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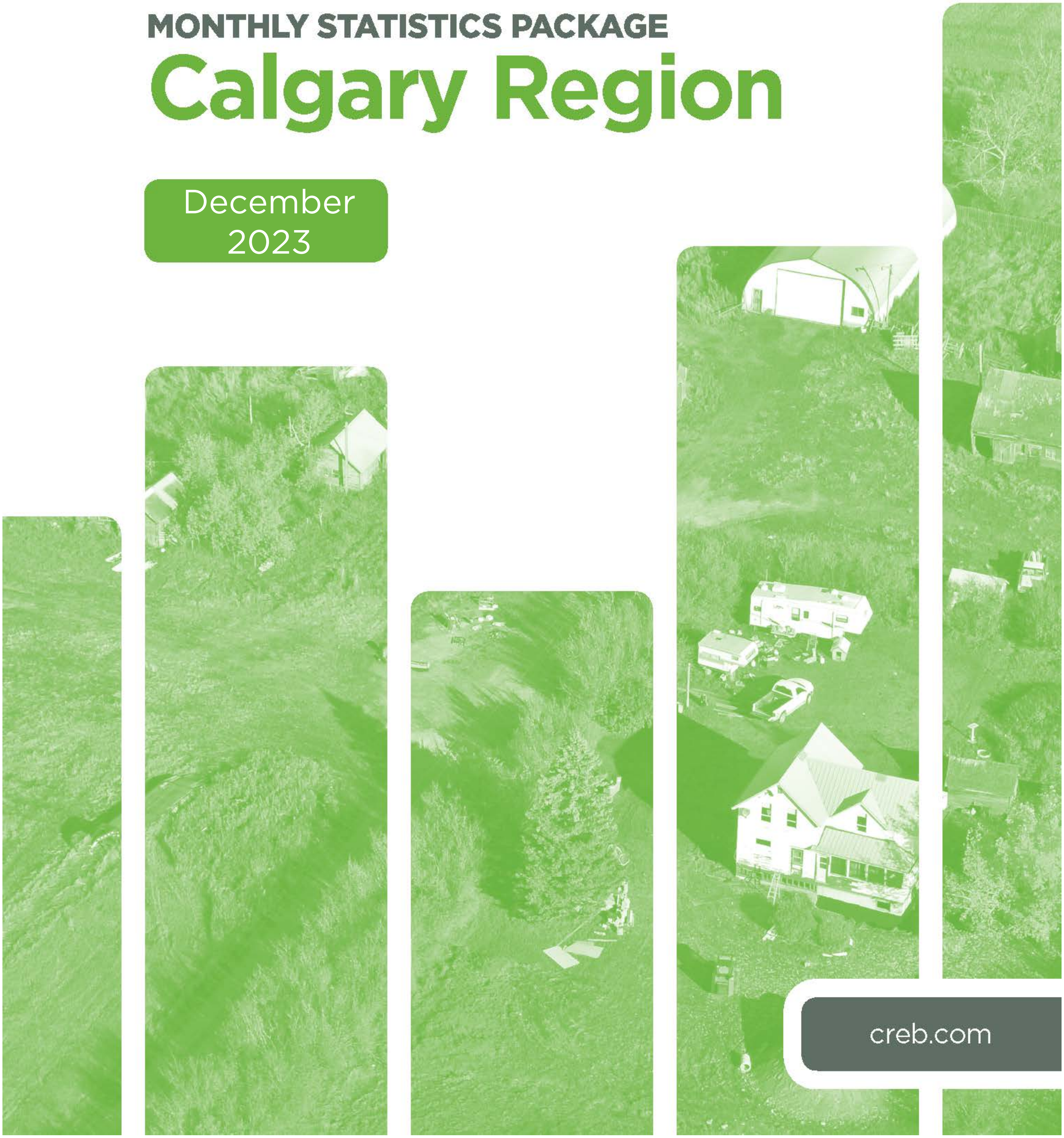
MONTHLY STATISTICS PACKAGE

Calgary Region

December
2023



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Regional Market Facts

December 2023

Airdrie

Primarily due to pullbacks for detached homes, sales in Airdrie declined by 24 per cent over last year's record high. Low inventory levels and a pullback in new listings have somewhat limited sales. While new listings have risen over last year's levels for the past four months, they are still 24 per cent lower than last year. The decline in sales and new listings ensured inventories remained low this year, declining over last year's and falling to the lowest annual average levels seen since 2006.

For the third year in a row, conditions in Airdrie have generally favoured the seller. This has driven further price gains this year, albeit at a slower pace. On an annual basis, the benchmark price rose by nearly five per cent. This year, the price growth for row and apartment-style properties has been more than double that reported in the detached and semi-detached sectors.

PRICE	$521,800	10.8% Y/Y	
SALES	112	30.2% Y/Y	24.3% YTD
INVENTORY	130	8.3% Y/Y	Monthly trend*
MONTHS OF SUPPLY	1.16	16.8% Y/Y	Monthly trend*

Cochrane

Both sales and new listings in Cochrane fell over last year's levels. However, recent gains in new listings relative to sales did help support some inventory gains. While inventory levels have improved over the low levels reported last year, they remain over 40 per cent below what we traditionally see in the market.

The recent shifts in new listings relative to sales have helped the months of supply stay above two months since September. However, conditions are still relatively tight, and prices continue to rise. While the growth was stronger in the higher-density sectors of the market, the detached benchmark prices increased by four per cent in 2023 over last year.

