



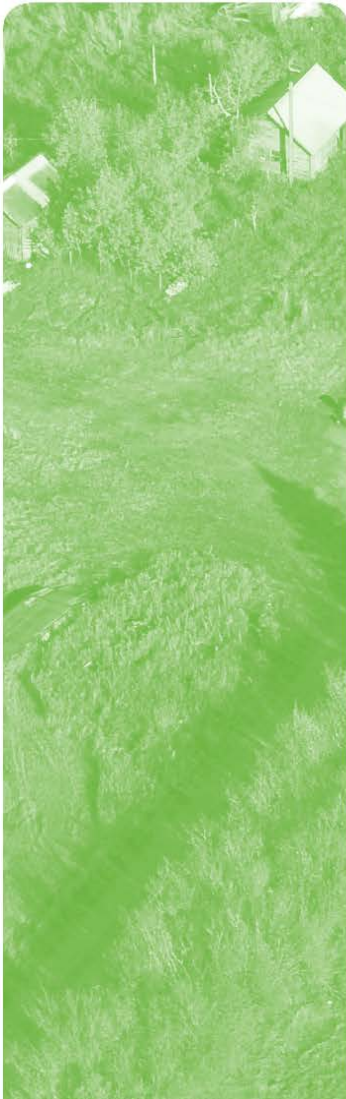
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MONTHLY STATISTICS PACKAGE

Calgary Region

October
2023



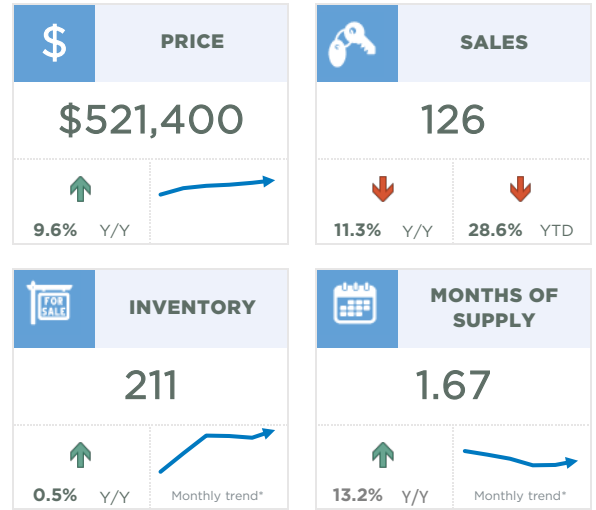
creb.com

Airdrie



Sales in the city eased in October, contributing to the year-to-date decline of 29 per cent. Much of the decline has been driven by detached home sales. Limited supply choice in the lower price ranges has contributed to some steep drop in home sales priced below \$500,000. While Inventory levels have improved over last year's low levels, the growth was driven by homes priced above \$500,000.

While adjustments in both sales and inventory levels did cause the months of supply to trend up over the last month, with less than two months of supply, conditions remain tight, supporting further price gains. In October, the benchmark price rose over the last month, reaching \$521,400, a year-over-year gain of nearly 10 per cent.

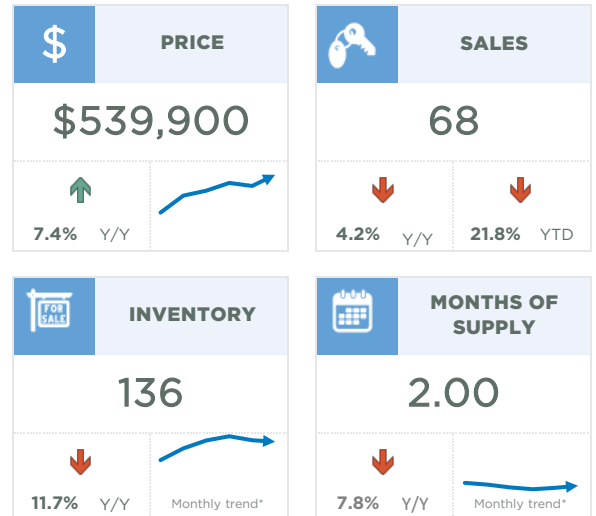


Cochrane



New listings improved over last month's and last year's levels, likely supporting some of the monthly gains in sales. Nonetheless, year-to-date sales have eased by nearly 22 per cent as sales have eased across all property types. While sales have slowed, levels remain far higher than long-term trends for the town. Despite the monthly improvement in new listings, inventory levels were lower than last year and remain well below long-term trends.

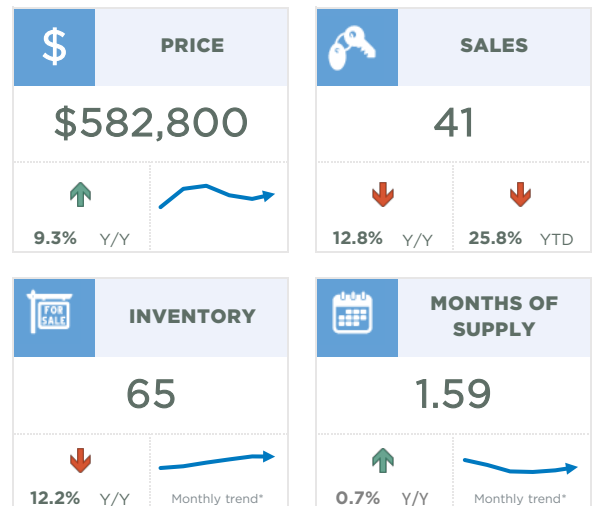
Persistently tight market conditions supported further price growth this month. In October, the unadjusted benchmark price reached \$539,900, a monthly gain of over one per cent and a year-over-year increase of seven per cent. Price growth has occurred across all property types, with the largest year-over-year gains occurring in the apartment condominium sector.

