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MONTHLY STATISTICS PACKAGE
Calgary Region

July 2022

July 2022

Airdrie

Thanks to a pullback in mostly detached activity, sales in Airdrie slowed compared both to levels seen earlier in the year and levels recorded last year. These declines were met with some mixed results for new listings. New listings have trended down from earlier in the year but remained higher than the levels recorded last year. However, much of the growth in new listings, especially in the detached market, have been from homes priced above $500,000. Despite some shift in new listings over the past few months, the sales-to-new-listings ratio remains tight at 83 per cent and the months of supply is still below two months.
Although prices have trended down over the past three months, they remain 20 per cent higher than levels recorded last year. The monthly slippage does not come as a surprise given the pace of growth seen earlier in the year. While conditions remain tight, more caution amongst consumers is weighing on their willingness to bid well above list prices.

PRICE

$498,800

20.2% Y/Y

SALES

186

10.1% Y/Y | 19.8% YTD

INVENTORY

274

0.4% Y/Y | Monthly trend*

MONTHS OF SUPPLY

1.47

11.7% Y/Y | Monthly trend*

Cochrane

Year-to-date sales activity in the town of Cochrane remains similar to levels reported last year. This is thanks to gains in the row and apartment sector. Higher lending prices and substantially less supply for affordable detached product has contributed to slower detached and semi-detached sales in the market.
Though conditions generally favor the seller, we are seeing some monthly adjustments in prices. Despite the adjustment, with a July benchmark price of $515,100, prices are still over 14 per cent higher than levels reported last year.

PRICE

$515,100

14.3% Y/Y

SALES

89

2.2% Y/Y | 1.1% YTD

INVENTORY

150

13.3% Y/Y | Monthly trend*

MONTHS OF SUPPLY

1.69

11.3% Y/Y | Monthly trend*

Okotoks

While easing from earlier in the year, sales activity in Okotoks remained consistent with levels reported last year, contributing to a year-to-date gain of nearly 12 per cent. The pullback in new listings likely prevented stronger sales in the town as the sales-to-new-listings ratio pushed up to 97 per cent and inventory levels trended down.
Although conditions remain relatively tight, home prices did trend down relative to previous months. Home prices in Okotoks rose far above expectations earlier in the year and despite recent adjustments that have occurred over the past two months, July prices are still over 16 per cent higher than levels seen last year and nine per cent higher than levels reported in January.

