



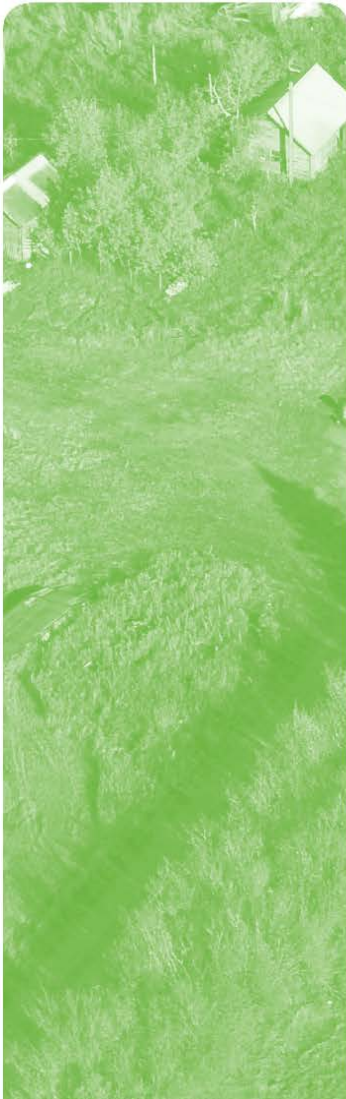
creb<sup>®</sup>

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

MONTHLY STATISTICS PACKAGE

# Calgary Region

September  
2021

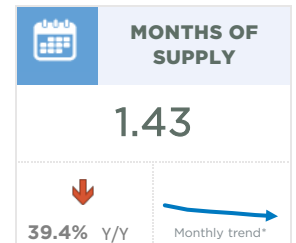
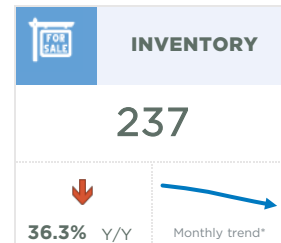
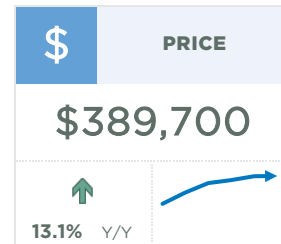


[creb.com](https://creb.com)

### Airdrie



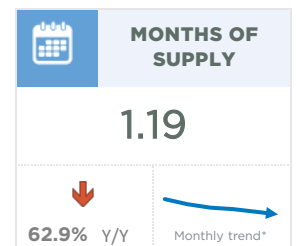
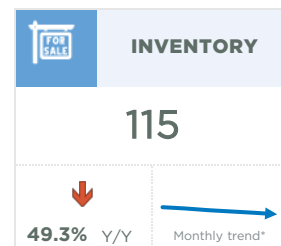
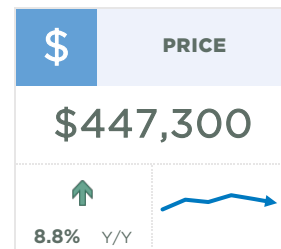
The Airdrie market has faced extremely tight conditions throughout 2021 and supply constraints continued to place some limits on sales this month. New listings slowed in September to 179 units and there were 166 sales. As a result, the sales-to-new-listings ratio remained above 90 per cent and inventories trended down. The months of supply has remained under two months since February, translating into steady price gains throughout most of this year. As of September, the benchmark price reached \$389,700, which is similar to last month, but over 13 per cent higher than levels recorded last year. Much of the growth has been driven by detached homes.



### Cochrane



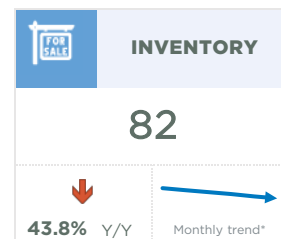
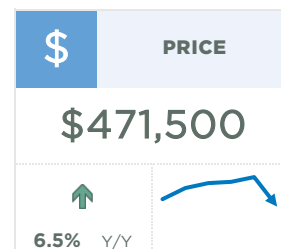
For the second month in a row, sales outpaced new listings coming onto the market, causing inventories to fall to the lowest levels recorded in over a decade. While conditions have remained exceptionally tight, with just over one month of supply, detached home prices have dipped slightly relative to a few months ago. This could be related to added competition coming from the new-home market. However, as of September, detached prices have increased by more than nine per cent compared to last year.

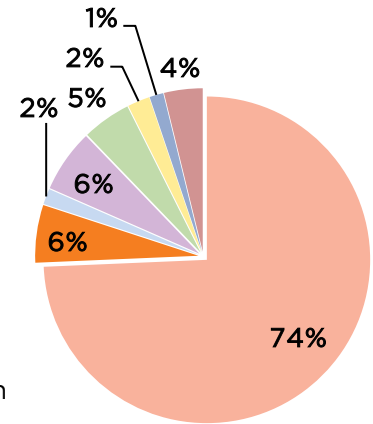
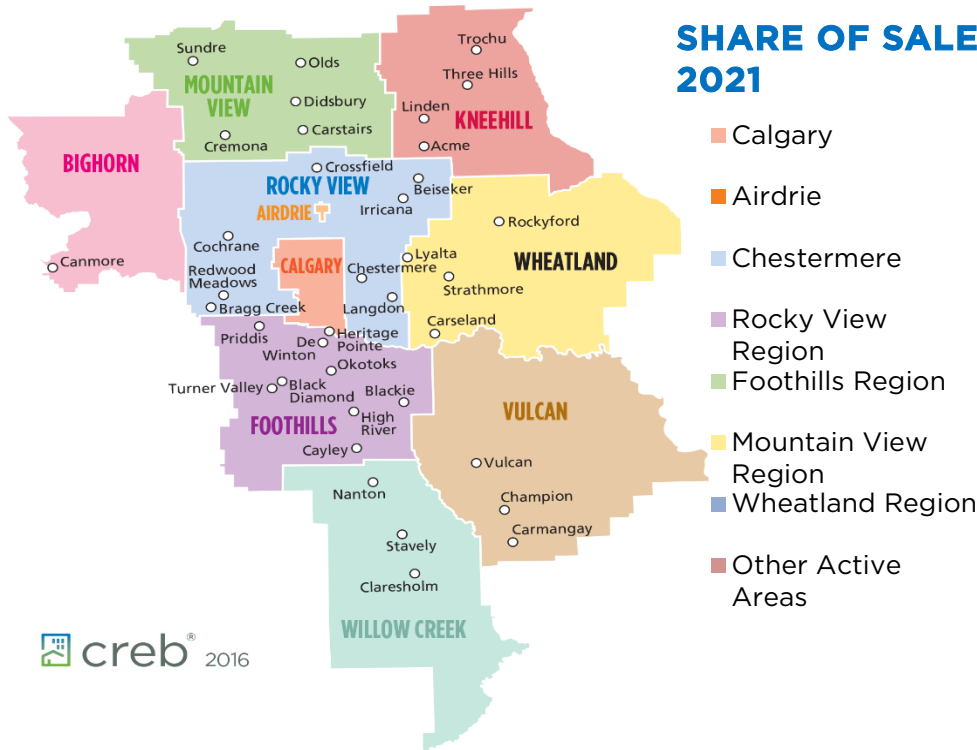


