creb®

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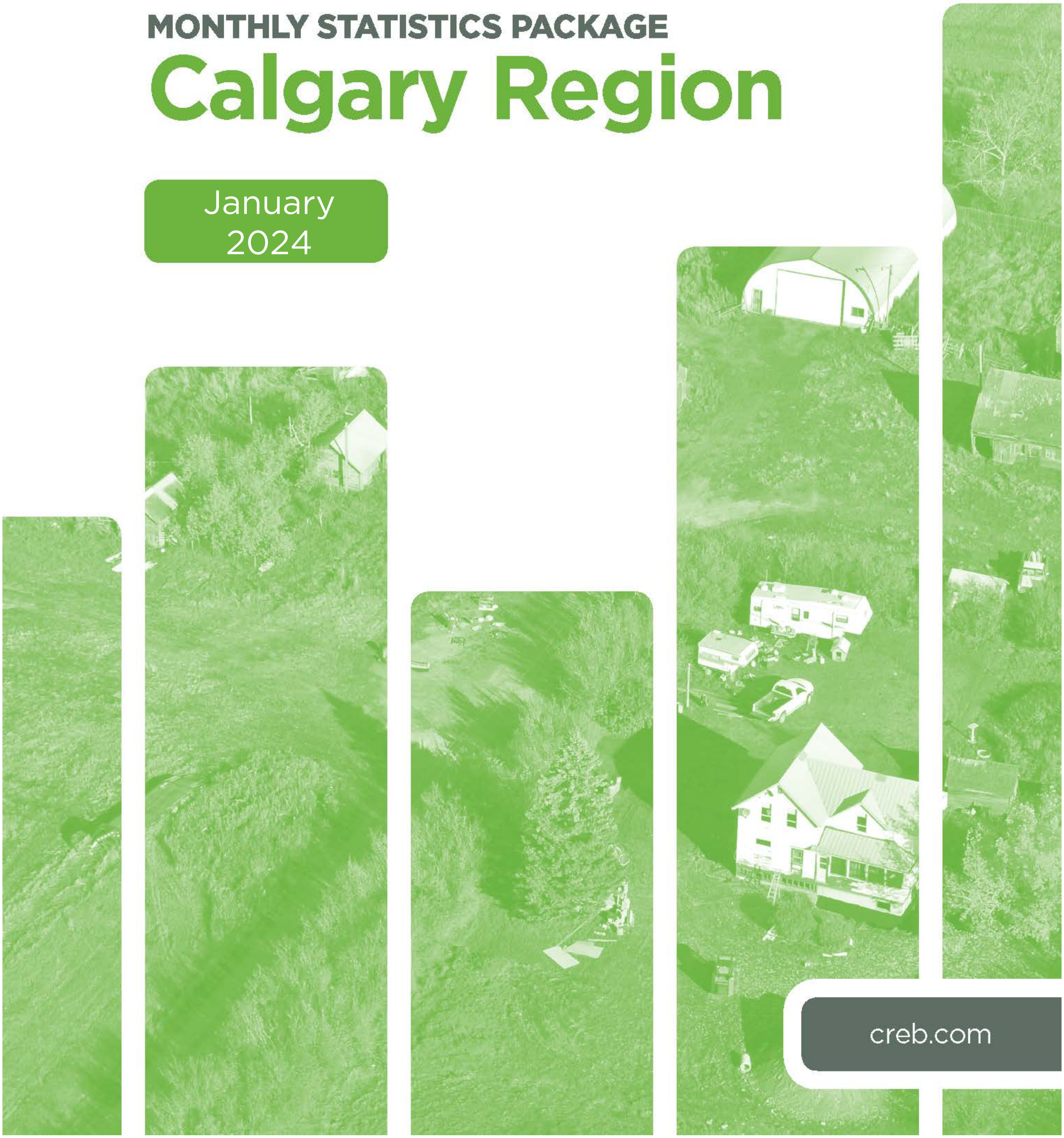
MONTHLY STATISTICS PACKAGE

Calgary Region

January 2024



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creb® Regional Market Facts

January 2024

Airdrie

Stronger detached and row sales were enough to offset pullbacks in the semi-detached and apartment sectors, causing total residential sales to increase over levels reported last January. This, in part, was possible thanks to a boost in new listings. However, the boost in new listings and sales prevented any significant shift in inventory levels, which was half of the levels typically seen in the market.

While conditions remained tight, the unadjusted benchmark price remained stable over the last month but was nearly 10 per cent higher than levels reported in January 2023. The most substantial price gains have occurred for apartment-style homes, which are the most

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$522,000	105	135	1.29
↑ 9.8% Y/Y	↑ 25.0% Y/Y; ↑ 25.0% YTD	↓ 1.5% Y/Y; Monthly trend*	↓ 21.2% Y/Y; Monthly trend*

Cochrane

Eighty-three new listings and 70 sales occurred in January, keeping the sales to new listings relatively high at 84 per cent. This prevented any significant change in inventory levels compared to last month but caused the months of supply to fall below two months once again. The drop in the months of supply is a shift over the last four months, where the months of supply was over two months.

Despite recent tightening, the unadjusted benchmark price did ease slightly over last month's levels. Overall, the unadjusted benchmark prices across all property types remained over 10 per cent higher than last January.

