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

MONTHLY STATISTICS PACKAGE

# Calgary Region

July 2022



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

### Airdrie



Thanks to a pullback in mostly detached activity, sales in Airdrie slowed compared both to levels seen earlier in the year and levels recorded last year. These declines were met with some mixed results for new listings. New listings have trended down from earlier in the year but remained higher than the levels recorded last year. However, much of the growth in new listings, especially in the detached market, have been from homes priced above \$500,000. Despite some shift in new listings over the past few months, the sales-to-new-listings ratio remains tight at 83 per cent and the months of supply is still below two months. Although prices have trended down over the past three months, they remain 20 per cent higher than levels recorded last year. The monthly slippage does not come as a surprise given the pace of growth seen earlier in the year. While conditions remain tight, more caution amongst consumers is weighing on their willingness to bid well above list prices.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$498,800</b>		<b>186</b>
<b>20.2%</b>	<b>Y/Y</b>	<b>10.1%</b>	<b>19.8%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>274</b>		<b>1.47</b>
<b>0.4%</b>	<b>Y/Y</b>	<b>11.7%</b>	<b>Monthly trend*</b>

### Cochrane



Year-to-date sales activity in the town of Cochrane remains similar to levels reported last year. This is thanks to gains in the row and apartment sector. Higher lending prices and substantially less supply for affordable detached product has contributed to slower detached and semi-detached sales in the market. Though conditions generally favor the seller, we are seeing some monthly adjustments in prices. Despite the adjustment, with a July benchmark price of \$515,100, prices are still over 14 per cent higher than levels reported last year.

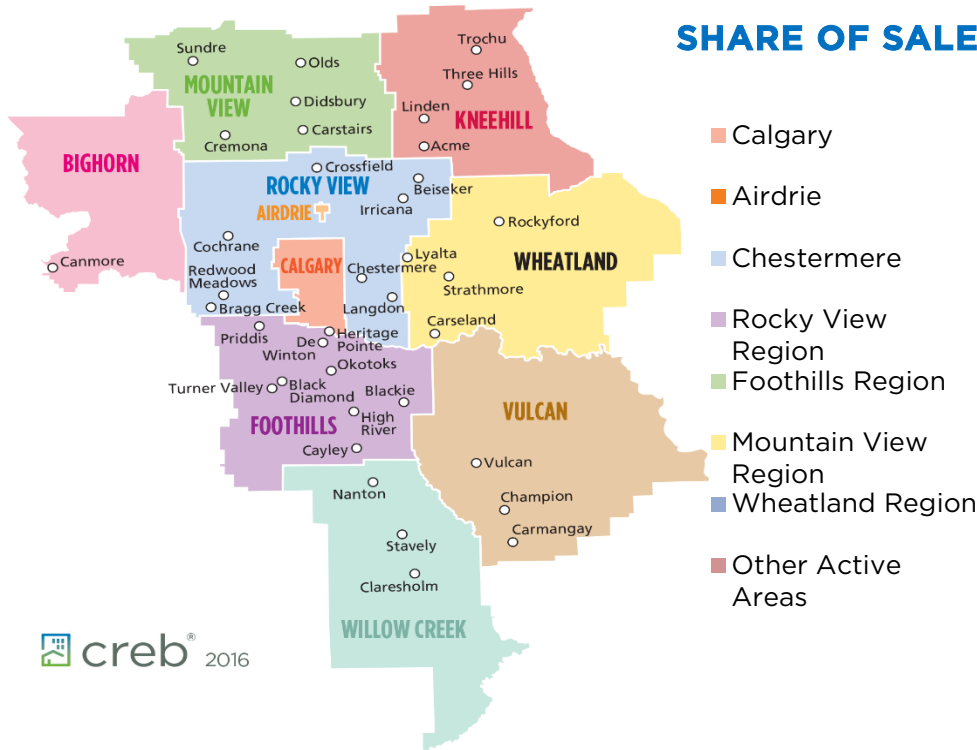
<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$515,100</b>		<b>89</b>
<b>14.3%</b>	<b>Y/Y</b>	<b>2.2%</b>	<b>1.1%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>150</b>		<b>1.69</b>
<b>13.3%</b>	<b>Y/Y</b>	<b>11.3%</b>	<b>Monthly trend*</b>

### Okotoks

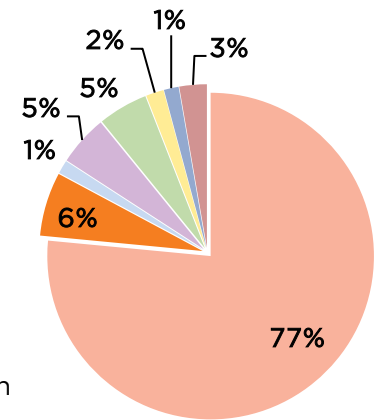


While easing from earlier in the year, sales activity in Okotoks remained consistent with levels reported last year, contributing to a year-to-date gain of nearly 12 per cent. The pullback in new listings likely prevented stronger sales in the town as the sales-to-new-listings ratio pushed up to 97 per cent and inventory levels trended down. Although conditions remain relatively tight, home prices did trend down relative to previous months. Home prices in Okotoks rose far above expectations earlier in the year and despite recent adjustments that have occurred over the past two months, July prices are still over 16 per cent higher than levels seen last year and nine per cent higher than levels reported in January.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$551,400</b>		<b>71</b>
<b>16.5%</b>	<b>Y/Y</b>	<b>1.4%</b>	<b>11.8%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>90</b>		<b>1.27</b>
<b>16.7%</b>	<b>Y/Y</b>	<b>17.8%</b>	<b>Monthly trend*</b>



