



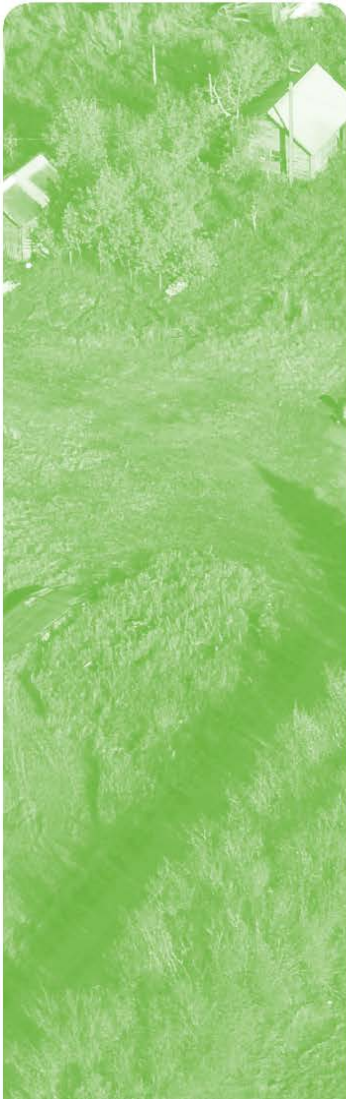
creb<sup>®</sup>

serving calgary and area REALTORS<sup>®</sup>

MONTHLY STATISTICS PACKAGE

# Calgary Region

September  
2020

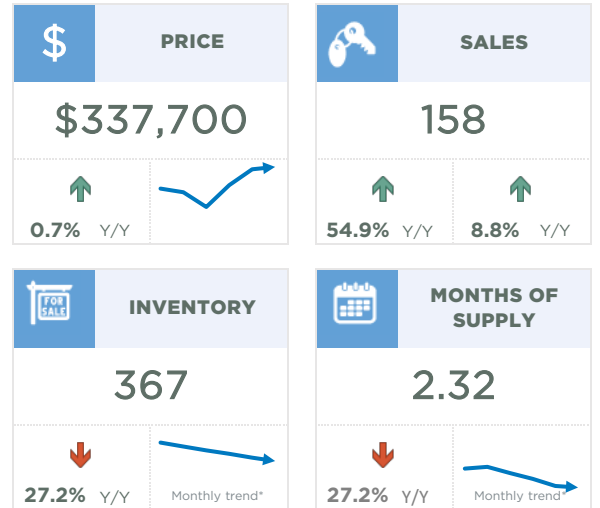


[creb.com](http://creb.com)

### Airdrie



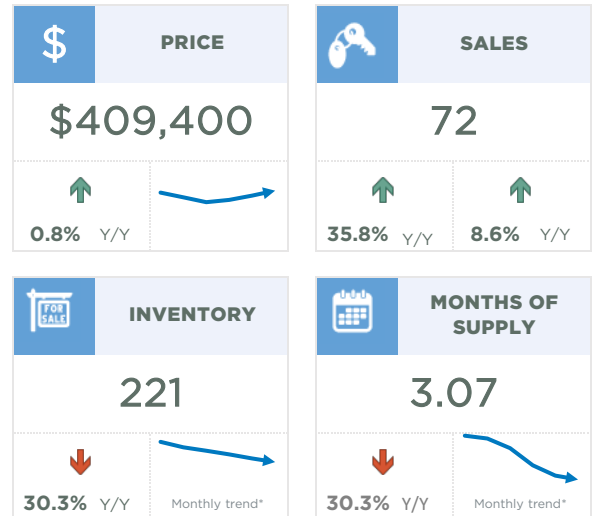
For the fourth consecutive month, year-over-year sales improved. As a result, year-to-date sales for the city total 1,055 units, a nine per cent increase over the previous year. While new listings did rise this month, the improvement in sales outpaced the gains in new listings, causing inventories to ease. Inventory levels are over 20 per cent lower than last year's levels and the months of supply has fallen to levels not seen since 2015. While prices remain below previous highs, tighter market conditions over the past four months have supported several months of price growth and September price levels are nearly one per cent higher than last year. These price gains were enough to cause year-to-date levels to stabilize relative to last year.



### Cochrane



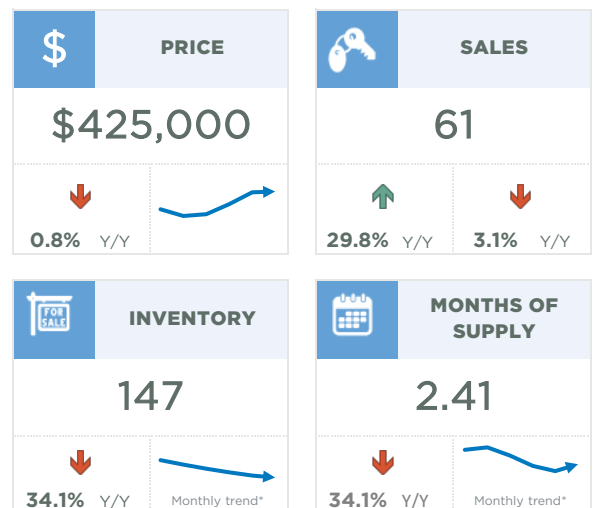
A reduction in new listings limited sales growth in September compared to August. However, September sales remain higher than last year and contributed to a year-to-date gain of nearly nine per cent. Rising sales and easing inventories have kept the months of supply below four months, the lowest level seen since 2014. Tighter market conditions have supported an upward trend in prices over the past three months. The recent price gains did translate to year-over-year gains in September, but were not enough to offset earlier pullbacks, as year-to-date prices remain nearly two per cent lower than last year's levels.