PRICE

$551,400

16.5% Y/Y

SALES

71

1.4% Y/Y | 11.8% YTD

INVENTORY

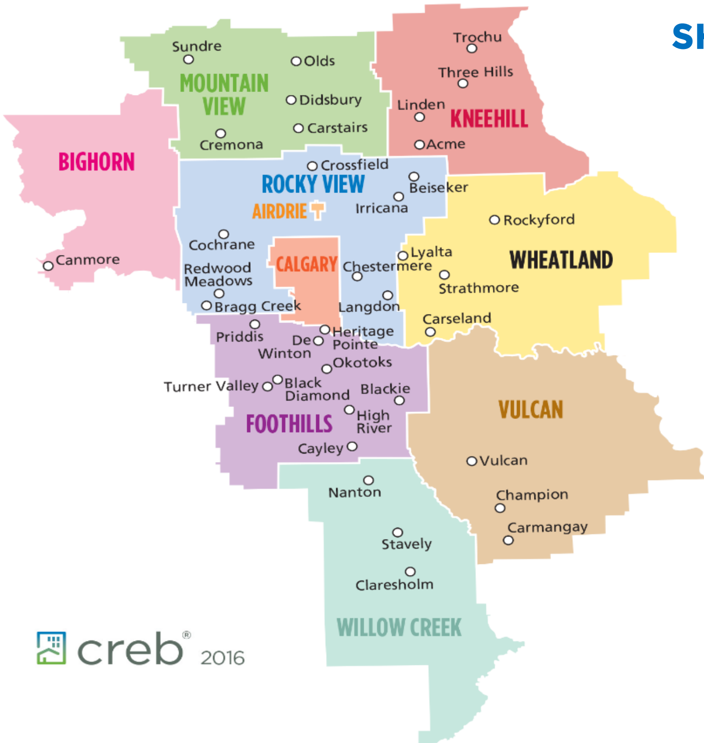
90

16.7% Y/Y | Monthly trend*

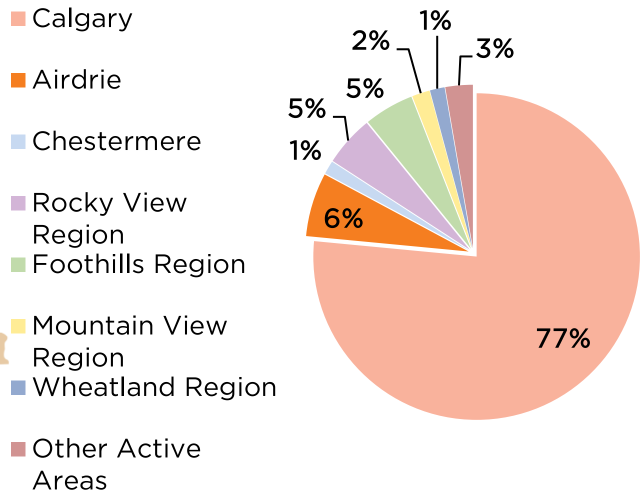
MONTHS OF SUPPLY

1.27

17.8% Y/Y | Monthly trend*



SHARE OF SALES July 2022



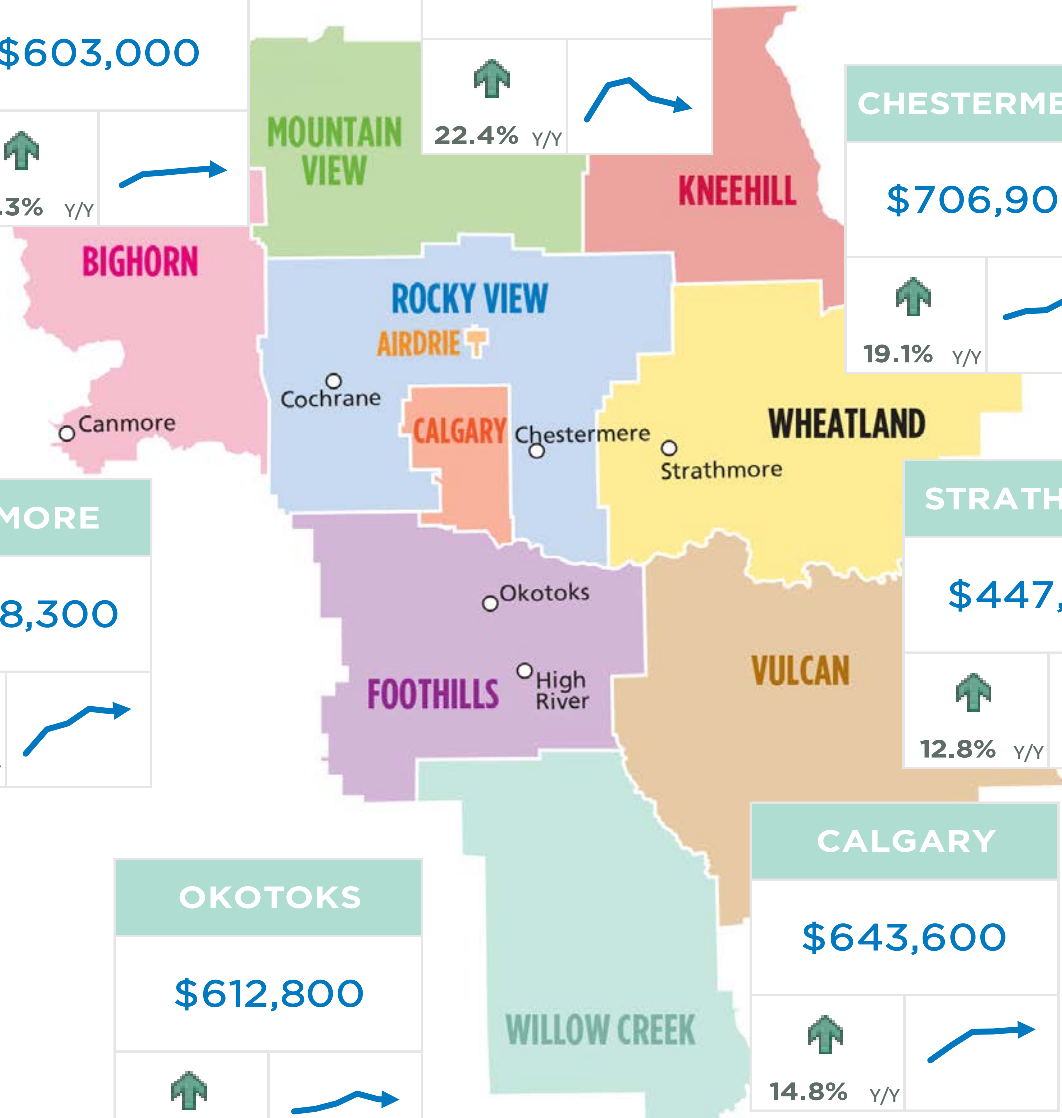
Source: CREB®

July 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,254	3,174	71%	5,338	2.37	540,000	491,392	440,000
Airdrie	186	221	84%	274	1.47	498,800	468,545	475,000
Chestermere	39	59	66%	112	2.87	632,600	569,250	537,900
Rocky View Region	147	206	71%	447	3.04	628,400	748,434	555,000
Foothills Region	145	174	83%	301	2.08	537,900	625,676	535,000
Mountain View Region	52	85	61%	184	3.54	406,200	389,381	356,000
Kneehill Region	16	18	89%	50	3.13	228,000	413,174	269,000
Wheatland Region	43	62	69%	122	2.84	409,100	424,949	393,500
Willow Creek Region	12	29	41%	77	6.42	271,300	333,563	306,778
Vulcan Region	7	14	50%	46	6.57	275,400	312,988	323,900
Bighorn Region	45	68	66%	189	4.20	863,200	1,181,666	922,500

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	20,948	28,728	73%	4,493	1.50	532,829	525,744	485,000
Airdrie	1,812	2,202	82%	229	0.88	493,943	480,621	485,000
Chestermere	404	603	67%	91	1.58	631,729	660,961	654,250
Rocky View Region	1,457	1,935	75%	349	1.68	615,900	751,273	576,370
Foothills Region	1,215	1,550	78%	245	1.41	526,657	643,037	545,000
Mountain View Region	470	616	76%	148	2.20	392,986	407,809	364,250
Kneehill Region	123	158	78%	46	2.63	218,000	283,524	235,000
Wheatland Region	351	481	73%	92	1.83	400,871	411,393	389,900
Willow Creek Region	165	220	75%	56	2.36	262,914	337,580	300,000
Vulcan Region	71	108	66%	33	3.23	263,743	348,747	314,000
Bighorn Region	378	565	67%	118	2.19	829,357	954,242	769,500

