



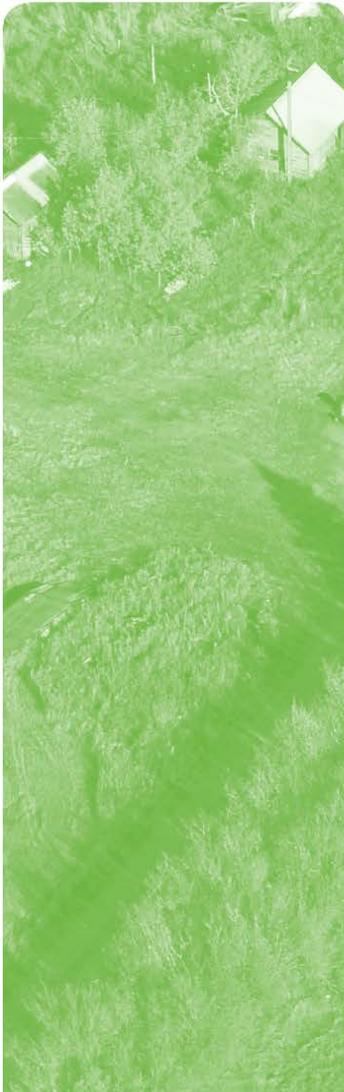
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MONTHLY STATISTICS PACKAGE

# Calgary Region

April 2021



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

### Airdrie



Sales activity remained strong in April, as purchasers took advantage of the gains in new listings this month. The recent rise in new listings has caused inventories to increase relative to the past several months, but it did little to ease the sellers' market conditions that have existed since last year. Persistent sellers' market conditions placed upward pressure on prices, which as of April sit nearly 10 per cent higher than last year. Prices started improving last year, but the past several months the months of supply have been just over one month, contributing to the faster pace of price growth this month. As of April, the benchmark price was \$365,100. This is only slightly lower than record highs, due to lower price figures from the apartment and row sectors. Both the detached and semi-detached sectors have seen prices fully recover to previous highs.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$365,100</b>		<b>260</b>
	<b>9.9%</b> Y/Y		<b>333.3%</b> Y/Y <b>138.8%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>353</b>		<b>1.36</b>
	<b>15.8%</b> Y/Y		<b>80.6%</b> Y/Y
	Monthly trend*		Monthly trend*

### Cochrane



April sales rose again compared with last month's record highs. New listings also remained elevated, but it was not enough to meet the demand, as the 178 sales outpaced the 161 new listings. Inventory fell to 172 units, which is the lowest April level recorded since 2007. The months of supply dropped below one month in April, which is causing steep price gains. The unadjusted benchmark price in April hit a new record high at \$439,300. This is nearly four per cent higher than last month and eight per cent higher than last year's levels.

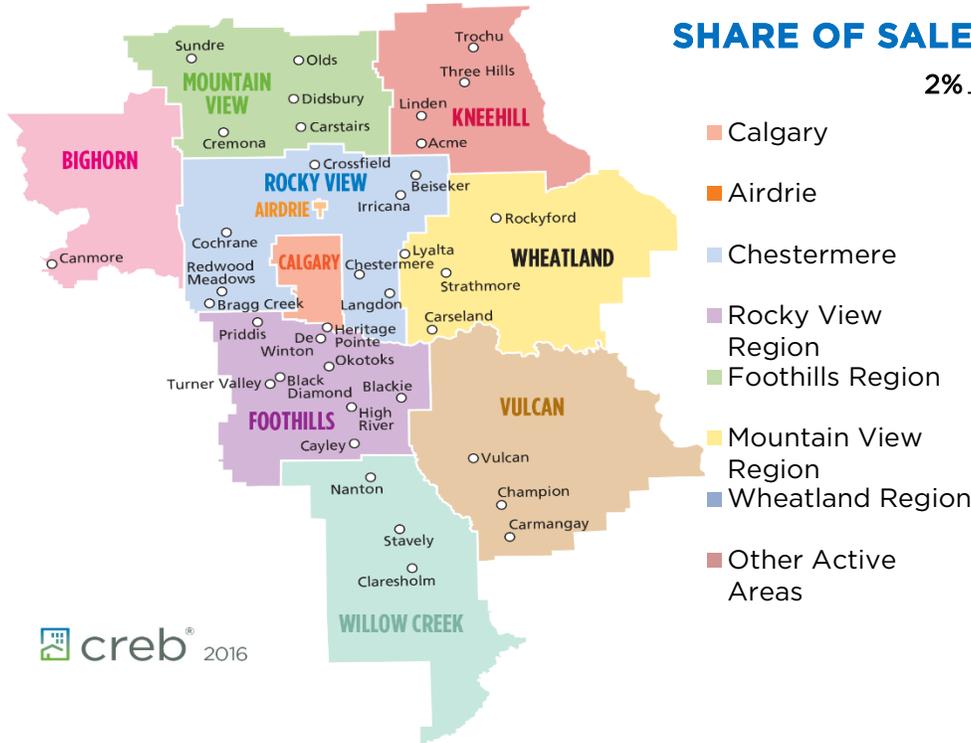
<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$439,300</b>		<b>178</b>
	<b>7.9%</b> Y/Y		<b>513.8%</b> Y/Y <b>198.1%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>172</b>		<b>0.97</b>
	<b>40.1%</b> Y/Y		<b>90.2%</b> Y/Y
	Monthly trend*		Monthly trend*

