



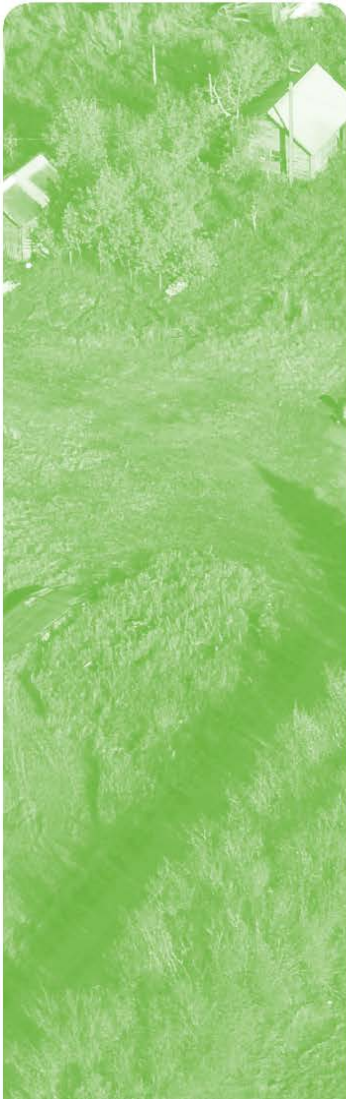
creb[®]

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MONTHLY STATISTICS PACKAGE

Calgary Region

December
2021



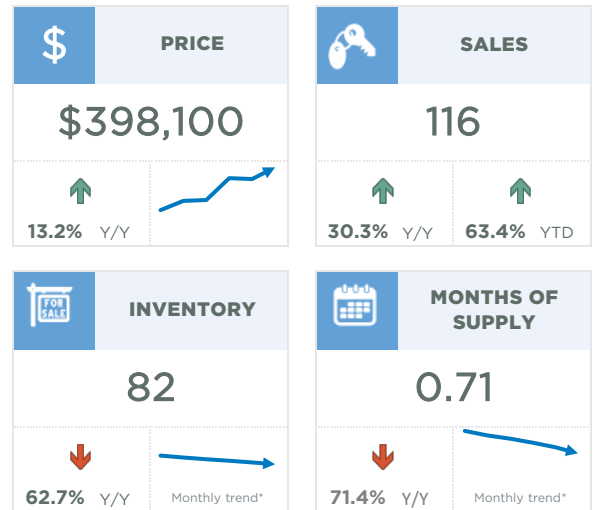
creb.com

December 2021

Airdrie



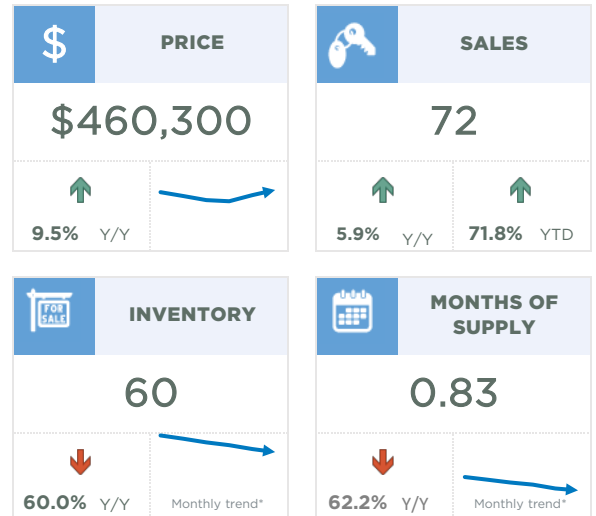
December sales reached record levels despite further reduction in new listings. The strong sales have caused inventory levels to drop to a mere 82 units, which is the lowest they've been since 2005. Overall, Airdrie recorded a record 2,299 sales this year. This is 78 per cent higher than activity recorded over the past 10 years and is 36 per cent higher than the previous record set in 2014. Airdrie's strong growth in housing demand could be related to the relative affordability of detached homes there compared to Calgary and less concern among consumers over commute times, as some companies shift toward hybrid work options. Bringing on new supply has been a challenge in Airdrie, and this has driven some significant price gains in the city. Overall, annual benchmark prices hit a new record at \$380,867 in 2021, nearly 12 per cent higher than last year's levels and two per cent higher than the previous annual record.



Cochrane



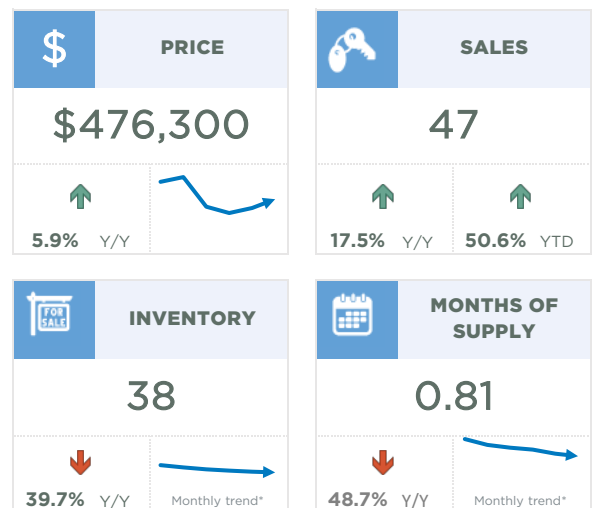
Despite persistently low levels of new listings relative to sales, Cochrane's sales reached record levels in 2021. However, the sales-to-new-listings ratio has exceeded 100 per cent for four of the past six months, causing inventories to drop to the lowest levels seen in over a decade. This has caused further tightening in the market, as the months of supply has remained below one month over the past two months. The exceptionally tight conditions, especially over the past few months, have caused further price gains. As of December, the benchmark price was nearly 10 per cent higher than levels reported last year. Overall, on an annual basis, the benchmark price has increased by seven per cent, reflecting a new record high for the town.