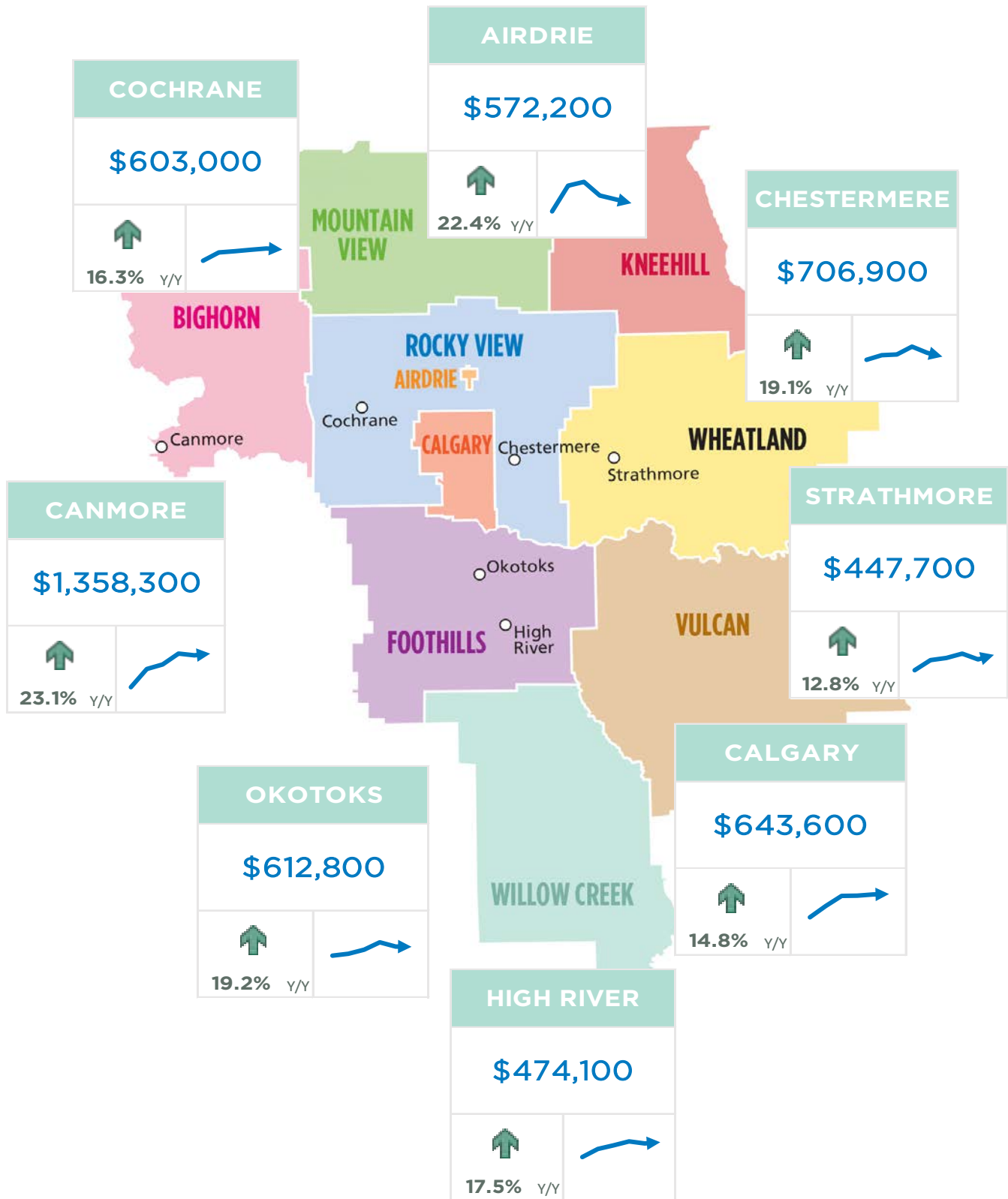
SHARE OF SALES July 2022



Source: CREB®

July 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	2,254	3,174	71%	5,338	2.37	540,000	491,392	440,000
<b>Airdrie</b>	186	221	84%	274	1.47	498,800	468,545	475,000
<b>Chestermere</b>	39	59	66%	112	2.87	632,600	569,250	537,900
<b>Rocky View Region</b>	147	206	71%	447	3.04	628,400	748,434	555,000
<b>Foothills Region</b>	145	174	83%	301	2.08	537,900	625,676	535,000
<b>Mountain View Region</b>	52	85	61%	184	3.54	406,200	389,381	356,000
<b>Kneehill Region</b>	16	18	89%	50	3.13	228,000	413,174	269,000
<b>Wheatland Region</b>	43	62	69%	122	2.84	409,100	424,949	393,500
<b>Willow Creek Region</b>	12	29	41%	77	6.42	271,300	333,563	306,778
<b>Vulcan Region</b>	7	14	50%	46	6.57	275,400	312,988	323,900
<b>Bighorn Region</b>	45	68	66%	189	4.20	863,200	1,181,666	922,500
YEAR-TO-DATE 2022	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	20,948	28,728	73%	4,493	1.50	532,829	525,744	485,000
<b>Airdrie</b>	1,812	2,202	82%	229	0.88	493,943	480,621	485,000
<b>Chestermere</b>	404	603	67%	91	1.58	631,729	660,961	654,250
<b>Rocky View Region</b>	1,457	1,935	75%	349	1.68	615,900	751,273	576,370
<b>Foothills Region</b>	1,215	1,550	78%	245	1.41	526,657	643,037	545,000
<b>Mountain View Region</b>	470	616	76%	148	2.20	392,986	407,809	364,250
<b>Kneehill Region</b>	123	158	78%	46	2.63	218,000	283,524	235,000
<b>Wheatland Region</b>	351	481	73%	92	1.83	400,871	411,393	389,900
<b>Willow Creek Region</b>	165	220	75%	56	2.36	262,914	337,580	300,000
<b>Vulcan Region</b>	71	108	66%	33	3.23	263,743	348,747	314,000
<b>Bighorn Region</b>	378	565	67%	118	2.19	829,357	954,242	769,500

