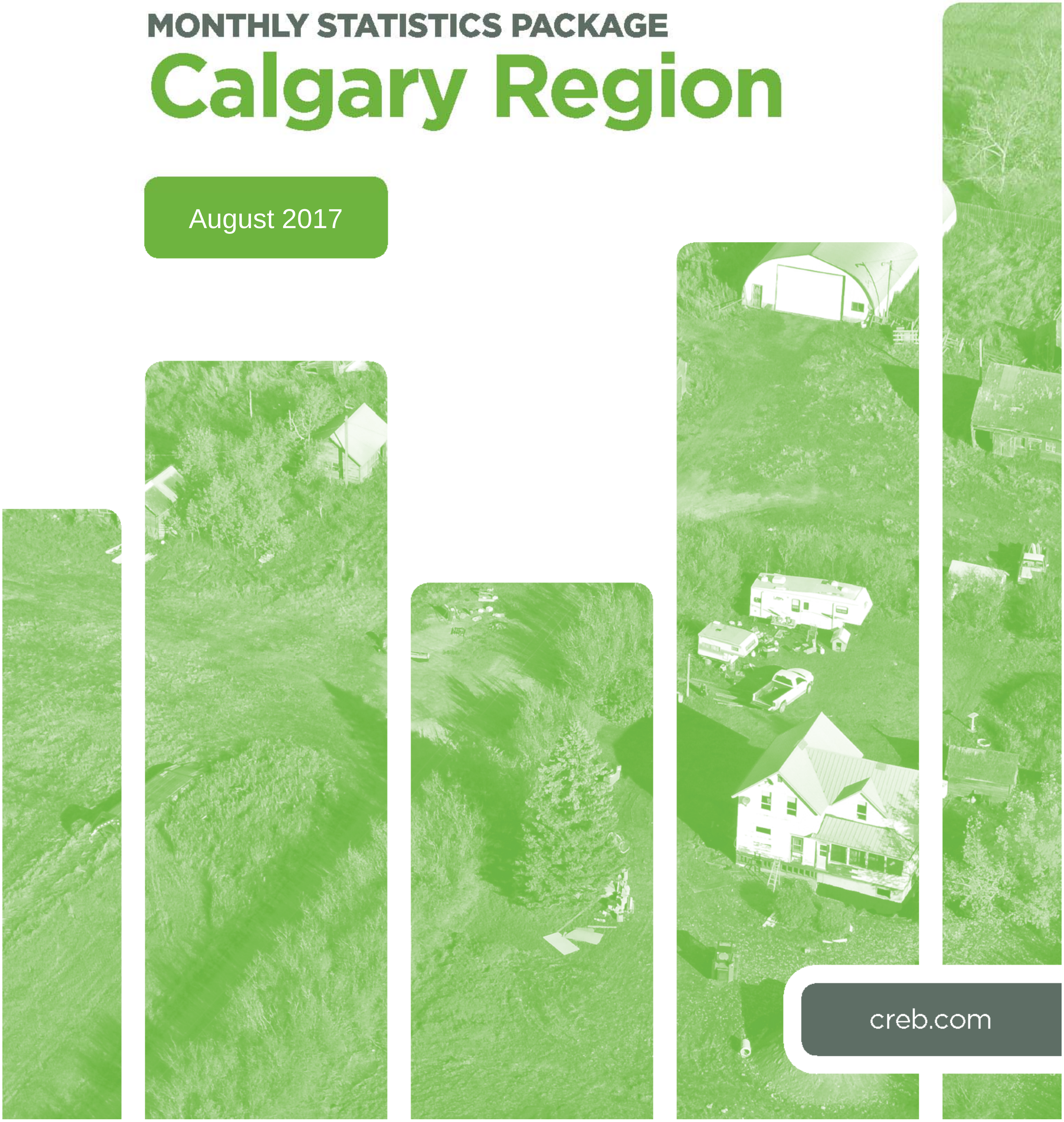
serving calgary and area REALTORS®

MONTHLY STATISTICS PACKAGE

Calgary Region

August 2017



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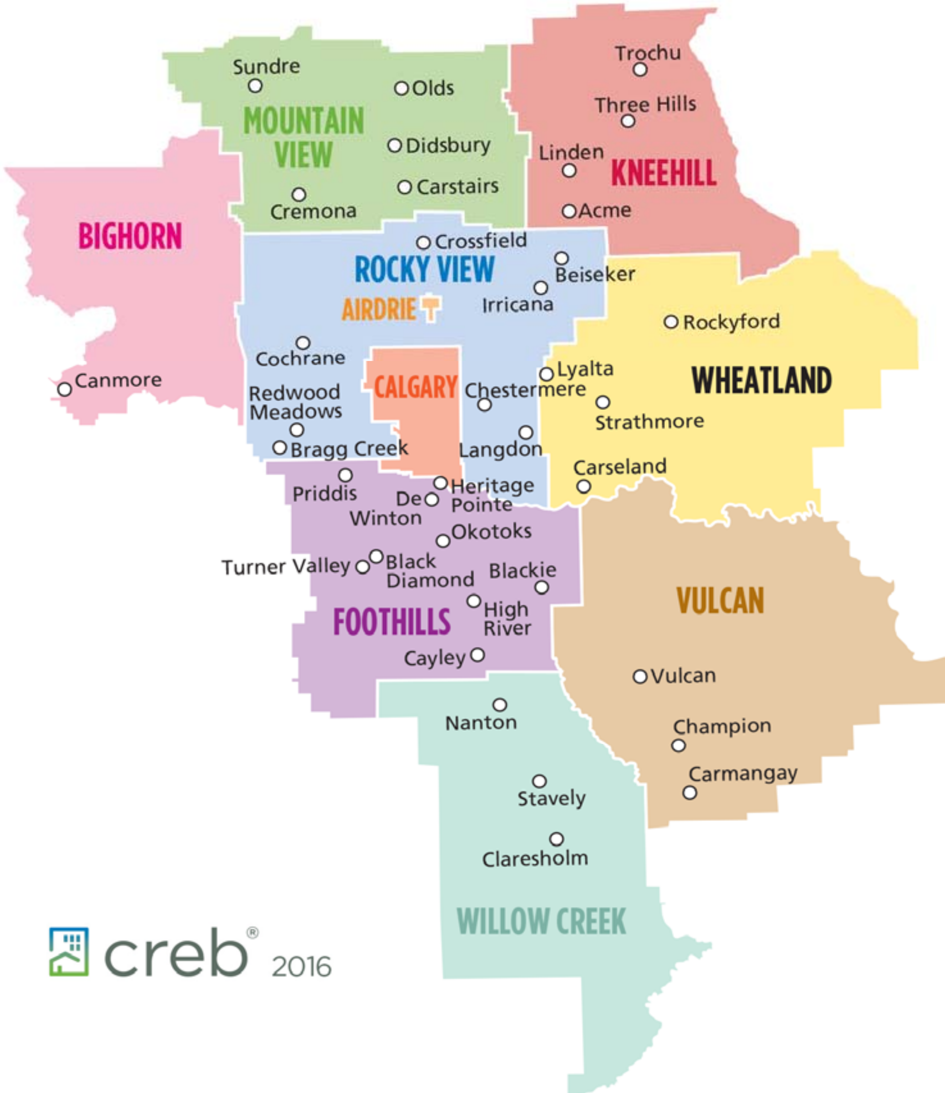
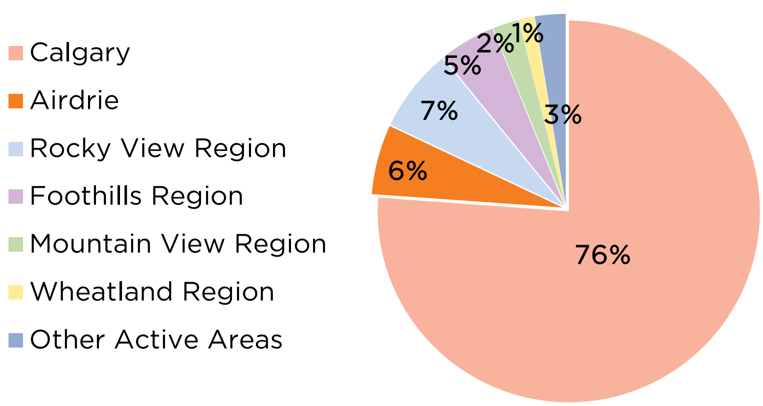
CREB® Region Report

Aug. 17



SHARE OF SALES August 2017



Source: CREB®

REGIONAL HIGHLIGHTS

September 1, 2017

Airdrie

- Year-to-date residential sales in Airdrie totalled 945 units and is comparable to last year, but below the five-year average. Rising sales in the apartment and attached sector were offset from slightly slower sales in the detached sector. Improved selection in competing markets along with no significant improvement in the economic climate has weighed on resale demand.
- New listings over the first eight months have increased by four per cent over the previous year. Rising listings and steady sales have caused some inventory gains, causing months-of-supply to remain higher than last years' levels.
- The gains in months-of-supply was not enough to derail the upward monthly trend on house prices. In August, the detached benchmark price totaled $379,800, similar to last month and 0.8 per cent above last year. Year-to-date, the average detached benchmark price remained one per cent and is below last years' price of $381,463.

Cochrane

- Growth in both sales activity and listings continued throughout August in Cochrane. Year-to-date residential sales totalled 470 units from January to August, which is 13.53 per cent above last year.
- Overall sales activity remained above last year and long-term averages, but record-high new listings have maintained elevated inventories and prevented any significant shifts in market balances for Cochrane.
- While months-of-supply have edged down over last years' levels, they remain high enough to prevent substantial changes in prices. The year-to-date detached benchmark price averaged $422,838, 0.42 per cent below last year.

Okotoks

- Year-to-date sales activity in Okotoks remained relatively unchanged over last years' levels. New listings and inventories have been trending down and are adjusting to the lower levels of demand.
- Market balance conditions, including both the months-of-supply and the sales to new listings ratio, have generally improved over last years' levels. This is supporting stability in prices.
- The benchmark price for a detached property averaged $432,813 from January to the end of August, just 0.53 per cent below last year.

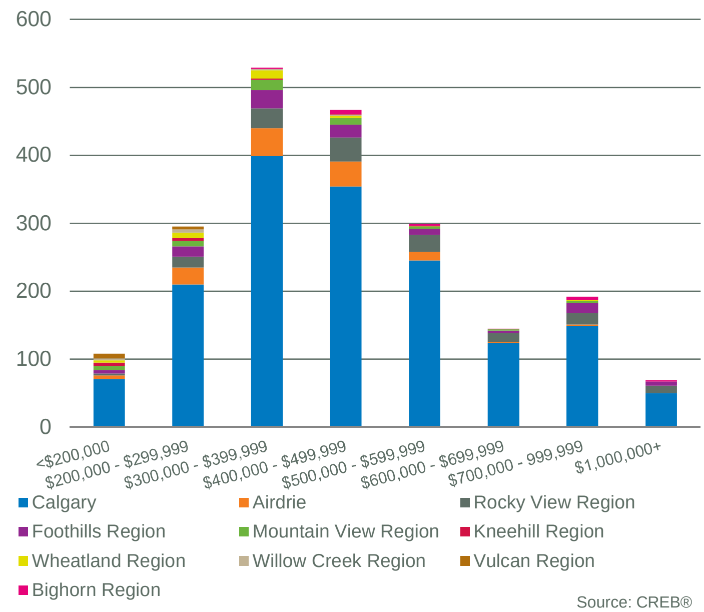
CREB®'s analysis only considers surrounding areas with enough activity to generate the MLS® Home Price Index

Aug. 17

August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,602	3,008	53.26%	6,624	4.13	442,300	478,311	428,000	76%
Airdrie	124	234	52.99%	532	4.29	350,800	382,634	377,000	6%
Rocky View Region	149	277	53.79%	983	6.60	541,700	557,309	475,000	7%
Foothills Region	100	213	46.95%	681	6.81	383,700	527,635	415,500	5%
Mountain View Region	47	94	50.00%	431	9.17	318,200	379,304	343,700	2%
Kneehill Region	11	23	47.83%	110	10.00	-	221,045	217,000	1%
Wheatland Region	27	64	42.19%	250	9.26	222,300	335,889	337,500	1%
Willow Creek Region	11	24	45.83%	114	10.36	-	246,318	208,000	1%
Vulcan Region	13	17	76.47%	84	6.46	-	213,538	139,000	1%
Bighorn Region	20	43	46.51%	118	5.90	-	667,573	513,000	1%
CREB® Economic Region	2,104	3,997	52.64%	9,927	4.72	436,500	474,177	422,250	100%

CREB® SALES BY PRICE RANGE

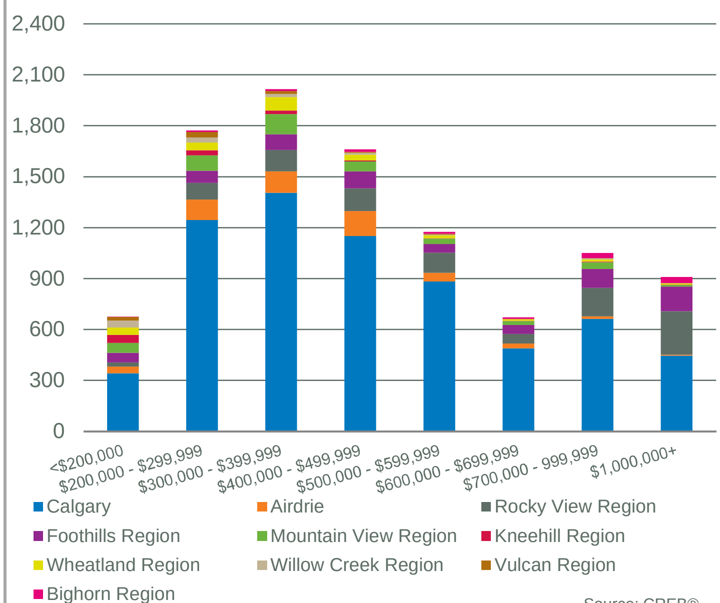
AUGUST



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

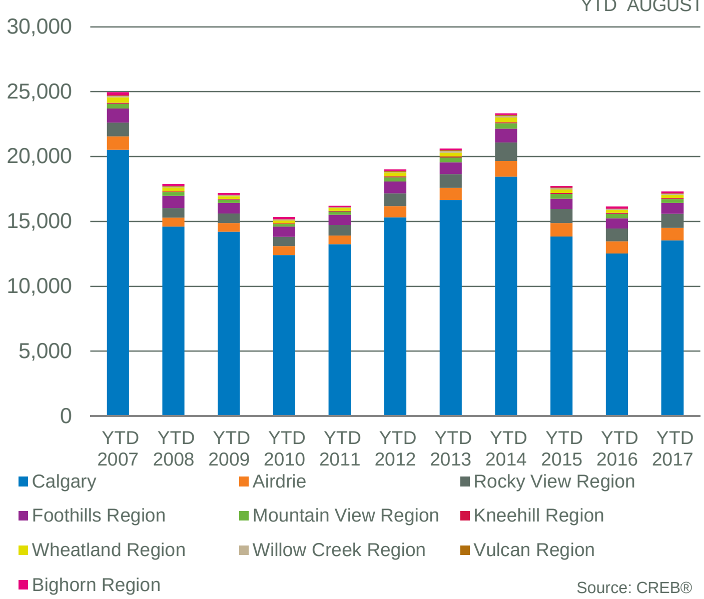
AUGUST



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

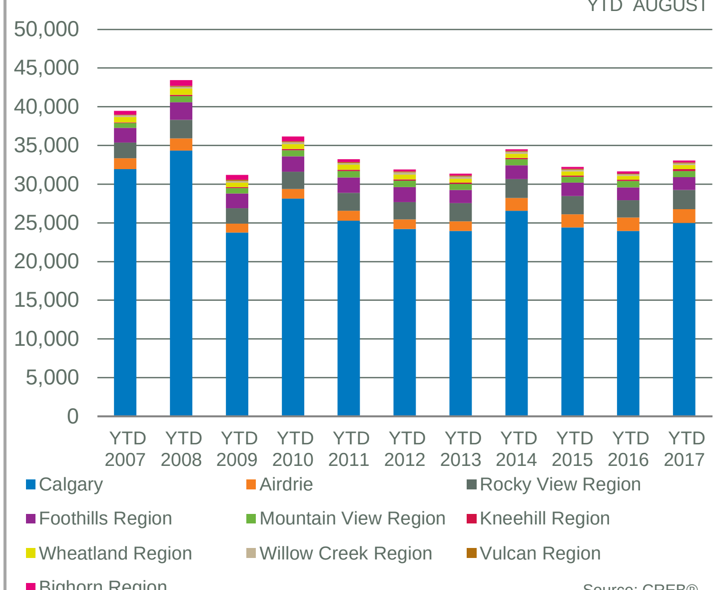
YTD AUGUST



Source: CREB®

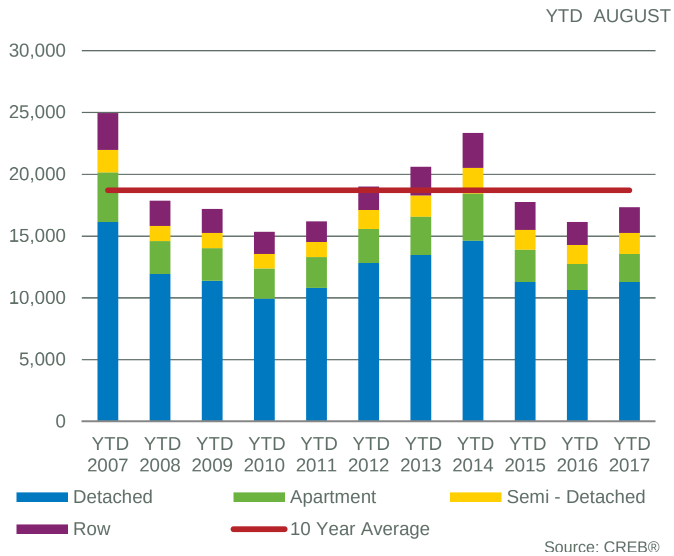
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

