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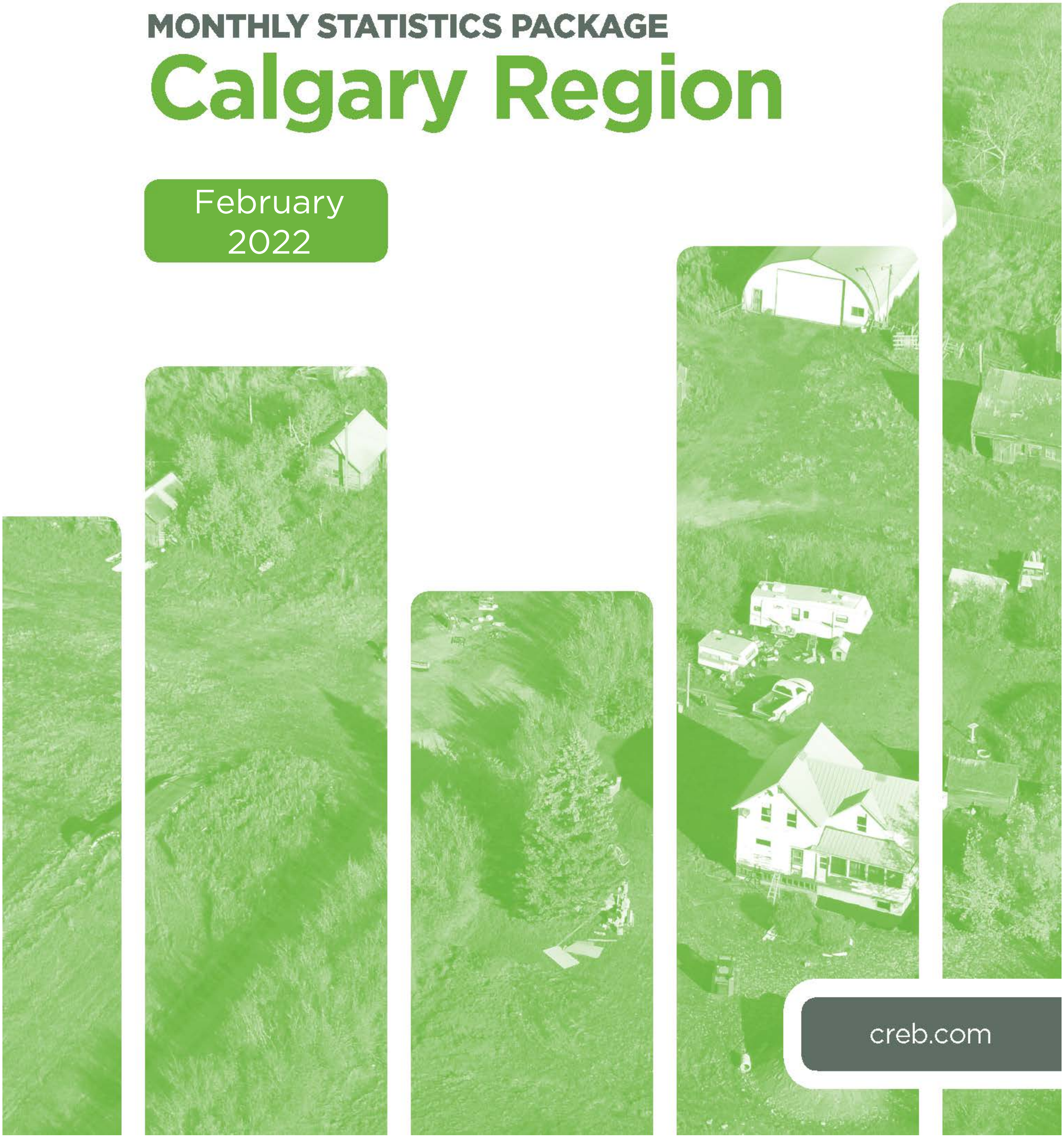
MONTHLY STATISTICS PACKAGE

Calgary Region

February
2022



creb.com

Airdrie

Record high new listings in February enabled sales to reach a record high. With 385 new listings and 289 sales, the sales to new listings ratio fell to 75 per cent, which is the first time it dropped below 80 per cent since spring of last year. While the recent gains provided some monthly uplift in inventory levels, supply remains exceptionally low, and the months of supply has remained below one month for the fourth consecutive month.
Persistently tight market conditions especially in the detached and semi-detached sector has driven significant price growth in the market. In February, the unadjusted detached price reached $490,800, nearly six per cent over last month and 22 per cent higher than last year's levels.

		Y/Y	
PRICE	$430,600	19.7% Y/Y	
SALES	289	78.4% Y/Y	63.8% YTD
INVENTORY	175	38.2% Y/Y	Monthly trend*
MONTHS OF SUPPLY	0.61	65.3% Y/Y	Monthly trend*

Cochrane

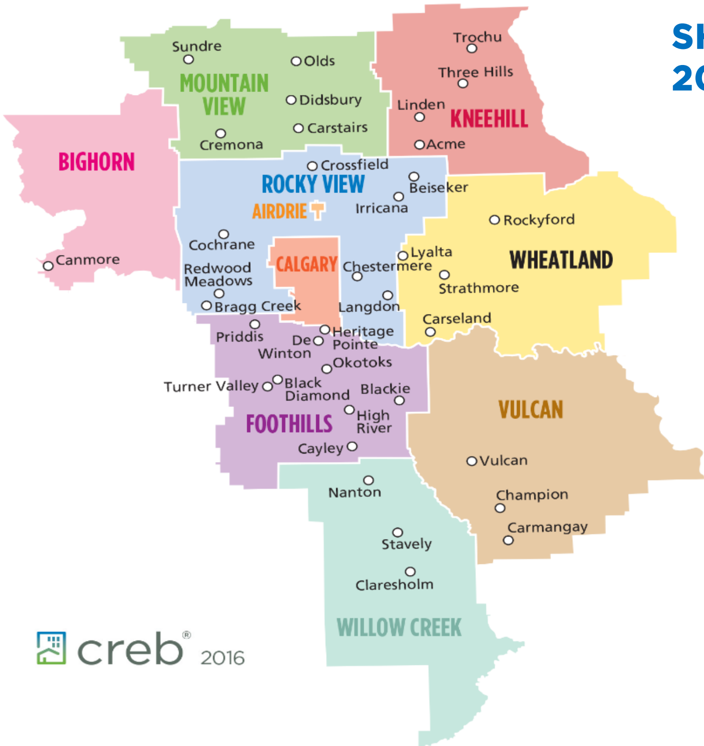
New listings reached a record monthly high in February. However, sales nearly matched the levels of new listings causing inventories to face further declines and the months of supply to fall to the lowest levels ever recorded at less than half of month of supply. This is the fourth consecutive month with the months of supply has been below one month and the sellers' market conditions are placing significant upward pressure on prices especially for detached and semi-detached properties.
In February, the unadjusted detached benchmark price reached $548,400, nearly seven per cent higher than last month and over 21 per cent higher than levels recorded last February. Price gains have occurred across all property types; however, apartment style properties continue to record prices below previous highs seen back in 2007.