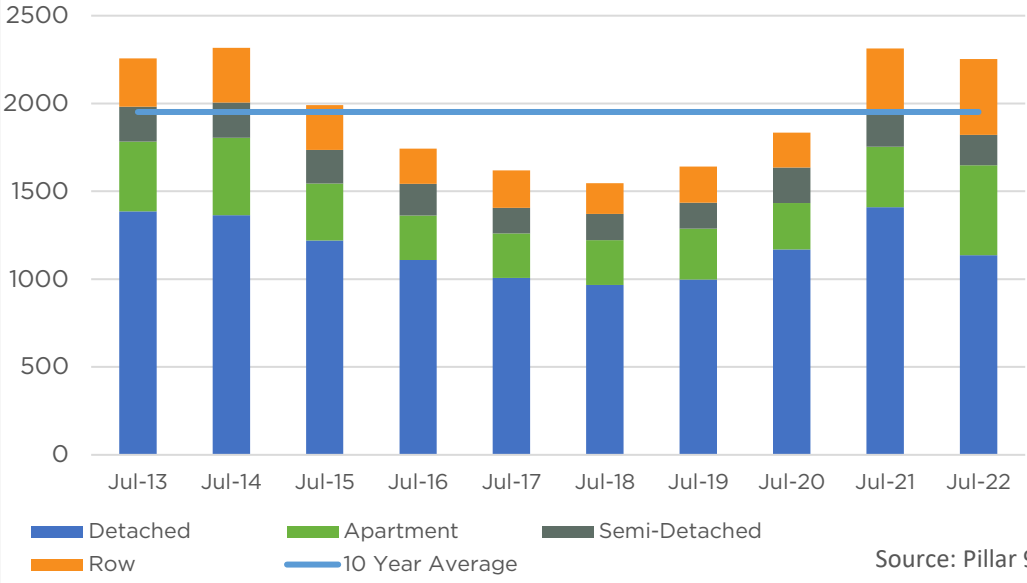
# DETACHED BENCHMARK PRICE COMPARISON



July 2022

Calgary

Monthly Sales Comparison



**SALES**

2,254

↓ 2.6% Y/Y    ↑ 20.7% YTD

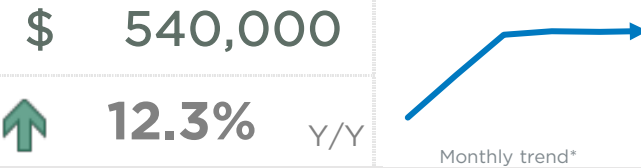
**NEW LISTINGS**

3,174

↓ 3.8% Y/Y    ↑ 9.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



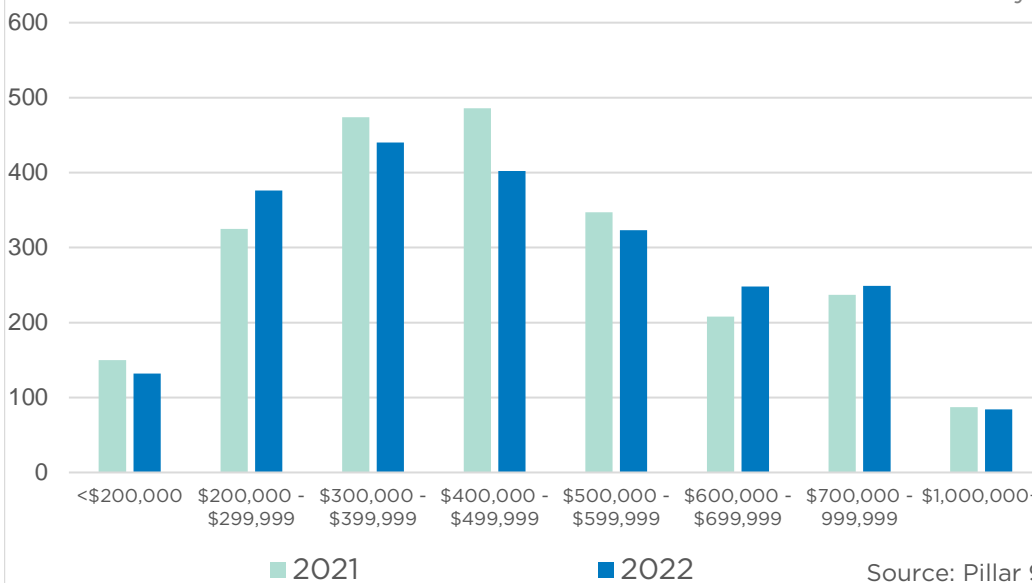
**INVENTORY**

5,338

↓ 20.1% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

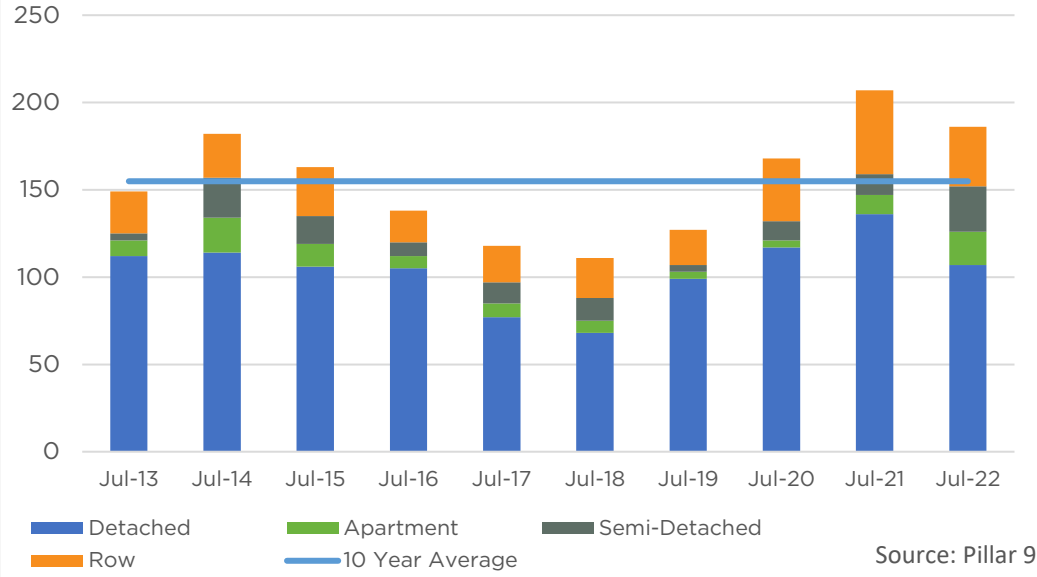
2.37

↓ 18.0% Y/Y    Monthly trend\*

July 2022

Airdrie

Monthly Sales Comparison



