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MONTHLY STATISTICS PACKAGE

# Calgary Region

August 2021



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### Airdrie



Activity in the city showed few signs of slowing down as new listings were nearly matched by sales, keeping the sales-to-new-listings ratio 88 per cent and the months of supply at just over one month. The persistently tight conditions have contributed to further gains in prices this month. As of August, the benchmark price reached \$389,500, which is nearly one per cent higher than last month and nearly 14 per cent higher than prices recorded last year. Most of the gains have been driven by the detached segment of the market.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$389,500</b>		<b>183</b>
<b>13.9%</b>	<b>Y/Y</b>	<b>23.6%</b>	<b>88.6%</b> <b>YTD</b>
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>260</b>		<b>1.42</b>
<b>35.8%</b>	<b>Y/Y</b>	<b>48.1%</b>	<b>Monthly trend*</b>

### Cochrane



Limited supply continues to weigh on the Cochrane market. In August, there were 88 new listings added to the resale market, but they were matched by 90 sales, keeping inventories exceptionally low at 154 units. The market continues to favour the seller. With fewer than two months of supply, tight conditions have been impacting prices. As of August, the benchmark price totalled \$452,400, 12 per cent higher than levels recorded last year.

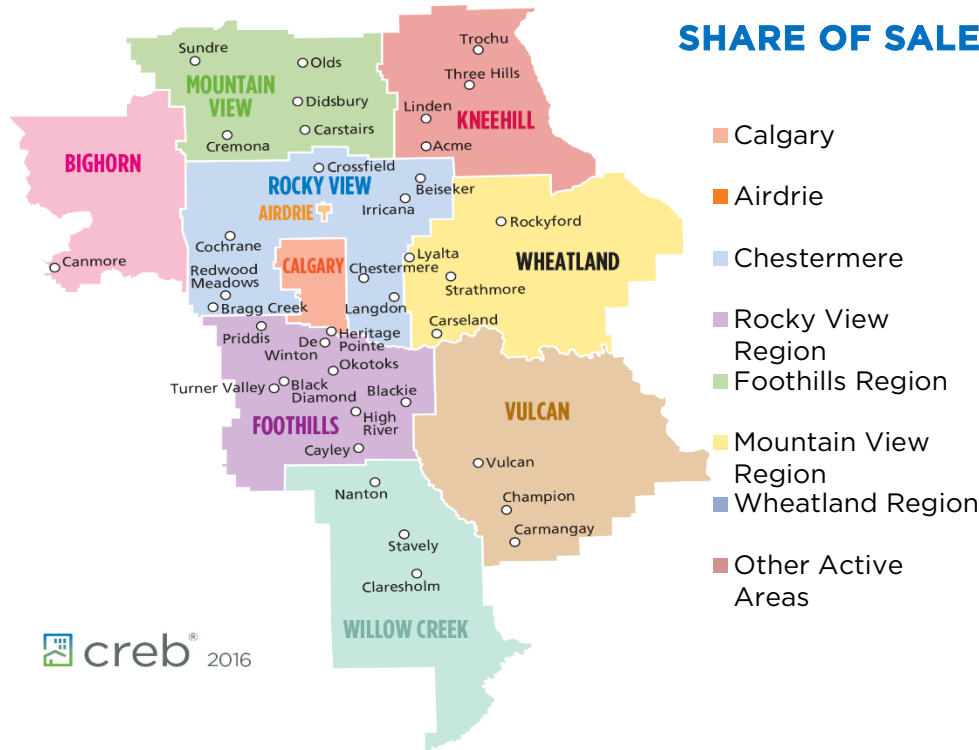
<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$452,400</b>		<b>90</b>
<b>12.0%</b>	<b>Y/Y</b>	<b>25.0%</b>	<b>97.4%</b> <b>YTD</b>
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>154</b>		<b>1.71</b>
<b>39.4%</b>	<b>Y/Y</b>	<b>51.5%</b>	<b>Monthly trend*</b>

### Okotoks

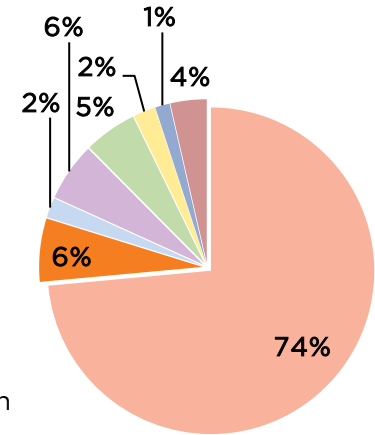


A reduction in new listings likely prevented stronger sales this month. In August, there were only 56 new listings compared with 65 sales, causing inventories to drop to 85 units and the months of supply to fall to the lowest level ever recorded in August at 1.3 months. The persistent sellers' market conditions supported further price gains this month. The benchmark price in August reached \$490,500, nearly one per cent higher than last month and over 11 per cent higher than prices recorded last year. Price gains continue to be driven by detached homes, which have recorded year-over-year gains of nearly 13 per cent.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$490,500</b>		<b>65</b>
<b>11.2%</b>	<b>Y/Y</b>	<b>22.6%</b>	<b>77.7%</b> <b>YTD</b>
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>85</b>		<b>1.31</b>
<b>48.2%</b>	<b>Y/Y</b>	<b>57.7%</b>	<b>Monthly trend*</b>