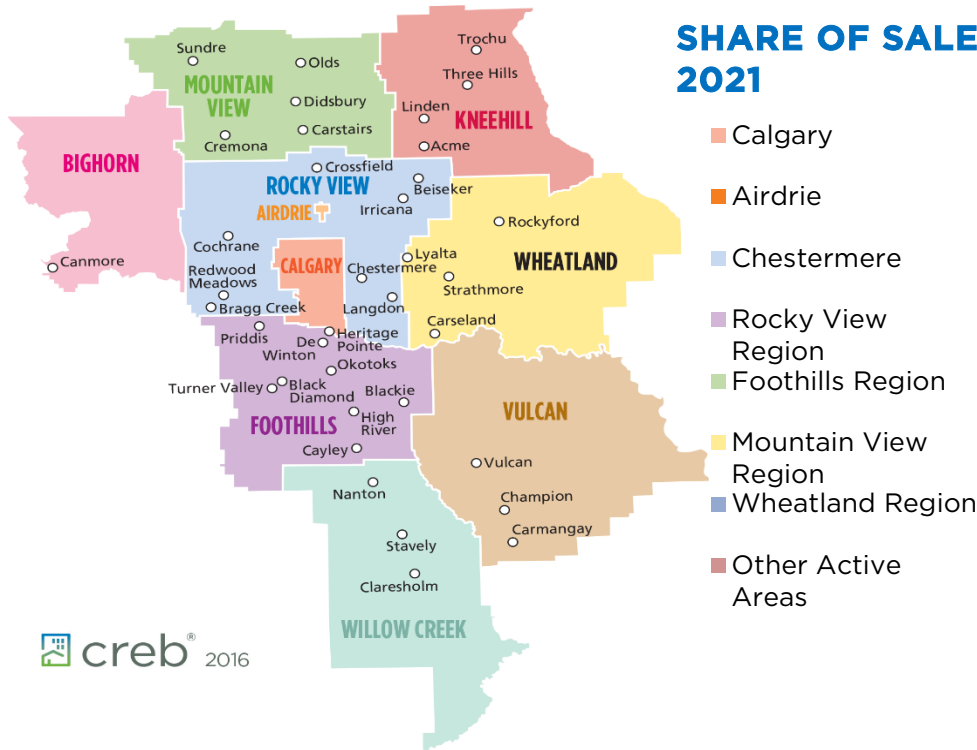


Okotoks

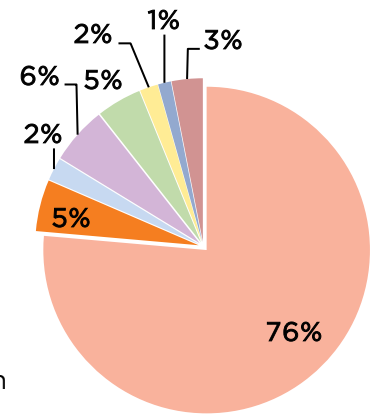


Despite persistent challenges with supply levels, sales in Okotoks reached record levels in 2021. However, the strong sales weighed on inventory levels, which on average eased by 41 per cent this year and remain over 50 per cent lower than what the market typically has available. Easing inventory and strong sales left the months of supply at record-low levels in December with less than one month of supply. With sellers' market conditions throughout the year, there have been some significant gains in prices. On an annual basis, the benchmark price hit a new record high at \$474,842, which is an annual gain of nearly nine per cent.