**SALES**

186

↓ 10.1% Y/Y    ↑ 19.8% YTD

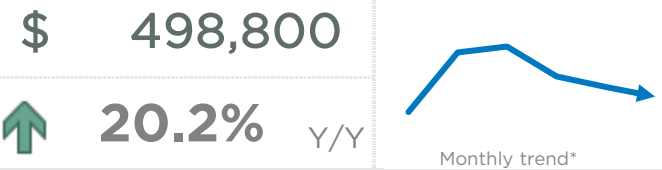
**NEW LISTINGS**

221

↑ 11.1% Y/Y    ↑ 22.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



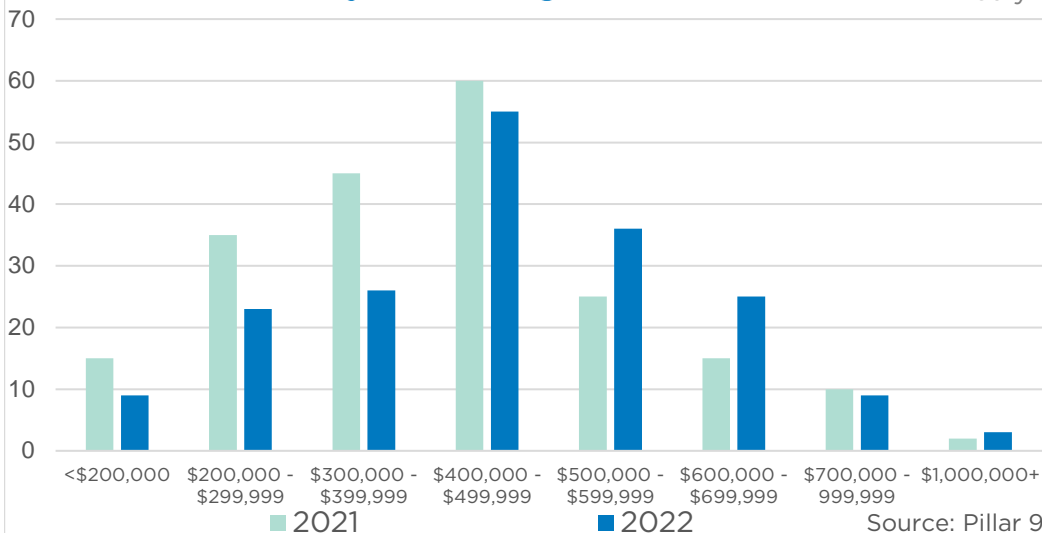
**INVENTORY**

274

↑ 0.4% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

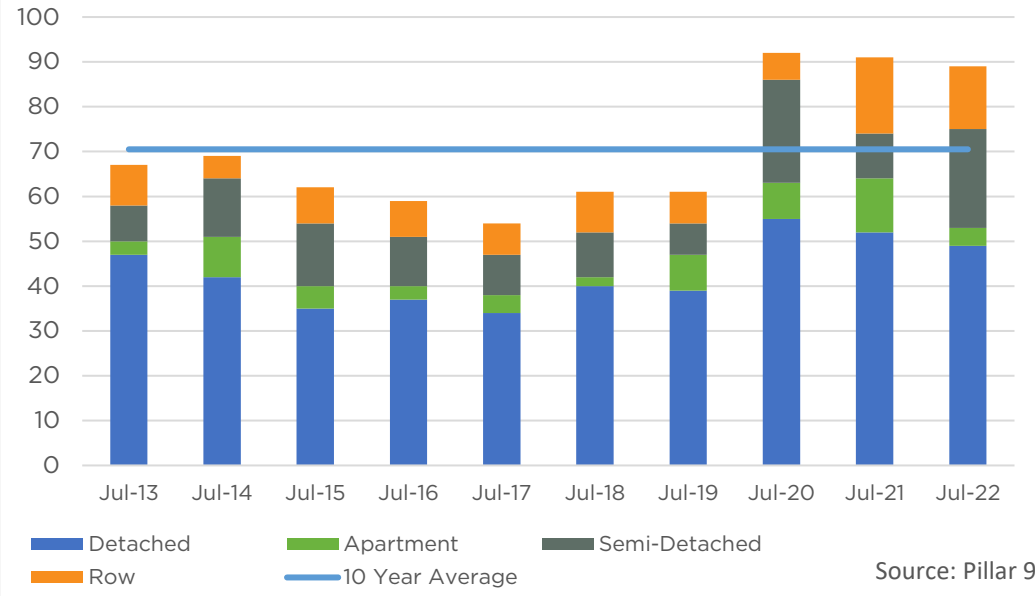
1.47

↑ 11.7% Y/Y    Monthly trend\*

July 2022

Cochrane

Monthly Sales Comparison



**SALES**

89

↓ 2.2% Y/Y    ↑ 1.1% YTD

**NEW LISTINGS**

107

↓ 4.5% Y/Y    ↑ 3.8% YTD

**INVENTORY**

150

