

MONTHLY STATISTICS PACKAGE
Calgary Region

February 2018



creb.com

REGIONAL HIGHLIGHTS

March 1, 2018

Airdrie

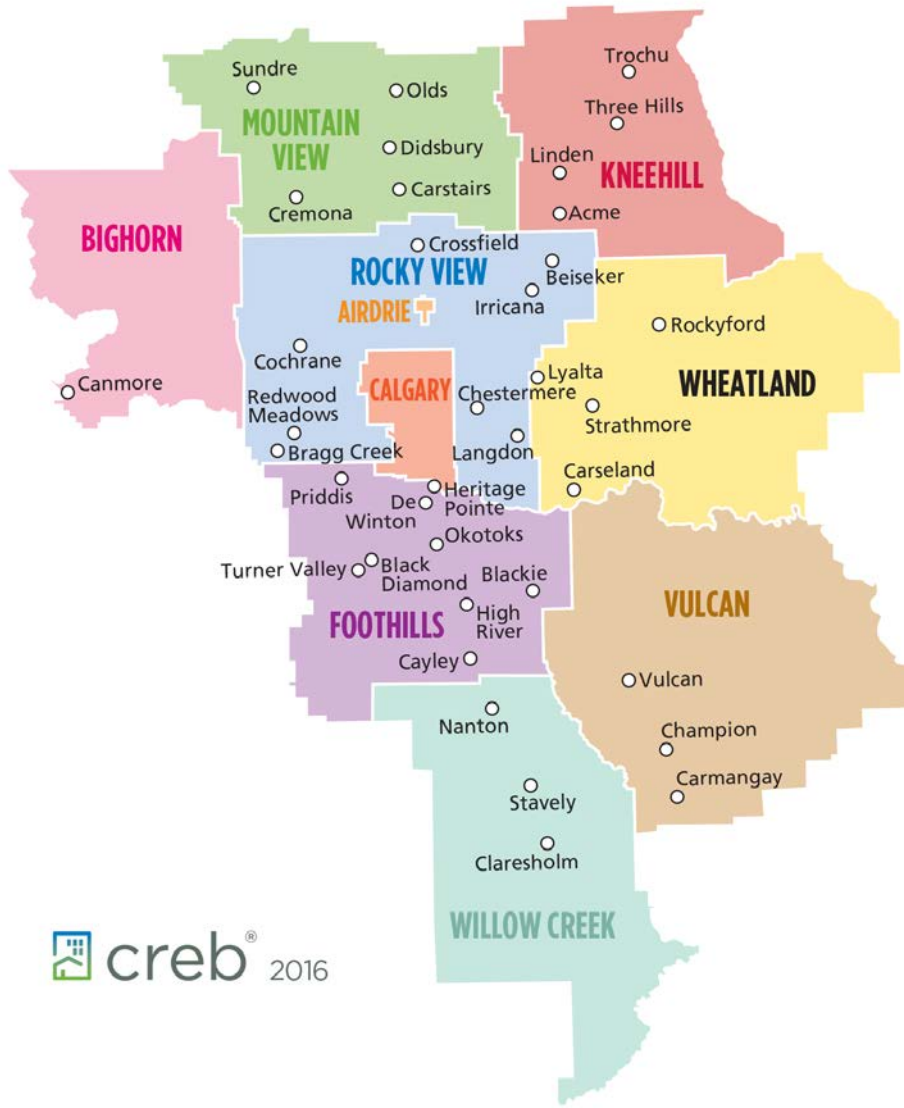
- Unlike activity within Calgary, sales activity in Airdrie continued to rise, pushing above longer-term averages. However, earlier gains in new listings have kept overall inventory levels elevated.
- Overall months of supply remain slightly higher than last year's levels, preventing any significant changes in prices. Detached prices have averaged \$372,000 so far in 2018, 0.64 per cent below last year's levels.

Cochrane

- Easing sales combined with rising new listings caused a slight gain in inventory levels, keeping months of supply elevated compared to levels recorded last year. This prevented any substantial shifts in pricing.
- After the first two months, the detached price averaged \$413,050, 1.97 per cent below levels recorded over the same period last year.

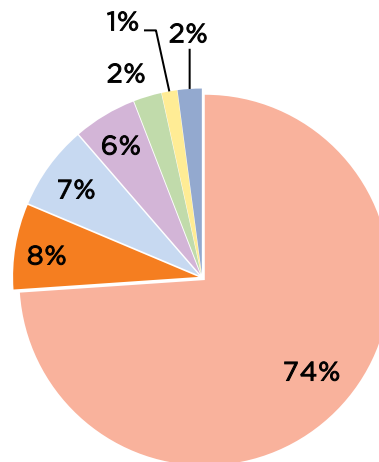
Okotoks

- For the second month in a row, sales activity improved in Okotoks. However, previous gains in new listings prevented any significant changes to inventory levels. Improved sales have helped push down the months of supply, supporting some modest movements toward price recovery.
- Detached benchmark home prices have averaged \$430,700 so far this year, 0.61 per cent higher than last year, but over four per cent below pre-recession highs.



SHARE OF SALES February 2018

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

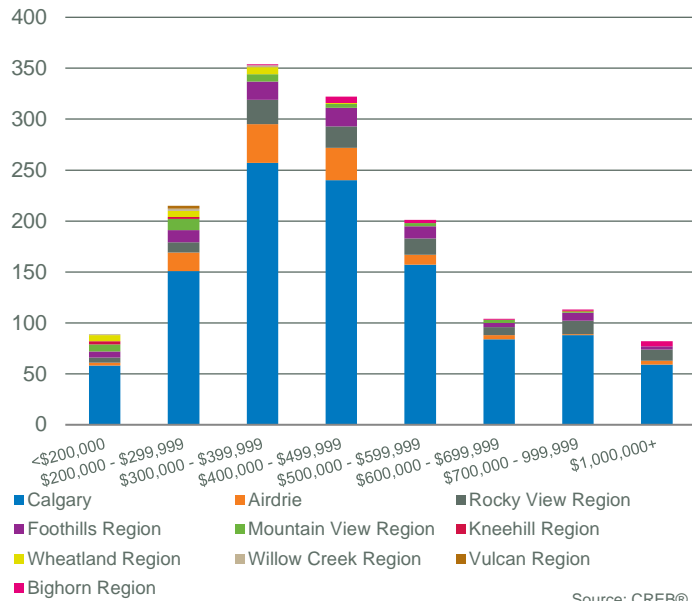


Source: CREB®

February 2018	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	1,094	2,405	45.49%	5,202	4.76	434,300	493,173	425,000	74%
Airdrie	110	175	62.86%	436	3.96	345,200	420,943	395,000	7%
Rocky View Region	108	233	46.35%	776	7.19	537,400	576,099	480,000	7%
Foothills Region	81	165	49.09%	538	6.64	380,000	479,721	420,000	5%
Mountain View Region	36	81	44.44%	301	8.36	297,000	342,895	301,890	2%
Kneehill Region	5	8	62.50%	97	19.40	-	167,200	150,000	0%
Wheatland Region	20	48	41.67%	178	8.90	221,000	270,565	255,000	1%
Willow Creek Region	5	15	33.33%	75	15.00	-	277,900	264,000	0%
Vulcan Region	4	8	50.00%	59	14.75	-	380,625	231,250	0%
Bighorn Region	17	22	77.27%	77	4.53	-	731,400	590,000	1%
CREB® Economic Region	1,480	3,160	46.84%	7,739	5.23	428,500	487,059	420,000	100%

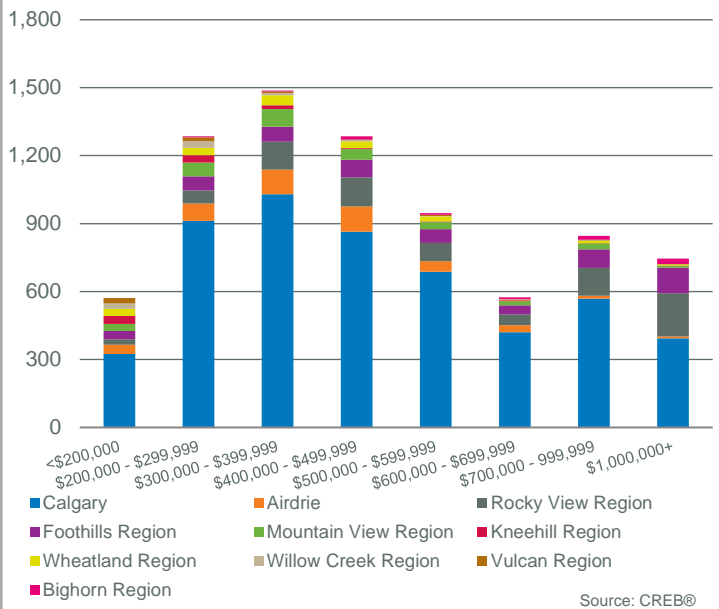
CREB® SALES BY PRICE RANGE

FEBRUARY



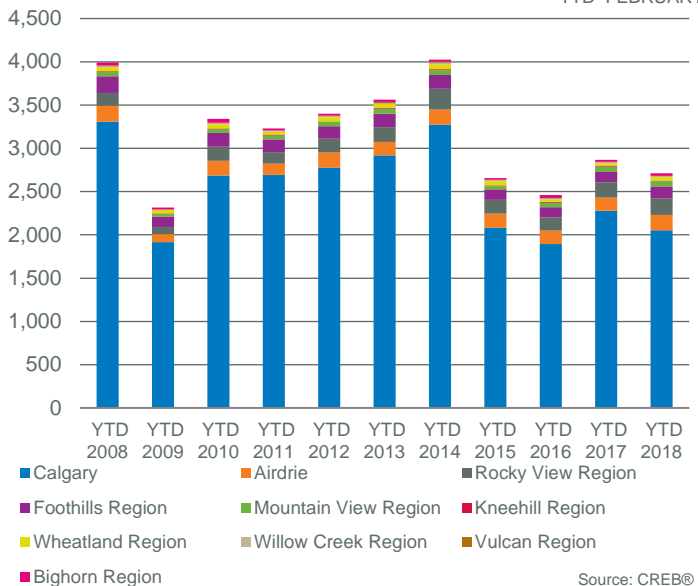
CREB® INVENTORY BY PRICE RANGE

FEBRUARY



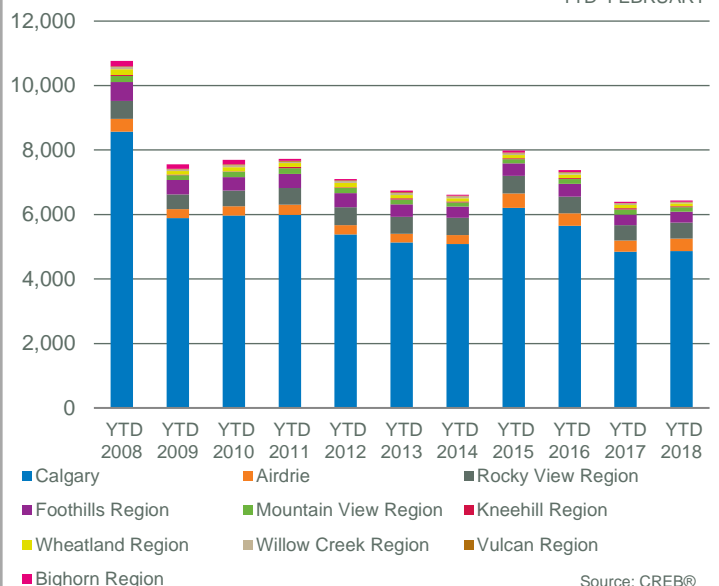
CREB® TOTAL SALES: YEAR-TO-DATE

YTD FEBRUARY



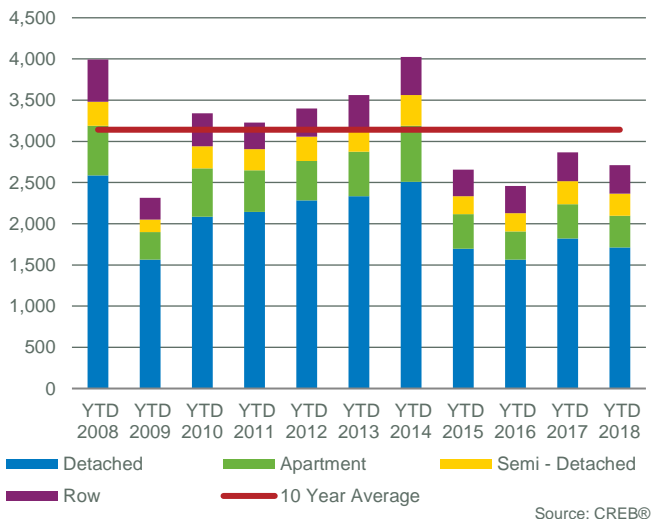
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY



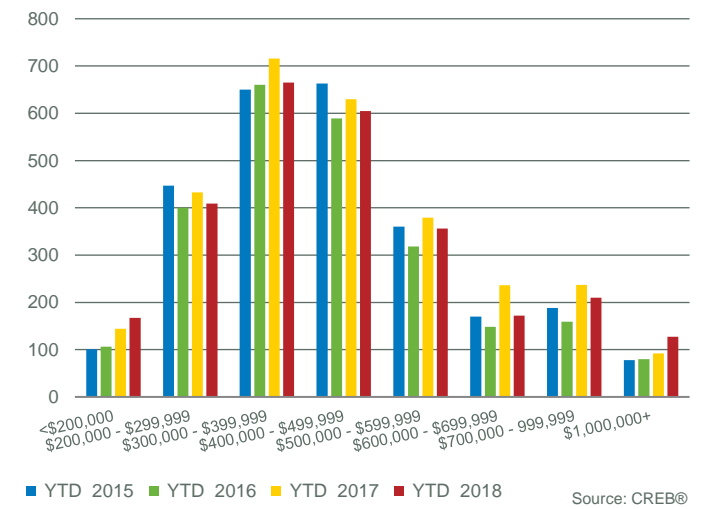
CREB® ECONOMIC REGION TOTAL SALES

YTD FEBRUARY

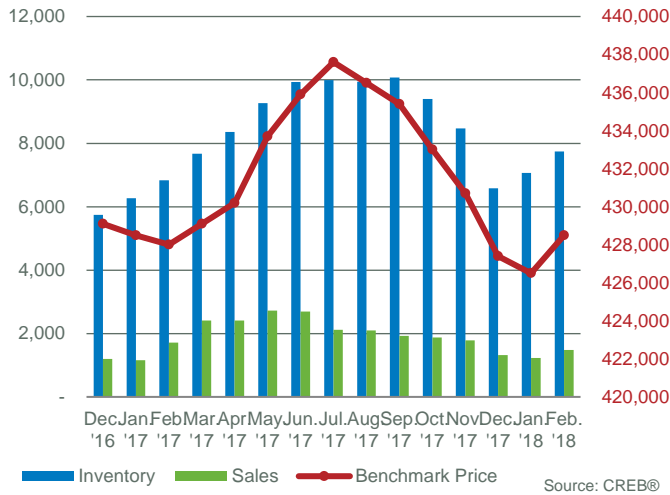


CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

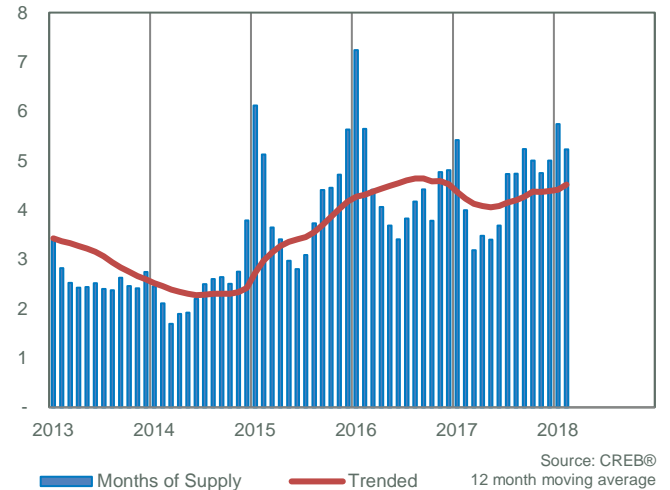
YTD FEBRUARY



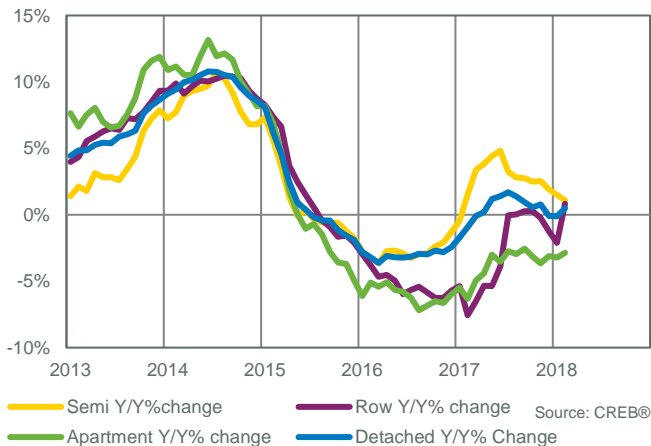
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