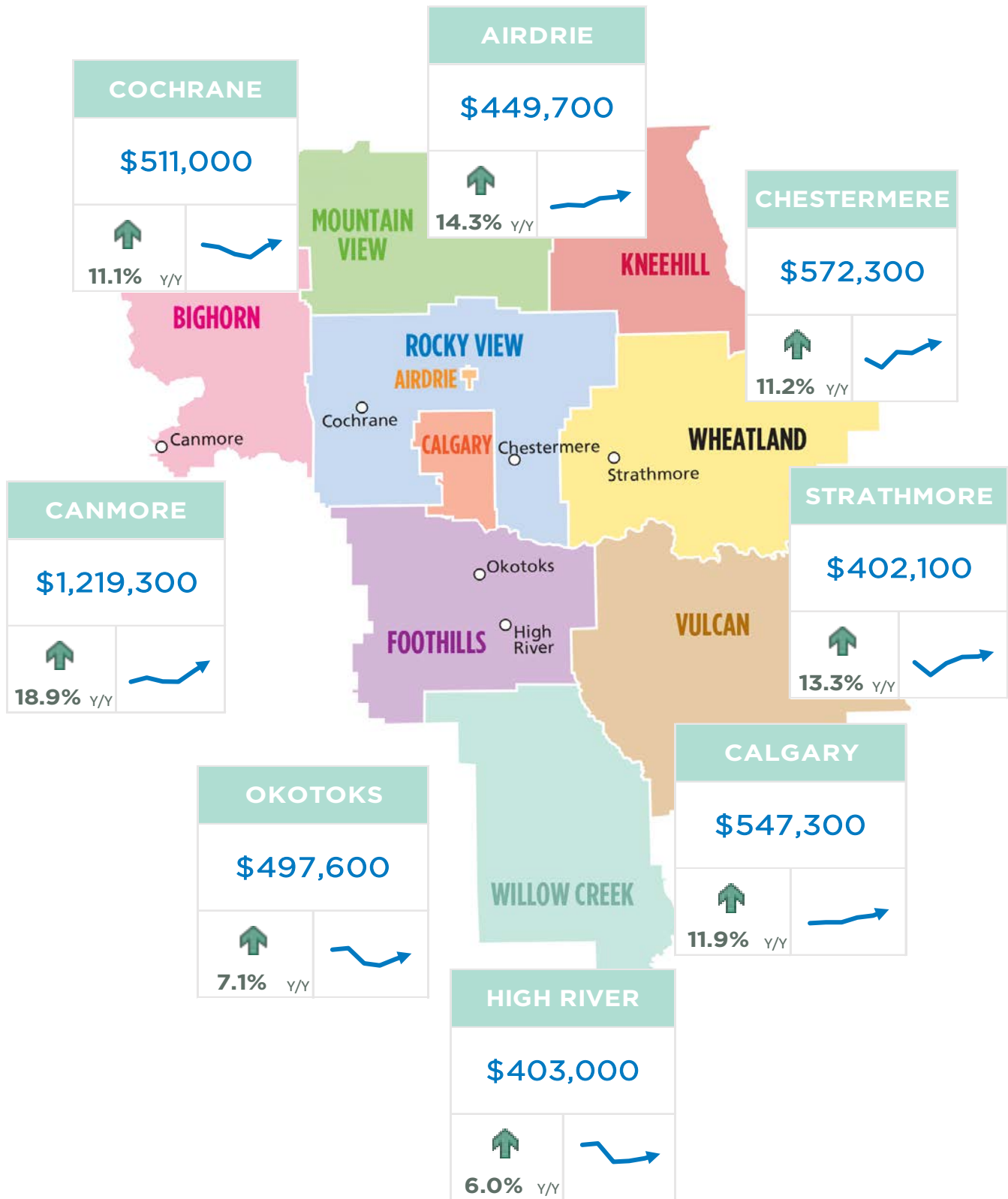
SHARE OF SALES December 2021



Source: CREB®

December 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,737	1,230	141%	2,608	1.50	463,900	477,977	430,500
Airdrie	116	81	143%	82	0.71	398,100	423,300	435,750
Chestermere	51	28	182%	35	0.69	545,700	586,884	575,000
Rocky View Region	129	108	119%	250	1.94	513,200	626,685	502,500
Foothills Region	101	66	153%	142	1.41	451,800	559,426	485,000
Mountain View Region	41	27	152%	117	2.85	343,400	434,686	361,500
Kneehill Region	9	4	225%	32	3.56	223,100	160,750	153,000
Wheatland Region	29	14	207%	50	1.72	367,000	358,843	360,000
Willow Creek Region	15	8	188%	52	3.47	266,500	224,593	210,000
Vulcan Region	3	5	60%	27	9.00	241,800	247,667	218,000
Bighorn Region	43	22	195%	77	1.79	923,200	743,417	568,000
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	27,686	37,668	74%	5,296	2.30	451,567	492,704	444,500
Airdrie	2,299	2,528	91%	252	1.31	380,867	407,009	405,000
Chestermere	617	751	82%	100	1.94	527,692	555,037	540,000
Rocky View Region	2,279	2,813	81%	461	2.43	499,842	653,411	507,000
Foothills Region	1,833	2,101	87%	300	1.97	437,758	584,253	475,000
Mountain View Region	778	938	83%	190	2.93	339,217	416,157	368,750
Kneehill Region	159	196	81%	64	4.85	217,633	265,659	235,000
Wheatland Region	558	667	84%	128	2.75	354,733	366,859	344,500
Willow Creek Region	288	363	79%	79	3.31	257,500	268,293	238,250
Vulcan Region	132	158	84%	40	3.64	234,475	259,941	232,000
Bighorn Region	829	903	92%	142	2.05	881,258	823,334	685,952

