



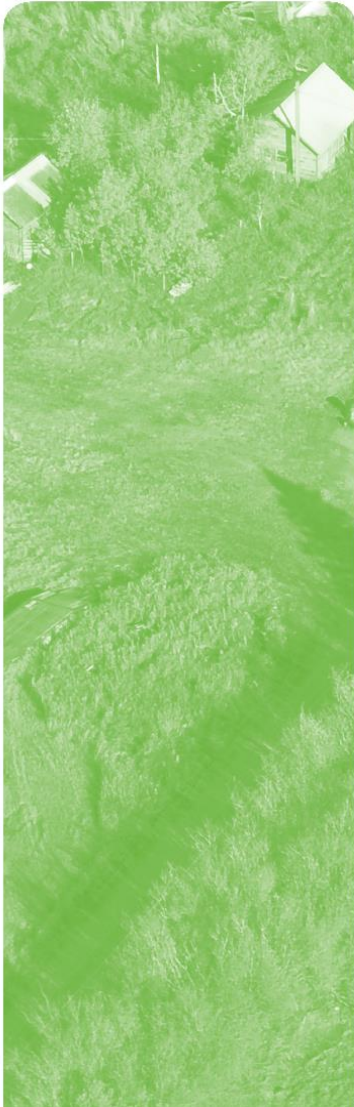
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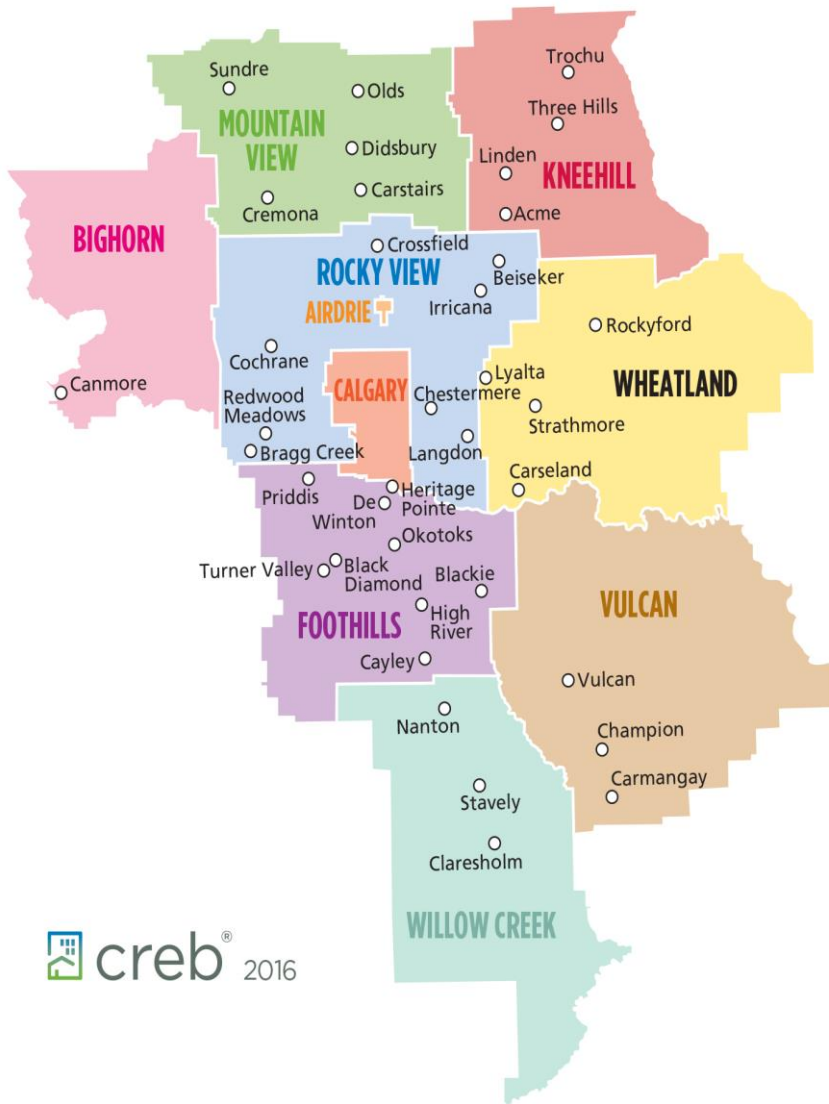
MONTHLY STATISTICS PACKAGE

Calgary Region

July 2018



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REGIONAL HIGHLIGHTS

August 1, 2018

Airdrie

- 2018 Airdrie residential sales have totalled 732 units so far, which is 11 per cent lower than the same period last year. Sales are at the lowest level when compared to the same period in the past six years.
- Year-to-date new listings remain just above last year's levels, totalling 1,600 units and reaching a new peak when compared to the same period in previous years. Total inventories in Airdrie have averaged 544 units this year, approximately 100 units higher than the same period in 2017.
- The rise in inventory, combined with easing sales, has caused months of supply to average over 5.2 months for the year, impacting prices.
- Detached benchmark prices have averaged \$372,386 so far this year. This is 1.29 per cent lower than in 2017.

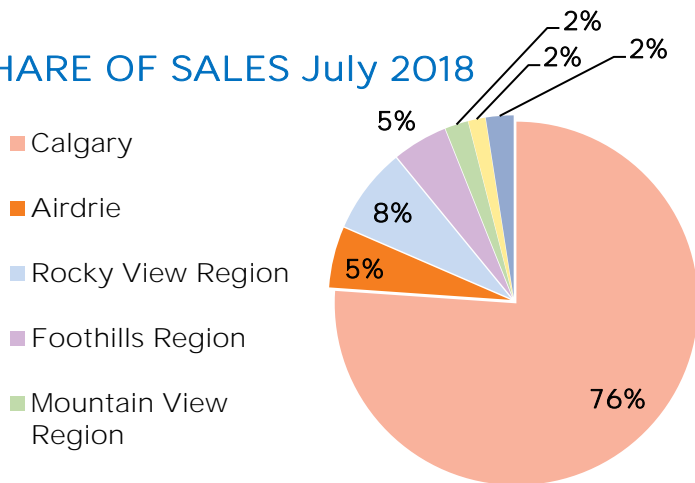
Cochrane

- Year-to-date residential sales in Cochrane totalled 380 units. Compared to the same period in 2017, this number has declined compared to last year. However, total sales continue to be above long-term averages and levels during 2015-16.
- New listings are also at historical highs and have reached a new peak of 862 residential units. This has pushed year-to-date average inventory levels up to monthly levels of 390 units and causing months of supply to average six months for this year.
- Despite gains in supply on the market, detached benchmark prices in Cochrane remain relatively stable. Year-to-date detached prices averaged \$425,714, just above last year but still nearly four per cent below peak levels.

Okotoks

- Total residential sales in Okotoks have totalled 320 units so far in 2018. A decline over the previous year and below long-term trends.
- New listings remain elevated and comparable to periods in previous years. This has kept inventories at near-record levels, with year-to-date average levels being totalling 248 units.
- Months of supply have averaged 5.4 months this year, higher than historical standards. However, the elevated levels have not prevented prices from starting to recovery. Overall, year-to-date detached benchmark prices have averaged \$436,786 this year, just above last year but nearly three per cent below peak levels.

SHARE OF SALES July 2018



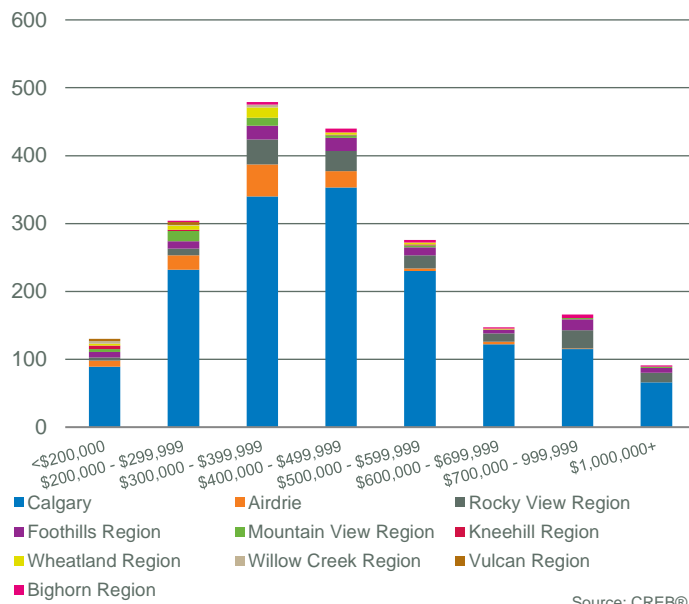
Source: CREB®

Jul. 18

July 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	1,547	2,964	52.19%	8,450	5.46	435,200	479,266	423,500	76%
Airdrie	110	201	54.73%	623	5.66	342,600	359,148	359,000	5%
Rocky View Region	154	320	48.13%	1,181	7.67	552,500	586,603	482,500	8%
Foothills Region	99	183	54.10%	811	8.19	388,800	627,233	437,500	5%
Mountain View Region	42	92	45.65%	445	10.60	306,200	408,810	310,000	2%
Kneehill Region	9	25	36.00%	120	13.33	-	246,851	185,000	0%
Wheatland Region	31	67	46.27%	276	8.90	228,200	351,577	345,000	2%
Willow Creek Region	9	23	39.13%	104	11.56	-	246,644	260,000	0%
Vulcan Region	7	16	43.75%	93	13.29	-	172,571	201,000	0%
Bighorn Region	25	45	55.56%	125	5.00	-	645,882	518,000	1%
CREB® Economic Region	2,033	3,936	51.65%	12,228	6.01	430,000	483,634	420,000	100%

CREB® SALES BY PRICE RANGE

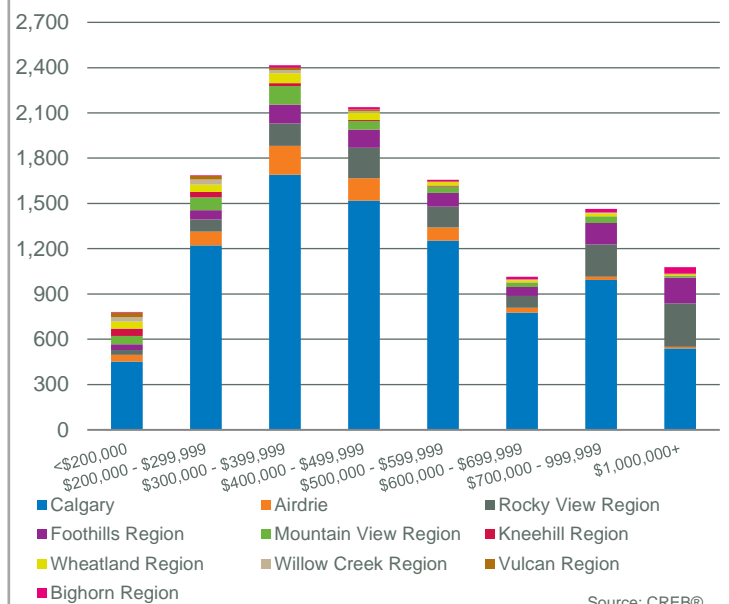
JULY



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

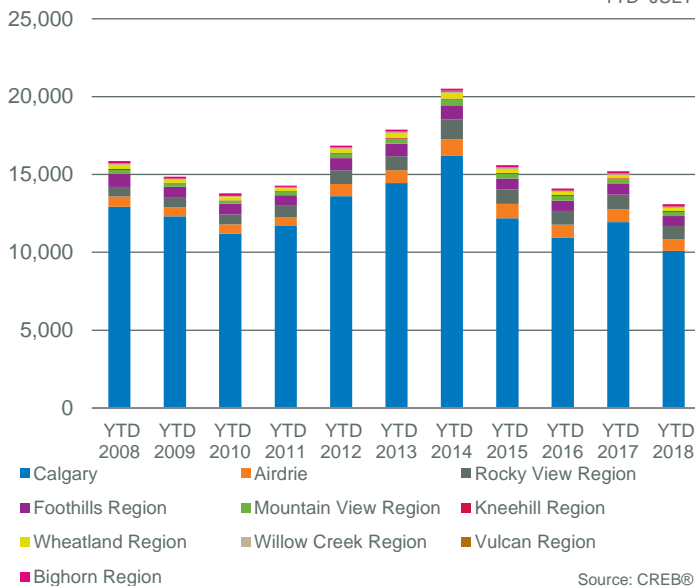
JULY



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

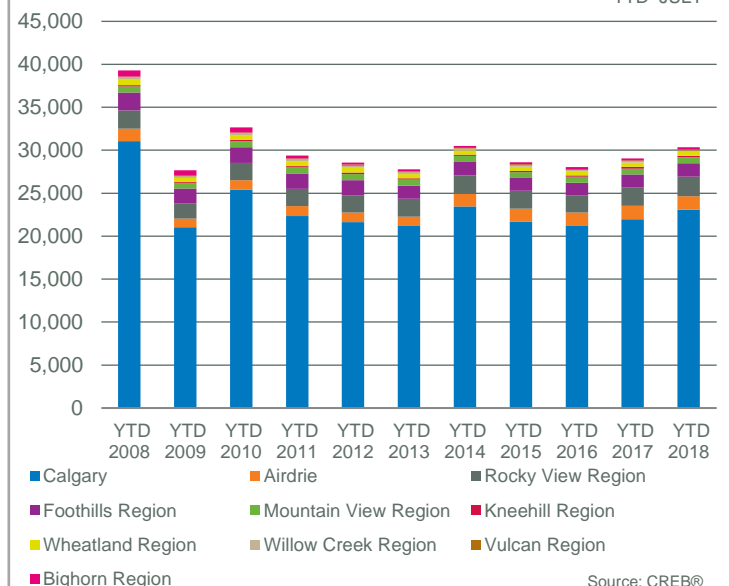
YTD JULY



Source: CREB®

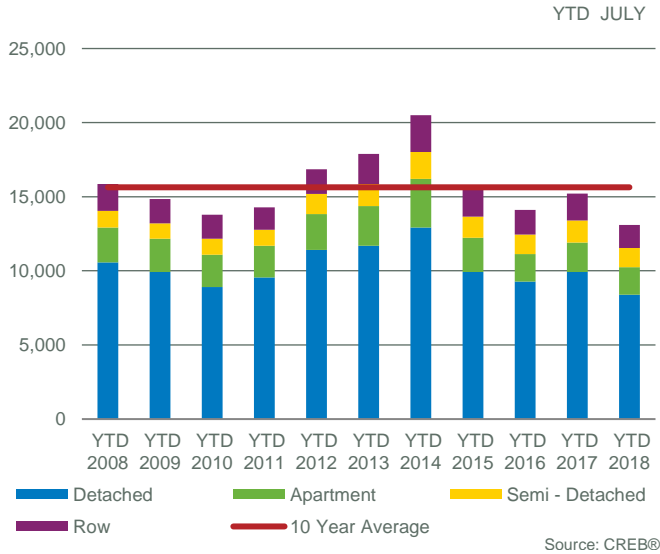
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD JULY

