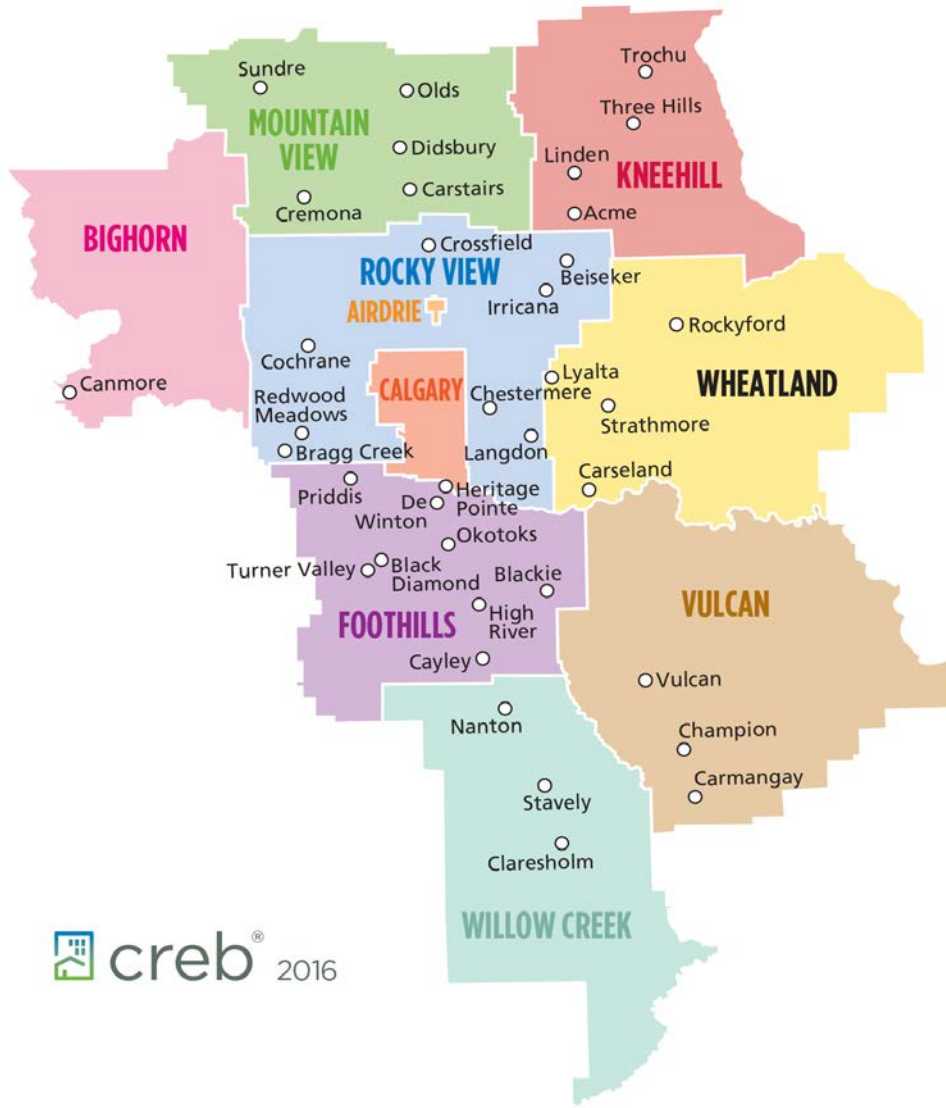


MONTHLY STATISTICS PACKAGE
Calgary Region

October 2017



creb.com



creb® 2016

REGIONAL HIGHLIGHTS

November 1, 2017

Airdrie

- Further easing in October sales caused year-to-date activity to total 1,146 units, 4.8 per cent below last years levels. There has been some recent pullback in new listings which is preventing any significant shifts in inventory levels.
- Despite gains in the months-of-supply, it did not appear to be enough to significantly push prices down in Airdrie. Year-to-date the benchmark price for detached homes averaged \$378,140, 0.59 per cent below last years levels.

Cochrane

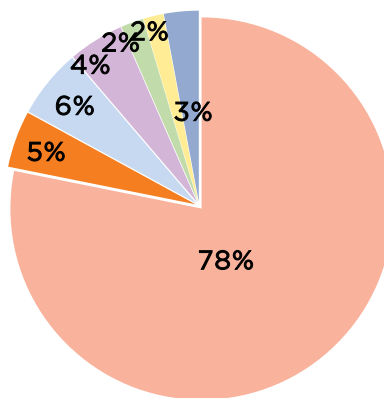
- Cochrane monthly sales remained comparable to last years levels. However, they have continued to see year-to-date improvements over the previous year and remain strong in comparison to historical activity. Listings growth has ensured relatively stable inventory levels.
- Year-to-date detached benchmark prices have averaged \$422,700. This is 0.41 per cent below last years levels, but remain nearly five per cent below recent highs.

Okotoks

- Okotoks sales improved significantly over last years levels, pushing year-to-date sales to levels comparable to last year. At the same time, new listings have also maintained similar levels keeping the average months of supply for the year just above four months.
- Despite the improved sales relative-to-supply, prices continued to ease causing the detached benchmark price to average \$431,270. This is 0.9 per cent below last years levels and four per cent below recent highs.

SHARE OF SALES October 2017

- Calgary
- Airdrie
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



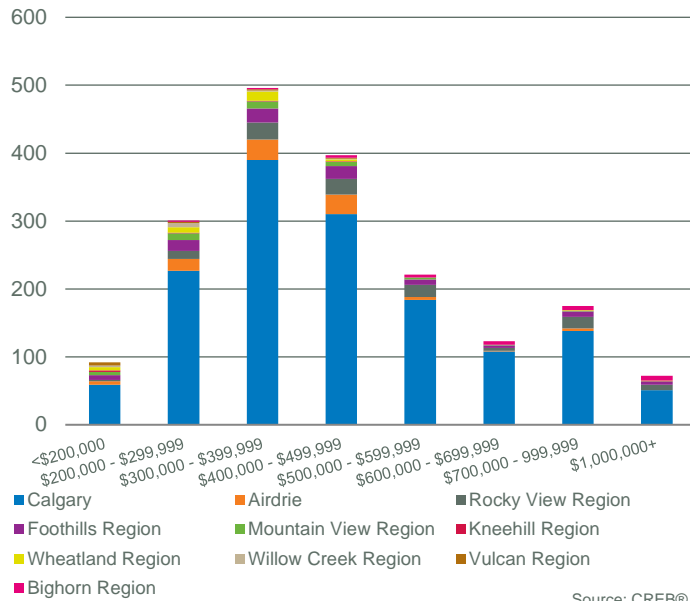
Source: CREB®

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

October 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	1,467	2,604	56.34%	6,463	4.41	438,900	475,918	415,000	78%
Airdrie	90	172	52.33%	497	5.52	351,000	381,661	370,250	5%
Rocky View Region	109	260	41.92%	881	8.08	534,900	542,772	475,000	6%
Foothills Region	88	156	56.41%	625	7.10	373,400	465,754	399,950	5%
Mountain View Region	36	68	52.94%	331	9.19	313,100	342,011	314,500	2%
Kneehill Region	5	17	29.41%	102	20.40	-	222,480	252,000	0%
Wheatland Region	32	68	47.06%	209	6.53	234,900	347,942	324,000	2%
Willow Creek Region	10	15	66.67%	98	9.80	-	271,790	295,000	1%
Vulcan Region	10	8	125.00%	70	7.00	-	243,885	211,250	1%
Bighorn Region	30	29	103.45%	101	3.37	-	747,965	621,000	2%
CREB® Economic Region	1,877	3,397	55.25%	9,377	5.00	433,000	471,404	410,000	100%

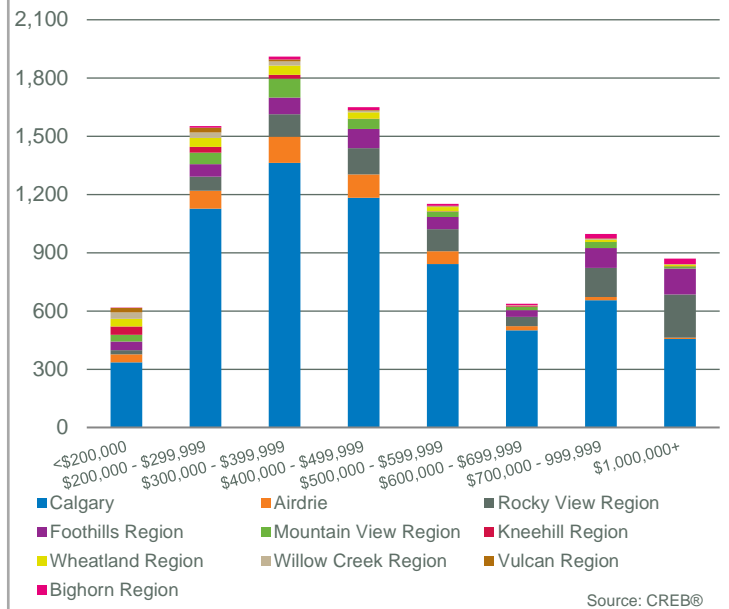
CREB® SALES BY PRICE RANGE

OCTOBER



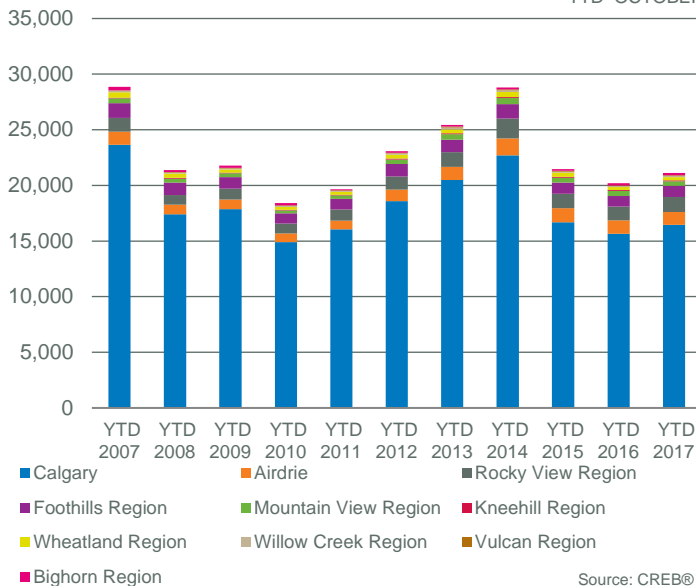
CREB® INVENTORY BY PRICE RANGE

OCTOBER



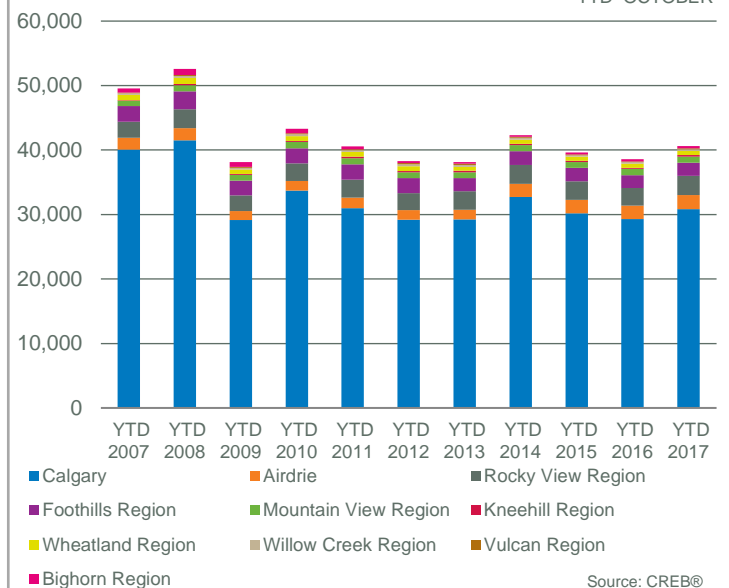
CREB® TOTAL SALES: YEAR-TO-DATE

YTD OCTOBER



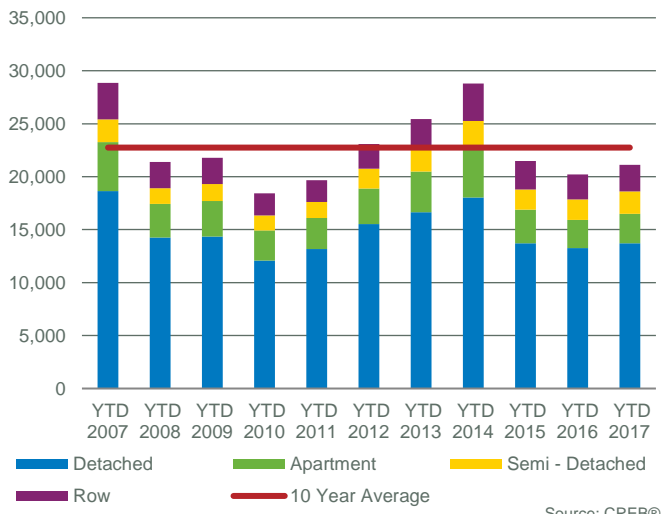
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



CREB® ECONOMIC REGION TOTAL SALES

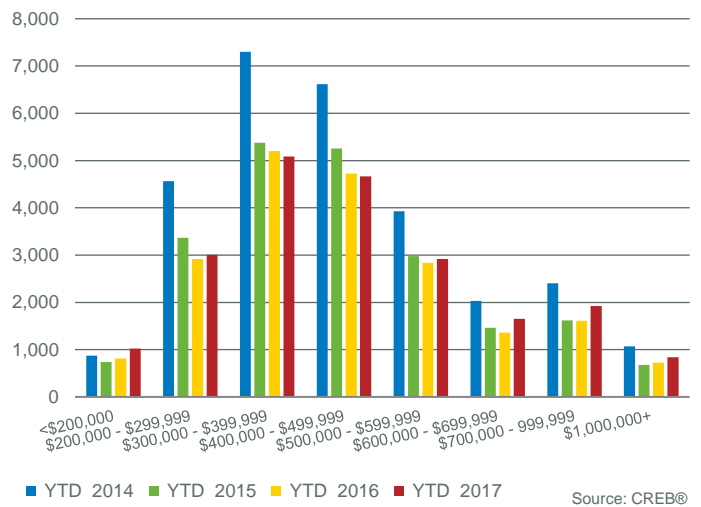
YTD OCTOBER



Source: CREB®

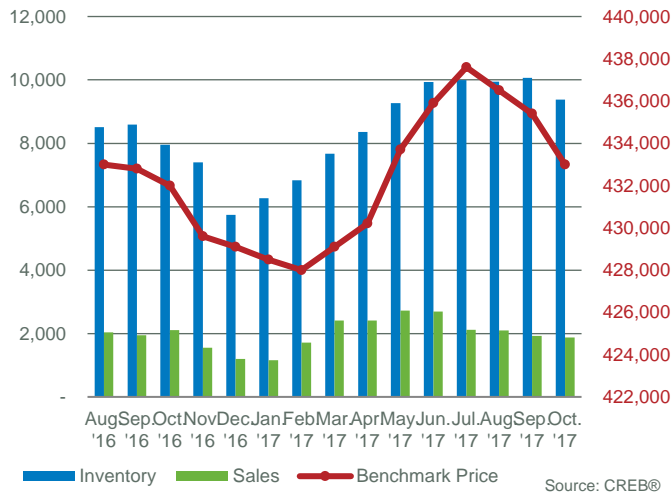
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

