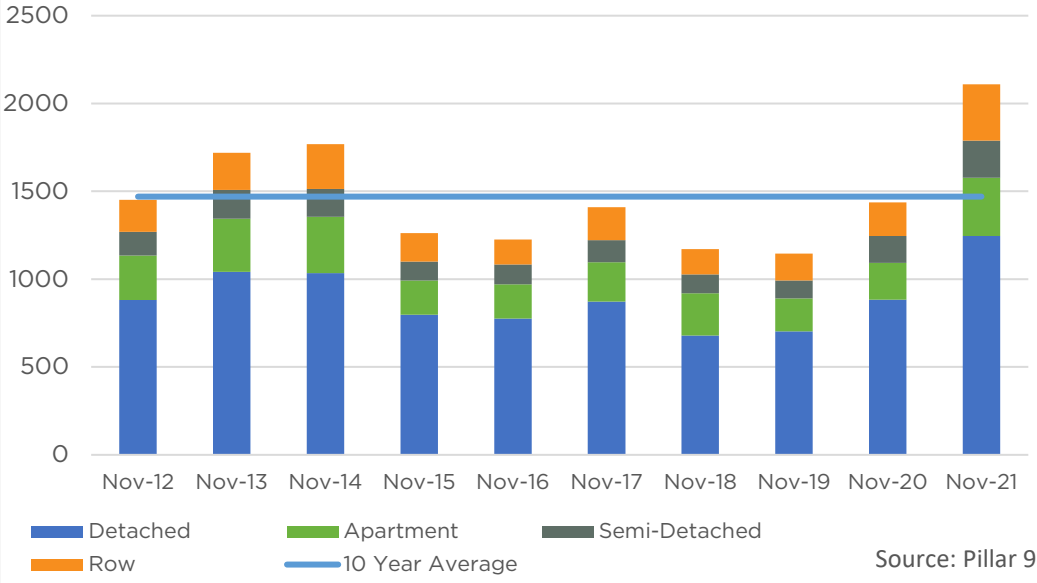
## DETACHED BENCHMARK PRICE COMPARISON



November 2021

Calgary

Monthly Sales Comparison



**SALES**

2,110

↑ 46.8% Y/Y    ↑ 73.6% YTD

**NEW LISTINGS**

1,989

↑ 15.2% Y/Y    ↑ 35.0% YTD

**INVENTORY**

3,922

↓ 21.9% Y/Y    Monthly trend\*

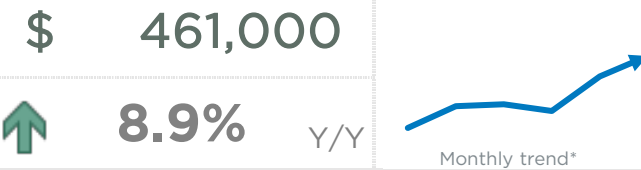
**MONTHS OF SUPPLY**

1.86

↓ 46.8% Y/Y    Monthly trend\*

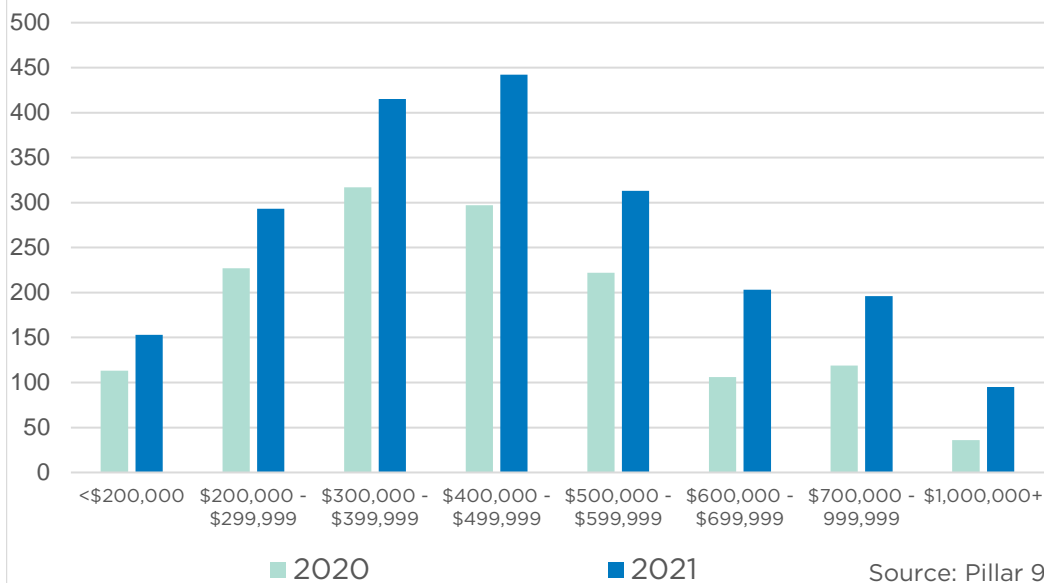


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