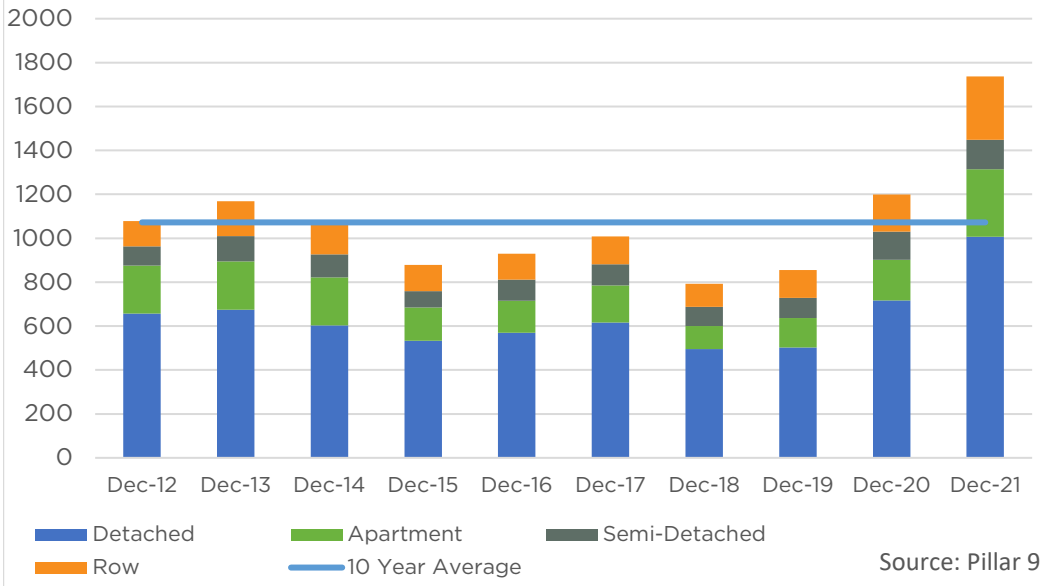
DETACHED BENCHMARK PRICE COMPARISON



December 2021

Calgary

Monthly Sales Comparison



SALES

1,737

↑ 44.9% Y/Y ↑ 71.4% YTD

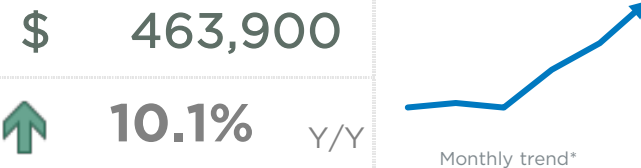
NEW LISTINGS

1,230

↑ 4.9% Y/Y ↑ 33.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

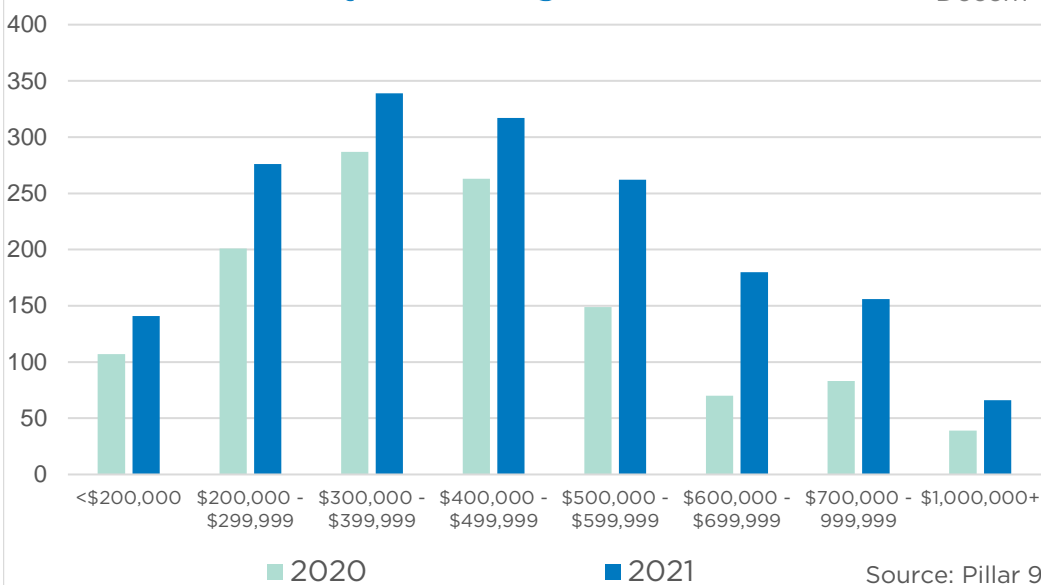


INVENTORY

2,608

↓ 29.0% Y/Y Monthly trend*

Residential Sales by Price Range



MONTHS OF SUPPLY

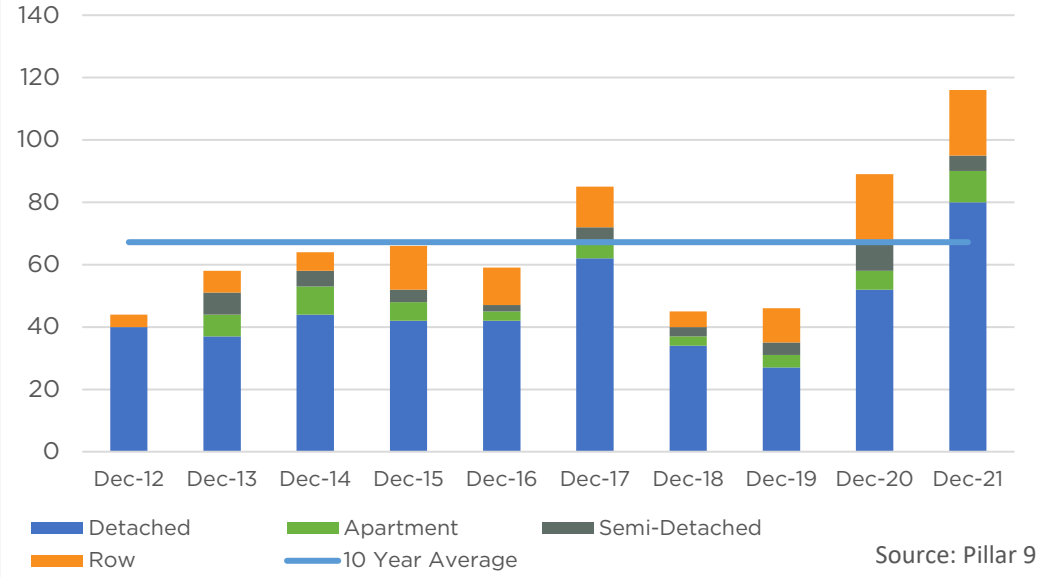
1.50

↓ 51.0% Y/Y Monthly trend*

December 2021

Airdrie

Monthly Sales Comparison



SALES

116

↑ 30.3% Y/Y ↑ 63.4% YTD

NEW LISTINGS

81

↓ 18.2% Y/Y ↑ 30.3% YTD

INVENTORY

82

