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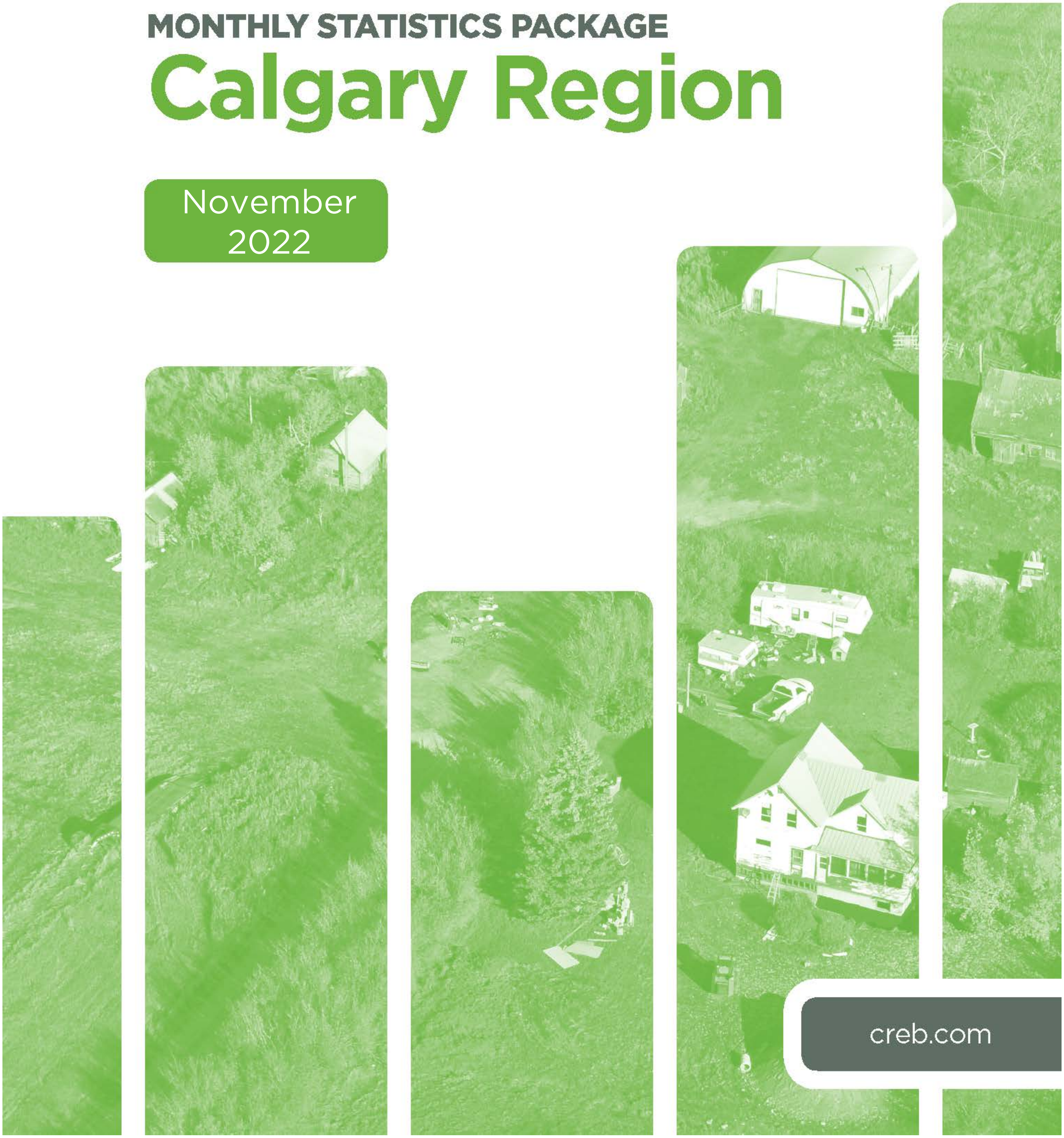
MONTHLY STATISTICS PACKAGE

Calgary Region

November 2022



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Regional Market Facts

November 2022

Airdrie

November sales eased mostly due to the significant pullback in detached sales. While sales this month are down over last year's record levels, overall activity is still far stronger than long term trends and year-to-date sales are still on pace to reach a new record high. New listings did improve over the previous year, thanks to gains in row, semi and apartment style product. While the growth in new listings did cause November inventories to rise over last year's low levels, inventory levels remain nearly 40 per cent below long-term trends in the area.
Despite persistently tight conditions, benchmark prices continue to trend down from the record high level reported in April of this year. Despite some adjustments, prices remained over 13 per cent higher than last year's levels.

PRICE
$478,300
13.4% Y/Y

SALES
114
20.8% Y/Y
9.0% YTD

INVENTORY
191
38.4% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.68
74.8% Y/Y
Monthly trend*

Cochrane

Further declines in November sales contributed to the six per cent year-to-date decline in sales. However, with 1,091 sales so far this year, this is still 69 per cent above long-term trends for the town. Meanwhile, new listings have remained relatively low compared to sales, preventing a more significant shift in inventory levels. In November, inventory levels did rise above the low levels seen last year, but remained 35 per cent below longer term trends for the area.
Following significant gains reported earlier in the year, benchmark prices continue to trend down in November. However, the adjustments did not erase previous gains as the benchmark price remained over 12 per cent higher than levels reported last year.

PRICE
$496,900
12.4% Y/Y

SALES
50
39.0% Y/Y
6.2% YTD

INVENTORY
139
80.5% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.78
196.1% Y/Y
Monthly trend*