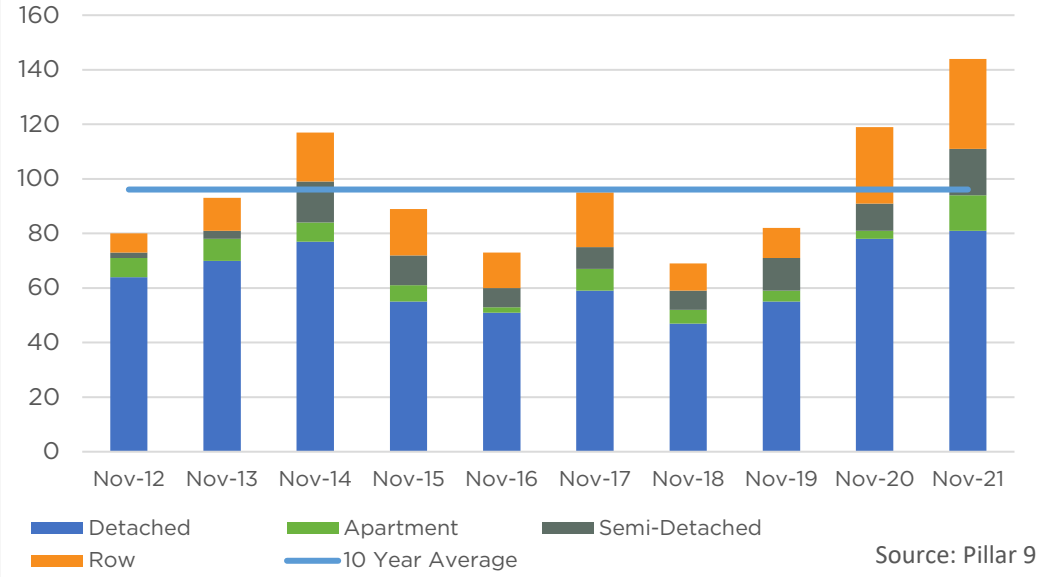
Novem



November 2021

Airdrie

Monthly Sales Comparison



**SALES**

144

↑ 21.0% Y/Y    ↑ 65.6% YTD

**NEW LISTINGS**

106

↑ 1.9% Y/Y    ↑ 32.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



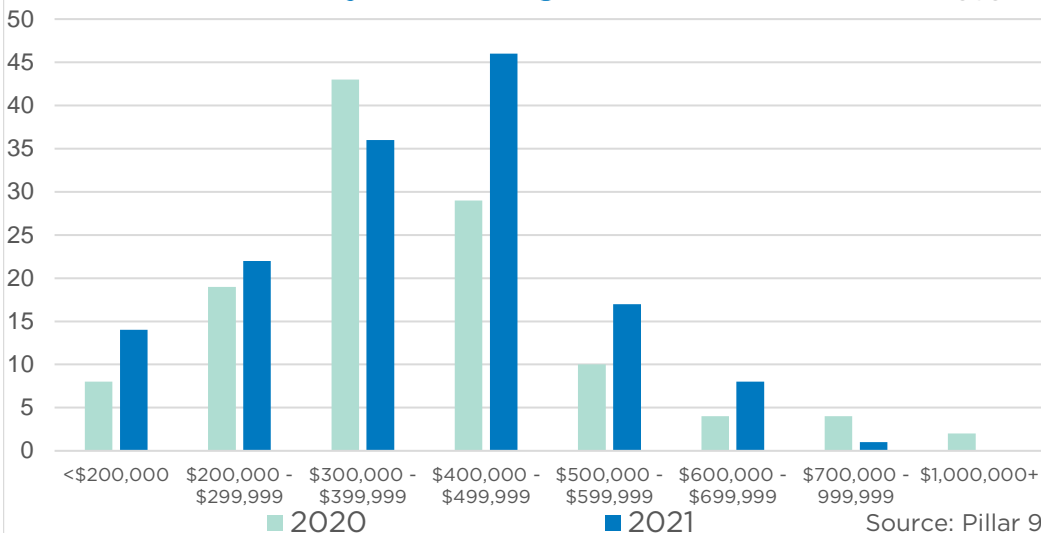
**INVENTORY**

137

↓ 47.7% Y/Y    → Monthly trend\*

Residential Sales by Price Range

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**MONTHS OF SUPPLY**