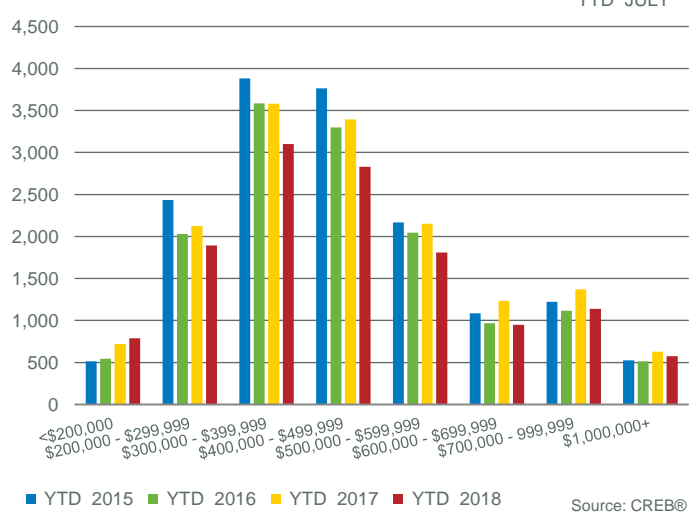


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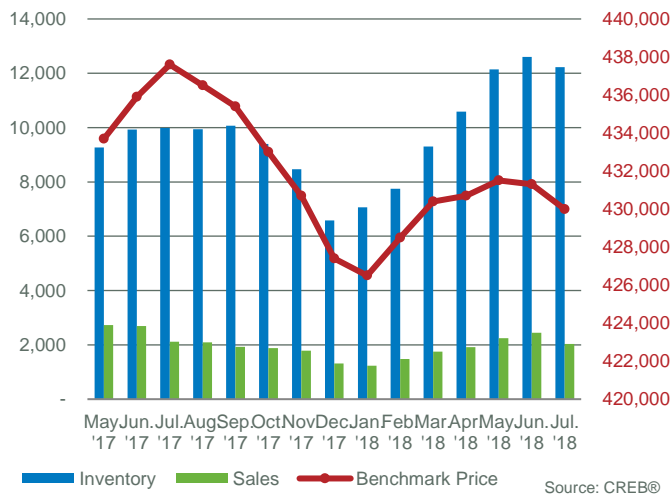
CREB® ECONOMIC REGION TOTAL SALES



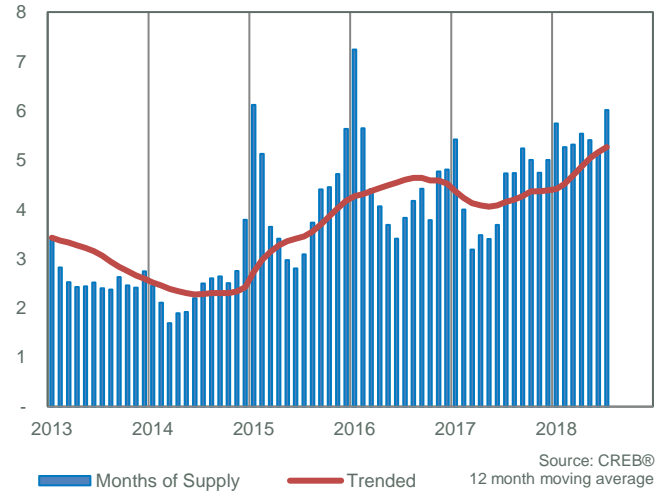
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



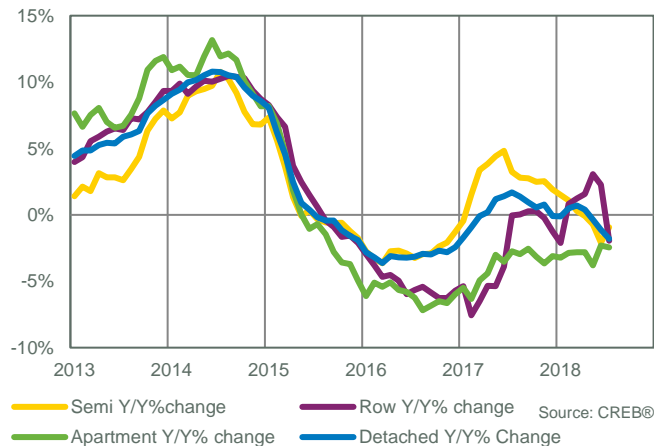
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

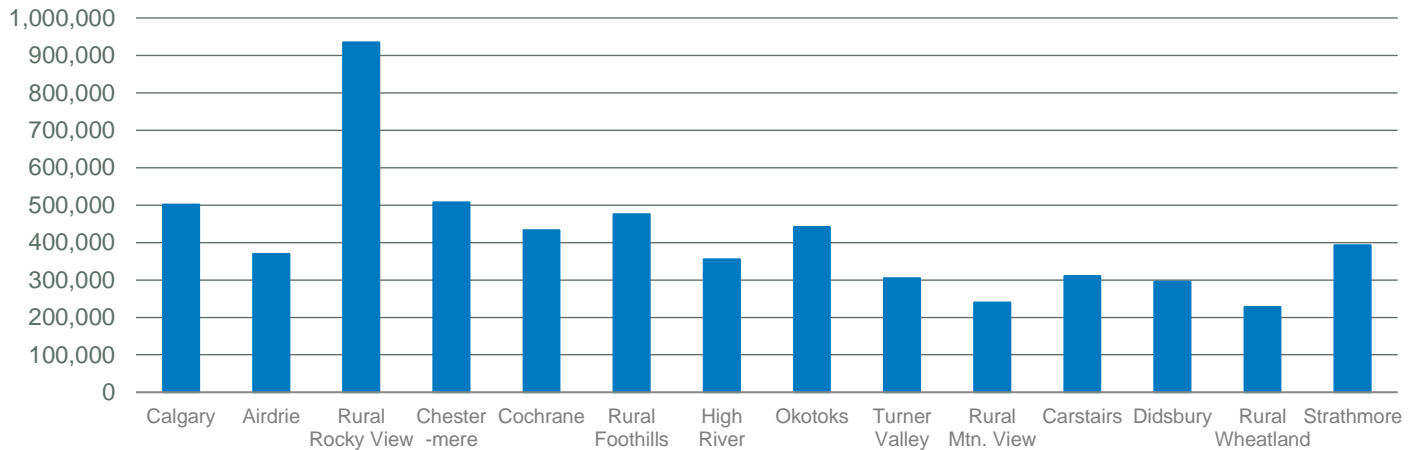


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

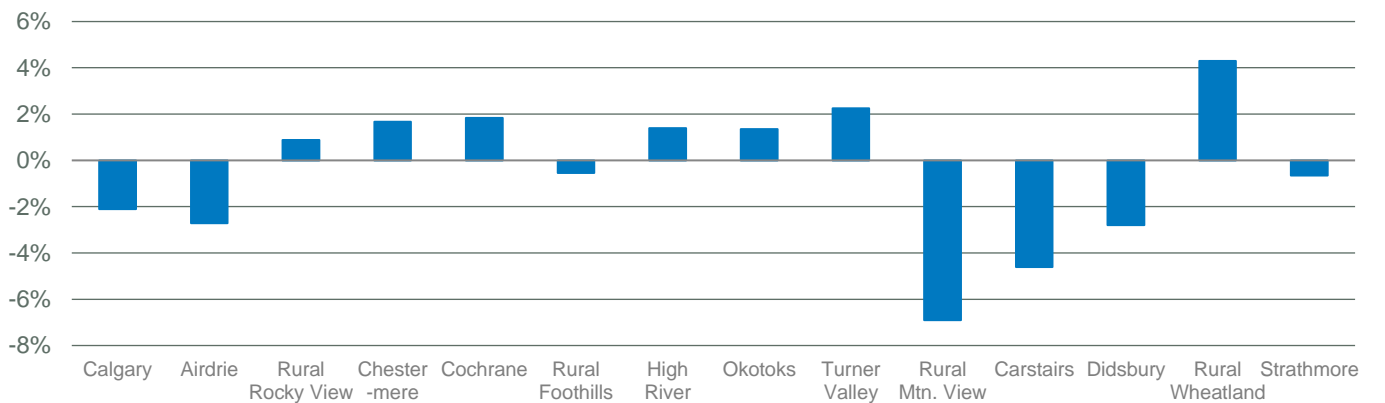
JULY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

JULY



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

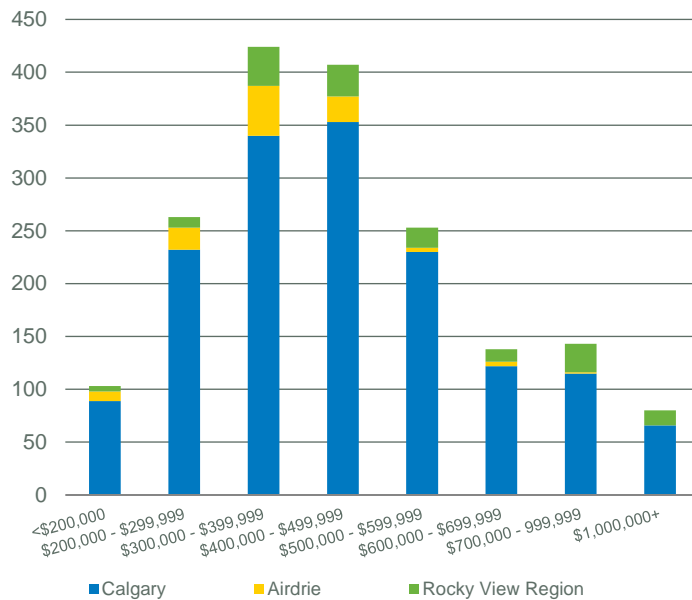
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	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

Jul. 18

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Airdrie	110	201	54.73%	623	5.66	342,600	359,148	359,000	6%
Rocky View Region	154	320	48.13%	1,181	7.67	552,500	586,603	482,500	9%
Calgary CMA	1,811	3,485	51.97%	10,254	5.66	434,400	481,097	420,500	100%

CALGARY CMA SALES BY PRICE RANGE

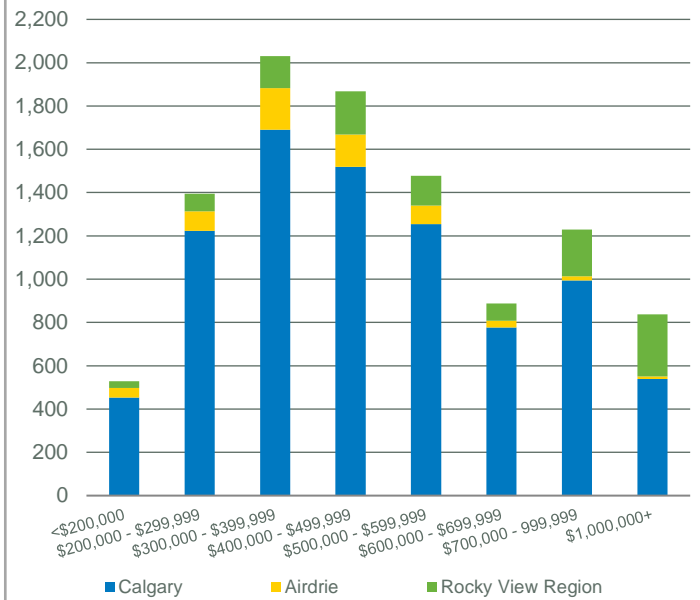
JULY



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

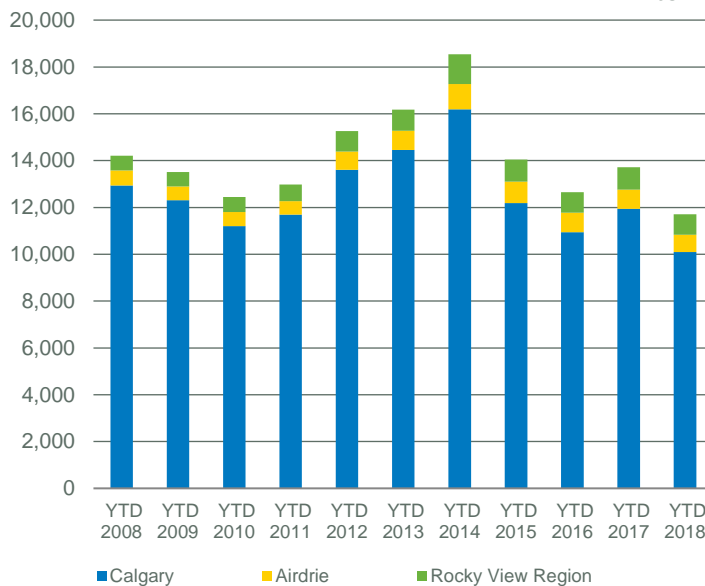
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

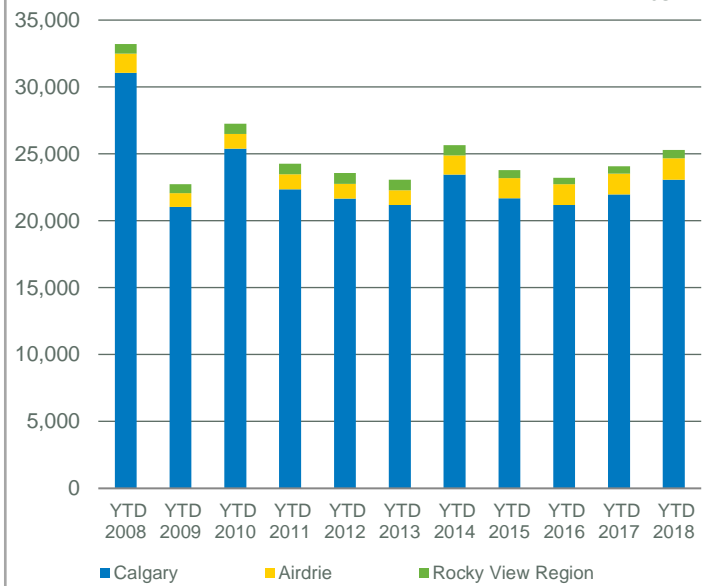
YTD JULY



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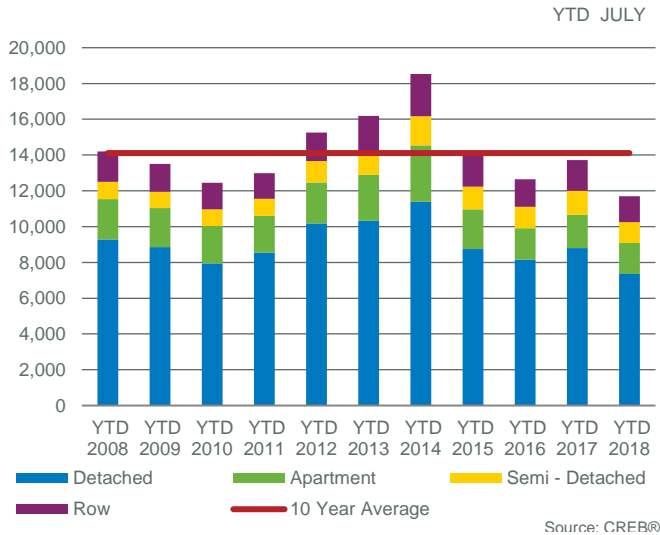
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD JULY

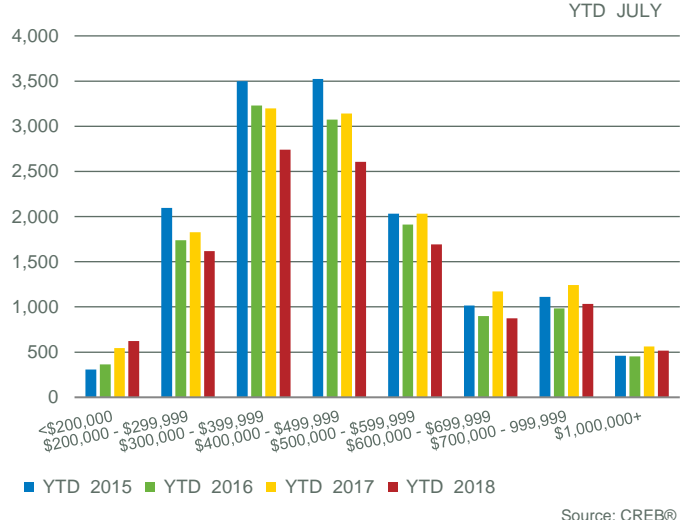


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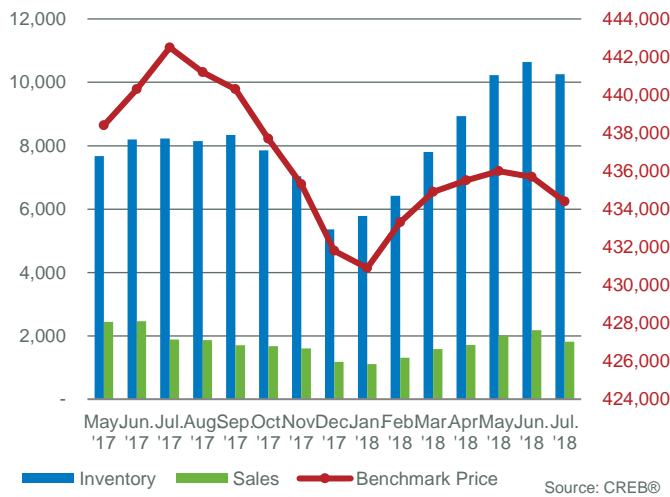
CALGARY CMA TOTAL SALES