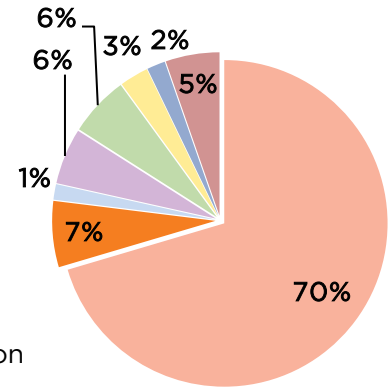
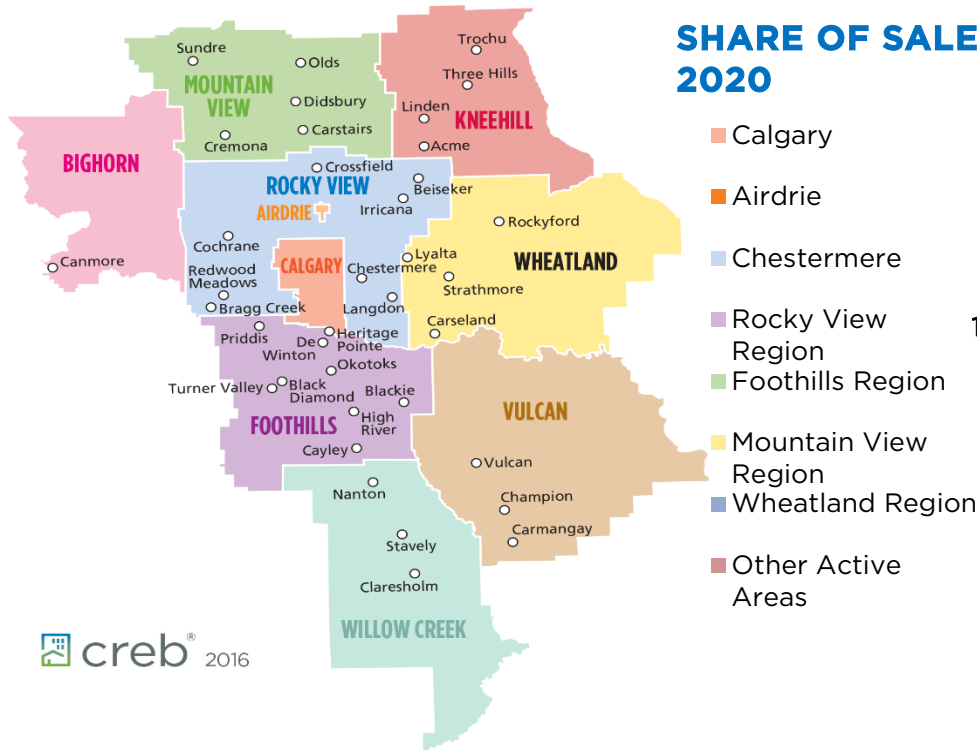


### Okotoks



September sales continued to improve from the low levels recorded earlier in the year and levels recorded last September. However, recent improvements were not enough to offset earlier pullbacks. Sales remain three per cent lower than last year's levels, but this could be related to reduced inventory in the market. Reductions in supply relative to demand have caused the months of supply to decline to three months. The tighter market conditions have caused prices to trend up over the past four months. However, both September and year-to-date prices remain lower than previous year's levels.