YTD OCTOBER



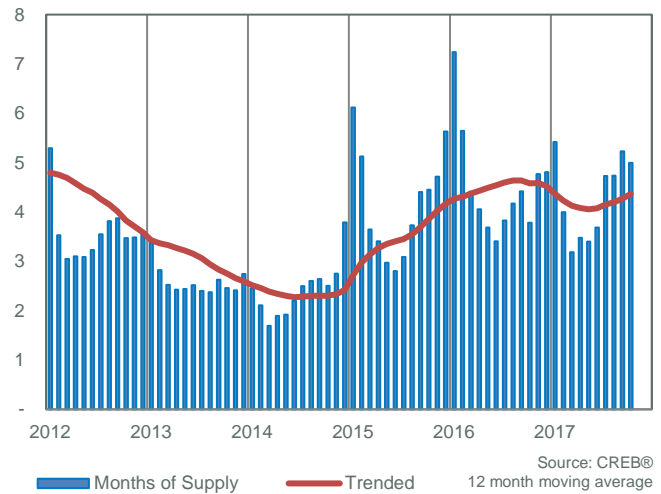
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CREB® ECONOMIC REGION INVENTORY AND SALES



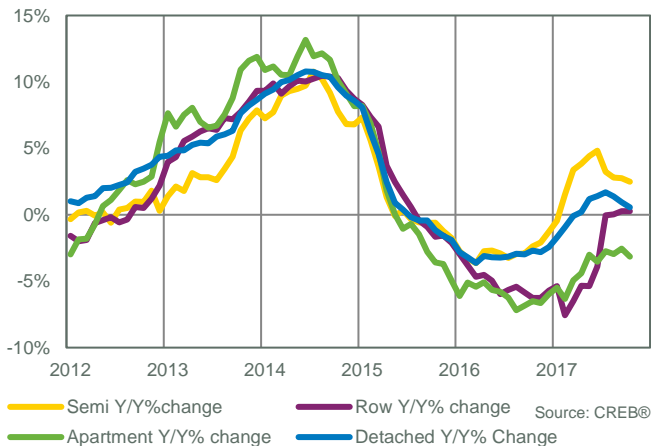
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CREB® ECONOMIC REGION MONTHS OF INVENTORY



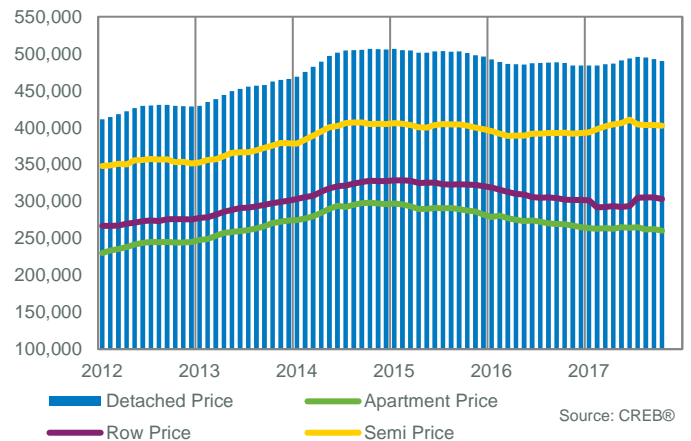
Source: CREB®

CREB® ECONOMIC REGION PRICE CHANGE



Source: CREB®

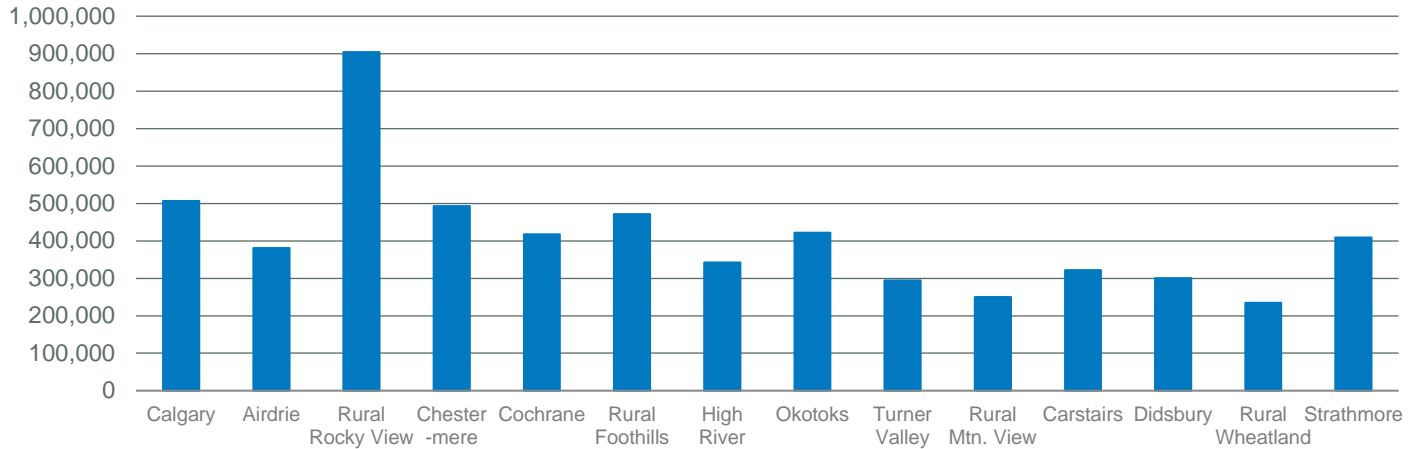
CREB® ECONOMIC REGION PRICES



Source: CREB®

DETACHED BENCHMARK PRICE

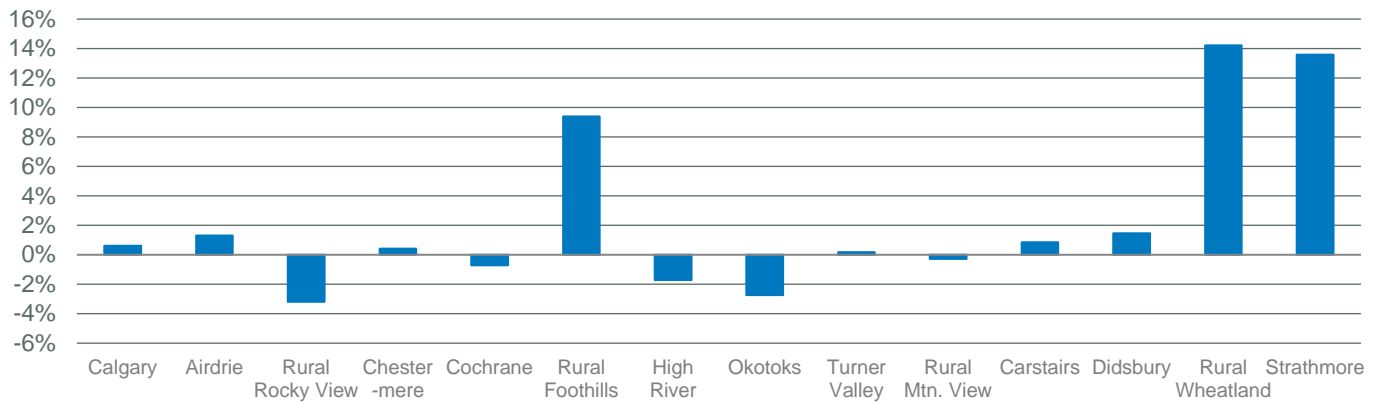
OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

OCTOBER



Source: CREB®

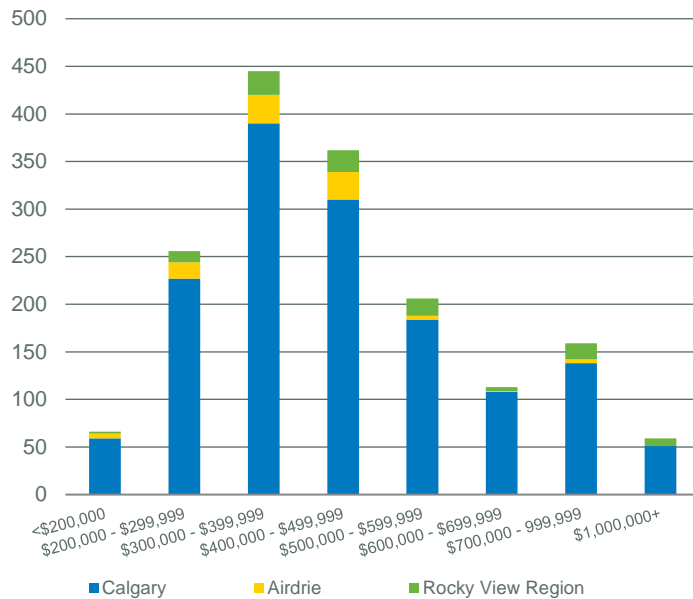
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

October 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	1,467	2,604	56.34%	6,463	4.41	438,900	475,918	415,000	88%
Airdrie	90	172	52.33%	497	5.52	351,000	381,661	370,250	5%
Rocky View Region	109	260	41.92%	881	8.08	534,900	542,772	475,000	7%
Calgary CMA	1,666	3,036	54.87%	7,841	4.71	437,700	475,200	415,000	100%

CALGARY CMA SALES BY PRICE RANGE

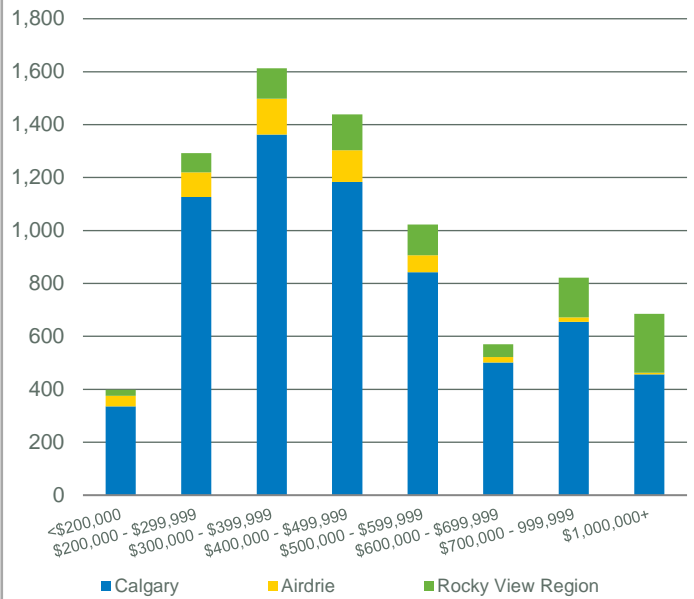
OCTOBER



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

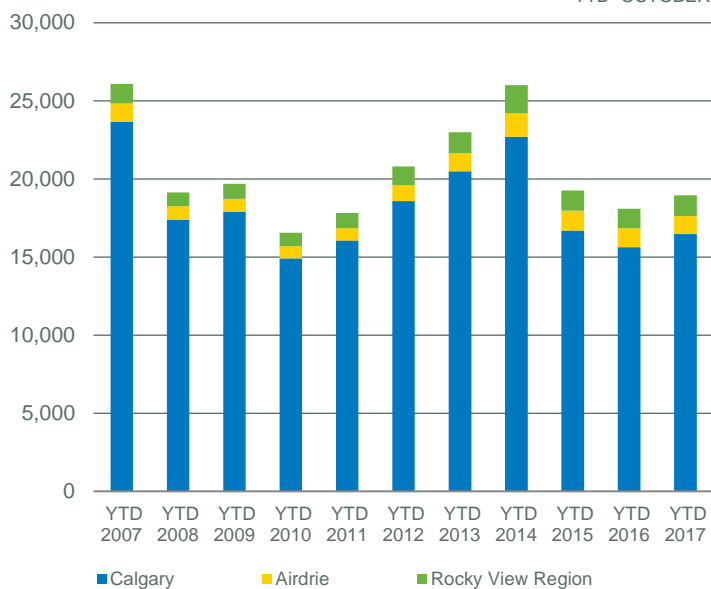
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

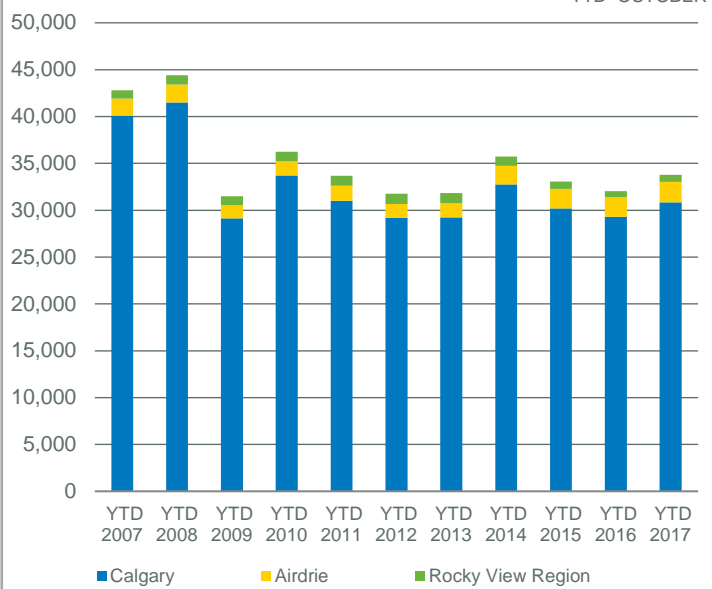
YTD OCTOBER



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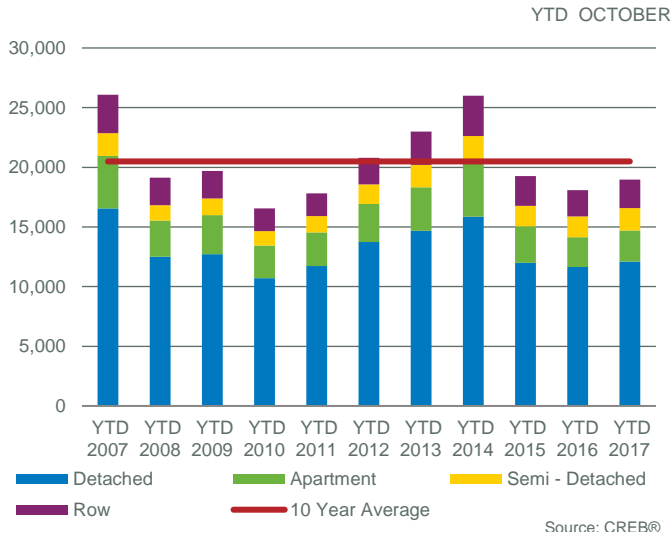
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