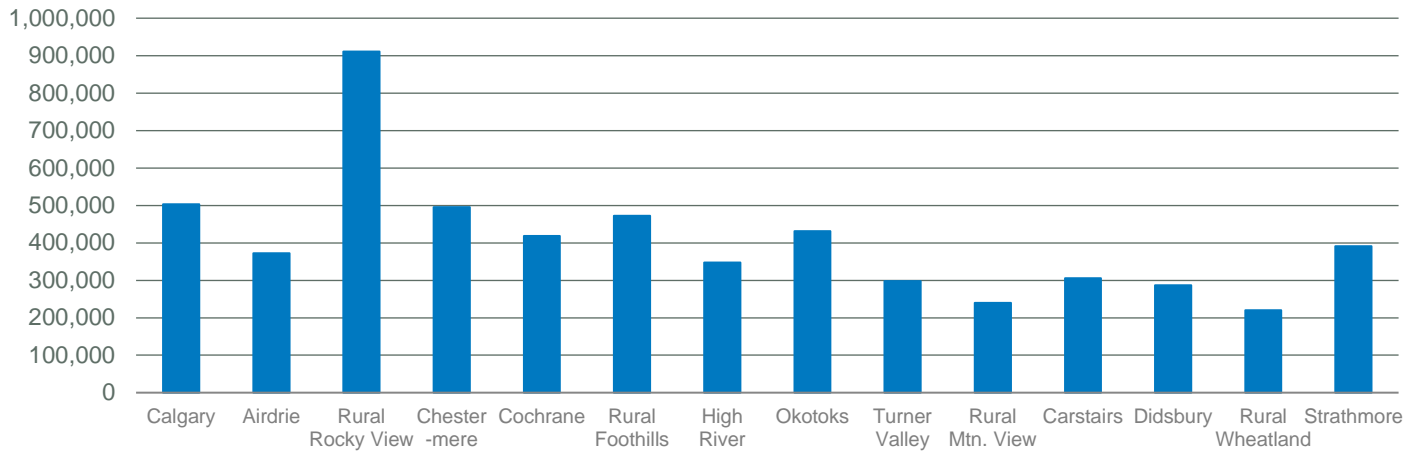


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

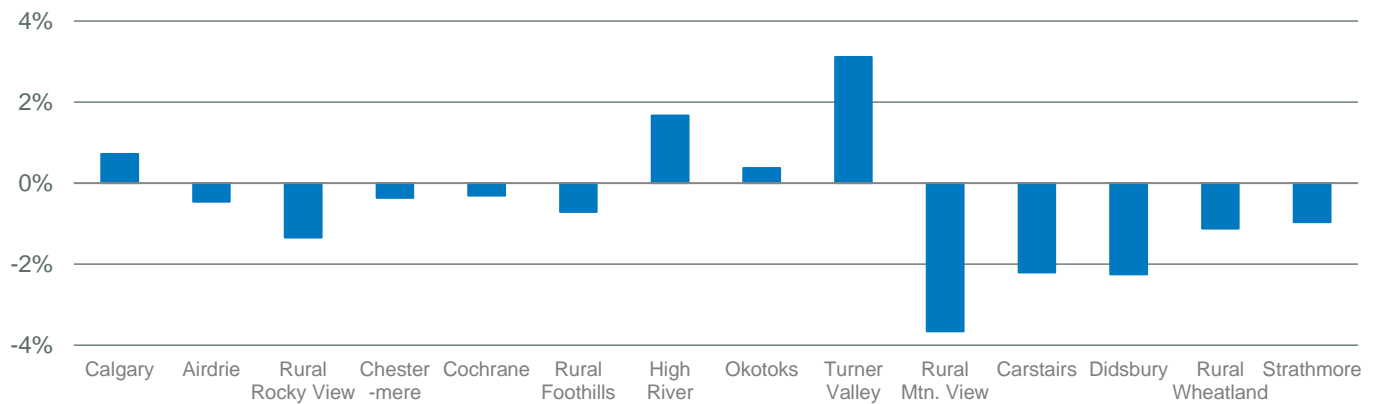
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Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

FEBRUARY



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

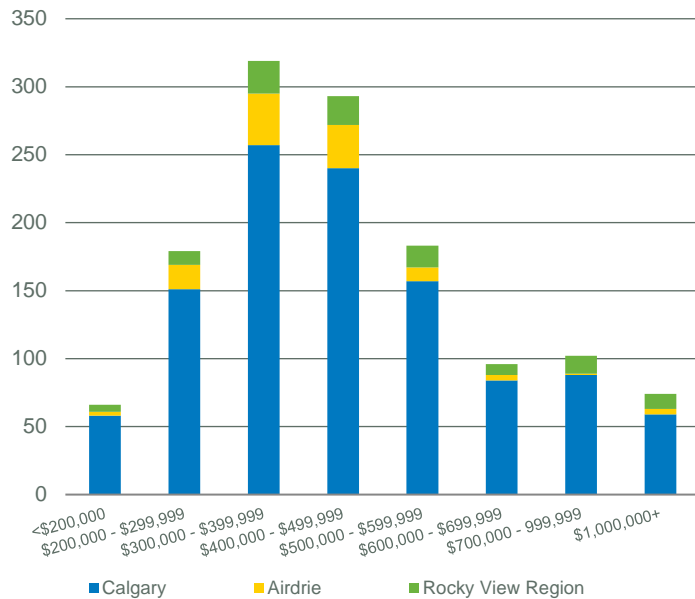
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	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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February 2018	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	1,094	2,405	45.49%	5,202	4.76	434,300	493,173	425,000	83%
Airdrie	110	175	62.86%	436	3.96	345,200	420,943	395,000	8%
Rocky View Region	108	233	46.35%	776	7.19	537,400	576,099	480,000	8%
Calgary CMA	1,312	2,813	46.64%	6,414	4.89	433,300	493,943	425,000	100%

CALGARY CMA SALES BY PRICE RANGE

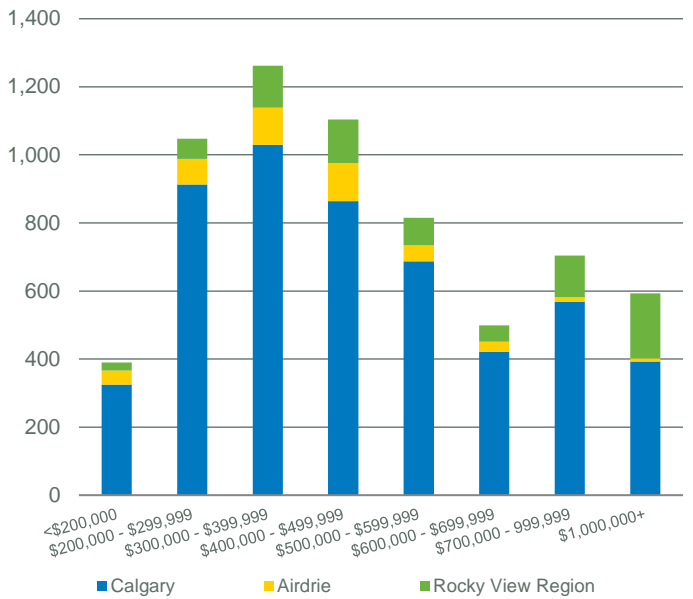
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

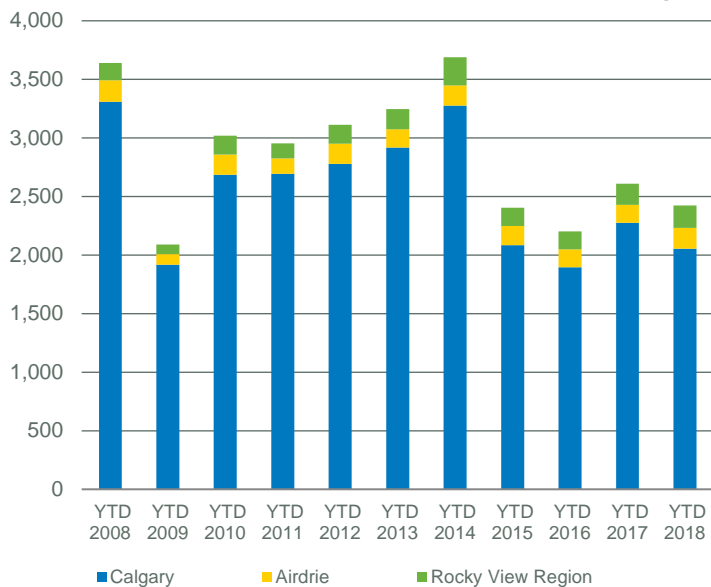
FEBRUARY



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

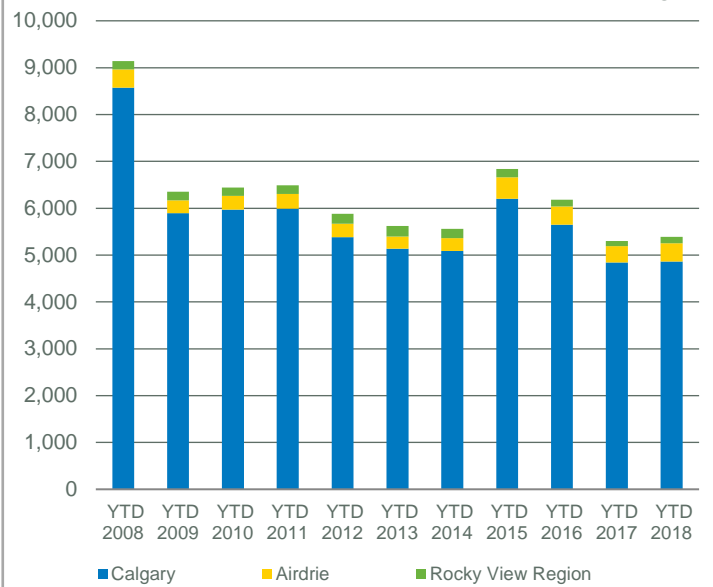
YTD FEBRUARY



Source: CREB®

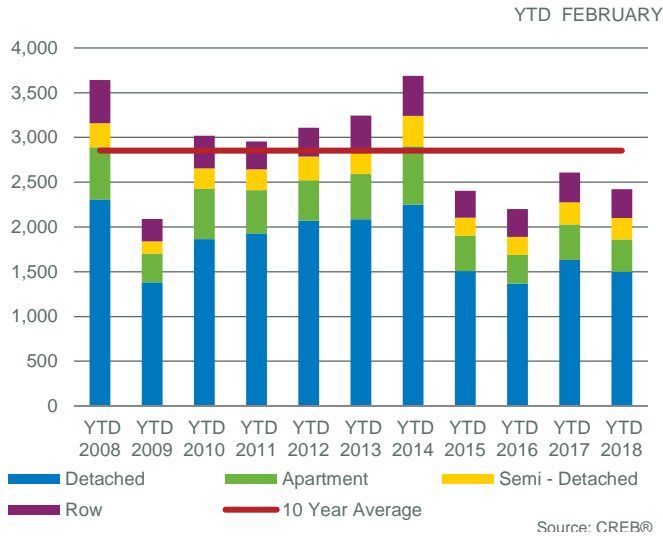
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

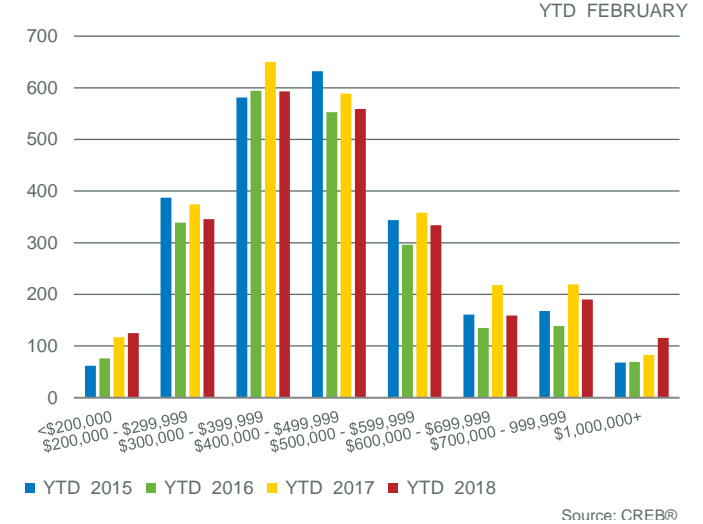


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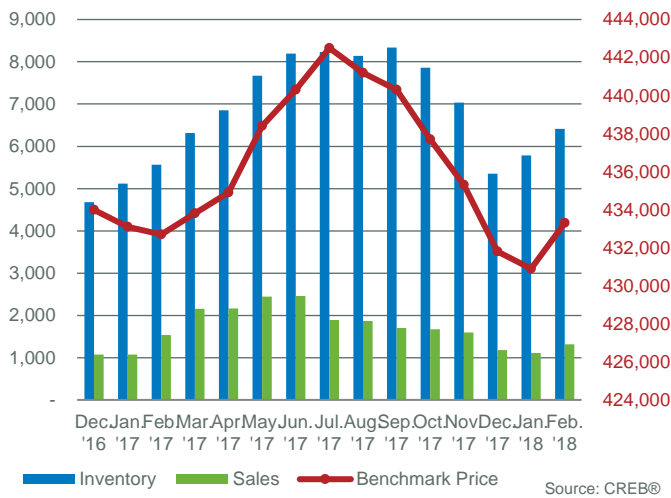
CALGARY CMA TOTAL SALES