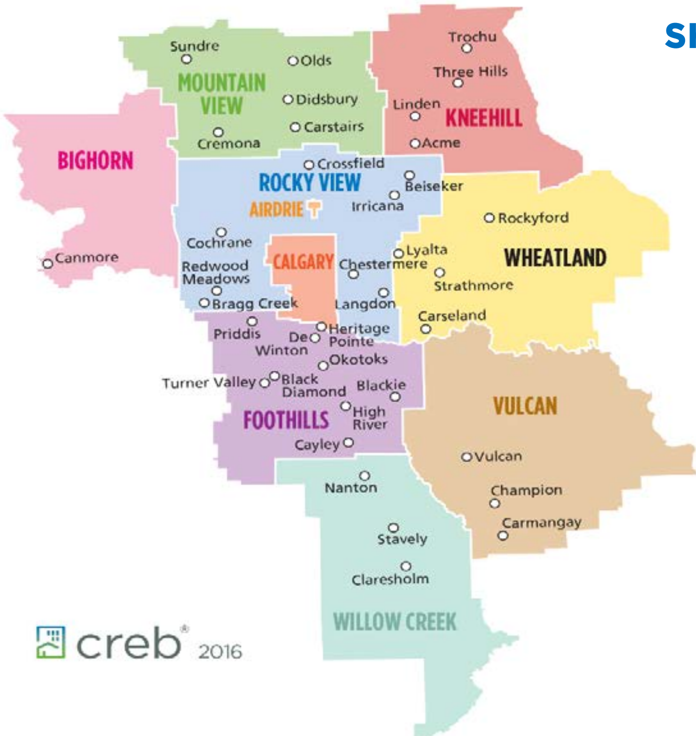
PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$537,000	70	109	1.56
↑ 10.4% Y/Y	↑ 59.1% Y/Y; ↑ 59.1% YTD	↓ 12.8% Y/Y; Monthly trend*	↓ 45.2% Y/Y; Monthly trend*

Okotoks

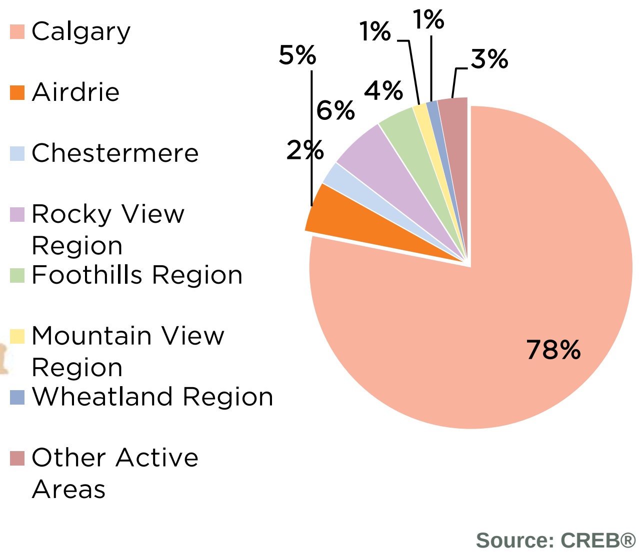
Both sales and new listings rose in January compared to last month's and last year's levels. This caused the sales to new listings ratio to fall to 75 per cent, which was still relatively high but an improvement over the 86 per cent average reported last year. Nonetheless, the sudden gain in new listings was insufficient to cause material changes to the low inventory levels.

With just over one month of supply, conditions remain tight in Okotoks, driving prices up. In January, the benchmark price reached $589,600, higher than last month's and year's levels. Year-over-year price growth occurred across all property types, with gains ranging from a high of 15 per cent for row properties to a low of six per cent for apartment-style homes.

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$589,600	43	57	1.33
↑ 11.3% Y/Y	↑ 53.6% Y/Y; ↑ 53.6% YTD	↑ 1.8% Y/Y; Monthly trend*	↓ 33.7% Y/Y; Monthly trend*



SHARE OF SALES January 2024



January 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,650	2,137	77%	2,150	1.30	572,300	569,361	523,250
Airdrie	105	133	79%	135	1.29	522,000	540,578	525,000
Chestermere	49	67	73%	92	1.88	668,300	673,012	645,000
Rocky View Region	117	181	65%	329	2.81	633,200	846,146	605,000
Foothills Region	77	123	63%	190	2.47	599,300	548,747	505,900
Mountain View Region	28	40	70%	106	3.79	438,000	485,850	437,450
Kneehill Region	7	5	140%	20	2.86	253,700	234,914	228,000
Wheatland Region	23	33	70%	63	2.74	438,600	409,050	405,000
Willow Creek Region	13	25	52%	51	3.92	299,900	376,323	340,000
Vulcan Region	8	8	100%	35	4.38	319,000	350,813	331,000
Bighorn Region	35	45	78%	123	3.51	945,900	928,579	850,000