↓ 13.3% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

1.69

↓ 11.3% Y/Y    → Monthly trend\*

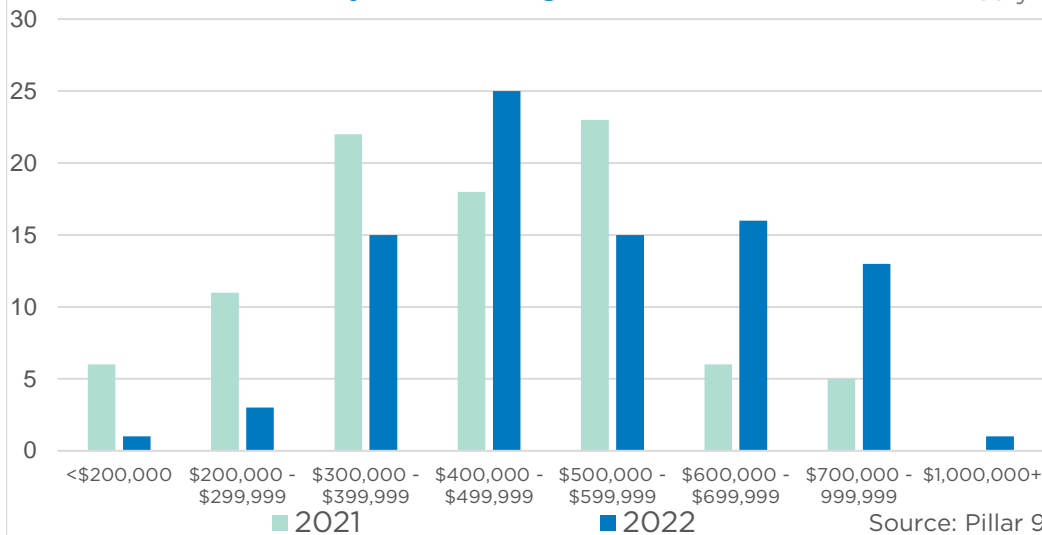


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

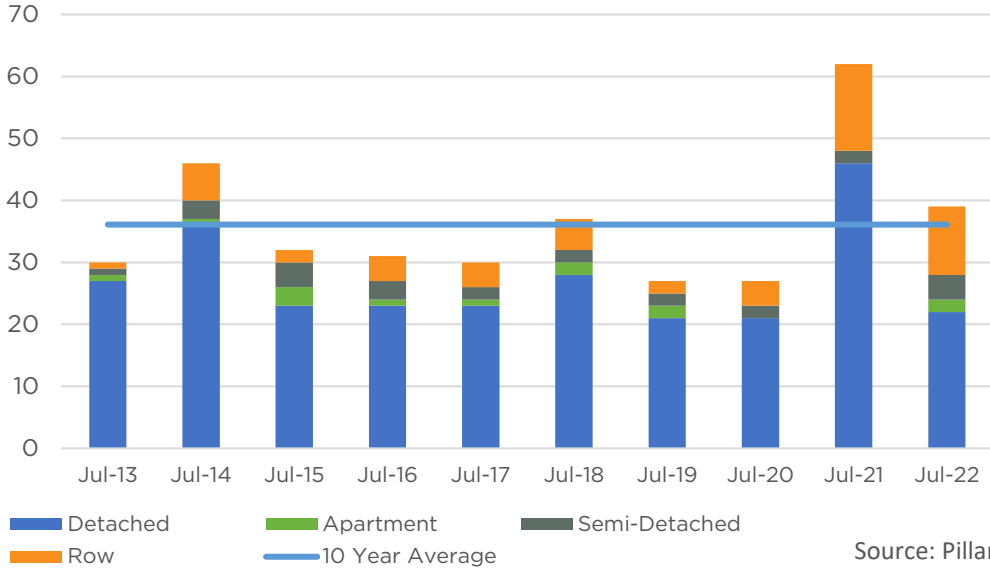
July



July 2022

Chestermere

Monthly Sales Comparison



**SALES**

39

↓ 37.1% Y/Y    ↑ 1.8% YTD

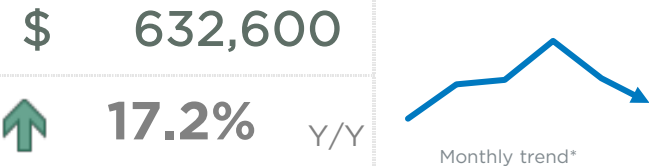
**NEW LISTINGS**

59

↓ 10.6% Y/Y    ↑ 14.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



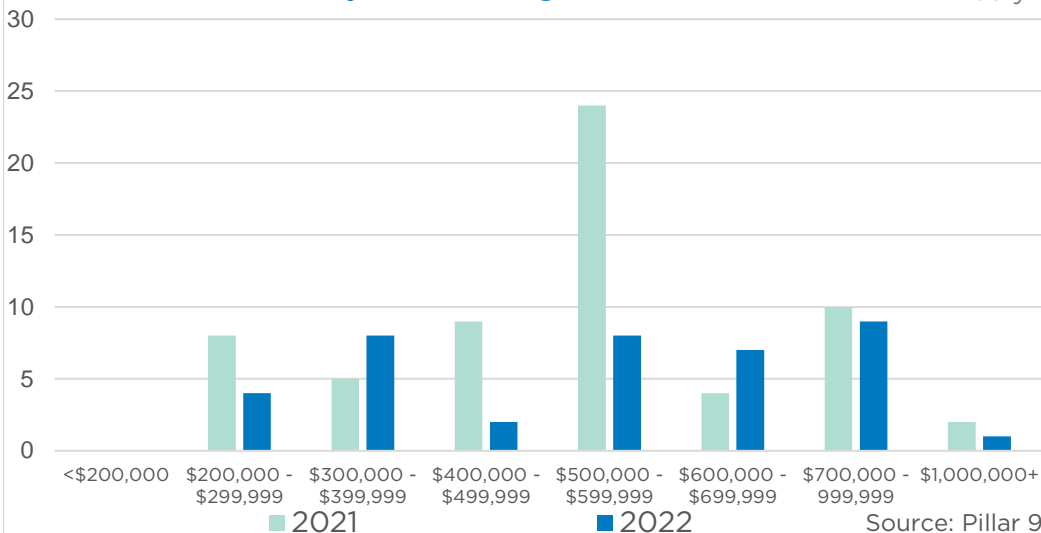
**INVENTORY**

112

↑ 0.9% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

