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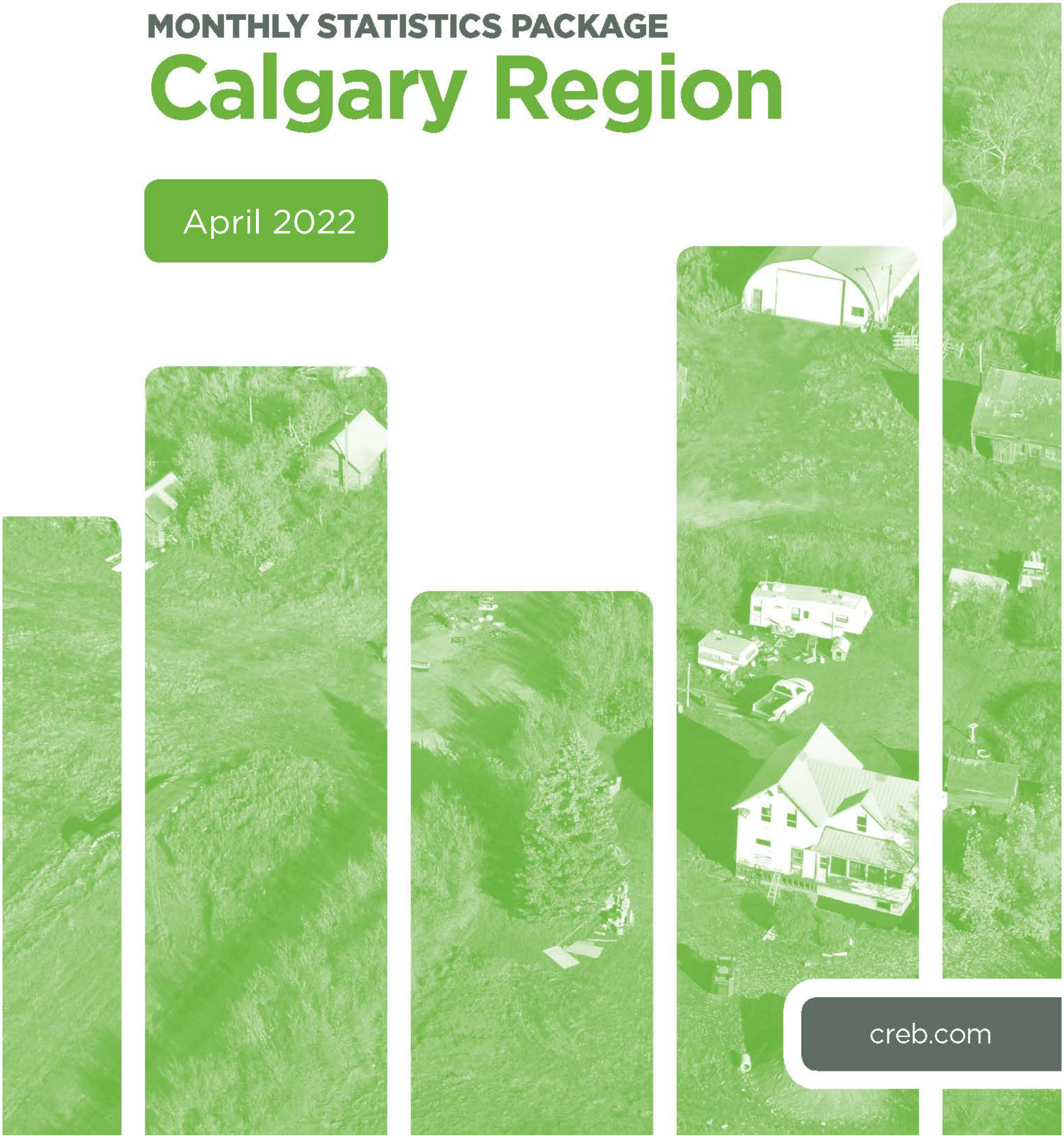
MONTHLY STATISTICS PACKAGE

Calgary Region

April 2022



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Regional Market Facts

April 2022

Airdrie

Once again sales nearly surpassed the level of new listings coming onto the market in April, causing further declines in inventory levels and ensuring the market continues to favour the seller with less than one month of supply. This is the sixth consecutive month where the months of supply has remained below one month.
The benchmark price reached $480,600 in April, reflecting a year-over-year gain of 29 per cent. Prices have improved across all property types, but the largest gains are in the detached sector with an April price pushing just above $550,000. This is nearly 33 per cent higher than levels recorded last April.

PRICE	$480,600	↑ 29.3% Y/Y
SALES	321	↑ 23.5% Y/Y; ↑ 46.4% YTD
INVENTORY	247	↓ 30.0% Y/Y; Monthly trend*
MONTHS OF SUPPLY	0.77	↓ 43.3% Y/Y; Monthly trend*

Cochrane

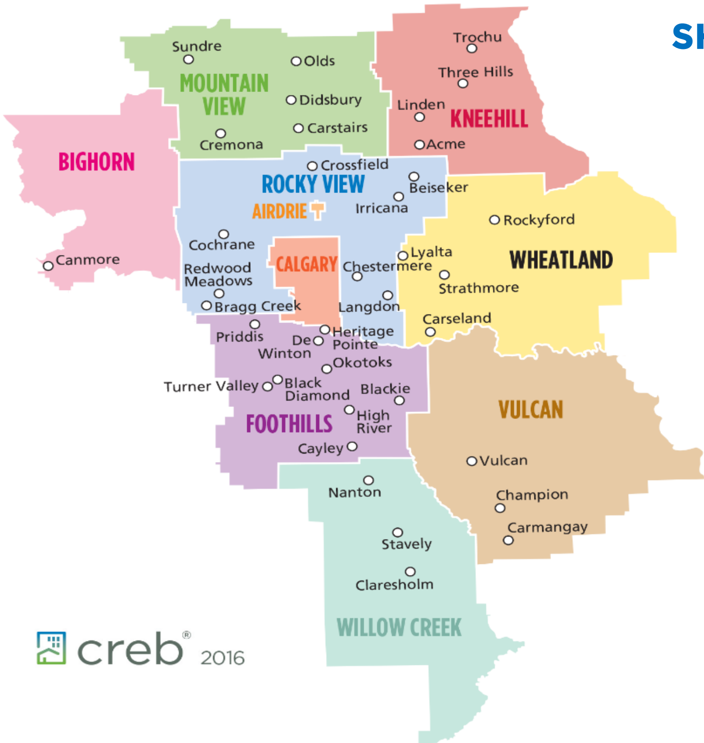
A slight pullback in sales relative to the new listings helped push the sales-to-new listings ratio below 80 per cent. This is the first time that has happened since March of last year. While this did support inventory levels that were better than anything seen since November of last year, conditions still remain exceptionally tight and favour the seller. While the pace of growth has slowed slightly compared to the last few months, the April benchmark price in Cochrane reached $530,900, over two per cent higher than last month and 21 per cent higher than last year's levels. Price gains in Cochrane have been driven mostly by the detached and semi-detached sector.