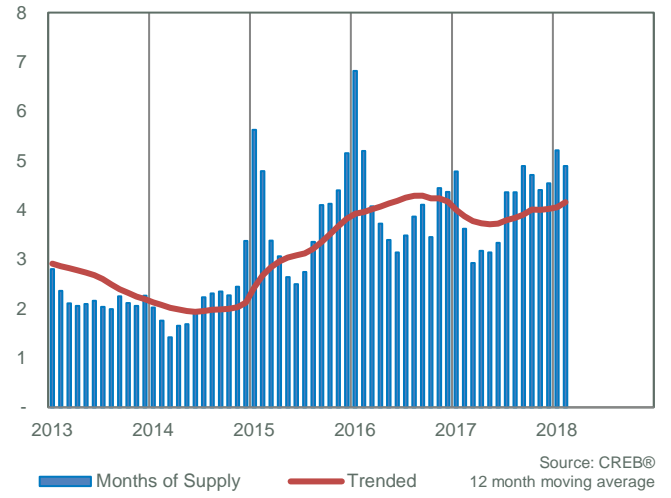
CALGARY CMA TOTAL SALES BY PRICE RANGE



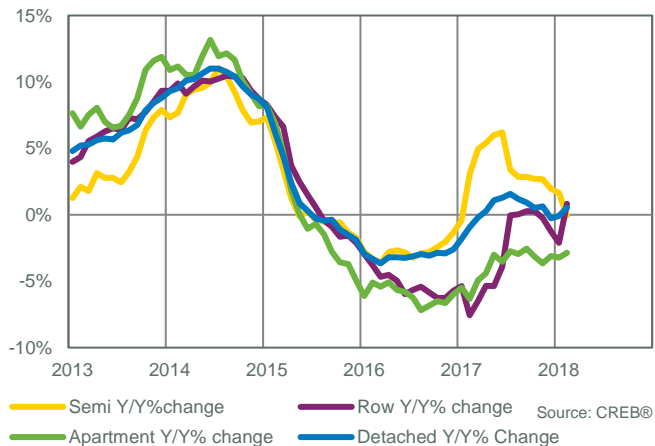
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



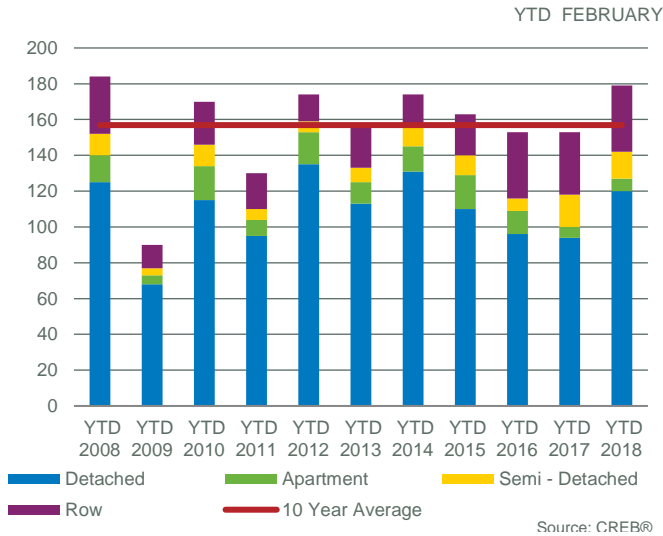
CALGARY CMA PRICE CHANGE



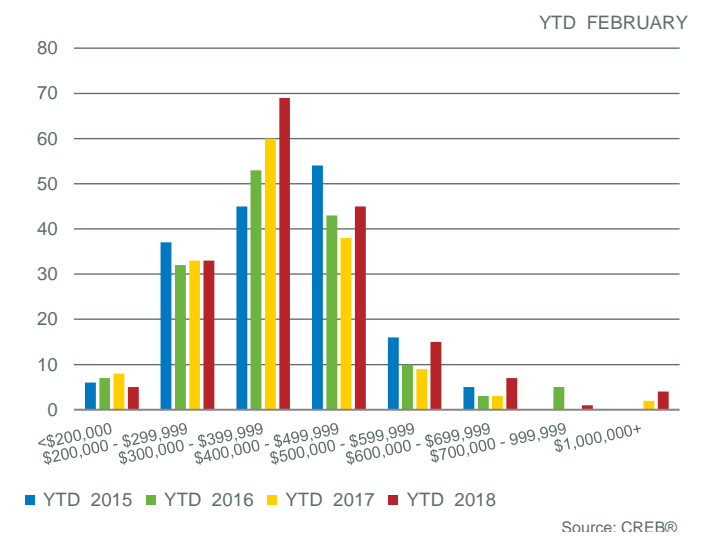
CALGARY CMA PRICES



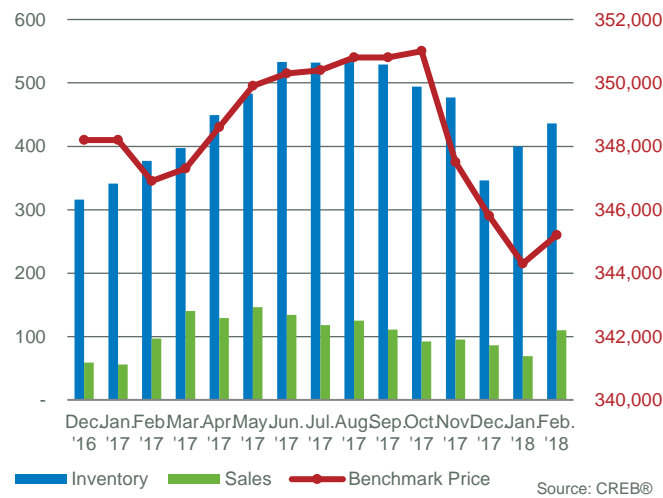
AIRDRIE TOTAL SALES



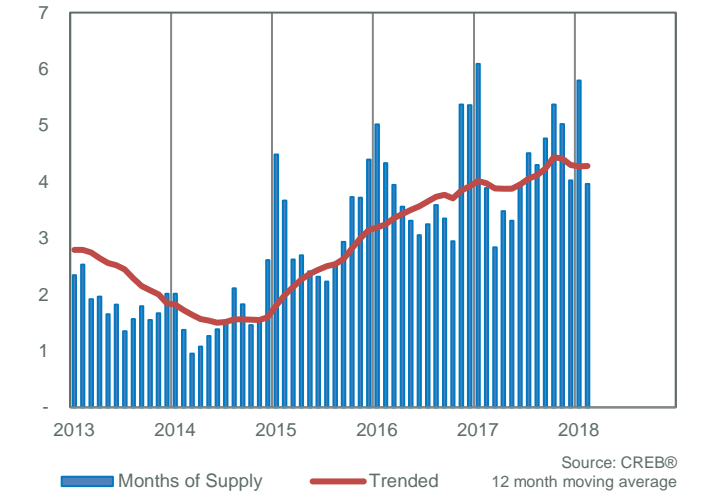
AIRDRIE TOTAL SALES BY PRICE RANGE



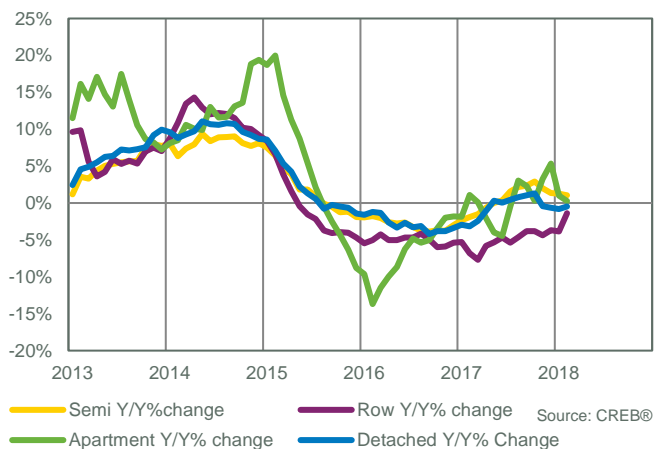
AIRDRIE INVENTORY AND SALES



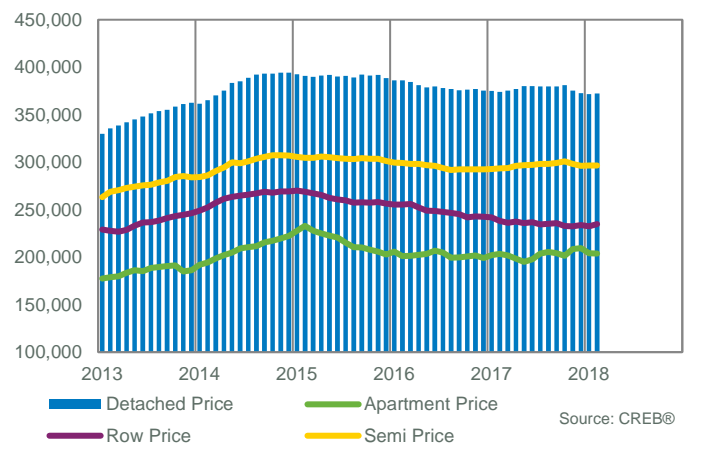
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



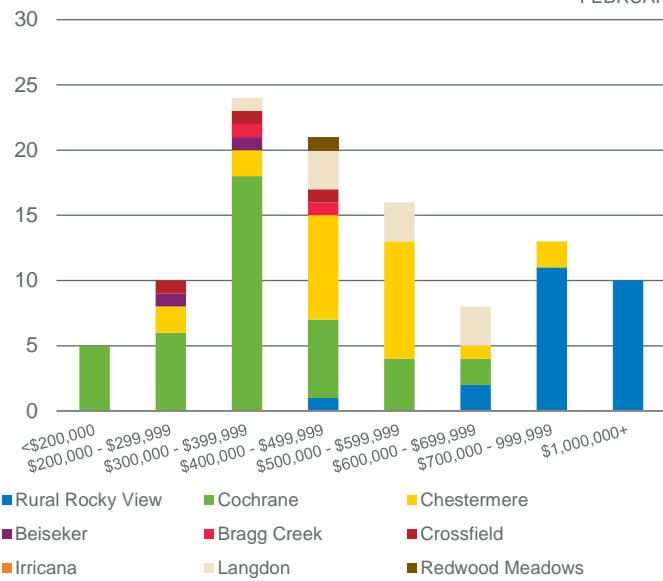
AIRDRIE PRICES



February 2018	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	108	233	46.35%	776	7.19	537,400	576,099	480,000	100%
Rural Rocky View	24	65	36.92%	252	10.50	912,400	1,084,146	925,000	22%
Beiseker	2	2	100.00%	9	4.50	-	303,500	303,500	2%
Bragg Creek	2	4	50.00%	18	9.00	-	425,000	425,000	2%
Chestermere	24	39	61.54%	119	4.96	484,400	505,367	493,750	22%
Cochrane	41	93	44.09%	294	7.17	420,000	366,543	350,000	38%
Crossfield	3	8	37.50%	36	12.00	-	345,367	312,100	3%
Irricana	0	5	0.00%	12	-	-	-	-	0%
Langdon	10	15	66.67%	23	2.30	-	511,450	527,500	9%
Redwood Meadows	1	1	100.00%	7	7.00	-	431,500	431,500	1%
Other	1	1	100.00%	6	6.00	-	1,003,000	1,003,000	1%

SALES BY PRICE RANGE

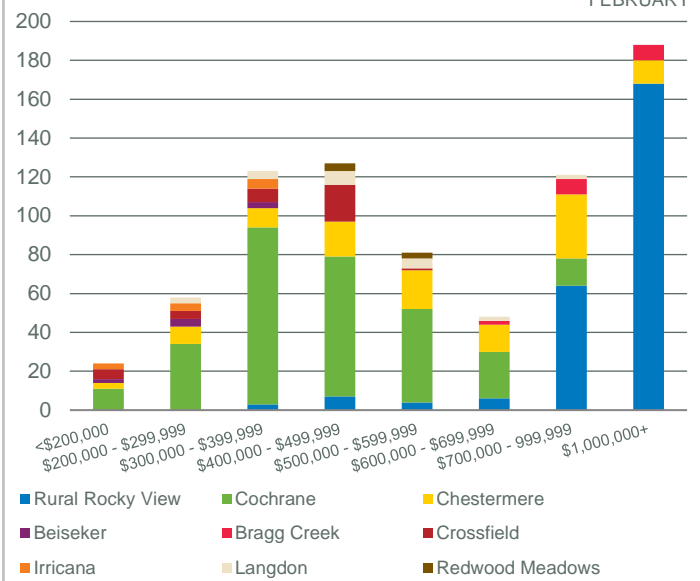
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Source: CREB®

INVENTORY BY PRICE RANGE

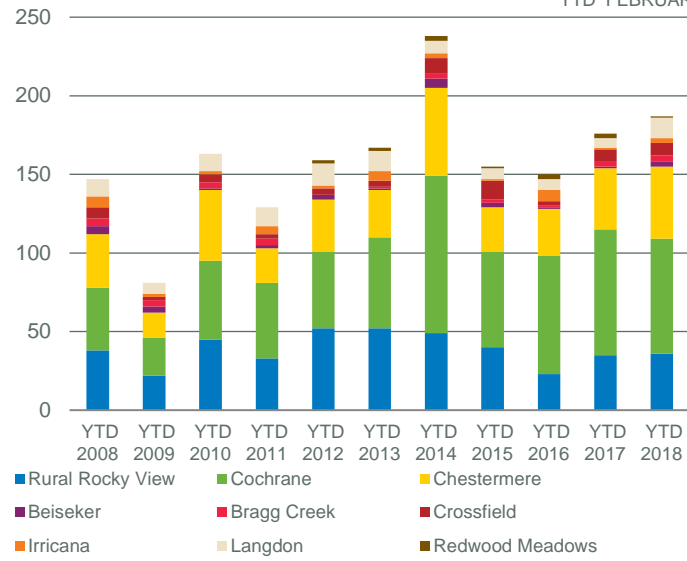
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Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

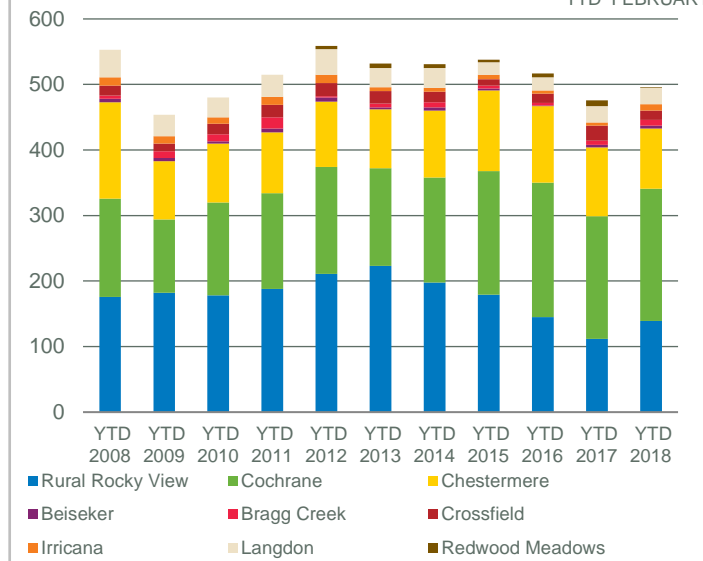
YTD FEBRUARY



Source: CREB®

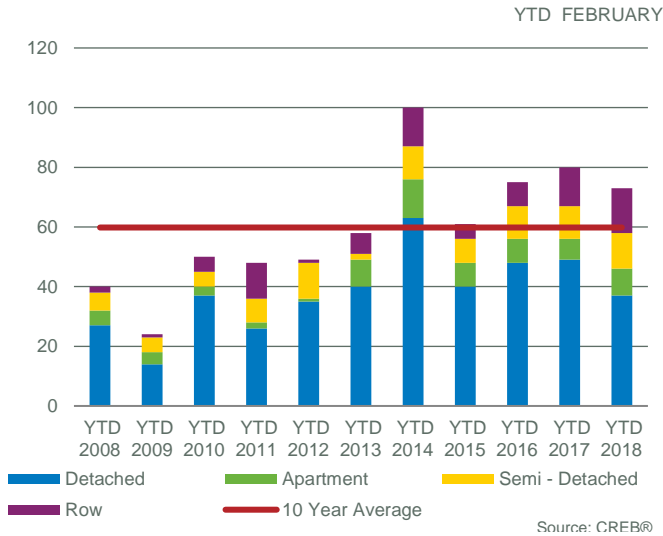
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