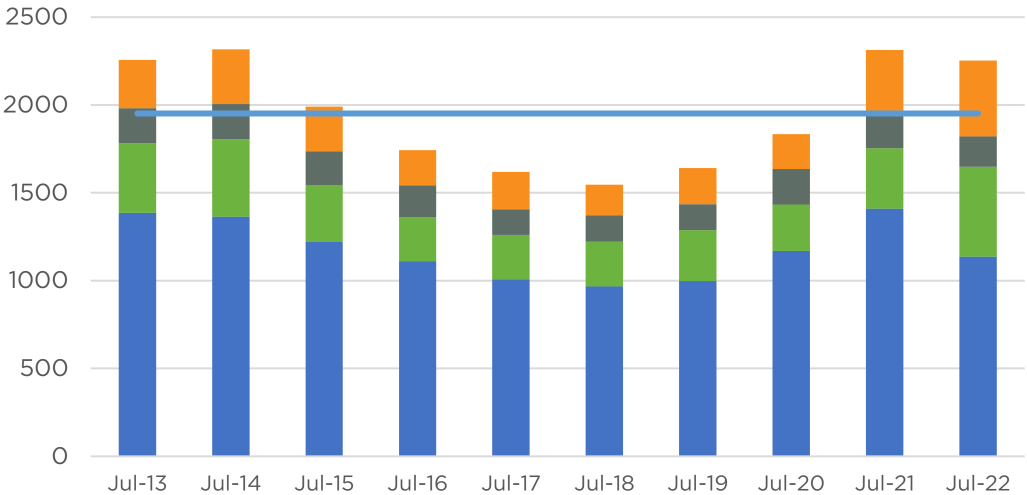
DETACHED BENCHMARK PRICE COMPARISON

Area	Benchmark Price	Y/Y
AIRDRIE	$572,200	22.4%
COCHRANE	$603,000	16.3%
CHESTERMERE	$706,900	19.1%
CANMORE	$1,358,300	23.1%
STRATHMORE	$447,700	12.8%
CALGARY	$643,600	14.8%
OKOTOKS	$612,800	19.2%
HIGH RIVER	$474,100	17.5%



