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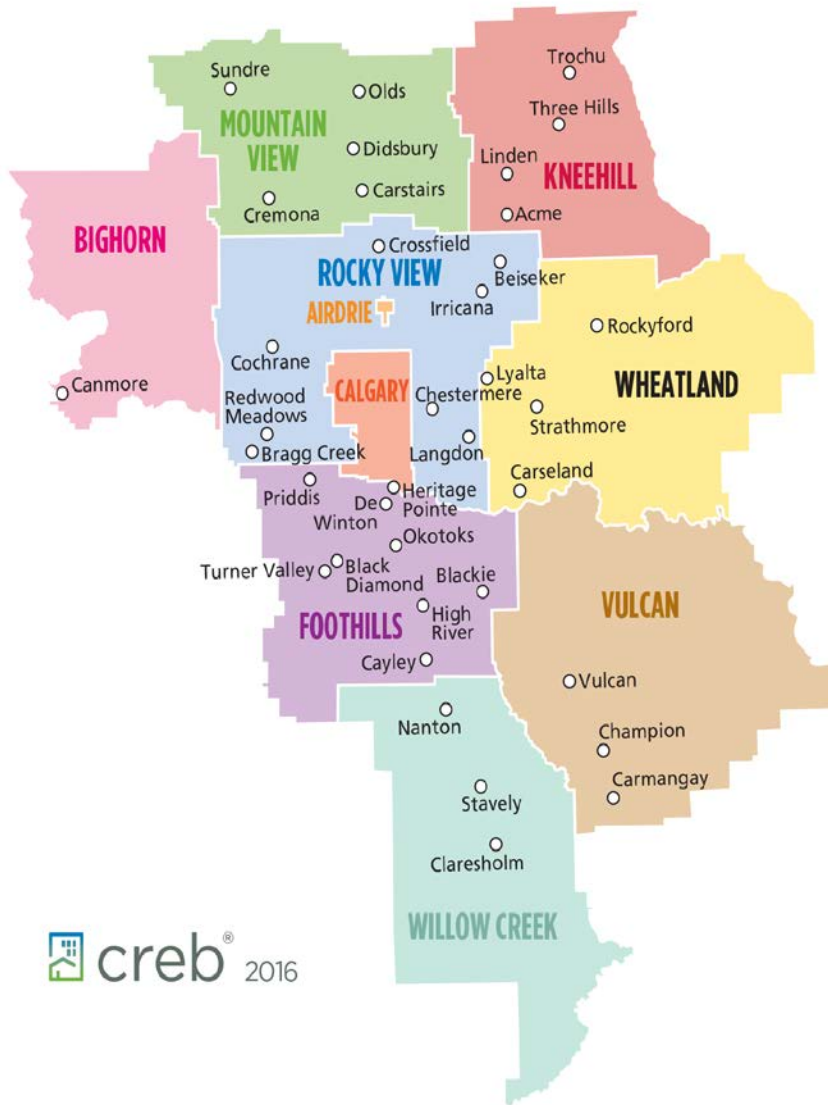
MONTHLY STATISTICS PACKAGE

Calgary Region

January 2019



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REGIONAL HIGHLIGHTS

February 1, 2019

Airdrie

- January 2019 sales in Airdrie totalled 65 units. This is just below levels recorded last year, but comparable to the average activity occurring over the past ten years.
- Despite easing new listings compared to last January, inventory levels increased to 422 units. Higher inventories given the sales activity caused months of supply to remain elevated at 6.5 months. Persistently high levels of supply relative to demand continue to weigh on prices.
- Detached prices totalled \$354,300 in January – 0.5 per cent below last month’s price and nearly five per cent lower than January 2018.

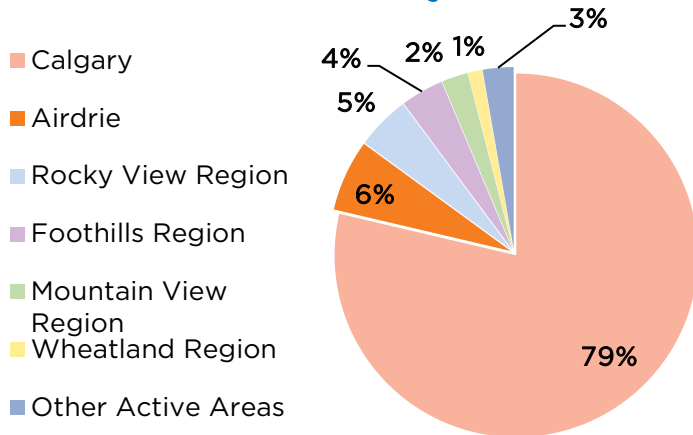
Cochrane

- Due to a pullback in Row sales, January sales activity slowed compared to last year and longer-term trends. At the same time new listings eased causing inventory gains and the months of supply to rise to nearly 14 months.
- The oversupply in the market has caused prices to trend down compared to the previous month. However, on a year-over-year basis the detached benchmark price of \$408,600 was relatively stable comparable to January 2018 price levels.

Okotoks

- Sales activity in January declined over last year. While the new listings in the market also declined compared to last year, there were still far more new listings than sales activity causing inventories to rise and months of supply to remain above 10 months.
- Persistent oversupply has continued to weigh on benchmark prices with the third consecutive month-over-month decline. Detached home prices totalled \$416,900 in January. This is one per cent lower than last month and three per cent lower than the same time last year.

SHARE OF SALES January 2019

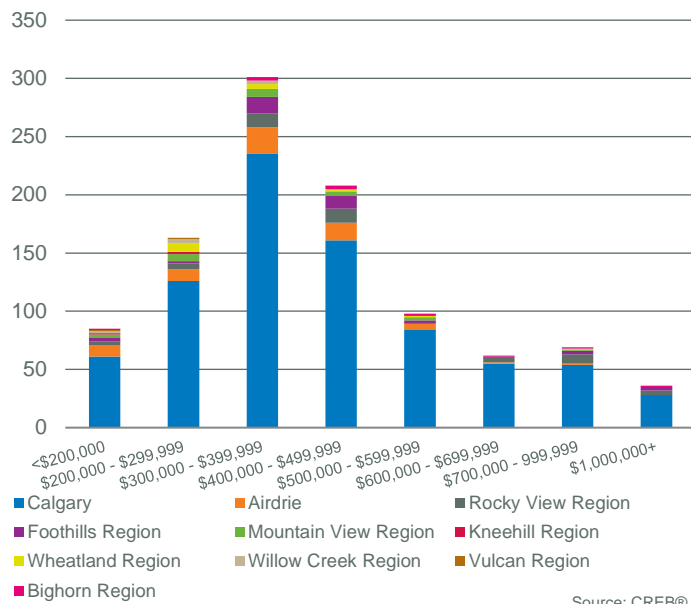


Source: CREB®

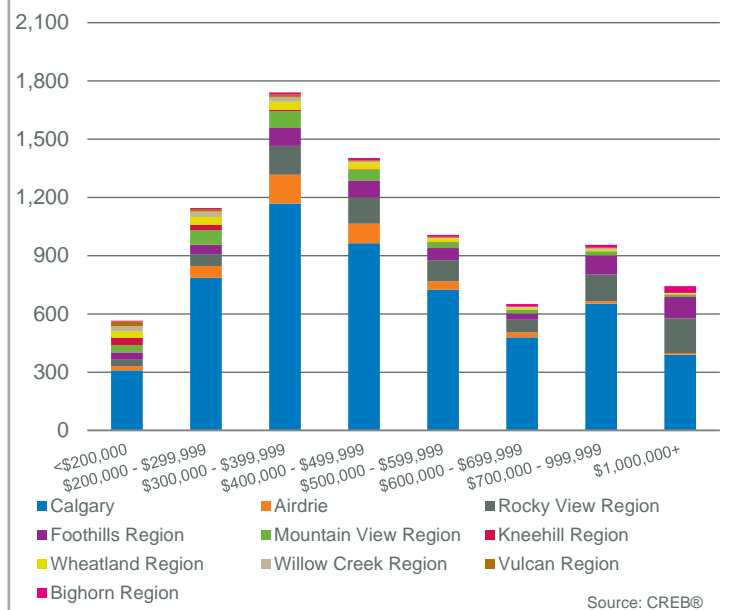
Jan. 19

January 2019	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	804	2,575	31.22%	5,473	6.81	414,800	451,210	391,750	79%
Airdrie	65	188	34.57%	422	6.49	328,000	349,314	349,900	6%
Rocky View Region	49	279	17.56%	864	17.63	524,700	552,839	436,000	5%
Foothills Region	39	167	23.35%	572	14.67	370,300	468,103	403,000	4%
Mountain View Region	24	71	33.80%	334	13.92	307,000	355,246	315,000	2%
Kneehill Region	3	16	18.75%	82	27.33	-	188,333	235,000	0%
Wheatland Region	13	53	24.53%	191	14.69	209,700	325,646	286,900	1%
Willow Creek Region	11	16	68.75%	99	9.00	-	316,991	250,000	1%
Vulcan Region	2	16	12.50%	68	34.00	-	197,000	197,000	0%
Bighorn Region	12	26	46.15%	90	7.50	-	734,454	471,000	1%
CREB® Economic Region	1,022	3,407	30.00%	8,195	8.02	410,200	447,008	386,750	100%

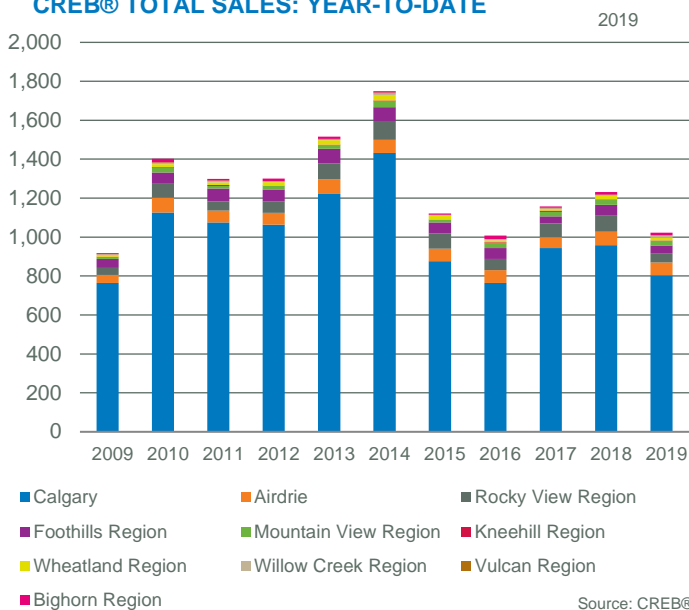
CREB® SALES BY PRICE RANGE



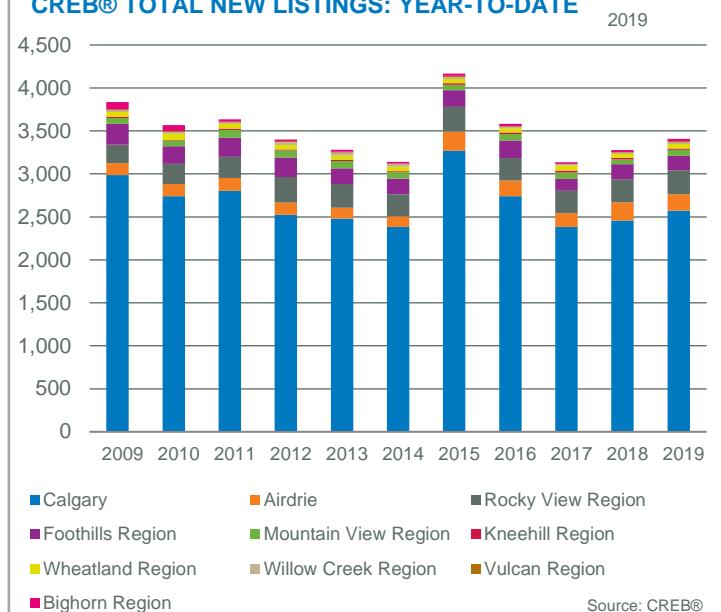
CREB® INVENTORY BY PRICE RANGE



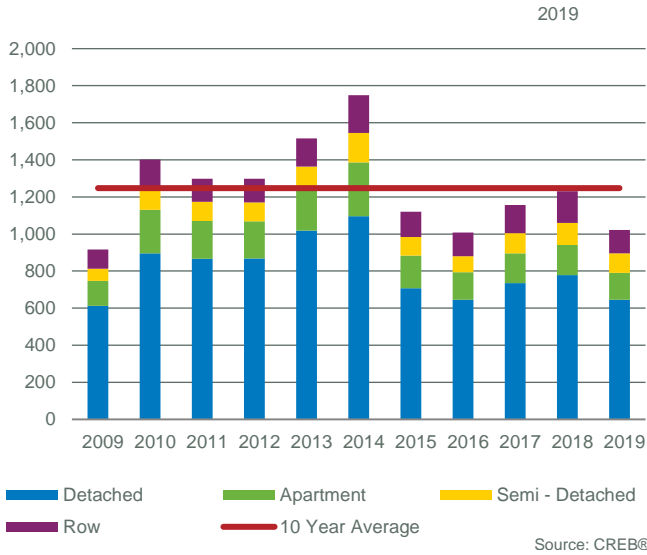
CREB® TOTAL SALES: YEAR-TO-DATE



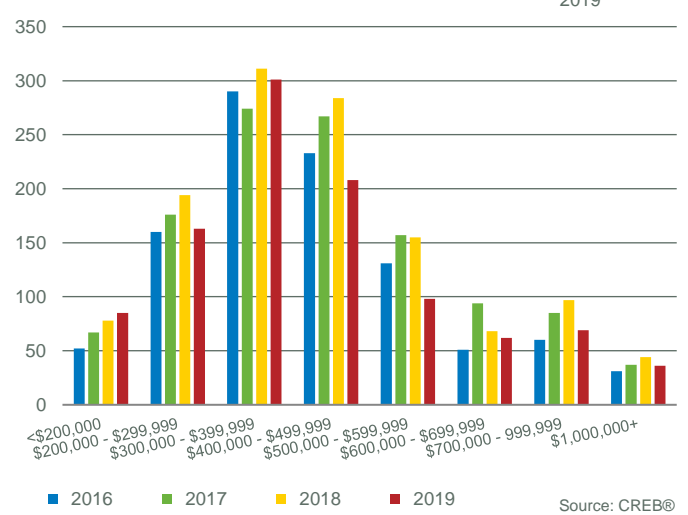
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE



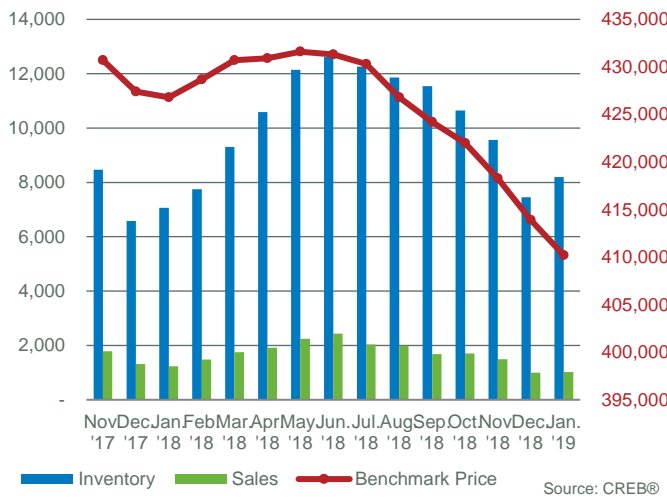
CREB® ECONOMIC REGION TOTAL SALES



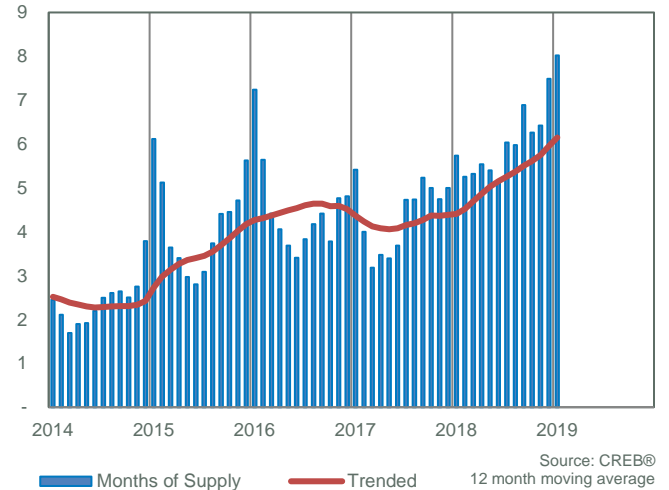
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