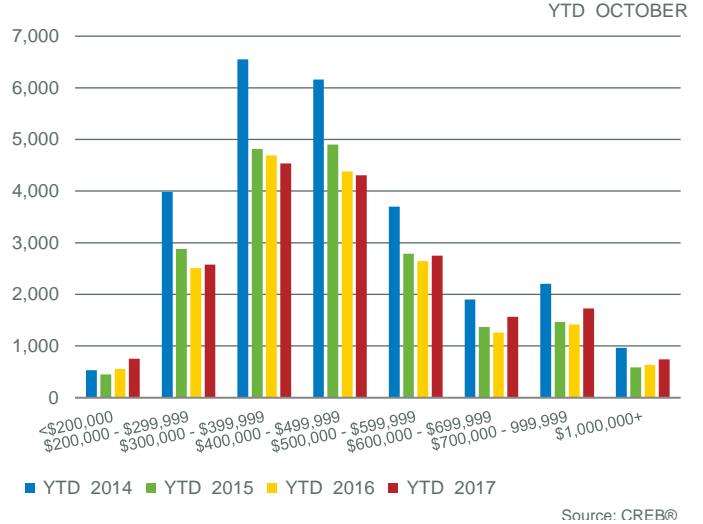


Source: CREB®

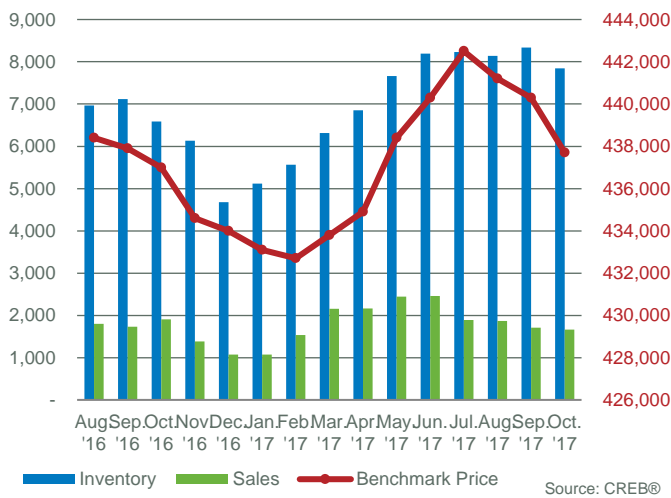
CALGARY CMA TOTAL SALES



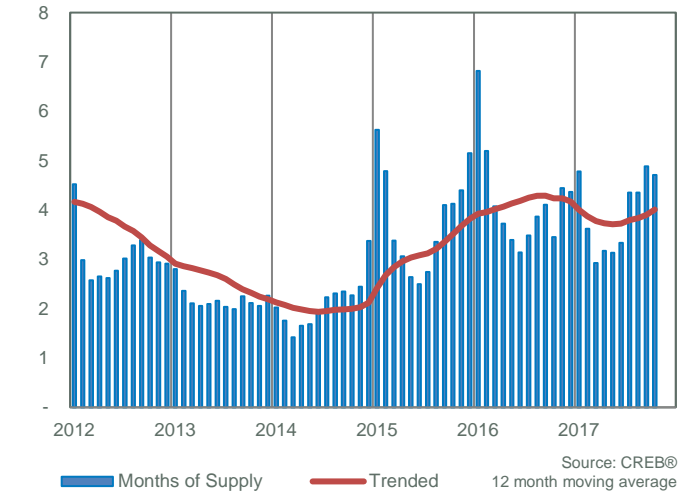
CALGARY CMA TOTAL SALES BY PRICE RANGE



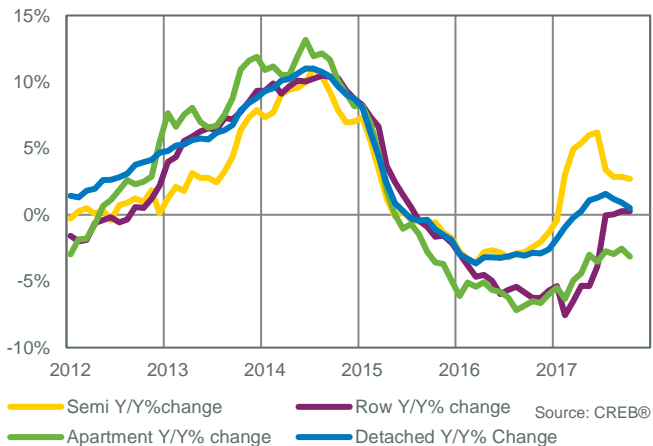
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



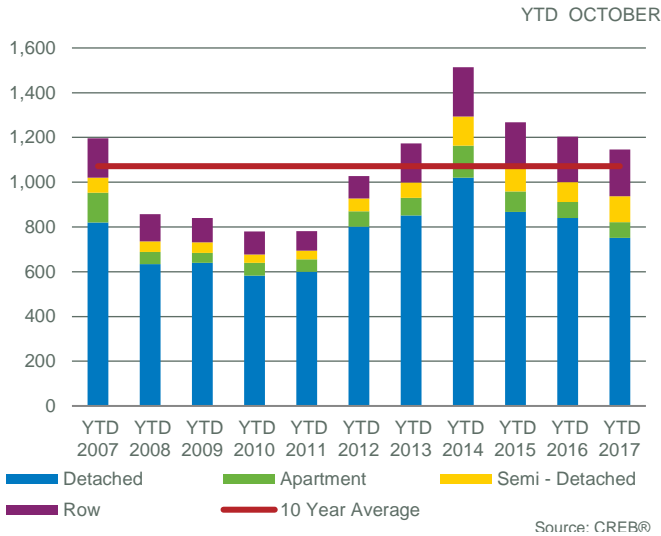
CALGARY CMA PRICE CHANGE



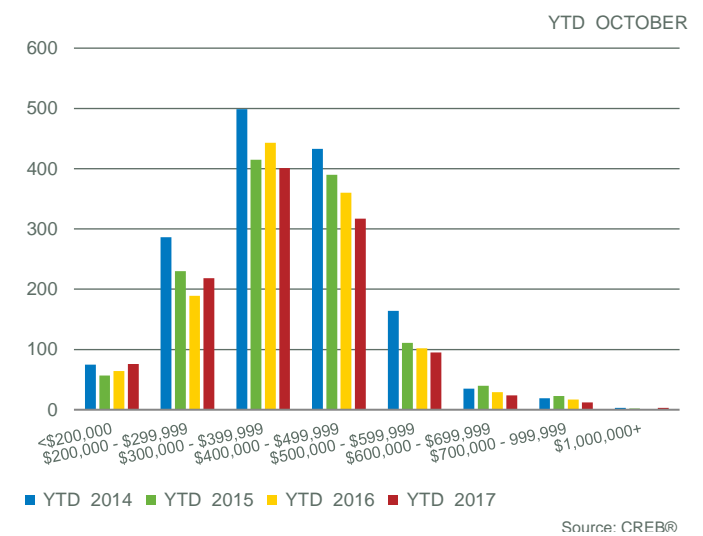
CALGARY CMA PRICES



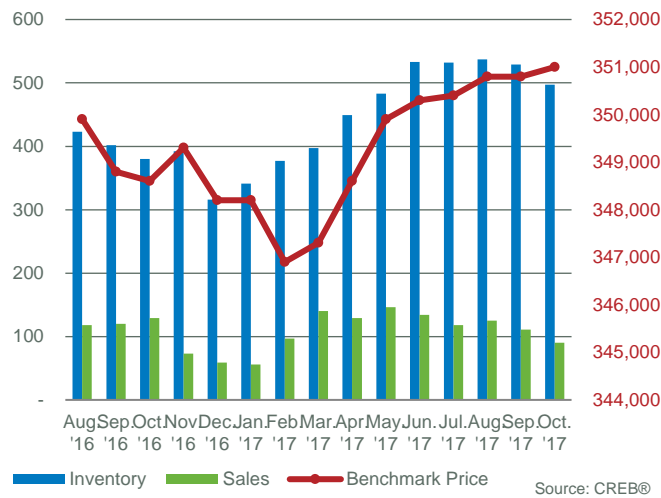
AIRDRIE TOTAL SALES



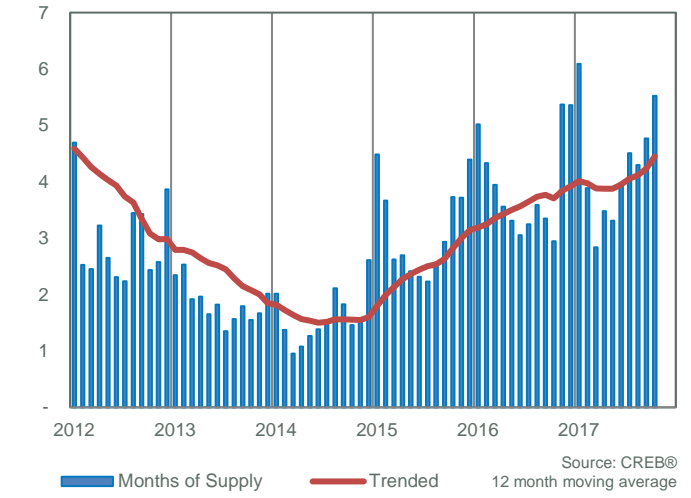
AIRDRIE TOTAL SALES BY PRICE RANGE



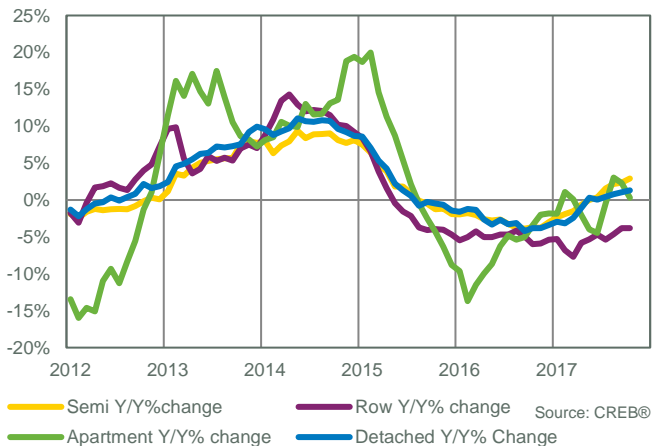
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



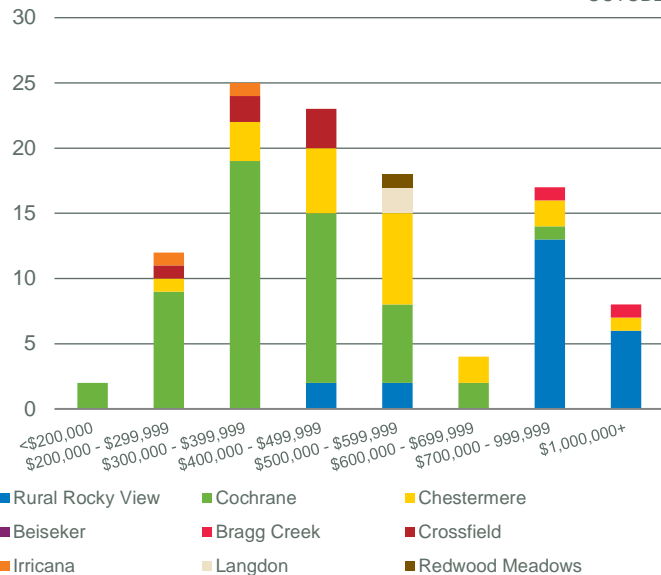
AIRDRIE PRICES



October 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	109	260	41.92%	881	8.08	534,900	542,772	475,000	100%
Rural Rocky View	23	60	38.33%	308	13.39	906,200	899,413	839,000	21%
Beiseker	0	1	0.00%	11	-	-	-	-	0%
Bragg Creek	2	4	50.00%	16	8.00	-	1,033,750	1,033,750	2%
Chestermere	21	58	36.21%	167	7.95	481,800	538,986	520,000	19%
Cochrane	52	102	50.98%	270	5.19	419,000	394,921	376,500	48%
Crossfield	6	11	54.55%	40	6.67	-	395,250	410,000	6%
Irricana	2	2	100.00%	14	7.00	-	287,000	287,000	2%
Langdon	2	12	16.67%	36	18.00	-	551,500	551,500	2%
Redwood Meadows	1	6	16.67%	11	11.00	-	505,000	505,000	1%
Other	0	4	0.00%	8	-	-	-	-	0%

SALES BY PRICE RANGE

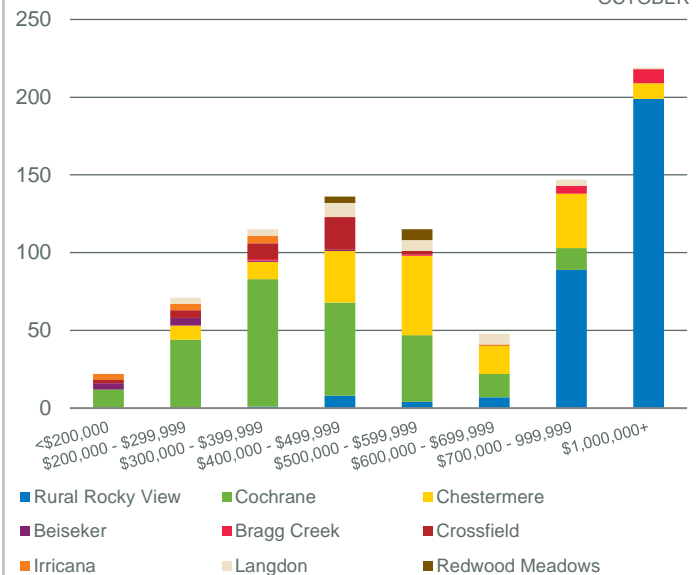
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

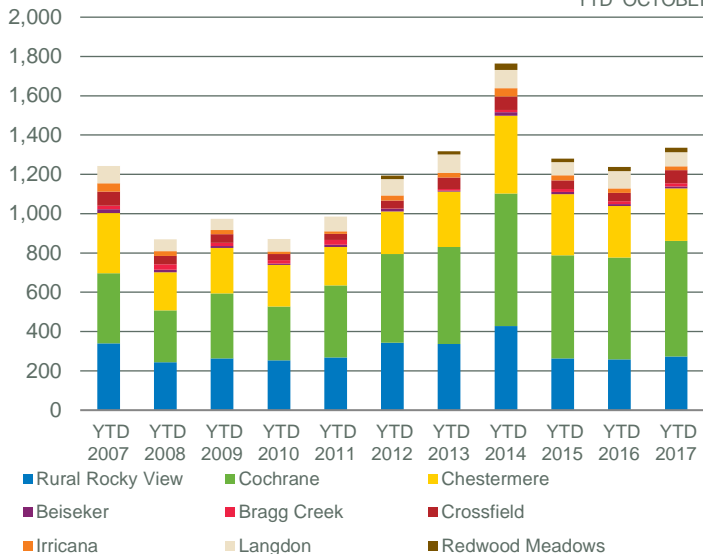
OCTOBER



Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

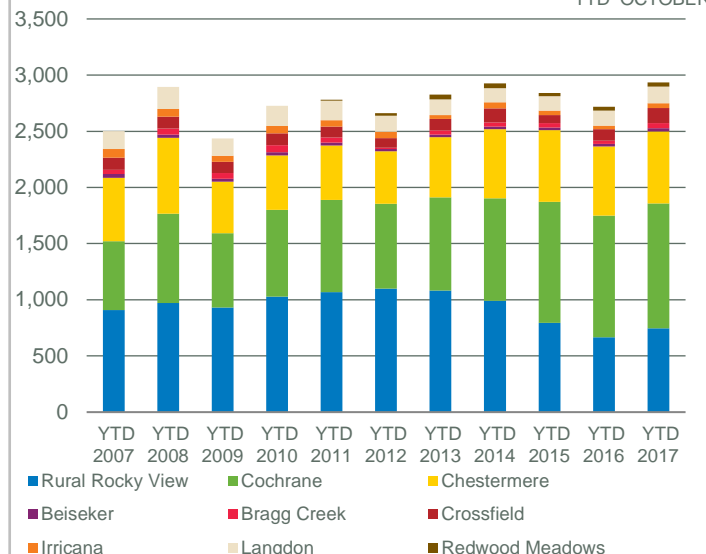
YTD OCTOBER



Source: CREB®

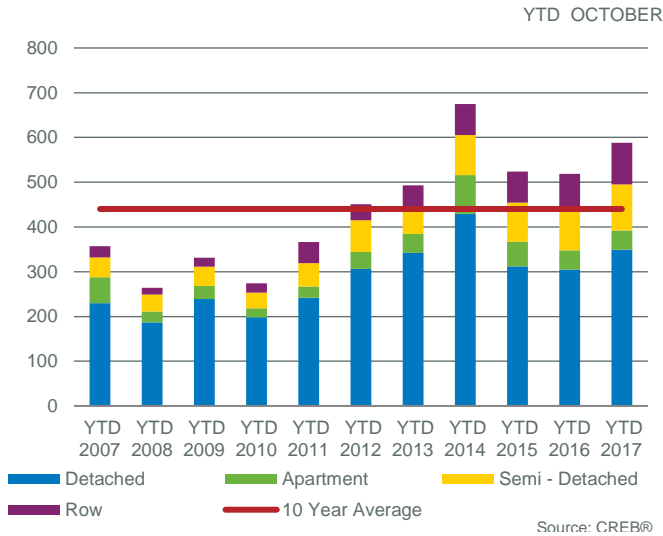
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

