creb®

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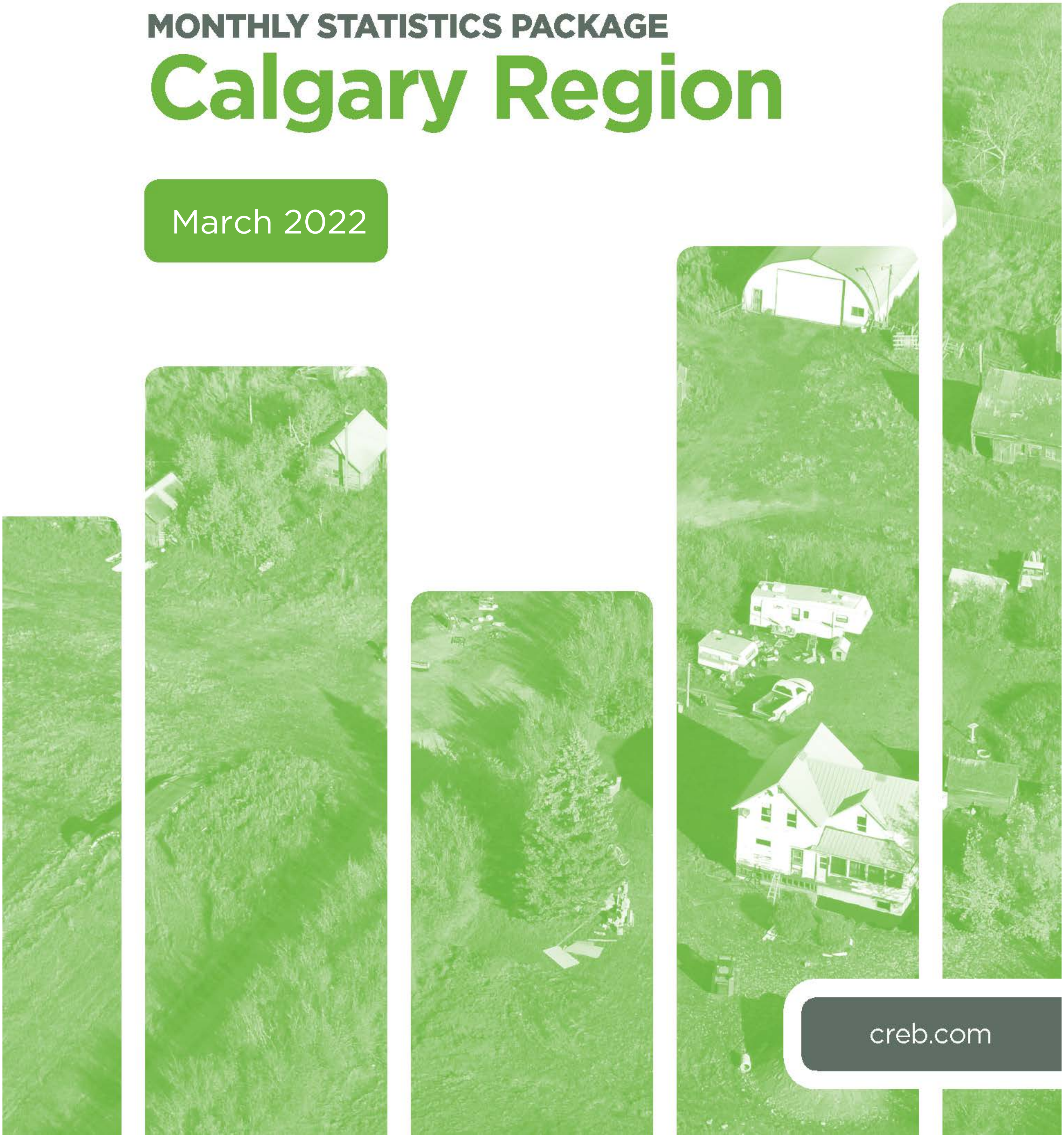
MONTHLY STATISTICS PACKAGE

Calgary Region

March 2022



creb.com

Regional Market Facts

March 2022

Airdrie

For the second month in row new listings in Airdrie reached a record high for the month. This helped support further sales growth in the city. The sales to new listings ratio has eased to 75 per cent, providing some opportunity to see inventory levels improve relative to figures recorded over the previous five months. However, inventory levels remain exceptionally low relative to sales, keeping the months of supply below one month.
There has been less than one month of supply in this market since November of last year. The exceptionally tight conditions have caused significant gains in prices. In March, the benchmark price rose to $473,400, nearly 10 per cent higher than last month and 30 per cent higher than last year. The highest gains occurred for both detached and semi-detached homes.

PRICE
$473,400
29.3% Y/Y

SALES
362
52.1% Y/Y
58.3% YTD

INVENTORY
261
14.4% Y/Y
Monthly trend*

MONTHS OF SUPPLY
0.72
43.7% Y/Y
Monthly trend*

Cochrane

Sales this month reached new record highs and are more than double the levels traditionally seen in March. Like most markets, Cochrane has struggled with strong demand relative to the supply. Inventory levels did edge up over last month but with only 86 units available, it is still among the lowest levels of March inventory recorded for the town. It was also the fifth consecutive month that the months of supply remained below one month.
The persistently tight market conditions resulted in further price gains. In March, the benchmark price reached $520,000, which is nearly 6 per cent higher than last month and 23 per cent higher than last year's levels.