July 2022 | **Calgary**

Monthly Sales Comparison

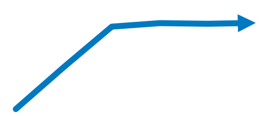


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

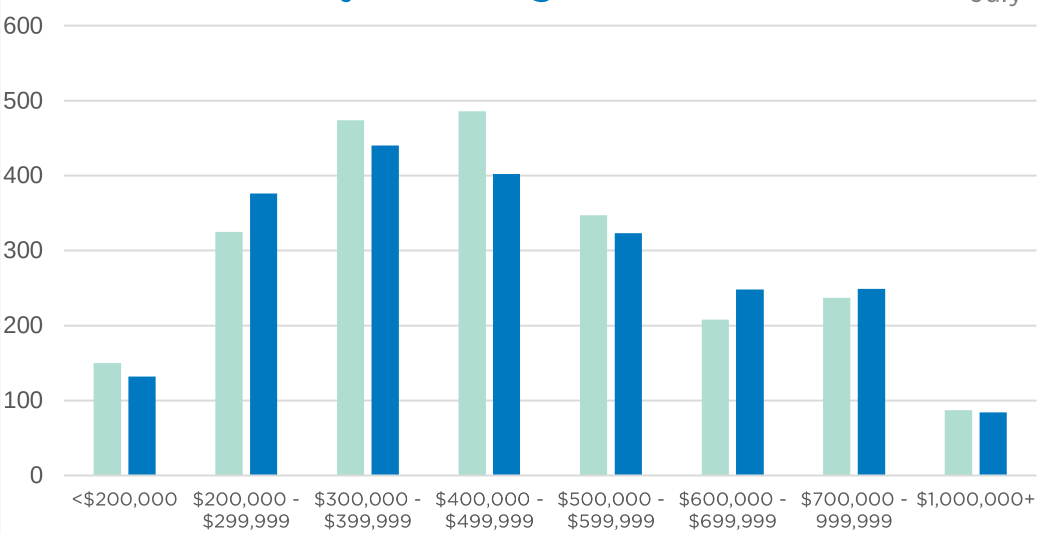
$ 540,000

12.3% Y/Y



Residential Sales by Price Range

July



Source: Pillar 9

SALES

2,254

2.6% Y/Y | 20.7% YTD

NEW LISTINGS

3,174

3.8% Y/Y | 9.6% YTD

INVENTORY

5,338

20.1% Y/Y

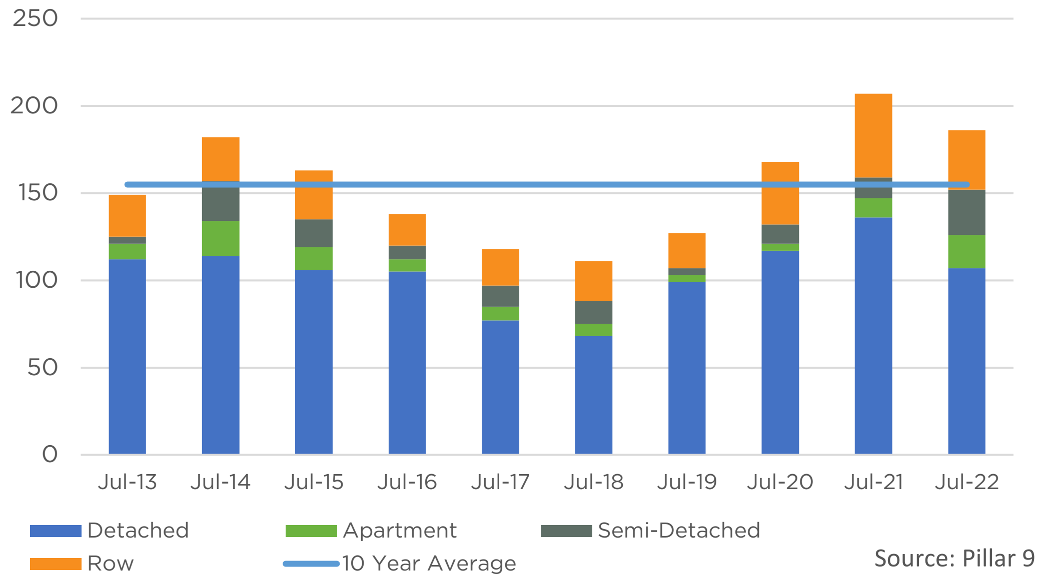
MONTHS OF SUPPLY

2.37

18.0% Y/Y

July 2022 | **Airdrie**

Monthly Sales Comparison



Source: Pillar 9

SALES

186

10.1% Y/Y

19.8% YTD

NEW LISTINGS

221

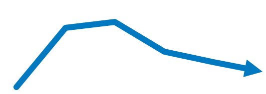
