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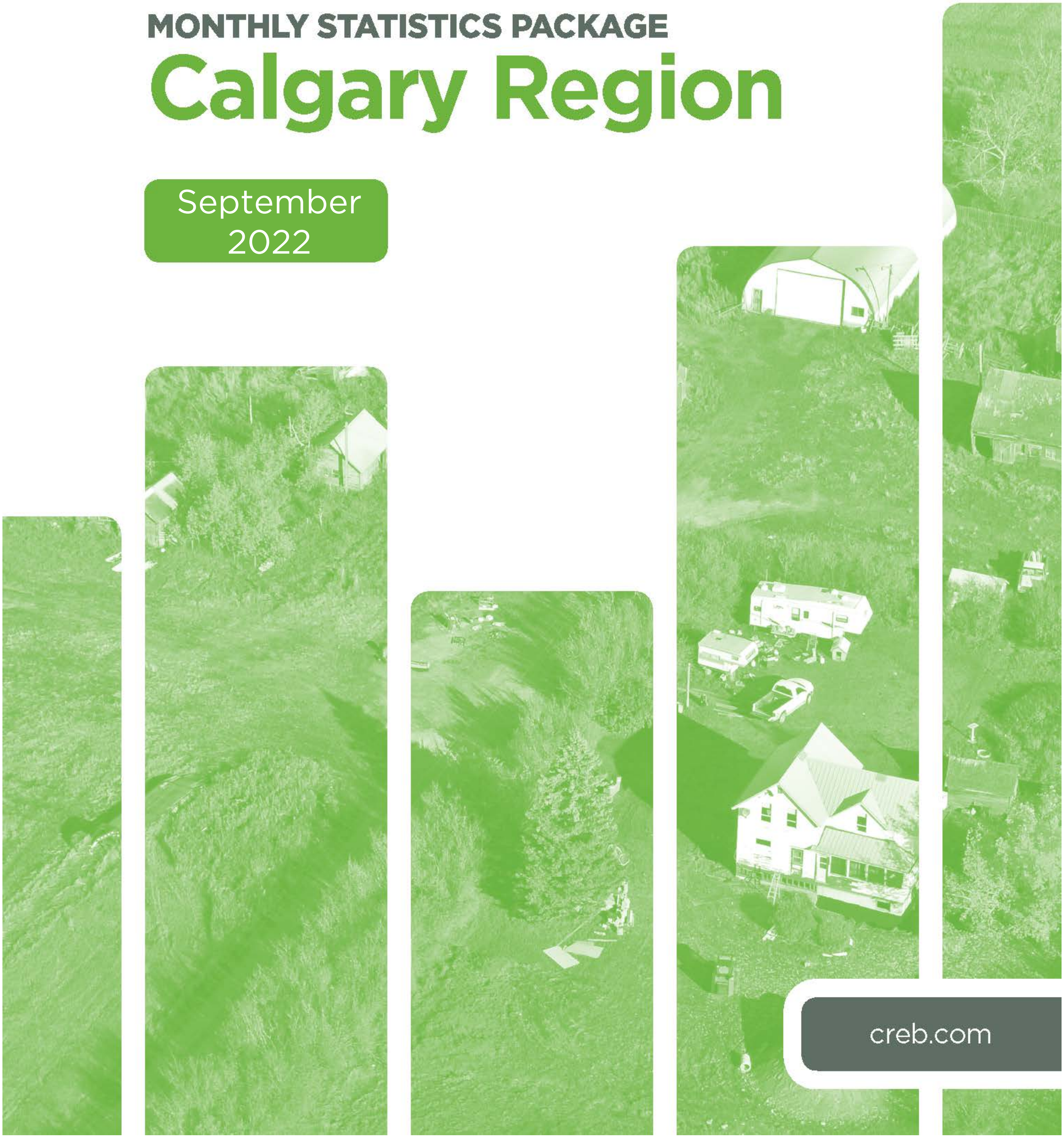
MONTHLY STATISTICS PACKAGE

Calgary Region

September 2022



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Regional Market Facts

September 2022

Airdrie

Both sales and new listings eased in September preventing any significant shift in inventory levels this month. With a sales-to-new-listings ratio of 89 per cent and a months-of-supply still below two months, conditions remain relatively tight in the market.
While inventory levels remain low, purchasers are more cautious than they were a few months ago which is weighing on home prices. In September, the benchmark price eased by nearly two per cent compared to last month but remains 16 per cent higher than the previous year.

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$485,300	147	260	1.77
16.0% Y/Y	12.0% Y/Y; 14.2% YTD	8.3% Y/Y; Monthly trend*	23.1% Y/Y; Monthly trend*

Cochrane

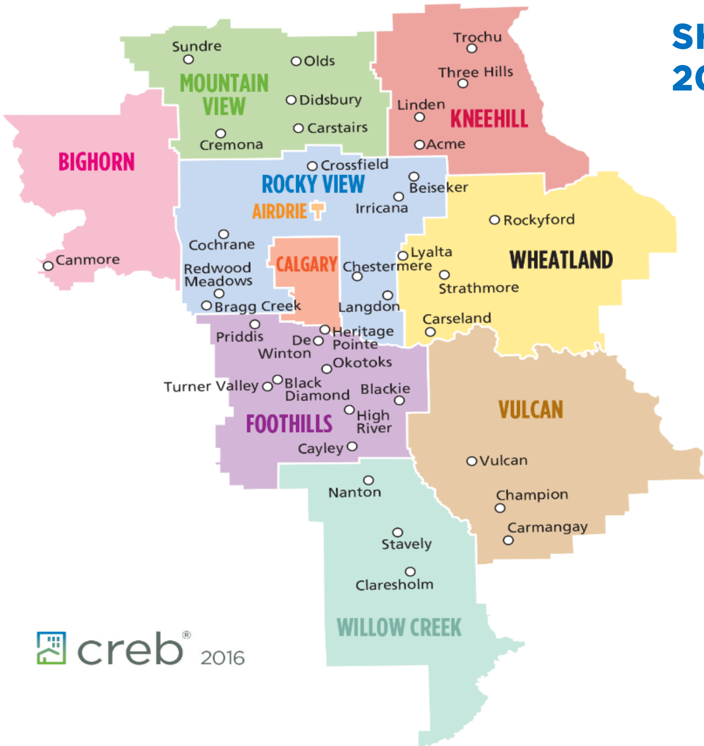
Sales eased for the sixth consecutive month in September. This caused year-to-date sales to reach 970 units, a three per cent decline over the previous year. At the same time, new listings have risen relative to the low levels seen last year, helping support gains in inventory levels. As of September, there were 165 units available in inventory, while this is higher than last year's levels, this is still nearly 30 per cent lower than levels traditionally seen in September.
Shifts in both supply and demand are causing the market to shift toward more balanced conditions and it is also taking some of the pressure off home prices. In September, the benchmark price eased by nearly two per cent, totaling to $508,800. Despite the monthly pullback, prices are still over 16 per cent higher than September 2021 prices.