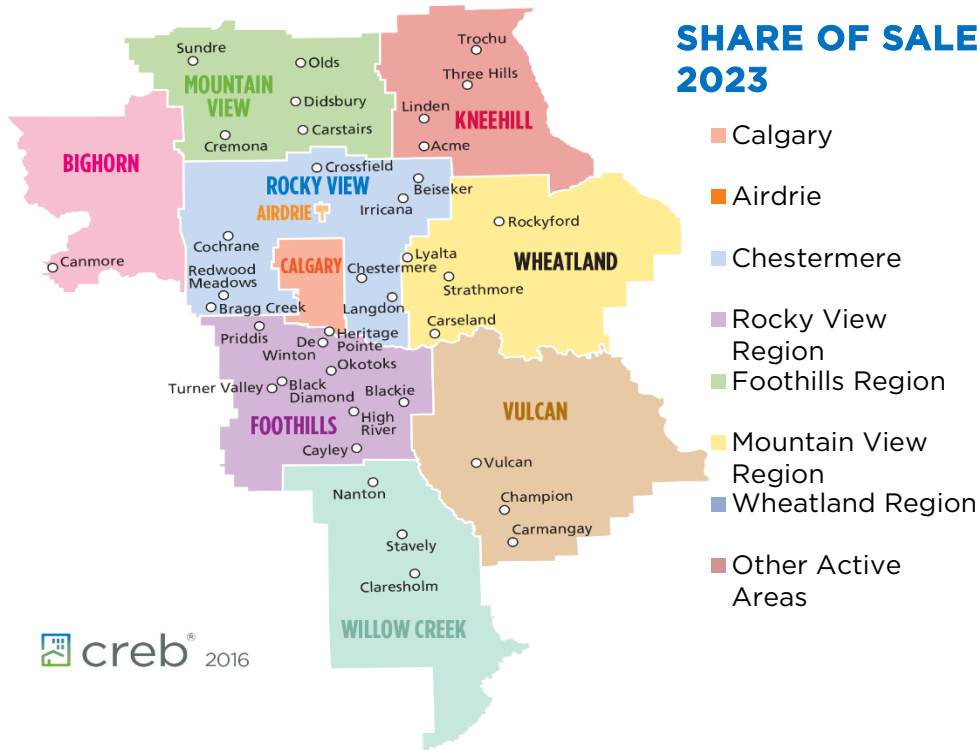


Okotoks



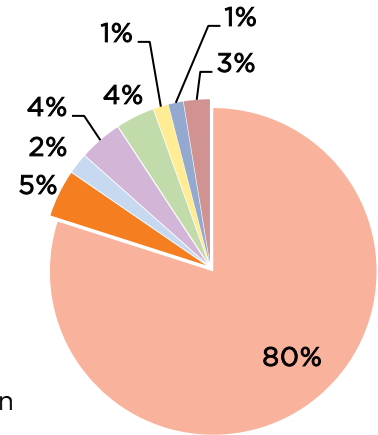
The 48 new listings in October were met with 41 sales, keeping the sales-to-new listings ratio high at 85 per cent and preventing any adjustments to the exceptionally low inventory levels. Low inventory levels have likely prevented stronger sales activity, as year-to-date sales have declined by 26 per cent, primarily due to pullbacks in detached activity. Despite some price adjustments over the last few months, the unadjusted benchmark price rose slightly over September and was over nine per cent higher than last October. Prices have increased across all property types, but the year-over-year gains have been highest for detached and semi-detached homes.





SHARE OF SALES October 2023

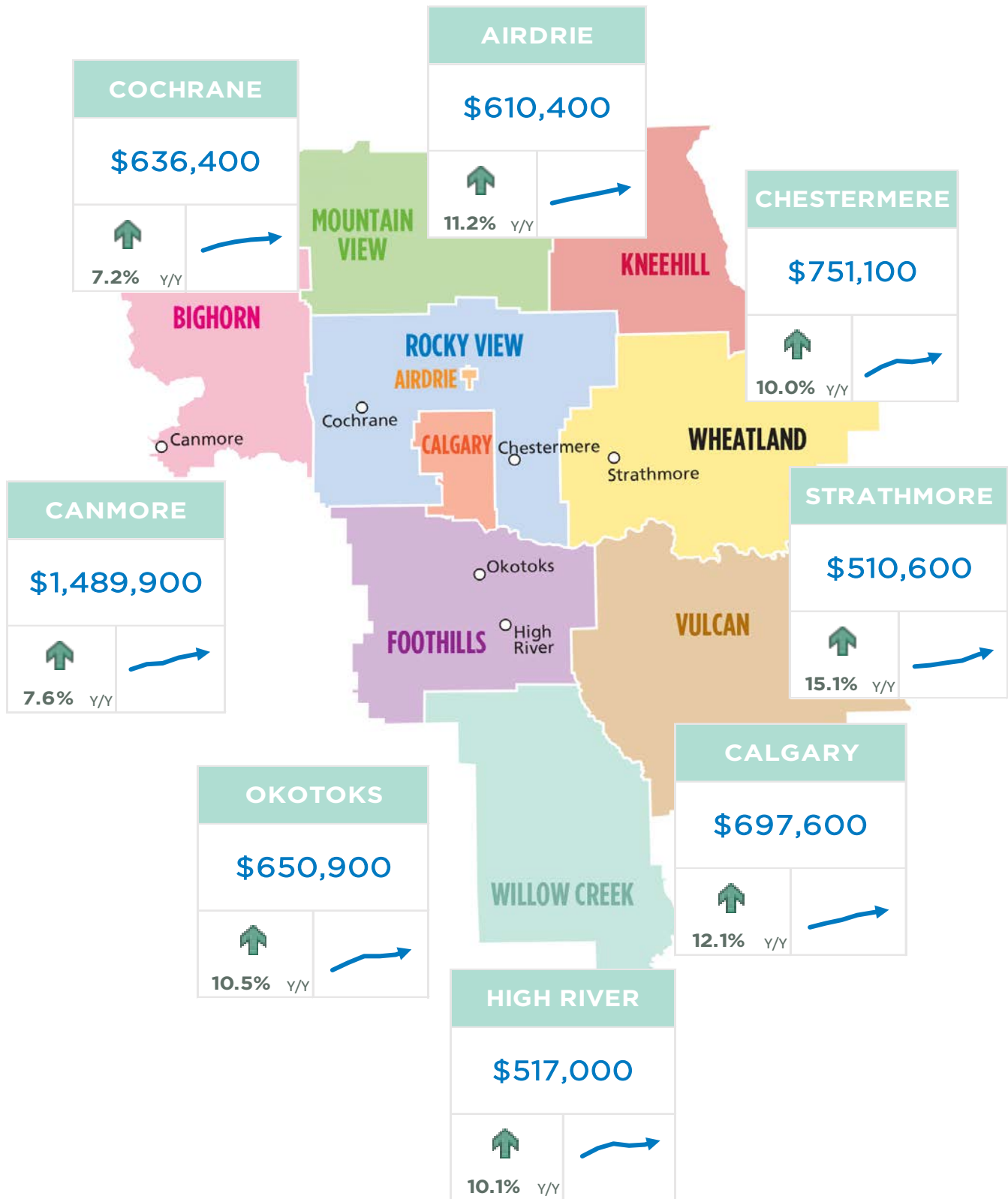
- Calgary
- Airdrie
- Chestermere
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