		Y/Y	
PRICE	$491,200	19.4% Y/Y	
SALES	125	17.9% Y/Y	24.1% YTD
INVENTORY	61	63.3% Y/Y	Monthly trend*
MONTHS OF SUPPLY	0.49	68.8% Y/Y	Monthly trend*

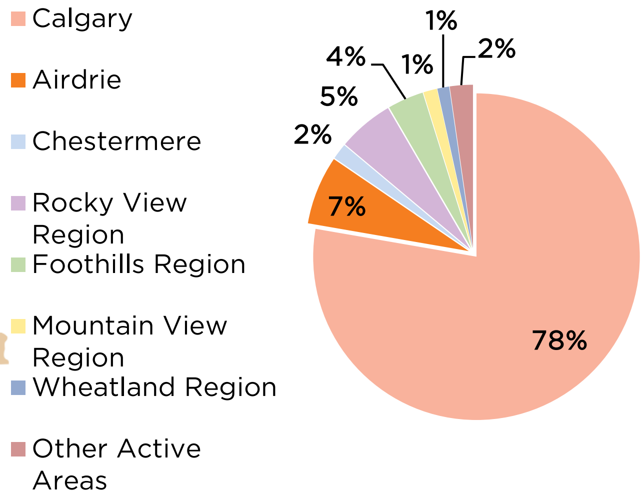
Okotoks

Like other markets, gains in new listings helped support record levels of sales for February. However, the gains in new listings were not enough to support any substantial change in the low inventory situation. With only 56 units in inventory at the end of the month, this is the lowest February inventory seen since 2006. Strong sales combined with low inventory caused the months of supply to ease further and remain below one month for the third consecutive month.
The persistent tight market conditions caused a surge in prices. In February, the benchmark price for a detached home reached $554,900, nearly eight per cent higher than last month and over 15 per cent higher than last February.

		Y/Y	
PRICE	$522,300	14.1% Y/Y	
SALES	78	34.5% Y/Y	34.4% YTD
INVENTORY	56	51.7% Y/Y	Monthly trend*
MONTHS OF SUPPLY	0.72	64.1% Y/Y	Monthly trend*



