



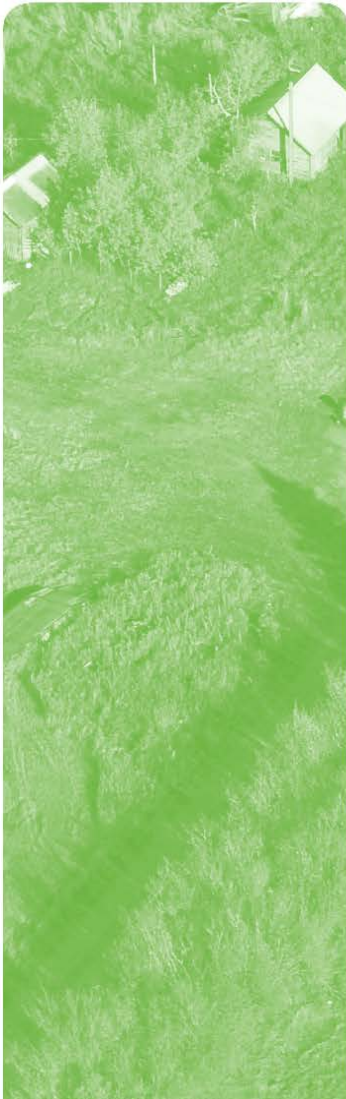
creb<sup>®</sup>

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

MONTHLY STATISTICS PACKAGE

# Calgary Region

October  
2022



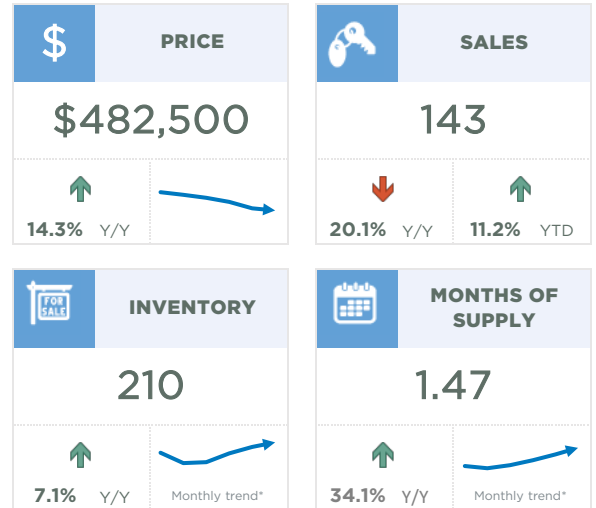
[creb.com](https://creb.com)

### Airdrie



Easing sales over the past several months have not been enough to offset earlier gains as year-to-date sales reached 2,269 units, over 11 per cent higher than last year and on pace to hit a new record high. The growth in sales was possible thanks to a boost in new listings this year. However, the gains in new listings did little to impact inventory levels which remained well below levels traditionally seen in the market in October.

While conditions are not as tight as they were earlier in the year, the months of supply remained exceptionally tight at one and a half months. Despite persistently tight conditions, prices have trended lower from the earlier highs. Airdrie hit a record high price back in April of this year at \$510,700, prices have since fallen by six per cent since then yet remain over 14 per cent higher than

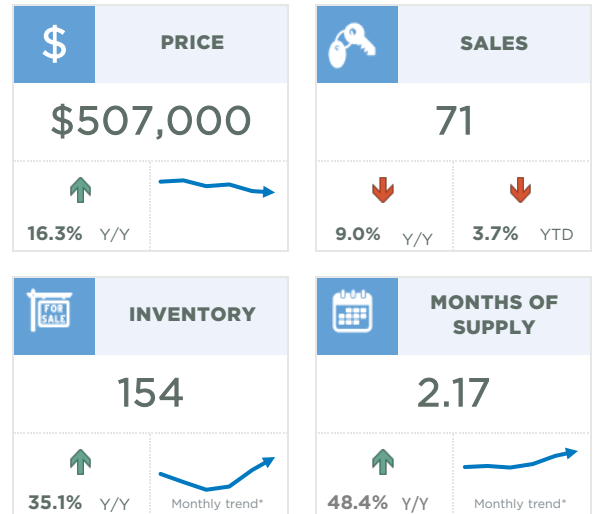


### Cochrane



A pullback in new listings relative to sales activity caused the sales-to-new-listings ratio to push up to 90 per cent once again, causing inventories to trend down relative to last month. While overall inventories still remain higher than the exceptionally low levels seen last year, levels are still well below what is typically seen in the market.

While prices have eased off recent highs, at a benchmark price of \$507,000, prices remain over 16 per cent higher than last years levels. Price growth has been mostly driven by the detached and semi-detached sector which have reported year-over-year gains exceeding 18 per cent.

