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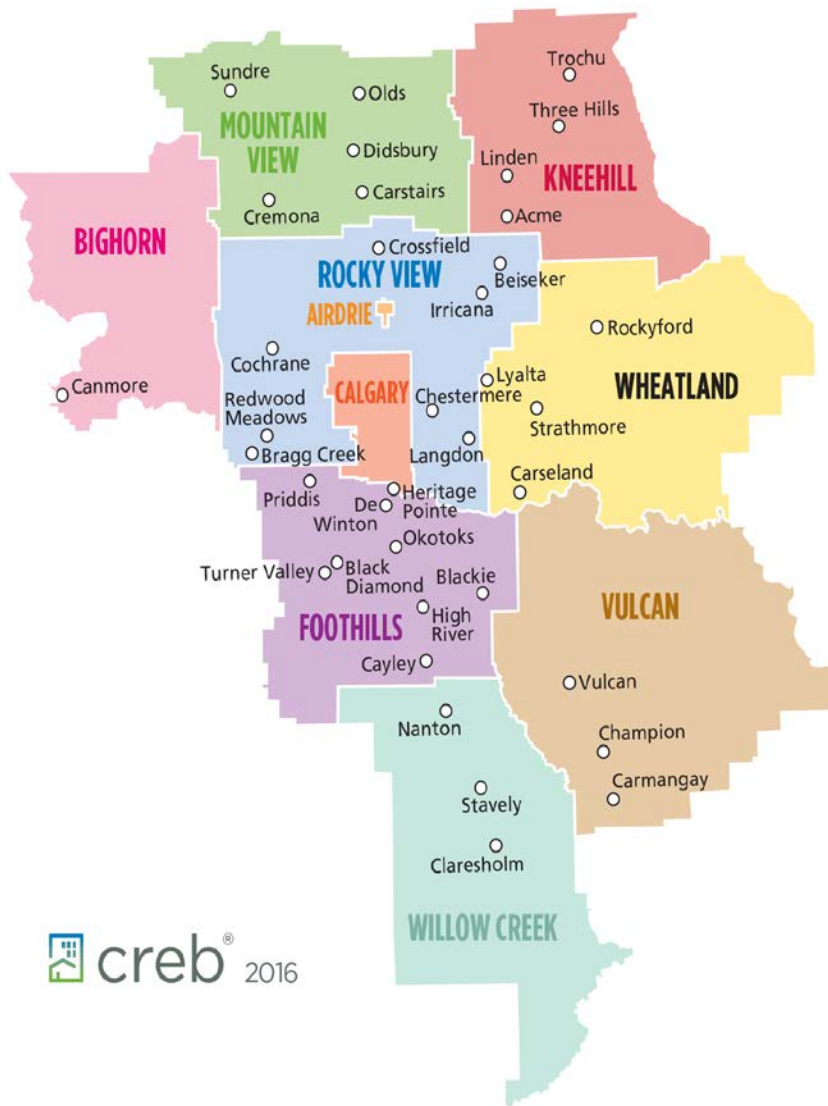
MONTHLY STATISTICS PACKAGE

Calgary Region

December
2019



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REGIONAL HIGHLIGHTS

January 2, 2020

Airdrie

- Improving sales over the past three quarters more than offset declines in the first quarter. This resulted in 2019 sales of 1,193 units and is four per cent higher than the previous year.
- Rising sales was met with a pullback in new listings. This is helping to support further easing in inventory and the amount of oversupply in the market.
- The reduction in the oversupply has helped support slower declines in prices, but prices remain nearly three per cent below last years levels.

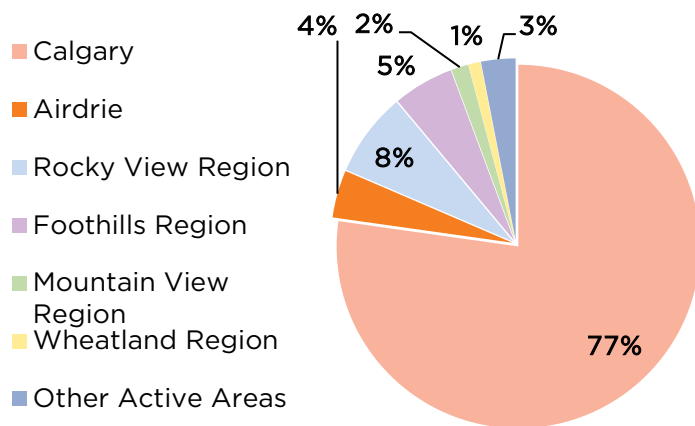
Cochrane

- The pace of sales growth did slow in the third quarter, but sales activity for the year improved by three per cent. Combined with a reduction in new listings, this helped push down inventory levels and reduce the amount of oversupply in the market.
- Prices continue to ease in the market as competition from the new home market has likely weighed on resale prices. In 2019, benchmark prices averaged \$403,250, nearly four per cent below last years levels and seven per cent below 2015 highs.

Okotoks

- Strong sales throughout most of the second half of the year offset earlier pullback and resulted in sales growth of ten per cent. New listings eased compared to sales bringing down inventory levels and the months of supply compared to last year.
- The amount of oversupply in the market has eased compared to the previous year. This is helping to reduce downward pressure in prices over the fourth quarter. On an annual basis, prices remain nearly four per cent below last years levels, and over five per cent below previous highs.

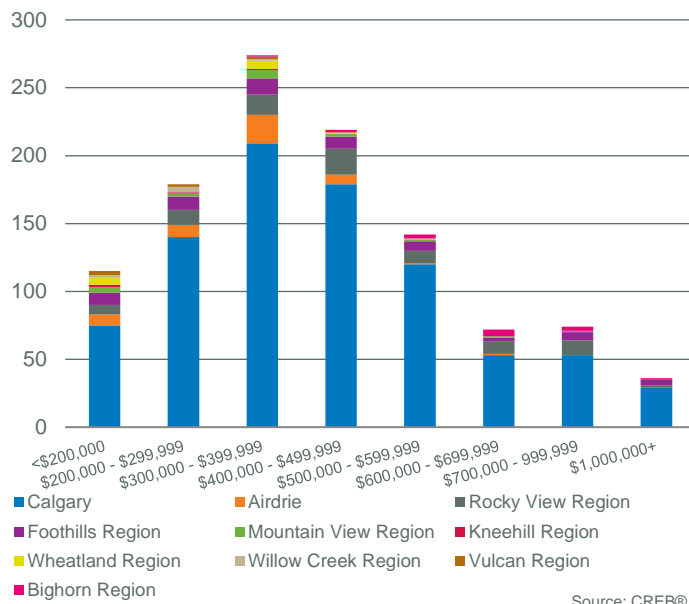
SHARE OF SALES December 2019



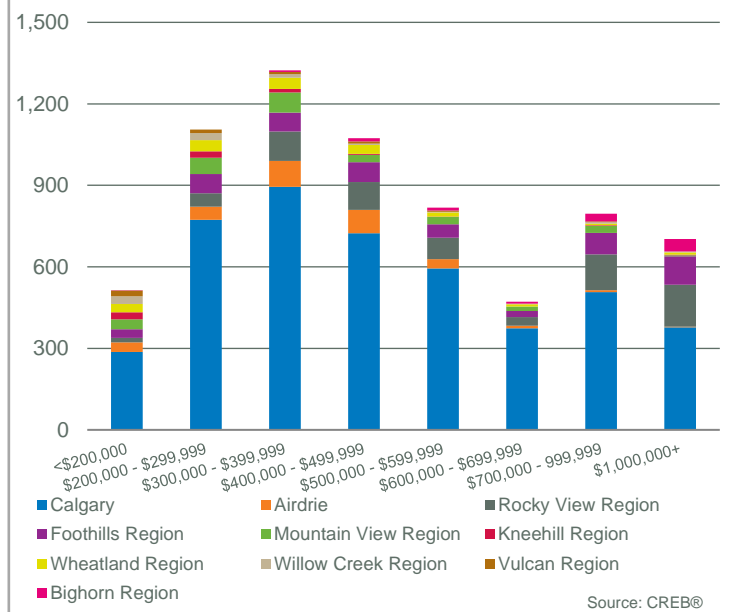
Source: CREB®

December 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	858	1,061	80.87%	4,531	5.28	418,500	450,248	400,500	77%
Airdrie	47	75	62.67%	317	6.74	329,100	321,660	332,500	4%
Rocky View Region	83	98	84.69%	674	8.12	509,700	503,213	439,900	7%
Foothills Region	60	69	86.96%	501	8.35	366,800	466,291	352,800	5%
Mountain View Region	17	28	60.71%	272	16.00	299,700	347,297	310,000	2%
Kneehill Region	4	10	40.00%	71	17.75	174,300	212,950	210,750	0%
Wheatland Region	12	24	50.00%	183	15.25	215,600	264,742	318,500	1%
Willow Creek Region	8	9	88.89%	87	10.88	205,300	254,313	227,500	1%
Vulcan Region	7	6	116.67%	58	8.29	243,500	214,257	215,000	1%
Bighorn Region	15	30	50.00%	111	7.40	780,000	656,527	627,000	1%
CREB® Economic Region	1,111	1,410	78.79%	6,805	6.13	413,000	445,085	395,000	100%

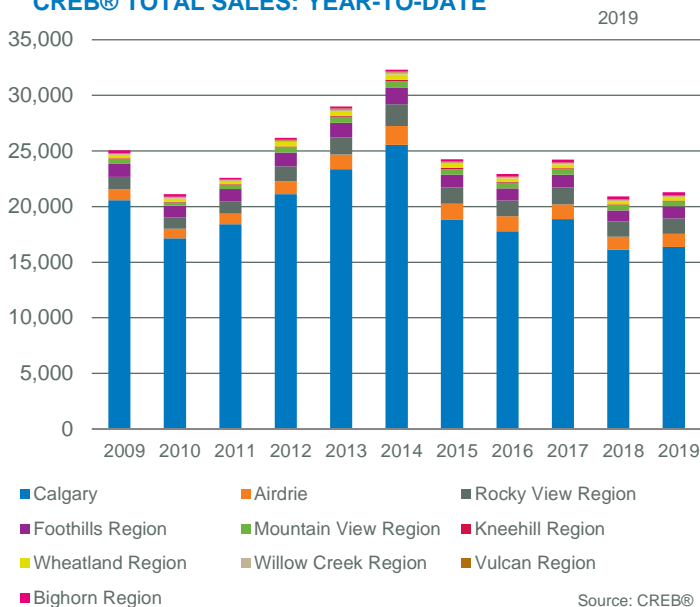
CREB® SALES BY PRICE RANGE



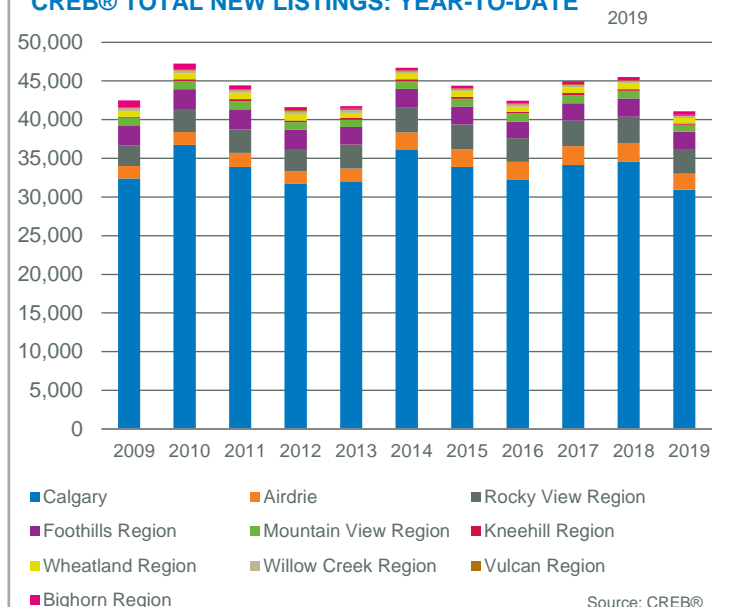
CREB® INVENTORY BY PRICE RANGE



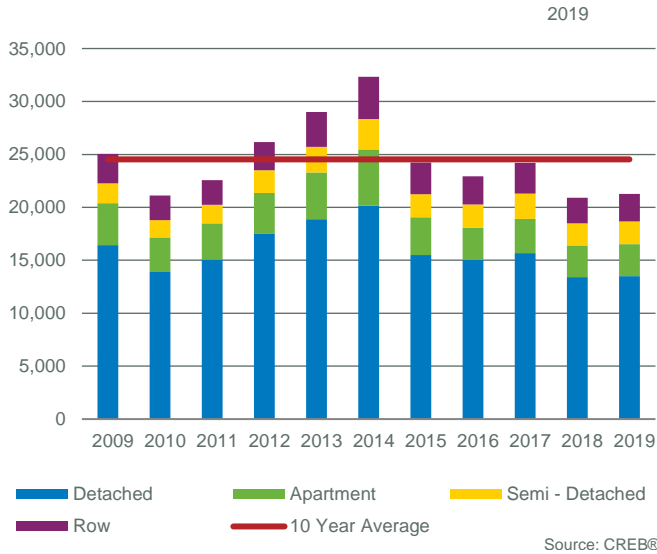
CREB® TOTAL SALES: YEAR-TO-DATE



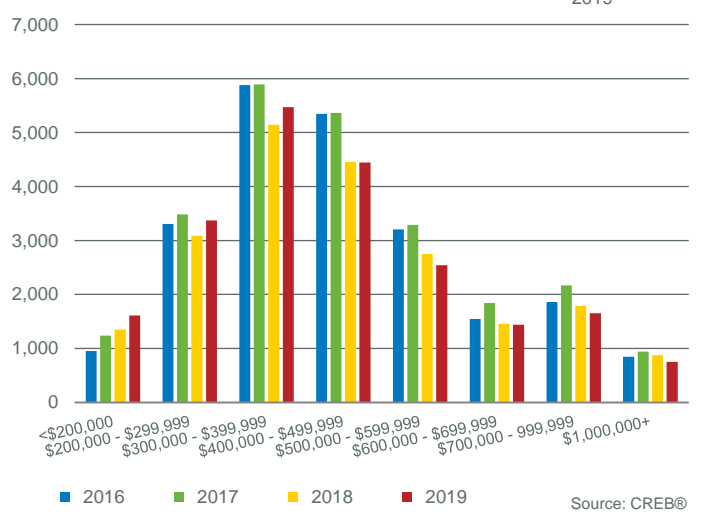
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE