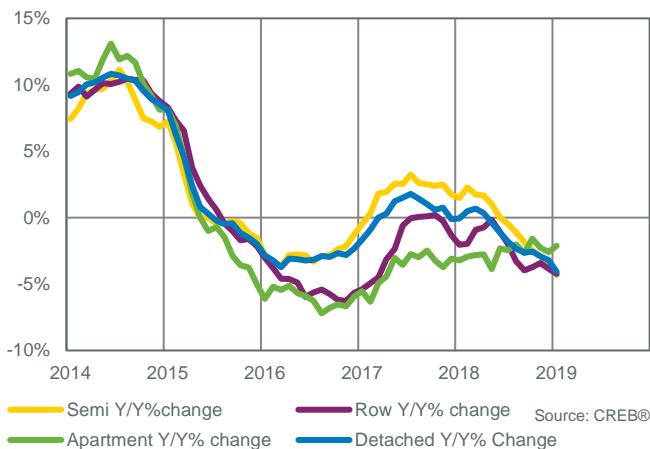
CREB® ECONOMIC REGION INVENTORY AND SALES



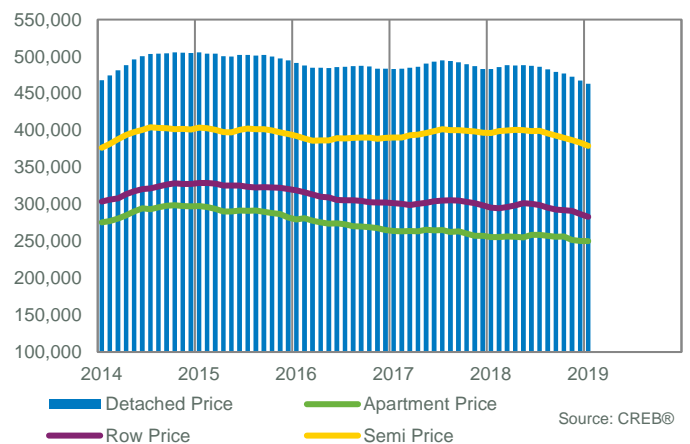
CREB® ECONOMIC REGION MONTHS OF INVENTORY



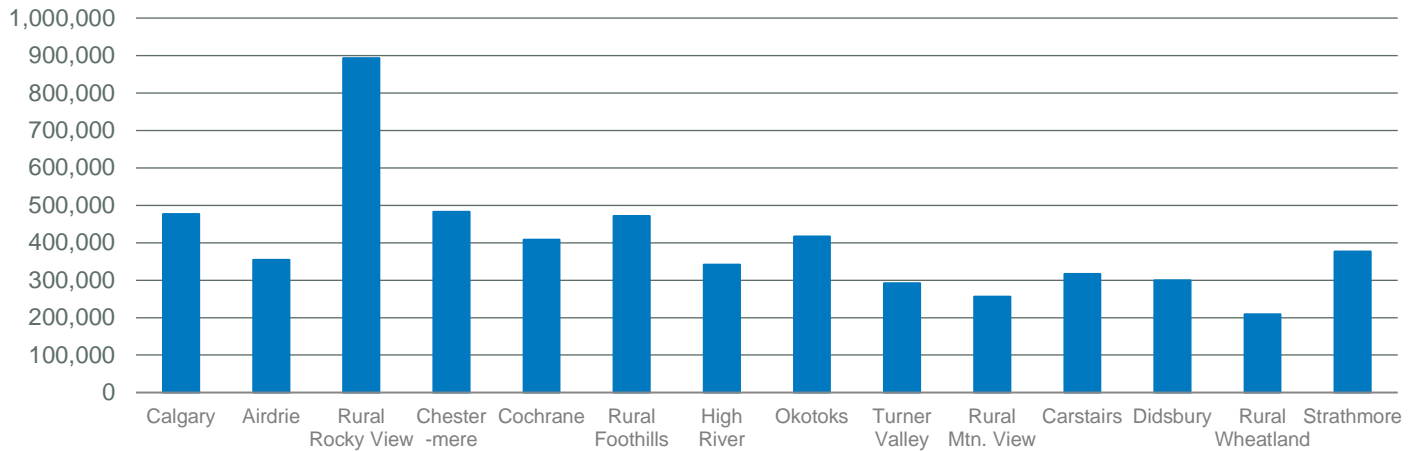
CREB® ECONOMIC REGION PRICE CHANGE



CREB® ECONOMIC REGION PRICES

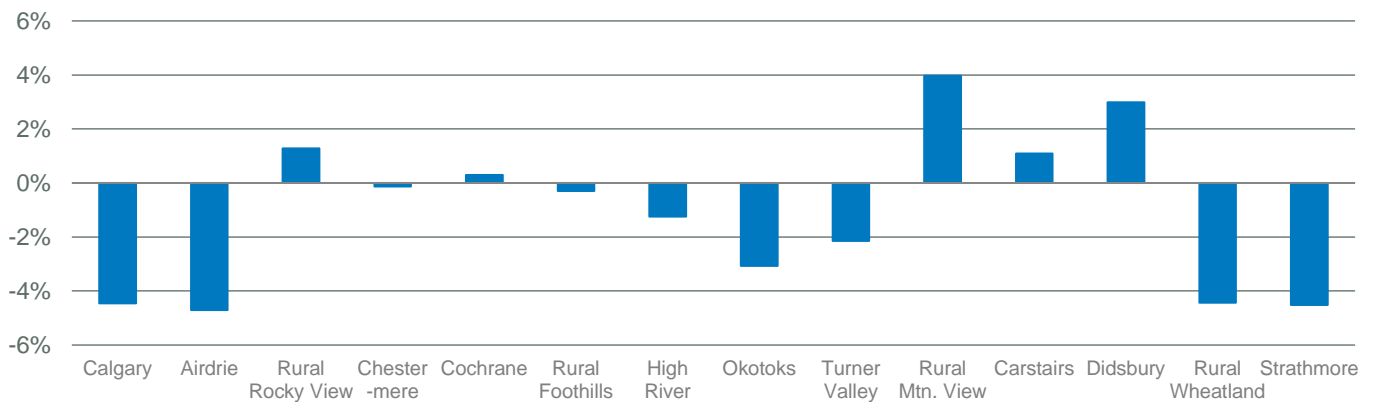


DETACHED BENCHMARK PRICE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS



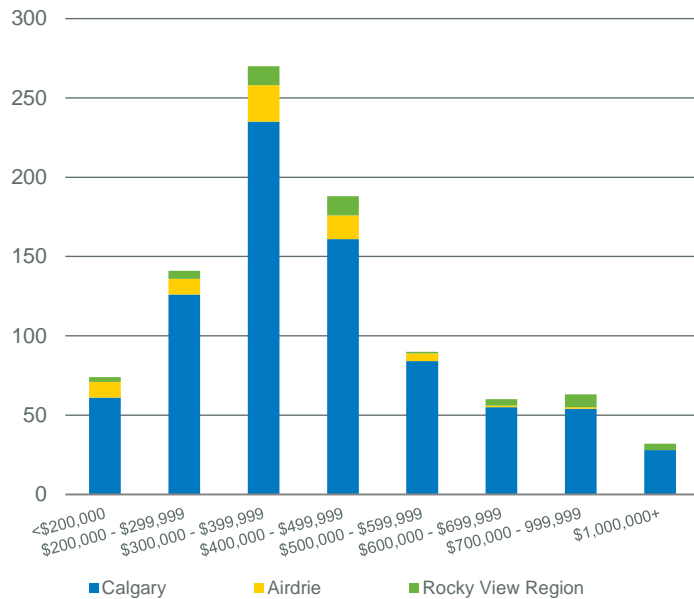
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

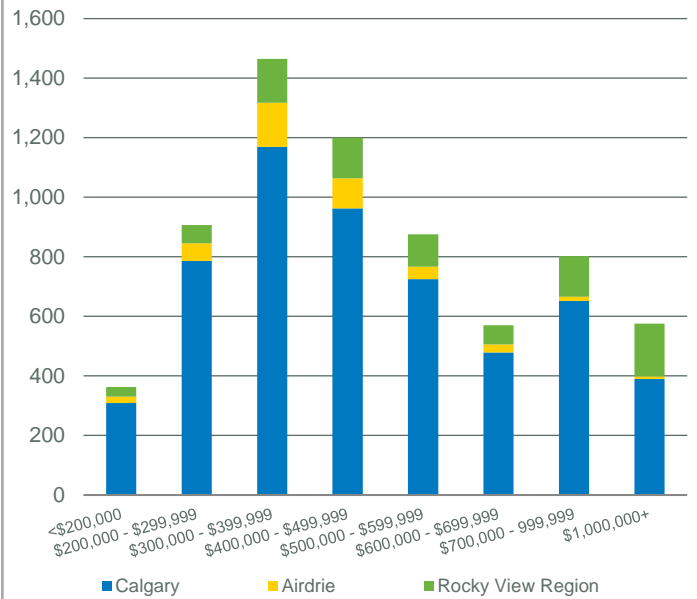
January 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	804	2,575	31.22%	5,473	6.81	414,800	451,210	391,750	88%
Airdrie	65	188	34.57%	422	6.49	328,000	349,314	349,900	7%
Rocky View Region	49	279	17.56%	864	17.63	524,700	552,839	436,000	5%
Calgary CMA	918	3,042	30.18%	6,759	7.36	413,900	449,420	390,000	100%

CALGARY CMA SALES BY PRICE RANGE



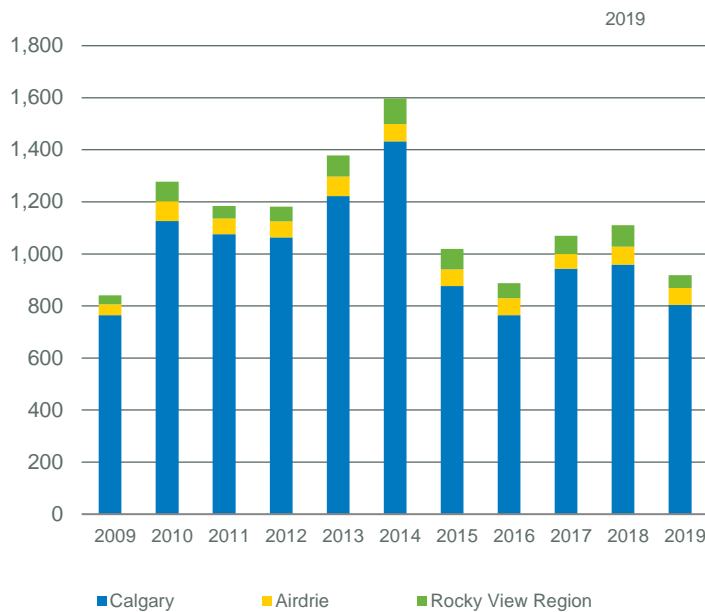
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CALGARY CMA INVENTORY BY PRICE RANGE



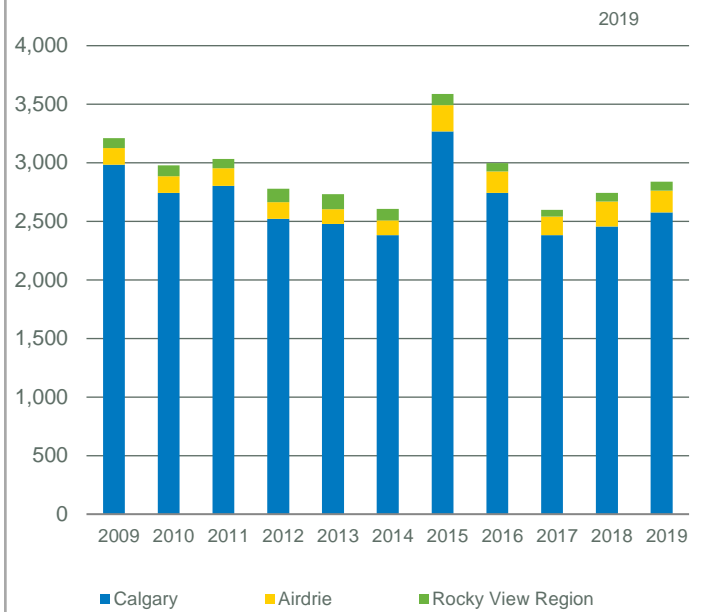
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CALGARY CMA SALES: YEAR-TO-DATE



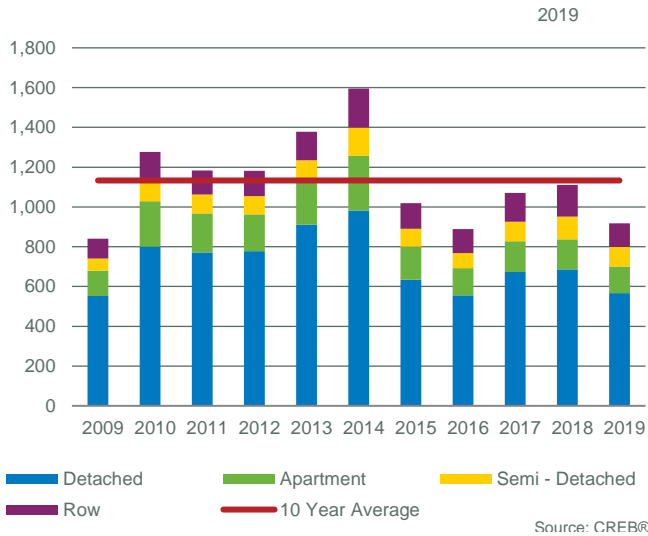
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CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

