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MONTHLY STATISTICS PACKAGE

Calgary Region

December
2020



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December 2020

Airdrie



December sales reached a new record high for the month. Improving sales throughout the second half of the year contributed to the annual sales of 1,407, a year-over-year gain of 18 per cent. New listings also rose in December and is likely contributing to some of the monthly gains in sales. Overall, new listings have remained well below last year. Along with improving sales, this is causing inventories to decline. Months of supply has remained below three months since June and prices have trended up. By December, the benchmark price had risen by nearly five per cent compared to last year. On an annual basis, the gains in price were enough to offset the earlier pullbacks and is creating stability in prices. However, this was not the case for all product types. Detached prices rose by nearly two per cent on an annual basis. Benchmark prices for row and apartment style product eased by a respective seven and one per cent compared to last year.

\$	PRICE	SALES
	\$346,100	89
↑	4.8% Y/Y	↑ 93.5% Y/Y
	Monthly trend*	↑ 17.9% Y/Y
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	221	2.48
↓	31.8% Y/Y	↓ 31.8% Y/Y
	Monthly trend*	Monthly trend*

Cochrane



Record sales in December contributed to the annual gain of 16 per cent, making it the best year of sales compared to the past five years. New listings in 2020 also eased compared to last year. Rising sales and less new listings on the market caused inventories to ease to the lowest levels recorded since 2014. With months of supply of only two months, prices continued to trend up. December benchmark price was \$419,900 and is a 5 per cent gain over last year. Prices have trended up over that past six months but remain relatively stable compared to last year. This is due to easing prices for higher density products offsetting gains in the detached sector.

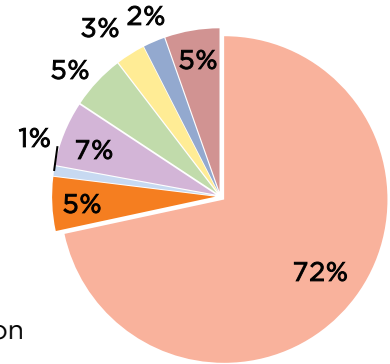
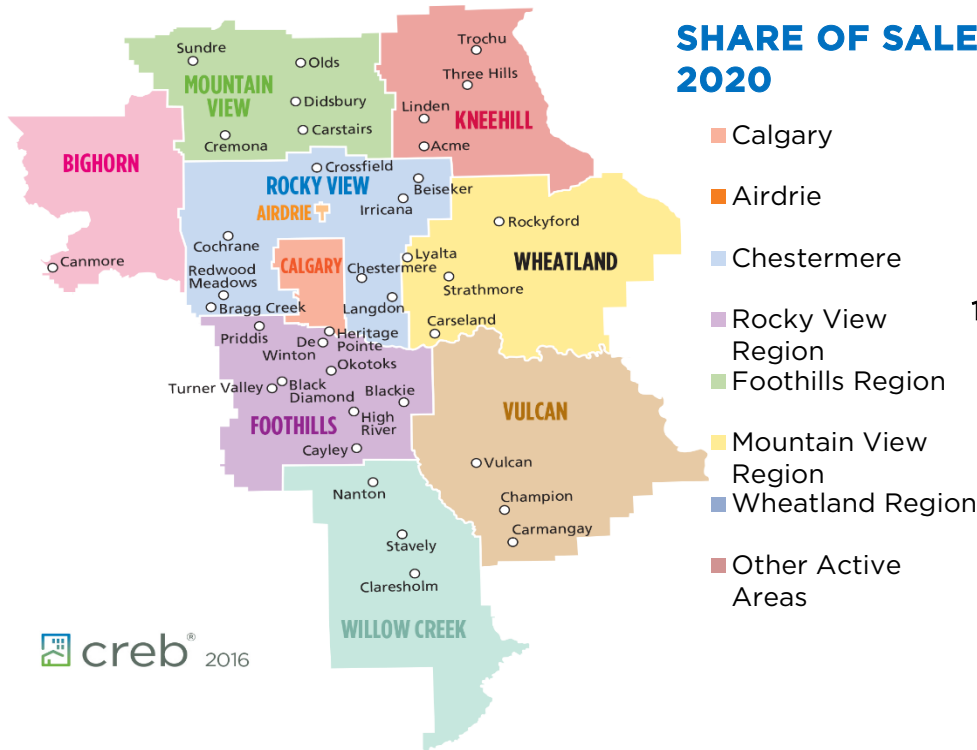
\$	PRICE	SALES
	\$419,900	68
↑	5.2% Y/Y	↑ 78.9% Y/Y
	Monthly trend*	↑ 16.3% Y/Y
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	150	2.21
↓	25.7% Y/Y	↓ 58.5% Y/Y
	Monthly trend*	Monthly trend*

Okotoks



Despite further declines in new listings, December sales improved. Year-to-date sales increased by nearly eight per cent. The lack of new listings and stronger sales caused inventories to drop to 63 homes in December, the lowest level for any month seen since 2006. The lack of inventory and high demand has supported increasing prices for the second half of the year. As of December, the benchmark price was \$434,700, nearly two per cent above last years' levels. Despite the recent gains, 2020 benchmark prices remain over one per cent below last years' levels. However, this could be due to steeper price declines for semi, row and apartment style product.