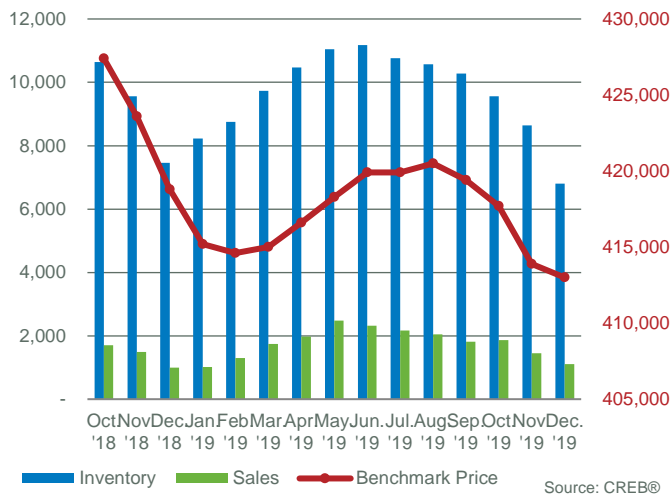
CREB® ECONOMIC REGION TOTAL SALES



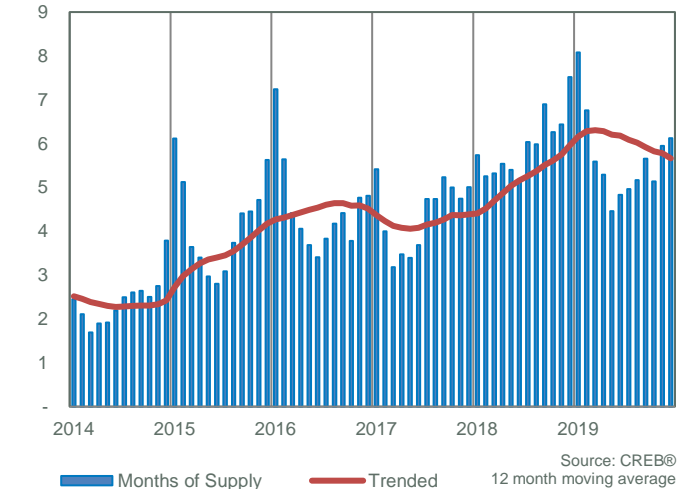
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



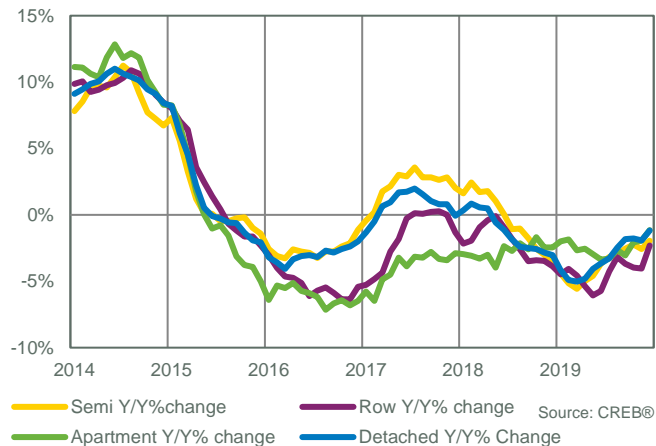
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



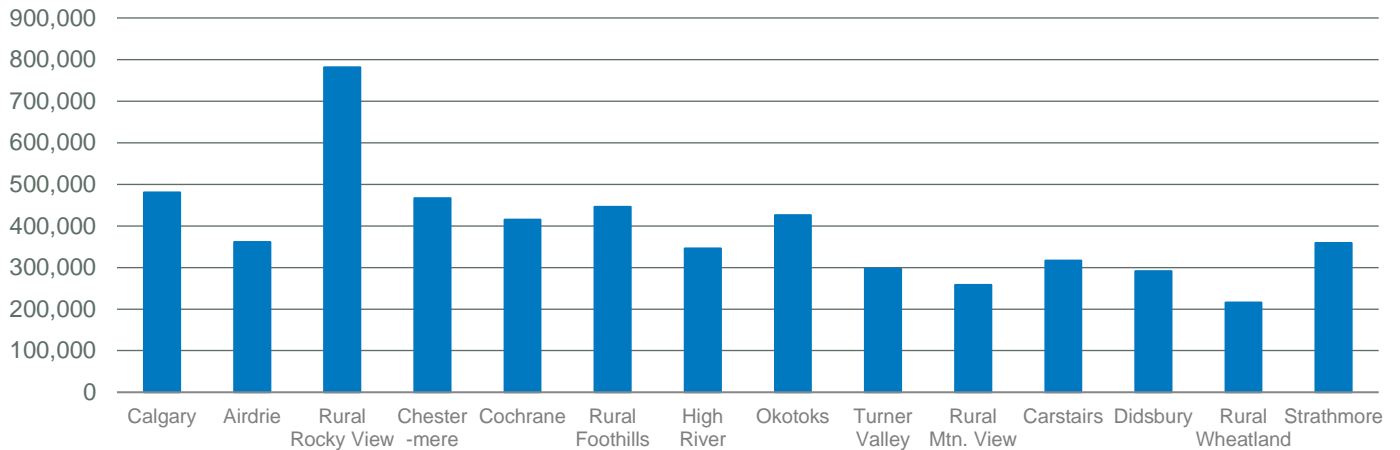
CREB® ECONOMIC REGION PRICE CHANGE



CREB® ECONOMIC REGION PRICES

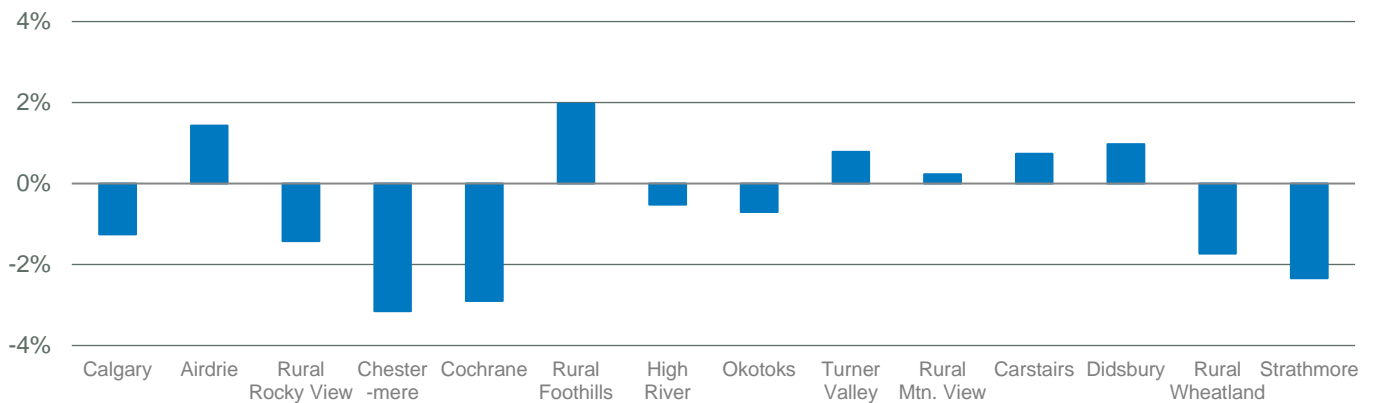


DETACHED BENCHMARK PRICE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS



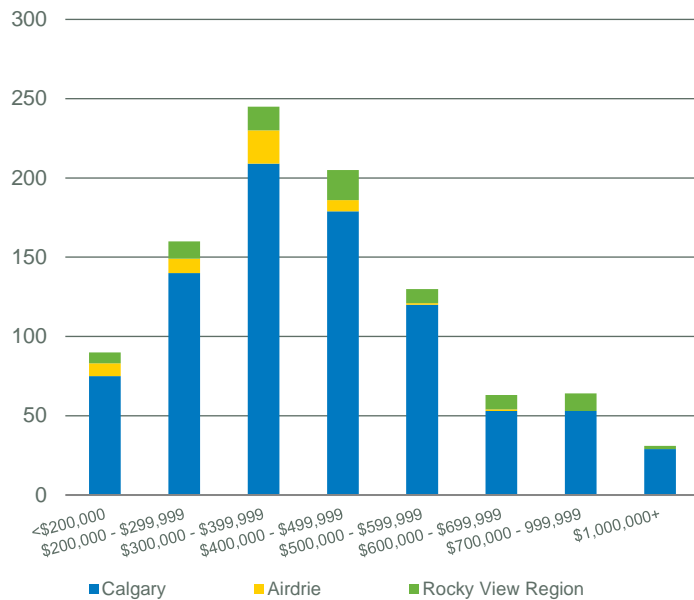
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1407	4897	3	1992	2	1
Airdrie	1435	4596	3	2003	2	1
Rural Rocky View	1863	3957	3	1997	2	1
Cochrane	1548	5476	3	1999	2	1
Chestermere	1909	5519	3	2003	2	1
Rural Foothills	1752	Unavailable	3	1995	2	0
High River	1341	5646	3	1997	2	0
Okotoks	1541	4972	3	2002	2	1
Turner Valley	1232	6200	3	1994	2	0
Rural Mountain View	1345	6027	3	1989	2	0
Carstairs	1335	6504	3	2001	2	0
Didsbury	1251	6473	3	1982	2	0
Rural Wheatland	1264	6135	3	1979	2	0
Strathmore	1302	5562	3	2000	2	0

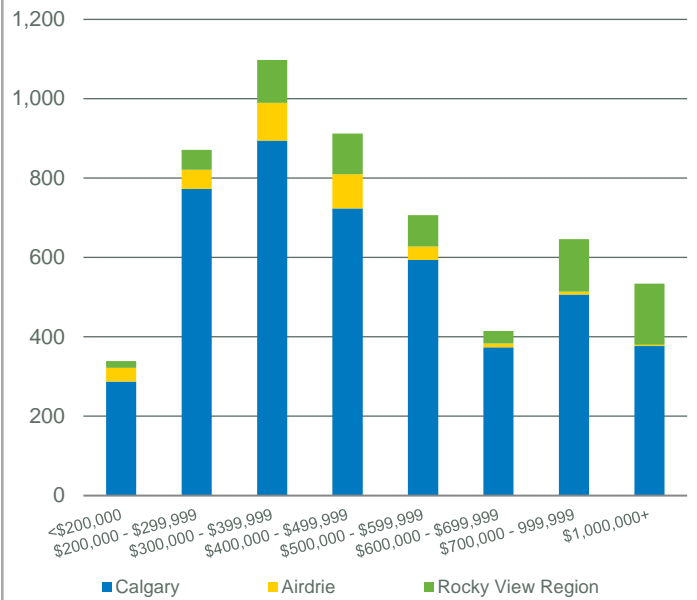
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City of Calgary	858	1,061	80.87%	4,531	5.28	418,500	450,248	400,500	87%
Airdrie	47	75	62.67%	317	6.74	329,100	321,660	332,500	5%
Rocky View Region	83	98	84.69%	674	8.12	509,700	503,213	439,900	8%
Calgary CMA	988	1,234	80.06%	5,522	5.59	417,200	448,580	398,250	100%

CALGARY CMA SALES BY PRICE RANGE



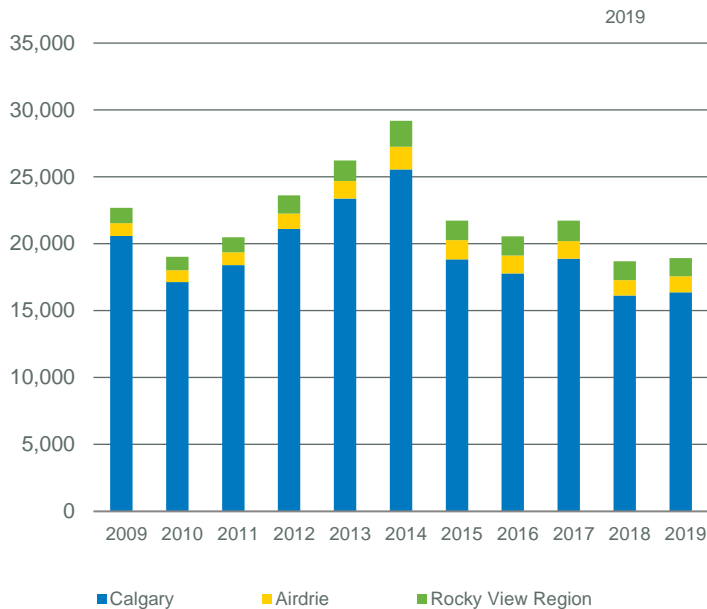
Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE



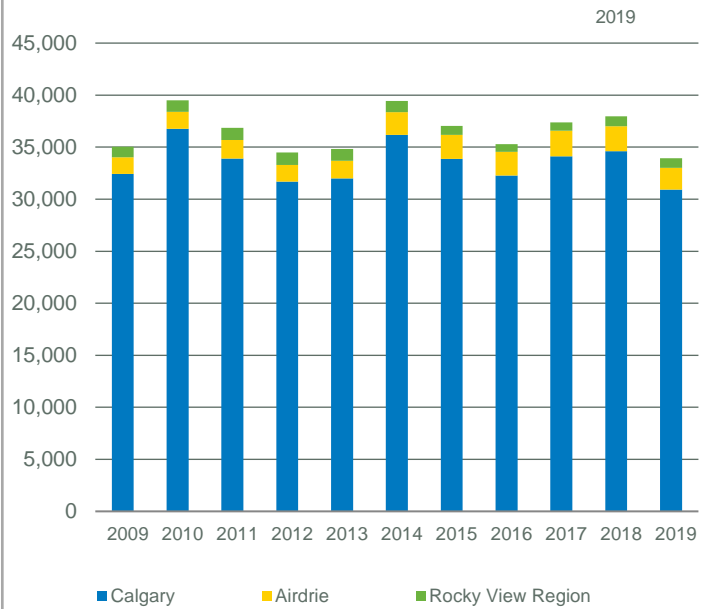
Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE



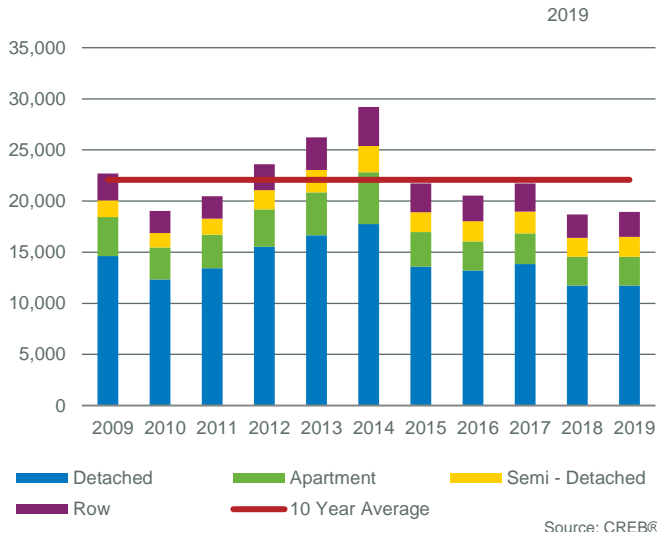
Source: CREB®

CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

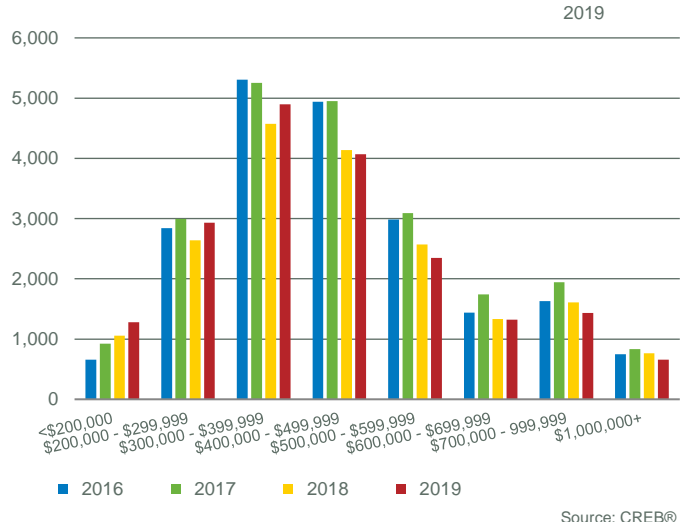


Source: CREB®

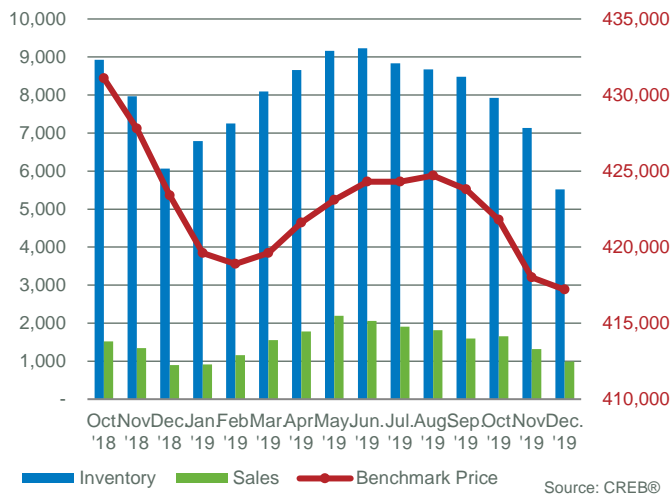
CALGARY CMA TOTAL SALES



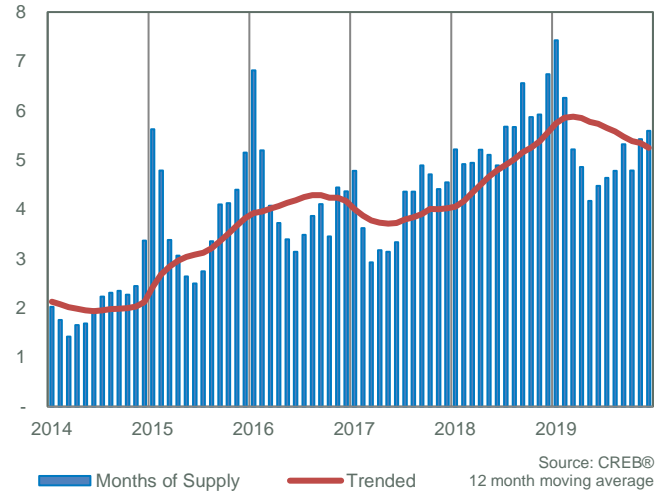
CALGARY CMA TOTAL SALES BY PRICE RANGE



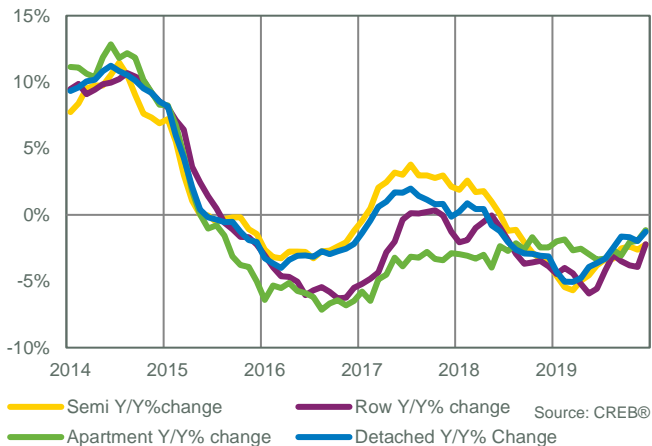
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



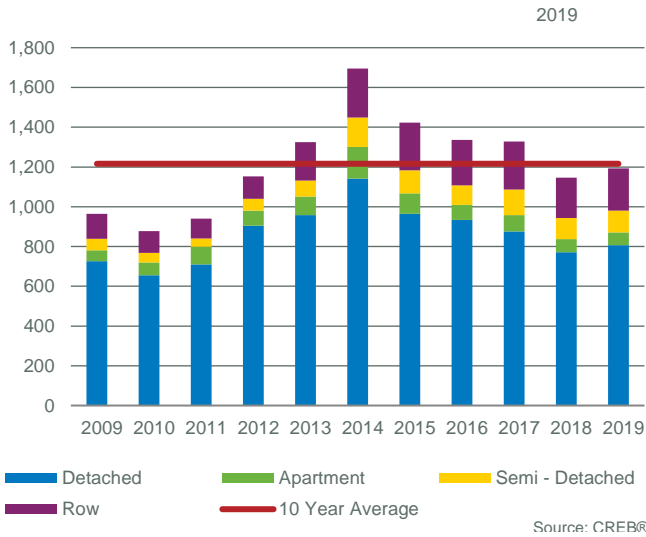
CALGARY CMA PRICE CHANGE



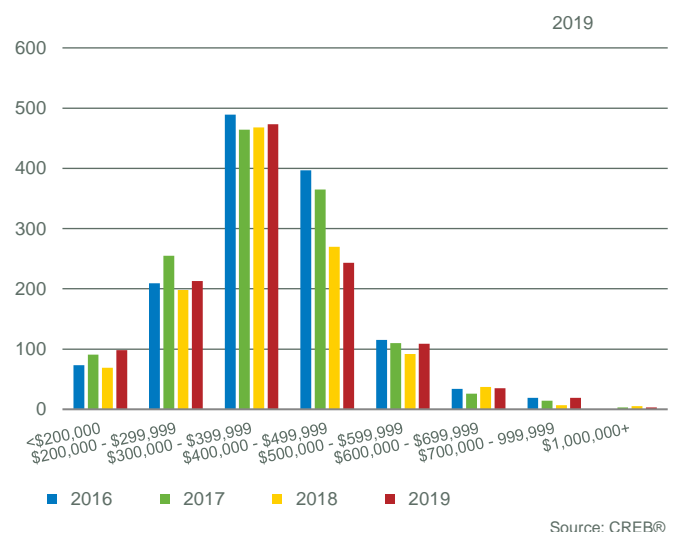
CALGARY CMA PRICES



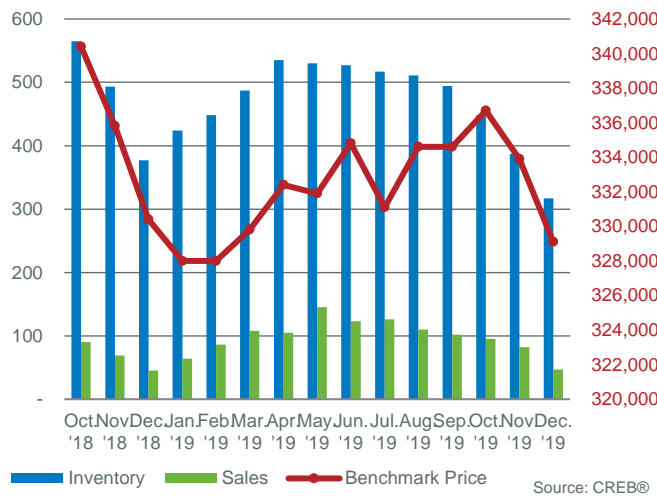
AIRDRIE TOTAL SALES



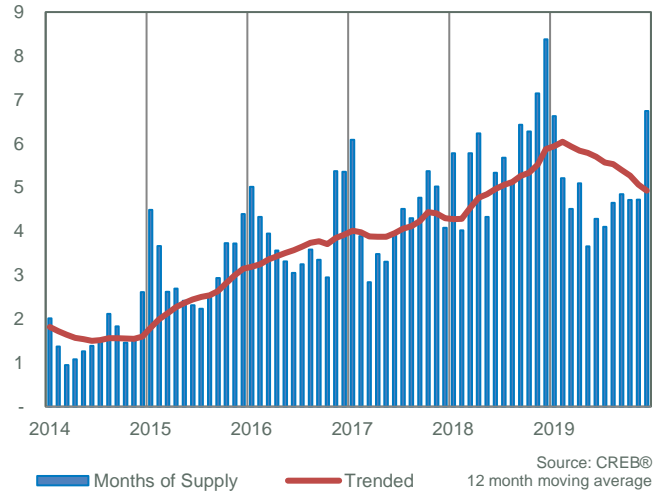
AIRDRIE TOTAL SALES BY PRICE RANGE



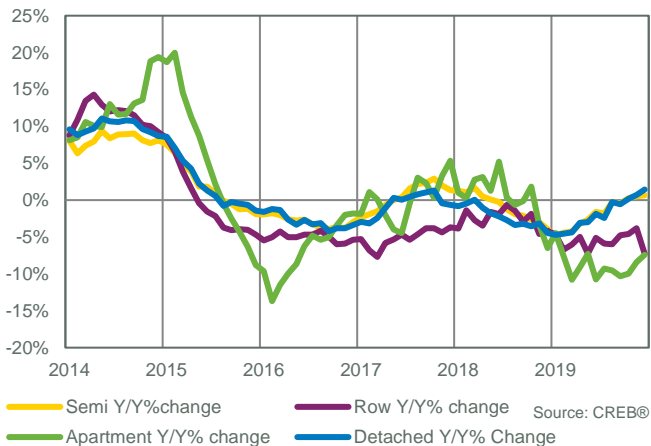
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



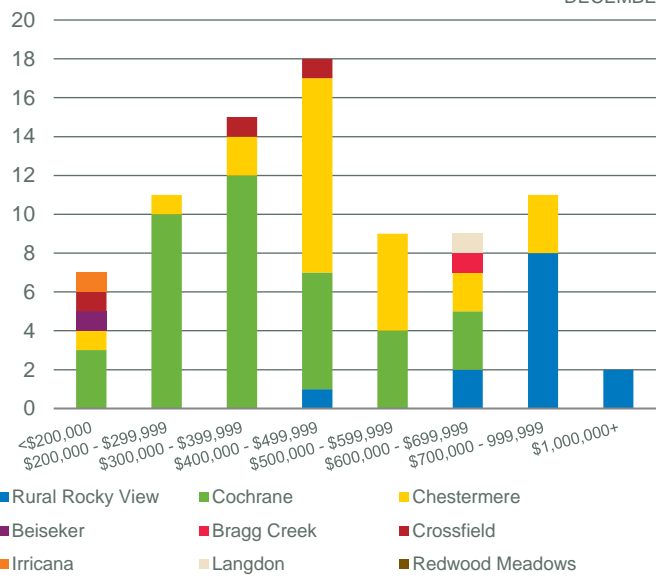
AIRDRIE PRICES



December 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	83	98	84.69%	674	8.12	509,700	503,213	439,900	100%
Rural Rocky View	13	24	54.17%	242	18.62	770,800	984,174	873,000	16%
Beiseker	1	1	100.00%	6	6.00	-	179,000	179,000	1%
Bragg Creek	1	2	50.00%	7	7.00	-	600,000	600,000	1%
Chestermere	24	21	114.29%	140	5.83	446,300	492,888	465,000	29%
Cochrane	38	43	88.37%	200	5.26	394,900	372,519	332,250	46%
Crossfield	3	1	300.00%	26	8.67	-	308,000	319,500	4%
Irricana	1	0	-	12	12.00	-	196,900	196,900	1%
Langdon	1	5	20.00%	23	23.00	-	637,500	637,500	1%
Redwood Meadows	0	0	-	9	-	-	NA	NA	0%
Other	1	1	100.00%	9	9.00	-	450,000	450,000	1%

SALES BY PRICE RANGE

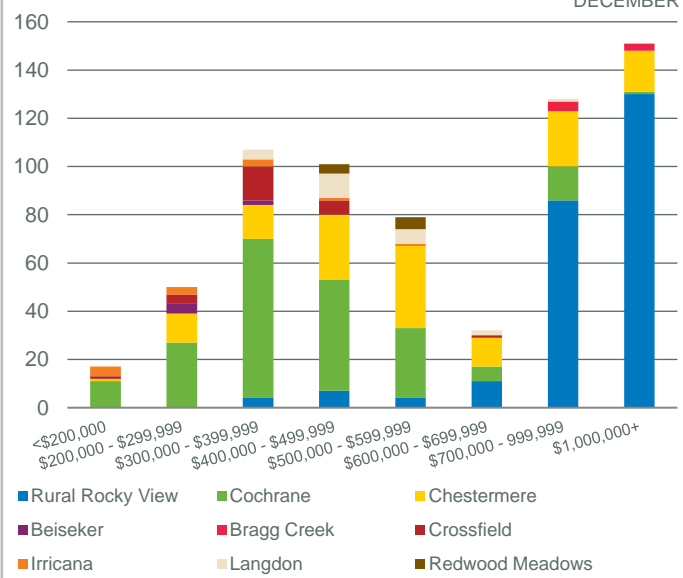
DECEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

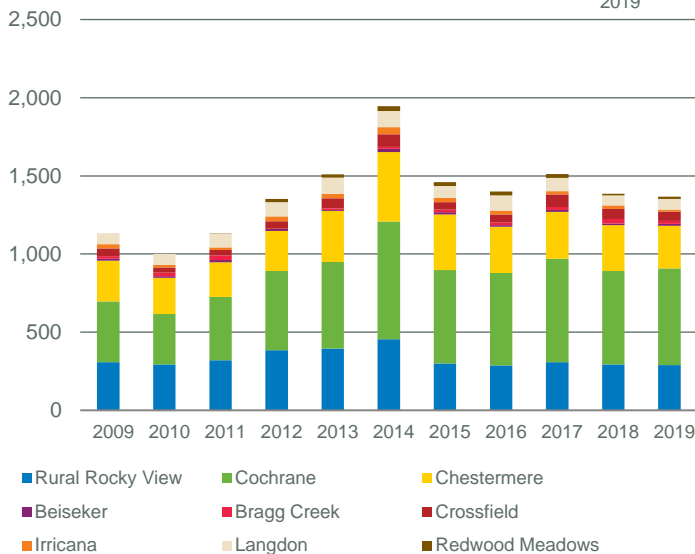
DECEMBER



Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

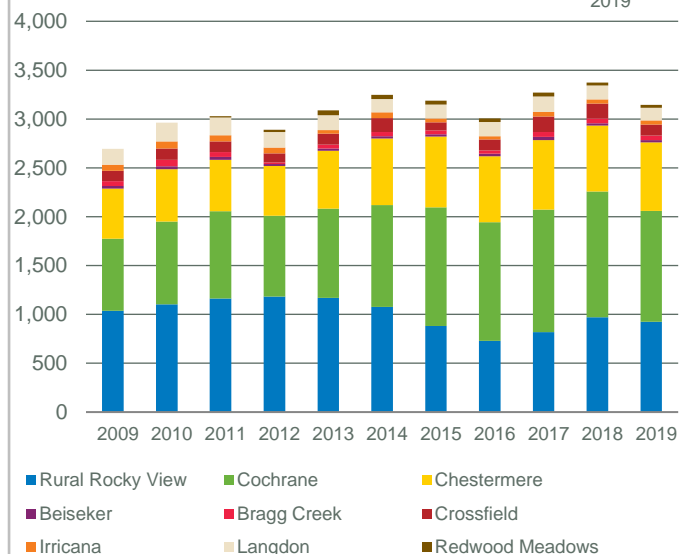
2019



Source: CREB®

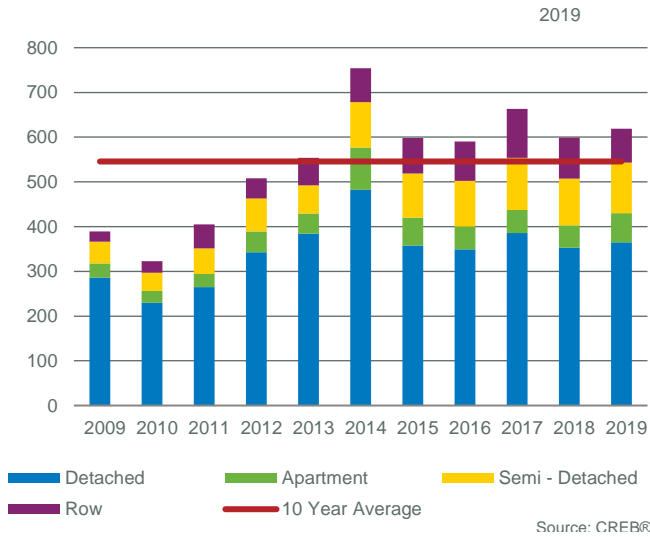
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