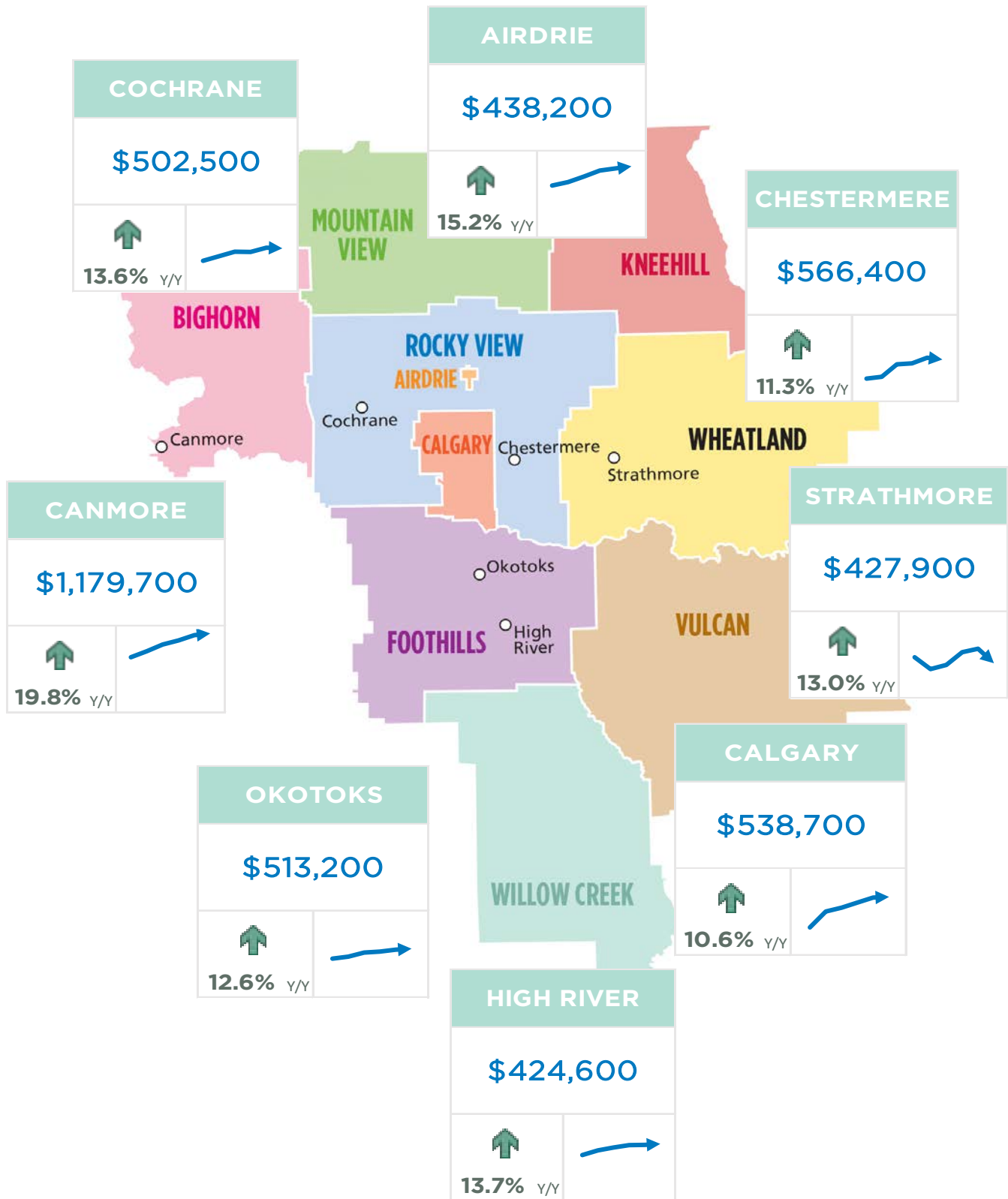
SHARE OF SALES August 2021



Source: CREB®

August 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	2,151	2,822	76%	6,053	2.81	459,600	488,043	439,500
<b>Airdrie</b>	183	206	89%	260	1.42	389,500	386,529	386,000
<b>Chestermere</b>	58	71	82%	100	1.72	543,500	506,844	529,950
<b>Rocky View Region</b>	169	212	80%	522	3.09	456,600	628,657	510,000
<b>Foothills Region</b>	153	151	101%	310	2.03	463,500	527,285	450,000
<b>Mountain View Region</b>	64	82	78%	206	3.22	339,100	436,758	367,500
<b>Kneehill Region</b>	16	28	57%	79	4.94	228,800	226,400	197,000
<b>Wheatland Region</b>	42	54	78%	148	3.52	385,100	322,448	301,500
<b>Willow Creek Region</b>	23	32	72%	94	4.09	261,600	344,148	309,000
<b>Vulcan Region</b>	8	14	57%	49	6.13	241,200	232,706	194,075
<b>Bighorn Region</b>	58	55	105%	165	2.84	910,700	805,472	697,340
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>	19,516	29,040	67%	5,814	2.38	447,400	497,444	448,500
<b>Airdrie</b>	1,694	2,006	84%	296	1.40	374,175	409,529	405,000
<b>Chestermere</b>	455	598	76%	114	2.01	531,400	554,092	535,000
<b>Rocky View Region</b>	1,666	2,203	76%	508	2.44	438,625	650,761	505,000
<b>Foothills Region</b>	1,340	1,630	82%	334	2.00	446,363	584,988	475,000
<b>Mountain View Region</b>	552	732	75%	210	3.05	331,375	421,901	375,000
<b>Kneehill Region</b>	111	157	71%	70	5.05	221,575	268,734	235,000
<b>Wheatland Region</b>	394	523	75%	143	2.91	374,325	364,743	344,500
<b>Willow Creek Region</b>	207	268	77%	84	3.25	251,588	282,811	245,900
<b>Vulcan Region</b>	102	128	80%	44	3.41	231,013	258,909	232,250
<b>Bighorn Region</b>	602	709	85%	154	2.04	867,075	820,158	690,000