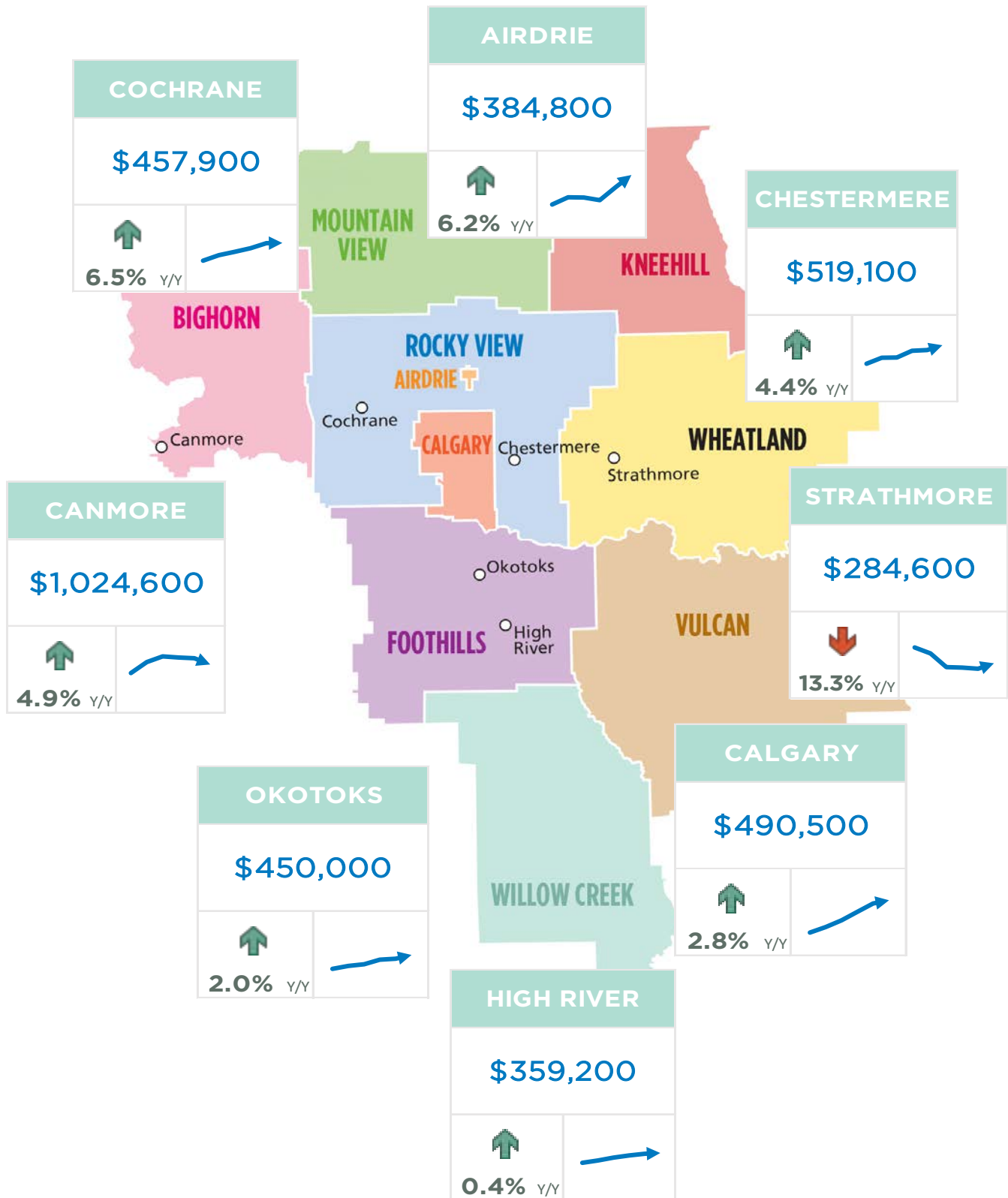
\$	PRICE	SALES
	\$434,700	40
↑	1.7% Y/Y	↑ ##### Y/Y
	Monthly trend*	↑ 7.6% Y/Y
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	63	1.58
↓	63.4% Y/Y	↓ 81.7% Y/Y
	Monthly trend*	Monthly trend*



Source: CREB®

December 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,199	1,172	102%	3,669	3.06	422,300	448,450	402,000
Airdrie	89	98	91%	221	2.48	346,100	384,329	369,900
Chestermere	16	25	64%	90	5.63	501,100	586,094	500,000
Rocky View Region	107	92	116%	419	3.92	510,200	562,186	426,000
Foothills Region	89	65	137%	254	2.85	396,400	476,184	425,000
Mountain View Region	48	31	155%	182	3.79	304,200	390,672	340,000
Kneehill Region	10	6	167%	70	7.00	157,800	237,990	226,250
Wheatland Region	36	21	171%	123	3.42	277,700	328,206	350,750
Willow Creek Region	10	22	45%	89	8.90	230,400	342,250	236,000
Vulcan Region	6	9	67%	52	8.67	205,900	209,267	172,000
Bighorn Region	64	42	152%	159	2.48	789,600	636,610	590,000
YEAR-TO-DATE 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	16,152	28,185	57%	5,728	4.26	417,892	457,997	410,000
Airdrie	1,407	1,940	73%	373	3.18	334,492	378,010	367,000
Chestermere	310	542	57%	126	4.88	482,950	545,408	512,250
Rocky View Region	1,305	2,282	57%	640	5.88	498,033	577,802	450,000
Foothills Region	1,268	1,836	69%	492	4.66	385,367	486,153	414,500
Mountain View Region	556	893	62%	323	6.97	300,208	370,400	328,000
Kneehill Region	113	192	59%	105	11.19	164,450	247,539	222,000
Wheatland Region	347	591	59%	201	6.94	298,708	337,711	328,000
Willow Creek Region	272	385	71%	133	5.88	229,558	254,426	230,000
Vulcan Region	92	160	58%	75	9.74	201,600	242,197	210,000
Bighorn Region	585	908	64%	251	5.14	779,700	732,940	658,980