2019

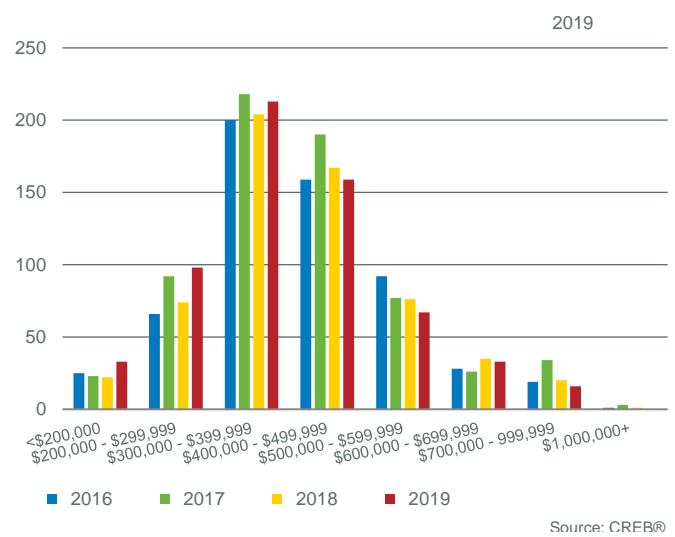


Source: CREB®

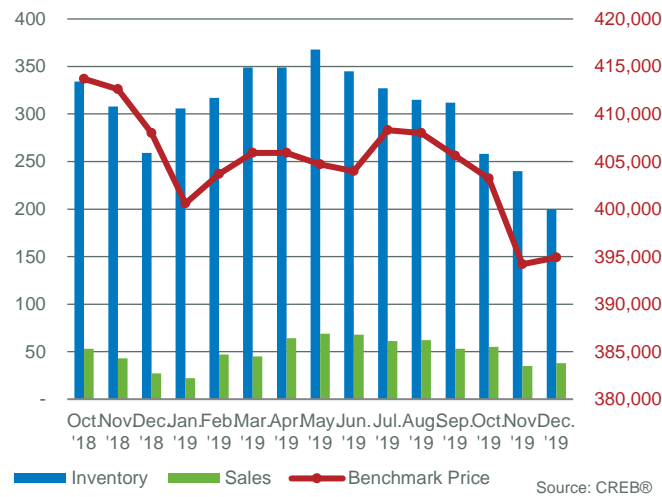
COCHRANE TOTAL SALES



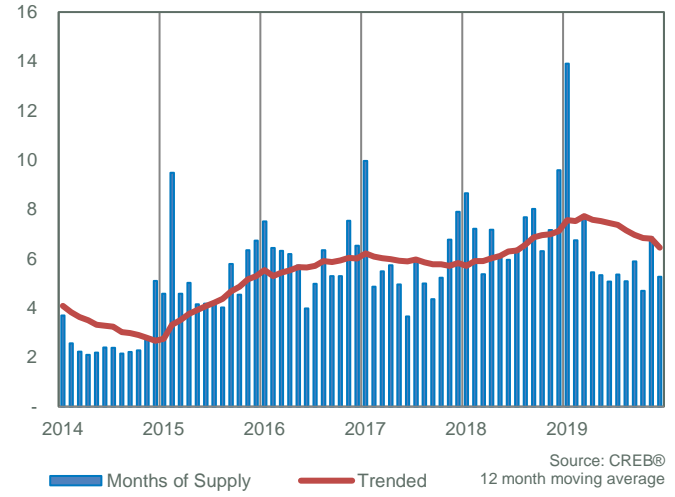
COCHRANE TOTAL SALES BY PRICE RANGE



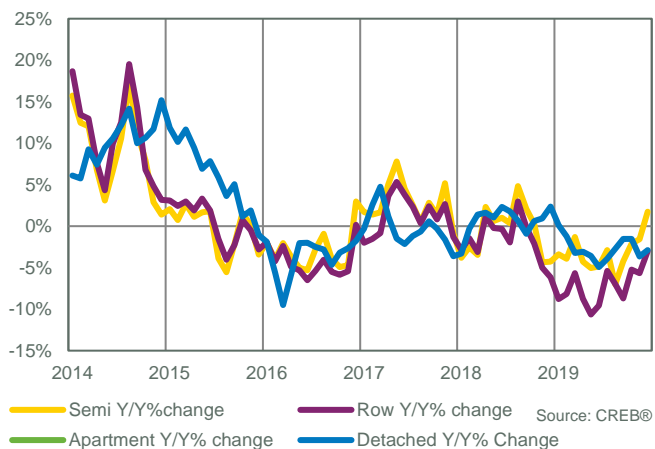
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



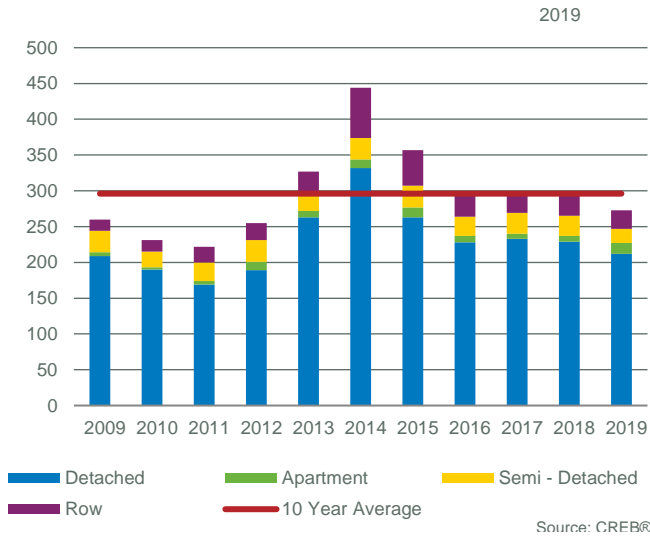
COCHRANE PRICE CHANGE



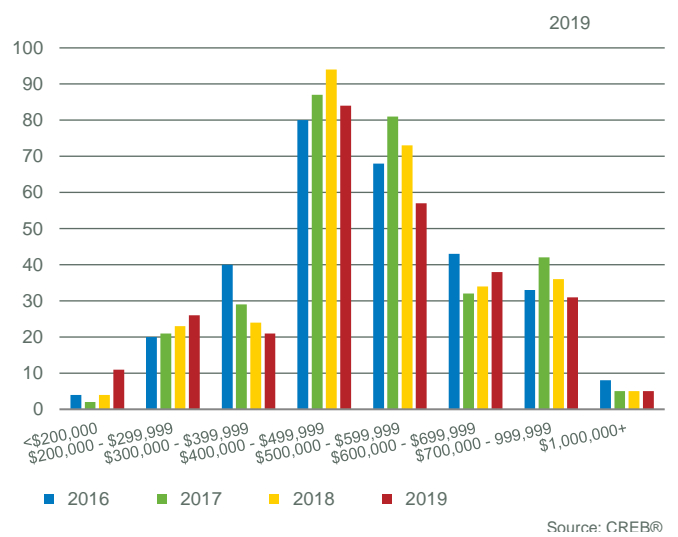
COCHRANE PRICES



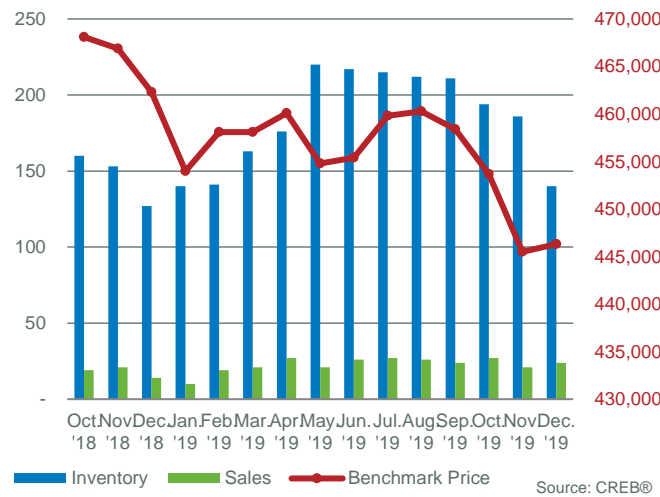
CHESTERMERE TOTAL SALES



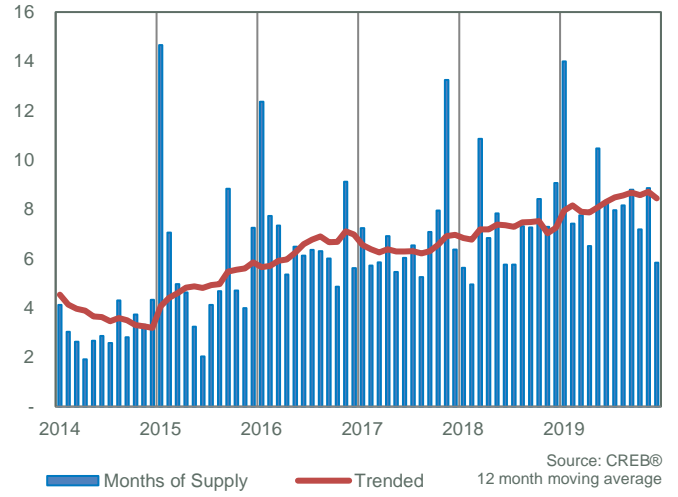
CHESTERMERE TOTAL SALES BY PRICE RANGE



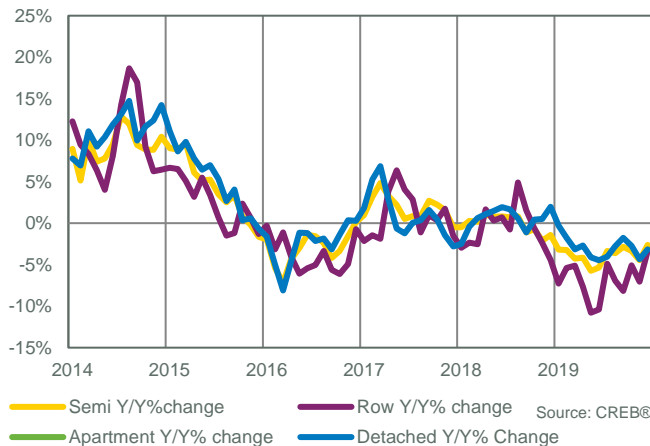
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



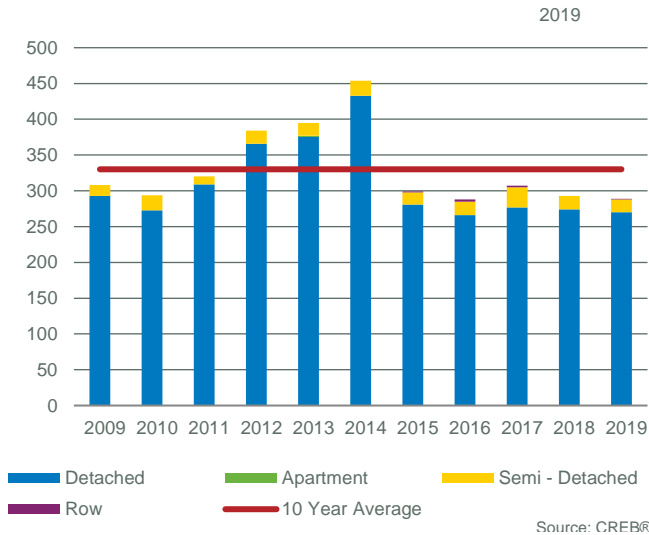
CHESTERMERE PRICE CHANGE



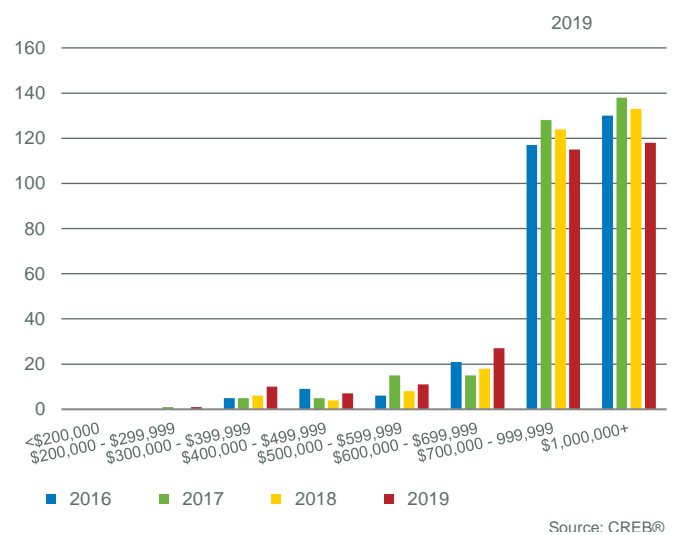
CHESTERMERE PRICES



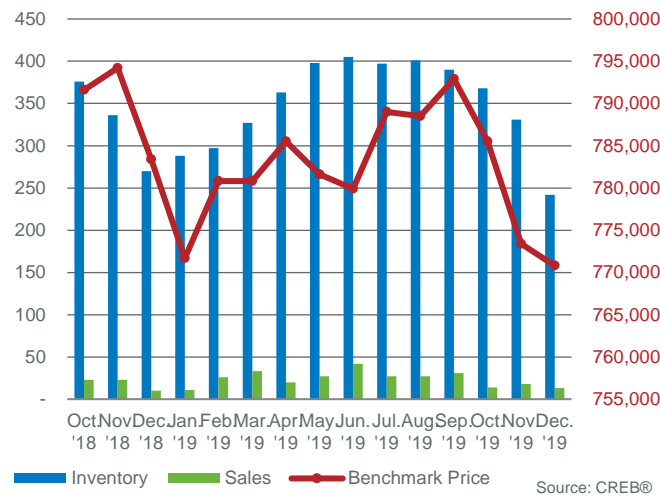
RURAL ROCKY VIEW TOTAL SALES



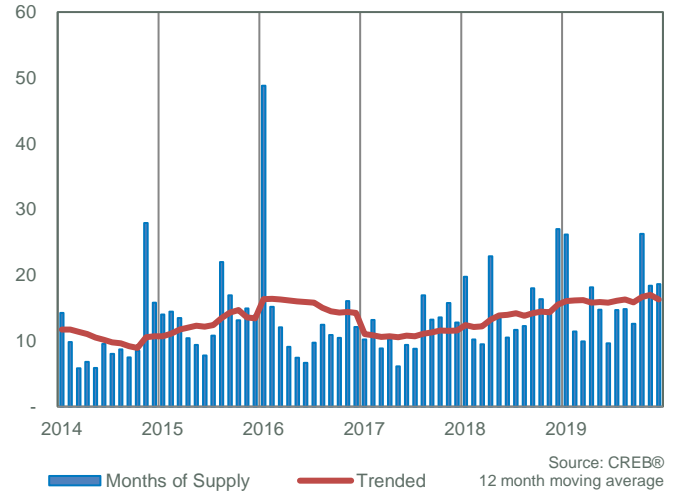
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