PRICE	$530,900	↑ 20.9% Y/Y
SALES	143	↓ 19.7% Y/Y; ↑ 5.9% YTD
INVENTORY	120	↓ 29.4% Y/Y; Monthly trend*
MONTHS OF SUPPLY	0.84	↓ 12.1% Y/Y; Monthly trend*

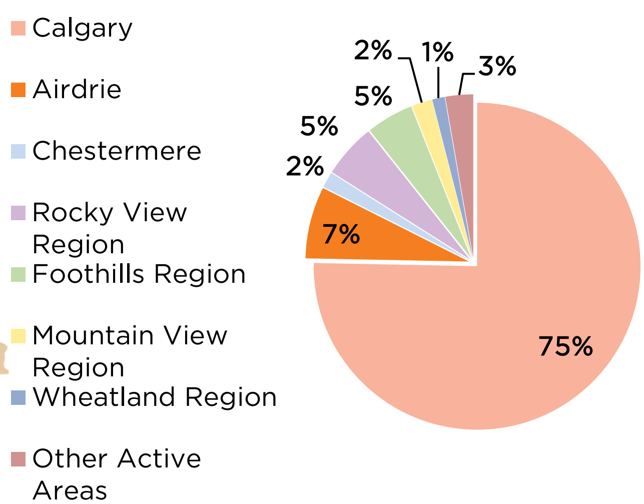
Okotoks

The boost in new listings last month did not continue this month, as April sales exceeded the number of new listings coming onto the market. This caused further declines in inventory levels and the months of supply. This is the fifth consecutive month where the months of supply was below one month, which is continuing to weigh on prices.
The benchmark price in April rose to $538,300, reflecting a year-over-year gain of 13 per cent. Like many other areas, the strongest price growth has occurred for both detached and semi-detached homes.

PRICE	$538,300	↑ 13.0% Y/Y
SALES	121	↑ 9.0% Y/Y; ↑ 19.9% YTD
INVENTORY	86	↓ 20.4% Y/Y; Monthly trend*
MONTHS OF SUPPLY	0.71	↓ 27.0% Y/Y; Monthly trend*