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$508,800	71	165	2.32
16.3% Y/Y	26.8% Y/Y; 3.3% YTD	43.5% Y/Y; Monthly trend*	96.0% Y/Y; Monthly trend*

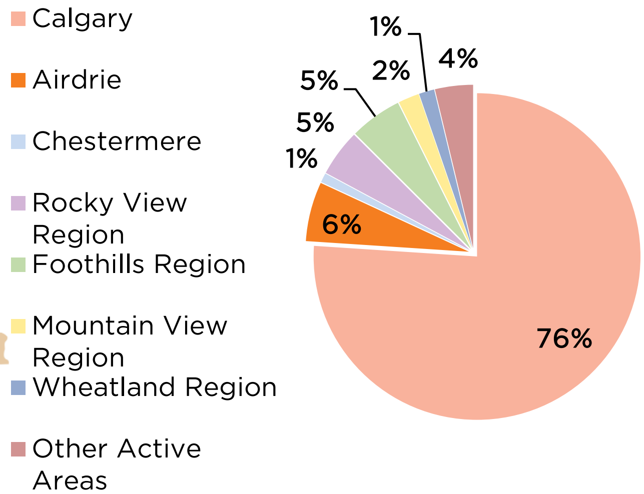
Okotoks

Supply levels continue to be a challenge in Okotoks. While new listings have improved over last year, sales have generally kept pace as the sales-to-new-listings ratio remained elevated at 81 per cent. At the same time, inventories remain nearly 50 per cent lower than levels traditionally seen in September, keeping the months of supply below two months.
While conditions remain relatively tight, purchasers are more cautious than they were earlier this year, causing monthly prices to ease by nearly two per cent. Despite the downward trend recorded over the past four months, prices remain over 12 per cent higher than last year.

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$540,000	56	91	1.63
12.2% Y/Y	3.7% Y/Y; 8.2% YTD	11.0% Y/Y; Monthly trend*	7.0% Y/Y; Monthly trend*



