



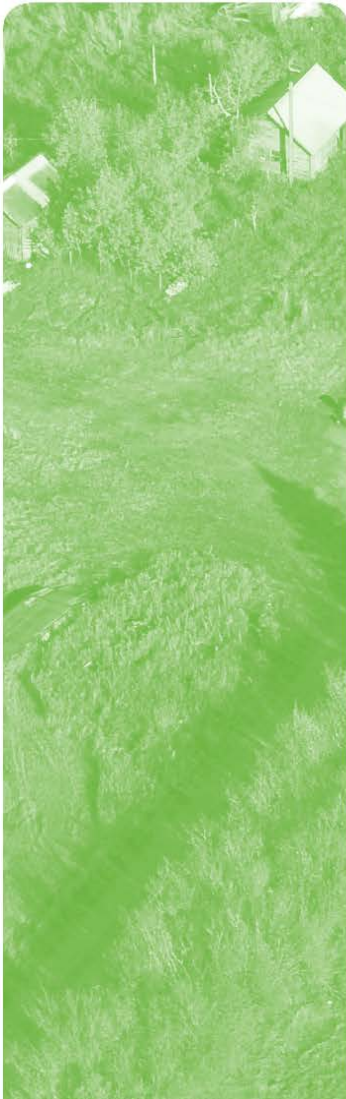
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MONTHLY STATISTICS PACKAGE

Calgary Region

January
2022



creb.com

Airdrie



Despite persistently low inventory levels, sales activity rose to near-record highs for January. The gains in sales were possible due to the boost in new listings in January compared with levels recorded over the past few months. However, given the persistently low inventory levels, the market remains in strong sellers' market conditions with less than one month of supply.

Persistently tight market conditions continue to place upward pressure on prices. In January, the total residential benchmark price rose by nearly three per cent over last month to \$408,900. Most of the increase was due to significant gains recorded for both

| | | | |
|--------------|------------------|--------------|-------------------------|
| \$ | PRICE | | SALES |
| | \$408,900 | | 145 |
| | | | |
| 15.6% | Y/Y | 40.8% | 40.8% YTD |
| | INVENTORY | | MONTHS OF SUPPLY |
| | 88 | | 0.61 |
| | | | |
| 63.6% | Y/Y | 74.2% | Monthly trend* |

Cochrane



Sales in Cochrane hit record high levels for January. The growth was supported by gains in new listings relative to what was available over the last few months of 2021. The monthly gains in new listings helped keep inventory levels relatively stable, but with only 62 units available in inventory, levels are over 70 per cent lower than what we traditionally see in the market. The strong sales and low inventory levels kept the months of supply below one month, the lowest ever recorded for January in Cochrane.

The tight market conditions continue to place upward pressure on prices. In January, the benchmark price for a detached home rose to \$512,900. Due to strong monthly gains occurring at the end of last year, the monthly growth was not as high as what was seen in some other regional markets.

| | | | |
|--------------|------------------|--------------|-------------------------|
| \$ | PRICE | | SALES |
| | \$464,500 | | 81 |
| | | | |
| 13.1% | Y/Y | 35.0% | 35.0% YTD |
| | INVENTORY | | MONTHS OF SUPPLY |
| | 62 | | 0.77 |
| | | | |
| 63.3% | Y/Y | 72.8% | Monthly trend* |

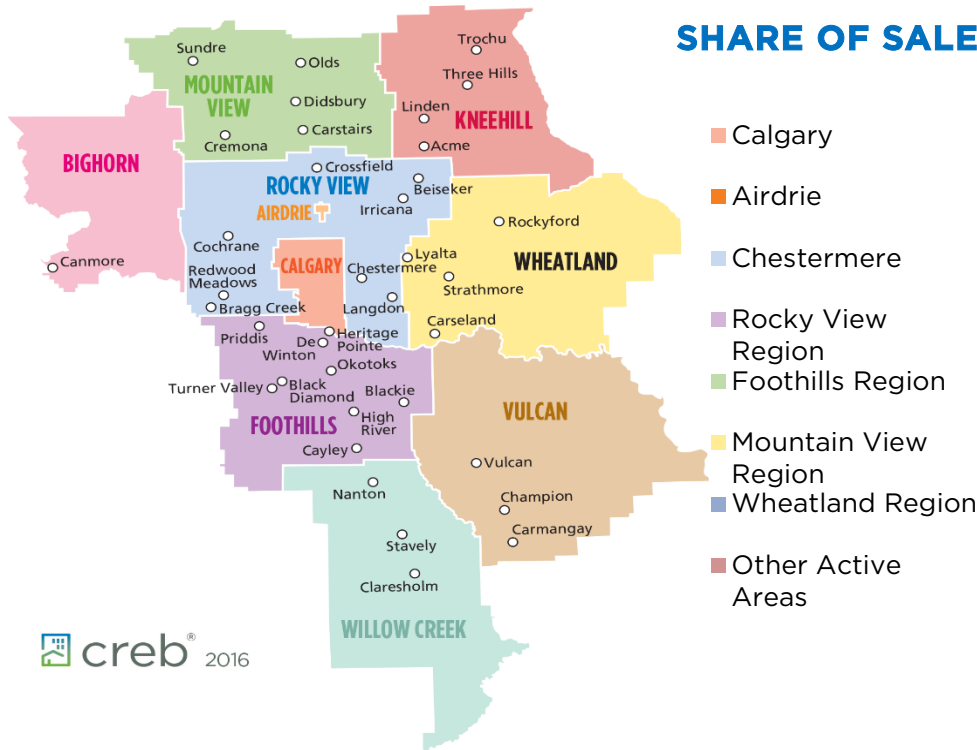
Okotoks



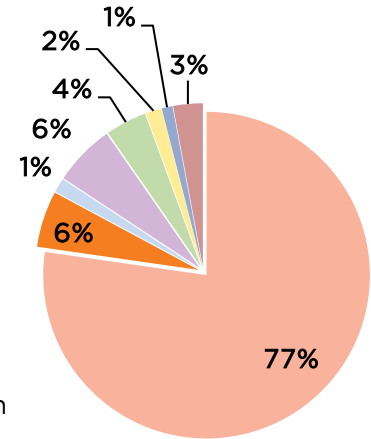
Sales activity remained relatively strong in Okotoks, despite persistently low inventory levels. In January, there were 38 units in inventory, the lowest levels ever seen for the month and 76 per cent lower than long-term averages. With 43 sales this month and 38 units in inventory, the months of supply remained exceptionally tight at under one month.

