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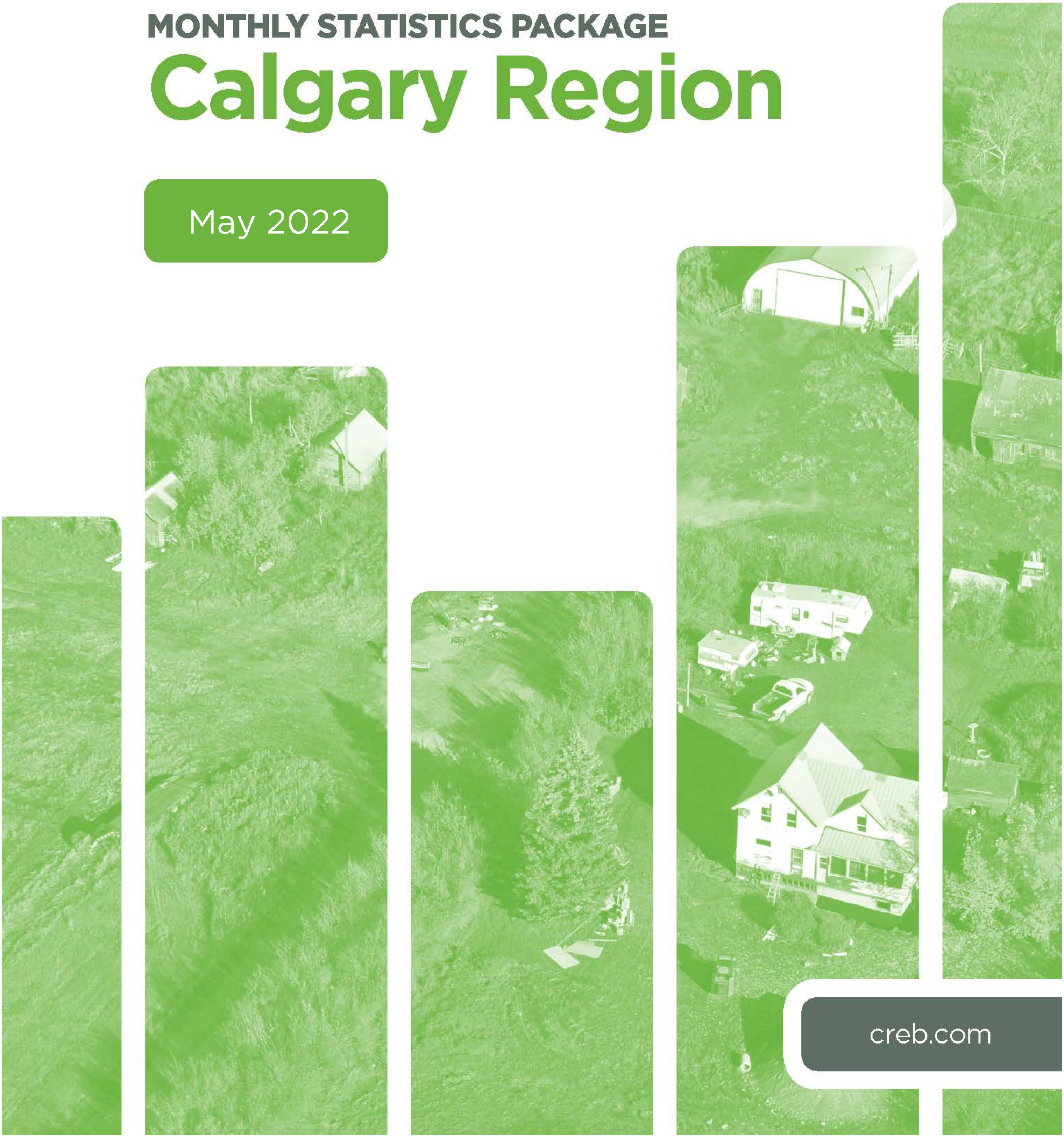
MONTHLY STATISTICS PACKAGE
Calgary Region

May 2022



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Regional Market Facts

May 2022

Airdrie

For the first time in nearly two years, sales in Airdrie eased over last year's levels. Meanwhile, the new listings in the market remained comparable to last month but were slightly better than last year's levels. This helped push inventories and the months of supply up compared to last month. However, with the months of supply remaining at one month, the market remains exceptionally tight.

Despite tight market conditions, we did see prices take a pause this month, easing slightly over last month but remaining nearly 25 per cent higher than levels recorded last year. Prices have been trending up monthly for the better part of two years and the growth at the start of this year has far exceeded expectations. As rates continue to rise and the market shifts to more balanced conditions, we expect the pace of the price growth to start to slow.

PRICE
$506,000
24.9% Y/Y

SALES
269
8.8% Y/Y
31.0% YTD

INVENTORY
258
21.6% Y/Y
Monthly trend*

MONTHS OF SUPPLY
0.96
14.0% Y/Y
Monthly trend*

Cochrane

Sales in Cochrane continued to remain strong in May, supporting a year-to-date annual gain of nearly seven per cent. While we have seen some signs of improvement in new listings, that was not the case this month. The sales-to-new-listings ratio rose to 98 per cent, higher than levels seen over the past four months. With no additions to the inventory in the market, the months of supply remained below one month. This supported persistent sellers' market conditions.

The tight conditions continue to place upward pressure on prices. However, the pace of growth is starting to slow as May prices were 18 per cent higher than last year's levels. Price growth remains the strongest for detached and semi-detached properties with year-over-year gains pushing 21 per cent.

PRICE
$521,000
18.0% Y/Y

SALES
135
10.7% Y/Y
6.7% YTD

INVENTORY
112
37.8% Y/Y
Monthly trend*

MONTHS OF SUPPLY
0.83
43.8% Y/Y
Monthly trend*

Okotoks

Sales remained relatively strong this month, contributing to a year-to-date gain of nearly 17 per cent. This growth was possible as new listings did improve this month. However, with an 87 per cent sales to new listings ratio and a months of supply remaining below one month, conditions continue to remain relatively tight in this market.

