



Airdrie Single-Family New Homes

Monthly Market Overview
Data for August 2020

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BILD Calgary Region (BILD) in partnership with Altus Group is pleased to present this overview of the Airdrie single-family new home market which is produced on a monthly basis. Single-family includes detached, duplex (semi-detached) and row townhouse (fee simple) built forms. Our objective is to deliver insights on market sales, inventory and price activity and construction trends to assist BILD and its members with market trends and knowledge, and policy discussions with government.

Through our partnership, and by providing market trend data that promotes complete perspective on the New Housing Market in Airdrie, we can:

- Support the Airdrie new home builders and BILD with key market metrics to enable informed decision-making and promote awareness about the new home industry in Airdrie
- Expand knowledge of single-family supply, sales, inventory and price trends
- Increase market transparency that benefits all

This monthly report is made possible by the cooperation and contribution of data from many of the top builder companies in Airdrie. These builder companies combined represent approximately 80% of the single-family new home activity in Airdrie and we will grow that number as more builder companies become data partners. If you are a single-family new home builder in Airdrie and wish to become a data partner and receive the benefits that go along with that please contact Beverly Jarvis, Director of Policy, Projects & Government Relations at BILD Calgary Region at beverly.jarvis@bildcr.com.

Current Participating Builders



- Broadview Homes
- Brookfield Residential
- Crystal Creek Homes
- Douglas Homes
- Excel Homes
- Genesis Land Development Corp.
- Homes by Avi
- Jayman Built
- Mattamy
- McKee Homes Ltd.
- NuVista Homes
- Shane Homes
- Slokker Homes
- Stepper Homes
- Sterling Homes/Pacesetter by Sterling (Calgary)
- Trico Homes

Important Updates About the Report

- New participating builders were added for January 2019. As such, the chart data as of January 2019 includes data from all previous participating builders **plus the new builders that were added**. (*Update – Jan. 2019*)
- New builder participants were added for May 2019. The sales and average sold price data as of January 2019 has been amended to include sales from all previous participating builders **plus the new builders that were added**. Therefore, the data for sales and average sold price from January 2019 and on is based on a consistent group of participating builders. (*Update – May 2019*)

Highlights (based on data reported by all builder participants)

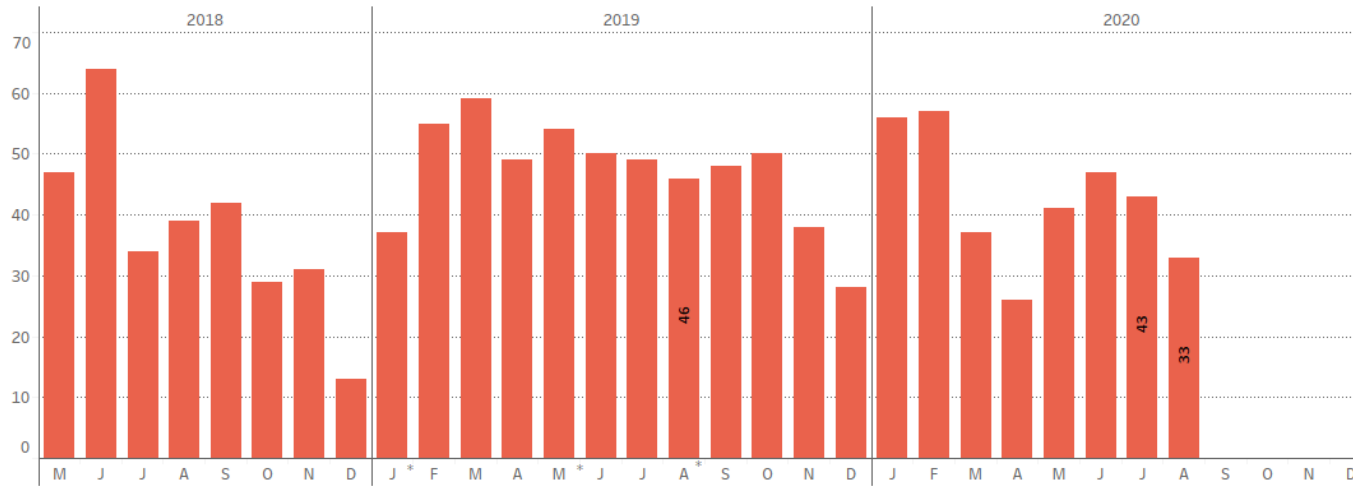
- Airdrie's August sales total dipped for a second consecutive month with sales of both spec and pre-sales homes dropping compared to July. Month-over-month and year-over-over sales totals decreased by 23% and 28% respectively due to weaker spec sales through August as reported by the participating builders. Pre-sales marginally dropped from July as inventory levels continued to fall for both home types.
- The average sold price of front drive homes continued its positive trend, surpassing \$520,000 and marking the second-highest average sold price in Airdrie since Altus began tracking. Attached housing (duplex/townhouse) & laned homes pricing was stable, averaging just under \$340,000.
- Construction starts were near identical to July with front drive homes dropping by one (16). Completed home inventory was up slightly, with stronger sales of pre-sales homes for a second consecutive month. Although buying conditions are favorable with low-interest rates and affordable prices, sales activity has remained below 2019 levels and unlike in Calgary, Airdrie has not experienced a post-COVID restrictions sales spike. This may, to a degree, reflect the fact that Airdrie saw less direct impact from the pandemic in terms of cases and restrictions.