Okotoks has not faced conditions this tight since 2006 and it is causing upward pressure on prices. In January, the detached benchmark price rose to \$515,100, a significant increase compared with last month and over eight per cent higher than last year.

| | | | |
|--------------|------------------|--------------|-------------------------|
| \$ | PRICE | | SALES |
| | \$491,200 | | 43 |
| | | | |
| 7.8% | Y/Y | 34.4% | 34.4% YTD |
| | INVENTORY | | MONTHS OF SUPPLY |
| | 38 | | 0.88 |
| | | | |
| 58.7% | Y/Y | 69.3% | Monthly trend* |



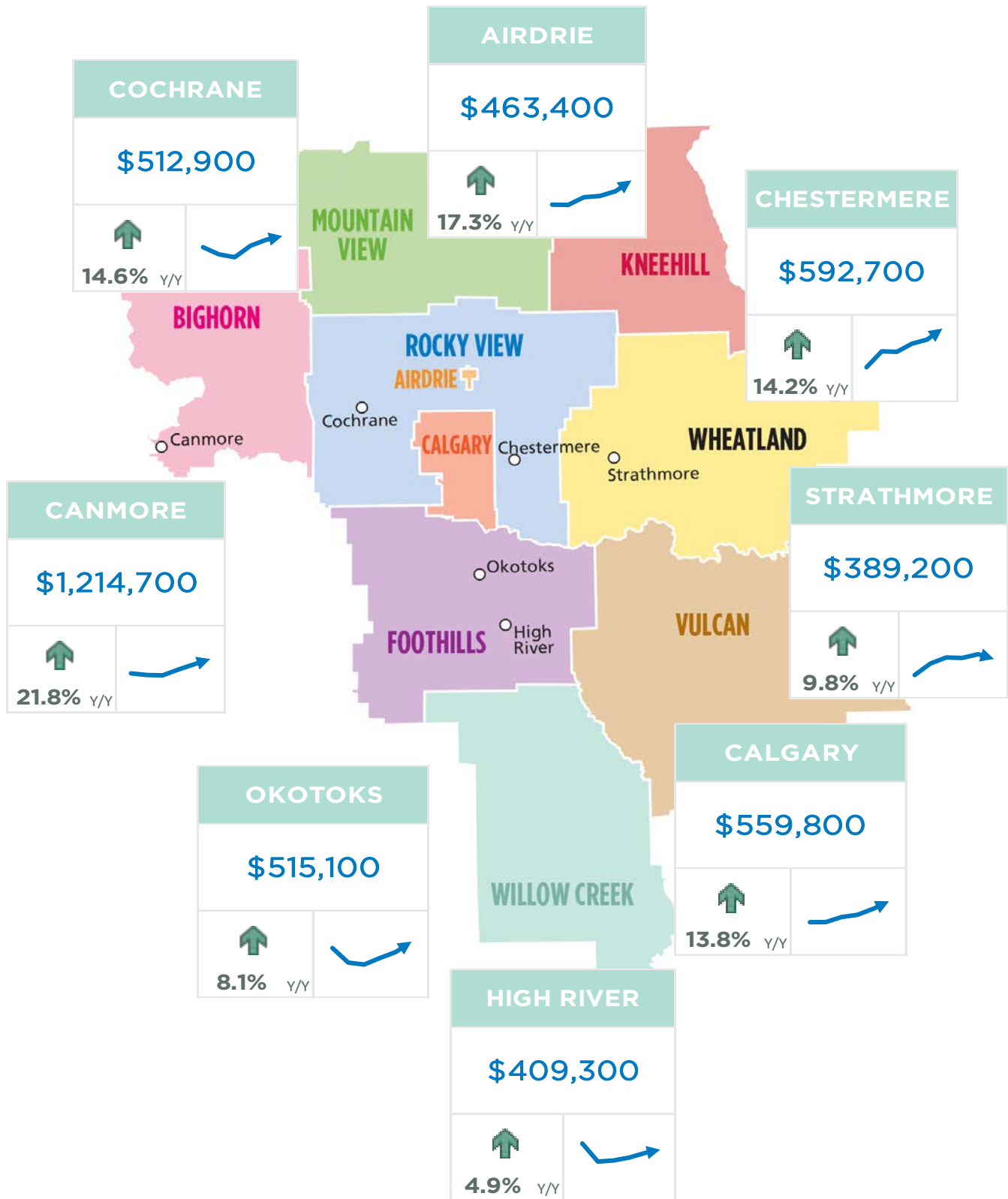
SHARE OF SALES January 2022



Source: CREB®

| January 2022 | Sales | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
|-----------------------------|-------|--------------|-----------------------------|-----------|------------------|-----------------|---------------|--------------|
| City of Calgary | 2,009 | 2,476 | 81% | 2,620 | 1.30 | 472,300 | 510,701 | 466,000 |
| Airdrie | 145 | 159 | 91% | 88 | 0.61 | 408,900 | 467,456 | 460,000 |
| Chestermere | 37 | 38 | 97% | 32 | 0.86 | 564,500 | 624,406 | 625,000 |
| Rocky View Region | 158 | 172 | 92% | 230 | 1.46 | 514,100 | 709,368 | 522,393 |
| Foothills Region | 106 | 123 | 86% | 141 | 1.33 | 459,300 | 648,271 | 531,014 |
| Mountain View Region | 41 | 56 | 73% | 126 | 3.07 | 346,700 | 414,785 | 415,000 |
| Kneehill Region | 9 | 10 | 90% | 30 | 3.33 | 209,000 | 277,833 | 241,000 |
| Wheatland Region | 28 | 46 | 61% | 62 | 2.21 | 359,800 | 382,021 | 360,000 |
| Willow Creek Region | 16 | 22 | 73% | 48 | 3.00 | 266,000 | 309,150 | 305,000 |
| Vulcan Region | 8 | 4 | 200% | 18 | 2.25 | 240,300 | 436,000 | 370,000 |
| Bighorn Region | 43 | 39 | 110% | 64 | 1.49 | 956,100 | 819,265 | 651,000 |
| YEAR-TO-DATE 2022 | Sales | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
| City of Calgary | 2,009 | 2,476 | 81% | 2,620 | 1.30 | 472,300 | 510,701 | 466,000 |
| Airdrie | 145 | 159 | 91% | 88 | 0.61 | 408,900 | 467,456 | 460,000 |
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| Bighorn Region | 43 | 39 | 110% | 64 | 1.49 | 956,100 | 819,265 | 651,000 |