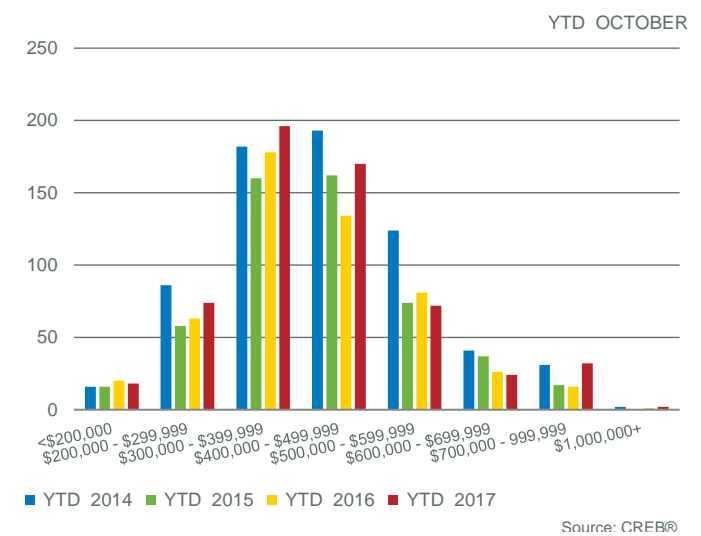


Source: CREB®

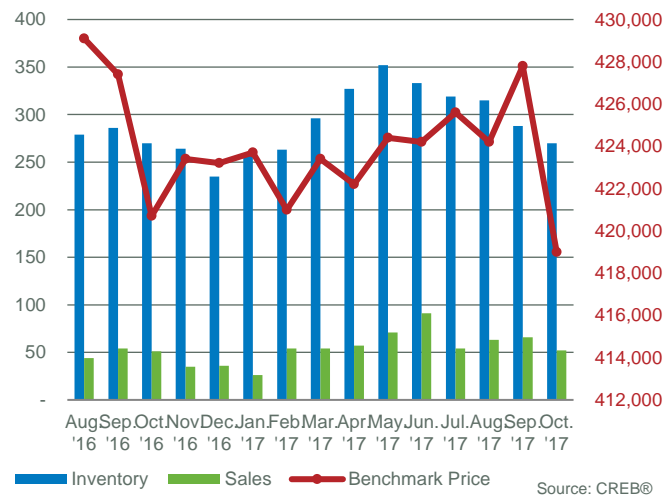
COCHRANE TOTAL SALES



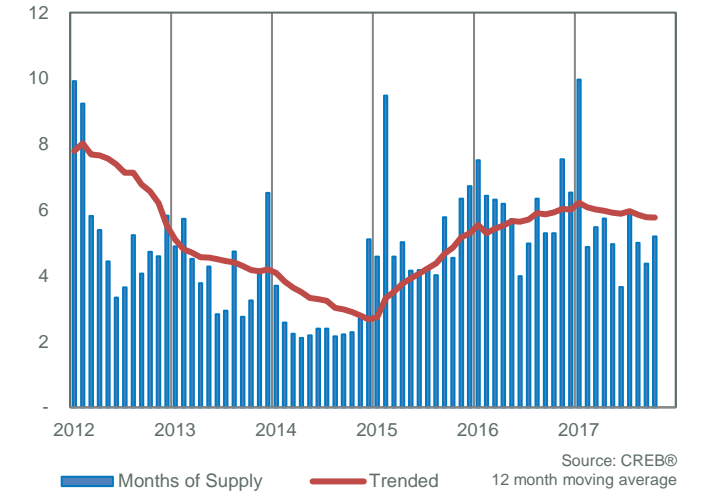
COCHRANE TOTAL SALES BY PRICE RANGE



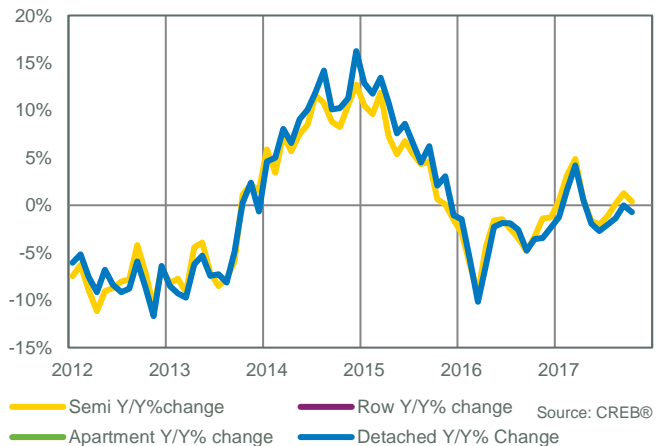
COCHRANE INVENTORY AND SALES



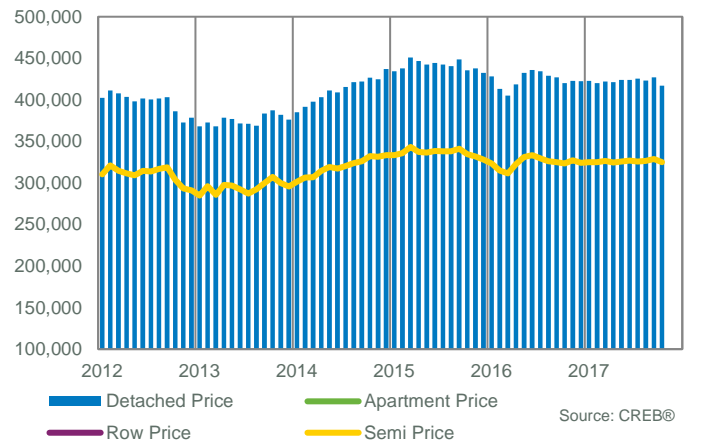
COCHRANE MONTHS OF INVENTORY



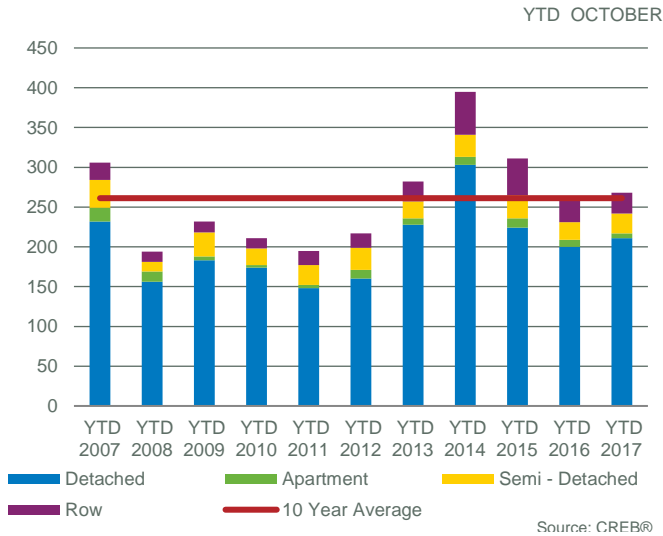
COCHRANE PRICE CHANGE



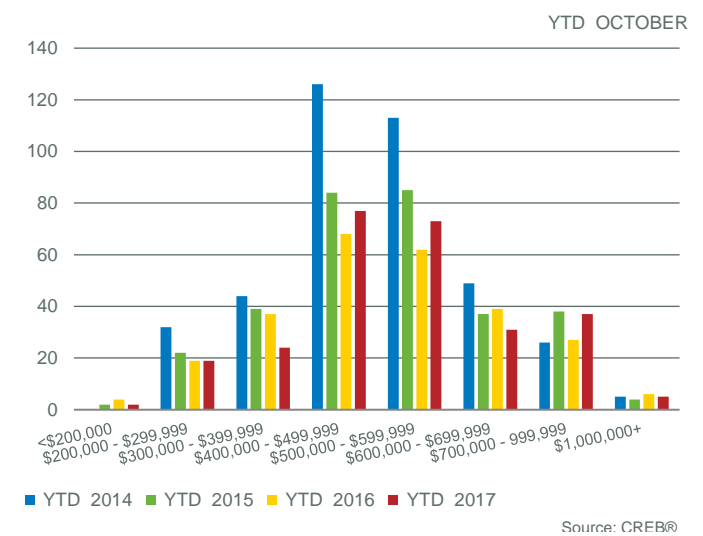
COCHRANE PRICES



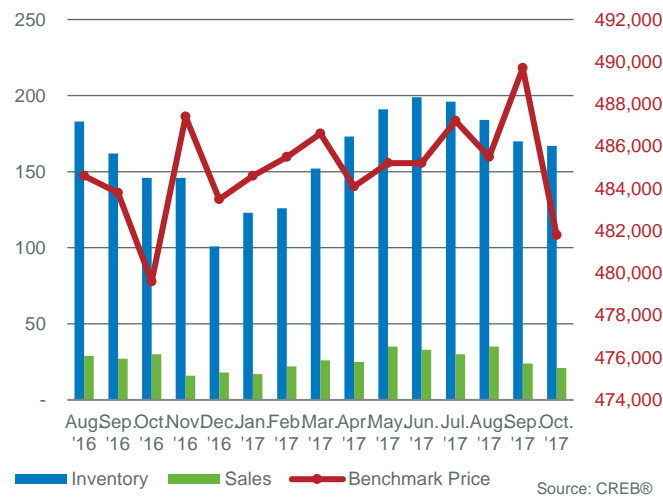
CHESTERMERE TOTAL SALES



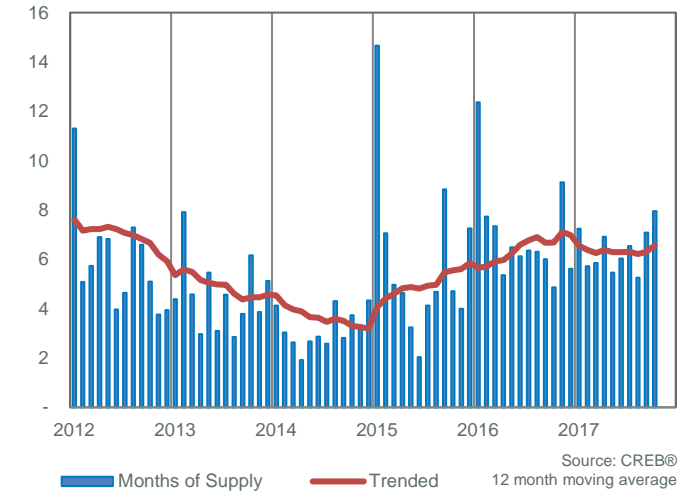
CHESTERMERE TOTAL SALES BY PRICE RANGE



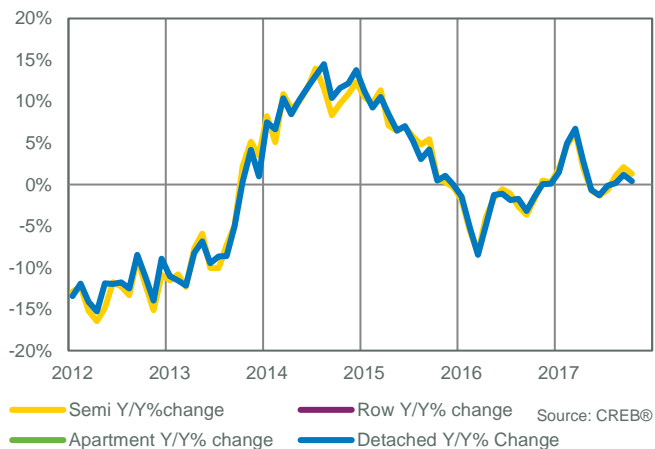
CHESTERMERE INVENTORY AND SALES



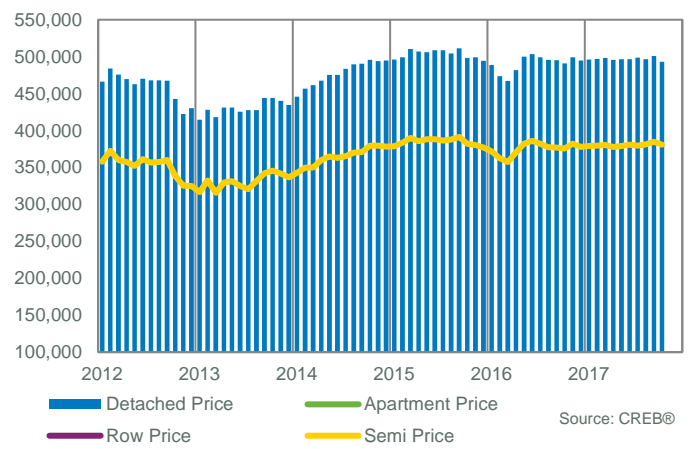
CHESTERMERE MONTHS OF INVENTORY



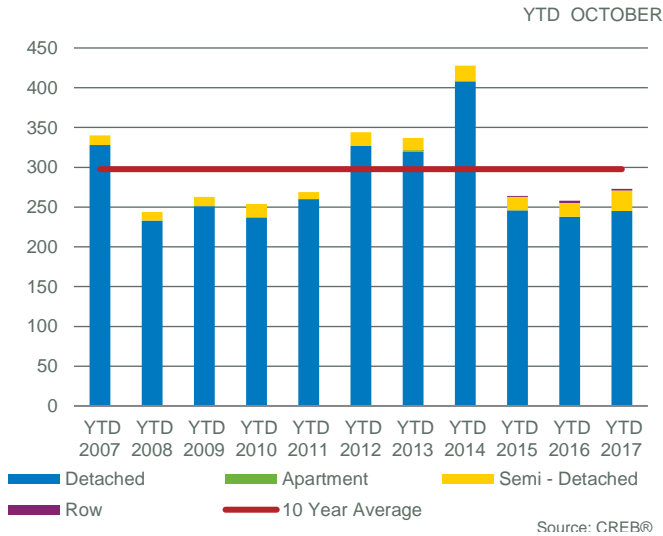
CHESTERMERE PRICE CHANGE



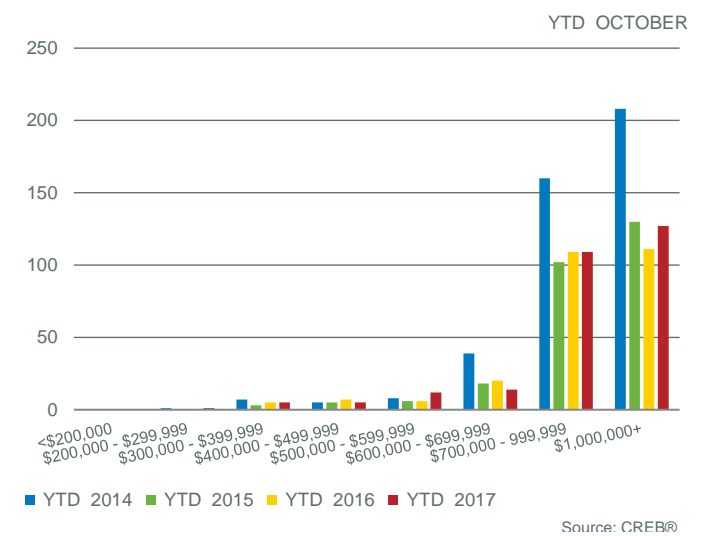
CHESTERMERE PRICES



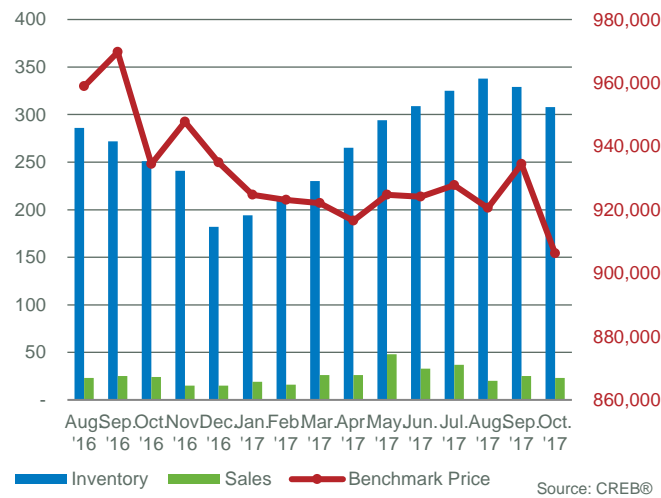
RURAL ROCKY VIEW TOTAL SALES



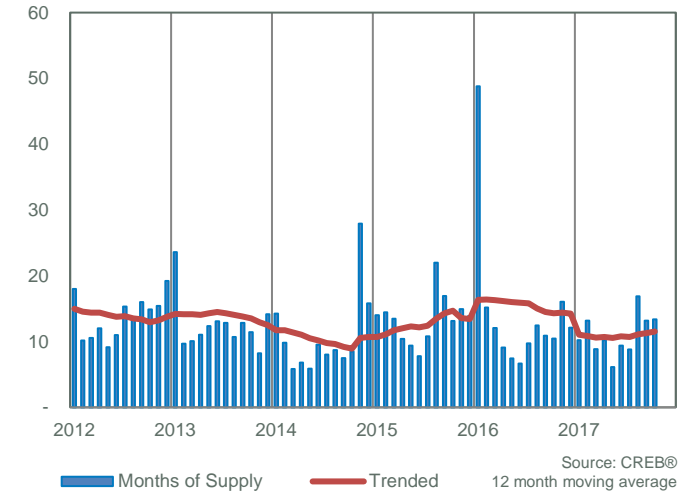
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



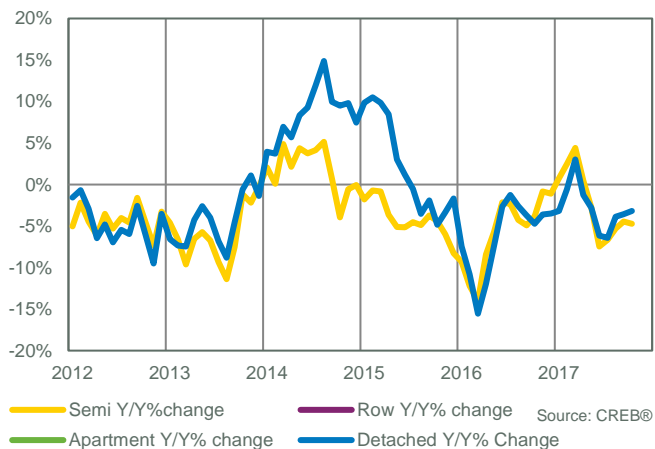
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



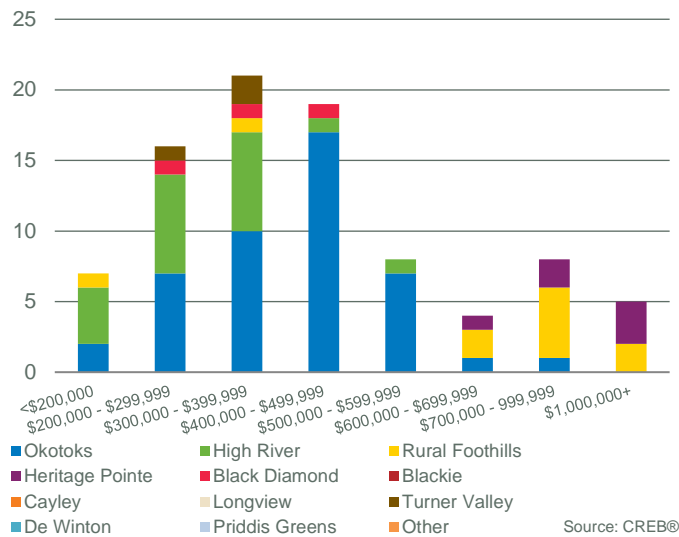
RURAL ROCKY VIEW PRICES



October 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	88	156	56.41%	674	7.66	373,400	465,754	399,950	100%
Rural Foothills	11	36	30.56%	169	15.36	459,600	802,136	825,000	13%
Black Diamond	3	9	33.33%	22	7.33	-	331,167	337,500	3%
Blackie	0	1	0.00%	2	-	-	-	-	0%
Cayley	0	2	0.00%	10	-	-	-	-	0%
De Winton	0	0	-	2	-	-	-	-	0%
Heritate Pointe	6	7	85.71%	43	7.17	-	988,217	870,000	7%
High River	20	31	64.52%	112	5.60	335,300	293,100	297,250	23%
Okotoks	45	60	75.00%	201	4.47	414,000	409,759	402,500	51%
Turner Valley	3	9	33.33%	47	15.67	291,500	312,983	326,750	3%
Priddis Greens	0	1	0.00%	9	-	-	-	-	0%
Longview	0	0	-	0	-	-	-	-	0%
Other	0	0	-	8	-	-	-	-	0%