SHARE OF SALES September 2022

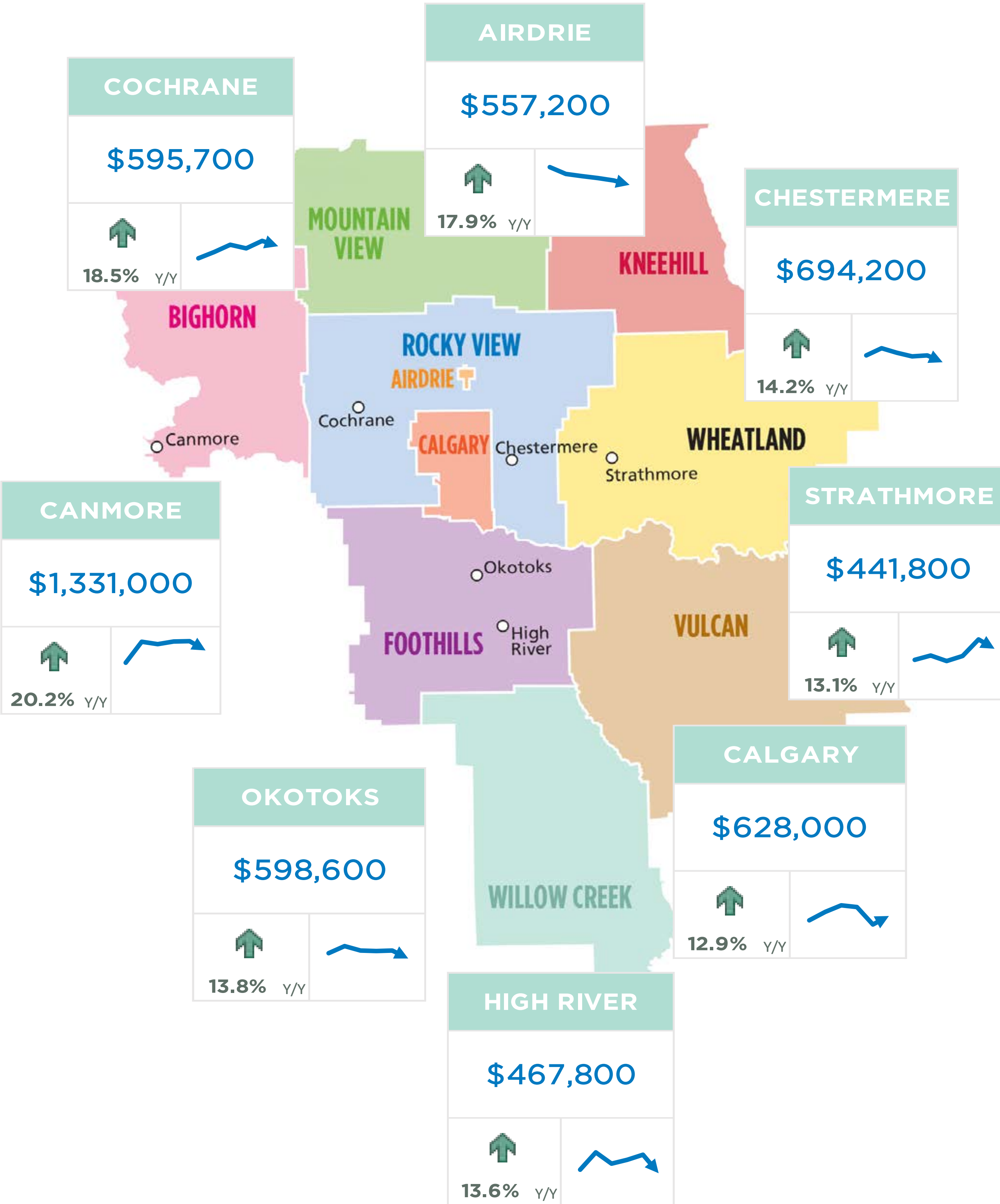


Source: CREB®

September 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,901	2,625	72%	4,453	2.34	527,400	499,484	460,000
Airdrie	147	165	89%	260	1.77	485,300	462,370	461,051
Chestermere	23	52	44%	108	4.70	621,500	611,746	610,000
Rocky View Region	116	194	60%	438	3.78	625,400	642,163	544,750
Foothills Region	129	175	74%	292	2.26	535,700	648,543	539,900
Mountain View Region	52	61	85%	191	3.67	405,200	402,902	404,250
Kneehill Region	14	21	67%	53	3.79	221,300	219,883	201,000
Wheatland Region	38	58	66%	108	2.84	404,100	356,829	351,500
Willow Creek Region	25	36	69%	83	3.32	264,900	276,796	249,900
Vulcan Region	7	9	78%	41	5.86	270,500	175,429	130,000
Bighorn Region	48	68	71%	177	3.69	844,300	925,421	824,625

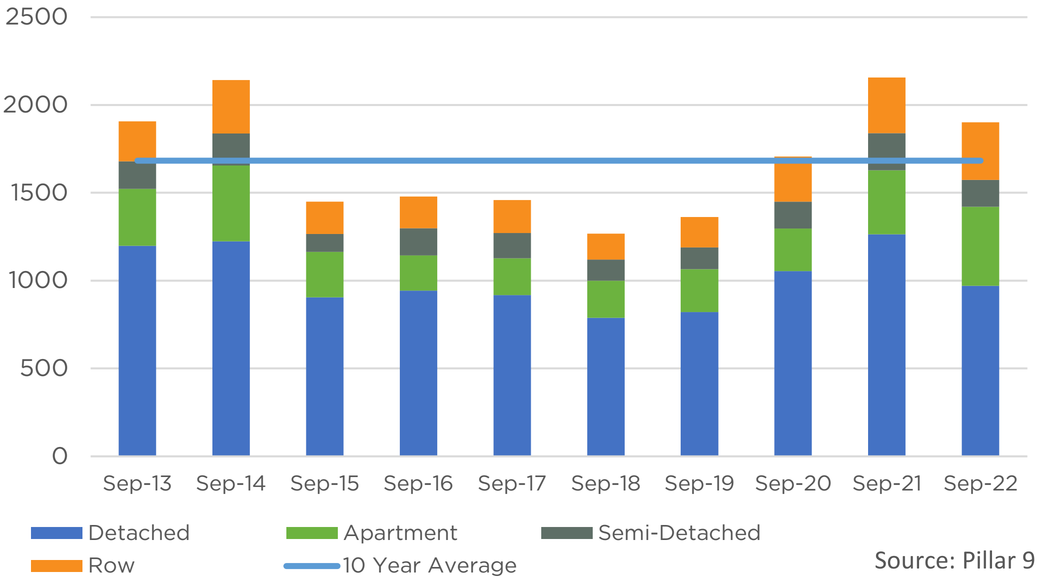
YEAR-TO-DATE 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	24,977	34,076	73%	4,522	1.63	532,100	520,299	479,900
Airdrie	2,126	2,588	82%	239	1.01	492,933	475,665	480,000
Chestermere	457	698	65%	95	1.86	630,567	666,062	650,500
Rocky View Region	1,705	2,321	73%	370	1.95	619,056	743,882	575,000
Foothills Region	1,474	1,899	78%	255	1.56	529,144	641,150	540,000
Mountain View Region	576	782	74%	160	2.49	395,789	408,873	375,000
Kneehill Region	150	201	75%	48	2.87	219,889	276,769	231,750
Wheatland Region	425	585	73%	97	2.04	402,811	404,587	389,900
Willow Creek Region	209	287	73%	62	2.65	263,689	321,552	295,000
Vulcan Region	84	134	63%	35	3.80	265,333	324,405	268,000
Bighorn Region	464	687	68%	131	2.55	834,489	948,344	776,448