SHARE OF SALES February 2022

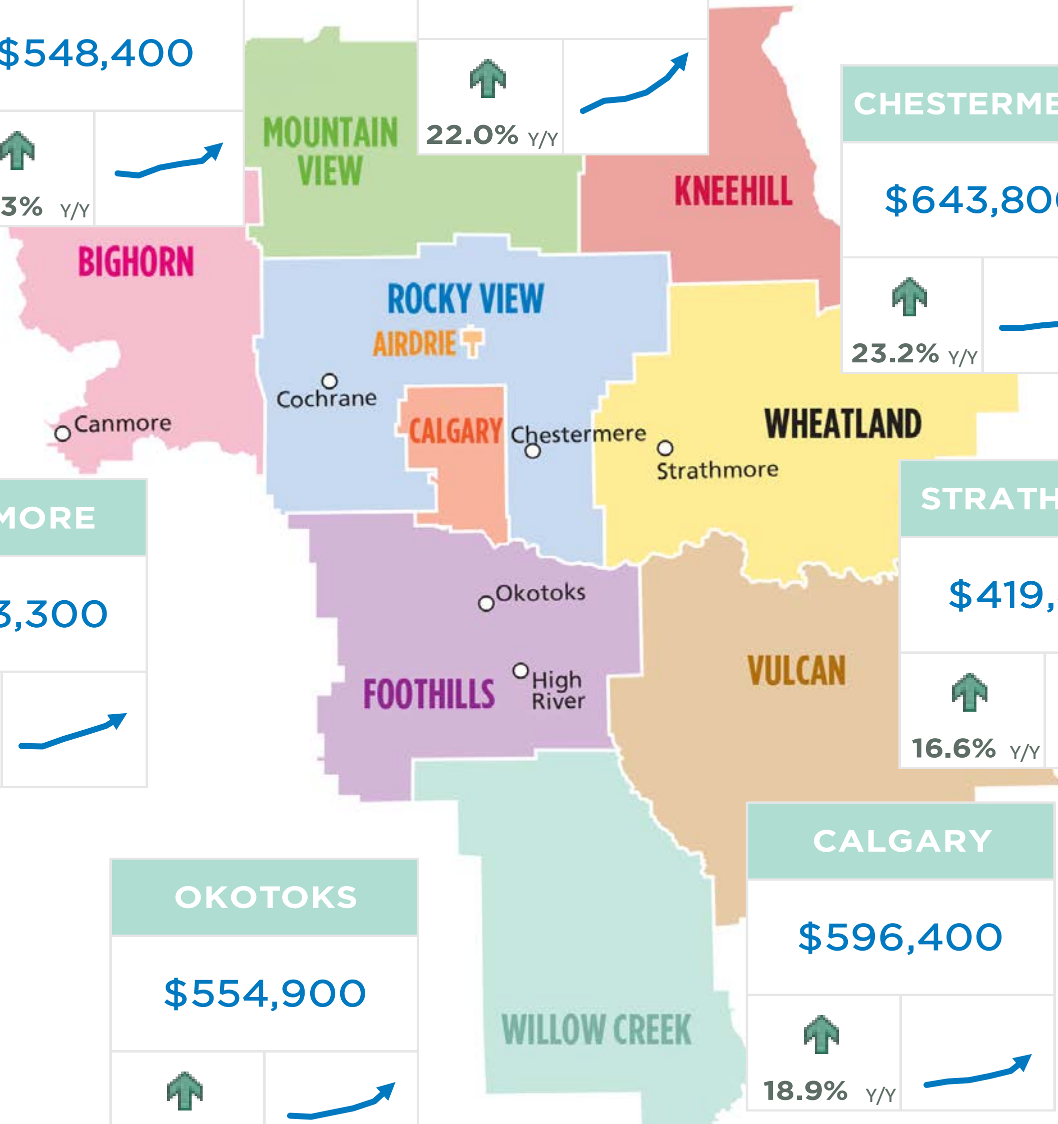


Source: CREB®

February 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	3,305	4,652	71%	3,600	1.09	499,400	547,720	520,000
Airdrie	289	385	75%	175	0.61	430,600	506,014	525,000
Chestermere	67	103	65%	62	0.93	607,900	759,300	685,000
Rocky View Region	234	277	84%	251	1.07	550,600	816,637	591,500
Foothills Region	152	203	75%	177	1.16	490,700	659,924	549,900
Mountain View Region	58	71	82%	132	2.28	357,900	419,128	350,325
Kneehill Region	11	19	58%	37	3.36	226,400	237,882	230,000
Wheatland Region	50	63	79%	69	1.38	381,800	451,598	443,500
Willow Creek Region	28	27	104%	46	1.64	279,400	336,475	306,250
Vulcan Region	3	11	27%	24	8.00	251,200	217,000	210,000
Bighorn Region	55	69	80%	67	1.22	989,400	828,729	735,000

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	5,310	7,129	74%	3,114	1.17	485,850	534,198	500,000
Airdrie	434	545	80%	133	0.61	419,750	493,132	499,500
Chestermere	104	141	74%	47	0.90	586,200	711,309	667,500
Rocky View Region	392	449	87%	241	1.23	532,350	773,401	575,000
Foothills Region	258	326	79%	159	1.23	475,000	655,136	539,028
Mountain View Region	99	127	78%	130	2.62	352,300	417,329	380,000
Kneehill Region	20	29	69%	34	3.35	217,700	255,860	233,250
Wheatland Region	78	109	72%	65	1.67	370,800	426,622	399,350
Willow Creek Region	44	49	90%	47	2.14	272,700	326,539	306,250
Vulcan Region	11	15	73%	21	3.82	245,750	376,273	325,000
Bighorn Region	98	108	91%	66	1.34	972,750	824,576	727,450

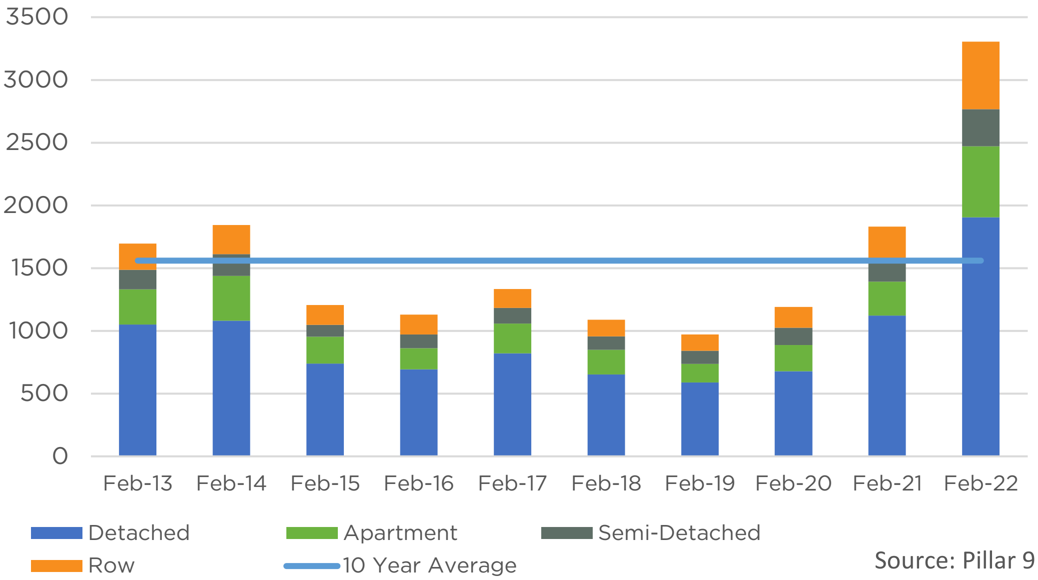
DETACHED BENCHMARK PRICE COMPARISON



AIRDRIE	$490,800	22.0% Y/Y
COCHRANE	$548,400	21.3% Y/Y
CHESTERMERE	$643,800	23.2% Y/Y
CANMORE	$1,313,300	29.2% Y/Y
STRATHMORE	$419,400	16.6% Y/Y
CALGARY	$596,400	18.9% Y/Y
OKOTOKS	$554,900	15.4% Y/Y
HIGH RIVER	$437,800	11.3% Y/Y