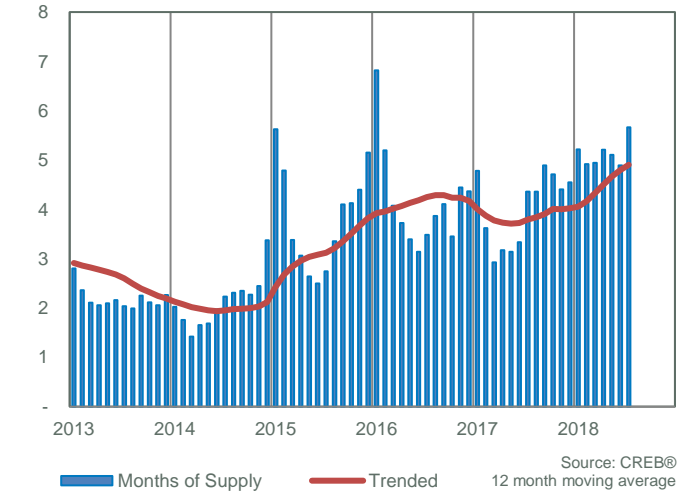
CALGARY CMA TOTAL SALES BY PRICE RANGE



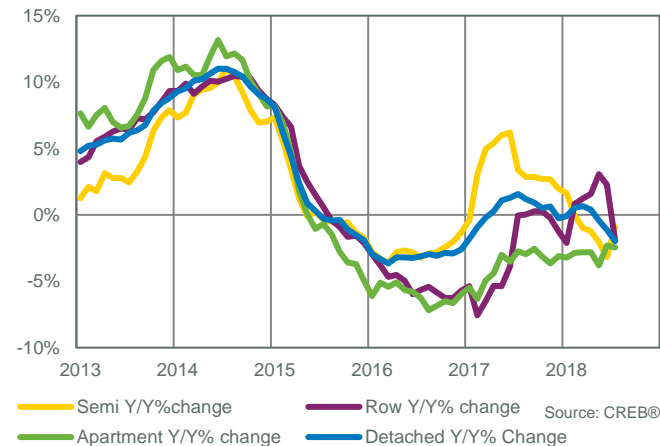
CALGARY CMA INVENTORY AND SALES



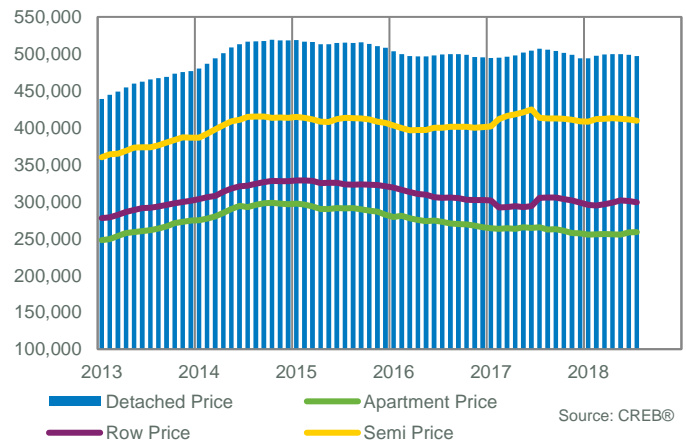
CALGARY CMA MONTHS OF INVENTORY



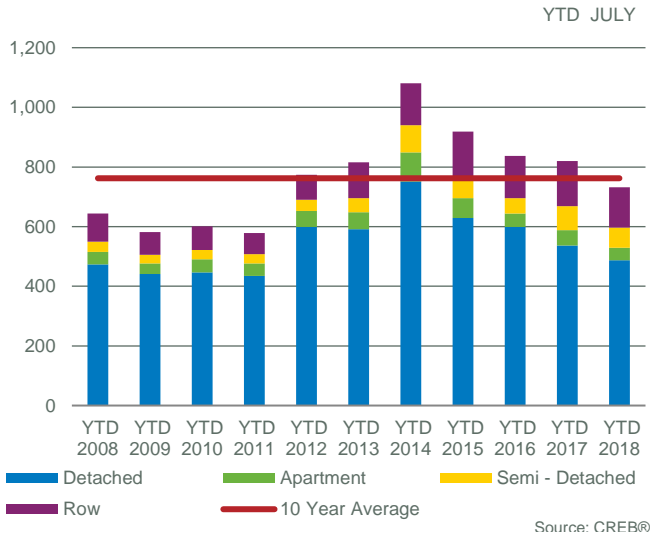
CALGARY CMA PRICE CHANGE



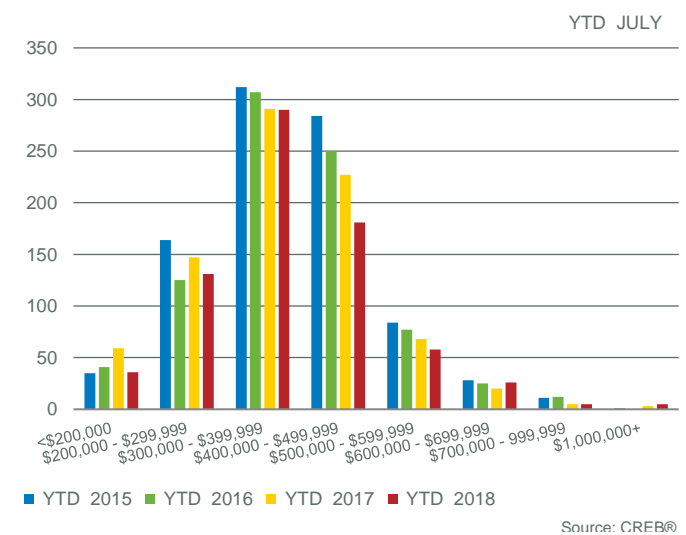
CALGARY CMA PRICES



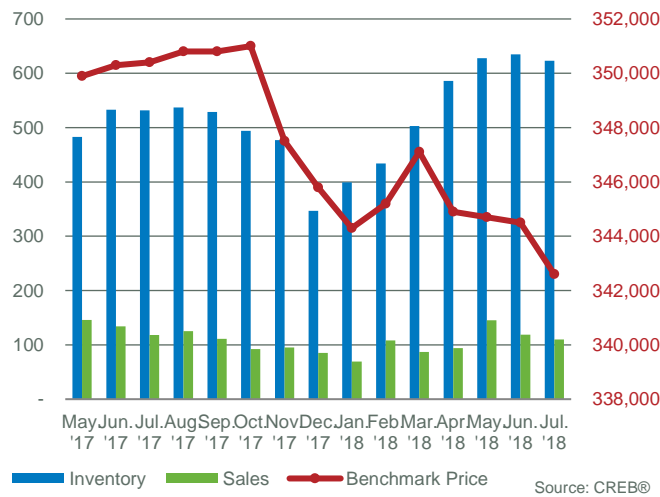
AIRDRIE TOTAL SALES



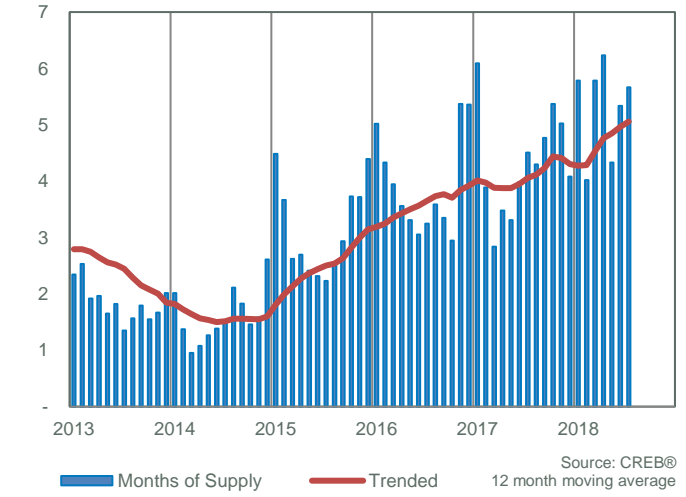
AIRDRIE TOTAL SALES BY PRICE RANGE



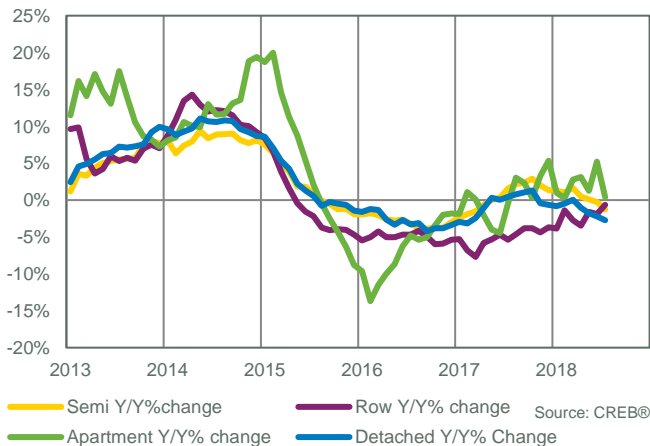
AIRDRIE INVENTORY AND SALES



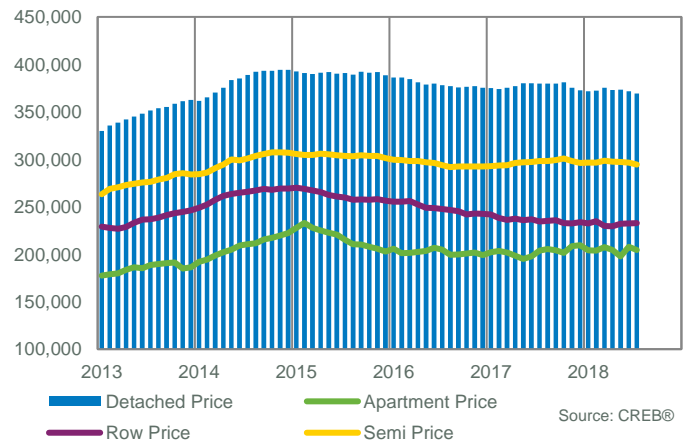
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



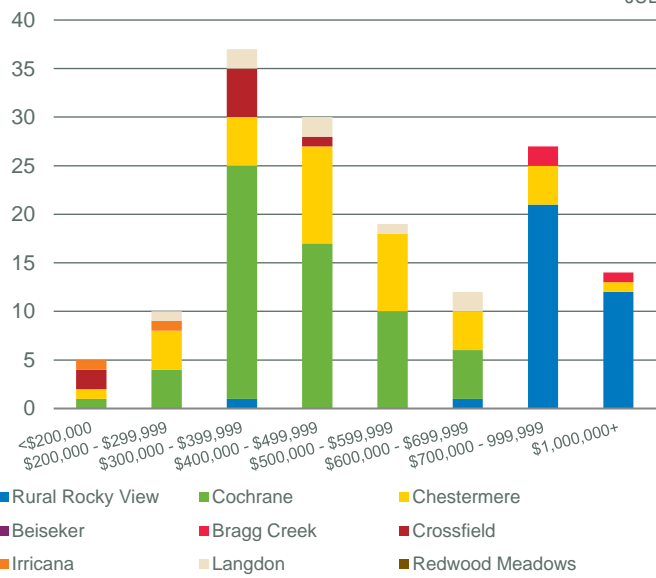
AIRDRIE PRICES



July 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	154	320	48.13%	1,181	7.67	552,500	586,603	482,500	100%
Rural Rocky View	35	82	42.68%	401	11.46	937,500	1,001,070	915,000	23%
Beiseker	0	6	0.00%	12	-	-	-	-	0%
Bragg Creek	3	7	42.86%	22	7.33	-	1,151,667	900,000	2%
Chestermere	37	53	69.81%	212	5.73	495,600	519,309	485,000	24%
Cochrane	61	138	44.20%	390	6.39	433,000	426,342	410,000	40%
Crossfield	8	9	88.89%	57	7.13	-	310,600	338,150	5%
Irricana	2	4	50.00%	16	8.00	-	166,250	166,250	1%
Langdon	8	16	50.00%	46	5.75	-	475,719	458,750	5%
Redwood Meadows	0	4	0.00%	14	-	-	-	-	0%
Other	0	1	0.00%	11	-	-	-	-	0%