DETACHED BENCHMARK PRICE COMPARISON



September 2022 | **Calgary**

Monthly Sales Comparison

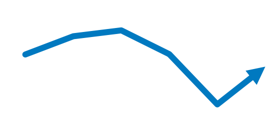


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

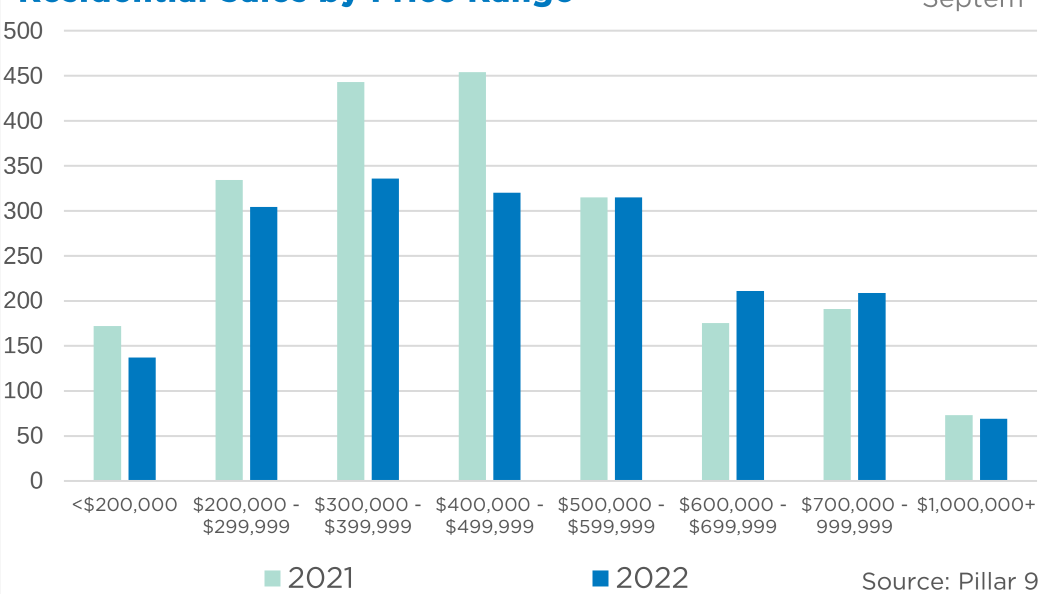
$ 527,400

10.7% Y/Y



Residential Sales by Price Range

Septem



Source: Pillar 9

SALES

1,901

11.9% Y/Y | 15.3% YTD

NEW LISTINGS

2,625

9.7% Y/Y | 6.7% YTD

INVENTORY

4,453

20.8% Y/Y

Monthly trend*

MONTHS OF SUPPLY

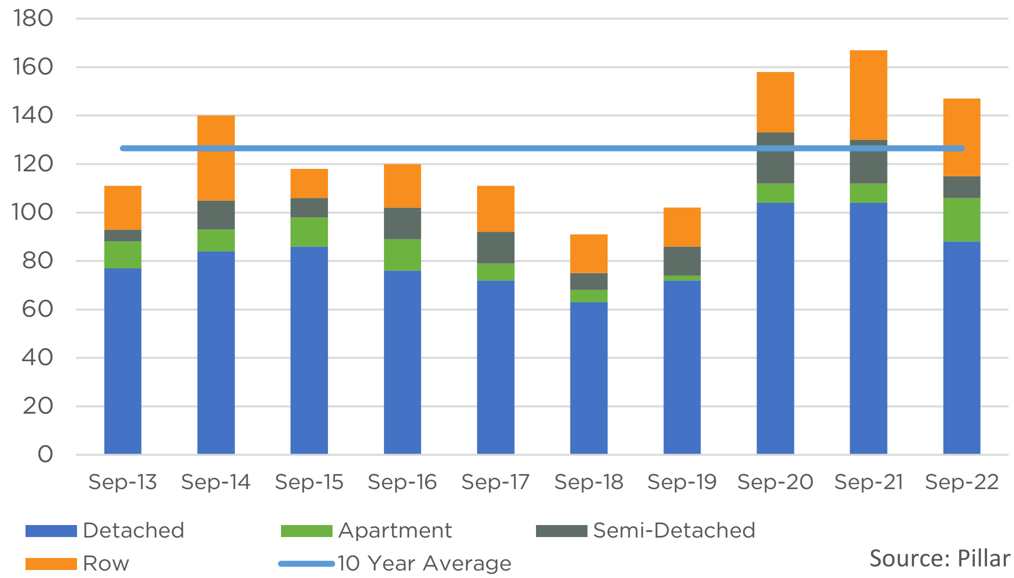
2.34

10.1% Y/Y

Monthly trend*

September 2022 | **Airdrie**

Monthly Sales Comparison



Source: Pillar 9

SALES

147

12.0% Y/Y

14.2% YTD

NEW LISTINGS

165

7.8% Y/Y

18.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 485,300

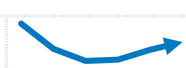
16.0% Y/Y

Monthly trend*

INVENTORY

260

8.3% Y/Y



Monthly trend*

MONTHS OF SUPPLY

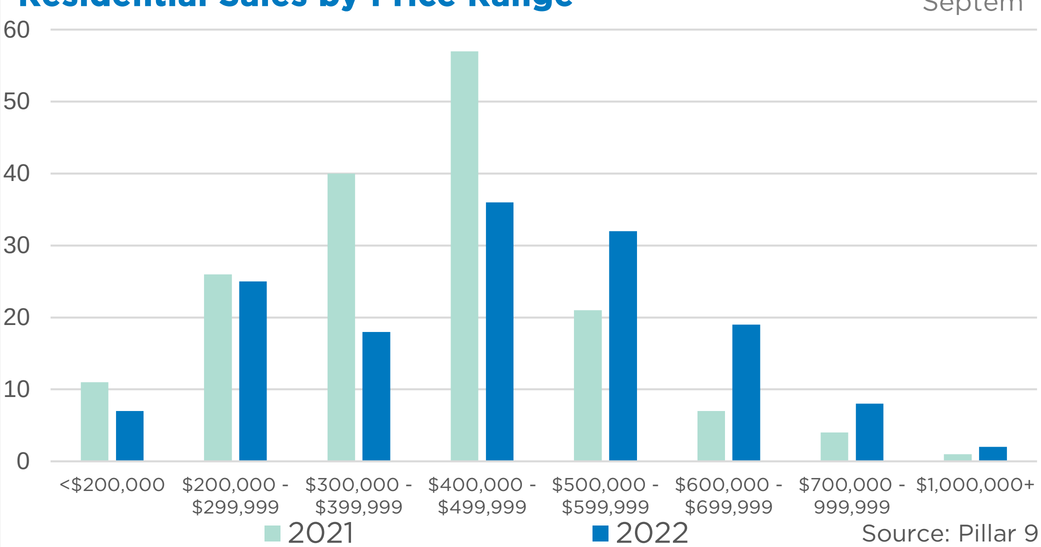
1.77

23.1% Y/Y

Monthly trend*

Residential Sales by Price Range

Septem

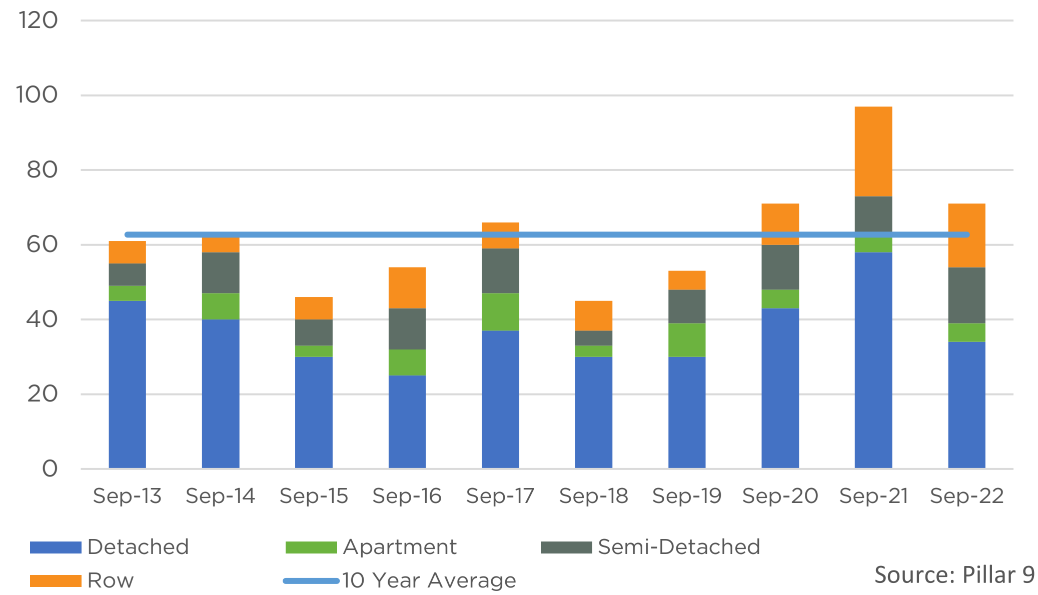


Source: Pillar 9

September 2022

Cochrane

Monthly Sales Comparison



Source: Pillar 9

SALES	
71	
26.8% Y/Y	3.3% YTD

NEW LISTINGS	
98	
22.5% Y/Y	6.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

