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MONTHLY STATISTICS PACKAGE

Calgary Region

June 2023



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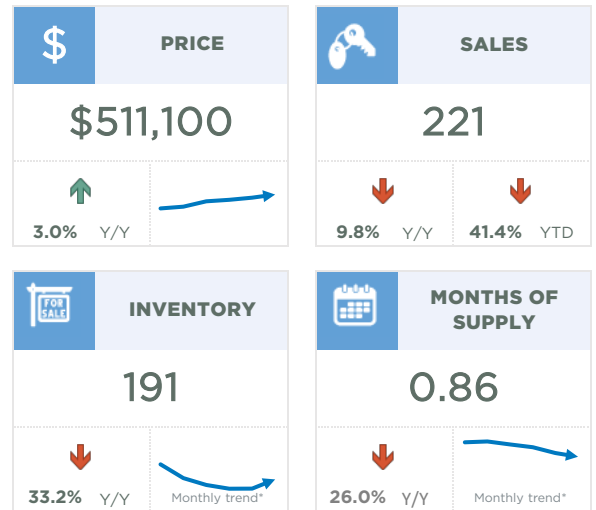
June 2023

Airdrie



A pullback in new listings contributed to slower sales activity this month. With 245 new listings and 221 sales, the sales-to-new listings ratio remained elevated at 90 per cent. This also prevented any significant shift in the inventory situation, keeping the months of supply below one month.

As market conditions continue favouring the seller, Airdrie reports further gains in home prices. As of June, the unadjusted benchmark price reached \$511,100, representing a new record high for the city. Prices have risen across all property types, with the largest gains occurring in the row and apartment condominium sectors.

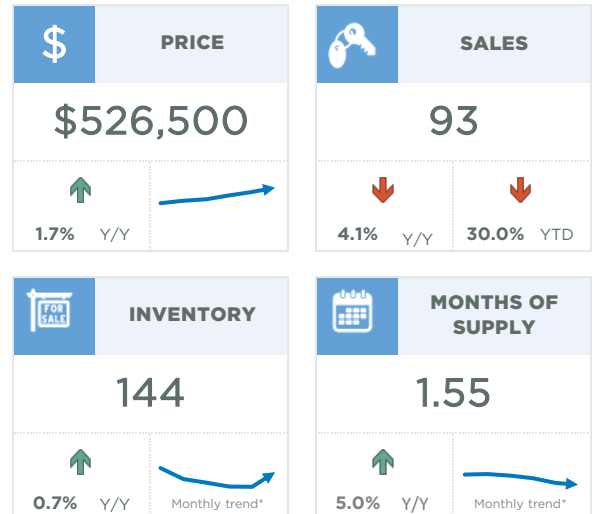


Cochrane



Sales activity in June eased, contributing to the year-to-date decline of 30 per cent. While the decline seems significant, levels are still far higher than any sales level reported before the pandemic. Like other areas, Cochrane is struggling with low inventory levels as significant declines in new listings limit consumers' choices.

Persistently tight market conditions have contributed to further gains in home prices. As of June, the unadjusted benchmark price reached \$526,500, nearly two per cent higher than last month's and last year's levels. This also reflects a new record high price for the town.

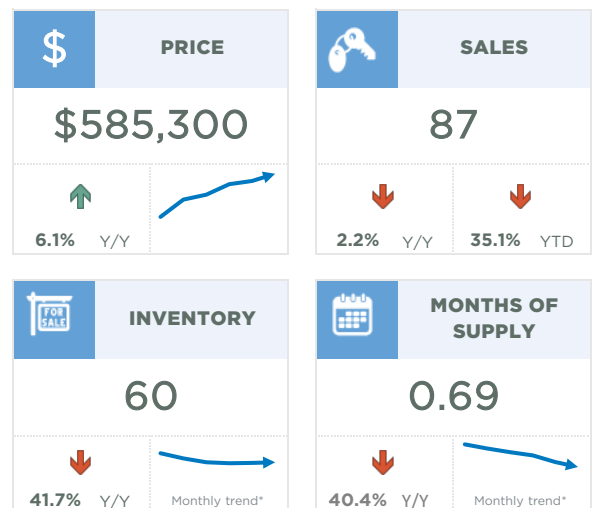


Okotoks

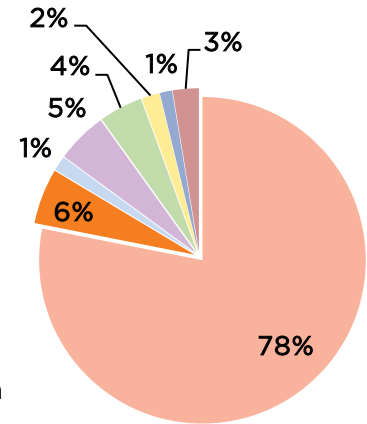
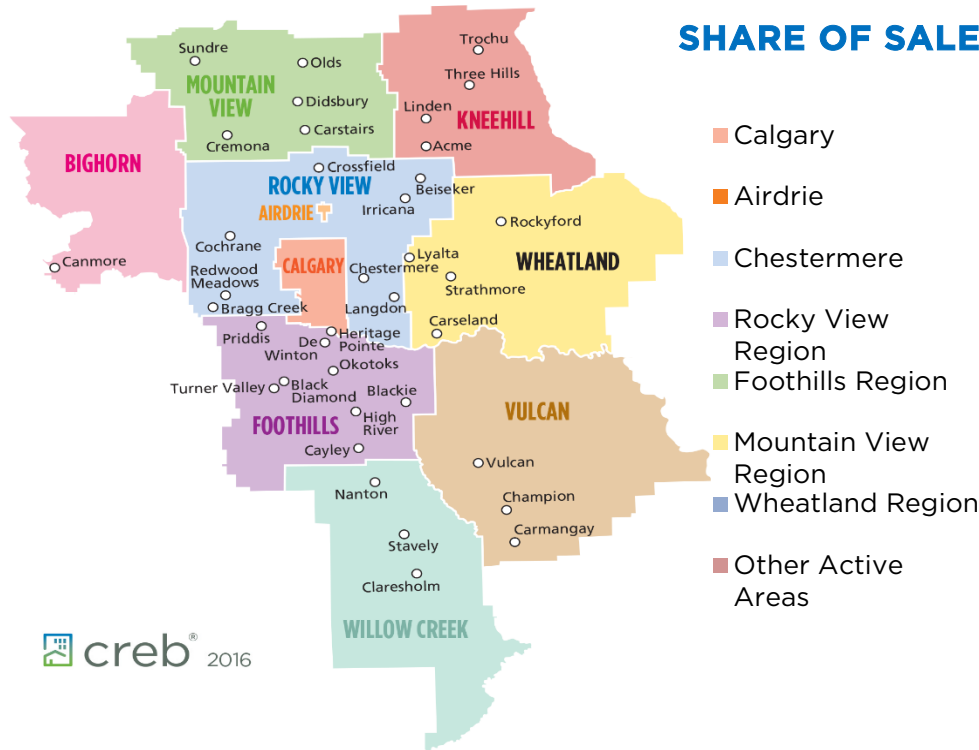