### Okotoks



Sales in Okotoks this month slowed relative to last year. Despite the decline this month, year-to-date sales remain at record-high levels. Inventory levels remain exceptionally low and the months of supply stayed below two months in September. The pace of price growth this month has slowed, but the year-to-date detached benchmark price in the town has improved by nearly 11 per cent compared to last year.

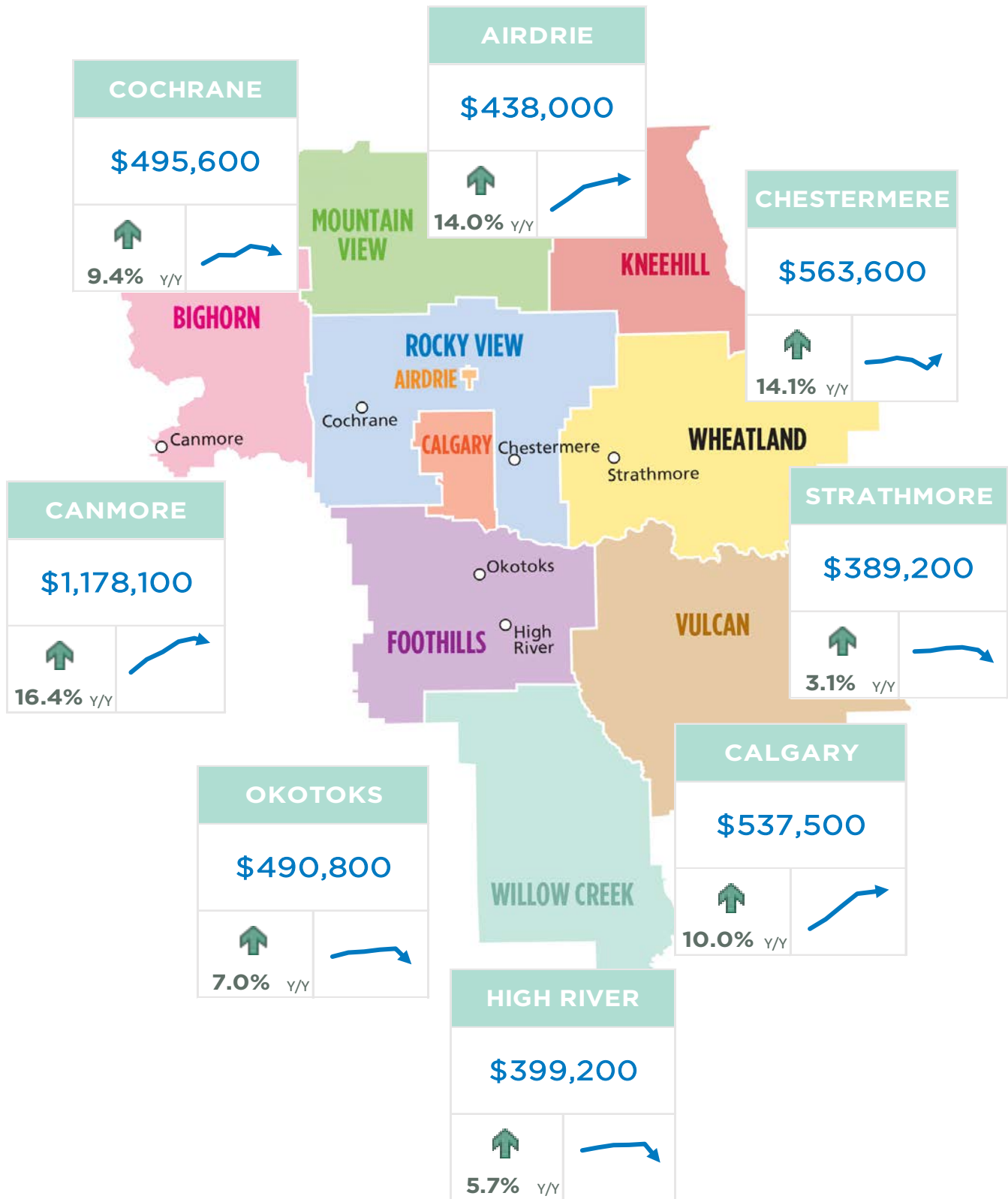




Source: CREB®

| September 2021              | Sales  | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
|-----------------------------|--------|--------------|-----------------------------|-----------|------------------|-----------------|---------------|--------------|
| <b>City of Calgary</b>      | 2,162  | 2,907        | 74%                         | 5,607     | 2.59             | 457,900         | 476,041       | 425,000      |
| <b>Airdrie</b>              | 166    | 179          | 93%                         | 237       | 1.43             | 389,700         | 412,026       | 421,750      |
| <b>Chestermere</b>          | 45     | 46           | 98%                         | 86        | 1.91             | 539,400         | 509,377       | 488,500      |
| <b>Rocky View Region</b>    | 181    | 188          | 96%                         | 456       | 2.52             | 451,200         | 635,630       | 513,000      |
| <b>Foothills Region</b>     | 140    | 167          | 84%                         | 305       | 2.18             | 450,400         | 563,841       | 446,250      |
| <b>Mountain View Region</b> | 64     | 69           | 93%                         | 181       | 2.83             | 336,100         | 401,458       | 317,750      |
| <b>Kneehill Region</b>      | 19     | 18           | 106%                        | 68        | 3.58             | 217,700         | 276,232       | 245,000      |
| <b>Wheatland Region</b>     | 40     | 51           | 78%                         | 140       | 3.50             | 357,500         | 381,682       | 352,500      |
| <b>Willow Creek Region</b>  | 19     | 31           | 61%                         | 86        | 4.53             | 266,000         | 246,141       | 215,000      |
| <b>Vulcan Region</b>        | 11     | 6            | 183%                        | 41        | 3.73             | 241,000         | 297,591       | 220,000      |
| <b>Bighorn Region</b>       | 62     | 71           | 87%                         | 158       | 2.55             | 901,800         | 842,143       | 691,250      |
| 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>      | 21,671 | 31,940       | 68%                         | 5,790     | 2.40             | 448,200         | 495,186       | 445,000      |
| <b>Airdrie</b>              | 1,860  | 2,184        | 85%                         | 289       | 1.40             | 375,767         | 409,752       | 406,000      |
| <b>Chestermere</b>          | 500    | 644          | 78%                         | 111       | 2.00             | 523,789         | 550,068       | 530,000      |
| <b>Rocky View Region</b>    | 1,846  | 2,391        | 77%                         | 502       | 2.45             | 438,956         | 648,465       | 505,750      |
| <b>Foothills Region</b>     | 1,480  | 1,797        | 82%                         | 331       | 2.01             | 435,122         | 582,988       | 475,000      |
| <b>Mountain View Region</b> | 617    | 801          | 77%                         | 207       | 3.01             | 331,878         | 419,518       | 370,000      |
| <b>Kneehill Region</b>      | 130    | 175          | 74%                         | 70        | 4.83             | 215,722         | 269,830       | 236,250      |
| <b>Wheatland Region</b>     | 434    | 574          | 76%                         | 143       | 2.96             | 352,200         | 366,304       | 345,000      |
| <b>Willow Creek Region</b>  | 226    | 300          | 75%                         | 84        | 3.36             | 254,878         | 278,755       | 245,000      |
| <b>Vulcan Region</b>        | 113    | 134          | 84%                         | 43        | 3.44             | 232,122         | 262,675       | 232,000      |
| <b>Bighorn Region</b>       | 664    | 779          | 85%                         | 154       | 2.09             | 870,933         | 822,211       | 690,000      |