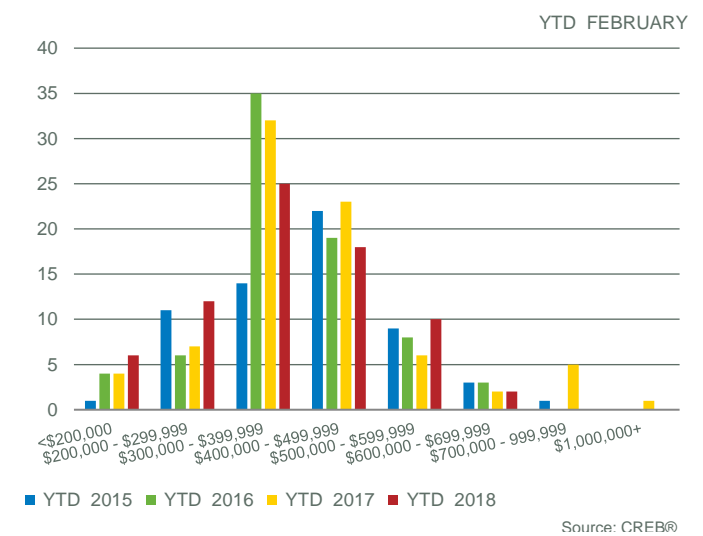


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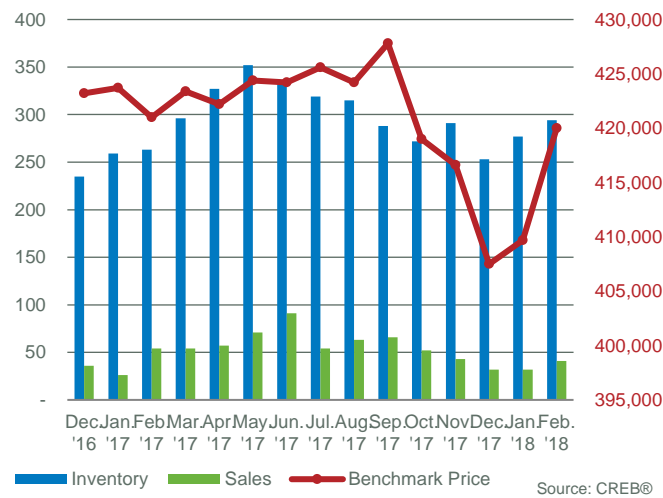
COCHRANE TOTAL SALES