YEAR-TO-DATE 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
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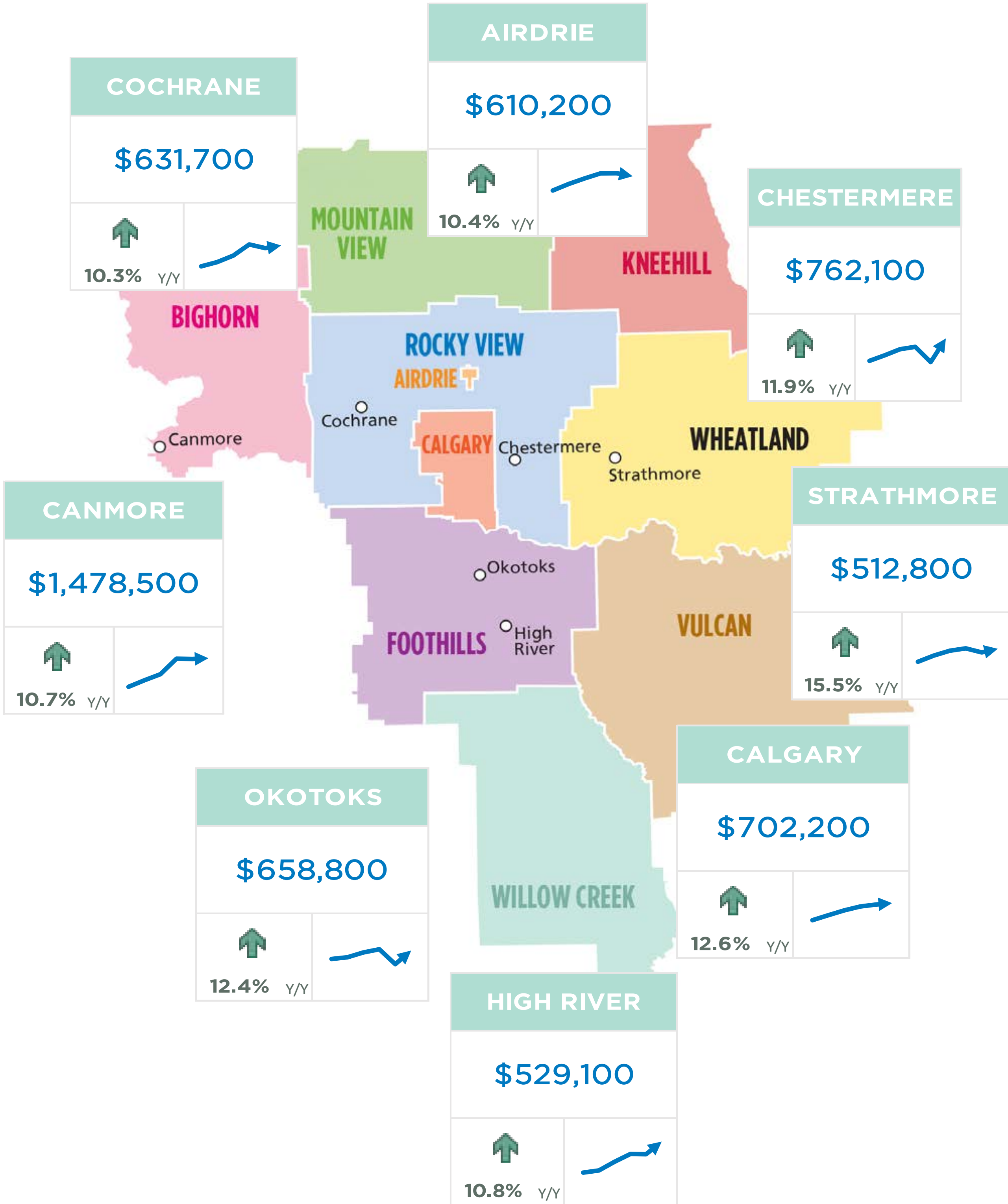
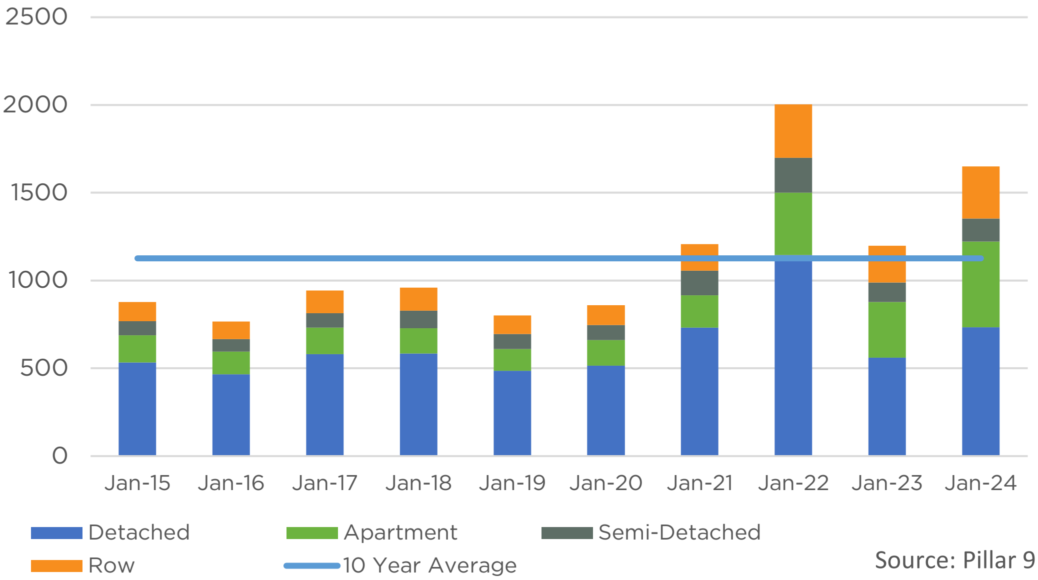
DETACHED BENCHMARK PRICE COMPARISON