Okotoks

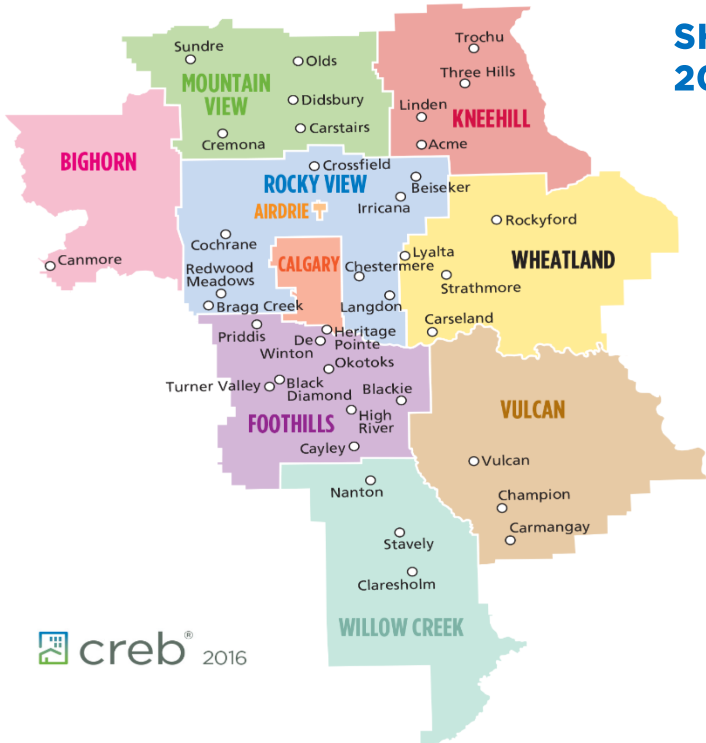
Both sales and new listings eased in November preventing any significant change to inventory levels. While inventory levels are higher than last year, they remain 54 per cent below long-term trends for the area. Overall year-to-date sales activity has improved over last year and are 41 per cent higher than long term trends.
As conditions have remained relatively tight this month, we saw a reversal of some of the price adjustments recorded over the previous two months. The benchmark price in November reached $549,100, a two per cent gain compared to last month, and a year-over-year gain of nearly 16 per cent.

PRICE
$549,100
15.7% Y/Y

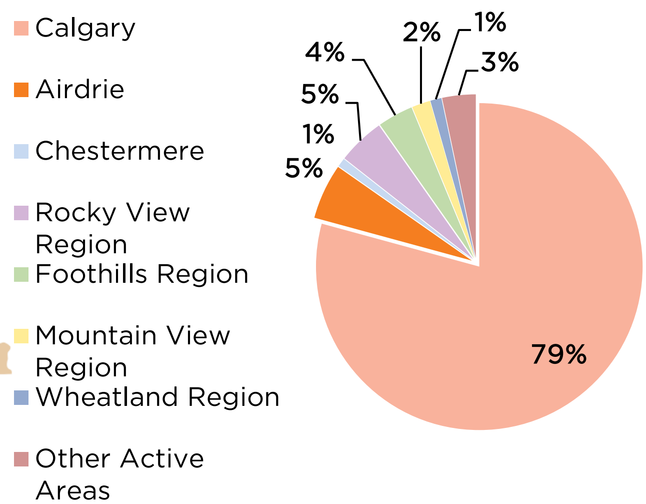
SALES
35
31.4% Y/Y
3.3% YTD

INVENTORY
68
17.2% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.94
70.8% Y/Y
Monthly trend*