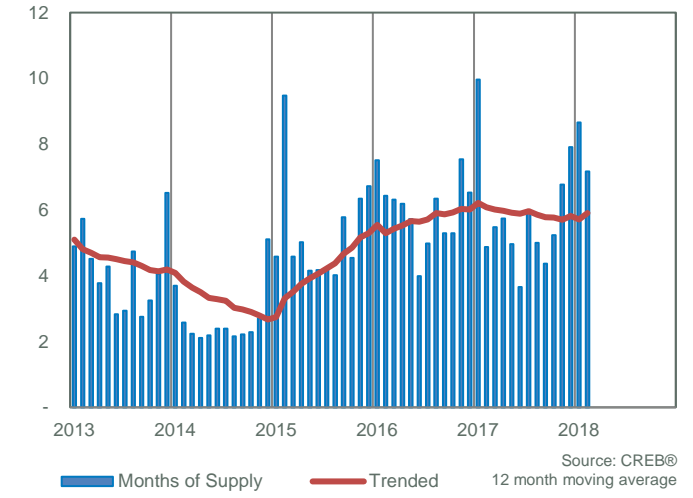
COCHRANE TOTAL SALES BY PRICE RANGE



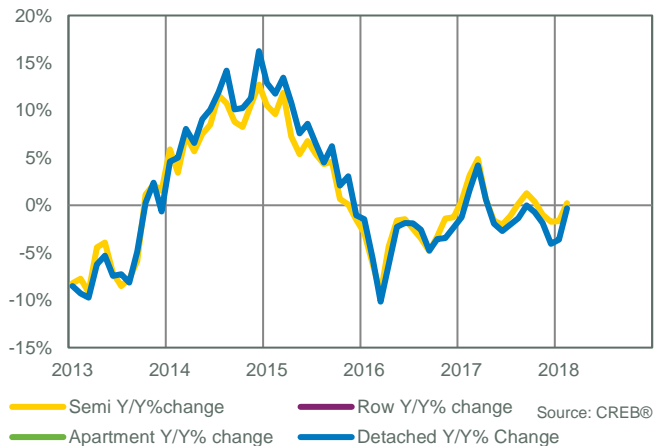
COCHRANE INVENTORY AND SALES



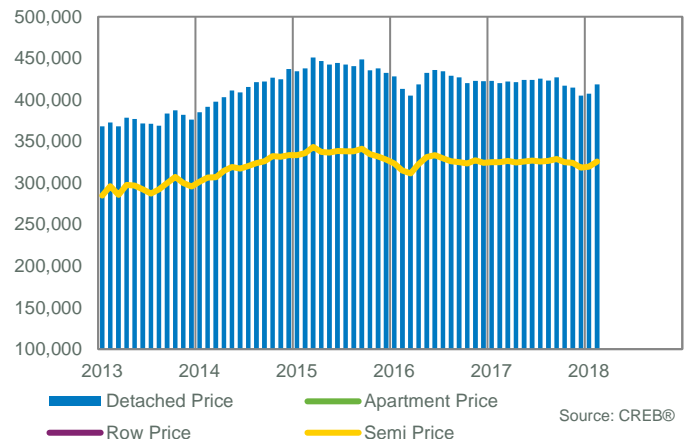
COCHRANE MONTHS OF INVENTORY



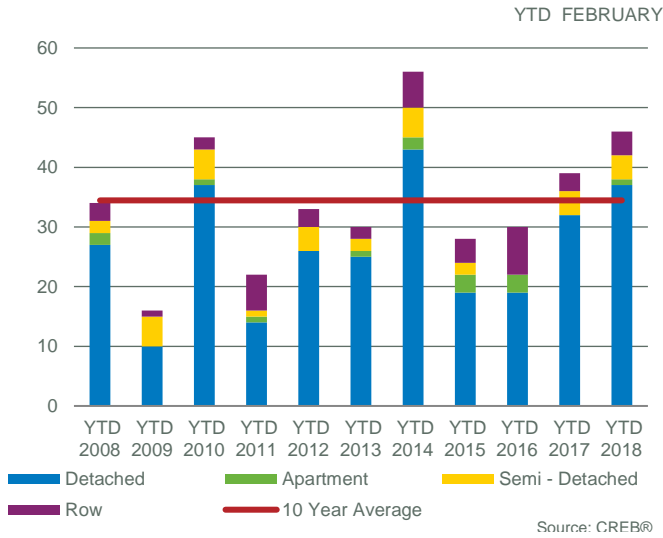
COCHRANE PRICE CHANGE



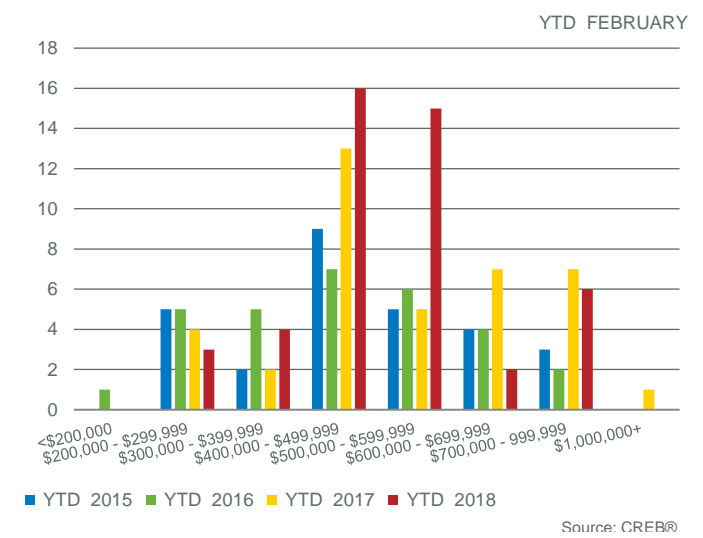
COCHRANE PRICES



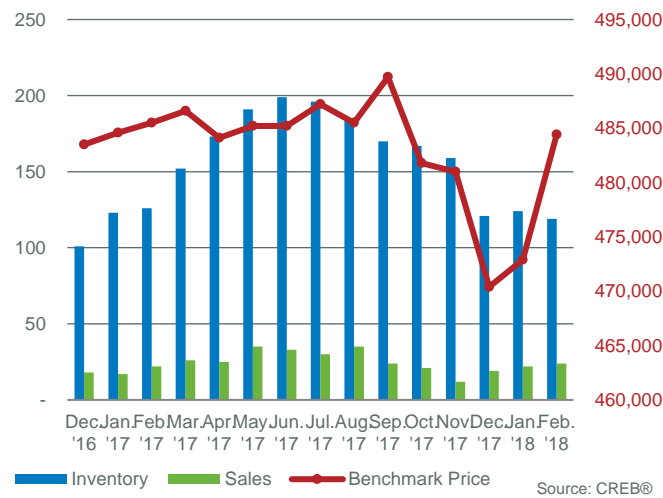
CHESTERMERE TOTAL SALES



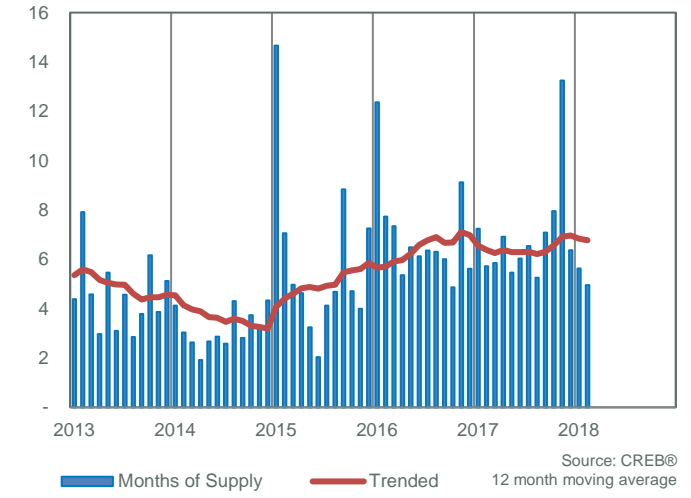
CHESTERMERE TOTAL SALES BY PRICE RANGE



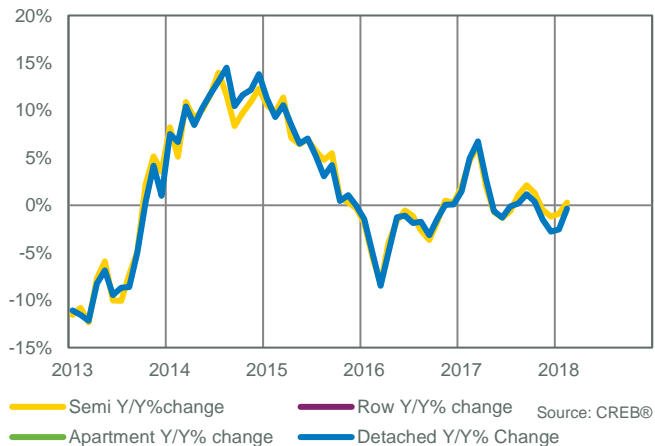
CHESTERMERE INVENTORY AND SALES



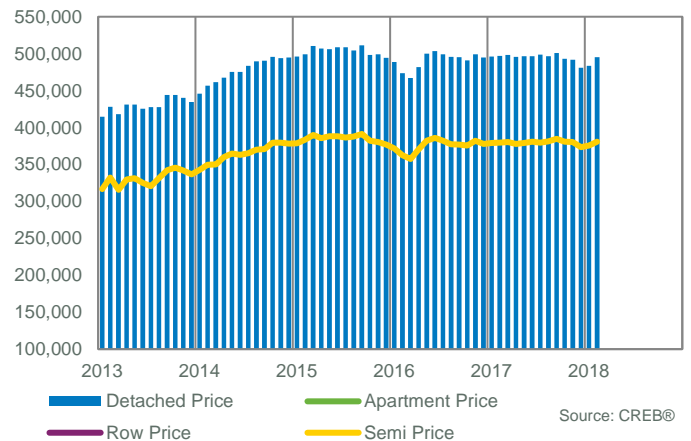
CHESTERMERE MONTHS OF INVENTORY



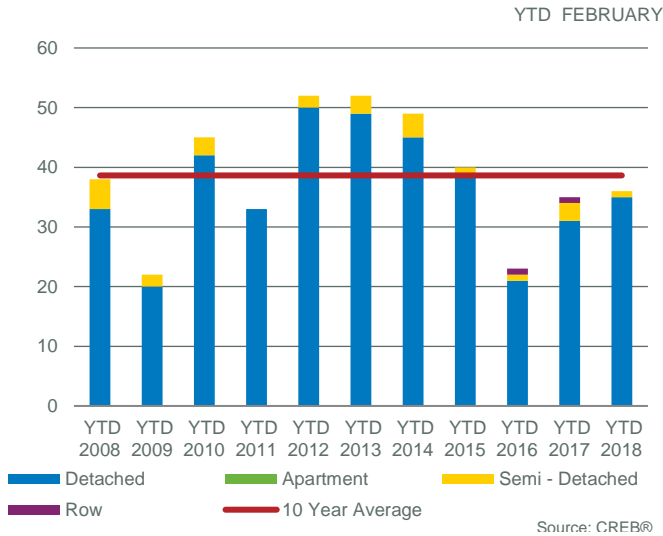
CHESTERMERE PRICE CHANGE



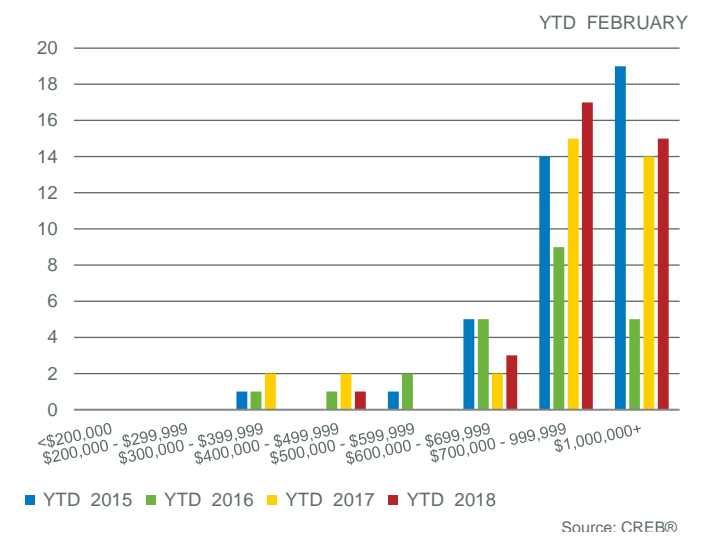
CHESTERMERE PRICES



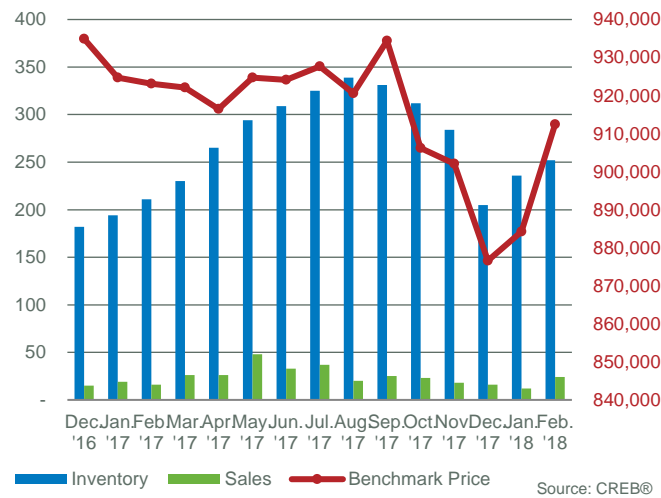
RURAL ROCKY VIEW TOTAL SALES



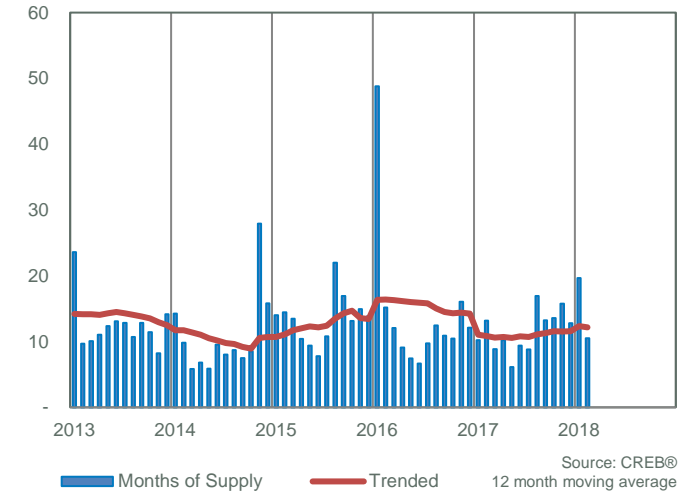
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



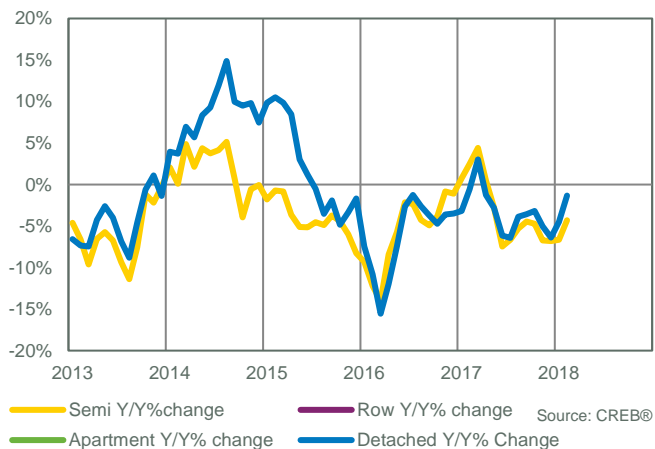
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



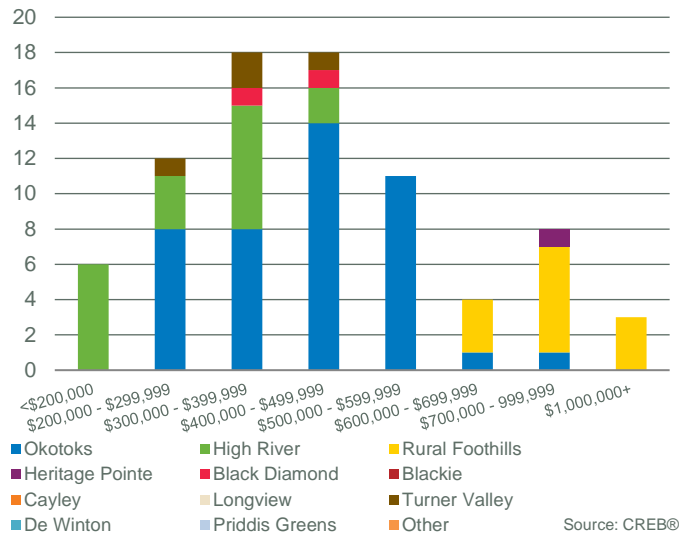
RURAL ROCKY VIEW PRICES



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Total Foothills Region	81	165	49.09%	674	8.32	380,000	479,721	420,000	100%
Rural Foothills	12	28	42.86%	131	10.92	461,600	983,621	894,500	15%
Black Diamond	2	7	28.57%	20	10.00	-	385,000	385,000	2%
Blackie	0	2	0.00%	6	-	-	-	-	0%
Cayley	0	3	0.00%	11	-	-	-	-	0%
De Winton	0	1	0.00%	1	-	-	-	-	0%
Heritate Pointe	1	8	12.50%	32	32.00	-	818,000	818,000	1%
High River	18	32	56.25%	87	4.83	340,100	276,467	293,750	22%
Okotoks	43	74	58.11%	176	4.09	423,000	430,724	429,900	53%
Turner Valley	4	6	66.67%	59	14.75	294,600	358,350	370,450	5%
Priddis Greens	1	3	33.33%	13	13.00	-	535,000	535,000	1%
Longview	0	0	-	0	-	-	-	-	0%
Other	0	1	0.00%	2	-	-	-	-	0%

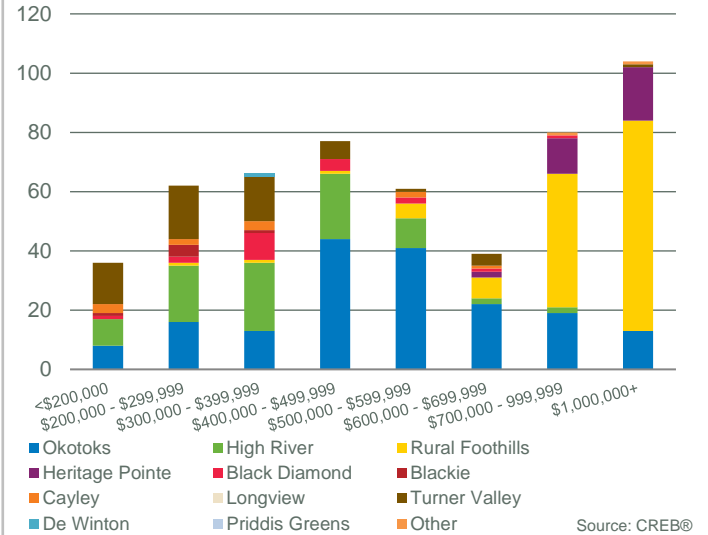
SALES BY PRICE RANGE

FEBRUARY



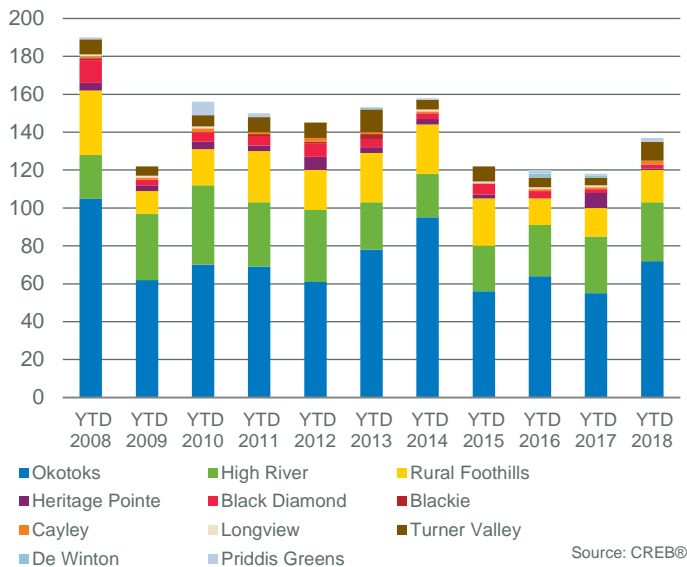
INVENTORY BY PRICE RANGE

FEBRUARY



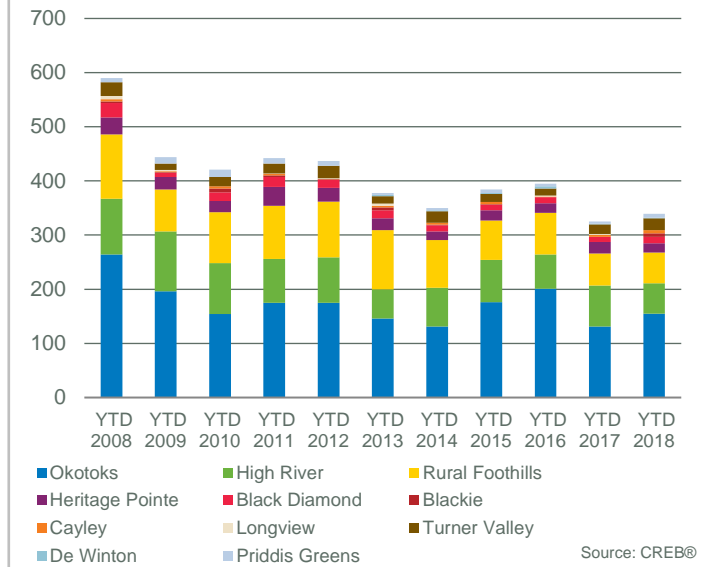
FOOTHILLS SALES: YEAR-TO-DATE

YTD FEBRUARY



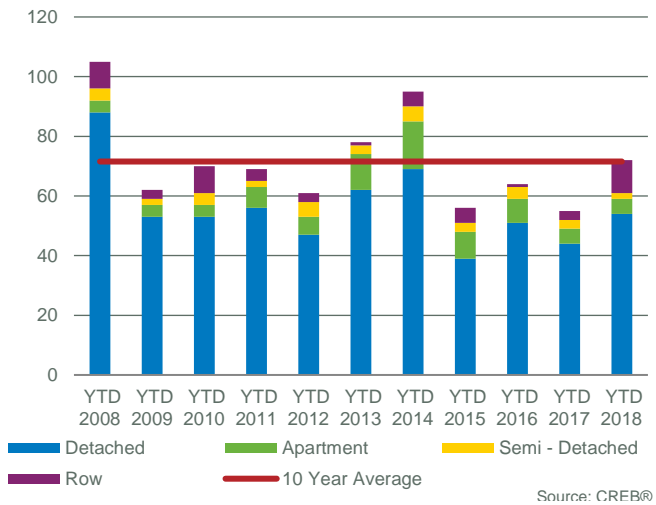
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY



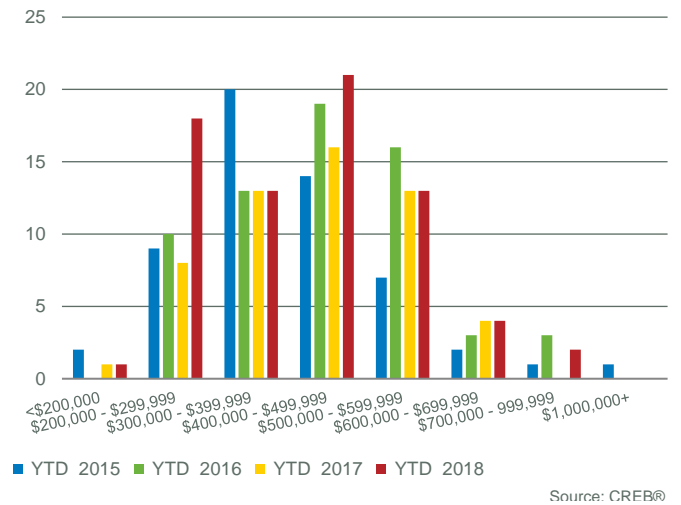
OKOTOKS TOTAL SALES

YTD FEBRUARY

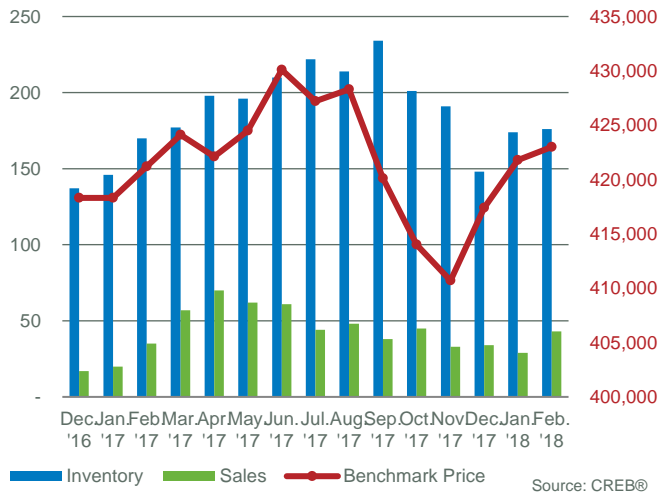


OKOTOKS TOTAL SALES BY PRICE RANGE

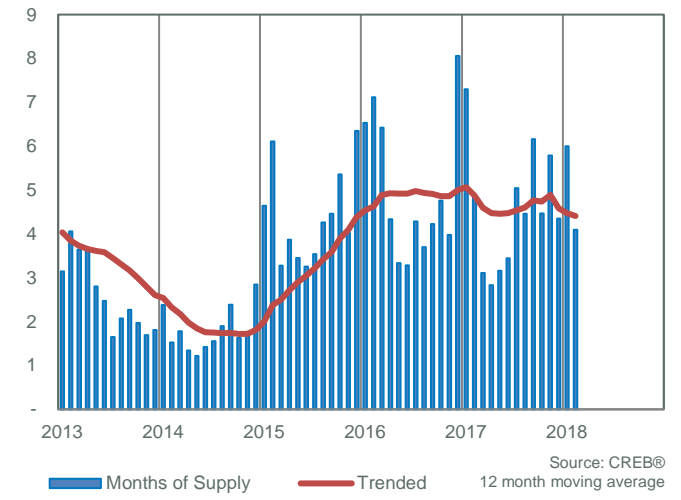
YTD FEBRUARY



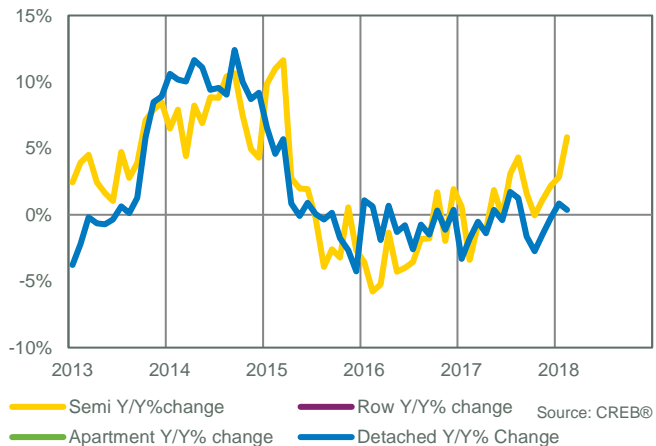
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