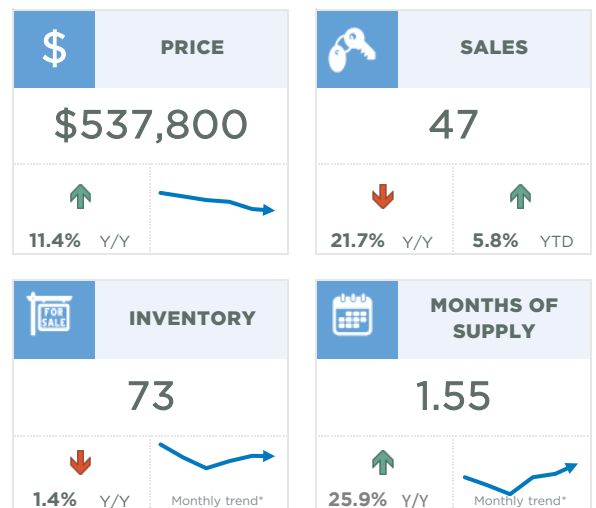


### Okotoks

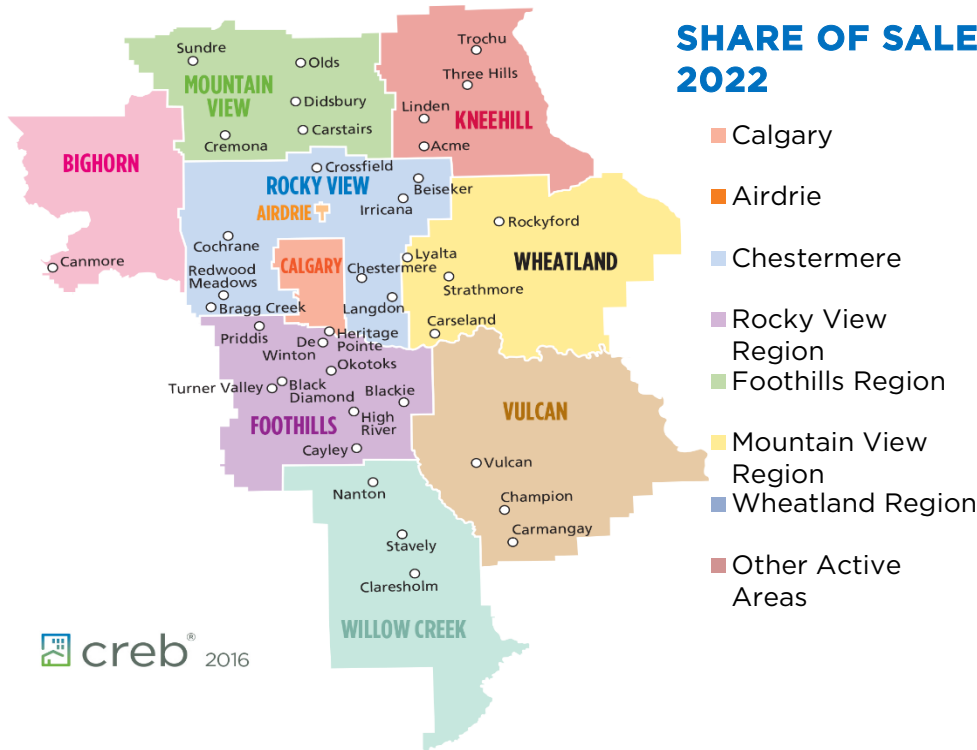


A pullback in new listings likely weighed on sales this month as the sales-to-new-listings ratio pushed above 100 per cent causing inventories to remain exceptionally low for October. While conditions are still not as tight as they were earlier in the year, the shift this month did little to support more balanced conditions.

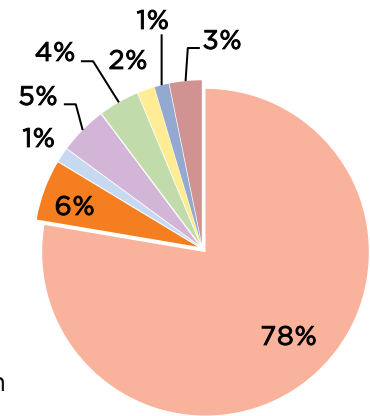
Persistently tight conditions did slow the pace of adjustment in prices as the benchmark price was \$537,800 in October. While prices have eased from the high reported in May, they remain over 11 per cent higher than last years levels.