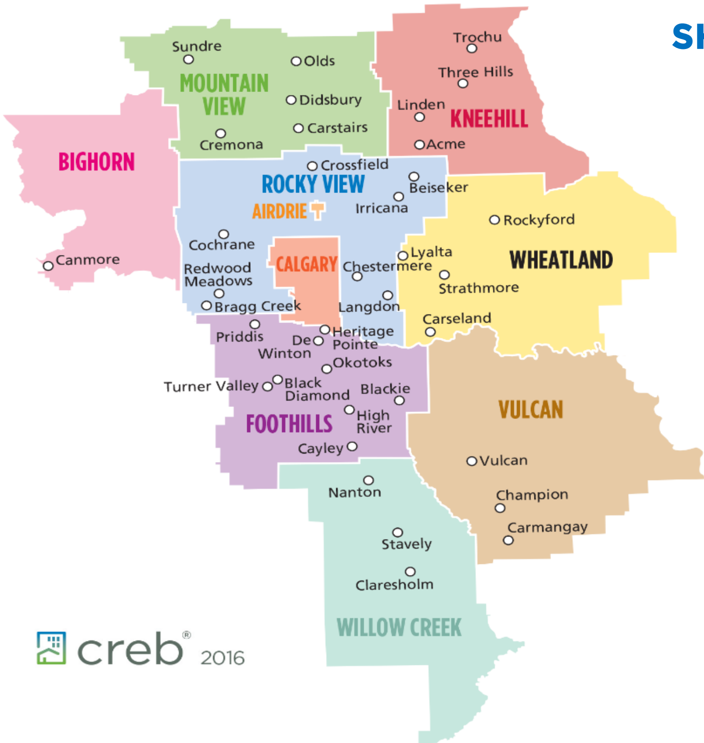
The benchmark price reached $560,700 in May. This is a significant jump over last month and 19 per cent higher than last year's levels. Like most locations, much of the gain is being driven by the detached sector of the market, which saw prices push up to $625,200 this month.