### Okotoks

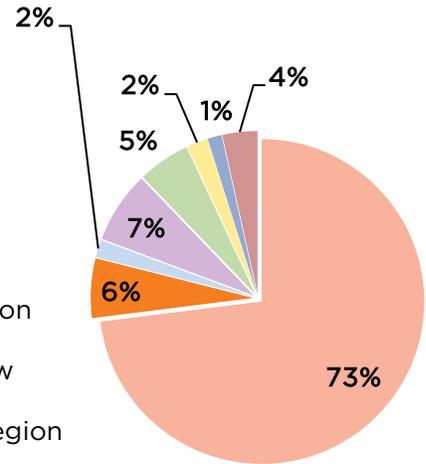


Improvements in new listings this month were nearly matched by sales activity, keeping inventory low. In April there were 108 units in inventory, which is over 50 per cent lower than typical levels for this month. The low inventory levels and strong sales caused the months of supply to fall to one month. Like other areas, Okotoks is experiencing strong price growth. In April, the unadjusted benchmark price reached a new record high at \$463,000. This is nearly three per cent higher than last month and over 11 per cent higher than prices recorded last year.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$463,000</b>		<b>111</b>
	<b>11.4%</b> Y/Y		<b>552.9%</b> Y/Y <b>141.5%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>108</b>		<b>0.97</b>
	<b>45.2%</b> Y/Y		<b>91.6%</b> Y/Y
	Monthly trend*		Monthly trend*