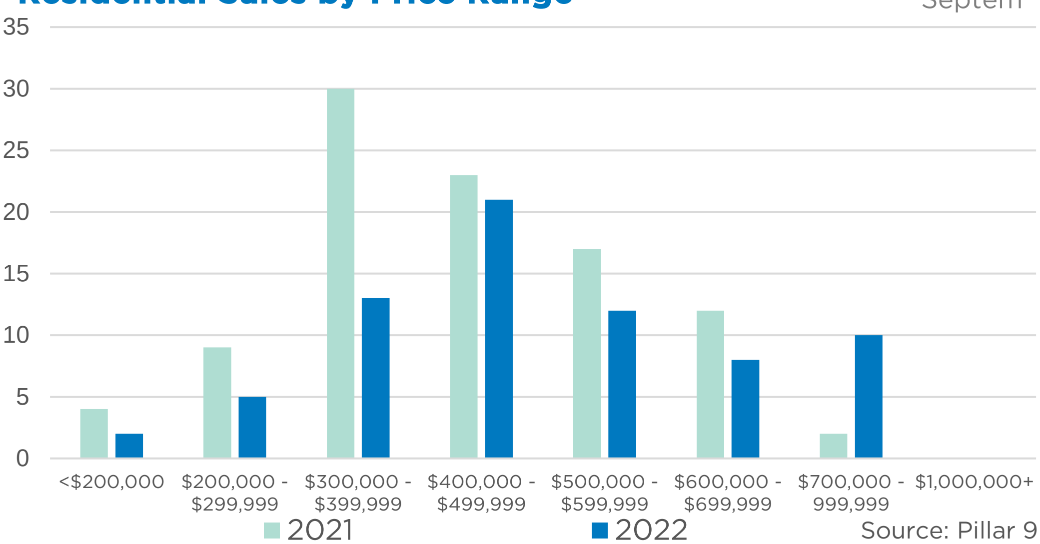
$ 508,800

16.3% Y/Y

INVENTORY	
165	
43.5% Y/Y	Monthly trend*

Residential Sales by Price Range

Septem

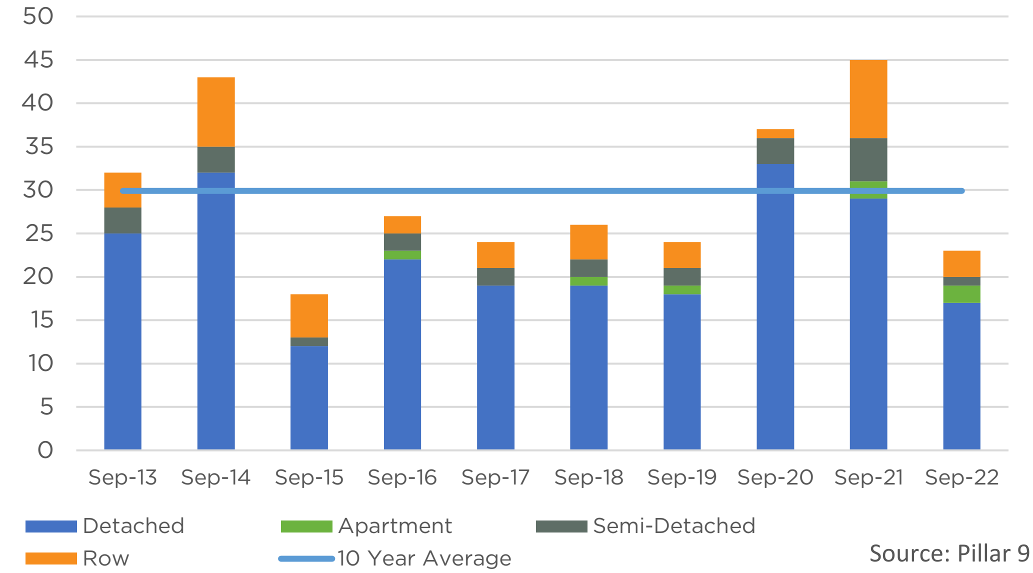


Source: Pillar 9

MONTHS OF SUPPLY	
2.32	
96.0% Y/Y	Monthly trend*

September 2022 | **Chestermere**

Monthly Sales Comparison



Source: Pillar 9

SALES

23

48.9% Y/Y

8.6% YTD

NEW LISTINGS

52

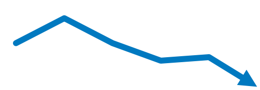
15.6% Y/Y

8.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 621,500

13.2% Y/Y



Monthly trend*

INVENTORY

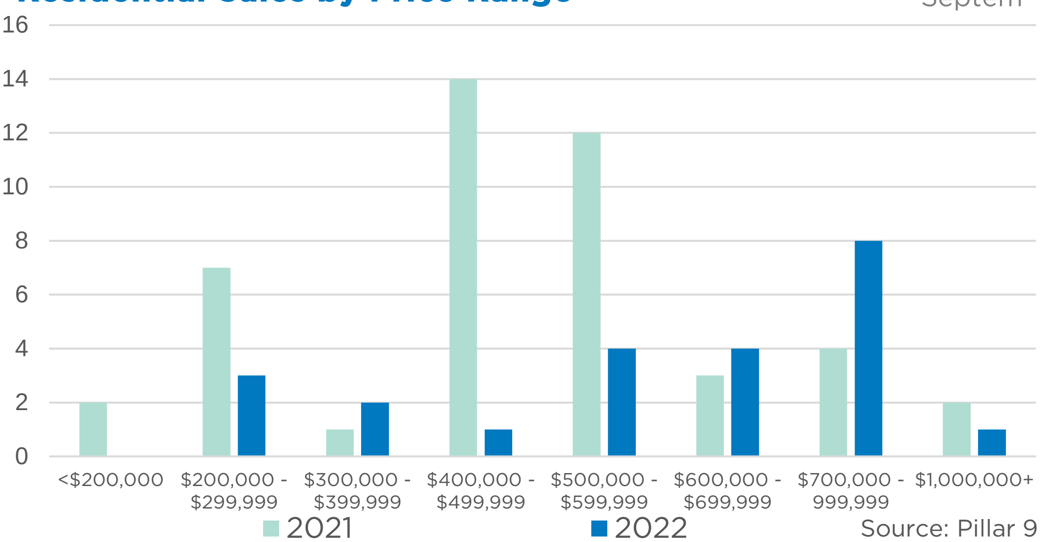
108

27.1% Y/Y

Monthly trend*

Residential Sales by Price Range

Septem