With 87 sales and 84 new listings, the sales to new listings ratio once again pushed above 100 per cent. This caused further inventory declines, and the months of supply dropped to 0.7 months, the lowest level ever reported for June.

The persistently tight conditions caused prices to rise again in June. The unadjusted benchmark price reached a record high of \$585,300, reflecting a two per cent gain over last month and six per cent higher than last year.



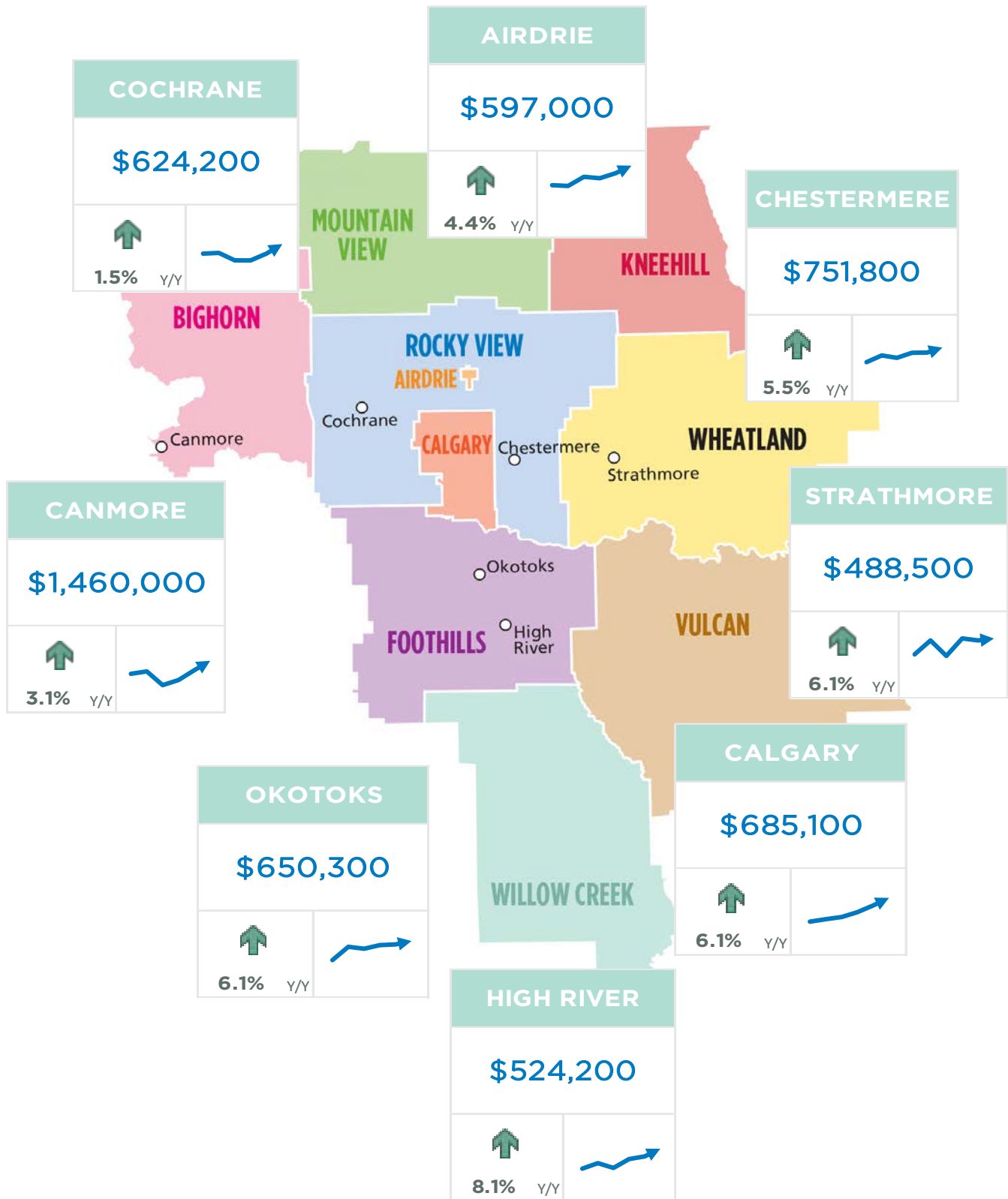
SHARE OF SALES June 2023



Source: CREB®

June 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	3,146	3,939	80%	3,458	1.10	564,700	552,273	510,000
Airdrie	221	245	90%	191	0.86	511,100	505,057	515,000
Chestermere	59	89	66%	96	1.63	668,300	632,984	611,600
Rocky View Region	203	255	80%	427	2.10	616,900	839,551	686,000
Foothills Region	174	196	89%	253	1.45	589,100	662,578	594,000
Mountain View Region	72	96	75%	160	2.22	422,200	454,451	434,750
Kneehill Region	22	27	81%	52	2.36	235,500	267,932	261,000
Wheatland Region	49	63	78%	93	1.90	430,200	440,240	435,000
Willow Creek Region	18	28	64%	65	3.61	297,400	408,131	402,500
Vulcan Region	16	19	84%	51	3.19	315,400	353,731	332,500
Bighorn Region	48	74	65%	146	3.04	920,300	1,065,345	831,610
YEAR-TO-DATE 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	14,315	18,274	78%	3,055	1.28	543,433	539,668	495,000
Airdrie	953	1,170	81%	181	1.14	493,367	487,272	480,000
Chestermere	275	400	69%	94	2.04	644,617	617,239	610,000
Rocky View Region	913	1,348	68%	389	2.55	596,467	754,859	601,500
Foothills Region	758	1,002	76%	221	1.75	565,617	652,905	575,000
Mountain View Region	309	429	72%	133	2.58	407,017	427,406	388,000
Kneehill Region	81	112	72%	44	3.25	227,617	280,031	235,000
Wheatland Region	214	306	70%	81	2.28	414,000	432,485	420,250
Willow Creek Region	105	158	66%	52	2.99	283,900	324,765	300,000
Vulcan Region	52	89	58%	40	4.62	299,617	338,444	320,000
Bighorn Region	244	372	66%	133	3.27	889,633	989,620	827,110