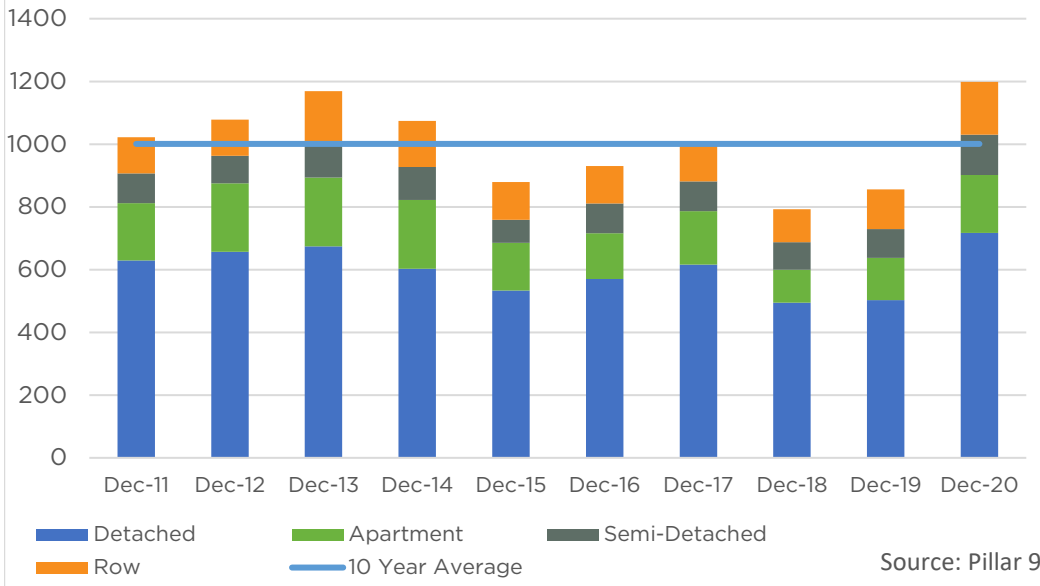
DETACHED BENCHMARK PRICE COMPARISON



December 2020

Calgary

Monthly Sales Comparison



SALES

1,199

↑ 40.1% Y/Y ↓ 1.2% YTD

NEW LISTINGS

1,172

↑ 10.5% Y/Y ↓ 8.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

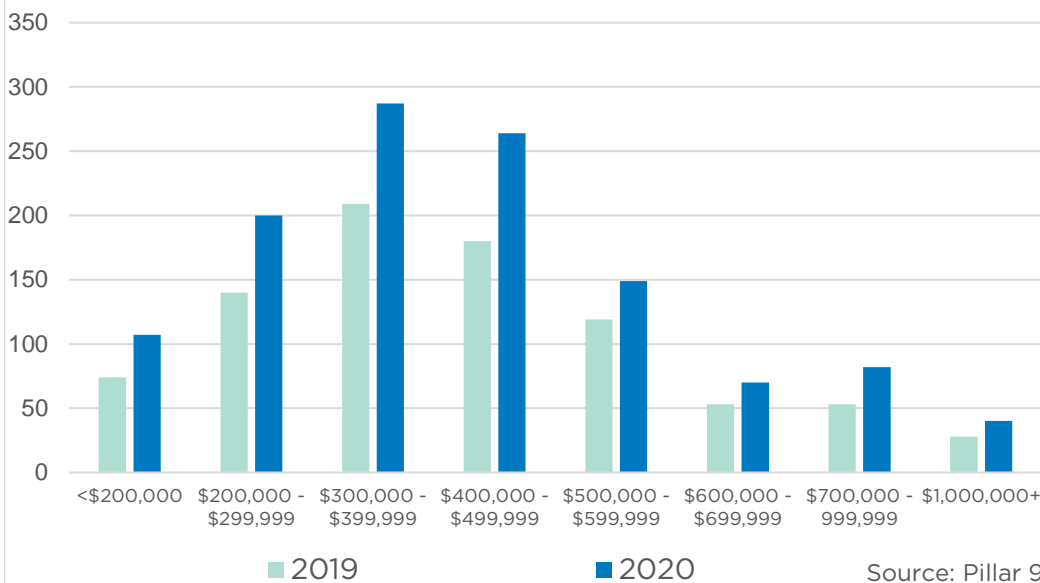
\$ 422,300

↑ 1.5% Y/Y

Monthly trend*

Residential Sales by Price Range

Decem



INVENTORY

3,669

↓ 20.5% Y/Y Monthly trend*

MONTHS OF SUPPLY

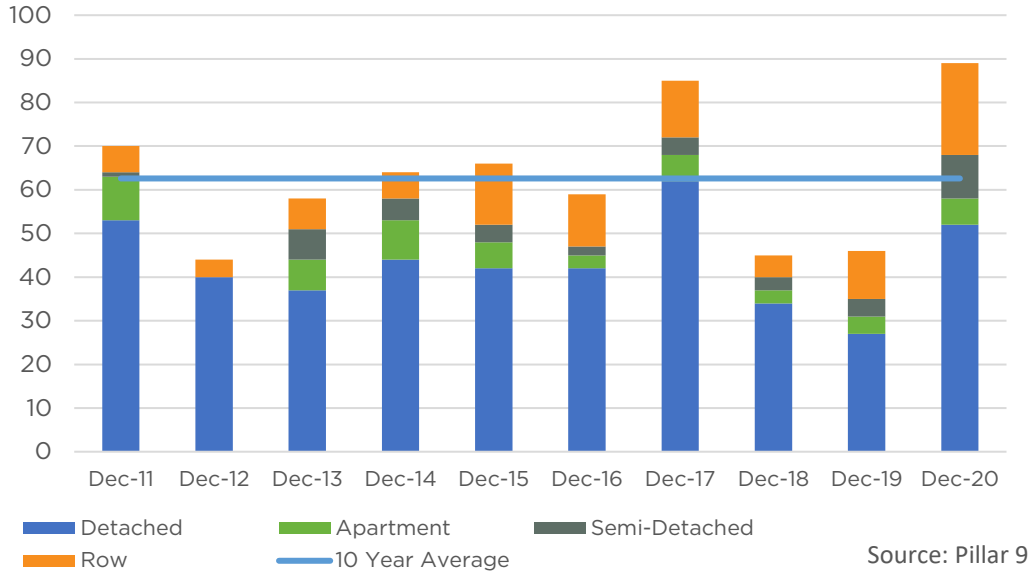
3.06

↓ 43.2% Y/Y Monthly trend*

December 2020

Airdrie

Monthly Sales Comparison