Total Monthly Sales

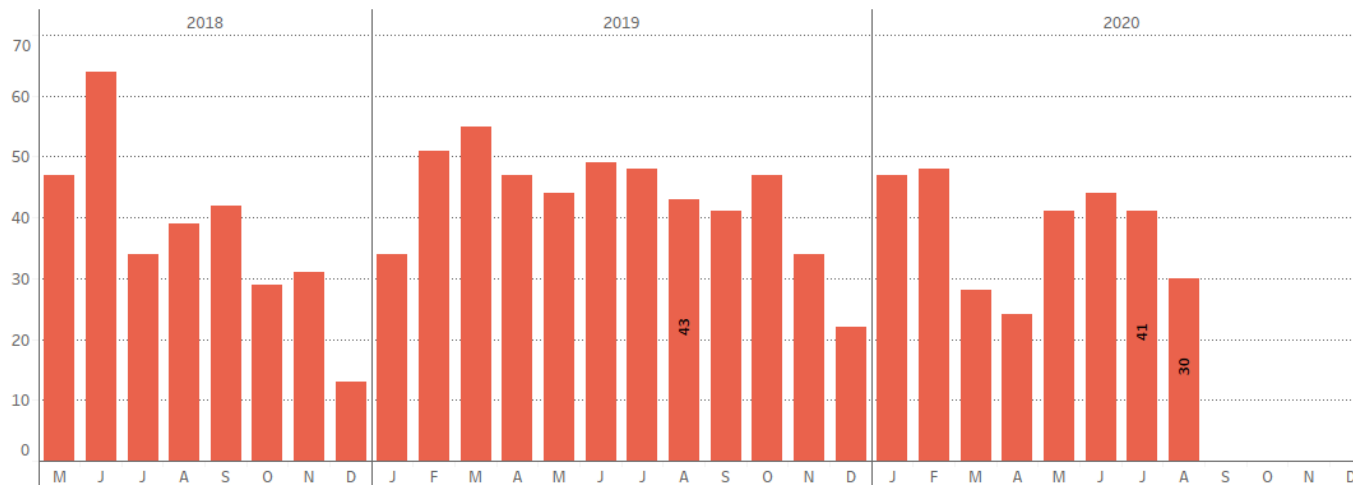
Chart represents the total number of firm sales achieved in each month regardless of construction status (based on data reported by participating builders).



All Participating Builders



Original Participating Builders



* New builder(s) added.