January 2024 | Calgary

Monthly Sales Comparison



Source: Pillar 9

SALES

1,650

37.7% Y/Y | 37.7% YTD

NEW LISTINGS

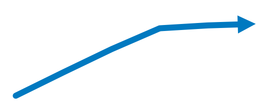
2,137

15.4% Y/Y | 15.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 572,300

10.0% Y/Y



Monthly trend*

INVENTORY

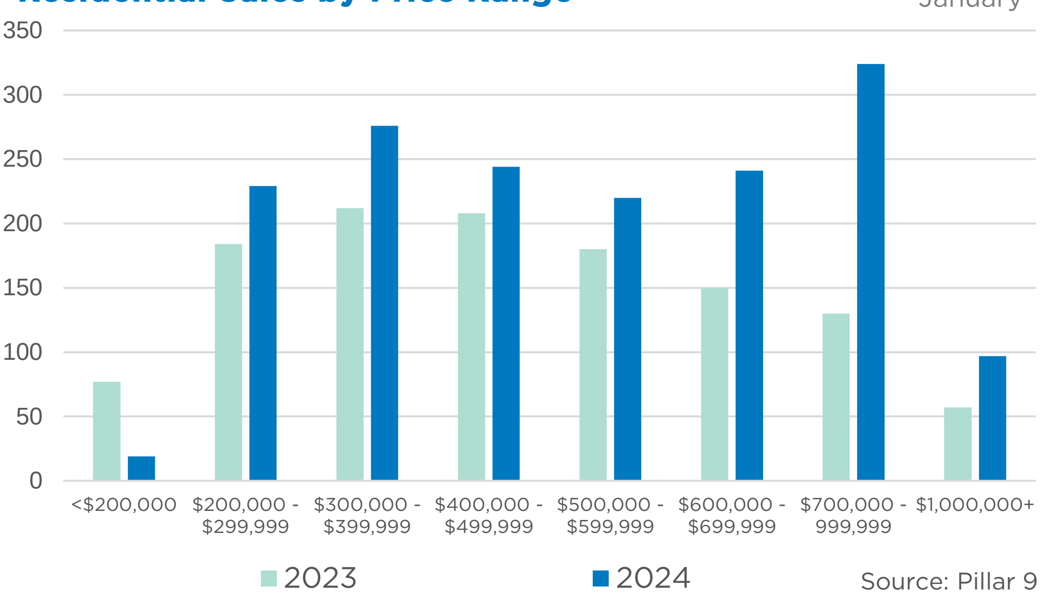
2,150

12.3% Y/Y

Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

MONTHS OF SUPPLY

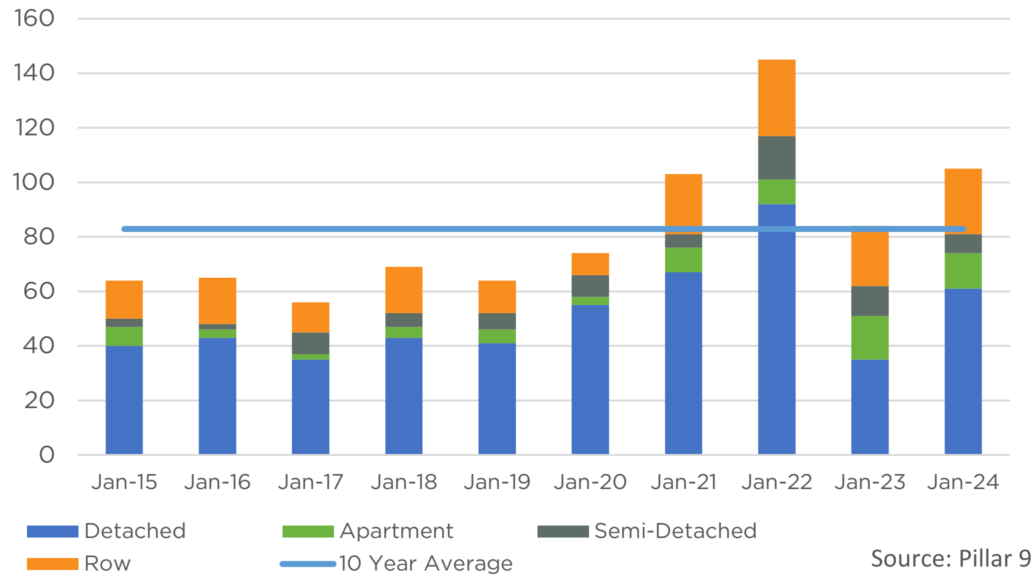
1.30

36.3% Y/Y

Monthly trend*

January 2024 | **Airdrie**

Monthly Sales Comparison

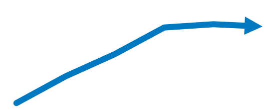


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 522,000

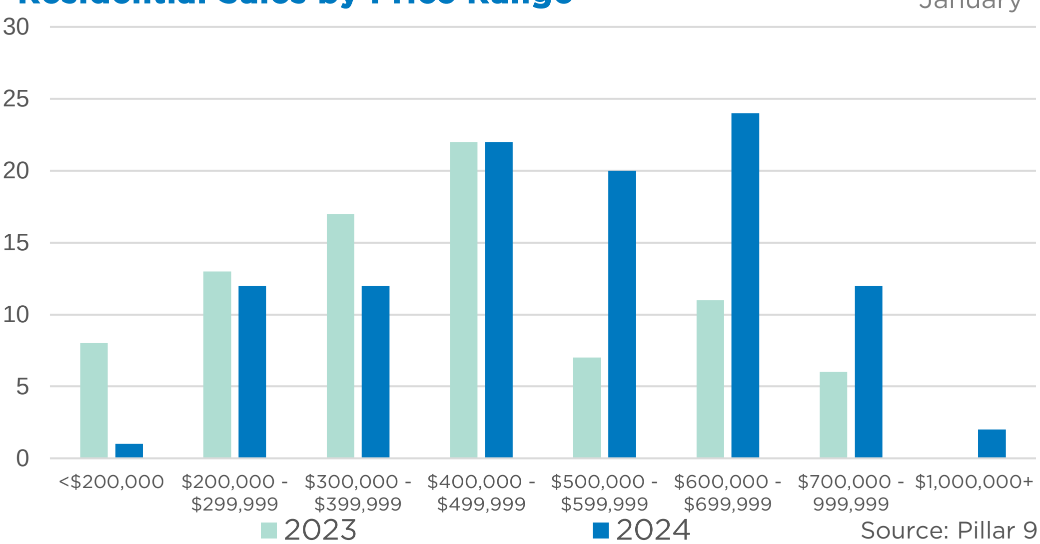
9.8% Y/Y



Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

105

25.0% Y/Y | 25.0% YTD

NEW LISTINGS