Source: CREB®

October 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,171	2,684	81%	3,190	1.47	571,600	545,746	495,000
Airdrie	126	168	75%	211	1.67	521,400	490,212	475,000
Chestermere	54	71	76%	113	2.09	661,100	654,619	655,000
Rocky View Region	114	195	58%	426	3.74	630,500	740,599	598,950
Foothills Region	102	128	80%	246	2.41	594,200	692,606	615,000
Mountain View Region	40	45	89%	114	2.85	429,300	427,645	387,500
Kneehill Region	9	20	45%	51	5.67	252,300	308,333	310,000
Wheatland Region	39	34	115%	89	2.28	440,800	393,764	392,200
Willow Creek Region	11	22	50%	69	6.27	292,700	303,523	305,000
Vulcan Region	4	10	40%	39	9.75	311,100	384,625	387,500
Bighorn Region	46	73	63%	163	3.54	944,400	986,092	913,750
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	24,276	30,524	80%	3,167	1.30	554,090	539,248	495,000
Airdrie	1,620	1,978	82%	188	1.16	502,930	493,912	485,000
Chestermere	475	702	68%	101	2.12	652,230	624,175	615,000
Rocky View Region	1,446	2,147	67%	404	2.79	609,170	761,609	598,500
Foothills Region	1,238	1,644	75%	240	1.94	576,670	652,728	575,000
Mountain View Region	539	696	77%	138	2.56	414,750	425,790	380,000
Kneehill Region	134	183	73%	47	3.47	234,170	272,604	235,000
Wheatland Region	380	505	75%	85	2.24	422,210	424,058	419,900
Willow Creek Region	181	266	68%	57	3.16	288,790	328,153	310,000
Vulcan Region	96	140	69%	42	4.34	305,160	313,354	304,250
Bighorn Region	414	627	66%	139	3.36	906,770	991,924	847,500