PRICE	$540,400	9.5% Y/Y	
SALES	47	4.4% Y/Y	19.7% YTD
INVENTORY	112	13.1% Y/Y	Monthly trend*
MONTHS OF SUPPLY	2.38	8.3% Y/Y	Monthly trend*

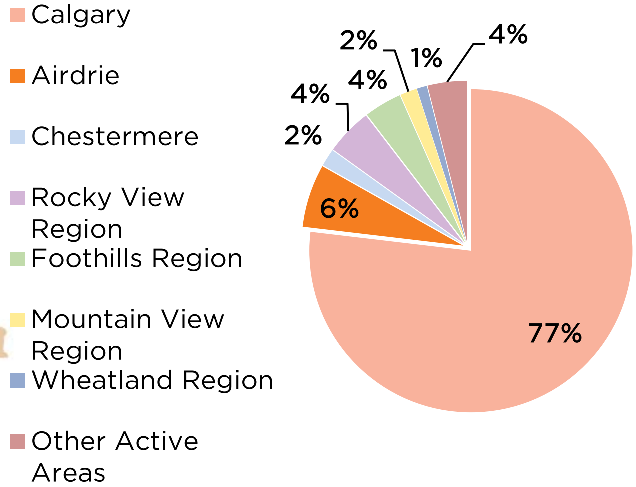
Okotoks

Supply has been a challenge in Okotoks, impacting sales and prices. While we have seen some improvements lately regarding the level of new listings compared to sales, inventories have remained near record lows and averaged 63 per cent below long-term trends on an annual basis.

Conditions have remained relatively tight throughout most of the year, especially throughout the busier spring season. Despite some monthly variation, prices generally trended up this year and, on an annual basis, rose by over six per cent.

PRICE	$565,400	8.6% Y/Y	
SALES	31	16.2% Y/Y	24.0% YTD
INVENTORY	52	3.7% Y/Y	Monthly trend*
MONTHS OF SUPPLY	1.68	14.9% Y/Y	Monthly trend*