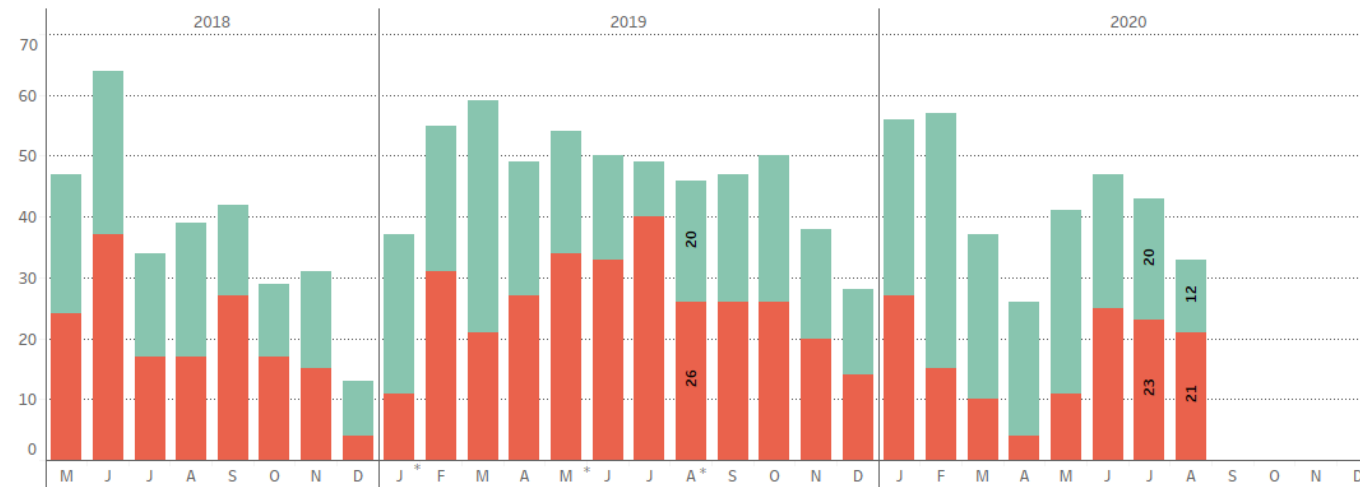
Note: data may include revisions to previously reported numbers.

Pre-Construction Sales vs Spec Home Sales

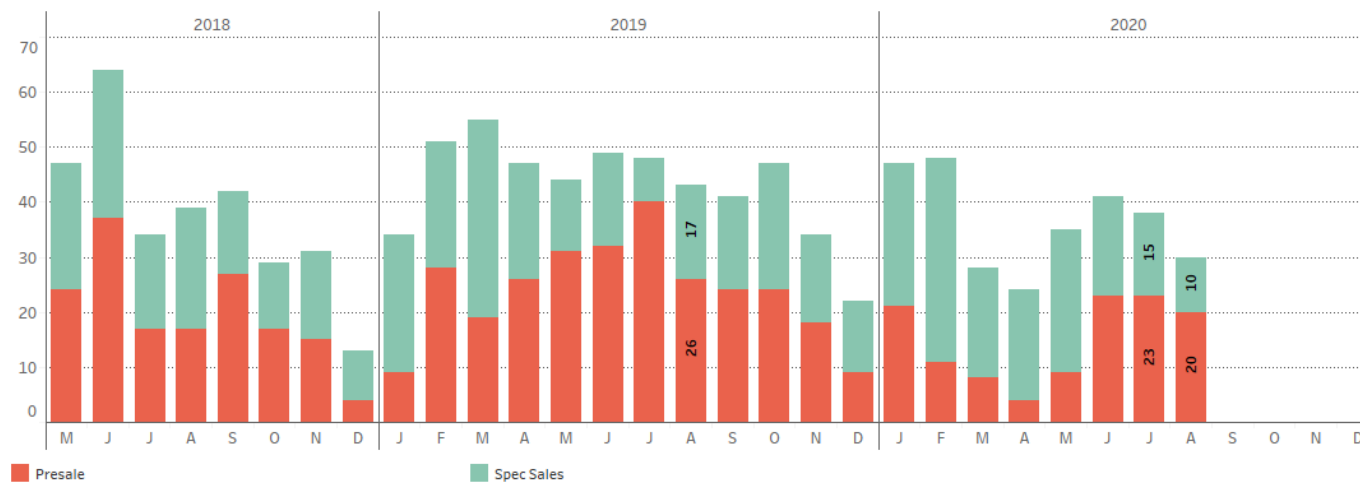
Chart represents the total number of firm sales achieved in each month broken down by pre-construction sales and spec home sales (based on data reported by participating builders).



All Participating Builders



Original Participating Builders



* New builder(s) added.

