

### Airdrie



June sales totalled 247 units, contributing to the record-high total recorded so far this year. Over the past decade, Airdrie has recorded annual average sales of 1,300 units, a level that has already been surpassed in 2021 with only six months of activity. Given the exceptionally strong demand, it is not surprising that supply can't keep up. New listings in June totalled 274 units relative to the 247 sales, keeping the sales-to-new-listings ratio extremely high at 90 per cent. With only 318 units available in inventory, the months of supply remained slightly above one month. Persistently tight conditions continue to weigh on prices, especially for detached homes, which have recorded the largest price jump. In June, the detached benchmark price was \$432,700, nearly two per cent higher than last month and more than 15 per cent higher than prices recorded last June.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$385,200</b>		<b>247</b>
<b>14.1%</b>	<b>Y/Y</b>	<b>51.5%</b>	<b>124.2%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>318</b>		<b>1.29</b>
<b>25.9%</b>	<b>Y/Y</b>	<b>51.1%</b>	<b>Y/Y</b>
	<b>Monthly trend*</b>		<b>Monthly trend*</b>

### Cochrane



Thanks to another record month of sales, year-to-date sales topped 725 units. This is just shy of the annual record high that occurred in 2014, when 754 sales occurred over the entire year. Improving sales are far outpacing growth in new listings, causing inventories to fall to the lowest levels recorded in June since 2007. With 1.3 months of supply, conditions continue to favour the seller. After several months of significant monthly prices gains, there was a short pause in the monthly growth in June. However, on a year-to-date basis, prices are more than four per cent higher than levels recorded over the same period last year.

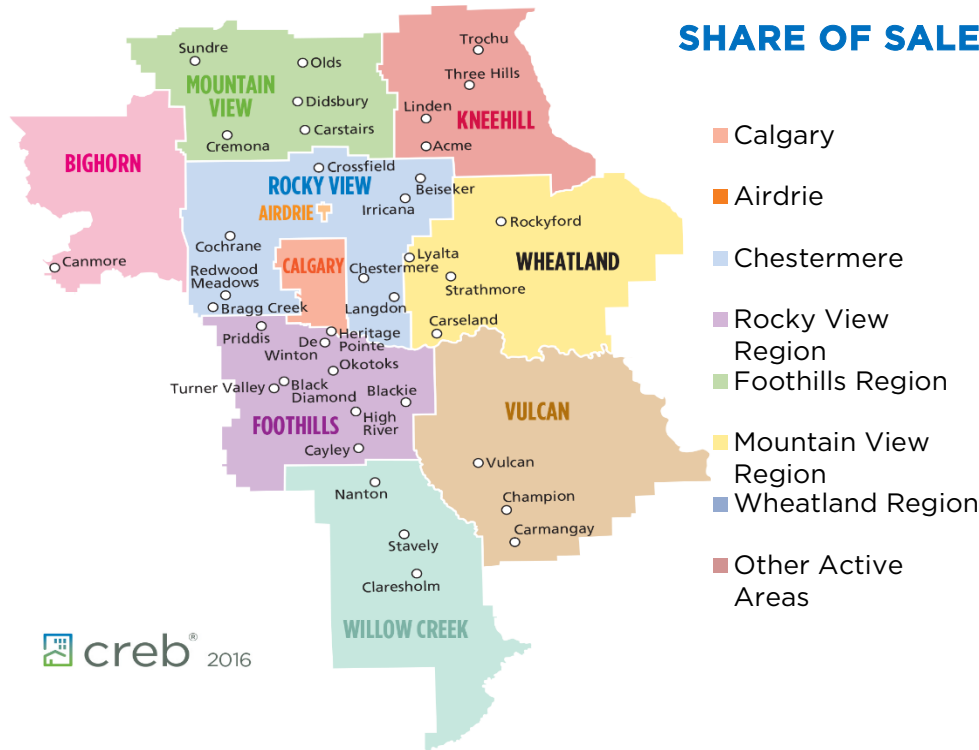
<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$448,500</b>		<b>126</b>
<b>10.3%</b>	<b>Y/Y</b>	<b>61.5%</b>	<b>145.8%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>169</b>		<b>1.34</b>
<b>42.7%</b>	<b>Y/Y</b>	<b>64.5%</b>	<b>Y/Y</b>
	<b>Monthly trend*</b>		<b>Monthly trend*</b>