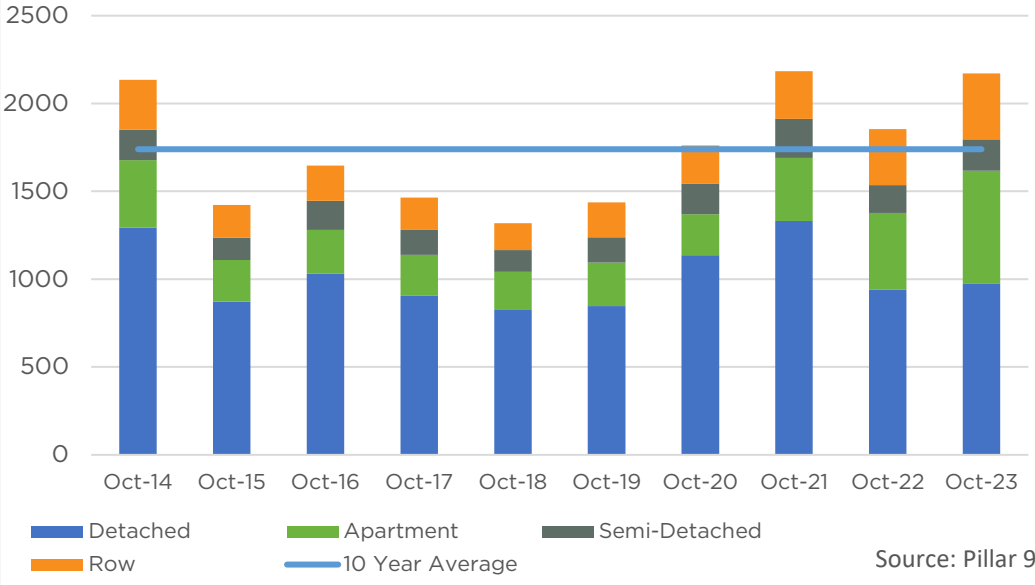
DETACHED BENCHMARK PRICE COMPARISON



October 2023

Calgary

Monthly Sales Comparison



SALES

2,171

↑ 17.0% Y/Y ↓ 9.5% YTD

NEW LISTINGS

2,684

↑ 23.7% Y/Y ↓ 15.8% YTD

INVENTORY

3,190

↓ 18.0% Y/Y → Monthly trend*

MONTHS OF SUPPLY

1.47

↓ 29.9% Y/Y → Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE

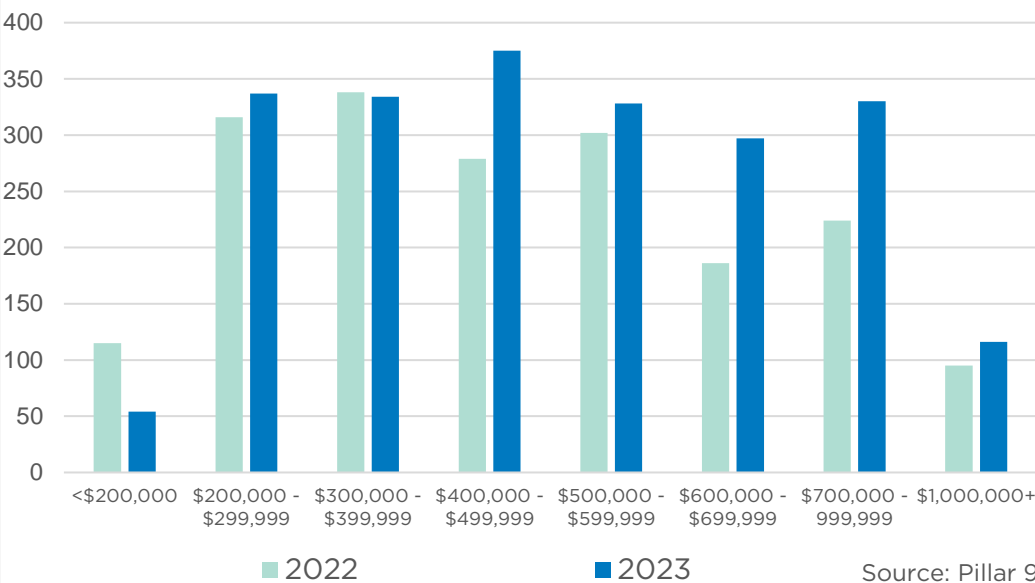
\$ 571,600

↑ 9.7% Y/Y

→ Monthly trend*

Residential Sales by Price Range

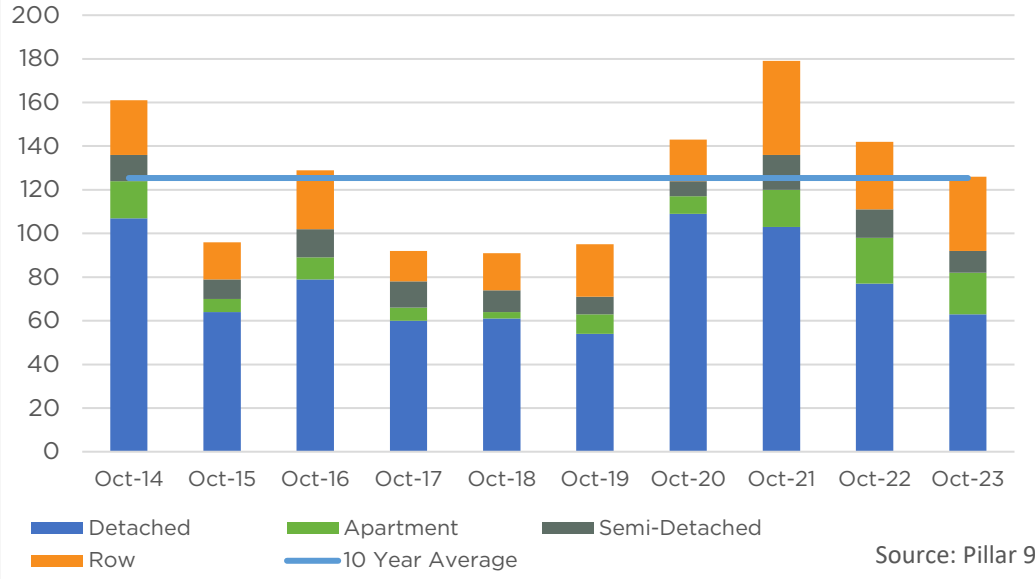
October



October 2023

Airdrie

Monthly Sales Comparison



SALES

126

↓ 11.3% Y/Y ↓ 28.6% YTD

NEW LISTINGS

168

↑ 18.3% Y/Y ↓ 27.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