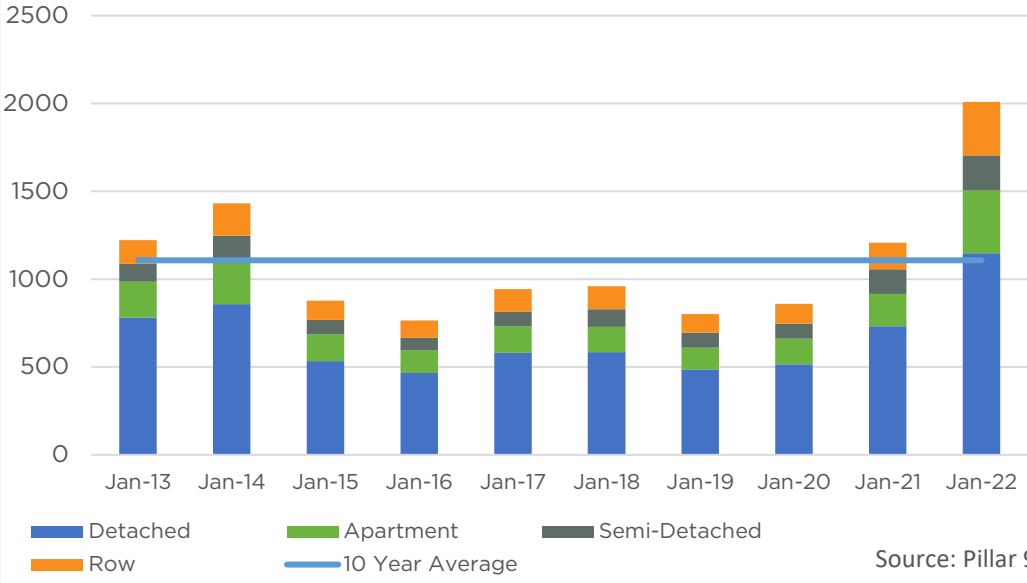
DETACHED BENCHMARK PRICE COMPARISON



January 2022

Calgary

Monthly Sales Comparison



SALES

2,009

↑ 66.4% Y/Y ↑ 66.4% YTD

NEW LISTINGS

2,476

↑ 10.0% Y/Y ↑ 10.0% YTD

INVENTORY

2,620

↓ 35.1% Y/Y → Monthly trend*

MONTHS OF SUPPLY

1.30

↓ 61.0% Y/Y → Monthly trend*

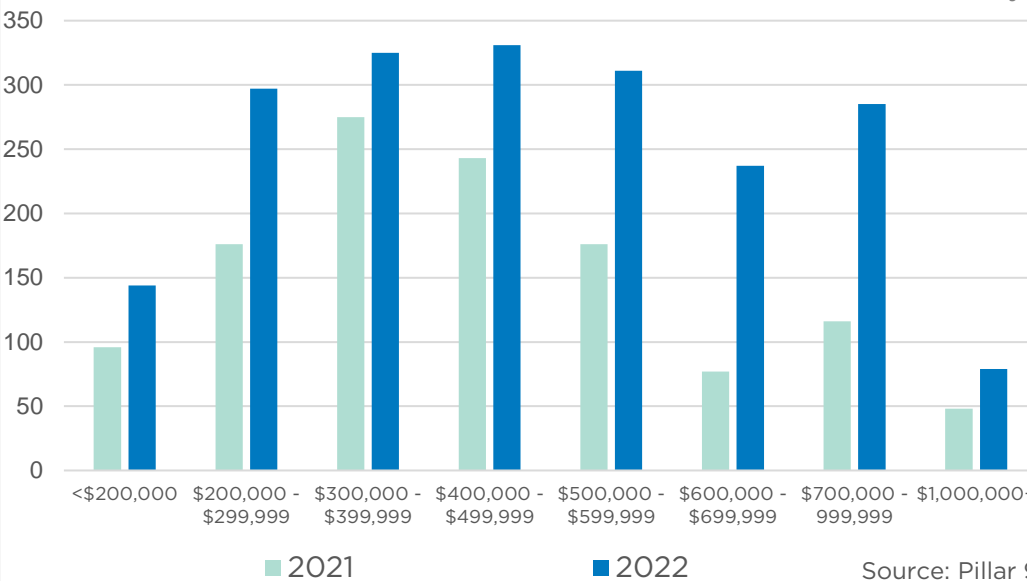


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

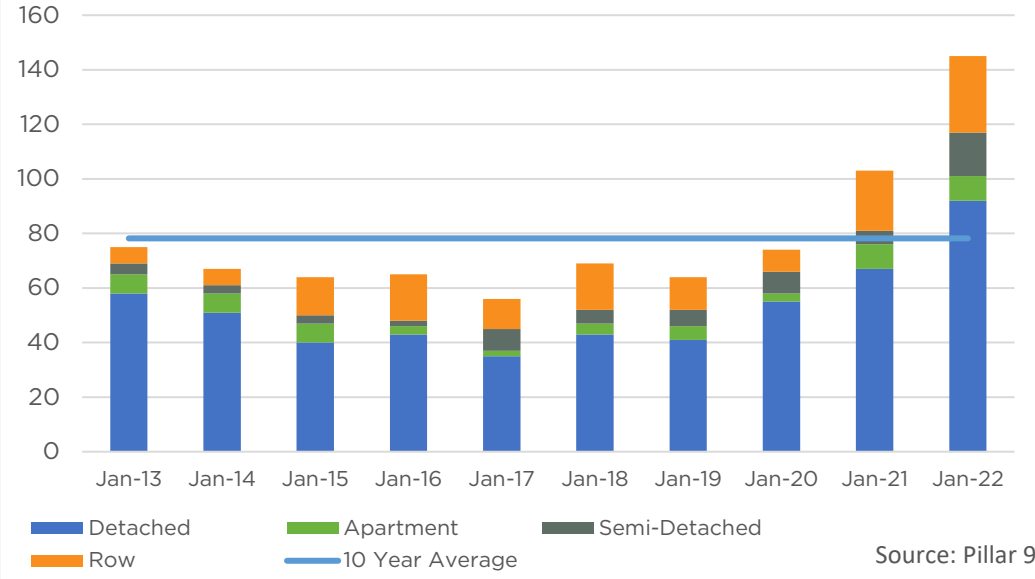
January



January 2022

Airdrie

Monthly Sales Comparison



SALES

145

↑ 40.8% Y/Y ↑ 40.8% YTD

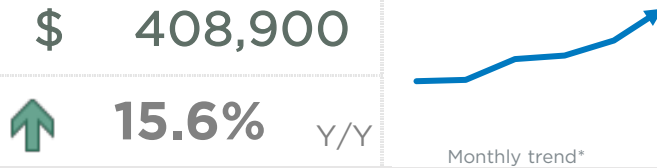