Source: Pillar 9

MONTHS OF SUPPLY

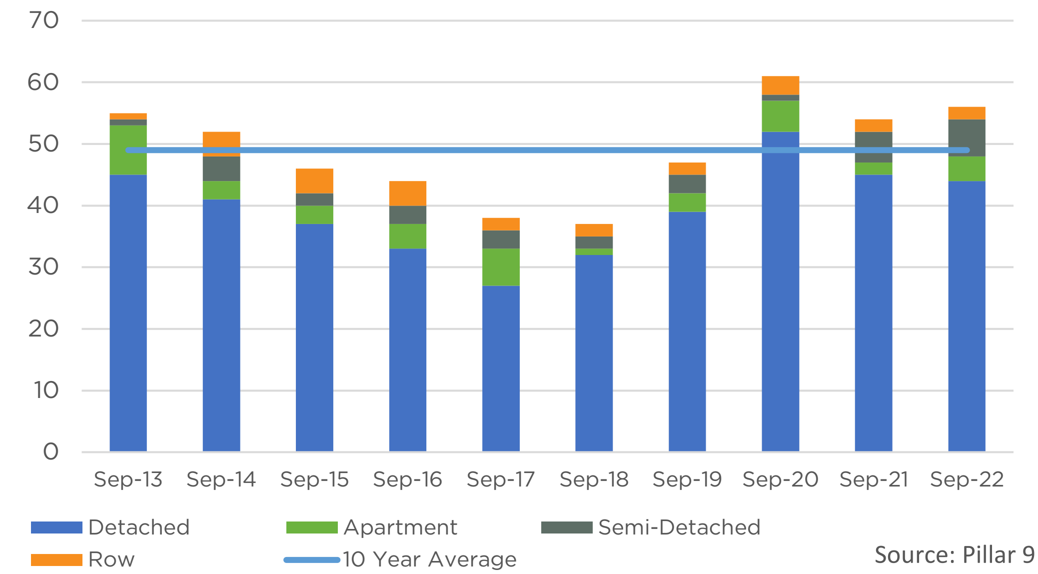
4.70

148.6% Y/Y

Monthly trend*

September 2022 | Okotoks

Monthly Sales Comparison

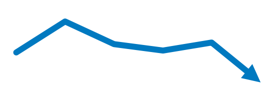


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 540,000

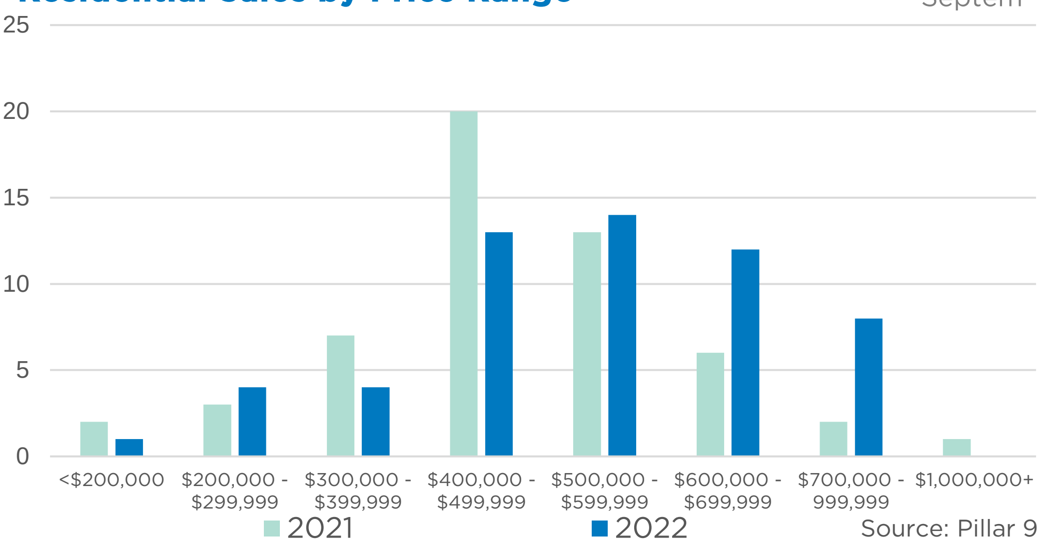
12.2% Y/Y



Monthly trend*

Residential Sales by Price Range

Septem



Source: Pillar 9

SALES

56

3.7% Y/Y | 8.2% YTD

NEW LISTINGS

68

11.5% Y/Y | 12.5% YTD

INVENTORY

91

11.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.63

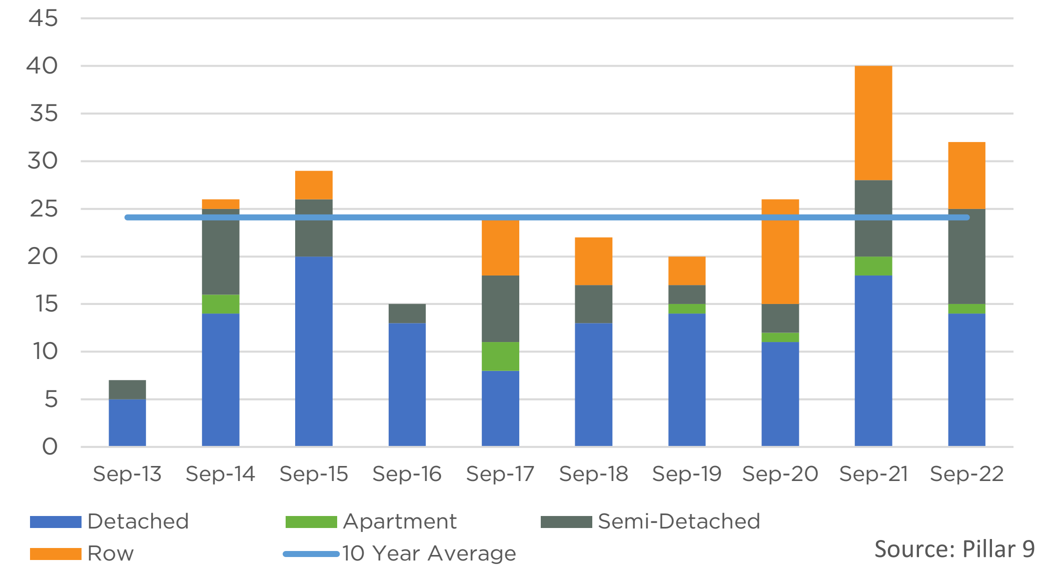
7.0% Y/Y

Monthly trend*

September 2022

High River

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