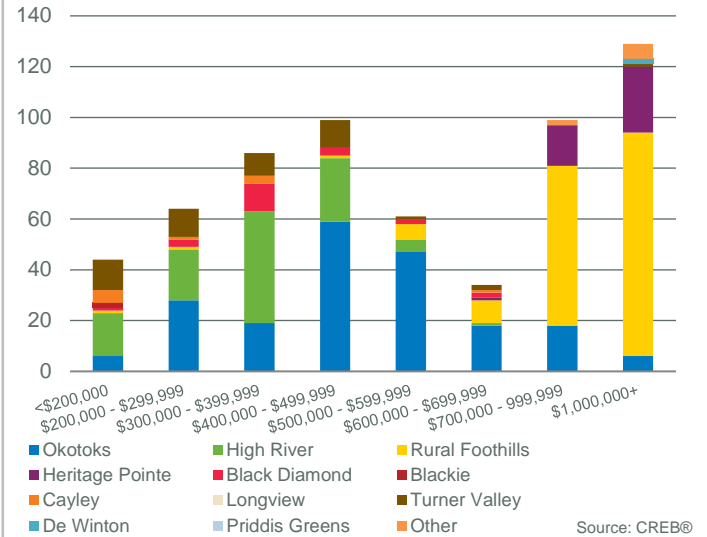
SALES BY PRICE RANGE

OCTOBER



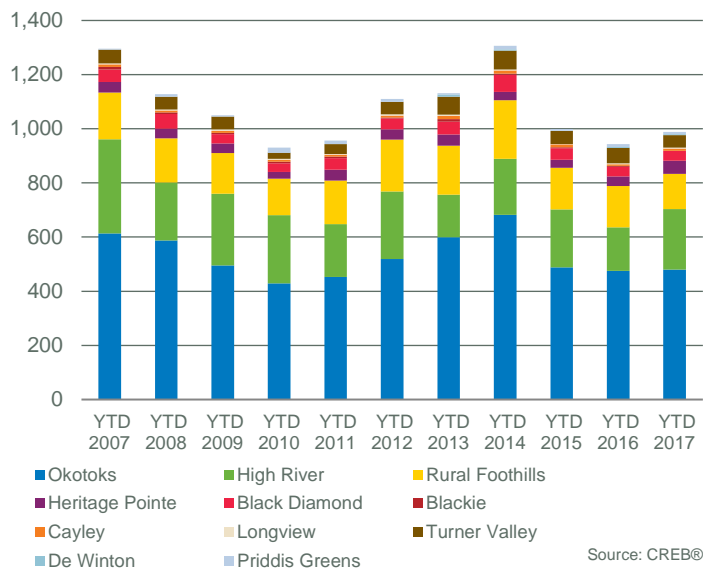
INVENTORY BY PRICE RANGE

OCTOBER



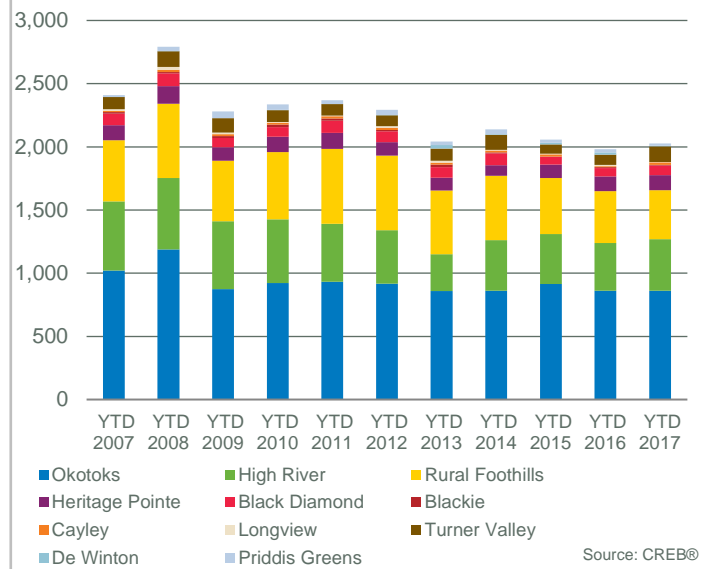
FOOTHILLS SALES: YEAR-TO-DATE

YTD OCTOBER

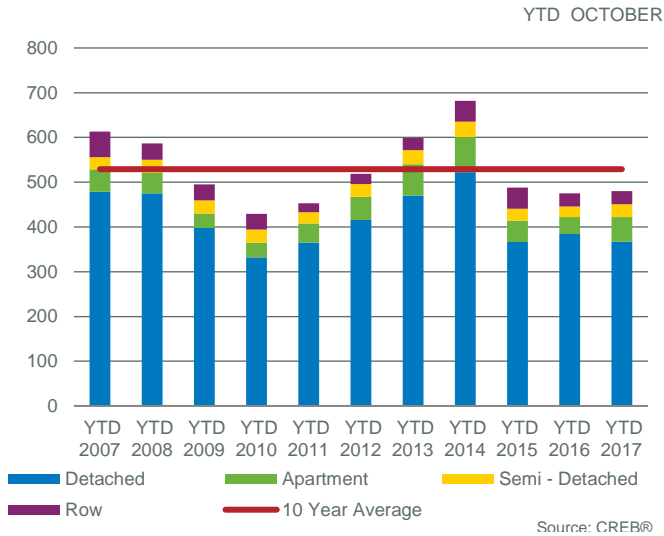


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

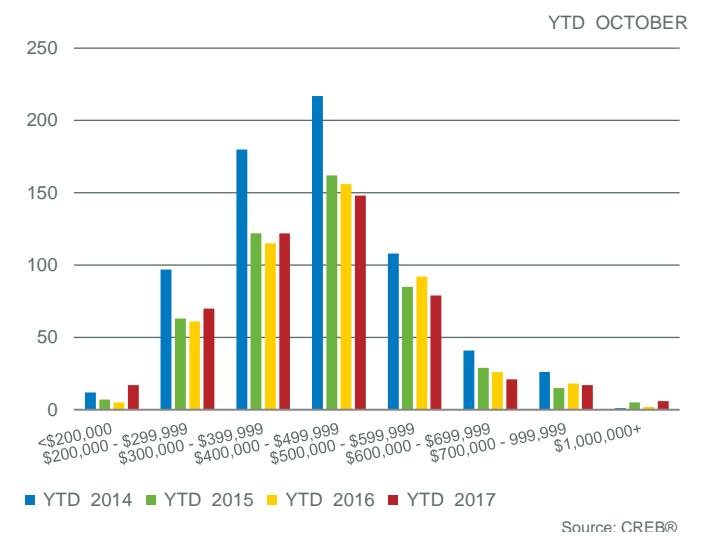
YTD OCTOBER



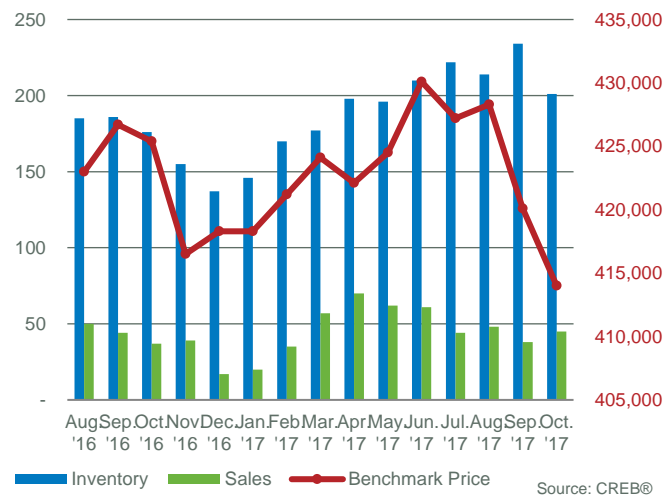
OKOTOKS TOTAL SALES



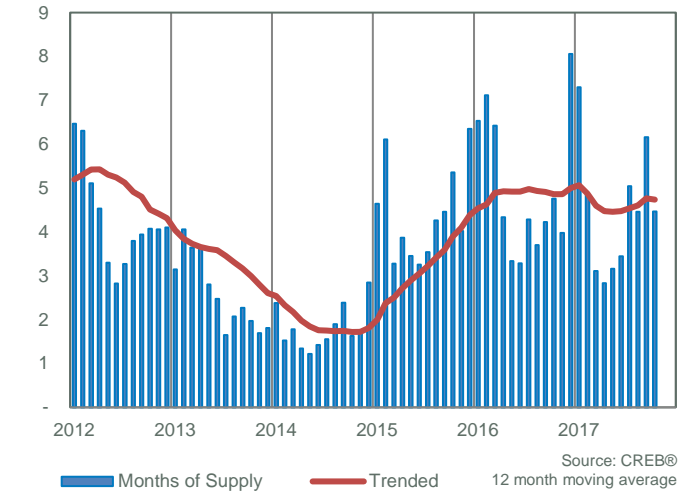
OKOTOKS TOTAL SALES BY PRICE RANGE



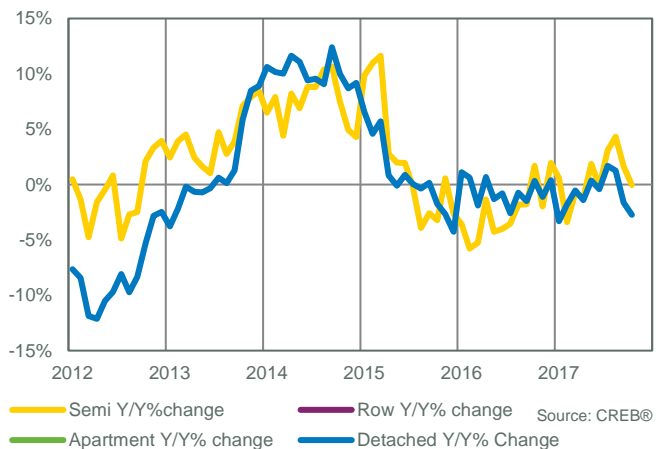
OKOTOKS INVENTORY AND SALES



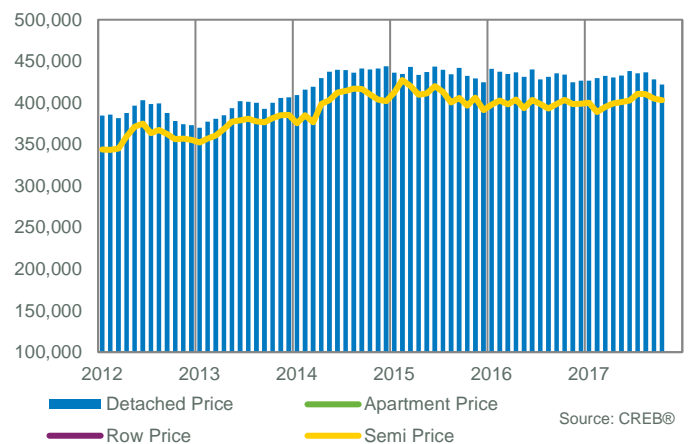
OKOTOKS MONTHS OF INVENTORY



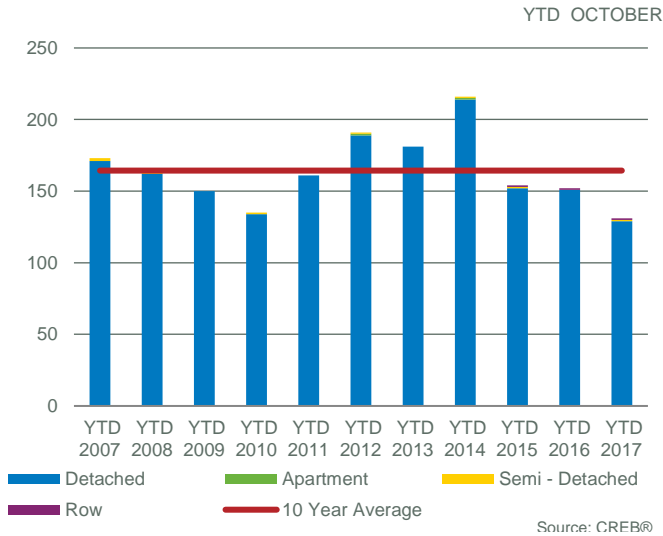
OKOTOKS PRICE CHANGE



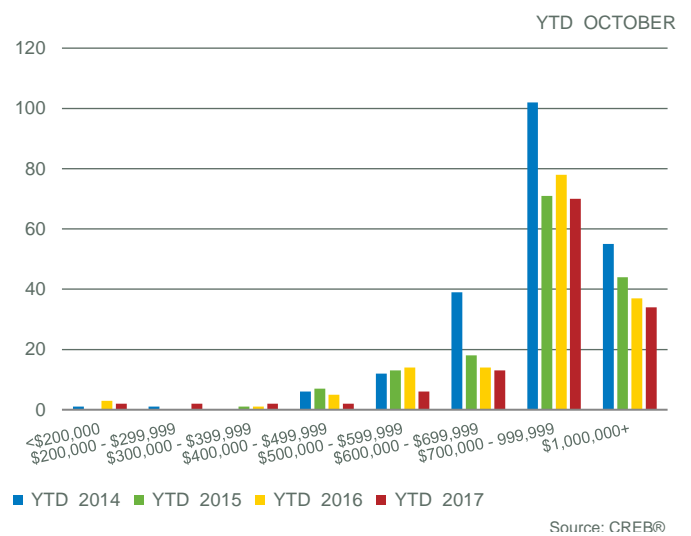
OKOTOKS PRICES



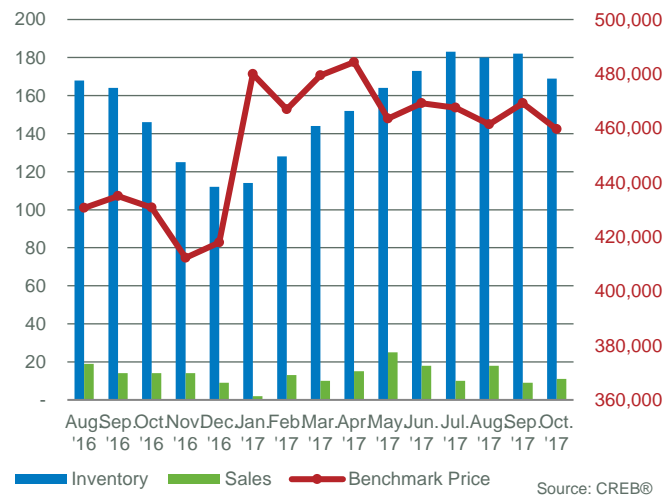
RURAL FoothILLS TOTAL SALES



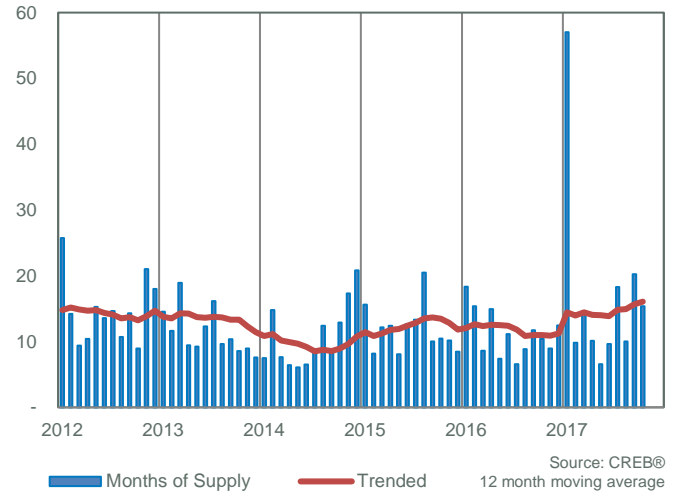
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



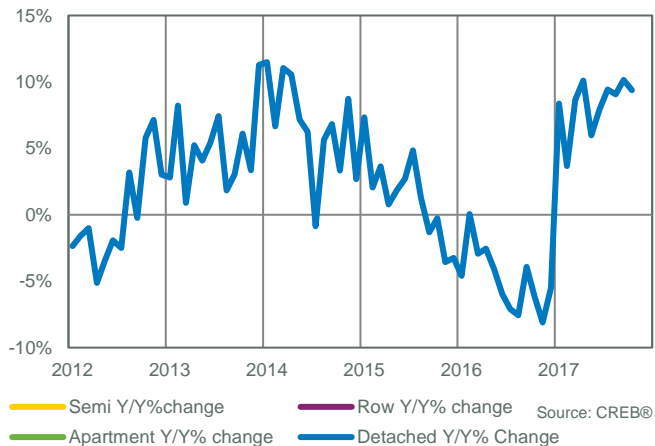
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

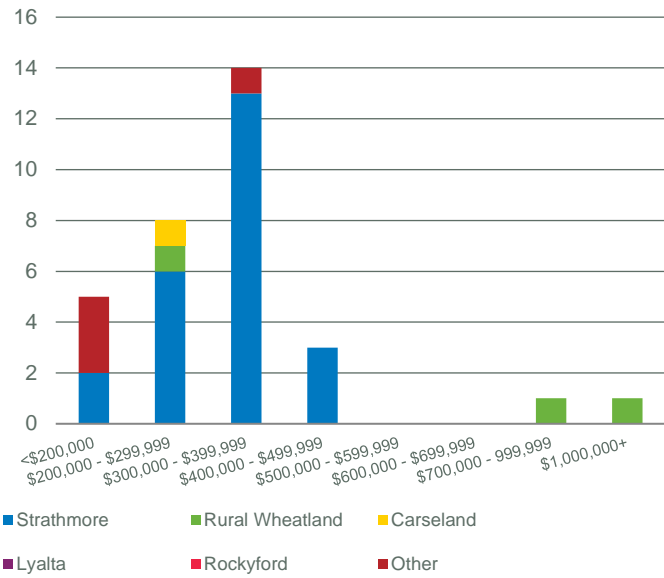


October 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	32	68	47.06%	209	6.53	234,900	347,942	324,000	88%