PRICE
$560,700
18.9% Y/Y

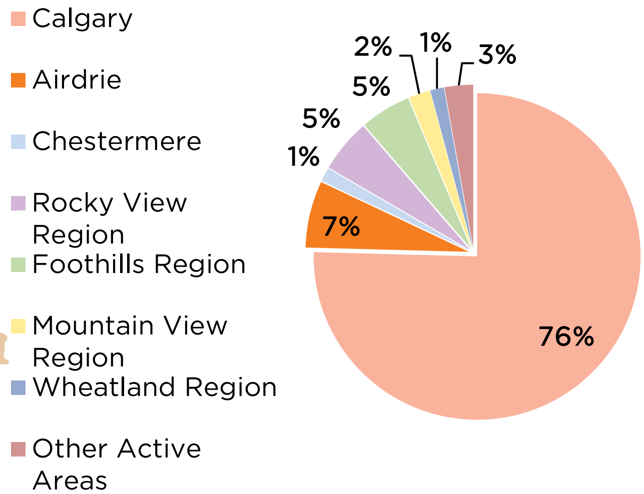
SALES
101
7.4% Y/Y
16.6% YTD

INVENTORY
93
20.5% Y/Y
Monthly trend*

MONTHS OF SUPPLY
0.92
26.0% Y/Y
Monthly trend*



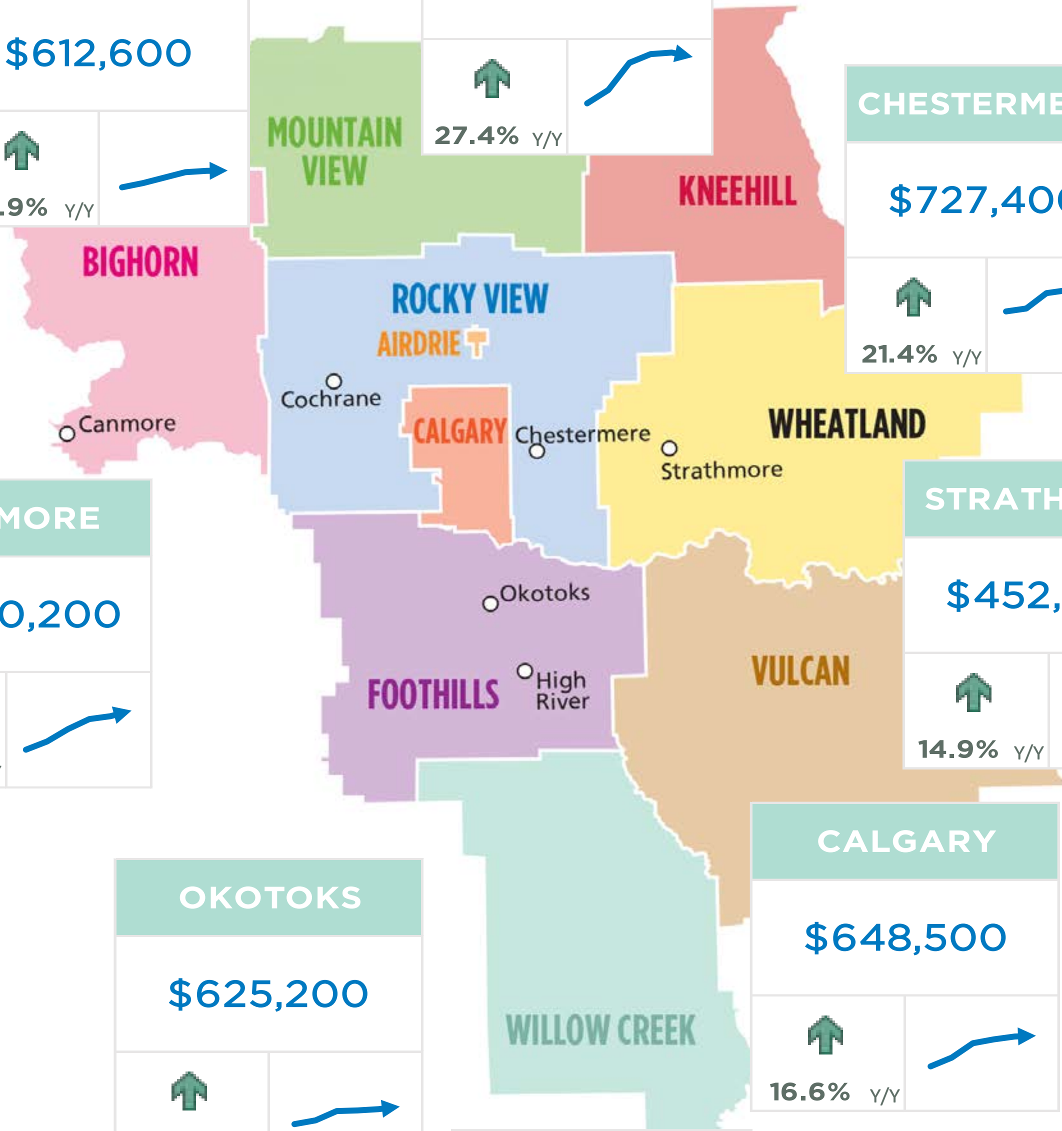
SHARE OF SALES May 2022



Source: CREB®

May 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	3,071	4,294	72%	5,200	1.69	546,000	520,013	479,000
Airdrie	269	319	84%	258	0.96	506,000	459,856	460,000
Chestermere	56	85	66%	116	2.07	653,200	660,372	655,000
Rocky View Region	215	283	76%	382	1.78	634,100	692,922	581,000
Foothills Region	204	268	76%	294	1.44	542,000	688,159	577,500
Mountain View Region	87	98	89%	139	1.60	402,200	378,178	345,000
Kneehill Region	19	32	59%	58	3.05	221,300	250,884	191,500
Wheatland Region	55	89	62%	113	2.05	412,300	384,324	363,000
Willow Creek Region	25	38	66%	59	2.36	270,100	381,479	300,000
Vulcan Region	7	16	44%	40	5.71	270,200	244,826	225,000
Bighorn Region	64	91	70%	136	2.13	851,300	1,062,022	865,250
YEAR-TO-DATE 2022	**Sales**	**New Listings**	**Sales to New Listings Ratio**	**Inventory**	**Months of Supply**	**Benchmark Price**	**Average Price**	**Median Price**