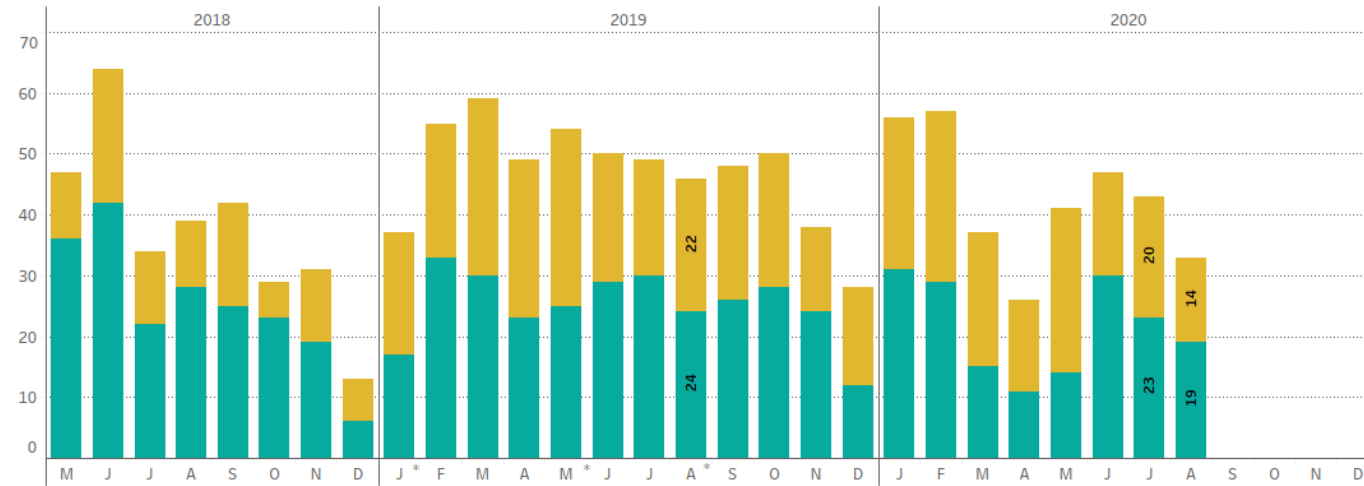
Note: data may include revisions to previously reported numbers.

Monthly Sales by Lot/Home Type

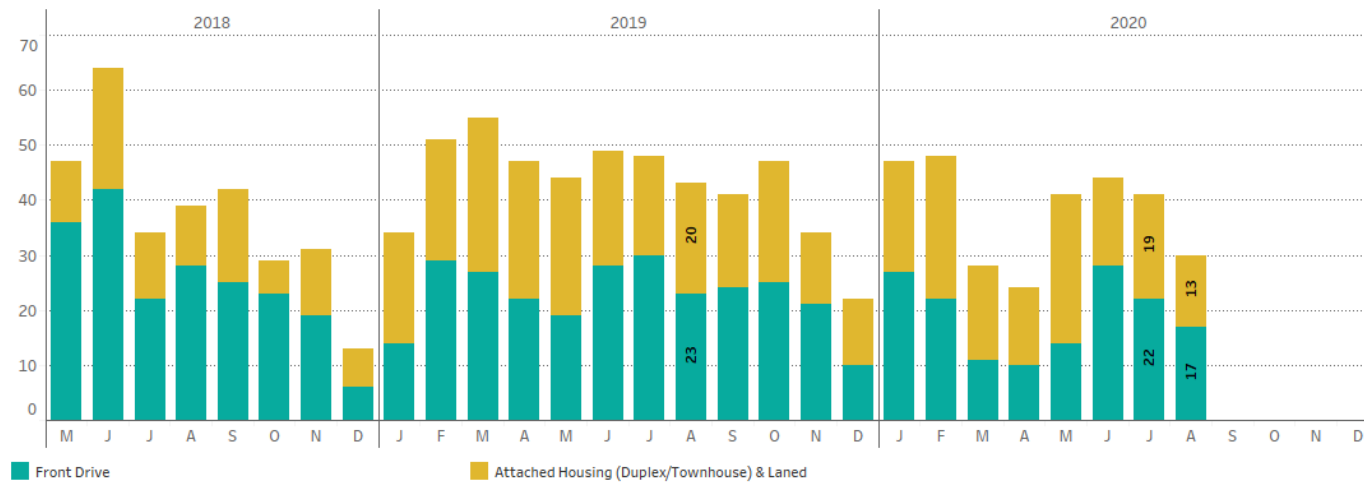
Chart represents the total number of firm sales achieved in each month broken down by lot/home type (based on data reported by participating builders).