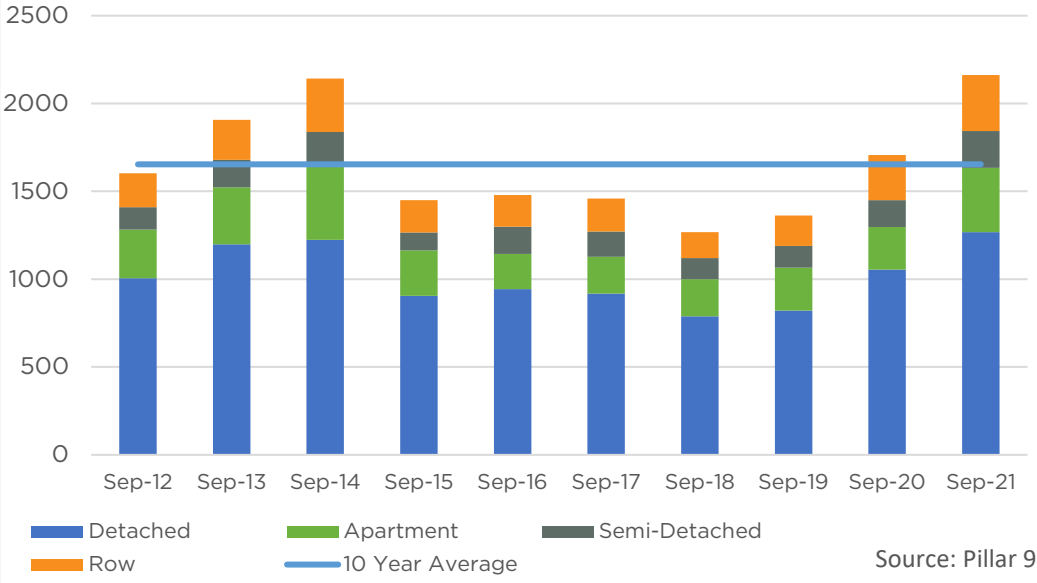
# DETACHED BENCHMARK PRICE COMPARISON



September 2021

Calgary

Monthly Sales Comparison



**SALES**

2,162

↑ 26.7% Y/Y    ↑ 84.4% YTD

**NEW LISTINGS**

2,907

↑ 6.3% Y/Y    ↑ 40.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

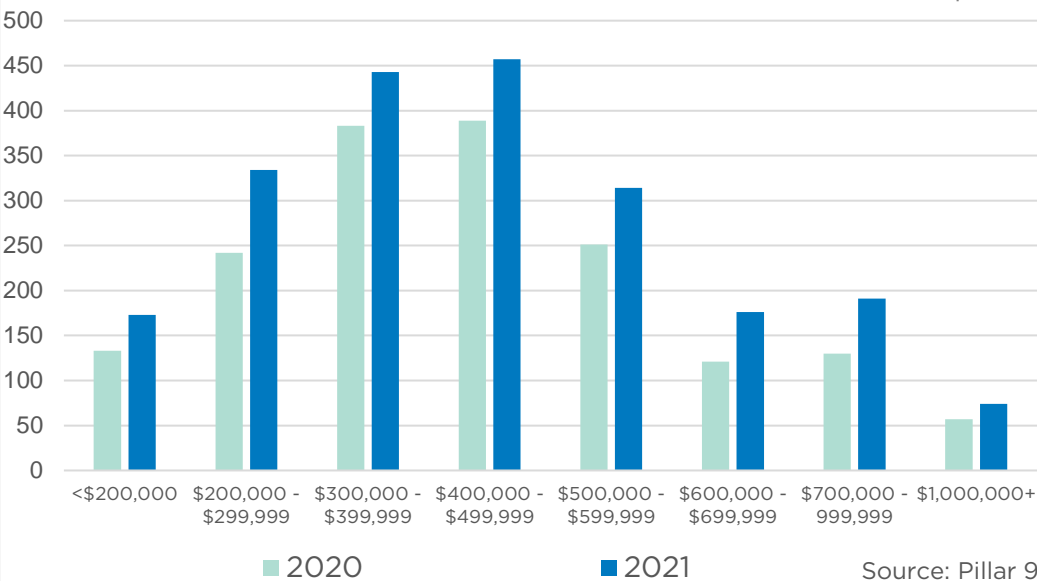
\$ 457,900

↑ 8.6% Y/Y

Monthly trend\*

Residential Sales by Price Range

Septem



**INVENTORY**

5,607

↓ 10.3% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

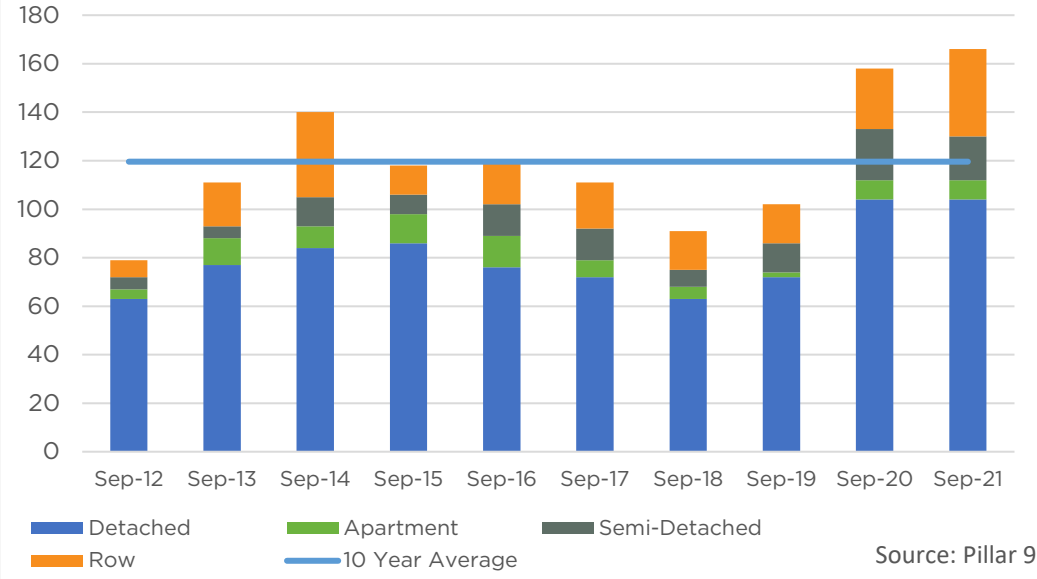
2.59

↓ 29.2% Y/Y    Monthly trend\*

September 2021

Airdrie

Monthly Sales Comparison