SHARE OF SALES December 2023

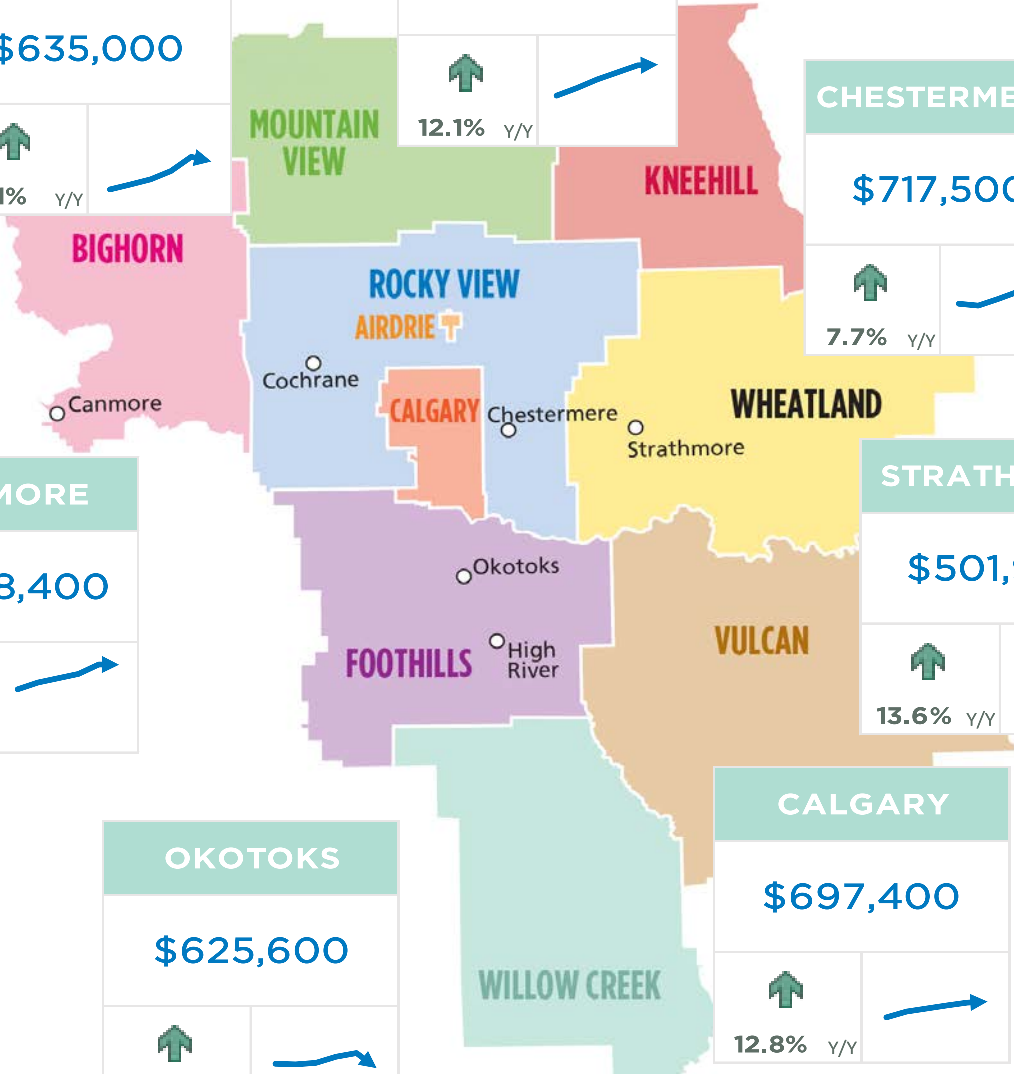


Source: CREB®

December 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,366	1,248	109%	2,164	1.58	570,100	540,090	504,250
Airdrie	112	79	142%	130	1.16	521,800	498,405	489,950
Chestermere	31	49	63%	97	3.13	633,700	750,061	652,500
Rocky View Region	83	91	91%	311	3.75	635,800	852,736	686,250
Foothills Region	67	51	131%	175	2.61	586,700	583,012	535,000
Mountain View Region	30	22	136%	111	3.70	433,700	1,036,707	527,750
Kneehill Region	12	5	240%	28	2.33	256,600	259,658	159,000
Wheatland Region	18	25	72%	66	3.67	434,600	431,972	434,000
Willow Creek Region	14	7	200%	42	3.00	296,600	327,893	285,000
Vulcan Region	6	11	55%	36	6.00	320,200	424,583	390,000
Bighorn Region	38	37	103%	134	3.53	948,900	986,993	797,500

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	27,416	33,999	81%	3,071	1.34	556,975	539,313	495,000
Airdrie	1,869	2,201	85%	184	1.18	506,300	495,011	488,000
Chestermere	539	823	65%	102	2.26	651,900	633,038	615,000
Rocky View Region	1,628	2,402	68%	397	2.92	613,992	769,221	605,000
Foothills Region	1,395	1,828	76%	235	2.02	579,492	650,798	575,000
Mountain View Region	594	772	77%	135	2.73	417,433	459,308	385,000
Kneehill Region	161	197	82%	45	3.32	238,100	274,118	235,555
Wheatland Region	434	573	76%	83	2.29	425,142	424,189	419,450
Willow Creek Region	213	292	73%	57	3.19	290,050	329,279	305,000
Vulcan Region	106	160	66%	41	4.63	307,517	322,849	313,000
Bighorn Region	493	729	68%	140	3.41	914,050	989,828	834,750

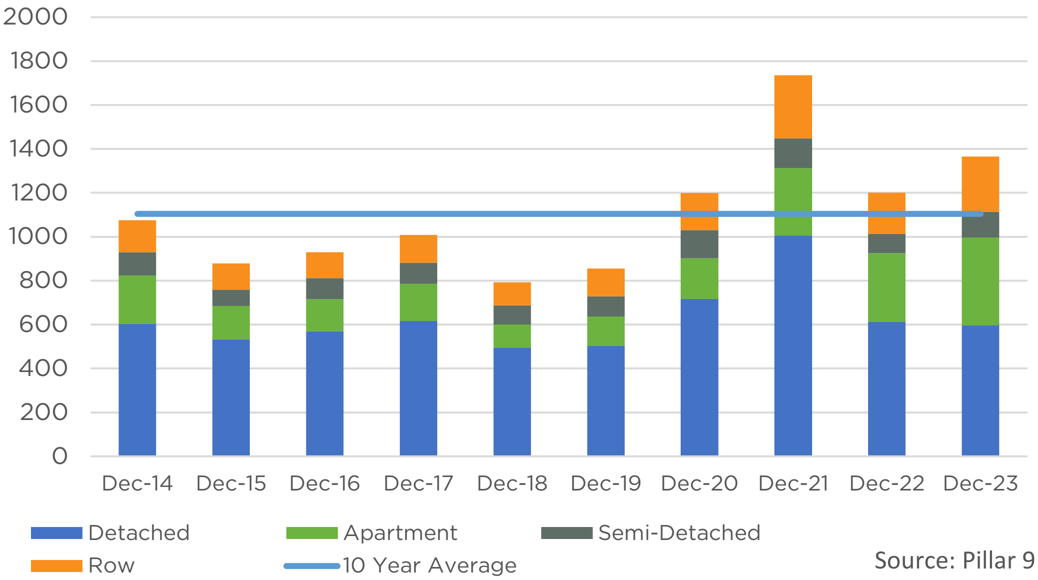
DETACHED BENCHMARK PRICE COMPARISON



Region	Benchmark Price	Y/Y
AIRDRIE	$610,700	12.1%
COCHRANE	$635,000	9.1%
CHESTERMERE	$717,500	7.7%
CANMORE	$1,498,400	11.7%
STRATHMORE	$501,900	13.6%
CALGARY	$697,400	12.8%
OKOTOKS	$625,600	9.0%
HIGH RIVER	$513,600	9.8%