SHARE OF SALES April 2022

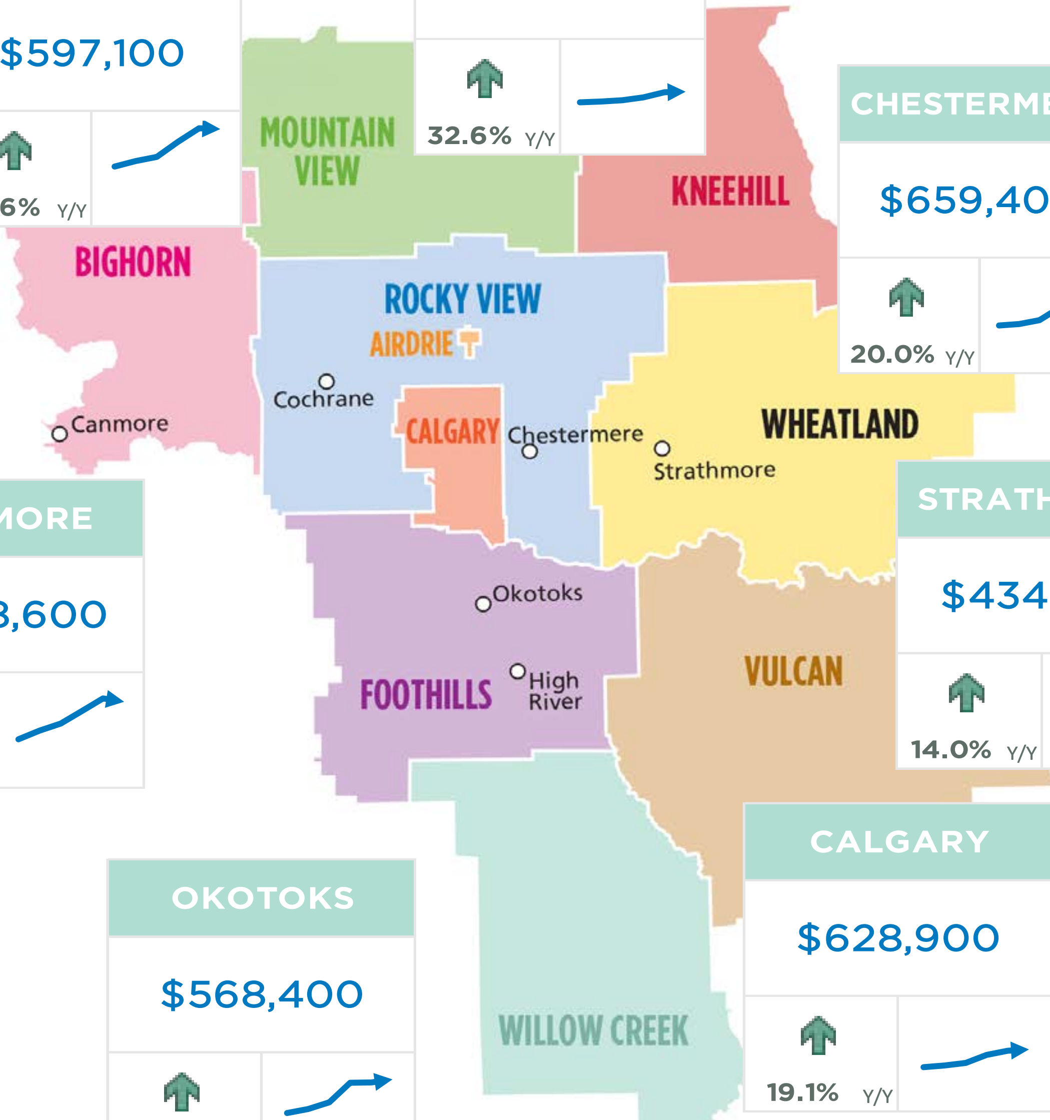


Source: CREB®

April 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	3,401	4,577	74%	4,850	1.43	526,700	532,093	491,000
Airdrie	321	334	96%	247	0.77	480,600	490,616	499,900
Chestermere	70	113	62%	112	1.60	624,300	651,650	659,556
Rocky View Region	242	315	77%	352	1.45	587,700	756,654	582,500
Foothills Region	211	252	84%	254	1.20	510,900	588,655	525,000
Mountain View Region	91	95	96%	139	1.53	378,900	433,711	385,000
Kneehill Region	23	28	82%	48	2.09	232,600	297,430	275,000
Wheatland Region	56	77	73%	88	1.57	397,400	432,796	397,878
Willow Creek Region	25	33	76%	49	1.96	296,600	333,408	279,000
Vulcan Region	15	21	71%	32	2.13	268,800	326,643	270,000
Bighorn Region	61	96	64%	112	1.84	1,054,900	951,454	840,000

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	12,809	17,200	74%	3,867	1.21	504,250	534,950	500,000
Airdrie	1,117	1,358	82%	194	0.69	448,375	495,612	500,000
Chestermere	252	367	69%	74	1.17	603,875	685,946	665,500
Rocky View Region	917	1,130	81%	285	1.24	556,725	764,859	580,000
Foothills Region	697	877	79%	200	1.14	491,975	629,274	535,500
Mountain View Region	271	321	84%	136	2.00	363,100	417,707	375,000
Kneehill Region	61	83	73%	40	2.61	223,600	261,950	241,000
Wheatland Region	200	254	79%	72	1.45	381,825	419,161	389,950
Willow Creek Region	102	114	89%	46	1.80	284,250	328,747	300,000
Vulcan Region	40	57	70%	26	2.55	257,000	362,139	306,950
Bighorn Region	221	286	77%	82	1.48	1,010,050	881,940	739,200

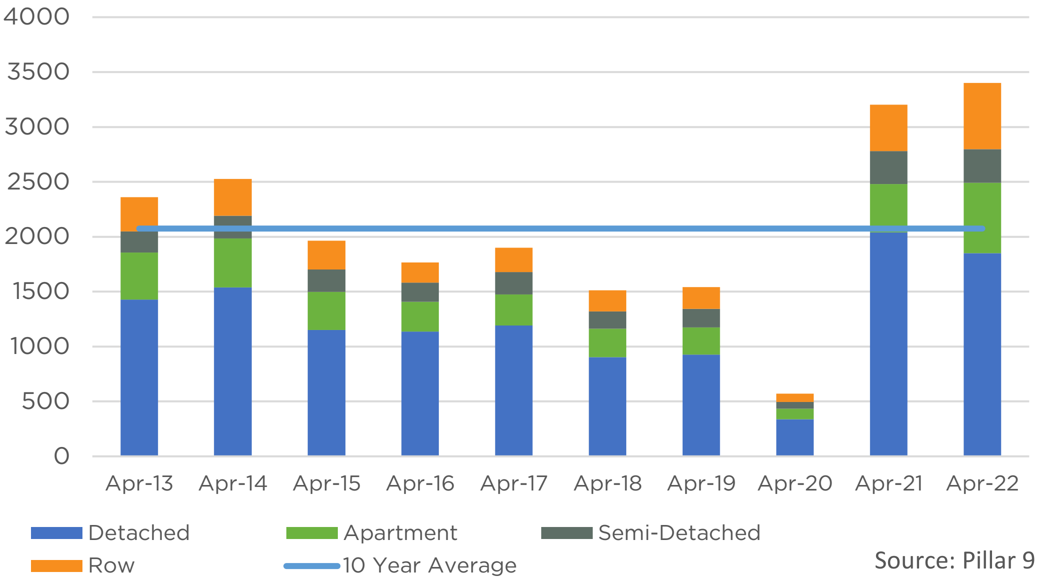
DETACHED BENCHMARK PRICE COMPARISON



Region	Benchmark Price	Y/Y
AIRDRIE	$550,400	32.6%
COCHRANE	$597,100	23.6%
CHESTERMERE	$659,400	20.0%
CANMORE	$1,418,600	28.6%
STRATHMORE	$434,700	14.0%
CALGARY	$628,900	19.1%
OKOTOKS	$568,400	14.3%
HIGH RIVER	$455,700	10.8%