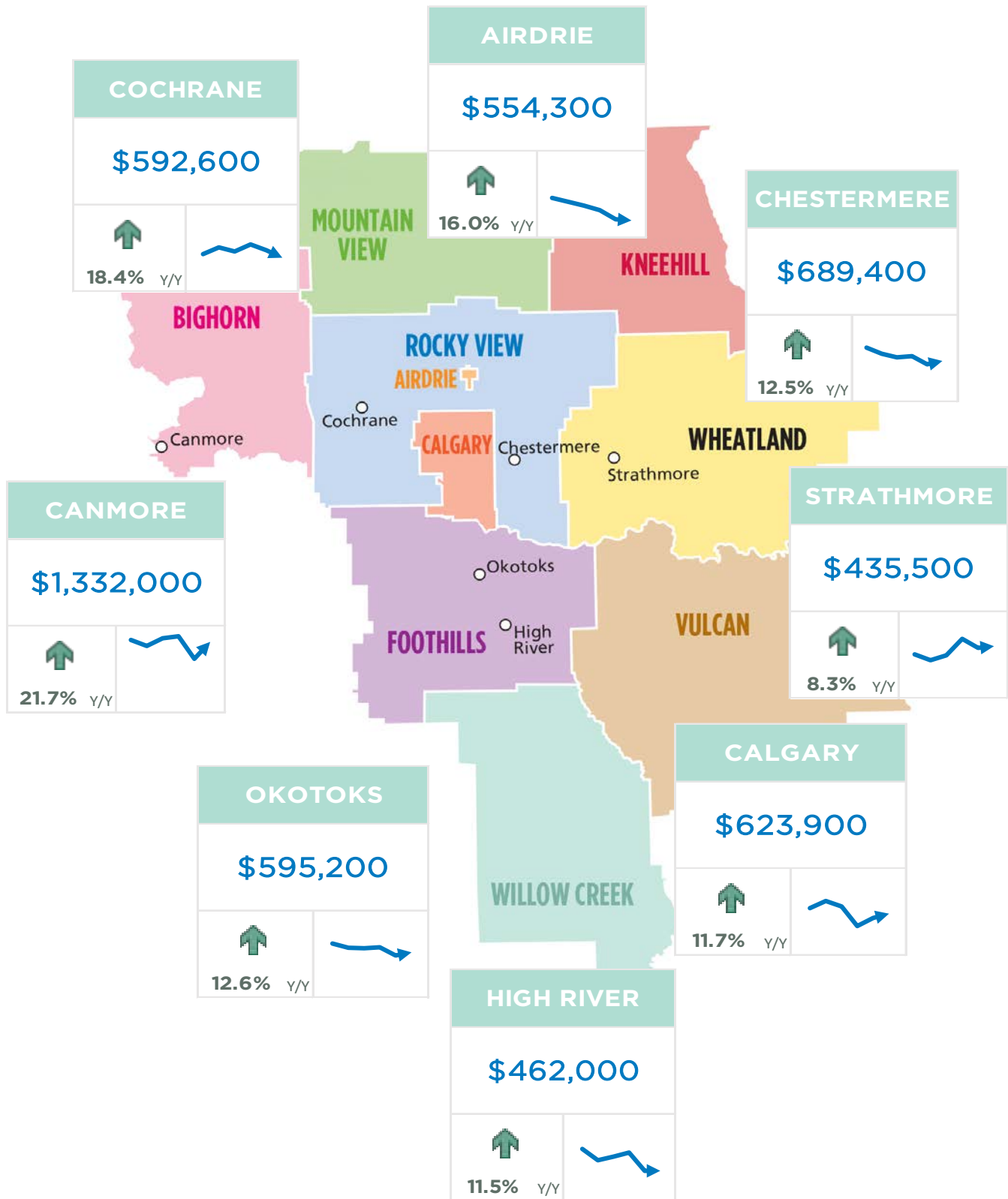
### SHARE OF SALES October 2022



Source: CREB®

| October 2022                | Sales  | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
|-----------------------------|--------|--------------|-----------------------------|-----------|------------------|-----------------|---------------|--------------|
| <b>City of Calgary</b>      | 1,857  | 2,175        | 85%                         | 3,887     | 2.09             | 523,900         | 509,576       | 460,000      |
| <b>Airdrie</b>              | 143    | 142          | 101%                        | 210       | 1.47             | 482,500         | 419,860       | 415,000      |
| <b>Chestermere</b>          | 34     | 48           | 71%                         | 92        | 2.71             | 615,900         | 582,368       | 597,500      |
| <b>Rocky View Region</b>    | 112    | 161          | 70%                         | 423       | 3.78             | 626,500         | 683,024       | 559,750      |
| <b>Foothills Region</b>     | 95     | 101          | 94%                         | 244       | 2.57             | 534,400         | 653,866       | 550,000      |
| <b>Mountain View Region</b> | 40     | 55           | 73%                         | 174       | 4.35             | 397,900         | 377,220       | 339,000      |
| <b>Kneehill Region</b>      | 11     | 10           | 110%                        | 44        | 4.00             | 219,500         | 325,764       | 300,000      |
| <b>Wheatland Region</b>     | 34     | 38           | 89%                         | 102       | 3.00             | 399,300         | 370,256       | 369,000      |
| <b>Willow Creek Region</b>  | 20     | 25           | 80%                         | 79        | 3.95             | 262,700         | 309,950       | 272,000      |
| <b>Vulcan Region</b>        | 7      | 15           | 47%                         | 45        | 6.43             | 268,200         | 181,886       | 195,000      |
| <b>Bighorn Region</b>       | 38     | 42           | 90%                         | 160       | 4.21             | 855,200         | 1,011,035     | 857,600      |
| 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>      | 26,823 | 36,251       | 74%                         | 4,458     | 1.66             | 531,280         | 519,459       | 477,500      |
| <b>Airdrie</b>              | 2,269  | 2,730        | 83%                         | 236       | 1.04             | 491,890         | 472,235       | 475,000      |
| <b>Chestermere</b>          | 491    | 746          | 66%                         | 94        | 1.92             | 629,100         | 660,266       | 650,000      |
| <b>Rocky View Region</b>    | 1,817  | 2,481        | 73%                         | 375       | 2.07             | 619,800         | 740,119       | 575,000      |
| <b>Foothills Region</b>     | 1,569  | 2,000        | 78%                         | 254       | 1.62             | 529,670         | 641,920       | 540,000      |
| <b>Mountain View Region</b> | 616    | 837          | 74%                         | 161       | 2.61             | 396,000         | 406,818       | 370,000      |
| <b>Kneehill Region</b>      | 161    | 211          | 76%                         | 47        | 2.94             | 219,850         | 280,116       | 232,000      |
| <b>Wheatland Region</b>     | 459    | 623          | 74%                         | 97        | 2.12             | 402,460         | 402,044       | 385,755      |
| <b>Willow Creek Region</b>  | 229    | 312          | 73%                         | 63        | 2.76             | 263,590         | 320,539       | 295,000      |
| <b>Vulcan Region</b>        | 91     | 149          | 61%                         | 36        | 4.00             | 265,620         | 313,442       | 250,500      |
| <b>Bighorn Region</b>       | 502    | 730          | 69%                         | 134       | 2.68             | 836,560         | 953,089       | 779,812      |