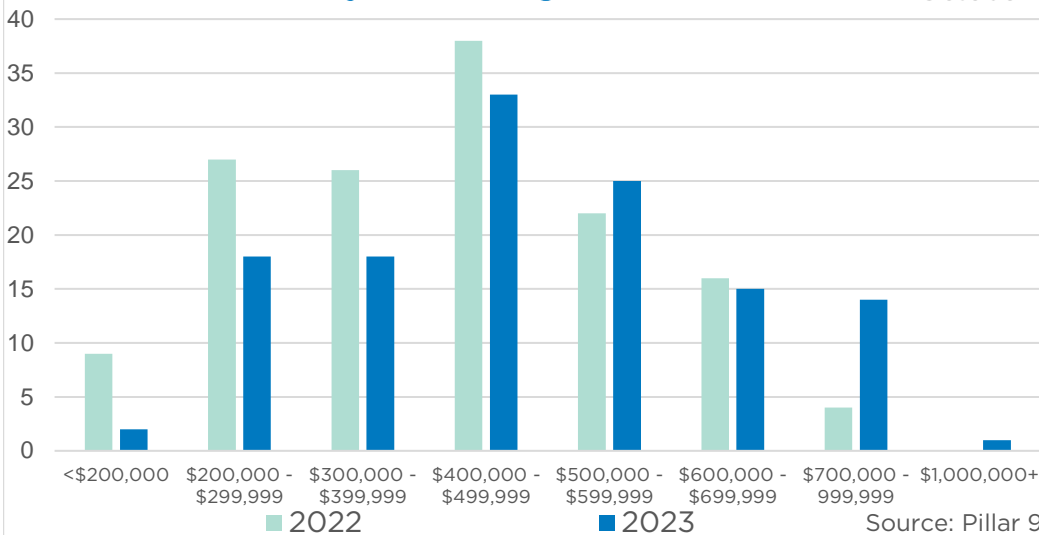
INVENTORY

211

↑ 0.5% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

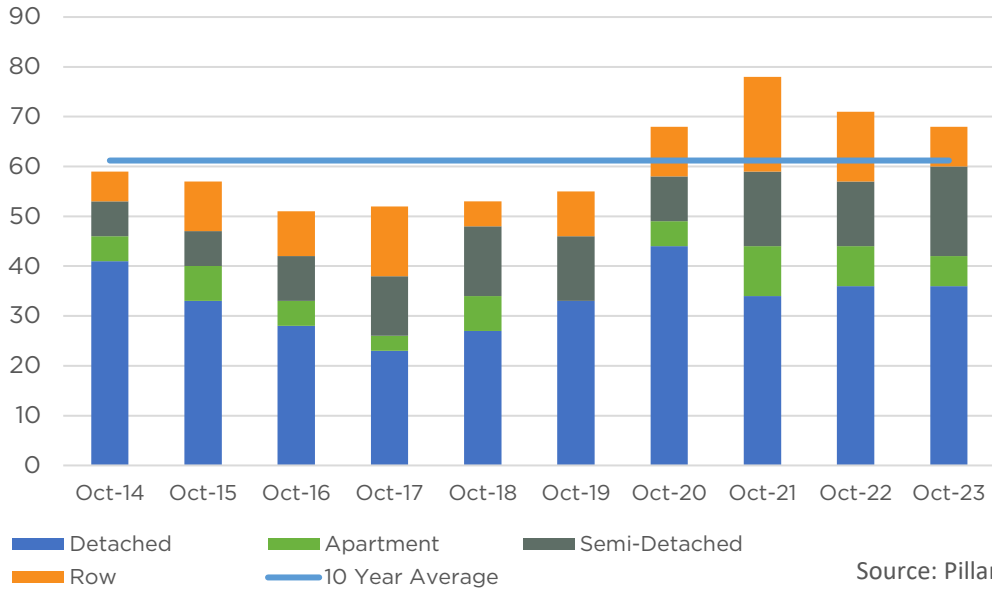
1.67

↑ 13.2% Y/Y Monthly trend*

October 2023

Cochrane

Monthly Sales Comparison



SALES

68

↓ 4.2% Y/Y ↓ 21.8% YTD

NEW LISTINGS

92

↑ 17.9% Y/Y ↓ 18.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

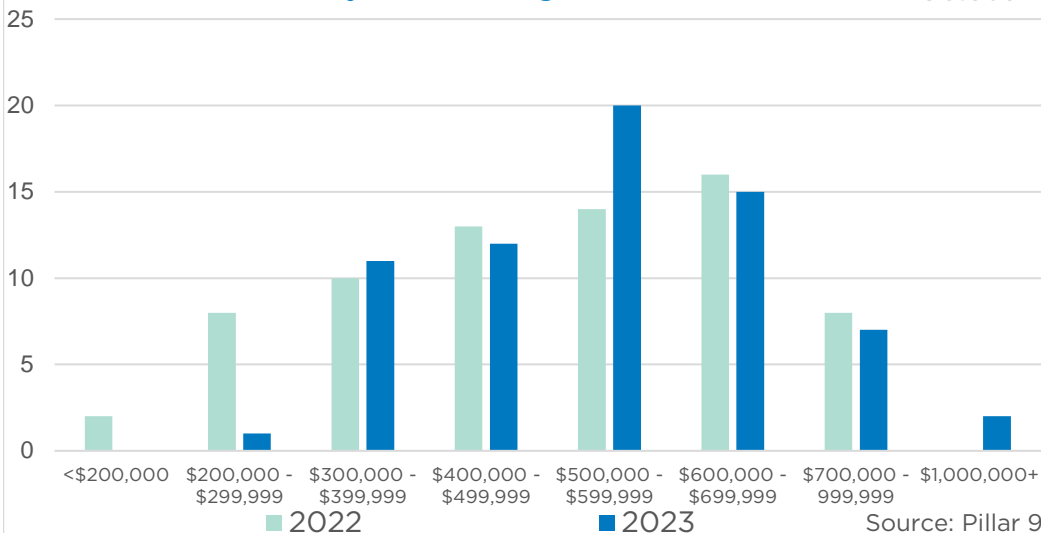
\$ 539,900

↑ 7.4% Y/Y

Monthly trend*

Residential Sales by Price Range

October



INVENTORY

136

↓ 11.7% Y/Y Monthly trend*

MONTHS OF SUPPLY

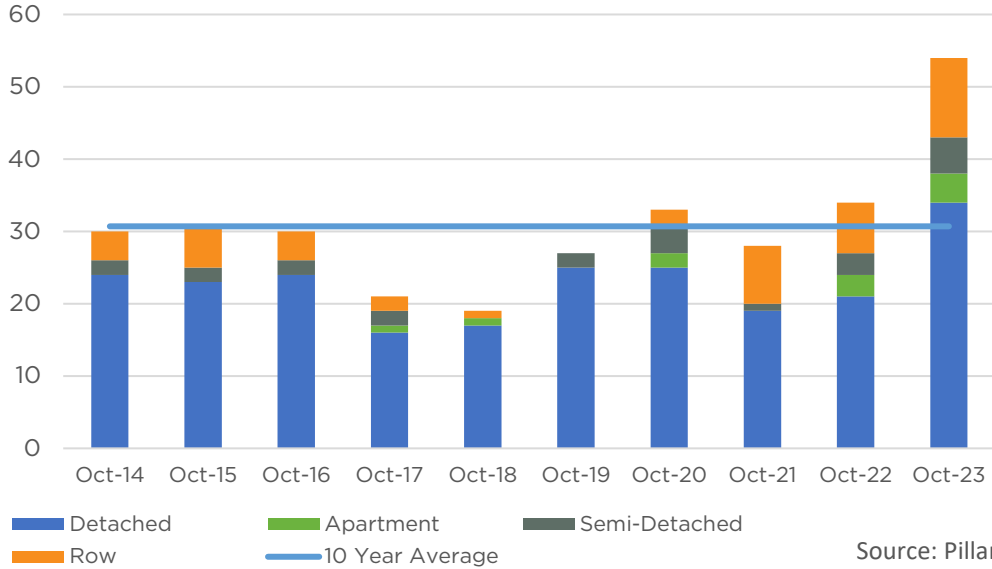
2.00

↓ 7.8% Y/Y Monthly trend*

October 2023

Chestermere