NEW LISTINGS

159

↑ 6.7% Y/Y ↑ 6.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



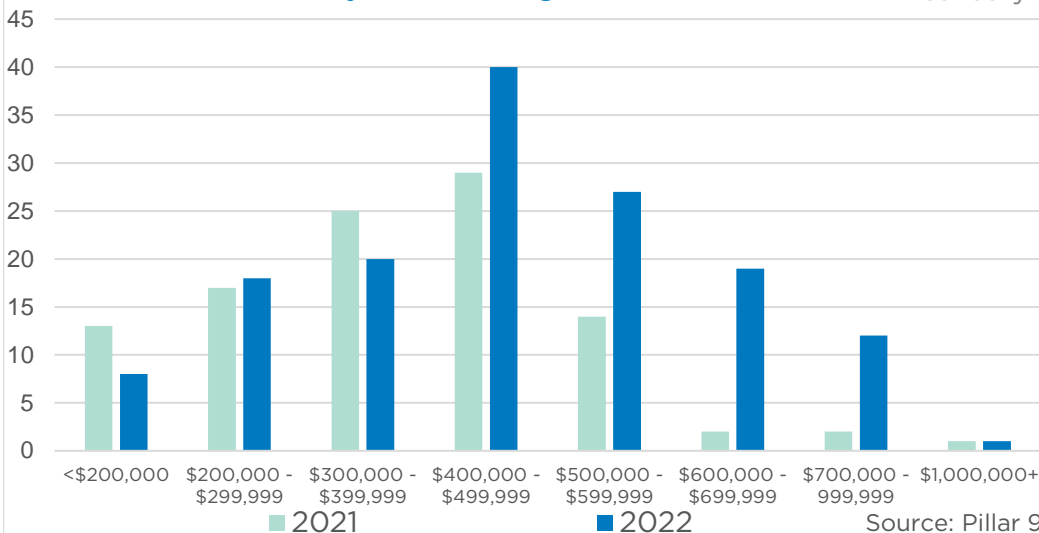
INVENTORY

88

↓ 63.6% Y/Y → Monthly trend*

Residential Sales by Price Range

January



MONTHS OF SUPPLY

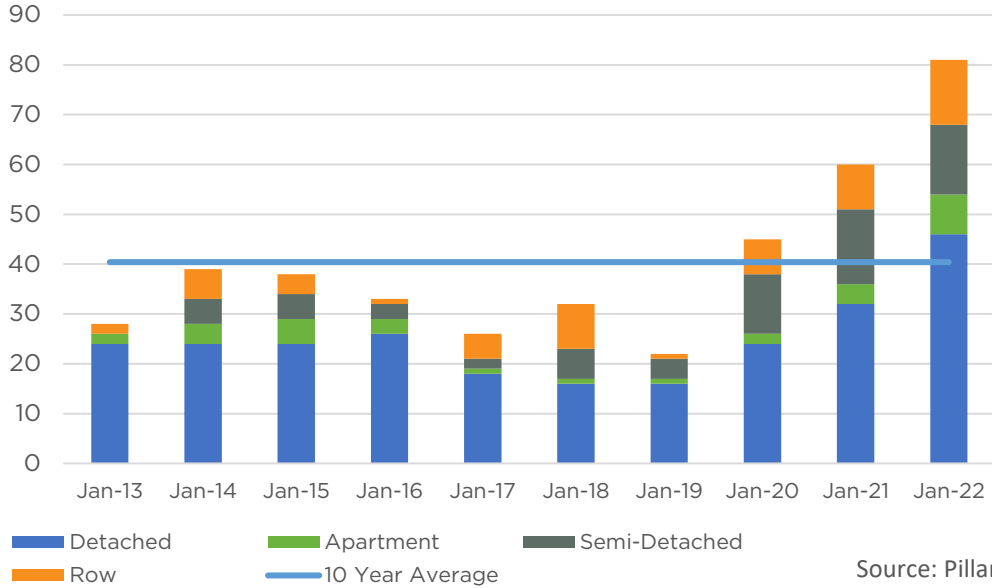
0.61

↓ 74.2% Y/Y → Monthly trend*

January 2022

Cochrane

Monthly Sales Comparison



SALES

81

↑ 35.0% Y/Y ↑ 35.0% YTD

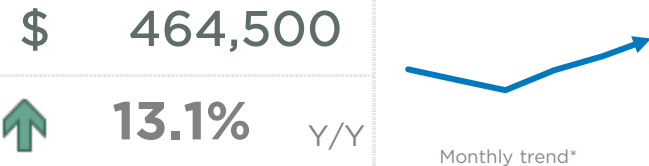
NEW LISTINGS

90

↓ 5.3% Y/Y ↓ 5.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



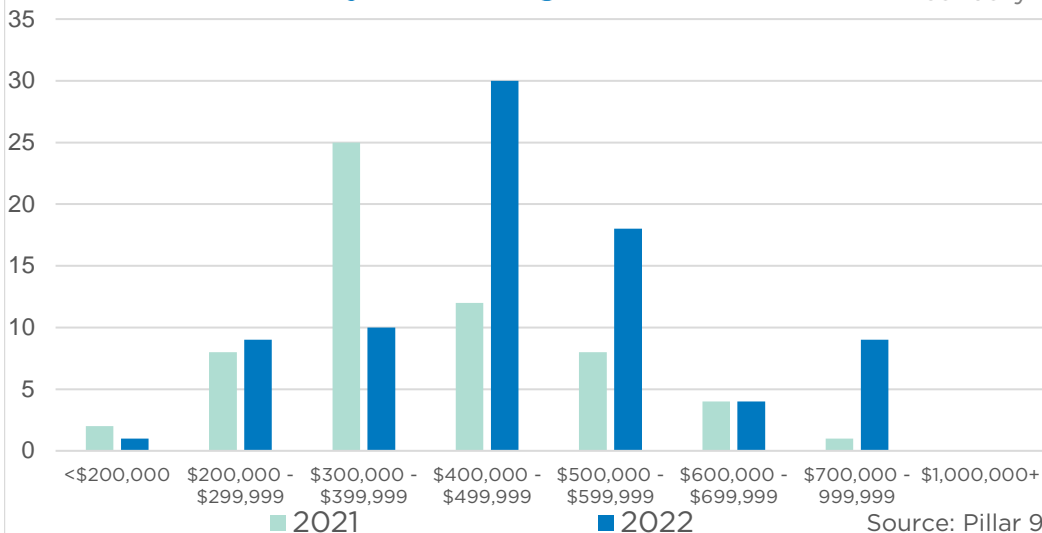