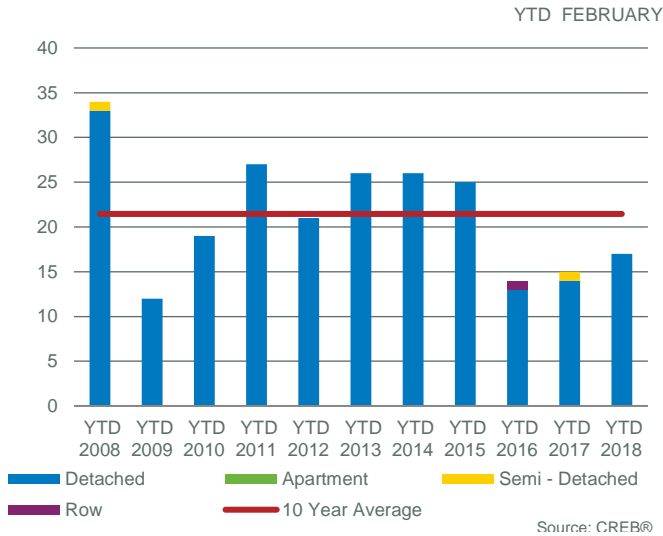
OKOTOKS PRICE CHANGE



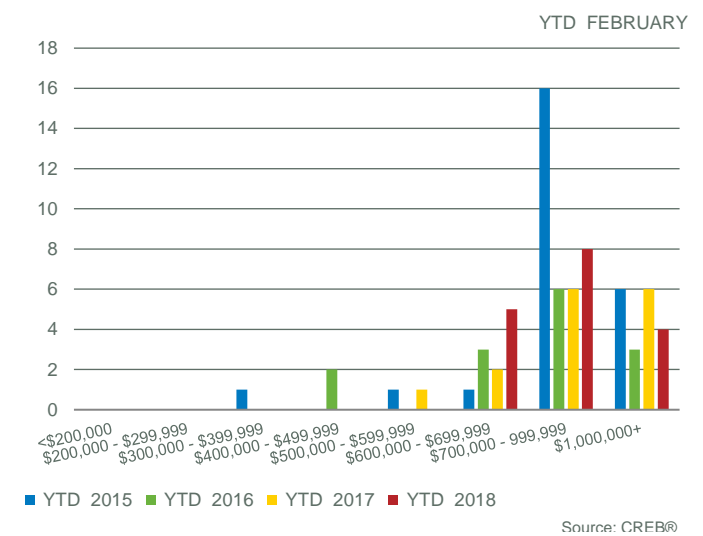
OKOTOKS PRICES



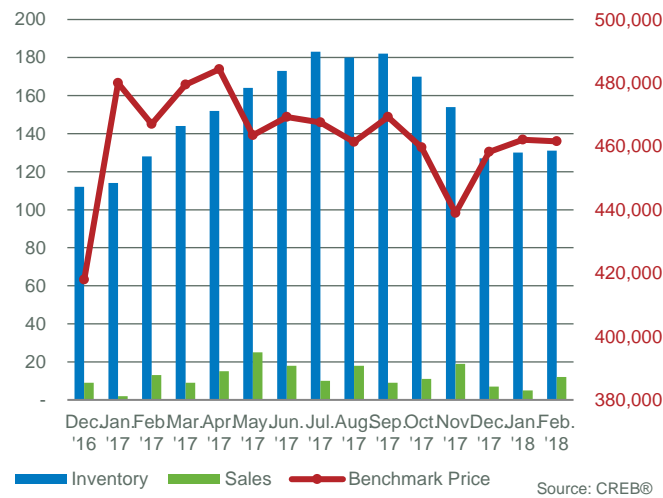
RURAL FoothILLS TOTAL SALES



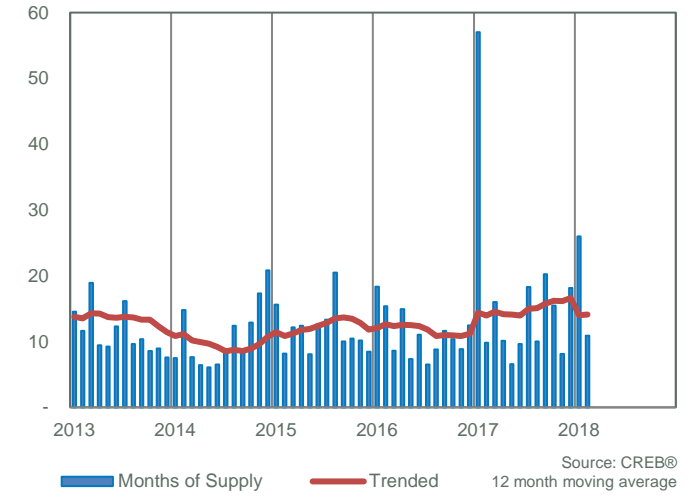
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



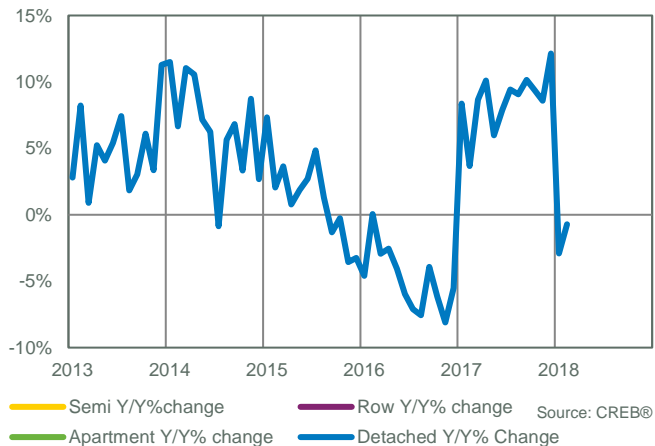
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

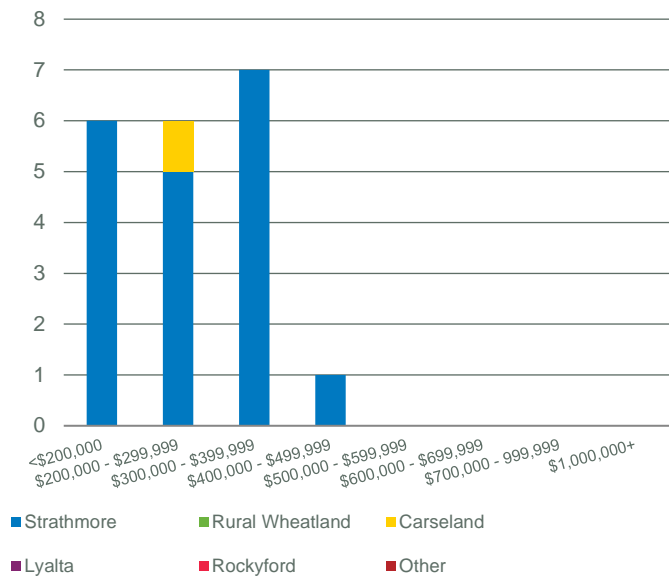


February 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	20	48	41.67%	178	8.90	221,000	270,565	255,000	100%
Rural Wheatland*	0	10	0.00%	37	-	221,000	-	-	0%
Carseland*	1	1	100.00%	5	5.00	-	200,000	200,000	5%
Lyalta*	0	1	0.00%	10	-	-	-	-	0%
Rockyford*	0	0	-	5	-	-	-	-	0%
Strathmore	19	35	54.29%	106	5.58	388,800	274,279	260,000	95%
Gleichen	0	1	0.00%	5	-	-	-	-	0%
Other*	0	1	0.00%	15	-	-	-	-	0%

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

SALES BY PRICE RANGE

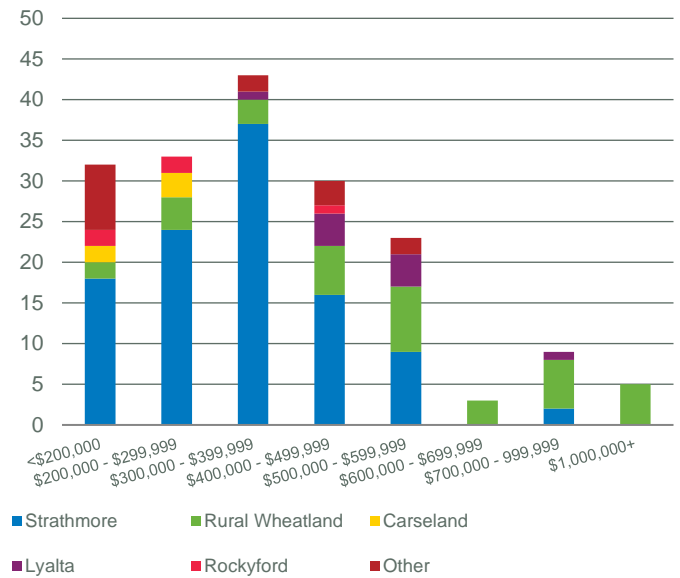
FEBRUARY



Source: CREB®

INVENTORY BY PRICE RANGE

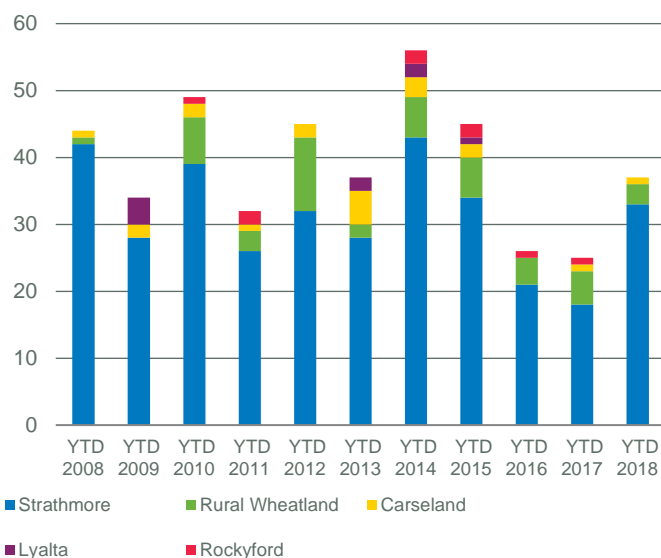
FEBRUARY



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD FEBRUARY



Source: CREB®

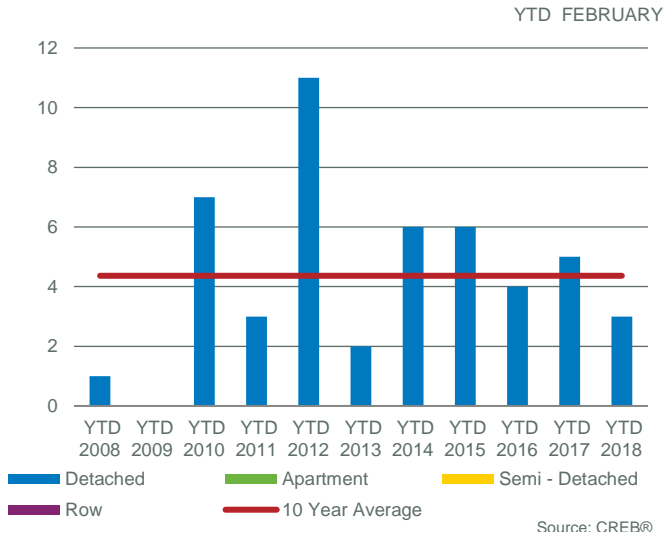
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

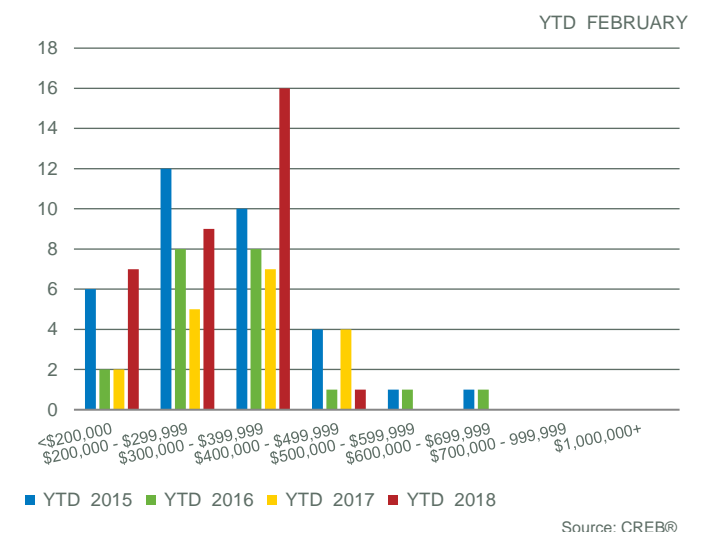


Source: CREB®

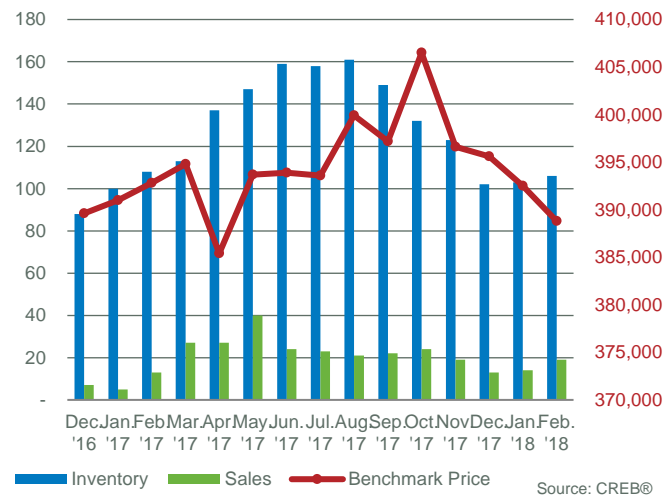
STRATHMORE TOTAL SALES



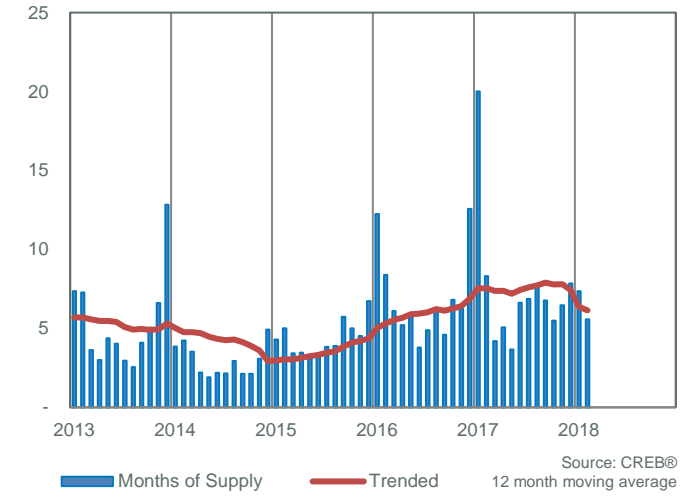
STRATHMORE TOTAL SALES BY PRICE RANGE



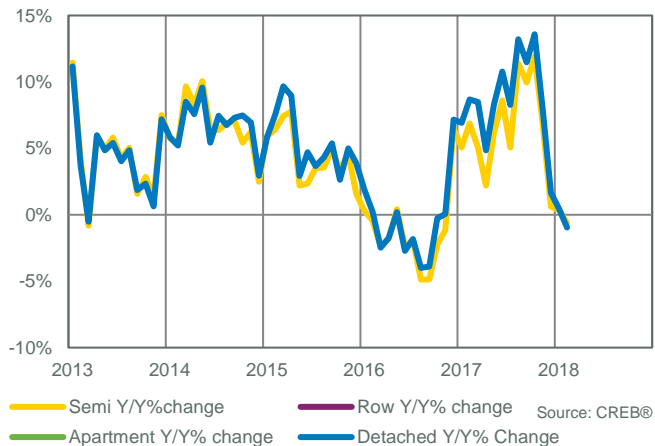
STRATHMORE INVENTORY AND SALES



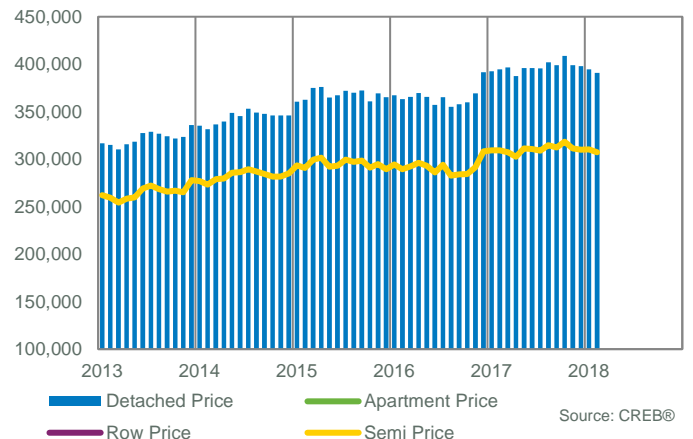
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