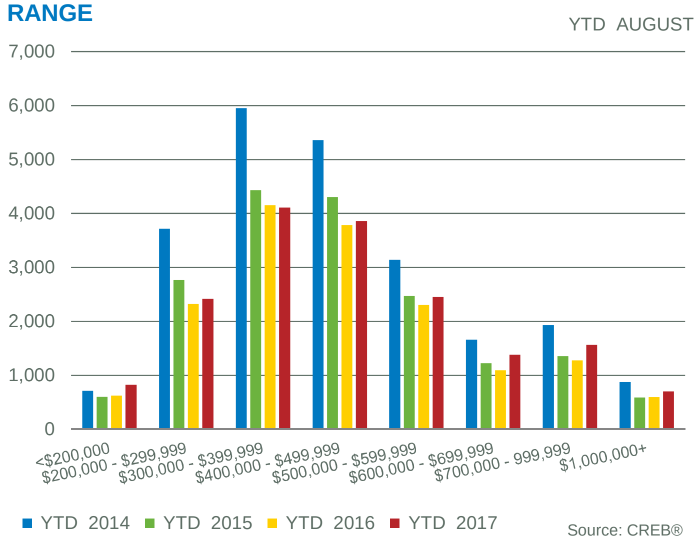


Source: CREB®

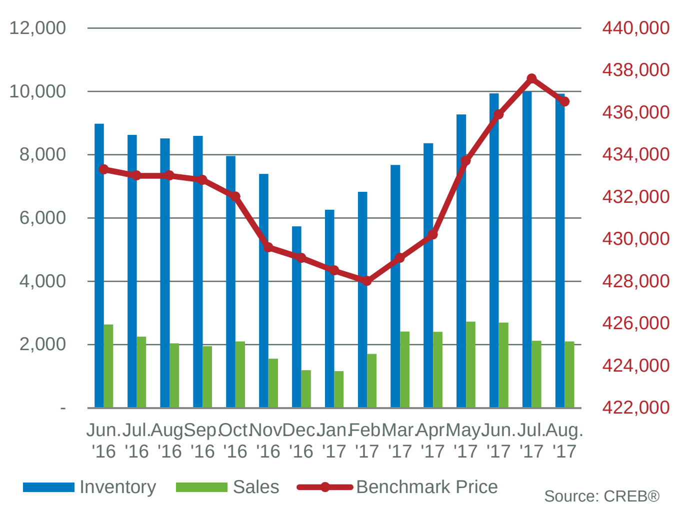
CREB® ECONOMIC REGION TOTAL SALES



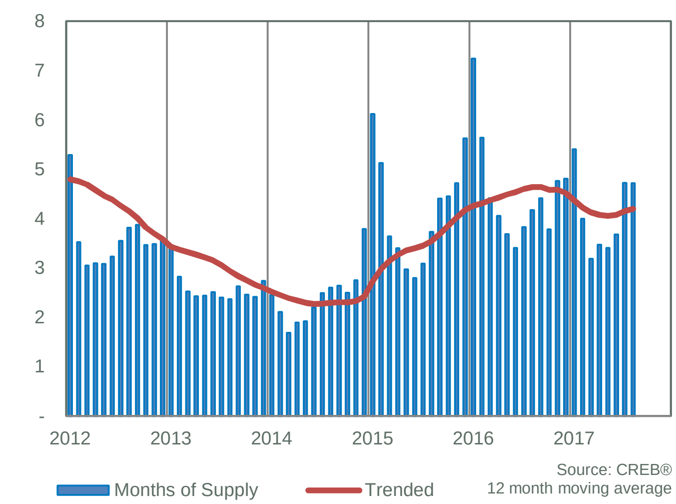
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



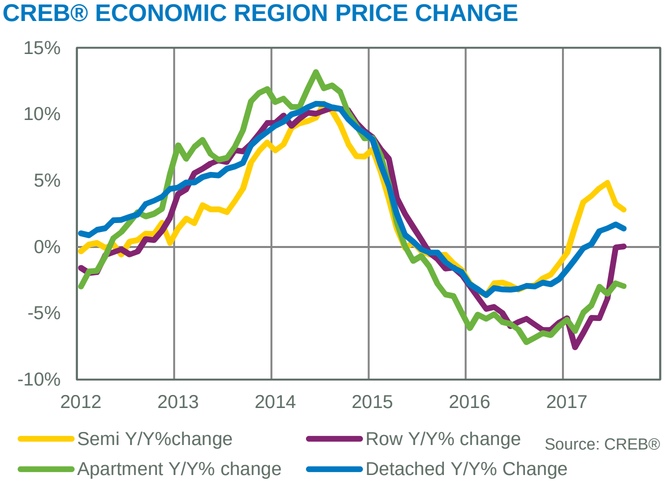
CREB® ECONOMIC REGION INVENTORY AND SALES



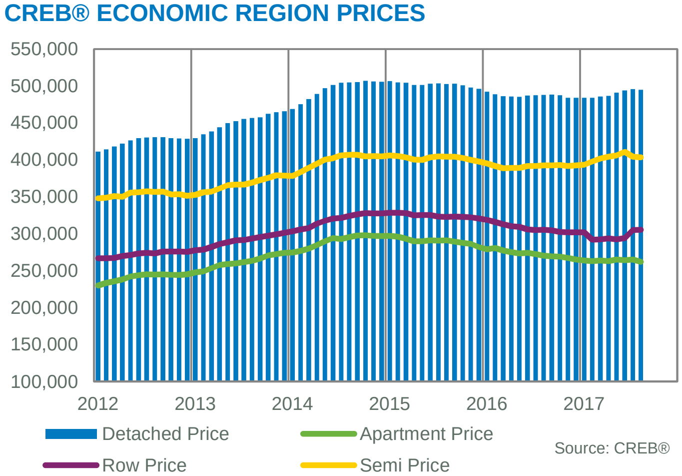
CREB® ECONOMIC REGION MONTHS OF INVENTORY



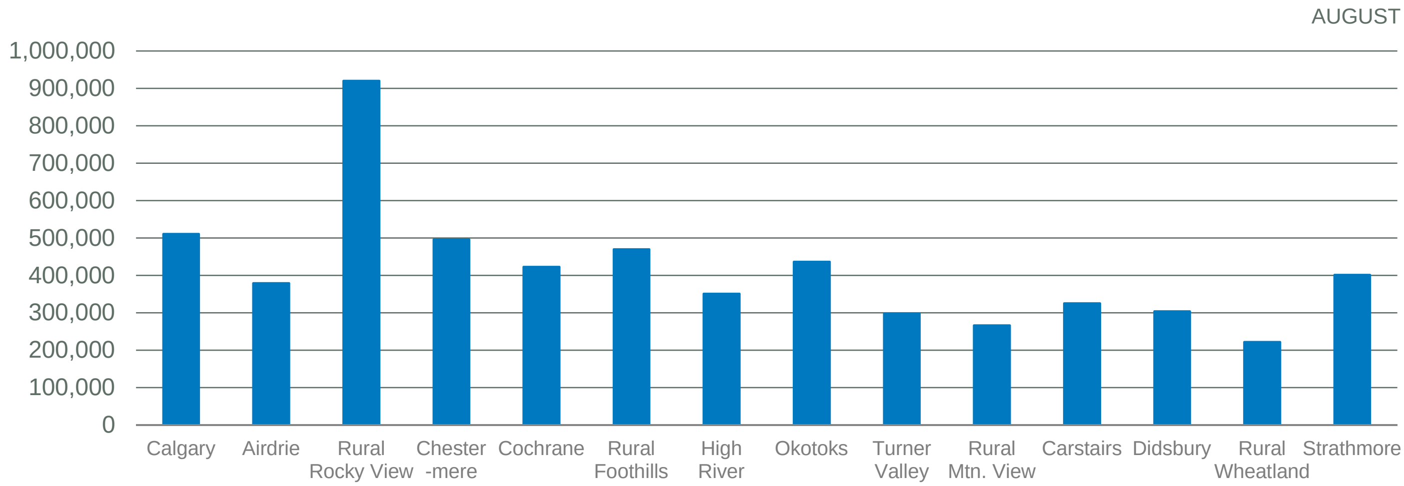
CREB® ECONOMIC REGION PRICE CHANGE



CREB® ECONOMIC REGION PRICES

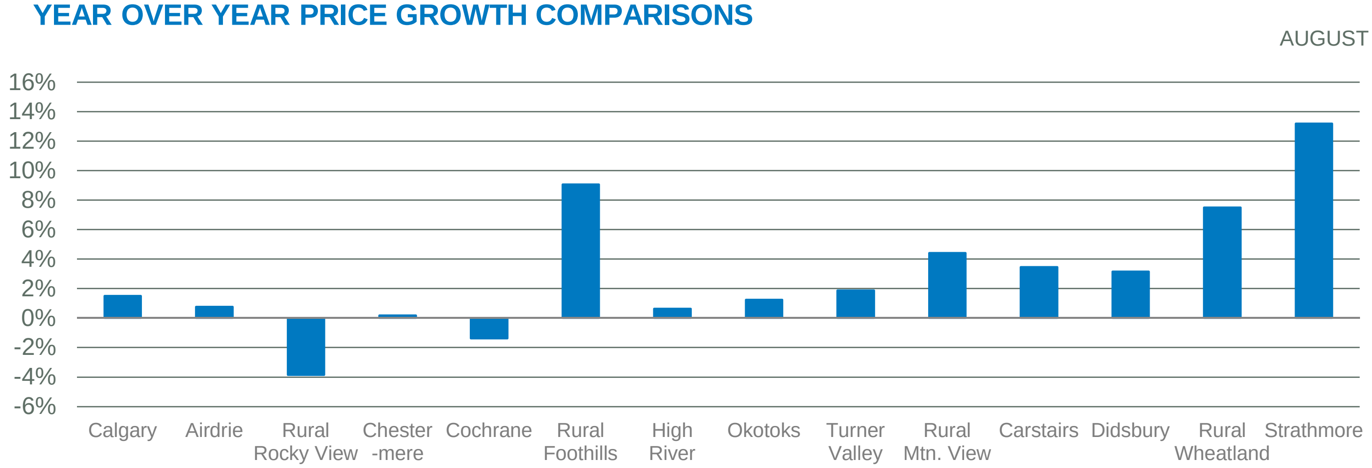


DETACHED BENCHMARK PRICE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	Unavailable	3	1995	2	0
High River	1,312	5,646	3	1996	2	0
Okotoks	1,491	4,973	3	2002	2	1
Turner Valley	1,221	6,241	3	1993	2	0
Rural Mountain View	1,315	5,999	3	1989	2	0
Carstairs	1,298	6,583	3	2001	2	0
Didsbury	1,238	6,444	3	1981	2	0
Rural Wheatland	1,298	6,024	3	1979	2	0
Strathmore	1,265	5,562	3	2000	2	0

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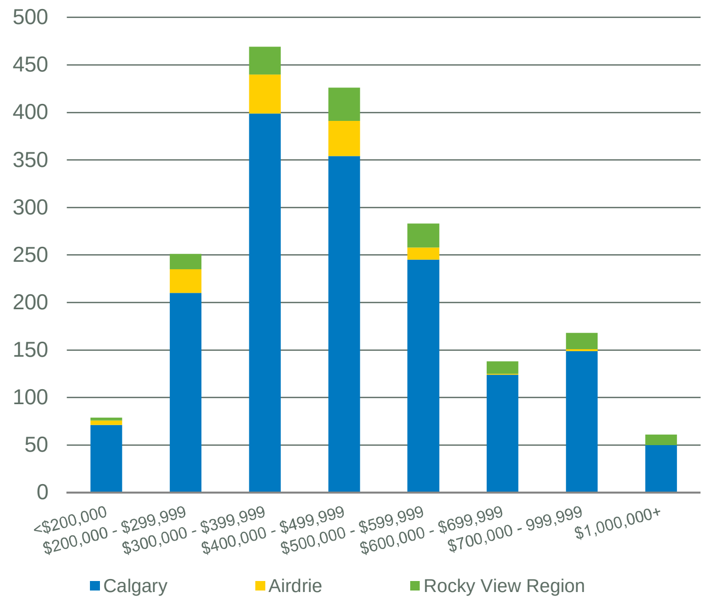
Airdrie	124	234	52.99%	532	4.29	350,800	382,634	377,000	7%
Rocky View Region	149	277	53.79%	983	6.60	541,700	557,309	475,000	8%
Calgary CMA	1,875	3,519	53.28%	8,139	4.34	441,200	478,261	425,000	100%

CALGARY CMA SALES BY PRICE RANGE

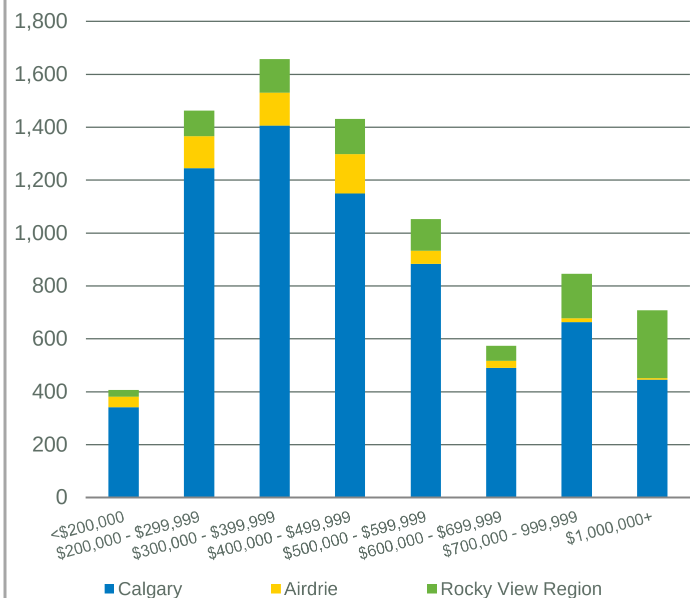
AUGUST



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

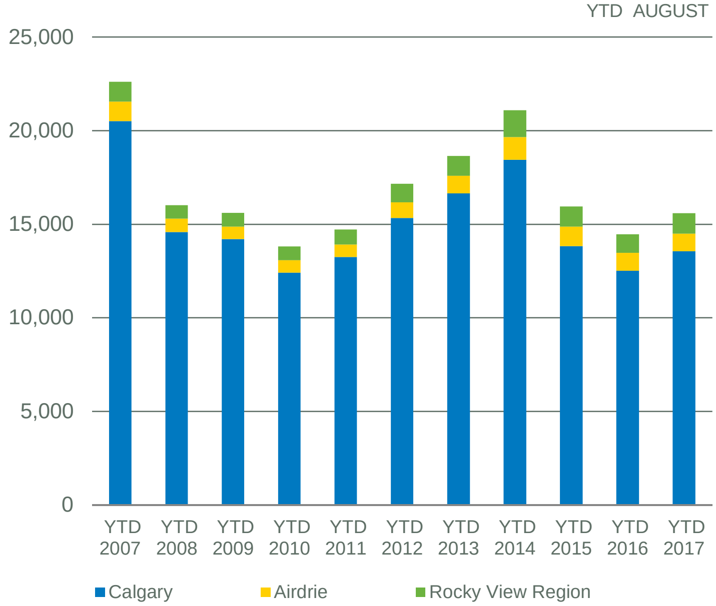
AUGUST



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

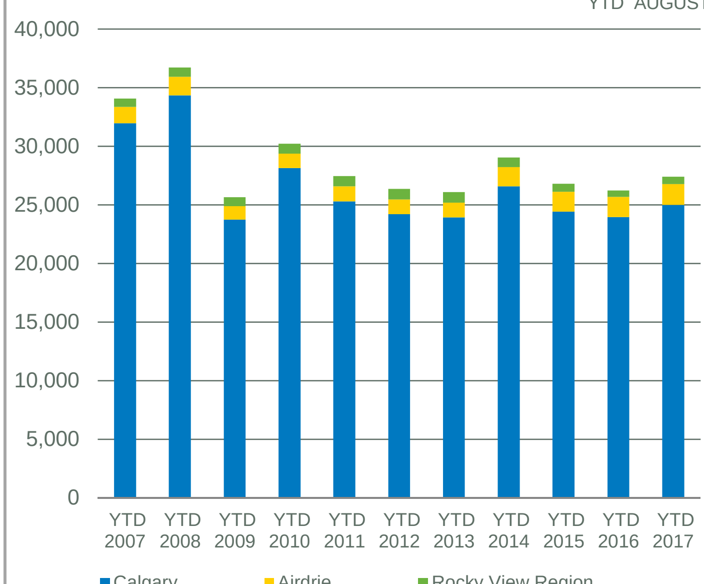
YTD AUGUST



Source: CREB®

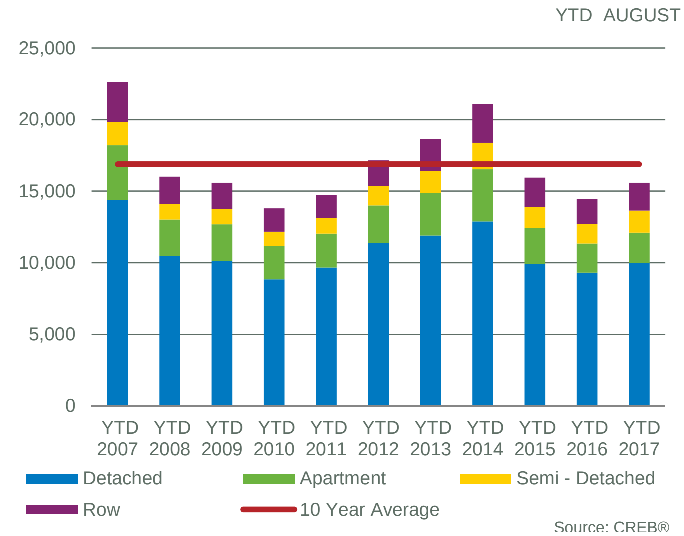
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