All Participating Builders



Original Participating Builders



Front Drive

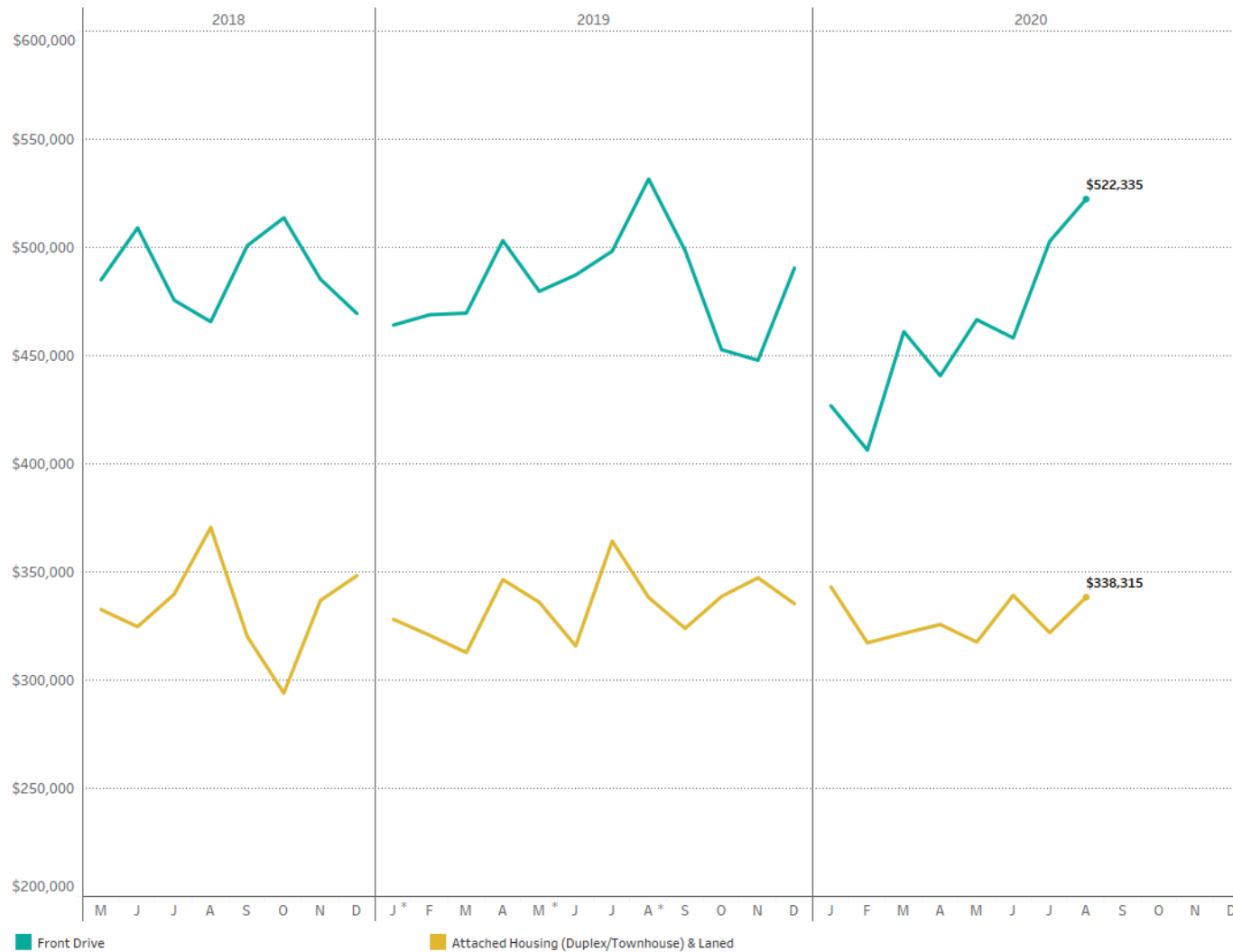
Attached Housing (Duplex/Townhouse) & Laned

* New builder(s) added.

Notes: data may include revisions to previously reported numbers. Attached Housing (Duplex & Townhouse) lot types and Laned lot types are combined due to smaller sample size for Laned lot type info.

Average Selling/Contract Price by Lot/Home Type

Chart represents the average price (incl. house, options, lot and GST) of homes sold in each month broken down by lot/home type (based on data reported by participating builders).