December 2023 | Calgary

Monthly Sales Comparison



Source: Pillar 9

SALES

1,366

13.8% Y/Y | 7.6% YTD

NEW LISTINGS

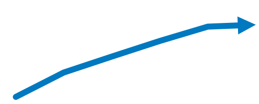
1,248

21.0% Y/Y | 12.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 570,100

10.4% Y/Y



Monthly trend*

INVENTORY

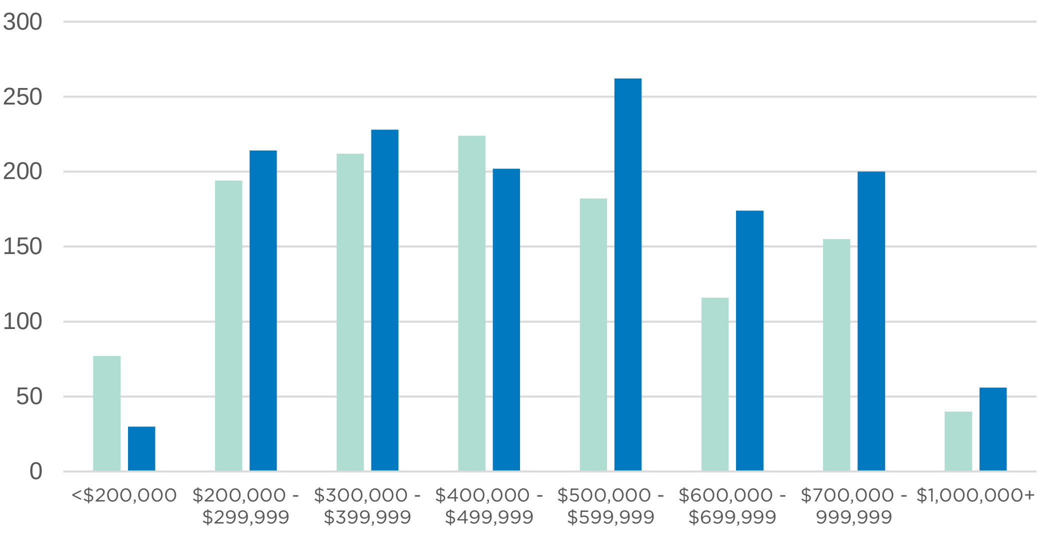
2,164

2.5% Y/Y

Monthly trend*

Residential Sales by Price Range

December



Source: Pillar 9

MONTHS OF SUPPLY

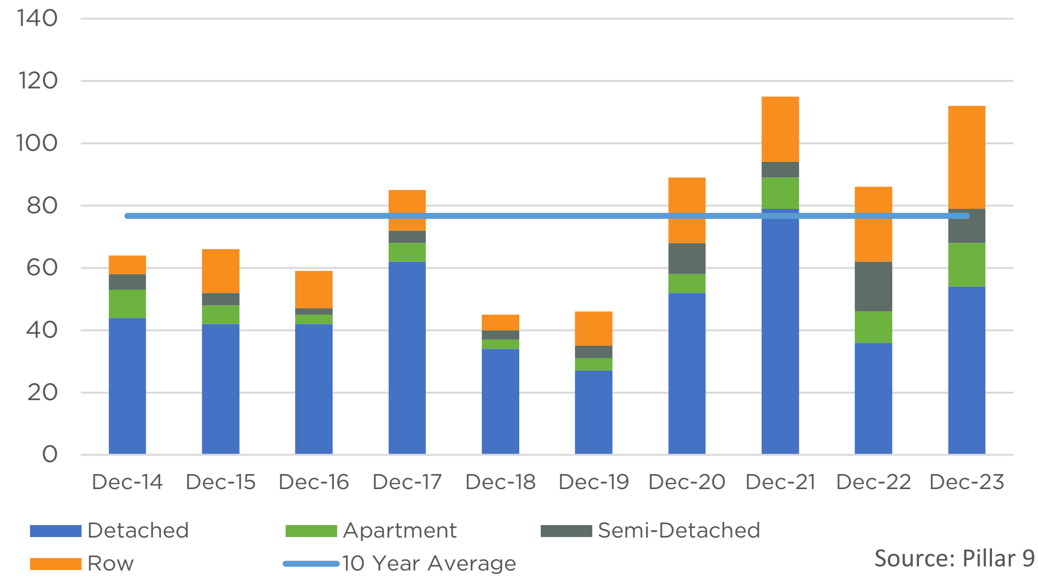
1.58

14.3% Y/Y

Monthly trend*

December 2023 Airdrie

Monthly Sales Comparison

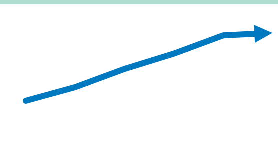


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