SALES

89

↑ 93.5% Y/Y ↑ 17.9% YTD

NEW LISTINGS

98

↑ 30.7% Y/Y ↓ 7.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



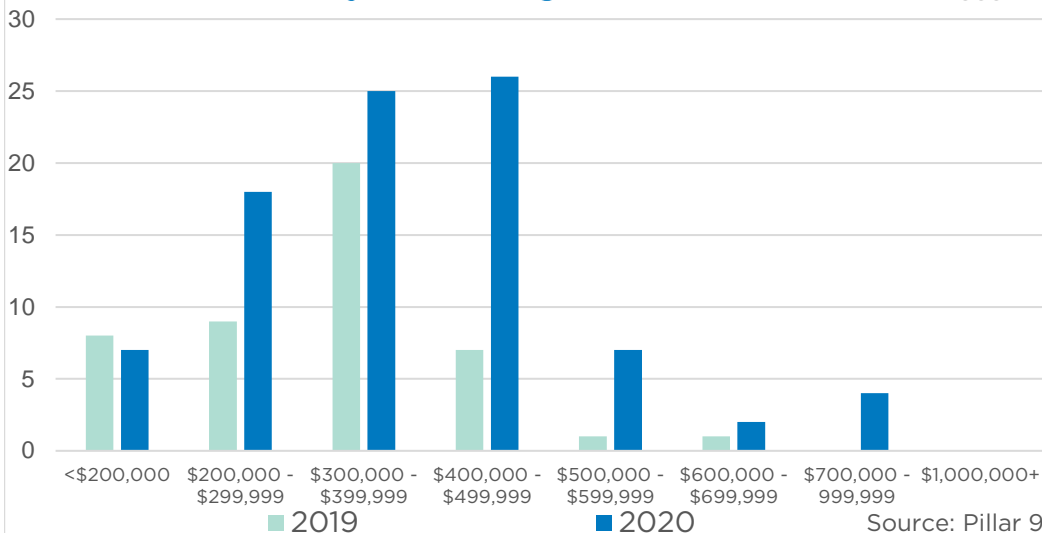
INVENTORY

221

↓ 31.8% Y/Y Monthly trend*

Residential Sales by Price Range

Decem



MONTHS OF SUPPLY

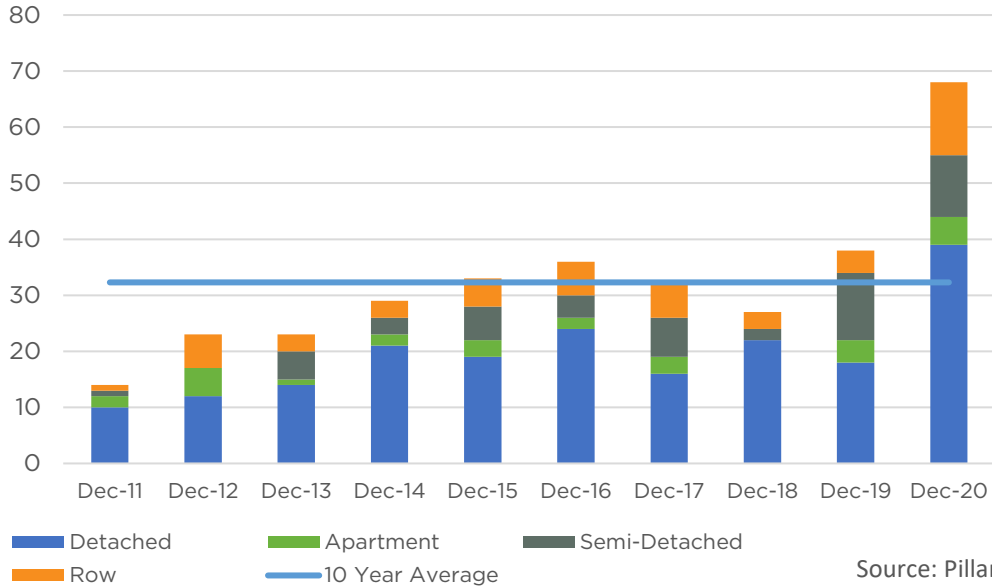
2.48

↓ 64.7% Y/Y Monthly trend*

December 2020

Cochrane

Monthly Sales Comparison



SALES

68

↑ 78.9% Y/Y ↑ 16.3% YTD

NEW LISTINGS

48

↑ 11.6% Y/Y ↓ 7.5% YTD

INVENTORY

150

↓ 25.7% Y/Y Monthly trend*

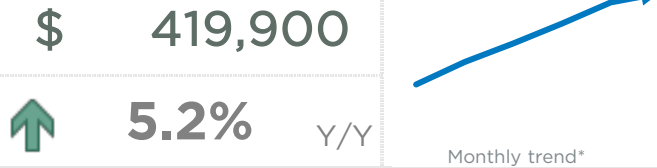