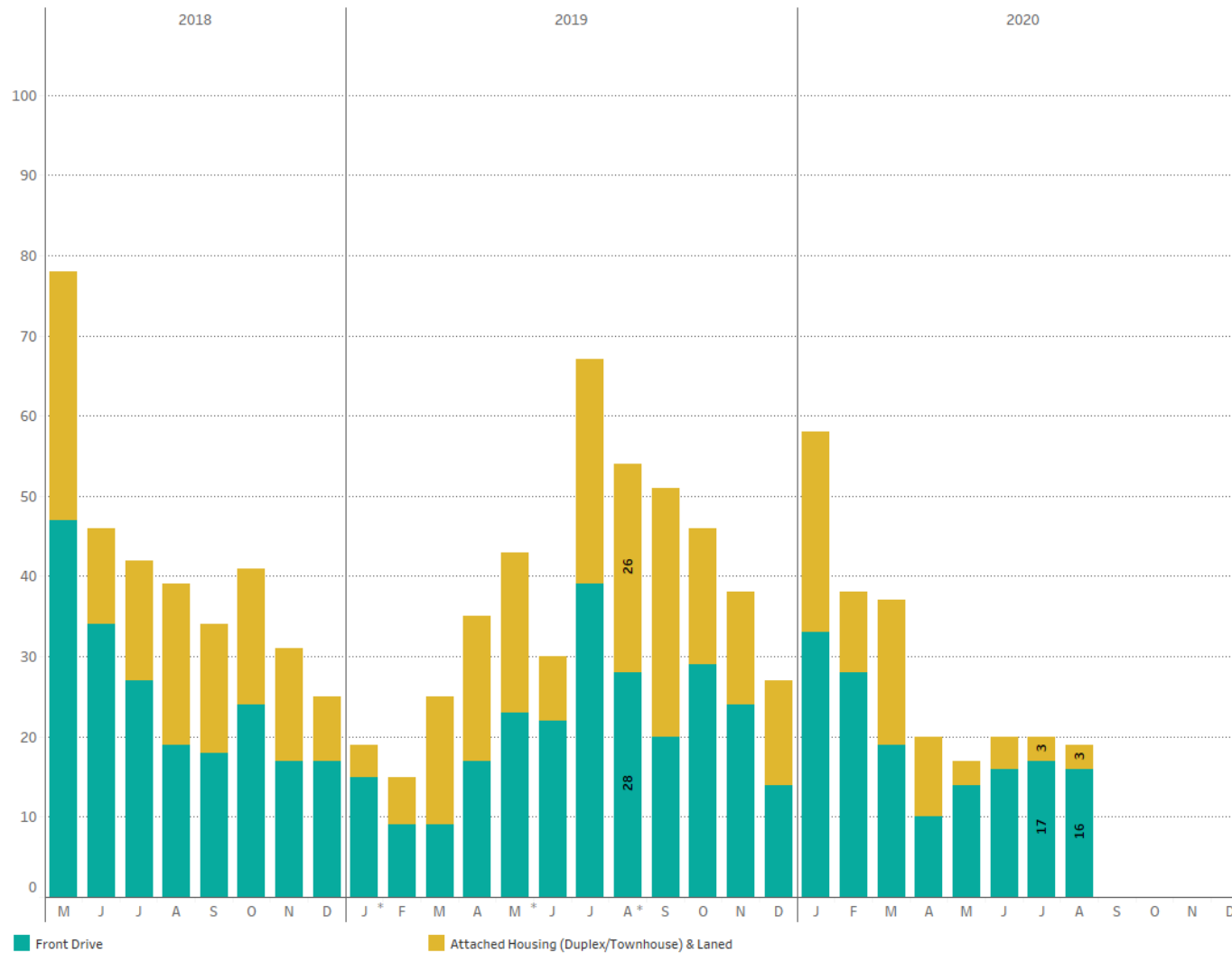


* New builder(s) added.

Notes: data may include revisions to previously reported numbers. Attached Housing (Duplex & Townhouse) lot types and Laned lot types are combined due to smaller sample size for Laned lot type info.

Monthly Construction Starts by Lot/Home Type

Chart represents number of single-family starts (i.e. foundations poured) in each month broken down by lot/home type (based on data reported by participating builders).