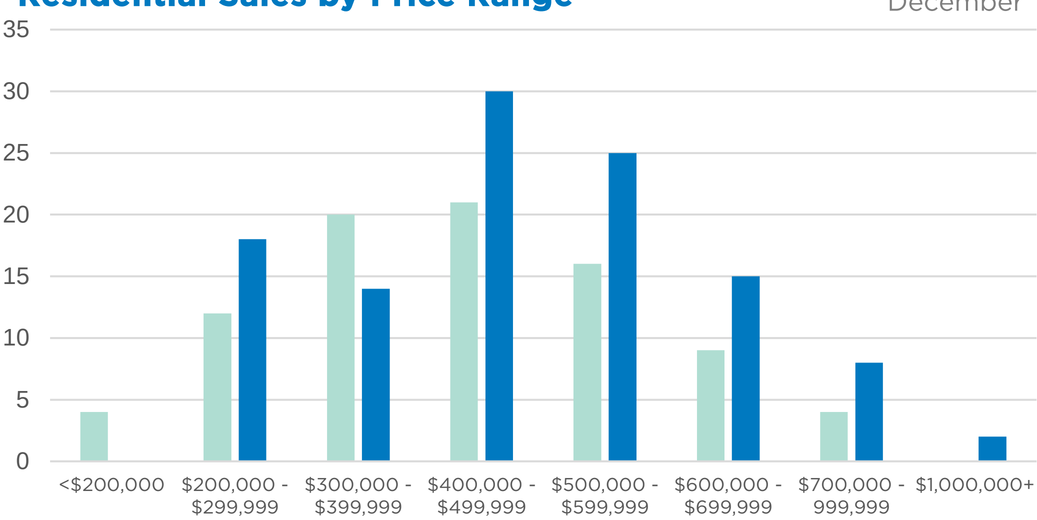
$ 521,800

10.8% Y/Y



Residential Sales by Price Range

December



Source: Pillar 9

SALES

112

30.2% Y/Y

24.3% YTD

NEW LISTINGS

79

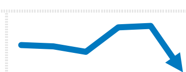
38.6% Y/Y

24.3% YTD

INVENTORY

130

8.3% Y/Y



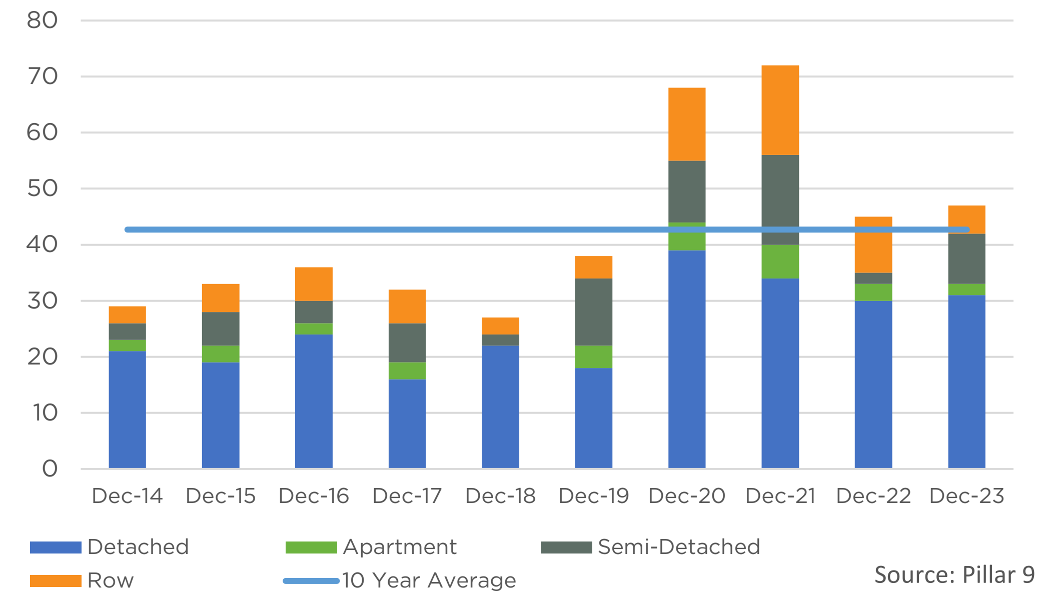
MONTHS OF SUPPLY

1.16

16.8% Y/Y

December 2023 | Cochrane

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

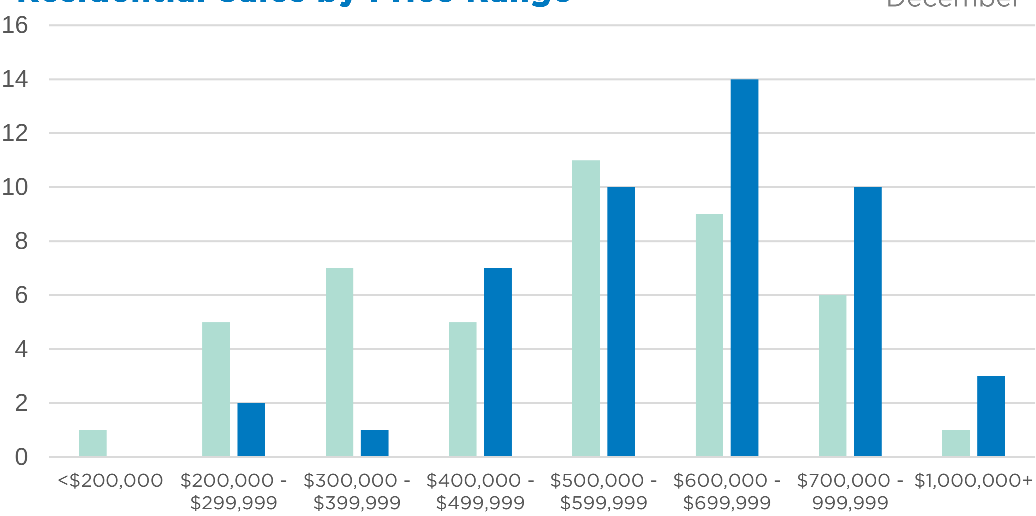
$ 540,400

9.5% Y/Y

Monthly trend*

Residential Sales by Price Range

December



Source: Pillar 9

SALES

47

4.4% Y/Y

19.7% YTD

NEW LISTINGS

49

40.0% Y/Y

14.0% YTD

INVENTORY

112