PRICE
$520,000
22.9% Y/Y

SALES
156
17.3% Y/Y
21.1% YTD

INVENTORY
86
58.7% Y/Y
Monthly trend*

MONTHS OF SUPPLY
0.55
64.7% Y/Y
Monthly trend*

Okotoks

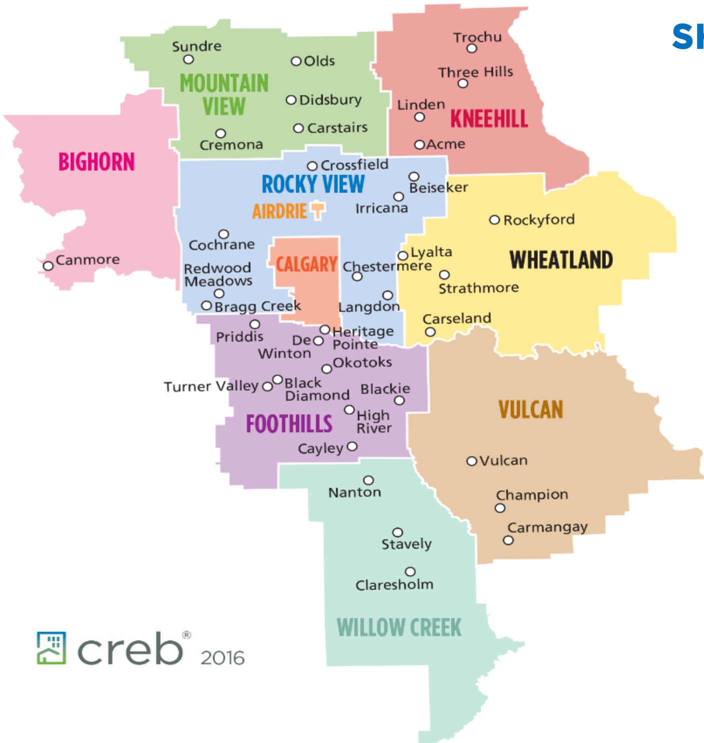
Like Airdrie and Calgary, sales in Okotoks reached a new all-time record high this March. Improving sales were possible thanks to a gain in new listings. The increase in new listings this month also helped support some modest gains in inventory levels compared to what has been available in the market over the past seven months.
However, with only 99 units available and 113 sales, the months of supply still remains exceptionally tight at under one month.
Persistently tight market conditions have caused persistent upward pressure on prices. After 5 months of consecutive gains, the benchmark price in March reached $534,200, nearly 13 per cent higher than last year.