↓ 62.7% Y/Y → Monthly trend*

MONTHS OF SUPPLY

0.71

↓ 71.4% Y/Y → Monthly trend*

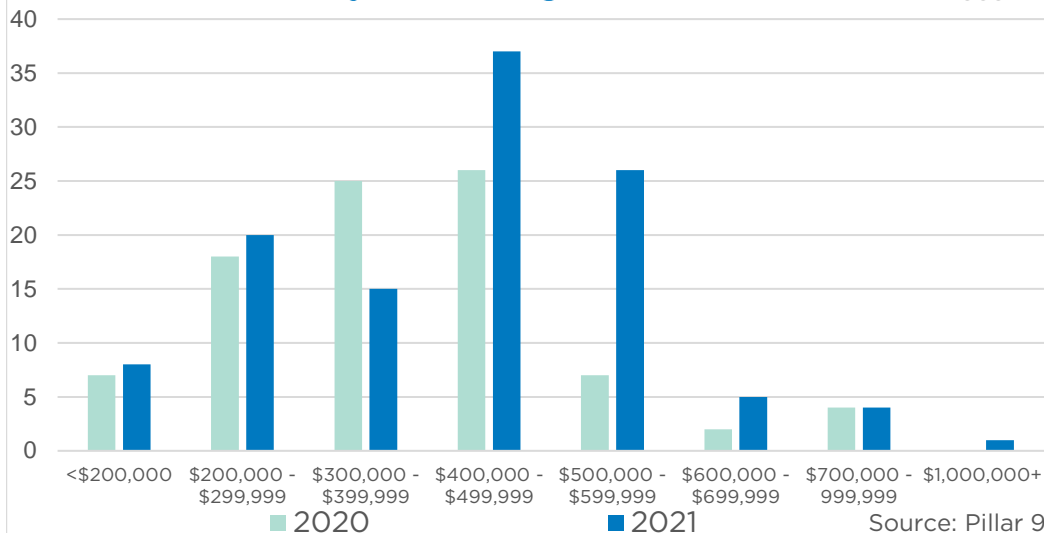


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

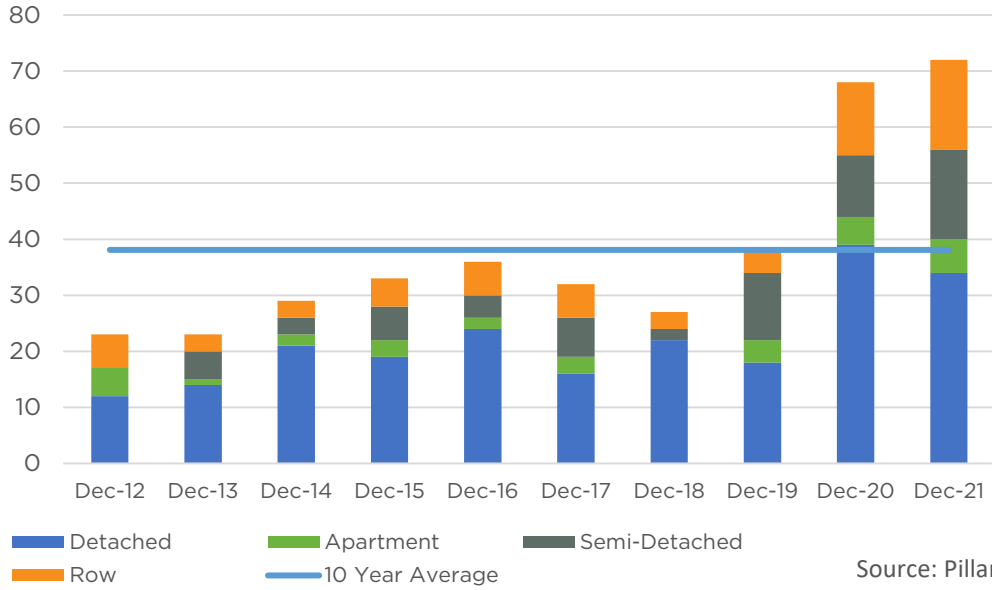
Decem



December 2021

Cochrane

Monthly Sales Comparison



SALES

72

↑ 5.9% Y/Y ↑ 71.8% YTD

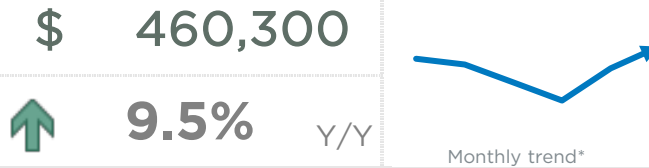
NEW LISTINGS

64

↑ 33.3% Y/Y ↑ 26.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



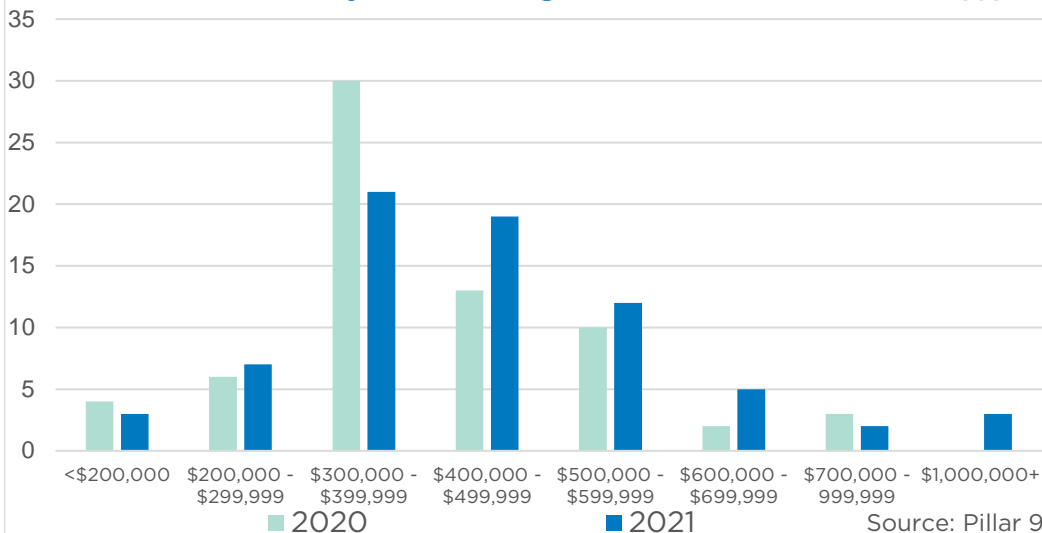
INVENTORY

60

↓ 60.0% Y/Y Monthly trend*

Residential Sales by Price Range

Decem



MONTHS OF SUPPLY

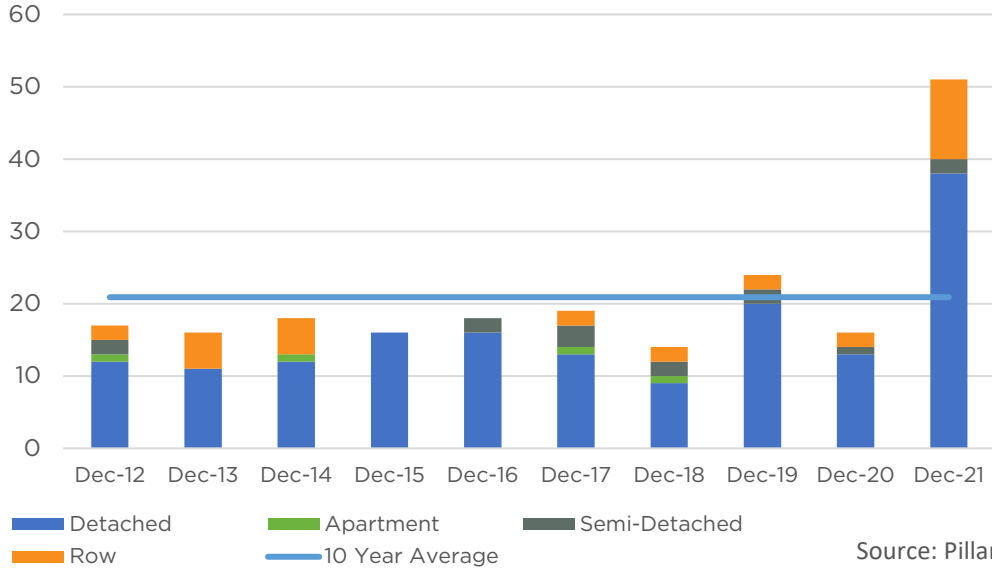
0.83

↓ 62.2% Y/Y Monthly trend*

December 2021