13.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

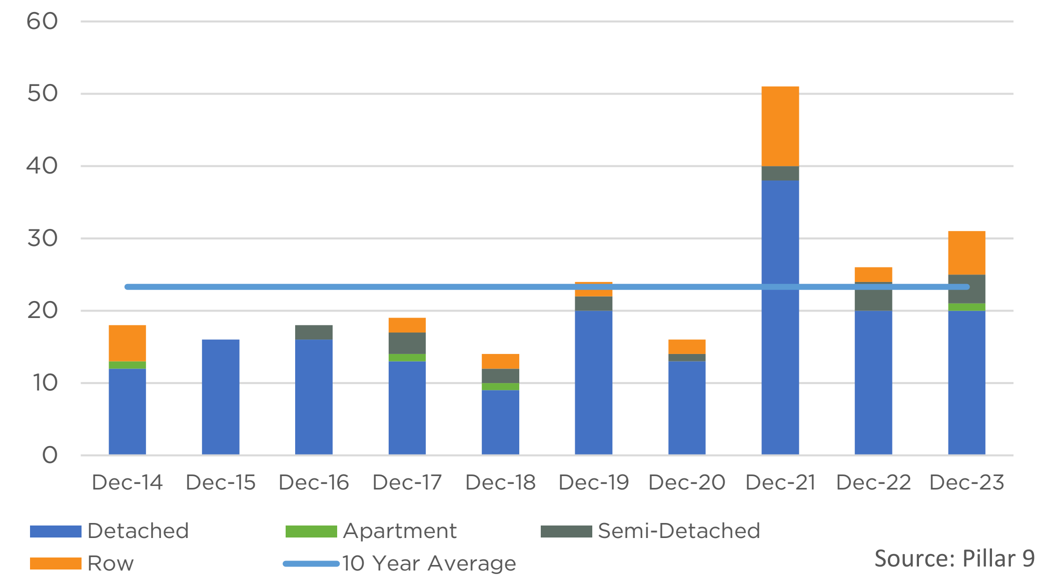
2.38

8.3% Y/Y

Monthly trend*

December 2023 Chestermere

Monthly Sales Comparison



Source: Pillar 9

SALES

31

19.2% Y/Y

0.9% YTD

NEW LISTINGS

49

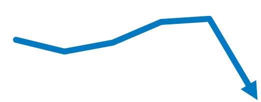
48.5% Y/Y

0.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 633,700

6.0% Y/Y

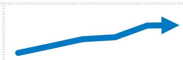


Monthly trend*

INVENTORY

97

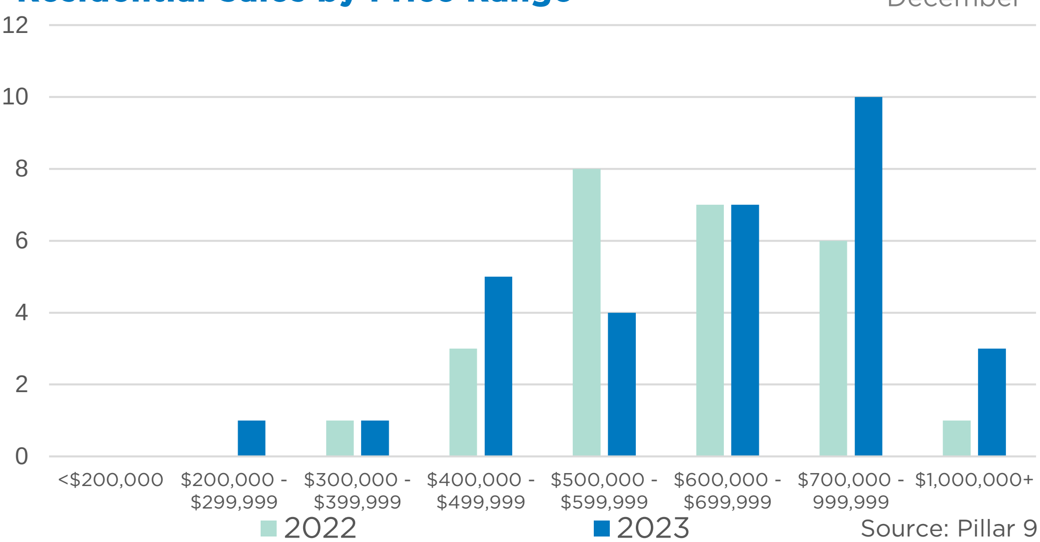
27.6% Y/Y



Monthly trend*

Residential Sales by Price Range

December



Source: Pillar 9

MONTHS OF SUPPLY

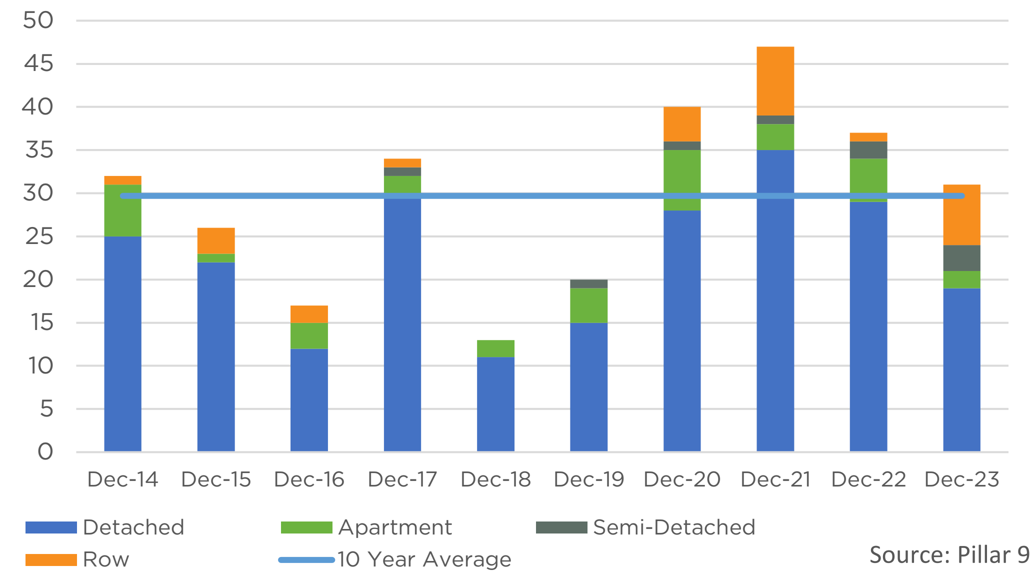
3.13

7.0% Y/Y

Monthly trend*