City of Calgary	15,869	21,501	74%	4,141	1.30	529,180	532,155	495,000
Airdrie	1,386	1,677	83%	207	0.75	491,220	488,673	489,700
Chestermere	306	452	68%	83	1.35	628,780	682,409	665,000
Rocky View Region	1,130	1,413	80%	305	1.35	608,980	750,368	580,000
Foothills Region	898	1,145	78%	219	1.22	521,380	642,966	545,000
Mountain View Region	358	419	85%	136	1.91	388,600	408,105	361,000
Kneehill Region	80	115	70%	43	2.71	214,660	259,322	236,250
Wheatland Region	256	343	75%	80	1.56	396,960	411,751	386,628
Willow Creek Region	127	152	84%	49	1.91	260,200	339,128	300,000
Vulcan Region	47	73	64%	28	3.02	259,900	344,667	280,000
Bighorn Region	285	380	75%	93	1.63	815,680	922,380	760,000

DETACHED BENCHMARK PRICE COMPARISON



AIRDRIE
$580,900
27.4% Y/Y

COCHRANE
$612,600
20.9% Y/Y

CHESTERMERE
$727,400
21.4% Y/Y

CANMORE
$1,360,200
27.8% Y/Y

STRATHMORE
$452,000
14.9% Y/Y

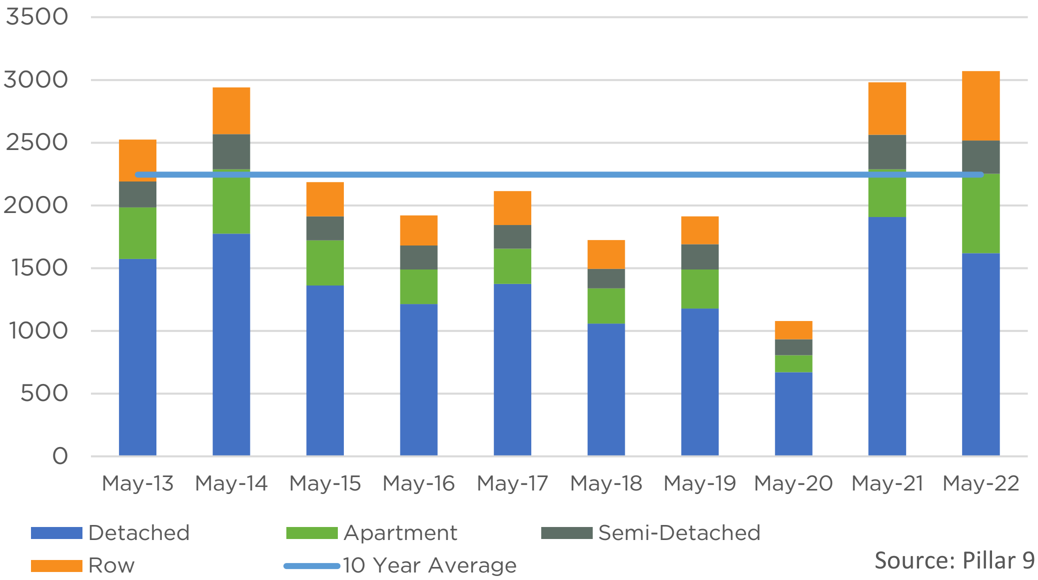
CALGARY
$648,500
16.6% Y/Y

OKOTOKS
$625,200
21.1% Y/Y

HIGH RIVER
$477,600
19.5% Y/Y

May 2022 — Calgary

Monthly Sales Comparison



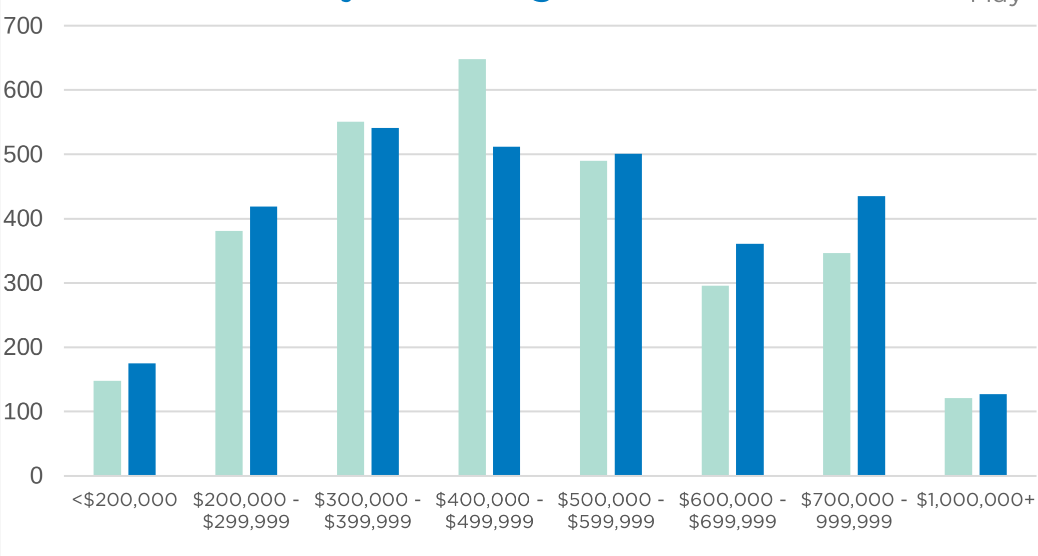
Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 546,000