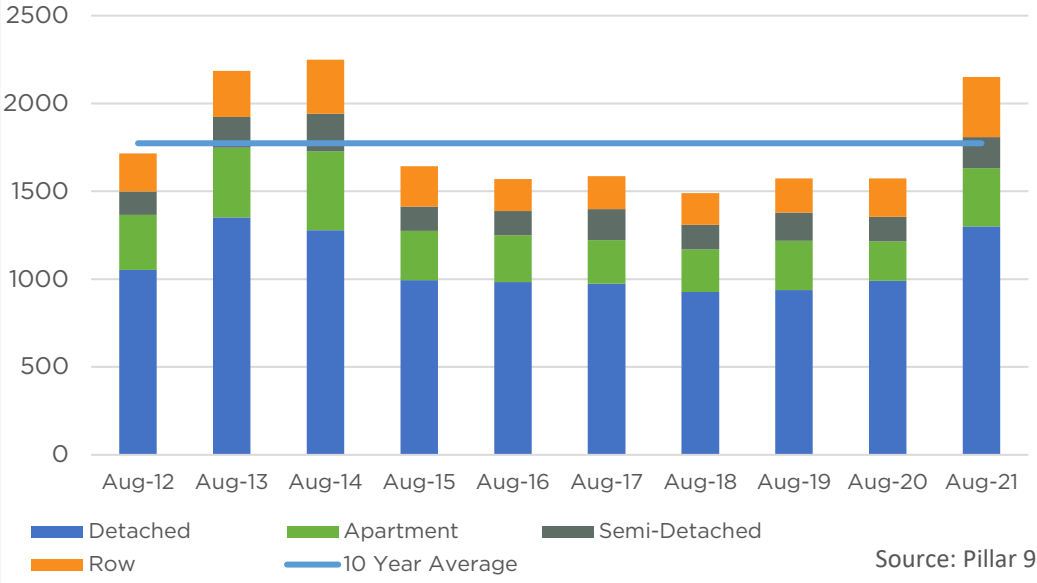
# DETACHED BENCHMARK PRICE COMPARISON



August 2021

Calgary

Monthly Sales Comparison



**SALES**

2,151

↑ 36.7% Y/Y    ↑ 94.3% YTD

**NEW LISTINGS**

2,822

↑ 9.5% Y/Y    ↑ 44.6% YTD

**INVENTORY**

6,053

↓ 6.9% Y/Y    Monthly trend\*

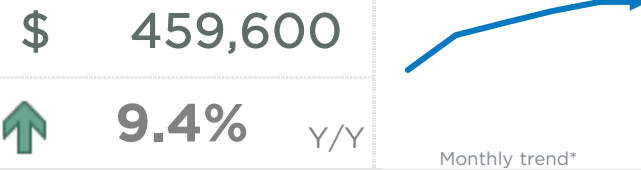
**MONTHS OF SUPPLY**

2.81

↓ 31.9% Y/Y    Monthly trend\*

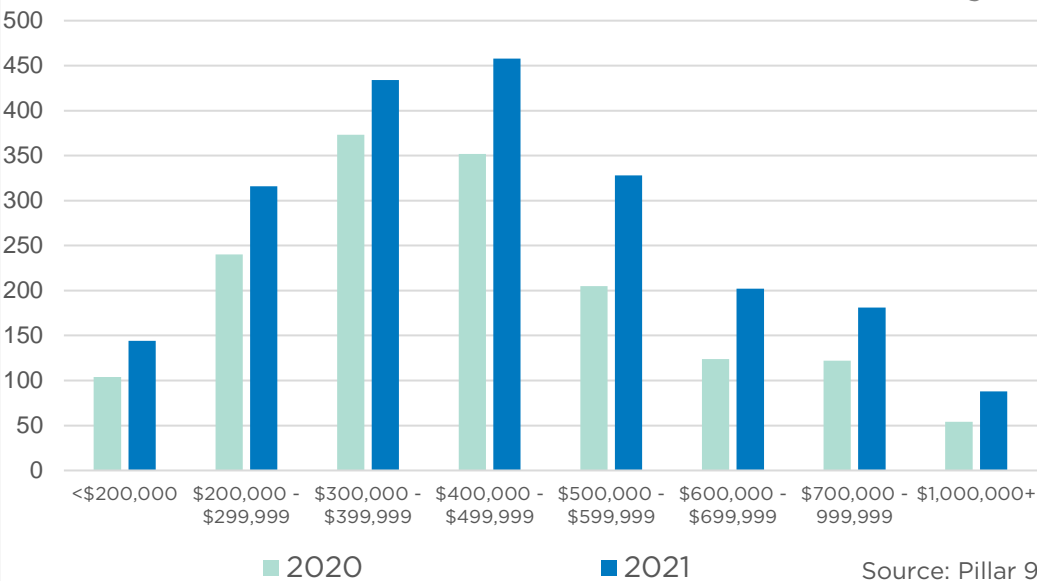


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

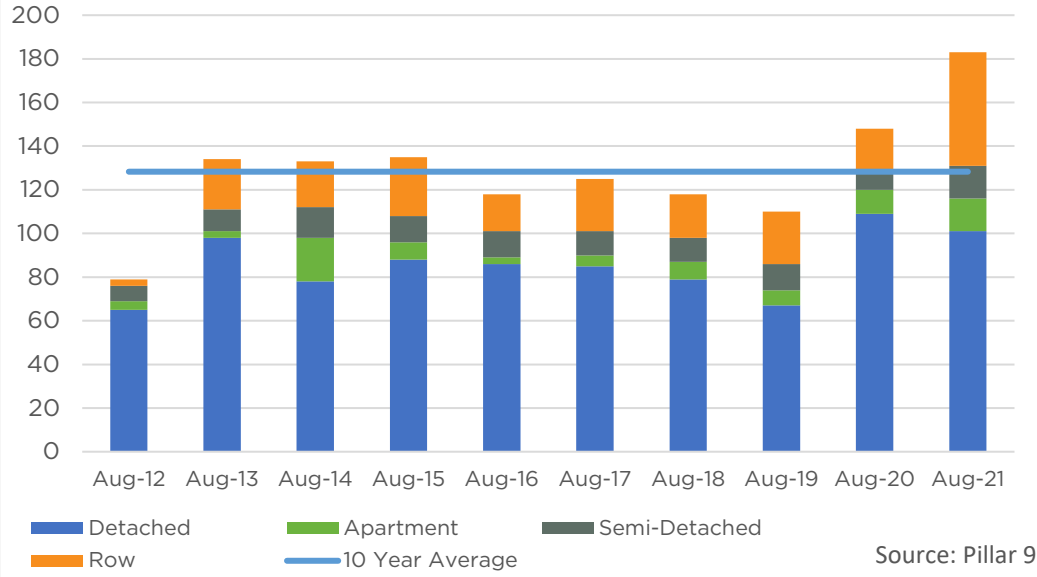
August



August 2021

Airdrie

Monthly Sales Comparison



**SALES**

183

↑ 23.6% Y/Y    ↑ 88.6% YTD