December 2023 Okotoks

Monthly Sales Comparison

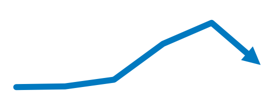


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

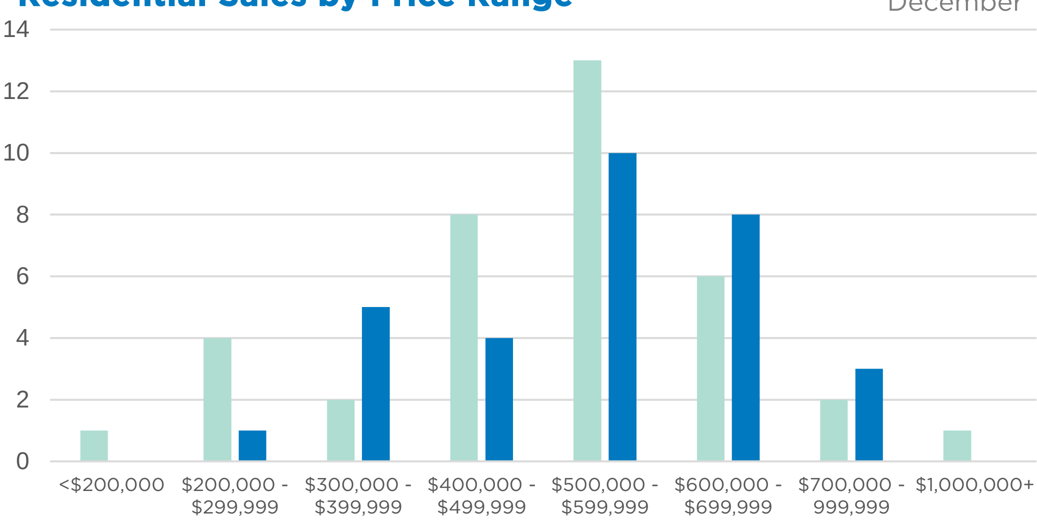
$ 565,400

8.6% Y/Y



Residential Sales by Price Range

December



Source: Pillar 9

SALES

31

16.2% Y/Y | 24.0% YTD

NEW LISTINGS

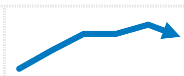
23

23.3% Y/Y | 25.3% YTD

INVENTORY

52

3.7% Y/Y



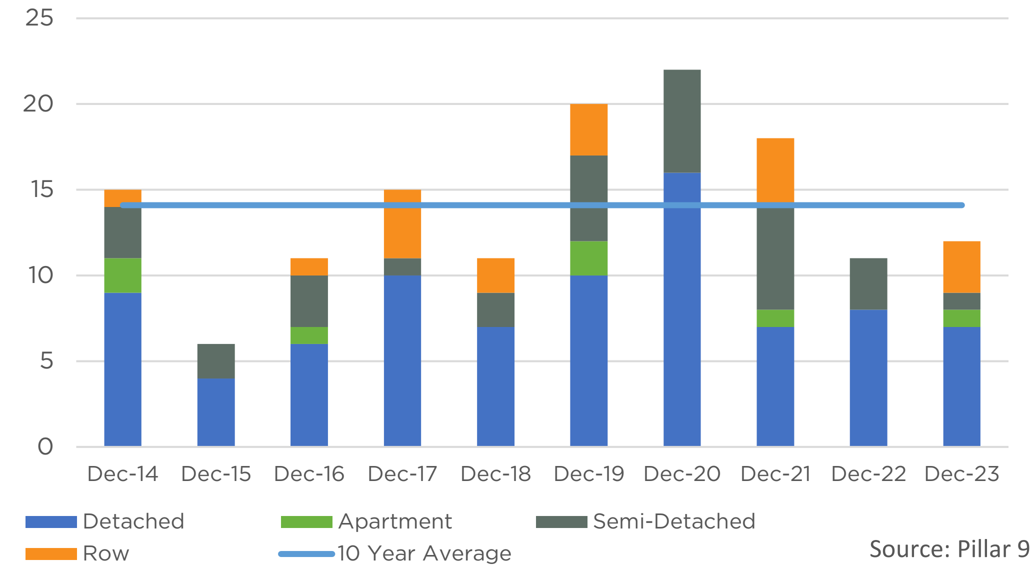
MONTHS OF SUPPLY

1.68

14.9% Y/Y

December 2023 | # High River

Monthly Sales Comparison



SALES

12

9.1% Y/Y | 19.2% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 447,200

10.1% Y/Y