14.5% Y/Y

Residential Sales by Price Range



Source: Pillar 9

SALES

3,071

3.0% Y/Y

30.9% YTD

NEW LISTINGS

4,294

5.9% Y/Y

14.5% YTD

INVENTORY

5,200

23.4% Y/Y

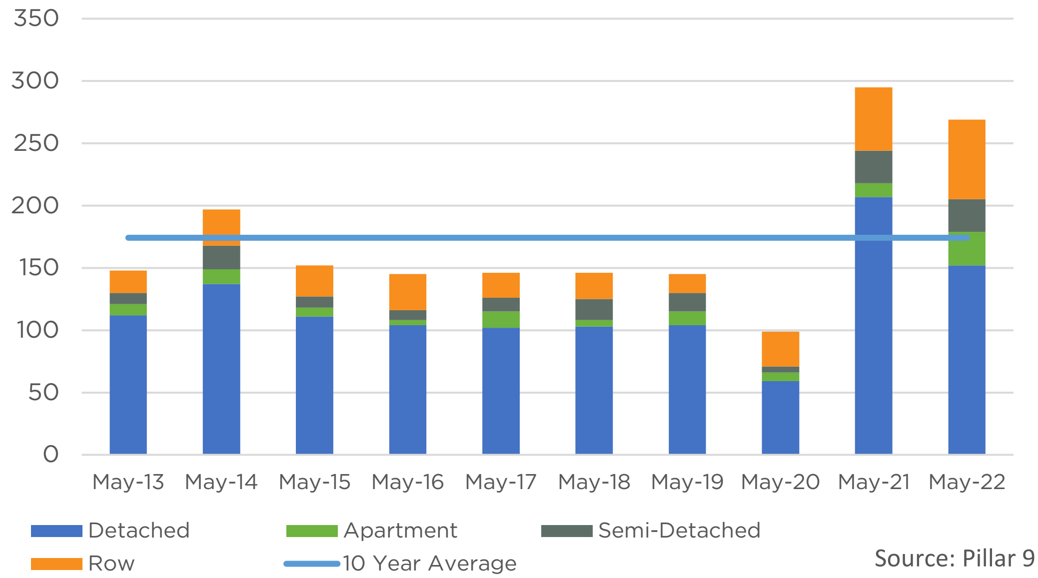
MONTHS OF SUPPLY

1.69

25.7% Y/Y

May 2022 | **Airdrie**

Monthly Sales Comparison



Source: Pillar 9

SALES

269

8.8% Y/Y | 31.0% YTD

NEW LISTINGS

319

2.2% Y/Y | 26.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 506,000

24.9% Y/Y

Monthly trend*

INVENTORY

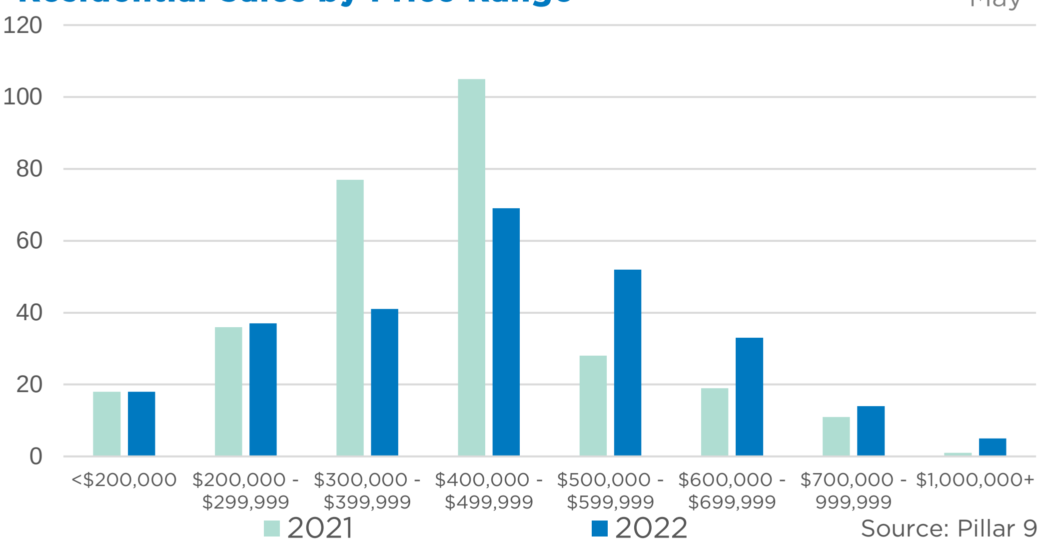
258

21.6% Y/Y

Monthly trend*

Residential Sales by Price Range

May



Source: Pillar 9

MONTHS OF SUPPLY

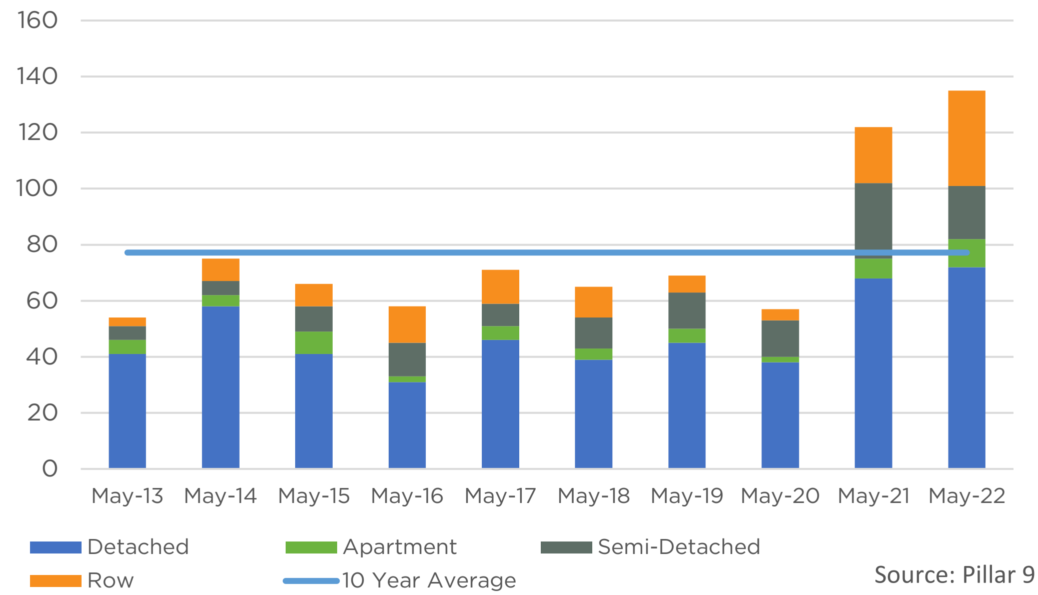
0.96

14.0% Y/Y