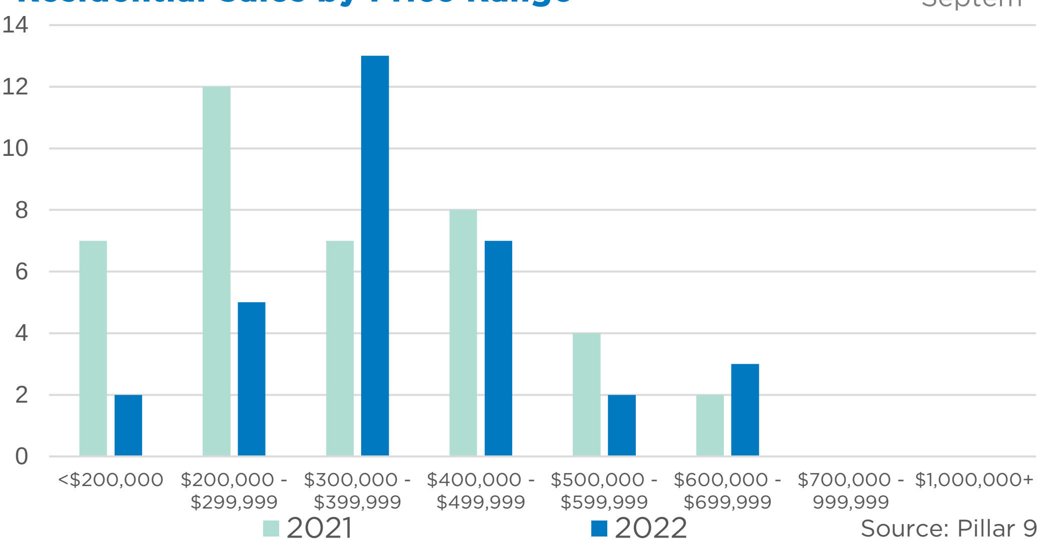
$ 409,800

12.6% Y/Y

Monthly trend*

Residential Sales by Price Range

Septem



Source: Pillar 9

SALES

32

20.0% Y/Y

10.8% YTD

NEW LISTINGS

38

22.6% Y/Y

13.4% YTD

INVENTORY

32

27.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

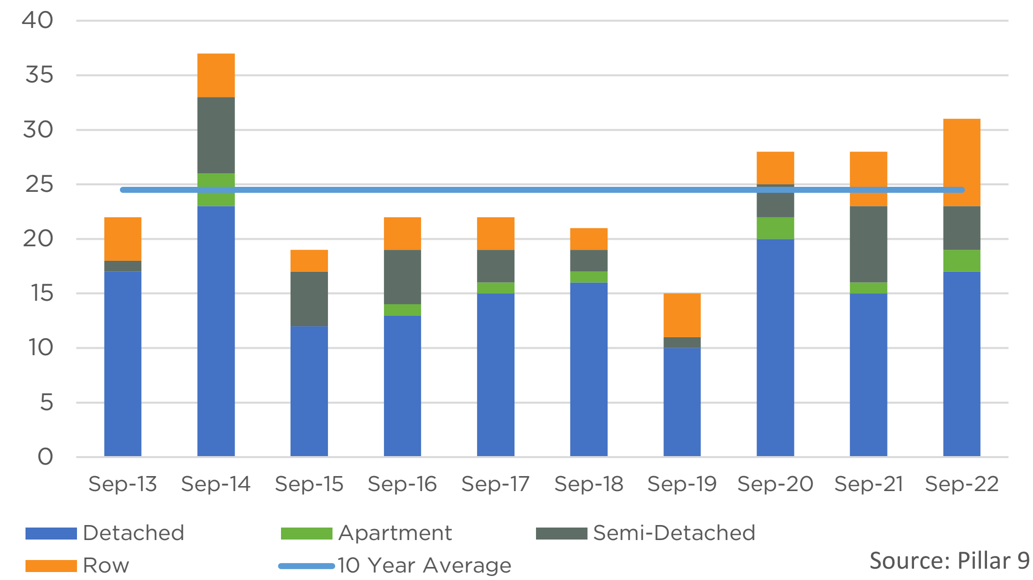
1.00

9.1% Y/Y

Monthly trend*

September 2022 — Strathmore

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

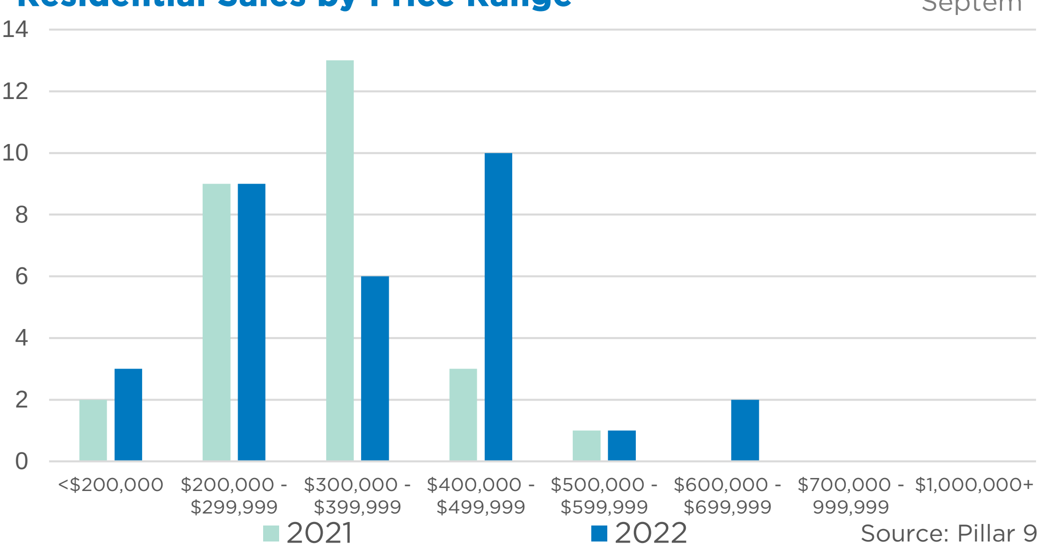
$ 383,700

9.8% Y/Y

Monthly trend*

Residential Sales by Price Range

Septem



Source: Pillar 9

SALES

31

10.7% Y/Y

7.0% YTD

NEW LISTINGS

44

57.1% Y/Y