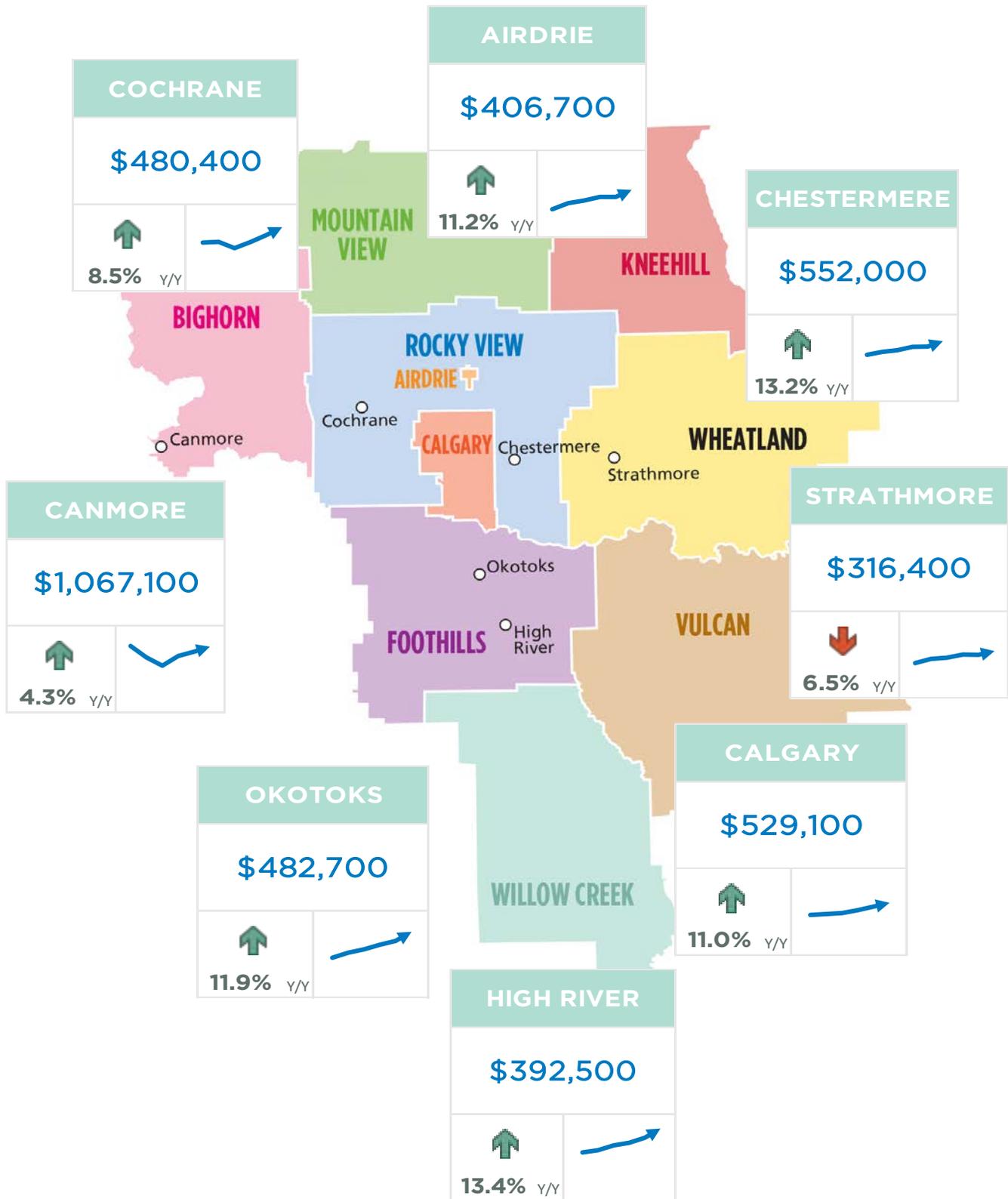
SHARE OF SALES April 2021



Source: CREB®

April 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	3,209	4,670	69%	6,070	1.89	451,400	509,294	455,000
<b>Airdrie</b>	260	338	77%	353	1.36	365,100	417,170	410,250
<b>Chestermere</b>	77	91	85%	114	1.48	530,700	554,565	556,000
<b>Rocky View Region</b>	314	347	90%	500	1.59	537,200	650,935	506,500
<b>Foothills Region</b>	229	273	84%	342	1.49	425,200	564,101	469,900
<b>Mountain View Region</b>	91	107	85%	210	2.31	319,100	454,234	386,300
<b>Kneehill Region</b>	16	17	94%	72	4.50	174,400	242,119	207,000
<b>Wheatland Region</b>	62	82	76%	145	2.34	301,100	394,535	367,000
<b>Willow Creek Region</b>	32	35	91%	75	2.34	257,200	279,078	232,000
<b>Vulcan Region</b>	16	19	84%	44	2.75	233,100	259,219	243,500
<b>Bighorn Region</b>	89	105	85%	133	1.49	839,900	819,346	685,000
YEAR-TO-DATE 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	9,150	14,212	64%	5,014	2.19	437,100	498,622	450,000
<b>Airdrie</b>	764	1,015	75%	296	1.55	355,650	407,411	401,250
<b>Chestermere</b>	201	275	73%	109	2.17	515,100	568,563	544,900
<b>Rocky View Region</b>	848	1,115	76%	485	2.29	522,350	640,779	491,000
<b>Foothills Region</b>	635	819	78%	315	1.98	410,800	575,906	480,000
<b>Mountain View Region</b>	234	334	70%	193	3.29	311,600	428,536	372,450
<b>Kneehill Region</b>	50	70	71%	68	5.42	167,450	242,989	213,500
<b>Wheatland Region</b>	182	245	74%	138	3.02	289,125	366,354	351,250
<b>Willow Creek Region</b>	102	120	85%	79	3.10	244,150	270,288	226,750
<b>Vulcan Region</b>	50	60	83%	45	3.56	221,525	264,354	247,000
<b>Bighorn Region</b>	328	347	95%	135	1.65	799,325	773,965	681,250