February 2022 | **Calgary**

Monthly Sales Comparison



Source: Pillar 9

SALES

3,305

80.5% Y/Y | 74.8% YTD

NEW LISTINGS

4,652

63.2% Y/Y | 39.8% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 499,400

16.1% Y/Y

Monthly trend*

INVENTORY

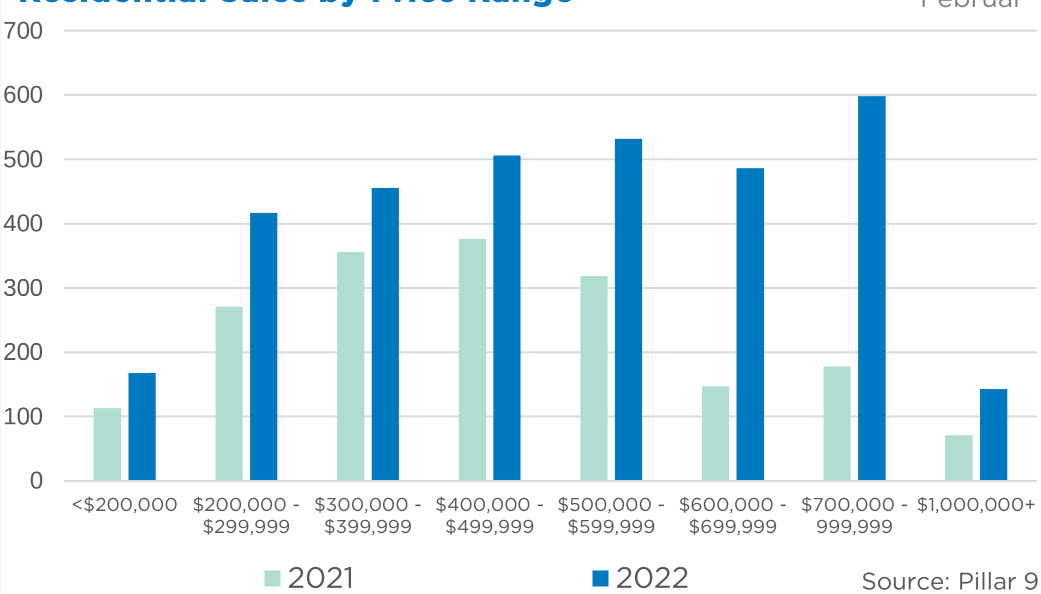
3,600

20.4% Y/Y

Monthly trend*

Residential Sales by Price Range

Februar



Source: Pillar 9

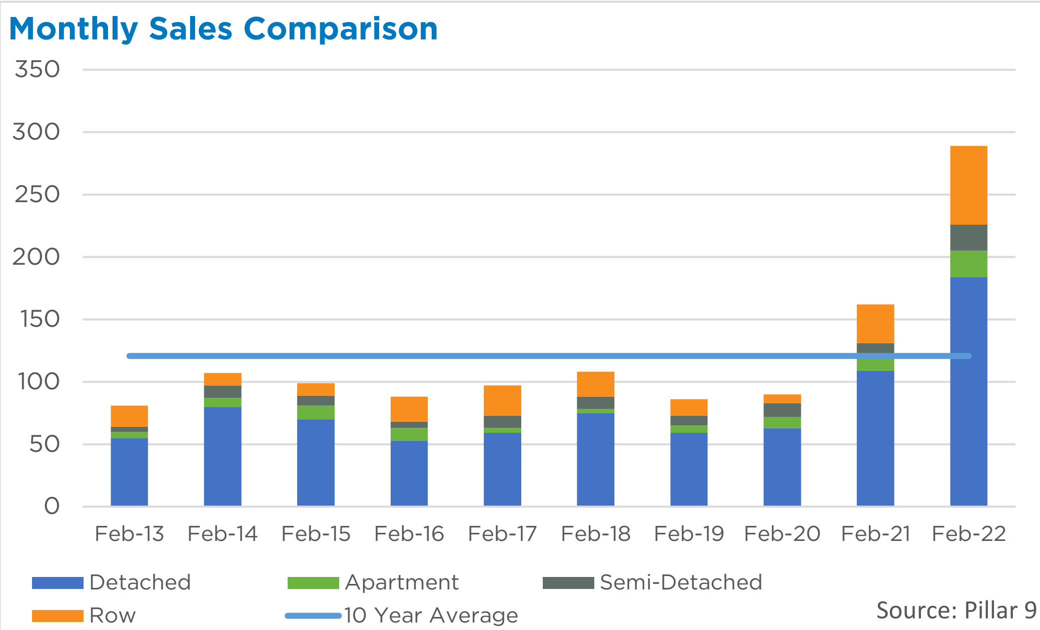
MONTHS OF SUPPLY

1.09

55.9% Y/Y

Monthly trend*

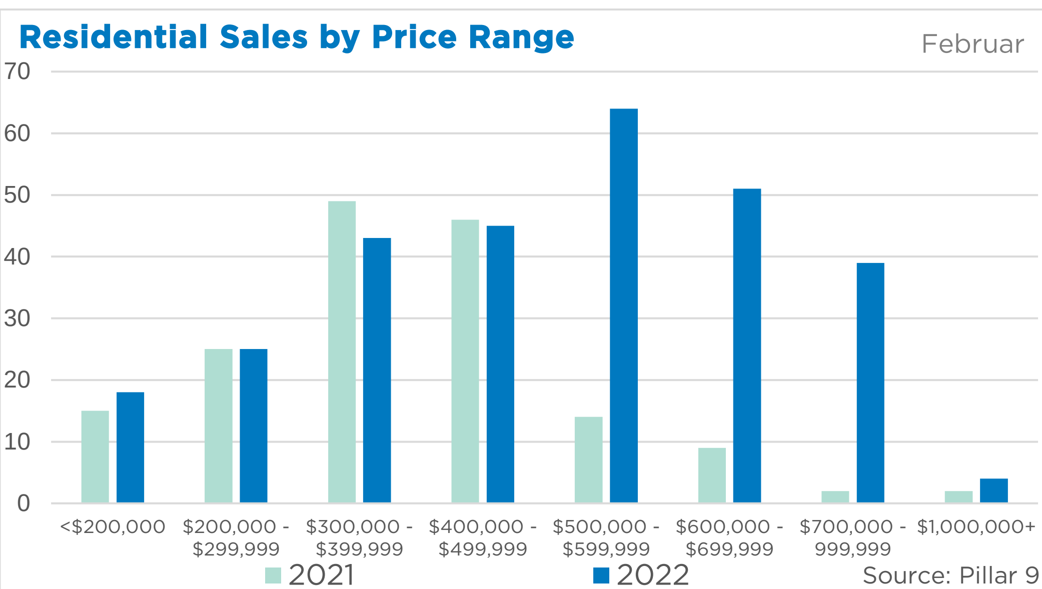
February 2022 | Airdrie



TOTAL RESIDENTIAL BENCHMARK PRICE

$ 430,600

19.7% Y/Y



SALES

289

78.4% Y/Y | 63.8% YTD

NEW LISTINGS

385

69.6% Y/Y | 44.9% YTD

INVENTORY

175

38.2% Y/Y

