



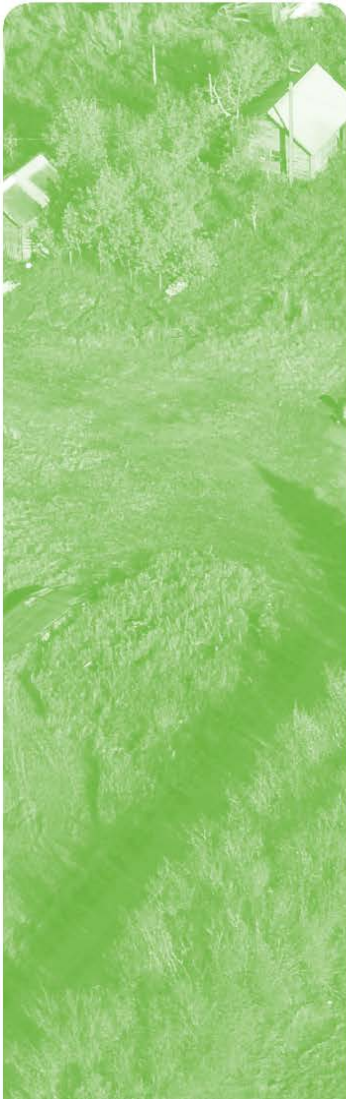
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serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

Calgary Region

August
2022



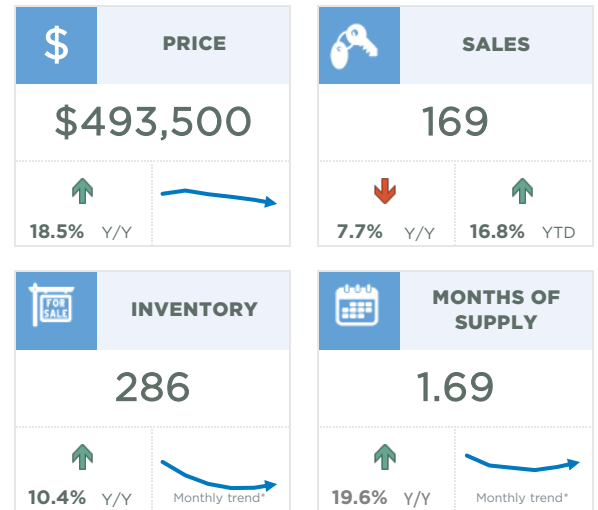
creb.com

Airdrie



Sales in Airdrie continued a downward trend that began in April. While new listings have also trended down compared to earlier in the year, there are still more new listings on the market this month than there were last year. Overall, inventory levels are starting to rise from the exceptionally low levels, causing the months of supply to shift away from the strong seller market conditions.

Despite recent shifts in supply demand balances, with less than two months of supply conditions still remain tight. Nonetheless, prices continue to trend down from earlier in the year as purchasers become more cautious. While this has slowed the pace of growth, prices still remain over 18 per cent higher than last year's levels.

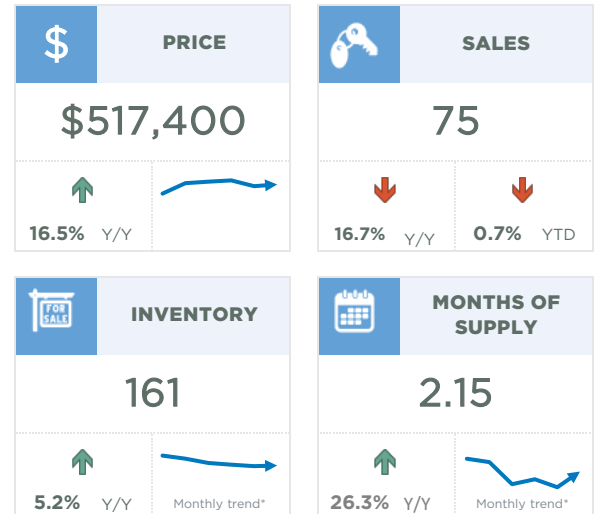


Cochrane



In August, easing sales were met with gains in new listings, causing the sales-to-new-listings ratio to drop to 70 per cent in Cochrane. The rise in new listings compared to sales caused inventory gains, but levels are still far below what is typical for our market.

The gains in inventory did support a shift toward more balanced conditions, but with a month of supply still averaging just over two months, conditions remain tight. Benchmark prices in the centre remain relatively stable this month but is still nearly 17 per cent higher than levels reported last year.