5.6% YTD

INVENTORY

64

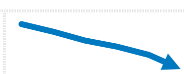
23.8% Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.06

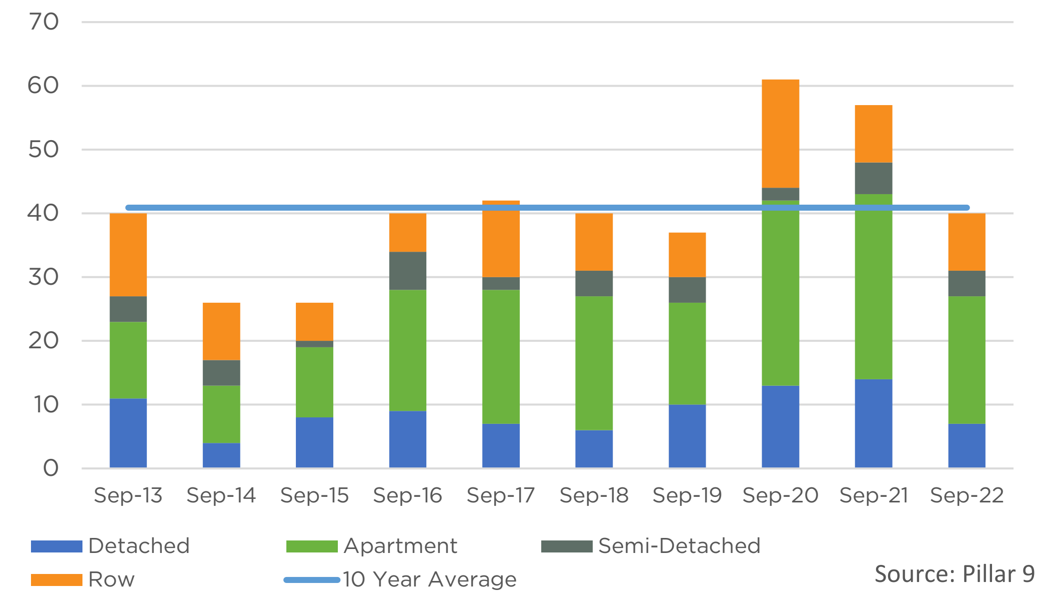
31.2% Y/Y



Monthly trend*

September 2022 | **Canmore**

Monthly Sales Comparison

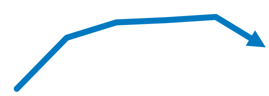


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 844,300

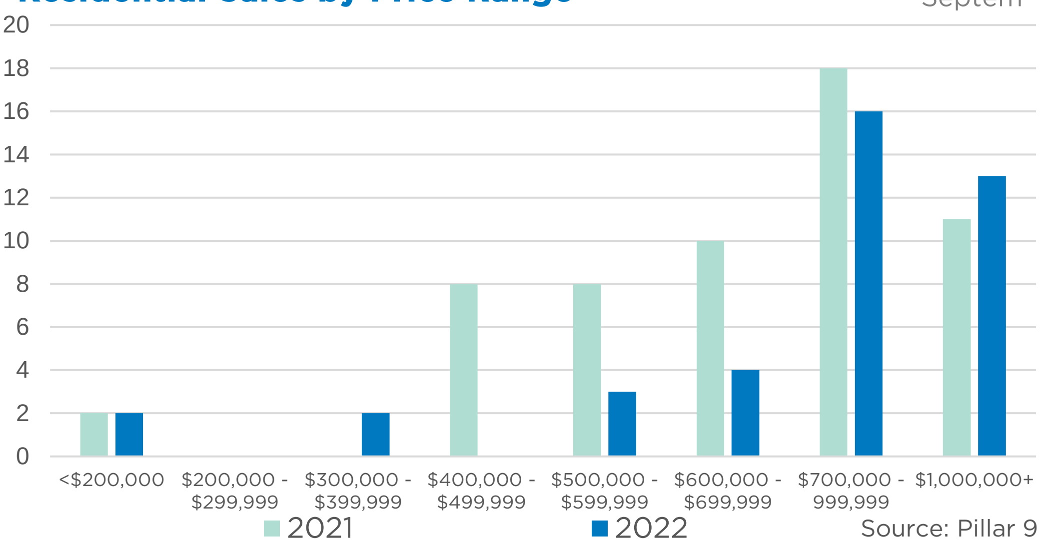
14.8% Y/Y



Monthly trend*

Residential Sales by Price Range

Septem



Source: Pillar 9

SALES

40

29.8% Y/Y | 30.7% YTD

NEW LISTINGS

59

5.4% Y/Y | 10.7% YTD

INVENTORY

157

22.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.93

74.8% Y/Y

Monthly trend*