INVENTORY

62

↓ 63.3% Y/Y Monthly trend*

Residential Sales by Price Range

January



MONTHS OF SUPPLY

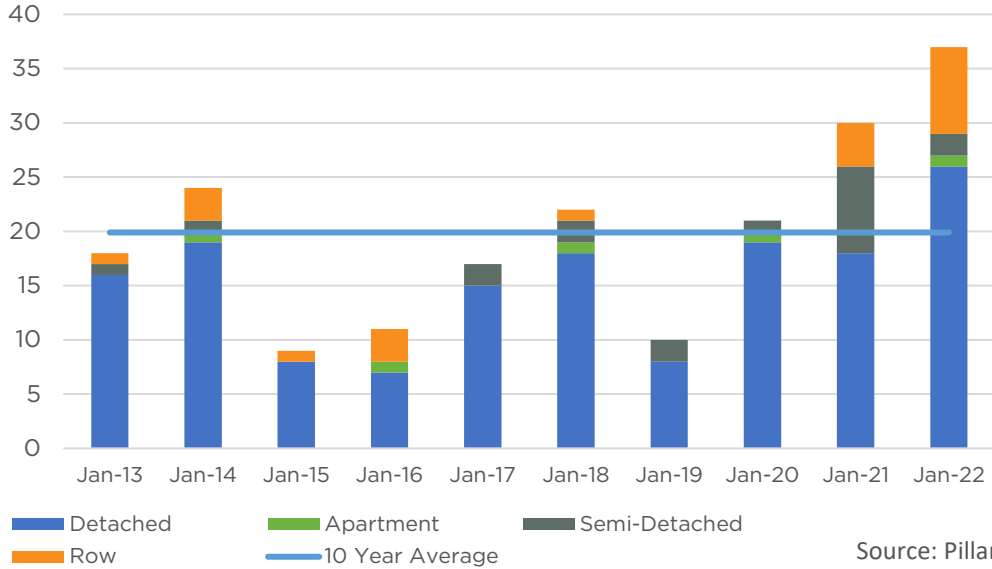
0.77

↓ 72.8% Y/Y Monthly trend*

January 2022

Chestermere

Monthly Sales Comparison



SALES

37

↑ 23.3% Y/Y ↑ 23.3% YTD

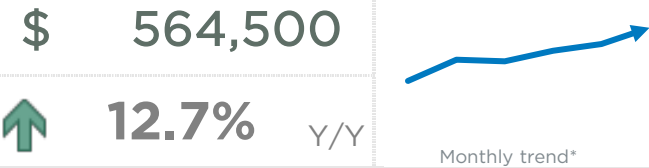
NEW LISTINGS

38

↓ 38.7% Y/Y ↓ 38.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



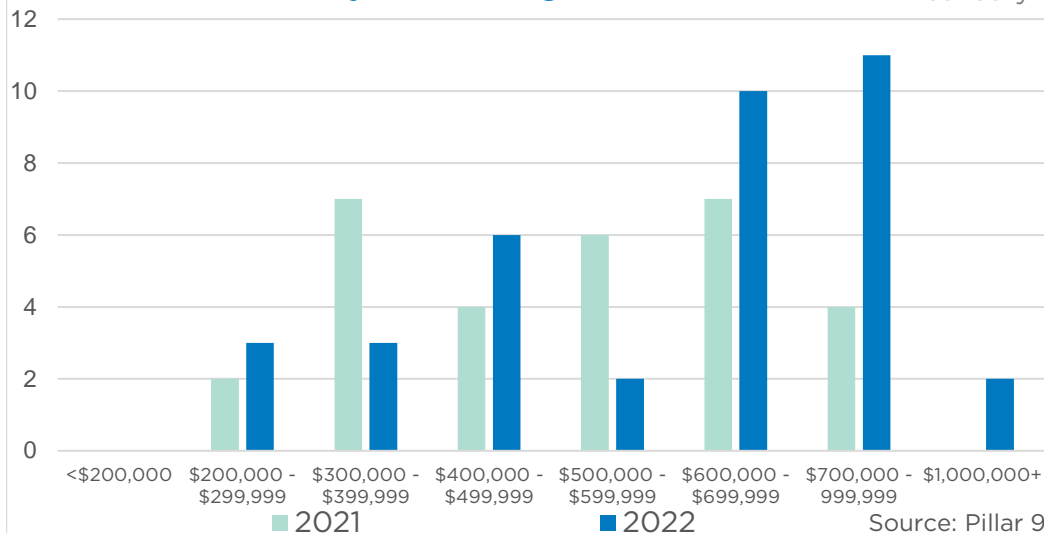
INVENTORY

32

↓ 69.2% Y/Y → Monthly trend*

Residential Sales by Price Range

January



MONTHS OF SUPPLY

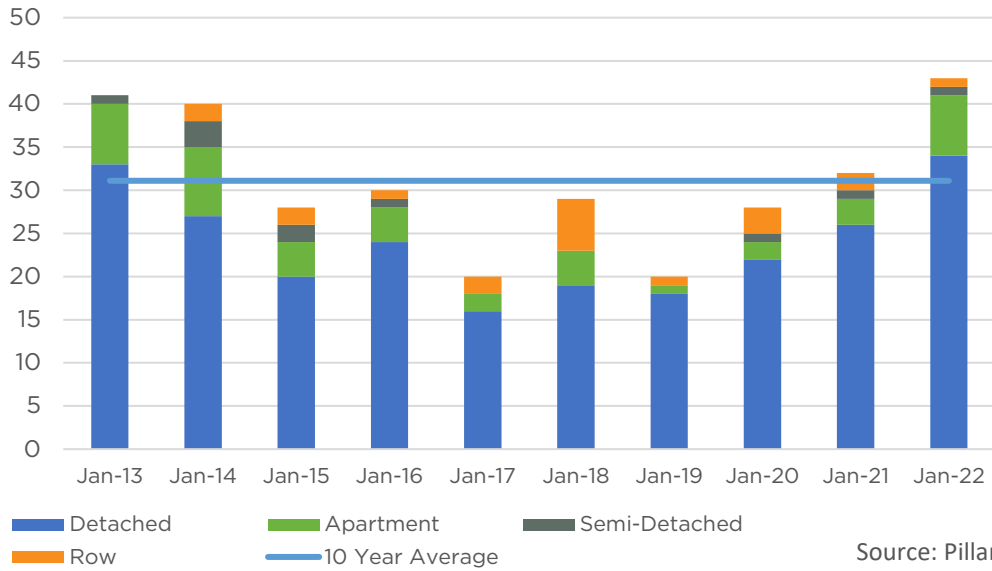