11.1% Y/Y

22.3% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 498,800

20.2% Y/Y

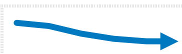


Monthly trend*

INVENTORY

274

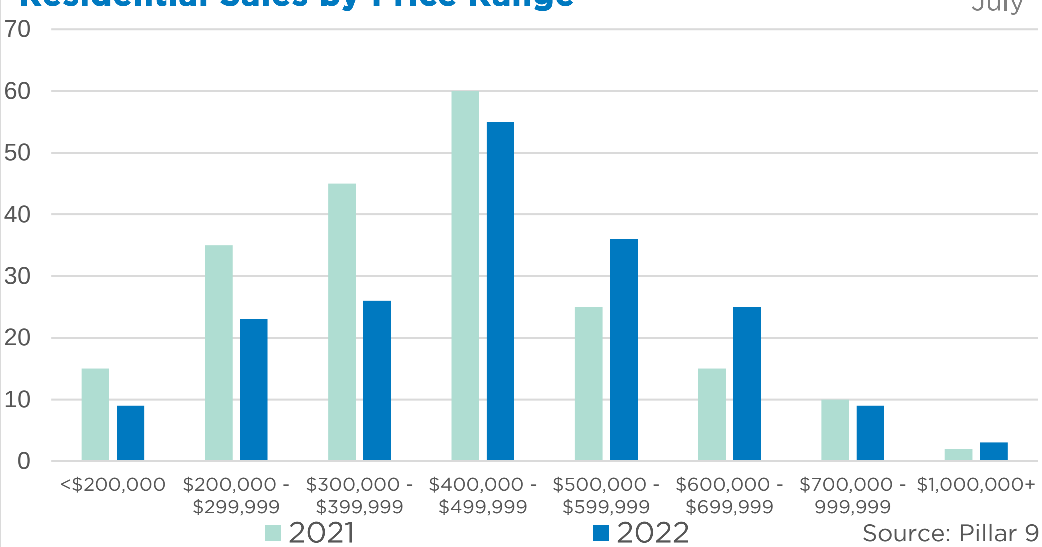
0.4% Y/Y



Monthly trend*

Residential Sales by Price Range

July

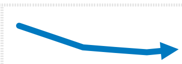


Source: Pillar 9

MONTHS OF SUPPLY

1.47

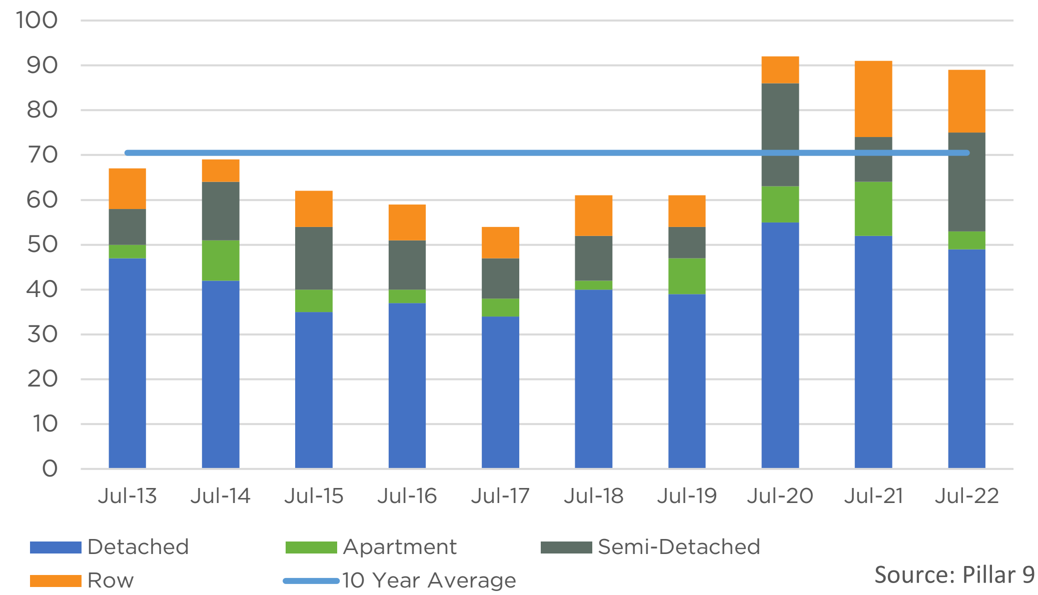
11.7% Y/Y



Monthly trend*

July 2022 | **Cochrane**

Monthly Sales Comparison



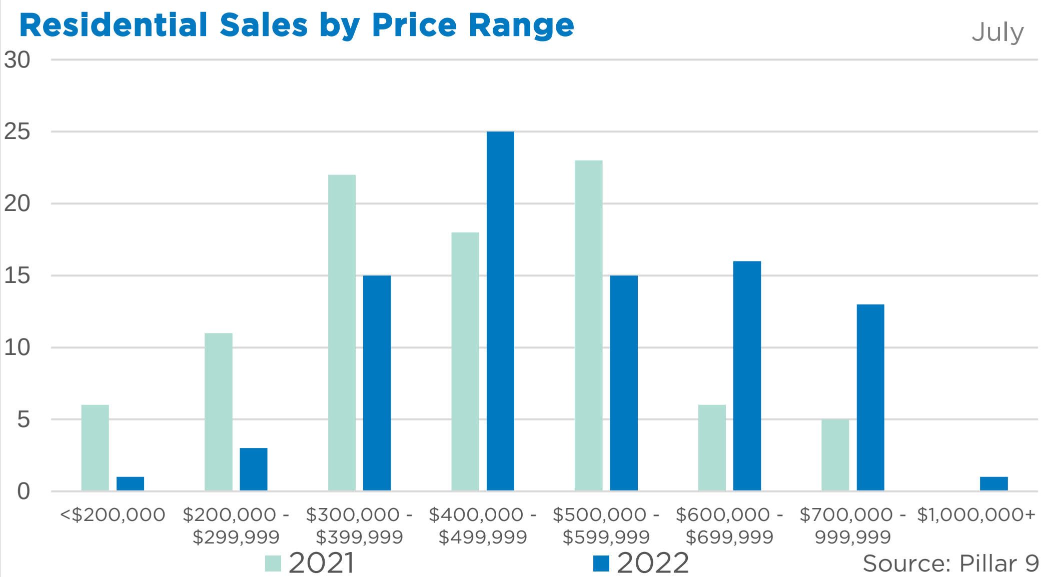
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 515,100