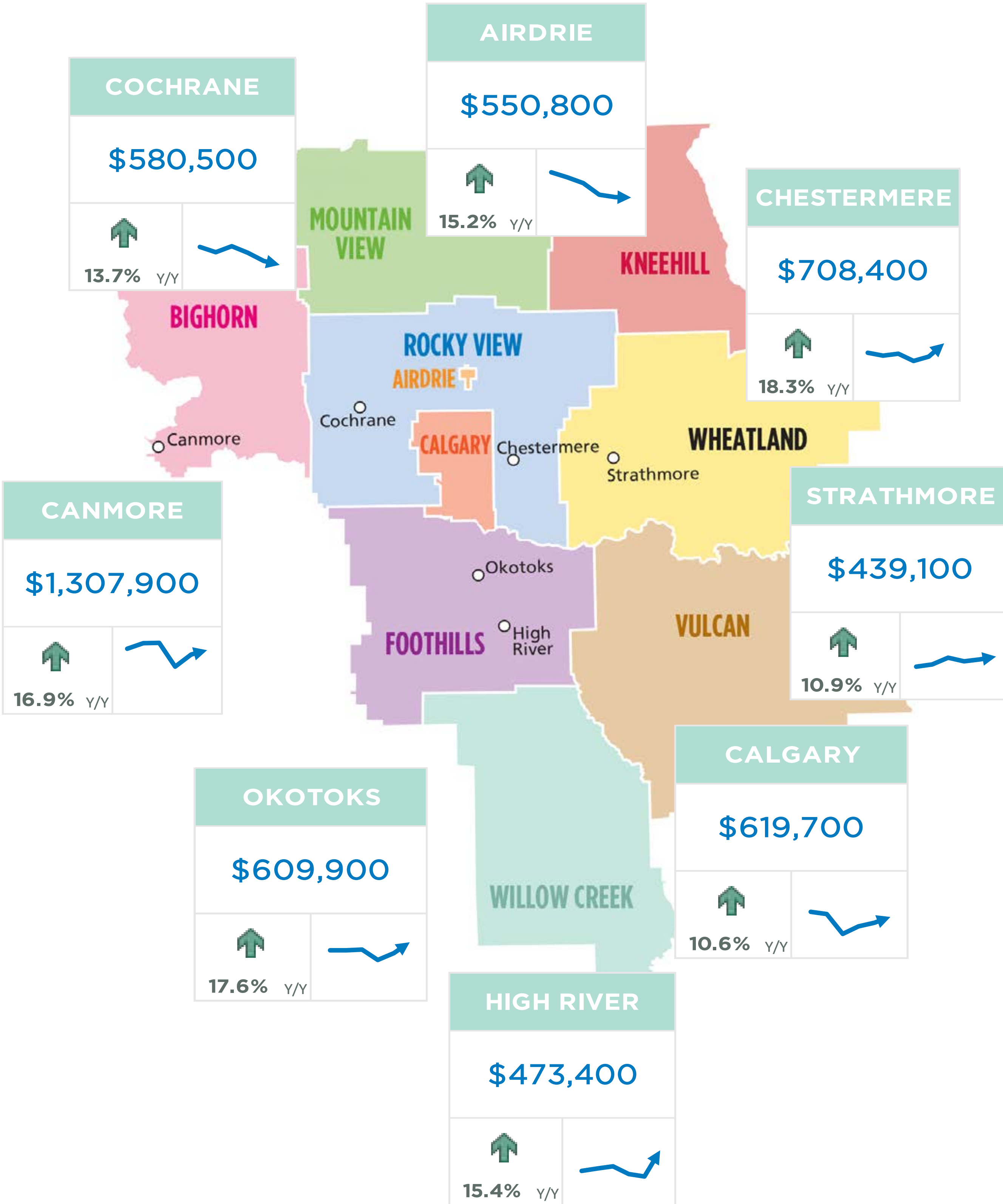
SHARE OF SALES November 2022



Source: CREB®

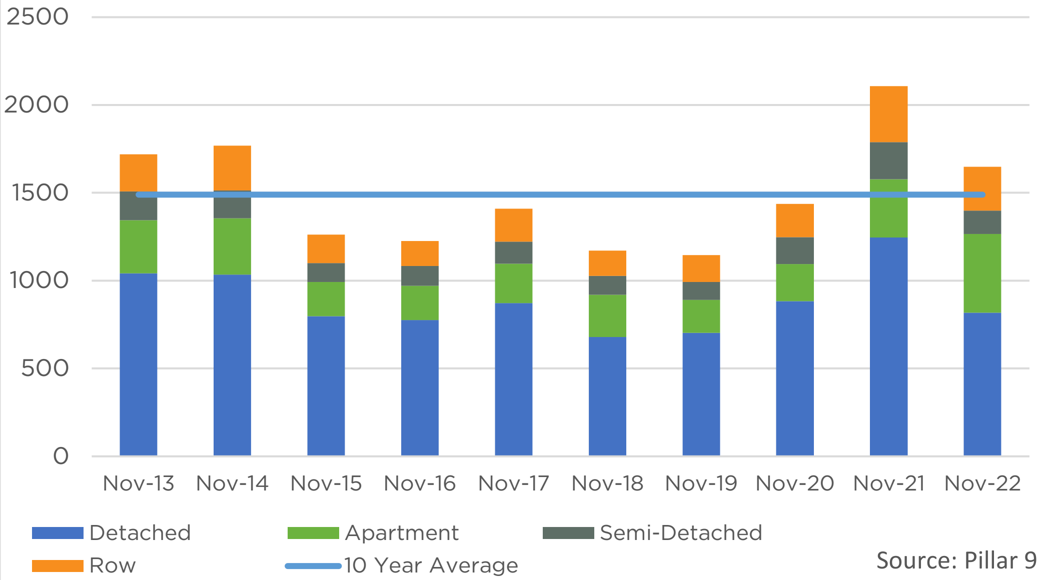
November 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,648	1,611	102%	3,109	1.89	520,200	490,134	445,000
Airdrie	114	123	93%	191	1.68	478,300	421,026	418,000
Chestermere	18	41	44%	96	5.33	630,700	522,849	517,500
Rocky View Region	97	103	94%	344	3.55	618,700	771,562	559,900
Foothills Region	73	86	85%	221	3.03	538,100	566,857	462,500
Mountain View Region	38	35	109%	144	3.79	389,700	439,515	370,000
Kneehill Region	11	8	138%	36	3.27	215,900	270,791	305,000
Wheatland Region	23	26	88%	87	3.78	400,700	401,765	372,500
Willow Creek Region	11	8	138%	70	6.36	266,300	319,117	340,000
Vulcan Region	5	5	100%	36	7.20	272,700	276,500	332,000
Bighorn Region	42	40	105%	131	3.12	853,200	790,477	762,300
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	28,471	37,862	75%	4,335	1.67	530,273	517,780	475,000
Airdrie	2,382	2,853	83%	232	1.07	490,655	469,833	475,000
Chestermere	509	787	65%	95	2.04	629,245	655,210	649,900
Rocky View Region	1,914	2,584	74%	372	2.14	619,700	741,713	575,000
Foothills Region	1,641	2,086	79%	251	1.68	530,436	636,809	537,000
Mountain View Region	654	872	75%	159	2.68	395,427	408,717	370,000
Kneehill Region	172	219	79%	46	2.97	219,491	279,520	233,500
Wheatland Region	482	649	74%	96	2.20	402,300	402,031	384,000
Willow Creek Region	240	320	75%	64	2.93	263,836	320,473	295,000
Vulcan Region	96	154	62%	36	4.17	266,264	311,518	258,250
Bighorn Region	544	770	71%	134	2.71	838,073	940,535	776,948