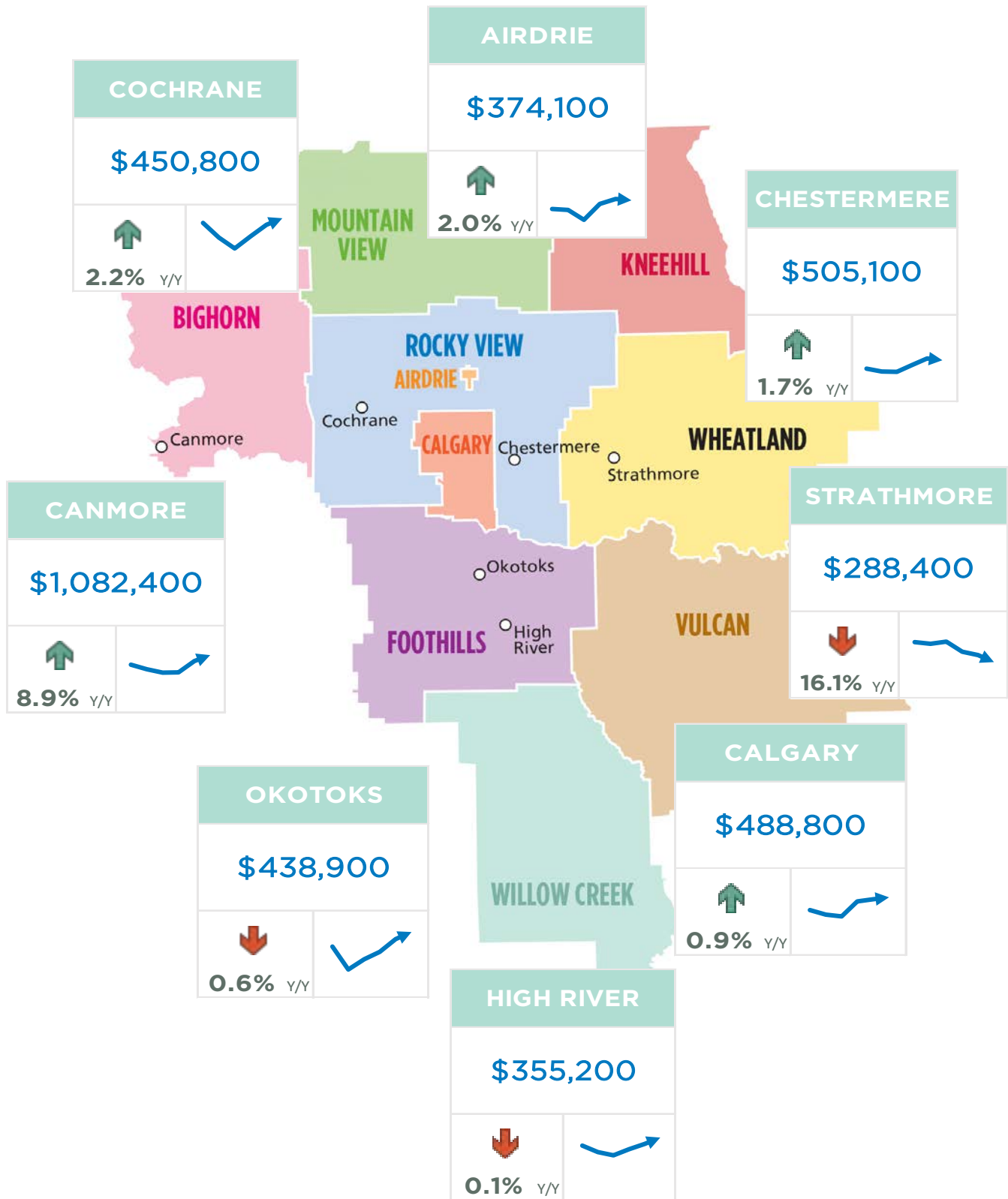




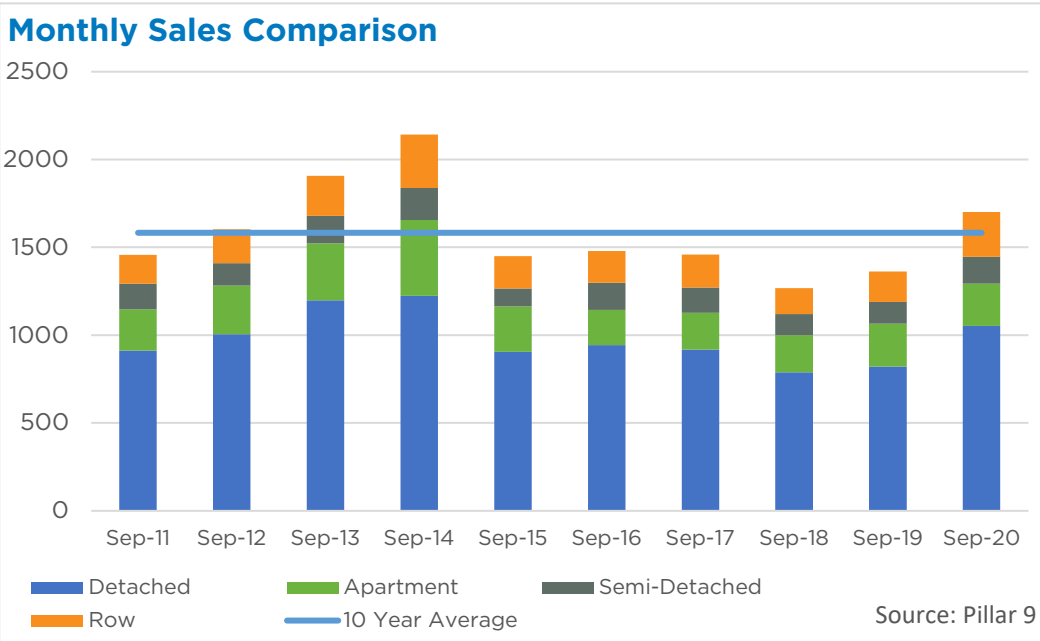
Source: CREB®

September 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	1,702	2,715	63%	6,225	3.66	421,700	467,625	419,450
<b>Airdrie</b>	158	182	87%	367	2.32	337,700	373,957	366,850
<b>Chestermere</b>	37	39	95%	116	3.14	487,700	593,551	539,500
<b>Rocky View Region</b>	134	195	69%	622	4.64	379,900	567,768	475,500
<b>Foothills Region</b>	144	153	94%	477	3.31	390,400	521,156	434,000
<b>Mountain View Region</b>	69	64	108%	303	4.39	301,900	394,671	315,000
<b>Kneehill Region</b>	10	12	83%	99	9.90	158,500	274,690	245,500
<b>Wheatland Region</b>	44	62	71%	203	4.61	281,100	360,541	359,500
<b>Willow Creek Region</b>	33	35	94%	137	4.15	229,800	272,136	235,000
<b>Vulcan Region</b>	17	15	113%	72	4.24	201,900	236,921	230,000
<b>Bighorn Region</b>	69	79	87%	261	3.78	772,000	734,591	640,000
YEAR-TO-DATE 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	11,752	22,789	52%	6,016	4.61	415,611	456,589	410,000
<b>Airdrie</b>	1,055	1,593	66%	408	4.10	331,911	371,994	365,000
<b>Chestermere</b>	232	429	54%	137	6.35	478,089	549,792	514,250
<b>Rocky View Region</b>	976	1,879	52%	678	6.25	371,611	577,373	446,800
<b>Foothills Region</b>	931	1,532	61%	543	5.25	380,544	478,113	405,000
<b>Mountain View Region</b>	408	762	54%	354	7.80	298,778	361,617	320,000
<b>Kneehill Region</b>	85	157	54%	113	12.00	166,844	260,085	245,000
<b>Wheatland Region</b>	226	476	47%	216	8.60	306,056	342,204	330,000
<b>Willow Creek Region</b>	203	320	63%	144	6.37	229,333	256,471	233,000
<b>Vulcan Region</b>	70	136	51%	79	10.10	200,233	255,686	230,000
<b>Bighorn Region</b>	365	704	52%	267	6.58	778,144	753,224	674,000