2.87

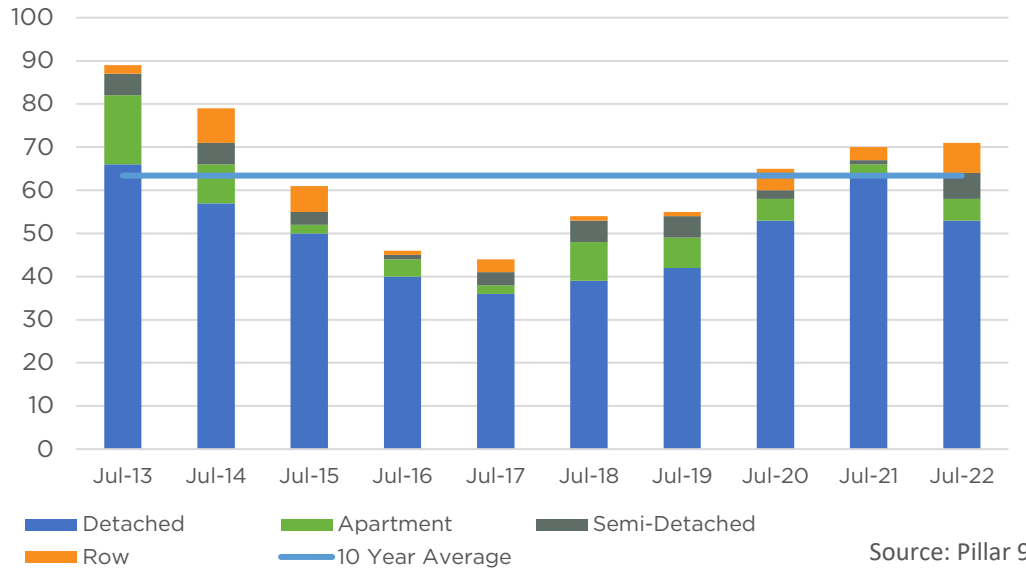
↑ 60.4% Y/Y    Monthly trend\*



July 2022

Okotoks

Monthly Sales Comparison



**SALES**

71

↑ 1.4% Y/Y    ↑ 11.8% YTD

**NEW LISTINGS**

73

↑ 1.4% Y/Y    ↑ 10.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



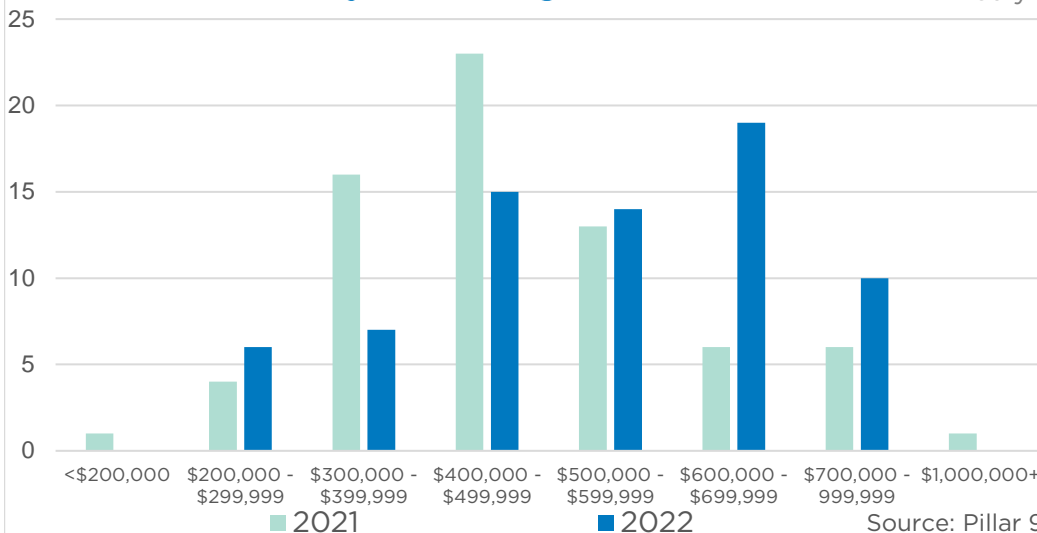
**INVENTORY**

90

↓ 16.7% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

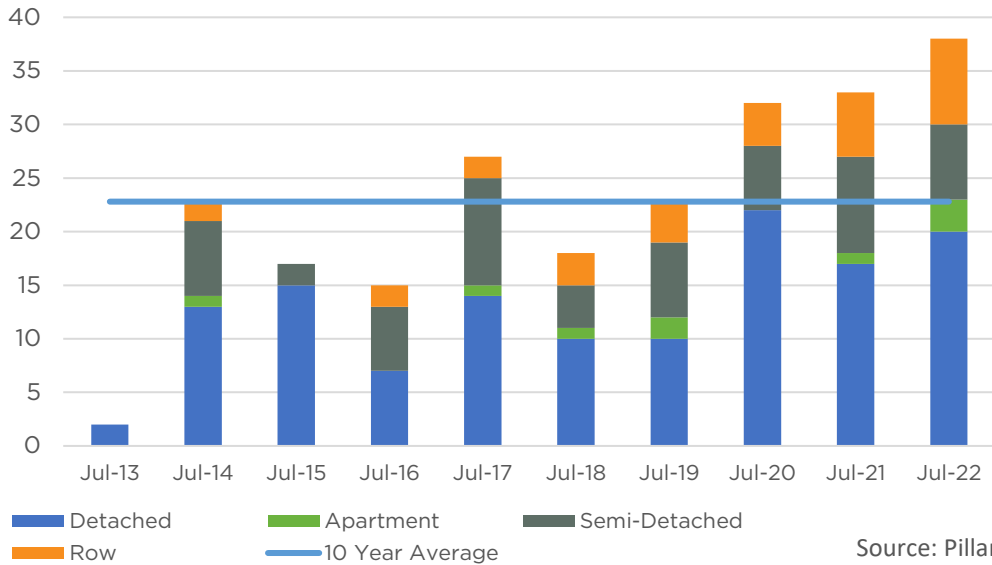
1.27

↓ 17.8% Y/Y    Monthly trend\*

July 2022

High River

Monthly Sales Comparison



**SALES**

38