DETACHED BENCHMARK PRICE COMPARISON



November 2022 | **Calgary**

Monthly Sales Comparison



Source: Pillar 9

SALES

1,648

21.8% Y/Y | 9.7% YTD

NEW LISTINGS

1,611

19.4% Y/Y | 3.9% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 520,200

8.6% Y/Y

Monthly trend*

INVENTORY

3,109

20.9% Y/Y

Monthly trend*

MONTHS OF SUPPLY

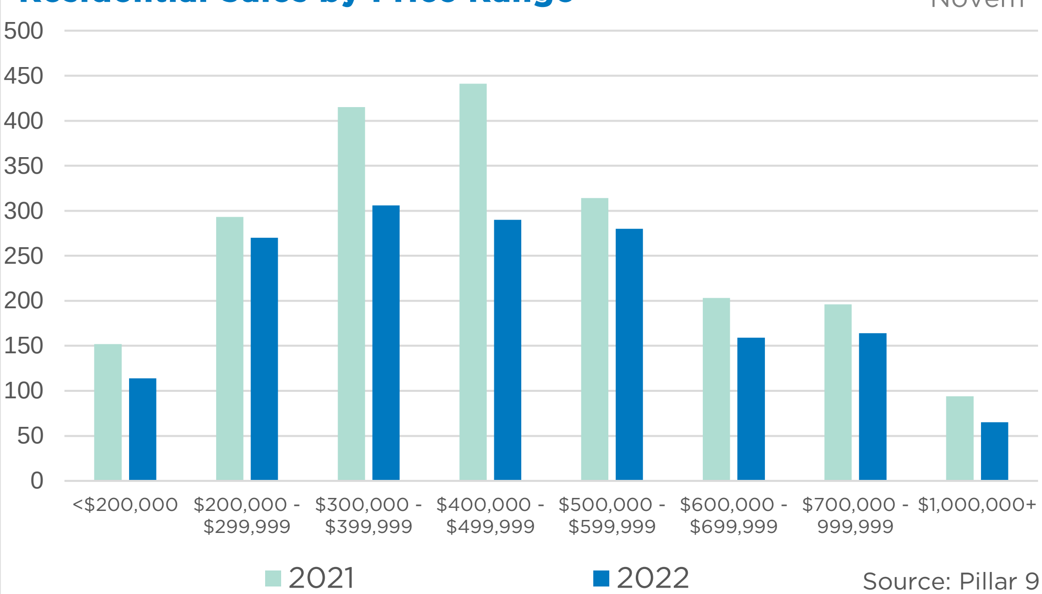
1.89

1.1% Y/Y

Monthly trend*

Residential Sales by Price Range

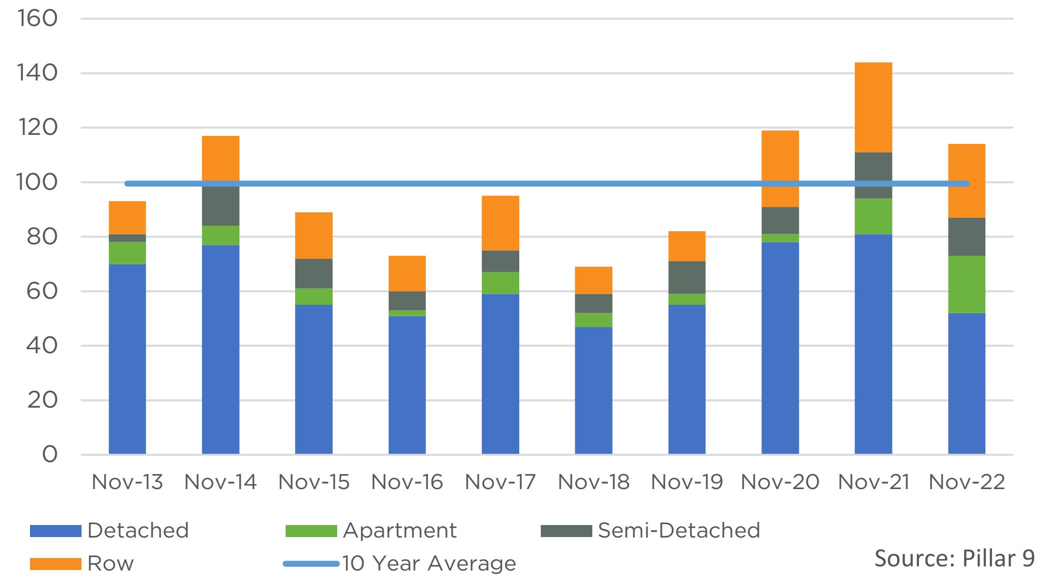
Novem



Source: Pillar 9

November 2022 | Airdrie

Monthly Sales Comparison

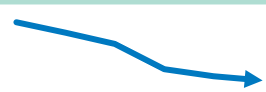