**SALES**

166

↑ 5.1% Y/Y    ↑ 76.1% YTD

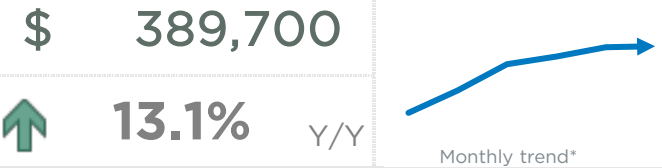
**NEW LISTINGS**

179

↓ 2.7% Y/Y    ↑ 36.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



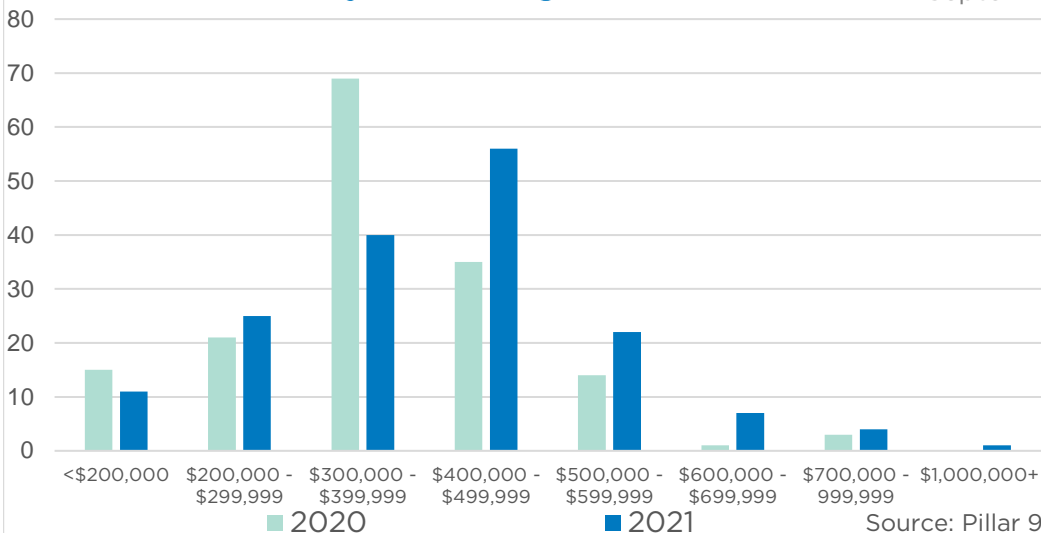
**INVENTORY**

237

↓ 36.3% Y/Y    Monthly trend\*

Residential Sales by Price Range

Septem



**MONTHS OF SUPPLY**

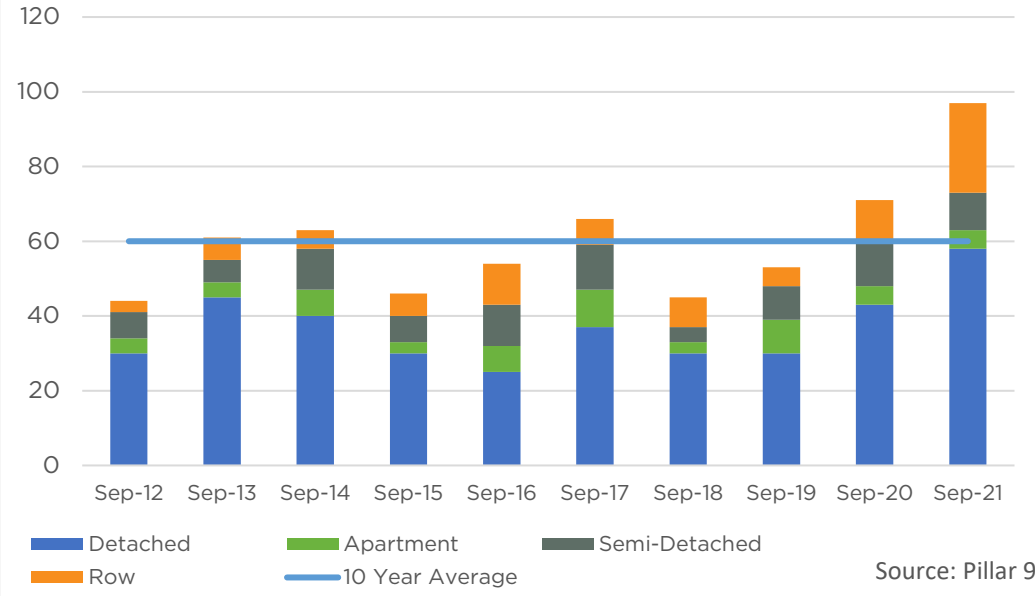
1.43

↓ 39.4% Y/Y    Monthly trend\*

September 2021

Cochrane

Monthly Sales Comparison



**SALES**

97

↑ 36.6% Y/Y    ↑ 89.2% YTD

**NEW LISTINGS**

80

↓ 3.6% Y/Y    ↑ 31.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 447,300