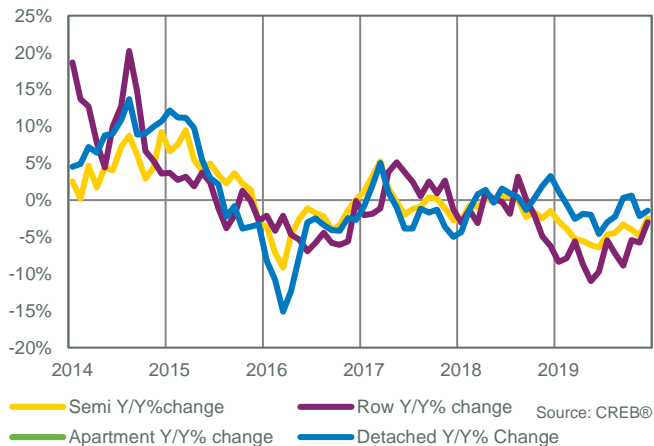
RURAL ROCKY VIEW INVENTORY AND SALES



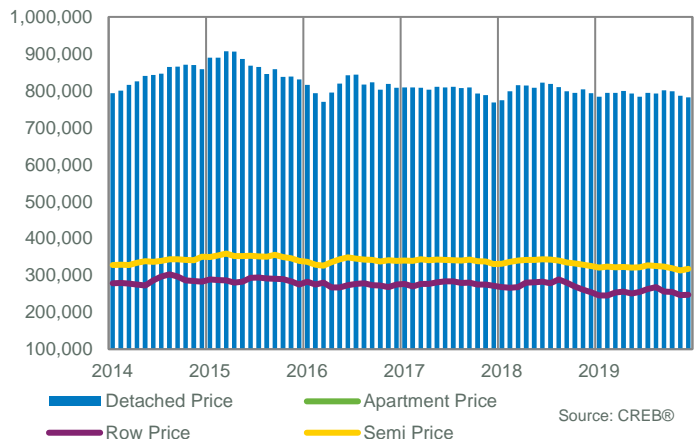
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



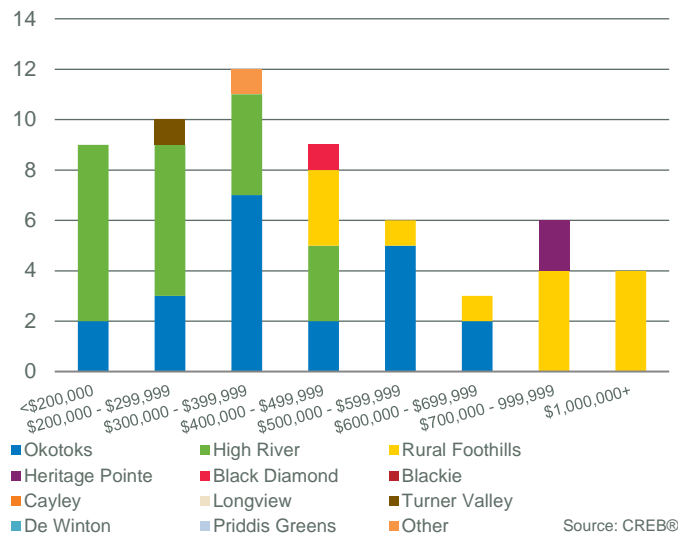
RURAL ROCKY VIEW PRICES



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Total Foothills Region	60	69	86.96%	674	11.23	366,800	466,291	352,800	100%
Rural Foothills	13	14	92.86%	143	11.00	430,600	880,115	850,000	22%
Black Diamond	1	2	50.00%	16	16.00	-	425,000	425,000	2%
Blackie	0	0	-	4	-	-	NA	NA	0%
Cayley	0	1	0.00%	6	-	-	NA	NA	0%
De Winton	0	0	-	8	-	-	NA	NA	0%
Heritate Pointe	2	3	66.67%	25	12.50	-	712,000	712,000	3%
High River	20	11	181.82%	90	4.50	313,600	268,580	262,250	33%
Okotoks	21	31	67.74%	169	8.05	411,700	388,447	350,000	35%
Turner Valley	1	4	25.00%	17	17.00	296,100	253,000	253,000	2%
Priddis Greens	1	0	-	11	11.00	-	570,000	570,000	2%
Longview	0	1	0.00%	3	-	-	NA	NA	0%
Other	1	3	33.33%	12	12.00	-	335,000	335,000	2%