PRICE
$534,200
12.5% Y/Y

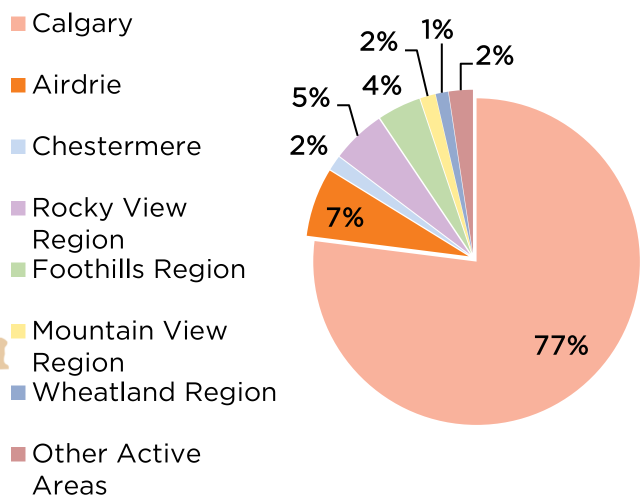
SALES
113
17.7% Y/Y
26.3% YTD

INVENTORY
99
14.7% Y/Y
Monthly trend*

MONTHS OF SUPPLY
0.88
27.5% Y/Y
Monthly trend*



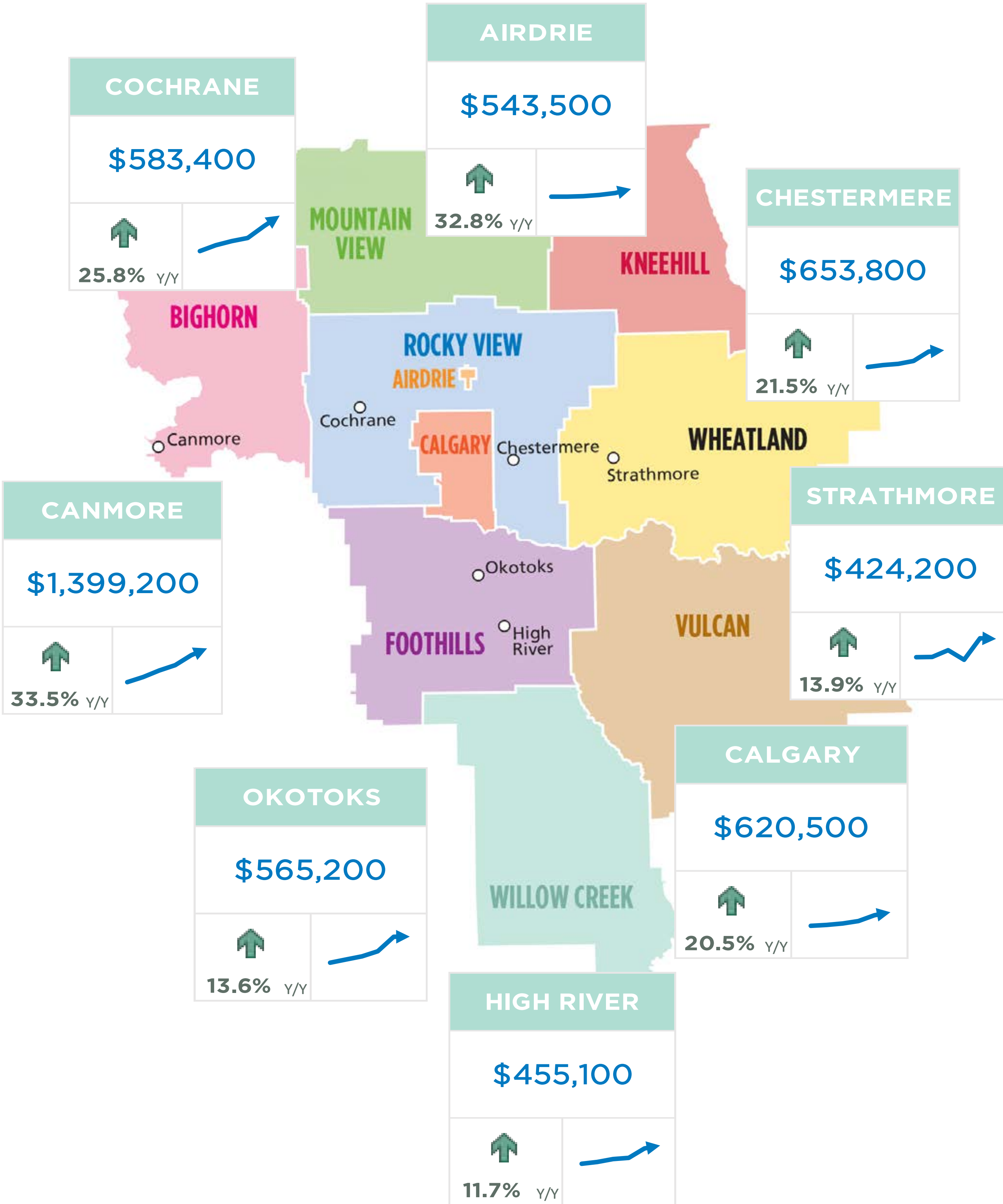
SHARE OF SALES March 2022



Source: CREB®

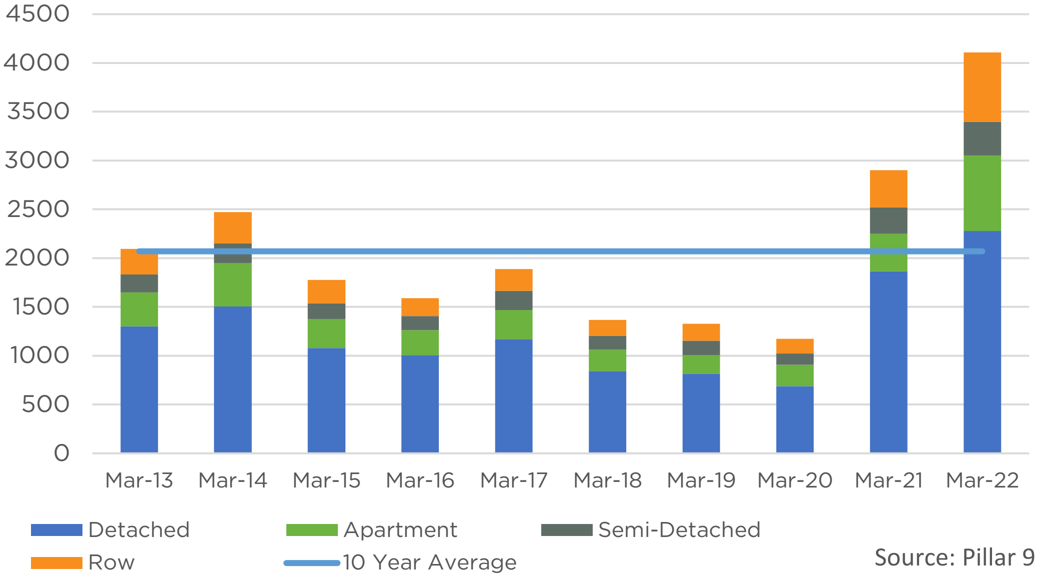
March 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	4,107	5,485	75%	4,364	1.06	518,600	538,283	501,000
Airdrie	362	479	76%	261	0.72	473,400	503,017	508,250
Chestermere	79	112	71%	86	1.09	618,800	684,517	675,000
Rocky View Region	283	365	78%	306	1.08	574,500	760,043	590,000
Foothills Region	228	299	76%	225	0.99	507,000	639,661	549,250
Mountain View Region	81	99	82%	143	1.77	368,900	400,187	350,000
Kneehill Region	18	26	69%	44	2.44	226,400	223,381	187,500
Wheatland Region	66	68	97%	71	1.08	388,300	398,776	375,000
Willow Creek Region	33	32	103%	40	1.21	295,000	328,162	300,000
Vulcan Region	14	21	67%	28	2.00	267,700	389,064	307,450
Bighorn Region	62	80	78%	81	1.31	1,039,800	1,130,026	721,934
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	9,413	12,616	75%	3,533	1.13	496,767	535,977	500,000
Airdrie	796	1,024	78%	176	0.66	437,633	497,627	502,138
Chestermere	183	254	72%	60	0.99	597,067	699,743	670,000
Rocky View Region	675	814	83%	262	1.16	546,400	767,801	579,900
Foothills Region	487	625	78%	181	1.11	485,667	648,013	545,000
Mountain View Region	180	226	80%	135	2.24	357,833	409,615	361,750
Kneehill Region	38	55	69%	37	2.92	220,600	240,475	230,750
Wheatland Region	144	177	81%	67	1.40	376,633	413,859	389,950
Willow Creek Region	77	81	95%	45	1.74	280,133	327,234	305,000
Vulcan Region	25	36	69%	23	2.80	253,067	383,436	315,000
Bighorn Region	160	190	84%	71	1.34	995,100	942,938	727,450