MONTHS OF SUPPLY

2.21

↓ 58.5% Y/Y Monthly trend*

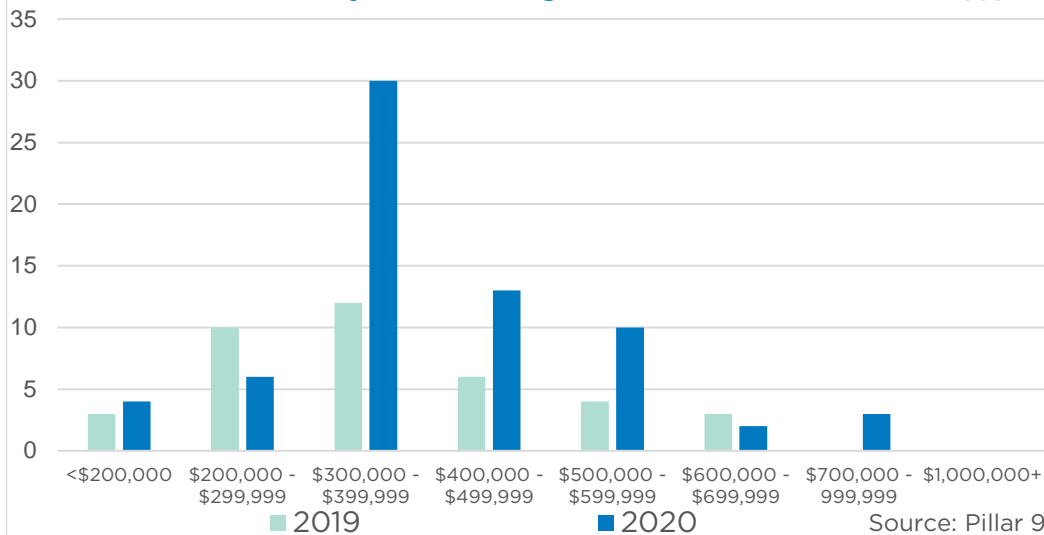


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

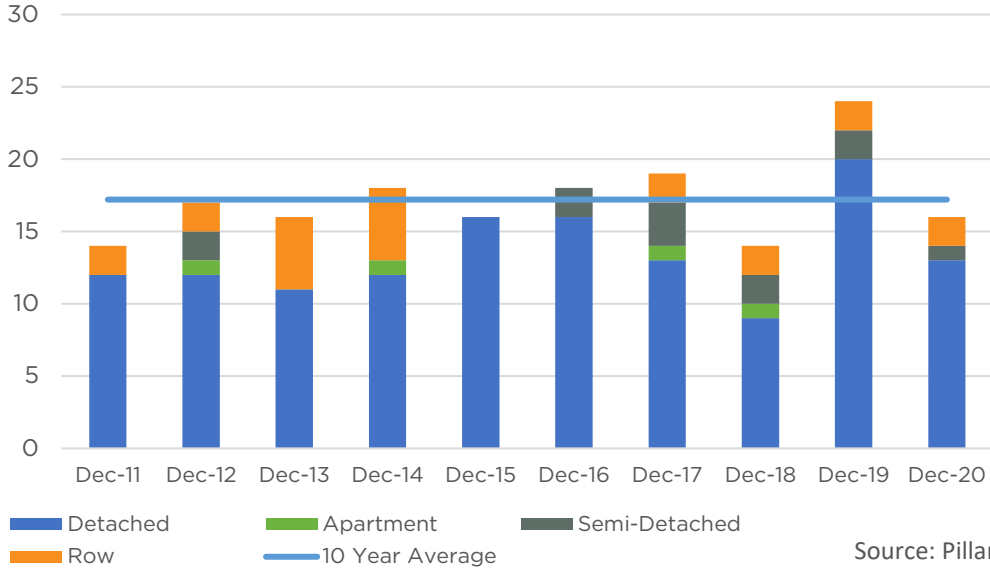
Decem



December 2020

Chestermere

Monthly Sales Comparison



SALES

16

↓ 33.3% Y/Y ↑ 14.0% YTD

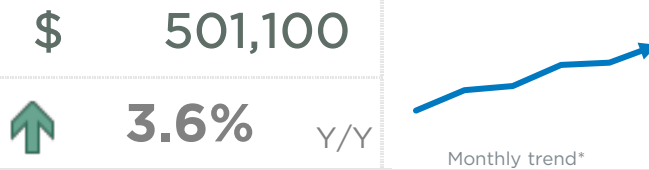
NEW LISTINGS

25

↑ 19.0% Y/Y ↓ 22.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



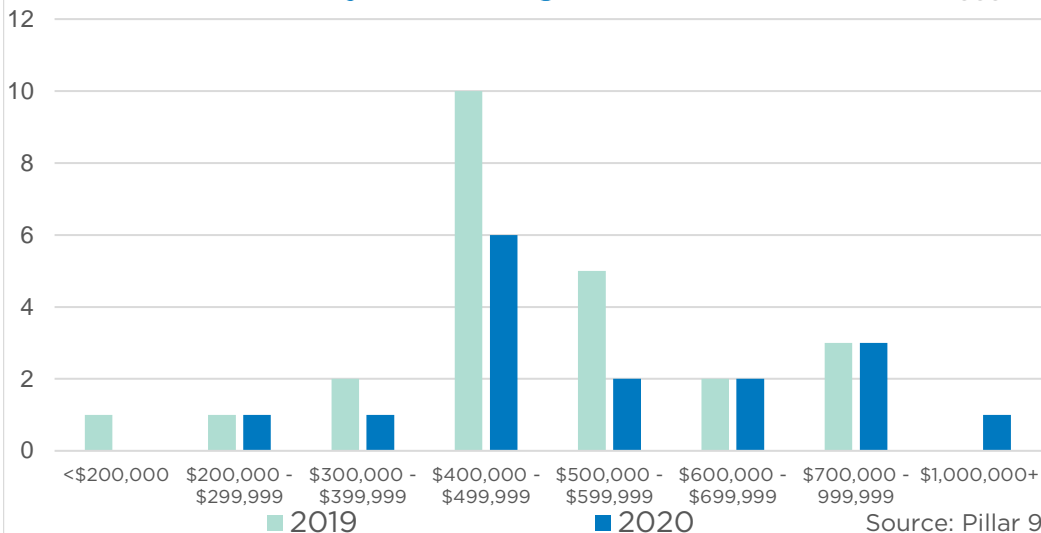
INVENTORY

90

↓ 35.3% Y/Y → Monthly trend*

Residential Sales by Price Range

Decem