# DETACHED BENCHMARK PRICE COMPARISON



September 2020 **Calgary**



### SALES

**1,702**

↑ 24.9% Y/Y    ↓ 8.9% YTD

### NEW LISTINGS

**2,715**

↑ 0.1% Y/Y    ↓ 11.1% YTD

### INVENTORY

**6,225**

↓ 12.2% Y/Y    → Monthly trend\*

### MONTHS OF SUPPLY

**3.66**

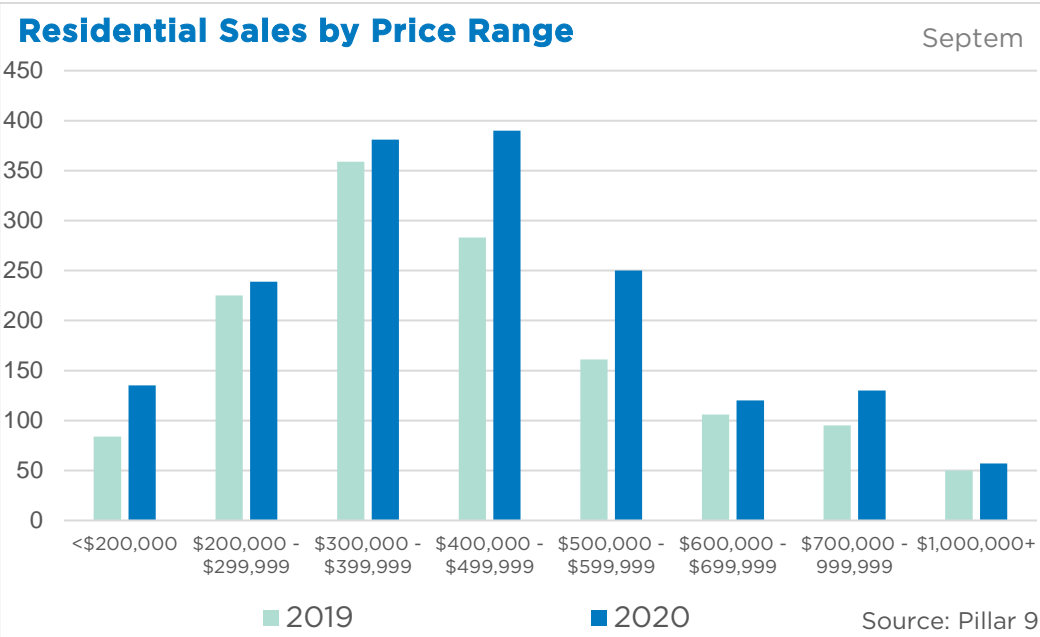
↓ 29.7% Y/Y    → Monthly trend\*

### TOTAL RESIDENTIAL BENCHMARK PRICE

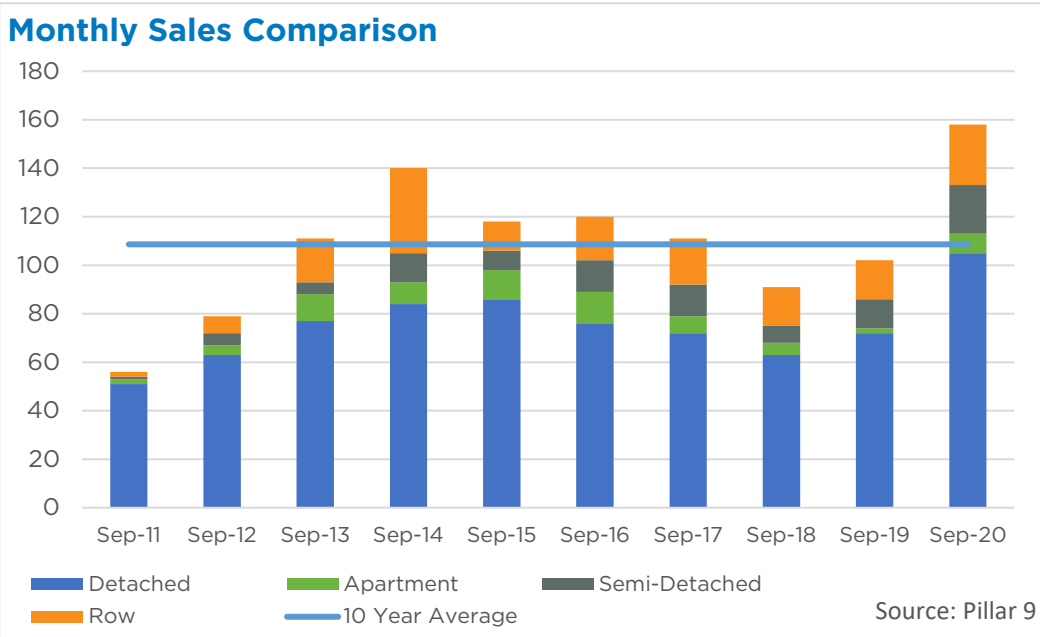
**\$ 421,700**

↓ 0.2% Y/Y

Monthly trend\* (Line graph showing a slight dip followed by a rise)