14.3% Y/Y


Monthly trend*

Residential Sales by Price Range



SALES

89

2.2% Y/Y | 1.1% YTD

NEW LISTINGS

107

4.5% Y/Y | 3.8% YTD

INVENTORY

150

13.3% Y/Y


Monthly trend*

MONTHS OF SUPPLY

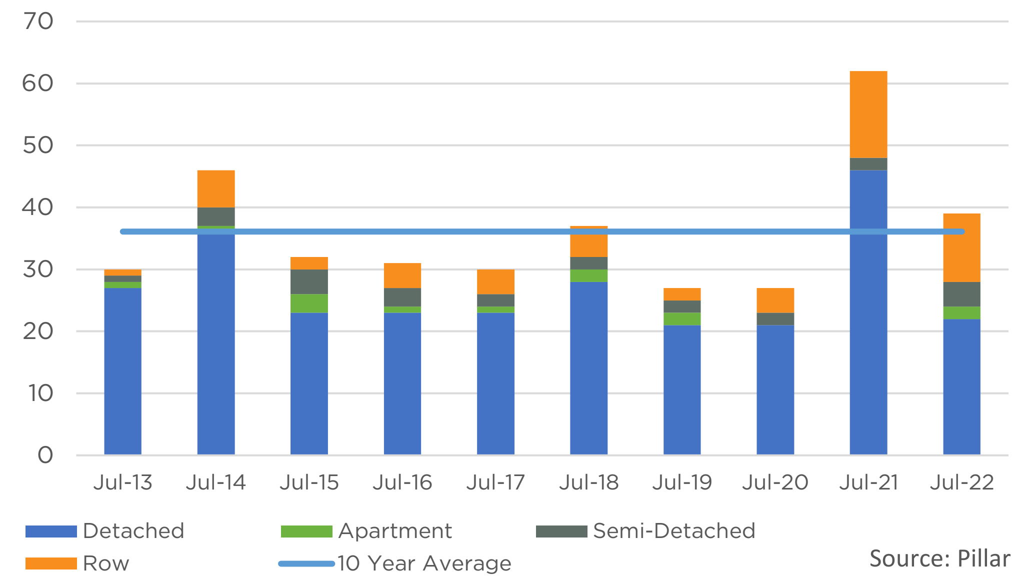
1.69

11.3% Y/Y


Monthly trend*

July 2022 | Chestermere

Monthly Sales Comparison



Source: Pillar 9

SALES

39

37.1% Y/Y | 1.8% YTD

NEW LISTINGS

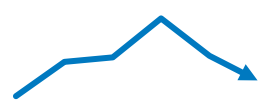
59

10.6% Y/Y | 14.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 632,600

17.2% Y/Y



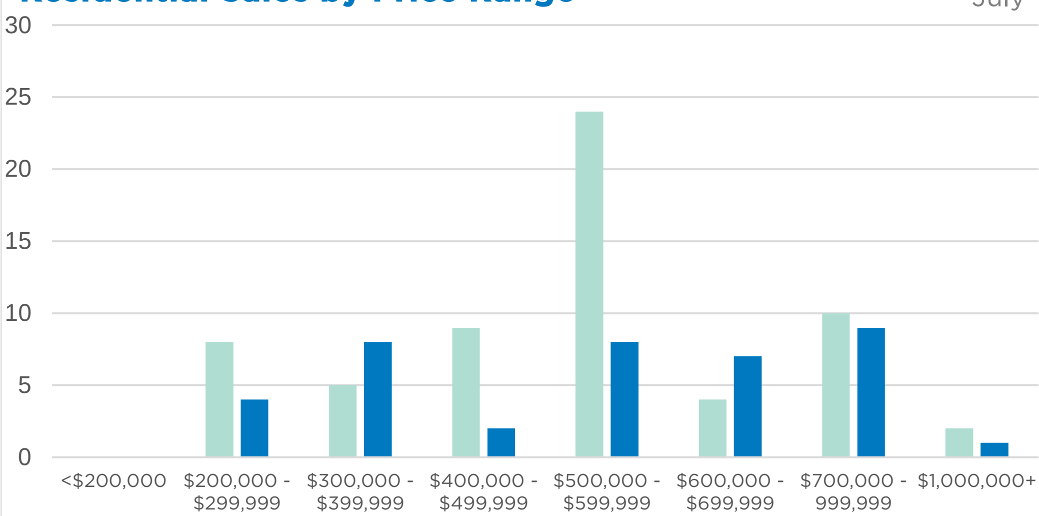
INVENTORY

112

0.9% Y/Y

Residential Sales by Price Range

July

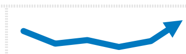


Source: Pillar 9

MONTHS OF SUPPLY

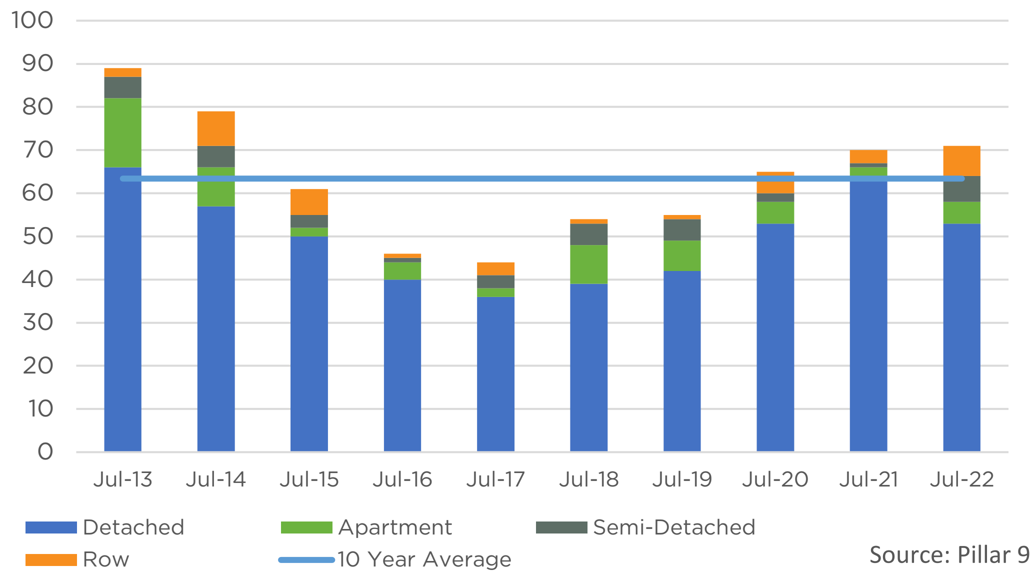
2.87

60.4% Y/Y



July 2022 Okotoks

Monthly Sales Comparison

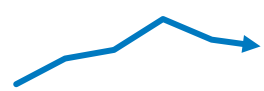


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 551,400

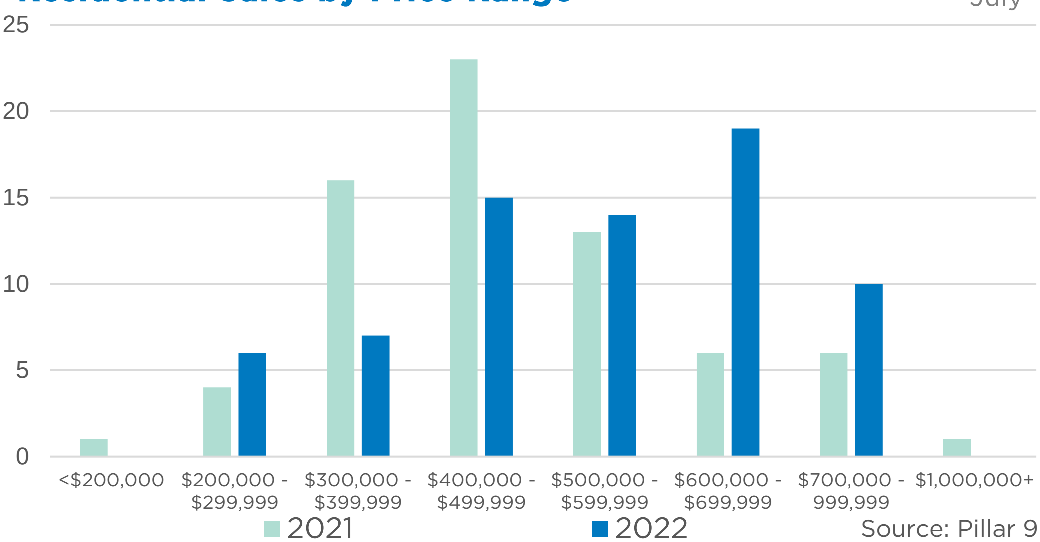
16.5% Y/Y



Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

SALES

71

1.4% Y/Y

11.8% YTD

NEW LISTINGS

73

1.4% Y/Y

10.2% YTD

INVENTORY

90

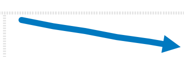
16.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.27