0.86

↓ 75.1% Y/Y → Monthly trend*

January 2022

Okotoks

Monthly Sales Comparison



SALES

43

↑ 34.4% Y/Y ↑ 34.4% YTD

NEW LISTINGS

50

↓ 28.6% Y/Y ↓ 28.6% YTD

INVENTORY

38

↓ 58.7% Y/Y → Monthly trend*

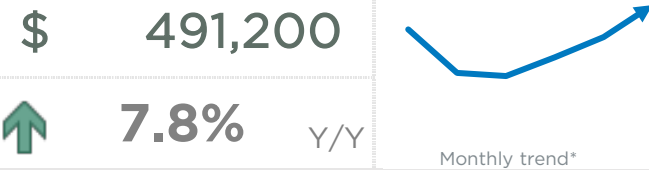
MONTHS OF SUPPLY

0.88

↓ 69.3% Y/Y → Monthly trend*

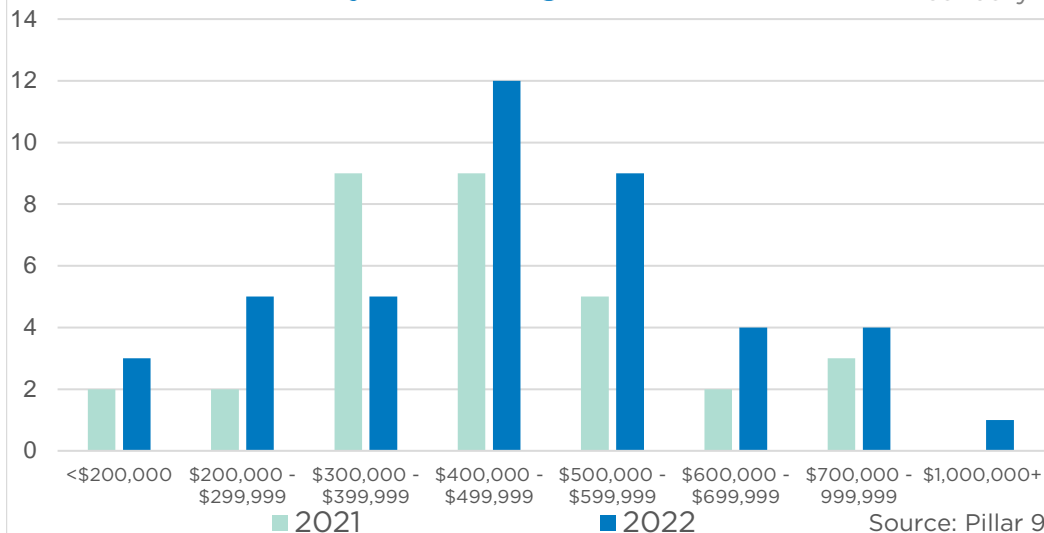


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

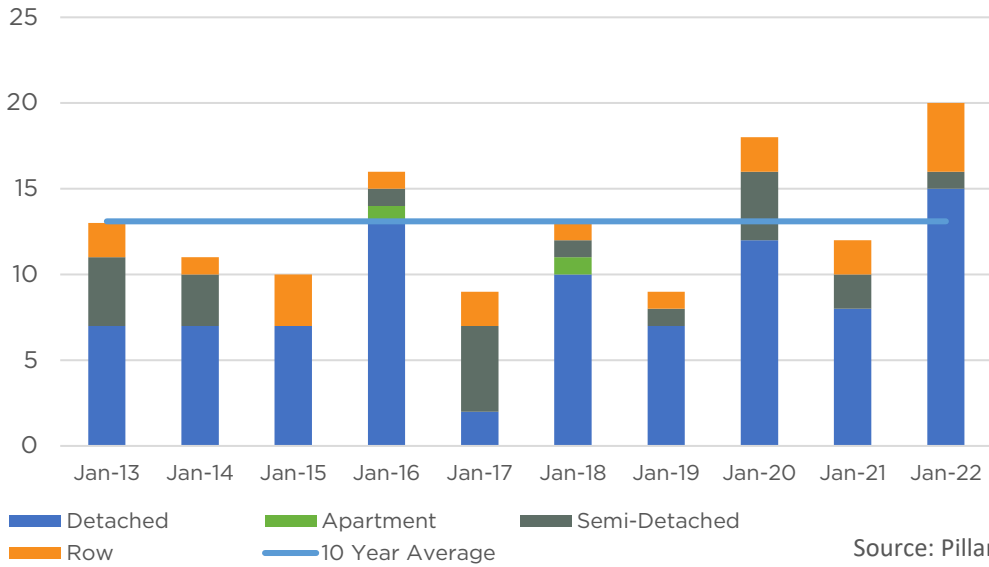
January



January 2022

High River

Monthly Sales Comparison



SALES

20

↑ 66.7% Y/Y ↑ 66.7% YTD