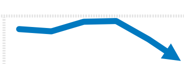
133

8.1% Y/Y | 8.1% YTD

INVENTORY

135

1.5% Y/Y



Monthly trend*

MONTHS OF SUPPLY

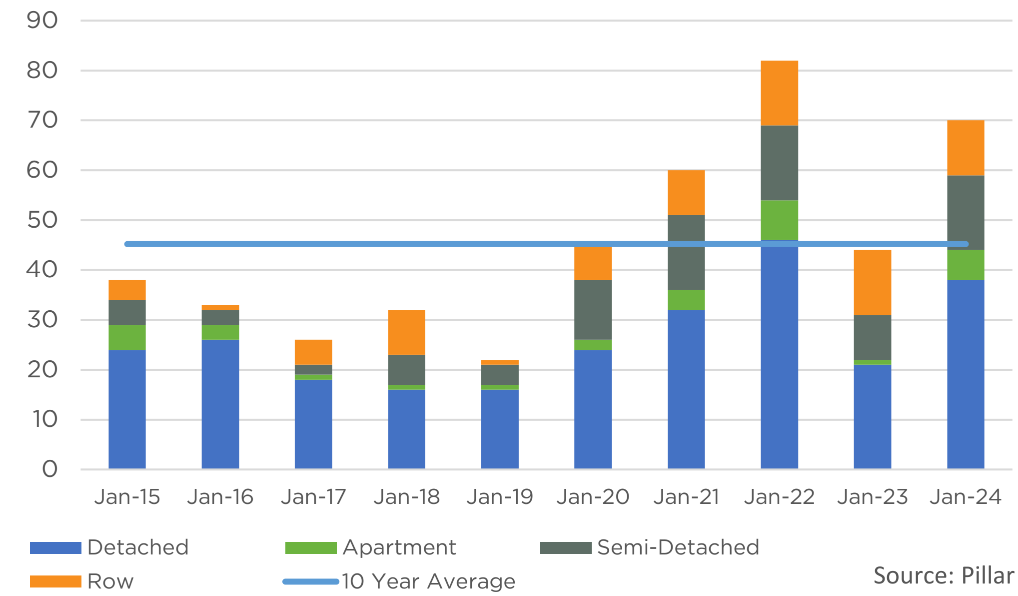
1.29

21.2% Y/Y

Monthly trend*

January 2024 — Cochrane

Monthly Sales Comparison

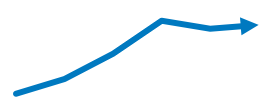


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 537,000

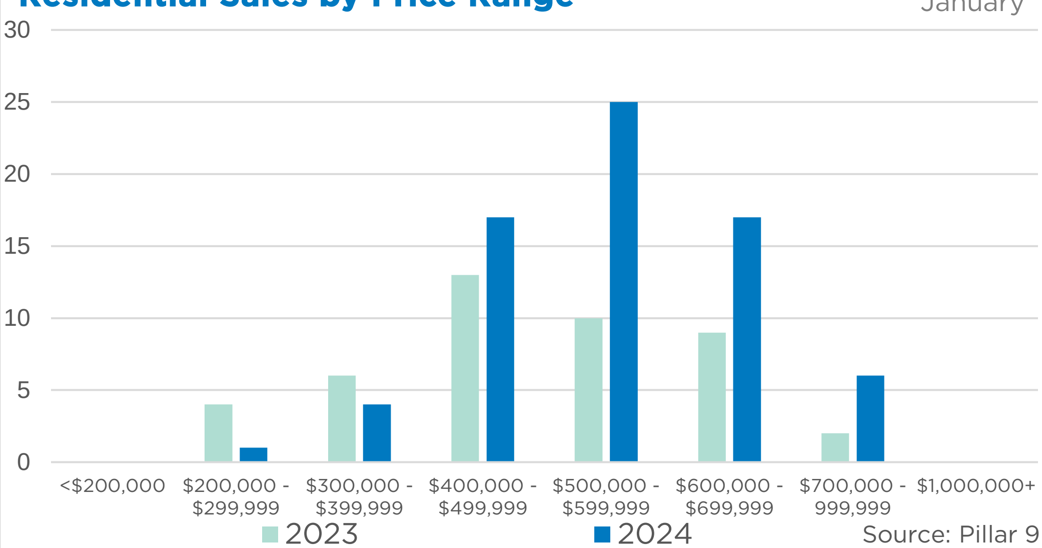
10.4% Y/Y



Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

70

59.1% Y/Y	59.1% YTD

NEW LISTINGS

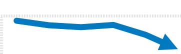
83

1.2% Y/Y	1.2% YTD

INVENTORY

109

12.8% Y/Y



Monthly trend*

MONTHS OF SUPPLY

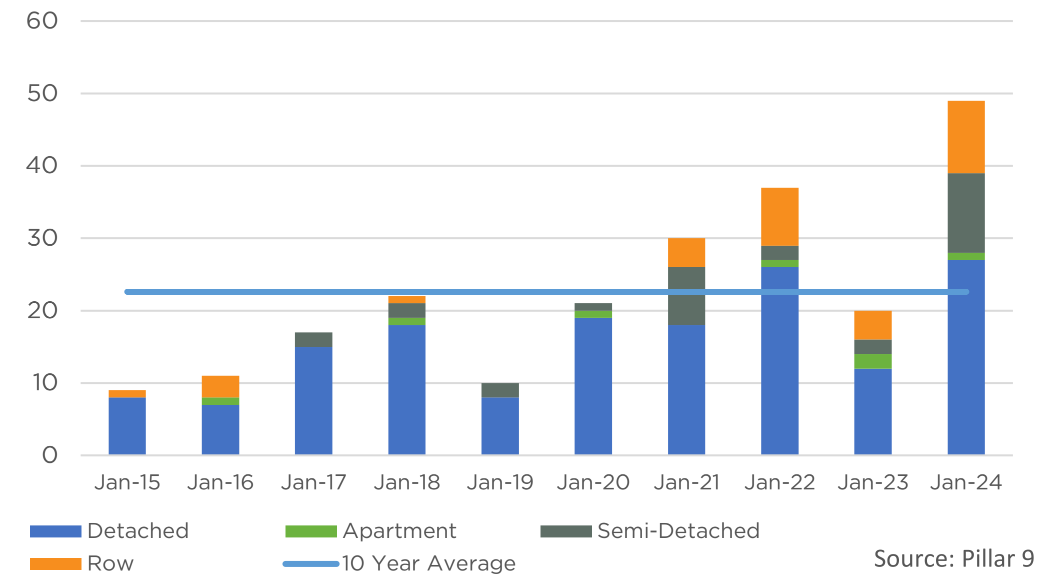
1.56

45.2% Y/Y

Monthly trend*

January 2024 — Chestermere

Monthly Sales Comparison

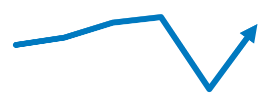