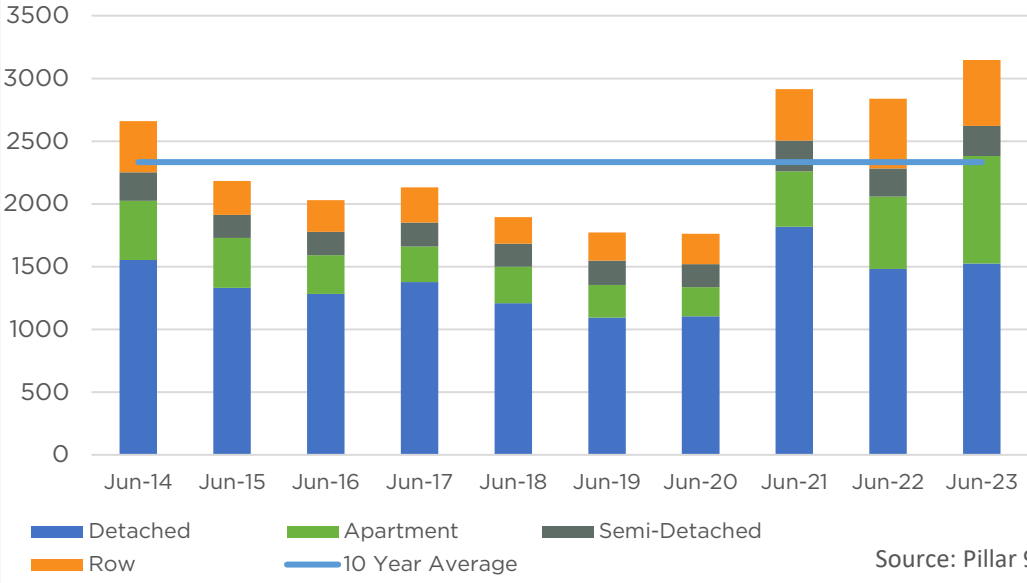
DETACHED BENCHMARK PRICE COMPARISON



June 2023

Calgary

Monthly Sales Comparison



SALES

3,146

↑ 10.9% Y/Y ↓ 23.4% YTD

NEW LISTINGS

3,939

↓ 2.9% Y/Y ↓ 28.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 564,700

↑ 4.4% Y/Y

Monthly trend*

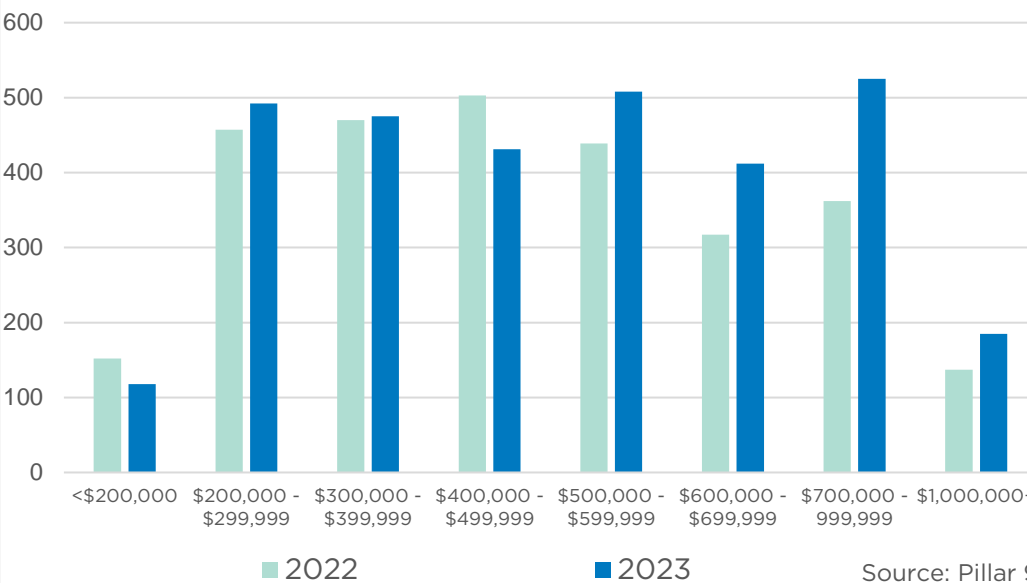
INVENTORY

3,458

↓ 36.0% Y/Y → Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

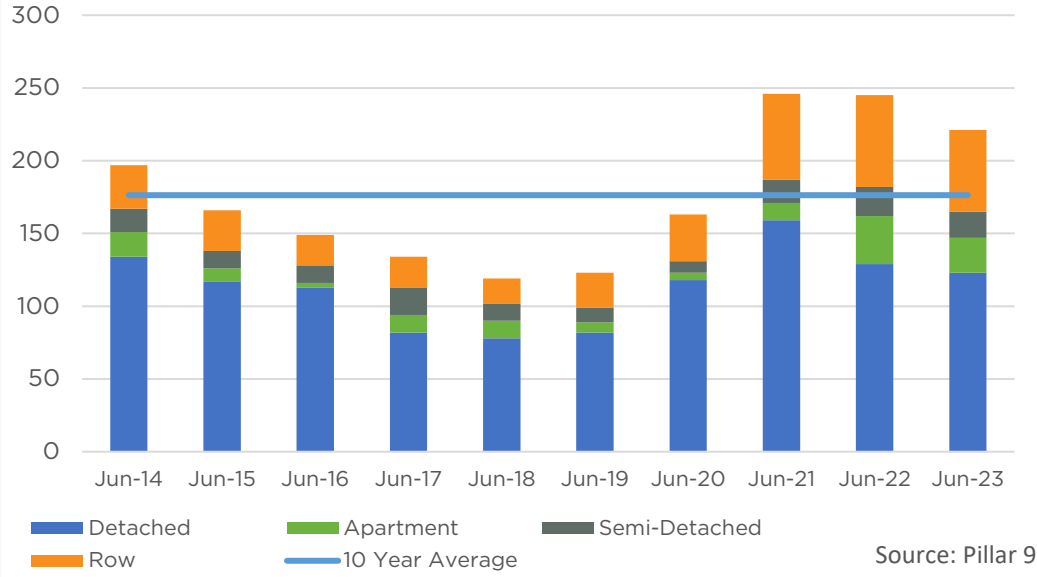
1.10

↓ 42.3% Y/Y → Monthly trend*

June 2023

Airdrie

Monthly Sales Comparison