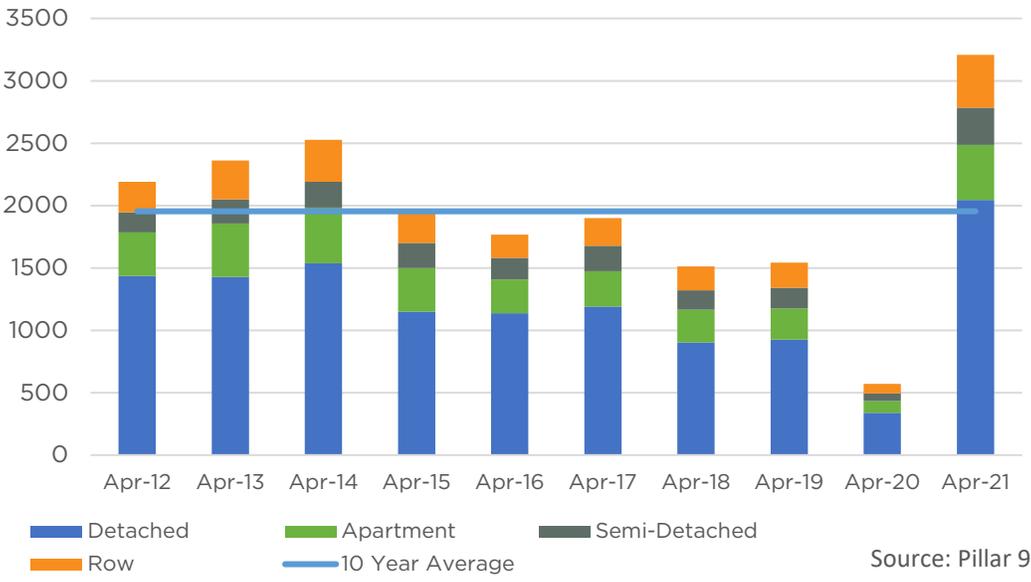
# DETACHED BENCHMARK PRICE COMPARISON



April 2021

Calgary

Monthly Sales Comparison



**SALES**

3,209

↑ 462.0% Y/Y    ↑ 141.2% YTD

**NEW LISTINGS**

4,670

↑ 227.7% Y/Y    ↑ 63.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

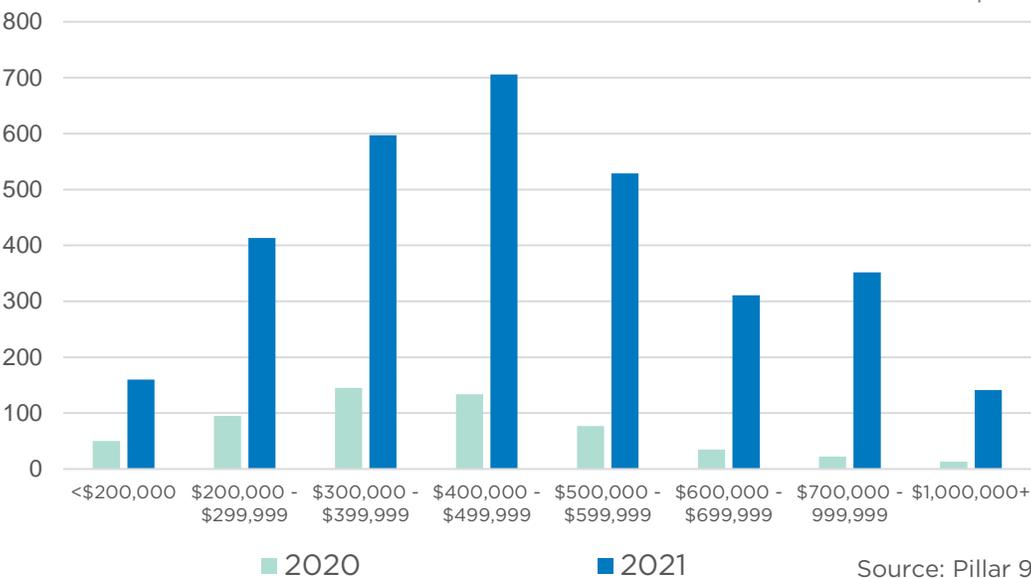
\$ 451,400

↑ 9.2% Y/Y

Monthly trend\*

Residential Sales by Price Range

April



**INVENTORY**

6,070

↑ 7.5% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

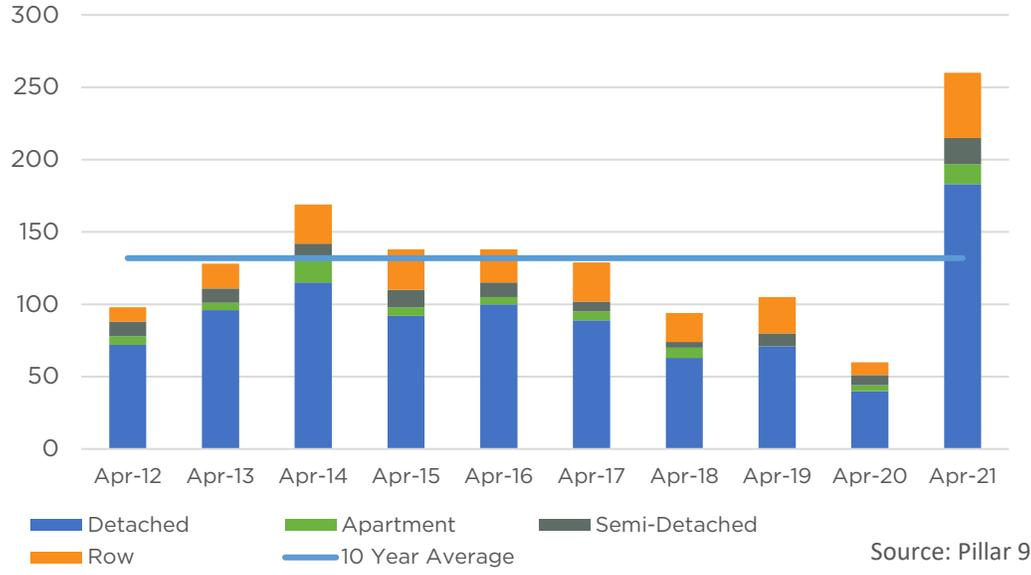
1.89

↓ 80.9% Y/Y    Monthly trend\*

April 2021

Airdrie

Monthly Sales Comparison



**SALES**

260

↑ 333.3% Y/Y    ↑ 138.8% YTD

**NEW LISTINGS**

338

↑ 215.9% Y/Y    ↑ 59.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