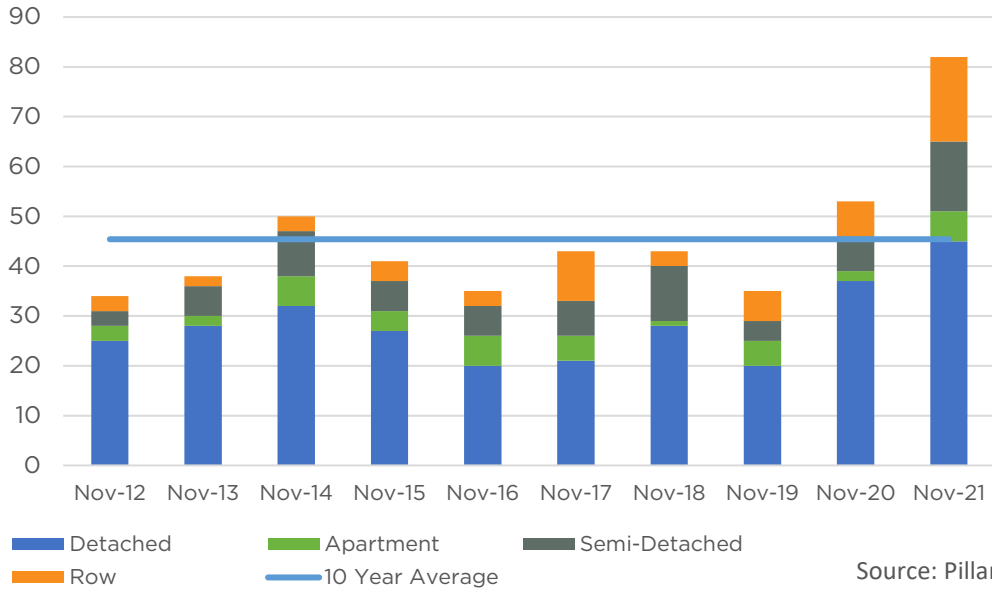
0.95

↓ 56.8% Y/Y    → Monthly trend\*

November 2021

Cochrane

Monthly Sales Comparison



**SALES**

82

↑ 54.7% Y/Y    ↑ 78.6% YTD

**NEW LISTINGS**

56

↓ 27.3% Y/Y    ↑ 25.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



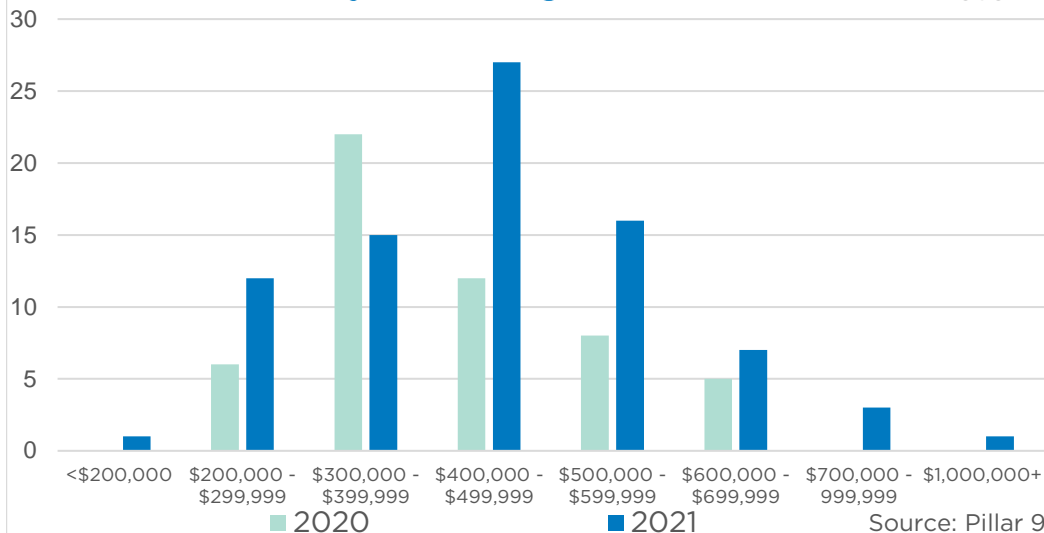
**INVENTORY**

77

↓ 60.7% Y/Y    → Monthly trend\*

Residential Sales by Price Range

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**MONTHS OF SUPPLY**