April 2022 | **Calgary**

Monthly Sales Comparison



SALES

3,401

6.1% Y/Y | 40.1% YTD

NEW LISTINGS

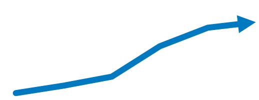
4,577

2.1% Y/Y | 21.0% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 526,700

16.9% Y/Y



Monthly trend*

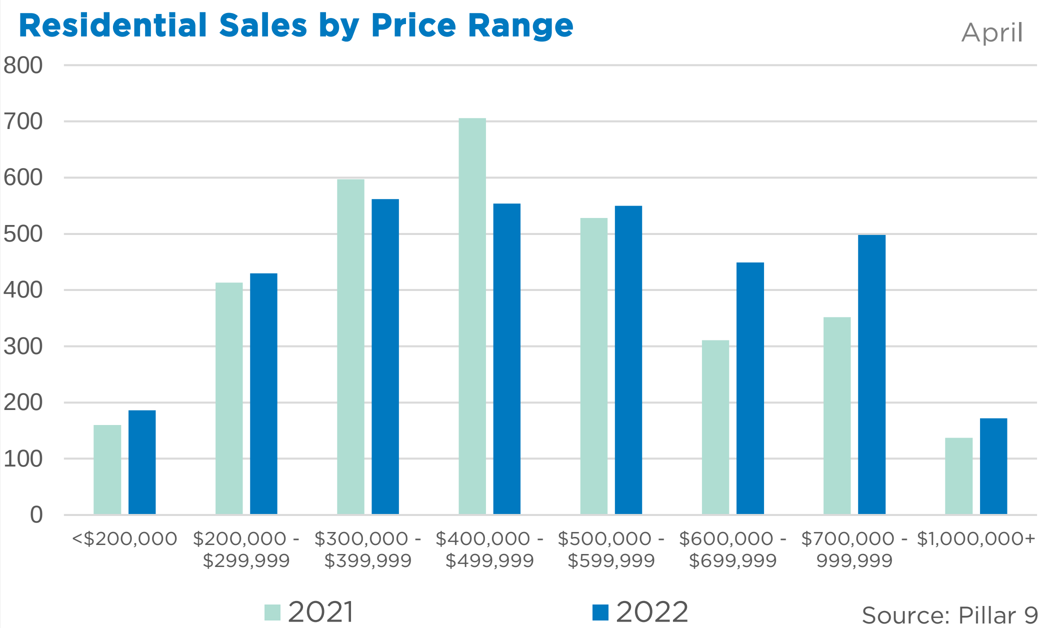
INVENTORY

4,850

20.2% Y/Y

Monthly trend*

Residential Sales by Price Range



MONTHS OF SUPPLY

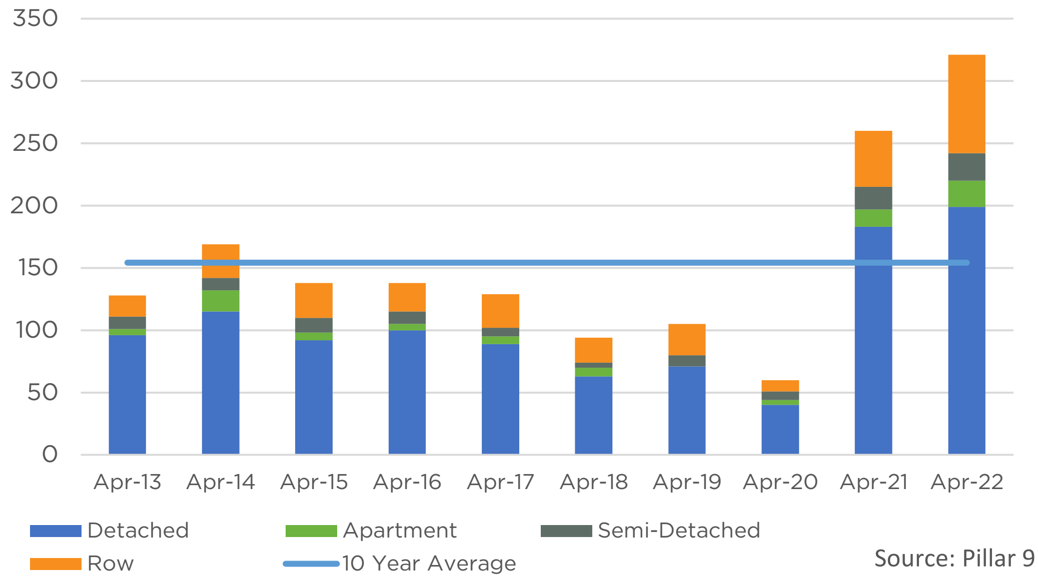
1.43

24.8% Y/Y

Monthly trend*

April 2022 | **Airdrie**

Monthly Sales Comparison

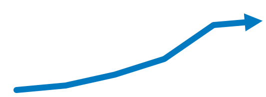


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 480,600

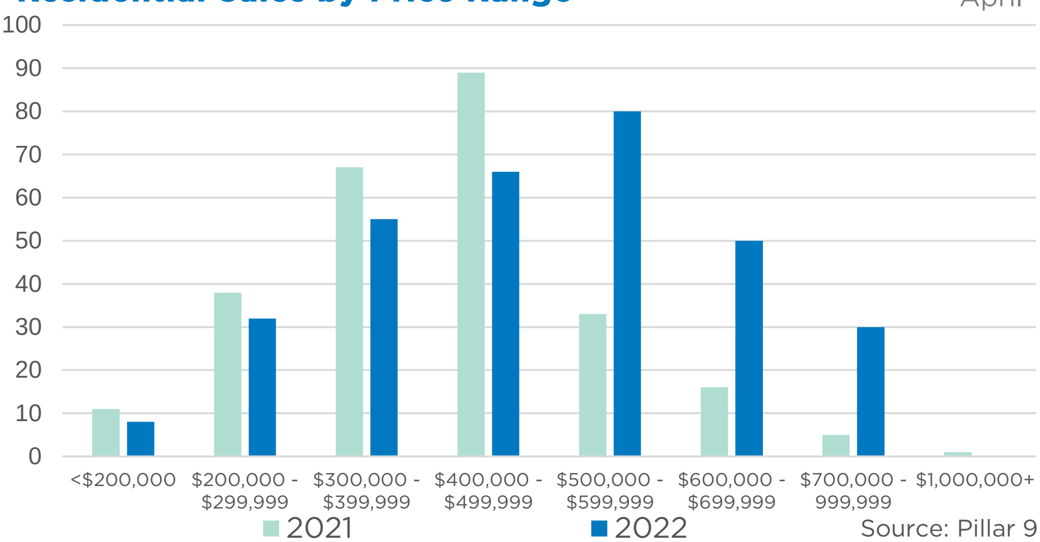
29.3% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

SALES

321

23.5% Y/Y | 46.4% YTD

NEW LISTINGS

334

1.2% Y/Y | 33.8% YTD

INVENTORY

247

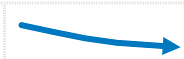
30.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