Monthly Sales Comparison



SALES

54

↑ 58.8% Y/Y ↓ 3.1% YTD

NEW LISTINGS

71

↑ 47.9% Y/Y ↓ 5.9% YTD

INVENTORY

113

↑ 22.8% Y/Y → Monthly trend*

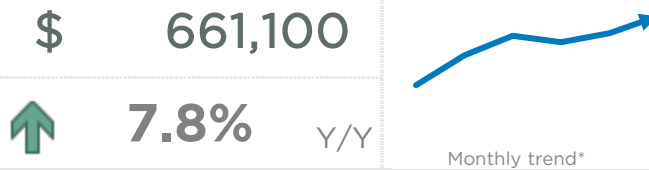
MONTHS OF SUPPLY

2.09

↓ 22.7% Y/Y → Monthly trend*

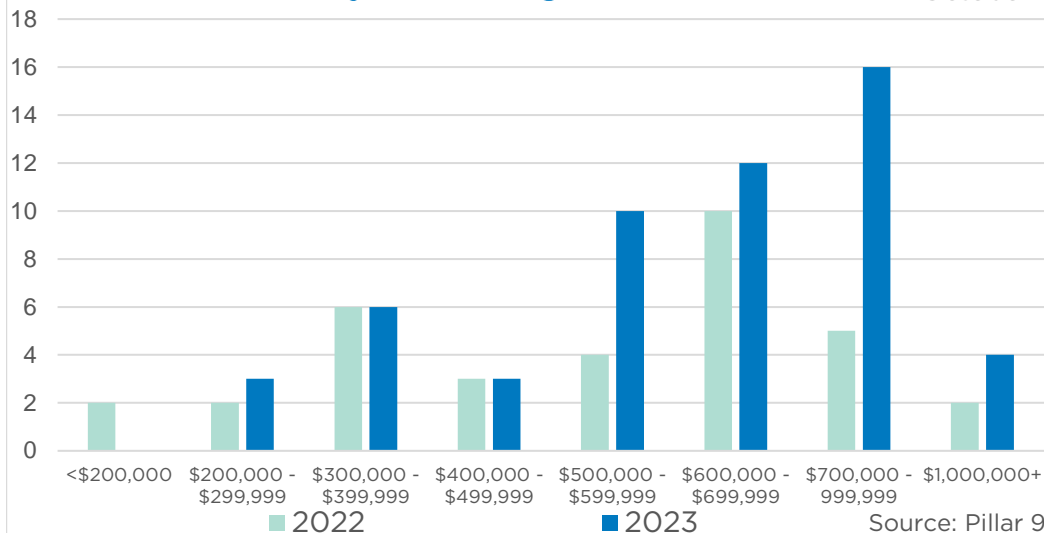


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

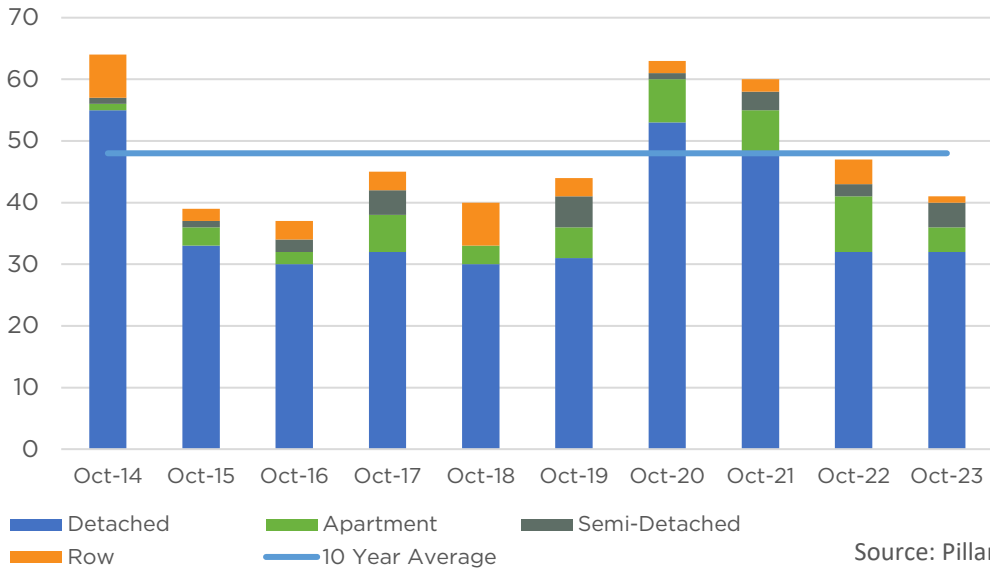
October



October 2023

Okotoks

Monthly Sales Comparison



SALES

41

↓ 12.8% Y/Y ↓ 25.8% YTD

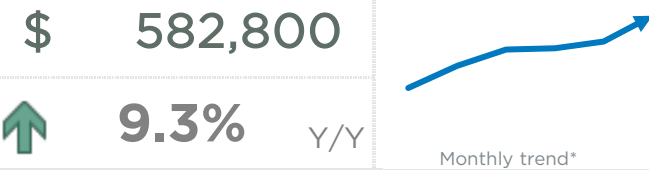
NEW LISTINGS

48

↑ 6.7% Y/Y ↓ 28.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



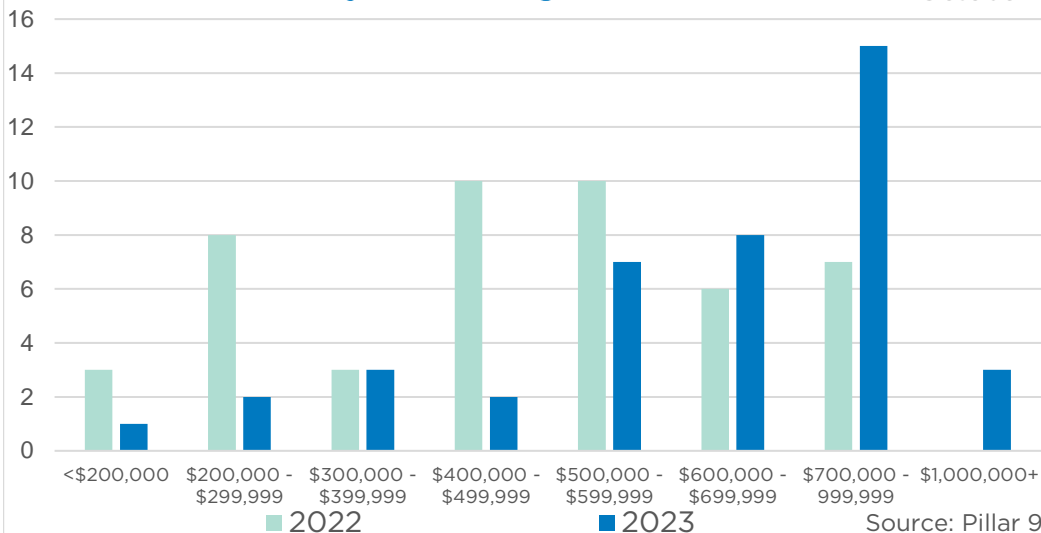
INVENTORY

65