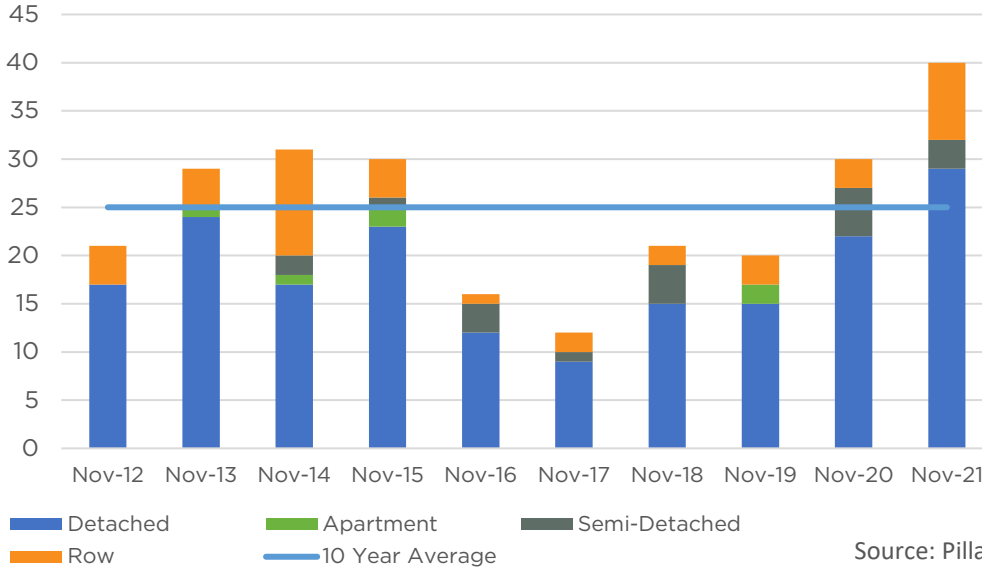
0.94

↓ 74.6% Y/Y    → Monthly trend\*

November 2021

Chestermere

Monthly Sales Comparison



**SALES**

40

↑ 33.3% Y/Y    ↑ 93.2% YTD

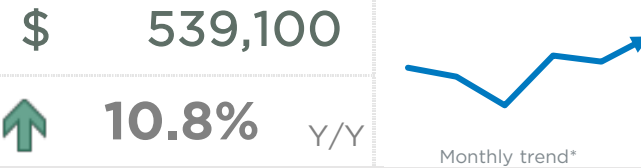
**NEW LISTINGS**

31

↓ 8.8% Y/Y    ↑ 39.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



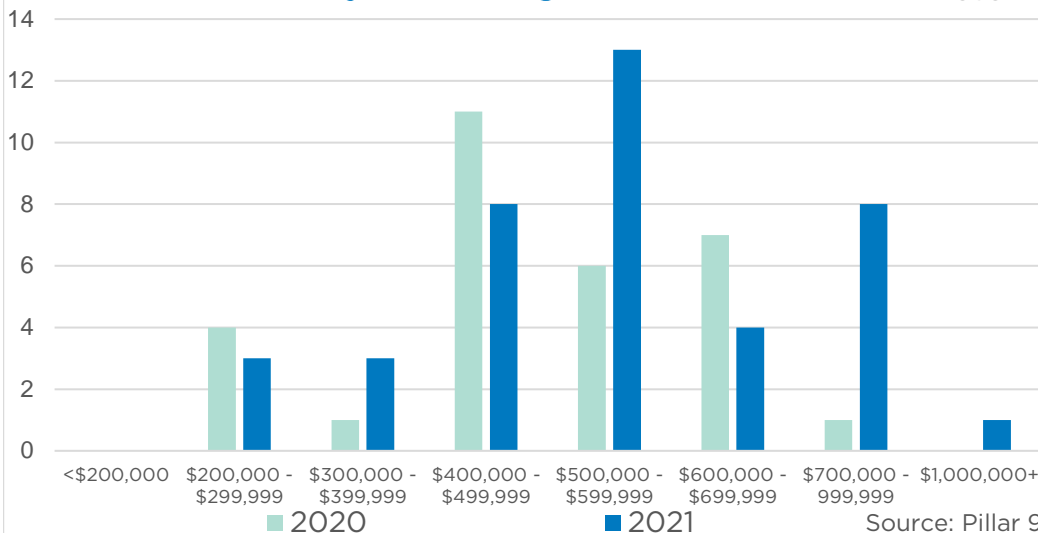
**INVENTORY**

65

↓ 35.0% Y/Y    → Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

1.63