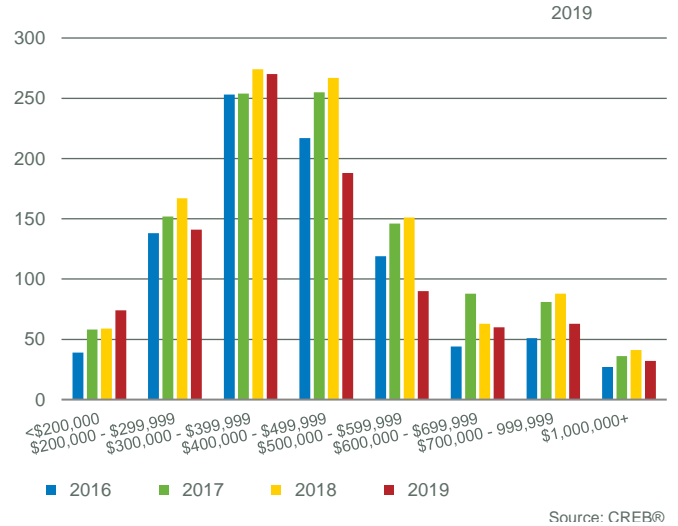


Source: CREB®

CALGARY CMA TOTAL SALES



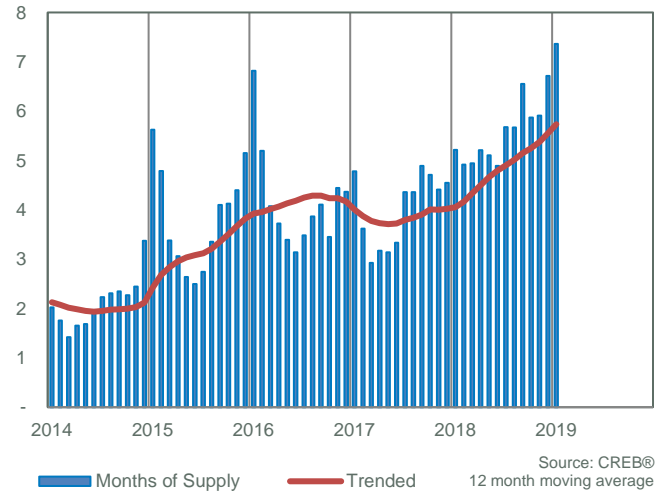
CALGARY CMA TOTAL SALES BY PRICE RANGE



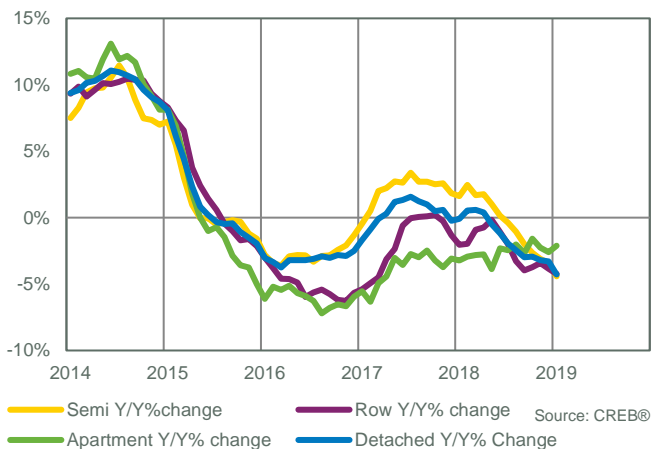
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



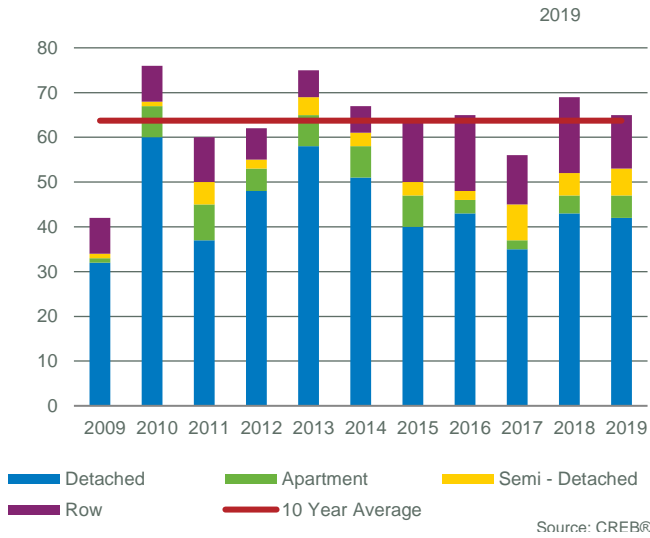
CALGARY CMA PRICE CHANGE



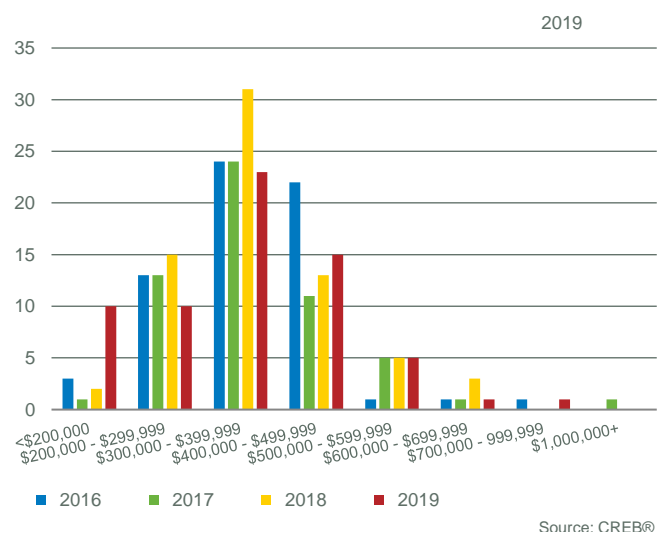
CALGARY CMA PRICES



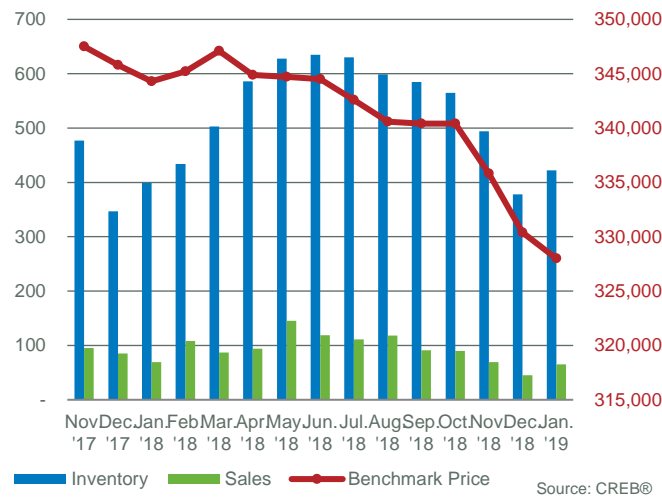
AIRDRIE TOTAL SALES



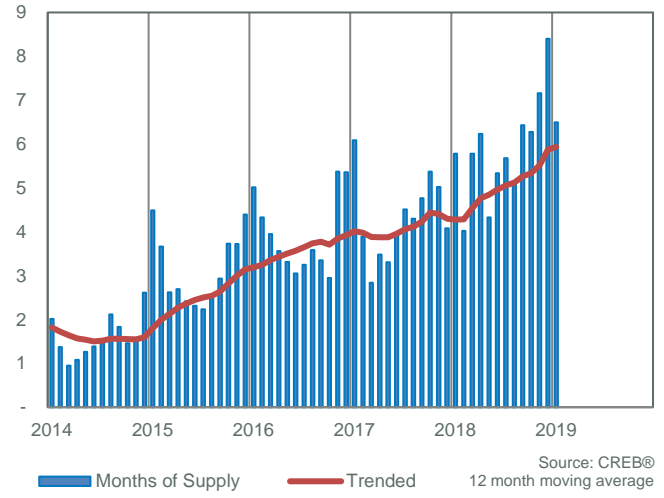
AIRDRIE TOTAL SALES BY PRICE RANGE



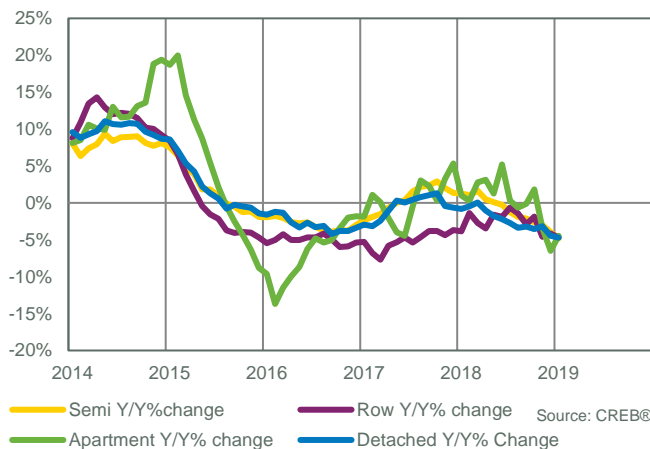
AIRDRIE INVENTORY AND SALES



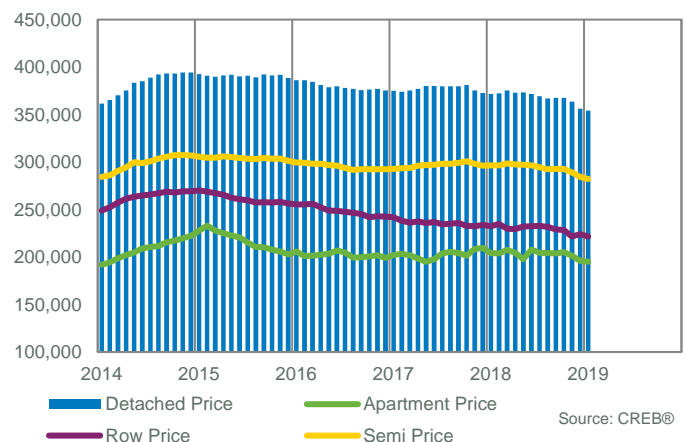
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



AIRDRIE PRICES

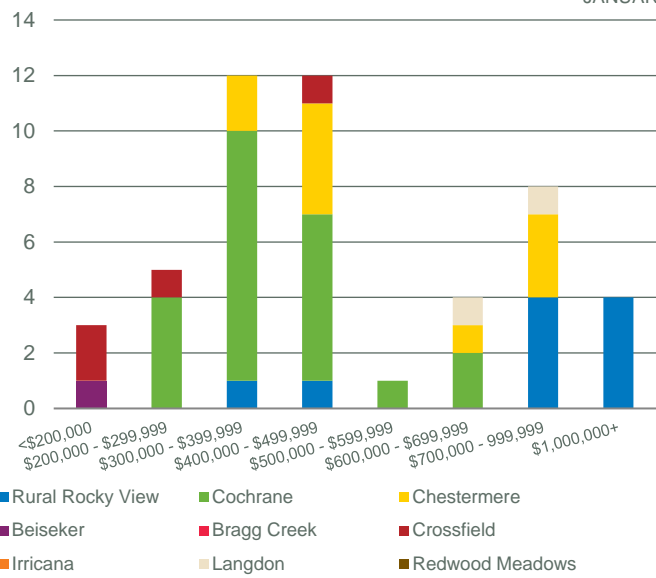


Jan. 19

January 2019	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	49	279	17.56%	864	17.63	524,700	552,839	436,000	100%
Rural Rocky View	10	75	13.33%	286	28.60	888,800	1,043,850	875,000	20%
Beiseker	1	3	33.33%	12	12.00	-	188,950	188,950	2%
Bragg Creek	0	1	0.00%	10	-	-	-	-	0%
Chestermere	10	46	21.74%	138	13.80	472,100	549,700	487,500	20%
Cochrane	22	119	18.49%	307	13.95	409,900	398,303	370,710	45%
Crossfield	4	12	33.33%	48	12.00	-	206,750	180,000	8%
Irricana	0	5	0.00%	10	-	-	-	-	0%
Langdon	2	13	15.38%	35	17.50	-	687,500	687,500	4%
Redwood Meadows	0	3	0.00%	11	-	-	-	-	0%
Other	0	2	0.00%	7	-	-	-	-	0%

SALES BY PRICE RANGE

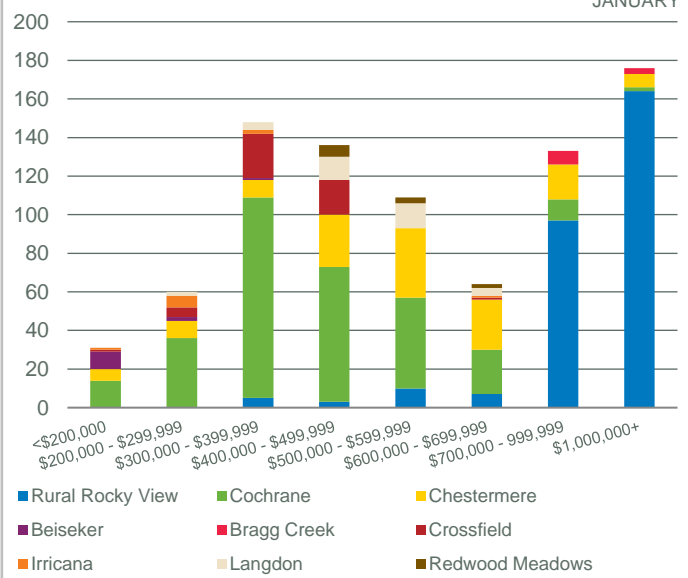
JANUARY



Source: CREB®

INVENTORY BY PRICE RANGE

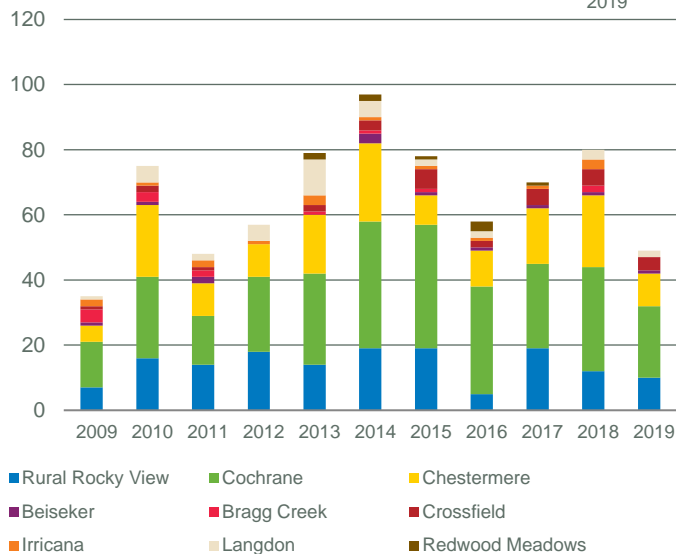
JANUARY



Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

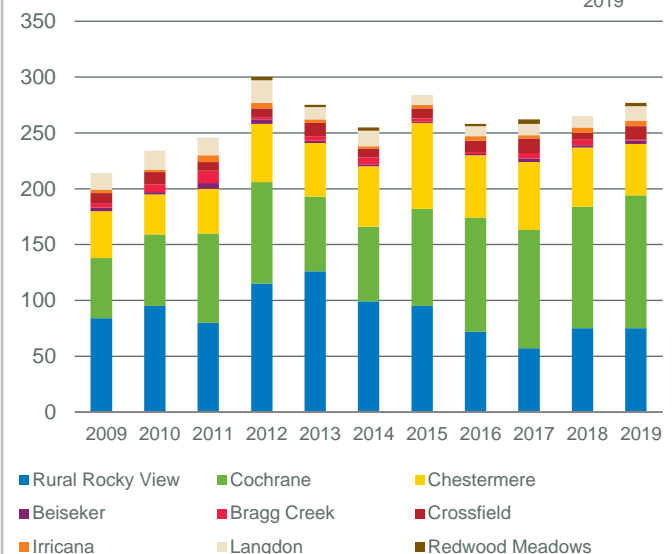
2019



Source: CREB®

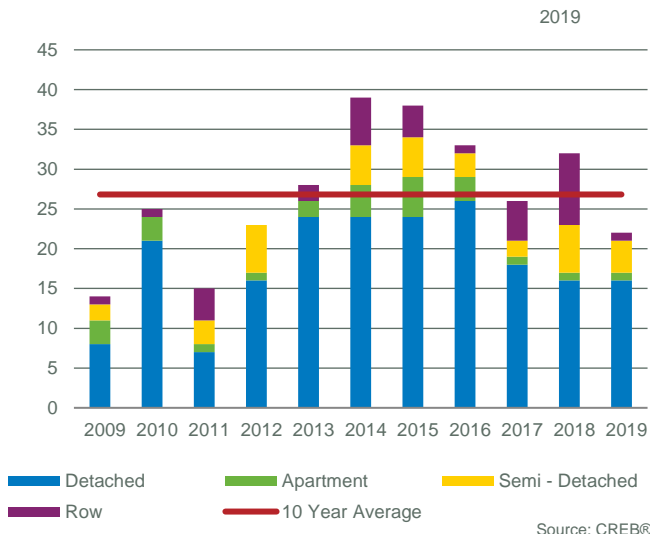
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