DETACHED BENCHMARK PRICE COMPARISON



March 2022 | Calgary

Monthly Sales Comparison

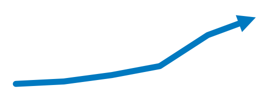


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 518,600

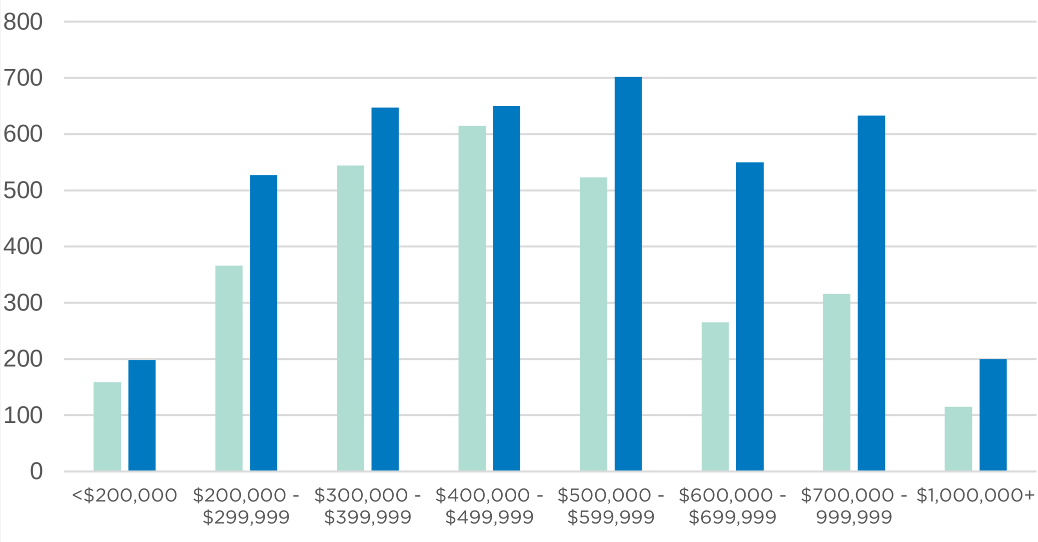
17.6% Y/Y



Monthly trend*

Residential Sales by Price Range

March



Source: Pillar 9

SALES

4,107

41.5% Y/Y | 58.4% YTD

NEW LISTINGS

5,485

23.5% Y/Y | 32.2% YTD

INVENTORY

4,364

19.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

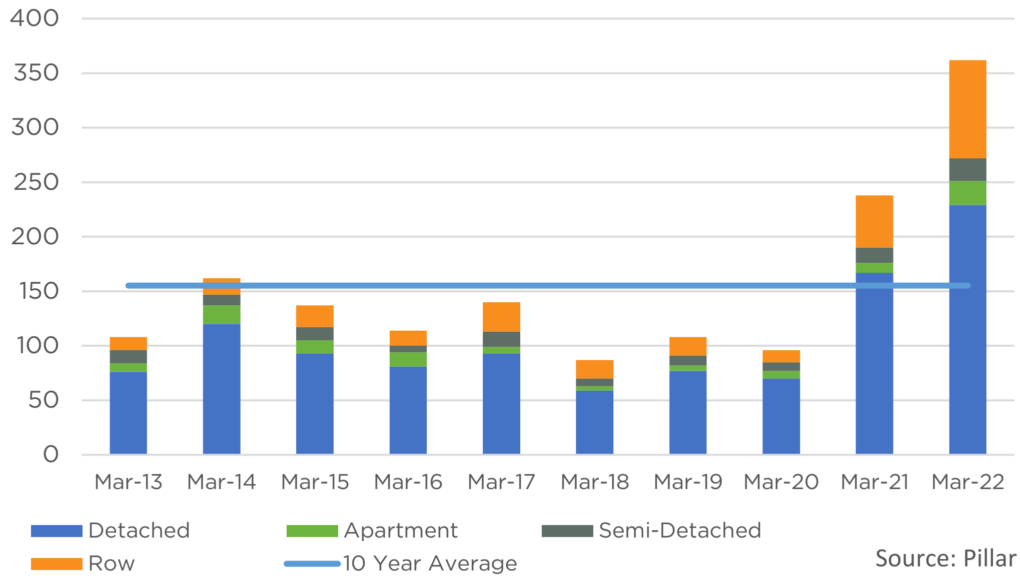
1.06

43.1% Y/Y

Monthly trend*

March 2022 | Airdrie

Monthly Sales Comparison



Source: Pillar 9

SALES

362

52.1% Y/Y | 58.3% YTD

NEW LISTINGS

479

59.1% Y/Y | 51.3% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 473,400

29.3% Y/Y

Monthly trend*

INVENTORY

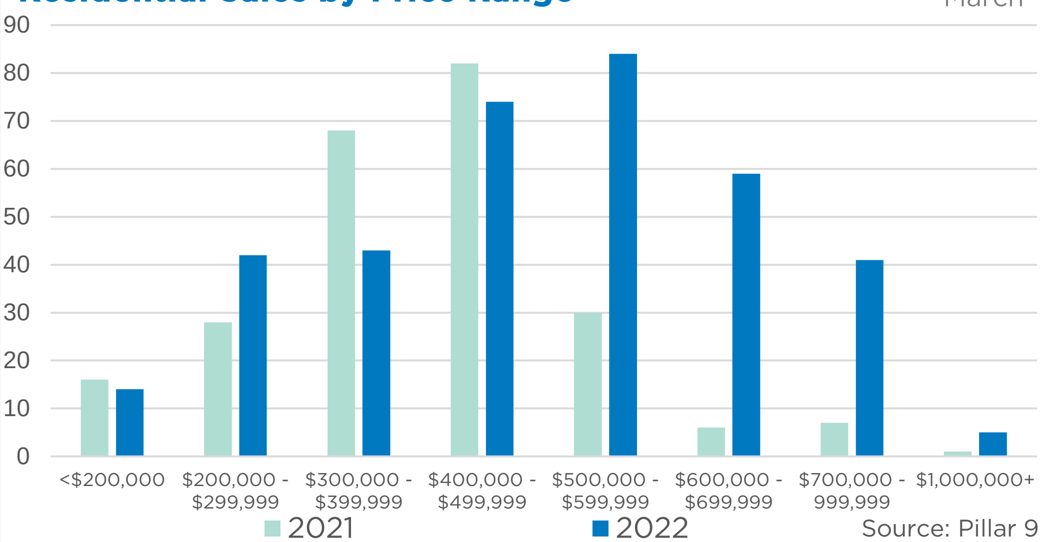
261

14.4% Y/Y

Monthly trend*

Residential Sales by Price Range

March

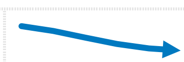


Source: Pillar 9

MONTHS OF SUPPLY

0.72

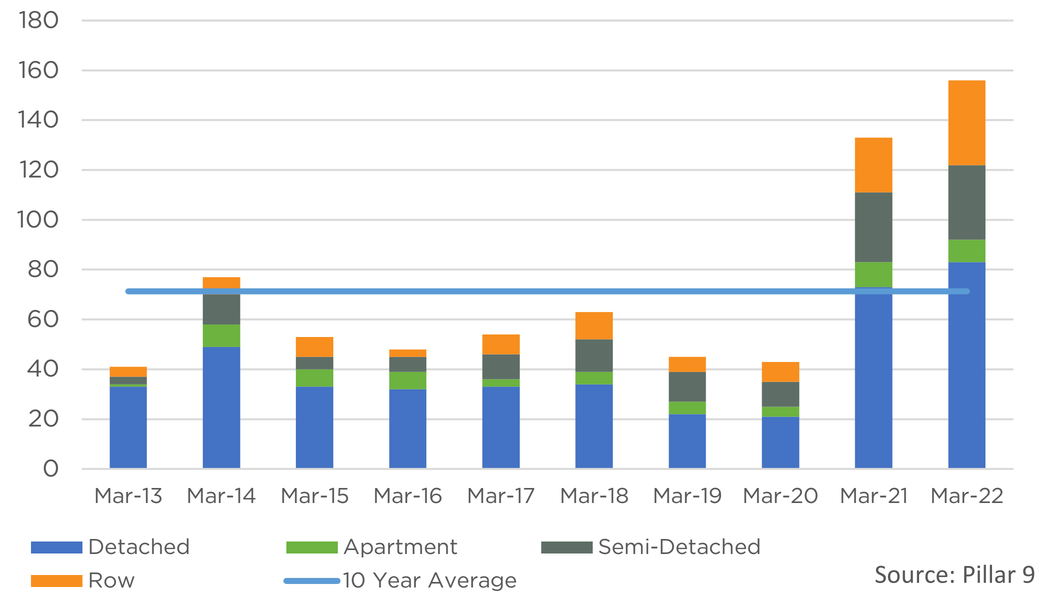
43.7% Y/Y



Monthly trend*

March 2022 Cochrane

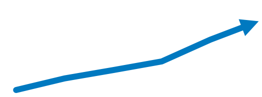
Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE

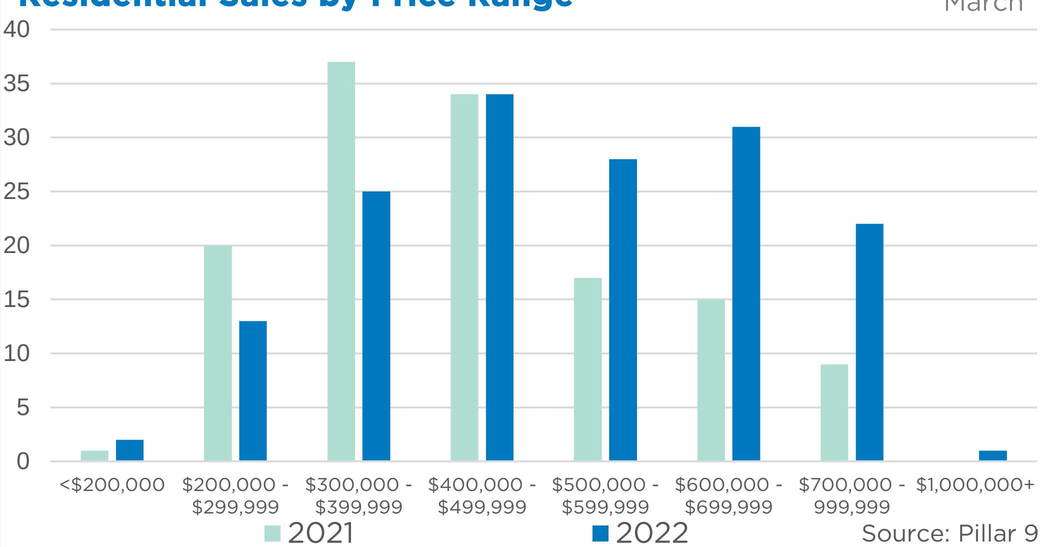
$ 520,000

22.9% Y/Y



Residential Sales by Price Range

March



SALES

156

17.3% Y/Y | 21.1% YTD

NEW LISTINGS

188

1.6% Y/Y | 2.3% YTD

INVENTORY

86

58.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

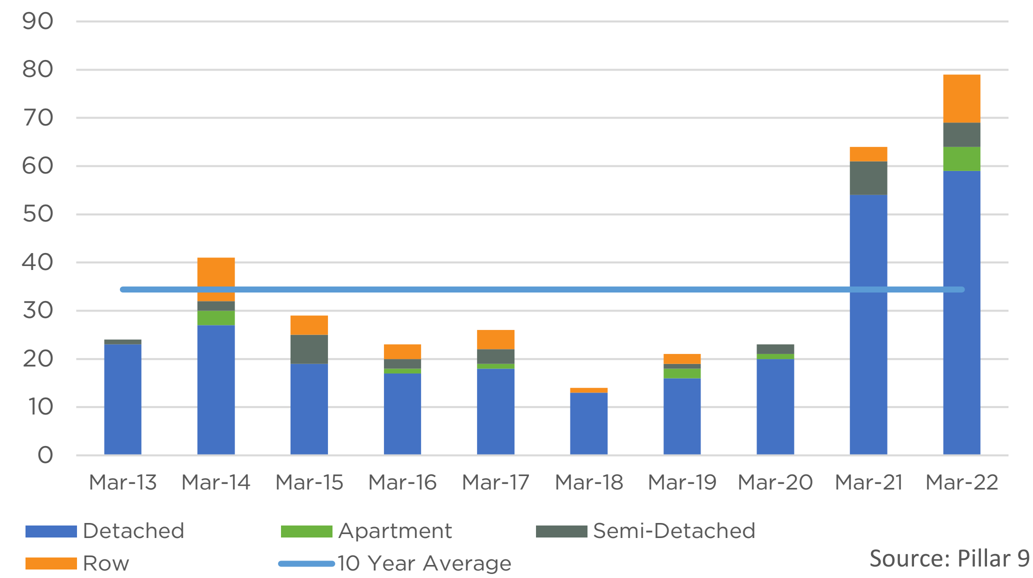
0.55

64.7% Y/Y

Monthly trend*

March 2022 Chestermere

Monthly Sales Comparison



Source: Pillar 9

SALES

79

23.4% Y/Y | 48.8% YTD

NEW LISTINGS

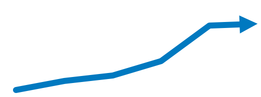
112

40.0% Y/Y | 38.0% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

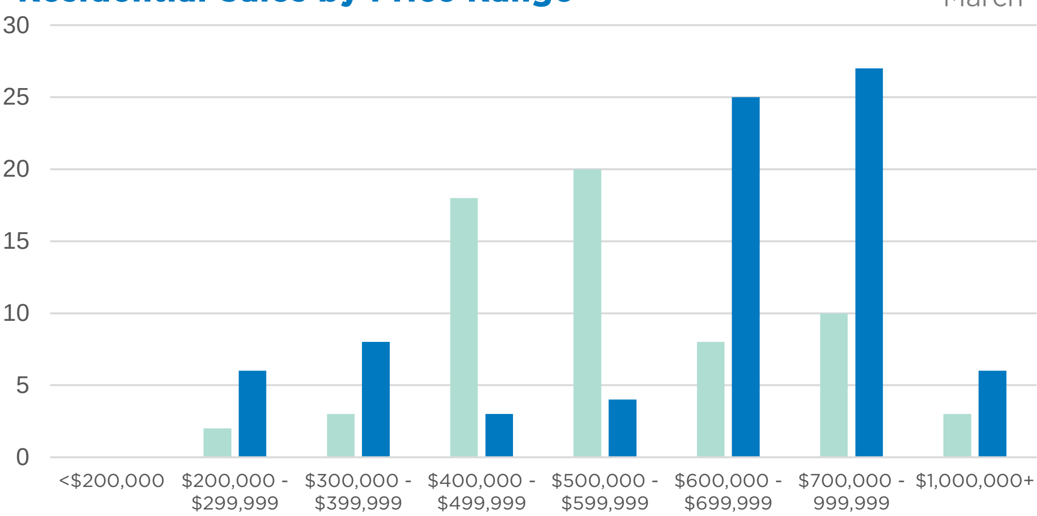
$ 618,800

19.4% Y/Y



Residential Sales by Price Range