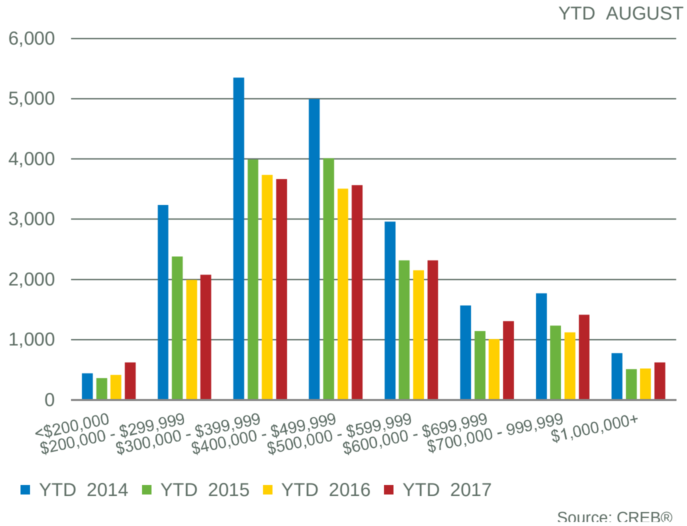


Source: CREB®

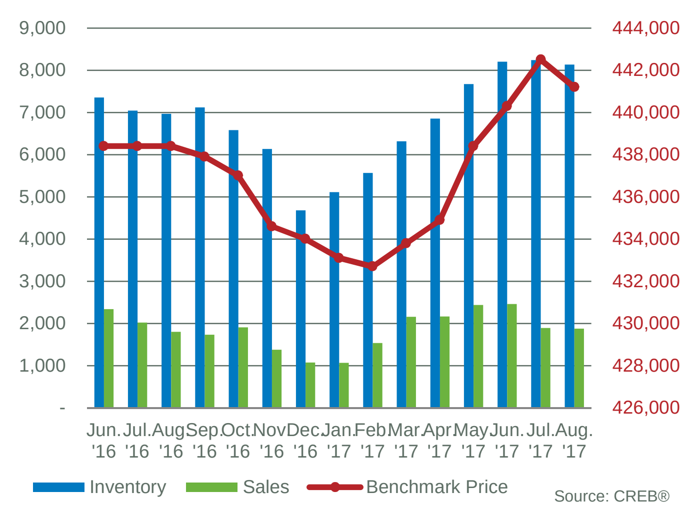
CALGARY CMA TOTAL SALES



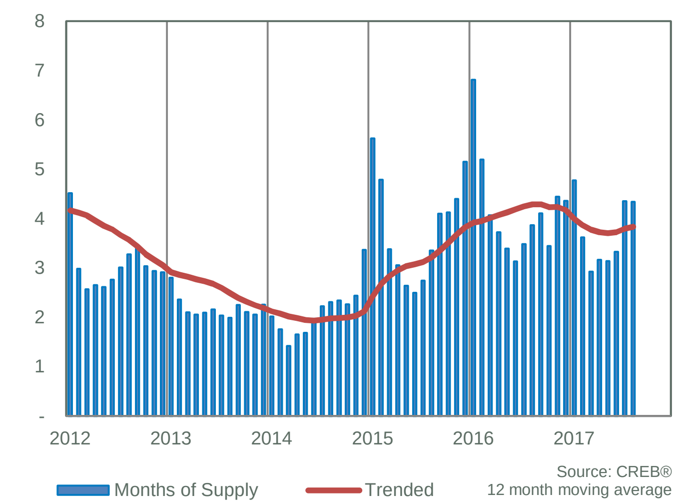
CALGARY CMA TOTAL SALES BY PRICE RANGE



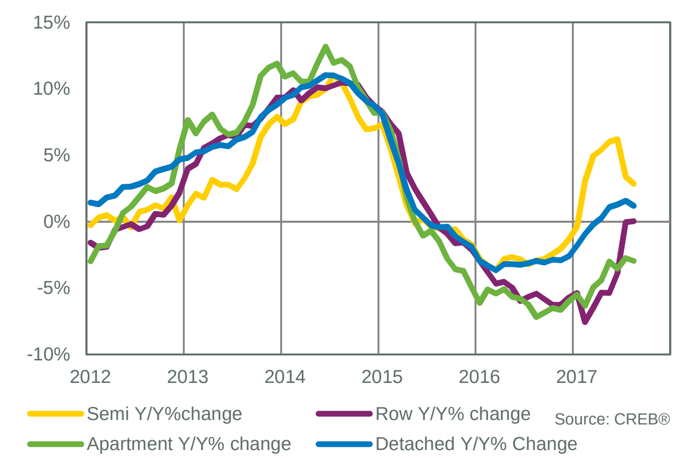
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



CALGARY CMA PRICE CHANGE



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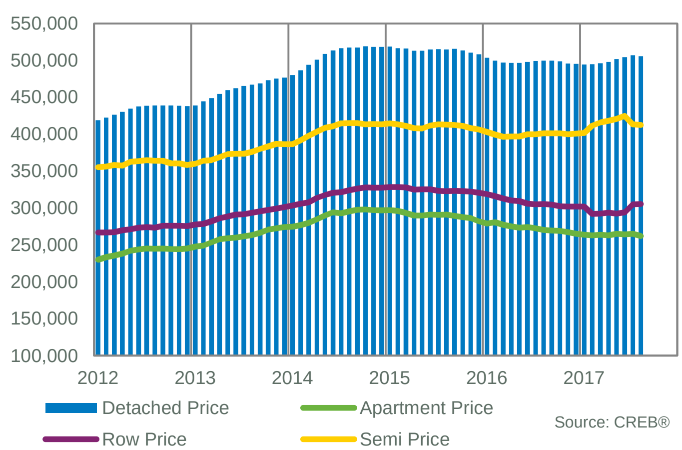
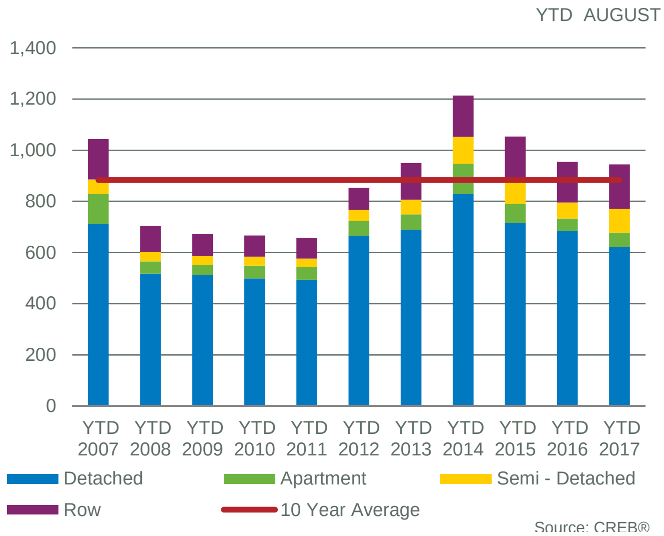
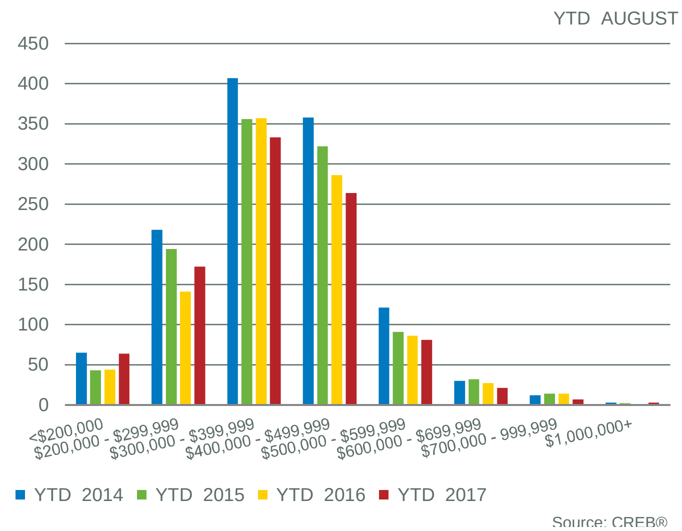


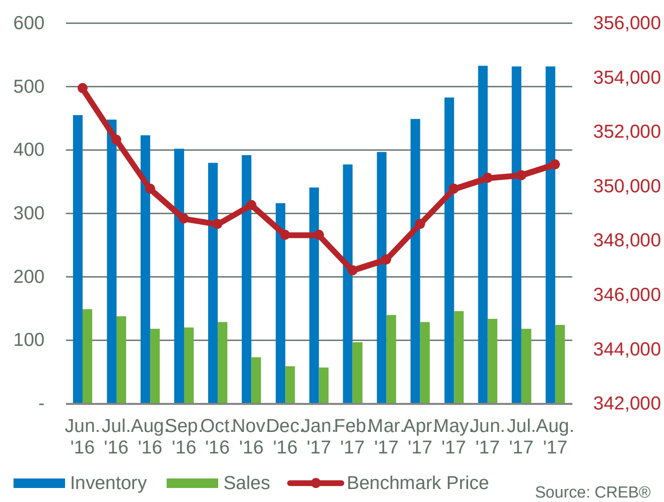
AIRDRIE TOTAL SALES



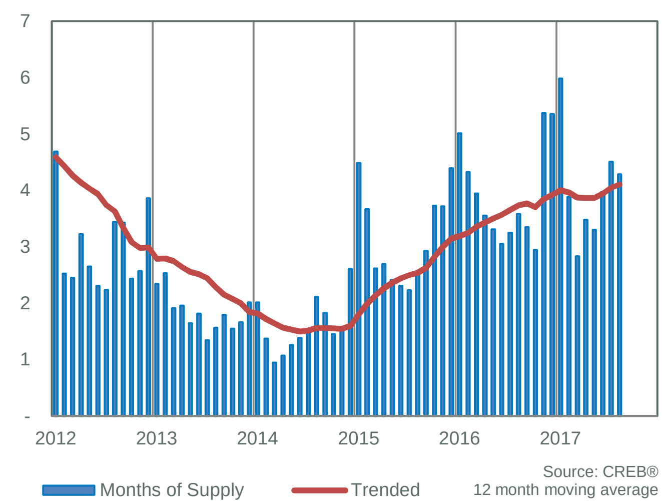
AIRDRIE TOTAL SALES BY PRICE RANGE



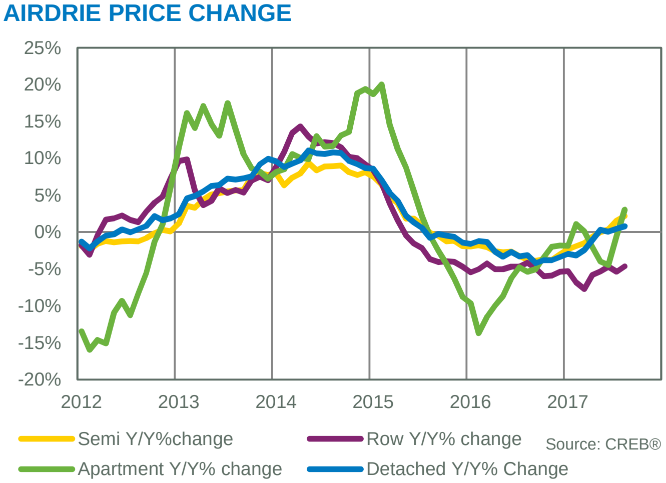
AIRDRIE INVENTORY AND SALES



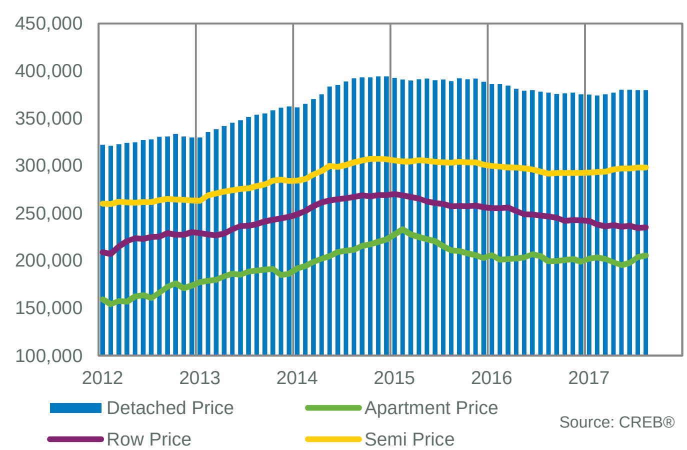
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE

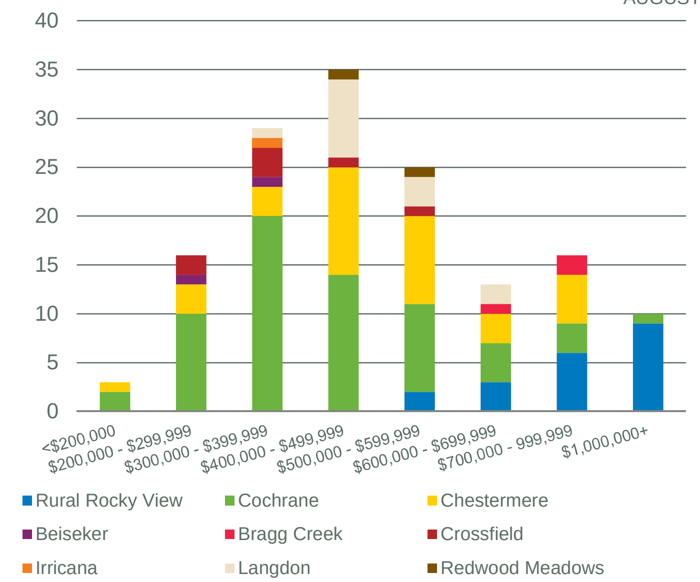


AIRDRIE PRICES



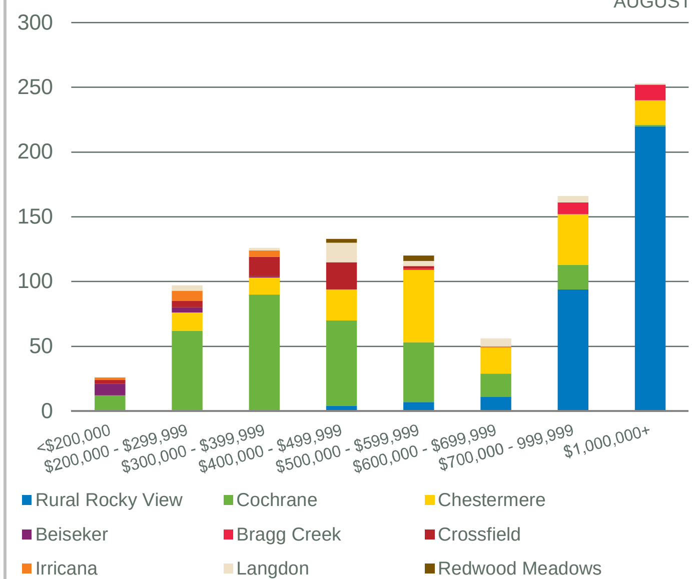
August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	**149**	**277**	**53.79%**	**983**	**6.60**	**541,700**	**557,309**	**475,000**	**100%**
Rural Rocky View	20	77	25.97%	336	16.80	920,600	1,064,420	860,000	13%
Beiseker	2	3	66.67%	14	7.00	-	302,250	302,250	1%
Bragg Creek	3	6	50.00%	22	7.33	-	729,167	744,500	2%
Chestermere	35	59	59.32%	185	5.29	485,500	511,017	488,000	23%
Cochrane	63	100	63.00%	314	4.98	424,200	426,275	395,000	42%
Crossfield	7	14	50.00%	46	6.57	-	357,464	343,500	5%
Irricana	1	5	20.00%	16	16.00	-	320,000	320,000	1%
Langdon	14	9	155.56%	37	2.64	-	485,179	485,000	9%
Redwood Meadows	2	3	66.67%	7	3.50	-	521,500	521,500	1%
Other	2	1	200.00%	6	3.00	-	1,780,000	1,780,000	1%