MONTHS OF SUPPLY

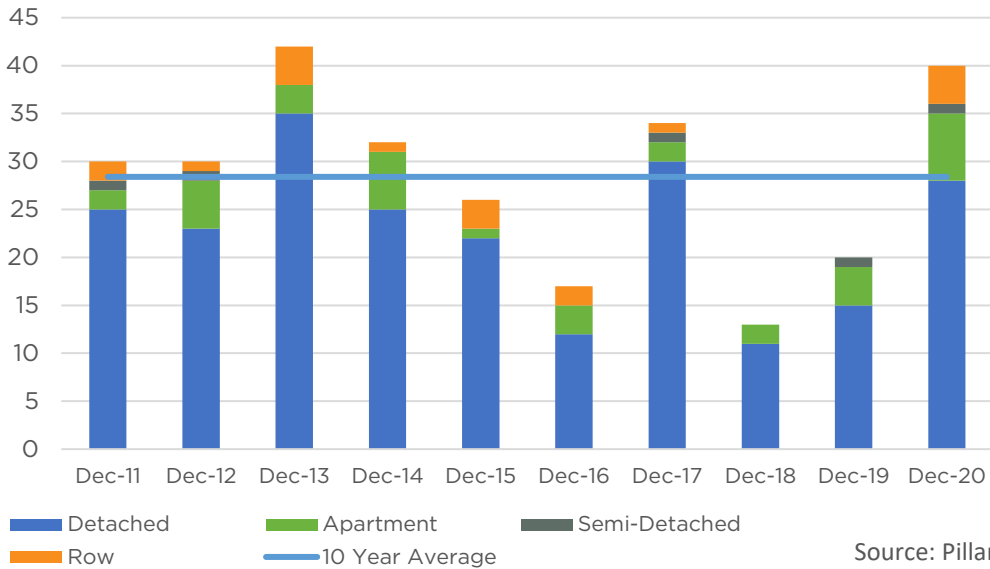
5.63

↓ 2.9% Y/Y → Monthly trend*

December 2020

Okotoks

Monthly Sales Comparison



SALES

40

↑ ##### Y/Y ↑ 7.6% YTD

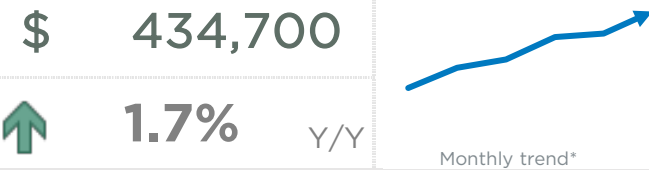
NEW LISTINGS

25

↓ 16.7% Y/Y ↓ 16.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



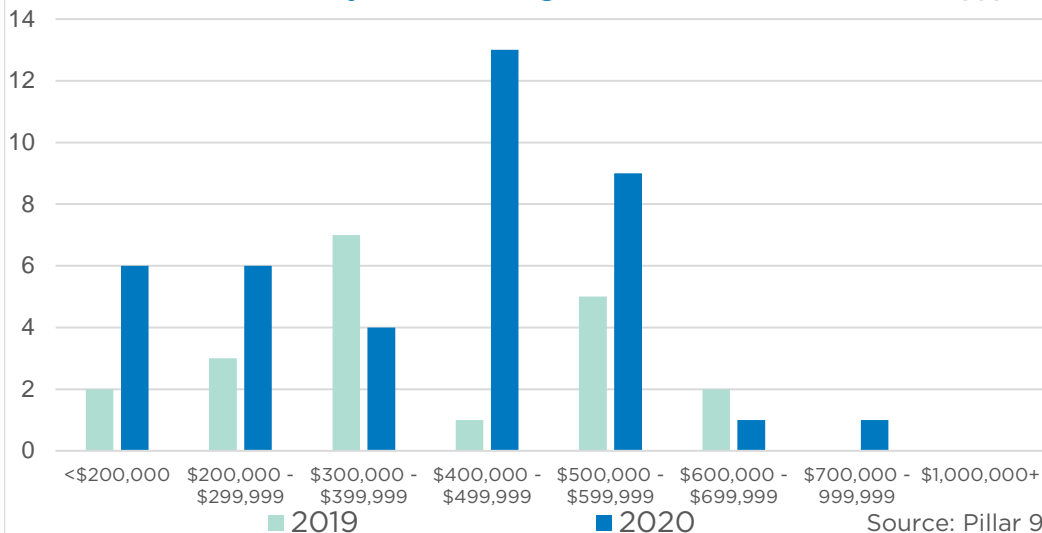
INVENTORY

63

↓ 63.4% Y/Y → Monthly trend*

Residential Sales by Price Range

Decem



MONTHS OF SUPPLY

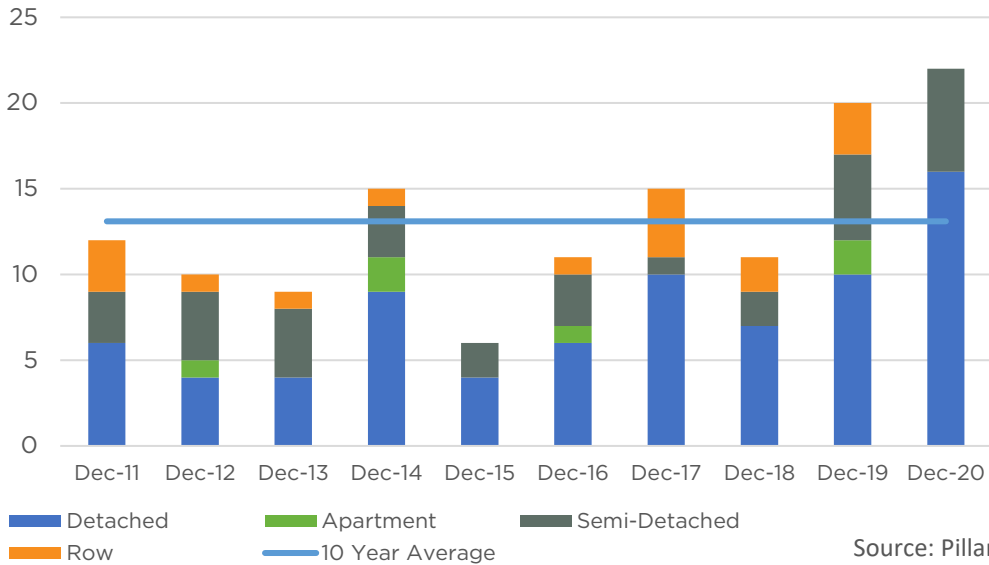
1.58

↓ 81.7% Y/Y → Monthly trend*

December 2020

High River