Monthly trend*

MONTHS OF SUPPLY

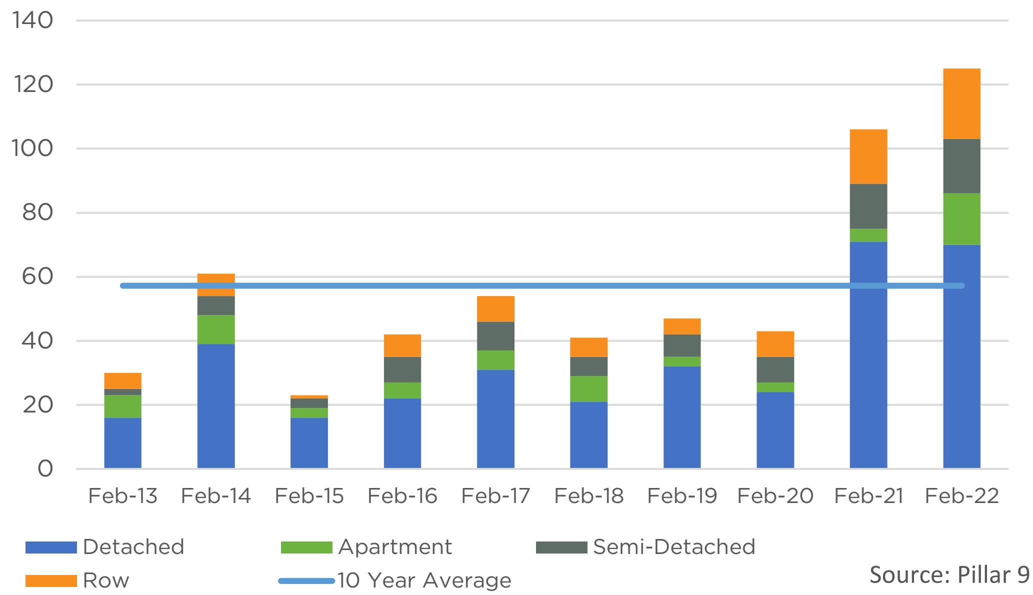
0.61

65.3% Y/Y

Monthly trend*

February 2022 | Cochrane

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

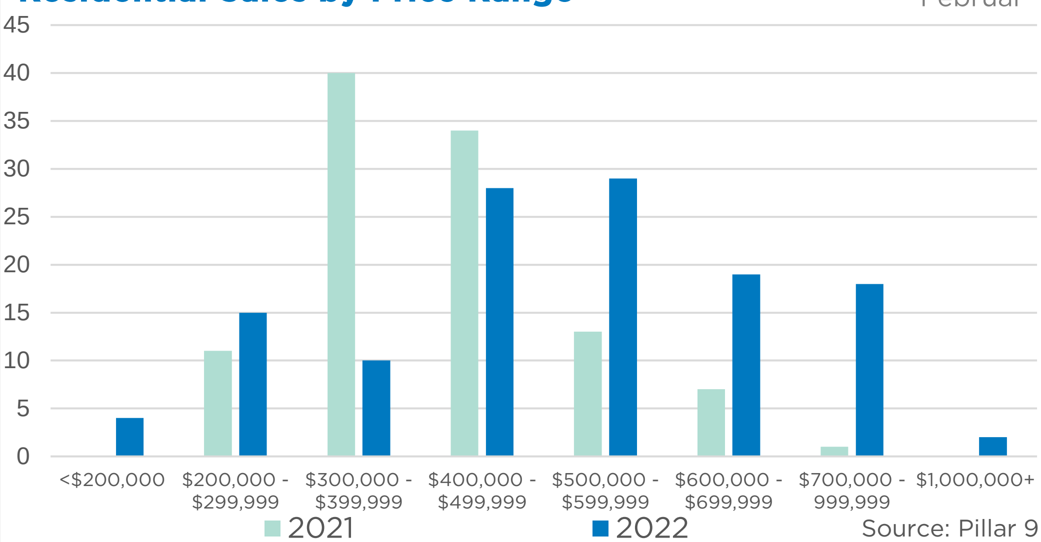
$ 491,200

19.4% Y/Y

Monthly trend*

Residential Sales by Price Range

Februar



Source: Pillar 9

SALES

125

17.9% Y/Y | 24.1% YTD

NEW LISTINGS

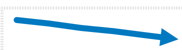
129

14.2% Y/Y | 5.3% YTD

INVENTORY

61

63.3% Y/Y



Monthly trend*

MONTHS OF SUPPLY

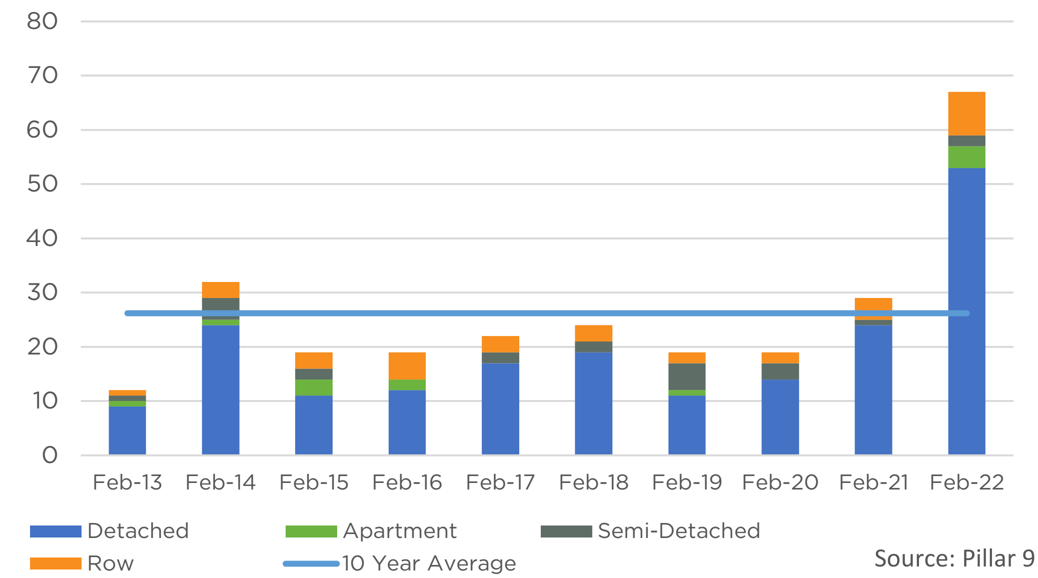
0.49

68.8% Y/Y

Monthly trend*

February 2022 | **Chestermere**

Monthly Sales Comparison



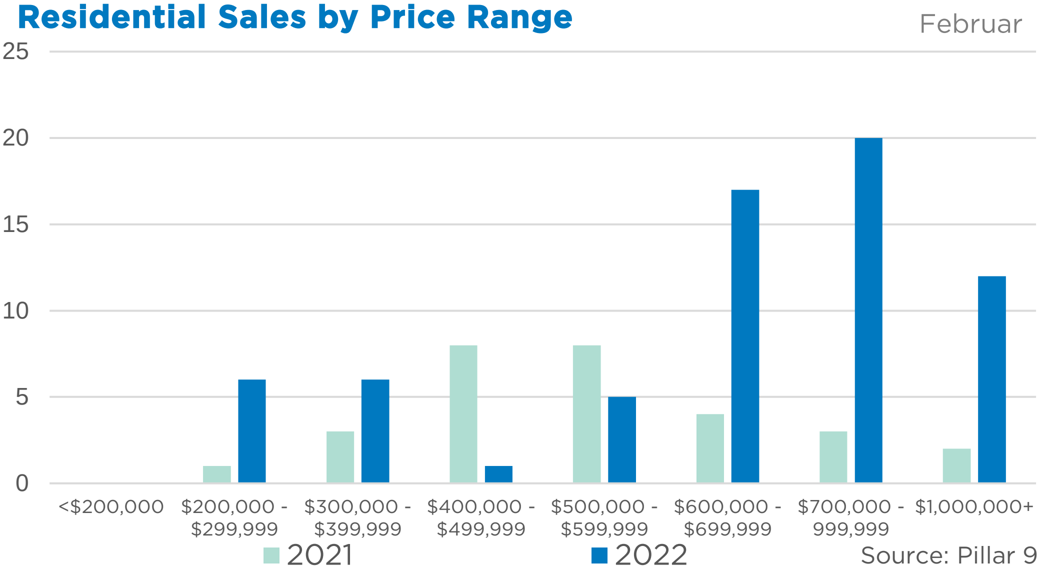
Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 607,900