SALES

221

9.8% Y/Y 41.4% YTD

NEW LISTINGS

245

19.7% Y/Y 40.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

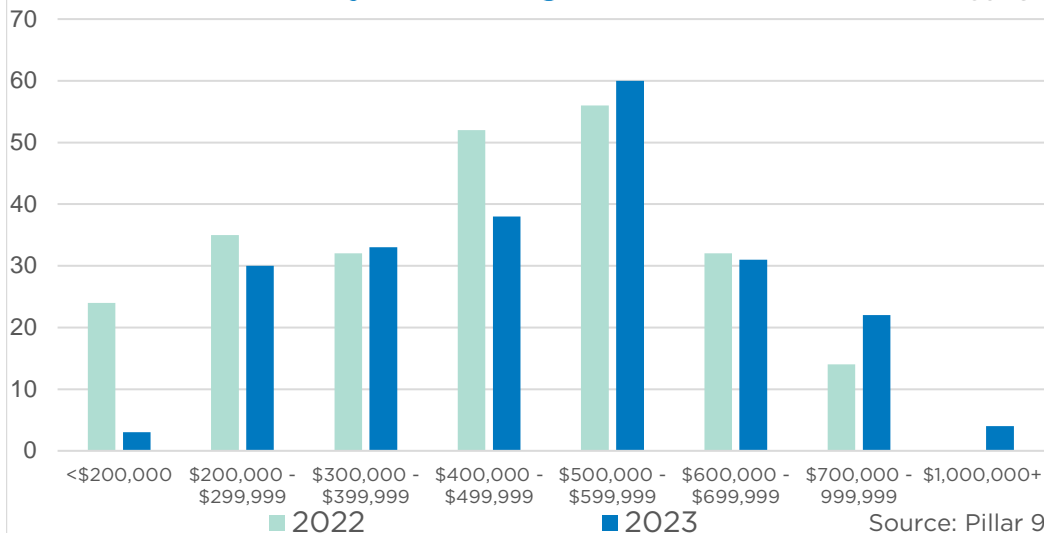
\$ 511,100

3.0% Y/Y

Monthly trend*

Residential Sales by Price Range

June



INVENTORY

191

33.2% Y/Y Monthly trend*

MONTHS OF SUPPLY

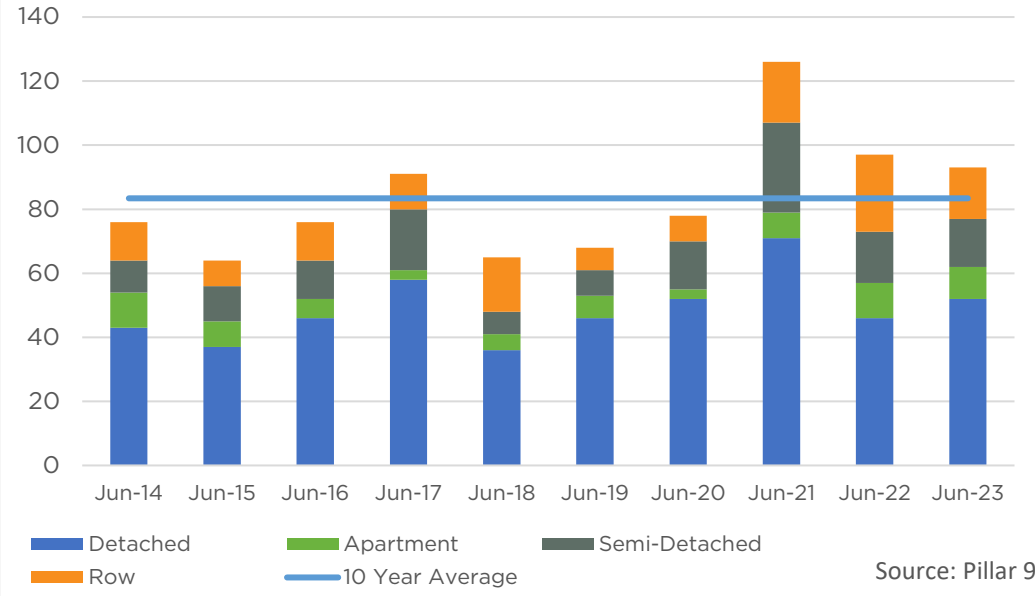
0.86

26.0% Y/Y Monthly trend*

June 2023

Cochrane

Monthly Sales Comparison



SALES

93

↓ 4.1% Y/Y ↓ 30.0% YTD

NEW LISTINGS

120

↓ 16.7% Y/Y ↓ 25.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