0.77

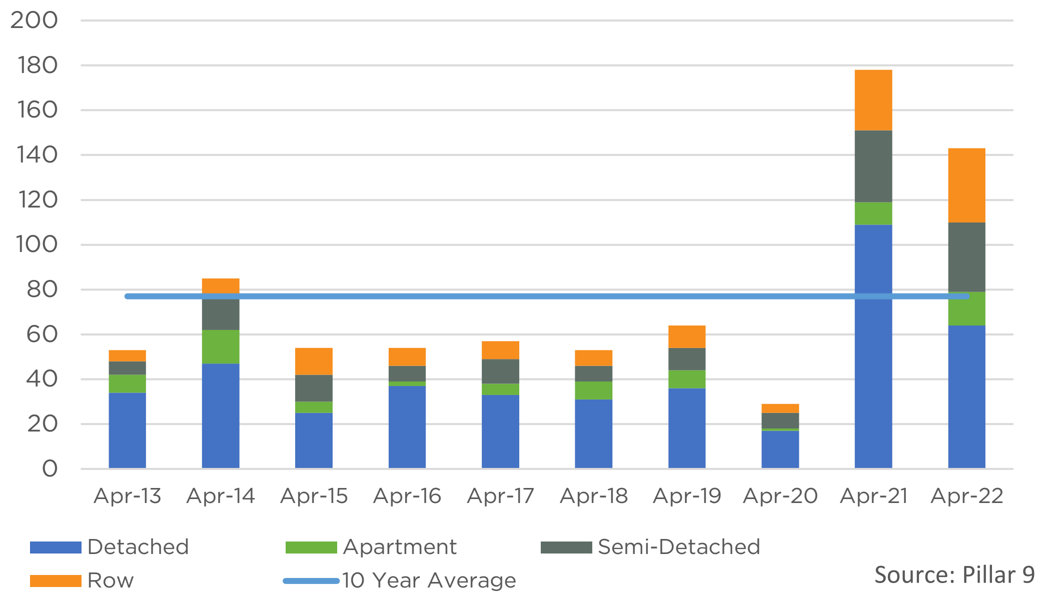
43.3% Y/Y



Monthly trend*

April 2022 | **Cochrane**

Monthly Sales Comparison



Source: Pillar 9

SALES

143

19.7% Y/Y

5.9% YTD

NEW LISTINGS

187

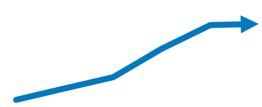
17.6% Y/Y

6.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 530,900

20.9% Y/Y



Monthly trend*

INVENTORY

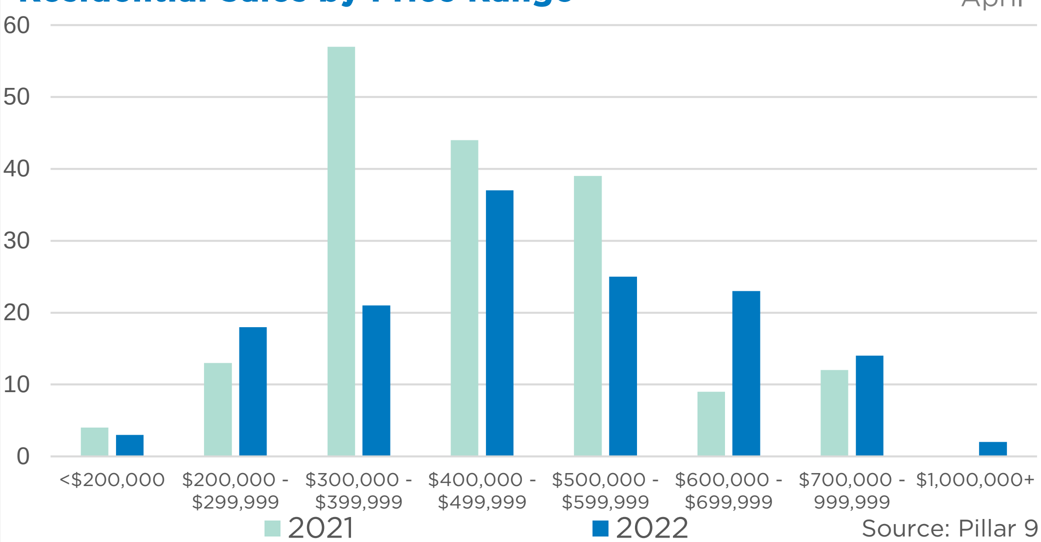
120

29.4% Y/Y

Monthly trend*

Residential Sales by Price Range

April

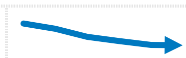


Source: Pillar 9

MONTHS OF SUPPLY

0.84

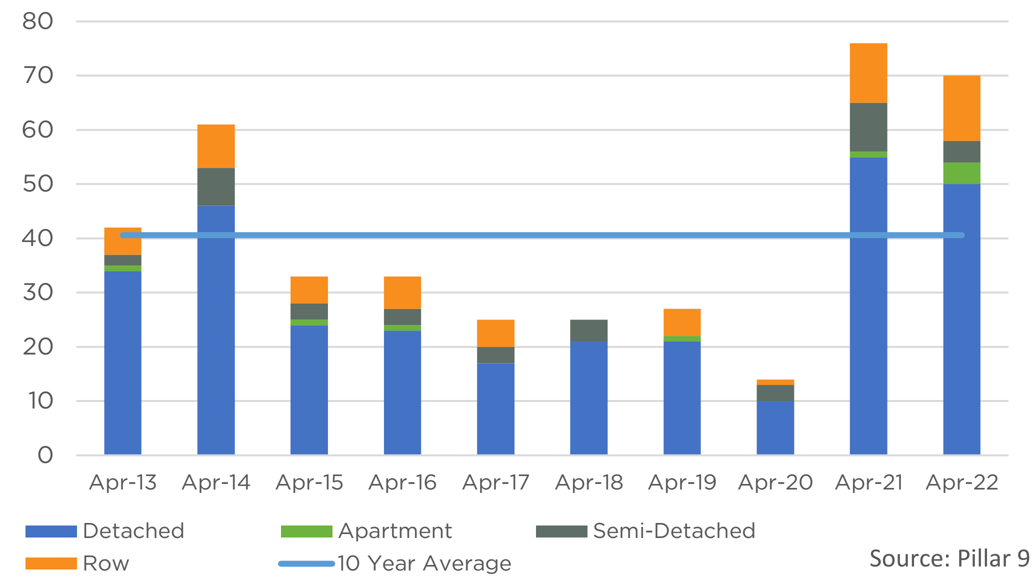
12.1% Y/Y



Monthly trend*

April 2022 | Chestermere

Monthly Sales Comparison