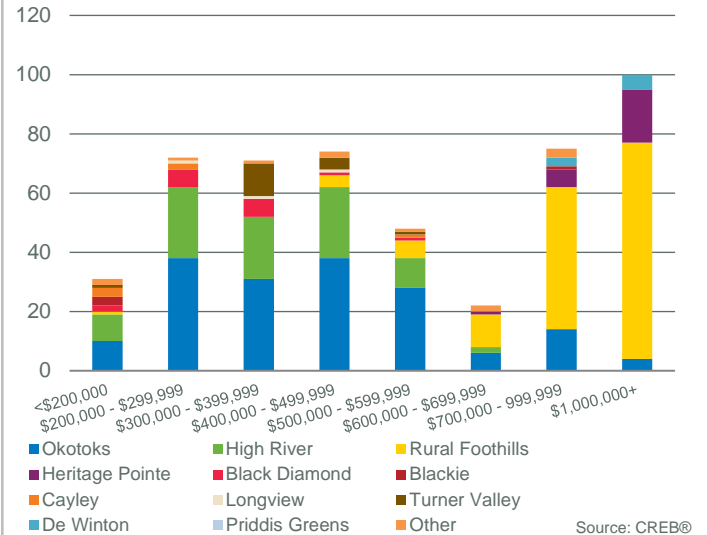
SALES BY PRICE RANGE

DECEMBER



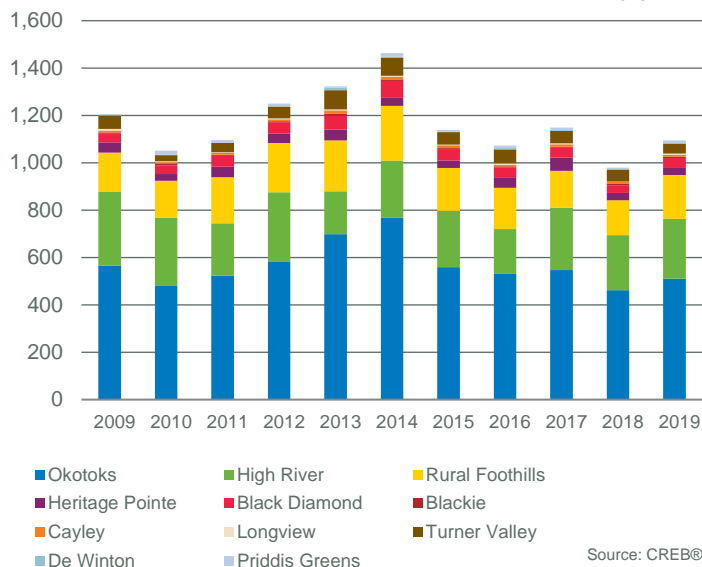
INVENTORY BY PRICE RANGE

DECEMBER



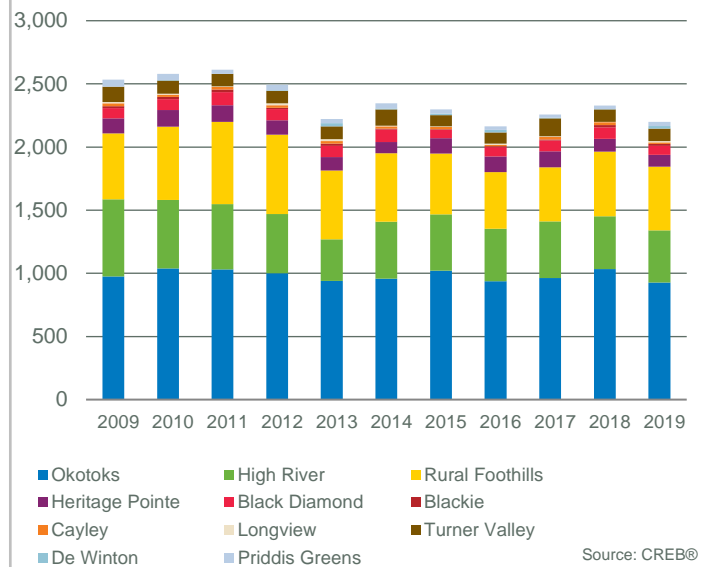
FOOTHILLS SALES: YEAR-TO-DATE

2019

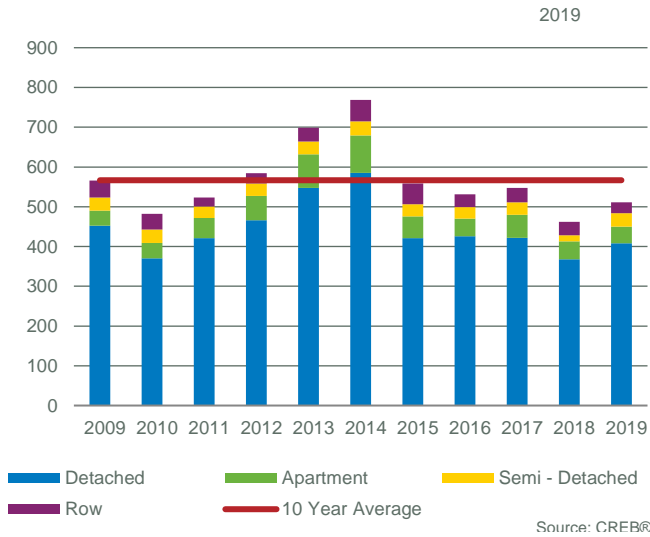


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

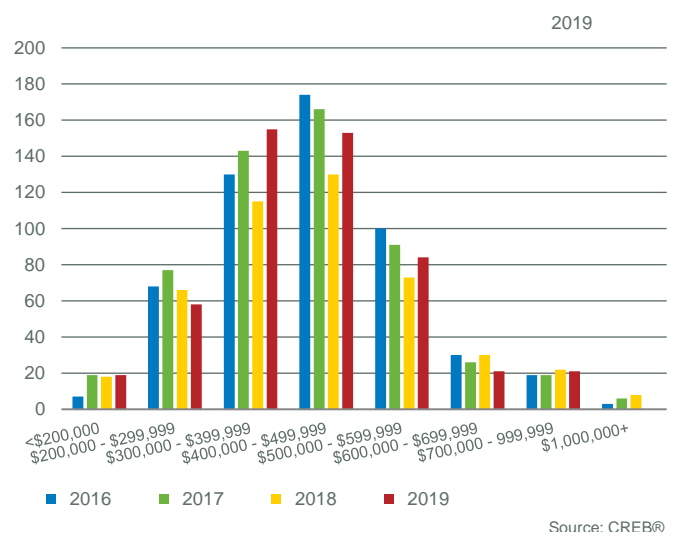
2019



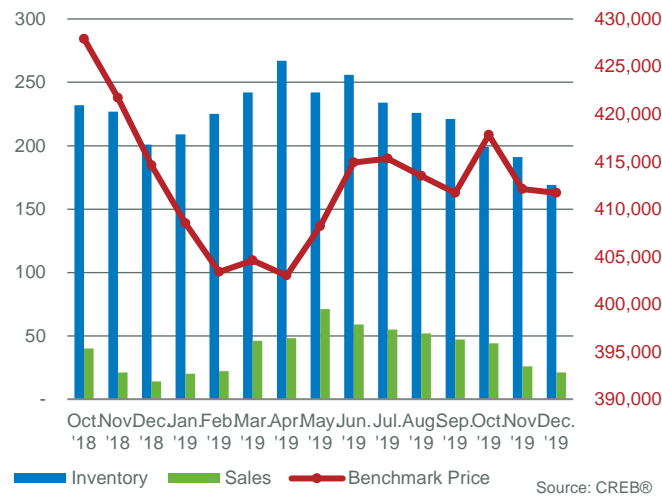
OKOTOKS TOTAL SALES



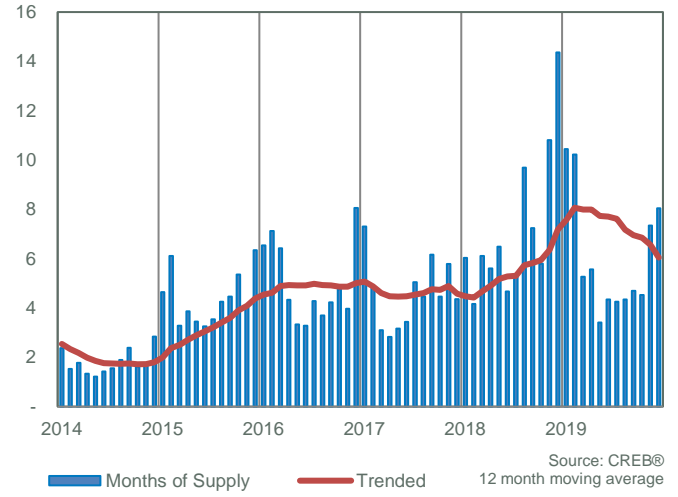
OKOTOKS TOTAL SALES BY PRICE RANGE



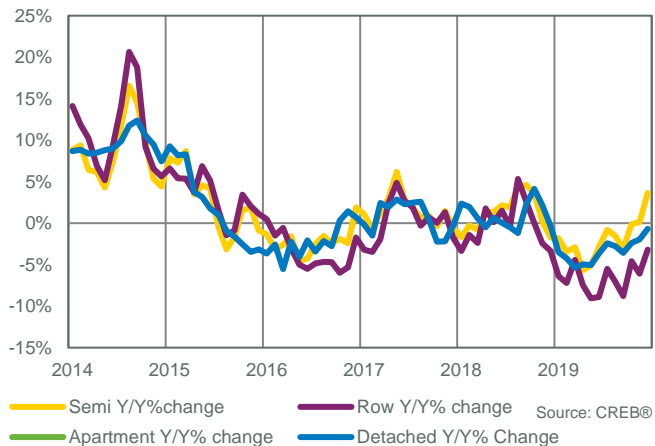
OKOTOKS INVENTORY AND SALES



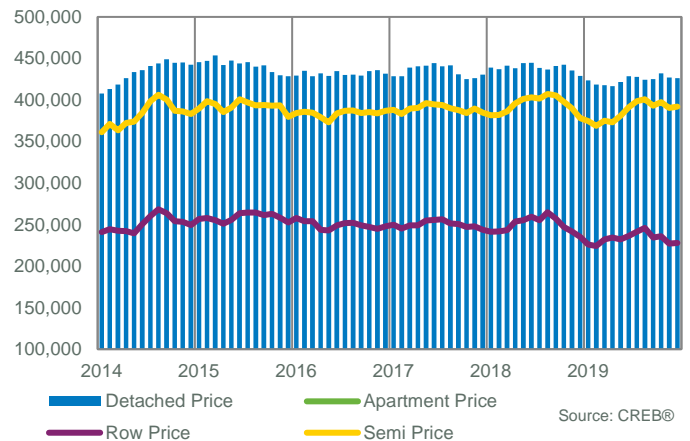
OKOTOKS MONTHS OF INVENTORY



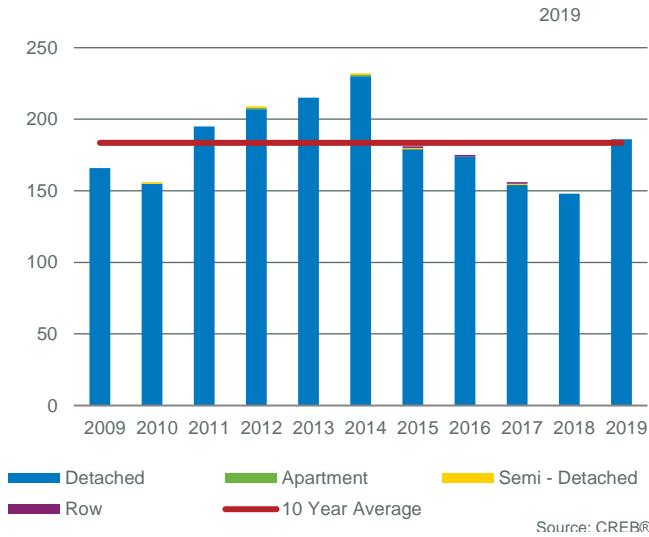
OKOTOKS PRICE CHANGE



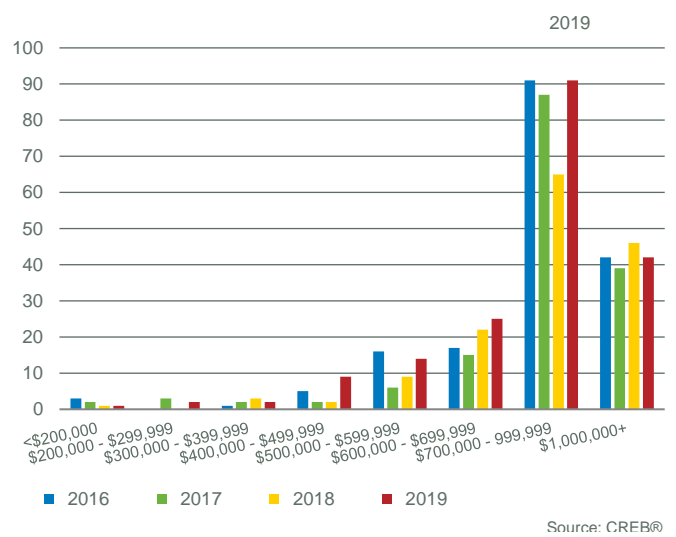
OKOTOKS PRICES



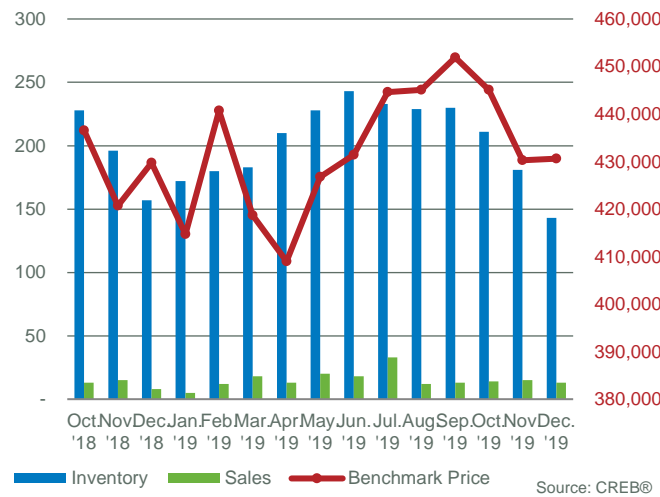
RURAL FoothILLS TOTAL SALES



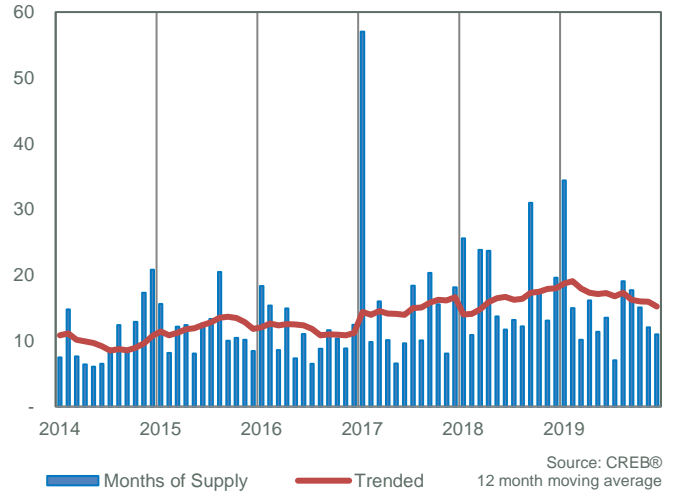
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



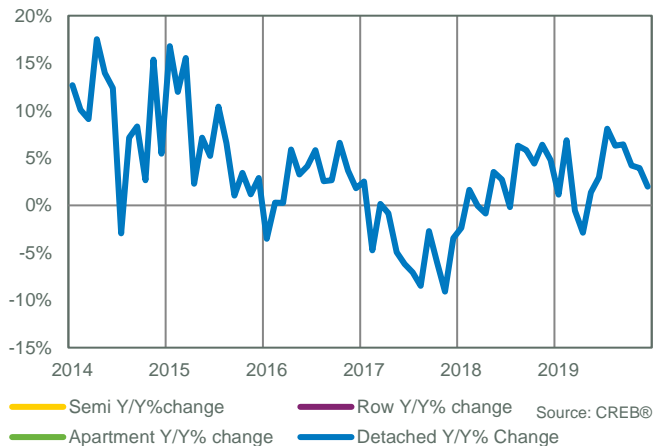
RURAL FoothILLS INVENTORY AND SALES



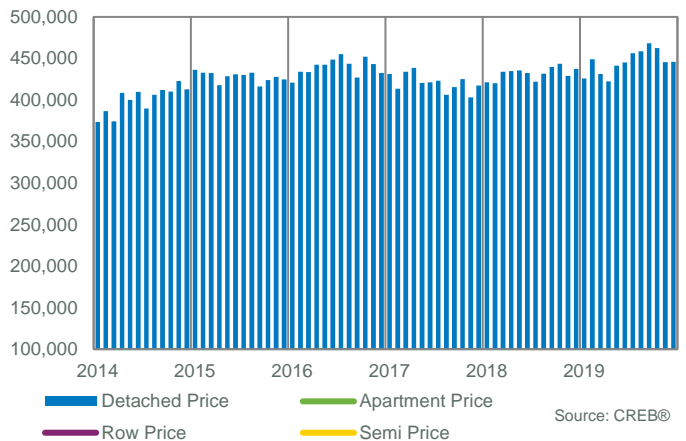
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

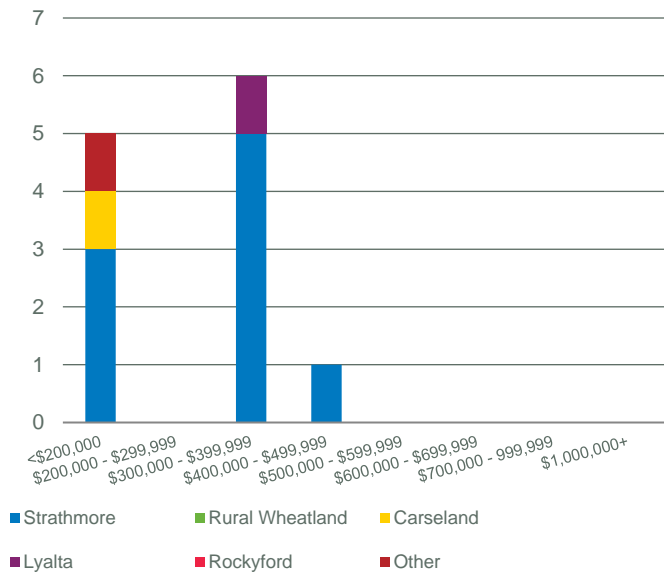


December 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	12	24	50.00%	183	15.25	215,600	264,742	318,500	92%
Rural Wheatland*	0	6	0.00%	37	-	215,600	NA	NA	0%
Carseland*	1	0	-	2	2.00	-	132,900	132,900	8%
Lyalta*	1	0	-	12	12.00	-	385,000	385,000	8%
Rockyford*	0	0	-	4	-	-	NA	NA	0%
Strathmore	9	18	50.00%	113	12.56	334,800	286,556	332,000	75%
Gleichen	0	0	-	2	-	-	NA	NA	0%
Other*	1	0	-	15	15.00	-	80,000	80,000	8%

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

SALES BY PRICE RANGE

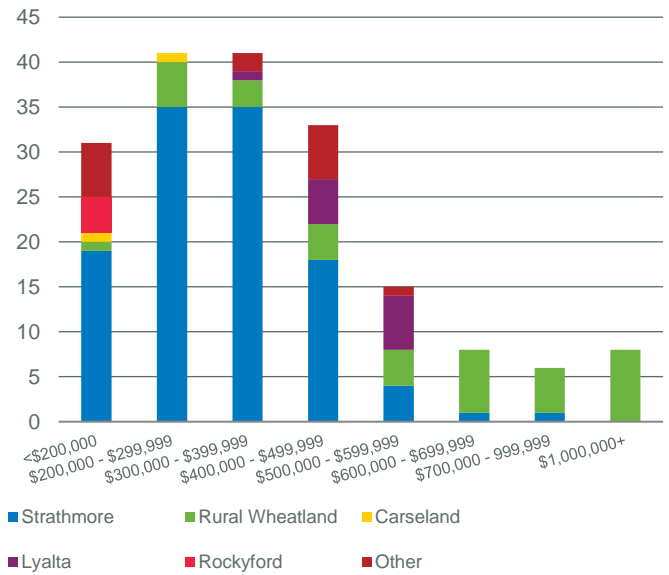
DECEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

DECEMBER



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

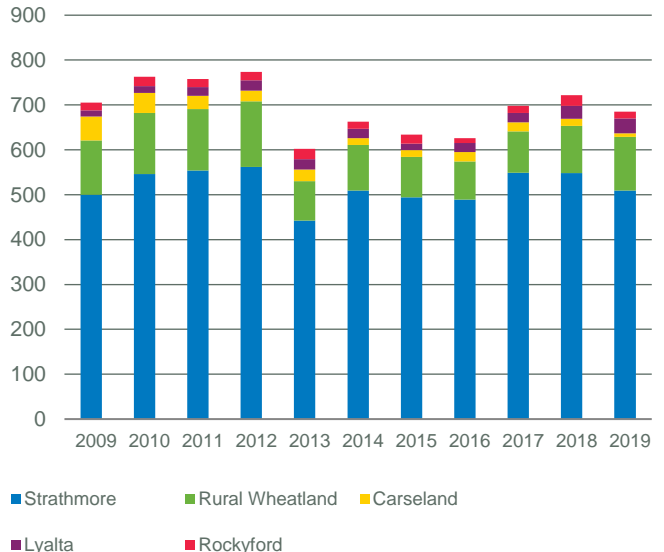
2019



Source: CREB®

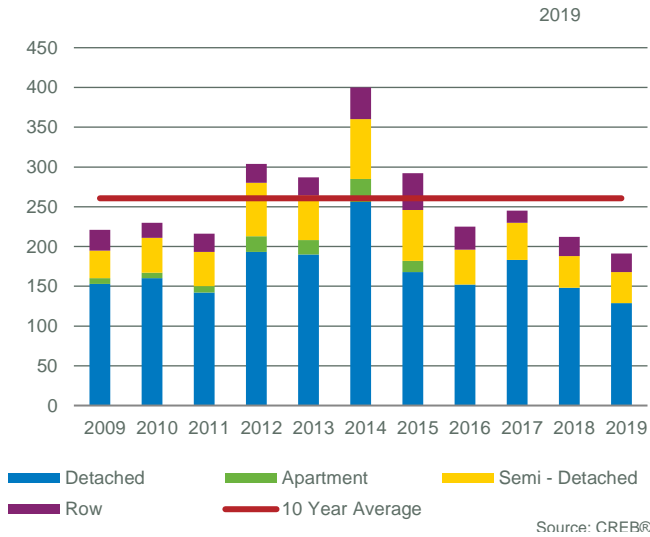
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

2019

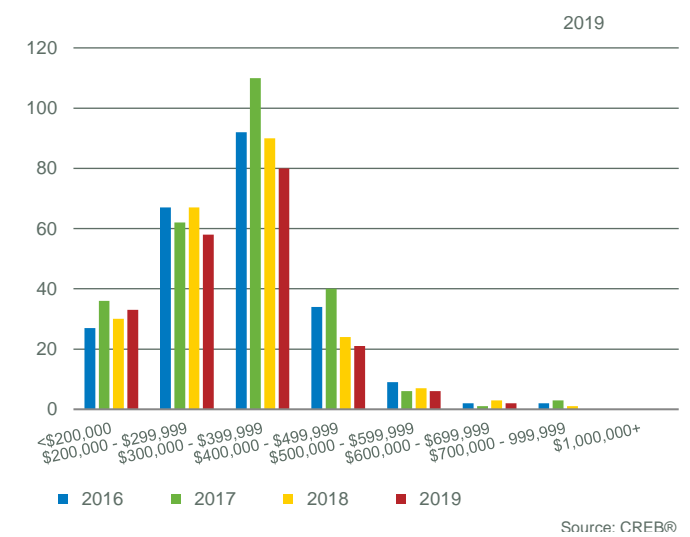


Source: CREB®

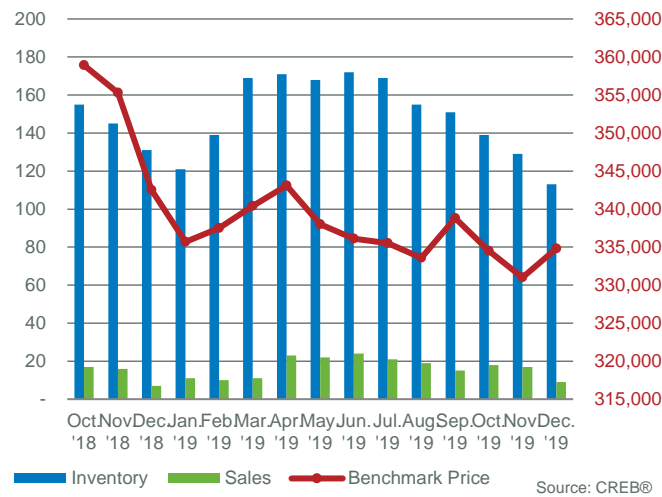
STRATHMORE TOTAL SALES



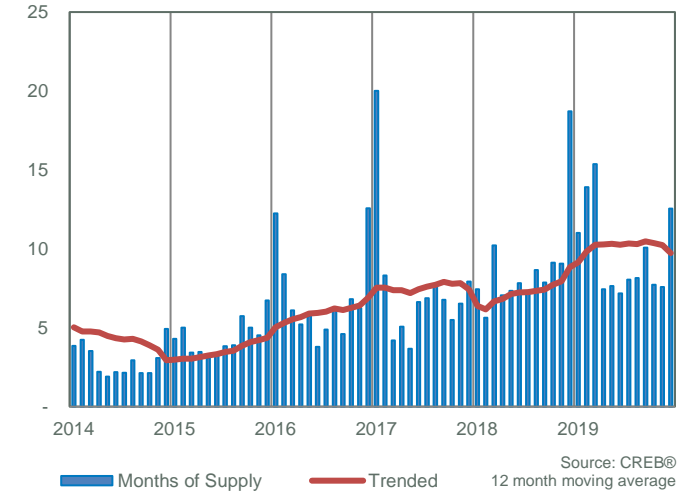
STRATHMORE TOTAL SALES BY PRICE RANGE



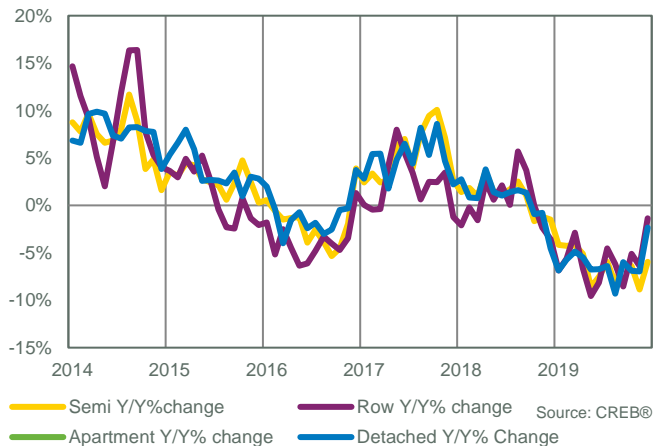
STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