Rural Wheatland*	3	10	30.00%	37	12.33	234,900	784,500	955,000	9%
Carseland*	1	2	50.00%	6	6.00	-	231,750	231,750	3%
Lyalta*	0	1	0.00%	7	-	-	-	-	0%
Rockyford*	0	2	0.00%	5	-	-	-	-	0%
Strathmore	24	52	46.15%	134	5.58	406,500	321,788	340,000	75%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	4	1	400.00%	20	5.00	-	206,500	179,000	13%

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

SALES BY PRICE RANGE

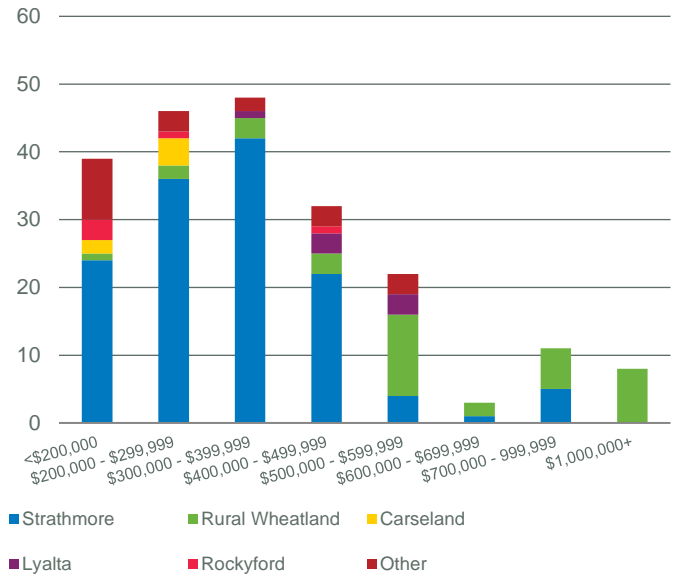
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

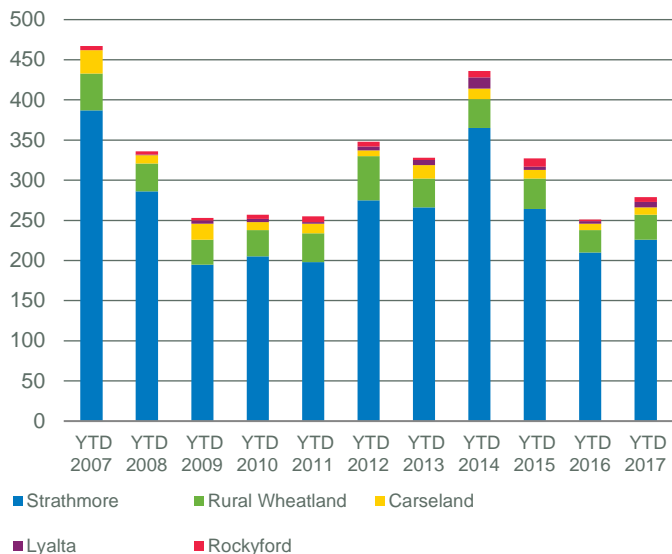
OCTOBER



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD OCTOBER



Source: CREB®

WHEATLAND NEW LISTINGS: YEAR-TO-DATE

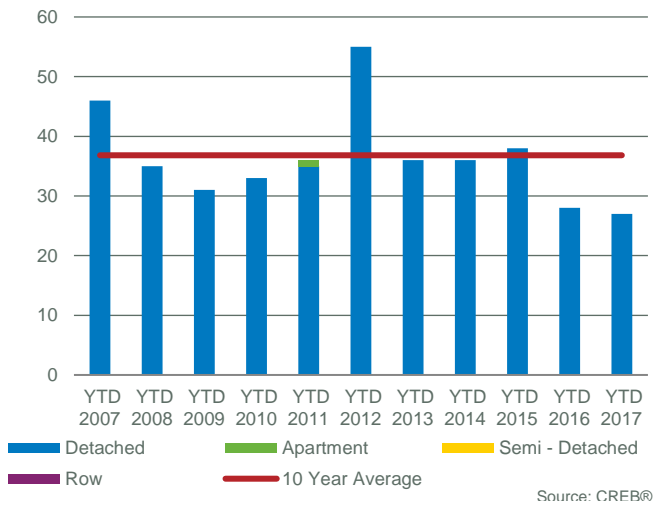
YTD OCTOBER



Source: CREB®

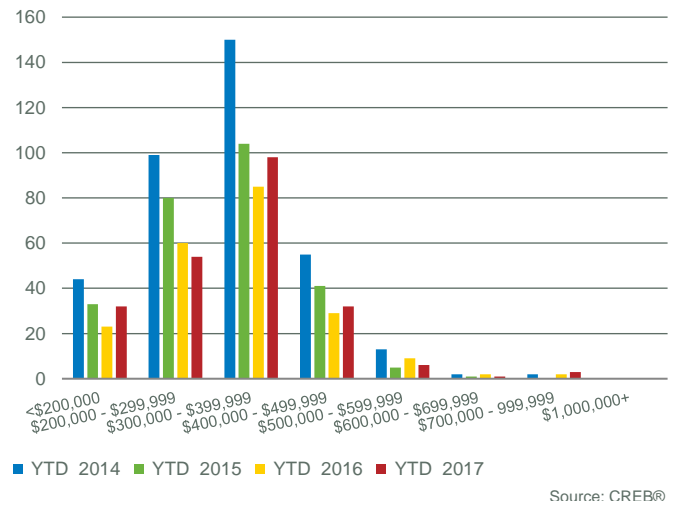
STRATHMORE TOTAL SALES

YTD OCTOBER

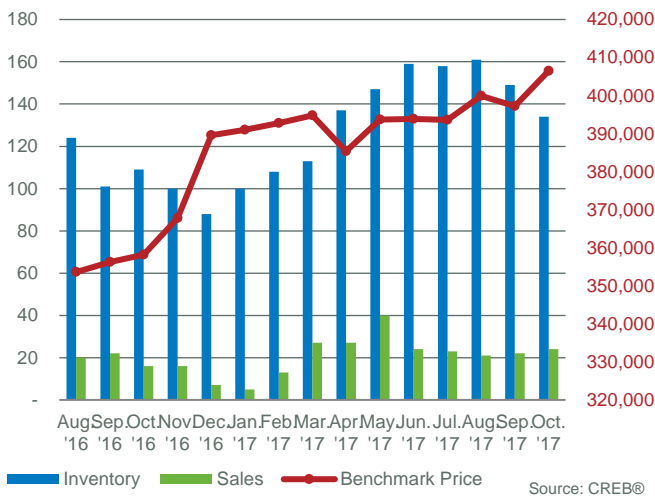


STRATHMORE TOTAL SALES BY PRICE RANGE

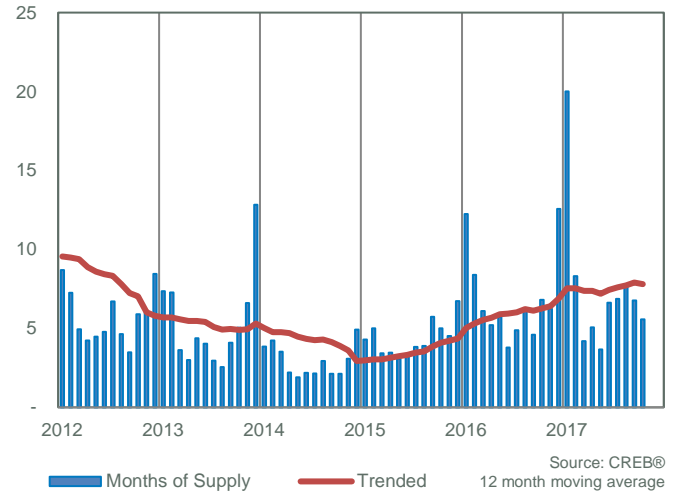
YTD OCTOBER



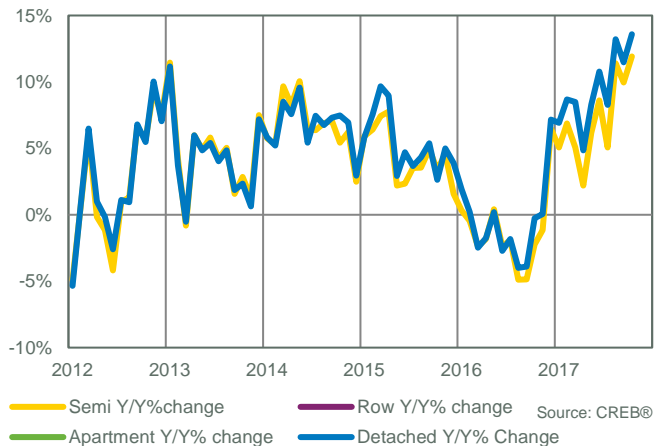
STRATHMORE INVENTORY AND SALES



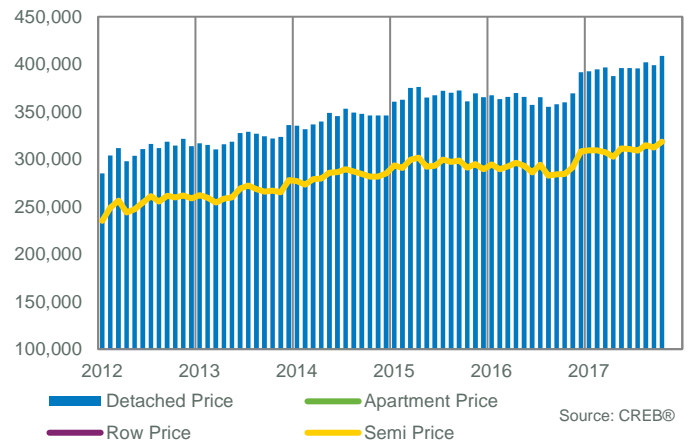
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