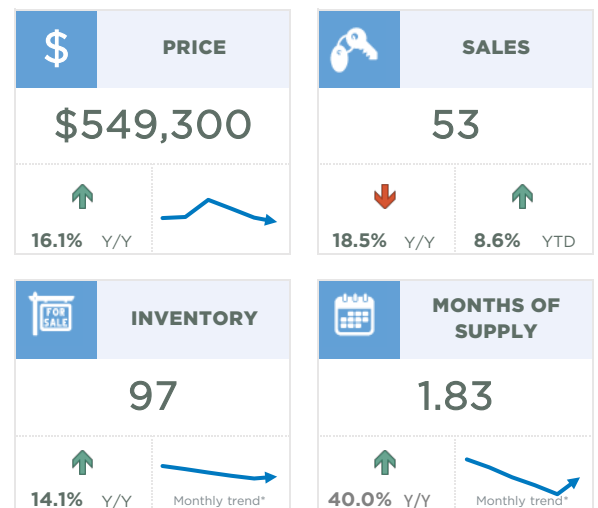


Okotoks

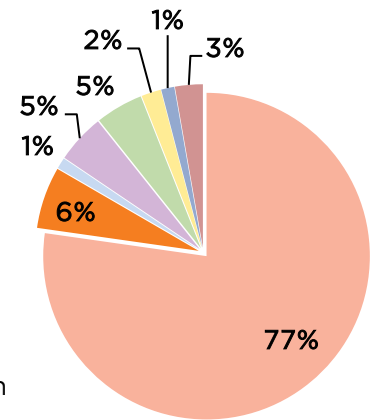
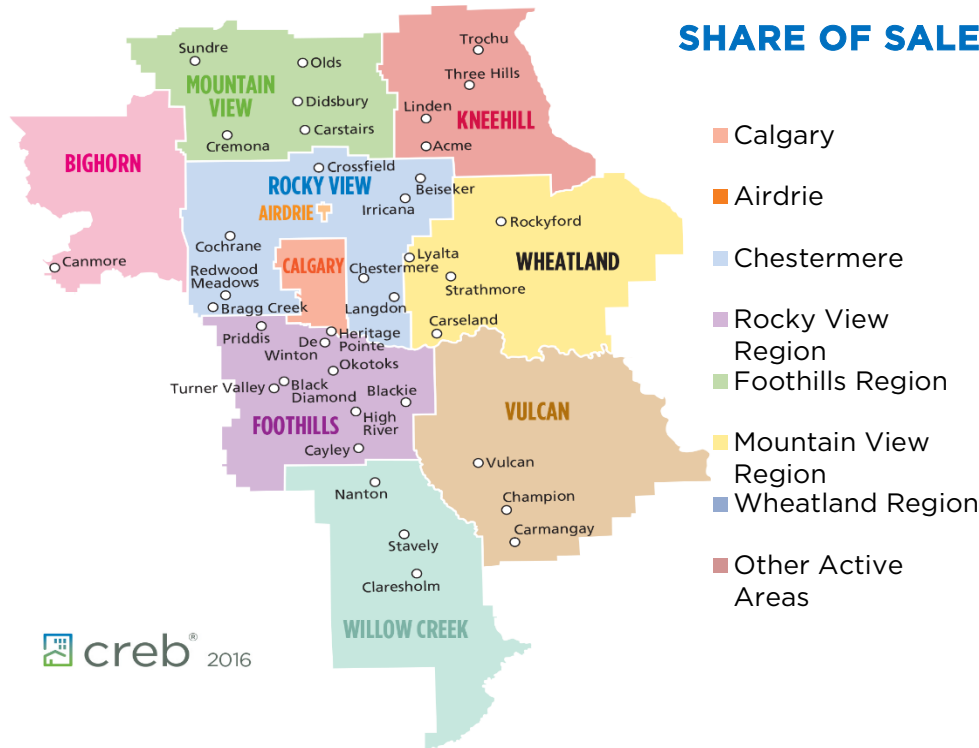


In Okotoks, the residential benchmark price was \$549,300, reflecting the third consecutive month where prices trended down. However, recent pullbacks have not offset earlier gains and prices are still 16 per cent higher than last year.

Home sales in Okotoks continued to trend down despite a gain in new listings supporting slightly higher inventory levels. These recent shifts in the market are supporting a shift away from the exceptionally strong sellers market conditions seen earlier in the year. However, with less than two months of supply market conditions still remain tight.