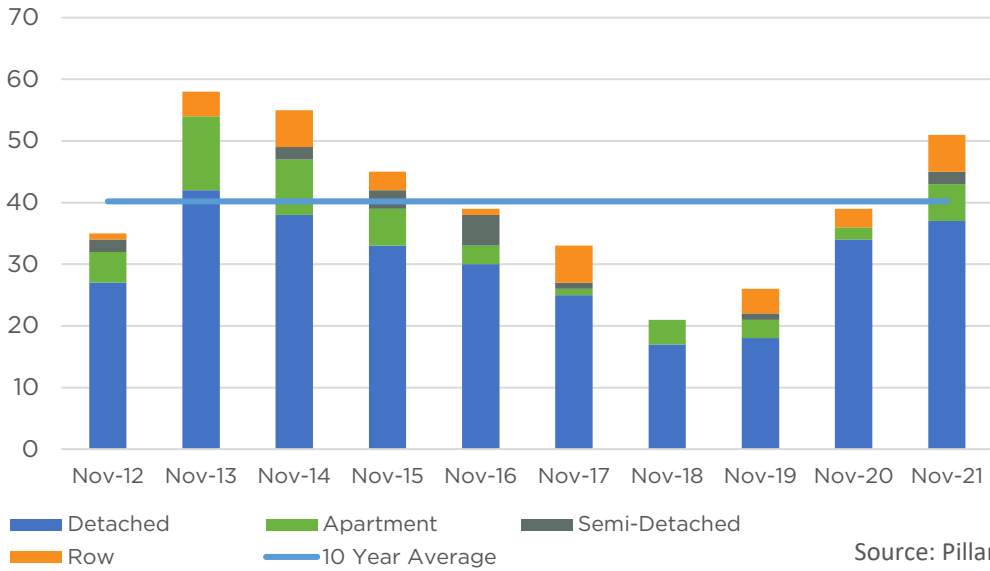
↓ 51.3% Y/Y    → Monthly trend\*



November 2021

Okotoks

Monthly Sales Comparison



**SALES**

51

↑ 30.8% Y/Y    ↑ 53.2% YTD

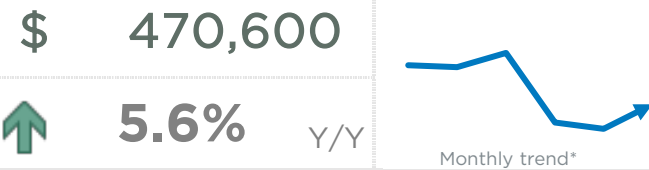
**NEW LISTINGS**

44

↑ 25.7% Y/Y    ↑ 18.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



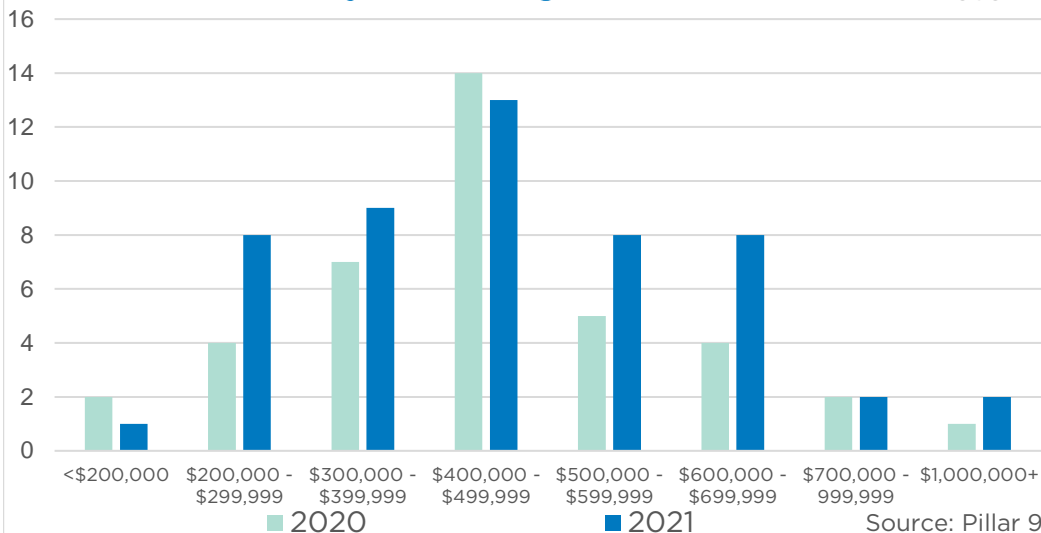
**INVENTORY**

58

↓ 37.6% Y/Y    → Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

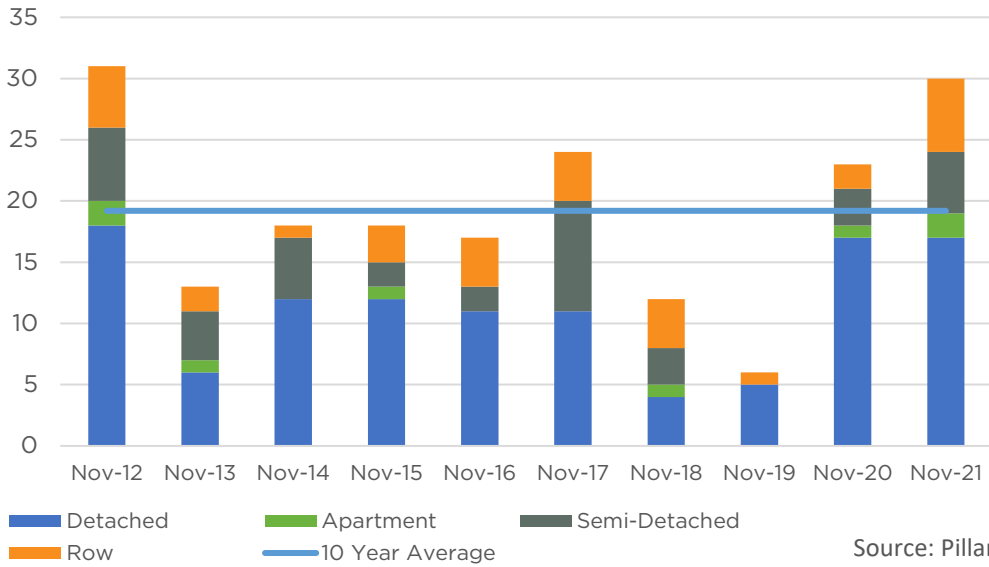