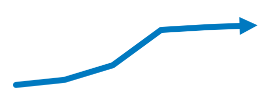


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 624,300

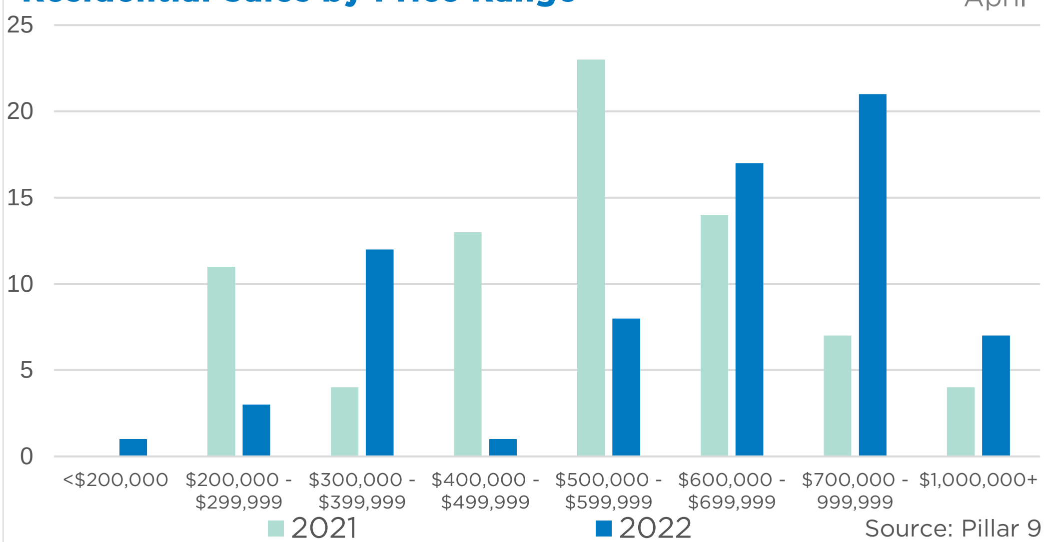
17.9% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

SALES

70

7.9% Y/Y | 26.6% YTD

NEW LISTINGS

113

24.2% Y/Y | 33.5% YTD

INVENTORY

112

2.6% Y/Y

Monthly trend*

MONTHS OF SUPPLY

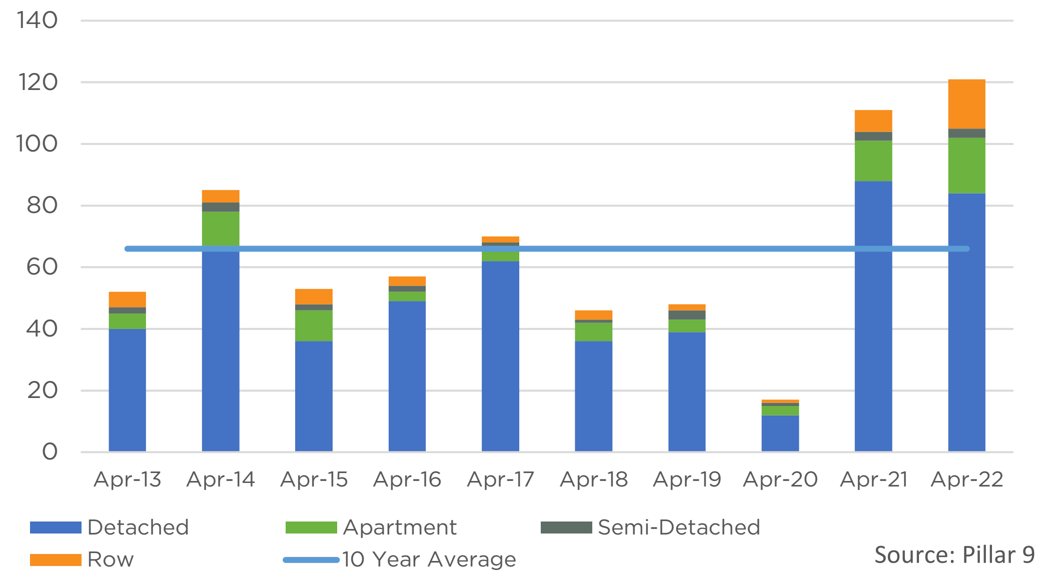
1.60

5.7% Y/Y

Monthly trend*

April 2022 | **Okotoks**

Monthly Sales Comparison

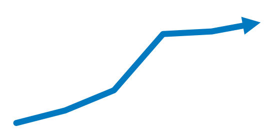


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 538,300

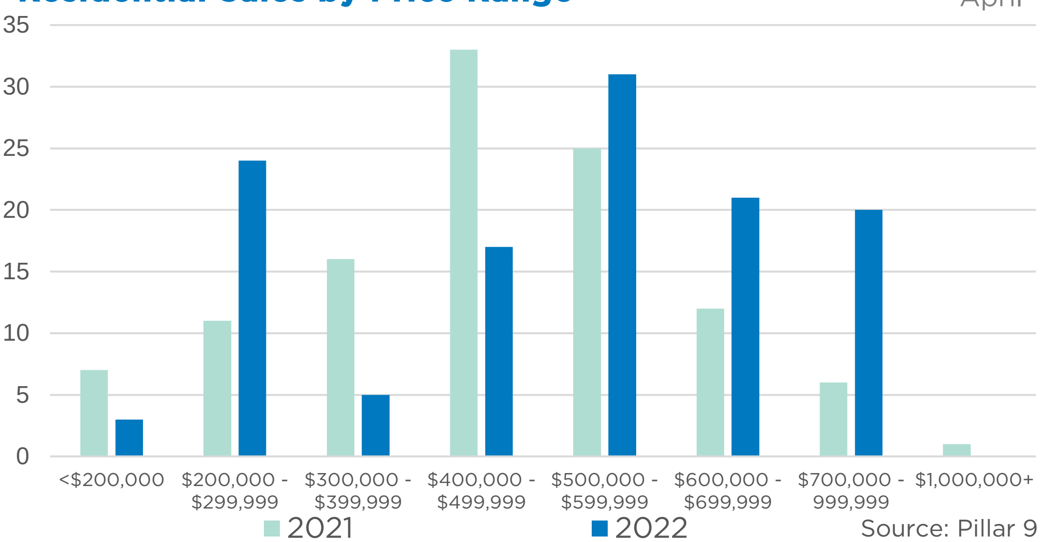
13.0% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