↓ 12.2% Y/Y → Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

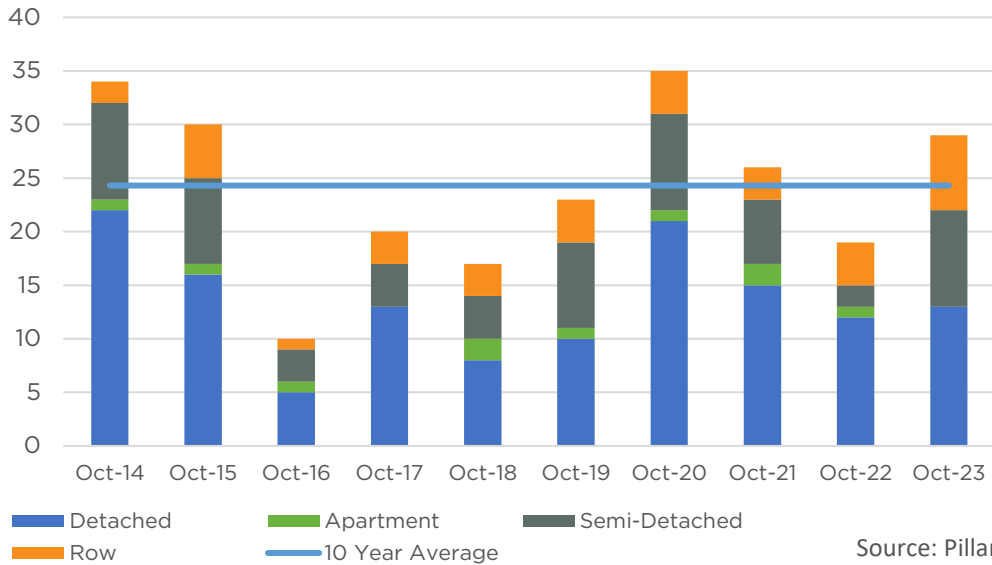
1.59

↑ 0.7% Y/Y → Monthly trend*

October 2023

High River

Monthly Sales Comparison



SALES

29

↑ 52.6% Y/Y ↓ 21.8% YTD

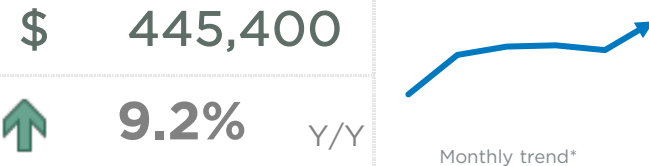
NEW LISTINGS

29

↑ 52.6% Y/Y ↓ 17.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



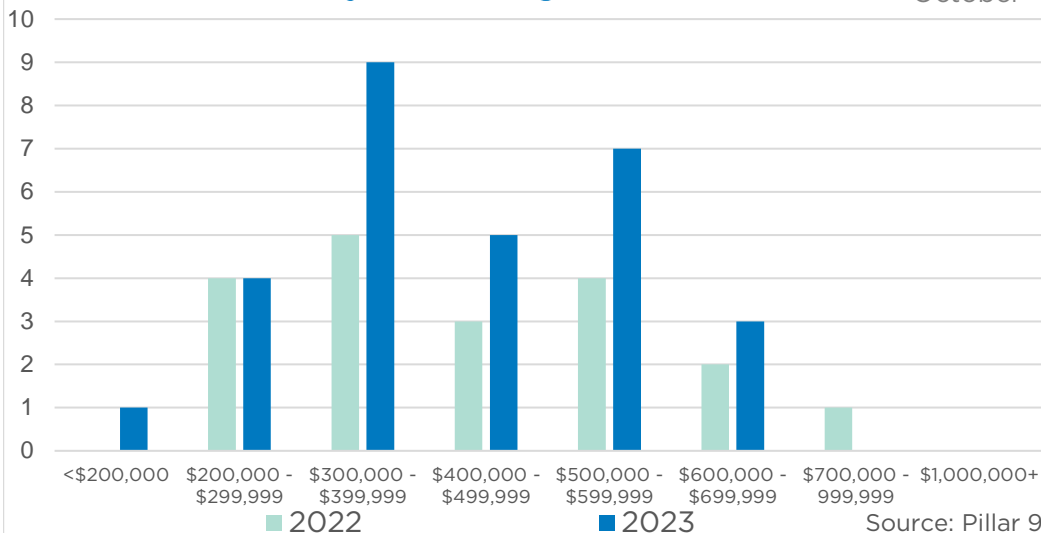
INVENTORY

32

↑ 28.0% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

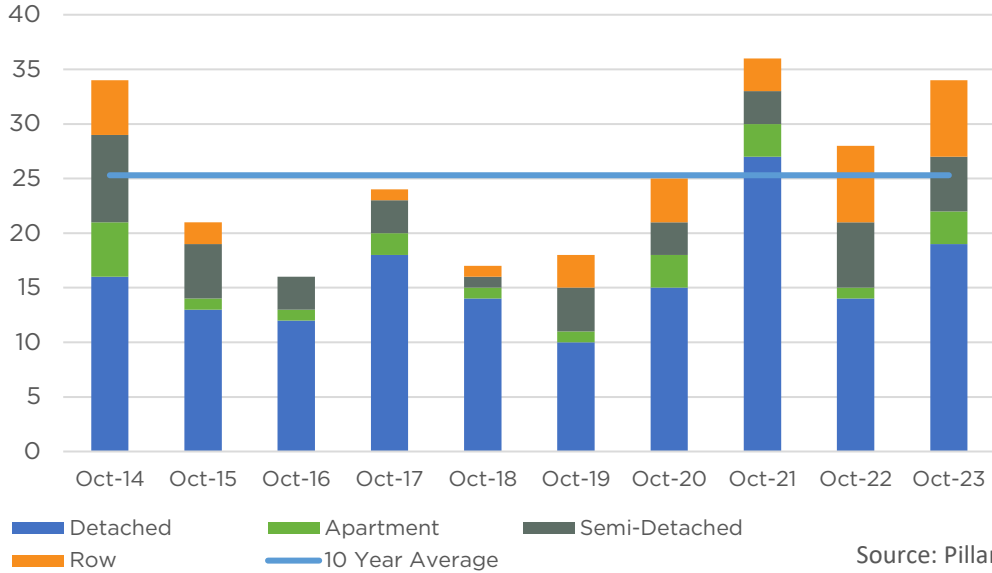
1.10

↓ 16.1% Y/Y Monthly trend*

October 2023

Strathmore

Monthly Sales Comparison



SALES

34

↑ 21.4% Y/Y ↓ 14.2% YTD

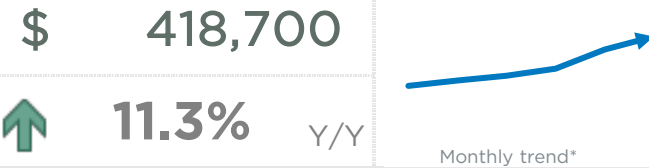