Chestermere

Monthly Sales Comparison



SALES

51

↑ 218.8% Y/Y ↑ 99.0% YTD

NEW LISTINGS

28

↑ 12.0% Y/Y ↑ 38.6% YTD

INVENTORY

35

↓ 61.1% Y/Y → Monthly trend*

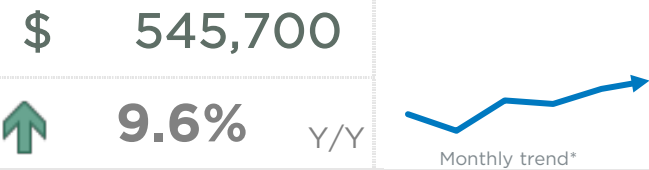
MONTHS OF SUPPLY

0.69

↓ 87.8% Y/Y → Monthly trend*

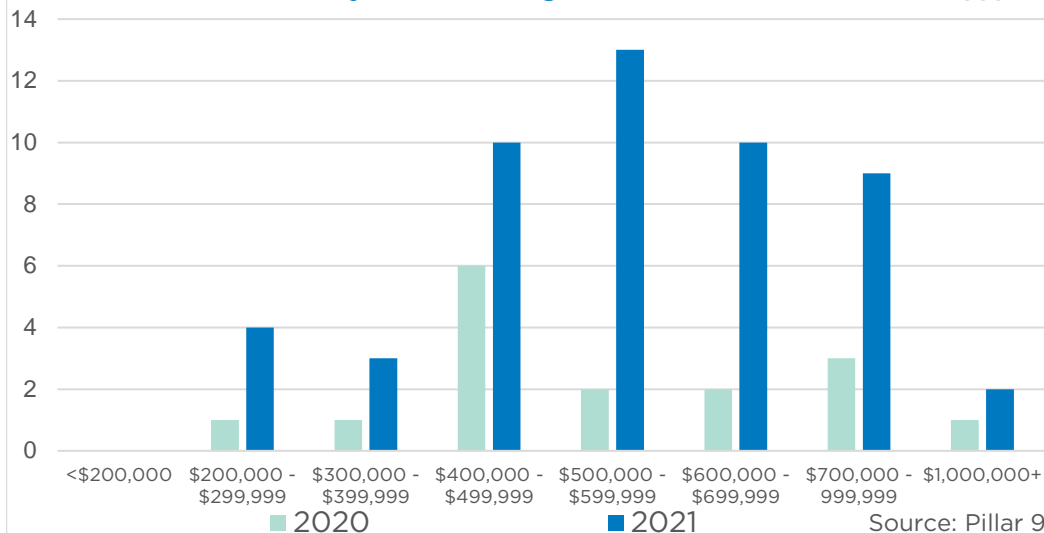


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

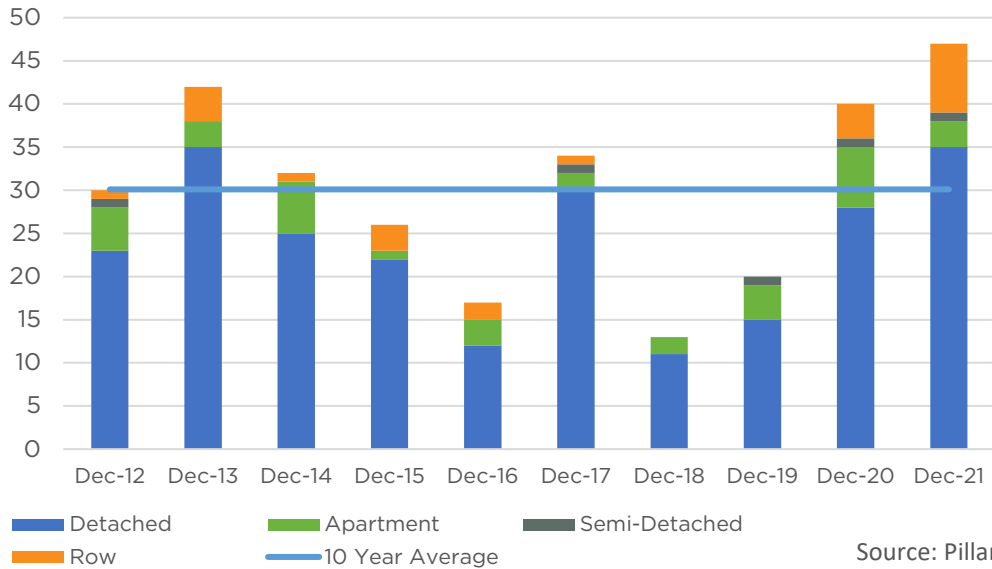
Decem



December 2021

Okotoks

Monthly Sales Comparison



SALES

47

↑ 17.5% Y/Y ↑ 50.6% YTD

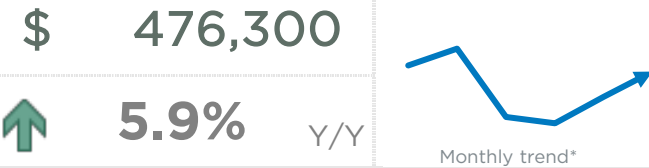
NEW LISTINGS

32

↑ 28.0% Y/Y ↑ 19.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



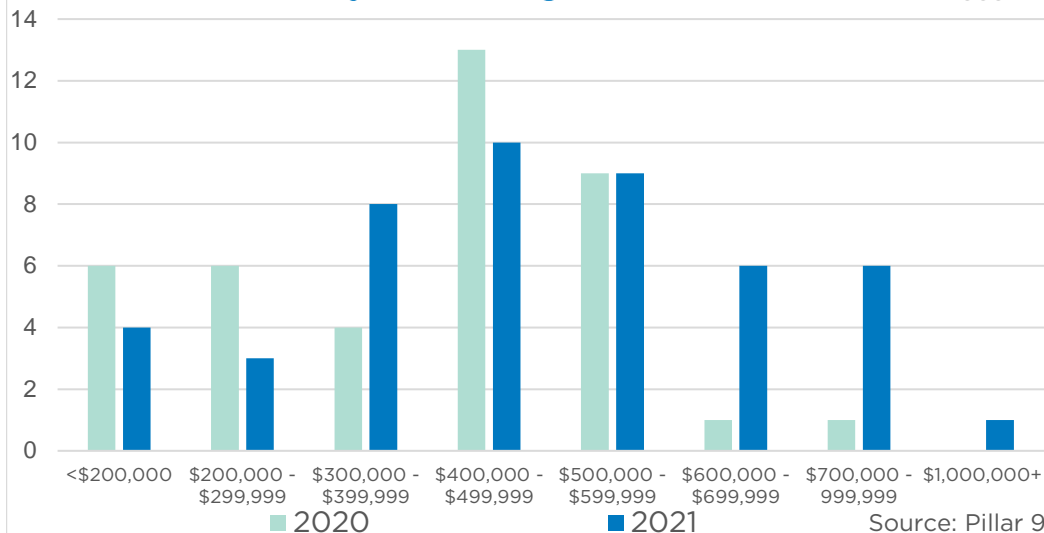
INVENTORY