**NEW LISTINGS**

206

↑ 17.0% Y/Y    ↑ 41.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



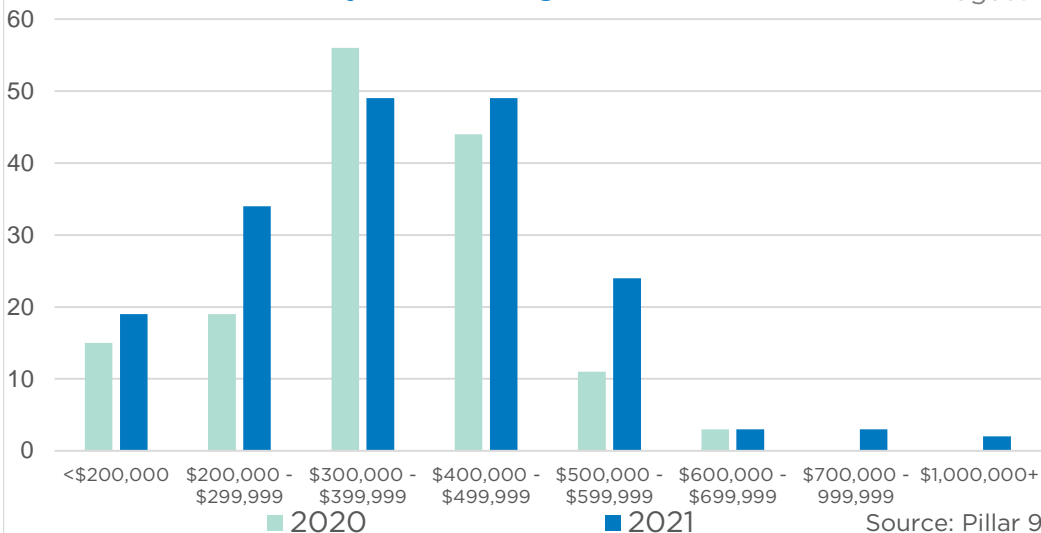
**INVENTORY**

260

↓ 35.8% Y/Y    Monthly trend\*

Residential Sales by Price Range

August



**MONTHS OF SUPPLY**

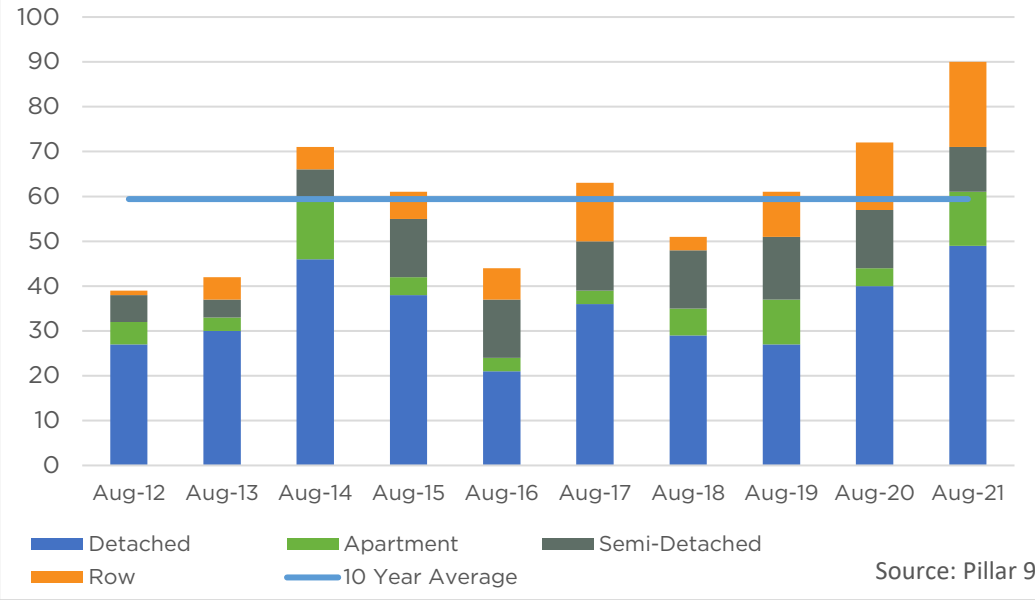
1.42

↓ 48.1% Y/Y    Monthly trend\*

August 2021

Cochrane

Monthly Sales Comparison



**SALES**

90

↑ 25.0% Y/Y    ↑ 97.4% YTD

**NEW LISTINGS**

88

↓ 2.2% Y/Y    ↑ 34.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

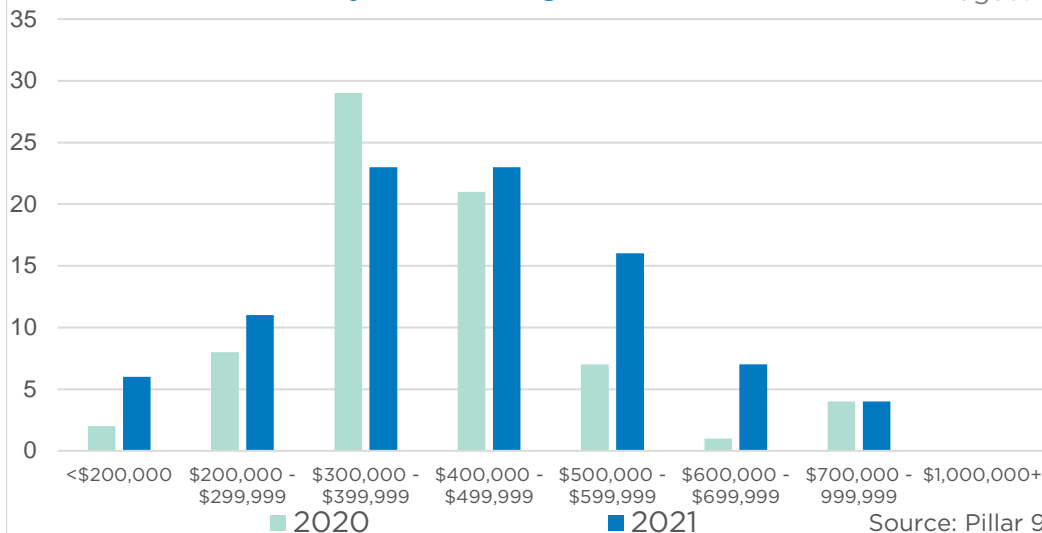
\$ 452,400

↑ 12.0% Y/Y