### Okotoks

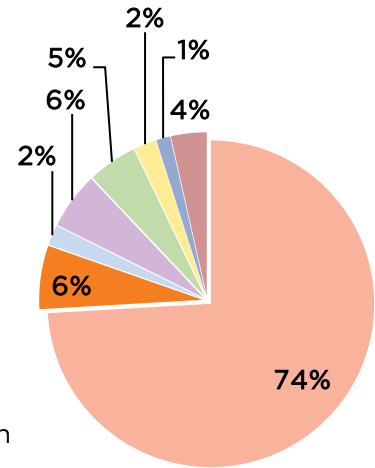


With another month of strong sales, year-to-date levels remained at record highs with 480 units. Like other areas, Okotoks has struggled to maintain enough supply to keep up with demand. Inventory levels have trended up slightly over the past few months, but as of June, they remain nearly 50 per cent lower than long-term averages for the area. Record sales and low inventory have caused the months of supply to remain just above one month. The low level of inventory relative to sales has persisted in this market since the third quarter of last year, causing steady gains in prices, especially for detached homes. As of June, the detached benchmark home price rose to \$508,200, nearly 14 per cent higher than last June and nearly seven per cent higher than prices recorded at the start of the year. Prices are also rising for other property types, but they remain below previous highs.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$486,600</b>		<b>89</b>
<b>13.7%</b>	<b>Y/Y</b>	<b>48.3%</b>	<b>110.5%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>125</b>		<b>1.40</b>
<b>34.2%</b>	<b>Y/Y</b>	<b>55.6%</b>	<b>Y/Y</b>
	<b>Monthly trend*</b>		<b>Monthly trend*</b>



SHARE OF SALES June 2021



Source: CREB®

June 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	2,915	4,135	70%	6,918	2.37	458,300	494,111	445,000
<b>Airdrie</b>	247	274	90%	318	1.29	385,200	410,561	410,000
<b>Chestermere</b>	78	82	95%	125	1.60	541,600	555,745	552,950
<b>Rocky View Region</b>	221	293	75%	529	2.39	452,000	674,927	512,100
<b>Foothills Region</b>	193	238	81%	385	1.99	458,000	643,138	500,000
<b>Mountain View Region</b>	87	96	91%	241	2.77	339,300	438,163	391,000
<b>Kneehill Region</b>	13	18	72%	69	5.31	232,600	309,392	295,900
<b>Wheatland Region</b>	55	76	72%	148	2.69	388,500	367,244	336,000
<b>Willow Creek Region</b>	27	48	56%	92	3.41	258,100	262,987	265,000
<b>Vulcan Region</b>	17	18	94%	37	2.18	237,800	244,876	200,000
<b>Bighorn Region</b>	82	120	68%	179	2.18	901,800	880,823	680,000
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>	15,050	22,919	66%	5,628	2.24	443,250	500,183	450,000
<b>Airdrie</b>	1,305	1,601	82%	305	1.40	369,483	411,011	408,000
<b>Chestermere</b>	335	461	73%	117	2.10	527,050	562,245	538,600
<b>Rocky View Region</b>	1,324	1,732	76%	498	2.26	432,150	655,280	500,000
<b>Foothills Region</b>	1,034	1,321	78%	335	1.94	441,283	593,047	480,000
<b>Mountain View Region</b>	416	571	73%	210	3.02	327,800	424,779	375,000
<b>Kneehill Region</b>	85	110	77%	68	4.80	217,800	268,289	238,500
<b>Wheatland Region</b>	299	396	76%	141	2.83	369,650	370,278	349,900
<b>Willow Creek Region</b>	168	209	80%	81	2.89	248,900	272,116	242,500
<b>Vulcan Region</b>	84	94	89%	42	3.02	228,417	254,239	232,250
<b>Bighorn Region</b>	485	581	83%	147	1.82	852,417	808,586	685,952

# DETACHED BENCHMARK PRICE COMPARISON