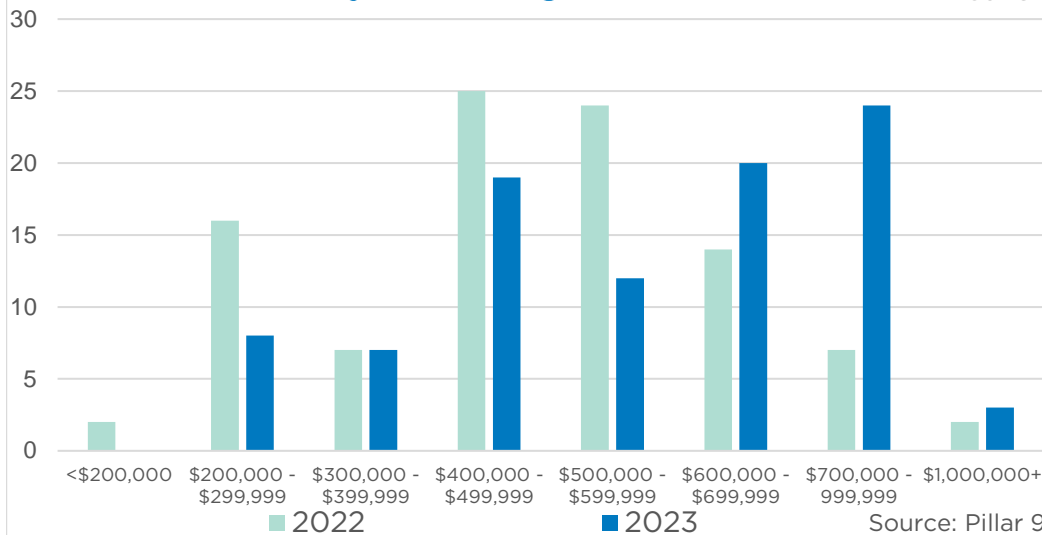
INVENTORY

144

↑ 0.7% Y/Y Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

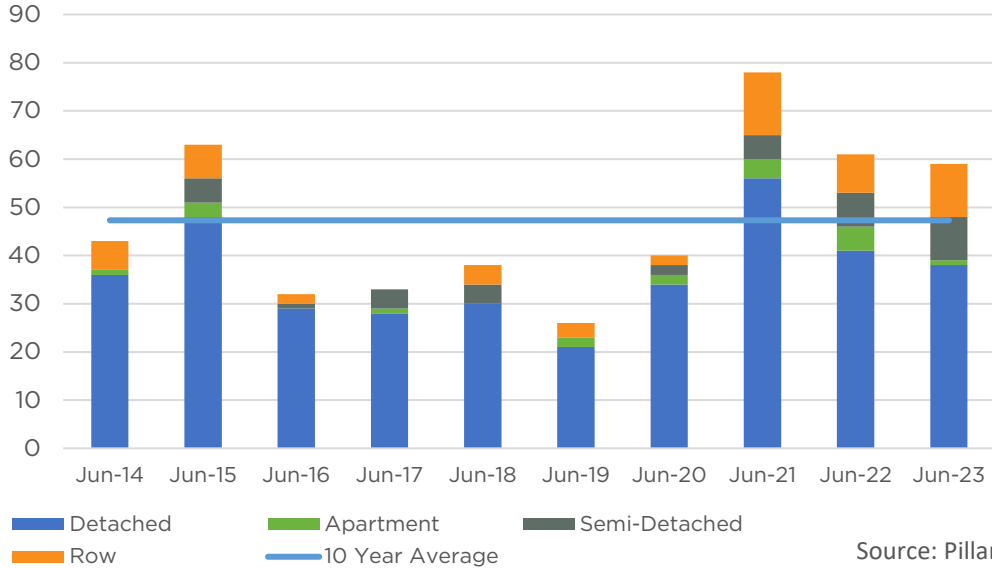
1.55

↑ 5.0% Y/Y Monthly trend*

June 2023

Chestermere

Monthly Sales Comparison



SALES

59

↓ 3.3% Y/Y ↓ 24.5% YTD

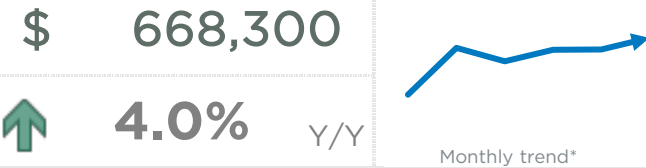
NEW LISTINGS

89

↓ 3.3% Y/Y ↓ 26.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



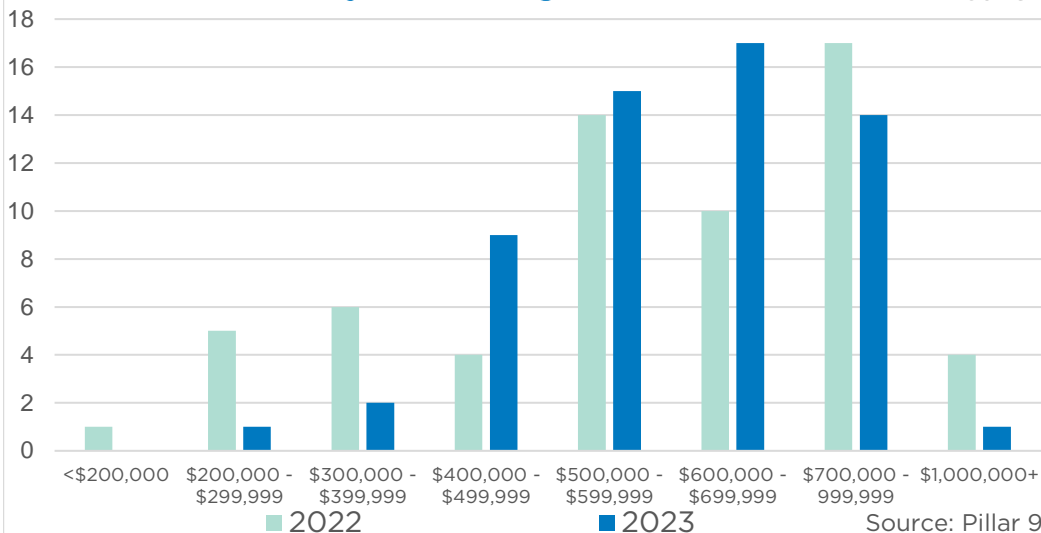
INVENTORY

96

↓ 17.2% Y/Y Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