Monthly trend\*

Residential Sales by Price Range

August



**INVENTORY**

154

↓ 39.4% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

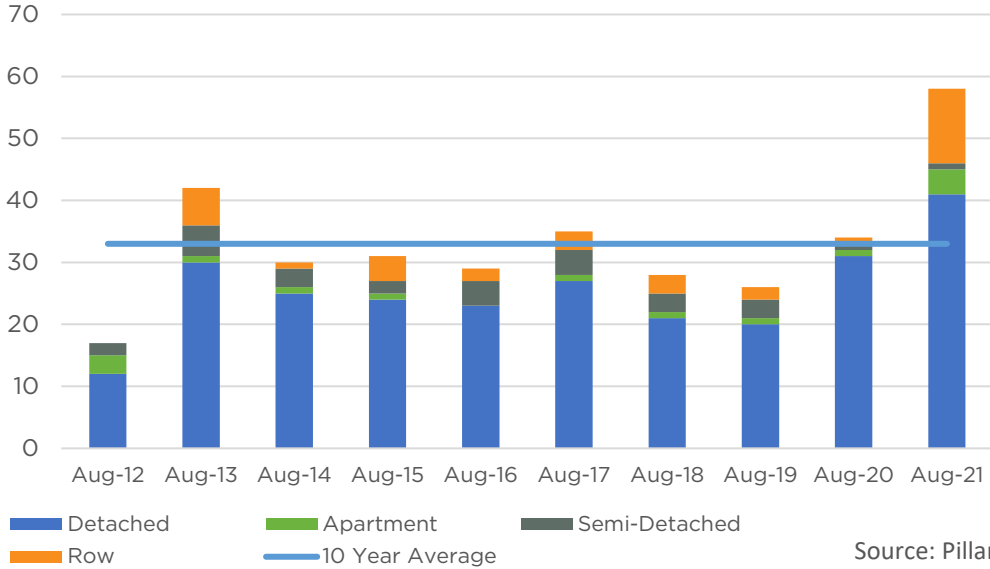
1.71

↓ 51.5% Y/Y    Monthly trend\*

August 2021

Chestermere

Monthly Sales Comparison



**SALES**

58

↑ 70.6% Y/Y    ↑ 134.5% YTD

**NEW LISTINGS**

71

↑ 57.8% Y/Y    ↑ 52.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



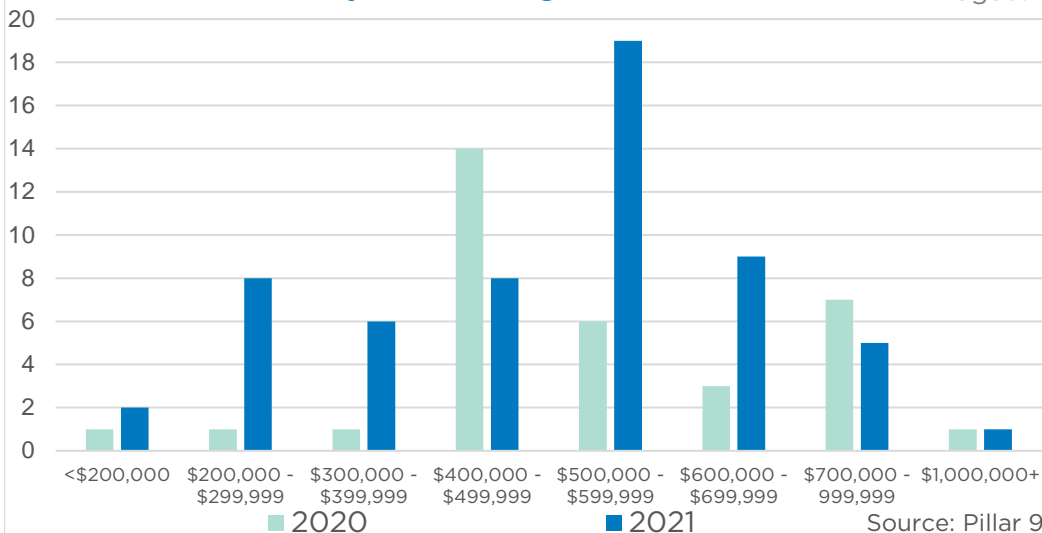
**INVENTORY**

100

↓ 31.0% Y/Y    Monthly trend\*

Residential Sales by Price Range

August



**MONTHS OF SUPPLY**

1.72

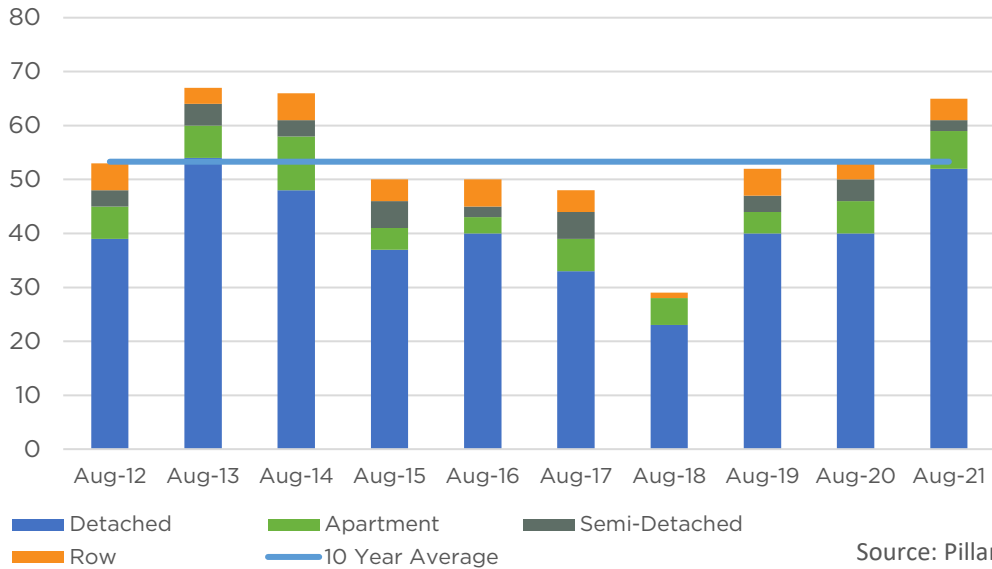