21.0% Y/Y

Residential Sales by Price Range



Source: Pillar 9

SALES

67

131.0% Y/Y | 76.3% YTD

NEW LISTINGS

103

145.2% Y/Y | 35.6% YTD

INVENTORY

62

41.5% Y/Y

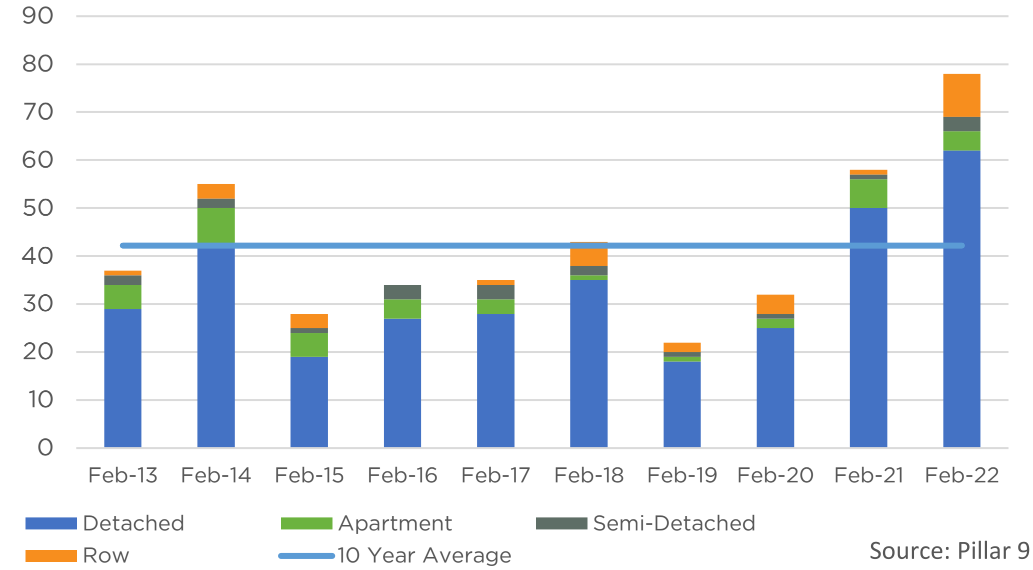
MONTHS OF SUPPLY

0.93

74.7% Y/Y

February 2022 | Okotoks

Monthly Sales Comparison



Source: Pillar 9

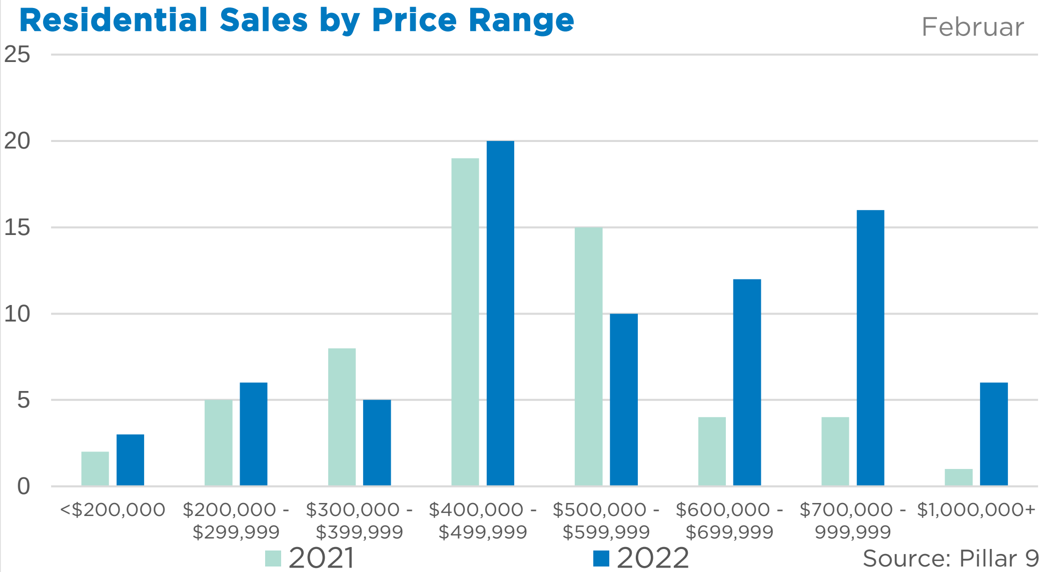
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 522,300

14.1% Y/Y

Monthly trend*

Residential Sales by Price Range



Source: Pillar 9

SALES

78

34.5% Y/Y

34.4% YTD

NEW LISTINGS

101

12.2% Y/Y

5.6% YTD

INVENTORY

56

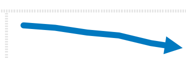
51.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