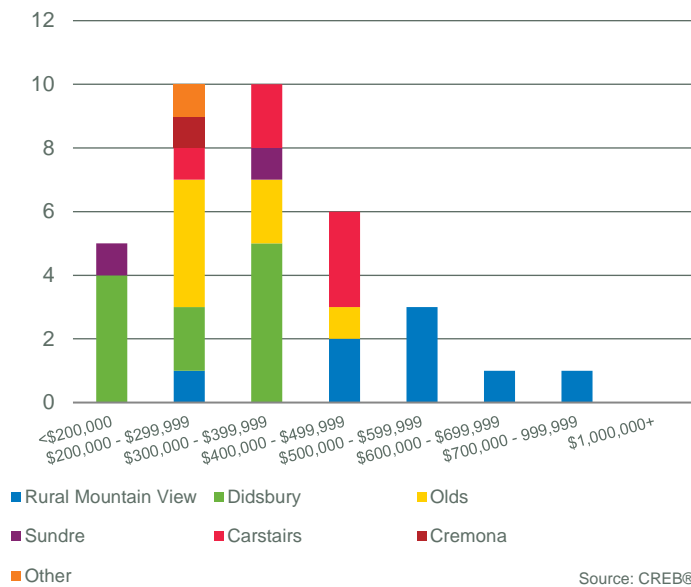


October 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	36	68	52.94%	331	9.19	313,100	342,011	314,500	100%
Rural Mountain View*	8	19	42.11%	90	11.25	249,800	529,375	550,000	22%
Carstairs	6	13	46.15%	55	9.17	323,500	361,500	366,250	17%
Cremona	1	2	50.00%	5	5.00	-	255,000	255,000	3%
Didsbury	11	9	122.22%	47	4.27	301,800	248,991	290,000	31%
Olds*	7	21	33.33%	92	13.14	347,300	293,214	295,000	19%
Sundre*	2	2	100.00%	37	18.50	274,200	293,500	293,500	6%
Other*	1	2	50.00%	5	5.00	-	275,000	275,000	3%

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

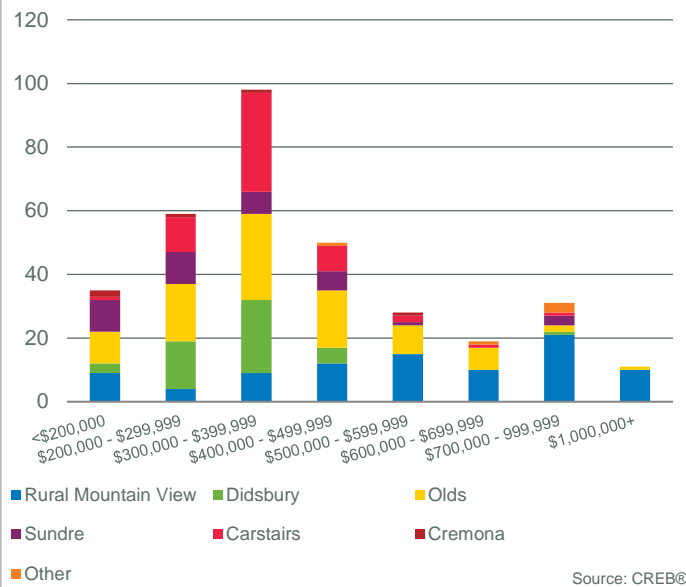
SALES BY PRICE RANGE

OCTOBER



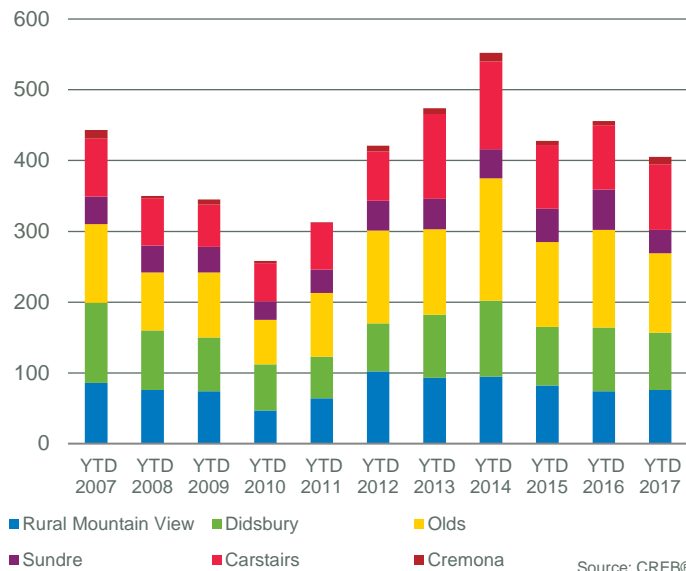
INVENTORY BY PRICE RANGE

OCTOBER



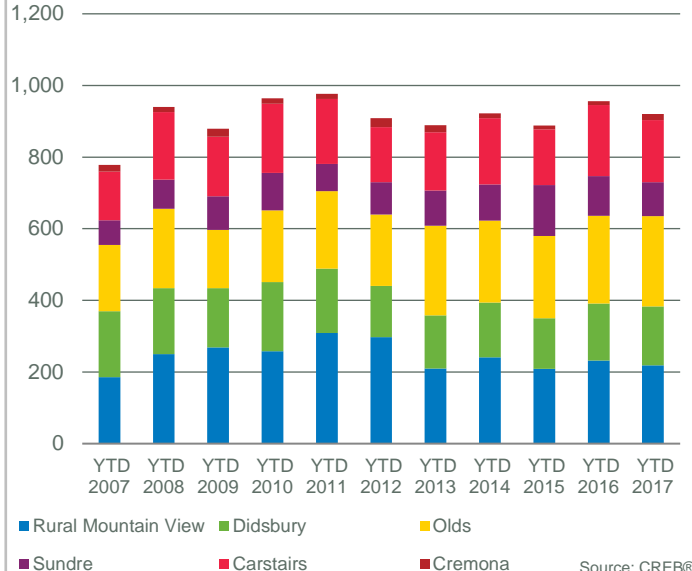
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD OCTOBER



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER

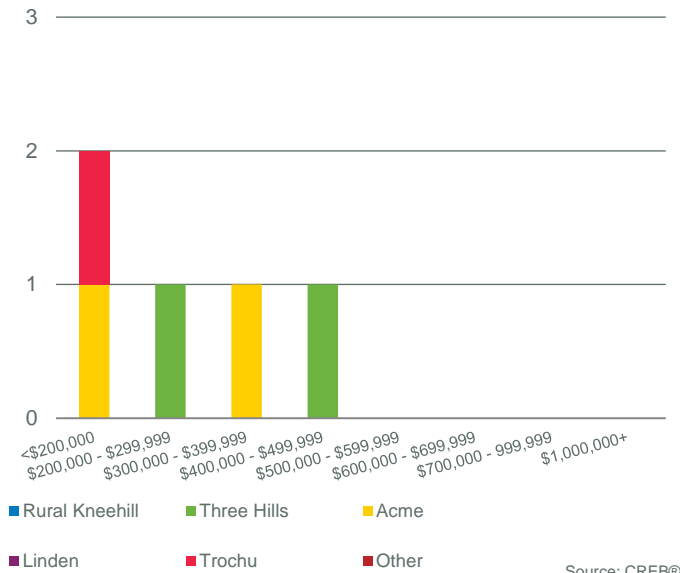


October 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	5	17	29.41%	102	20.40	-	222,480	252,000	100%
Rural Kneehill*	0	1	0.00%	7	-	-	-	-	0%
Acme*	2	5	40.00%	12	6.00	-	192,750	192,750	40%
Linden*	0	5	0.00%	10	-	-	-	-	0%
Three Hills*	2	3	66.67%	31	15.50	-	353,450	353,450	40%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	1	1	100.00%	27	27.00	-	20,000	20,000	20%
Other*	0	2	0.00%	15	-	-	-	-	0%

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

SALES BY PRICE RANGE

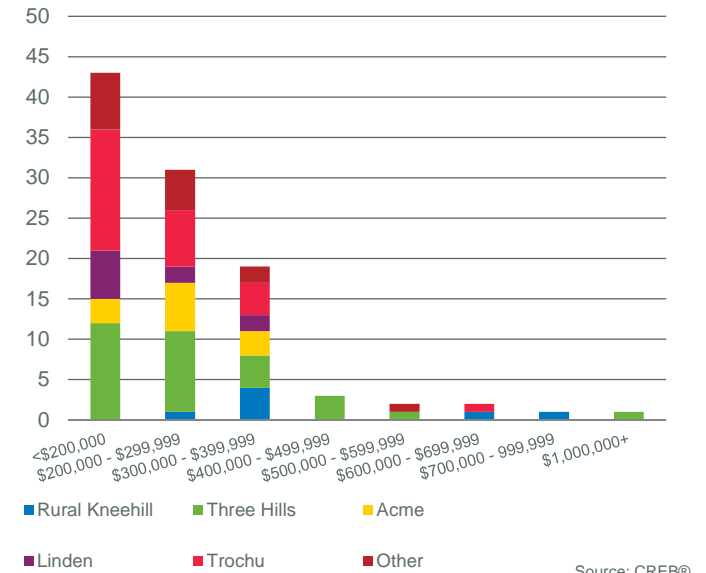
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

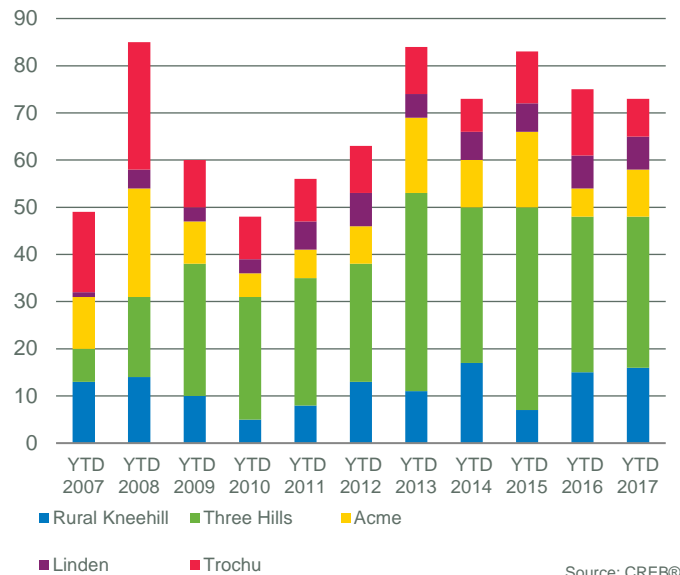
OCTOBER



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

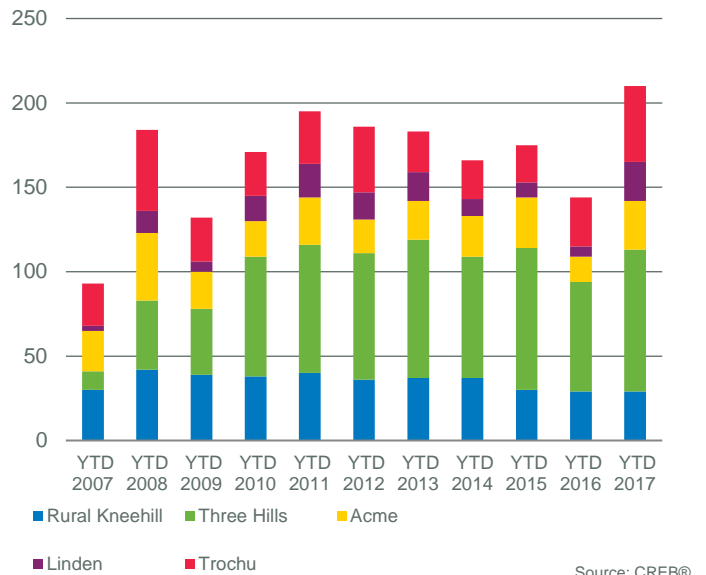
YTD OCTOBER



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



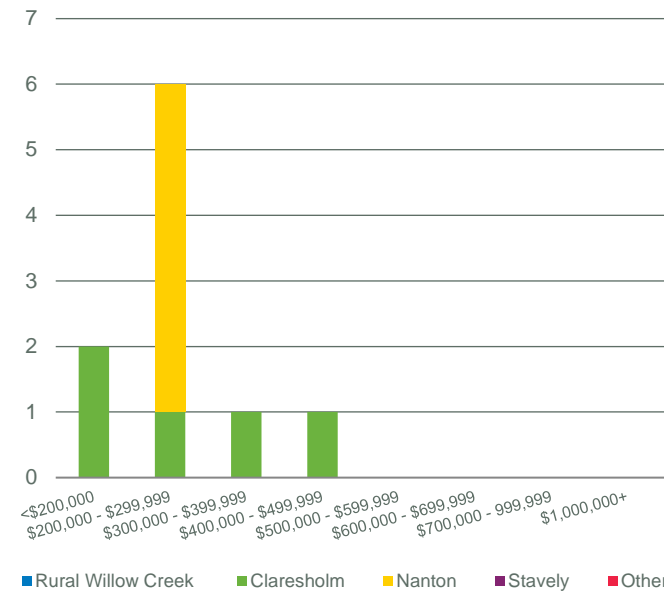
Source: CREB®

October 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*	10	15	66.67%	98	9.80	-	271,790	295,000	100%
Rural Willow Creek*	0	1	0.00%	11	-	-	-	-	0%
Claresholm*	5	5	100.00%	30	6.00	-	267,580	295,000	50%
Nanton*	5	6	83.33%	38	7.60	-	276,000	295,000	50%
Stavelly*	0	2	0.00%	15	-	-	-	-	0%
Other*	0	1	0.00%	4	-	-	-	-	0%