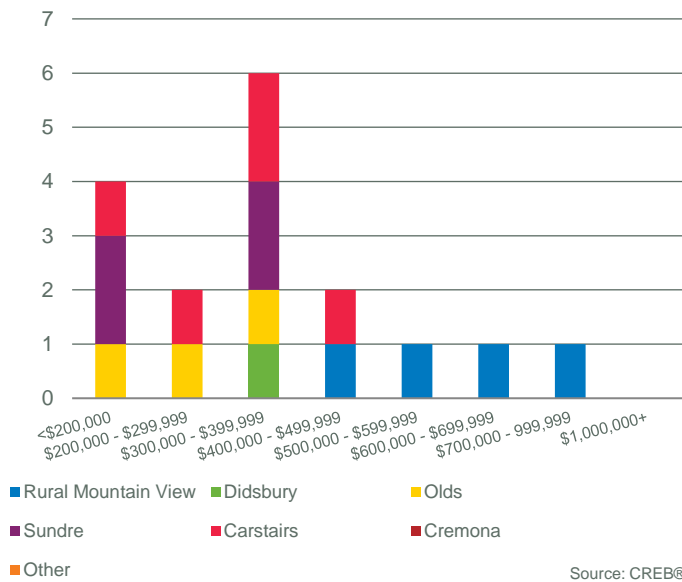


December 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	17	28	60.71%	272	16.00	299,700	347,297	310,000	100%
Rural Mountain View*	4	7	57.14%	75	18.75	257,500	608,125	601,250	24%
Carstairs	5	4	125.00%	46	9.20	316,500	299,310	310,000	29%
Cremona	0	0	-	4	-	-	NA	NA	0%
Didsbury	1	5	20.00%	30	30.00	292,100	310,000	310,000	6%
Olds*	3	8	37.50%	77	25.67	331,600	247,333	281,000	18%
Sundre*	4	4	100.00%	35	8.75	259,600	230,750	240,000	24%
Other*	0	0	-	5	-	-	NA	NA	0%

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SALES BY PRICE RANGE

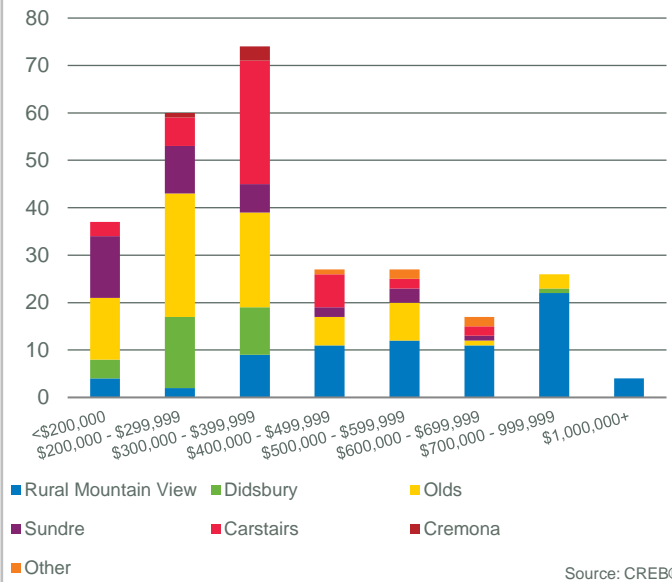
DECEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

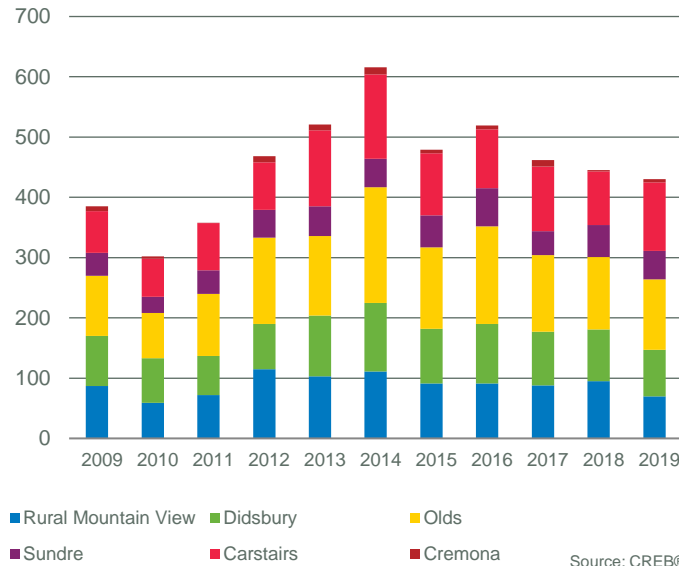
DECEMBER



Source: CREB®

MOUNTAIN VIEW SALES: YEAR-TO-DATE

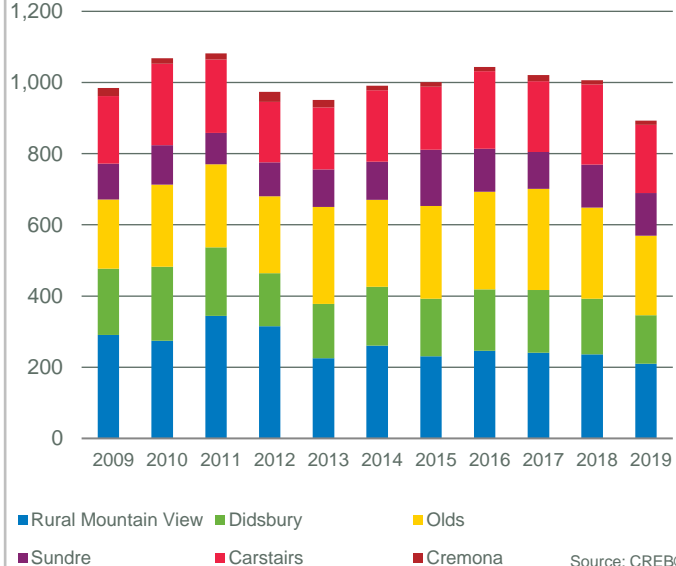
2019



Source: CREB®

MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

2019



Source: CREB®

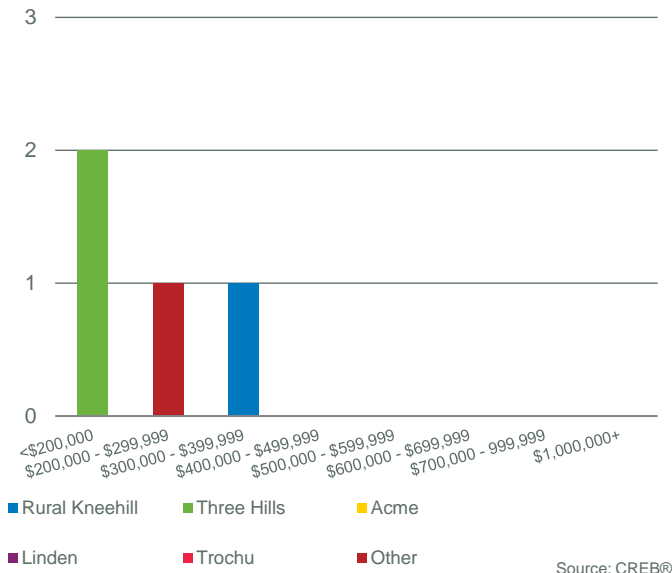
Dec. 19

December 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*	4	10	40.00%	71	17.75	174,300	212,950	210,750	75%
Rural Kneehill*	1	1	100.00%	11	11.00	174,300	300,000	300,000	25%
Acme*	0	0	-	4	-	-	NA	NA	0%
Linden*	0	1	0.00%	7	-	-	NA	NA	0%
Three Hills*	2	6	33.33%	15	7.50	-	161,400	161,400	50%
Torrington*	0	0	-	2	-	-	NA	NA	0%
Trochu*	0	1	0.00%	22	-	-	NA	NA	0%
Other*	1	1	100.00%	12	12.00	-	229,000	229,000	25%

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

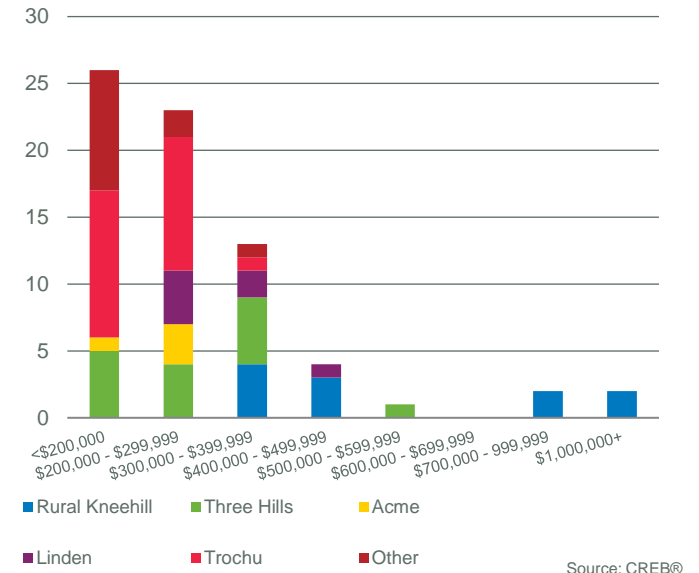
SALES BY PRICE RANGE

DECEMBER



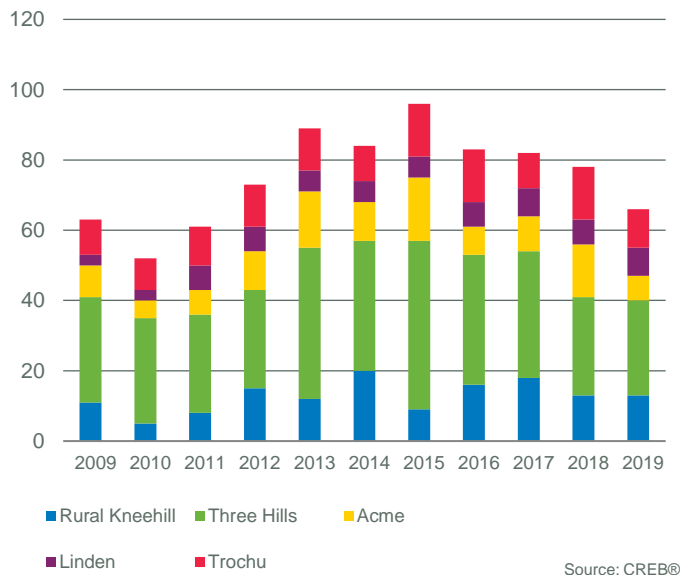
INVENTORY BY PRICE RANGE

DECEMBER



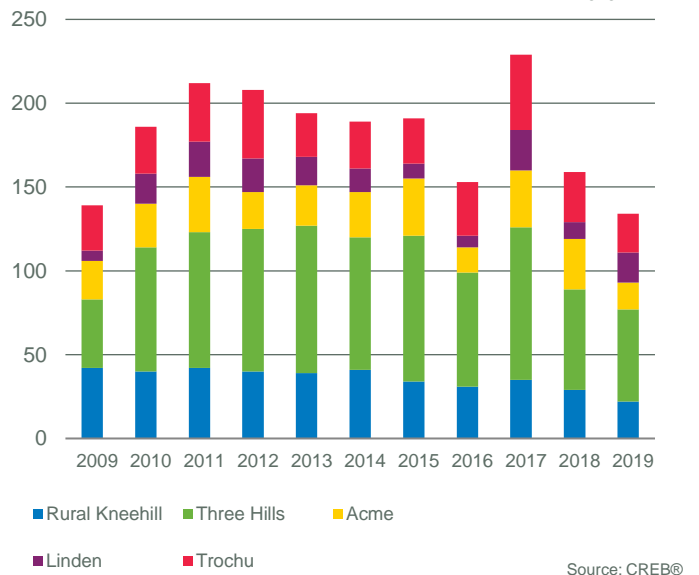
KNEEHILL SALES: YEAR-TO-DATE

2019



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

2019

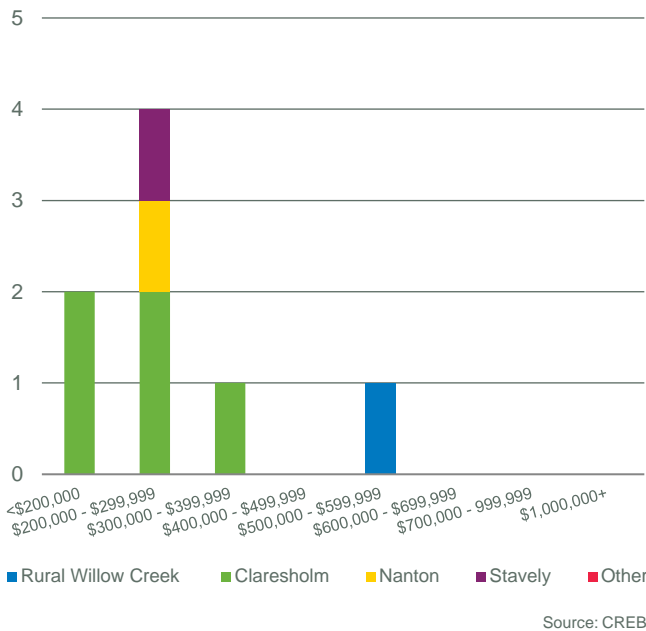


December 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	8	9	88.89%	87	10.88	205,300	254,313	227,500	100%
Rural Willow Creek*	1	1	100.00%	22	22.00	203,800	500,000	500,000	13%
Claresholm*	5	5	100.00%	27	5.40	-	215,900	210,000	63%
Nanton*	1	1	100.00%	27	27.00	-	230,000	230,000	13%
Stavely*	1	1	100.00%	10	10.00	-	225,000	225,000	13%
Other*	0	1	0.00%	1	-	-	NA	NA	0%