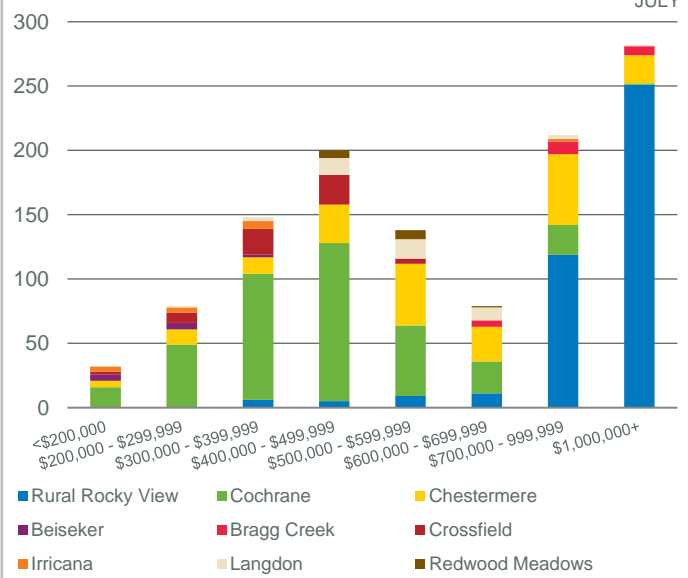
SALES BY PRICE RANGE

JULY



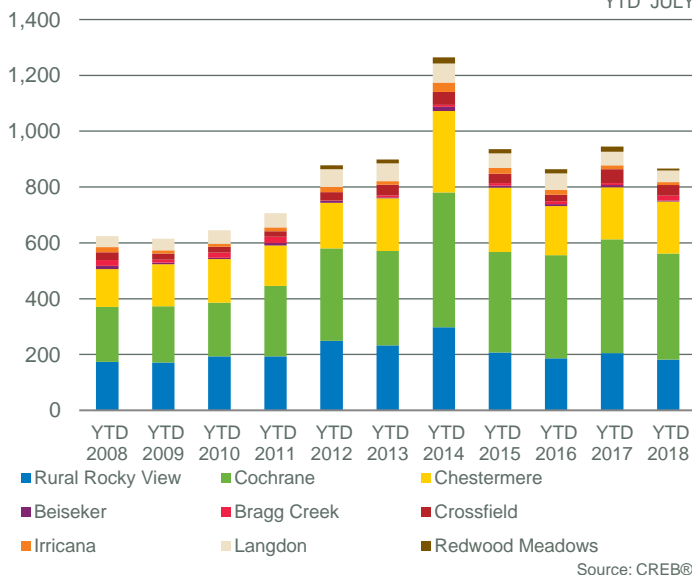
INVENTORY BY PRICE RANGE

JULY



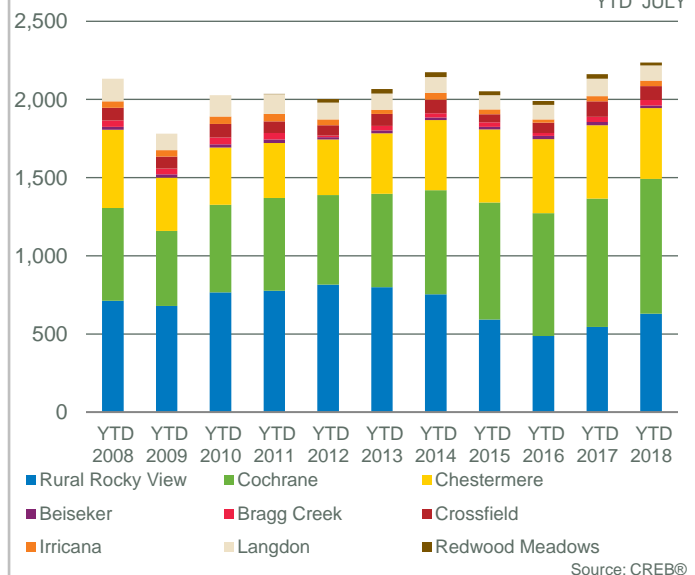
ROCKY VIEW SALES: YEAR-TO-DATE

YTD JULY

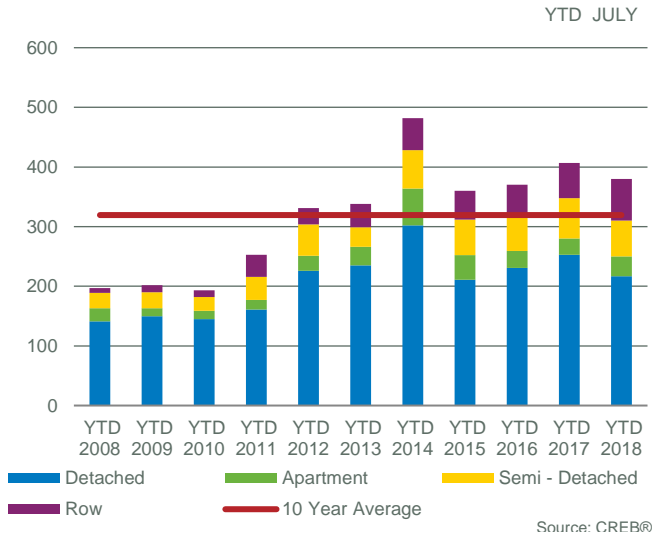


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

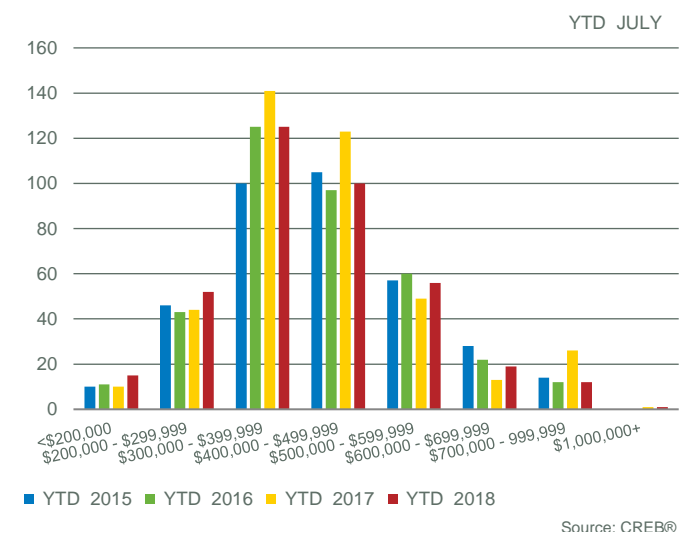
YTD JULY



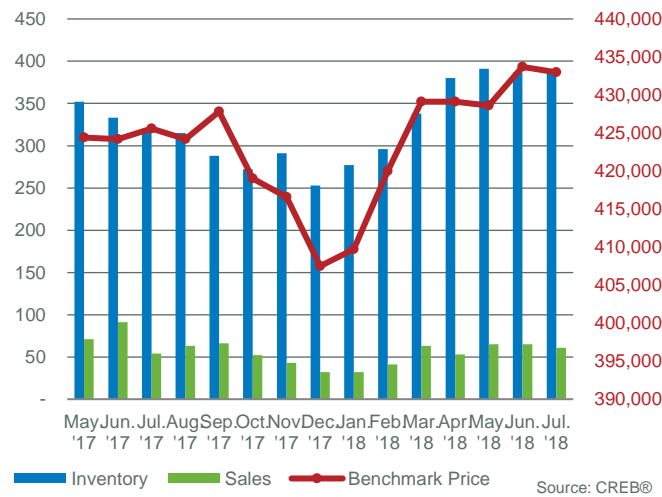
COCHRANE TOTAL SALES



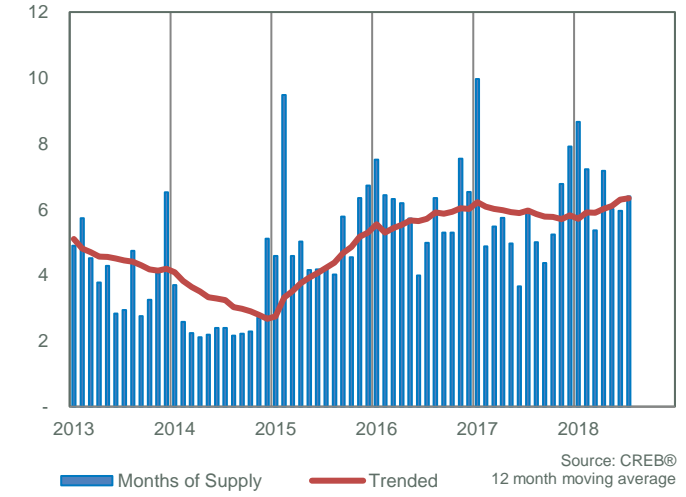
COCHRANE TOTAL SALES BY PRICE RANGE



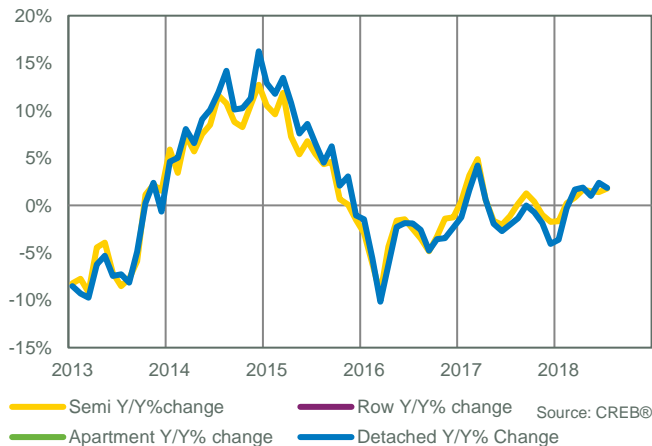
COCHRANE INVENTORY AND SALES



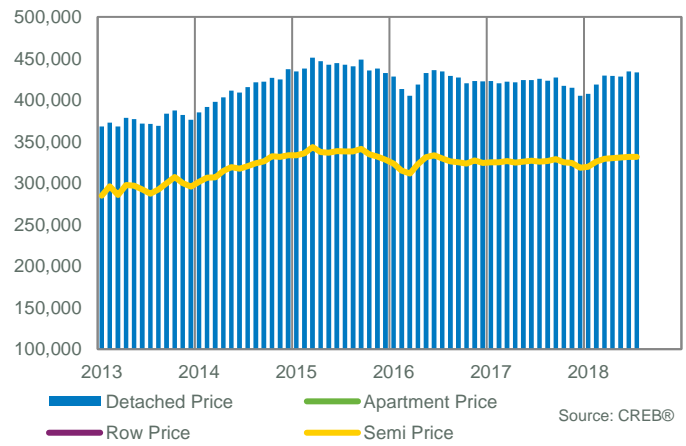
COCHRANE MONTHS OF INVENTORY



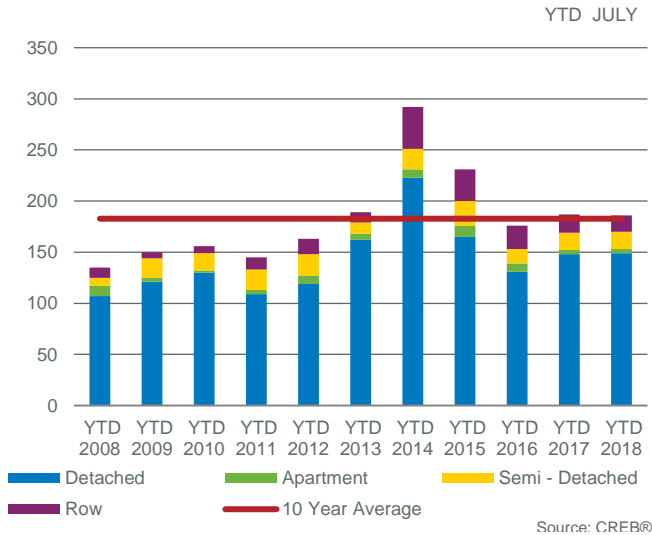
COCHRANE PRICE CHANGE



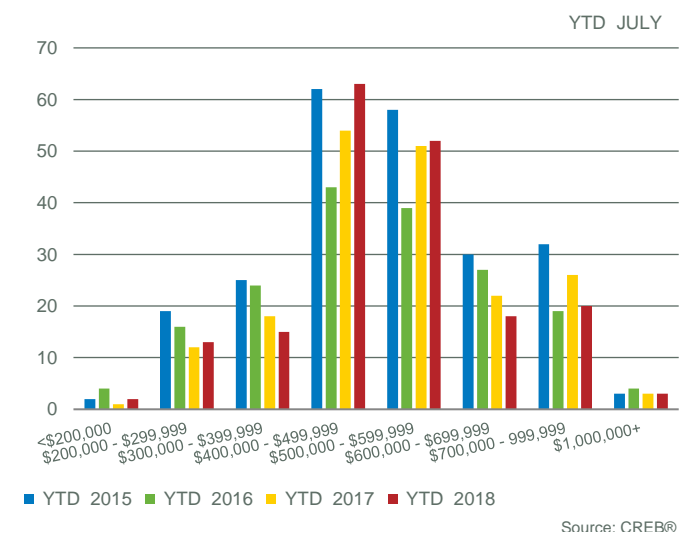
COCHRANE PRICES



CHESTERMERE TOTAL SALES



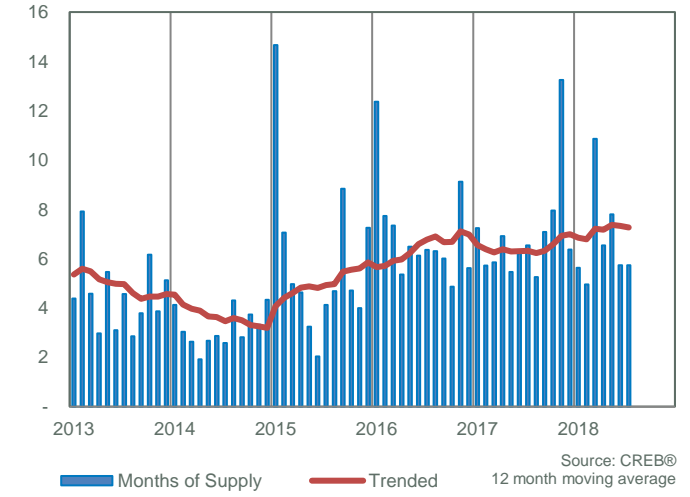
CHESTERMERE TOTAL SALES BY PRICE RANGE



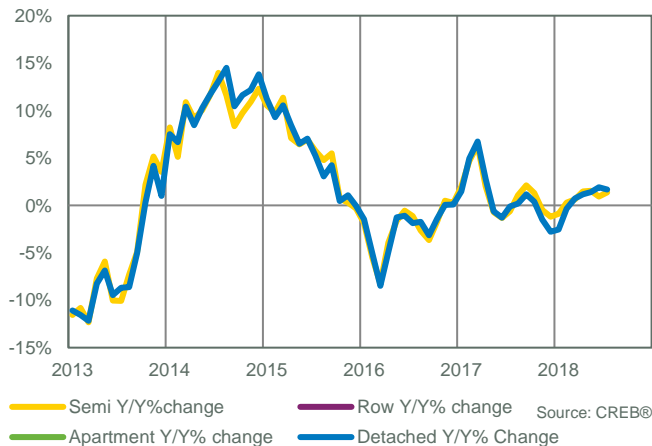
CHESTERMERE INVENTORY AND SALES



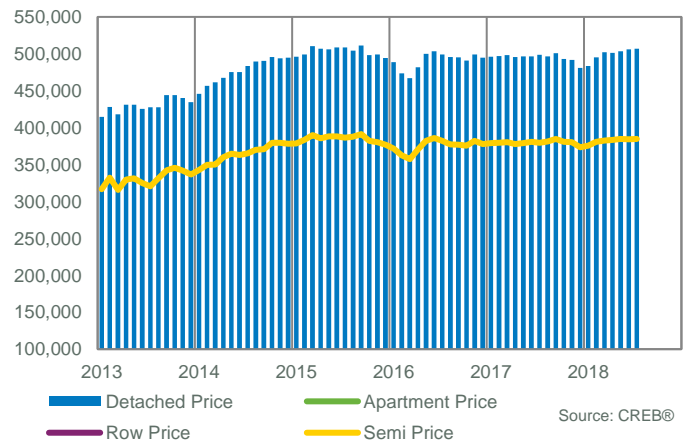
CHESTERMERE MONTHS OF INVENTORY



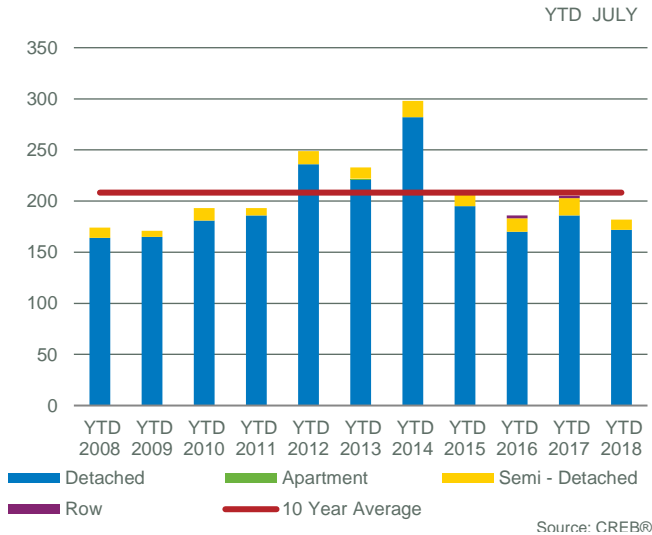
CHESTERMERE PRICE CHANGE



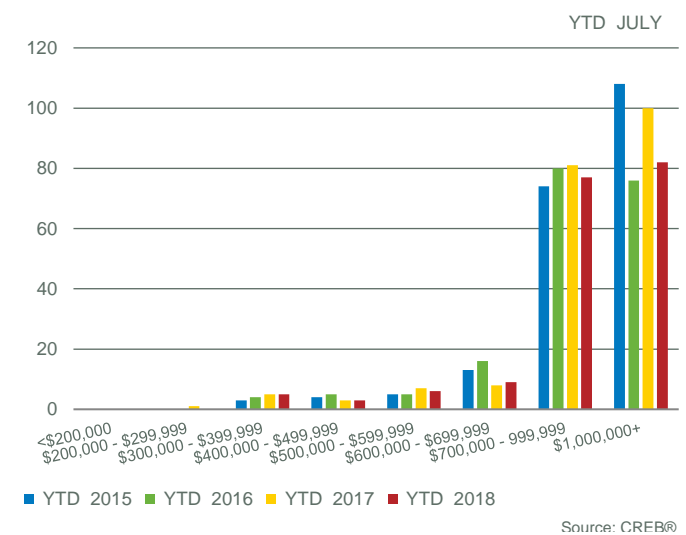
CHESTERMERE PRICES



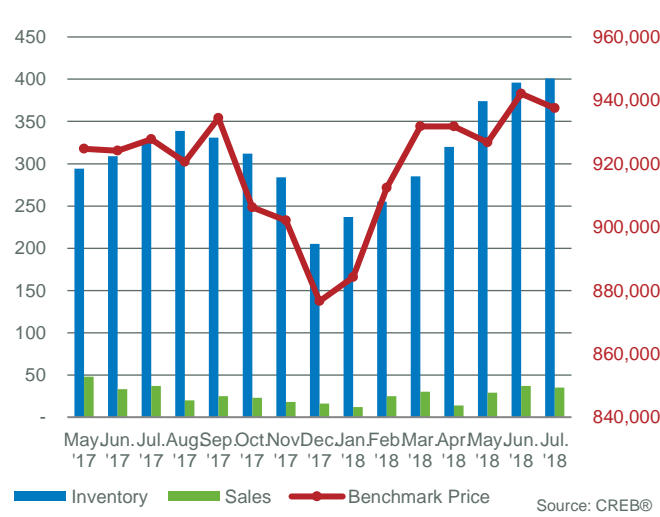
RURAL ROCKY VIEW TOTAL SALES



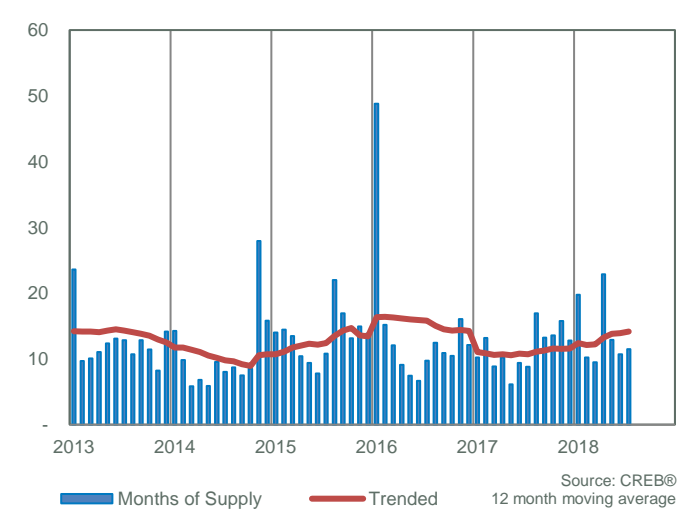
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