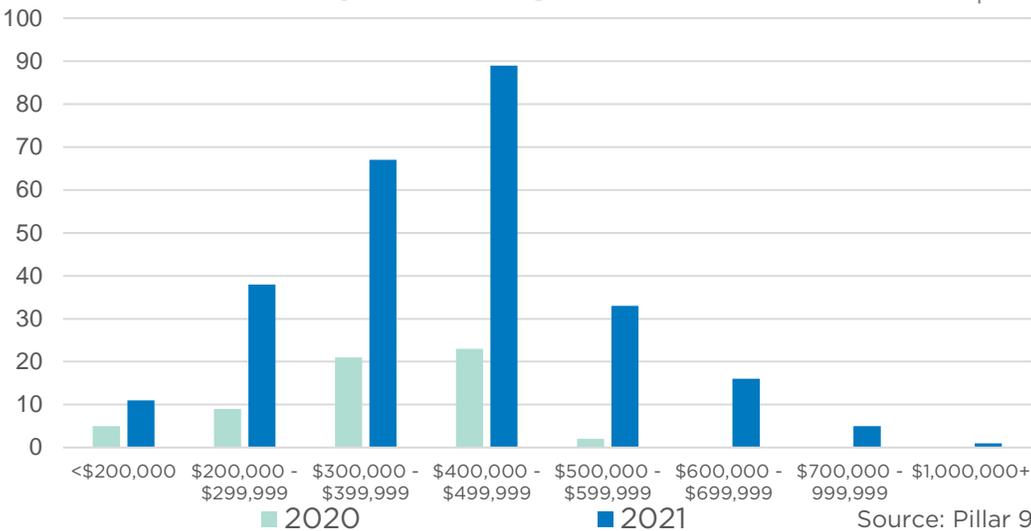
\$ 365,100

↑ 9.9% Y/Y

Monthly trend\*

Residential Sales by Price Range

April



**INVENTORY**

353

↓ 15.8% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

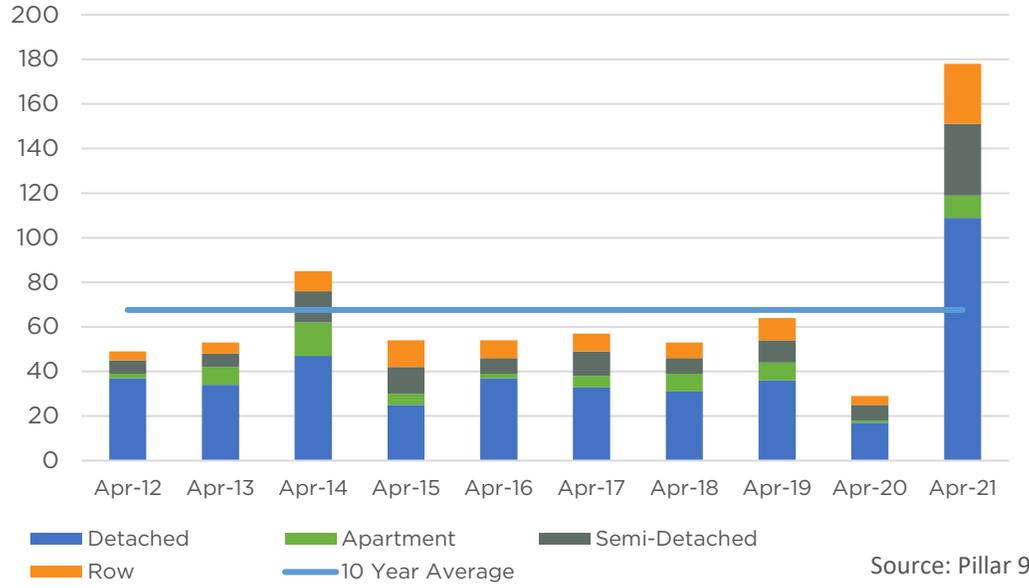
1.36

↓ 80.6% Y/Y    Monthly trend\*

April 2021

Cochrane

Monthly Sales Comparison



**SALES**

178

↑ 513.8% Y/Y    ↑ 198.1% YTD

**NEW LISTINGS**

161

↑ 163.9% Y/Y    ↑ 55.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



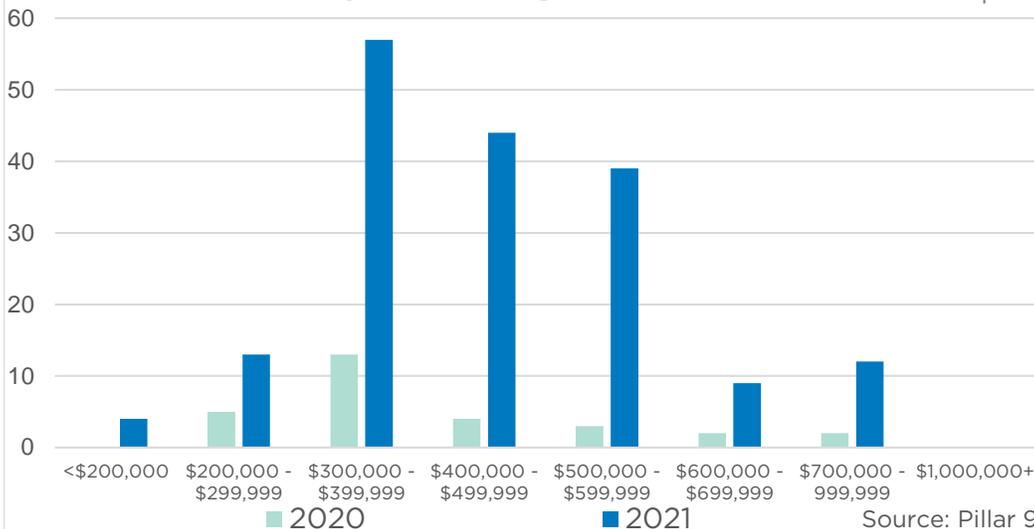
**INVENTORY**

172

↓ 40.1% Y/Y    Monthly trend\*

Residential Sales by Price Range

April



**MONTHS OF SUPPLY**

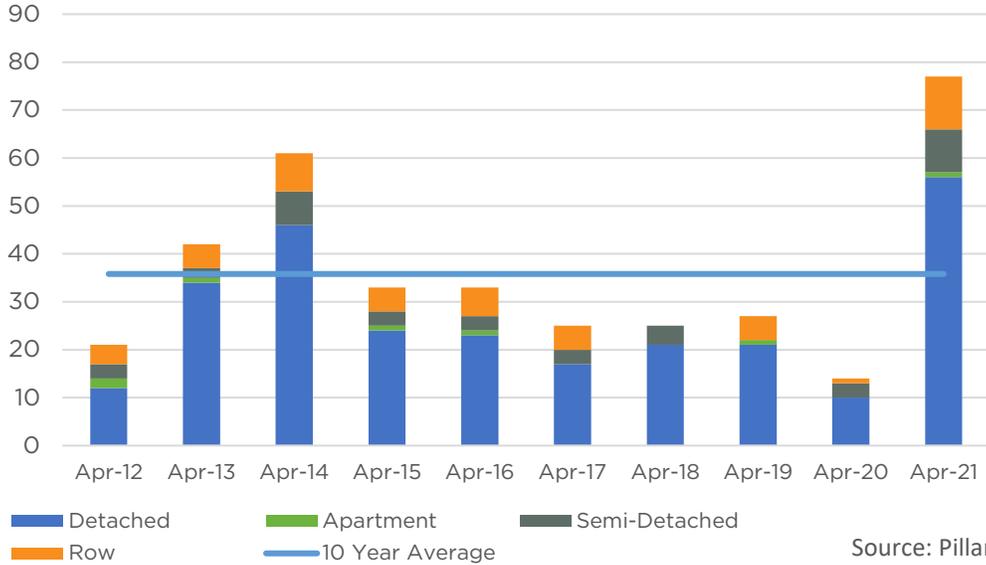
0.97

↓ 90.2% Y/Y    Monthly trend\*