2019

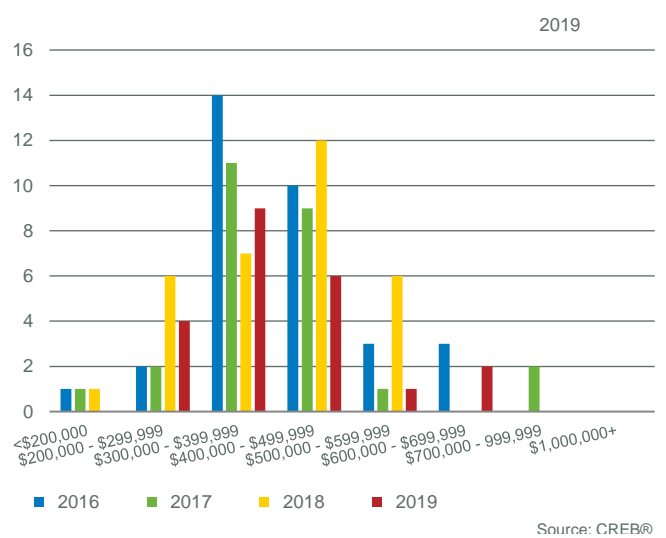


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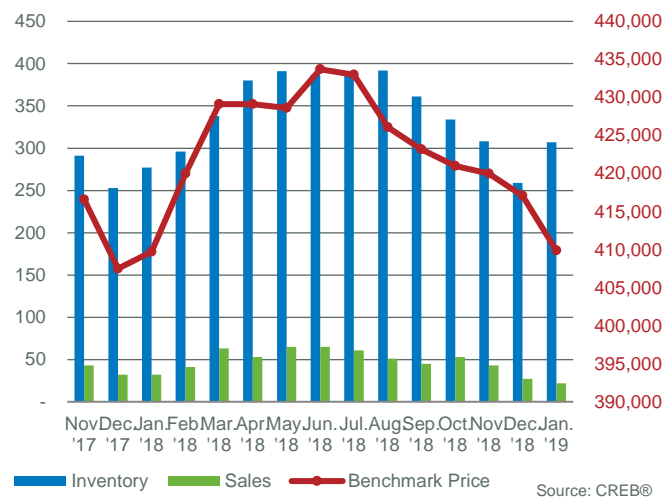
COCHRANE TOTAL SALES



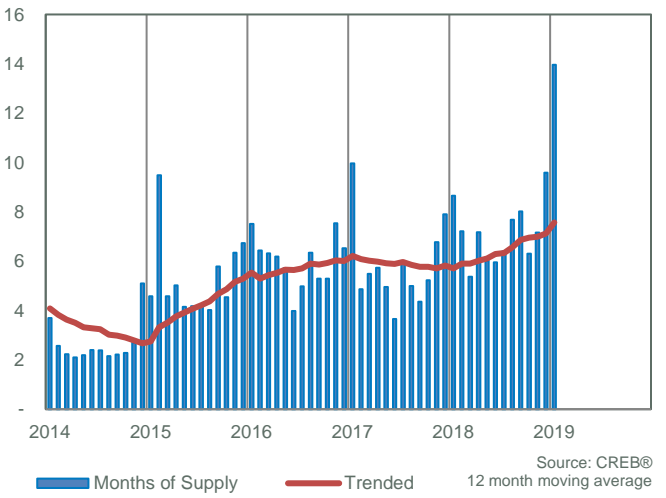
COCHRANE TOTAL SALES BY PRICE RANGE



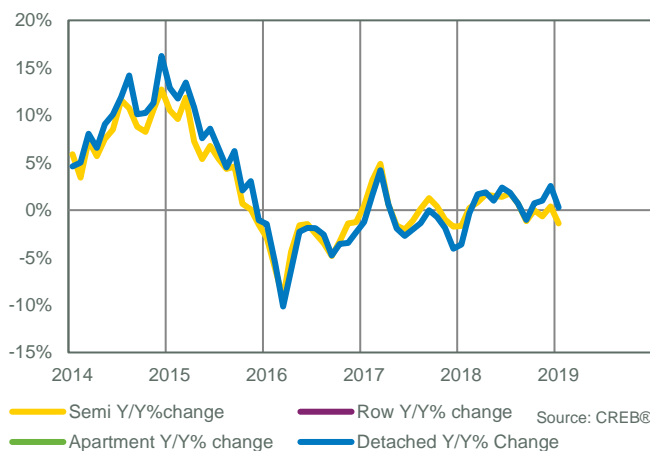
COCHRANE INVENTORY AND SALES



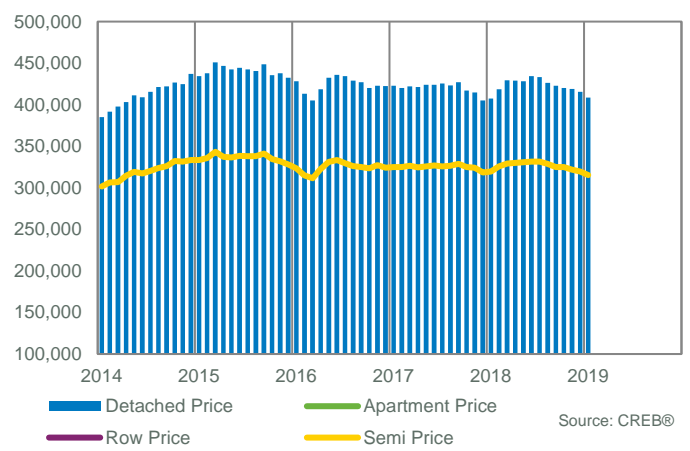
COCHRANE MONTHS OF INVENTORY



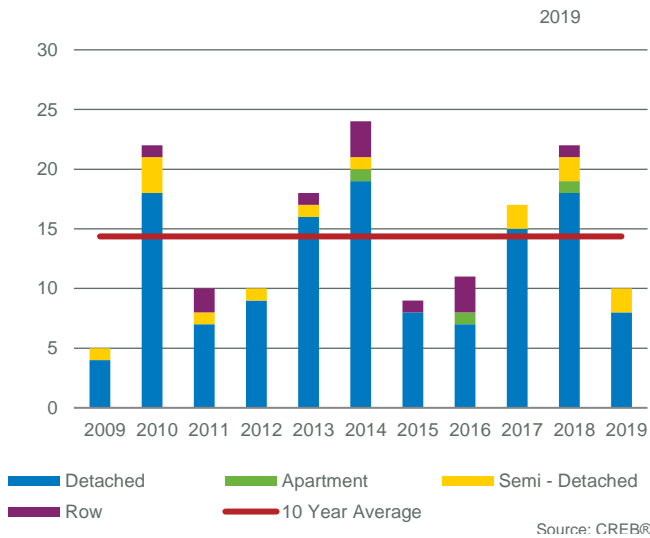
COCHRANE PRICE CHANGE



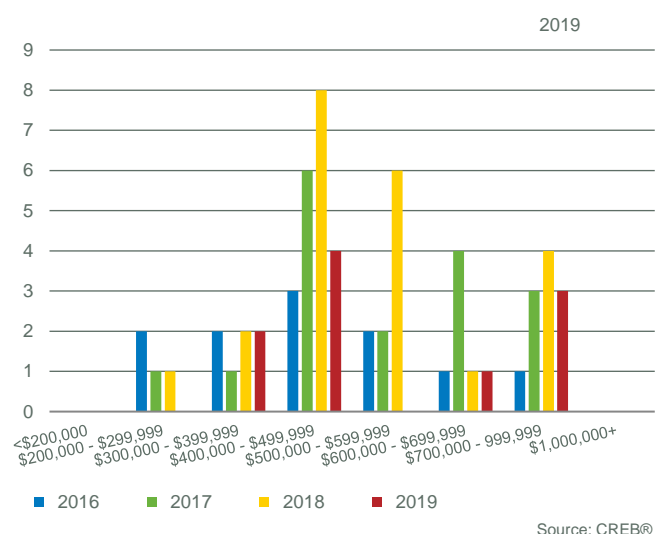
COCHRANE PRICES



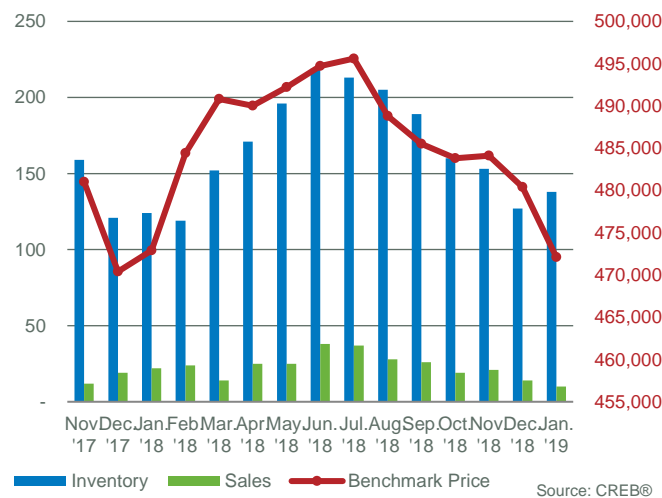
CHESTERMERE TOTAL SALES



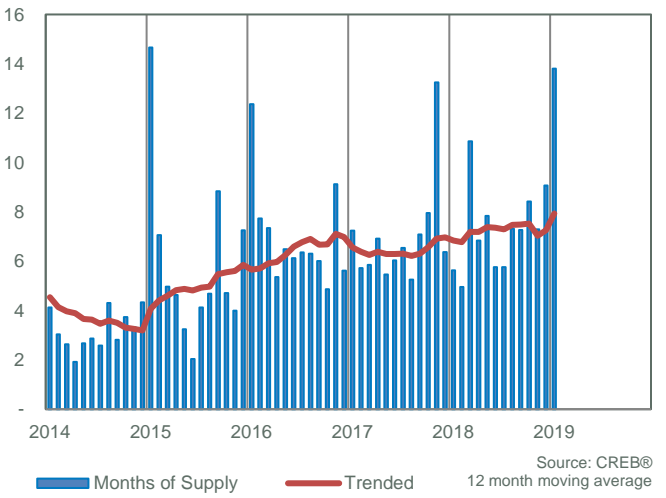
CHESTERMERE TOTAL SALES BY PRICE RANGE



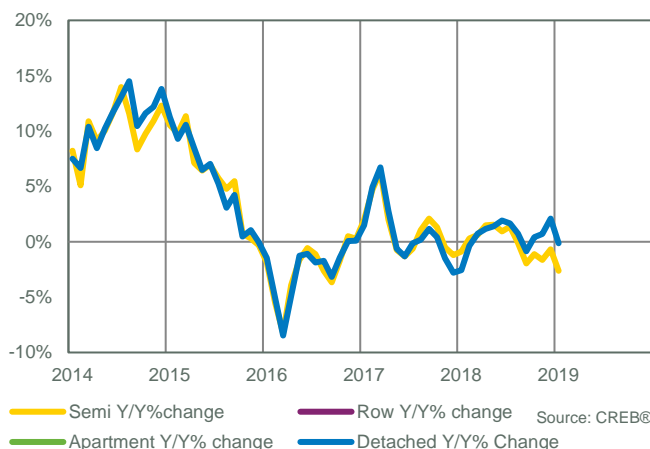
CHESTERMERE INVENTORY AND SALES



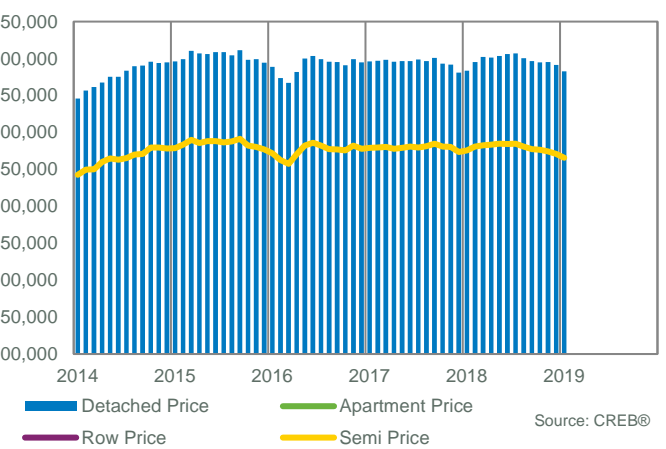
CHESTERMERE MONTHS OF INVENTORY



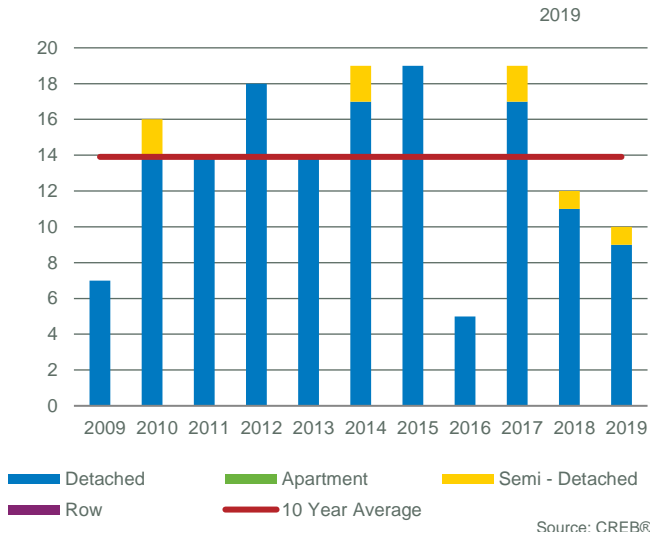
CHESTERMERE PRICE CHANGE



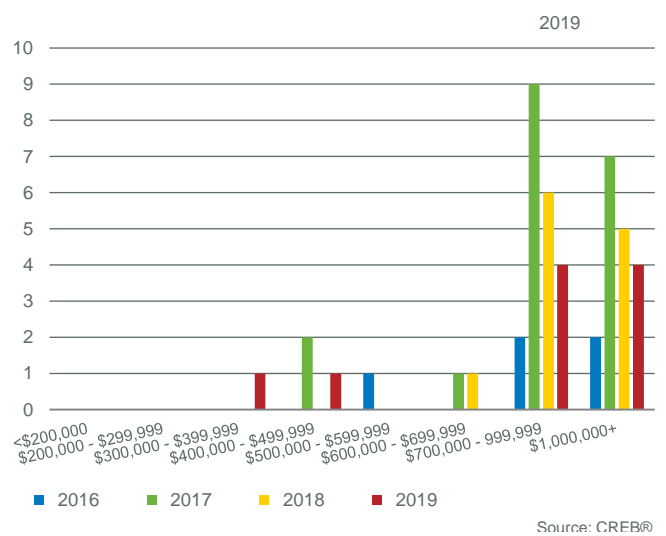
CHESTERMERE PRICES



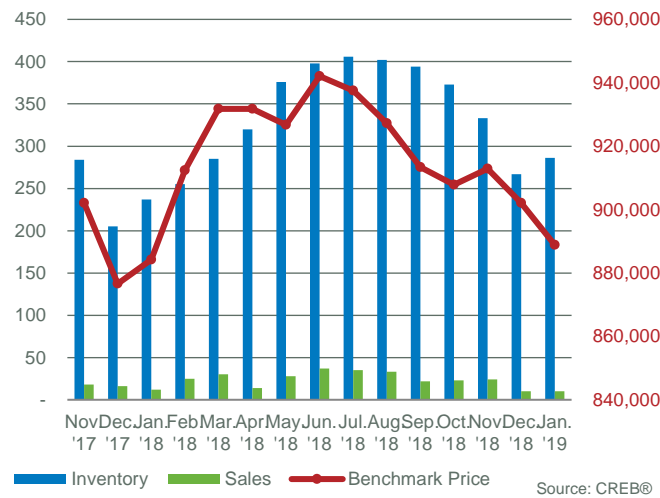
RURAL ROCKY VIEW TOTAL SALES



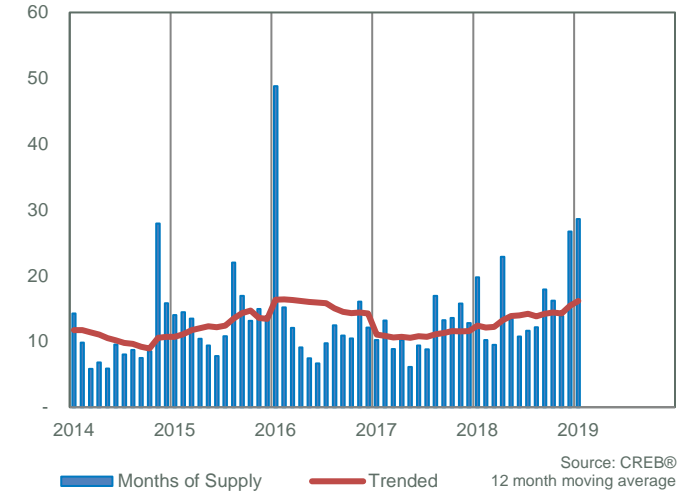
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