0.72

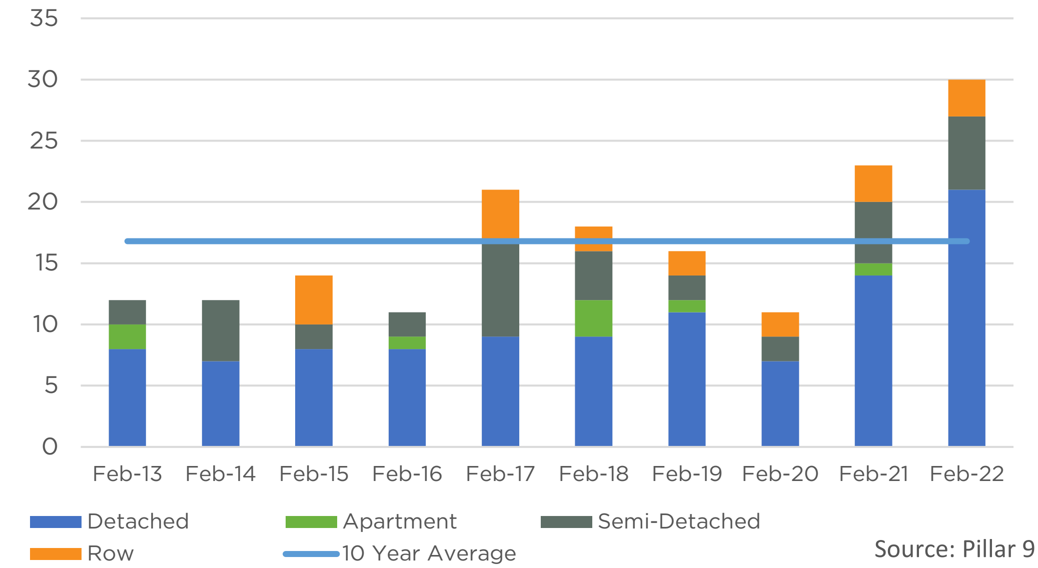
64.1% Y/Y



Monthly trend*

February 2022 | **High River**

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

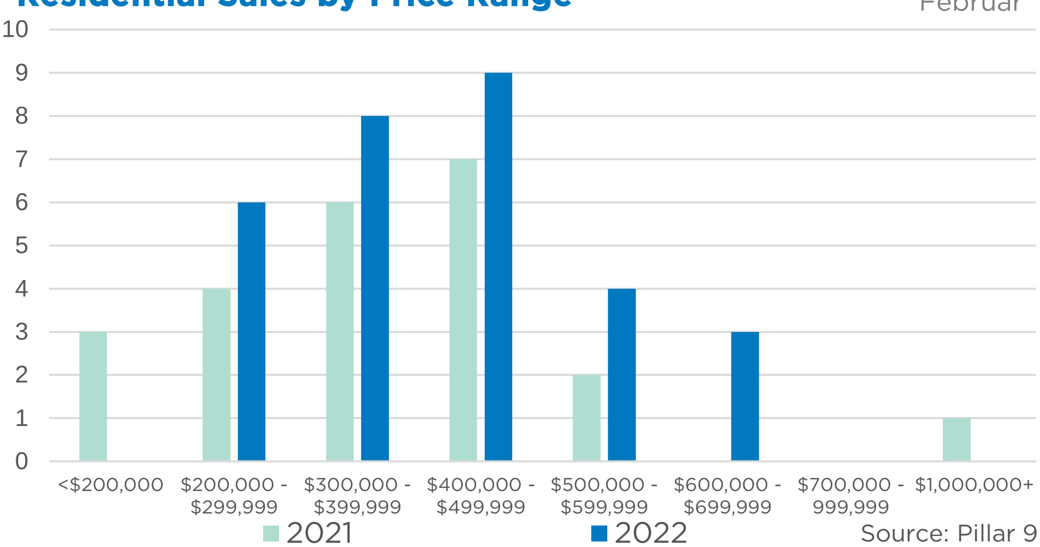
$ 397,200

12.8% Y/Y

Monthly trend*

Residential Sales by Price Range

Februar



Source: Pillar 9

SALES

30

30.4% Y/Y | 42.9% YTD

NEW LISTINGS

37

37.0% Y/Y | 26.0% YTD

INVENTORY

34

35.8% Y/Y

Monthly trend*

MONTHS OF SUPPLY

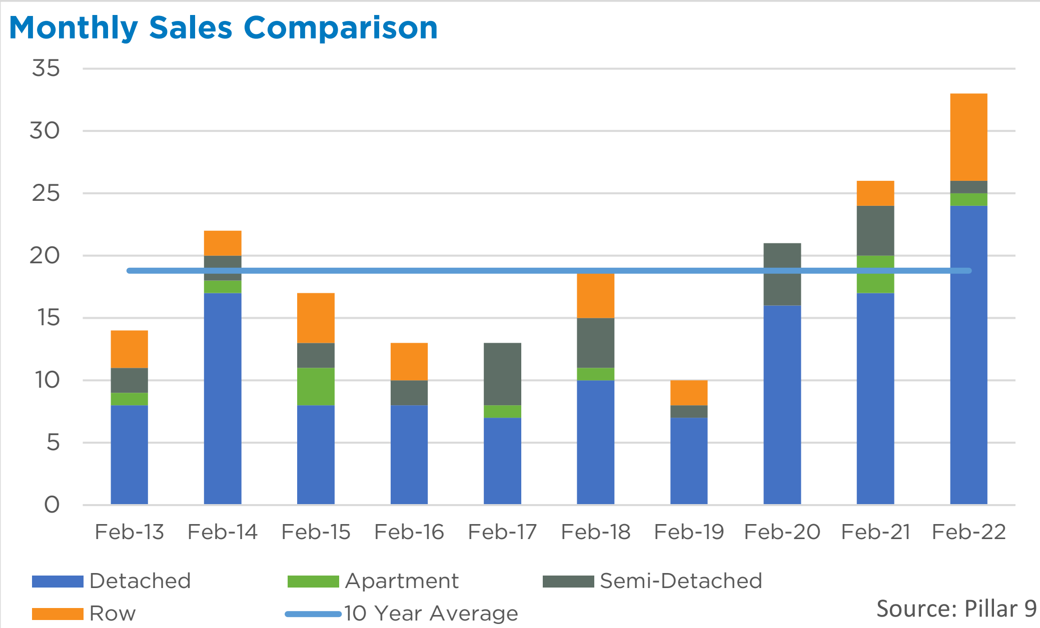
1.13

50.8% Y/Y

Monthly trend*

February 2022

Strathmore



SALES

33

26.9% Y/Y

42.1% YTD

NEW LISTINGS

50

56.3% Y/Y

27.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