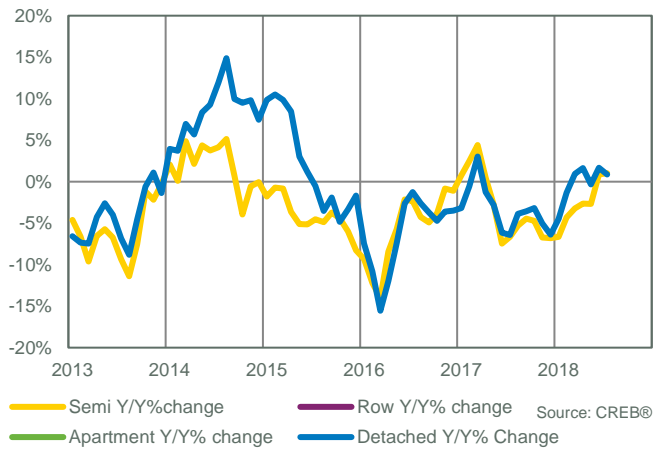
RURAL ROCKY VIEW INVENTORY AND SALES



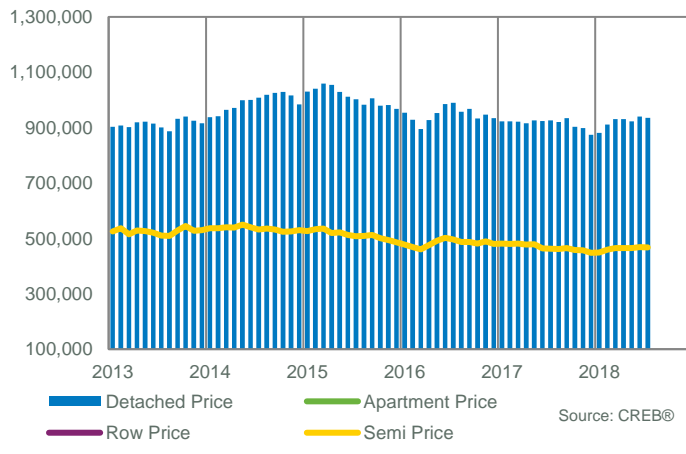
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



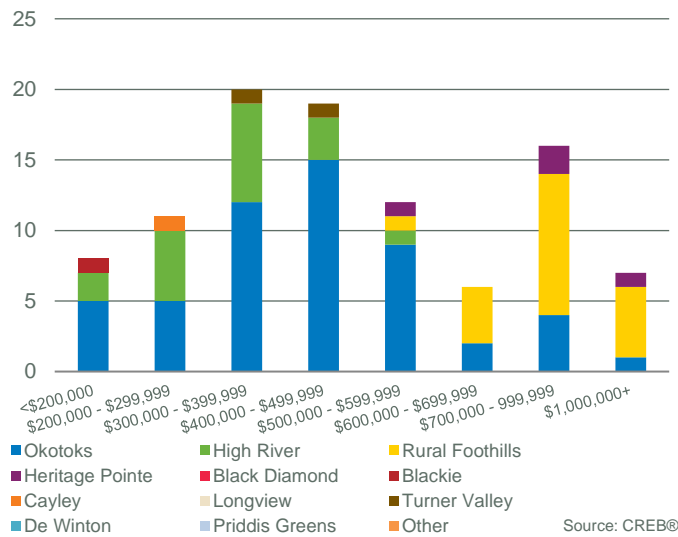
RURAL ROCKY VIEW PRICES



July 2018	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	99	183	54.10%	674	6.81	388,800	627,233	437,500	100%
Rural Foothills	20	52	38.46%	247	12.35	467,500	1,425,440	825,000	20%
Black Diamond	0	5	0.00%	31	-	-	-	-	0%
Blackie	1	1	100.00%	7	7.00	-	145,000	145,000	1%
Cayley	1	1	100.00%	12	12.00	-	290,000	290,000	1%
De Winton	0	0	-	1	-	-	-	-	0%
Heritage Pointe	4	6	66.67%	43	10.75	-	797,125	784,250	4%
High River	18	26	69.23%	136	7.56	347,900	320,922	309,851	18%
Okotoks	53	81	65.43%	286	5.40	433,200	441,597	415,000	54%
Turner Valley	2	9	22.22%	27	13.50	301,900	391,250	391,250	2%
Priddis Greens	0	2	0.00%	16	-	-	-	-	0%
Longview	0	0	-	1	-	-	-	-	0%
Other	0	0	-	5	-	-	-	-	0%

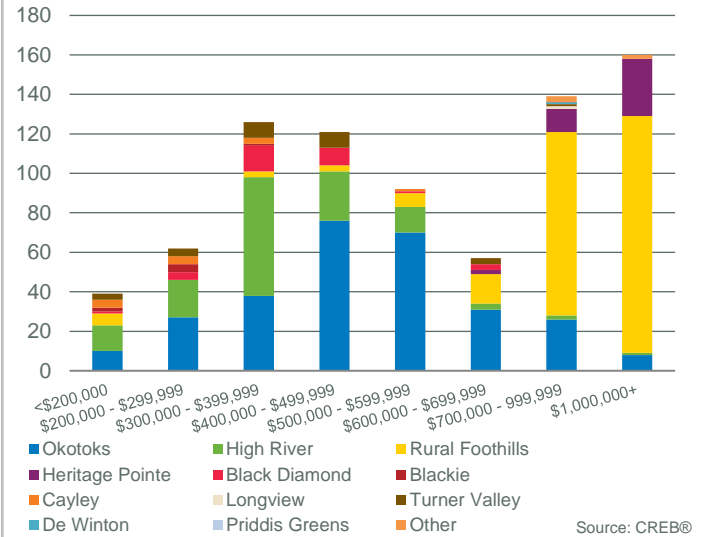
SALES BY PRICE RANGE

JULY



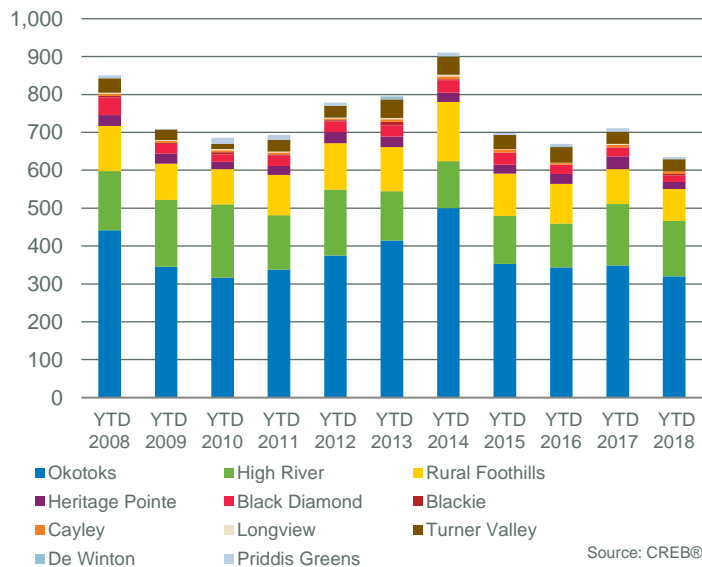
INVENTORY BY PRICE RANGE

JULY



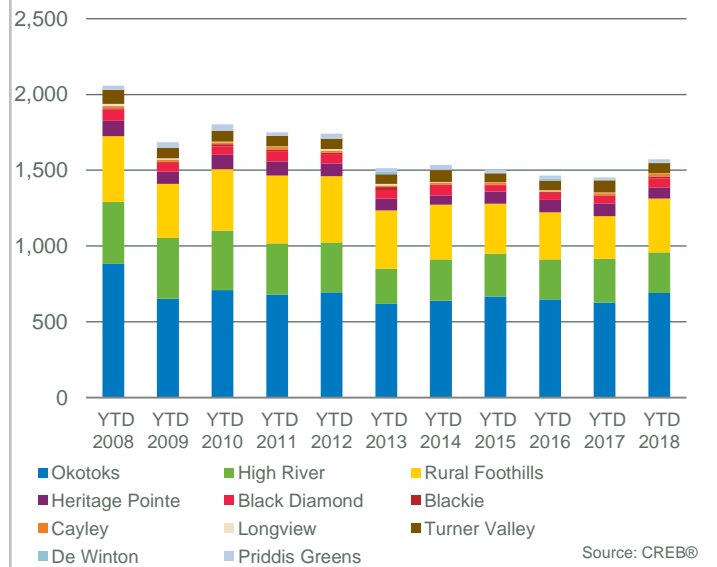
FOOTHILLS SALES: YEAR-TO-DATE

YTD JULY

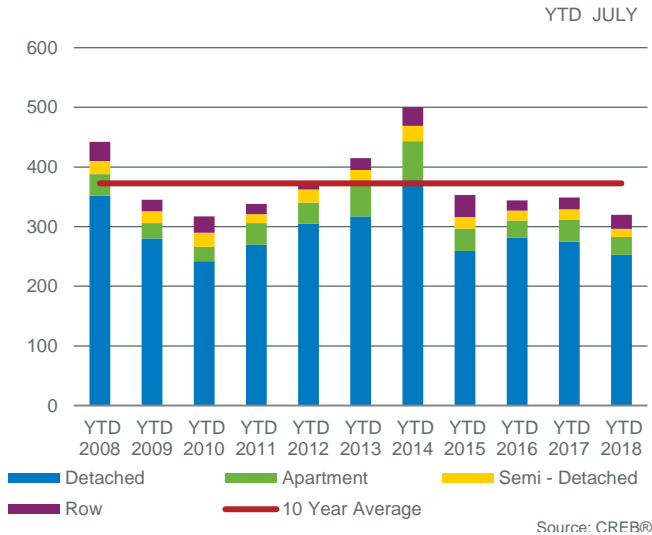


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

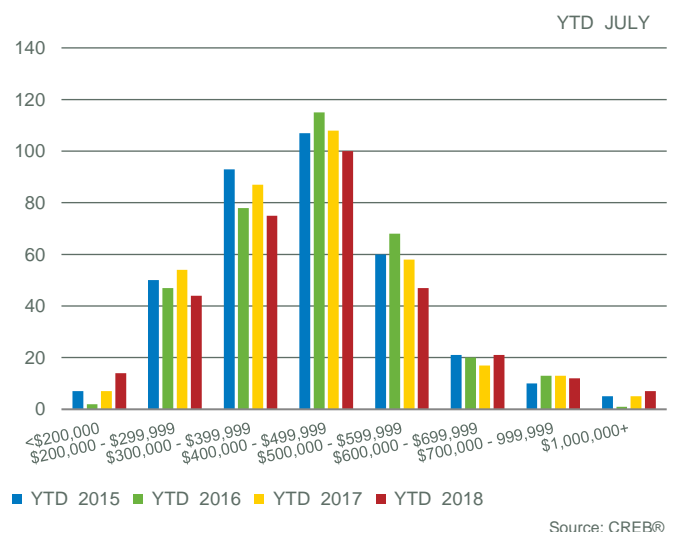
YTD JULY



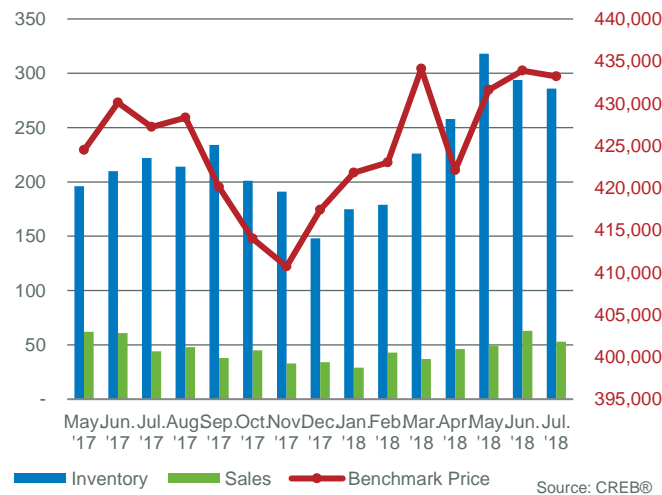
OKOTOKS TOTAL SALES



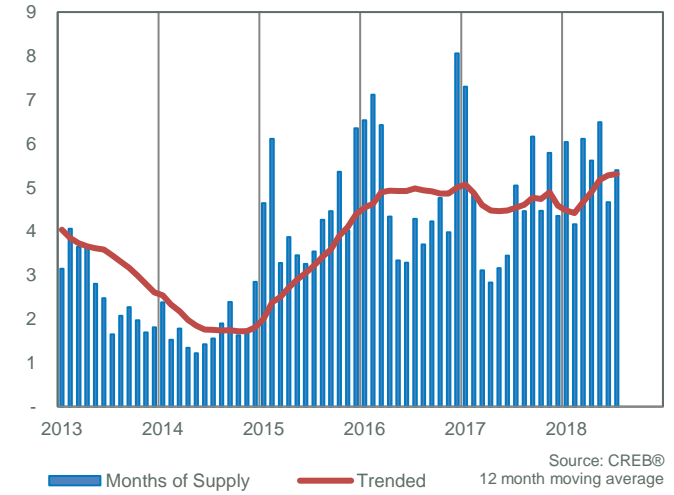
OKOTOKS TOTAL SALES BY PRICE RANGE



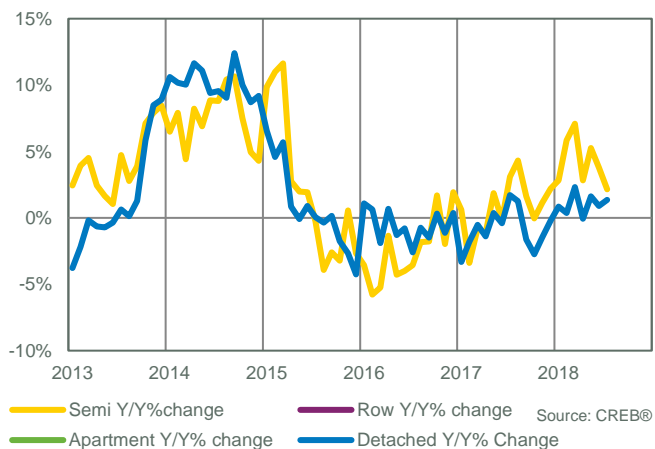
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