↓ 59.6% Y/Y    Monthly trend\*



August 2021

Okotoks

Monthly Sales Comparison



**SALES**

65

↑ 22.6% Y/Y    ↑ 77.7% YTD

**NEW LISTINGS**

56

↓ 16.4% Y/Y    ↑ 23.8% YTD

**INVENTORY**

85

↓ 48.2% Y/Y    → Monthly trend\*

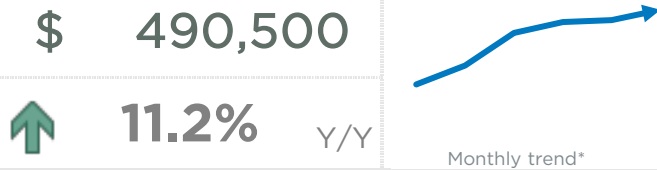
**MONTHS OF SUPPLY**

1.31

↓ 57.7% Y/Y    → Monthly trend\*

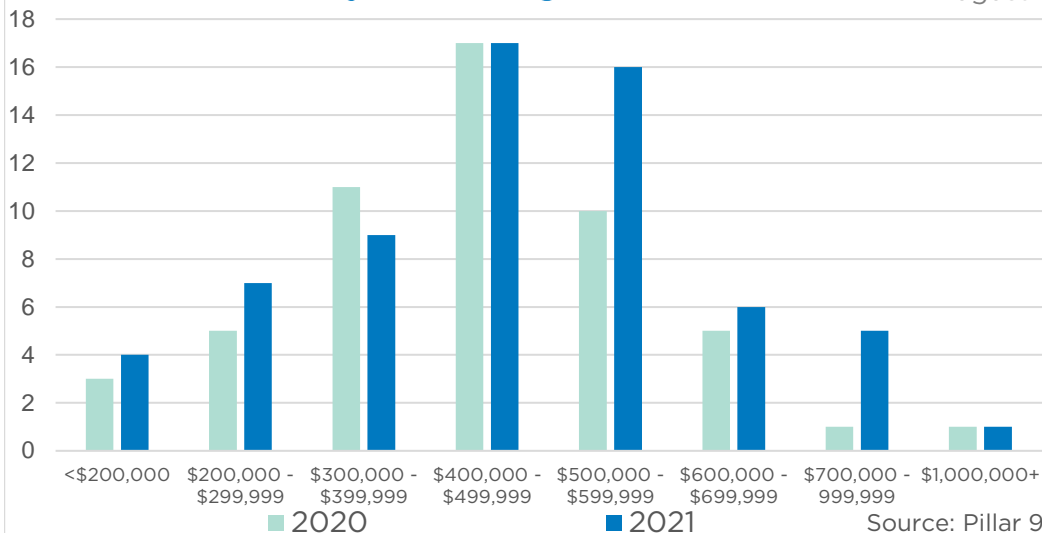


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

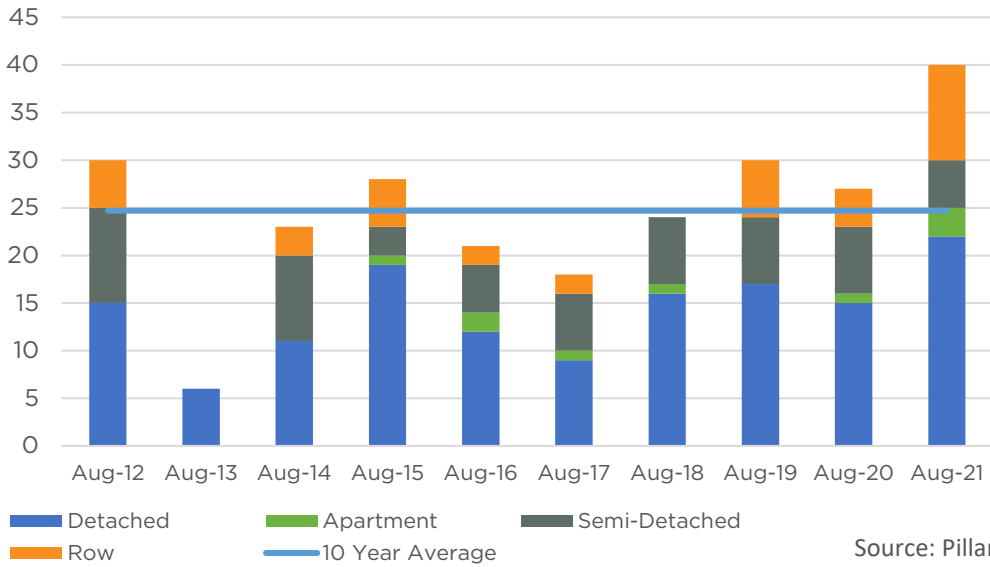
August



August 2021

High River

Monthly Sales Comparison



**SALES**

40

↑ 48.1% Y/Y    ↑ 51.1% YTD

**NEW LISTINGS**

35