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 478,300

13.4% Y/Y



Monthly trend*

SALES

114

20.8% Y/Y | 9.0% YTD

NEW LISTINGS

123

15.0% Y/Y | 16.5% YTD

INVENTORY

191

38.4% Y/Y

Monthly trend*

MONTHS OF SUPPLY

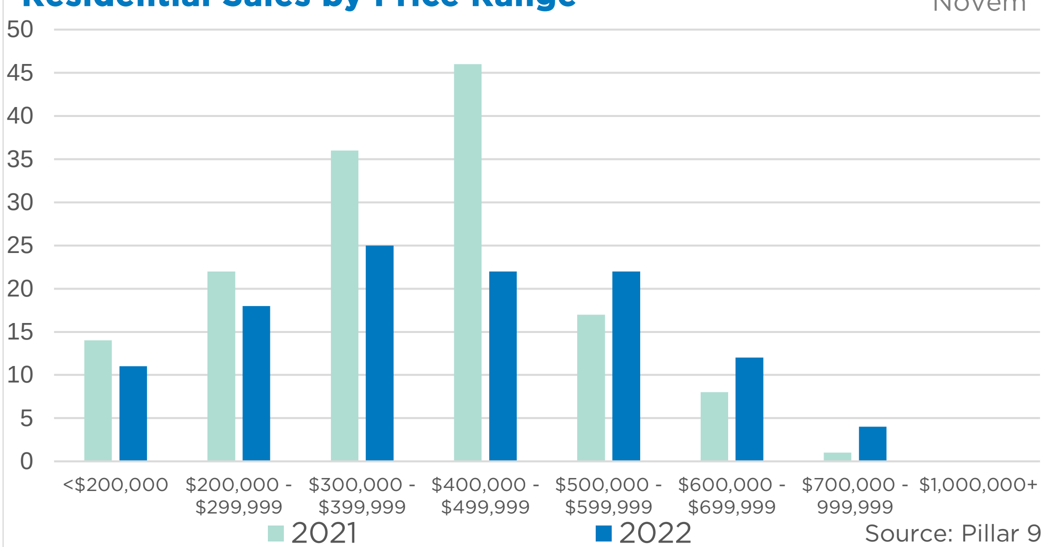
1.68

74.8% Y/Y

Monthly trend*

Residential Sales by Price Range

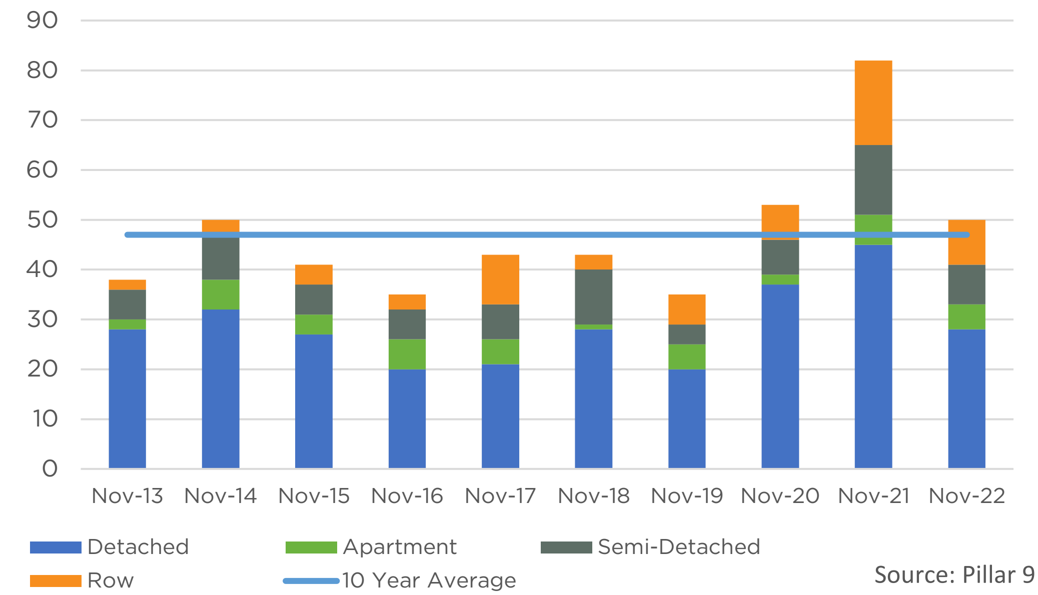
Novem



Source: Pillar 9

November 2022 **Cochrane**

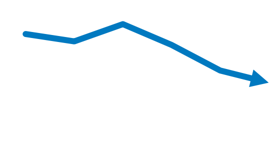
Monthly Sales Comparison



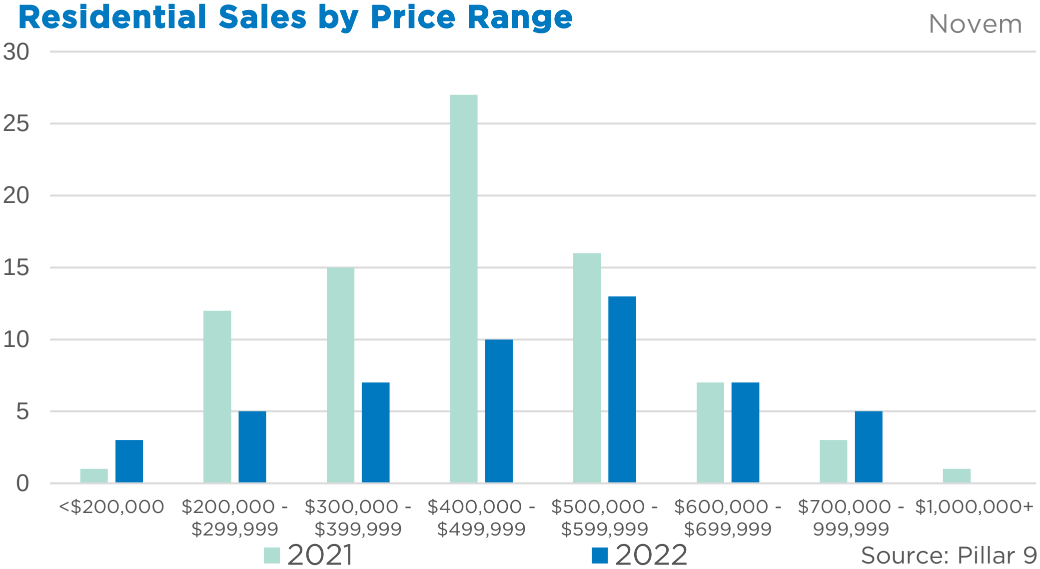
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 496,900