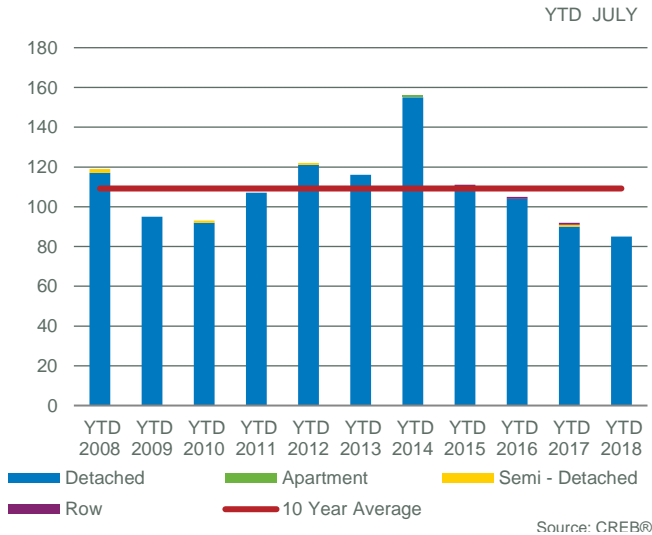
OKOTOKS PRICE CHANGE



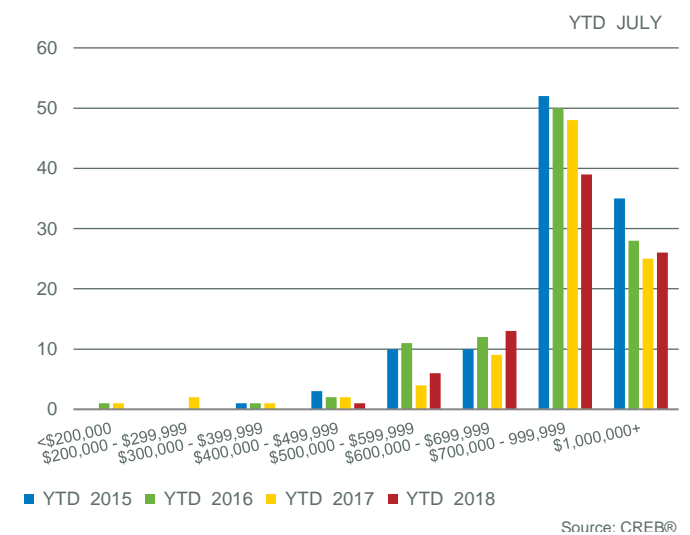
OKOTOKS PRICES



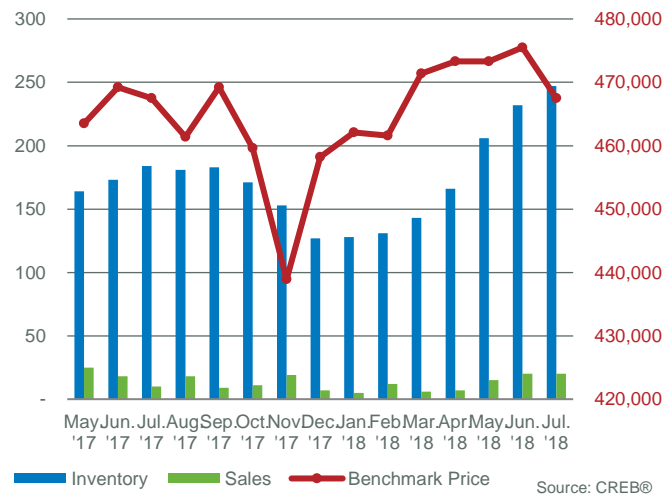
RURAL FoothILLS TOTAL SALES



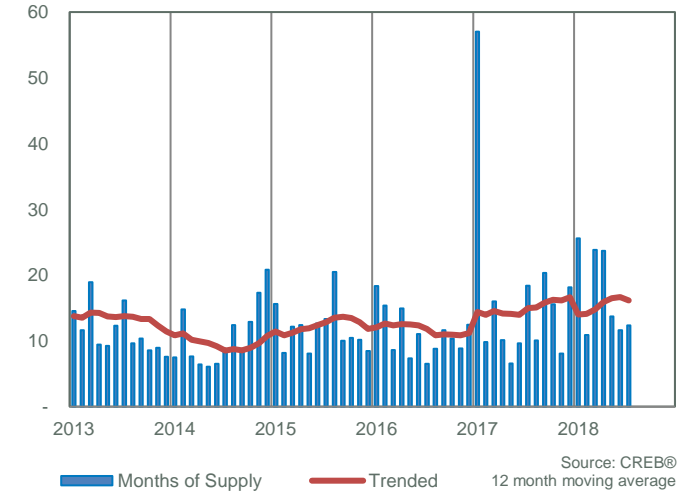
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



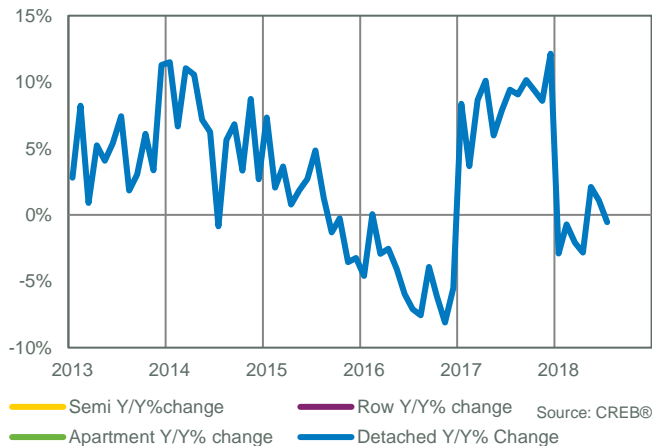
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES



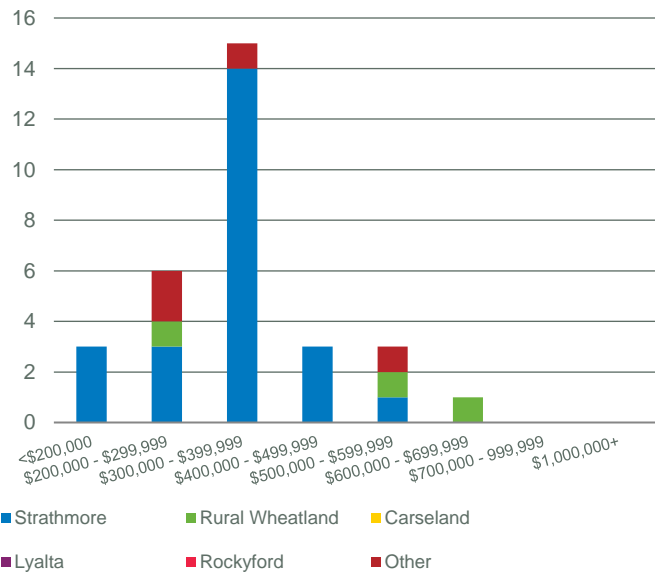
Jul. 18

July 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*	31	67	46.27%	276	8.90	228,200	351,577	345,000	87%
Rural Wheatland*	3	11	27.27%	59	19.67	228,200	481,667	550,000	10%
Carseland*	0	2	0.00%	7	-	-	-	-	0%
Lyalta*	0	1	0.00%	13	-	-	-	-	0%
Rockyford*	0	1	0.00%	7	-	-	-	-	0%
Strathmore	24	50	48.00%	173	7.21	390,800	337,038	347,500	77%
Gleichen	0	0	-	3	-	-	-	-	0%
Other*	4	2	200.00%	17	4.25	-	341,250	295,500	13%

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

SALES BY PRICE RANGE

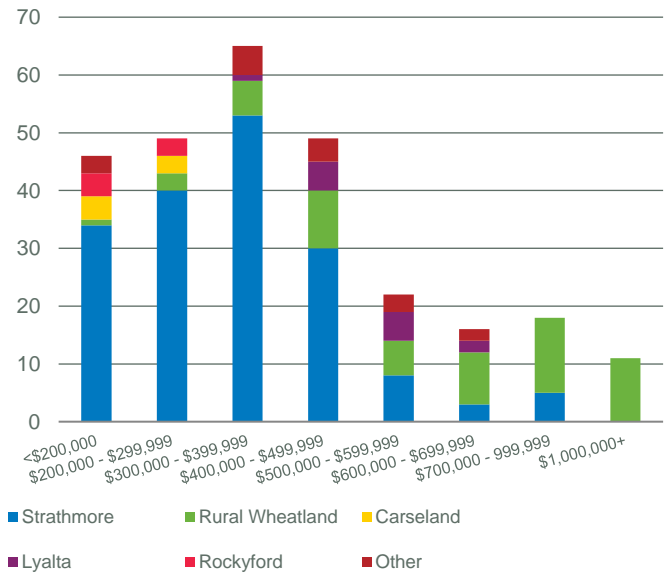
JULY



Source: CREB®

INVENTORY BY PRICE RANGE

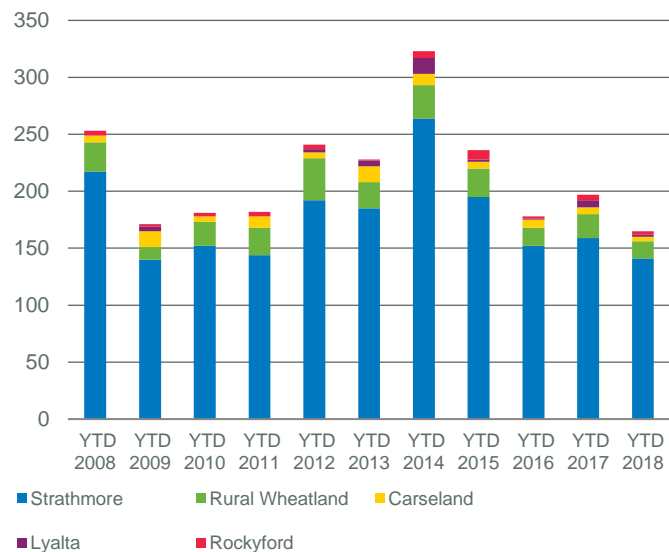
JULY



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

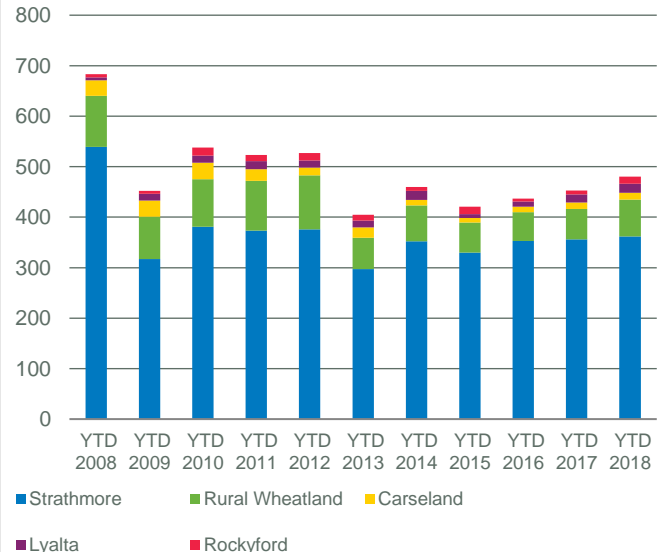
YTD JULY



Source: CREB®

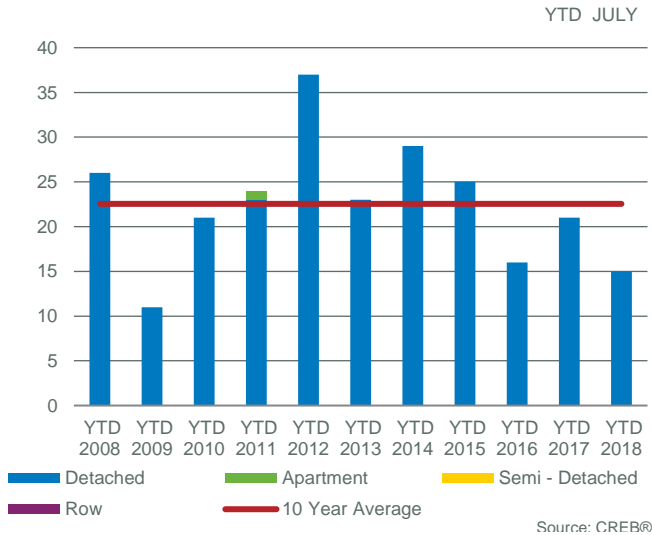
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD JULY