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

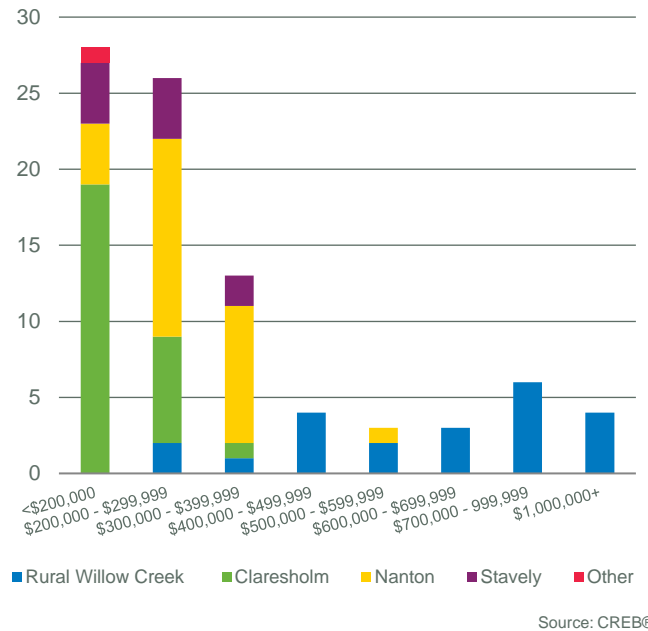
SALES BY PRICE RANGE

DECEMBER



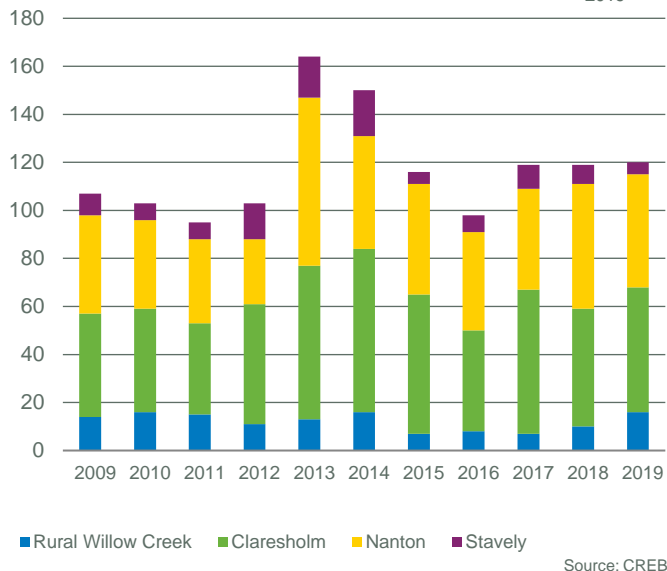
INVENTORY BY PRICE RANGE

DECEMBER



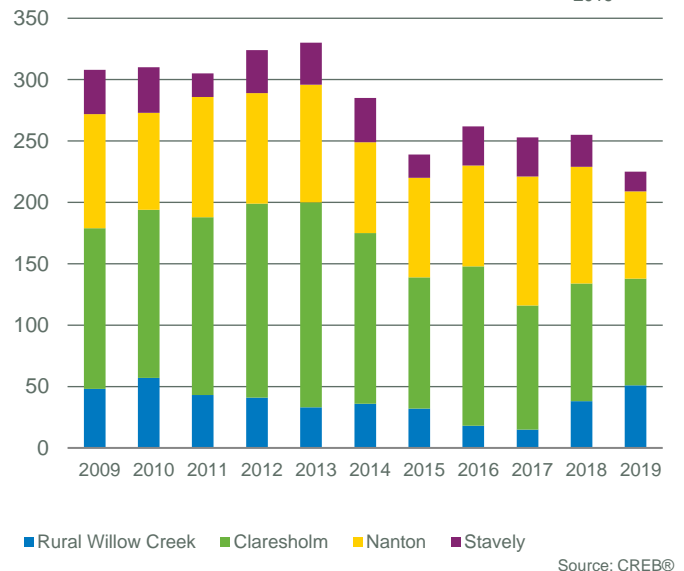
WILLOW CREEK SALES: YEAR-TO-DATE

2019



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

2019

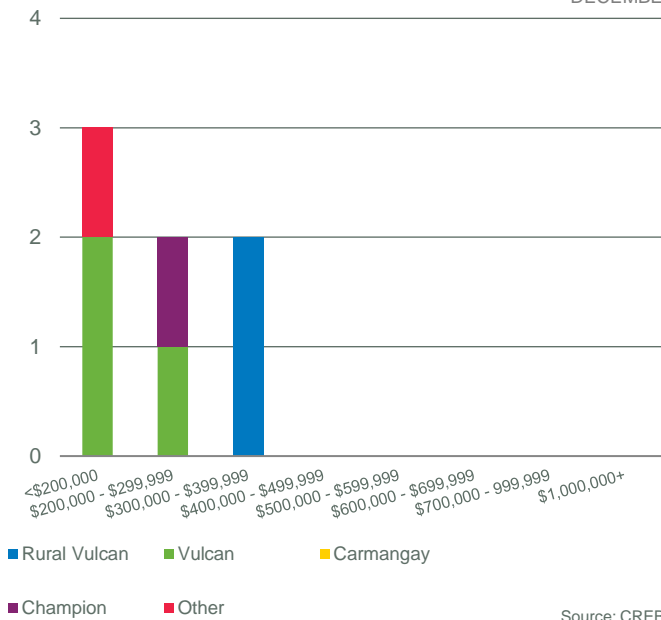


December 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	7	6	116.67%	58	8.29	243,500	214,257	215,000	100%
Rural Vulcan*	2	1	200.00%	17	8.50	-	326,900	326,900	29%
Vulcan*	3	3	100.00%	22	7.33	-	172,000	163,000	43%
Carmangay*	0	0	-	4	-	-	NA	NA	0%
Champion*	1	1	100.00%	5	5.00	-	215,000	215,000	14%
Other*	1	1	100.00%	10	10.00	-	115,000	115,000	14%

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

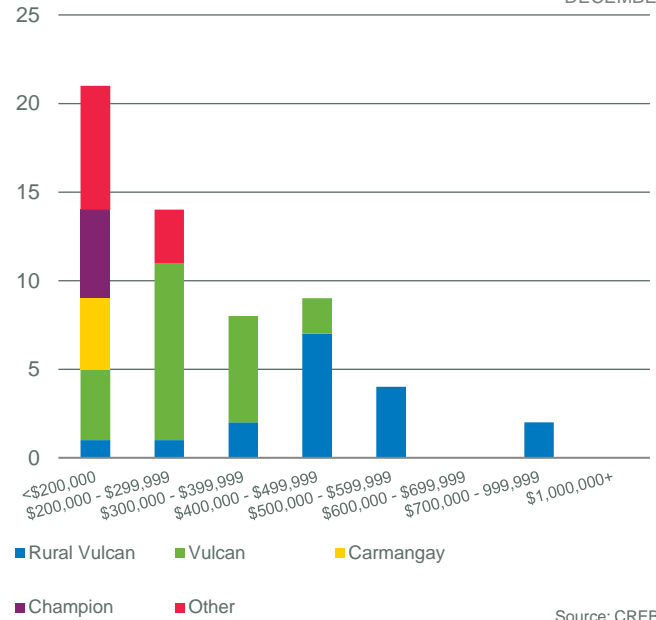
SALES BY PRICE RANGE

DECEMBER



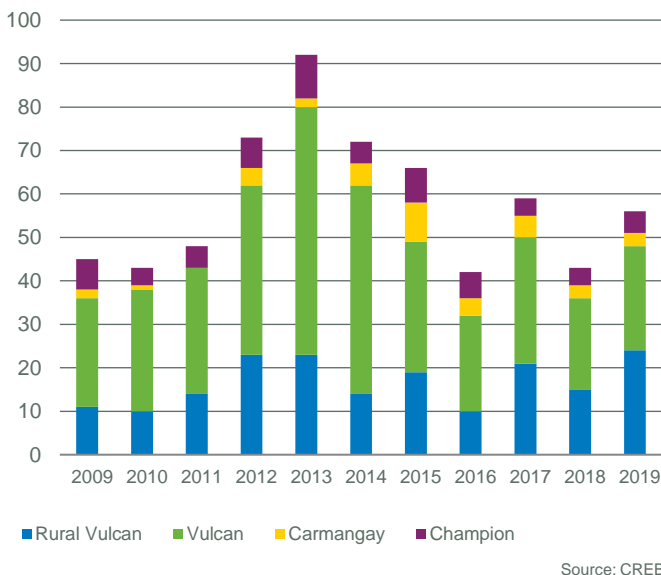
INVENTORY BY PRICE RANGE

DECEMBER



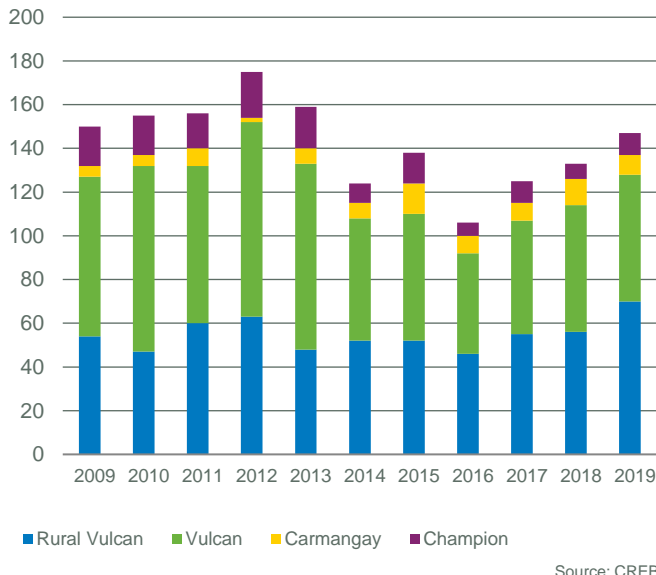
VULCAN SALES: YEAR-TO-DATE

2019



VULCAN NEW LISTINGS: YEAR-TO-DATE

2019

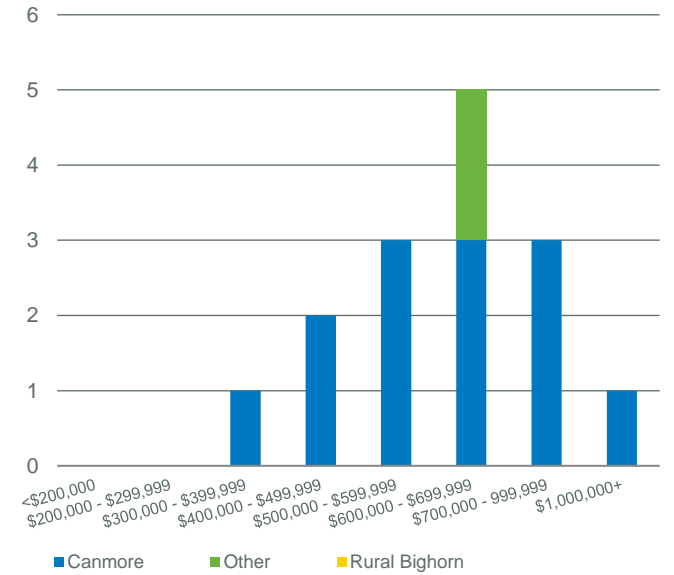


December 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	15	30	50.00%	111	7.40	780,000	656,527	627,000	100%
Rural Bighorn*	0	1	0.00%	8	-	-	NA	NA	0%
Canmore*	13	18	72.22%	84	6.46	-	657,415	627,000	87%
Other*	2	11	18.18%	19	9.50	-	650,750	650,750	13%

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

SALES BY PRICE RANGE

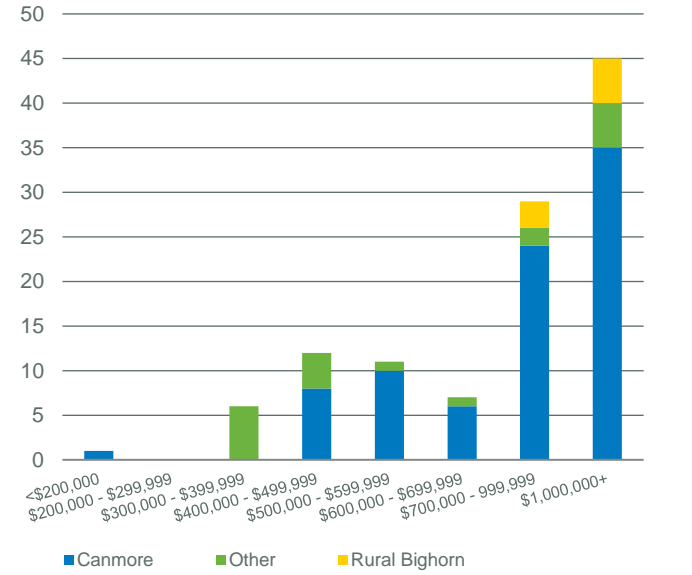
DECEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

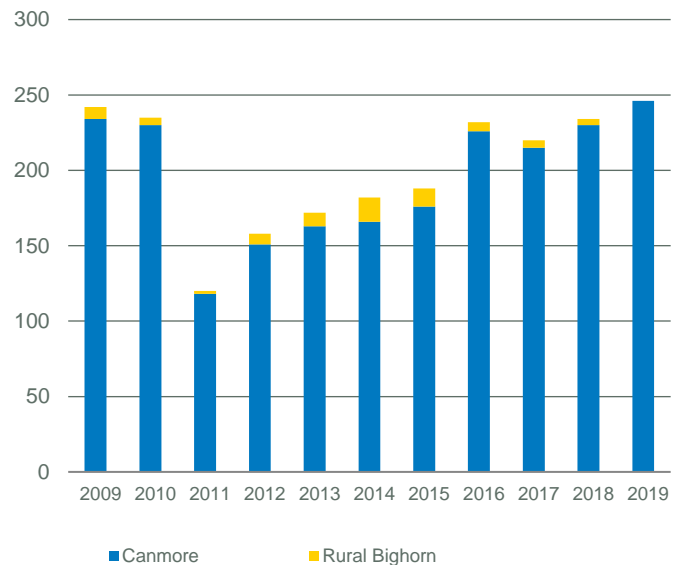
DECEMBER



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

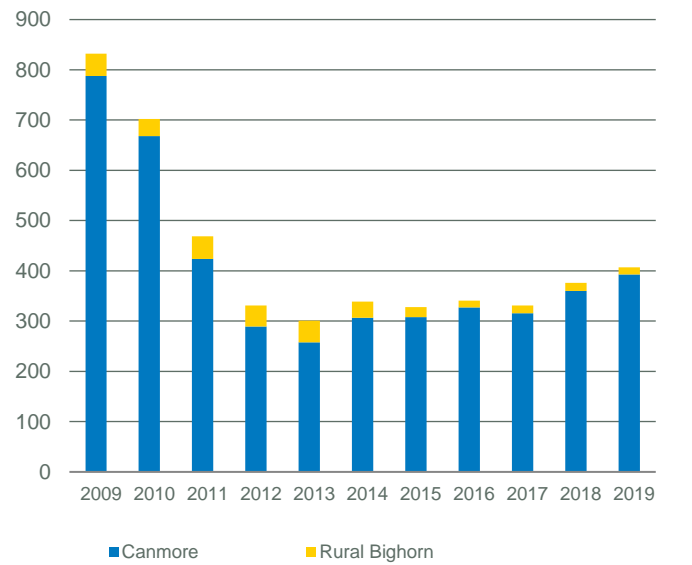
2019



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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