September 2020 **Airdrie**



### SALES

158

↑ 54.9% Y/Y    ↑ 8.8% YTD

### NEW LISTINGS

182

↑ 7.1% Y/Y    ↓ 9.2% YTD

### INVENTORY

367

↓ 27.2% Y/Y    Monthly trend\*

### MONTHS OF SUPPLY

2.32

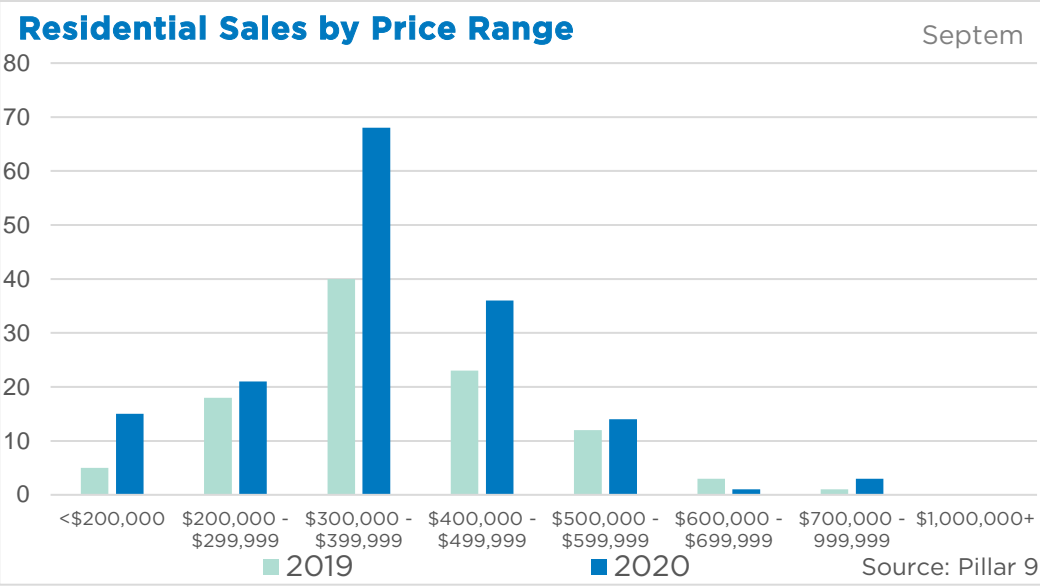
↓ 27.2% Y/Y    Monthly trend\*

### TOTAL RESIDENTIAL BENCHMARK PRICE

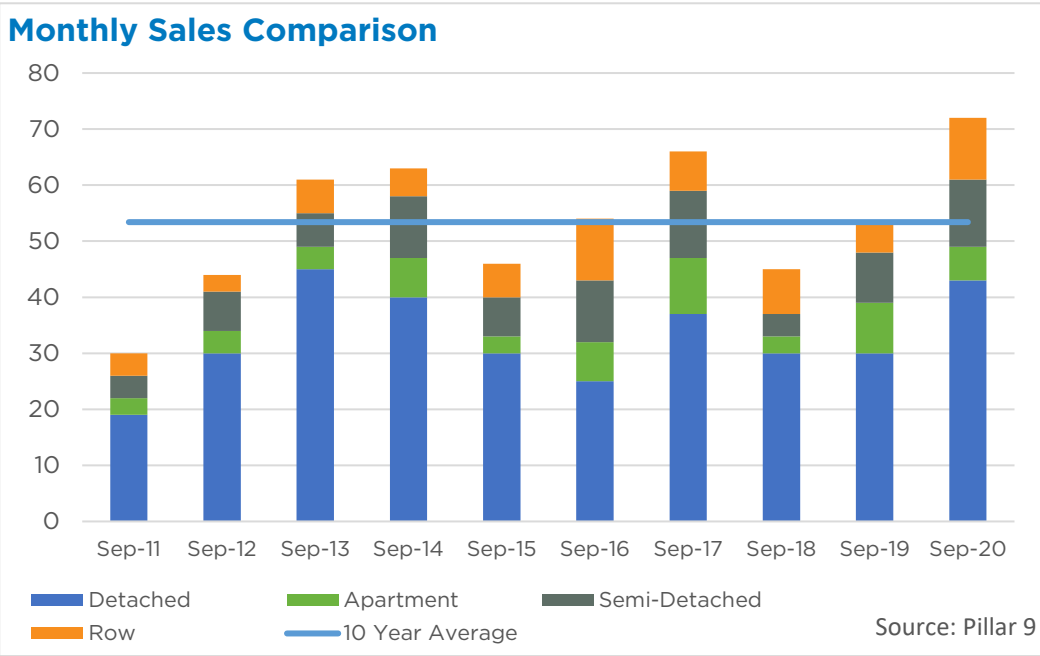
\$ 337,700

↑ 0.7% Y/Y

Monthly trend\*



September 2020 **Cochrane**



### SALES

72

↑ 35.8% Y/Y    ↑ 8.6% YTD

### NEW LISTINGS

80

↓ 15.8% Y/Y    ↓ 11.6% YTD

### INVENTORY

221

↓ 30.3% Y/Y    Monthly trend\*

### MONTHS OF SUPPLY

3.07

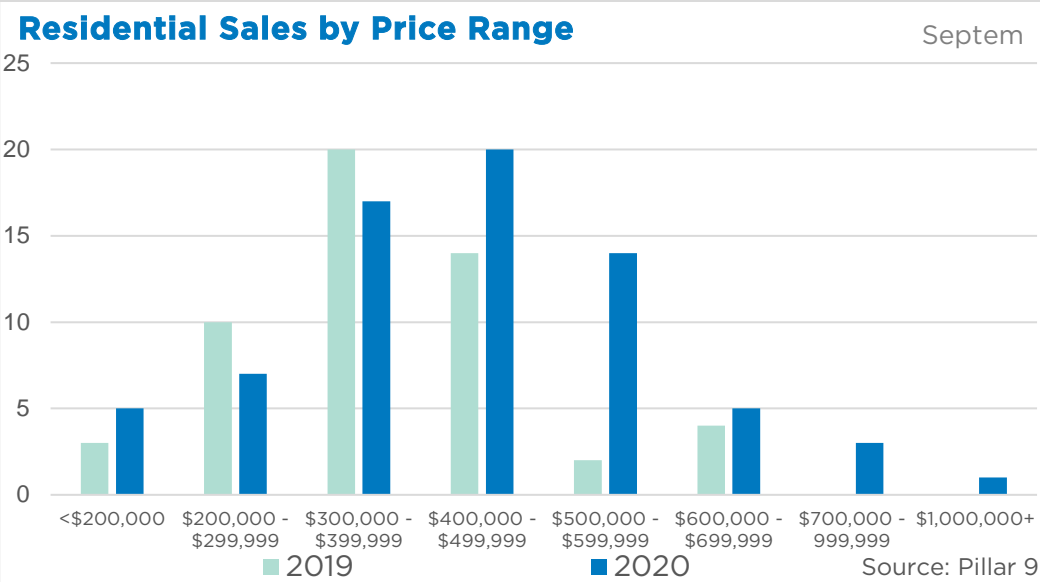
↓ 30.3% Y/Y    Monthly trend\*