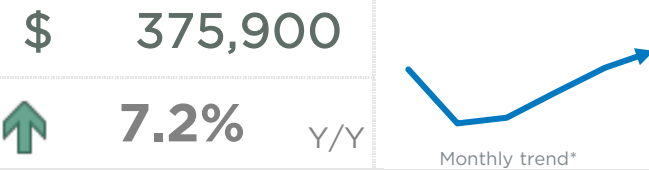
NEW LISTINGS

26

↑ 13.0% Y/Y ↑ 13.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



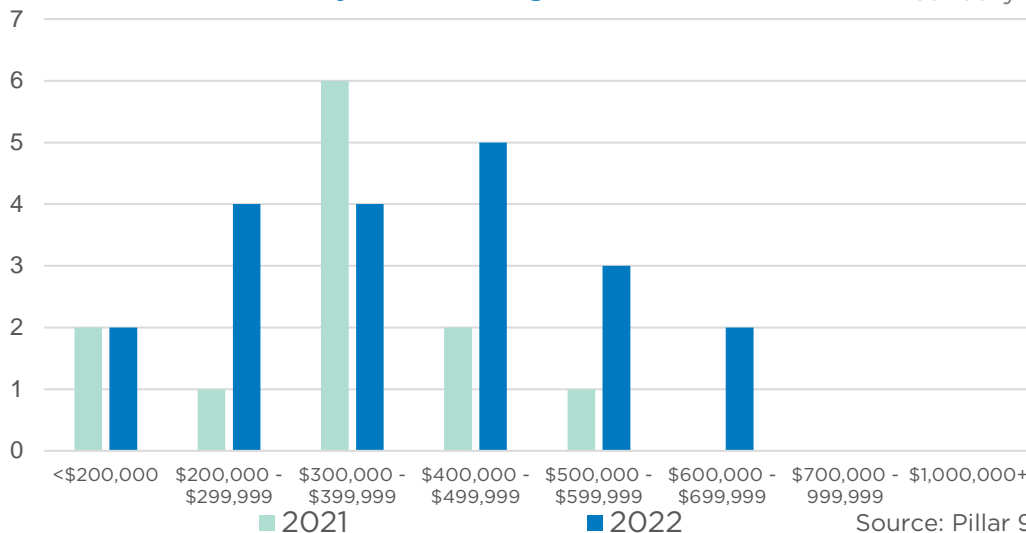
INVENTORY

30

↓ 44.4% Y/Y → Monthly trend*

Residential Sales by Price Range

January



MONTHS OF SUPPLY

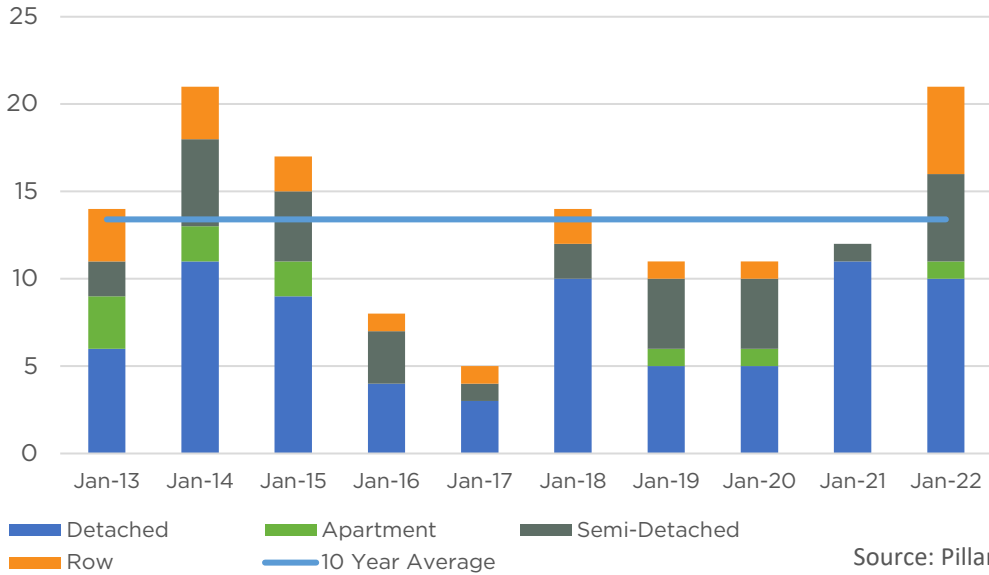
1.50

↓ 66.7% Y/Y → Monthly trend*

January 2022

Strathmore

Monthly Sales Comparison



SALES

21

↑ 75.0% Y/Y ↑ 75.0% YTD

NEW LISTINGS

33

→ 0.0% Y/Y → 0.0% YTD

INVENTORY

35

↓ 58.8% Y/Y → Monthly trend*

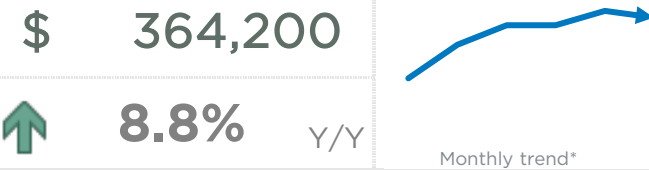
MONTHS OF SUPPLY

1.67