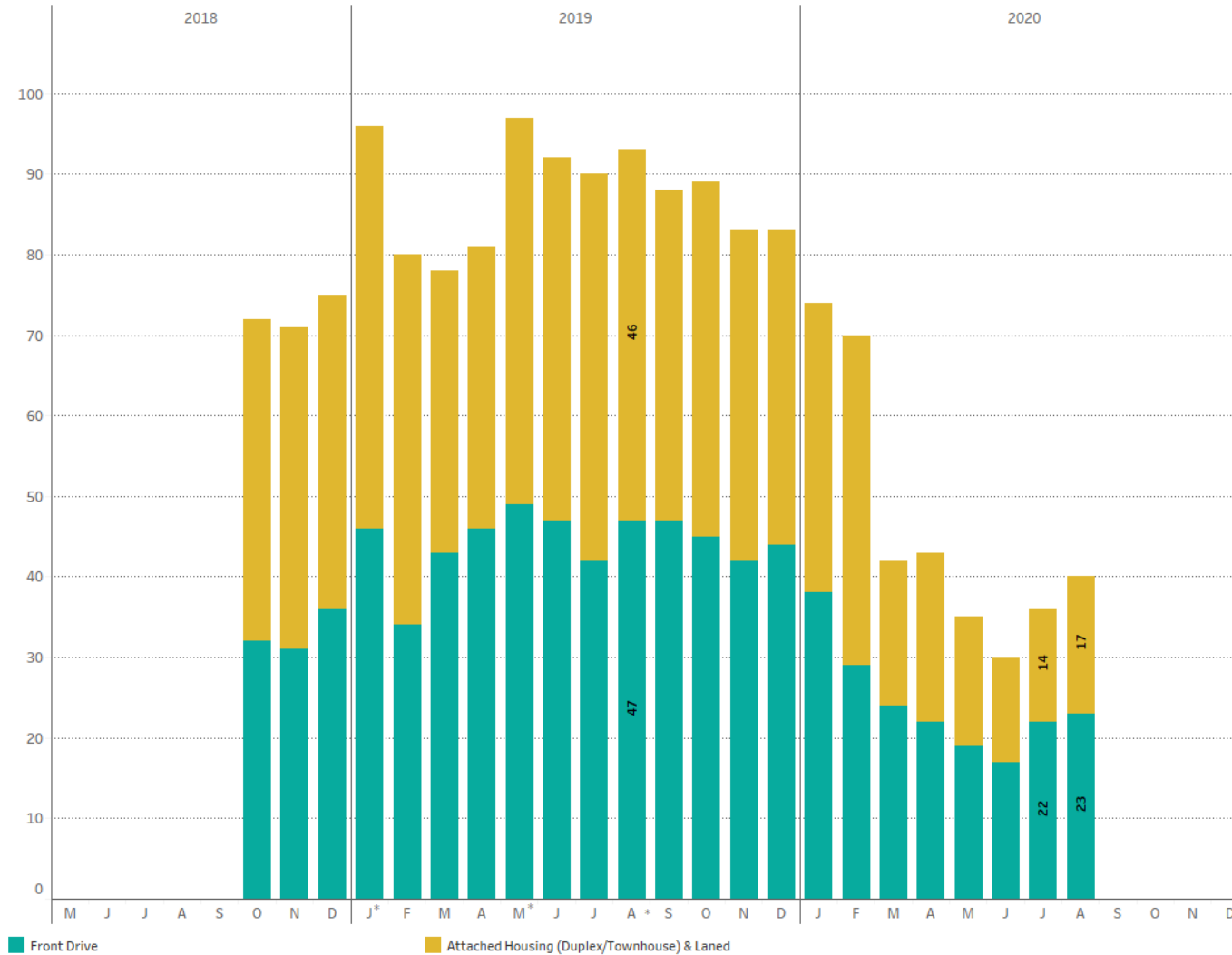


* New builder(s) added.

Notes: data may include revisions to previously reported numbers. Attached Housing (Duplex & Townhouse) lot types and Laned lot types are combined due to smaller sample size for Laned lot type info.