### TOTAL RESIDENTIAL BENCHMARK PRICE

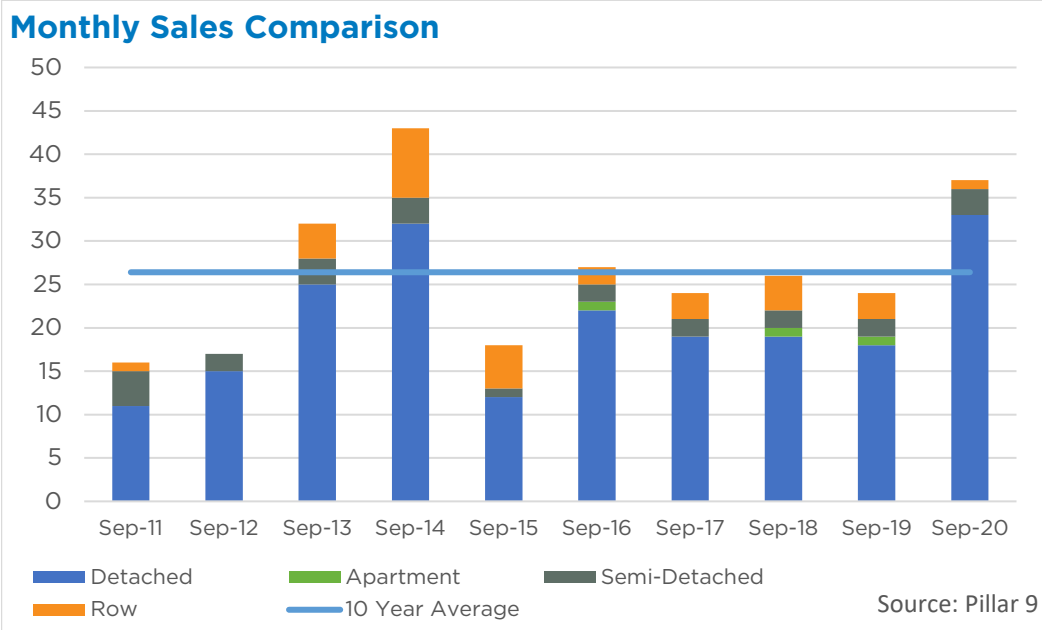
\$ 409,400

↑ 0.8% Y/Y

Monthly trend\*



September 2020 **Chestermere**



### SALES

37

↑ 54.2% Y/Y    ↑ 15.4% YTD

### NEW LISTINGS

39

↓ 41.8% Y/Y    ↓ 25.0% YTD

### TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 487,700

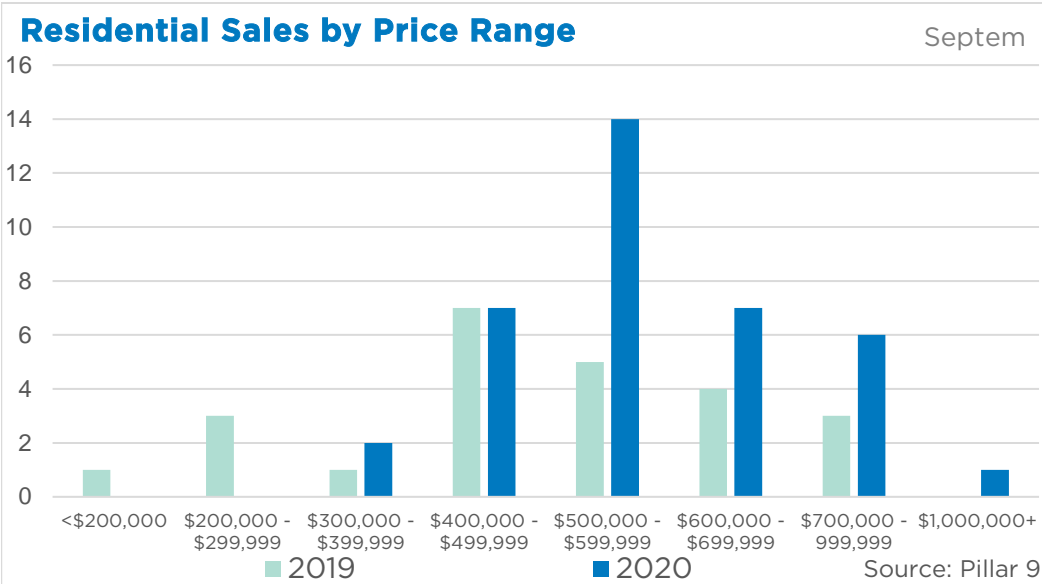
↑ 0.8% Y/Y

Monthly trend\*

### INVENTORY

116

↓ 32.9% Y/Y    Monthly trend\*



### MONTHS OF SUPPLY

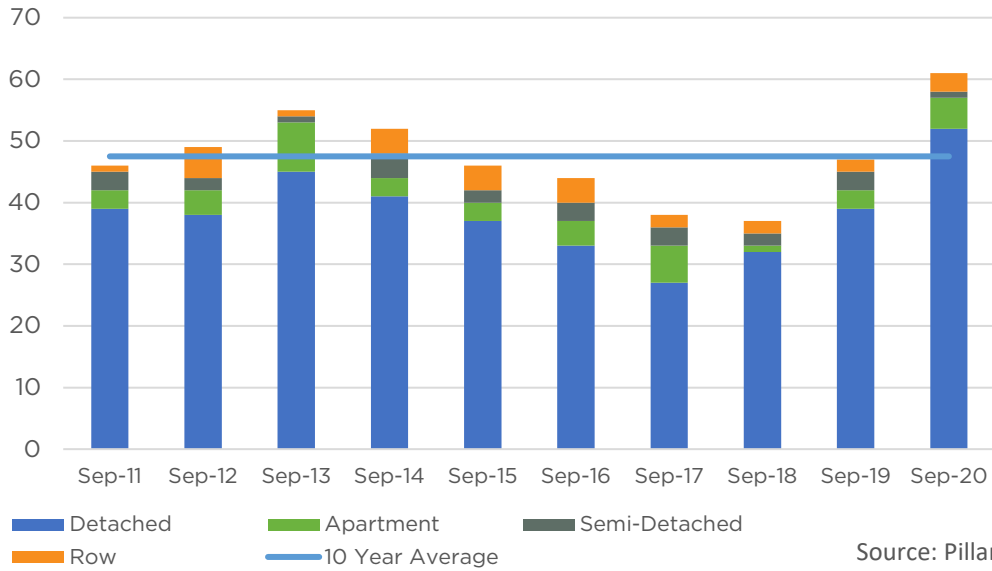
3.14

↓ 45.3% Y/Y    Monthly trend\*



September 2020 Okotoks

Monthly Sales Comparison



**SALES**

61

↑ 29.8% Y/Y    ↓ 3.1% YTD

**NEW LISTINGS**

69

↓ 13.8% Y/Y    ↓ 14.7% YTD