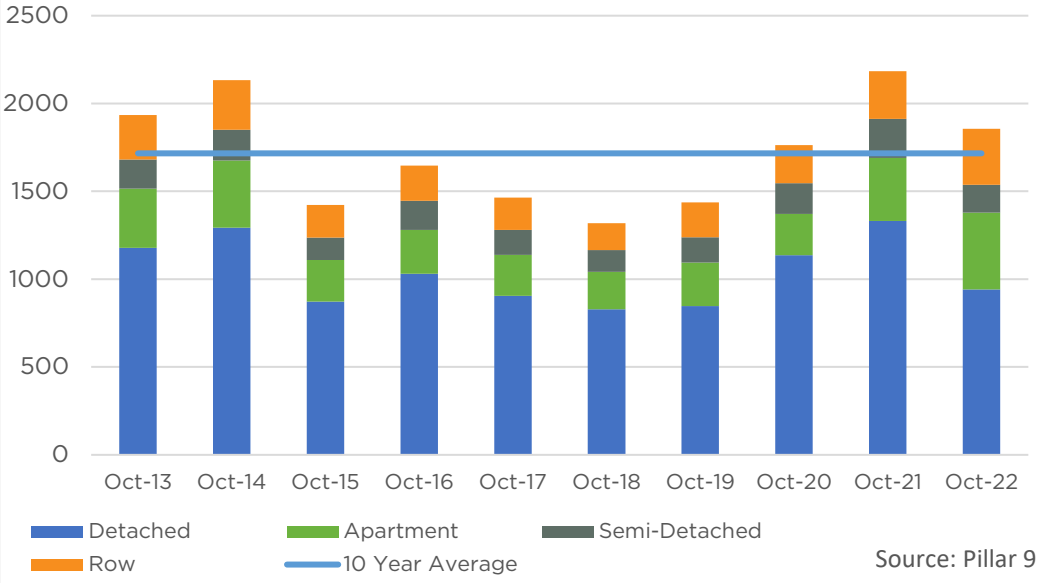
# DETACHED BENCHMARK PRICE COMPARISON



October 2022

Calgary

Monthly Sales Comparison



**SALES**

1,857

↓ 15.0% Y/Y    ↑ 12.5% YTD

**NEW LISTINGS**

2,175

↓ 13.0% Y/Y    ↑ 5.3% YTD

**INVENTORY**

3,887

↓ 20.3% Y/Y    Monthly trend\*

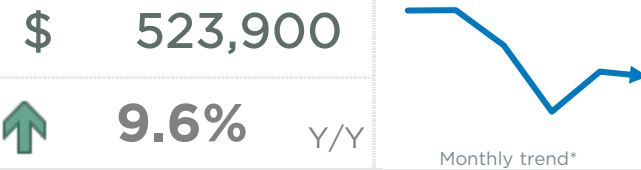
**MONTHS OF SUPPLY**

2.09

↓ 6.2% Y/Y    Monthly trend\*

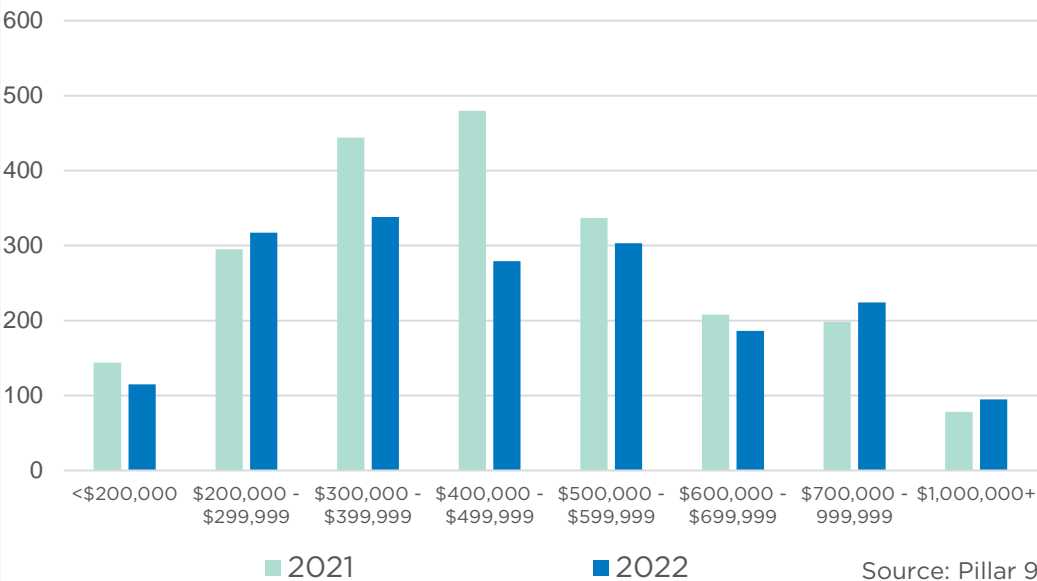


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

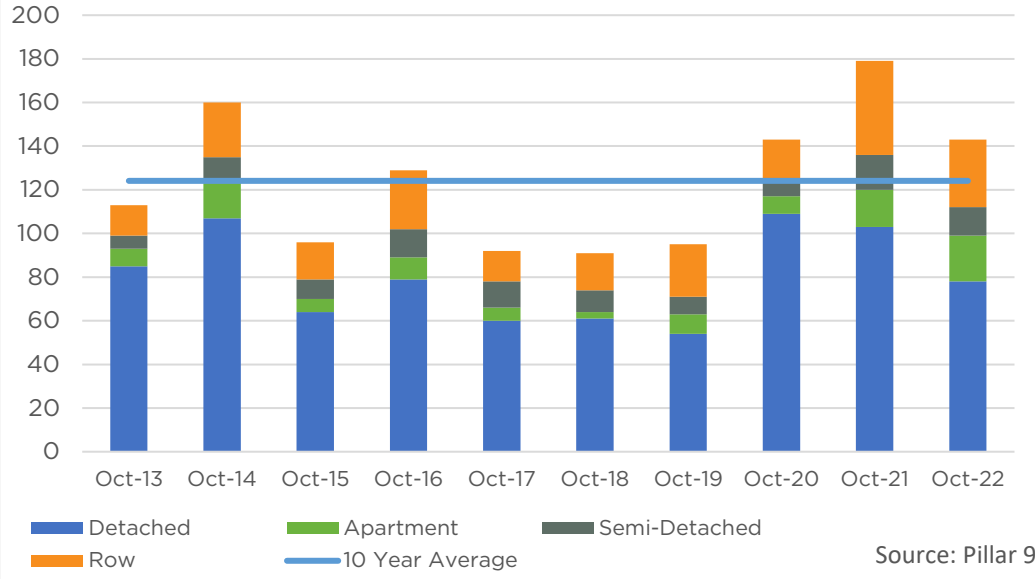
October



October 2022

Airdrie

Monthly Sales Comparison



**SALES**

143

↓ 20.1% Y/Y    ↑ 11.2% YTD

**NEW LISTINGS**

142

↓ 9.0% Y/Y    ↑ 16.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