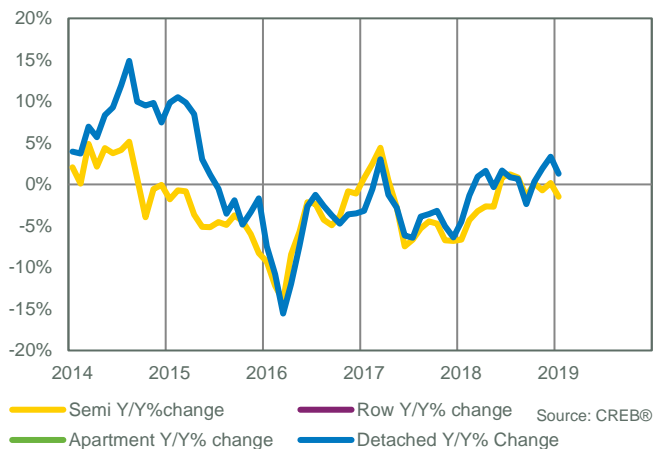
RURAL ROCKY VIEW INVENTORY AND SALES



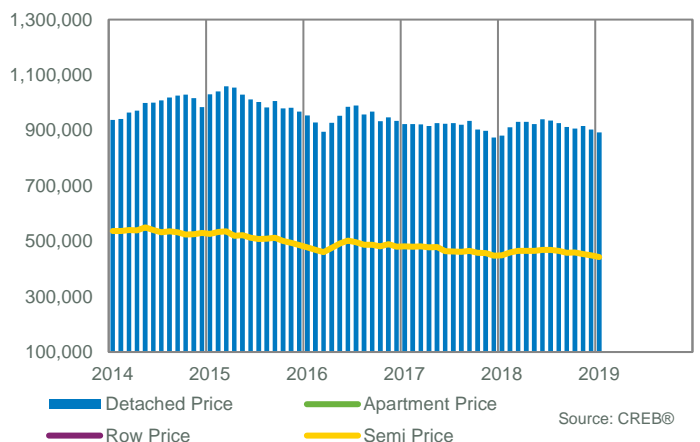
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



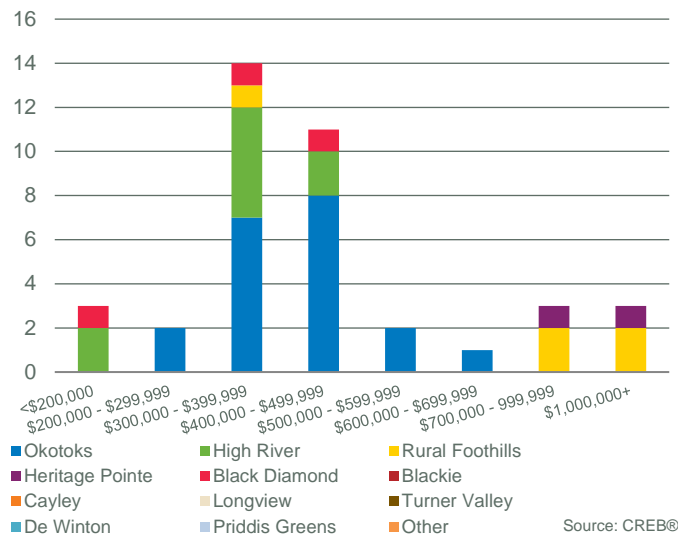
RURAL ROCKY VIEW PRICES



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Total Foothills Region	39	167	23.35%	674	17.28	370,300	468,103	403,000	100%
Rural Foothills	5	46	10.87%	173	34.60	458,200	828,000	975,000	13%
Black Diamond	3	5	60.00%	19	6.33	-	258,000	329,000	8%
Blackie	0	0	-	3	-	-	-	-	0%
Cayley	0	2	0.00%	5	-	-	-	-	0%
De Winton	0	0	-	0	-	-	-	-	0%
Heritage Pointe	2	9	22.22%	27	13.50	-	1,038,500	1,038,500	5%
High River	9	27	33.33%	99	11.00	334,000	336,639	378,000	23%
Okotoks	20	66	30.30%	209	10.45	409,100	411,762	415,500	51%
Turner Valley	0	6	0.00%	21	-	289,100	-	-	0%
Priddis Greens	0	5	0.00%	13	-	-	-	-	0%
Longview	0	0	-	2	-	-	-	-	0%
Other	0	1	0.00%	3	-	-	-	-	0%

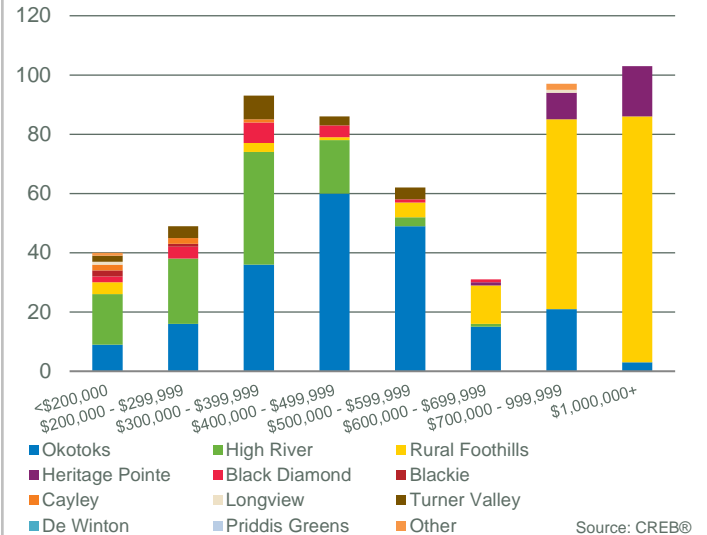
SALES BY PRICE RANGE

JANUARY



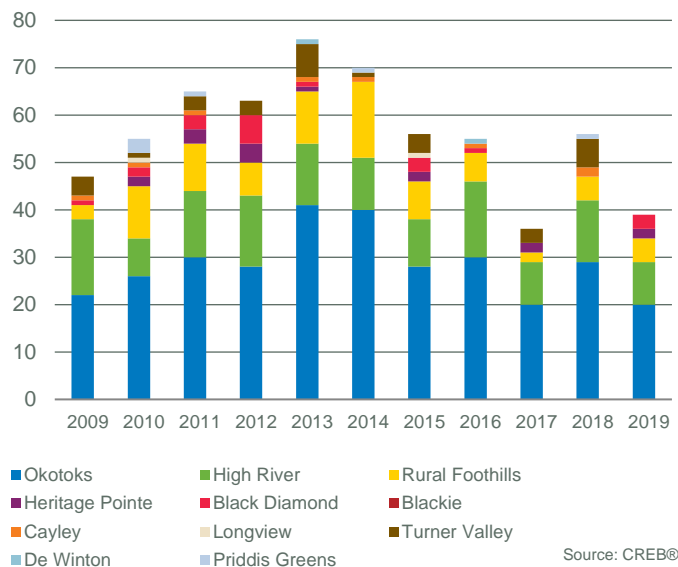
INVENTORY BY PRICE RANGE

JANUARY



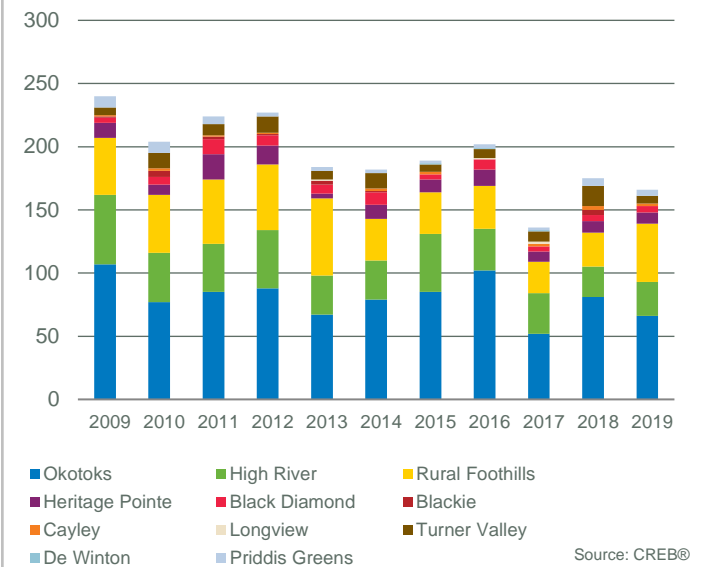
FOOTHILLS SALES: YEAR-TO-DATE

2019

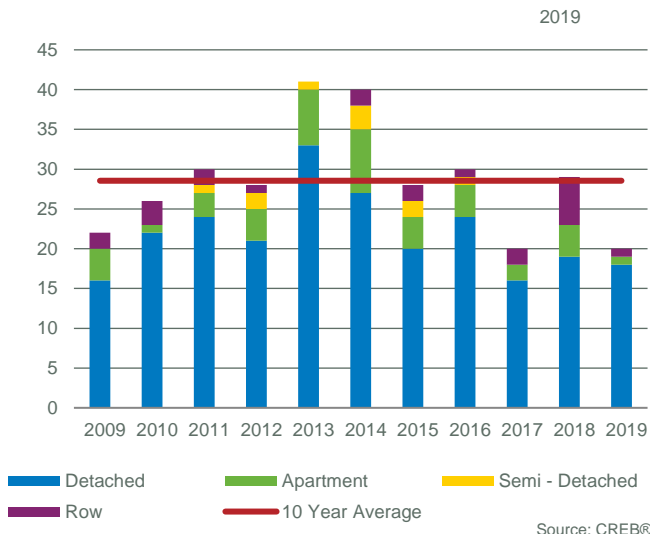


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

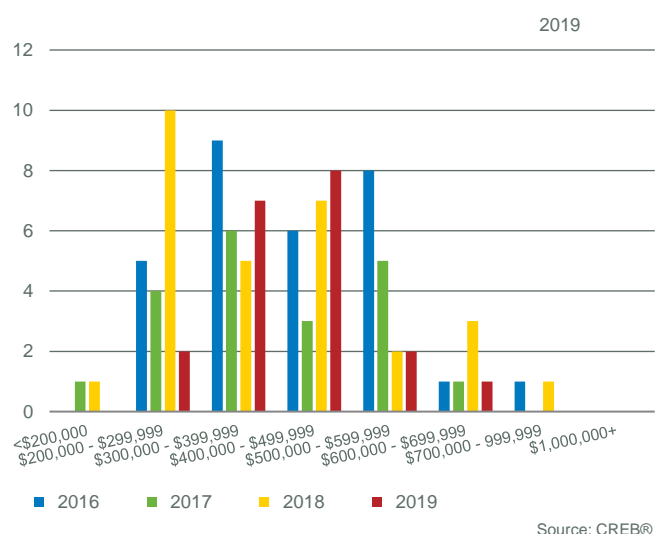
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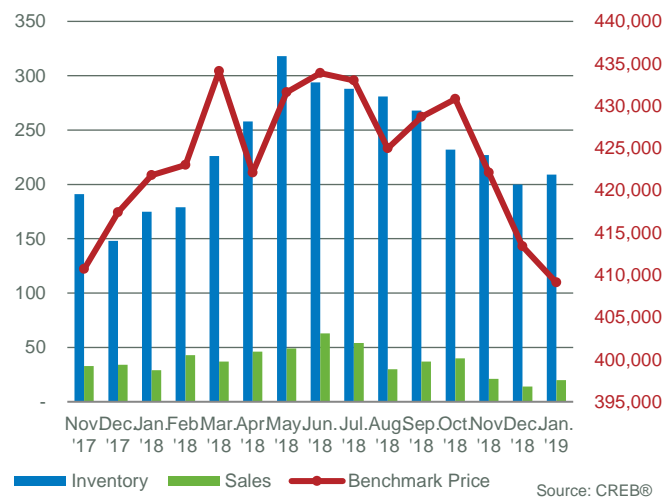
OKOTOKS TOTAL SALES