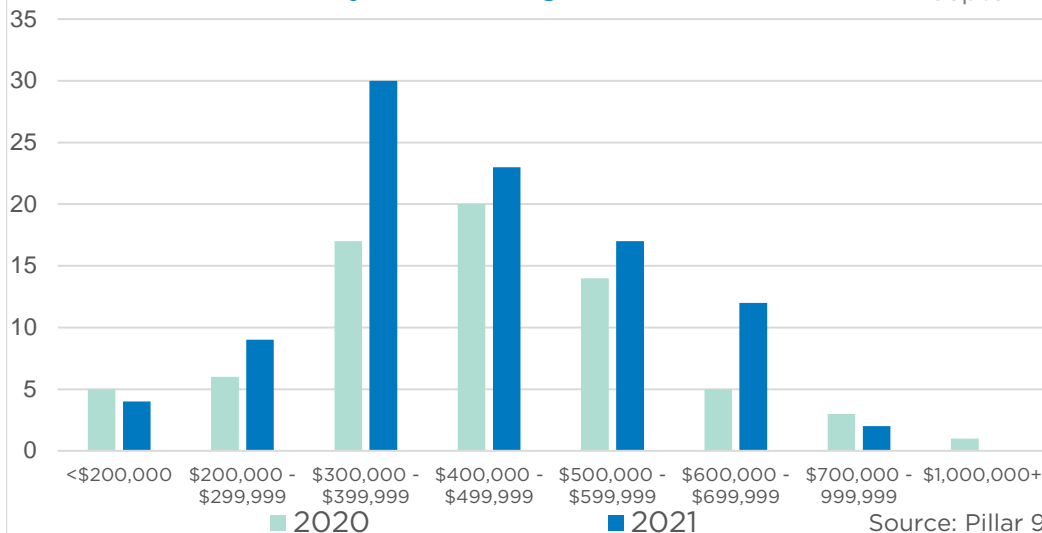
↑ 8.8% Y/Y



Monthly trend\*

Residential Sales by Price Range

Septem



**INVENTORY**

115

↓ 49.3% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

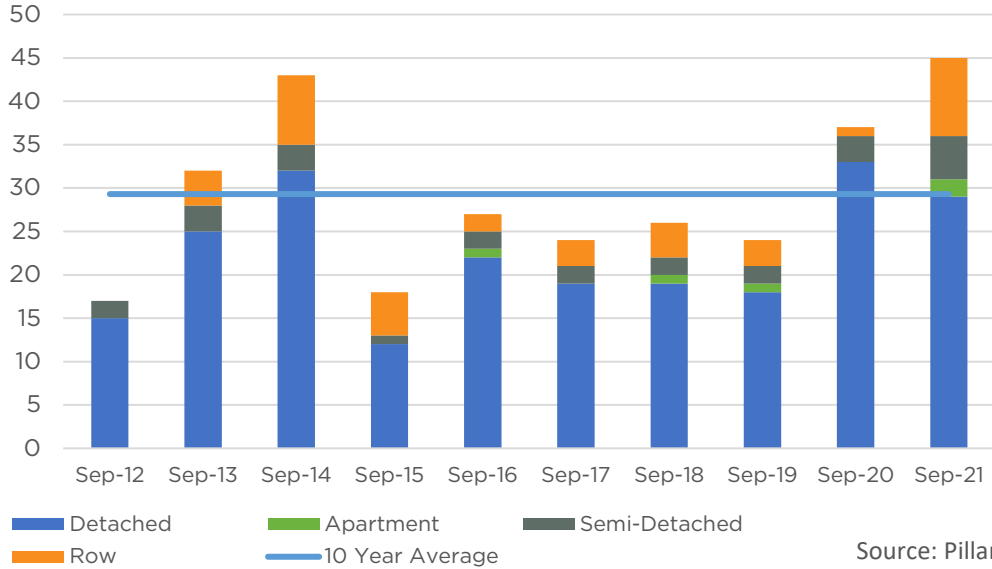
1.19

↓ 62.9% Y/Y    → Monthly trend\*

September 2021

Chestermere

Monthly Sales Comparison



**SALES**

45

↑ 21.6% Y/Y    ↑ 116.5% YTD

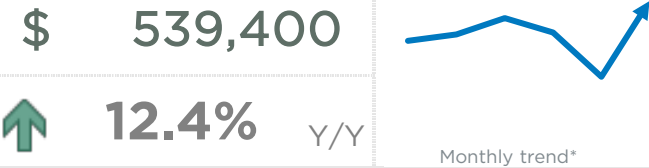
**NEW LISTINGS**

46

↑ 12.2% Y/Y    ↑ 49.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



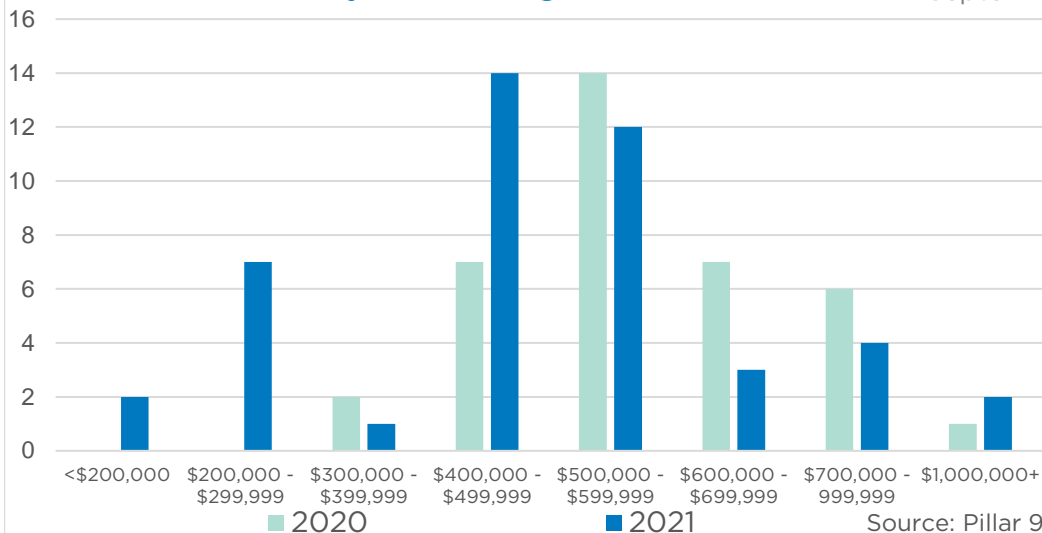
**INVENTORY**

86

↓ 28.9% Y/Y    Monthly trend\*

Residential Sales by Price Range