April 2021

Chestermere

Monthly Sales Comparison



**SALES**

77

↑ 450.0% Y/Y    ↑ 161.0% YTD

**NEW LISTINGS**

91

↑ 184.4% Y/Y    ↑ 60.8% YTD

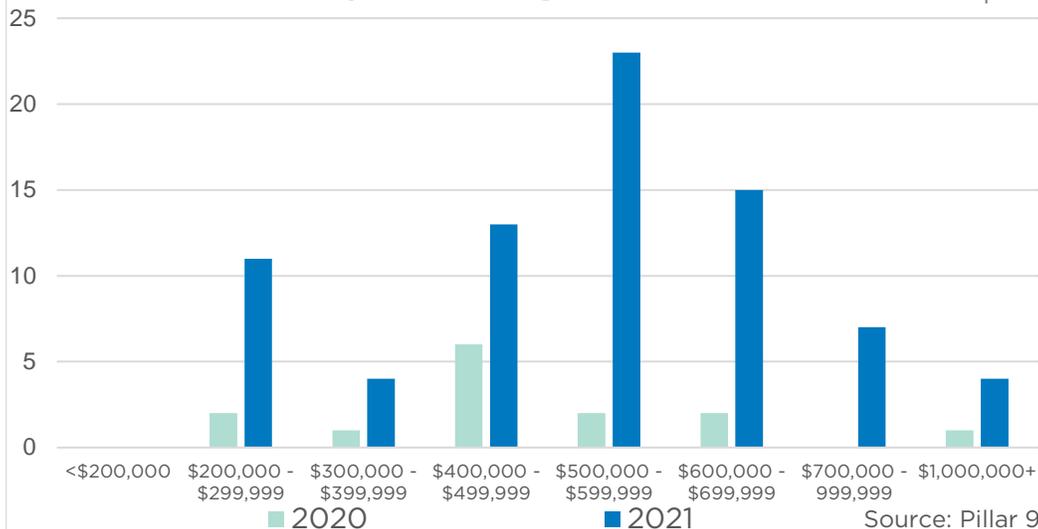


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

April



**INVENTORY**

114

↓ 10.9% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

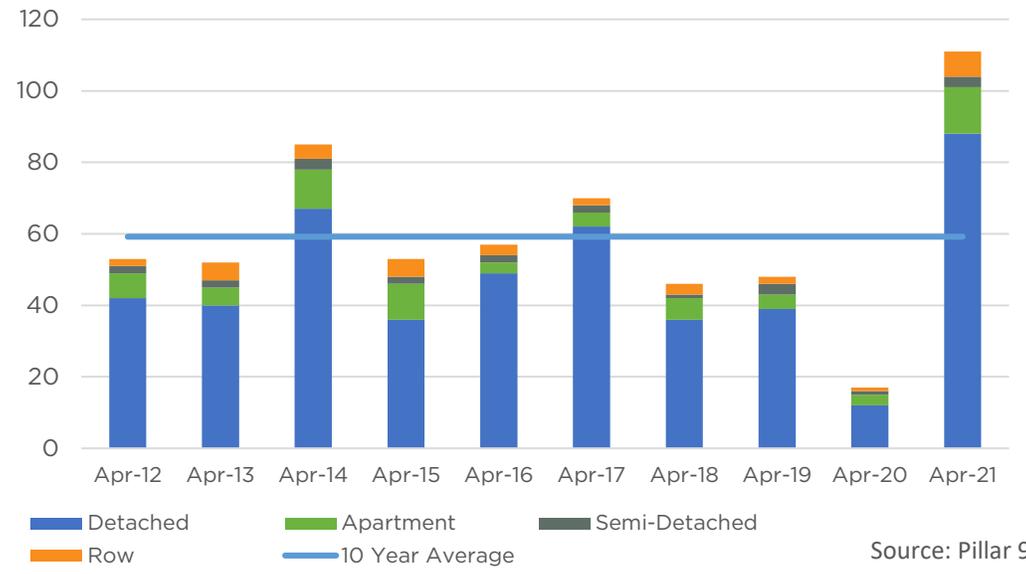
1.48

↓ 83.8% Y/Y    Monthly trend\*

April 2021

Okotoks

Monthly Sales Comparison



**SALES**

111

↑ 552.9% Y/Y    ↑ 141.5% YTD

**NEW LISTINGS**

118

↑ 168.2% Y/Y    ↑ 38.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

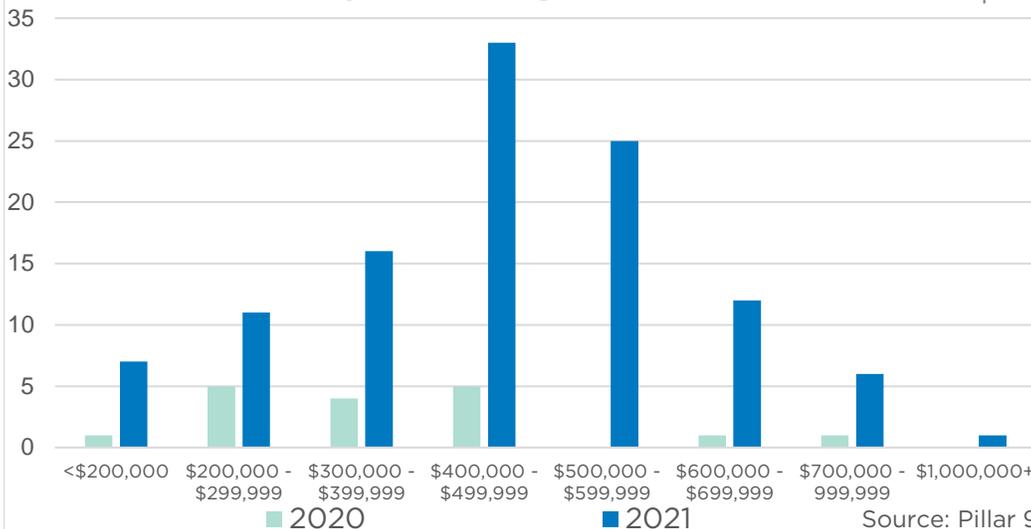
\$ 463,000

↑ 11.4% Y/Y

Monthly trend\*

Residential Sales by Price Range

April