↑ 15.2% Y/Y    ↑ 17.7% YTD

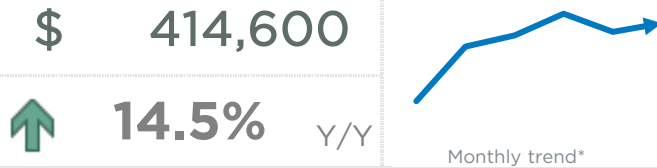
**NEW LISTINGS**

38

↑ 46.2% Y/Y    ↑ 17.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



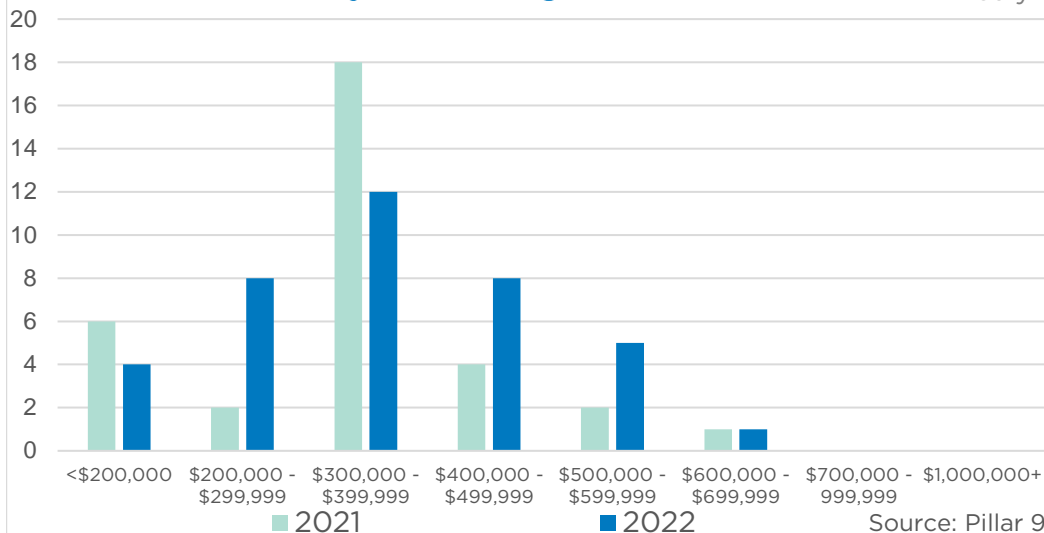
**INVENTORY**

55

↓ 16.7% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

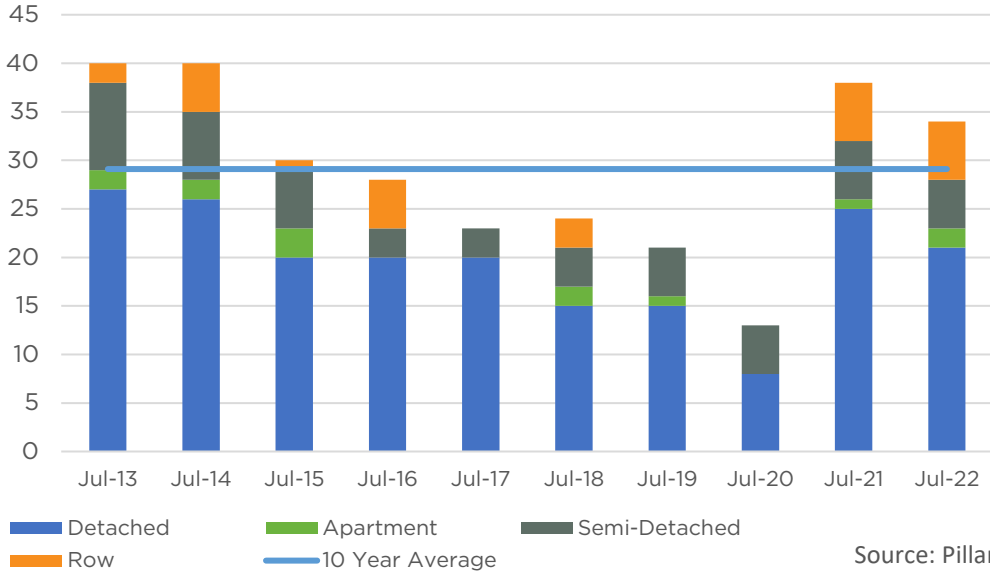
1.45

↓ 27.6% Y/Y    Monthly trend\*

July 2022

Strathmore

Monthly Sales Comparison



**SALES**

34

↓ 10.5% Y/Y    ↑ 9.7% YTD

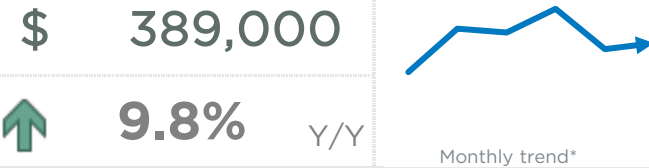
**NEW LISTINGS**

45

↓ 11.8% Y/Y    ↑ 5.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