Monthly Sales Comparison



SALES

22

↑ 10.0% Y/Y ↑ 11.9% YTD

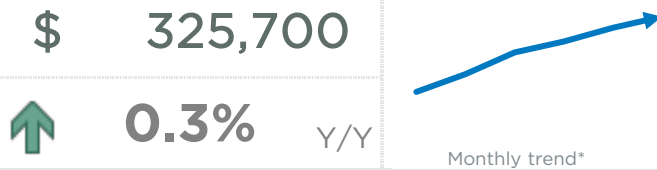
NEW LISTINGS

16

↑ 45.5% Y/Y ↓ 15.7% YTD

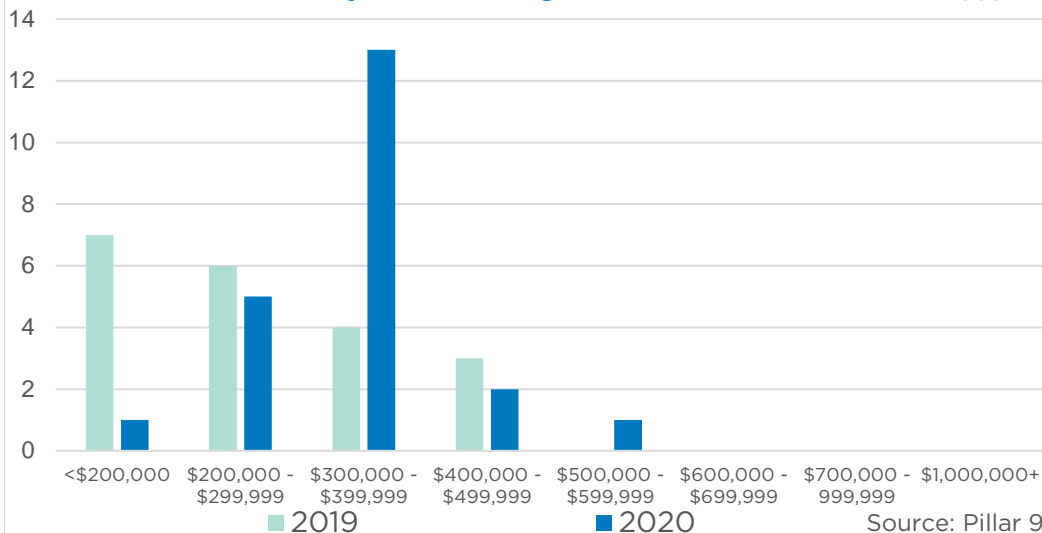


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

Decem



INVENTORY

46

↓ 50.0% Y/Y Monthly trend*

MONTHS OF SUPPLY

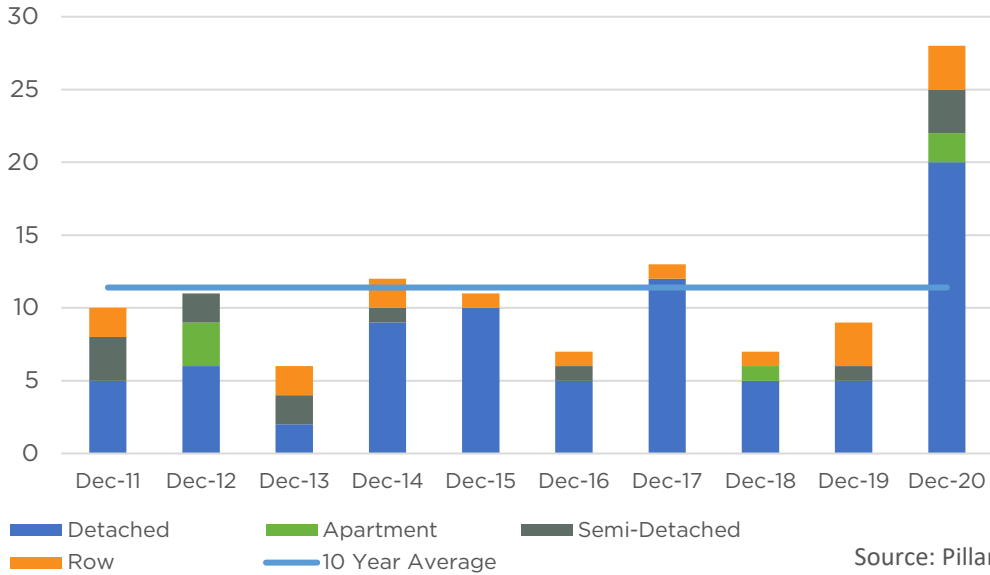
2.09

↓ 54.5% Y/Y Monthly trend*

December 2020

Strathmore

Monthly Sales Comparison



SALES

28

↑ 211.1% Y/Y ↑ 25.6% YTD

NEW LISTINGS

13

↓ 27.8% Y/Y ↓ 19.9% YTD

INVENTORY

66

↓ 41.1% Y/Y → Monthly trend*