12.4% Y/Y



Residential Sales by Price Range



SALES

50

39.0% Y/Y | 6.2% YTD

NEW LISTINGS

53

5.4% Y/Y | 4.8% YTD

INVENTORY

139

80.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

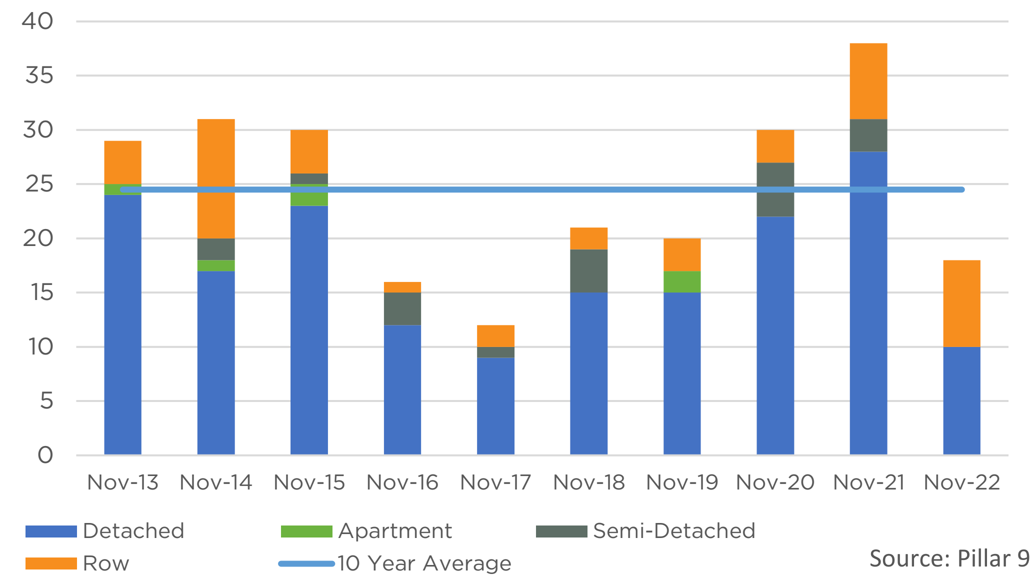
2.78

196.1% Y/Y

Monthly trend*

November 2022 | Chestermere

Monthly Sales Comparison



Source: Pillar 9

SALES

18

52.6% Y/Y | 10.1% YTD

NEW LISTINGS

41

32.3% Y/Y | 9.0% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

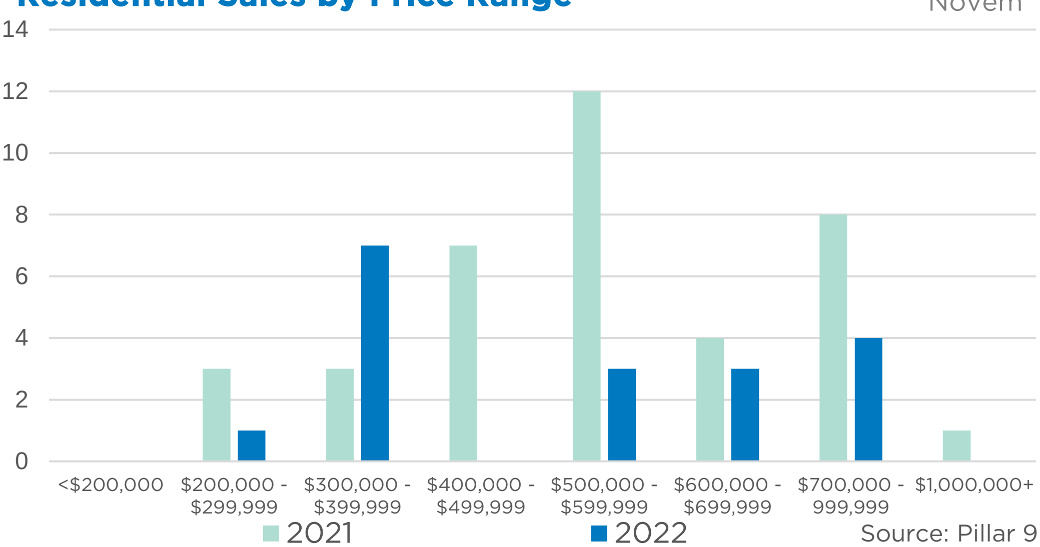
$ 630,700

16.6% Y/Y

Monthly trend*

Residential Sales by Price Range

Novem

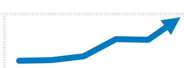


Source: Pillar 9

INVENTORY

96

45.5% Y/Y



Monthly trend*

MONTHS OF SUPPLY

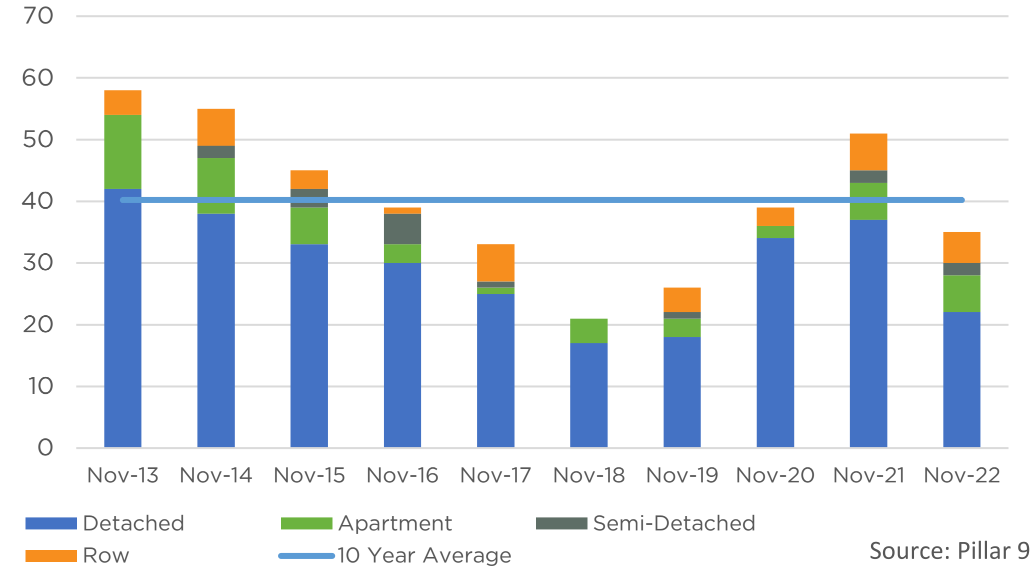
5.33

207.1% Y/Y

Monthly trend*

November 2022 | **Okotoks**

Monthly Sales Comparison



Source: Pillar 9

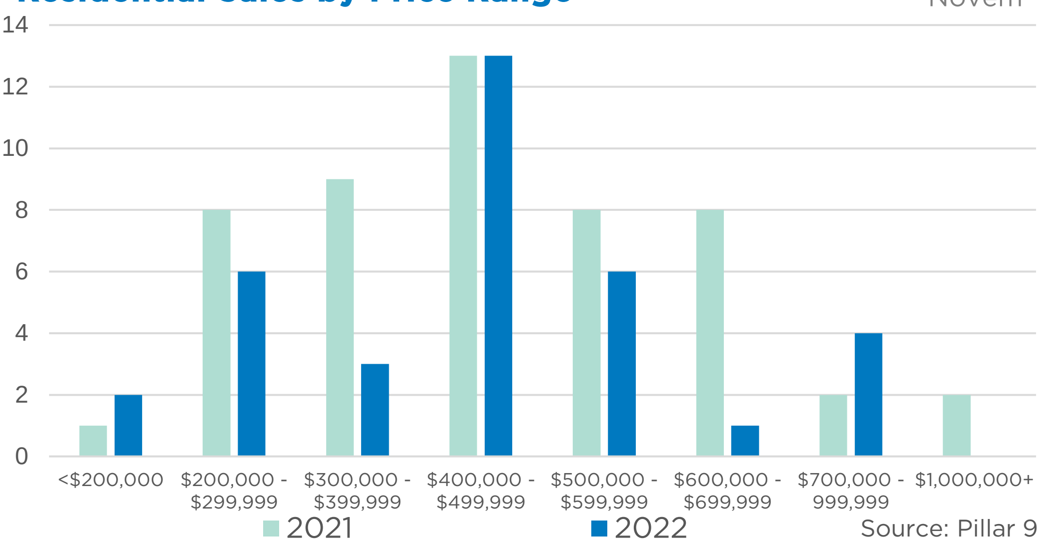