SALES

121

9.0% Y/Y

19.9% YTD

NEW LISTINGS

115

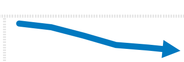
2.5% Y/Y

14.7% YTD

INVENTORY

86

20.4% Y/Y

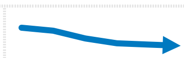


Monthly trend*

MONTHS OF SUPPLY

0.71

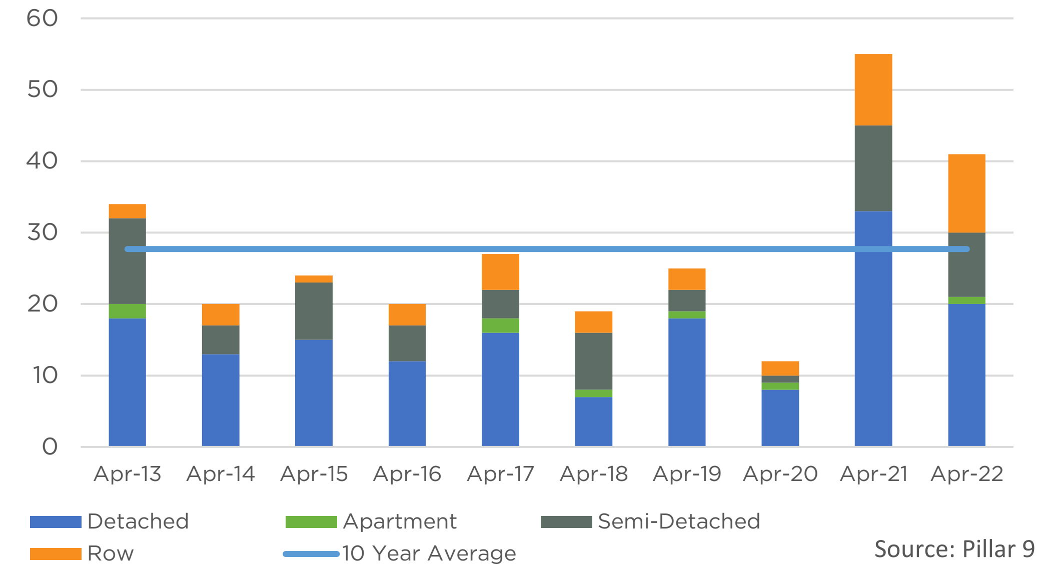
27.0% Y/Y



Monthly trend*

April 2022 | High River

Monthly Sales Comparison



Source: Pillar 9

SALES

41

25.5% Y/Y | 12.5% YTD

NEW LISTINGS

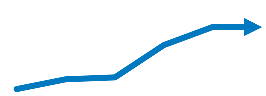
58

13.7% Y/Y | 12.3% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 415,400

12.3% Y/Y



Monthly trend*

INVENTORY

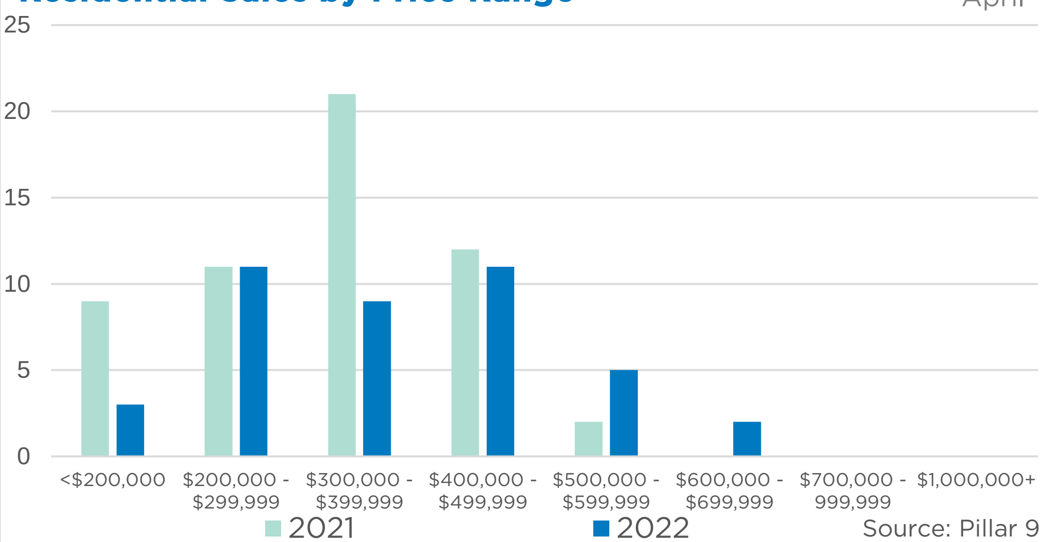
46

22.0% Y/Y

Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

MONTHS OF SUPPLY

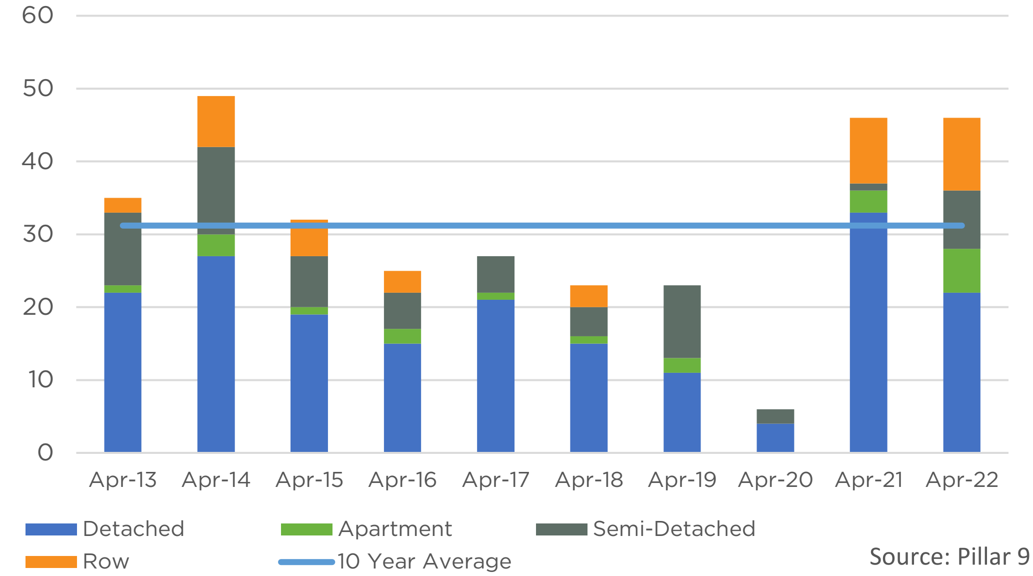
1.12

4.6% Y/Y

Monthly trend*

April 2022 | Strathmore

Monthly Sales Comparison