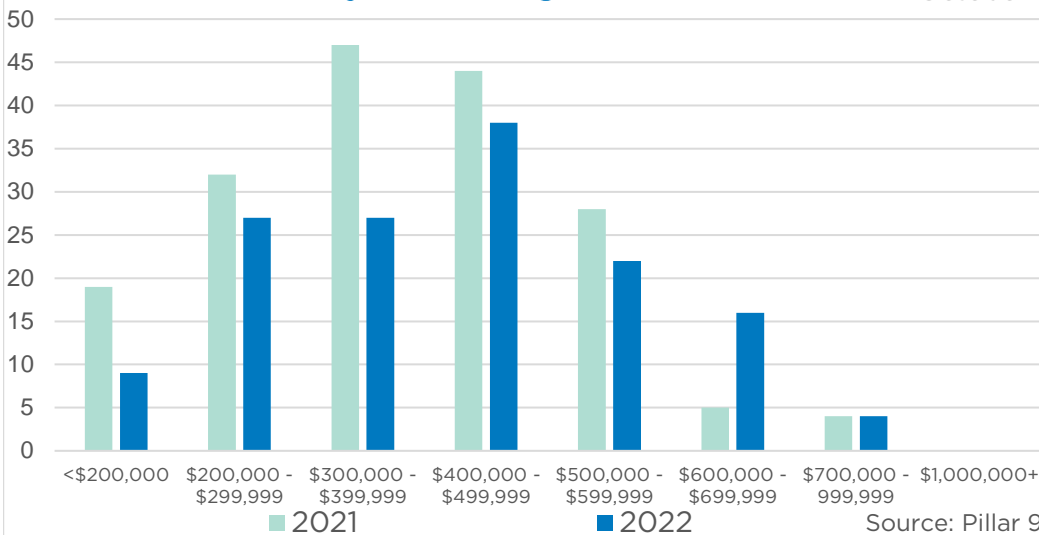
**INVENTORY**

210

↑ 7.1% Y/Y    Monthly trend\*

Residential Sales by Price Range

October



**MONTHS OF SUPPLY**

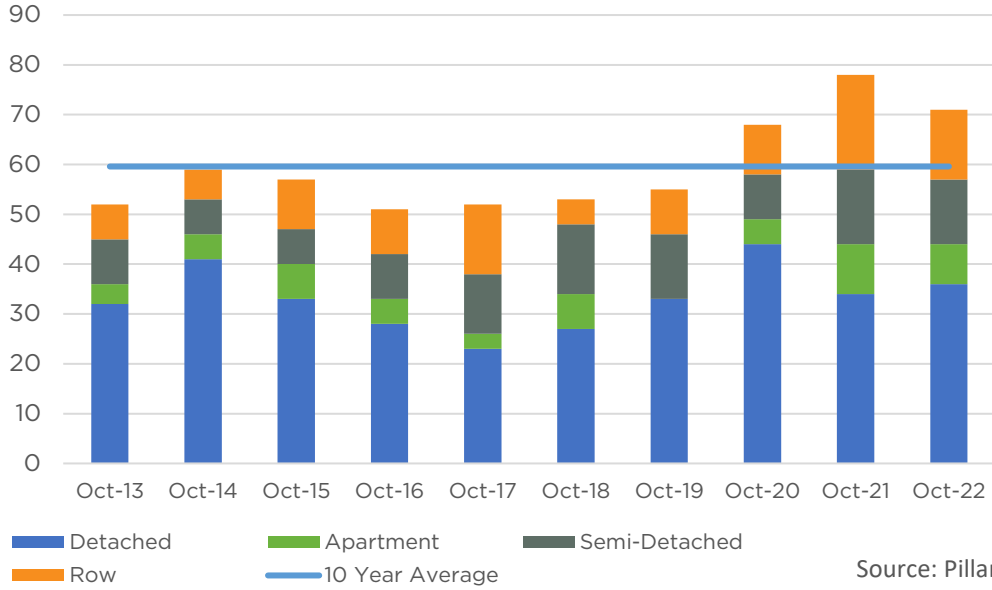
1.47

↑ 34.1% Y/Y    Monthly trend\*

October 2022

Cochrane

Monthly Sales Comparison



**SALES**

71

9.0% Y/Y ↓ 3.7% YTD ↓

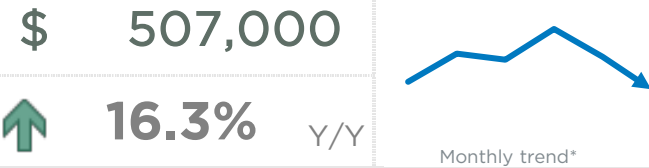
**NEW LISTINGS**

78

10.3% Y/Y ↓ 5.2% YTD ↑



TOTAL RESIDENTIAL BENCHMARK PRICE



**INVENTORY**

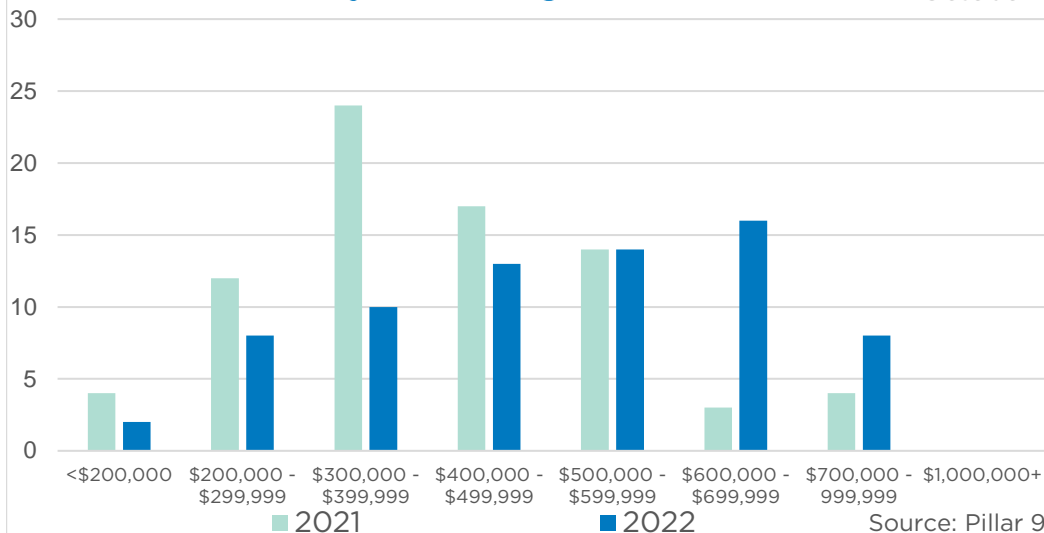
154

35.1% Y/Y ↑

Monthly trend\*

Residential Sales by Price Range

October



**MONTHS OF SUPPLY**

2.17

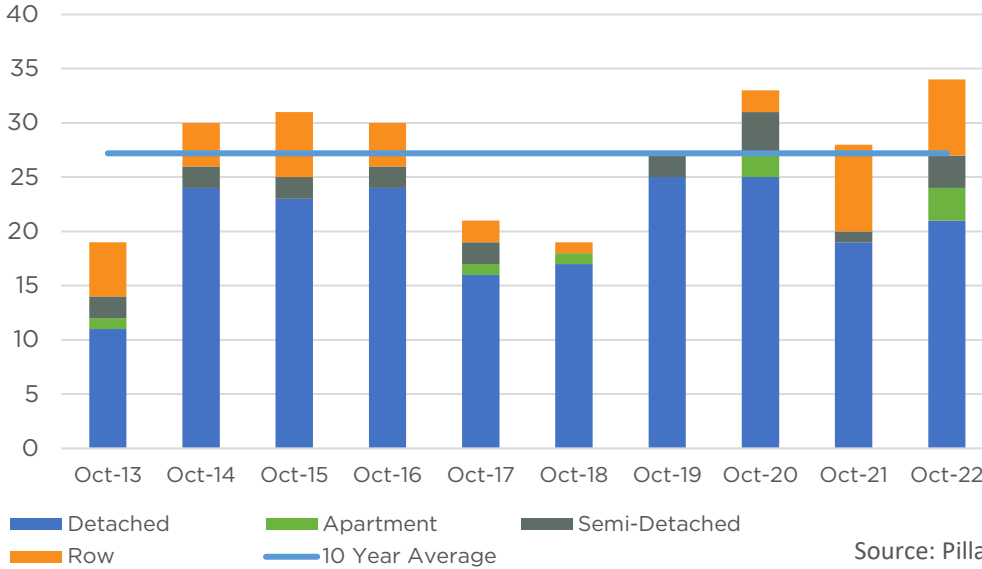
48.4% Y/Y ↑

Monthly trend\*

October 2022

Chestermere

Monthly Sales Comparison



**SALES**

34