38

↓ 39.7% Y/Y → Monthly trend*

Residential Sales by Price Range

Decem



MONTHS OF SUPPLY

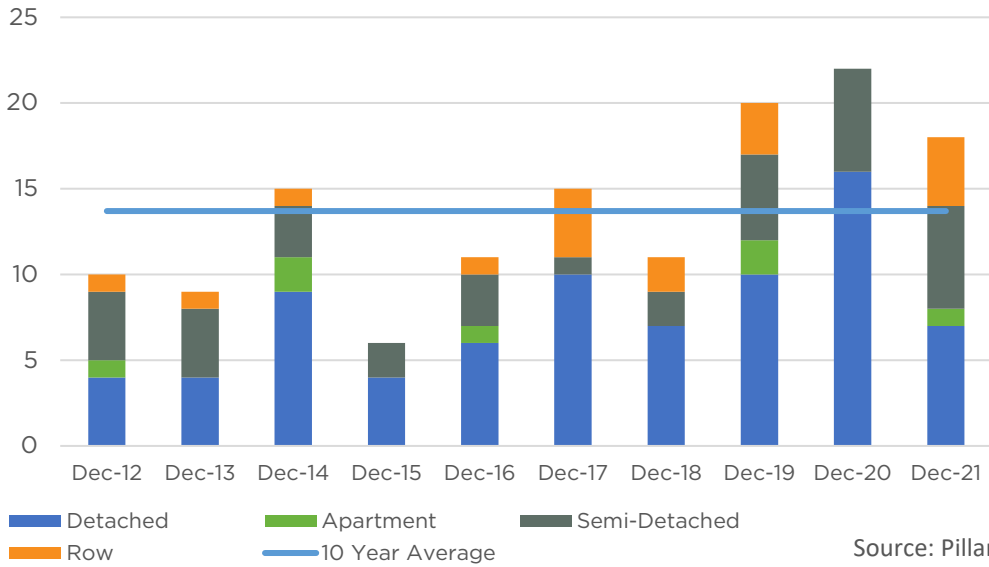
0.81

↓ 48.7% Y/Y → Monthly trend*

December 2021

High River

Monthly Sales Comparison



SALES

18

↓ 18.2% Y/Y ↑ 34.8% YTD

NEW LISTINGS

16

→ 0.0% Y/Y ↑ 15.5% YTD

INVENTORY

26

↓ 44.7% Y/Y → Monthly trend*

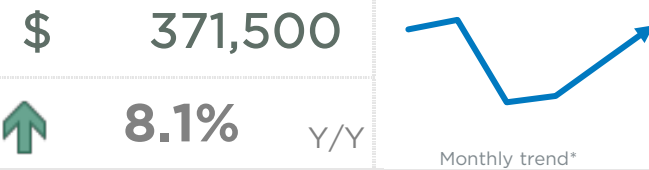
MONTHS OF SUPPLY

1.44

↓ 32.4% Y/Y → Monthly trend*

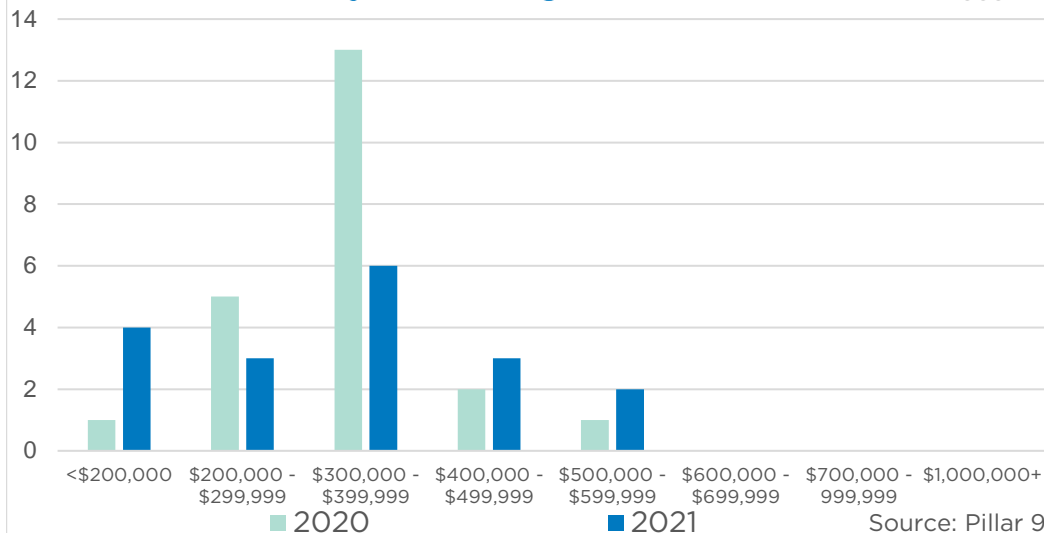


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

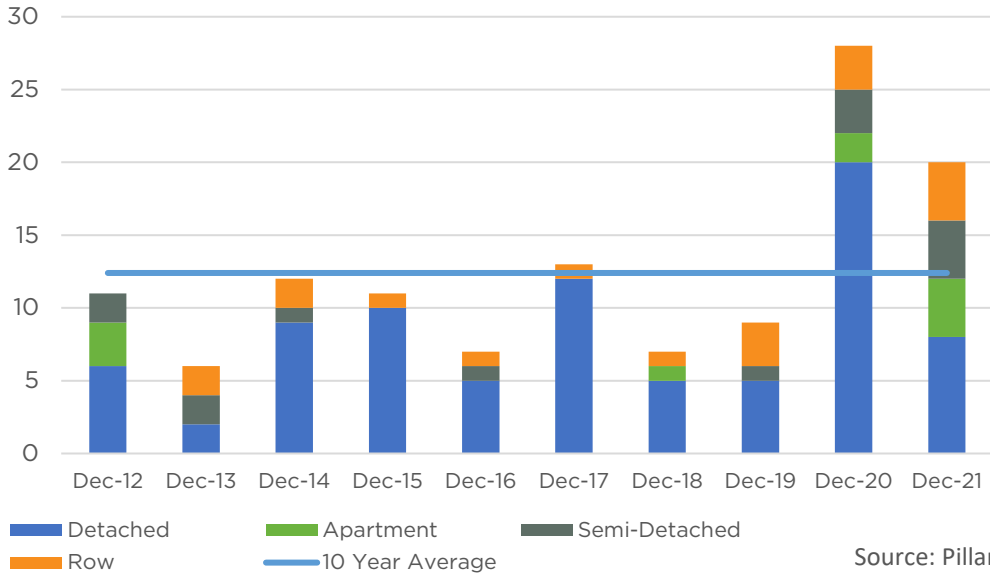
Decem



December 2021

Strathmore

Monthly Sales Comparison



SALES

20

↓ 28.6% Y/Y ↑ 60.4% YTD