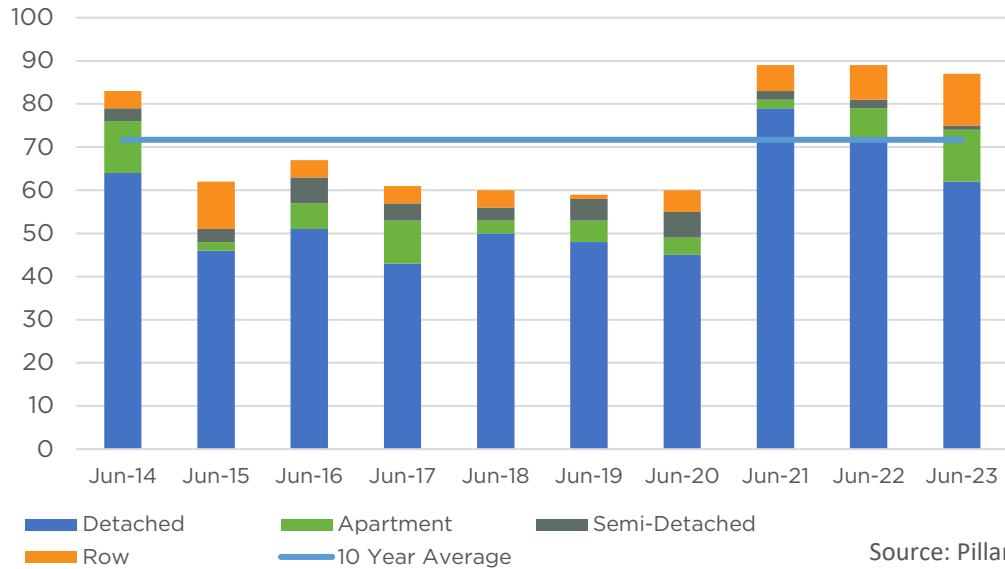
1.63

↓ 14.4% Y/Y Monthly trend*

June 2023

Okotoks

Monthly Sales Comparison



SALES

87

↓ 2.2% Y/Y ↓ 35.1% YTD

NEW LISTINGS

84

↓ 24.3% Y/Y ↓ 39.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



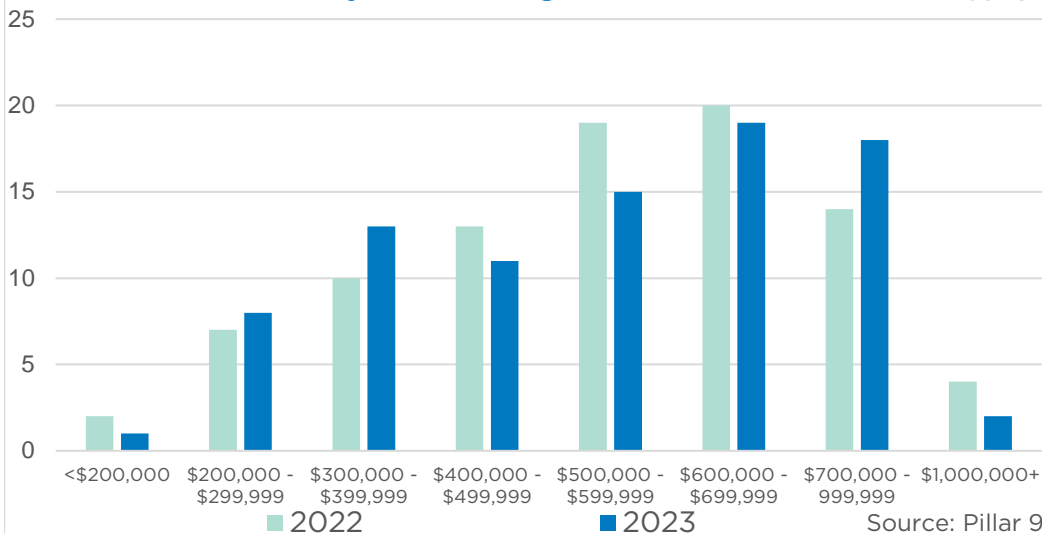
INVENTORY

60

↓ 41.7% Y/Y → Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

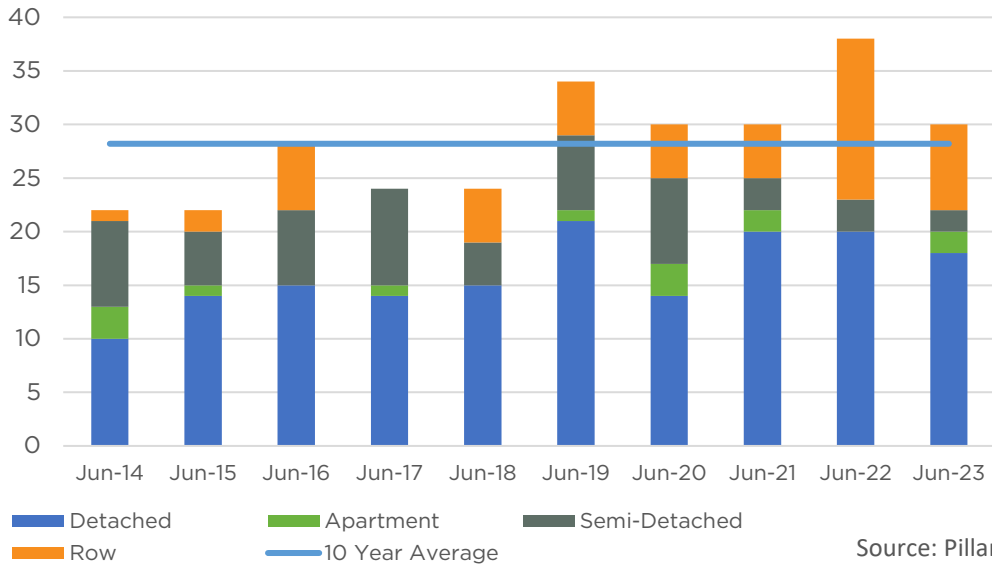
0.69

↓ 40.4% Y/Y → Monthly trend*

June 2023

High River

Monthly Sales Comparison



SALES

30

↓ 21.1% Y/Y ↓ 33.3% YTD