Septem



**MONTHS OF SUPPLY**

1.91

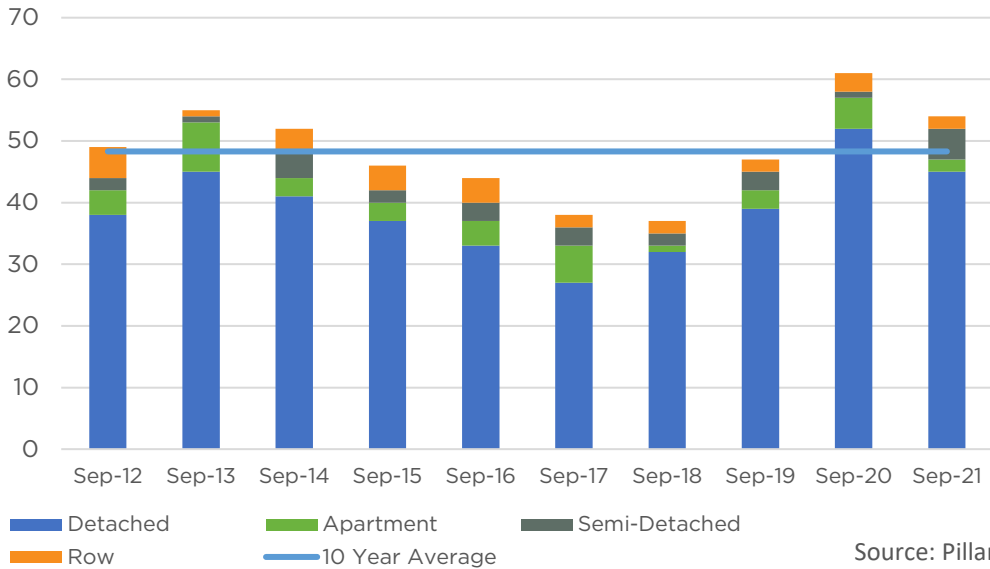
↓ 41.6% Y/Y    Monthly trend\*



September 2021

Okotoks

Monthly Sales Comparison



**SALES**

54

↓ 11.5% Y/Y    ↑ 64.4% YTD

**NEW LISTINGS**

61

↓ 11.6% Y/Y    ↑ 20.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



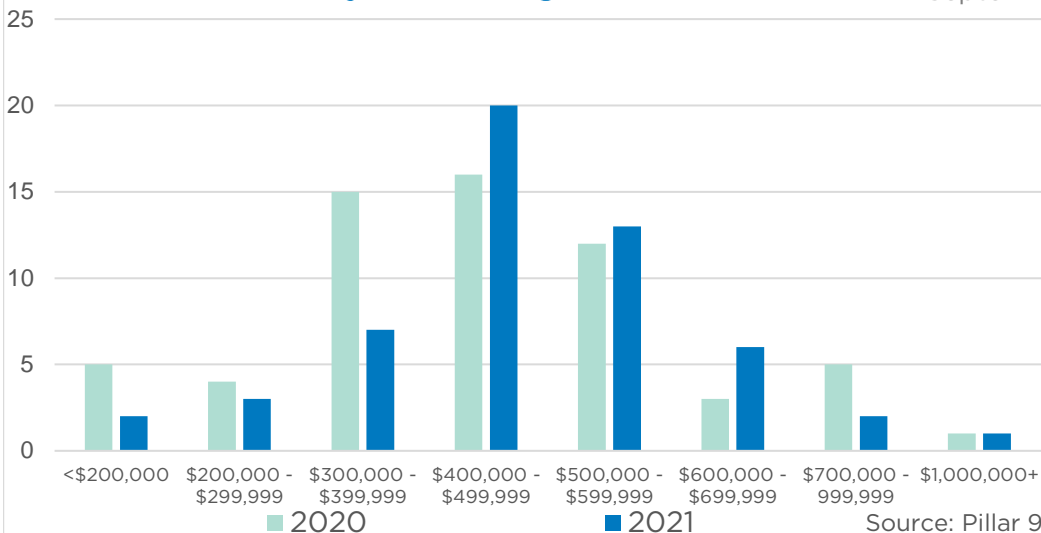
**INVENTORY**

82

↓ 43.8% Y/Y    → Monthly trend\*

Residential Sales by Price Range

Septem



**MONTHS OF SUPPLY**

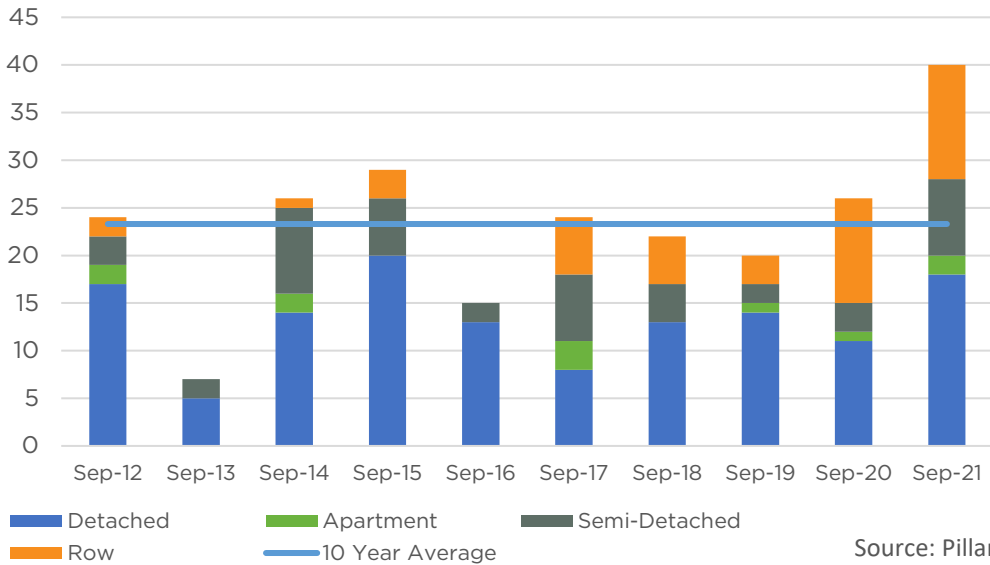
1.52

↓ 36.6% Y/Y    → Monthly trend\*

September 2021

High River

Monthly Sales Comparison



**SALES**

40