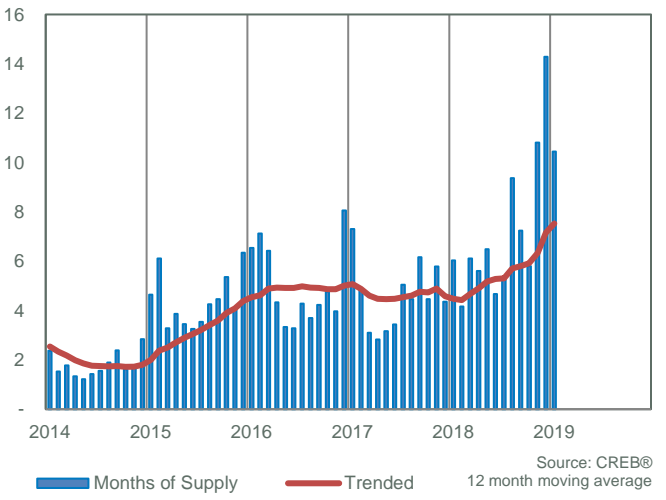
OKOTOKS TOTAL SALES BY PRICE RANGE



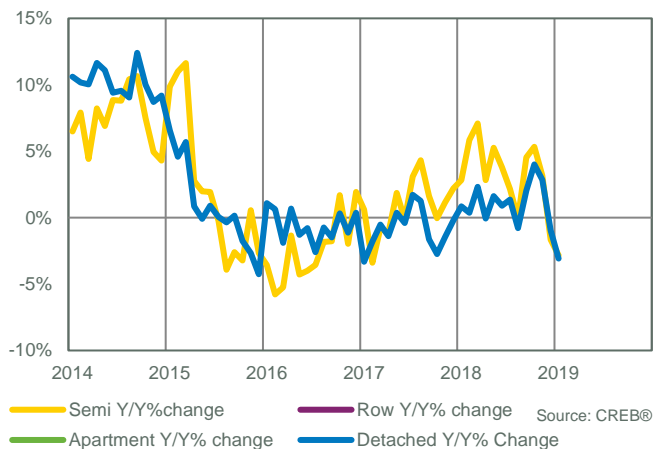
OKOTOKS INVENTORY AND SALES



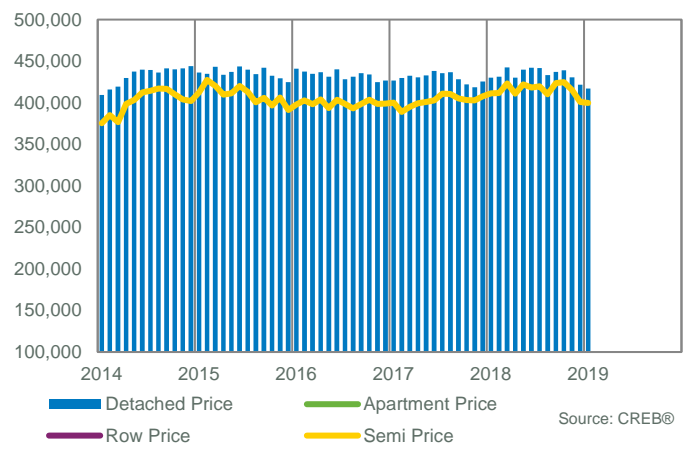
OKOTOKS MONTHS OF INVENTORY



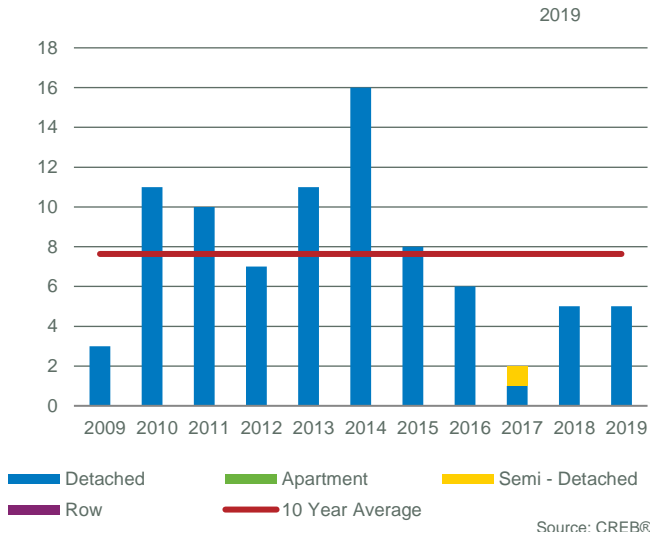
OKOTOKS PRICE CHANGE



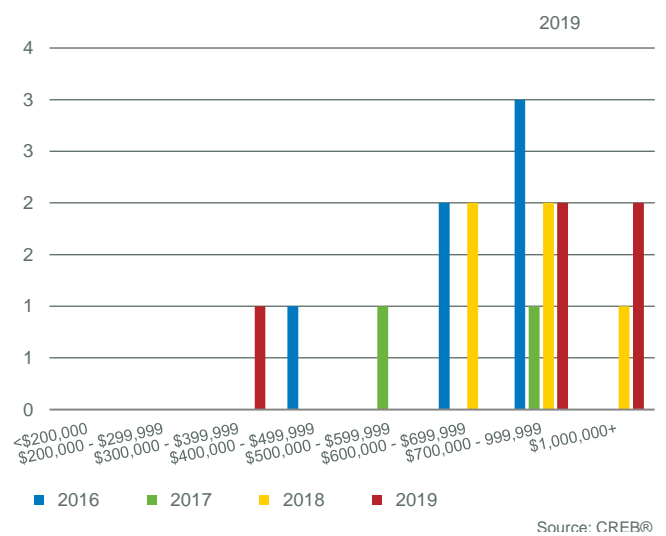
OKOTOKS PRICES



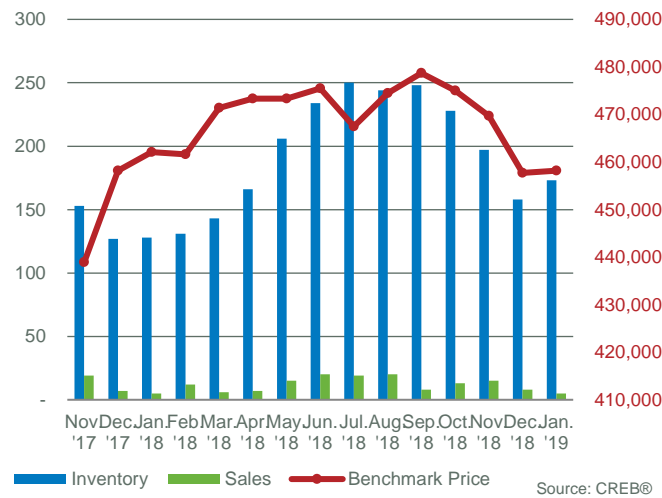
RURAL FoothILLS TOTAL SALES



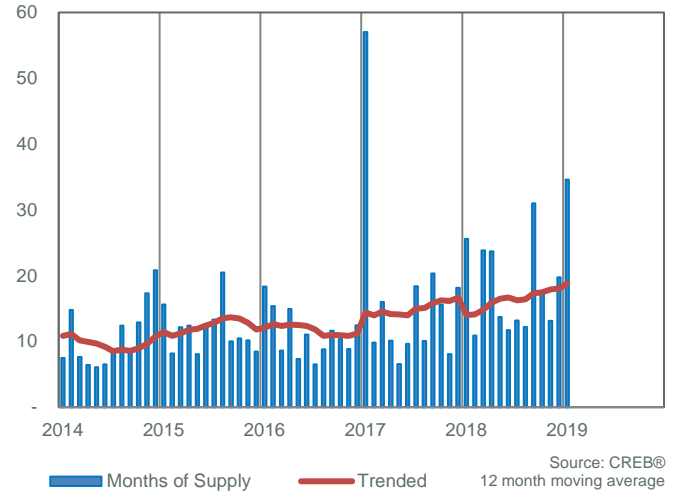
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



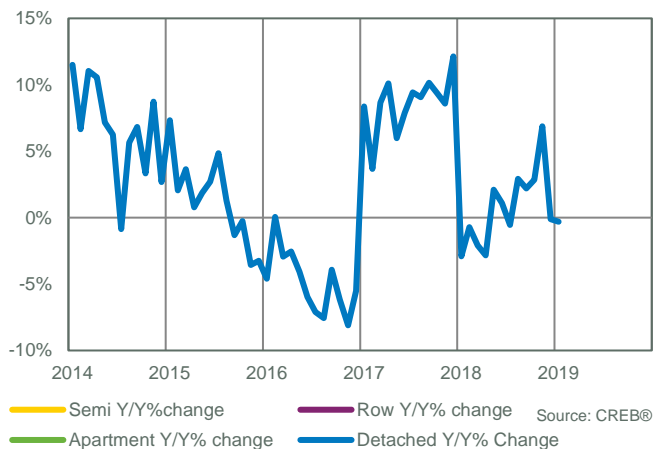
RURAL FoothILLS INVENTORY AND SALES



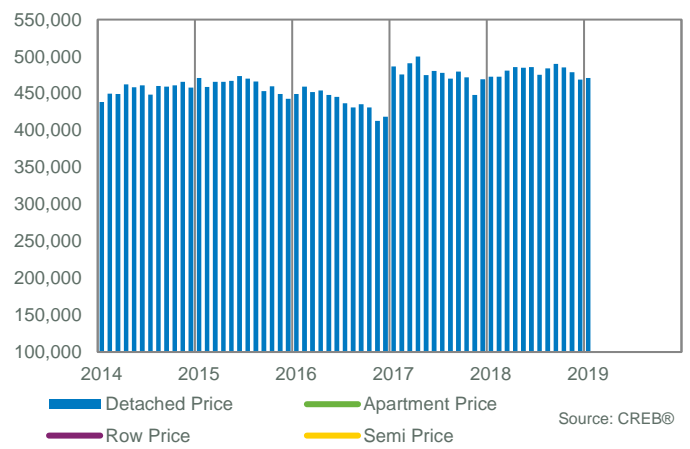
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES



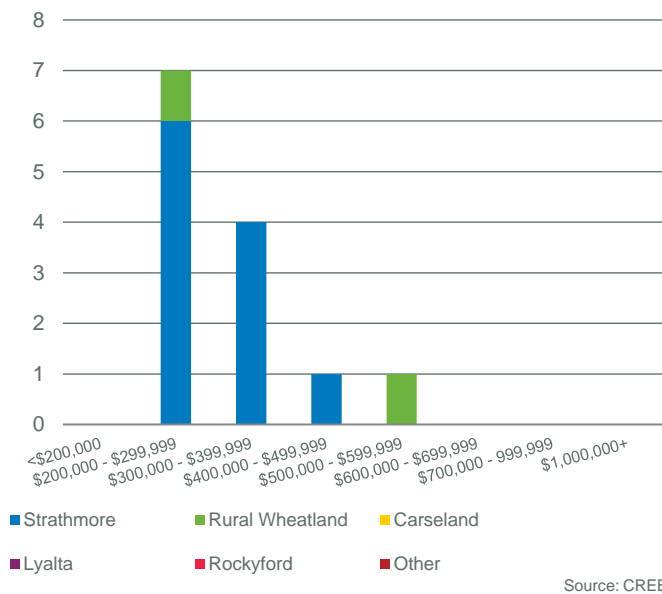
Jan. 19

January 2019	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*	13	53	24.53%	191	14.69	209,700	325,646	286,900	100%
Rural Wheatland*	2	9	22.22%	34	17.00	209,700	425,000	425,000	15%
Carseland*	0	1	0.00%	4	-	-	-	-	0%
Lyalta*	0	4	0.00%	10	-	-	-	-	0%
Rockyford*	0	1	0.00%	6	-	-	-	-	0%
Strathmore	11	35	31.43%	121	11.00	374,000	307,582	286,900	85%
Gleichen	0	2	0.00%	4	-	-	-	-	0%
Other*	0	3	0.00%	16	-	-	-	-	0%

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

SALES BY PRICE RANGE

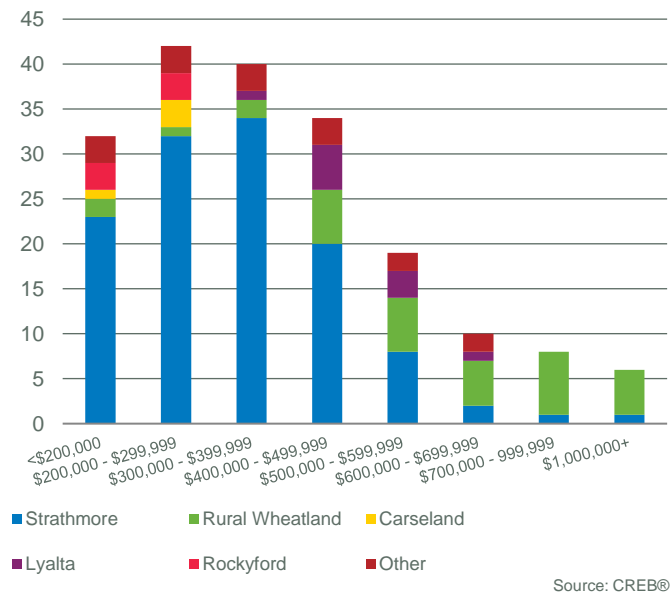
JANUARY



Source: CREB®

INVENTORY BY PRICE RANGE

JANUARY



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

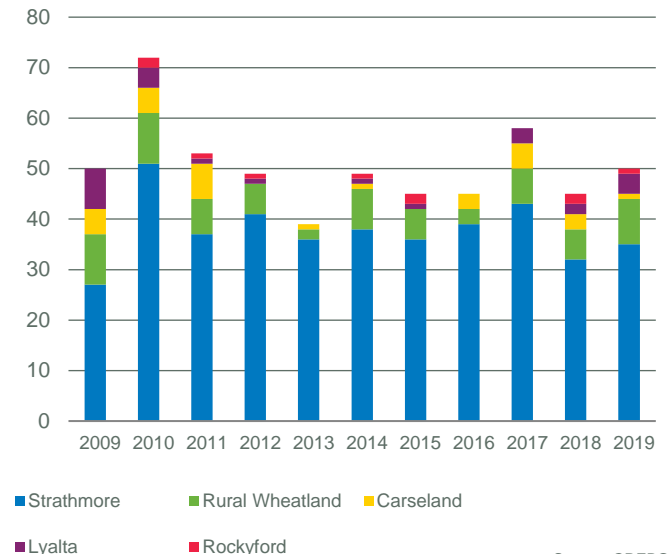
2019



Source: CREB®

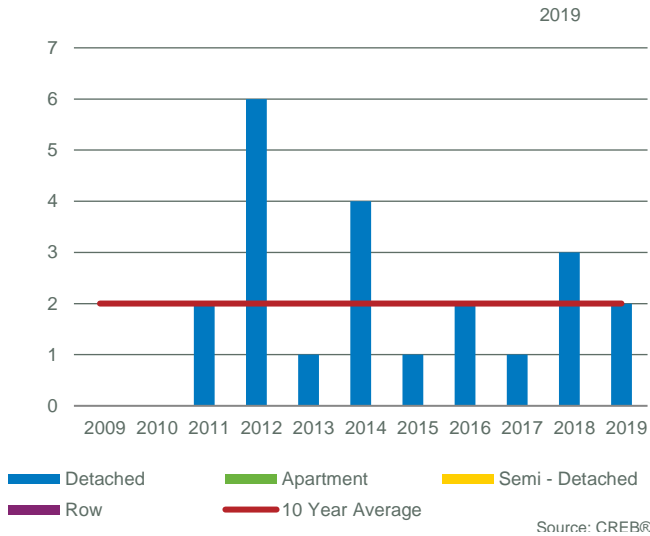
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