NEW LISTINGS

39

↓ 17.0% Y/Y ↓ 27.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



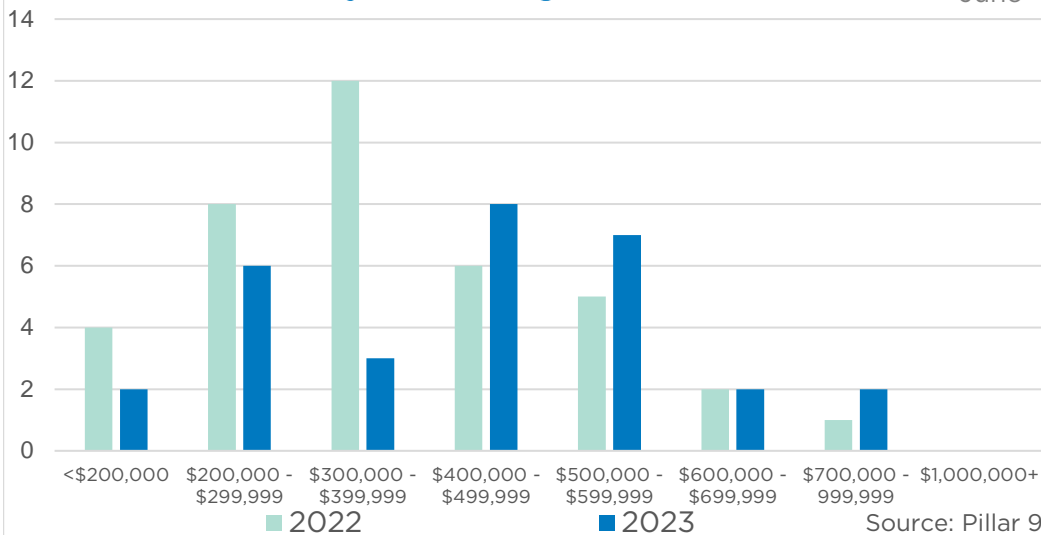
INVENTORY

48

↓ 20.0% Y/Y → Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

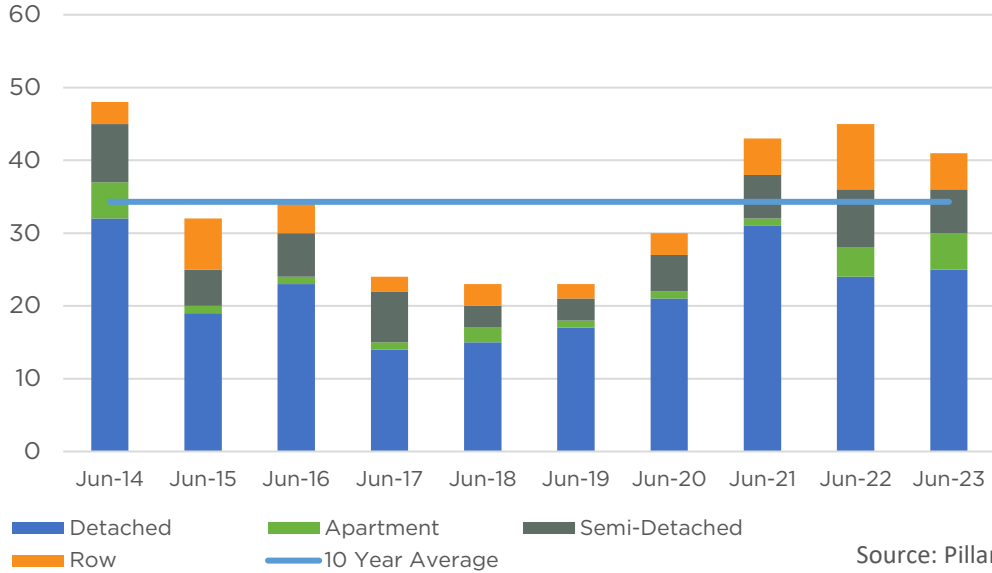
1.60

↑ 1.3% Y/Y → Monthly trend*

June 2023

Strathmore

Monthly Sales Comparison



SALES

41

8.9% Y/Y 29.8% YTD

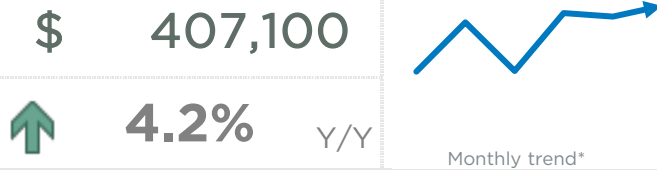
NEW LISTINGS

43

21.8% Y/Y 27.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



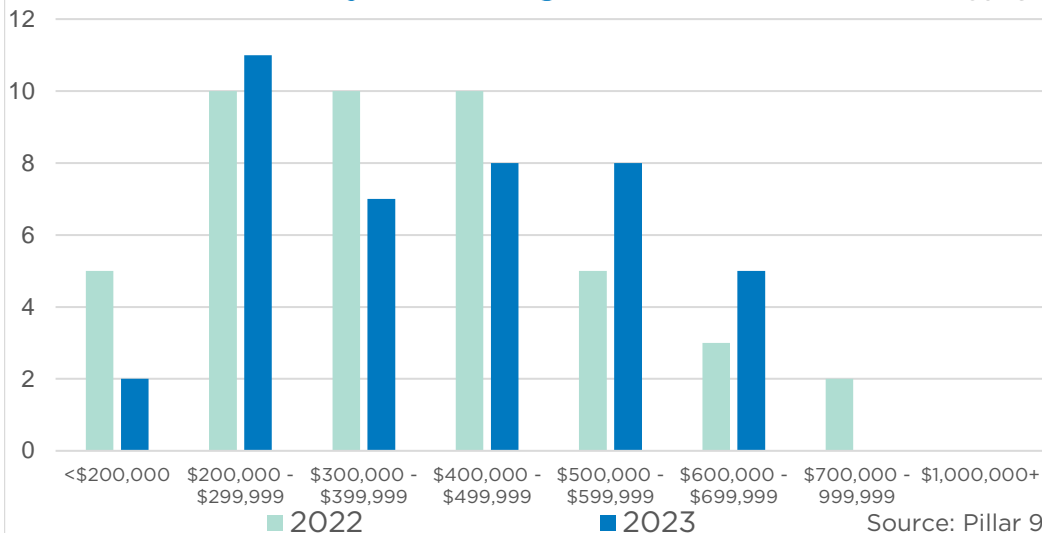