↑ 21.4% Y/Y    ↓ 7.0% YTD

**NEW LISTINGS**

48

→ 0.0% Y/Y    ↑ 8.0% YTD

**INVENTORY**

92

↓ 1.1% Y/Y    Monthly trend\*

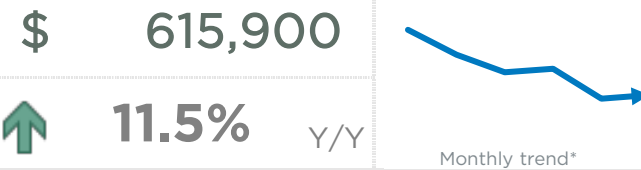
**MONTHS OF SUPPLY**

2.71

↓ 18.5% Y/Y    Monthly trend\*

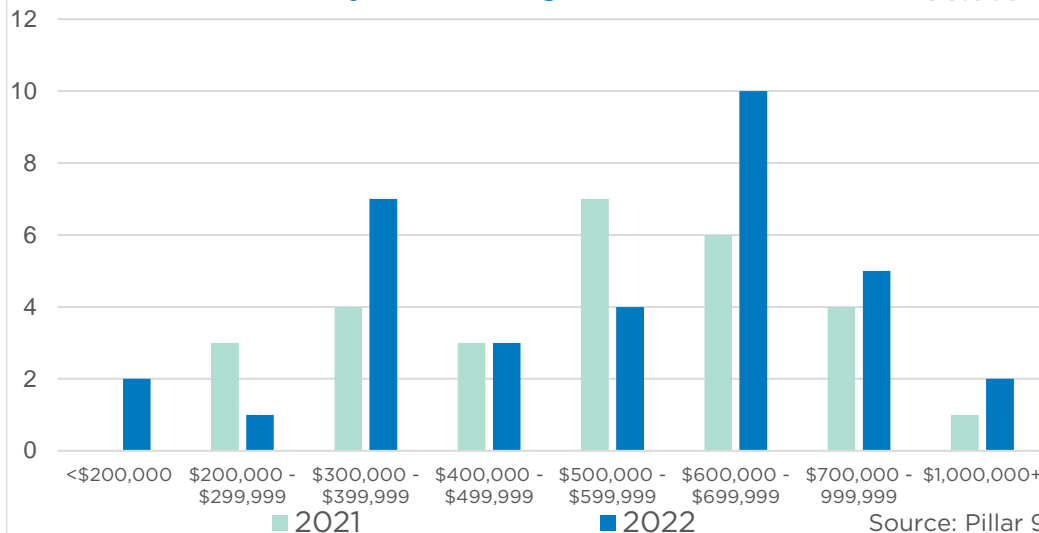


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

October

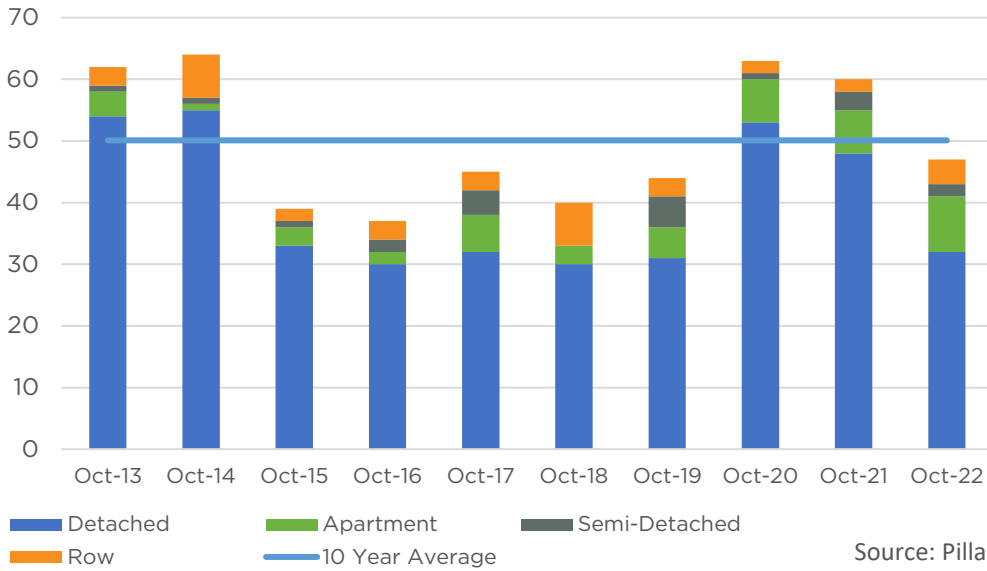




October 2022

Okotoks

Monthly Sales Comparison



**SALES**

47

↓ 21.7% Y/Y    ↑ 5.8% YTD

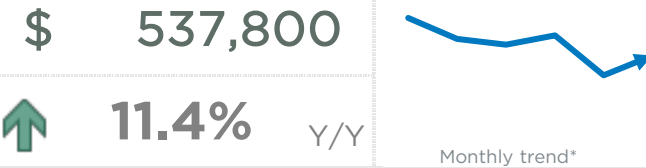
**NEW LISTINGS**

45

↓ 23.7% Y/Y    ↑ 10.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



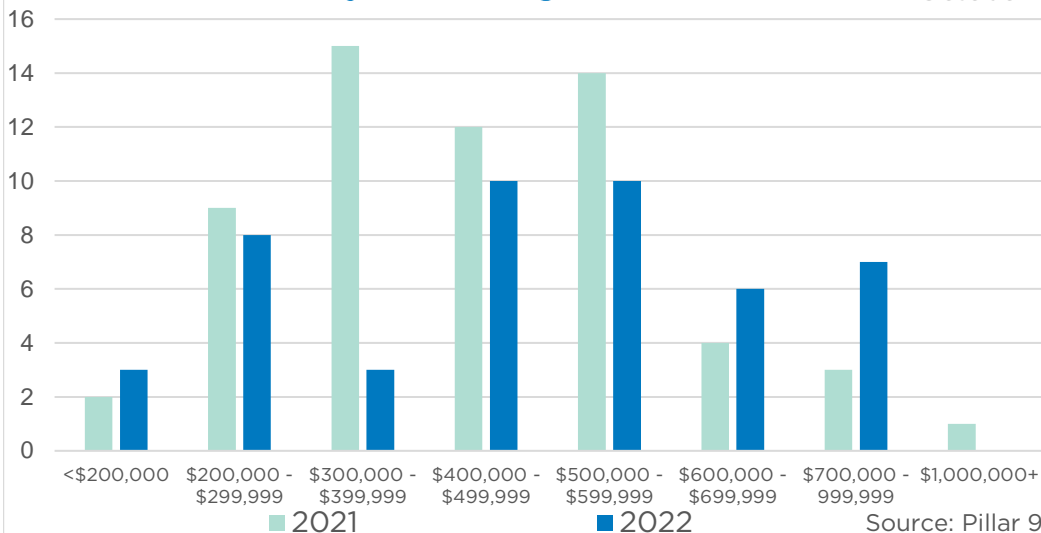
**INVENTORY**

73

↓ 1.4% Y/Y    Monthly trend\*

Residential Sales by Price Range