Monthly trend*

May 2022 | **Cochrane**

Monthly Sales Comparison



Source: Pillar 9

SALES

135

10.7% Y/Y | 6.7% YTD

NEW LISTINGS

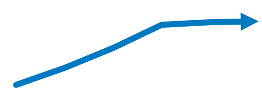
138

7.4% Y/Y | 3.8% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 521,000

18.0% Y/Y



Monthly trend*

INVENTORY

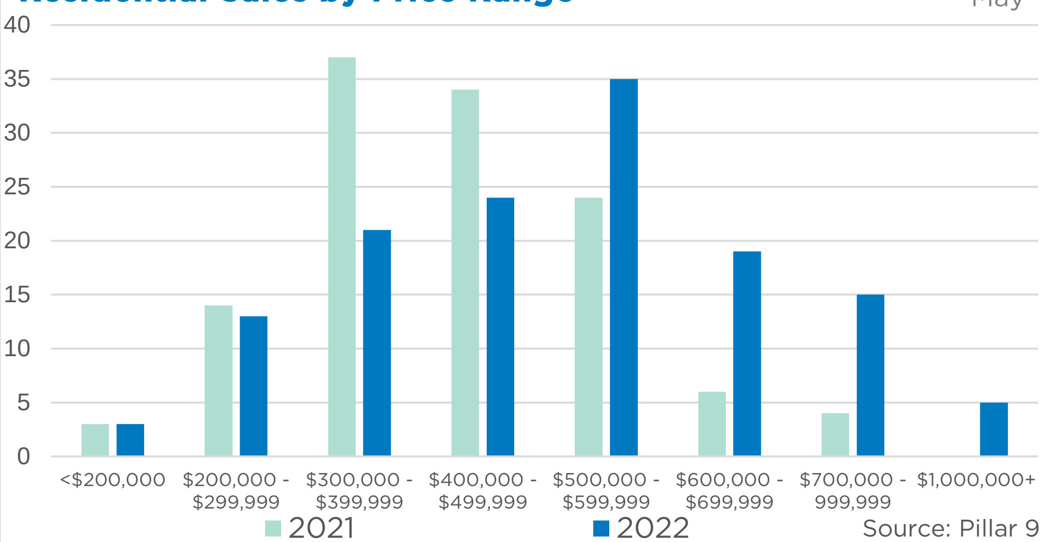
112

37.8% Y/Y

Monthly trend*

Residential Sales by Price Range

May



Source: Pillar 9

MONTHS OF SUPPLY

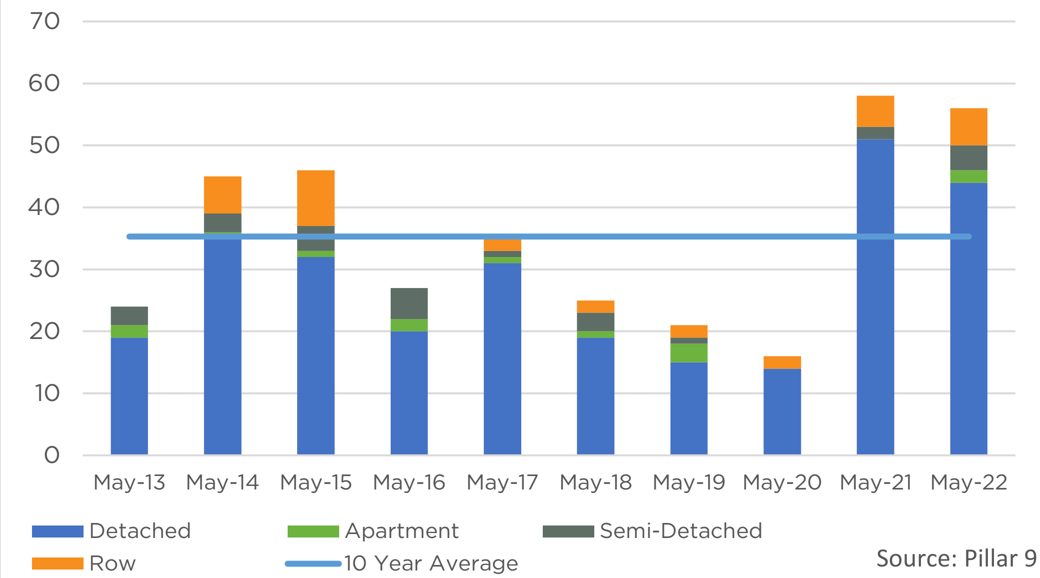
0.83

43.8% Y/Y

Monthly trend*

May 2022 Chestermere

Monthly Sales Comparison



Source: Pillar 9

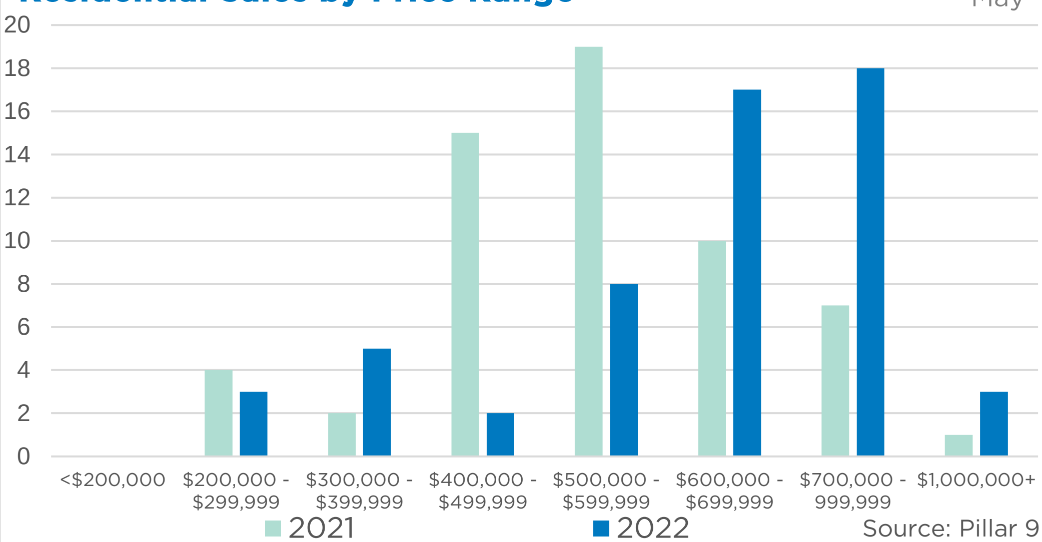
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 653,200