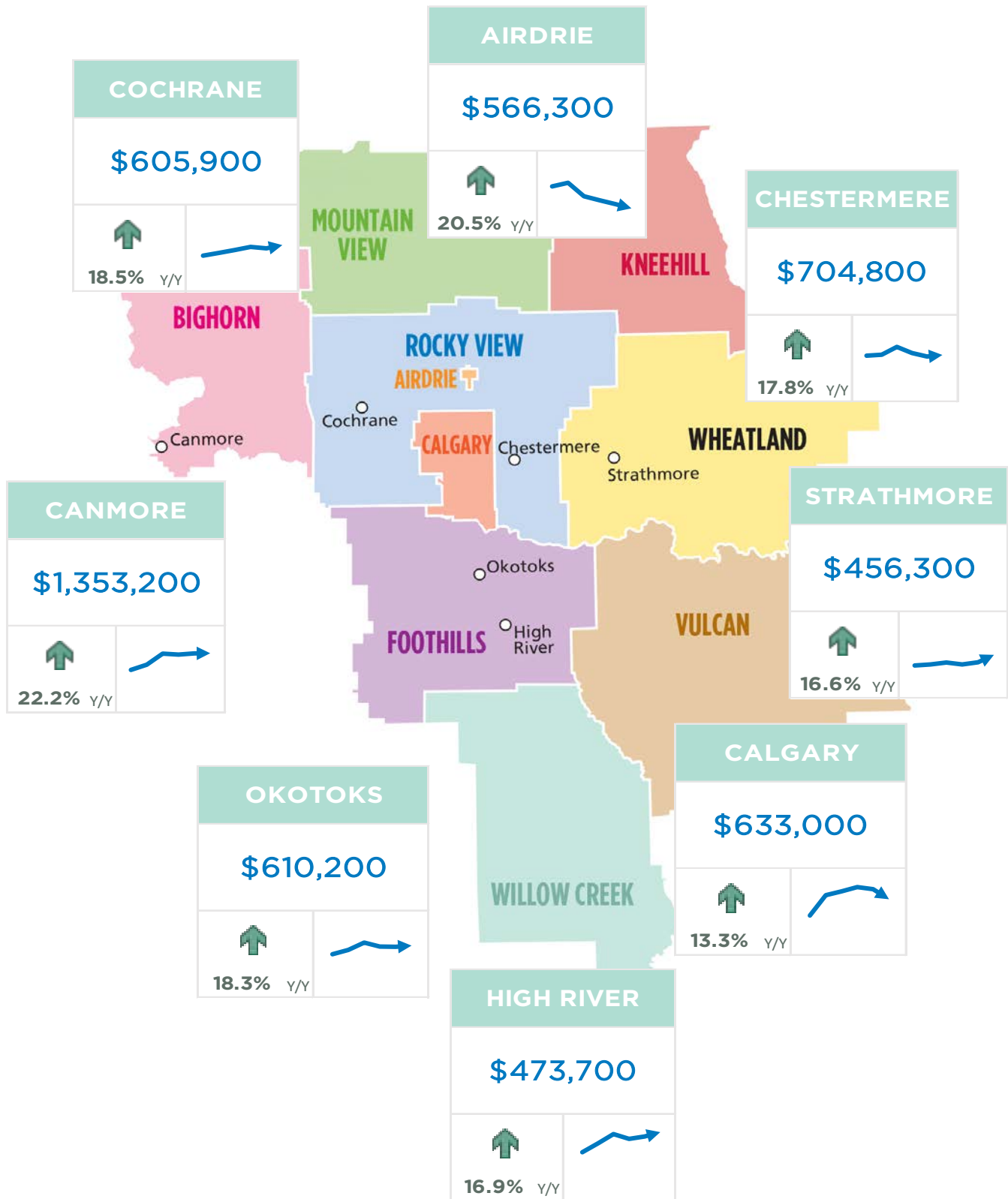
SHARE OF SALES August 2022



Source: CREB®

| August 2022 | Sales | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
|-----------------------------|--------|--------------|-----------------------------|-----------|------------------|-----------------|---------------|--------------|
| City of Calgary | 2,136 | 2,718 | 79% | 4,778 | 2.24 | 531,800 | 485,000 | 438,700 |
| Airdrie | 169 | 220 | 77% | 286 | 1.69 | 493,500 | 435,374 | 436,000 |
| Chestermere | 30 | 43 | 70% | 105 | 3.50 | 631,400 | 776,400 | 632,500 |
| Rocky View Region | 134 | 192 | 70% | 444 | 3.31 | 634,900 | 753,174 | 574,400 |
| Foothills Region | 130 | 172 | 76% | 293 | 2.25 | 539,900 | 616,181 | 525,000 |
| Mountain View Region | 54 | 104 | 52% | 211 | 3.91 | 406,100 | 423,881 | 391,250 |
| Kneehill Region | 13 | 22 | 59% | 53 | 4.08 | 231,700 | 274,115 | 226,000 |
| Wheatland Region | 36 | 45 | 80% | 117 | 3.25 | 415,100 | 388,641 | 405,185 |
| Willow Creek Region | 19 | 31 | 61% | 81 | 4.26 | 267,900 | 235,982 | 210,000 |
| Vulcan Region | 6 | 17 | 35% | 49 | 8.17 | 271,300 | 210,167 | 211,000 |
| Bighorn Region | 38 | 54 | 70% | 180 | 4.74 | 860,900 | 886,059 | 721,200 |
| 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 | 23,081 | 31,450 | 73% | 4,529 | 1.57 | 532,688 | 522,049 | 480,000 |
| Airdrie | 1,979 | 2,423 | 82% | 236 | 0.96 | 493,888 | 476,653 | 480,000 |
| Chestermere | 434 | 646 | 67% | 93 | 1.71 | 631,700 | 668,940 | 652,000 |
| Rocky View Region | 1,590 | 2,127 | 75% | 361 | 1.82 | 618,263 | 751,116 | 575,735 |
| Foothills Region | 1,345 | 1,723 | 78% | 251 | 1.49 | 528,325 | 640,441 | 540,000 |
| Mountain View Region | 524 | 721 | 73% | 156 | 2.38 | 394,613 | 409,466 | 372,000 |
| Kneehill Region | 136 | 180 | 76% | 47 | 2.77 | 219,713 | 282,624 | 235,000 |
| Wheatland Region | 387 | 527 | 73% | 95 | 1.97 | 402,650 | 409,276 | 389,900 |
| Willow Creek Region | 184 | 251 | 73% | 59 | 2.56 | 263,538 | 327,633 | 297,000 |
| Vulcan Region | 77 | 125 | 62% | 35 | 3.61 | 264,688 | 337,949 | 280,000 |
| Bighorn Region | 416 | 619 | 67% | 126 | 2.42 | 833,263 | 948,014 | 767,750 |