October



**MONTHS OF SUPPLY**

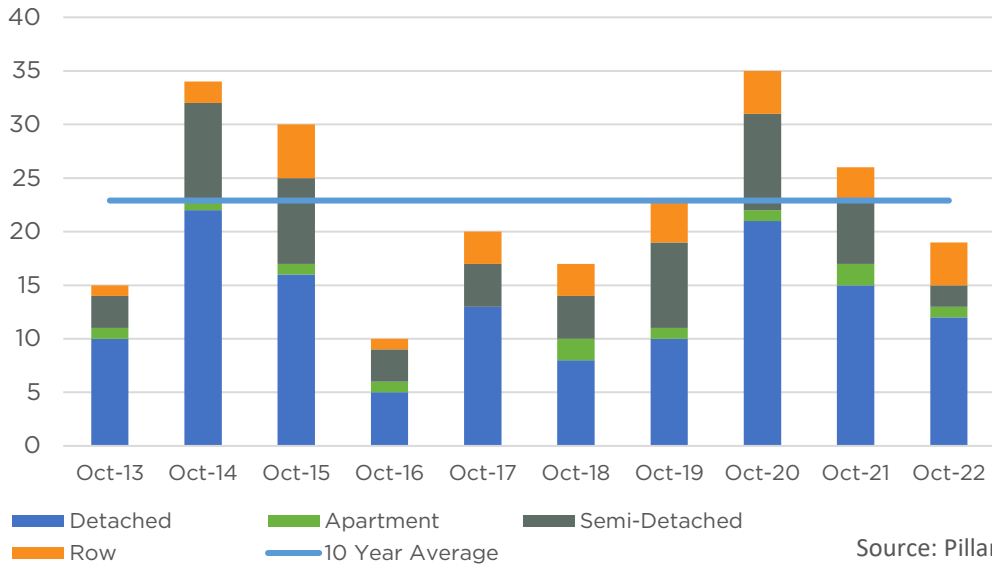
1.55

↑ 25.9% Y/Y    Monthly trend\*

October 2022

High River

Monthly Sales Comparison



**SALES**

19

↓ 26.9% Y/Y    ↑ 7.8% YTD

**NEW LISTINGS**

19

↓ 36.7% Y/Y    ↑ 9.3% YTD

**INVENTORY**

25

↓ 46.8% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

1.32

↓ 27.2% Y/Y    → Monthly trend\*



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 407,000

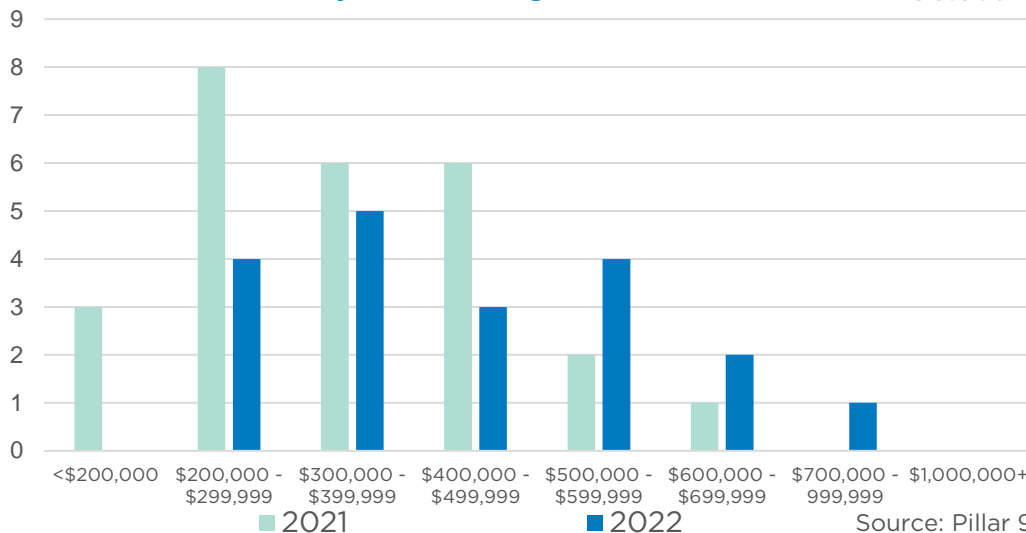
↑ 11.5% Y/Y



Monthly trend\*

Residential Sales by Price Range

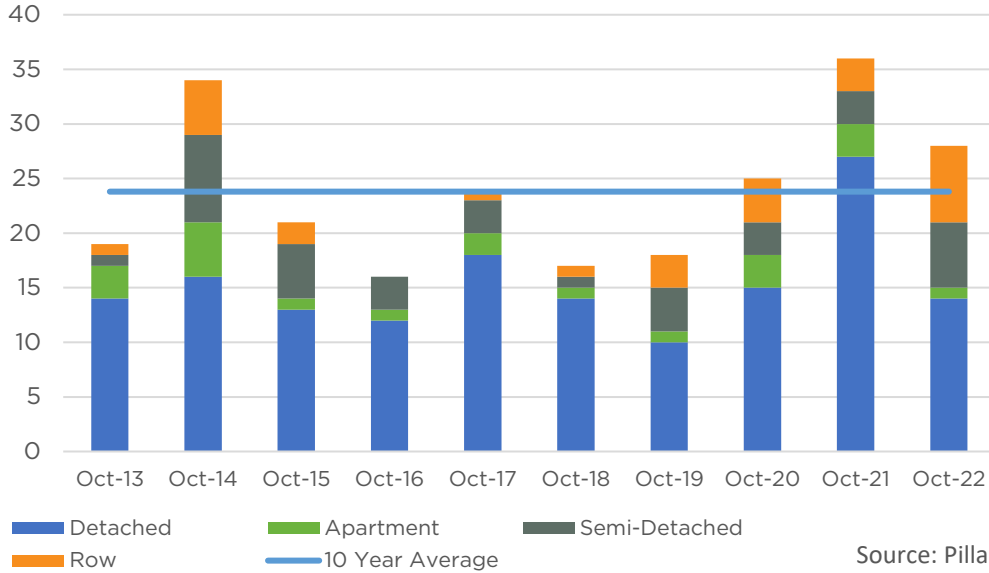
October



October 2022

Strathmore

Monthly Sales Comparison



**SALES**

28

↓ 22.2% Y/Y    ↑ 4.0% YTD

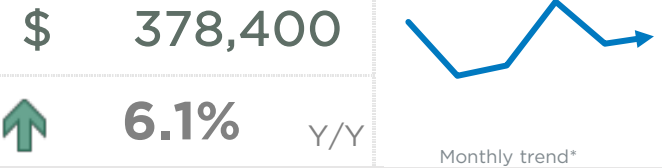