↑ 53.8% Y/Y    ↑ 51.5% YTD

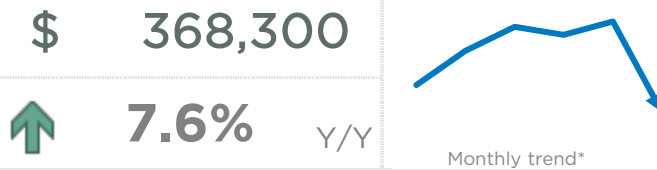
**NEW LISTINGS**

31

↓ 3.1% Y/Y    ↑ 19.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



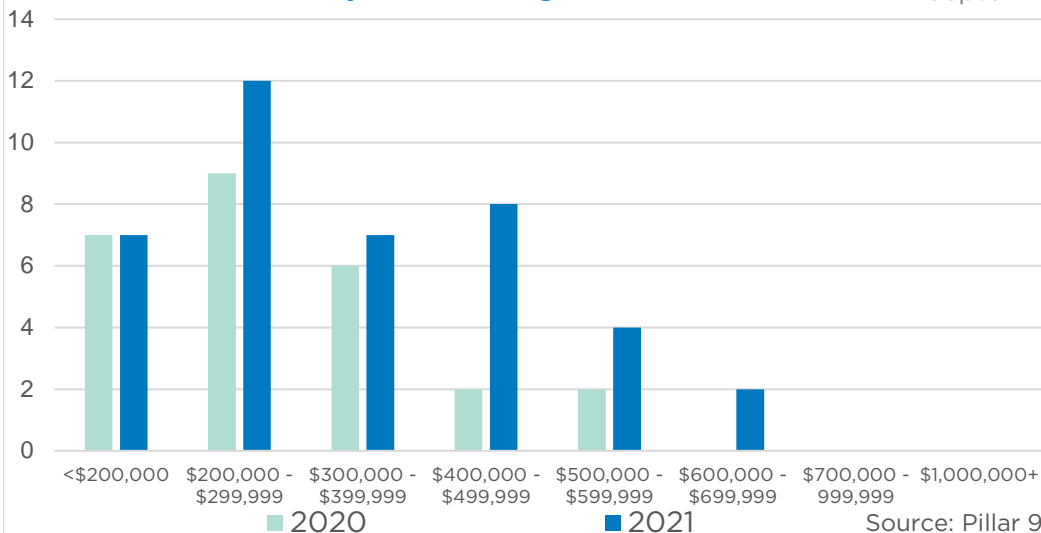
**INVENTORY**

44

↓ 48.8% Y/Y    Monthly trend\*

Residential Sales by Price Range

Septem



**MONTHS OF SUPPLY**

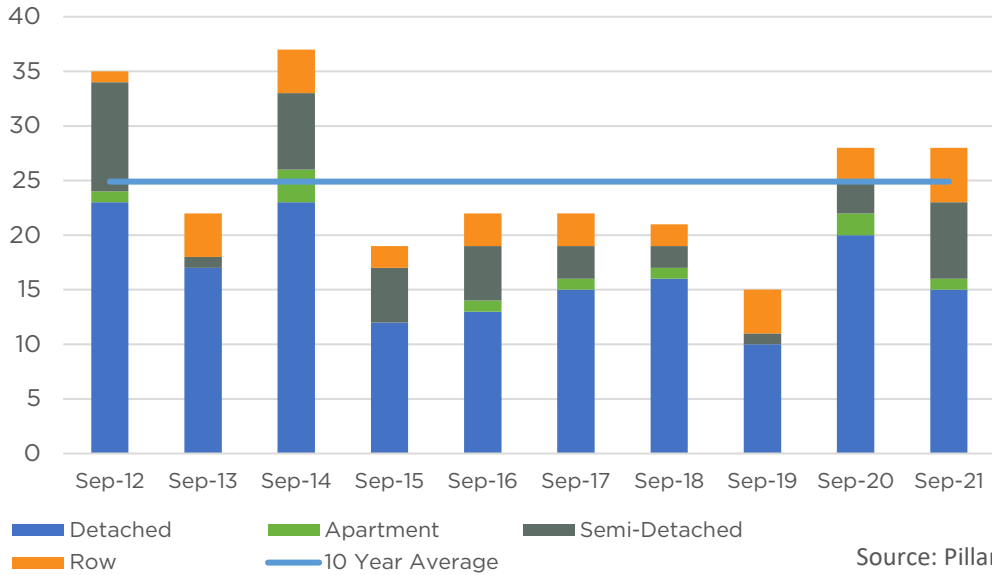
1.10

↓ 66.7% Y/Y    Monthly trend\*

September 2021

Strathmore

Monthly Sales Comparison



**SALES**

28

0.0% Y/Y    92.7% YTD

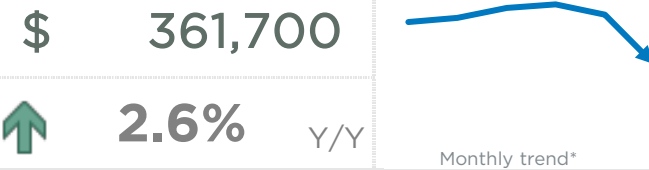
**NEW LISTINGS**

29

25.6% Y/Y    24.7% YTD

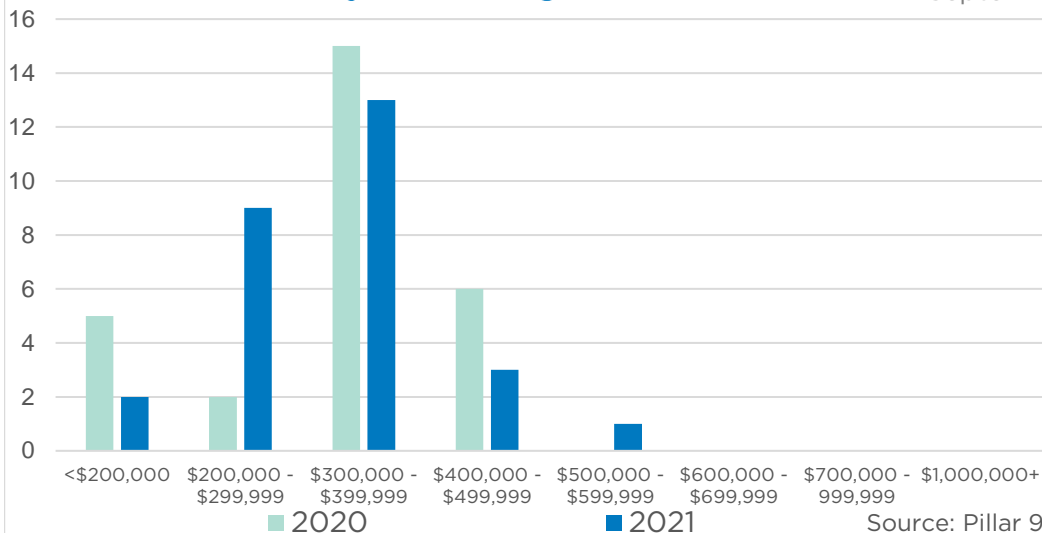