2019

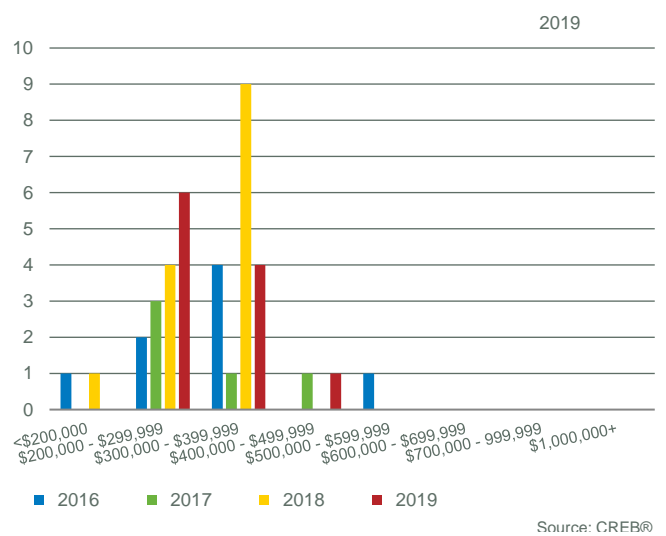


Source: CREB®

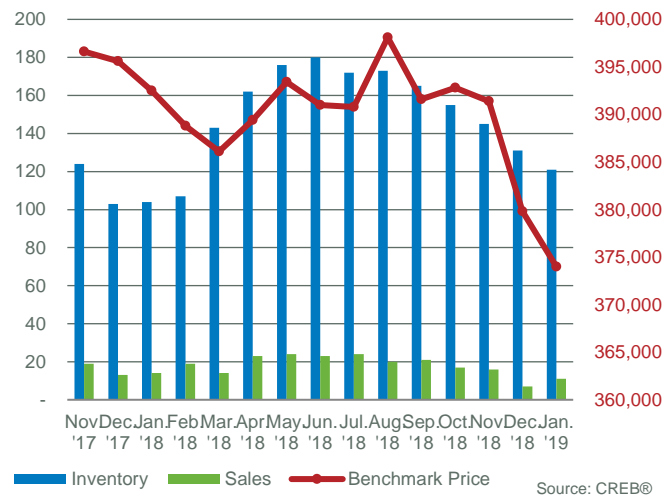
STRATHMORE TOTAL SALES



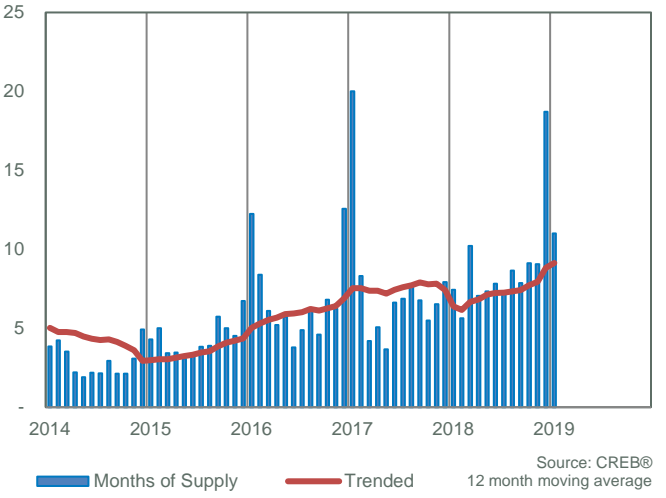
STRATHMORE TOTAL SALES BY PRICE RANGE



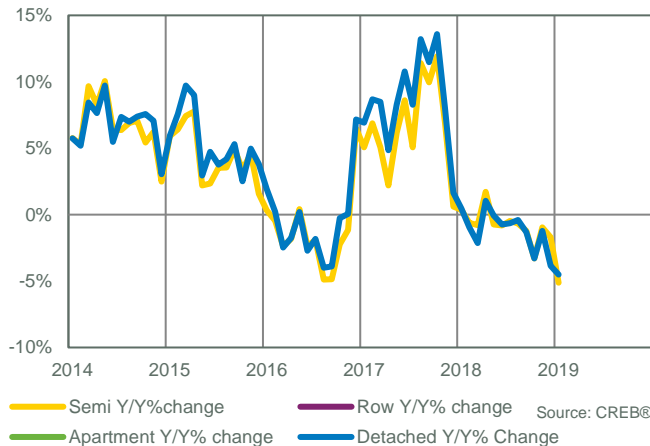
STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

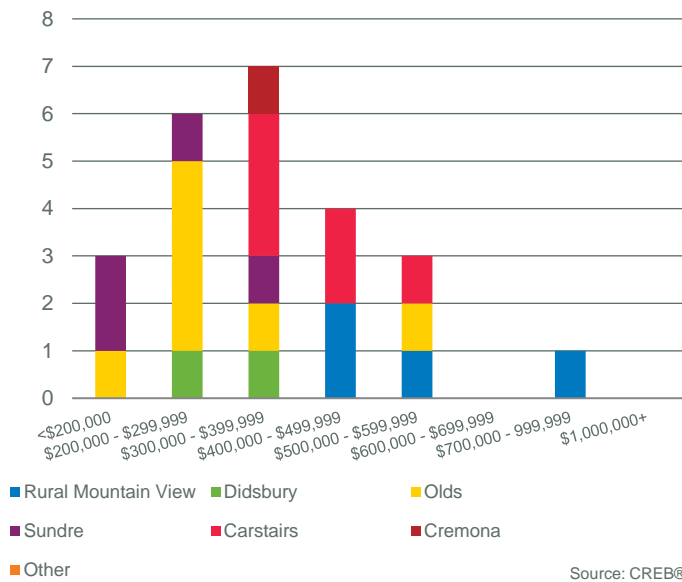


January 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	24	71	33.80%	334	13.92	307,000	355,246	315,000	100%
Rural Mountain View*	4	9	44.44%	75	18.75	256,400	558,750	492,500	17%
Carstairs	6	16	37.50%	61	10.17	318,100	407,083	403,500	25%
Cremona	1	3	33.33%	4	4.00	-	318,000	318,000	4%
Didsbury	2	11	18.18%	47	23.50	300,800	289,250	289,250	8%
Olds*	7	22	31.82%	99	14.14	339,800	290,414	280,000	29%
Sundre*	4	10	40.00%	43	10.75	272,200	229,750	197,500	17%
Other*	0	0	-	5	-	-	-	-	0%

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

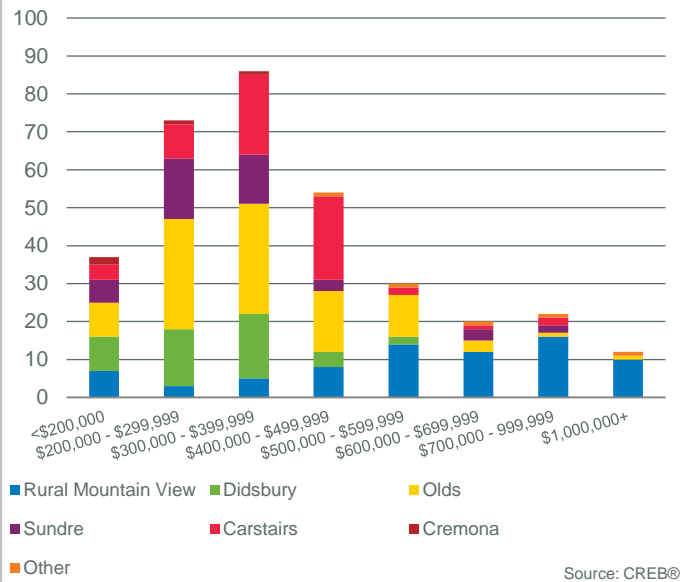
SALES BY PRICE RANGE

JANUARY



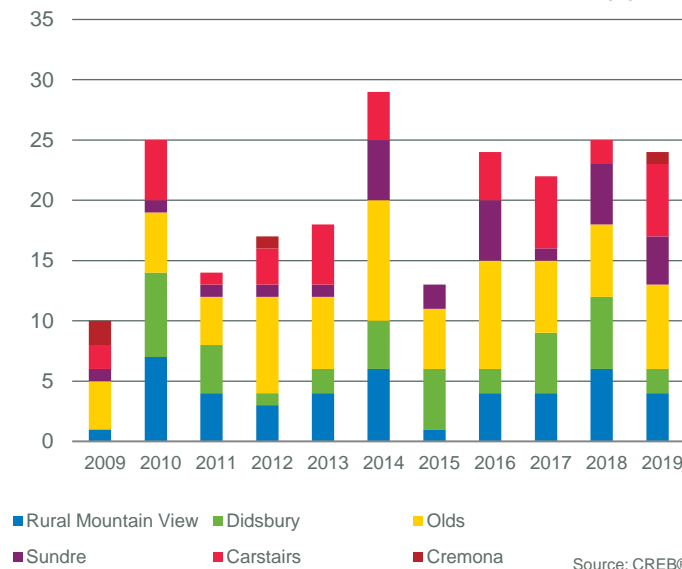
INVENTORY BY PRICE RANGE

JANUARY



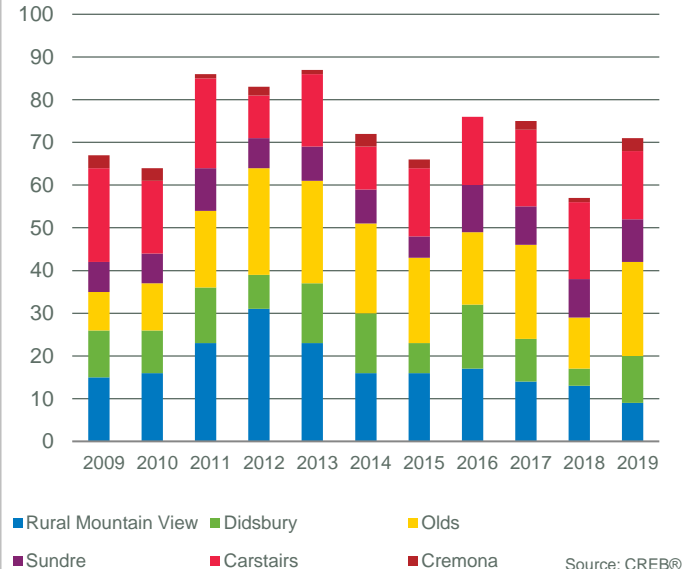
MOUNTAIN VIEW SALES: YEAR-TO-DATE

2019



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

2019



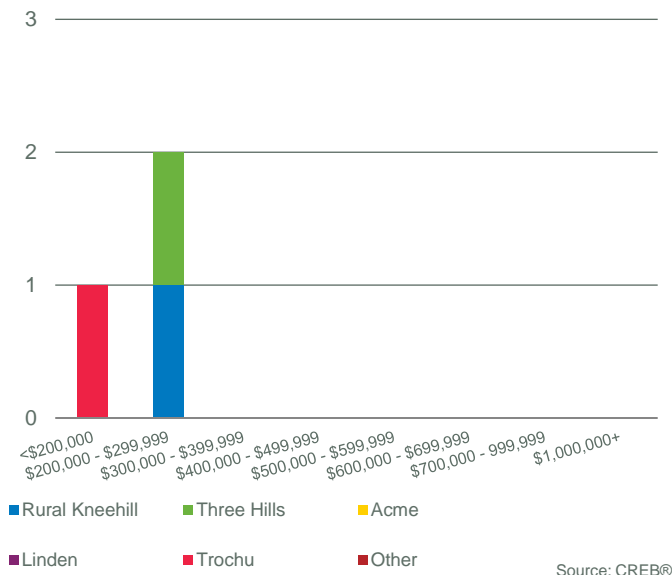
Jan. 19

January 2019	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*	3	16	18.75%	82	27.33	-	188,333	235,000	100%
Rural Kneehill*	1	1	100.00%	7	7.00	-	245,000	245,000	33%
Acme*	0	3	0.00%	8	-	-	-	-	0%
Linden*	0	1	0.00%	5	-	-	-	-	0%
Three Hills*	1	7	14.29%	34	34.00	-	235,000	235,000	33%
Torrington*	0	0	-	1	-	-	-	-	0%
Trochu*	1	2	50.00%	20	20.00	-	85,000	85,000	33%
Other*	0	2	0.00%	8	-	-	-	-	0%

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

SALES BY PRICE RANGE

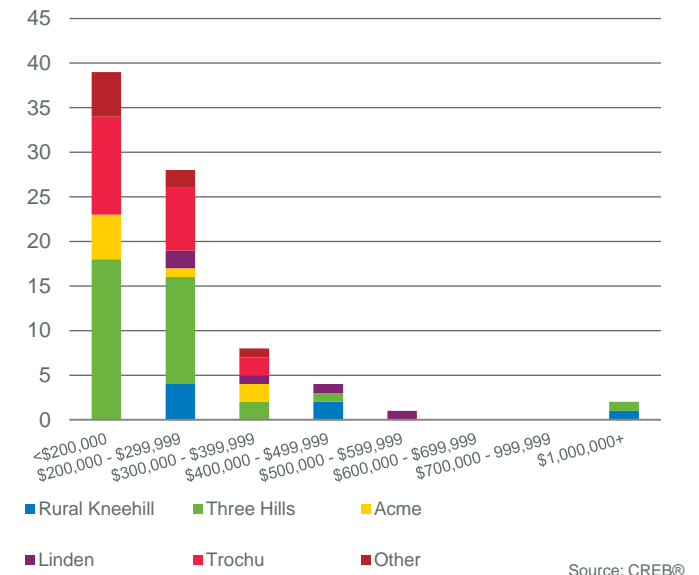
JANUARY



Source: CREB®

INVENTORY BY PRICE RANGE

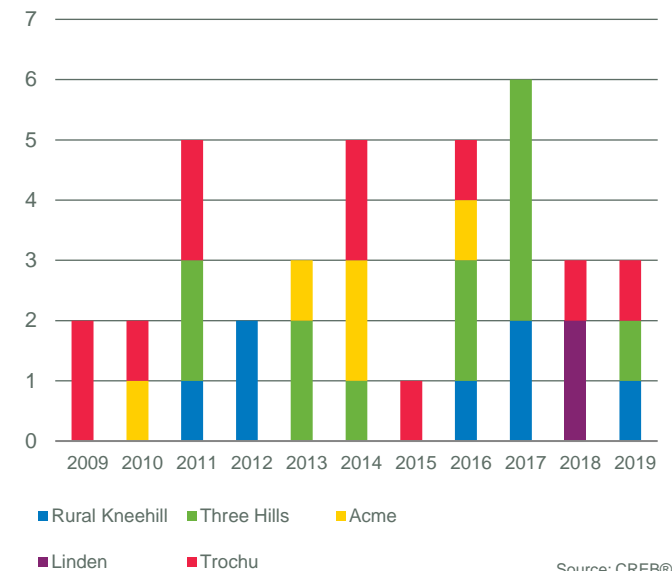
JANUARY



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

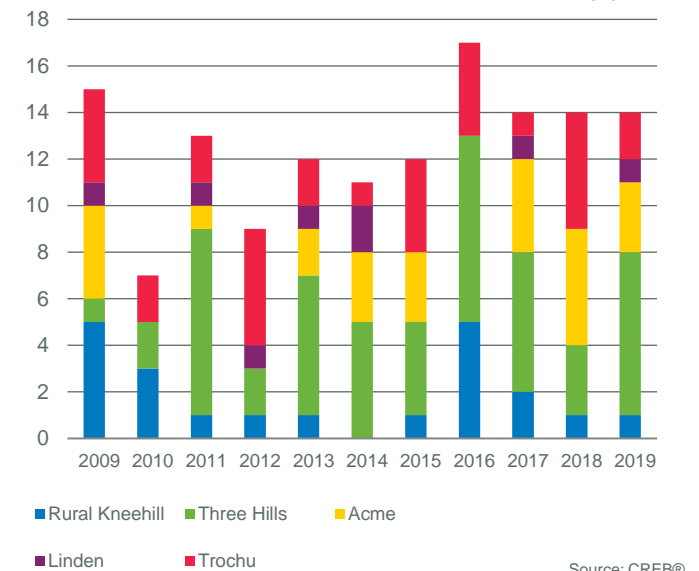
2019



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

2019



Source: CREB®

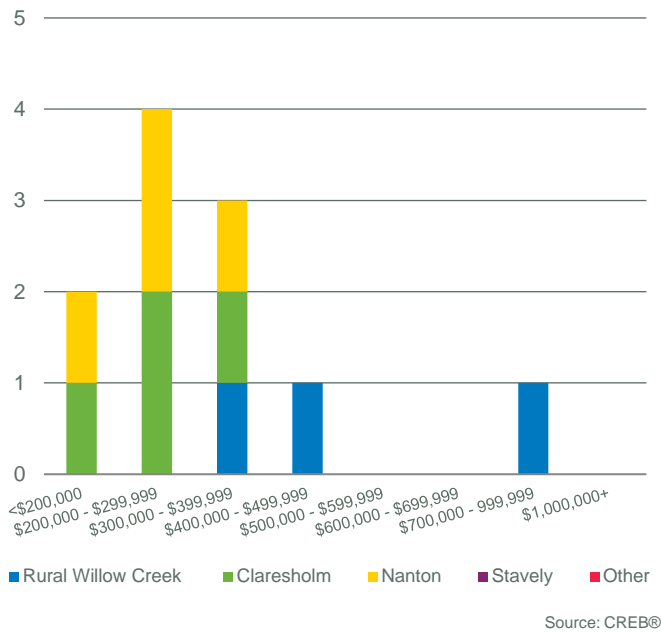
Jan. 19

January 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	11	16	68.75%	99	9.00	-	316,991	250,000	100%
Rural Willow Creek*	3	5	60.00%	17	5.67	-	548,333	475,000	27%
Claresholm*	4	4	100.00%	36	9.00	-	229,975	242,450	36%
Nanton*	4	7	57.14%	32	8.00	-	230,500	232,500	36%
Stavelly*	0	0	-	11	-	-	-	-	0%
Other*	0	0	-	3	-	-	-	-	0%