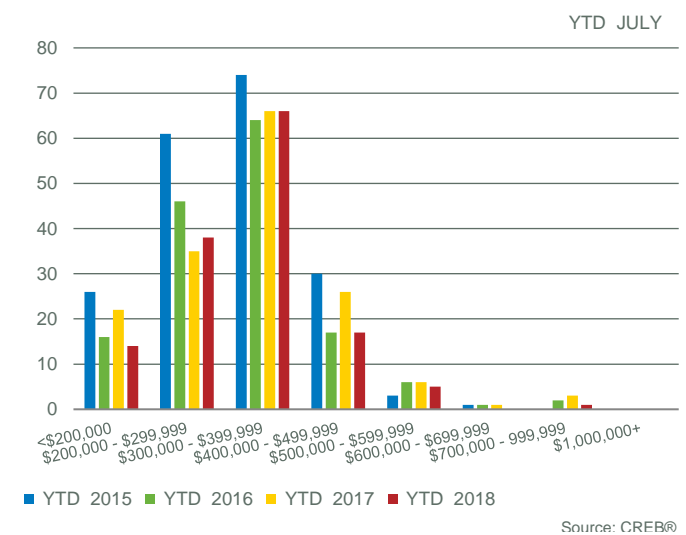


Source: CREB®

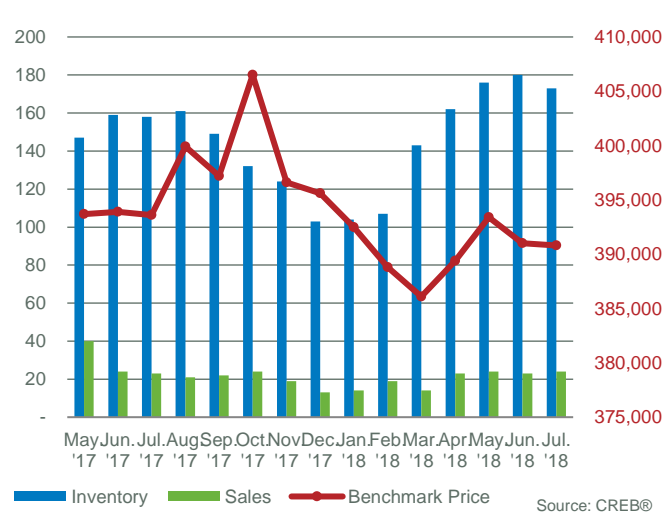
STRATHMORE TOTAL SALES



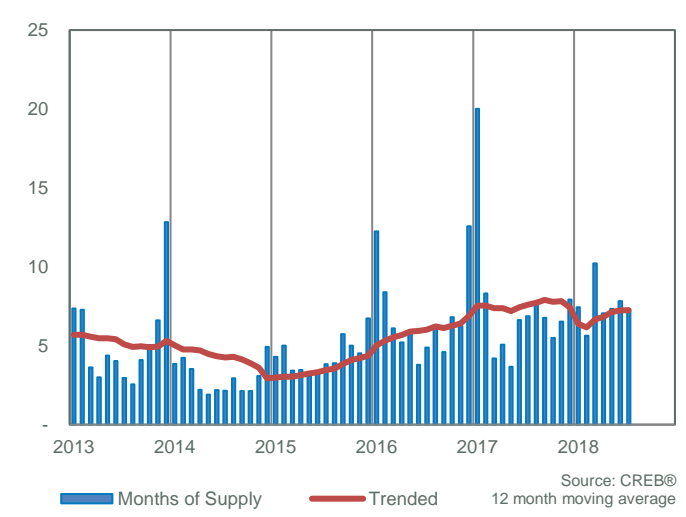
STRATHMORE TOTAL SALES BY PRICE RANGE



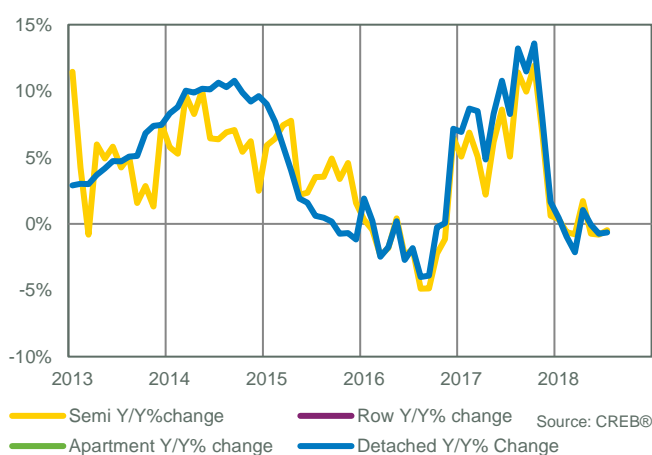
STRATHMORE INVENTORY AND SALES



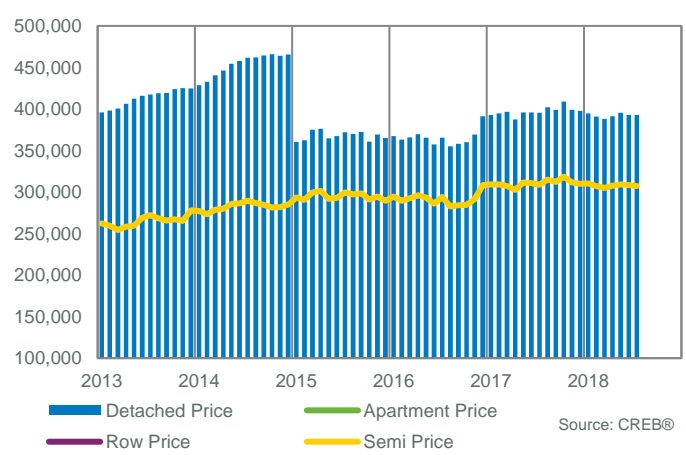
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

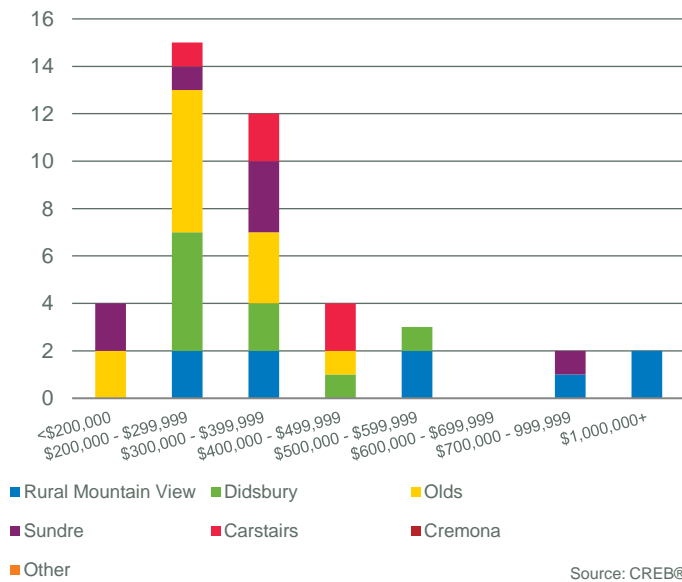


July 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	42	92	45.65%	445	10.60	306,200	408,810	310,000	100%
Rural Mountain View*	9	26	34.62%	123	13.67	239,900	769,556	550,000	21%
Carstairs	5	18	27.78%	84	16.80	312,500	365,080	370,000	12%
Cremona	0	0	-	4	-	-	-	-	0%
Didsbury	9	13	69.23%	59	6.56	296,400	311,294	269,000	21%
Olds*	12	22	54.55%	119	9.92	340,300	273,913	269,000	29%
Sundre*	7	12	58.33%	46	6.57	266,200	332,857	355,000	17%
Other*	0	1	0.00%	10	-	-	-	-	0%

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

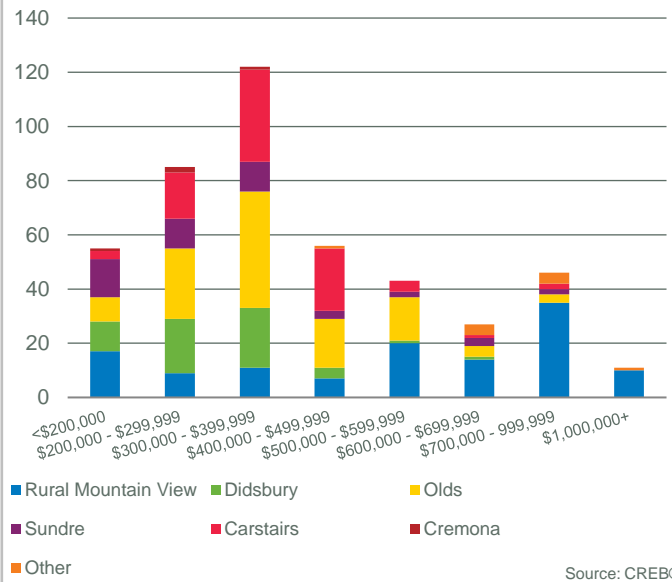
SALES BY PRICE RANGE

JULY



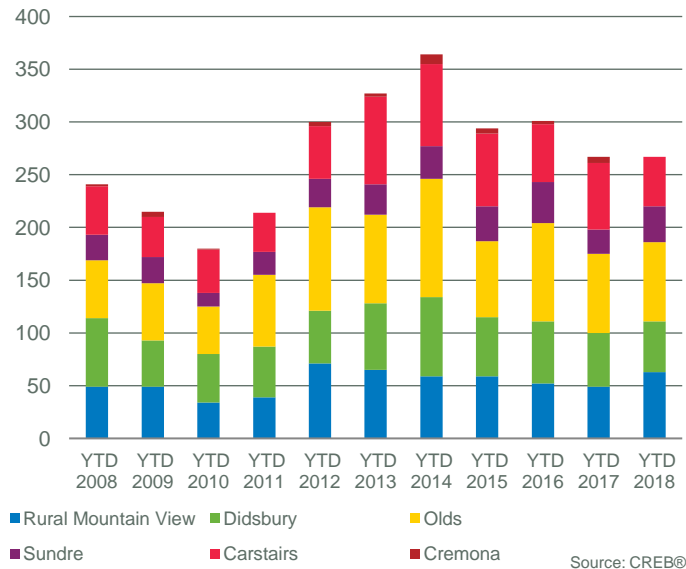
INVENTORY BY PRICE RANGE

JULY



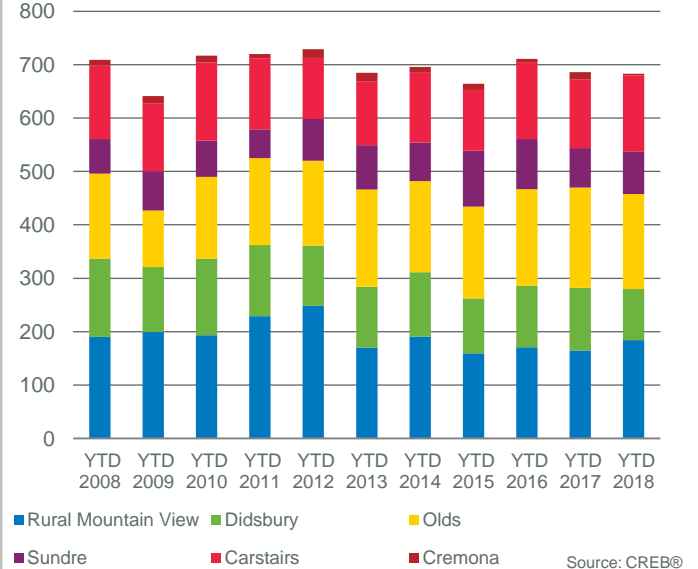
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD JULY



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD JULY



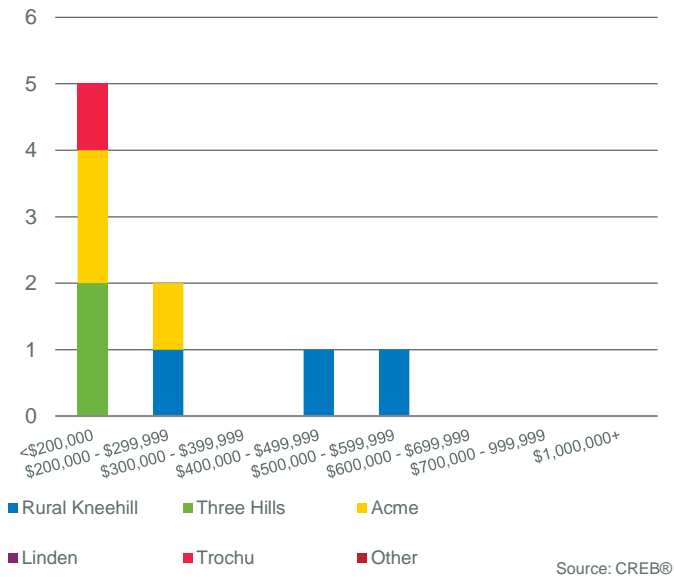
Jul. 18

July 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*	9	25	36.00%	120	13.33	-	246,851	185,000	100%
Rural Kneehill*	3	5	60.00%	16	5.33	-	431,333	440,000	33%
Acme*	3	3	100.00%	14	4.67	-	172,552	185,000	33%
Linden*	0	0	-	6	-	-	-	-	0%
Three Hills*	2	13	15.38%	42	21.00	-	173,750	173,750	22%
Torrington*	0	0	-	4	-	-	-	-	0%
Trochu*	1	3	33.33%	27	27.00	-	62,500	62,500	11%
Other*	0	1	0.00%	15	-	-	-	-	0%

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

SALES BY PRICE RANGE

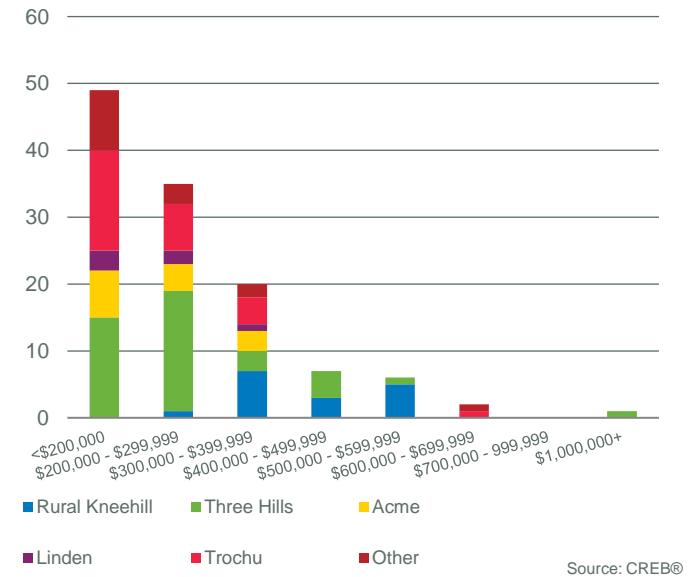
JULY



Source: CREB®

INVENTORY BY PRICE RANGE

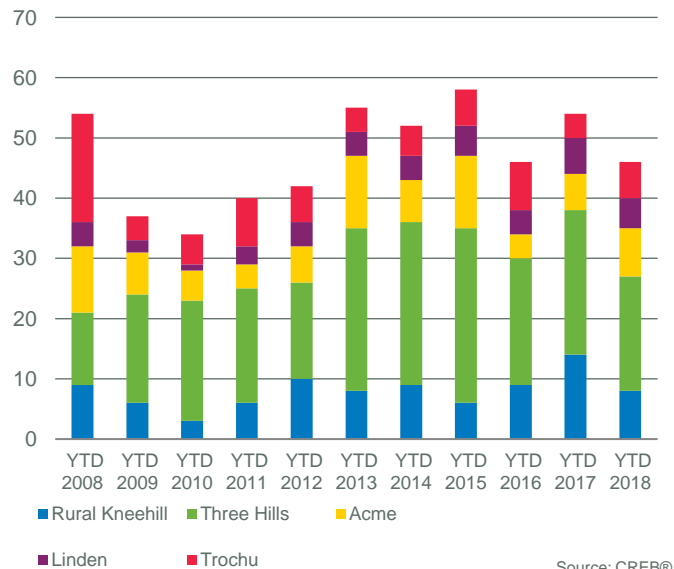
JULY



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

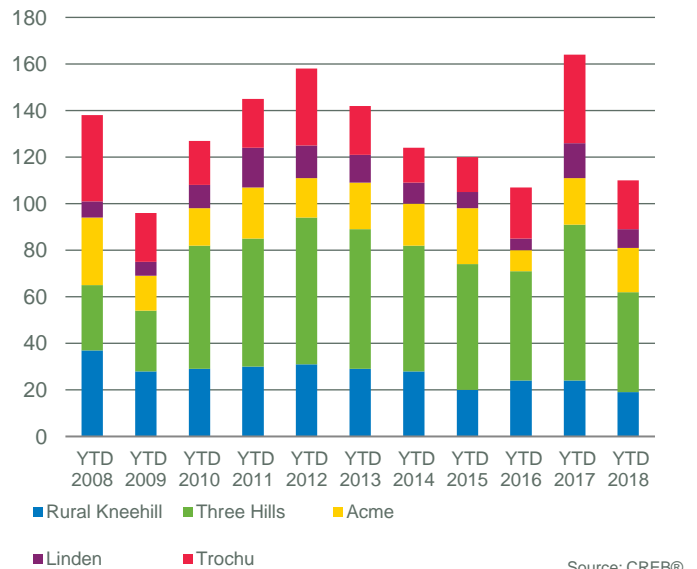
YTD JULY



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD JULY



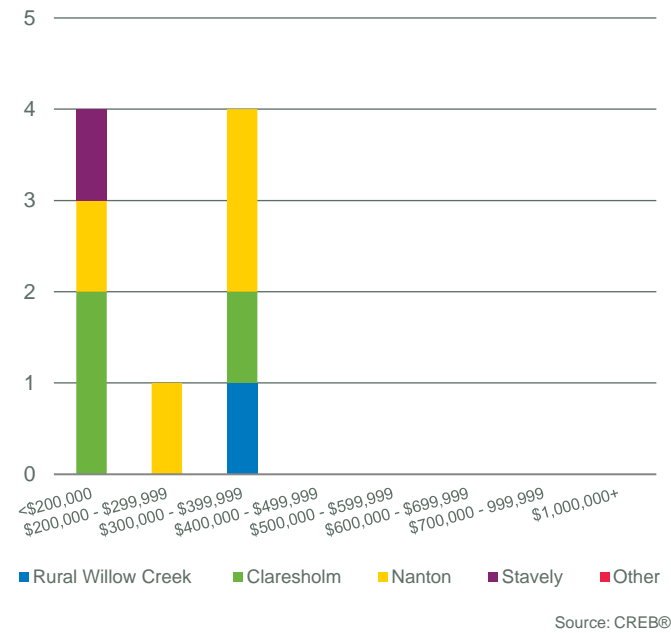
Source: CREB®

July 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*	9	23	39.13%	104	11.56	-	246,644	260,000	100%
Rural Willow Creek*	1	1	100.00%	11	11.00	-	330,000	330,000	11%
Claresholm*	3	9	33.33%	40	13.33	-	244,600	185,000	33%
Nanton*	4	10	40.00%	38	9.50	-	263,125	290,000	44%
Stavely*	1	3	33.33%	14	14.00	-	103,500	103,500	11%
Other*	0	0	-	1	-	-	-	-	0%