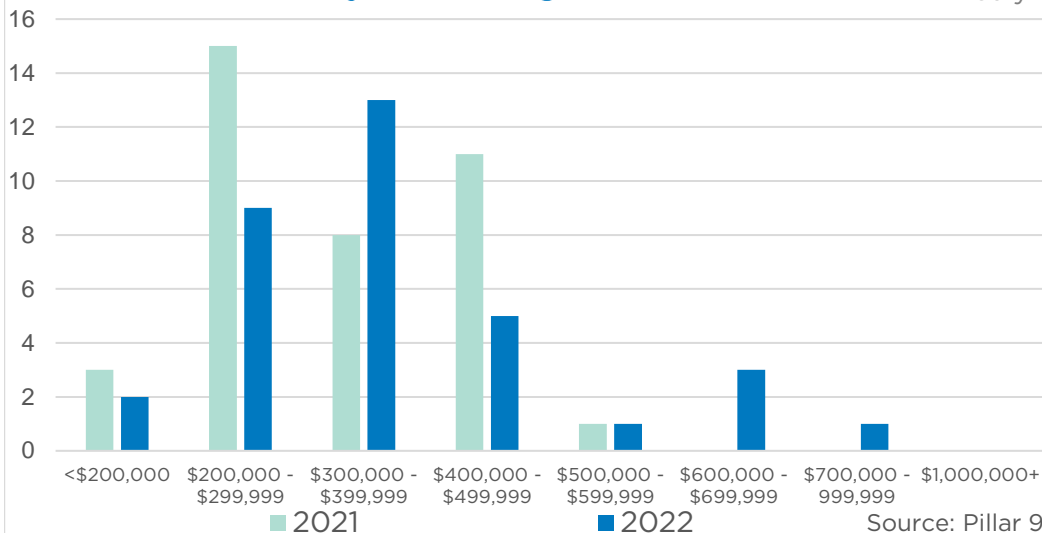
**INVENTORY**

72

↓ 24.2% Y/Y    → Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

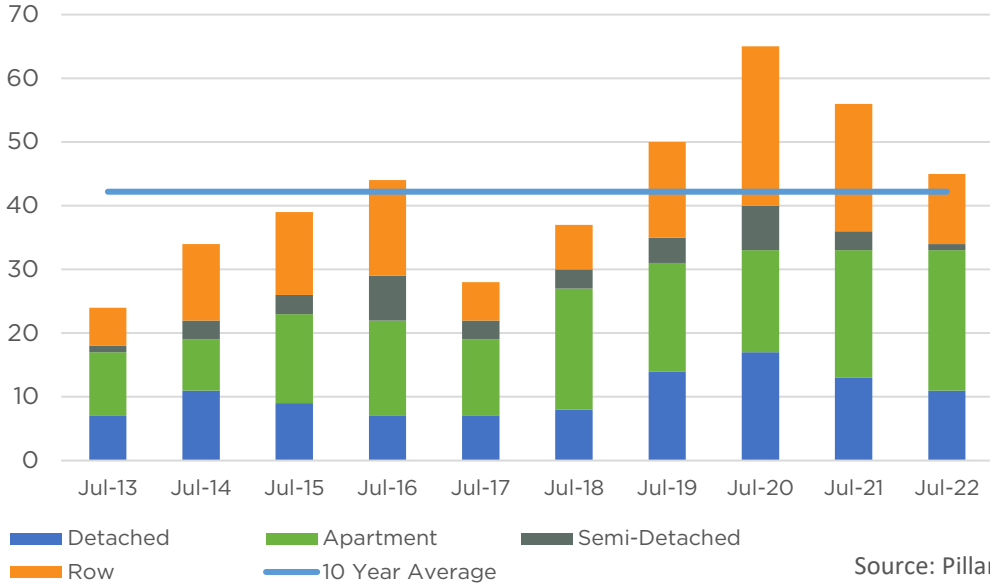
2.12

↓ 15.3% Y/Y    → Monthly trend\*

July 2022

Canmore

Monthly Sales Comparison



**SALES**

45

↓ 19.6% Y/Y    ↓ 30.3% YTD

**NEW LISTINGS**

63

↓ 6.0% Y/Y    ↓ 12.8% YTD

**INVENTORY**

165

↑ 7.1% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

3.67

↑ 33.3% Y/Y    Monthly trend\*



TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