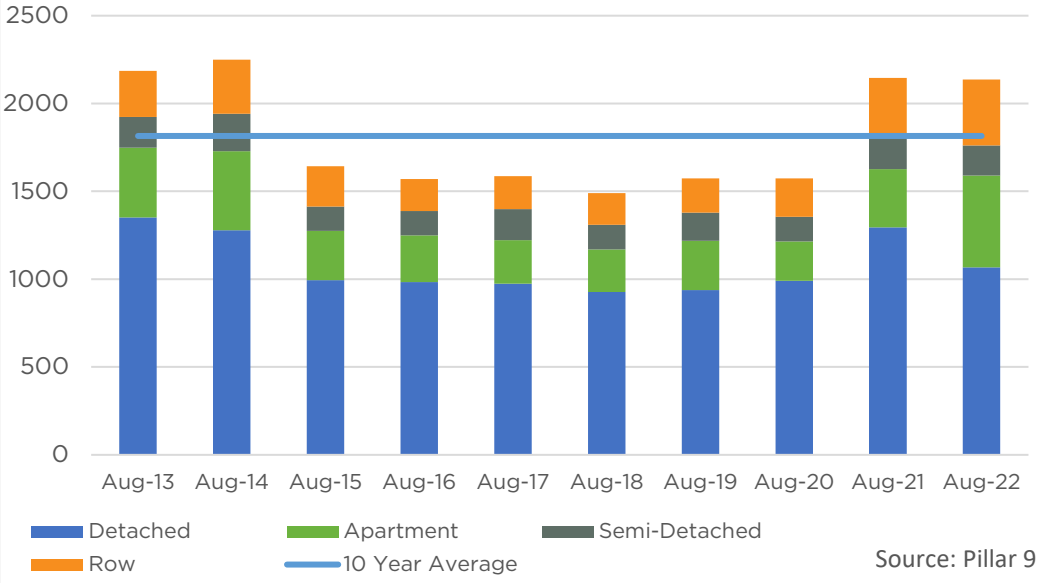
DETACHED BENCHMARK PRICE COMPARISON



August 2022

Calgary

Monthly Sales Comparison



SALES

2,136

0.5% Y/Y 18.4% YTD

NEW LISTINGS

2,718

3.7% Y/Y 8.3% YTD

INVENTORY

4,778

21.2% Y/Y Monthly trend*

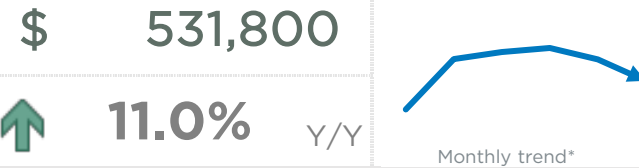
MONTHS OF SUPPLY

2.24

20.9% Y/Y Monthly trend*

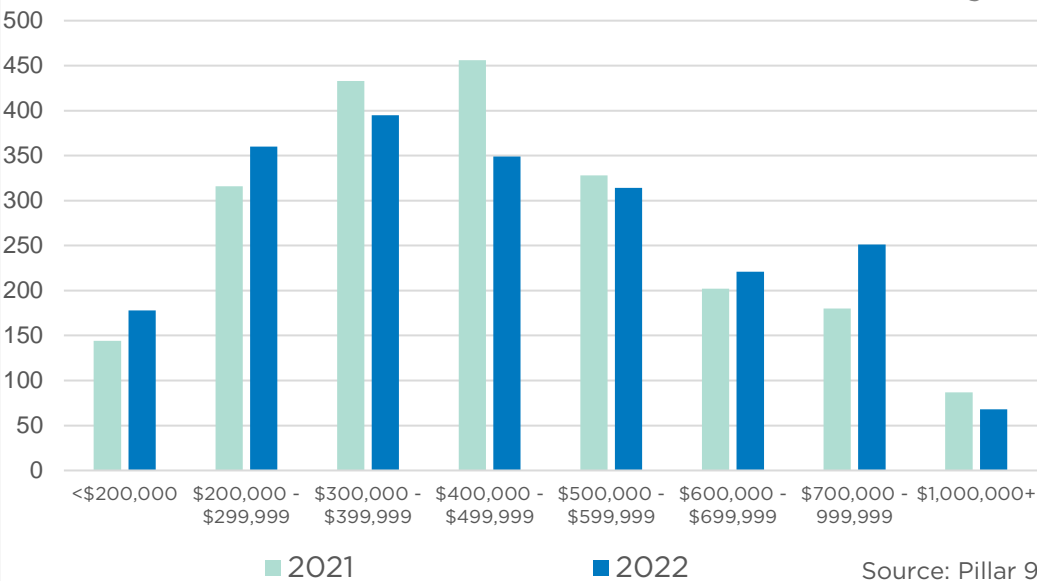


TOTAL RESIDENTIAL BENCHMARK PRICE

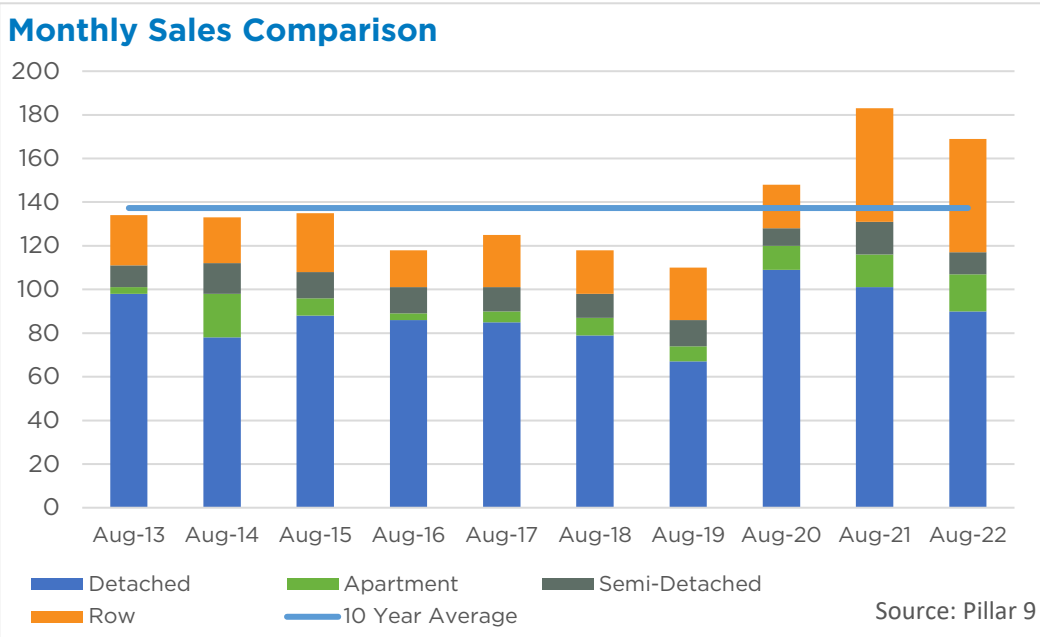


Residential Sales by Price Range

August



August 2022 **Airdrie**



SALES

169

7.7% Y/Y

16.8% YTD

NEW LISTINGS

220

6.8% Y/Y

20.8% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 493,500