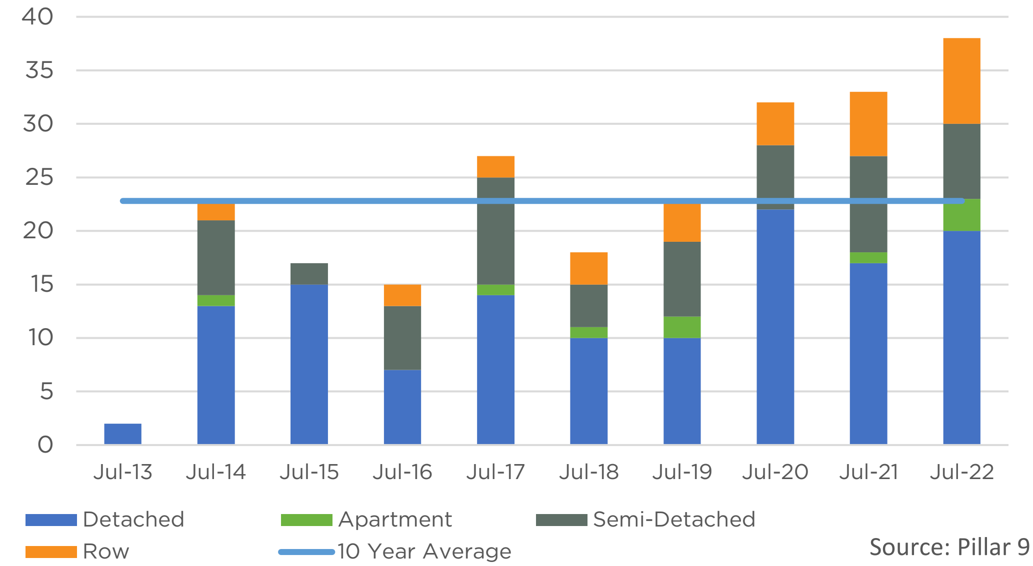
17.8% Y/Y



Monthly trend*

July 2022 | **High River**

Monthly Sales Comparison

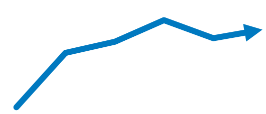


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 414,600

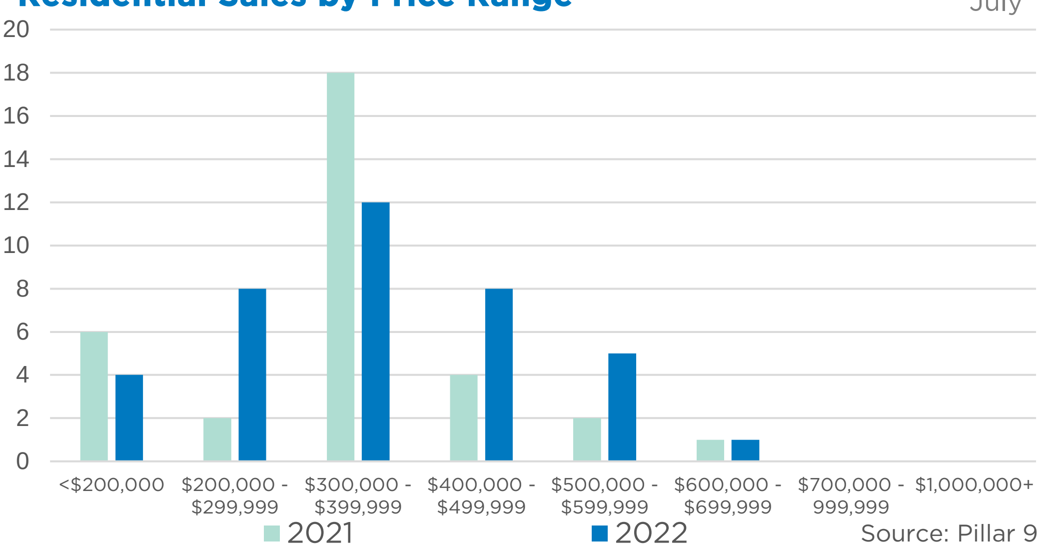
14.5% Y/Y



Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

SALES

38

15.2% Y/Y | 17.7% YTD

NEW LISTINGS

38

46.2% Y/Y | 17.8% YTD

INVENTORY

55

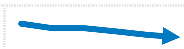
16.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.45

