

Real Estate Outside of Calgary

Happy New Year clients,

The resale housing market outside the city of Calgary was booming in 2014 with record MLS sales and average prices across the board.

According to the Calgary Real Estate Board, new peaks of activity and prices were set in the following areas: country residential (acreages), towns surrounding the city, Airdrie, Chestermere, Cochrane and Okotoks.

The activity is reflective of a provincial economy that was booming for the most part in 2014 with population growth and strong demand for housing. Also, construction of new homes was trying to keep up with that demand.

Calgary's resale housing sector was a seller's market for most of the year, and it's not surprising that buyers were moving outside the city as they searched for properties.

The number of MLS sales in 2014 and average sale prices for each area around Calgary are: country residential, 1,031, \$866,905; towns surrounding Calgary, 5,513, \$396,812; Airdrie, 1,695, \$387,103; Chestermere, 441, \$505,588; Okotoks, 770, \$434,214; and Cochrane, 748, \$435,081.

By contrast, the city had its fourth highest level of MLS sales ever in 2014 at 25,664 but the average sale price was a record at \$483,079.

Average sale price records were also set in the following categories in Calgary: single-family, \$553,147; condo apartments, \$324,122; and condo townhouses, \$362,571.

We have seen a big jump in activity in all of those centres (outside Calgary). It's a similar story to what we saw in the condos because there's a lot less single-family detached product available within the city in the lower price ranges and for those people who want the lifestyle of living outside of the bigger city and want a detached home, a lot of them have been finding them in the surrounding areas.

In the city, MLS sales records were set in 2014 for condo apartments (4,742) and for condo townhouses (3,737).

As prices spiked and demand grew in the city of Calgary, the price pressure moved out into the surrounding areas, although the positive impact of the Ring Road put additional upward pressure on prices in outlying areas. Its completion has opened up some of the major transportation arteries in the region thus allowing easier and quicker access to these surrounding cities, towns and neighbourhoods. This has especially been felt in Airdrie, Cochrane, Chestermere and even Okotoks."