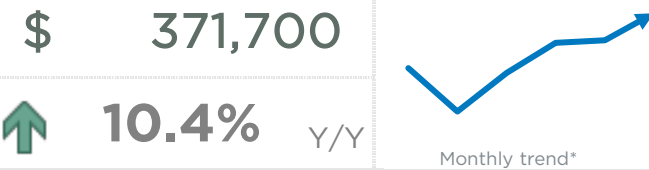
NEW LISTINGS

8

↓ 38.5% Y/Y ↑ 16.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



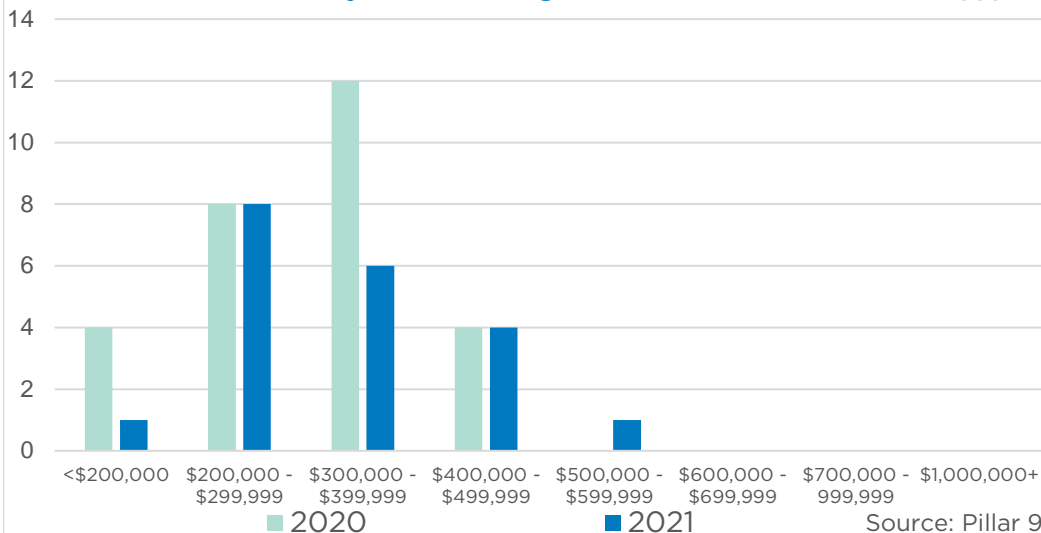
INVENTORY

28

↓ 59.4% Y/Y → Monthly trend*

Residential Sales by Price Range

Decem



MONTHS OF SUPPLY

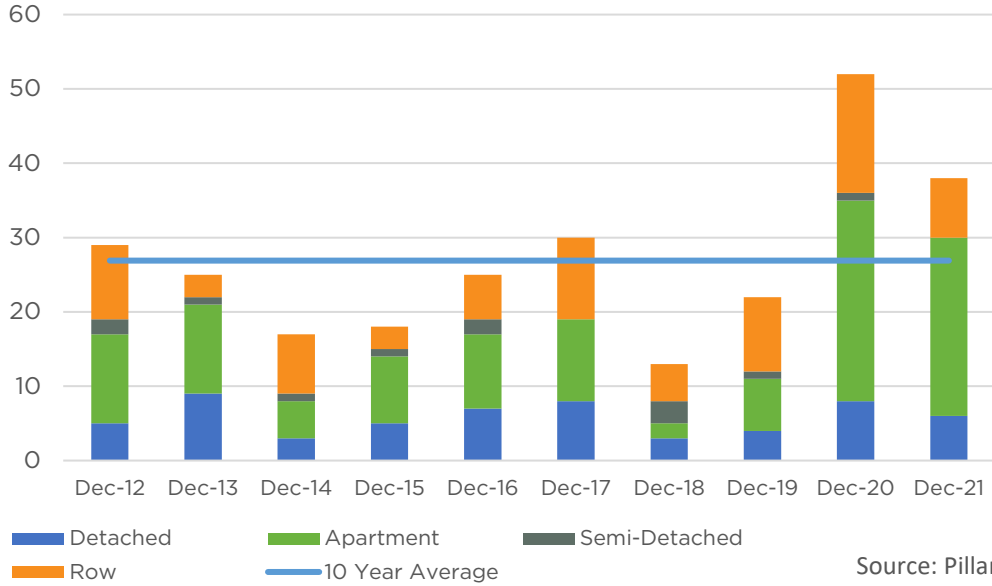
1.40

↓ 43.2% Y/Y → Monthly trend*

December 2021

Canmore

Monthly Sales Comparison



SALES

38

↓ 26.9% Y/Y ↑ 44.8% YTD

NEW LISTINGS

19

↓ 51.3% Y/Y ↑ 0.9% YTD

INVENTORY

62

↓ 54.1% Y/Y → Monthly trend*

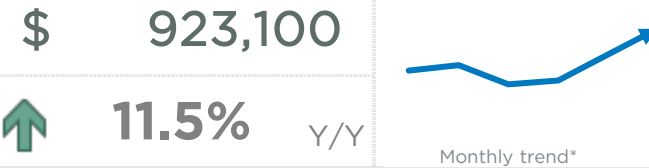
MONTHS OF SUPPLY

1.63

↓ 37.2% Y/Y → Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

Decem