March



Source: Pillar 9

INVENTORY

86

23.9% Y/Y

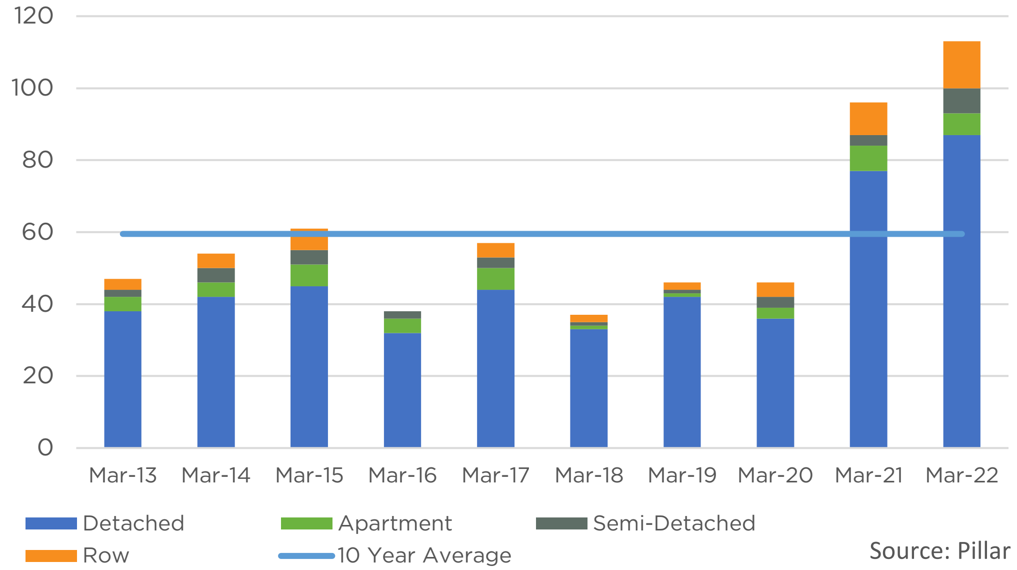
MONTHS OF SUPPLY

1.09

38.3% Y/Y

March 2022 — Okotoks

Monthly Sales Comparison

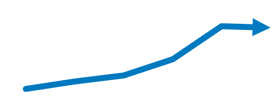


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

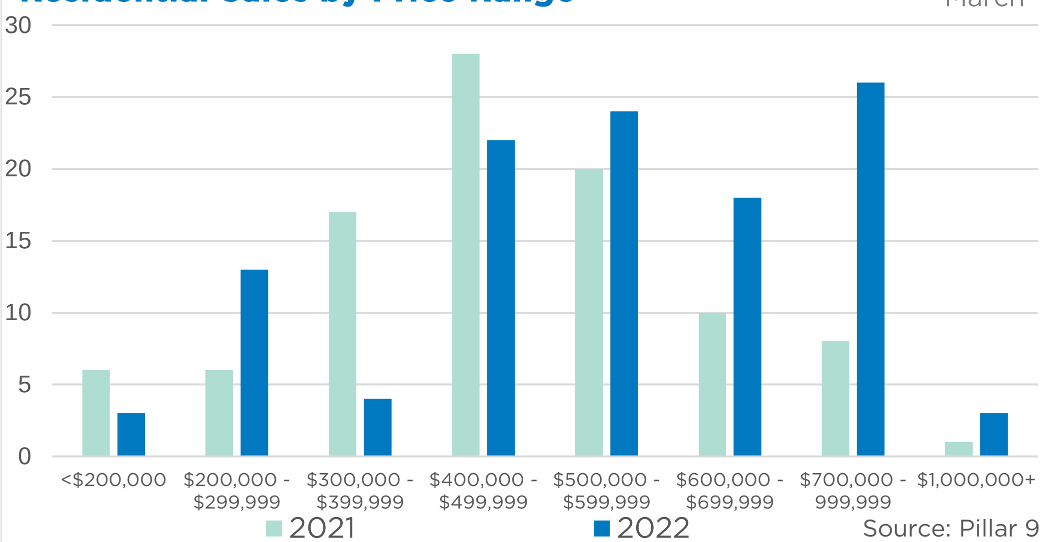
$ 534,200

12.5% Y/Y



Residential Sales by Price Range

March



Source: Pillar 9

SALES

113

17.7% Y/Y | 26.3% YTD

NEW LISTINGS

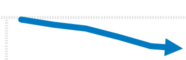
170

66.7% Y/Y | 22.5% YTD

INVENTORY

99

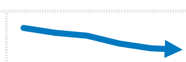
14.7% Y/Y



MONTHS OF SUPPLY

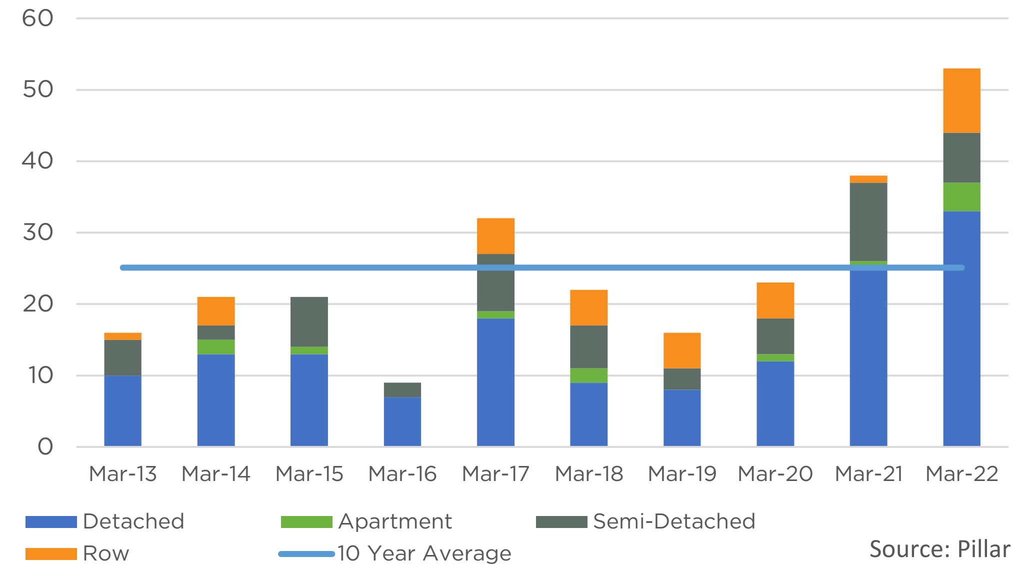
0.88