TOTAL RESIDENTIAL BENCHMARK PRICE

$	549,100
15.7%	Y/Y

Monthly trend*

Residential Sales by Price Range

Novem



Source: Pillar 9

SALES

35

31.4% Y/Y	3.3% YTD

NEW LISTINGS

40

9.1% Y/Y	9.1% YTD

INVENTORY

68

17.2% Y/Y

Monthly trend*

MONTHS OF SUPPLY

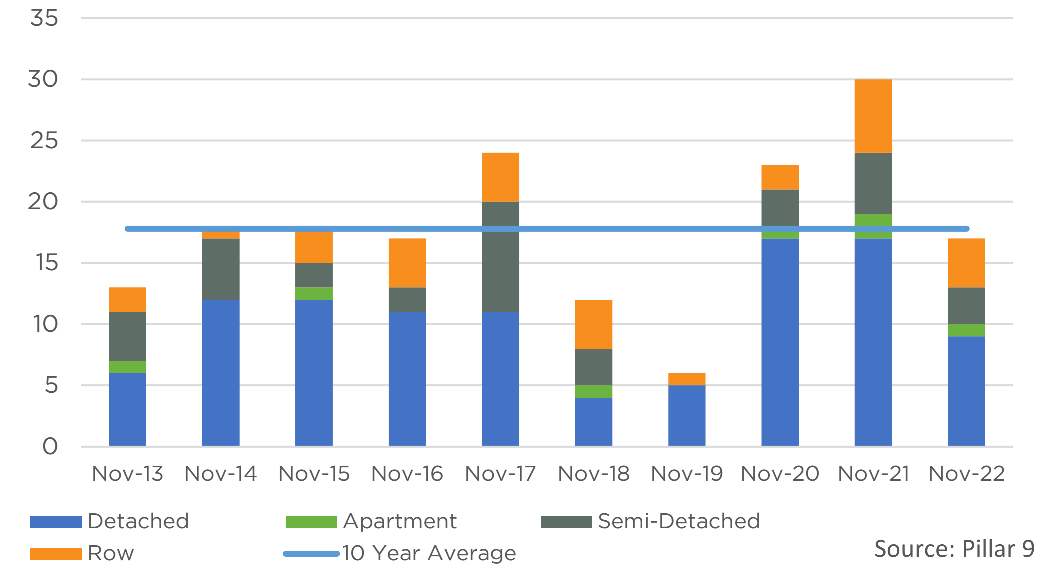
1.94

70.8% Y/Y

Monthly trend*

November 2022 | **High River**

Monthly Sales Comparison



Source: Pillar 9

SALES

17

43.3% Y/Y | 3.6% YTD

NEW LISTINGS

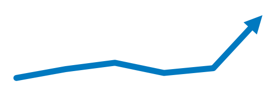
20

4.8% Y/Y | 8.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 414,100

14.6% Y/Y



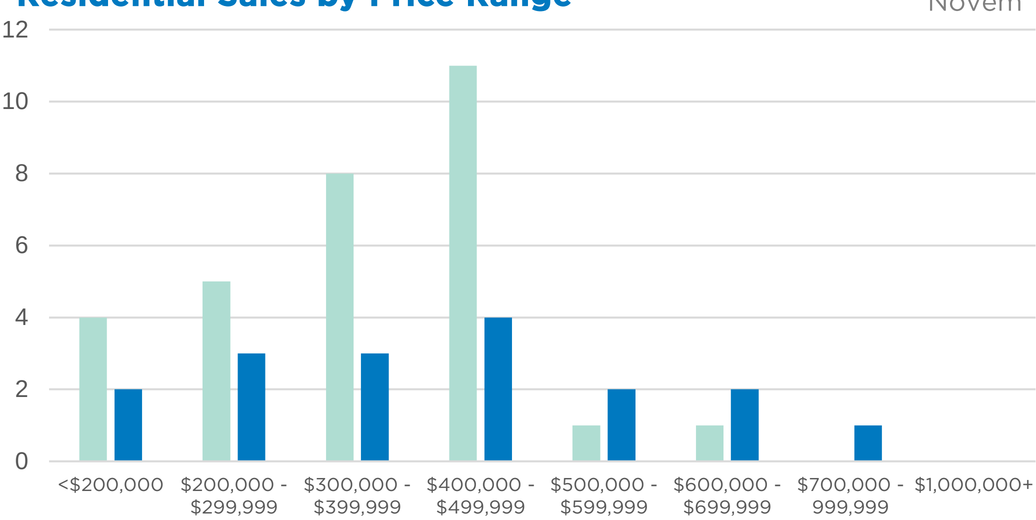
INVENTORY

26

21.2% Y/Y

Residential Sales by Price Range

Novem



Source: Pillar 9

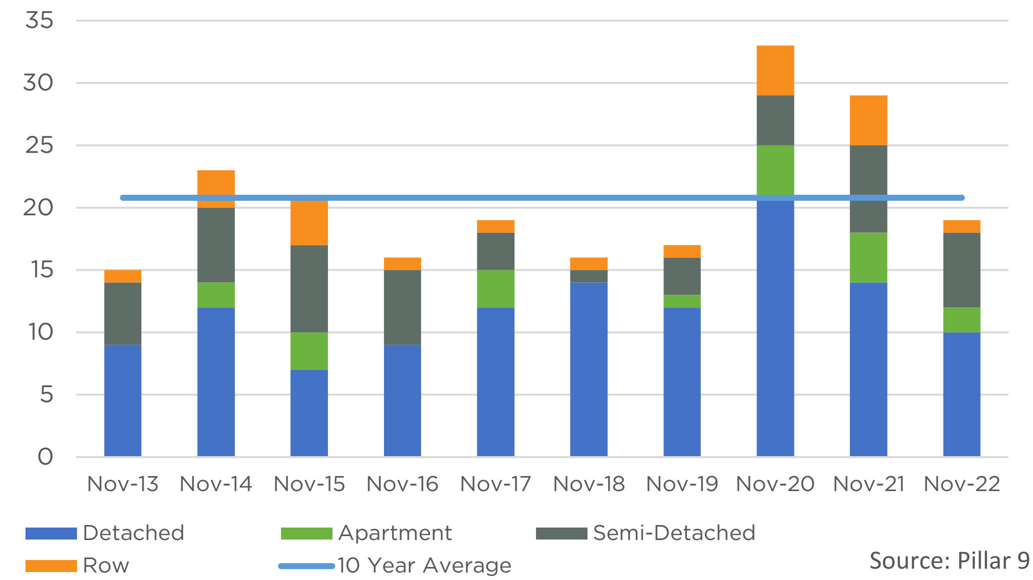
MONTHS OF SUPPLY

1.53

39.0% Y/Y

November 2022 | Strathmore

Monthly Sales Comparison



Source: Pillar 9

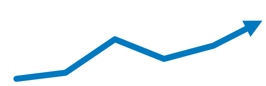