1.14

↓ 52.3% Y/Y    → Monthly trend\*

November 2021

High River

Monthly Sales Comparison



**SALES**

30

↑ 30.4% Y/Y    ↑ 39.2% YTD

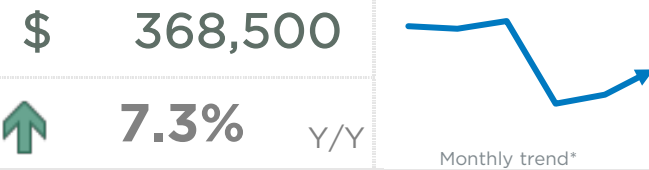
**NEW LISTINGS**

21

↑ 10.5% Y/Y    ↑ 16.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



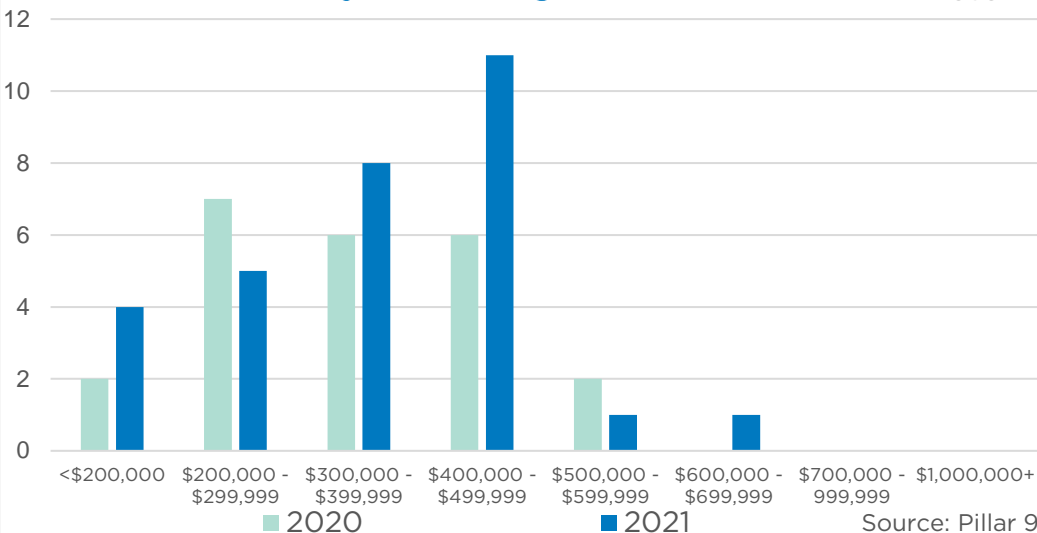
**INVENTORY**

34

↓ 47.7% Y/Y    → Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

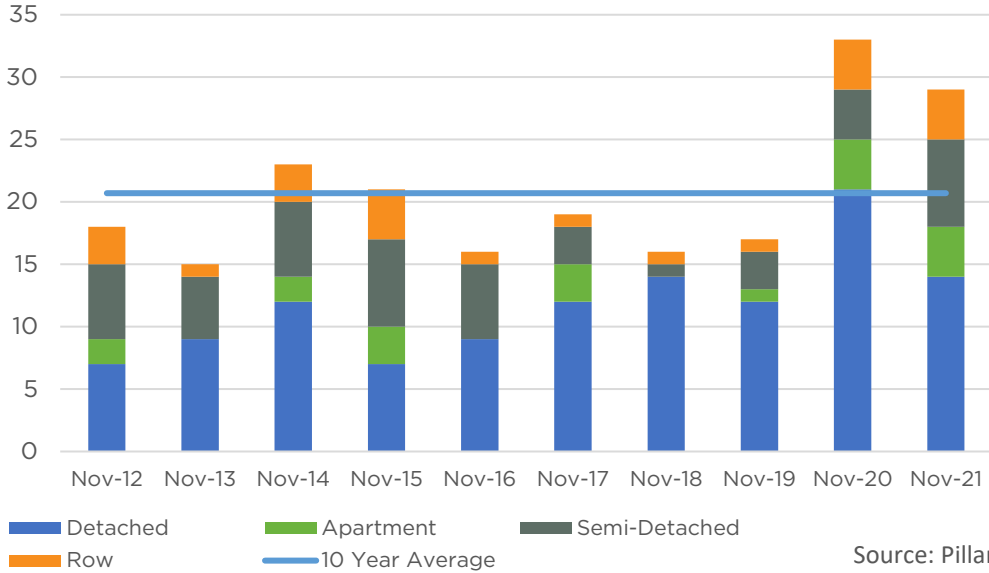
1.13

↓ 59.9% Y/Y    → Monthly trend\*