27.5% Y/Y



March 2022 | High River

Monthly Sales Comparison



Source: Pillar 9

SALES

53

39.5% Y/Y | 41.1% YTD

NEW LISTINGS

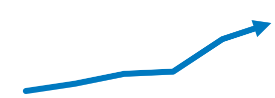
52

1.9% Y/Y | 11.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 414,100

13.3% Y/Y



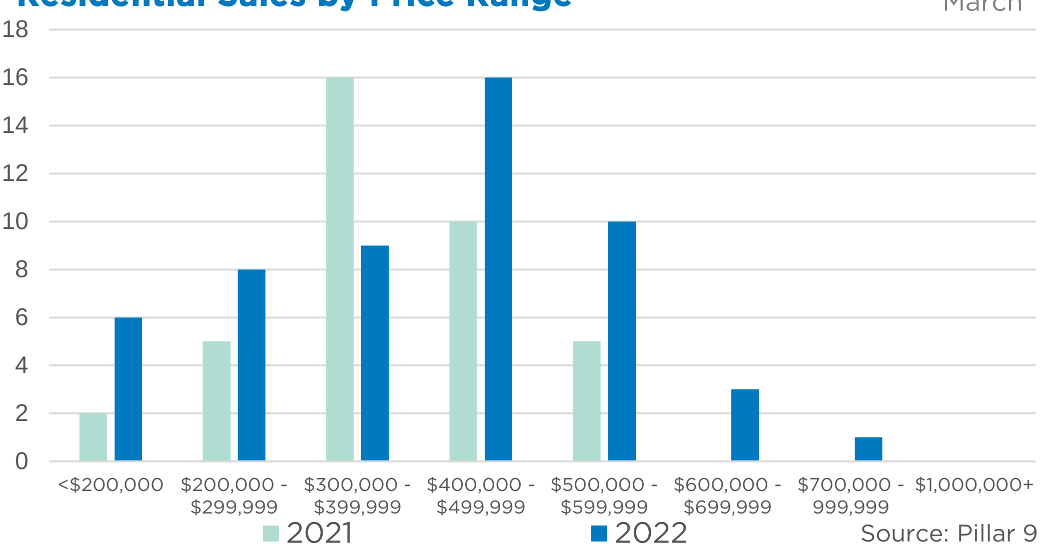
INVENTORY

29

56.7% Y/Y

Residential Sales by Price Range

March



Source: Pillar 9

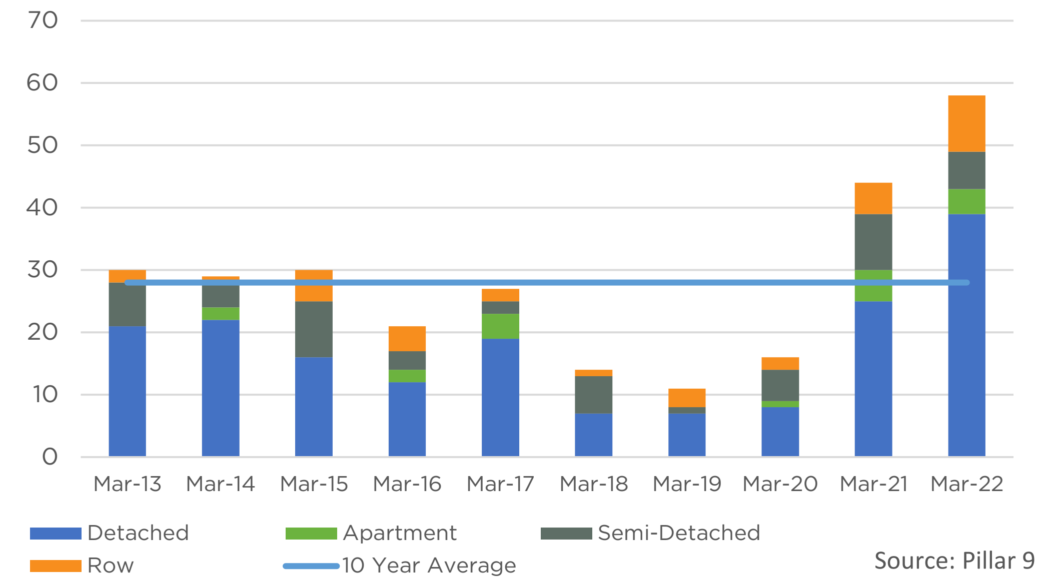
MONTHS OF SUPPLY

0.55

69.0% Y/Y

March 2022 Strathmore

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

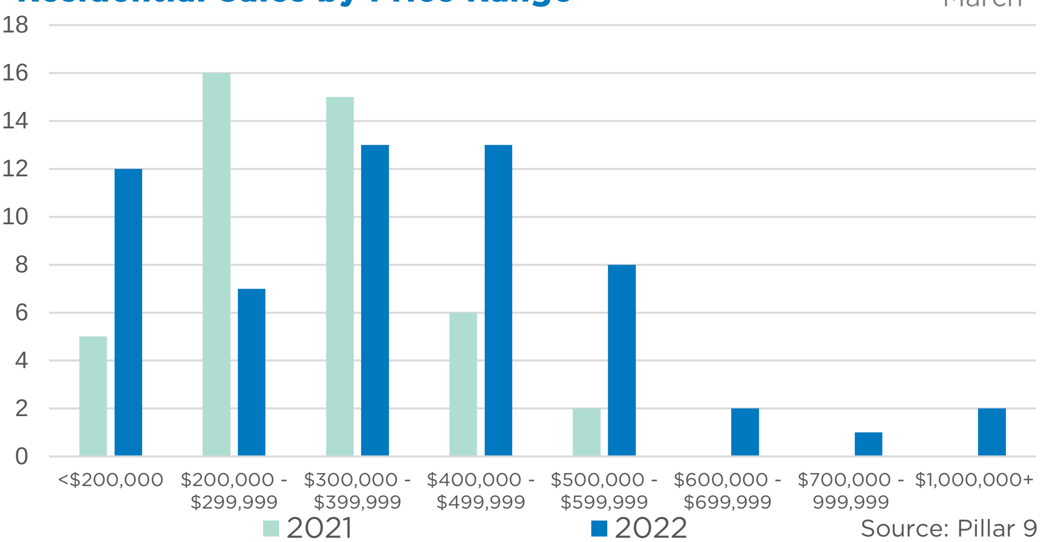
$ 393,300

12.4% Y/Y

Monthly trend*

Residential Sales by Price Range