NEW LISTINGS

30

↑ 7.1% Y/Y ↓ 18.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



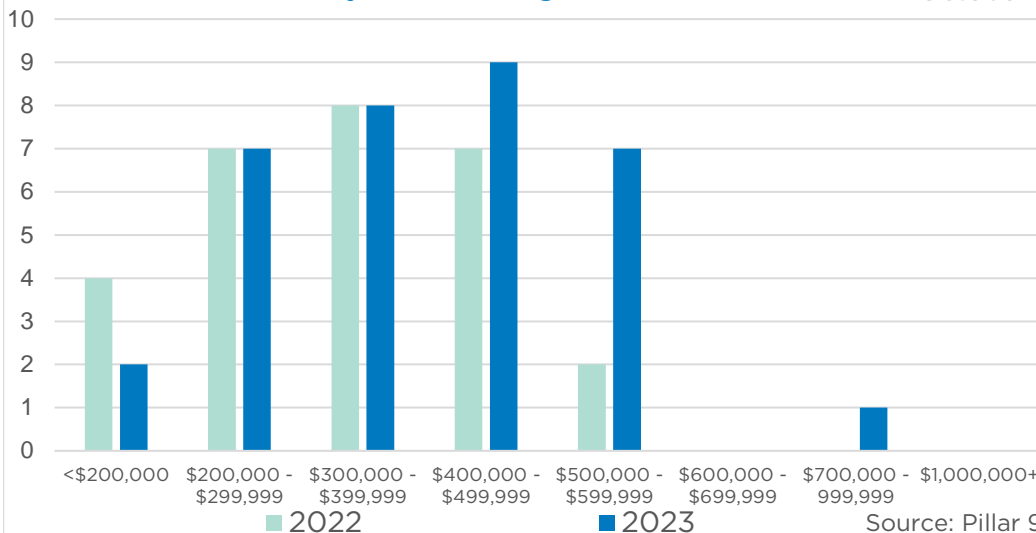
INVENTORY

43

↓ 28.3% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

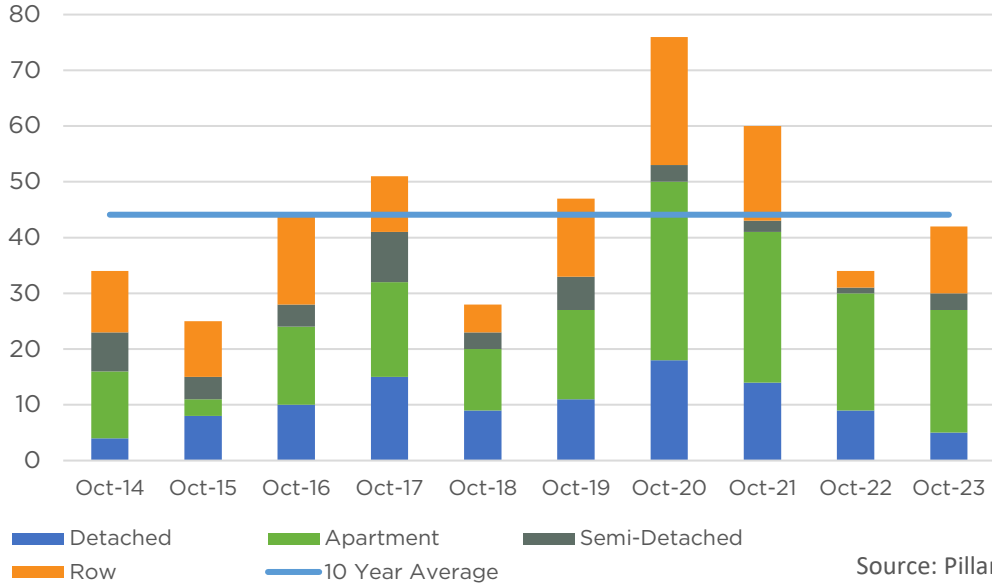
1.26

↓ 41.0% Y/Y Monthly trend*

October 2023

Canmore

Monthly Sales Comparison



SALES

42

↑ 23.5% Y/Y ↓ 18.0% YTD

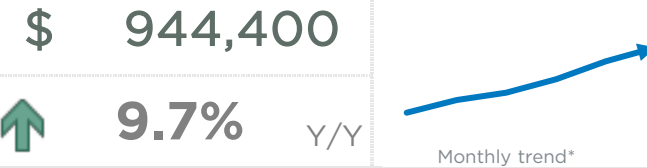
NEW LISTINGS

66

↑ 73.7% Y/Y ↓ 13.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



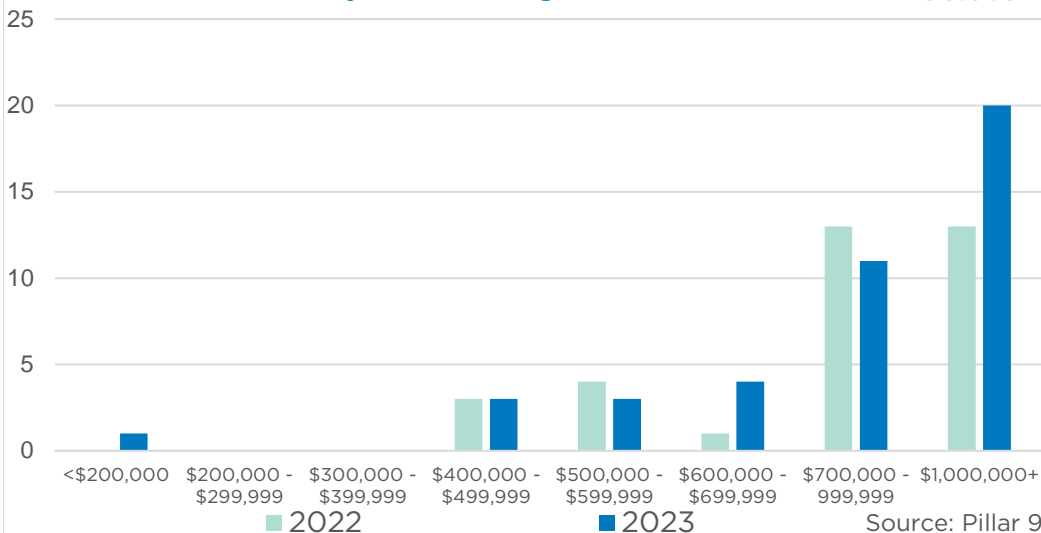
INVENTORY

148

↑ 5.0% Y/Y Monthly trend*

Residential Sales by Price Range

October



MONTHS OF SUPPLY

3.52

↓ 15.0% Y/Y Monthly trend*