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 668,300

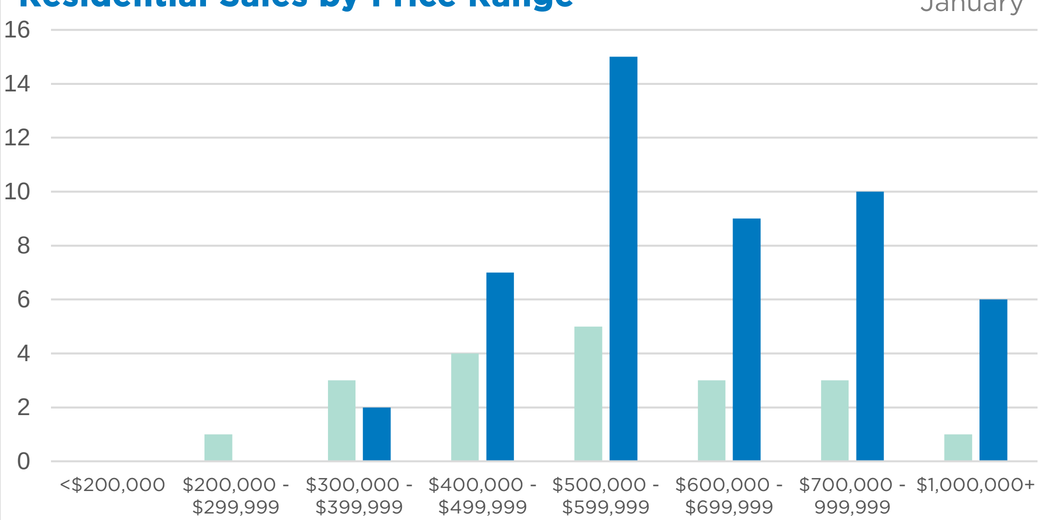
9.7% Y/Y



Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

49

145.0% Y/Y

145.0% YTD

NEW LISTINGS

67

86.1% Y/Y

86.1% YTD

INVENTORY

92

16.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.88

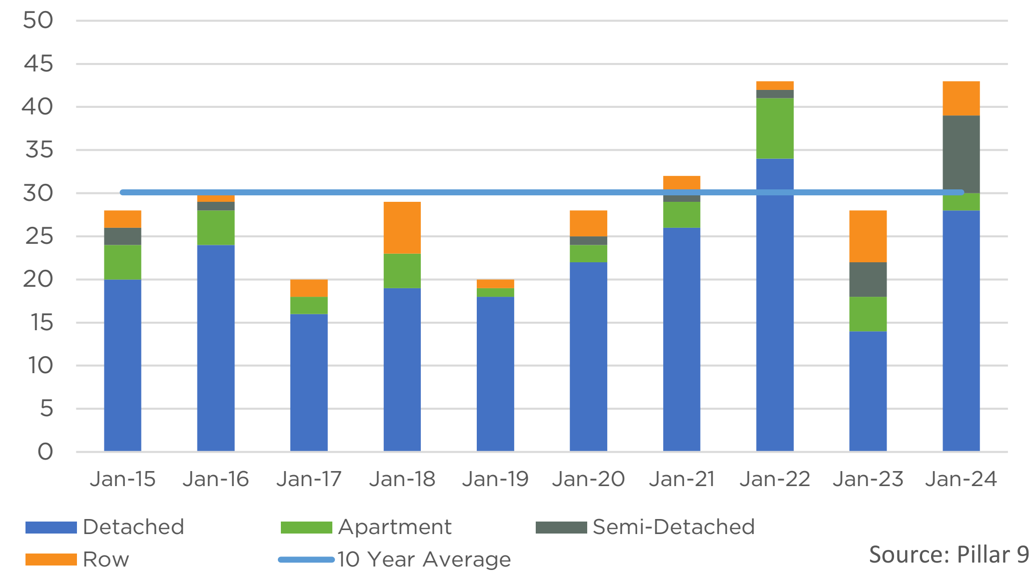
52.5% Y/Y

Monthly trend*

January 2024

Okotoks

Monthly Sales Comparison

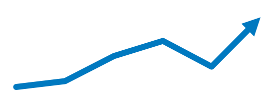


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 589,600

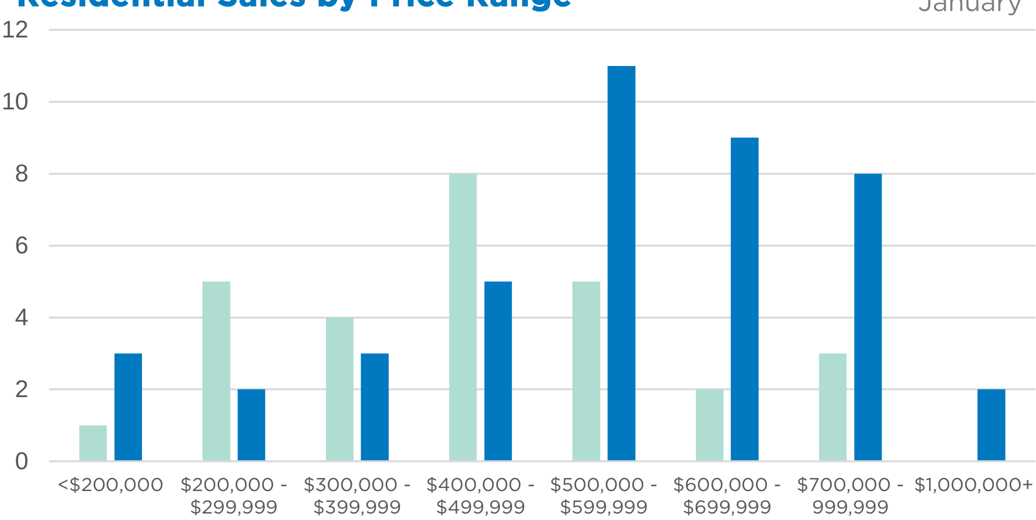
11.3% Y/Y



Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

43

53.6% Y/Y

53.6% YTD

NEW LISTINGS

57

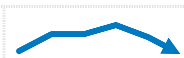
54.1% Y/Y

54.1% YTD

INVENTORY

57

1.8% Y/Y