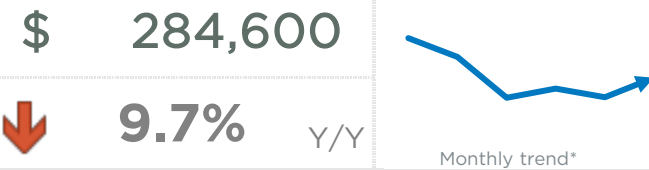
MONTHS OF SUPPLY

2.36

↓ 81.1% Y/Y → Monthly trend*

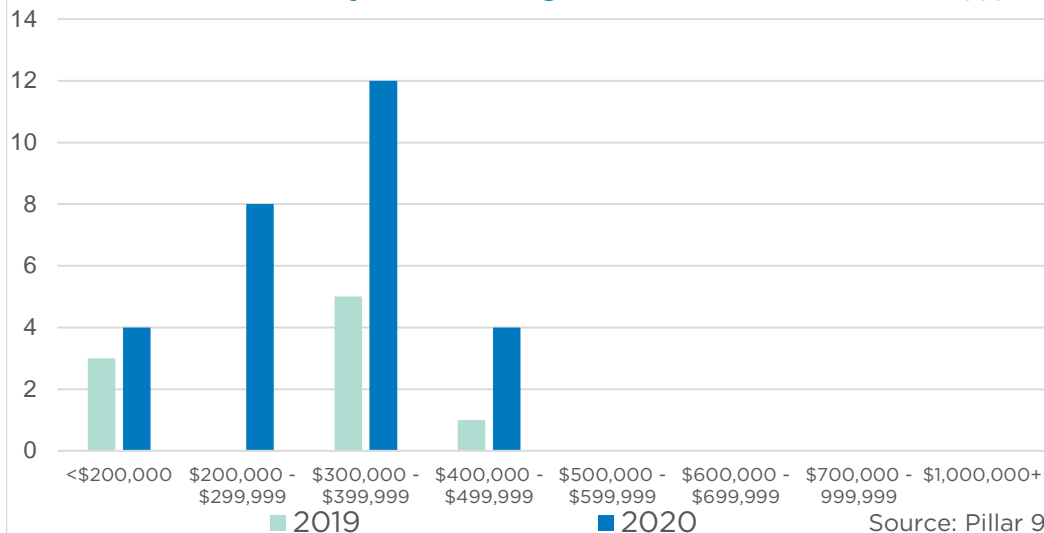


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

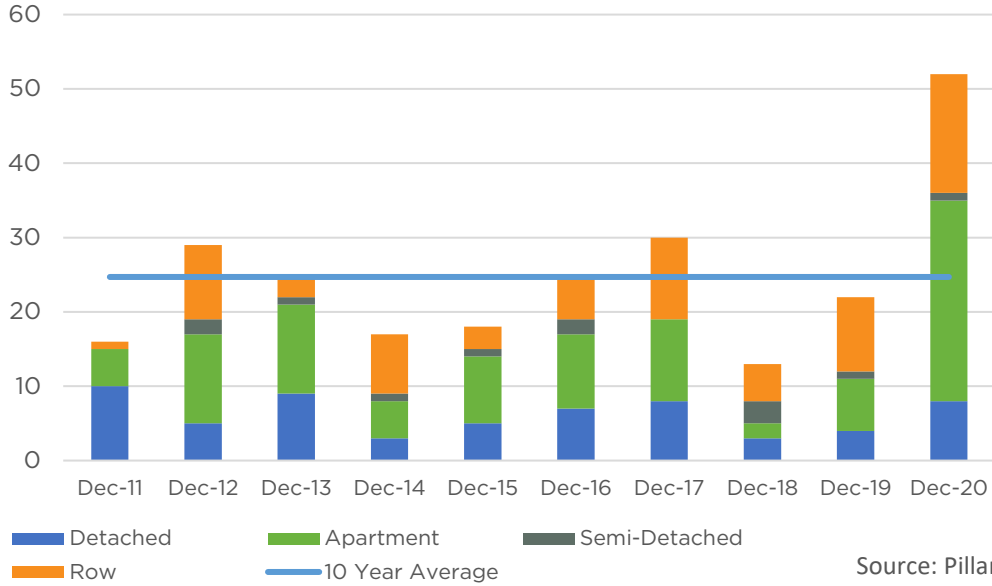
Decem



December 2020

Canmore

Monthly Sales Comparison



SALES

52

↑ ##### Y/Y ↑ 21.8% YTD

NEW LISTINGS

38

↑ 15.2% Y/Y ↑ 18.3% YTD

INVENTORY

133

↓ 18.4% Y/Y Monthly trend*

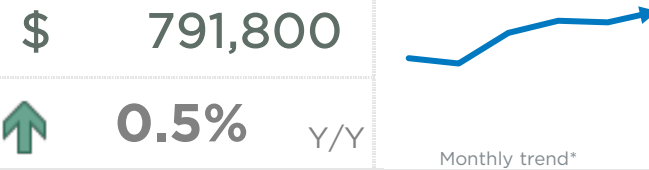
MONTHS OF SUPPLY

2.56

↓ 65.5% Y/Y Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

Decem