SALES BY PRICE RANGE



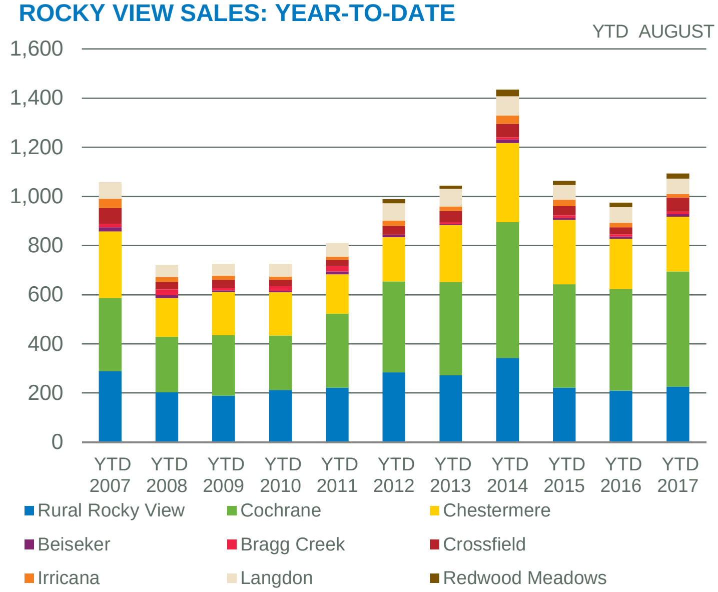
Source: CREB®

INVENTORY BY PRICE RANGE



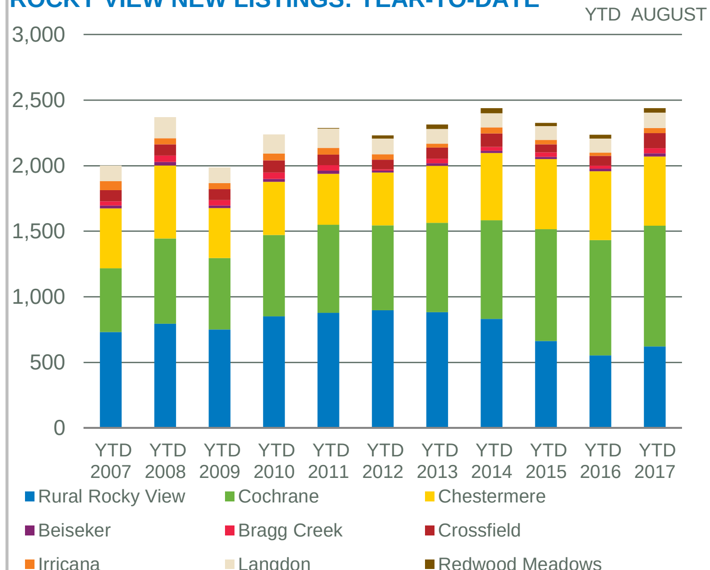
Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE



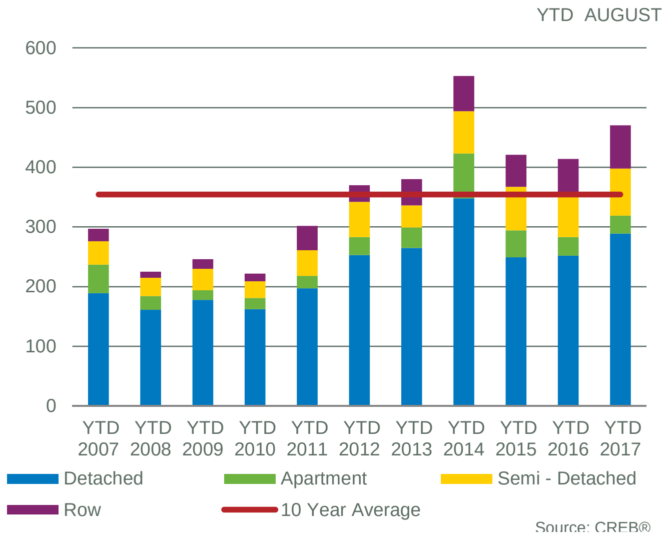
Source: CREB®

ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

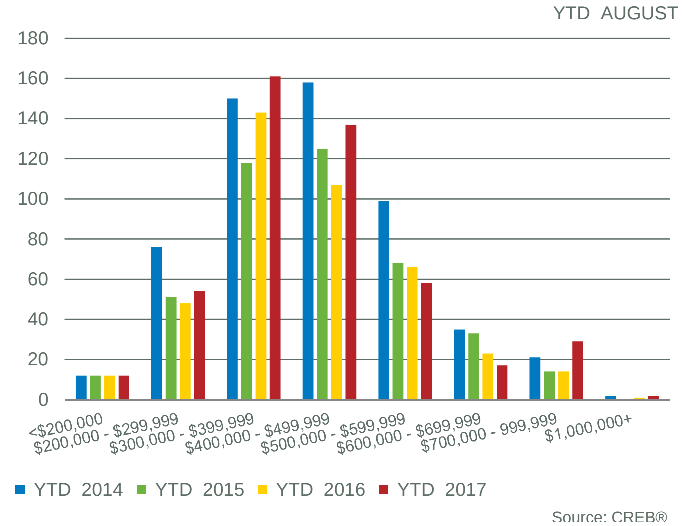


Source: CREB®

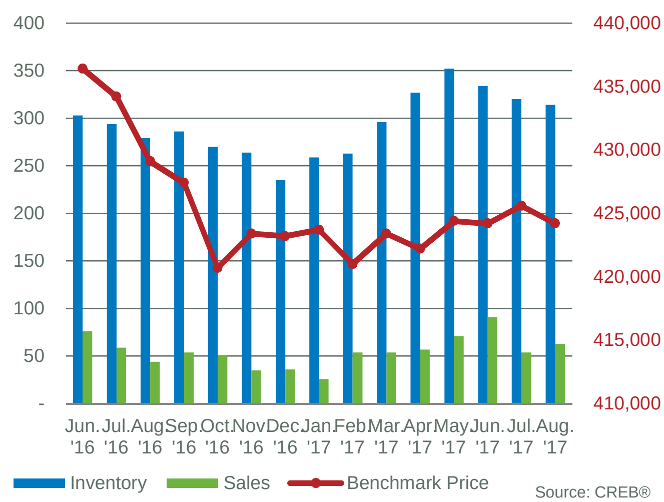
COCHRANE TOTAL SALES



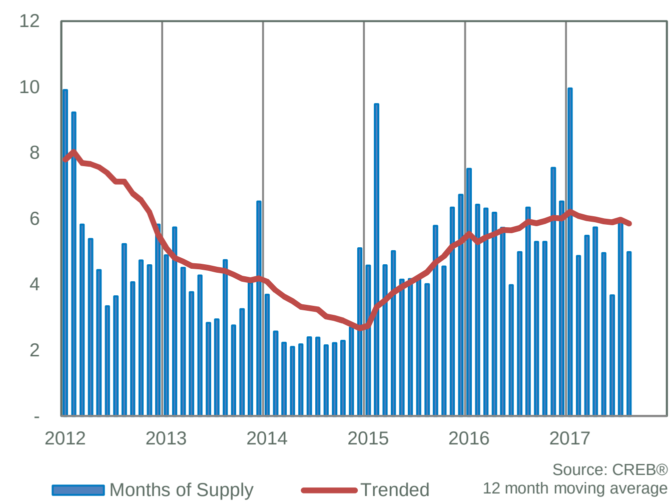
COCHRANE TOTAL SALES BY PRICE RANGE



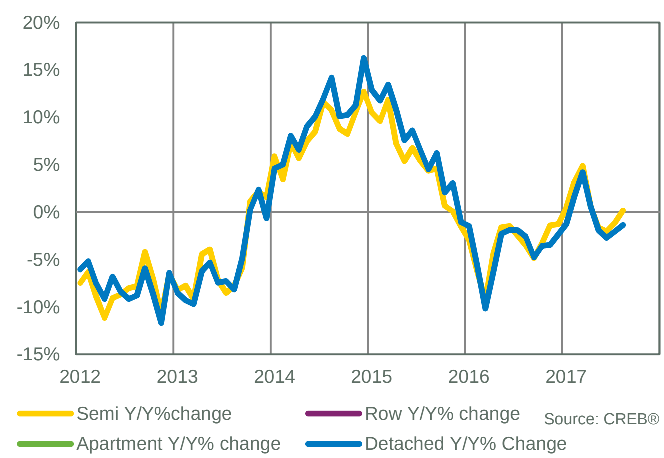
COCHRANE INVENTORY AND SALES



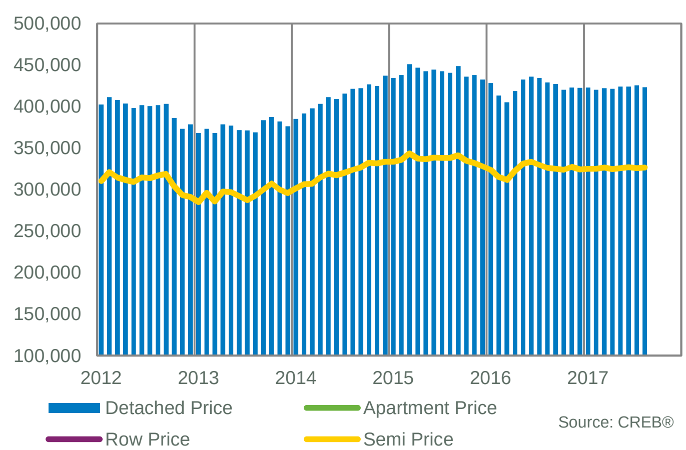
COCHRANE MONTHS OF INVENTORY



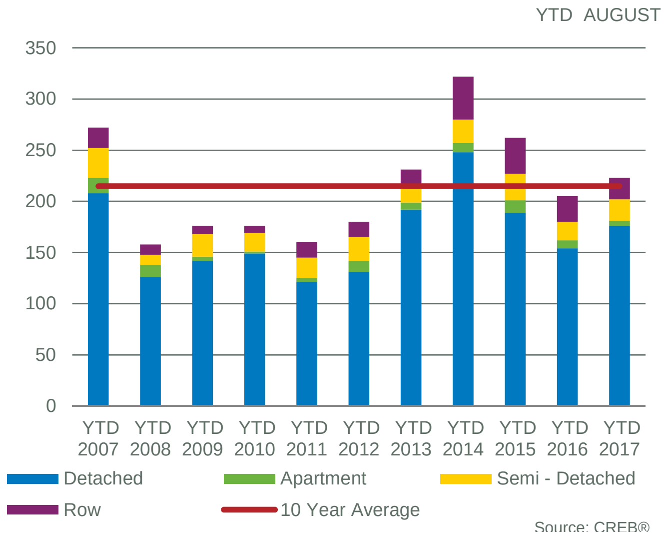
COCHRANE PRICE CHANGE



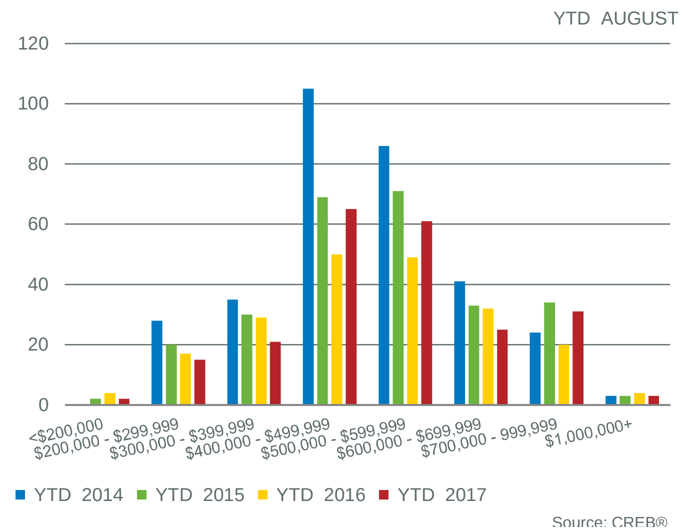
COCHRANE PRICES



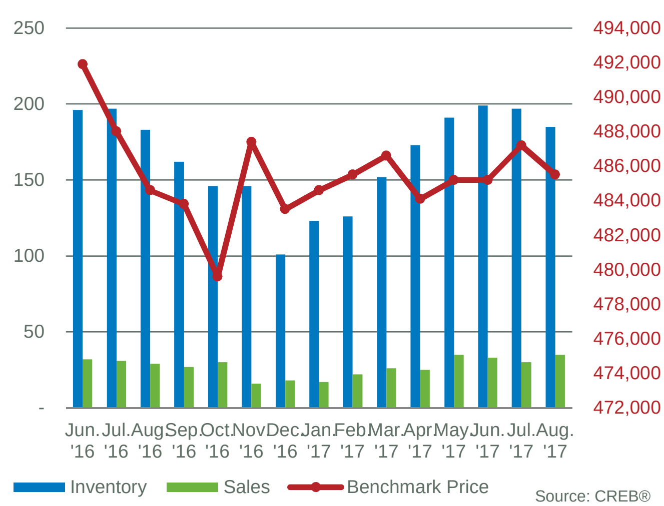
CHESTERMERE TOTAL SALES



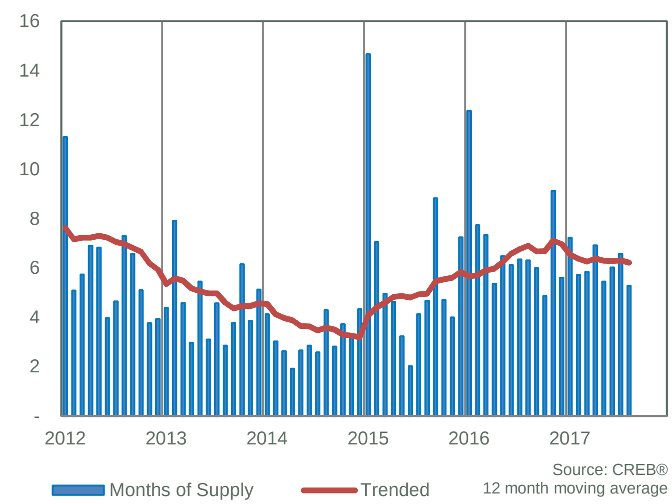
CHESTERMERE TOTAL SALES BY PRICE RANGE



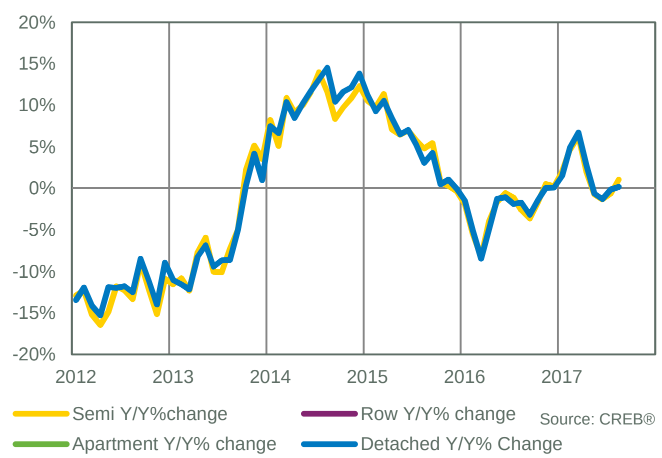
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



CHESTERMERE PRICE CHANGE



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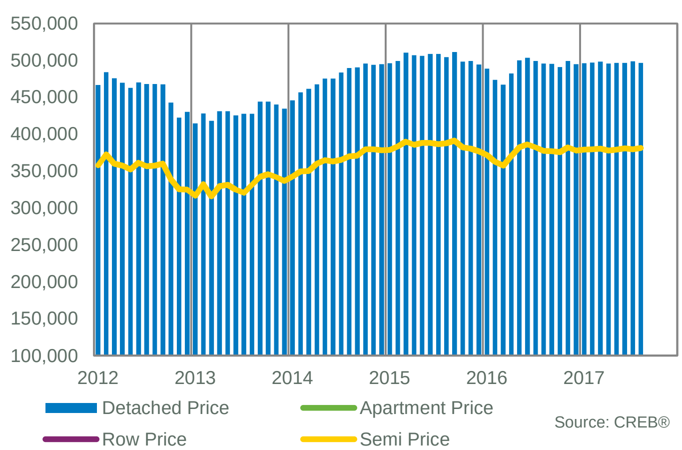
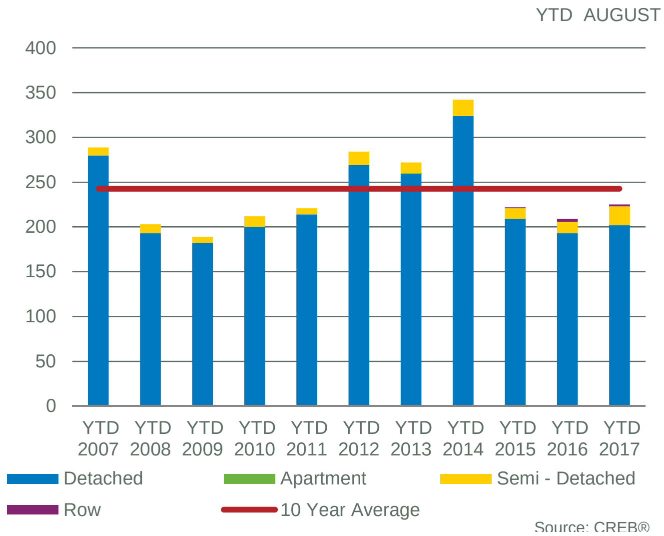
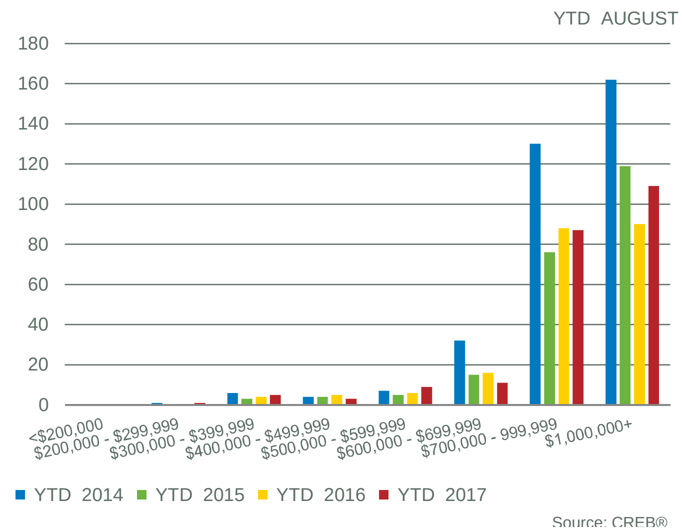