**NEW LISTINGS**

28

↓ 15.2% Y/Y    ↑ 4.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



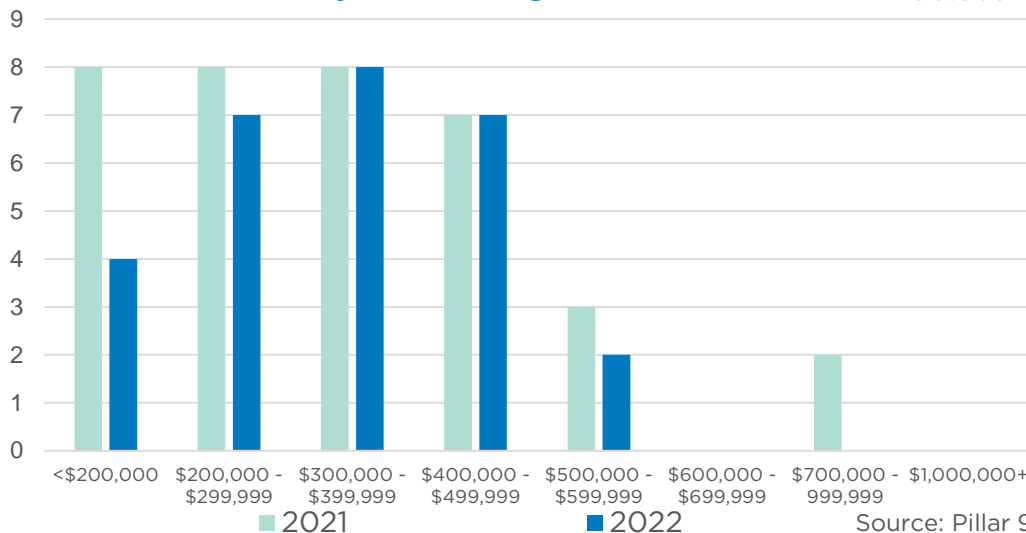
**INVENTORY**

60

↓ 13.0% Y/Y    → Monthly trend\*

Residential Sales by Price Range

October



**MONTHS OF SUPPLY**

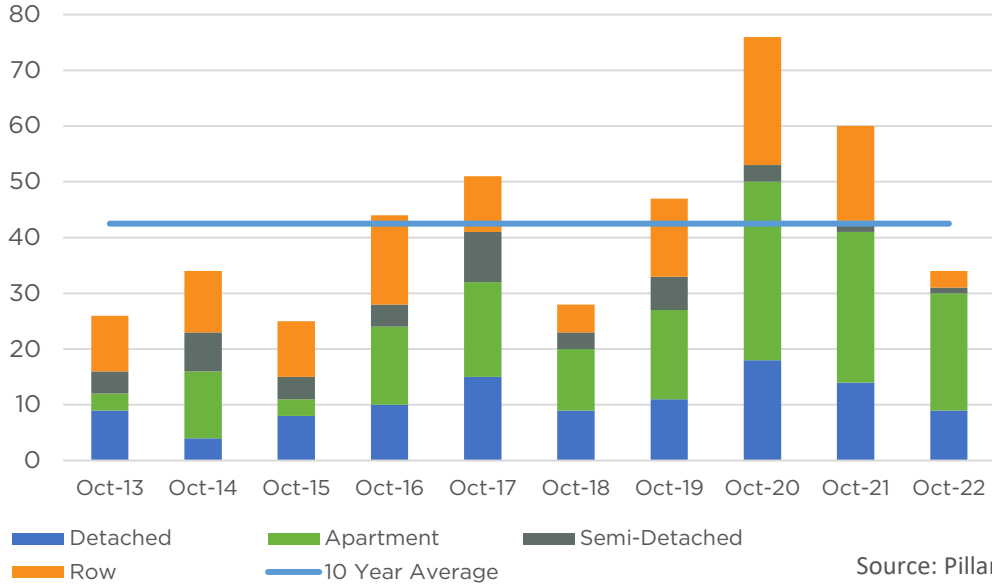
2.14

↑ 11.8% Y/Y    → Monthly trend\*

October 2022

Canmore

Monthly Sales Comparison



**SALES**

34

43.3% Y/Y

31.8% YTD

**NEW LISTINGS**

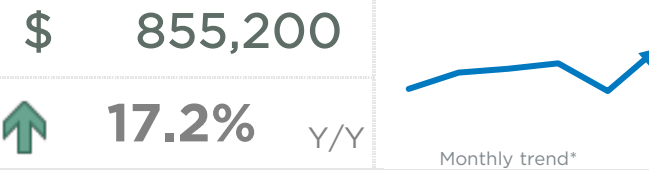
38

26.9% Y/Y

11.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



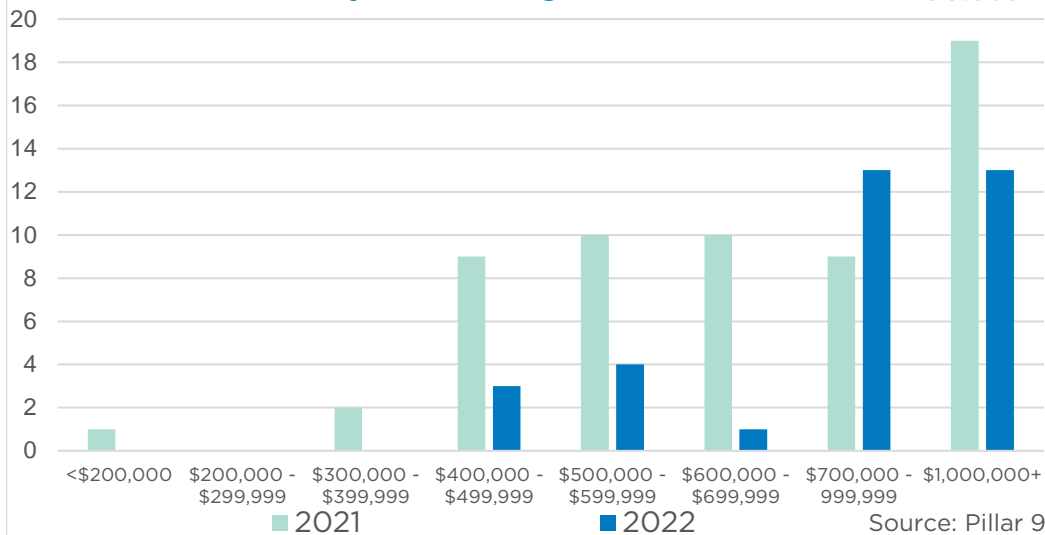
**INVENTORY**

142

27.9% Y/Y

Monthly trend\*

Residential Sales by Price Range



**MONTHS OF SUPPLY**

4.18

125.8% Y/Y

Monthly trend\*