18.5% Y/Y

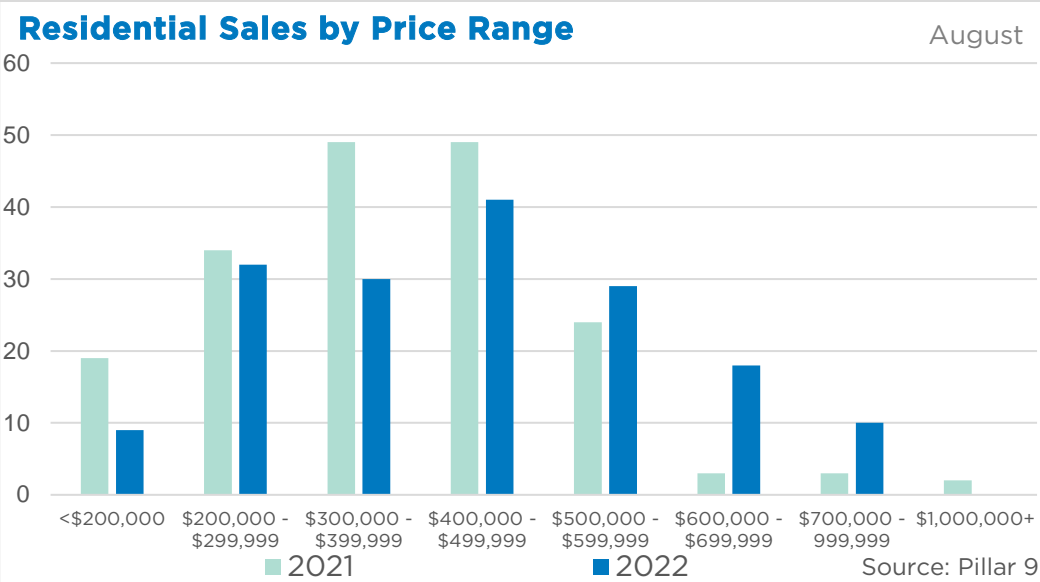
Monthly trend*

INVENTORY

286

10.4% Y/Y

Monthly trend*



MONTHS OF SUPPLY

1.69

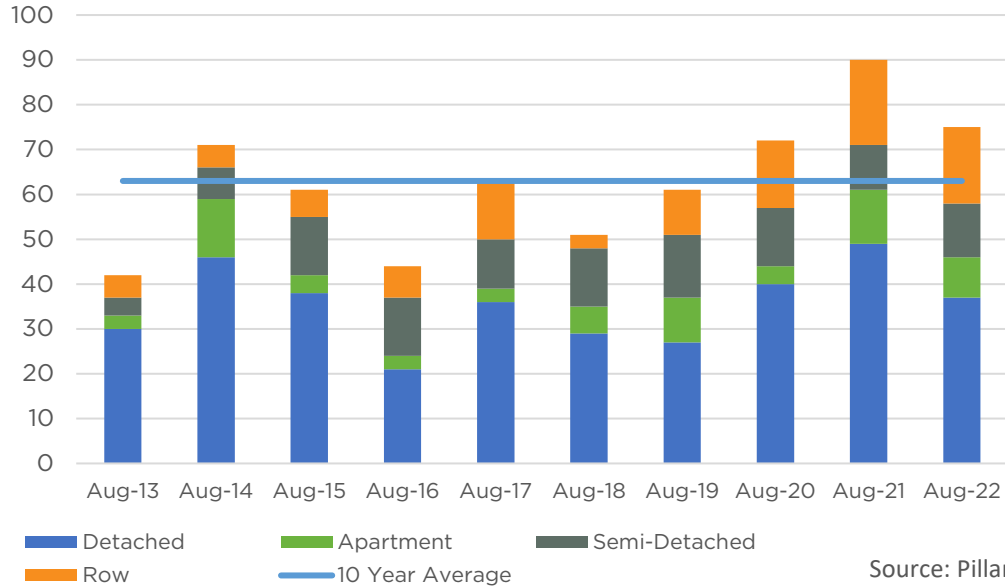
19.6% Y/Y

Monthly trend*

August 2022

Cochrane

Monthly Sales Comparison



SALES

75

↓ 16.7% Y/Y ↓ 0.7% YTD

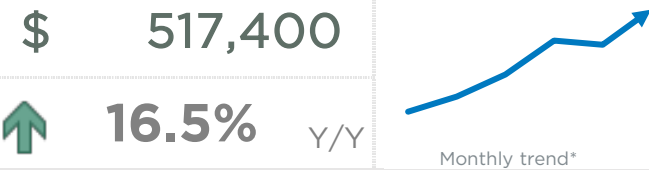
NEW LISTINGS

107

↑ 21.6% Y/Y ↑ 5.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



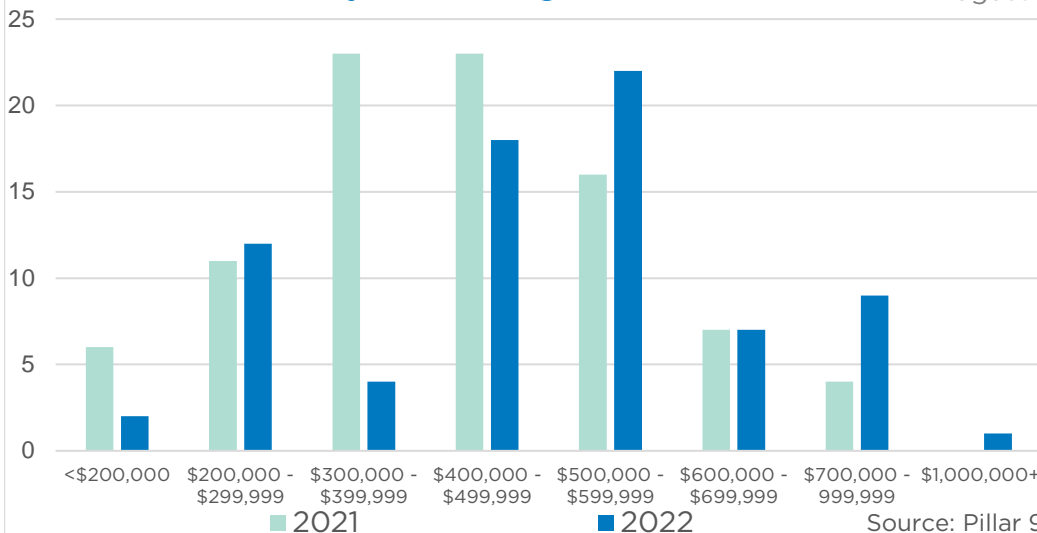
INVENTORY

161

↑ 5.2% Y/Y → Monthly trend*

Residential Sales by Price Range

August



MONTHS OF SUPPLY

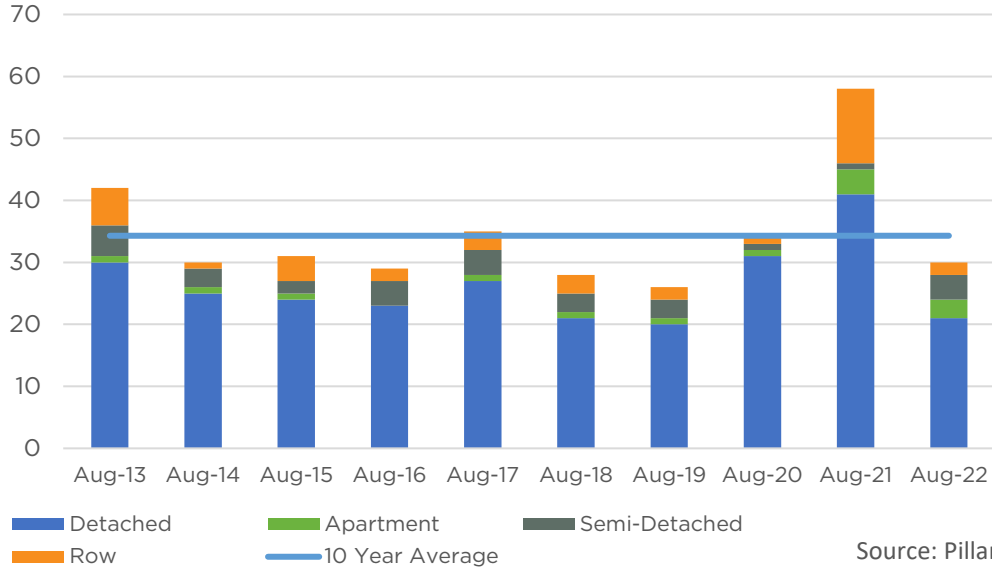
2.15

↑ 26.3% Y/Y → Monthly trend*