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

SALES BY PRICE RANGE

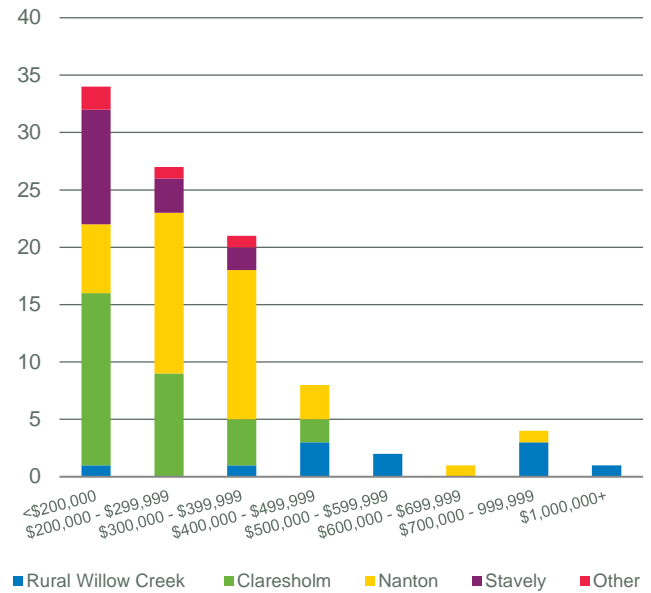
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

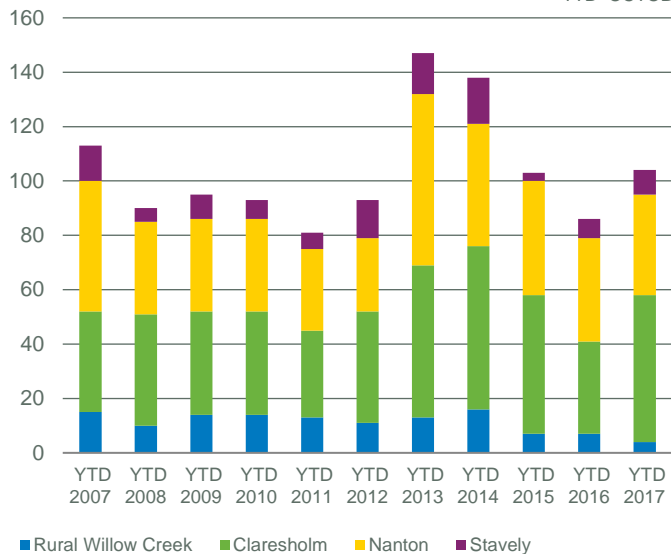
OCTOBER



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

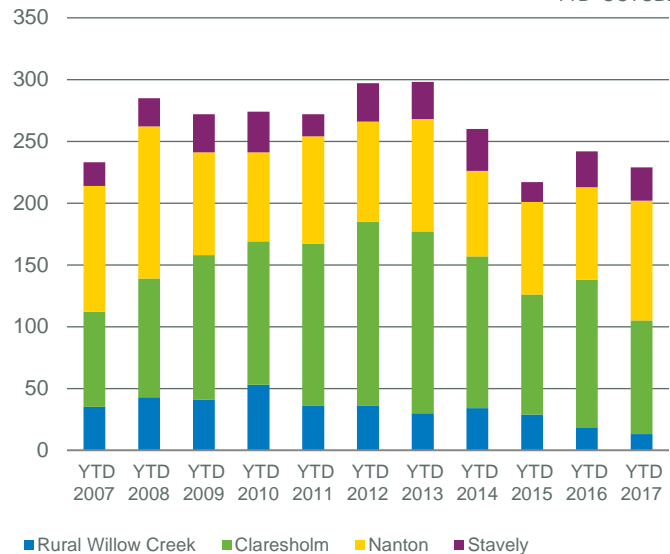
YTD OCTOBER



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



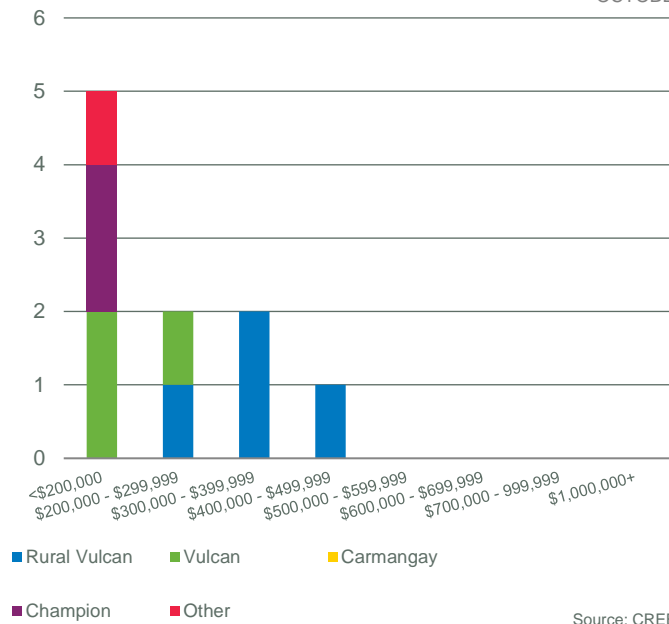
Source: CREB®

October 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*	10	8	125.00%	70	7.00	-	243,885	211,250	100%
Rural Vulcan*	4	4	100.00%	25	6.25	-	359,375	360,000	40%
Vulcan*	3	0	-	21	7.00	-	200,617	197,500	30%
Carmangay*	0	1	0.00%	4	-	-	-	-	0%
Champion*	2	0	-	5	2.50	-	124,750	124,750	20%
Other*	1	3	33.33%	15	15.00	-	150,000	150,000	10%

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

SALES BY PRICE RANGE

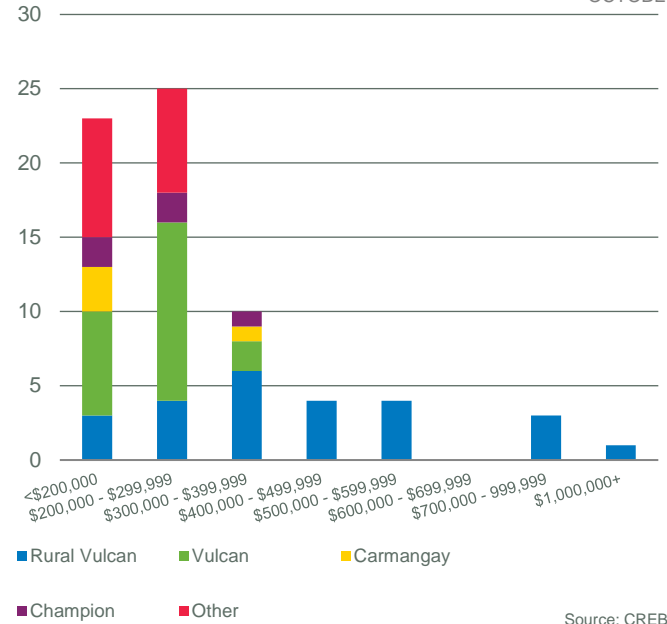
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

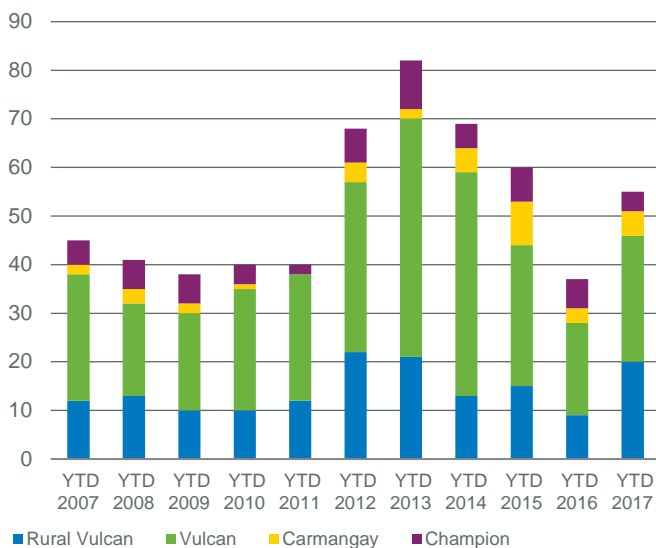
OCTOBER



Source: CREB®

VULCAN SALES: YEAR-TO-DATE

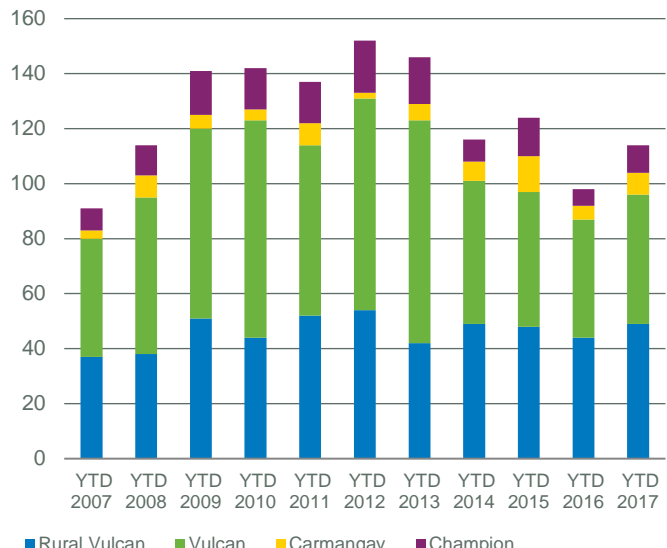
YTD OCTOBER



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



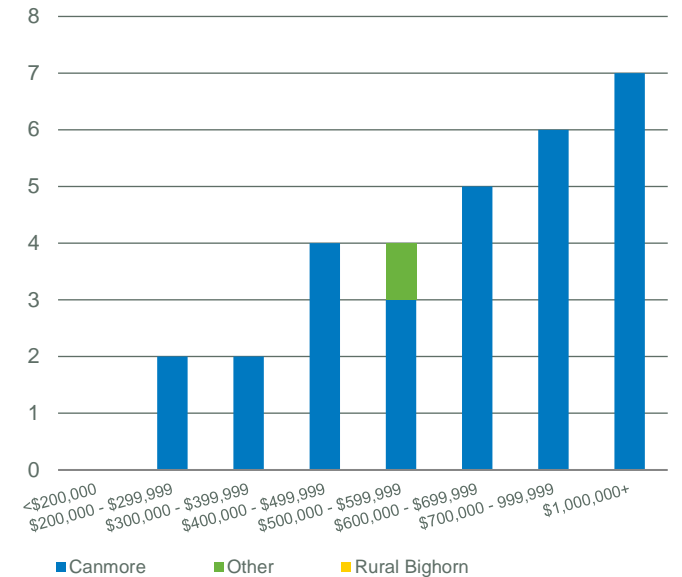
Source: CREB®

October 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*	30	29	103.45%	101	3.37	-	747,965	621,000	100%
Rural Bighorn*	0	0	-	6	-	-	-	-	0%
Canmore*	29	27	107.41%	75	2.59	-	755,136	622,000	97%
Other*	1	2	50.00%	20	20.00	-	540,000	540,000	3%

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SALES BY PRICE RANGE

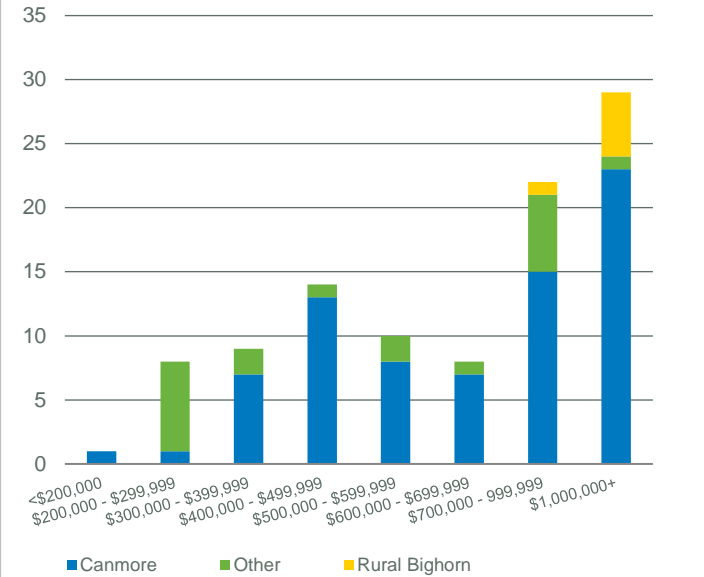
OCTOBER



Source: CREB®

INVENTORY BY PRICE RANGE

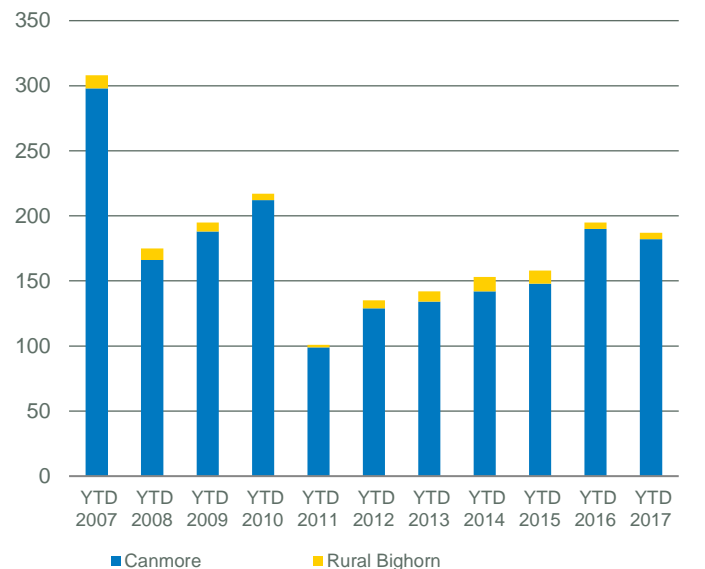
OCTOBER



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

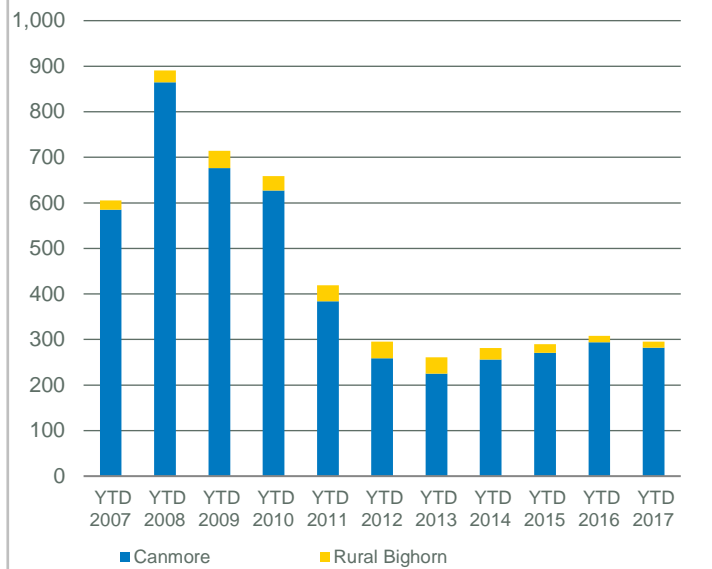
YTD OCTOBER



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD OCTOBER



Source: CREB®

BIGHORN*

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

MOUNTAIN VIEW*

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

VULCAN*

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

FOOTHILLS

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

ROCKY VIEW

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

WHEATLAND*

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

KNEEHILL*

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

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 significant 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.

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