↓ 14.6% Y/Y    ↑ 22.5% YTD

**INVENTORY**

55

↓ 38.9% Y/Y    Monthly trend\*

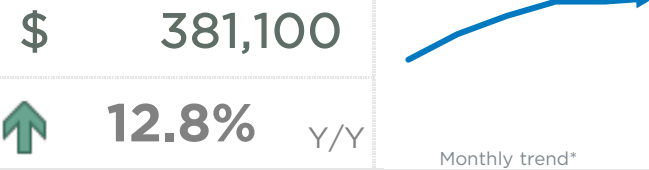
**MONTHS OF SUPPLY**

1.38

↓ 58.8% Y/Y    Monthly trend\*

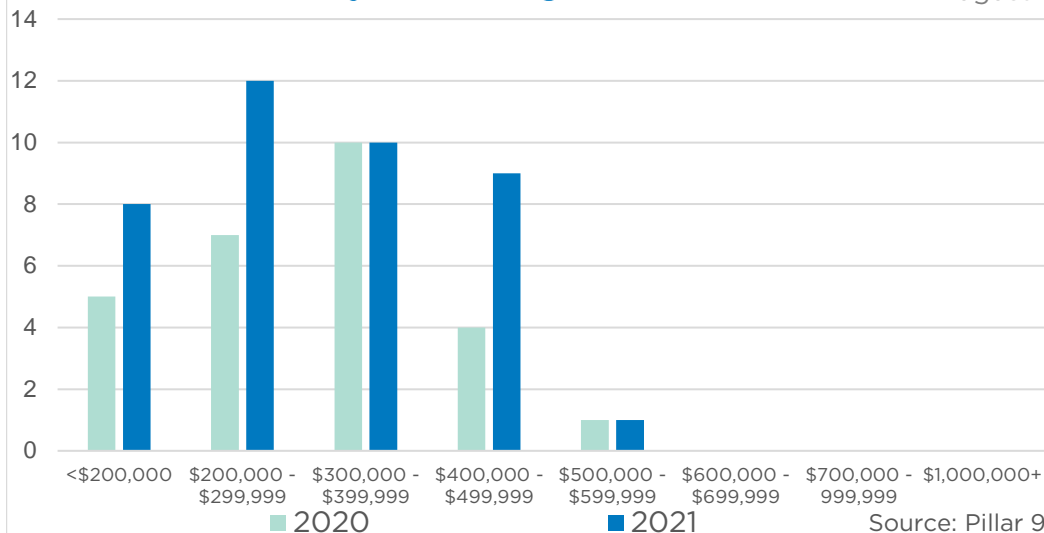


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

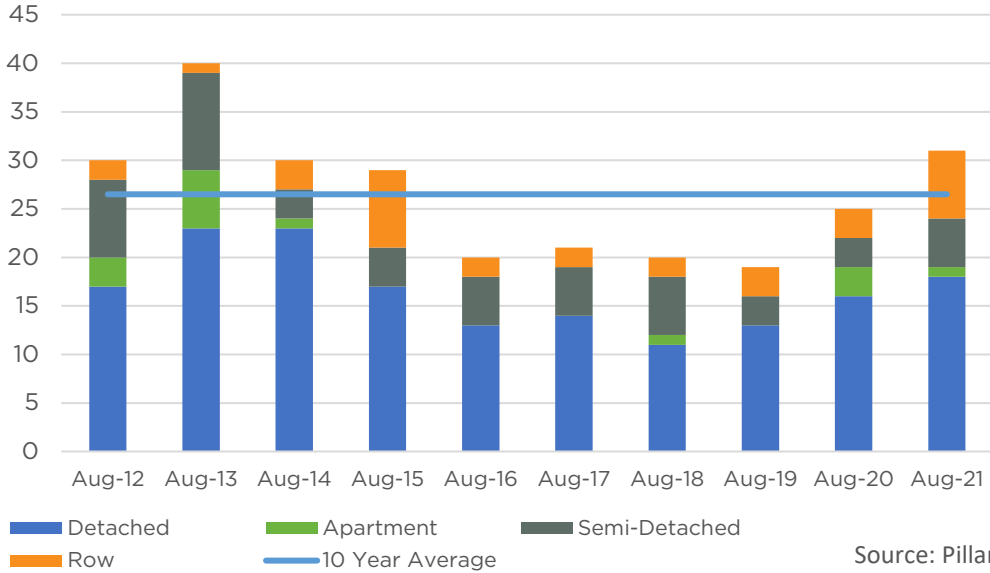
August



August 2021

Strathmore

Monthly Sales Comparison



**SALES**

31

↑ 24.0% Y/Y    ↑ 111.8% YTD

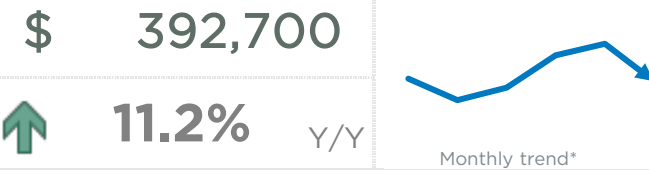
**NEW LISTINGS**

40

↑ 8.1% Y/Y    ↑ 31.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



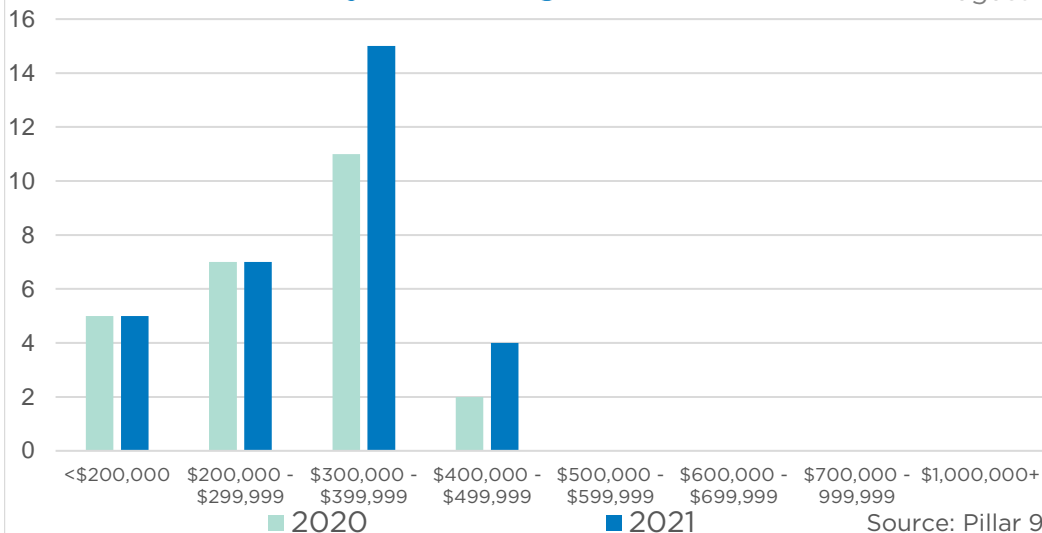
**INVENTORY**

96