INVENTORY

55

23.6% Y/Y Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

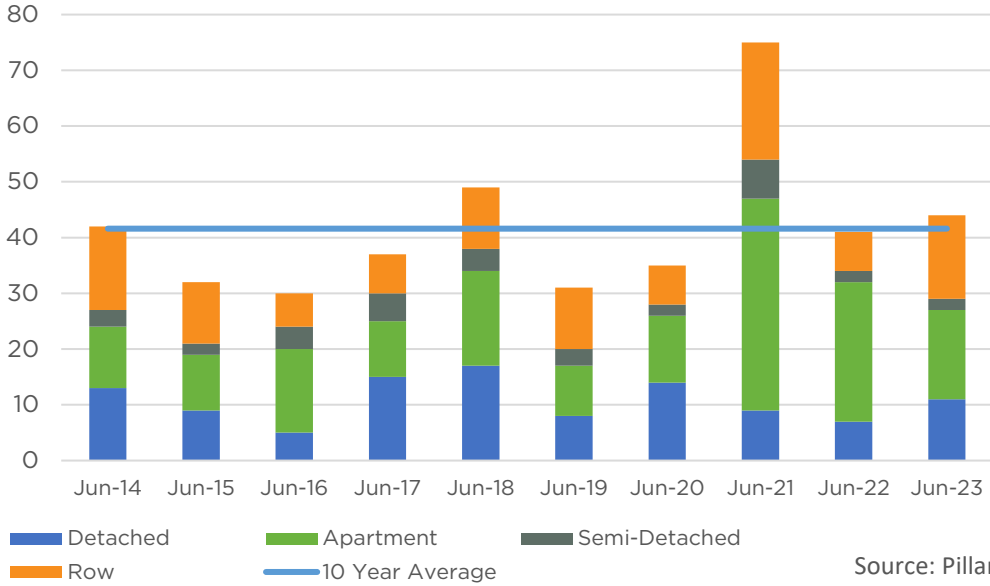
1.34

16.2% Y/Y Monthly trend*

June 2023

Canmore

Monthly Sales Comparison



SALES

44

↑ 7.3% Y/Y ↓ 27.0% YTD

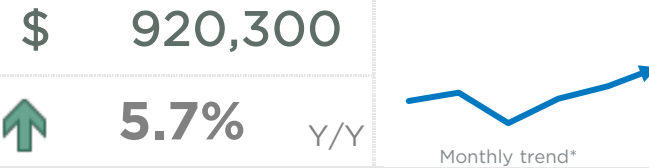
NEW LISTINGS

70

↓ 30.7% Y/Y ↓ 24.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



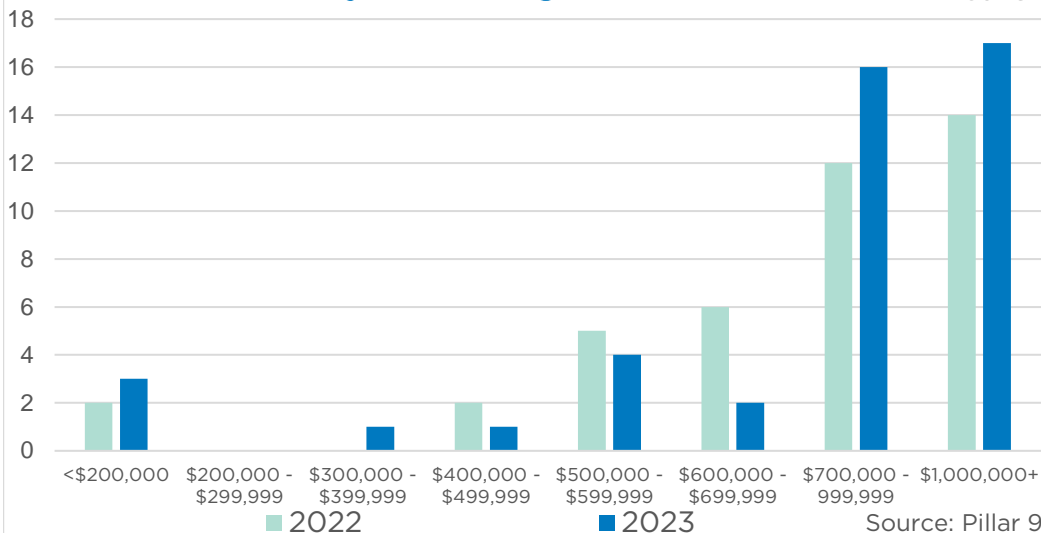
INVENTORY

133

↓ 16.9% Y/Y ↗ Monthly trend*

Residential Sales by Price Range

June



MONTHS OF SUPPLY

3.02

↓ 22.5% Y/Y ↘ Monthly trend*