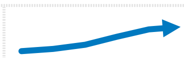


Monthly trend*

MONTHS OF SUPPLY

1.33

33.7% Y/Y

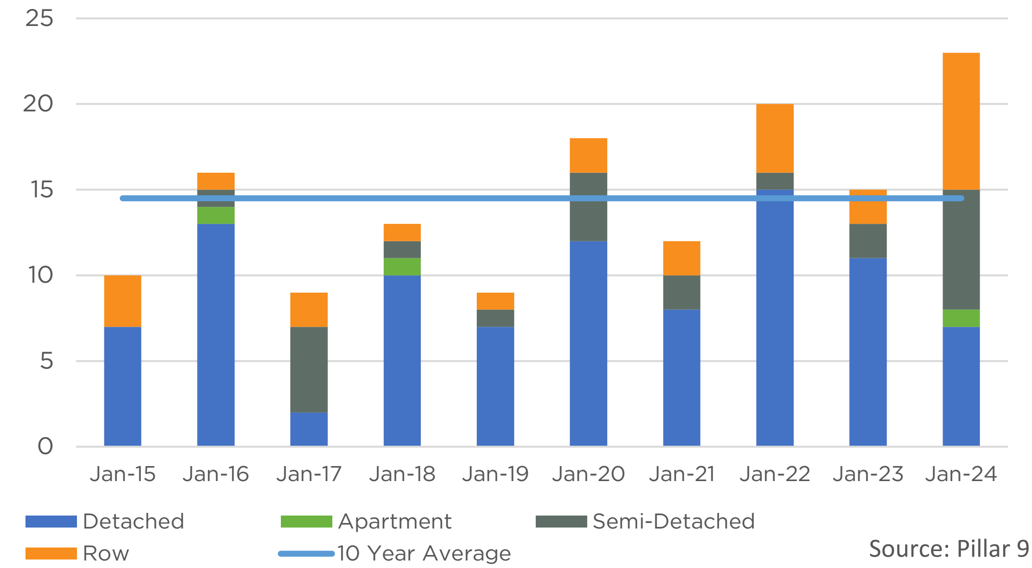


Monthly trend*

January 2024

High River

Monthly Sales Comparison



Source: Pillar 9

SALES

23

53.3% Y/Y | 53.3% YTD

NEW LISTINGS

27

12.5% Y/Y | 12.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 454,200

10.1% Y/Y

Monthly trend*

INVENTORY

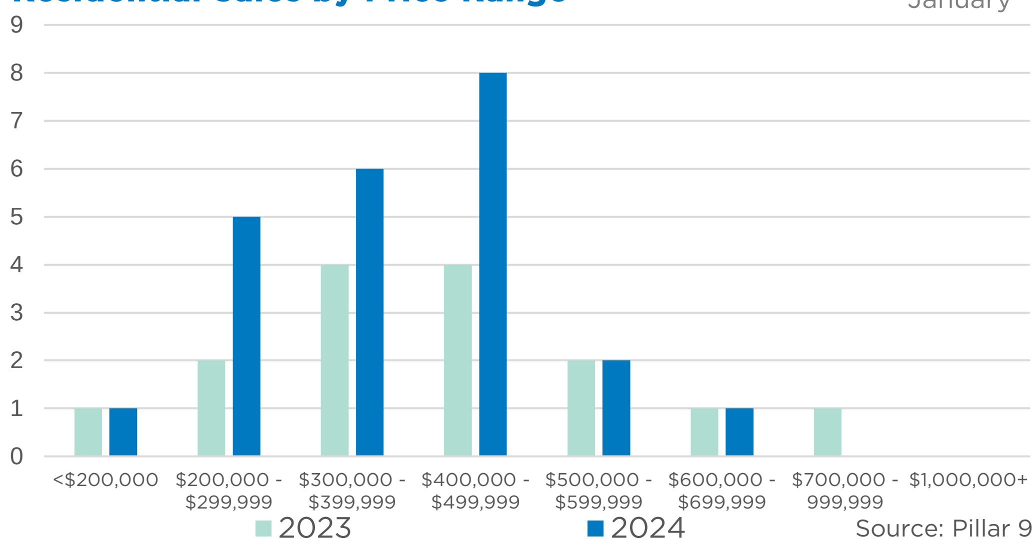
34

30.8% Y/Y

Monthly trend*

Residential Sales by Price Range

January

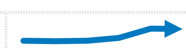


Source: Pillar 9

MONTHS OF SUPPLY

1.48

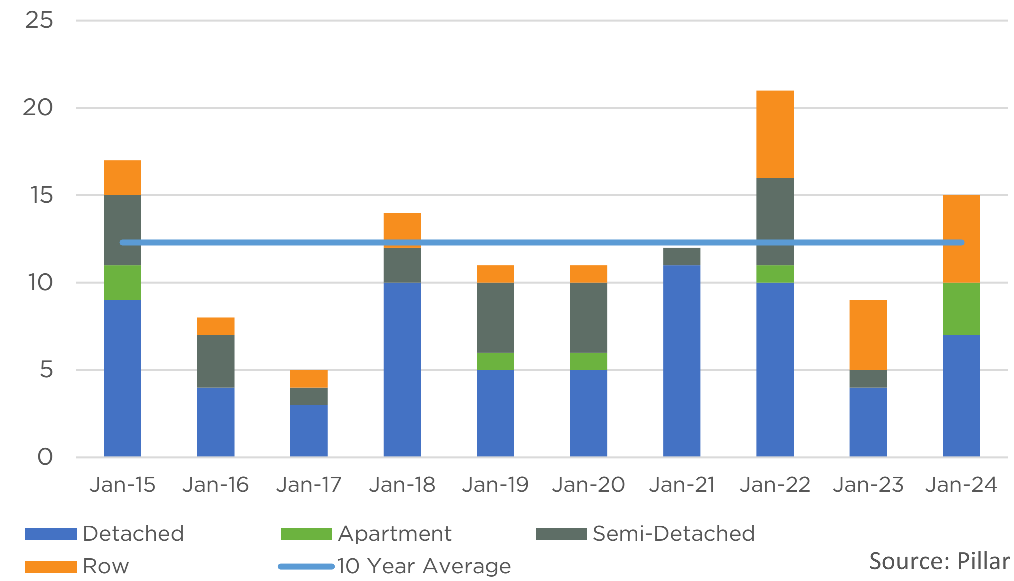
14.7% Y/Y



Monthly trend*

January 2024 | Strathmore

Monthly Sales Comparison

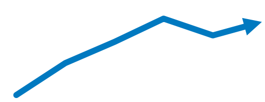


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 420,500