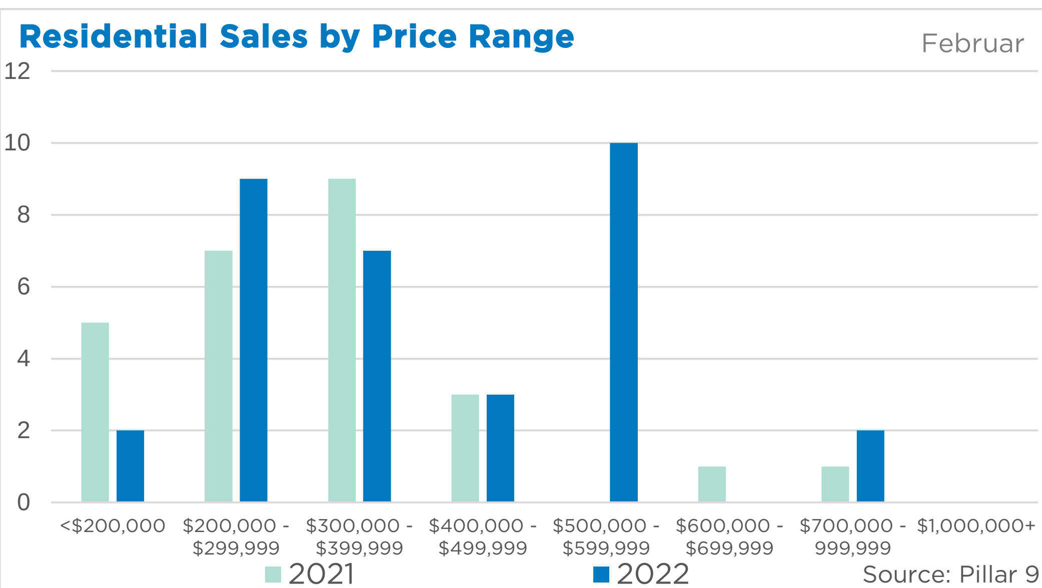
$ 387,000

14.4% Y/Y

INVENTORY

49

41.0% Y/Y



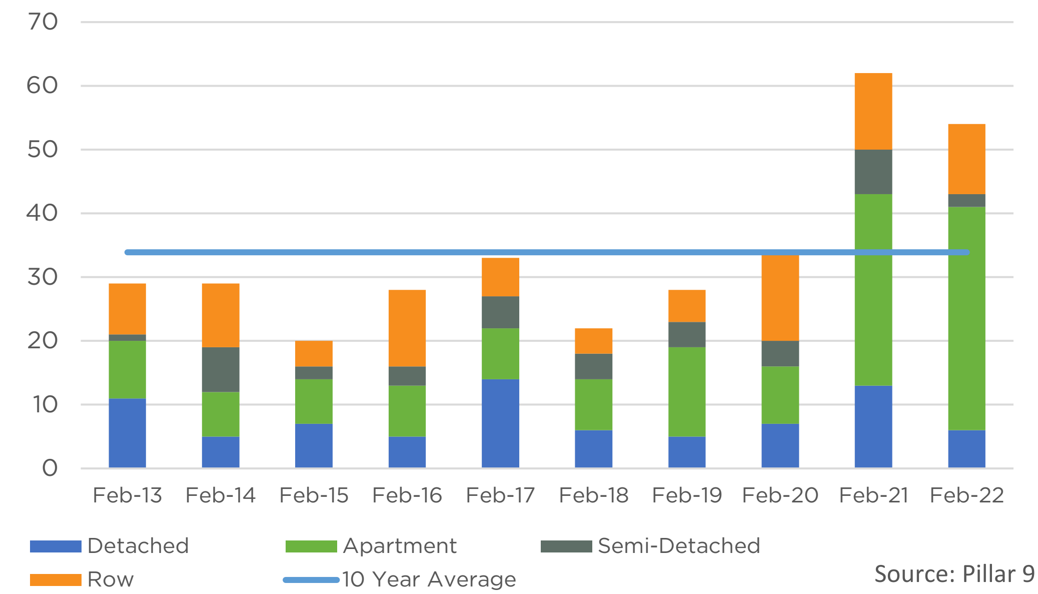
MONTHS OF SUPPLY

1.48

53.5% Y/Y

February 2022 | **Canmore**

Monthly Sales Comparison

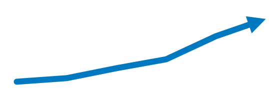


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

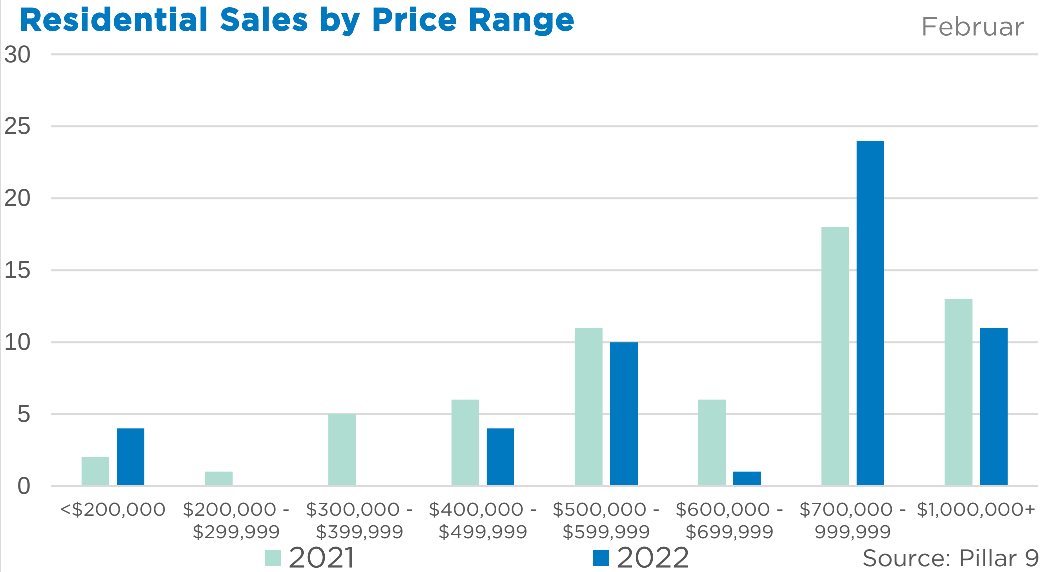
$ 989,300

24.0% Y/Y



Monthly trend*

Residential Sales by Price Range



Source: Pillar 9

SALES

54

12.9% Y/Y | 26.2% YTD

NEW LISTINGS

63

6.0% Y/Y | 24.2% YTD

INVENTORY

55

55.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.02

48.7% Y/Y

Monthly trend*