**INVENTORY**

147

↓ 34.1% Y/Y    Monthly trend\*

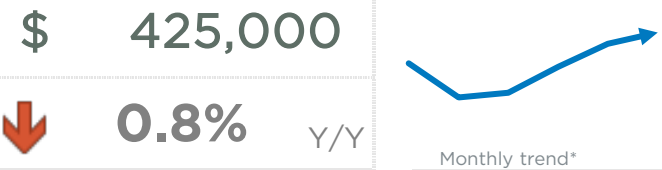
**MONTHS OF SUPPLY**

2.41

↓ 34.1% Y/Y    Monthly trend\*

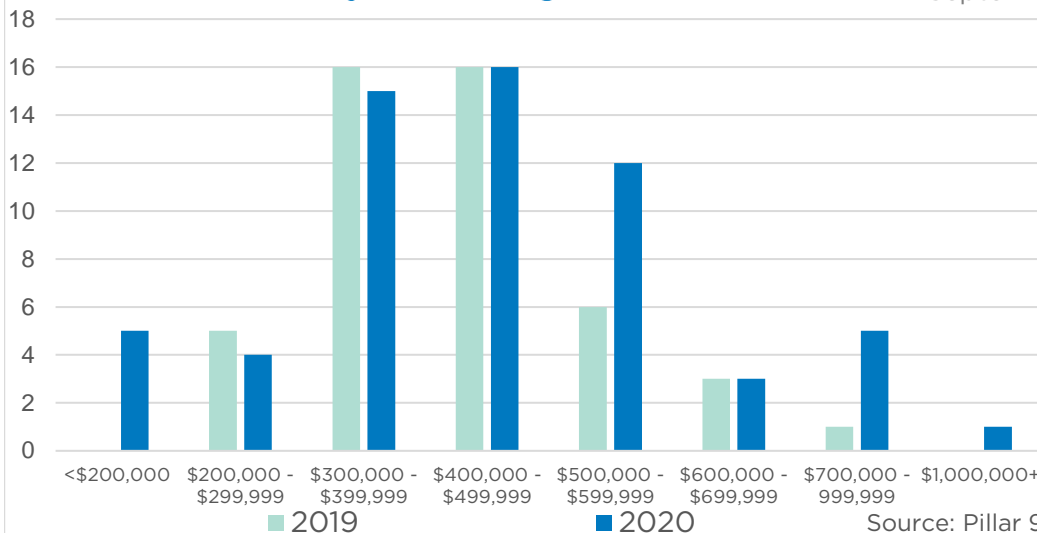


TOTAL RESIDENTIAL BENCHMARK PRICE



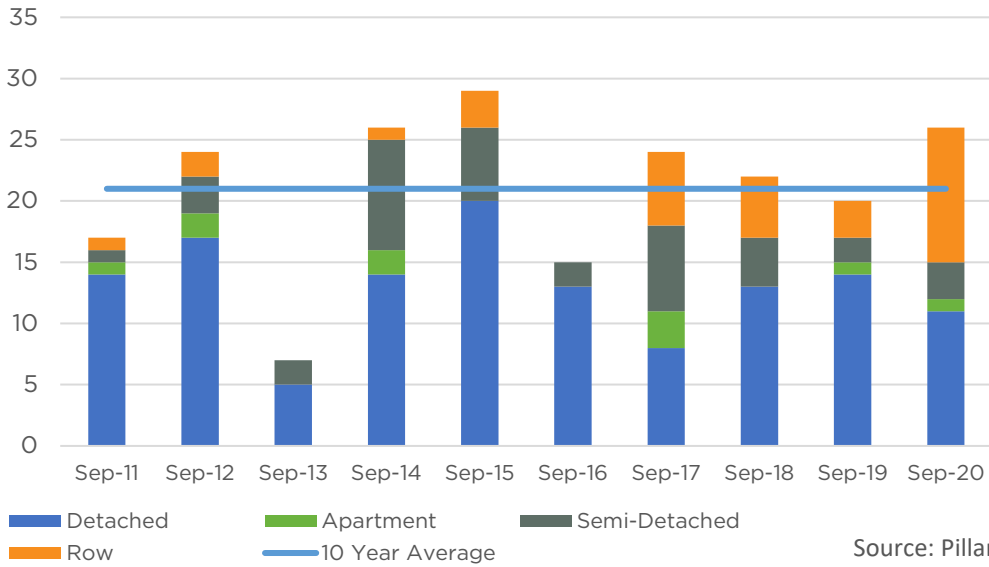
Residential Sales by Price Range

Septem



September 2020 High River

Monthly Sales Comparison



**SALES**

26

↑ 30.0% Y/Y

→ 0.0% YTD

**NEW LISTINGS**

31

↓ 3.1% Y/Y

↓ 19.8% YTD

**INVENTORY**

82

↓ 29.3% Y/Y

→ Monthly trend\*

**MONTHS OF SUPPLY**

3.15

↓ 29.3% Y/Y

→ Monthly trend\*



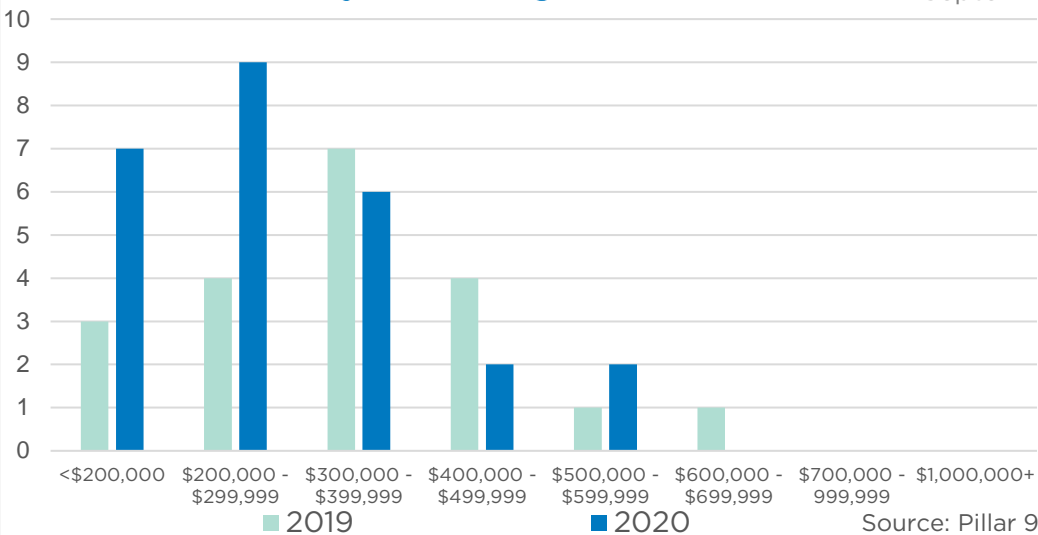
TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 321,300