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

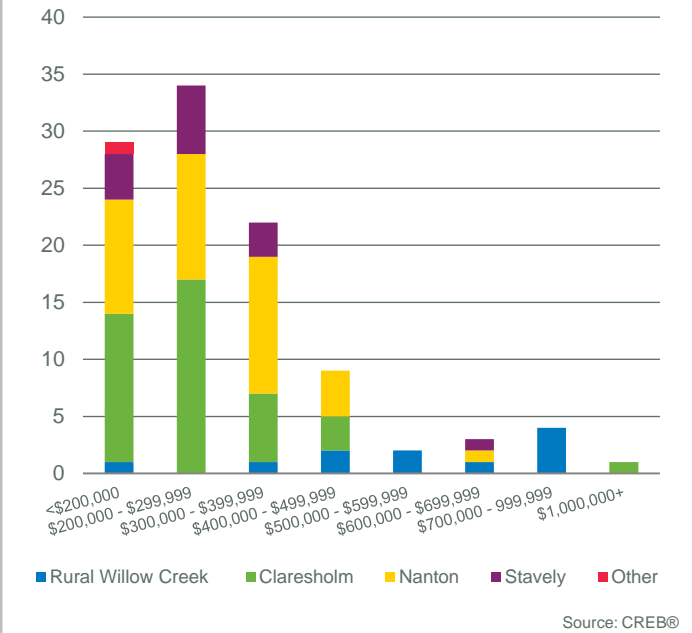
SALES BY PRICE RANGE

JULY



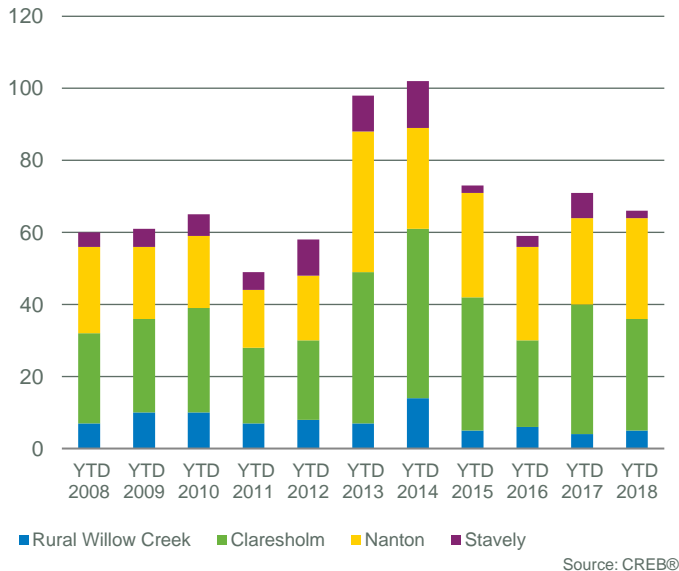
INVENTORY BY PRICE RANGE

JULY



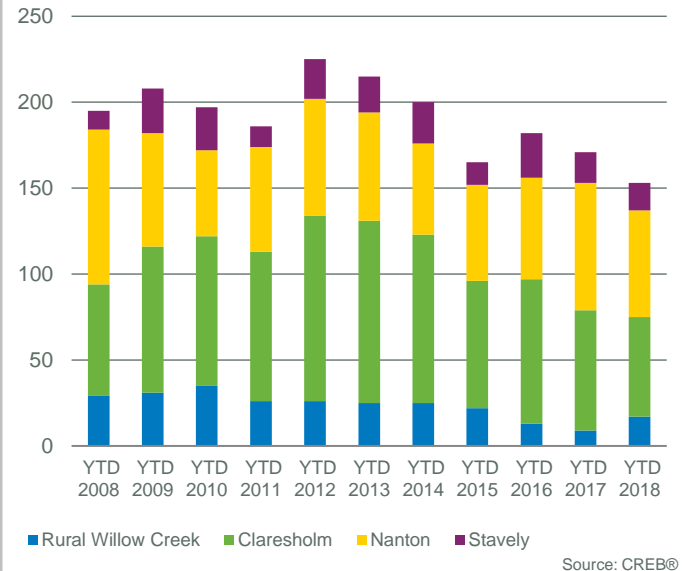
WILLOW CREEK SALES: YEAR-TO-DATE

YTD JULY



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD JULY

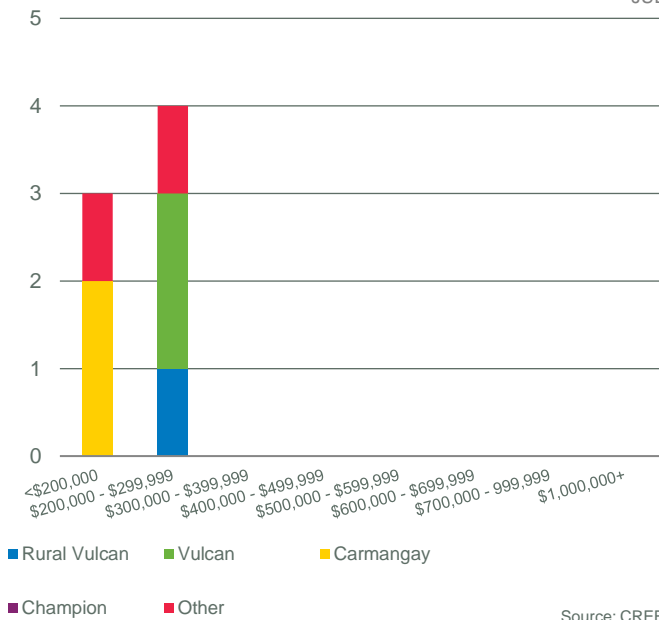


July 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	7	16	43.75%	93	13.29	-	172,571	201,000	100%
Rural Vulcan*	1	5	20.00%	37	37.00	-	250,000	250,000	14%
Vulcan*	2	4	50.00%	26	13.00	-	223,000	223,000	29%
Carmangay*	2	2	100.00%	8	4.00	-	79,000	79,000	29%
Champion*	0	1	0.00%	7	-	-	-	-	0%
Other*	2	4	50.00%	15	7.50	-	177,000	177,000	29%

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

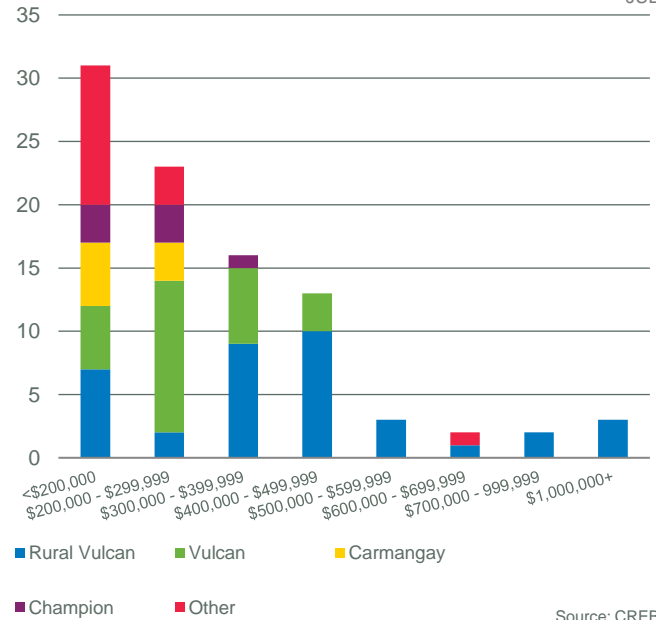
SALES BY PRICE RANGE

JULY



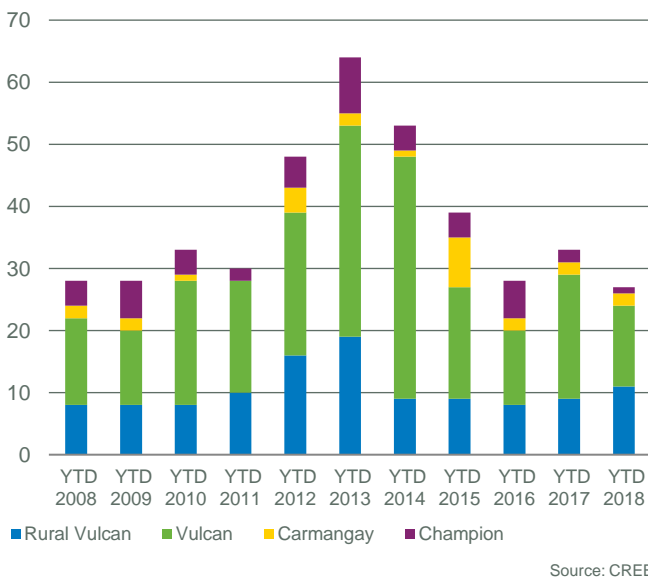
INVENTORY BY PRICE RANGE

JULY



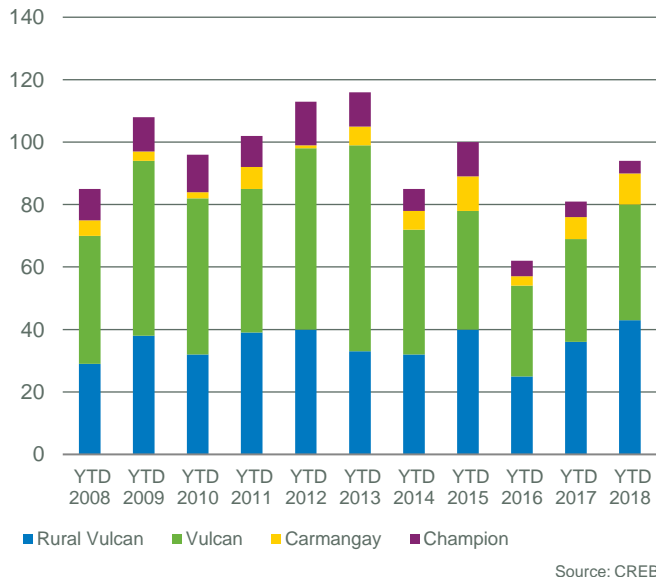
VULCAN SALES: YEAR-TO-DATE

YTD JULY



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD JULY

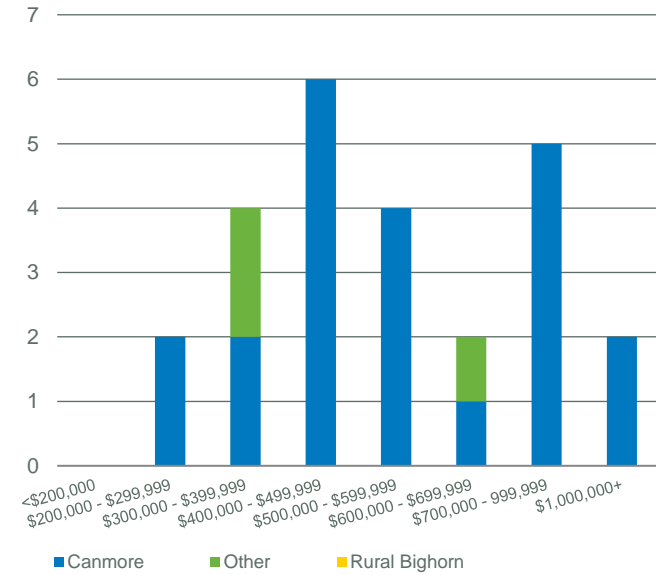


July 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	25	45	55.56%	125	5.00	-	645,882	518,000	100%
Rural Bighorn*	0	1	0.00%	11	-	-	-	-	0%
Canmore*	22	36	61.11%	97	4.41	-	676,093	531,500	88%
Other*	3	8	37.50%	17	5.67	-	424,333	337,500	12%

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SALES BY PRICE RANGE

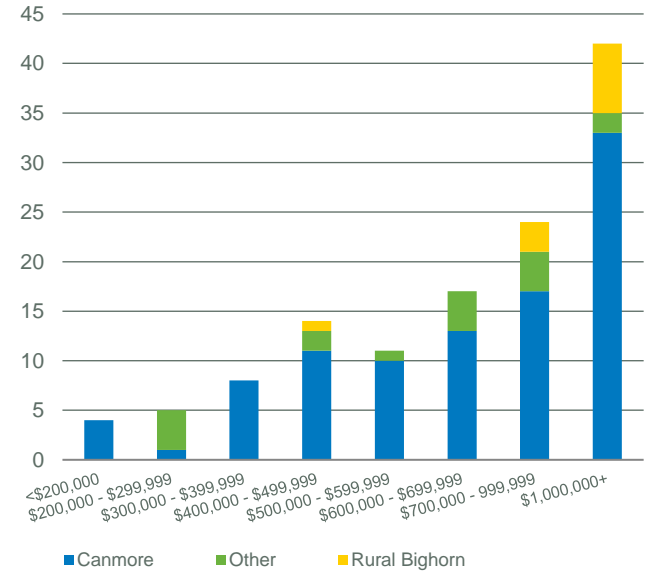
JULY



Source: CREB®

INVENTORY BY PRICE RANGE

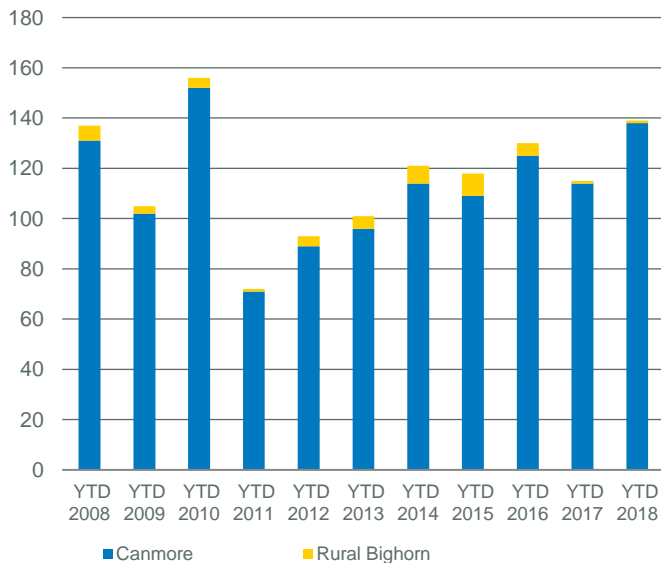
JULY



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

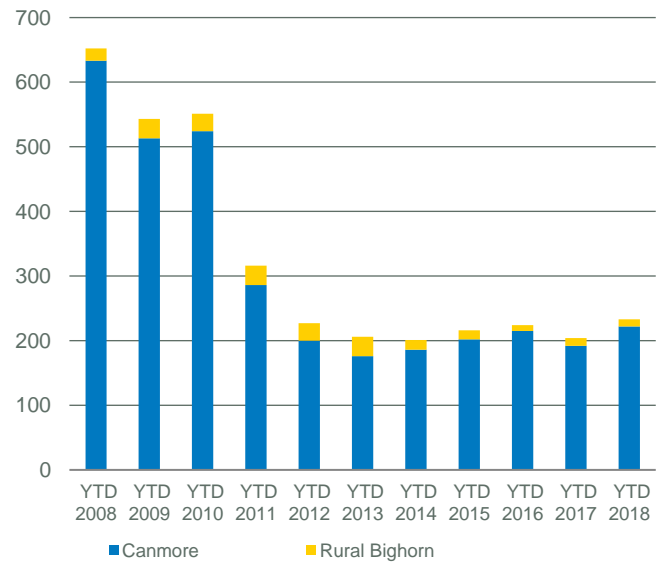
YTD JULY



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD JULY



Source: CREB®

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

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

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**
 Kathryn**
 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*
 Chancellor**
 Cheadle**
 Cluny**
 Dalum**
 Gleichen**
 Hussar**
 Lyalta*
 Namaka**
 Rockyford*
 Rosebud**

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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