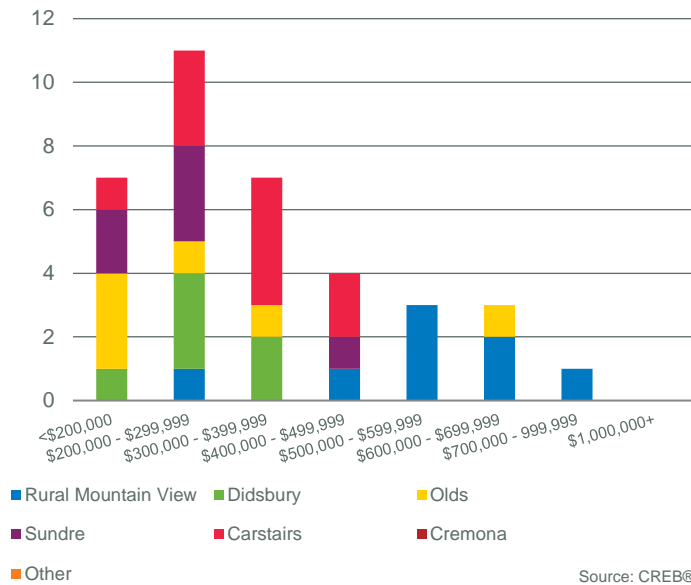


February 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	36	81	44.44%	301	8.36	297,000	342,895	301,890	100%
Rural Mountain View*	8	20	40.00%	81	10.13	239,800	545,438	543,750	22%
Carstairs	10	21	47.62%	58	5.80	307,800	315,373	334,740	28%
Cremona	0	0	-	3	-	-	-	-	0%
Didsbury	6	16	37.50%	39	6.50	287,500	259,583	291,000	17%
Olds*	6	18	33.33%	88	14.67	328,500	303,667	220,000	17%
Sundre*	6	5	120.00%	26	4.33	260,800	241,250	225,000	17%
Other*	0	1	0.00%	6	-	-	-	-	0%

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

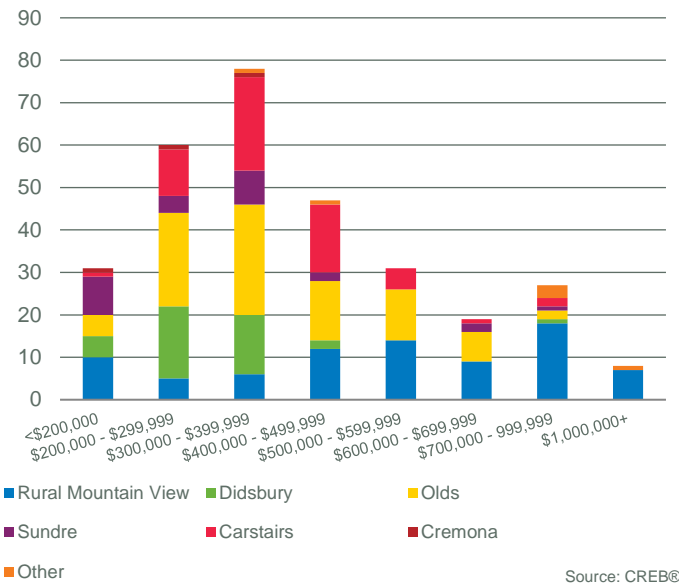
SALES BY PRICE RANGE

FEBRUARY



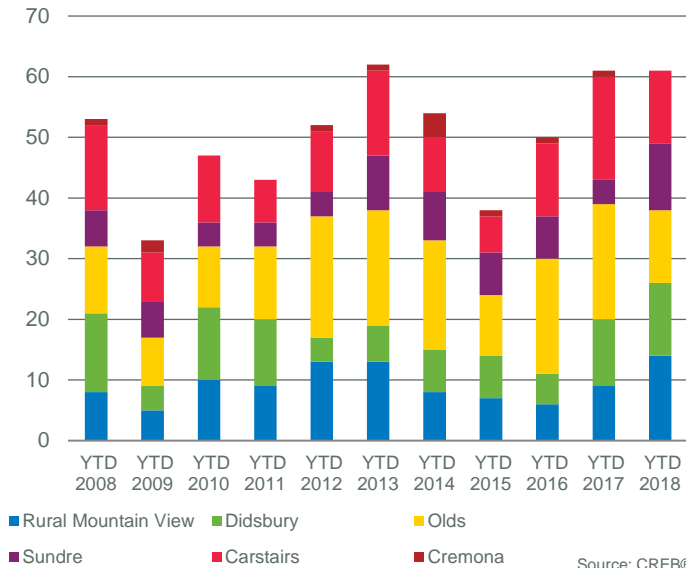
INVENTORY BY PRICE RANGE

FEBRUARY



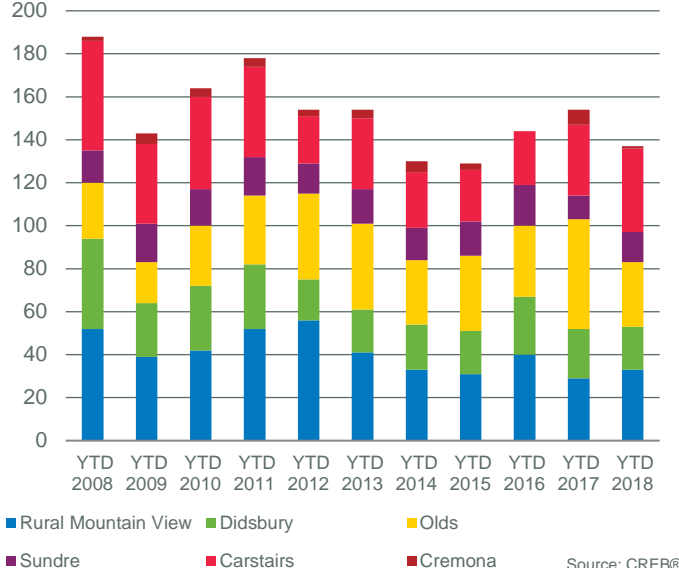
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD FEBRUARY



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

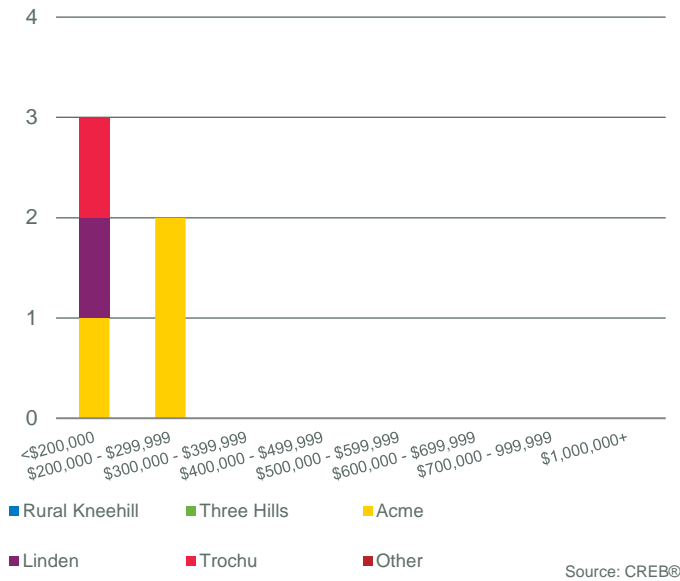


February 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	5	8	62.50%	97	19.40	-	167,200	150,000	100%
Rural Kneehill*	0	0	-	10	-	-	-	-	0%
Acme*	3	1	300.00%	15	5.00	-	213,333	220,000	60%
Linden*	1	1	100.00%	6	6.00	-	124,000	124,000	20%
Three Hills*	0	2	0.00%	30	-	-	-	-	0%
Torrington*	0	2	0.00%	3	-	-	-	-	0%
Trochu*	1	1	100.00%	21	21.00	-	72,000	72,000	20%
Other*	0	1	0.00%	15	-	-	-	-	0%

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

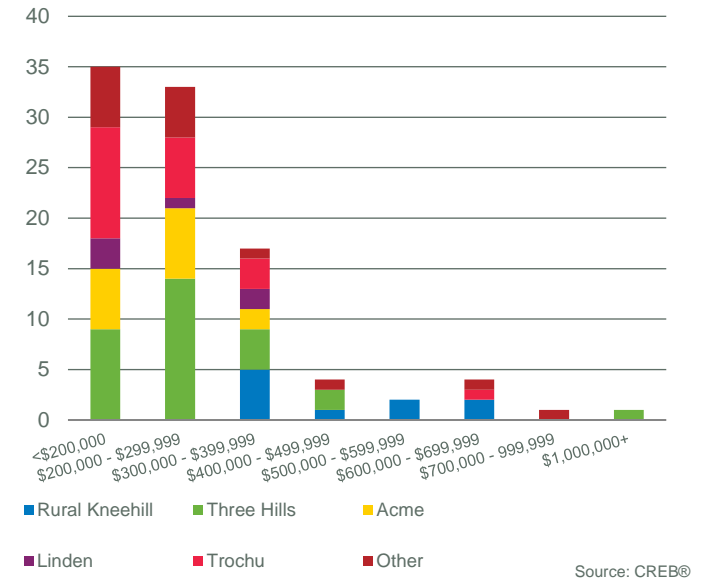
SALES BY PRICE RANGE

FEBRUARY



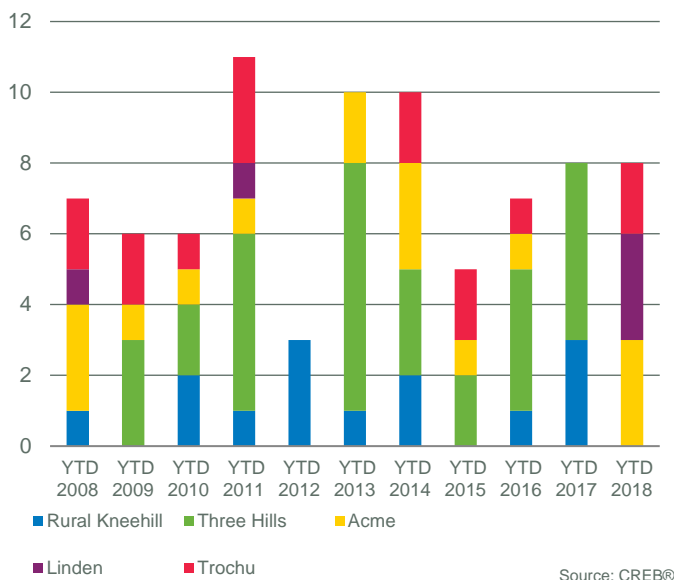
INVENTORY BY PRICE RANGE

FEBRUARY



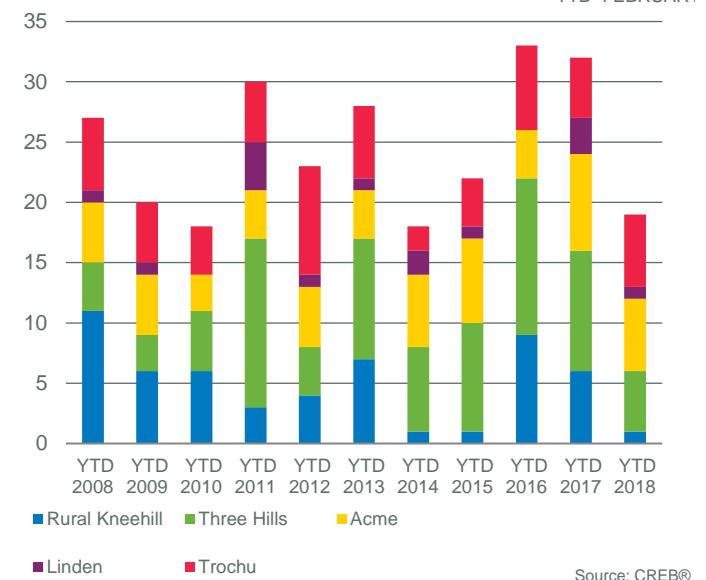
KNEEHILL SALES: YEAR-TO-DATE

YTD FEBRUARY



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

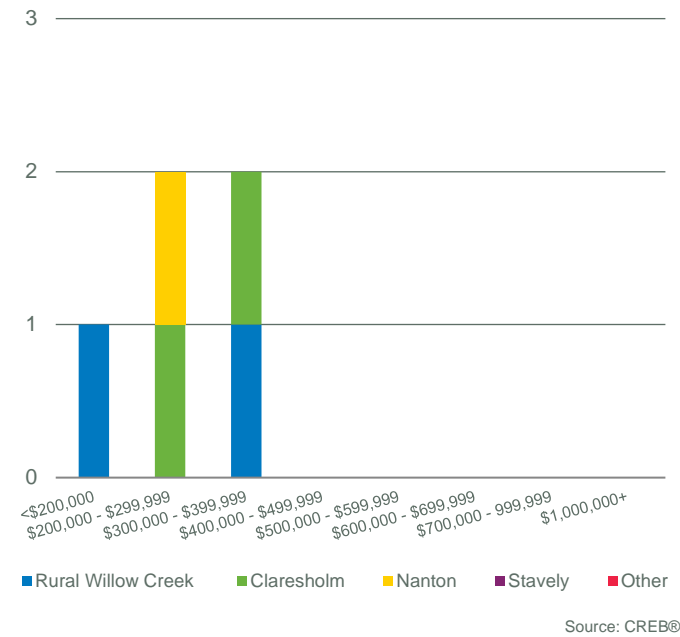


February 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	5	15	33.33%	75	15.00	-	277,900	264,000	100%
Rural Willow Creek*	2	2	100.00%	7	3.50	-	286,500	286,500	40%
Claresholm*	2	7	28.57%	27	13.50	-	276,250	276,250	40%
Nanton*	1	4	25.00%	27	27.00	-	264,000	264,000	20%
Stavely*	0	2	0.00%	13	-	-	-	-	0%
Other*	0	0	-	1	-	-	-	-	0%