19.7% Y/Y

Residential Sales by Price Range

May



Source: Pillar 9

SALES

56

3.4% Y/Y

19.1% YTD

NEW LISTINGS

85

18.3% Y/Y

19.3% YTD

INVENTORY

116

17.7% Y/Y

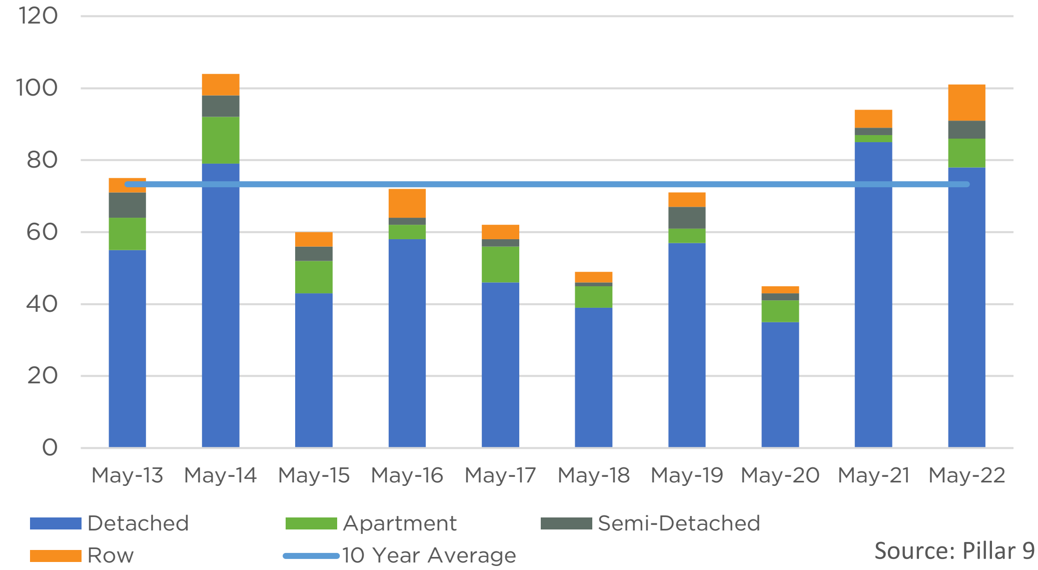
MONTHS OF SUPPLY

2.07

14.8% Y/Y

May 2022 | Okotoks

Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE

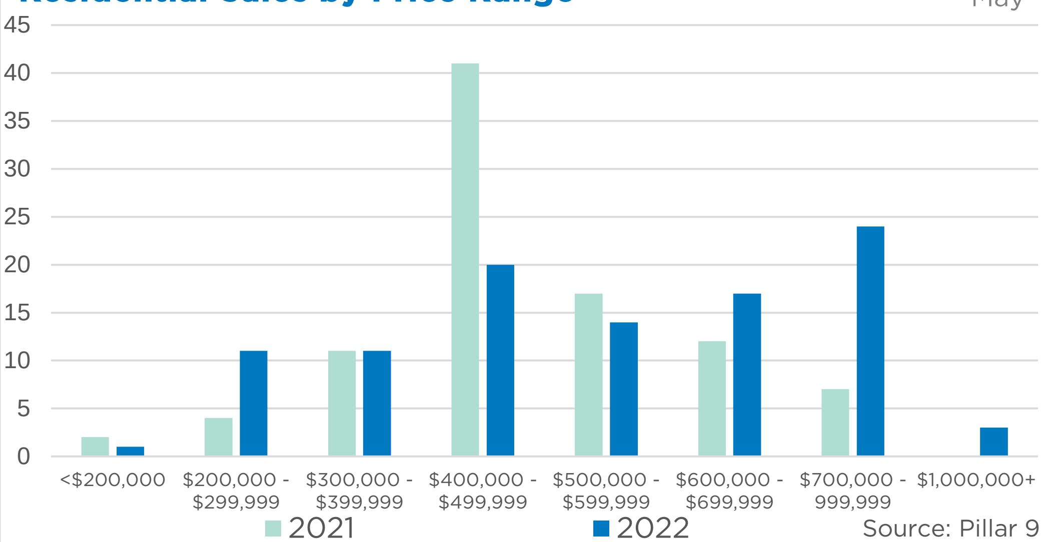
$ 560,700

18.9% Y/Y

Monthly trend*

Residential Sales by Price Range

May



SALES

101

7.4% Y/Y | 16.6% YTD

NEW LISTINGS

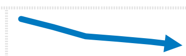
116

5.5% Y/Y | 12.7% YTD

INVENTORY

93

20.5% Y/Y



Monthly trend*

MONTHS OF SUPPLY

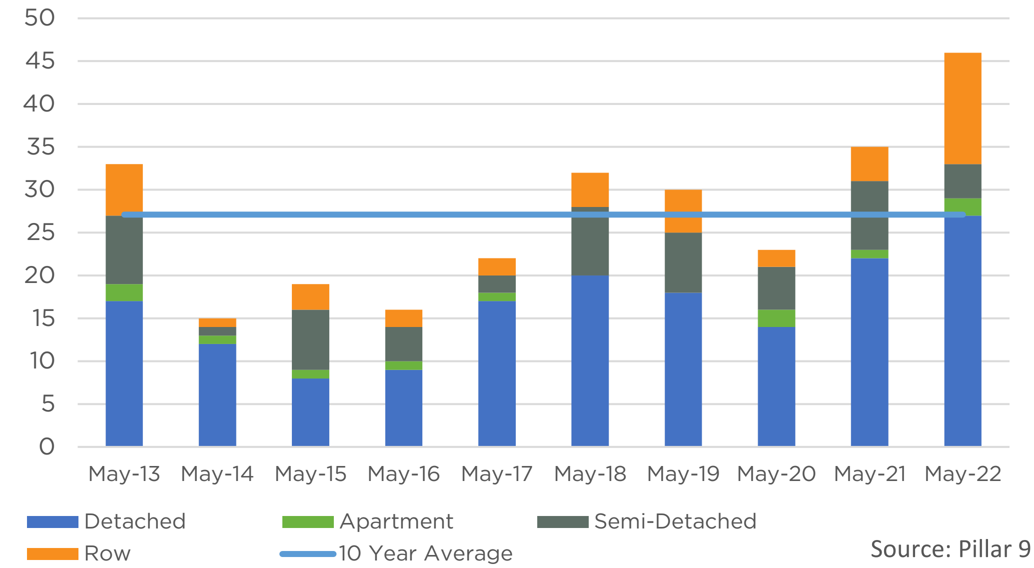
0.92

26.0% Y/Y

Monthly trend*

May 2022 | High River

Monthly Sales Comparison

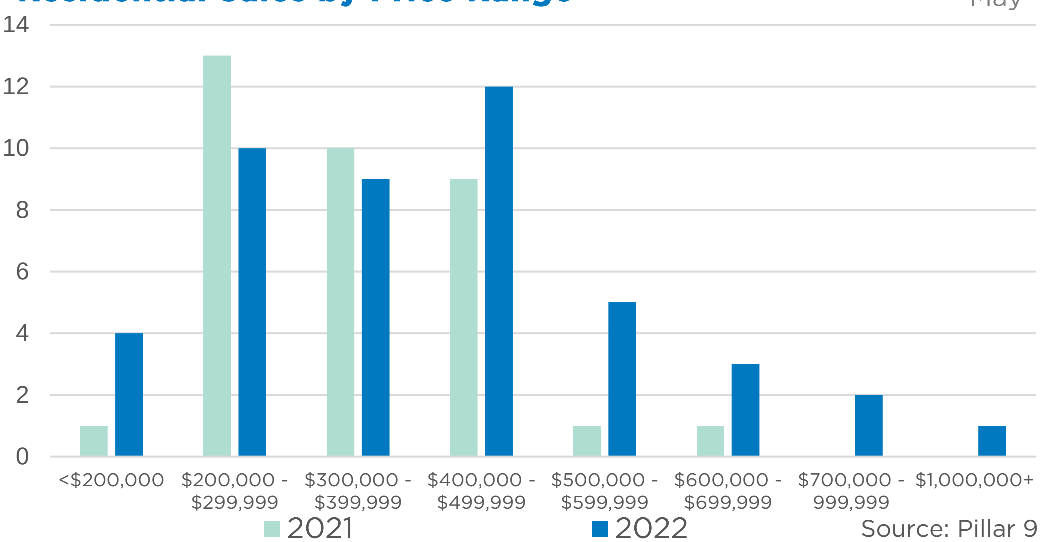


TOTAL RESIDENTIAL BENCHMARK PRICE

$ 417,400

16.5% Y/Y

Residential Sales by Price Range



SALES