August 2022

Chestermere

Monthly Sales Comparison



SALES

30

↓ 48.3% Y/Y ↓ 4.6% YTD

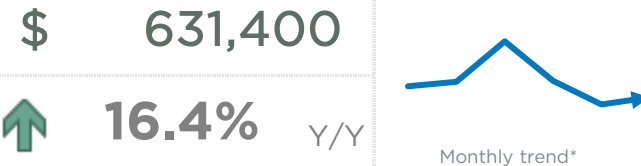
NEW LISTINGS

43

↓ 39.4% Y/Y ↑ 8.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



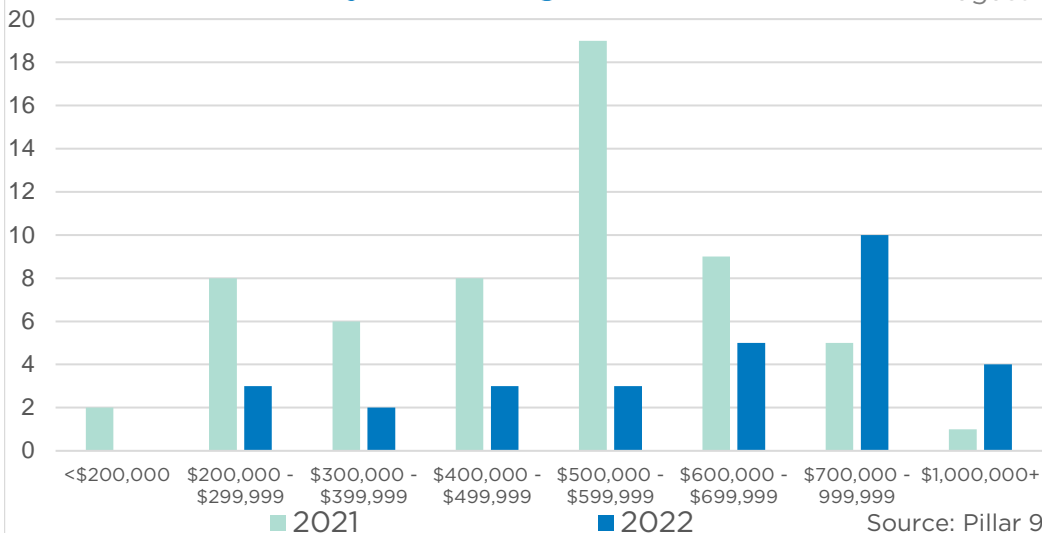
INVENTORY

105

↑ 5.0% Y/Y Monthly trend*

Residential Sales by Price Range

August



MONTHS OF SUPPLY

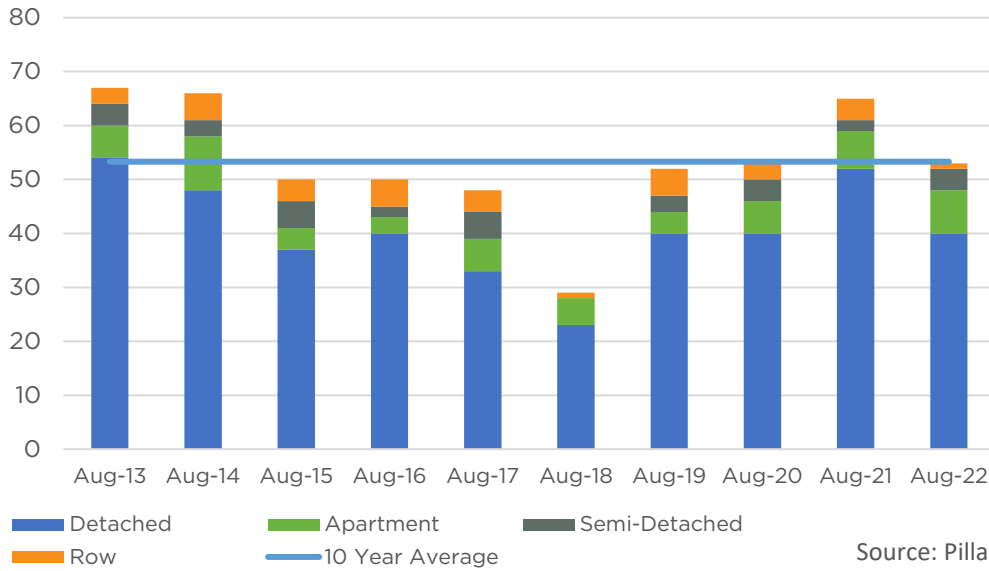
3.50

↑ 103.0% Y/Y Monthly trend*

August 2022

Okotoks

Monthly Sales Comparison



SALES

53

↓ 18.5% Y/Y ↑ 8.6% YTD

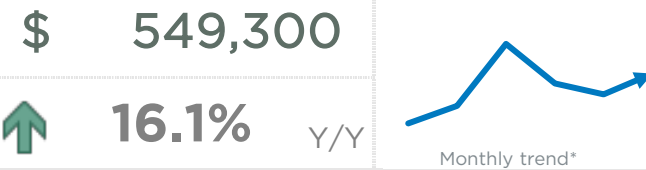
NEW LISTINGS

79

↑ 41.1% Y/Y ↑ 12.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