March



Source: Pillar 9

SALES

58

31.8% Y/Y

36.6% YTD

NEW LISTINGS

53

11.7% Y/Y

8.8% YTD

INVENTORY

44

52.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

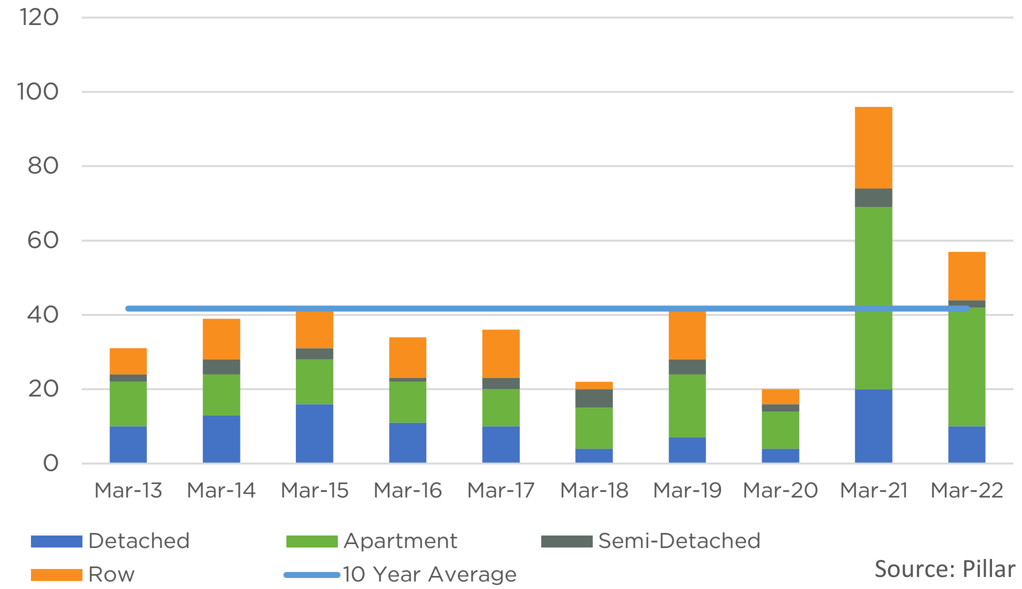
0.76

64.1% Y/Y

Monthly trend*

March 2022 Canmore

Monthly Sales Comparison



Source: Pillar 9

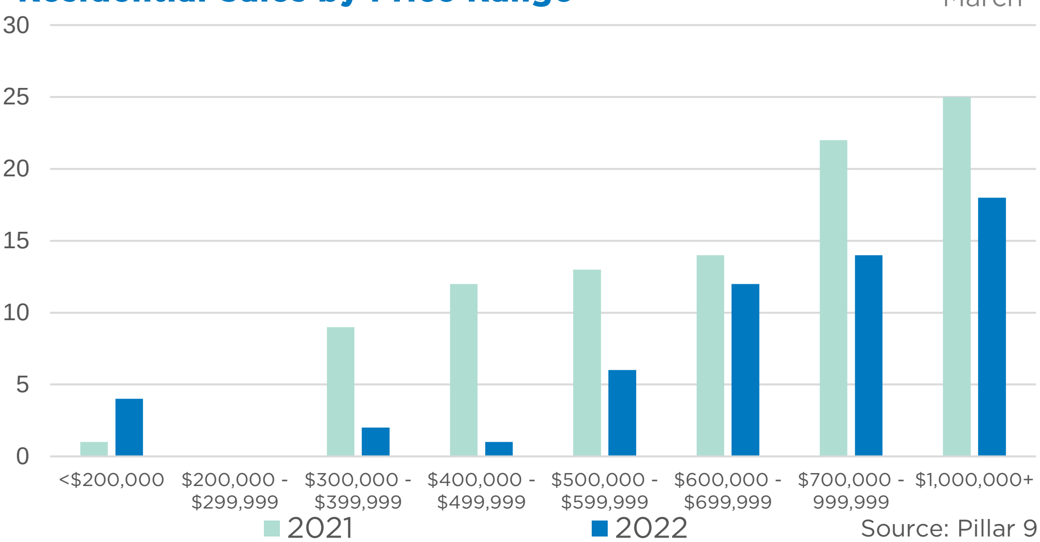
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 1,039,700

24.4% Y/Y

Residential Sales by Price Range

March



Source: Pillar 9

SALES

57

40.6% Y/Y

32.4% YTD

NEW LISTINGS

71

21.1% Y/Y

22.1% YTD

INVENTORY

66

40.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.16

0.1% Y/Y

Monthly trend*