November 2021

Strathmore

Monthly Sales Comparison



**SALES**

29

↓ 12.1% Y/Y    ↑ 71.6% YTD

**NEW LISTINGS**

20

↓ 20.0% Y/Y    ↑ 17.9% YTD

**INVENTORY**

52

↓ 47.5% Y/Y    → Monthly trend\*

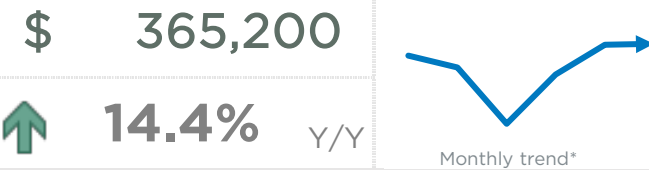
**MONTHS OF SUPPLY**

1.79

↓ 40.2% Y/Y    → Monthly trend\*

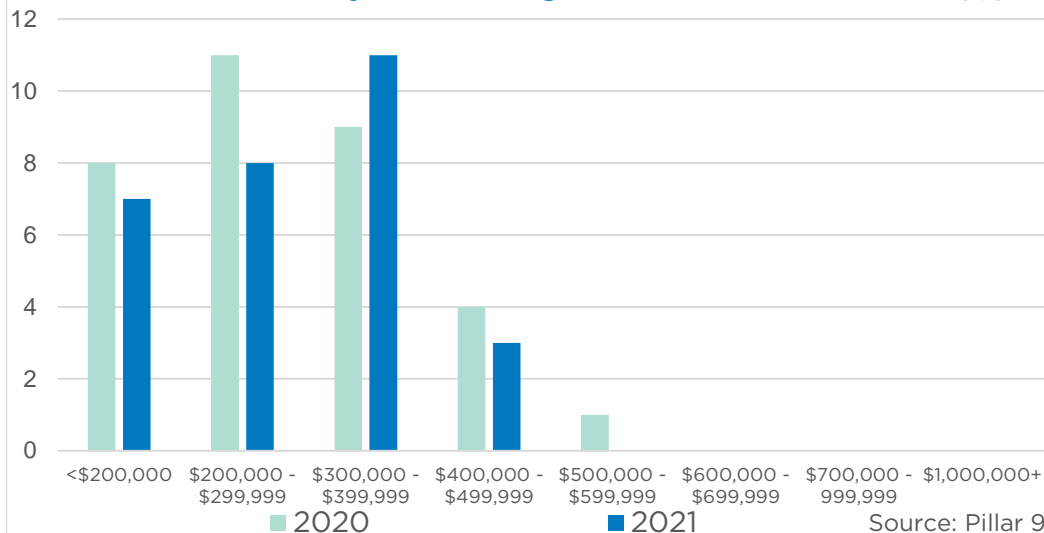


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

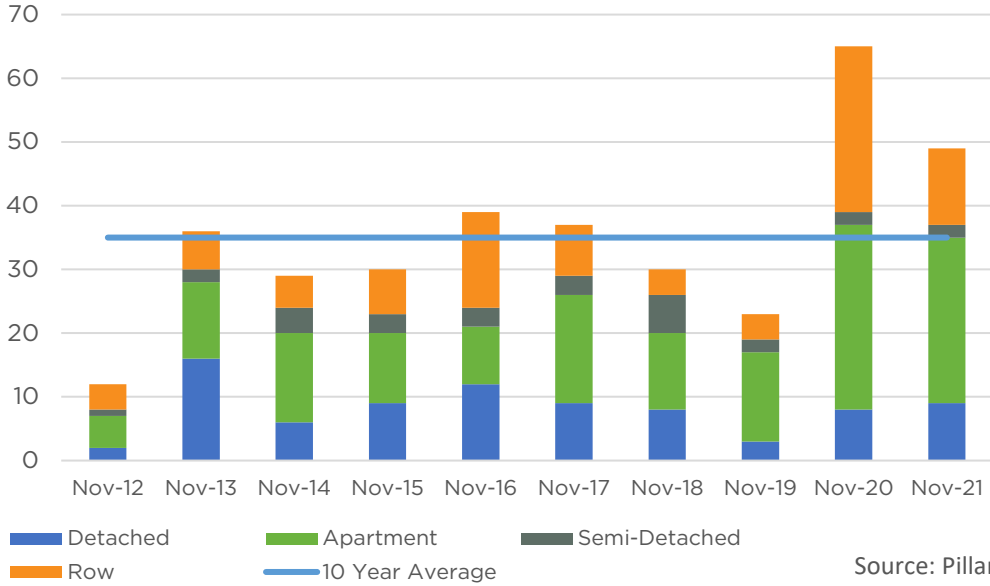