**INVENTORY**

108

↓ 45.2% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

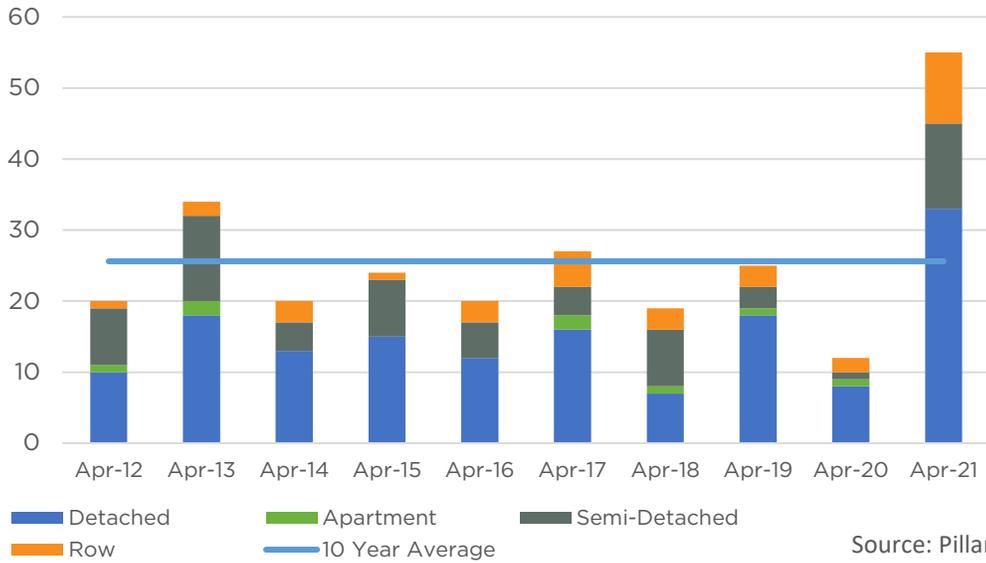
0.97

↓ 91.6% Y/Y    Monthly trend\*

April 2021

High River

Monthly Sales Comparison



**SALES**

55

↑ 358.3% Y/Y

↑ 100.0% YTD

**NEW LISTINGS**

51

↑ 88.9% Y/Y

↑ 31.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

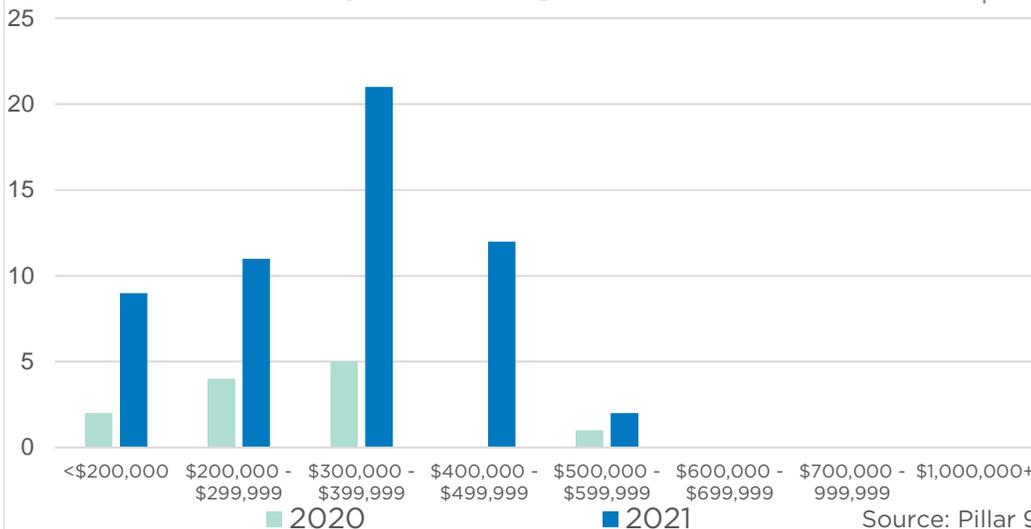
\$ 353,800

↑ 12.9% Y/Y

Monthly trend\*

Residential Sales by Price Range

April



**INVENTORY**

58

↓ 43.1% Y/Y

Monthly trend\*

**MONTHS OF SUPPLY**

1.05

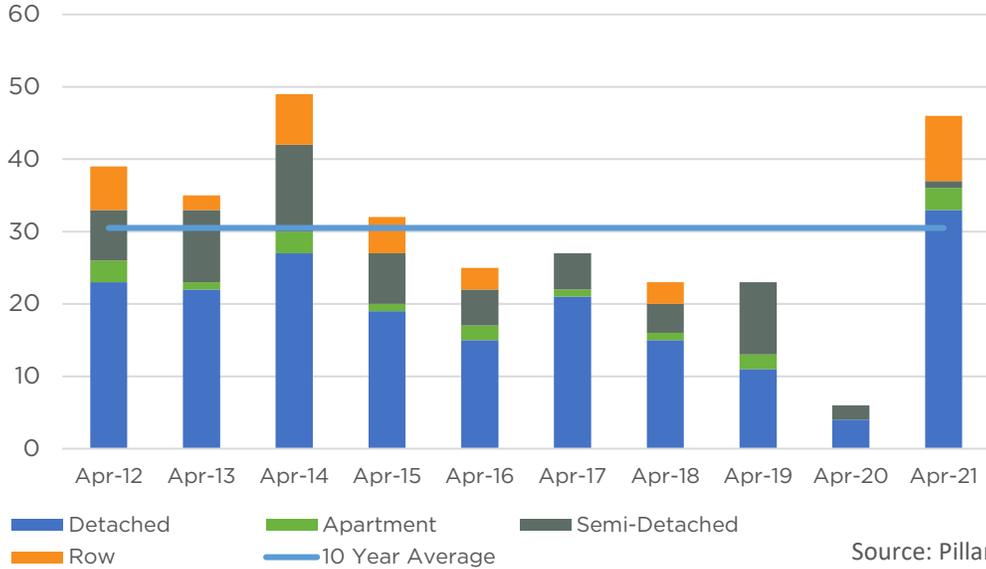
↓ 87.6% Y/Y

Monthly trend\*

April 2021

Strathmore

Monthly Sales Comparison



**SALES**

46

↑ 666.7% Y/Y    ↑ 137.0% YTD

**NEW LISTINGS**

60