↓ 27.8% Y/Y    → Monthly trend\*

Residential Sales by Price Range

August



**MONTHS OF SUPPLY**

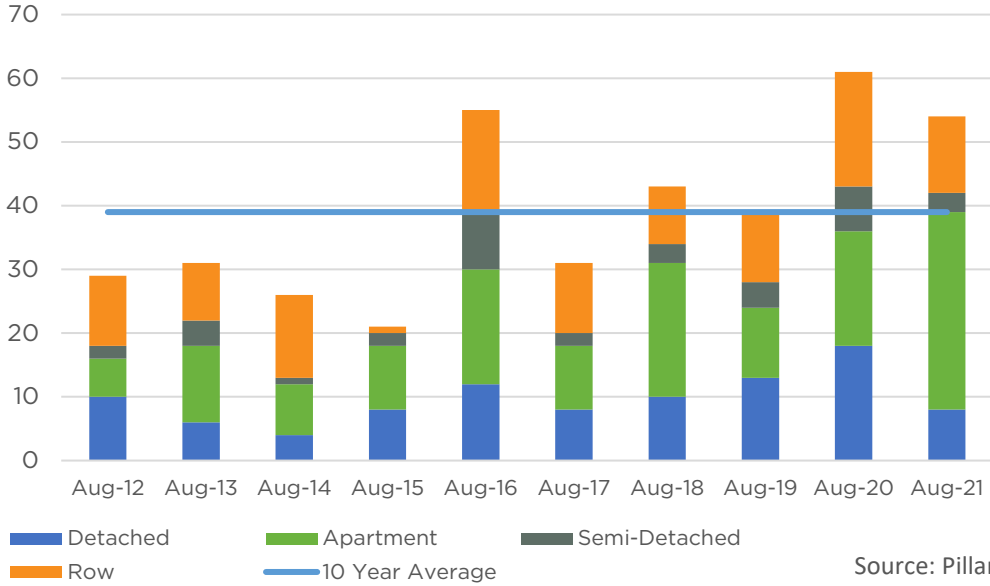
3.10

↓ 41.8% Y/Y    → Monthly trend\*

August 2021

Canmore

Monthly Sales Comparison



**SALES**

54

↓ 11.5% Y/Y    ↑ 105.9% YTD

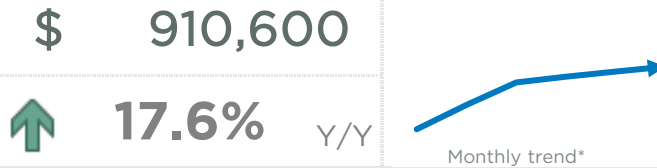
**NEW LISTINGS**

50

↓ 35.1% Y/Y    ↑ 14.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



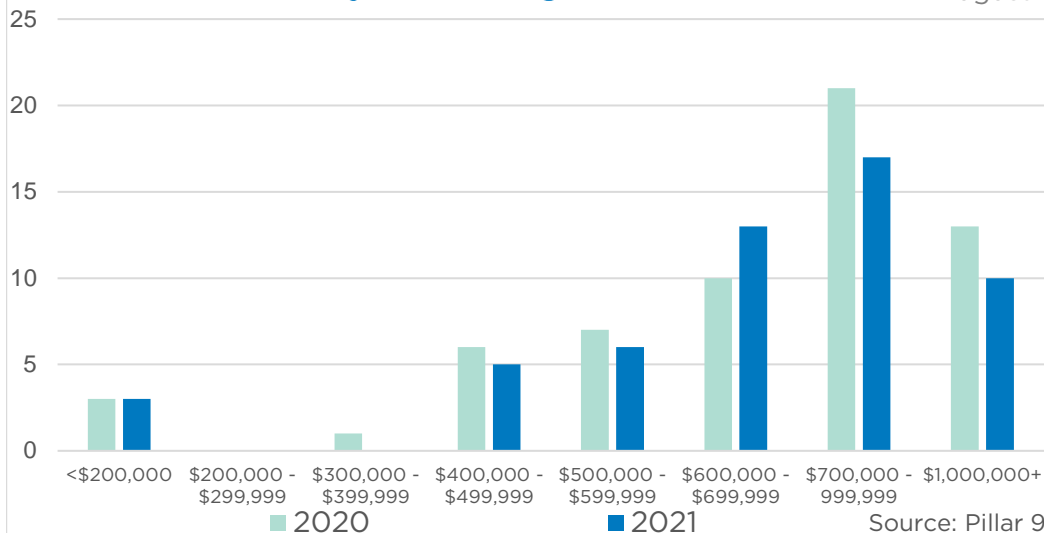
**INVENTORY**

145

↓ 44.4% Y/Y    → Monthly trend\*

Residential Sales by Price Range

August



**MONTHS OF SUPPLY**

2.69

↓ 37.2% Y/Y    → Monthly trend\*