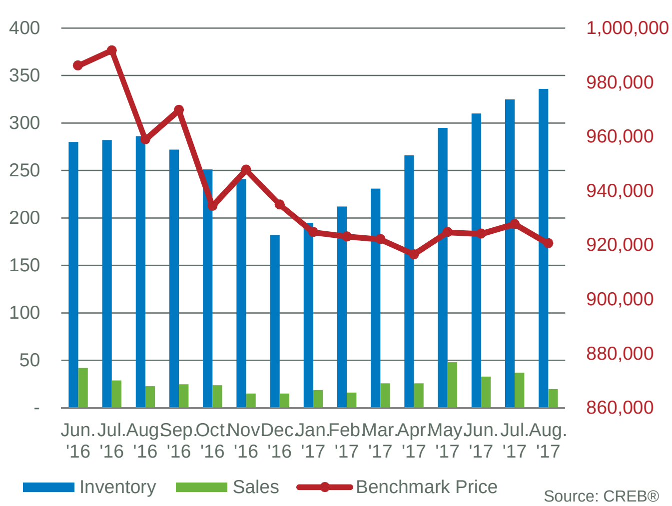
RURAL ROCKY VIEW TOTAL SALES



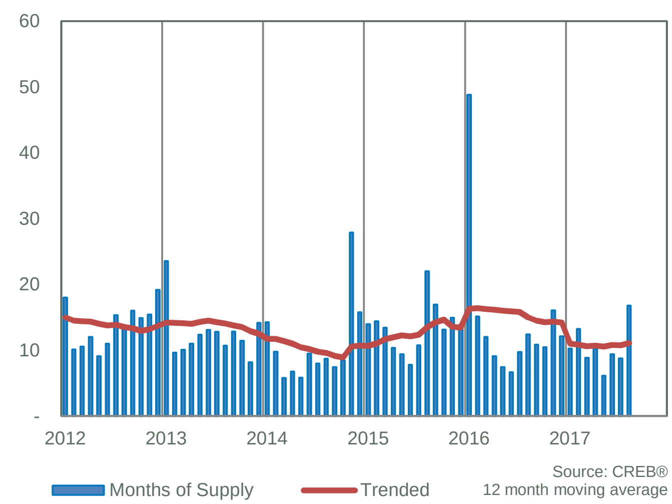
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



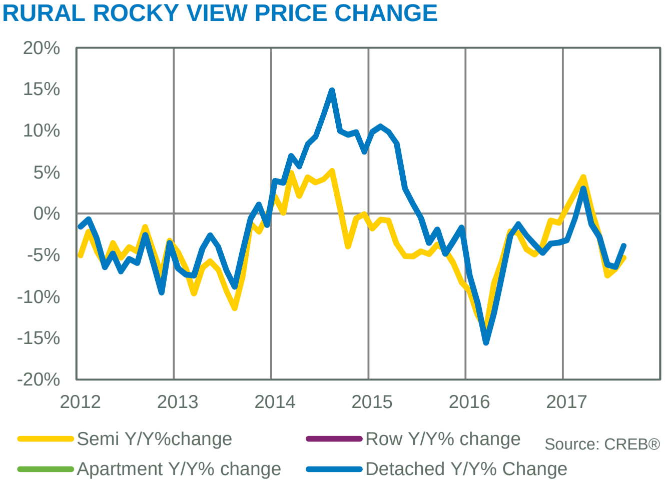
RURAL ROCKY VIEW INVENTORY AND SALES



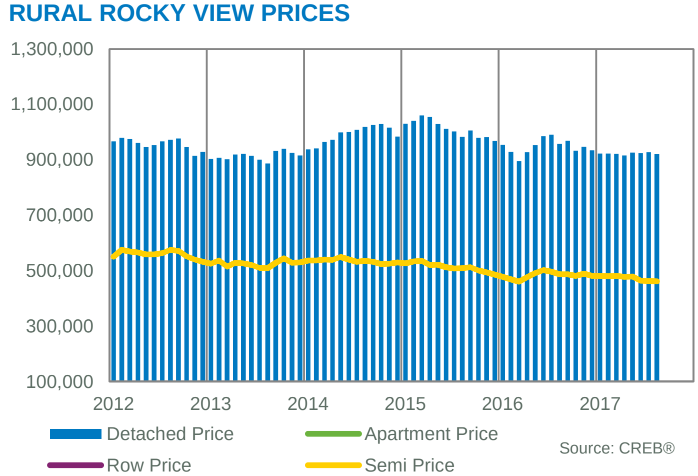
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



RURAL ROCKY VIEW PRICES



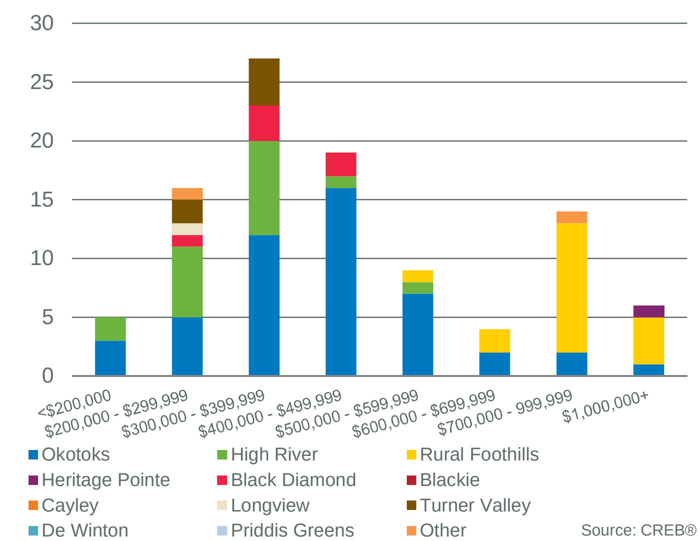
Foothills Region

Aug. 17

August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Foothills Region	**100**	**213**	**46.95%**	**674**	**6.74**	**383,700**	**527,635**	**415,500**	**100%**
Rural Foothills	18	34	52.94%	176	9.78	461,400	1,036,167	802,500	18%
Black Diamond	6	12	50.00%	28	4.67	-	366,167	372,500	6%
Blackie	0	1	0.00%	5	-	-	-	-	0%
Cayley	0	1	0.00%	9	-	-	-	-	0%
De Winton	0	1	0.00%	6	-	-	-	-	0%
Heritate Pointe	1	9	11.11%	44	44.00	-	1,110,000	1,110,000	1%
High River	18	42	42.86%	129	7.17	343,500	312,306	315,250	18%
Okotoks	48	83	57.83%	213	4.44	428,300	441,547	422,950	48%
Turner Valley	6	24	25.00%	48	8.00	294,600	320,633	335,900	6%
Priddis Greens	1	3	33.33%	11	11.00	-	910,000	910,000	1%
Longview	1	0	-	1	1.00	-	251,000	251,000	1%
Other	2	3	66.67%	12	6.00	-	578,000	578,000	2%

SALES BY PRICE RANGE

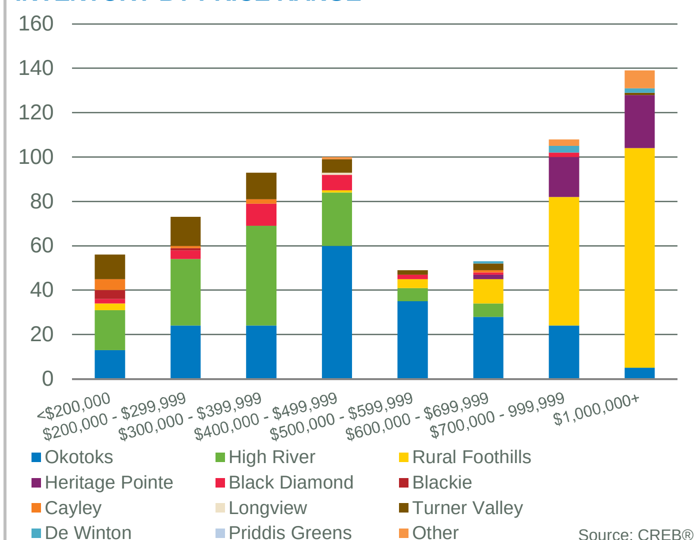
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

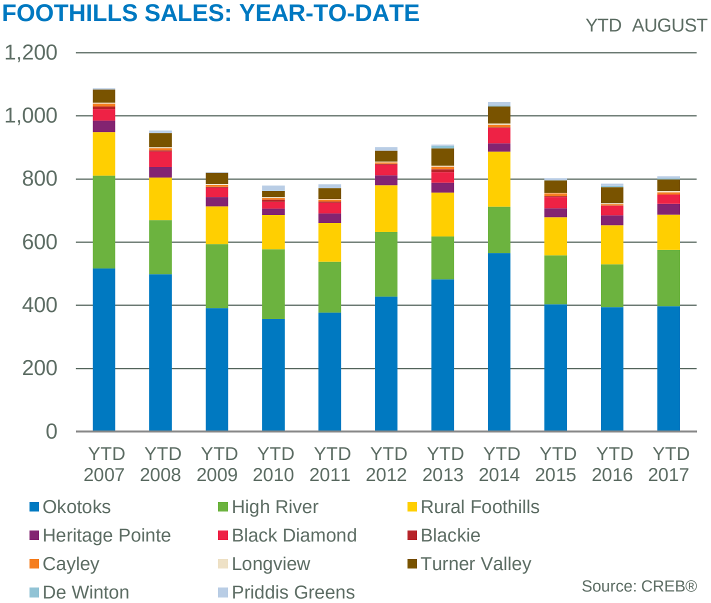
AUGUST



Source: CREB®

FOOTHILLS SALES: YEAR-TO-DATE

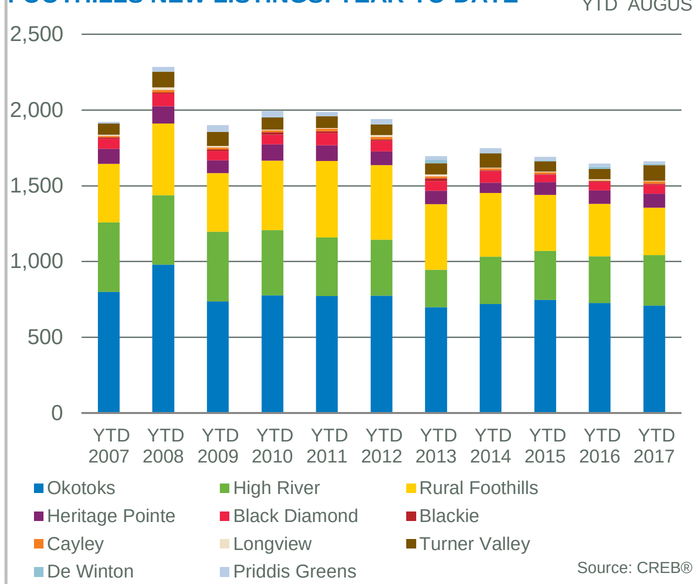
YTD AUGUST



Source: CREB®

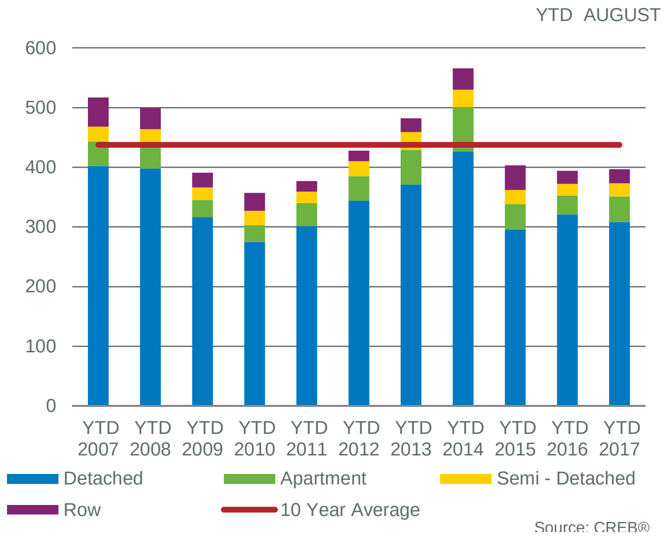
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

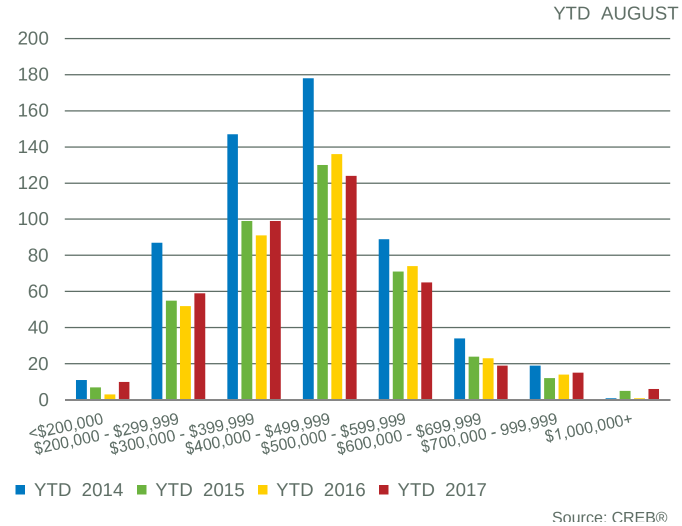


Source: CREB®

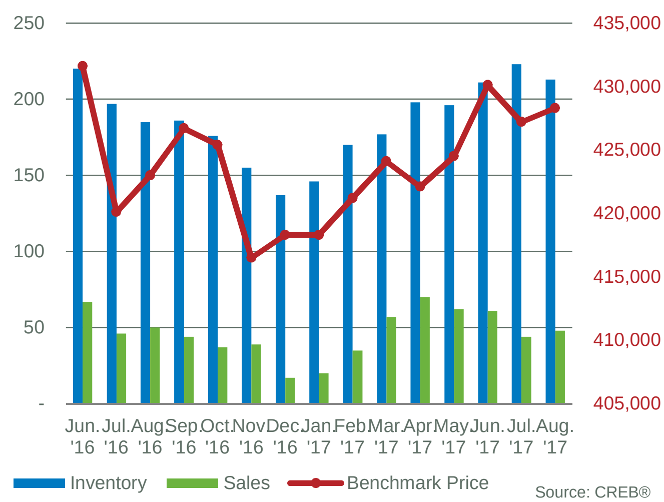
OKOTOKS TOTAL SALES



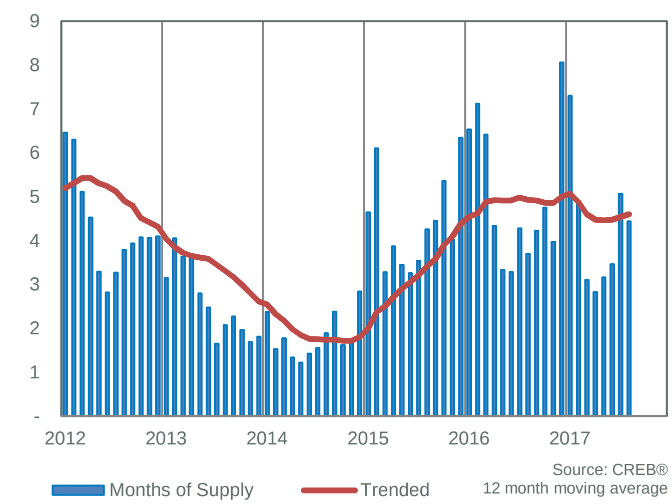
OKOTOKS TOTAL SALES BY PRICE RANGE



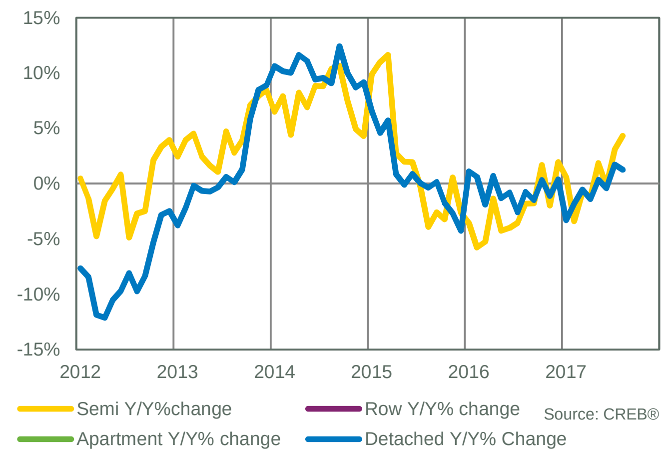
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY

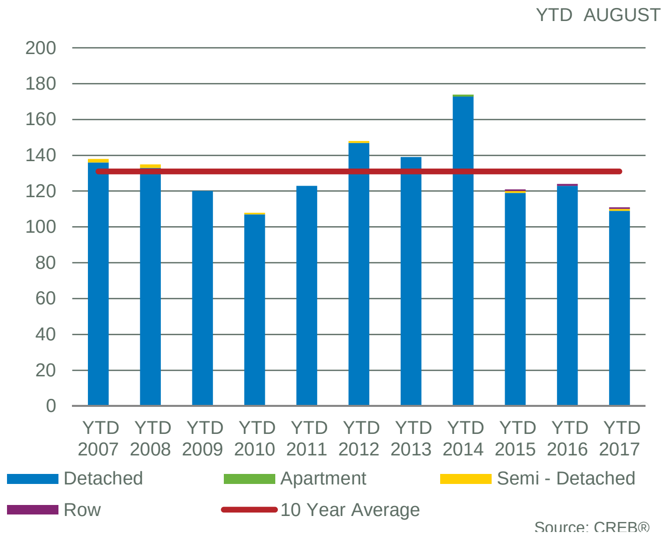


OKOTOKS PRICE CHANGE

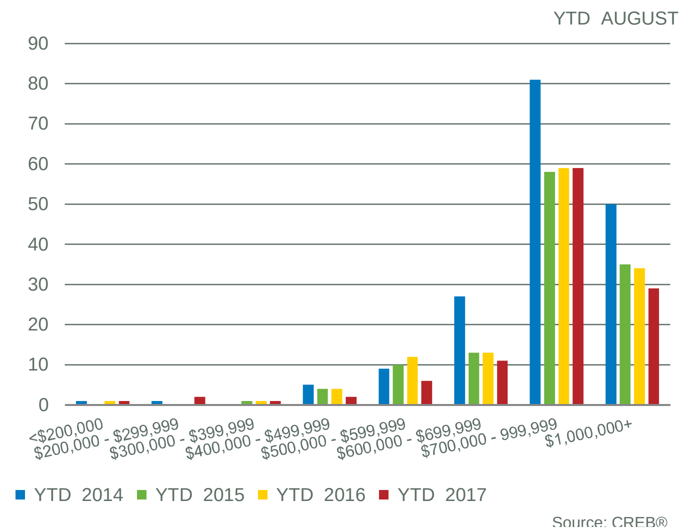


OKOTOKS PRICES

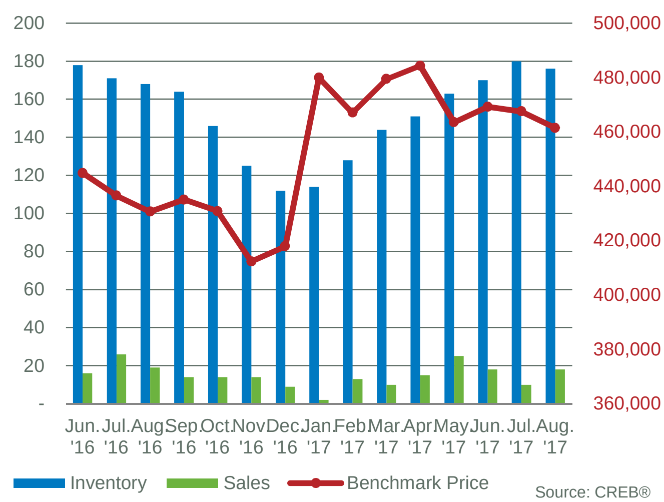
RURAL FOOTHILLS TOTAL SALES



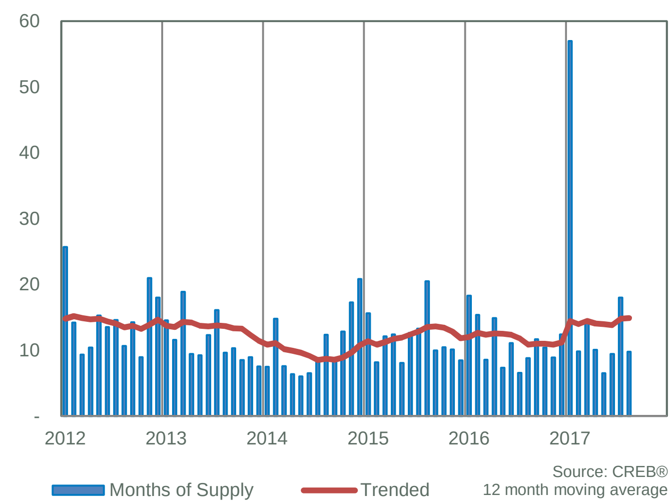
RURAL FOOTHILLS TOTAL SALES BY PRICE RANGE



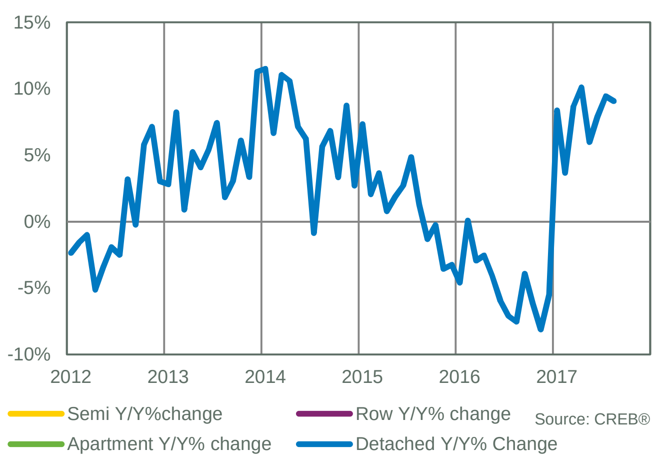
RURAL FOOTHILLS INVENTORY AND SALES



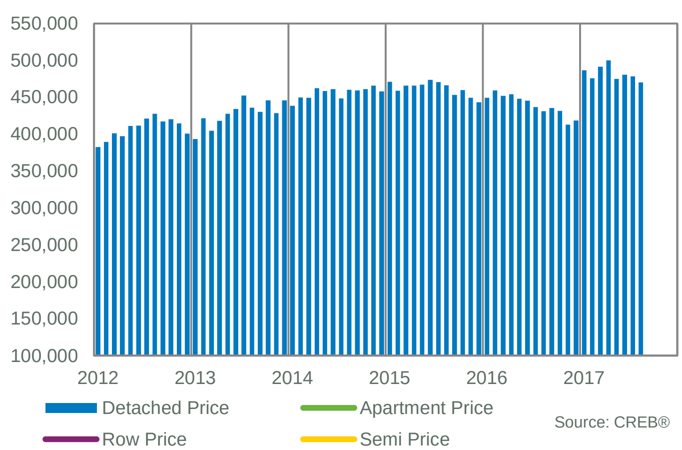
RURAL FOOTHILLS MONTHS OF INVENTORY



RURAL FOOTHILLS PRICE CHANGE



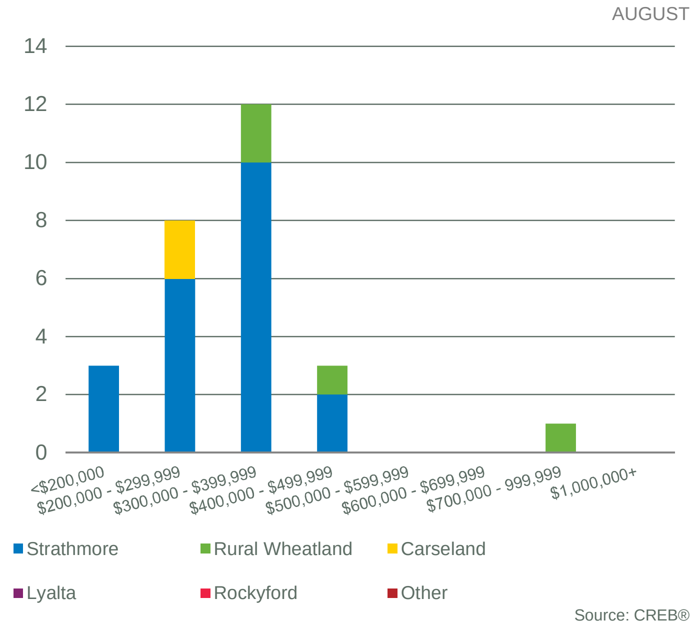
RURAL FOOTHILLS PRICES



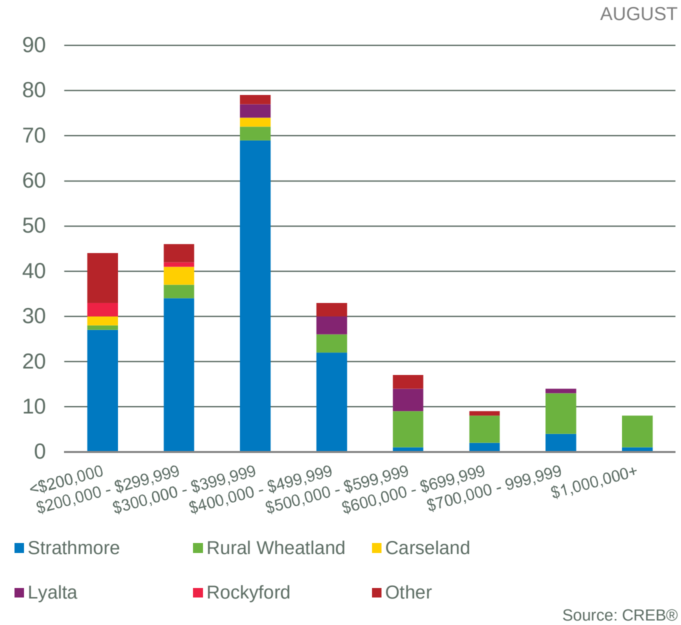
August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	**27**	**64**	**42.19%**	**250**	**9.26**	**222,300**	**335,889**	**337,500**	**100%**
Rural Wheatland*	4	5	80.00%	41	10.25	222,300	529,250	411,000	15%
Carseland*	2	3	66.67%	8	4.00	-	287,500	287,500	7%
Lyalta*	0	2	0.00%	13	-	-	-	-	0%
Rockyford*	0	2	0.00%	4	-	-	-	-	0%
Strathmore	21	48	43.75%	160	7.62	399,900	303,667	315,000	78%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	0	4	0.00%	24	-	-	-	-	0%

**Data within these areas many not accurately reflect total resale activity and trends*

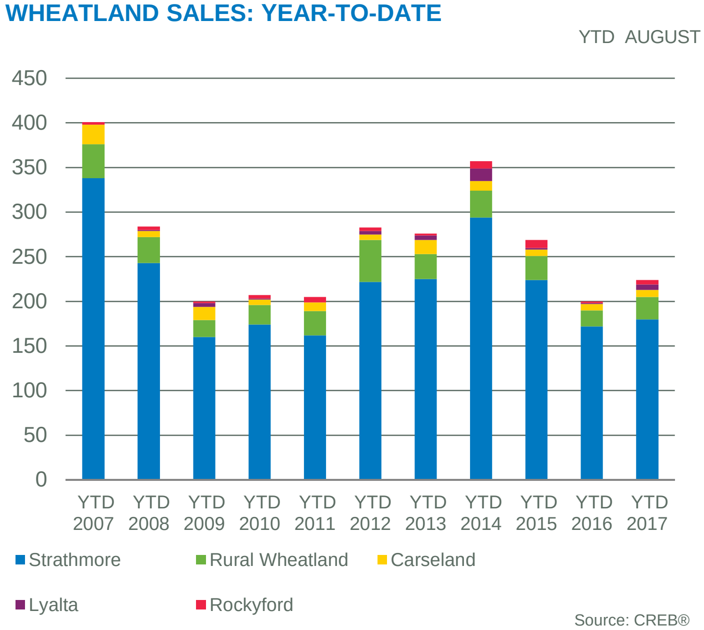
SALES BY PRICE RANGE



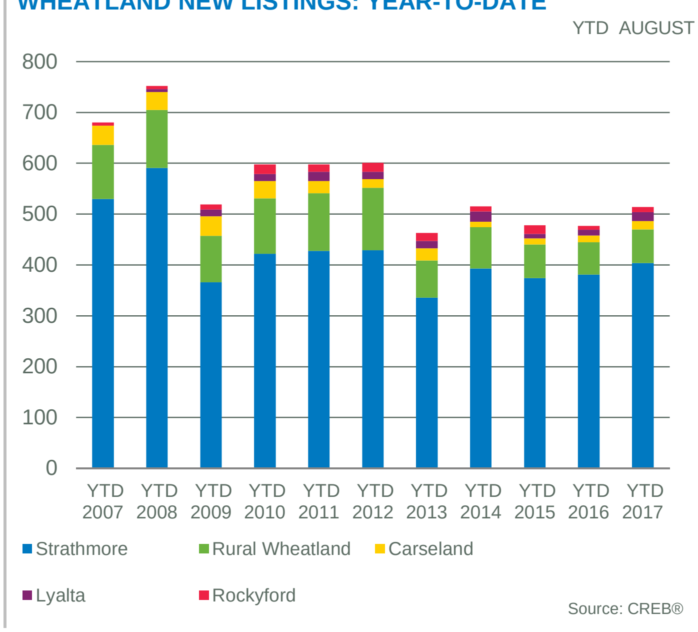
INVENTORY BY PRICE RANGE



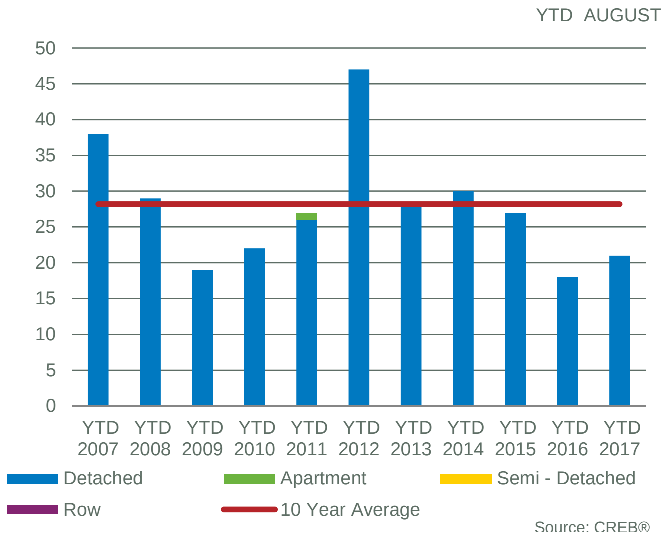
WHEATLAND SALES: YEAR-TO-DATE



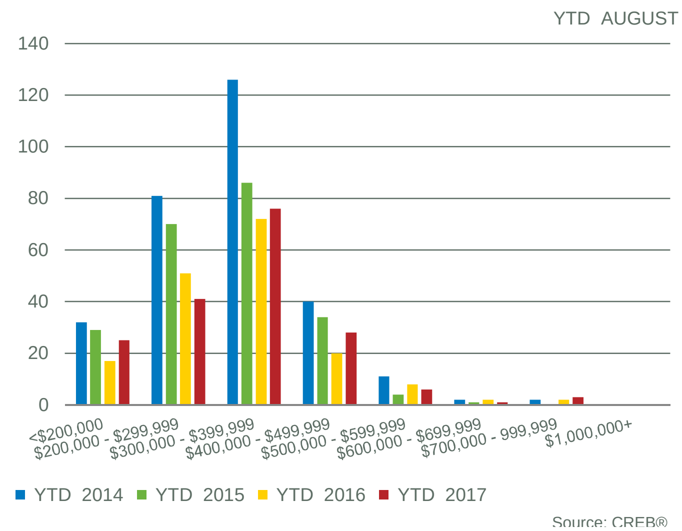
WHEATLAND NEW LISTINGS: YEAR-TO-DATE



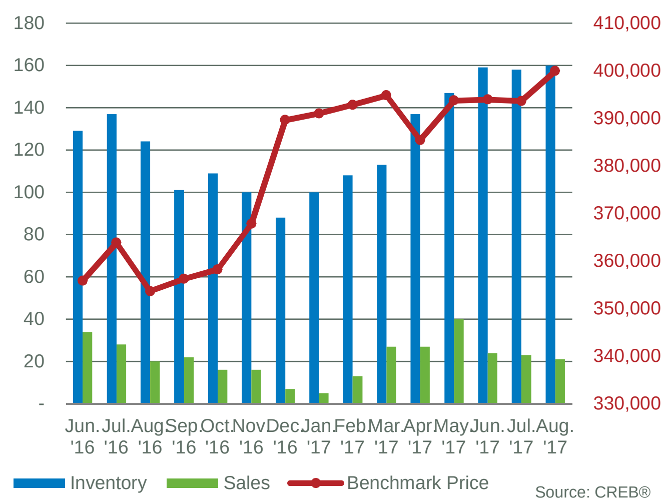
STRATHMORE TOTAL SALES



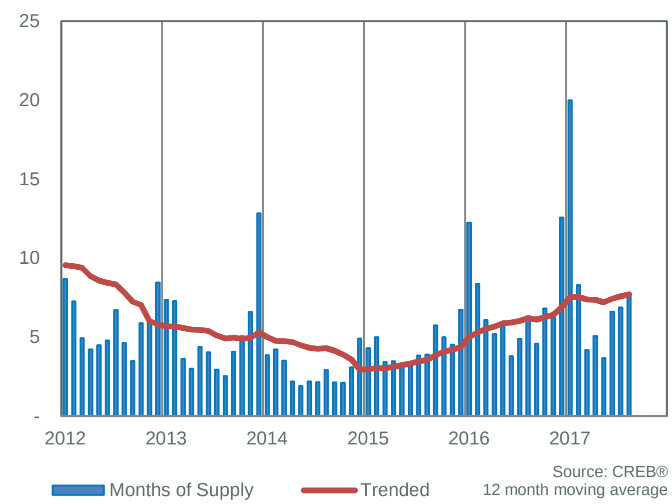
STRATHMORE TOTAL SALES BY PRICE RANGE



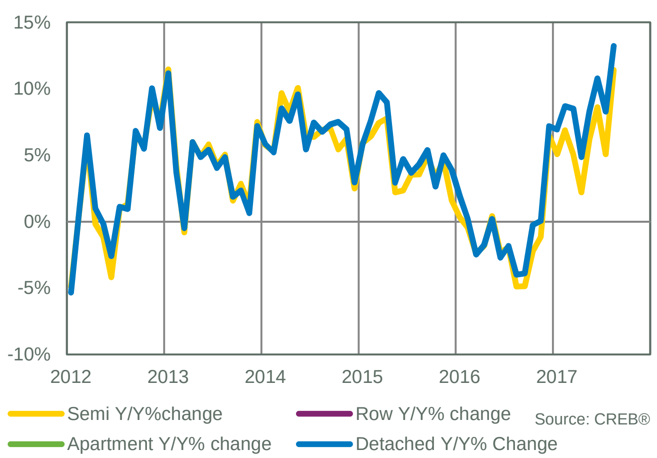
STRATHMORE INVENTORY AND SALES



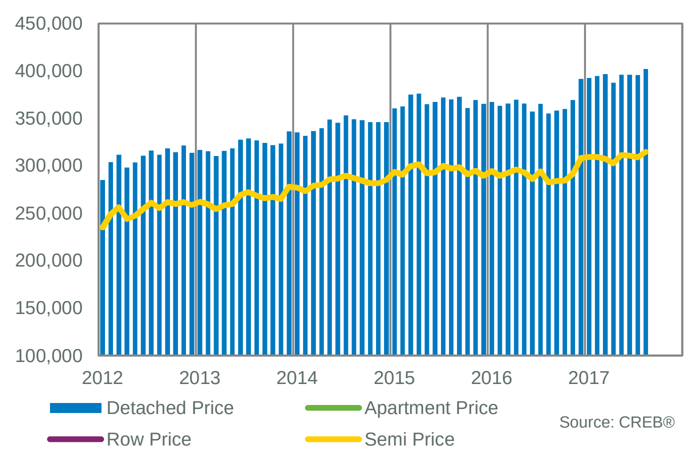
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES



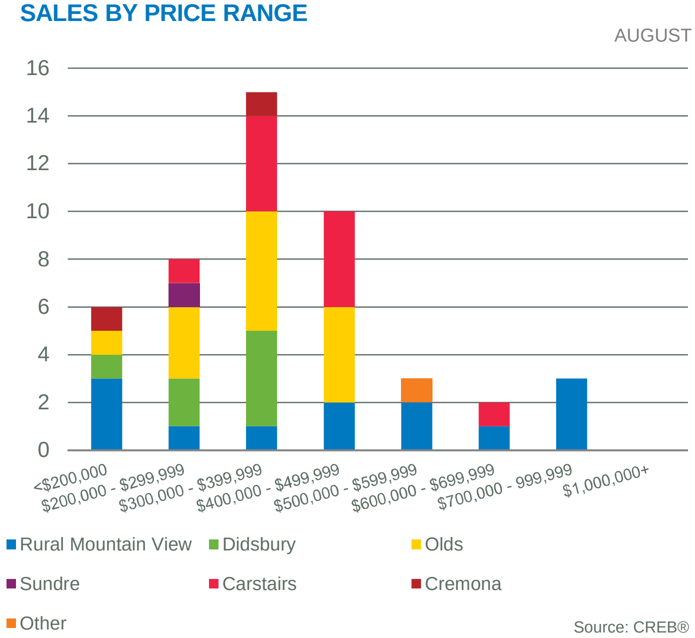
Mountain View Region

Aug. 17

August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	**47**	**94**	**50.00%**	**431**	**9.17**	**318,200**	**379,304**	**343,700**	**100%**
Rural Mountain View*	13	18	72.22%	117	9.00	266,400	468,531	476,000	28%
Carstairs	10	16	62.50%	62	6.20	327,700	412,645	400,875	21%
Cremona	2	0	-	5	2.50	-	224,000	224,000	4%
Didsbury	7	18	38.89%	55	7.86	304,900	279,864	310,000	15%
Olds*	13	28	46.43%	126	9.69	351,300	340,300	334,000	28%
Sundre*	1	12	8.33%	59	59.00	278,800	210,000	210,000	2%
Other*	1	2	50.00%	7	7.00	-	569,000	569,000	2%

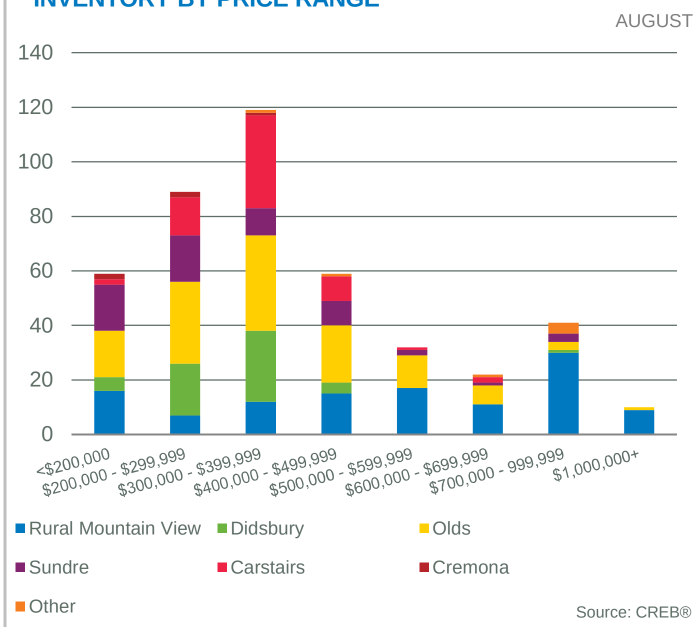
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



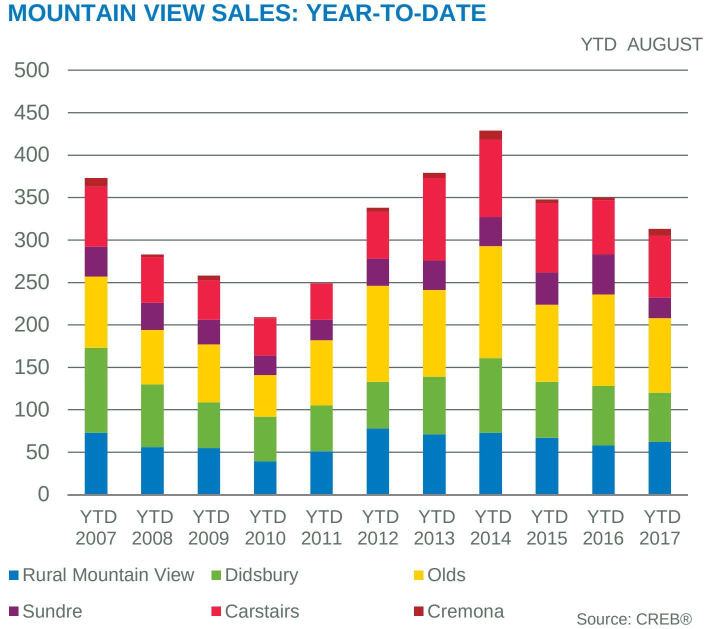
Source: CREB®

INVENTORY BY PRICE RANGE



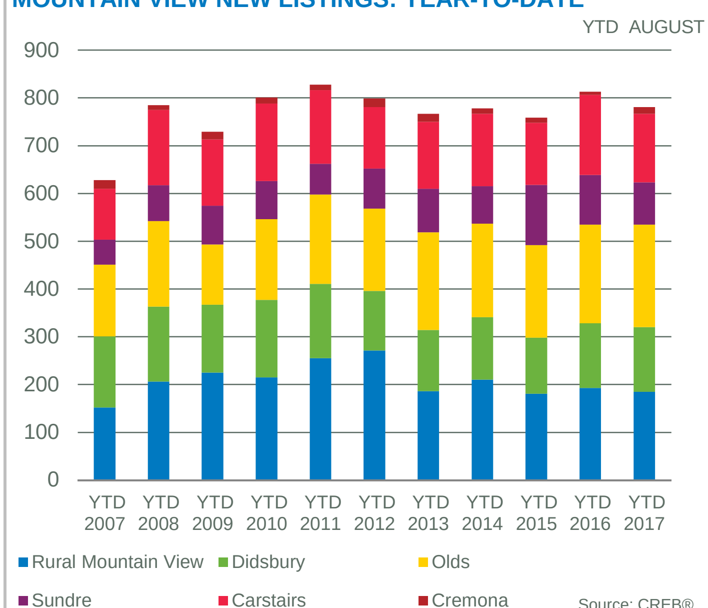
Source: CREB®

MOUNTAIN VIEW SALES: YEAR-TO-DATE



Source: CREB®

MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

Aug. 17

August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	**11**	**23**	**47.83%**	**110**	**10.00**	**-**	**221,045**	**217,000**	**100%**
Rural Kneehill*	2	2	100.00%	7	3.50	-	188,500	188,500	18%
Acme*	1	3	33.33%	15	15.00	-	199,000	199,000	9%
Linden*	1	1	100.00%	4	4.00	-	280,000	280,000	9%
Three Hills*	5	9	55.56%	32	6.40	-	262,100	271,500	45%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	2	5	40.00%	31	15.50	-	132,500	132,500	18%
Other*	0	2	0.00%	21	-	-	-	-	0%

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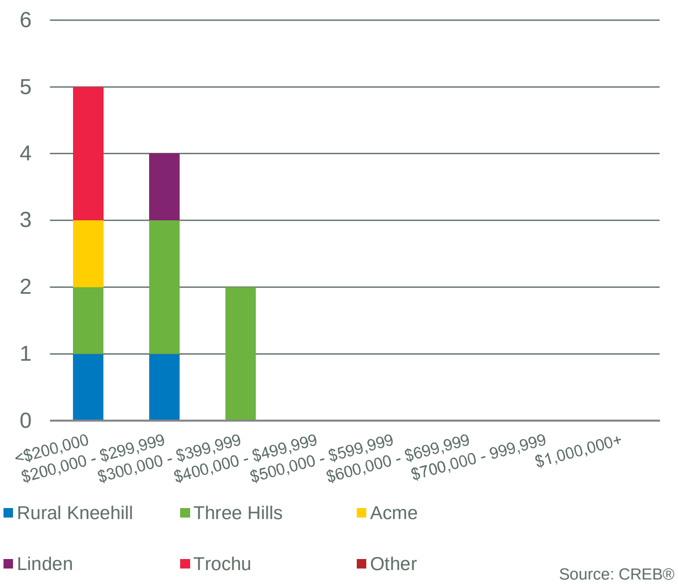
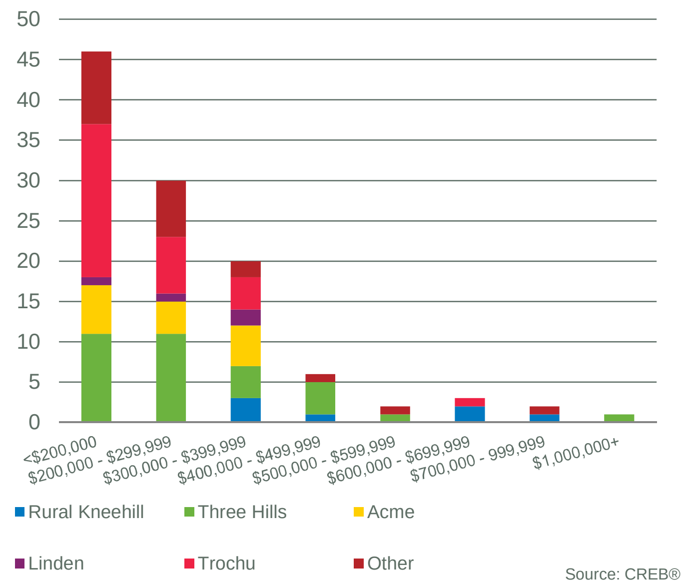
SALES BY PRICE RANGE



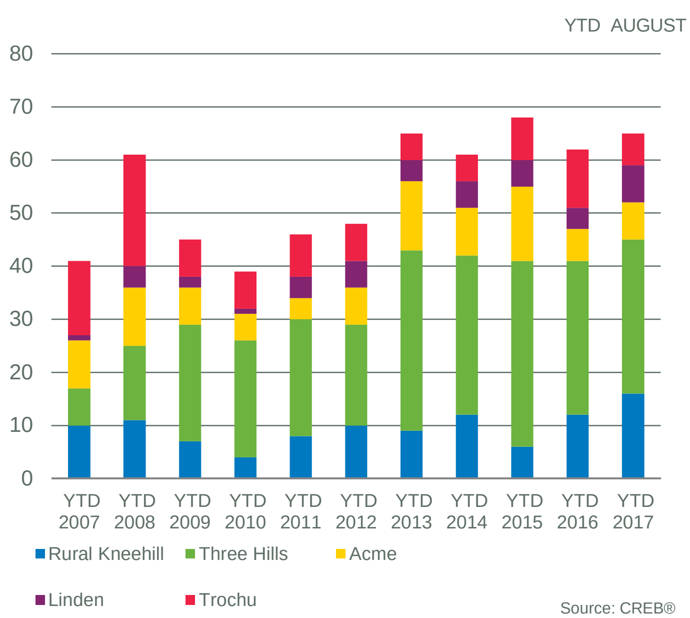
Source: CREB®

INVENTORY BY PRICE RANGE



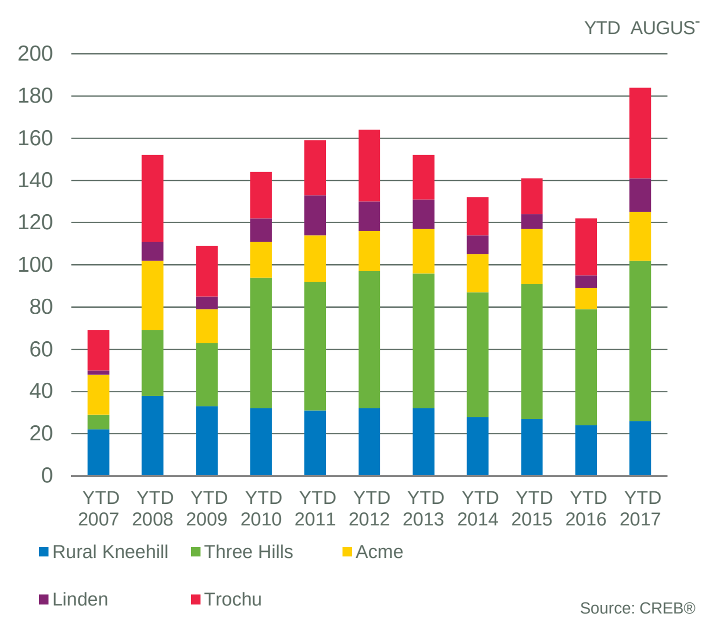
Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

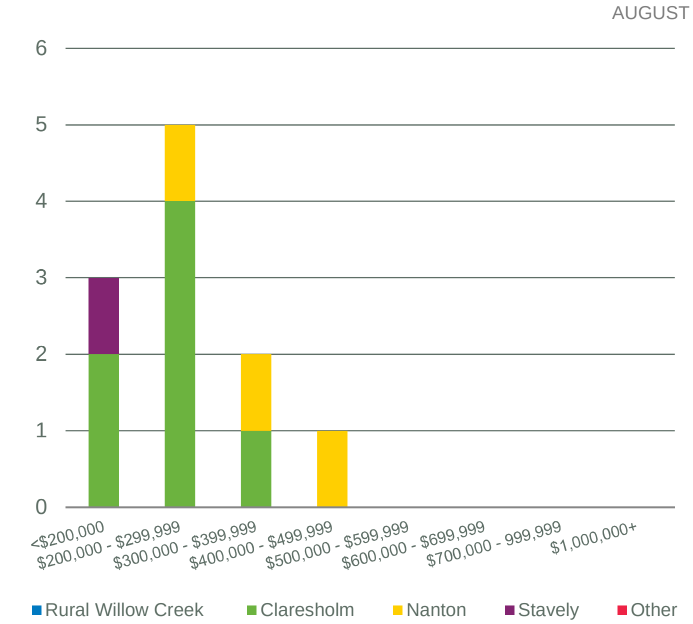


Source: CREB®

August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	11	24	45.83%	114	10.36	-	246,318	208,000	100%
Rural Willow Creek*	0	3	0.00%	12	-	-	-	-	0%
Claresholm*	7	9	77.78%	39	5.57	-	208,143	205,000	64%
Nanton*	3	8	37.50%	44	14.67	-	364,833	365,000	27%
Stavely*	1	4	25.00%	15	15.00	-	158,000	158,000	9%
Other*	0	0	-	4	-	-	-	-	0%

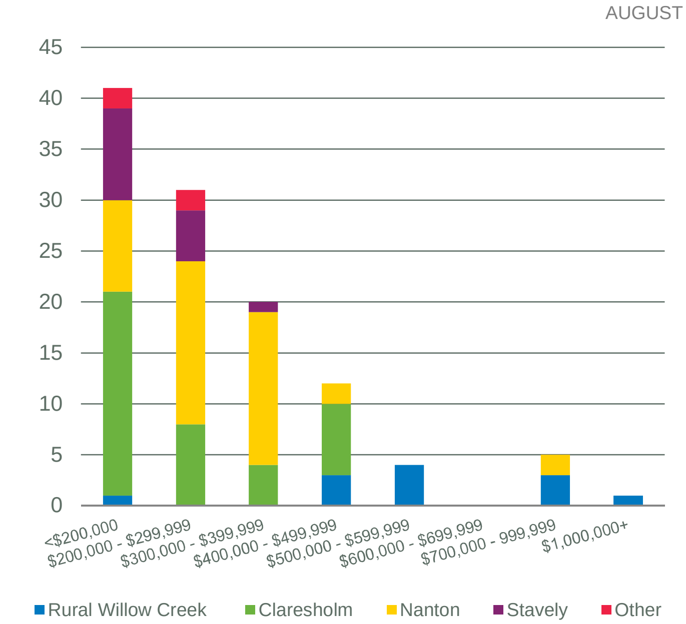
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