↑ 300.0% Y/Y    ↑ 29.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



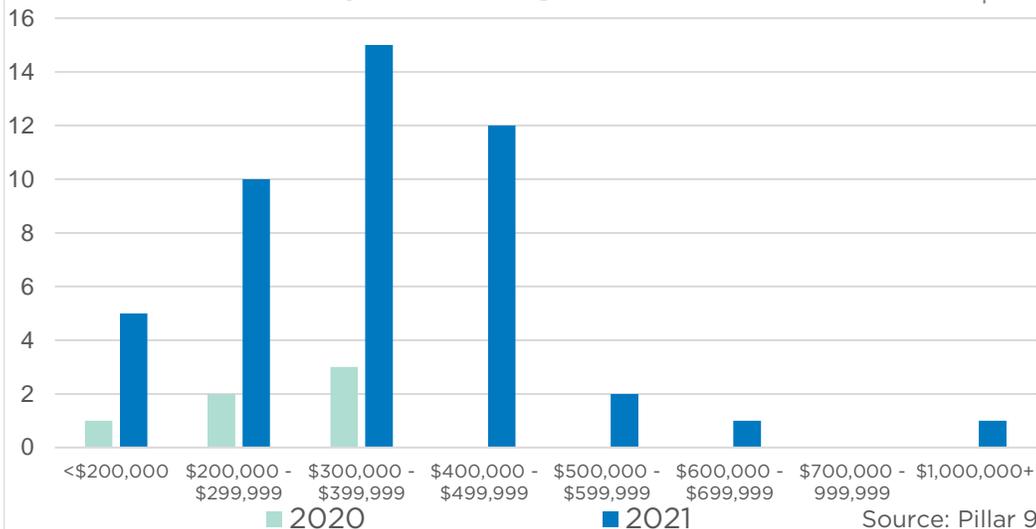
**INVENTORY**

100

↓ 29.1% Y/Y    → Monthly trend\*

Residential Sales by Price Range

April



**MONTHS OF SUPPLY**

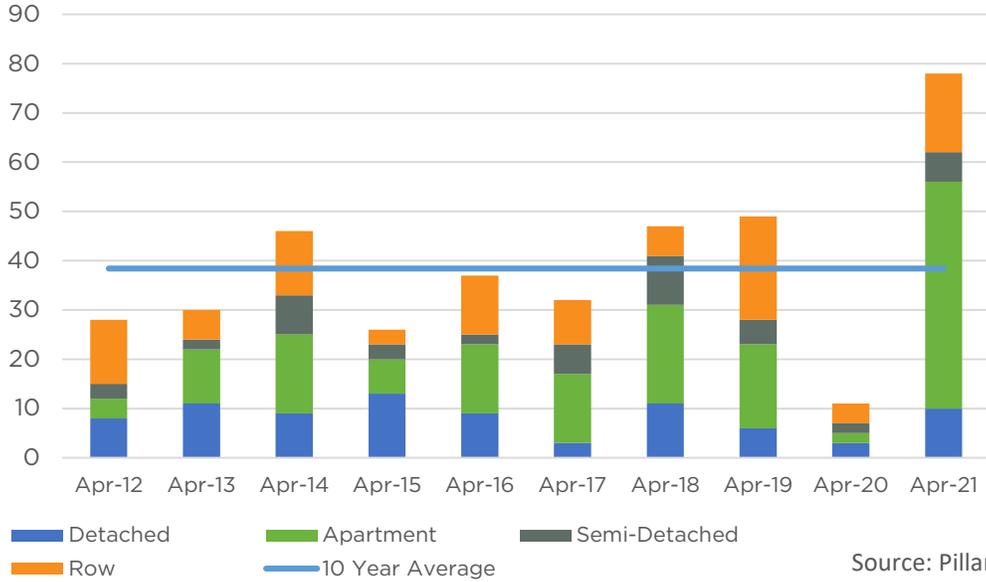
2.17

↓ 90.7% Y/Y    → Monthly trend\*

April 2021

Canmore

Monthly Sales Comparison



**SALES**

78

↑ 609.1% Y/Y    ↑ 252.9% YTD

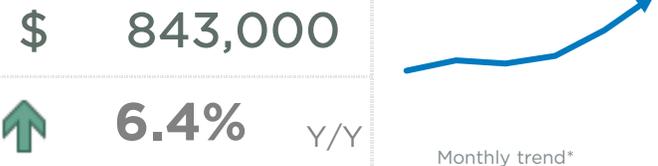
**NEW LISTINGS**

90

↑ 136.8% Y/Y    ↑ 42.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



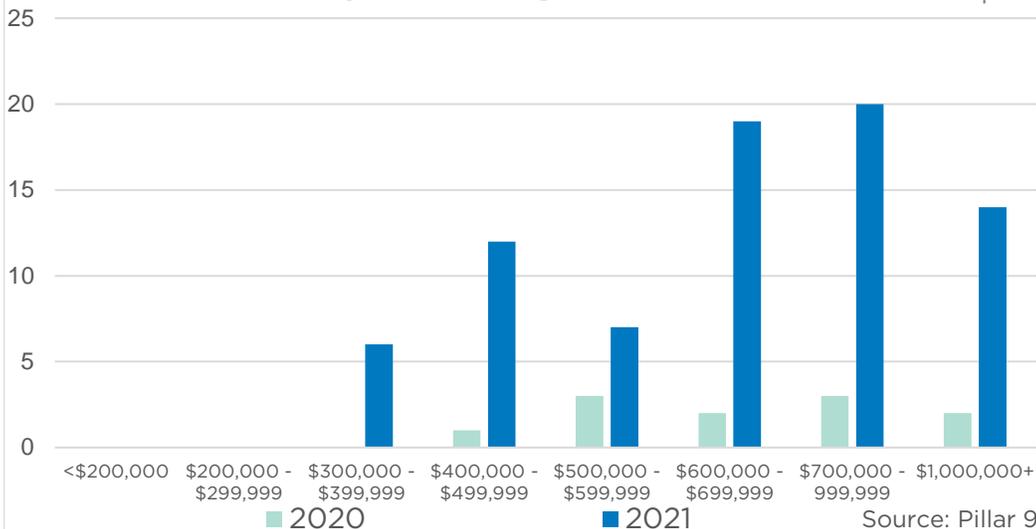
**INVENTORY**

115

↓ 46.3% Y/Y    Monthly trend\*

Residential Sales by Price Range

April



**MONTHS OF SUPPLY**

1.47

↓ 92.4% Y/Y    Monthly trend\*