Source: Pillar 9

SALES

46

0.0% Y/Y | 23.4% YTD

NEW LISTINGS

59

1.7% Y/Y | 5.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 401,800

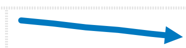
12.5% Y/Y


Monthly trend*

INVENTORY

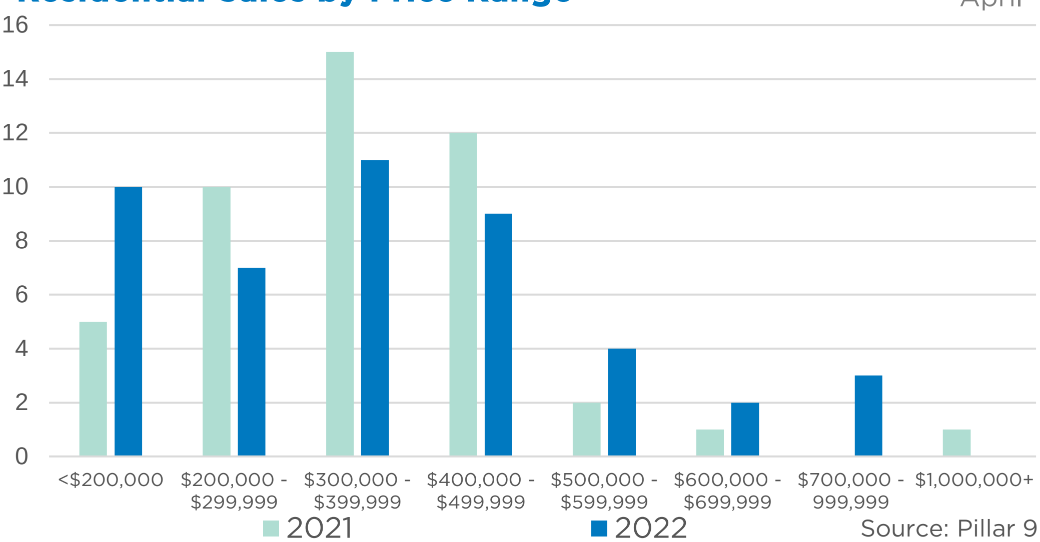
55

45.0% Y/Y


Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

MONTHS OF SUPPLY

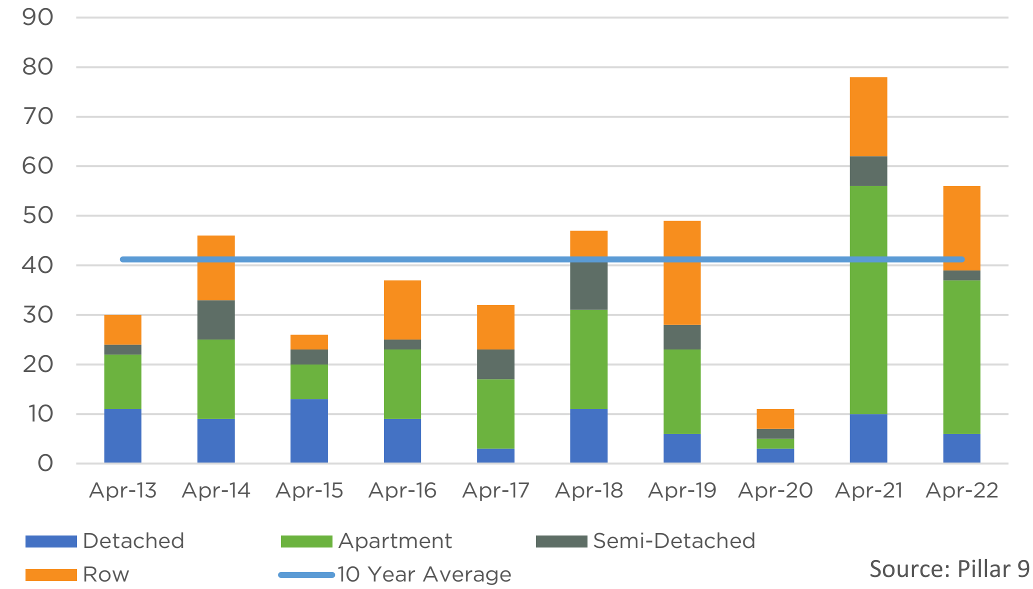
1.20

45.0% Y/Y


Monthly trend*

April 2022 | **Canmore**

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

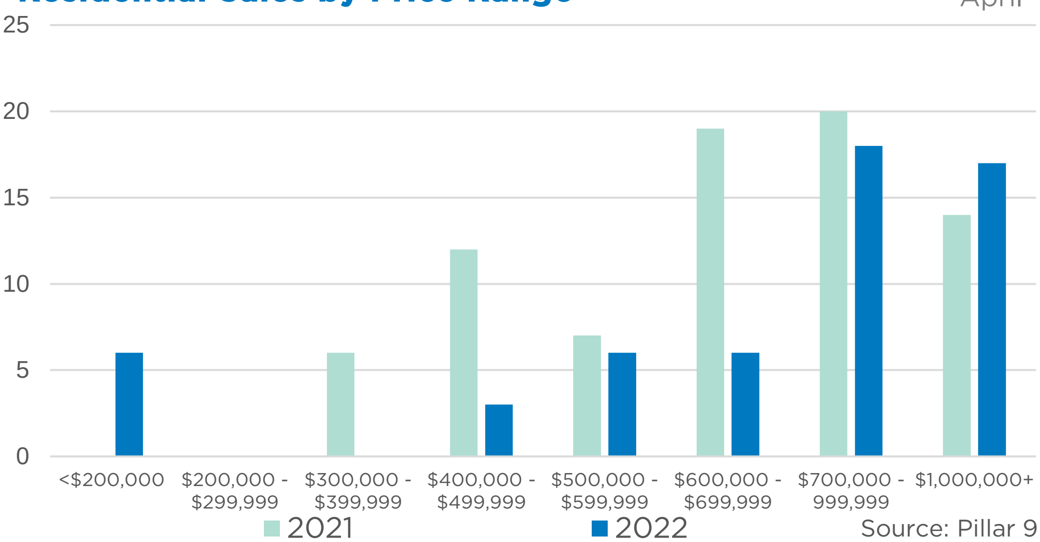
$ 1,054,800

21.3% Y/Y

Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

SALES

56

28.2% Y/Y | 31.3% YTD

NEW LISTINGS

91

0.0% Y/Y | 15.7% YTD

INVENTORY

97

16.4% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.73

16.5% Y/Y

Monthly trend*