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November 2021

Canmore

Monthly Sales Comparison



**SALES**

49

↓ 24.6% Y/Y    ↑ 52.9% YTD

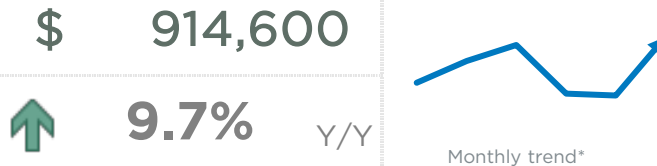
**NEW LISTINGS**

40

↓ 20.0% Y/Y    ↑ 3.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



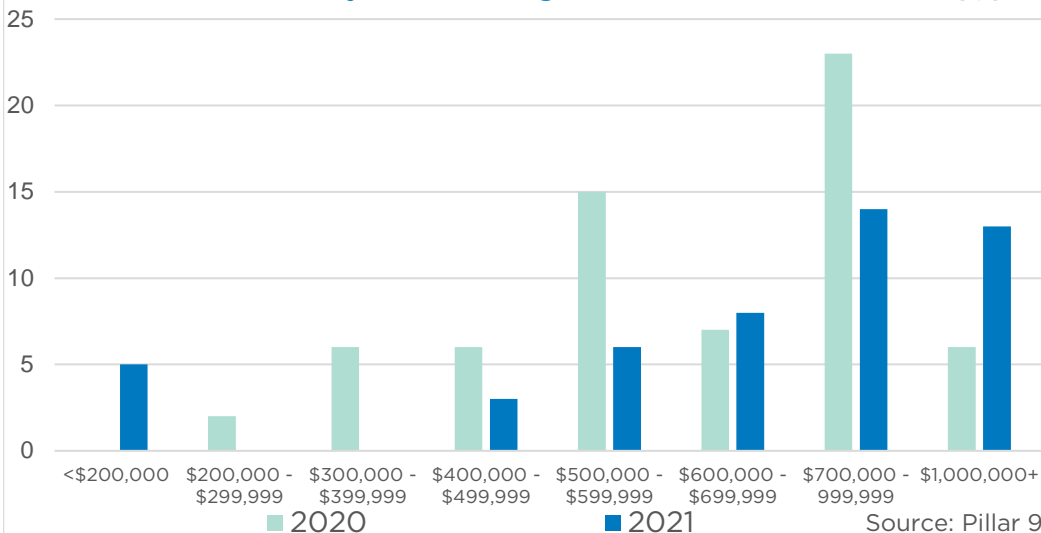
**INVENTORY**

84

↓ 48.1% Y/Y    → Monthly trend\*

Residential Sales by Price Range

Novem



**MONTHS OF SUPPLY**

1.71

↓ 31.2% Y/Y    → Monthly trend\*