46

31.4% Y/Y | 16.6% YTD

NEW LISTINGS

61

13.0% Y/Y | 12.5% YTD

INVENTORY

59

20.3% Y/Y

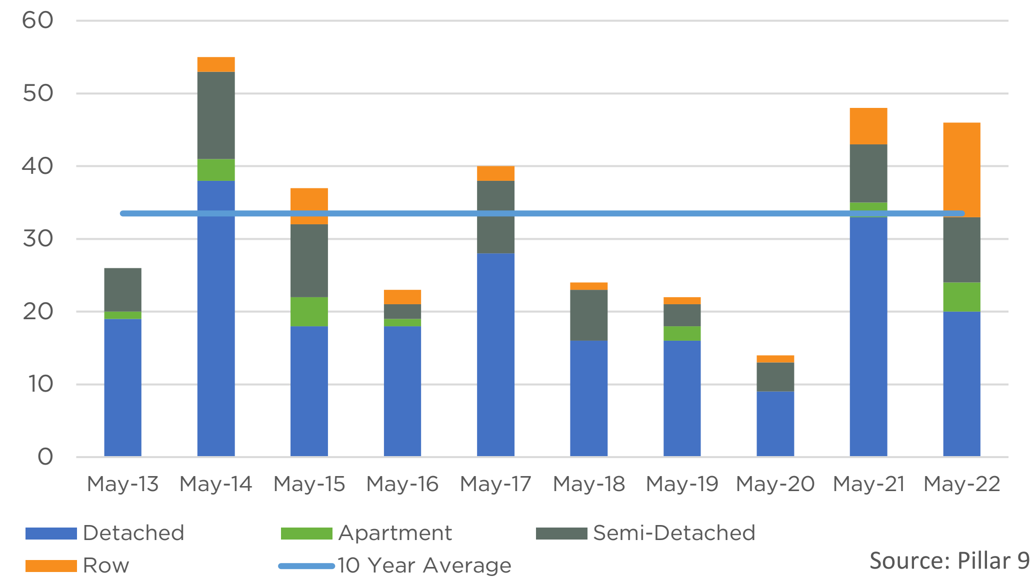
MONTHS OF SUPPLY

1.28

39.3% Y/Y

May 2022 | **Strathmore**

Monthly Sales Comparison



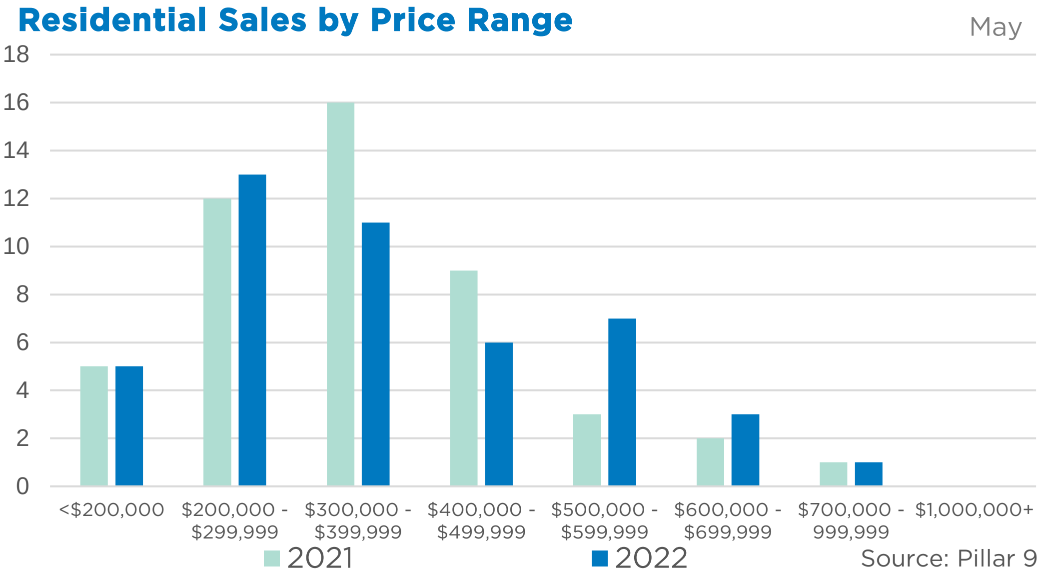
Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 395,000

12.6% Y/Y

Residential Sales by Price Range



Source: Pillar 9

SALES

46

4.2% Y/Y

15.9% YTD

NEW LISTINGS

68

21.4% Y/Y

9.1% YTD

INVENTORY

72

29.4% Y/Y

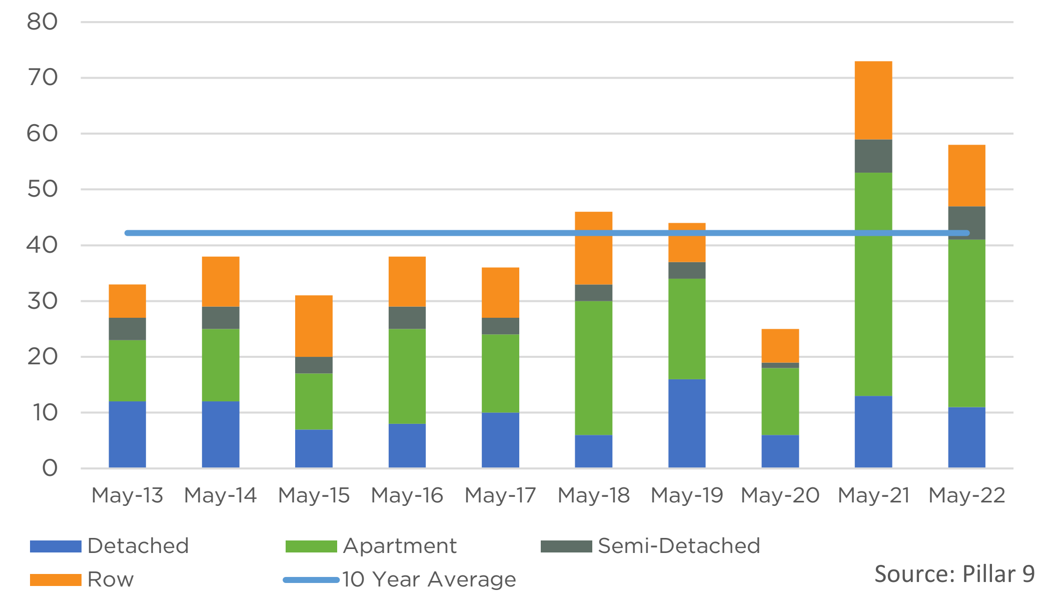
MONTHS OF SUPPLY

1.57

26.3% Y/Y

May 2022 | Canmore

Monthly Sales Comparison

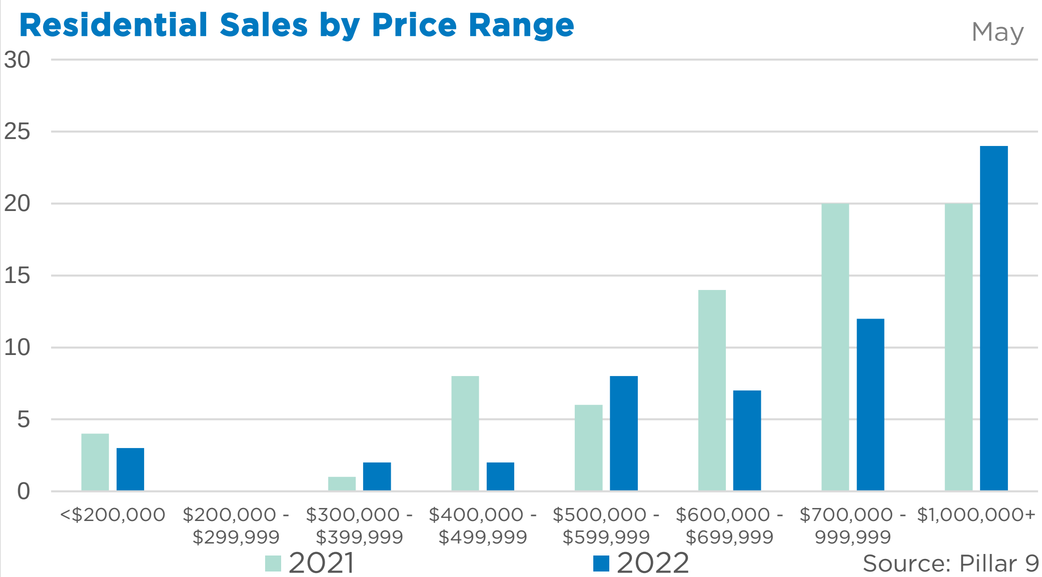


TOTAL RESIDENTIAL BENCHMARK PRICE

$ 851,300

16.9% Y/Y

Residential Sales by Price Range



SALES

58

20.5% Y/Y | 29.2% YTD

NEW LISTINGS

87

16.3% Y/Y | 15.1% YTD

INVENTORY

124

10.1% Y/Y

MONTHS OF SUPPLY

2.14

13.1% Y/Y