Completed Home Inventory by Lot/Home Type

Chart represents number of finished homes available for sale with immediate occupancy in each month broken down by lot/home type (based on data reported by participating builders). *Note: there is no completed home data for May to September due to insufficient participant reporting.*



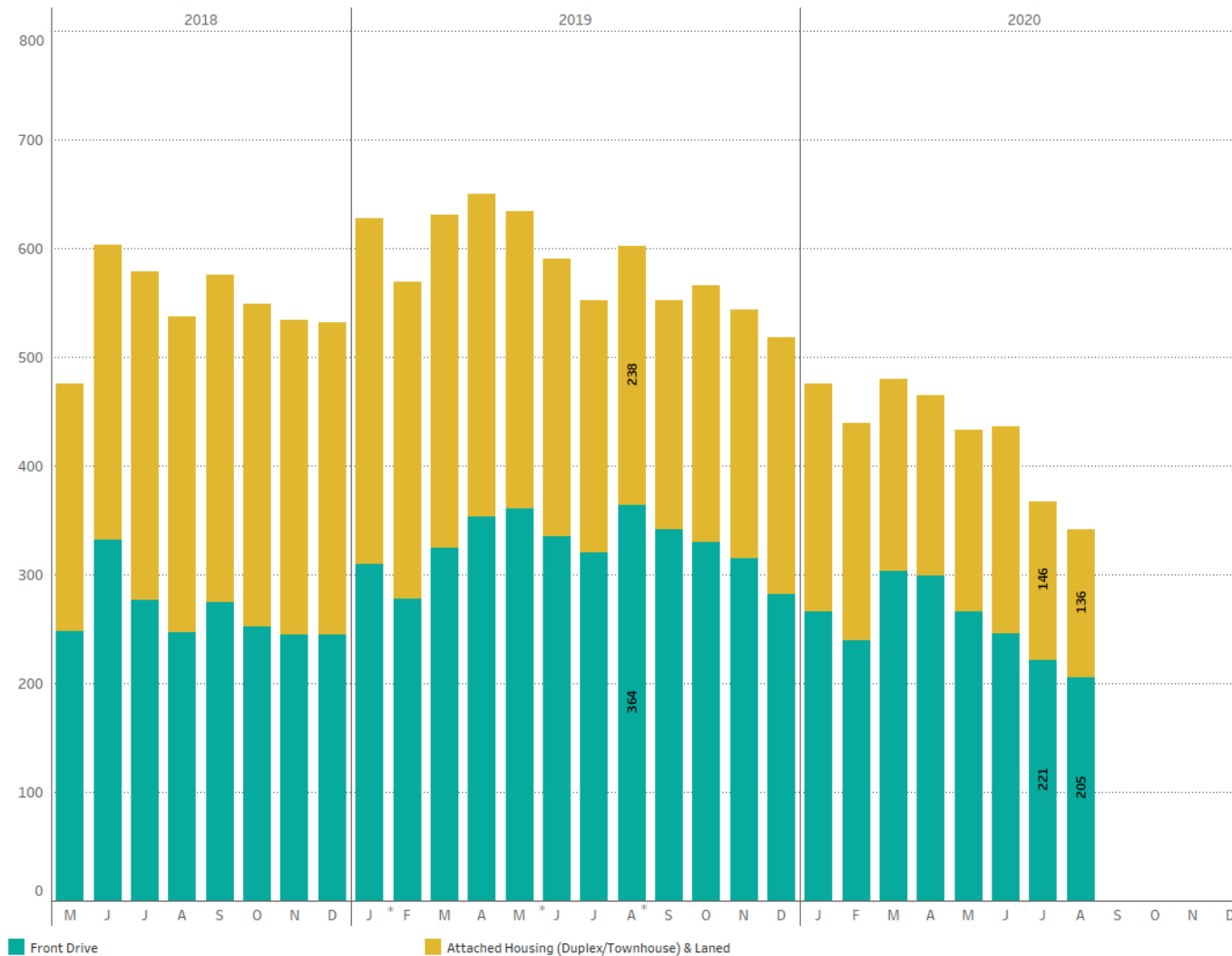
The decrease in attached housing (duplex/townhouse) & laned completed home inventory in March 2020 was in part due to some builder inventory that was removed from the for sale market.

* New builder(s) added.

Notes: data may include revisions to previously reported numbers. Attached Housing (Duplex & Townhouse) lot types and Laned lot types are combined due to smaller sample size for Laned lot type info.

Number of Available Lots by Lot/Home Type

Chart represents number of available/unsold lots (incl. serviced lots available for immediate construction) for sale in each month broken down by lot/home type (based on data reported by participating builders).



* New builder(s) added.

Notes: data may include revisions to previously reported numbers. Attached Housing (Duplex & Townhouse) lot types and Laned lot types are combined due to smaller sample size for Laned lot type info.

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