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

Septem



**INVENTORY**

85

32.5% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

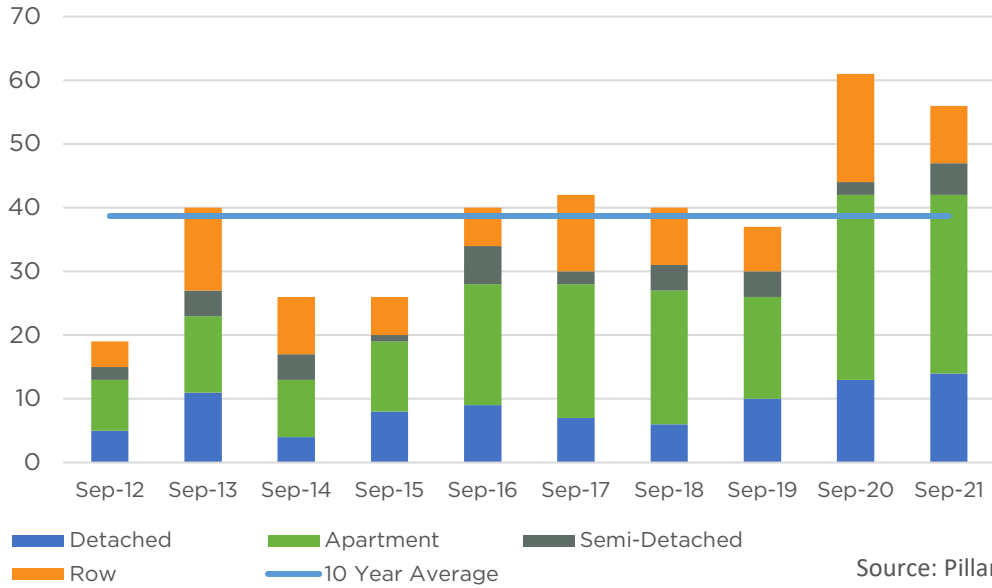
3.04

32.5% Y/Y    Monthly trend\*

September 2021

Canmore

Monthly Sales Comparison



**SALES**

56

8.2% Y/Y

84.9% YTD

**NEW LISTINGS**

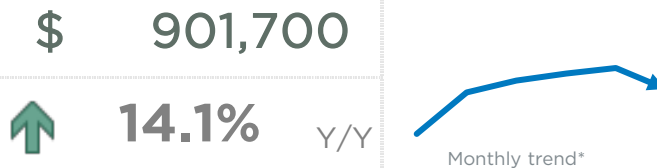
55

22.5% Y/Y

10.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



**INVENTORY**

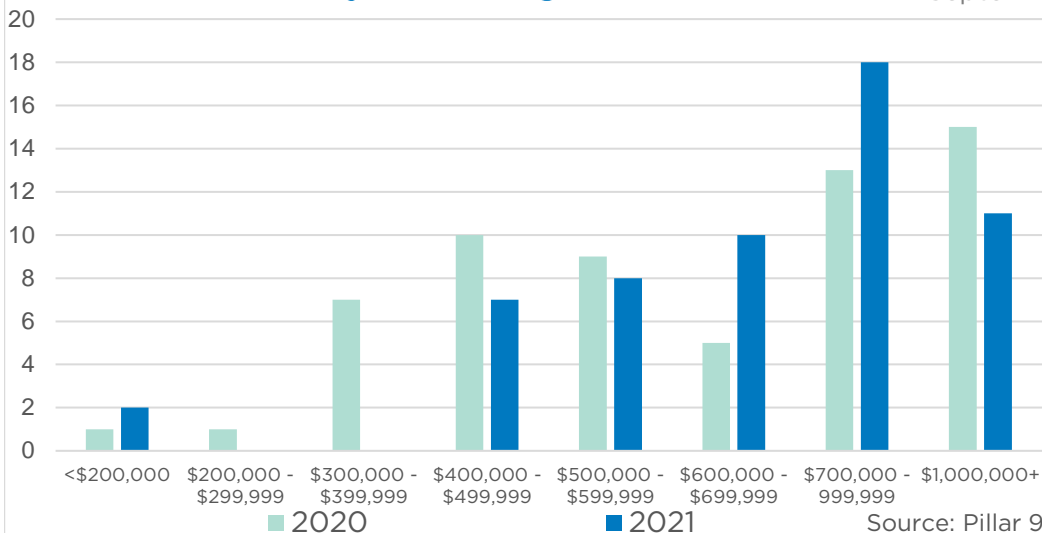
129

44.2% Y/Y

Monthly trend\*

Residential Sales by Price Range

Septem



**MONTHS OF SUPPLY**

2.30

39.2% Y/Y

Monthly trend\*