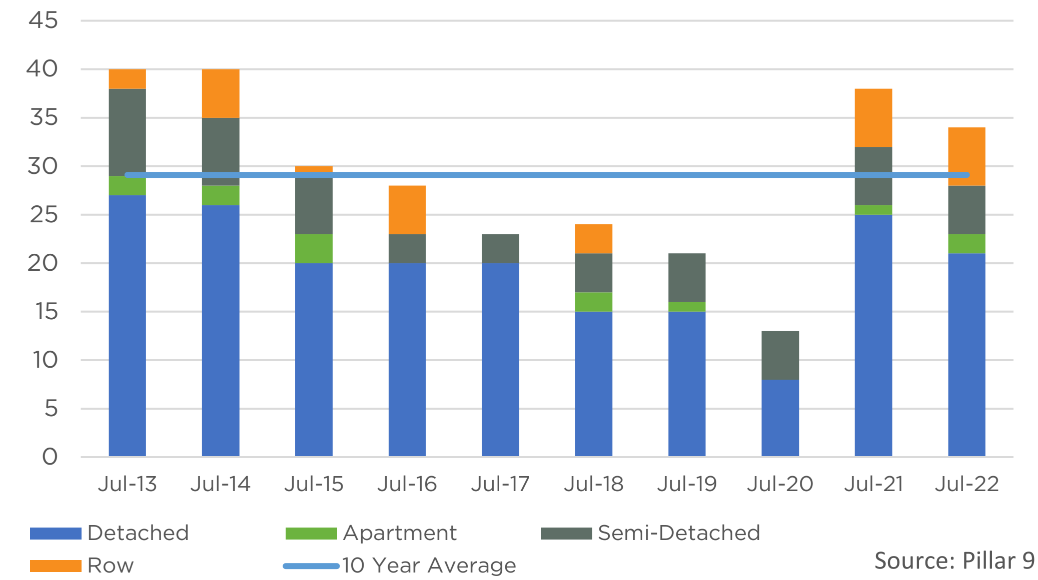
27.6% Y/Y



Monthly trend*

July 2022 | Strathmore

Monthly Sales Comparison

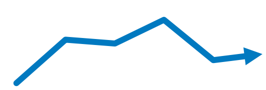


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 389,000

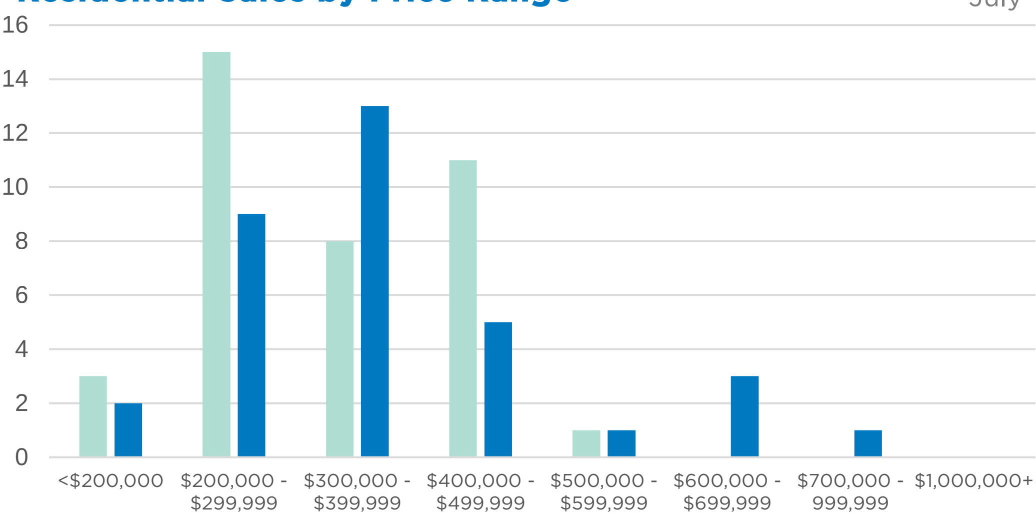
9.8% Y/Y



Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

SALES

34

10.5% Y/Y

9.7% YTD

NEW LISTINGS

45

11.8% Y/Y

5.2% YTD

INVENTORY

72

24.2% Y/Y

Monthly trend*

MONTHS OF SUPPLY

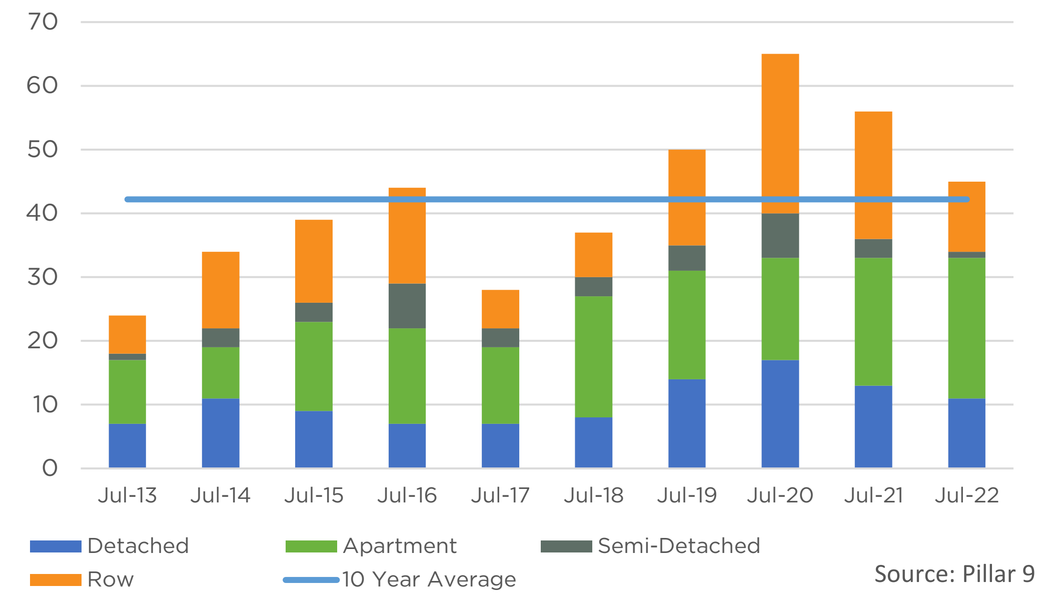
2.12

15.3% Y/Y

Monthly trend*

July 2022 | Canmore

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

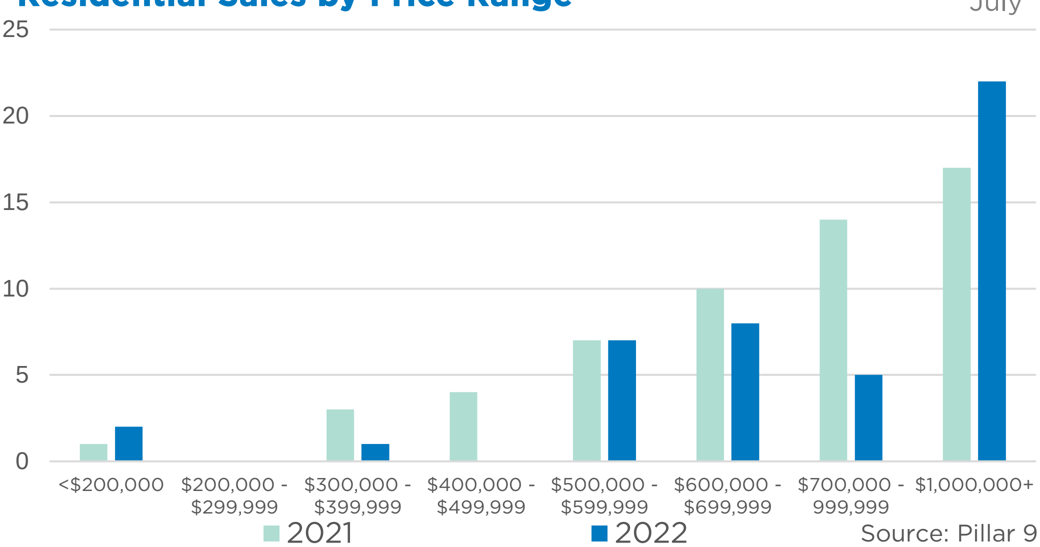
$ 863,200

16.9% Y/Y

Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

SALES

45

19.6% Y/Y | 30.3% YTD

NEW LISTINGS

63

6.0% Y/Y | 12.8% YTD

INVENTORY

165

7.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.67

33.3% Y/Y

Monthly trend*