↓ 76.5% Y/Y → Monthly trend*

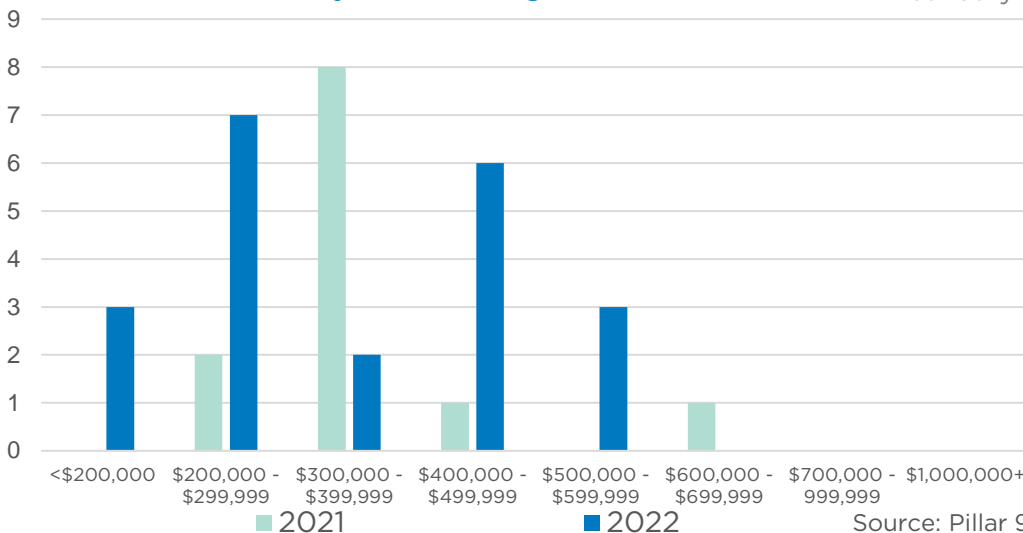


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

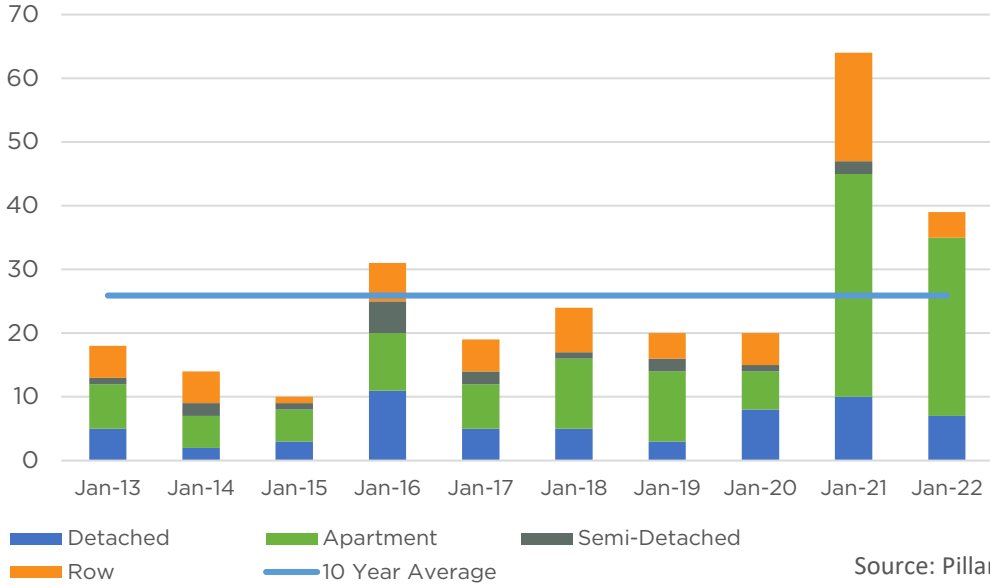
January



January 2022

Canmore

Monthly Sales Comparison



SALES

39

↓ 39.1% Y/Y ↓ 39.1% YTD

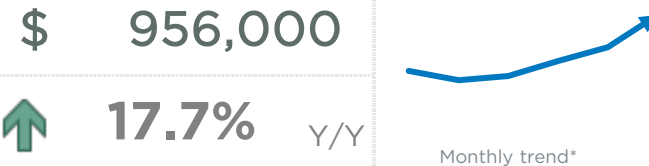
NEW LISTINGS

37

↓ 43.1% Y/Y ↓ 43.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



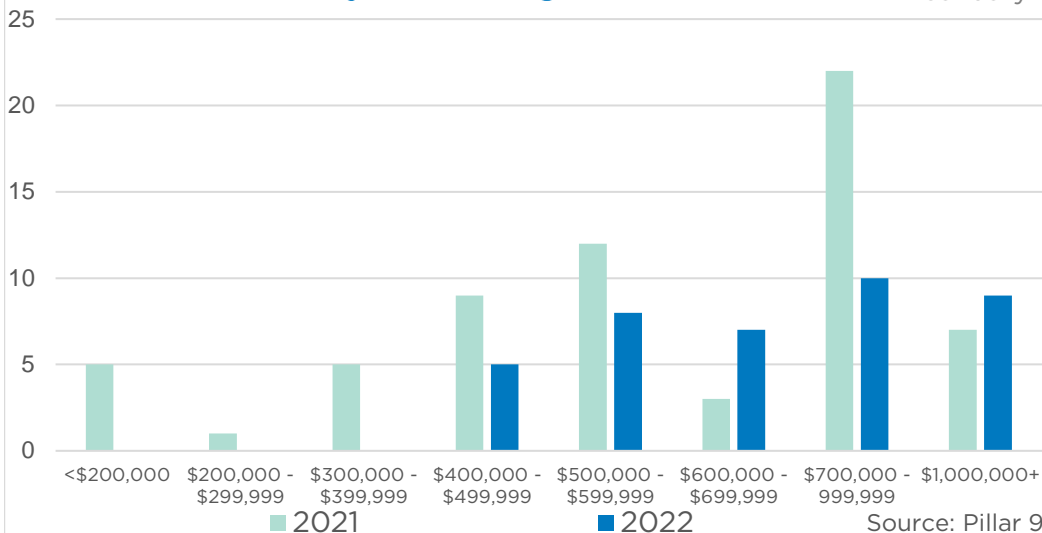
INVENTORY

56

↓ 55.6% Y/Y → Monthly trend*

Residential Sales by Price Range

January



MONTHS OF SUPPLY

1.44

↓ 27.1% Y/Y → Monthly trend*