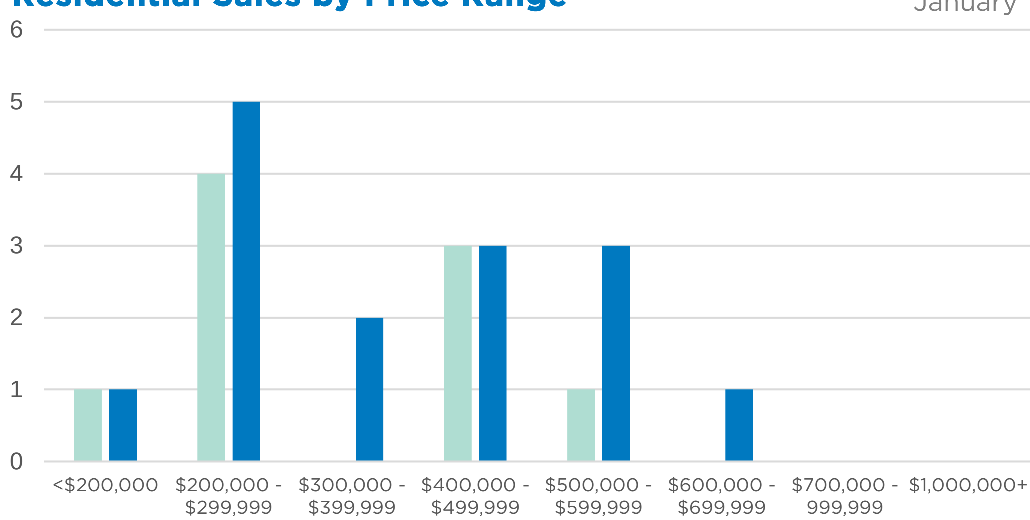
12.4% Y/Y



Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

15

66.7% Y/Y

66.7% YTD

NEW LISTINGS

17

22.7% Y/Y

22.7% YTD

INVENTORY

28

26.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

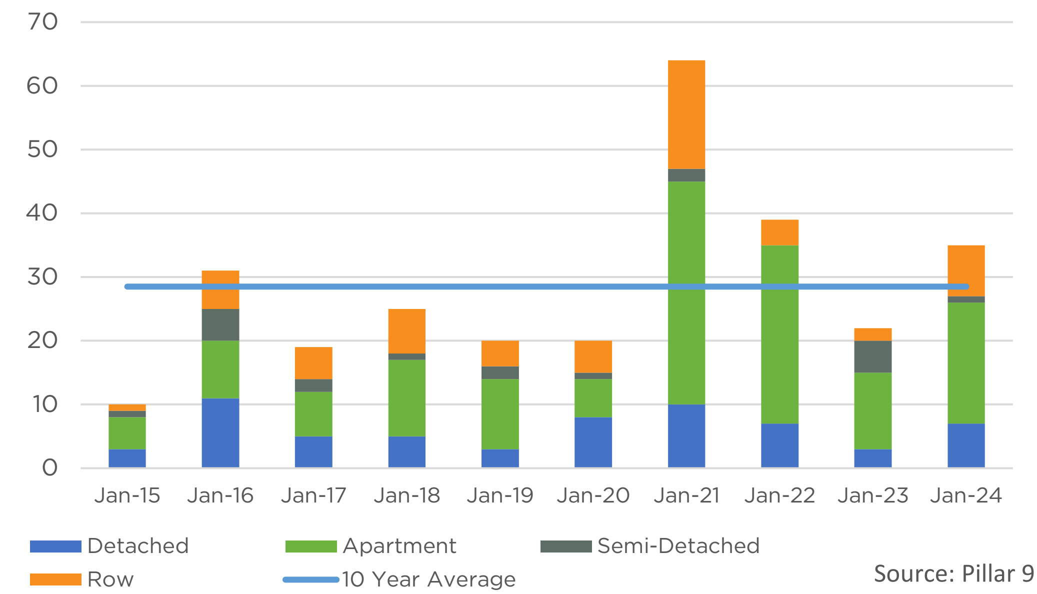
1.87

55.8% Y/Y

Monthly trend*

January 2024 Canmore

Monthly Sales Comparison



SALES

35

59.1% Y/Y

59.1% YTD

NEW LISTINGS

39

2.6% Y/Y

2.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 945,900

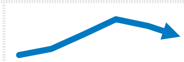
8.6% Y/Y


Monthly trend*

INVENTORY

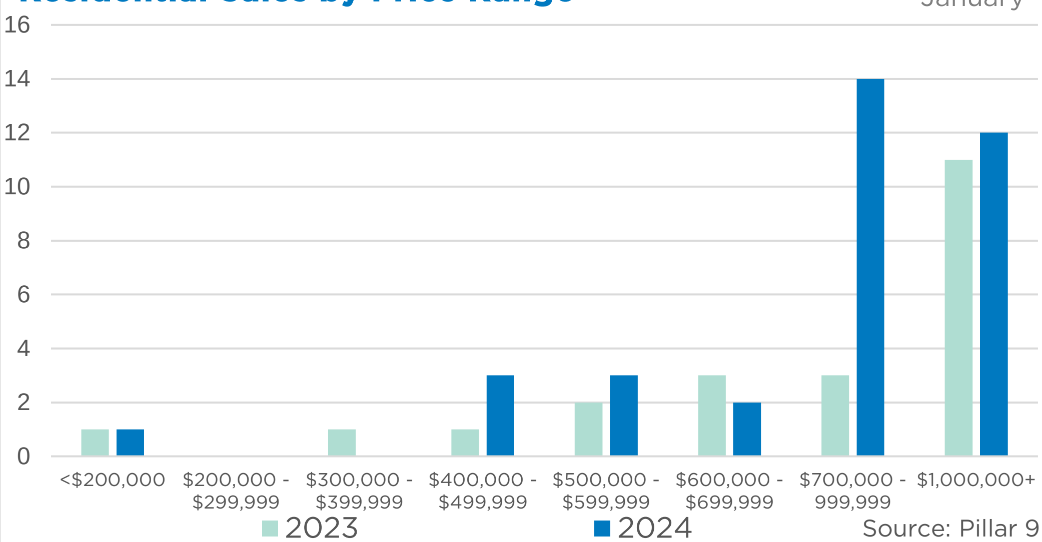
109

17.2% Y/Y


Monthly trend*

Residential Sales by Price Range

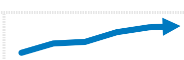
January



MONTHS OF SUPPLY

3.11

26.3% Y/Y


Monthly trend*