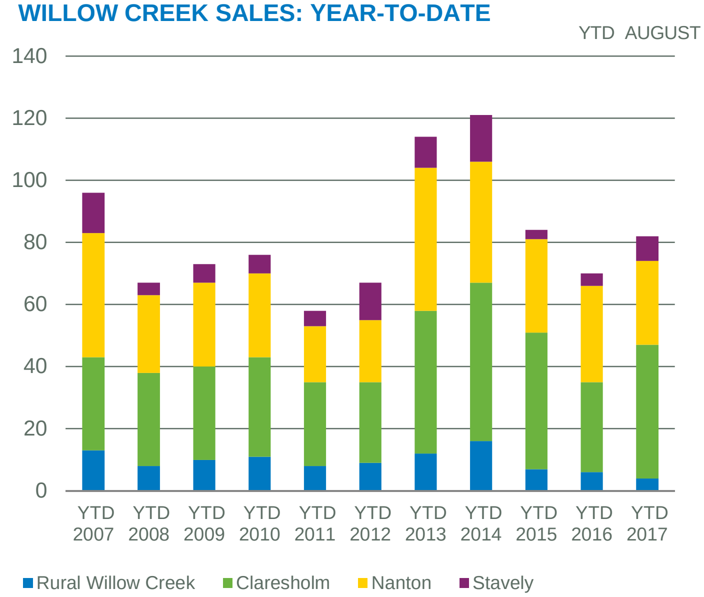
Source: CREB®

INVENTORY BY PRICE RANGE



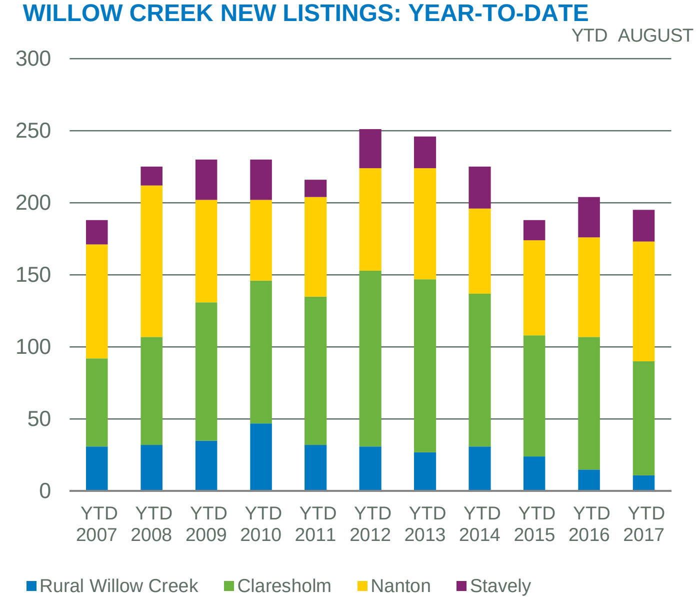
Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE



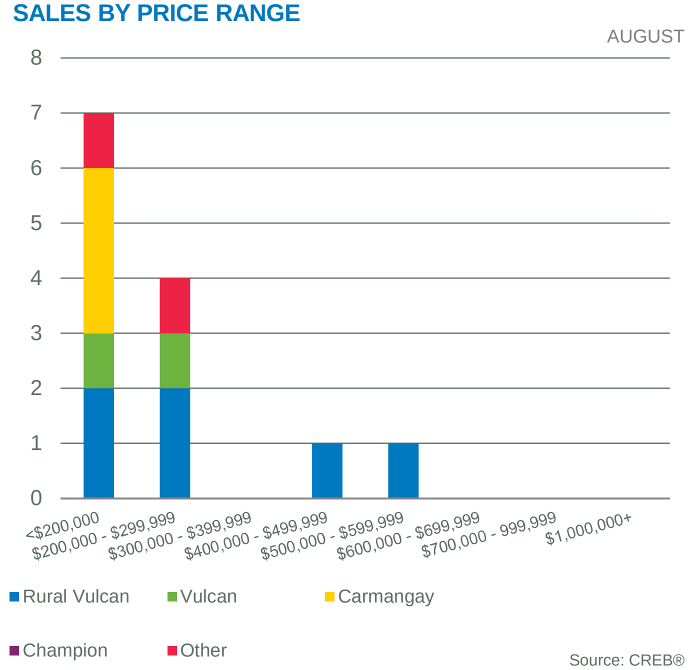
Source: CREB®

Aug. 17

August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	**13**	**17**	**76.47%**	**84**	**6.46**	**-**	**213,538**	**139,000**	**100%**
Rural Vulcan*	6	5	120.00%	35	5.83	-	310,250	257,500	46%
Vulcan*	2	7	28.57%	26	13.00	-	169,500	169,500	15%
Carmangay*	3	0	-	3	1.00	-	87,167	80,000	23%
Champion*	0	2	0.00%	4	-	-	-	-	0%
Other*	2	3	66.67%	16	8.00	-	157,000	157,000	15%

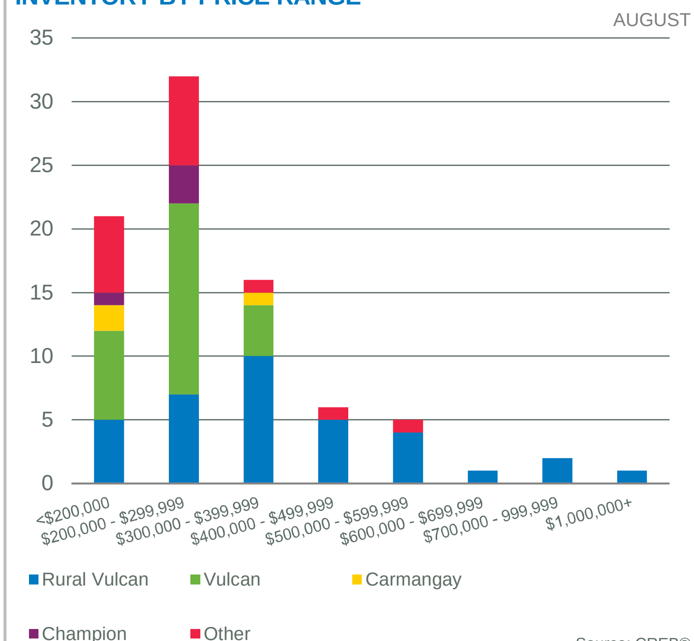
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



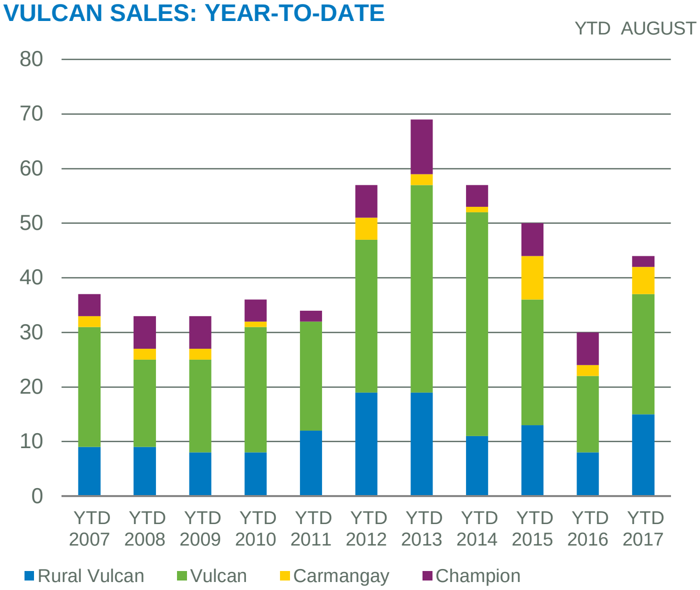
Source: CREB®

INVENTORY BY PRICE RANGE



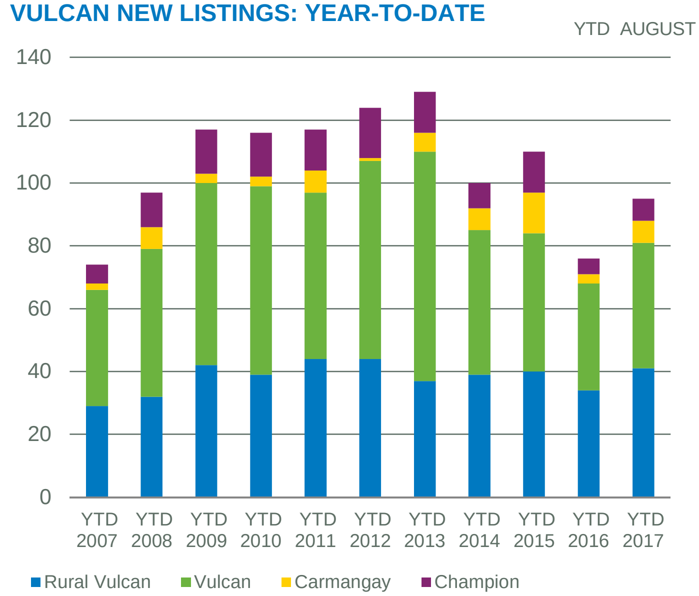
Source: CREB®

VULCAN SALES: YEAR-TO-DATE



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

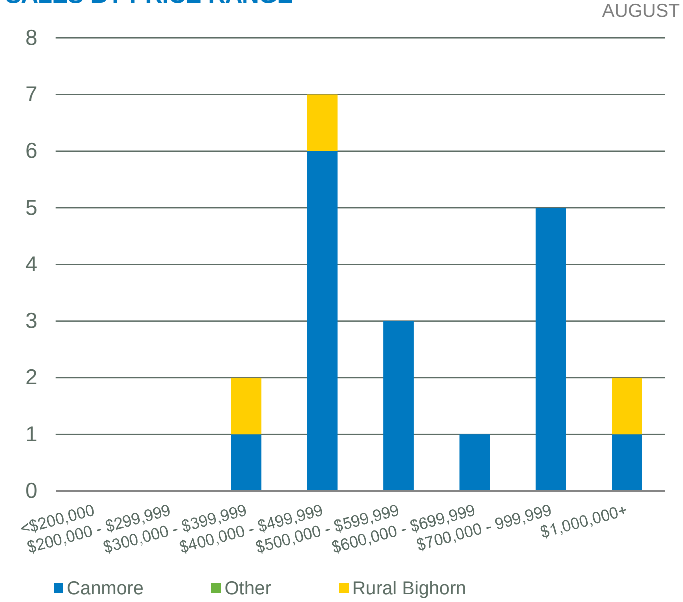


Source: CREB®

August 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	**20**	**43**	**46.51%**	**118**	**5.90**	**-**	**667,573**	**513,000**	**100%**
Rural Bighorn*	3	0	-	8	2.67	-	638,333	495,000	15%
Canmore*	17	39	43.59%	94	5.53	-	672,732	526,000	85%
Other*	0	4	0.00%	16	-	-	-	-	0%

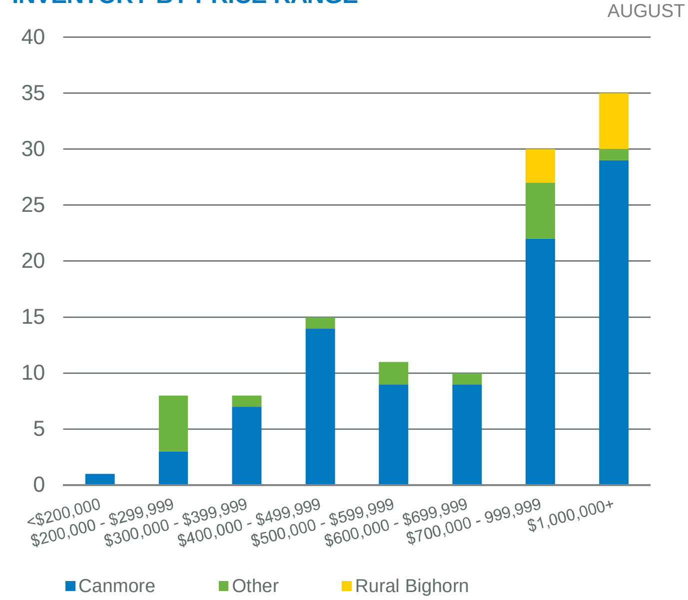
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



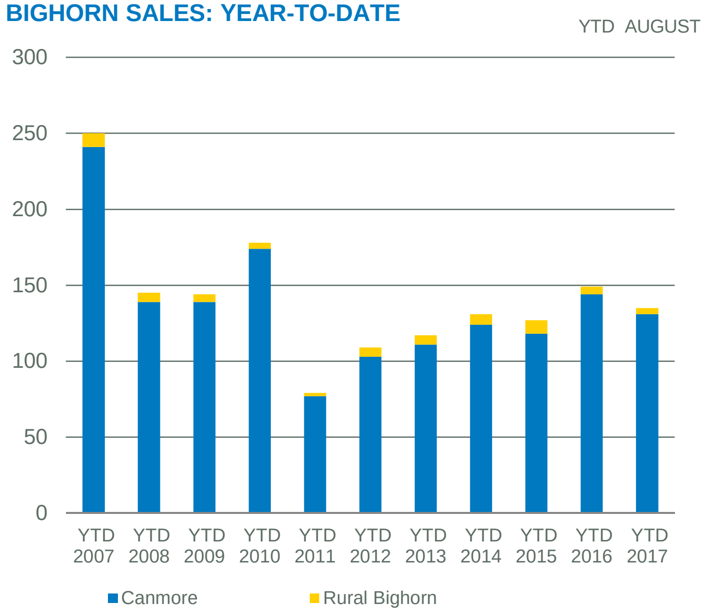
Source: CREB®

INVENTORY BY PRICE RANGE



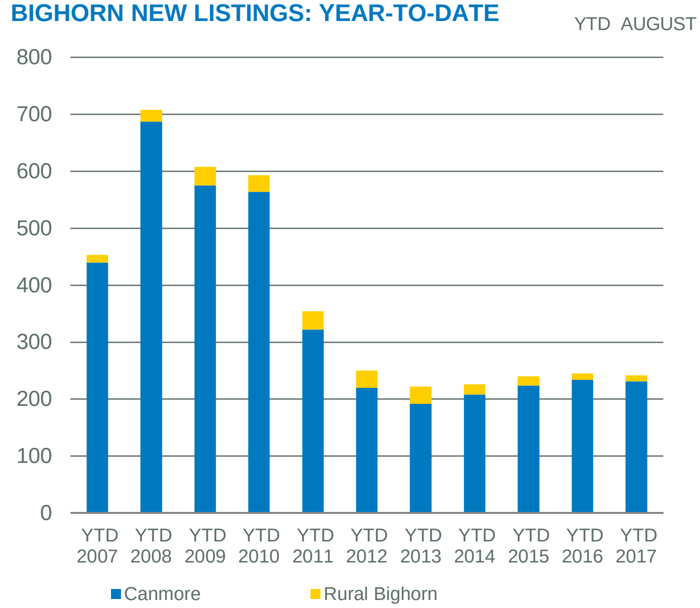
Source: CREB®

BIGHORN SALES: YEAR-TO-DATE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

BIGHORN*
Rural Bighorn M.D.
Benchlands**
Canmore*
Exshaw**
Ghost Lake**
Harvie Heights**
Lac des Arcs**
Seebe**
Waiparous**

FOOTHILLS
Rural Foothills M.D.
Aldersyde**
Black Diamond
Blackie
Cayley
De Winton
Heritage Pointe
High River
Longview**
Millarville**
Okotoks
Priddis**
Priddis Greens
Turner Valley

KNEEHILL*
Rural Kneehill County
Acme
Carbon**
Huxley**
Linden
Swalwell**
Three Hills
Torrington**
Trochu
Wimborne**

MOUNTAIN VIEW*
Rural Mountain View County
Bearberry**
Bergen**
Carstairs
Cremona
Didsbury
Eagle Hill**
Elkton**
Olds*
Sundre*
Water Valley**
Westward Ho**

ROCKY VIEW
Rural Rocky View County
Balzac**
Beiseker
Bottrel**
Bragg Creek
Chestermere
Cochrane
Cochrane Lake**
Conrich**
Crossfield
Dalemead**
Dalroy**
Delacour**
Indus**
Irricana
Janet**
Kathyrn**
Keoma**
Langdon
Madden**
Redwood Meadows

VULCAN*
Rural Vulcan County*
Arrowwood**
Brand**
Carmangay*
Champion*
Ensign**
Herronton**
Kirkcaldy**
Lomond**
Milo**
Mossleigh**
Queenstown**
Shouldice**
Travers**

WHEATLAND*
Rural Wheatland County*
Ardenode**
Carseland*
Chancellow**
Cheadle**
Cluny**
Dalum**
Gleichen**
Hussar**
Lyalta*
Namaka**
Rockyford*
Rosebud**
Standard**

WILLOW CREEK*
Rural Willow Creek County*
Claresholm*
Fort Macleod**
Granum**
Nanton*
Parkland**

CREB® REPORTING REGIONS

***** Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a signification portion of transactions as not all active Realtors® in the area are a member of the CREB® board.
****** Resale activity in these areas does not meet the minimum reporting standard.

DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.
MLS® Home Price Index – changes in home prices by comparing current price levels relative to January 2005 price level.
Absorption Rate – refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.
Months of Supply – refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.
Detached - A unit that is not attached to any other unit.
Semi-detached - A single dwelling built as one of a pair that shares one common wall.
Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.
Attached - Both row and semi-detached properties.
Apartment - High-rise and low-rise condominium properties with access through an interior hallway.
Total Residential - Includes detached, attached and apartment style properties.
Exclusions – Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.
Rural – Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

ABOUT CREB®