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

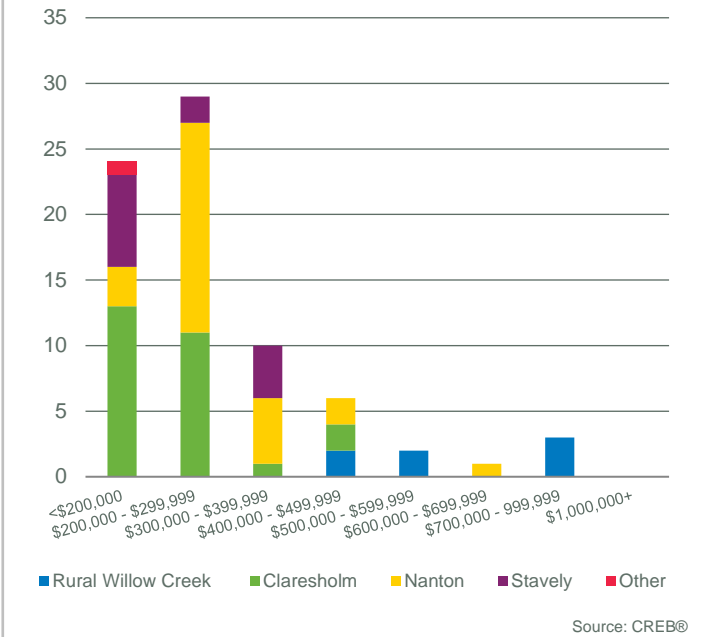
SALES BY PRICE RANGE

FEBRUARY



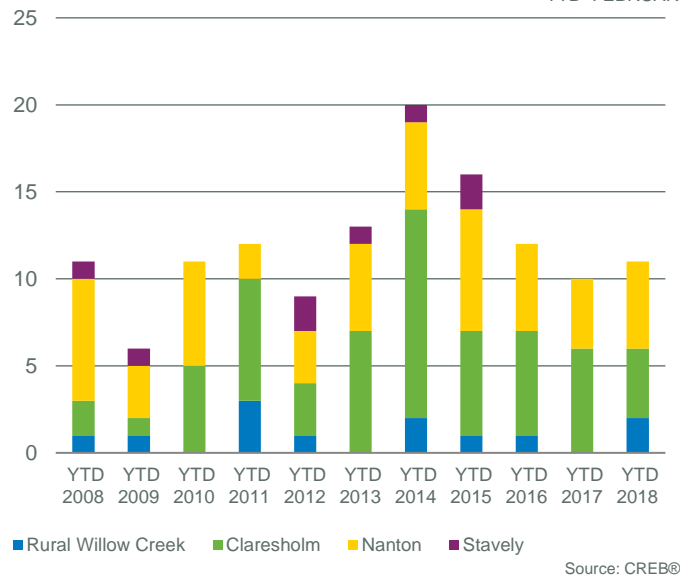
INVENTORY BY PRICE RANGE

FEBRUARY



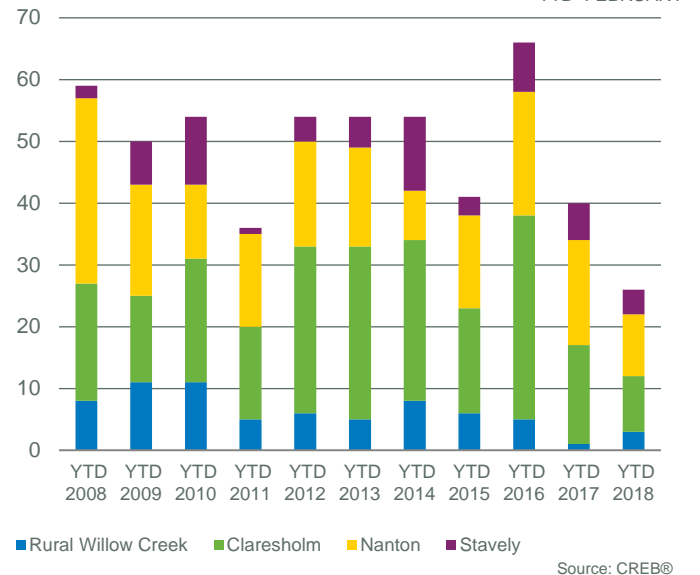
WILLOW CREEK SALES: YEAR-TO-DATE

YTD FEBRUARY



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

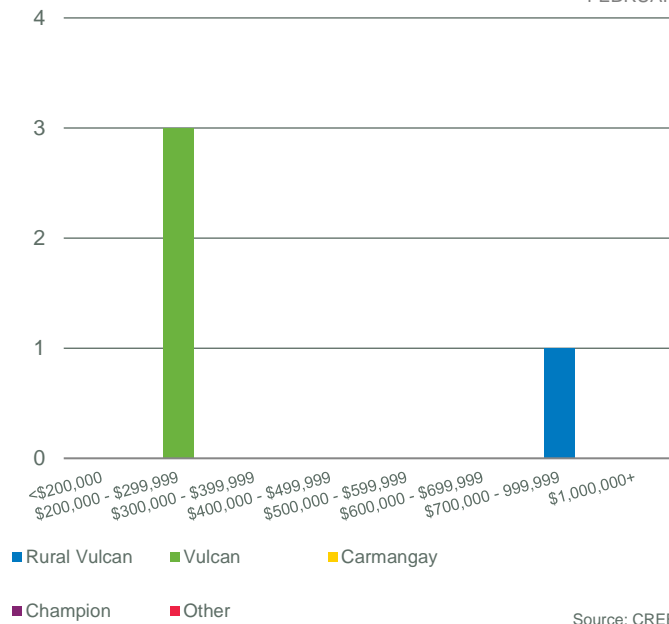


February 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	4	8	50.00%	59	14.75	-	380,625	231,250	100%
Rural Vulcan*	1	1	100.00%	19	19.00	-	840,000	840,000	25%
Vulcan*	3	5	60.00%	22	7.33	-	227,500	227,500	75%
Carmangay*	0	0	-	4	-	-	-	-	0%
Champion*	0	0	-	5	-	-	-	-	0%
Other*	0	2	0.00%	9	-	-	-	-	0%

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

SALES BY PRICE RANGE

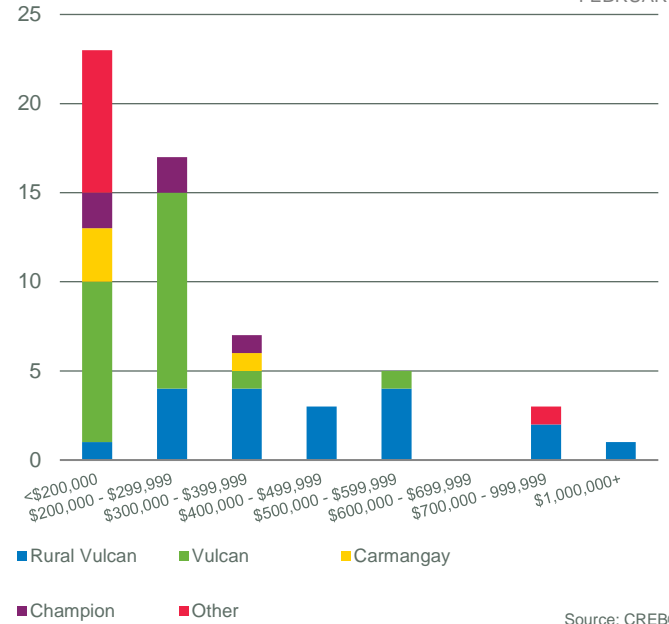
FEBRUARY



Source: CREB®

INVENTORY BY PRICE RANGE

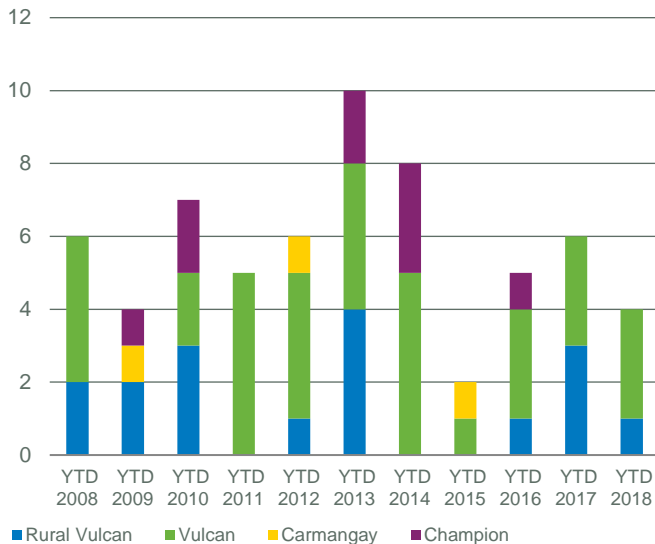
FEBRUARY



Source: CREB®

VULCAN SALES: YEAR-TO-DATE

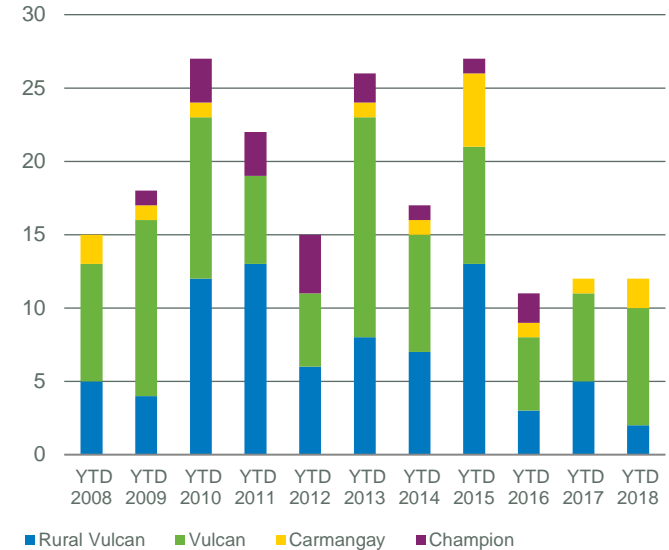
YTD FEBRUARY



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY



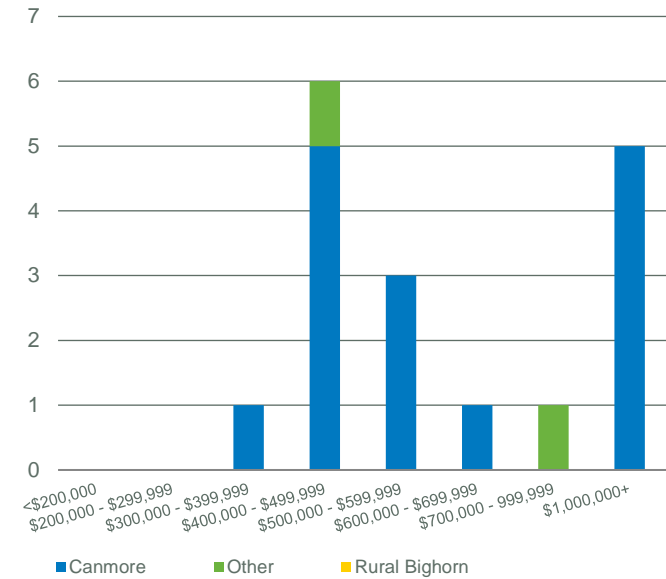
Source: CREB®

February 2018	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*	17	22	77.27%	77	4.53	-	731,400	590,000	100%
Rural Bighorn*	0	0	-	6	-	-	-	-	0%
Canmore*	15	21	71.43%	60	4.00	-	751,753	590,000	88%
Other*	2	1	200.00%	11	5.50	-	578,750	578,750	12%

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

SALES BY PRICE RANGE

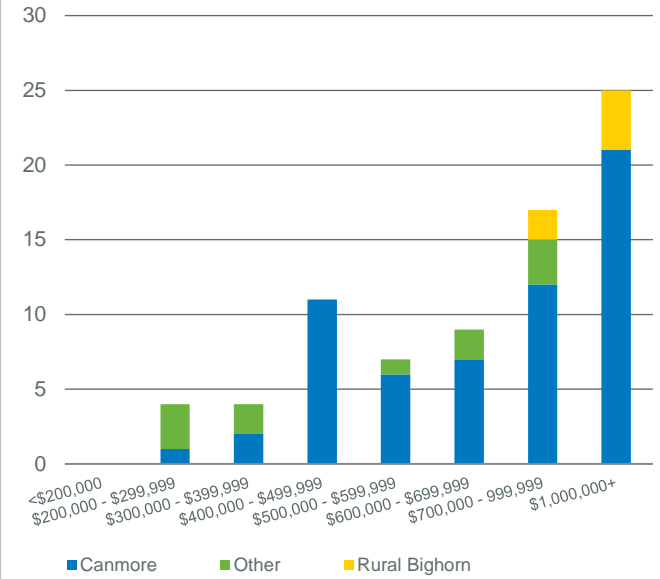
FEBRUARY



Source: CREB®

INVENTORY BY PRICE RANGE

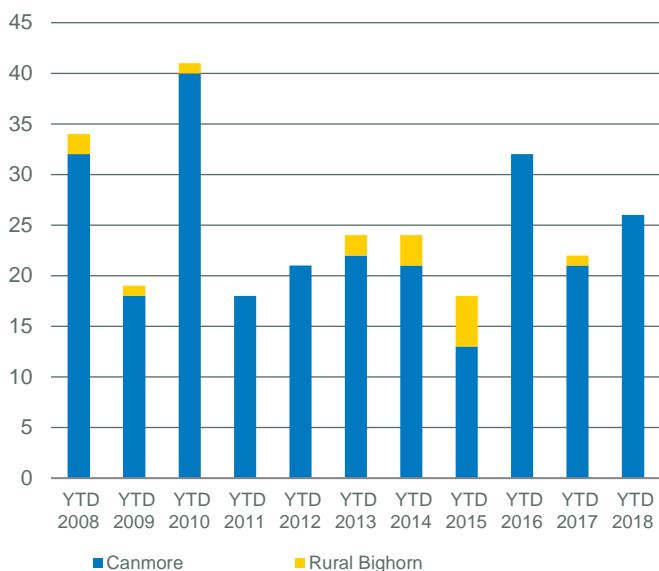
FEBRUARY



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

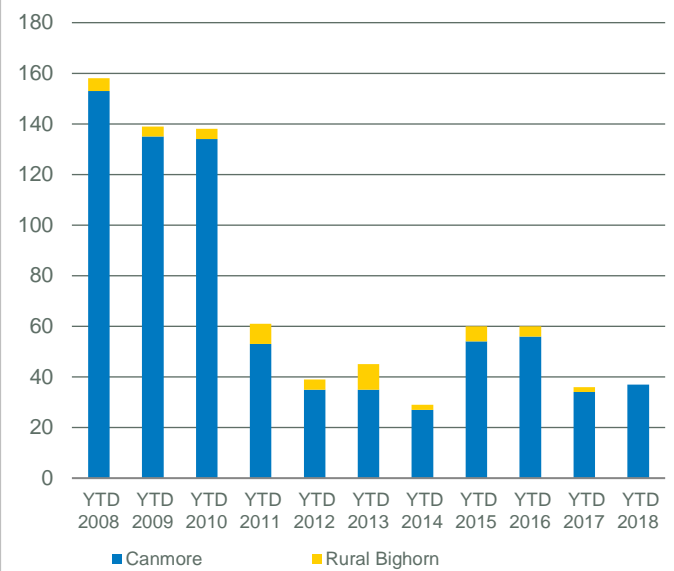
YTD FEBRUARY



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY



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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