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

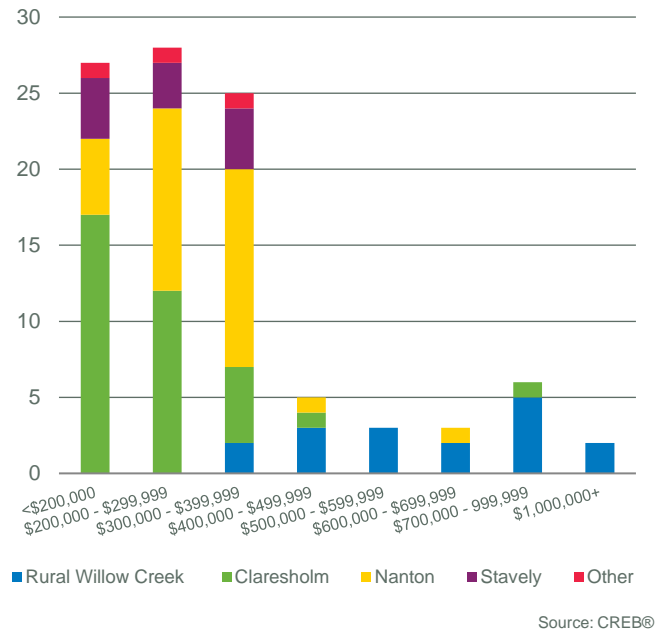
SALES BY PRICE RANGE

JANUARY



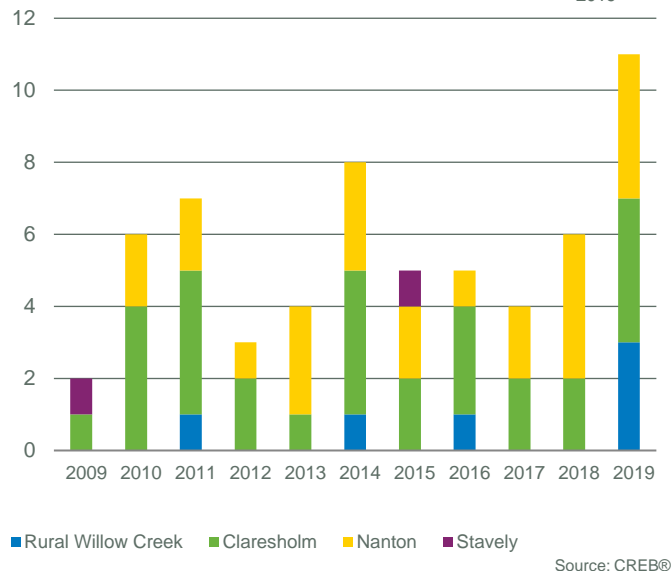
INVENTORY BY PRICE RANGE

JANUARY



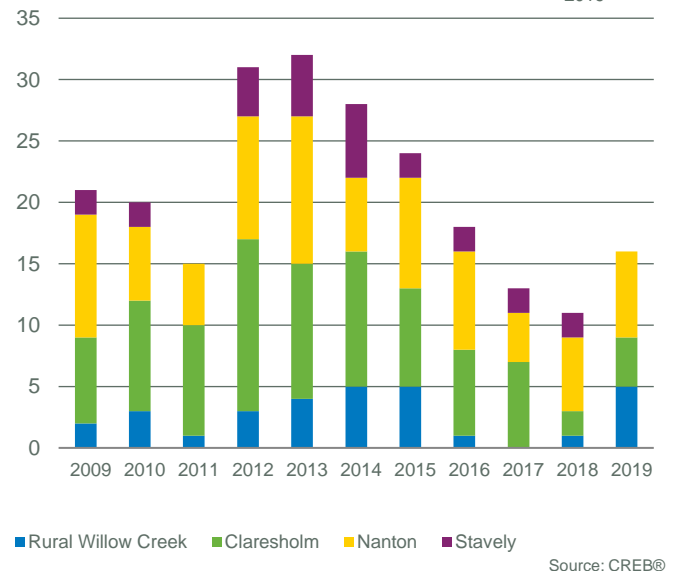
WILLOW CREEK SALES: YEAR-TO-DATE

2019



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

2019



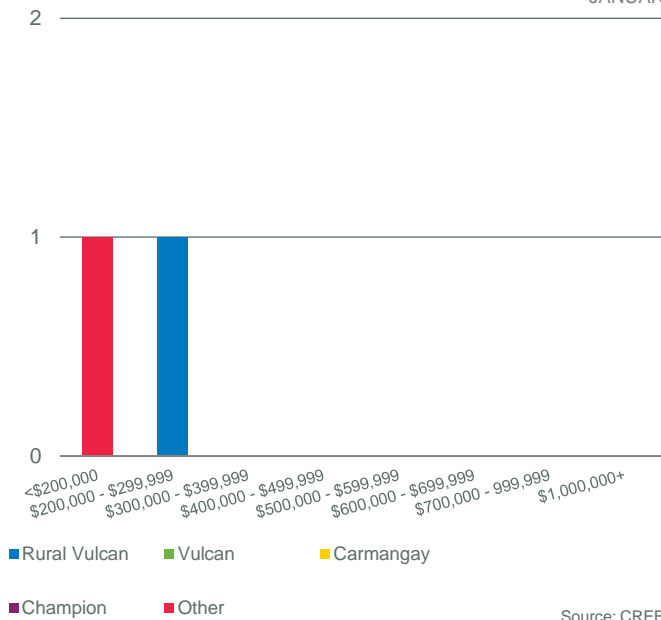
Jan. 19

January 2019	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*	2	16	12.50%	68	34.00	-	197,000	197,000	100%
Rural Vulcan*	1	5	20.00%	25	25.00	-	270,000	270,000	50%
Vulcan*	0	5	0.00%	25	-	-	-	-	0%
Carmangay*	0	4	0.00%	6	-	-	-	-	0%
Champion*	0	0	-	5	-	-	-	-	0%
Other*	1	2	50.00%	7	7.00	-	124,000	124,000	50%

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

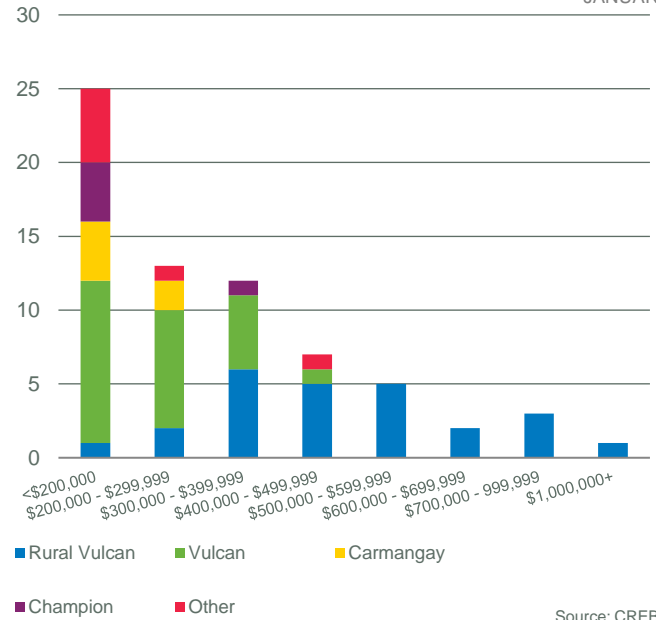
SALES BY PRICE RANGE

JANUARY



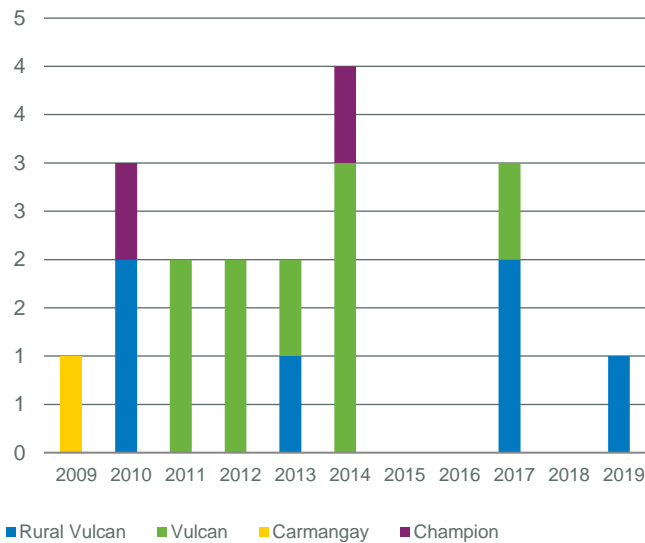
INVENTORY BY PRICE RANGE

JANUARY



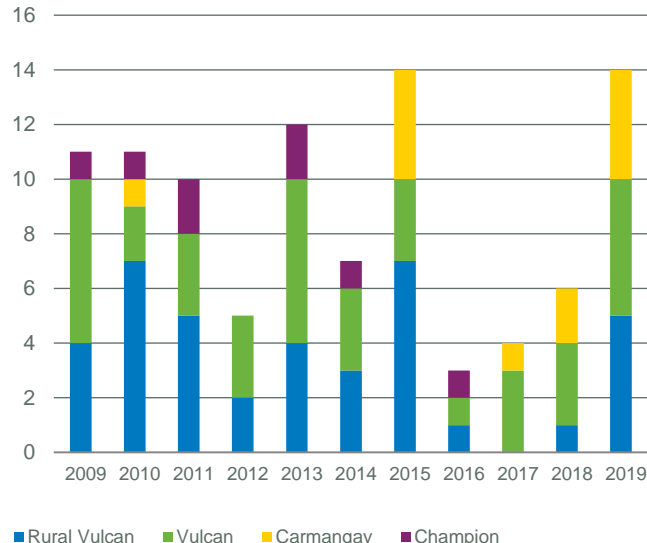
VULCAN SALES: YEAR-TO-DATE

2019



VULCAN NEW LISTINGS: YEAR-TO-DATE

2019

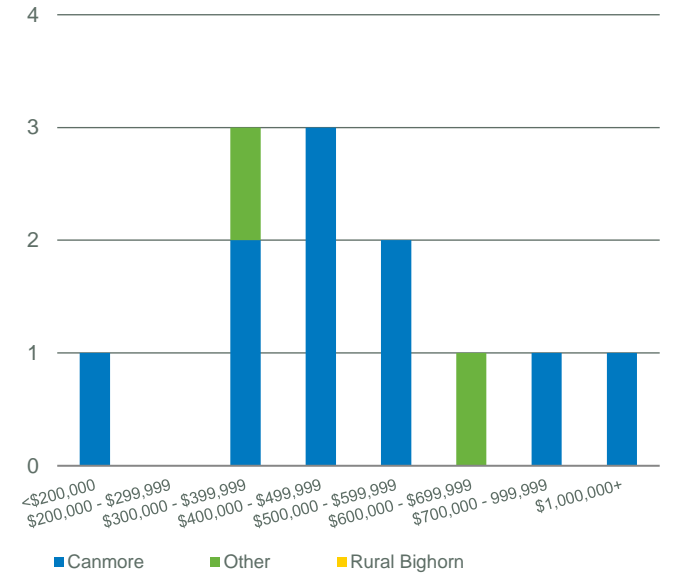


January 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	12	26	46.15%	90	7.50	-	734,454	471,000	100%
Rural Bighorn*	0	1	0.00%	3	-	-	-	-	0%
Canmore*	10	22	45.45%	80	8.00	-	787,345	471,000	83%
Other*	2	3	66.67%	7	3.50	-	470,000	470,000	17%

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

SALES BY PRICE RANGE

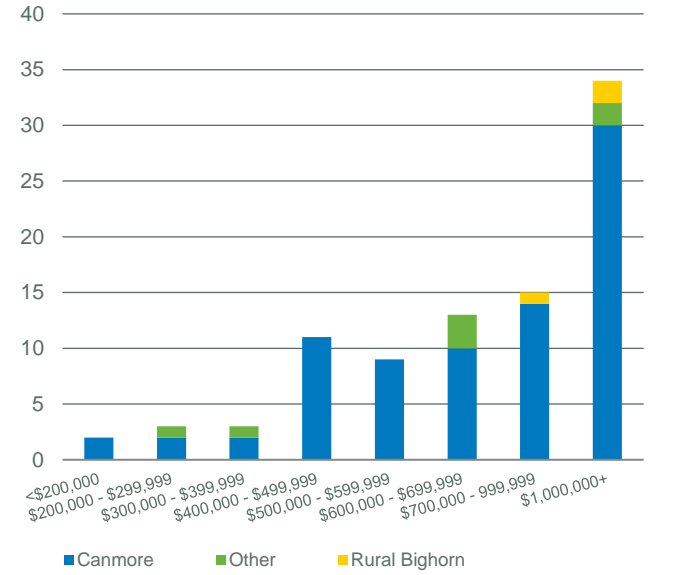
JANUARY



Source: CREB®

INVENTORY BY PRICE RANGE

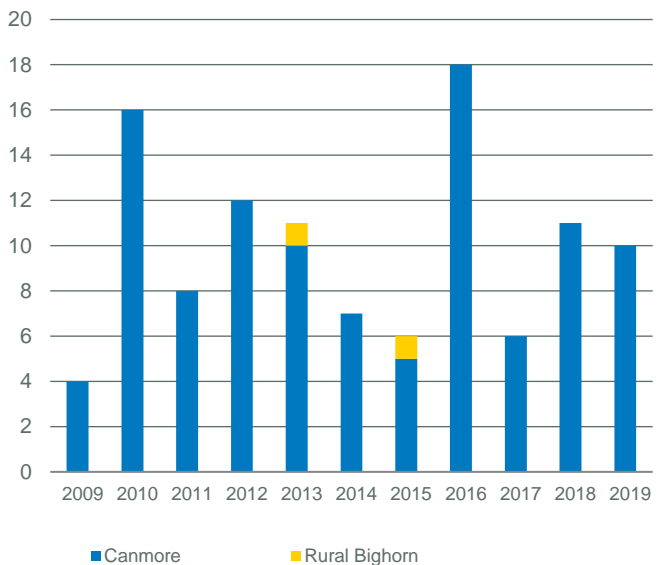
JANUARY



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

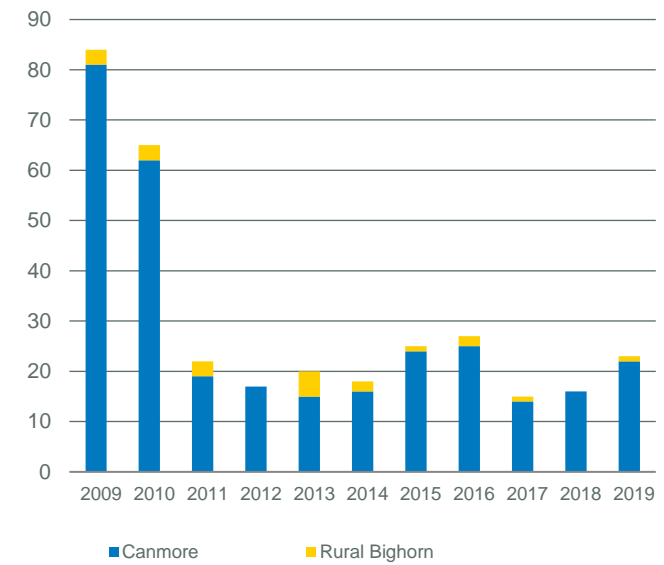
2019



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

2019



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*
Claesholm*
 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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