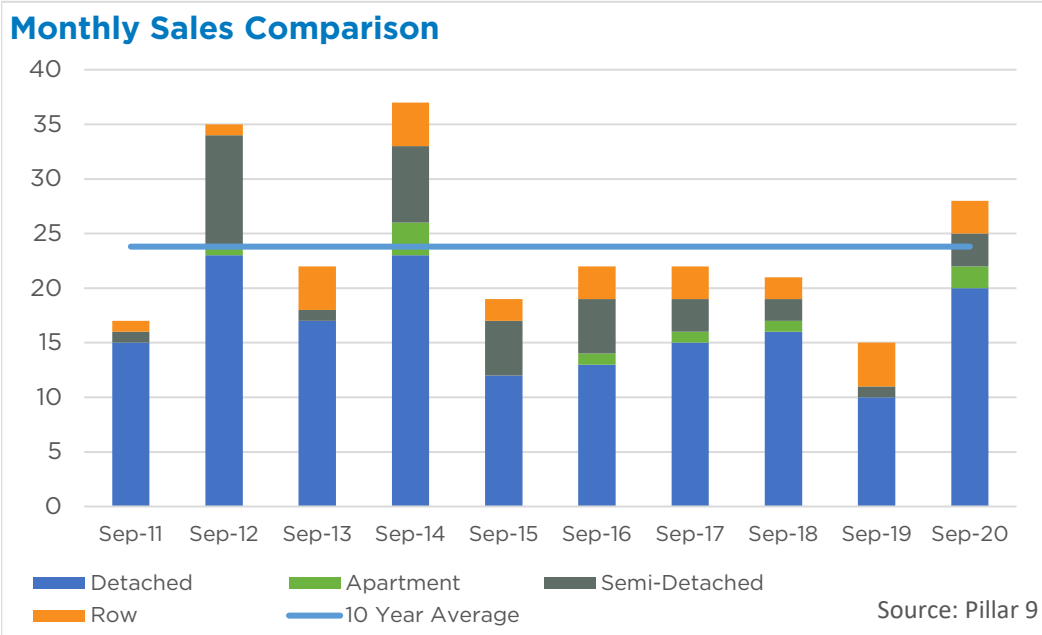
↓ 0.6% Y/Y

Monthly trend\*

Residential Sales by Price Range



September 2020 **Strathmore**



### SALES

28

↑ 86.7% Y/Y    ↑ 5.8% YTD

### NEW LISTINGS

38

↑ 11.8% Y/Y    ↓ 17.0% YTD

### INVENTORY

120

↓ 20.5% Y/Y    Monthly trend\*

### MONTHS OF SUPPLY

4.29

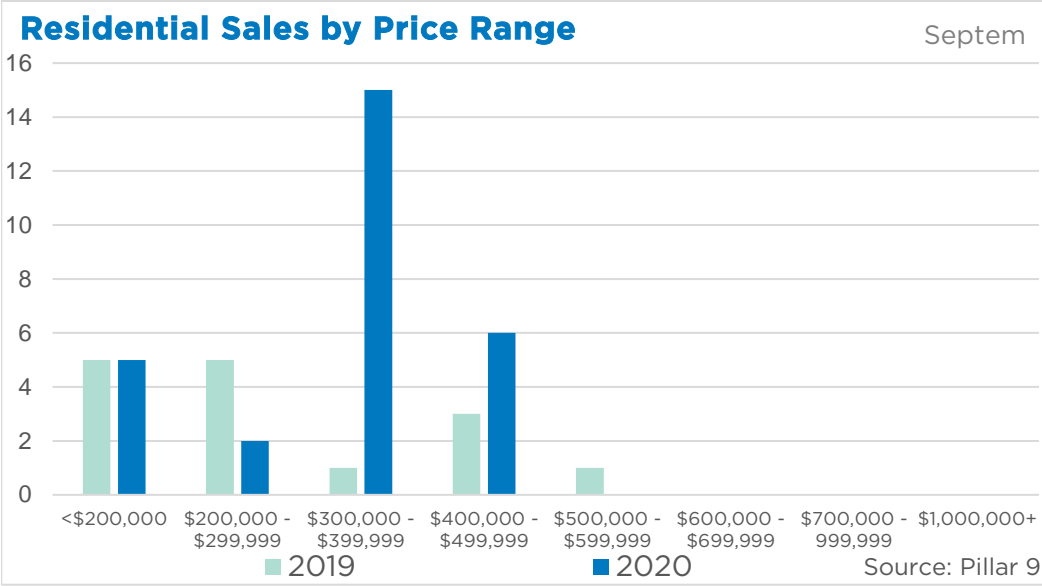
↓ 20.5% Y/Y    Monthly trend\*

### TOTAL RESIDENTIAL BENCHMARK PRICE

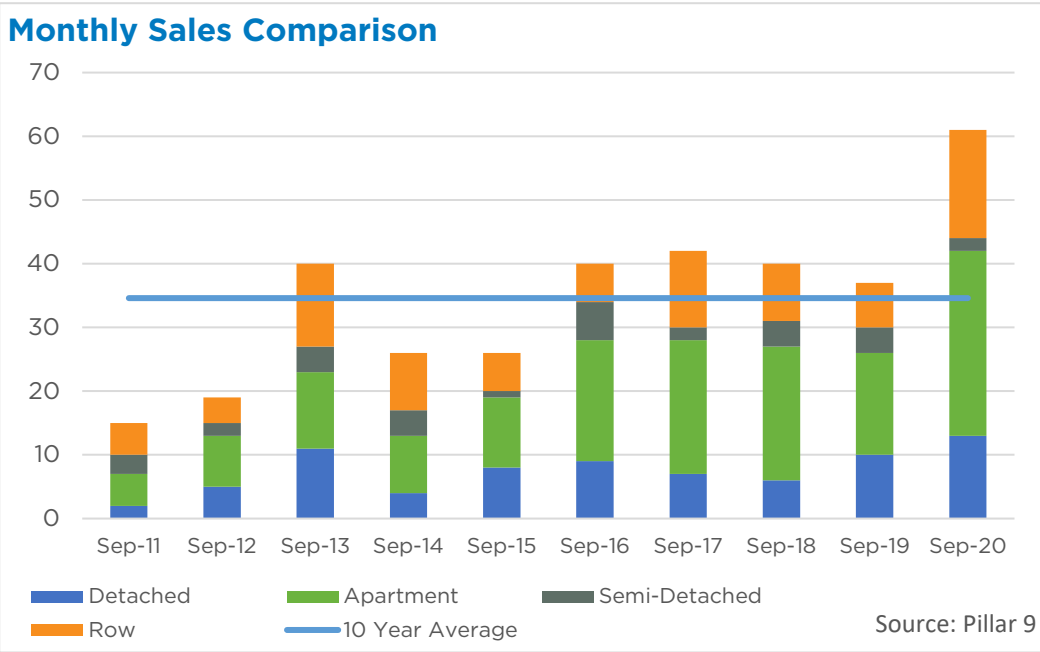
\$ 286,200

↓ 14.0% Y/Y

Monthly trend\*



September 2020 **Canmore**



### SALES

61

↑ 64.9% Y/Y    ↓ 2.1% YTD

### NEW LISTINGS

69

↑ 27.8% Y/Y    ↑ 14.7% YTD

### INVENTORY

229

↑ 1.3% Y/Y    Monthly trend\*

### MONTHS OF SUPPLY

3.75

↑ 1.3% Y/Y    Monthly trend\*