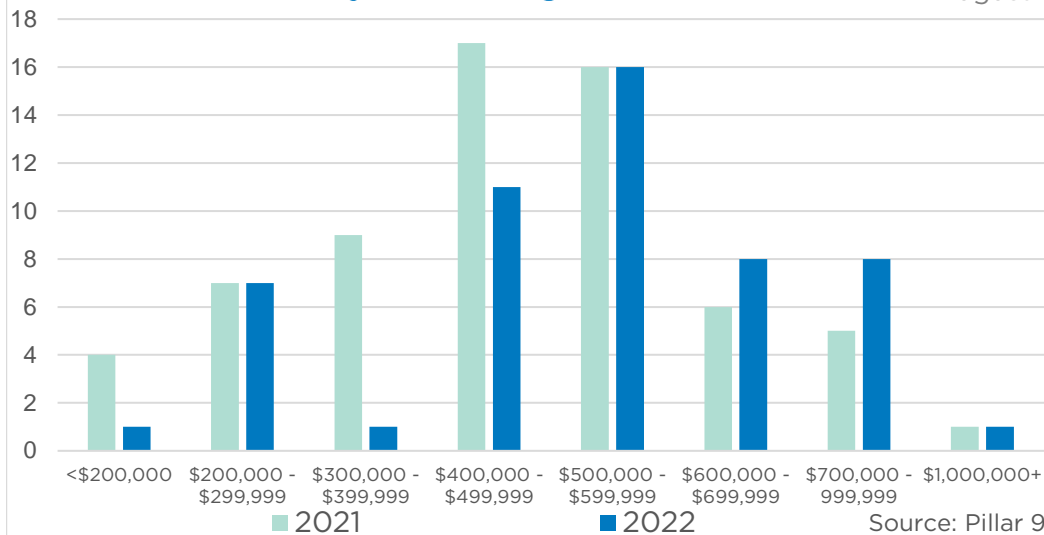
INVENTORY

97

↑ 14.1% Y/Y Monthly trend*

Residential Sales by Price Range

August

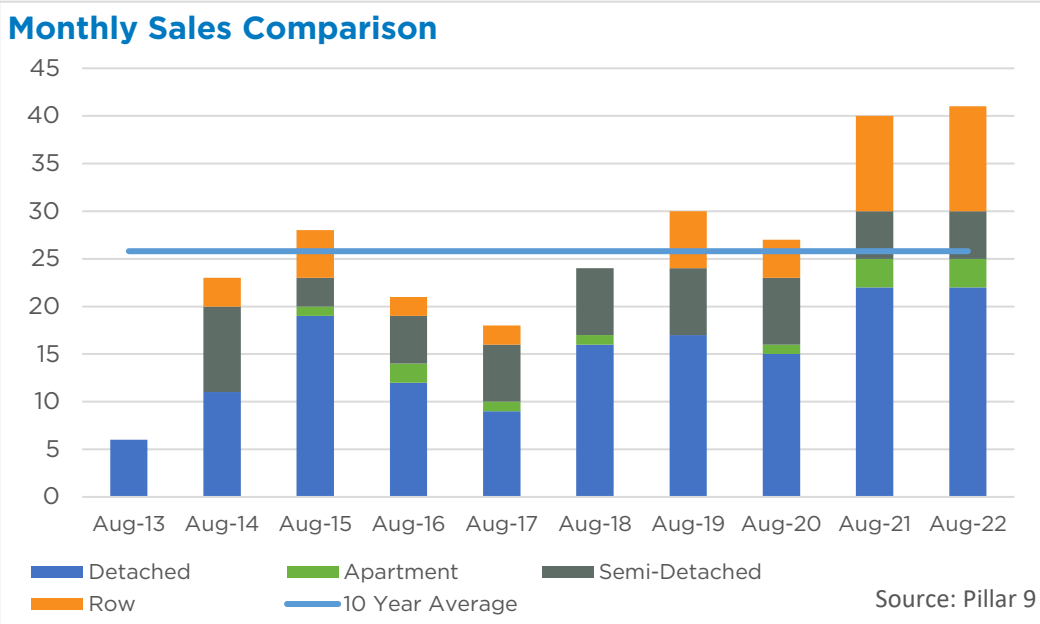


MONTHS OF SUPPLY

1.83

↑ 40.0% Y/Y Monthly trend*

August 2022 High River



SALES

41

↑ 2.5% Y/Y ↑ 15.4% YTD

NEW LISTINGS

24

↓ 31.4% Y/Y ↑ 12.1% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 414,000

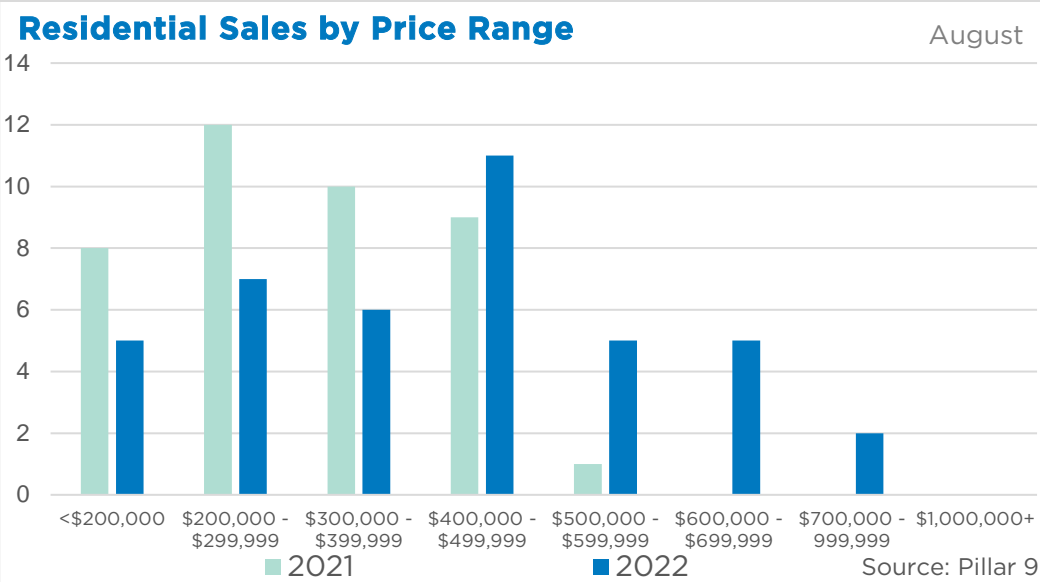
↑ 14.9% Y/Y

Monthly trend*

INVENTORY

30

↓ 45.5% Y/Y → Monthly trend*

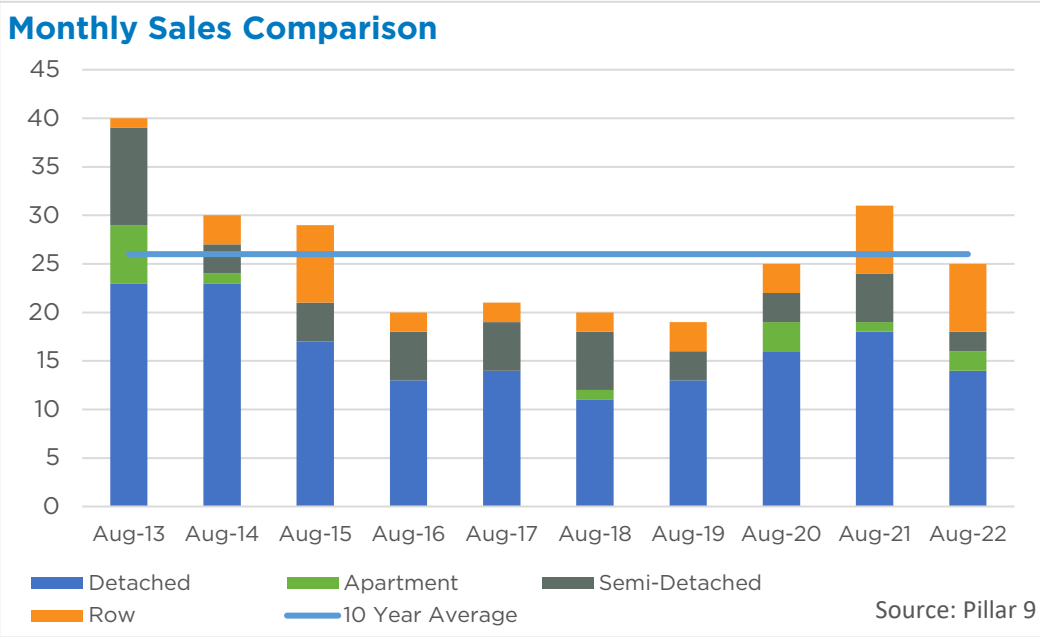


MONTHS OF SUPPLY

0.73

↓ 46.8% Y/Y → Monthly trend*

August 2022 **Strathmore**



SALES

25