SALES		
19		
34.5%	Y/Y	
1.0%	YTD	

NEW LISTINGS		
14		
30.0%	Y/Y	
2.6%	YTD	

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 381,300

8.8% Y/Y



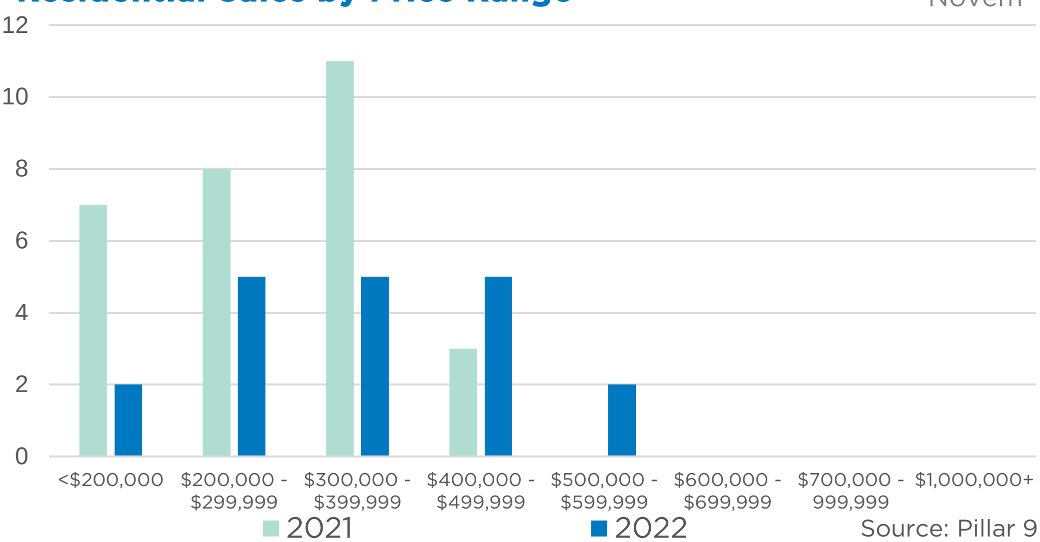
Monthly trend*

INVENTORY	
45	
11.8%	Y/Y

Monthly trend*

Residential Sales by Price Range

Novem



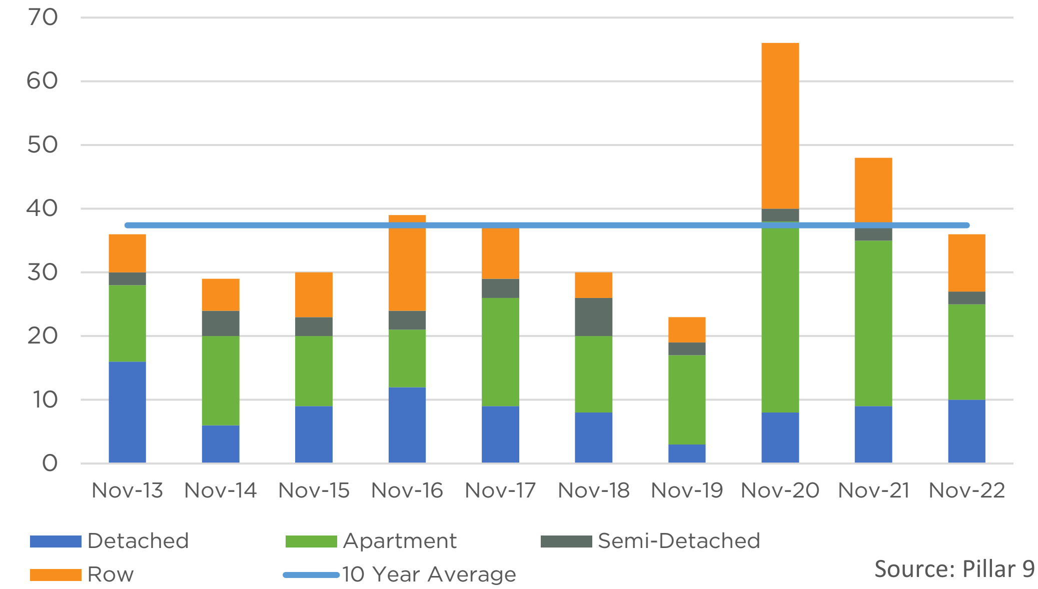
Source: Pillar 9

MONTHS OF SUPPLY	
2.37	
34.7%	Y/Y

Monthly trend*

November 2022 | Canmore

Monthly Sales Comparison

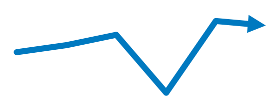


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 853,200

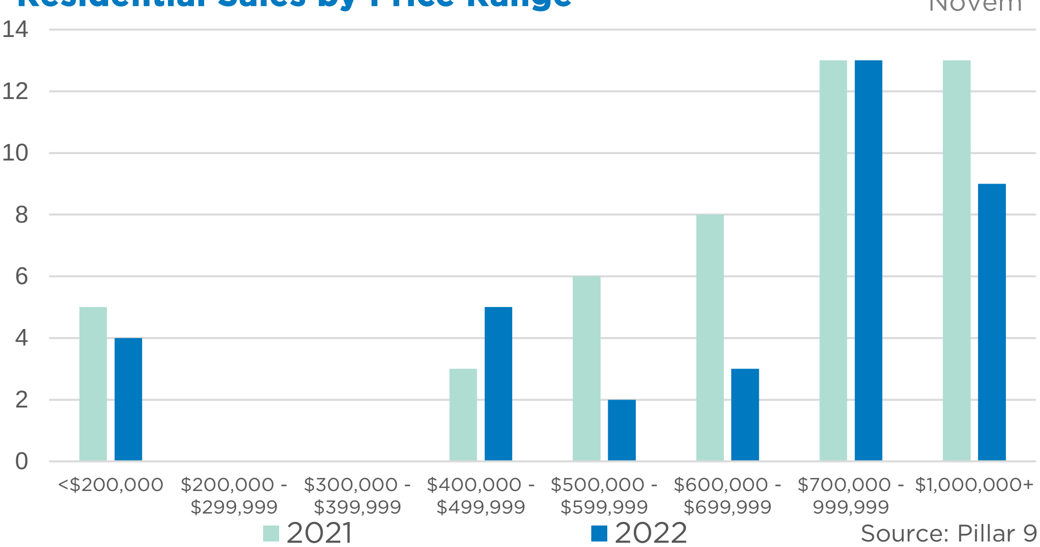
15.0% Y/Y



Monthly trend*

Residential Sales by Price Range

Novem



Source: Pillar 9

SALES

36

25.0% Y/Y | 31.4% YTD

NEW LISTINGS

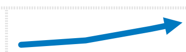
38

5.0% Y/Y | 11.4% YTD

INVENTORY

119

41.7% Y/Y



Monthly trend*

MONTHS OF SUPPLY

3.31

88.9% Y/Y

Monthly trend*