↓ 19.4% Y/Y ↑ 6.6% YTD

NEW LISTINGS

29

↓ 27.5% Y/Y ↑ 1.8% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 394,500

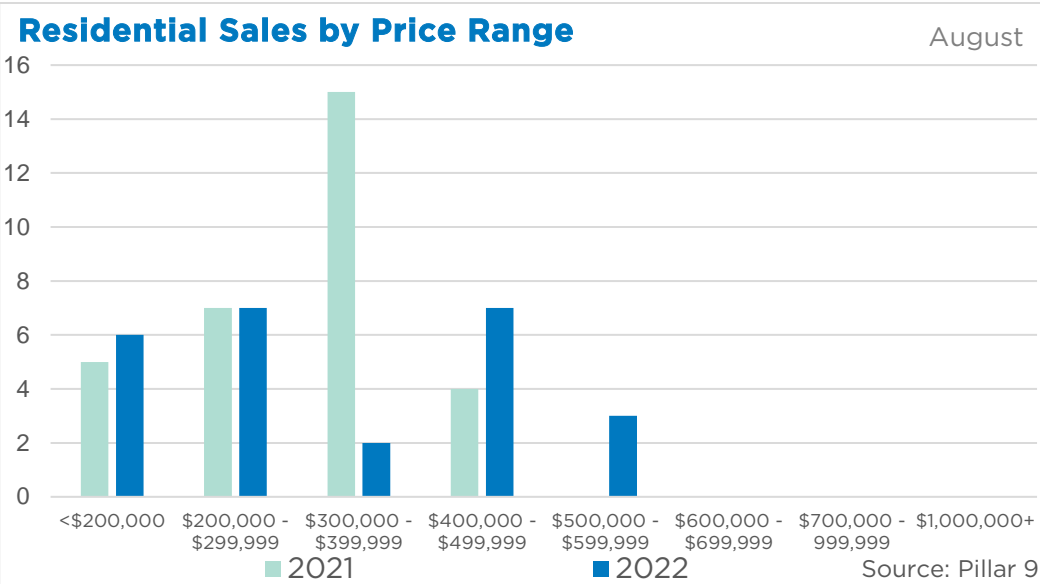
↑ 12.8% Y/Y

Monthly trend*

INVENTORY

64

↓ 33.3% Y/Y → Monthly trend*

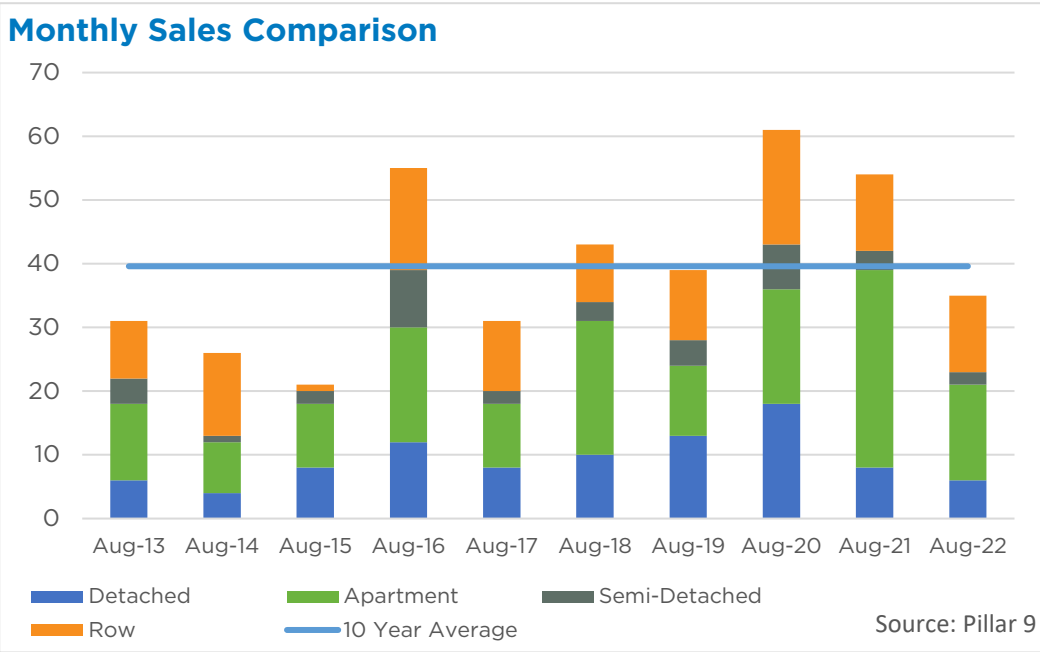


MONTHS OF SUPPLY

2.56

↓ 17.3% Y/Y → Monthly trend*

August 2022 **Canmore**



SALES

35

↓ 35.2% Y/Y ↓ 30.8% YTD

NEW LISTINGS

47

↓ 4.1% Y/Y ↓ 12.1% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 860,900

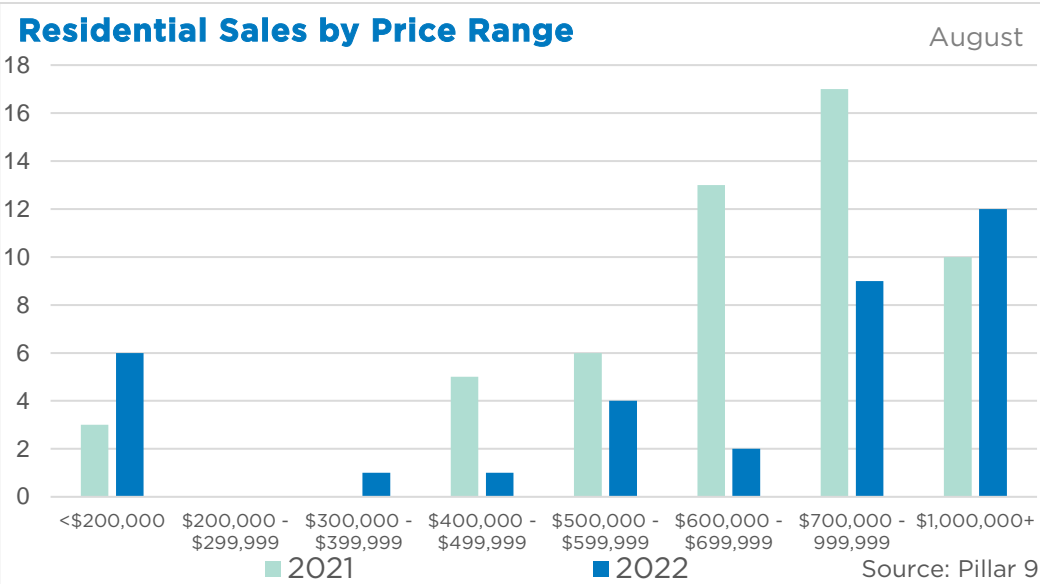
↑ 16.7% Y/Y

Monthly trend*

INVENTORY

156

↑ 9.1% Y/Y Monthly trend*



MONTHS OF SUPPLY

4.46

↑ 68.3% Y/Y Monthly trend*