Monthly trend*

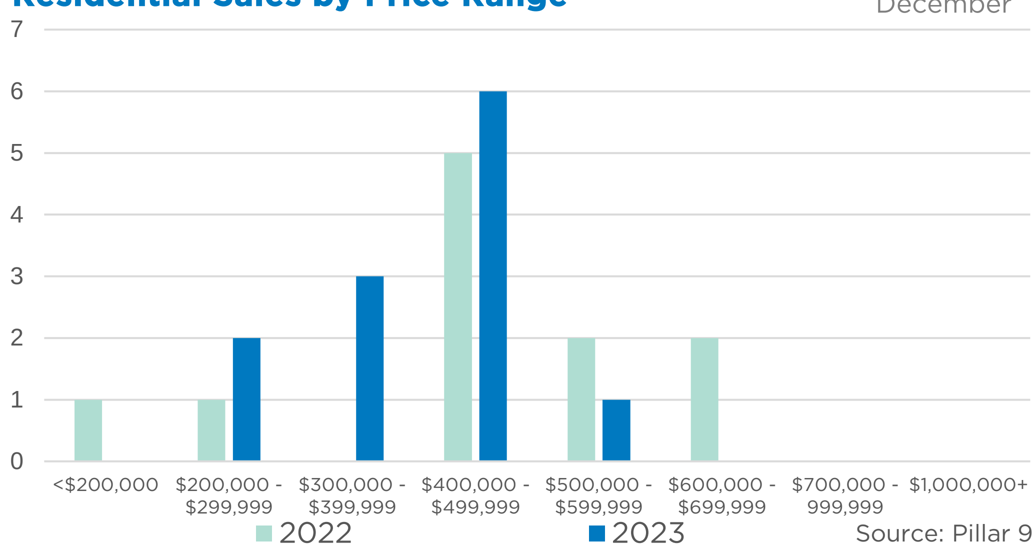
NEW LISTINGS

14

55.6% Y/Y | 12.8% YTD

Residential Sales by Price Range

December



INVENTORY

34

78.9% Y/Y

Monthly trend*

MONTHS OF SUPPLY

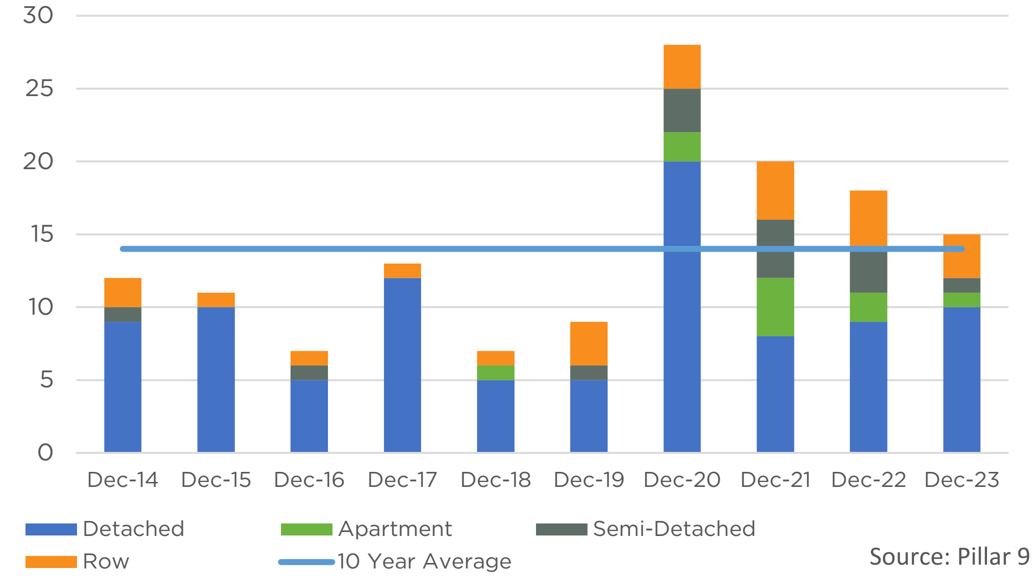
2.83

64.0% Y/Y

Monthly trend*

December 2023 Strathmore

Monthly Sales Comparison



Source: Pillar 9

SALES

15

16.7% Y/Y | 10.9% YTD

NEW LISTINGS

18

50.0% Y/Y | 12.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 414,900

11.4% Y/Y

Monthly trend*

INVENTORY

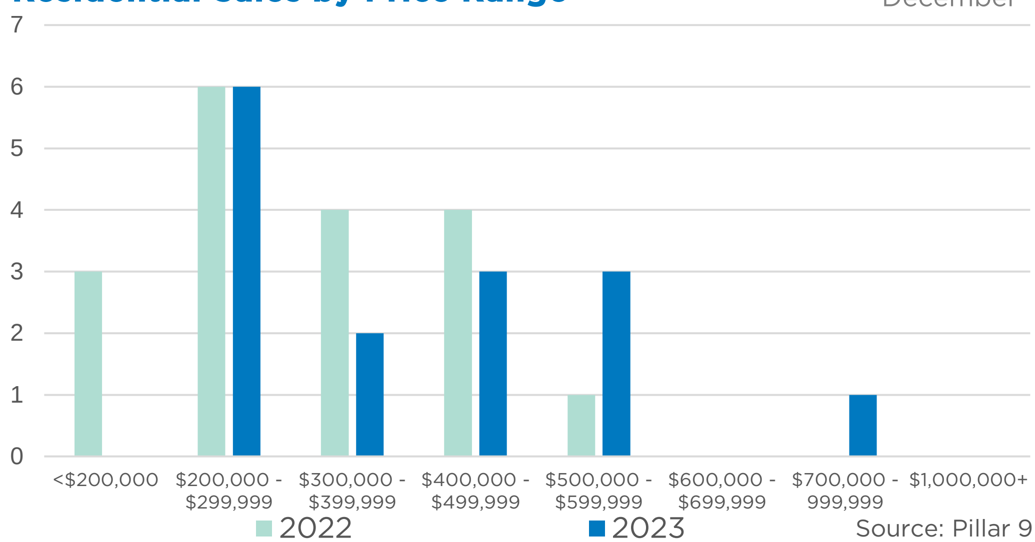
31

0.0% Y/Y

Monthly trend*

Residential Sales by Price Range

December



Source: Pillar 9

MONTHS OF SUPPLY

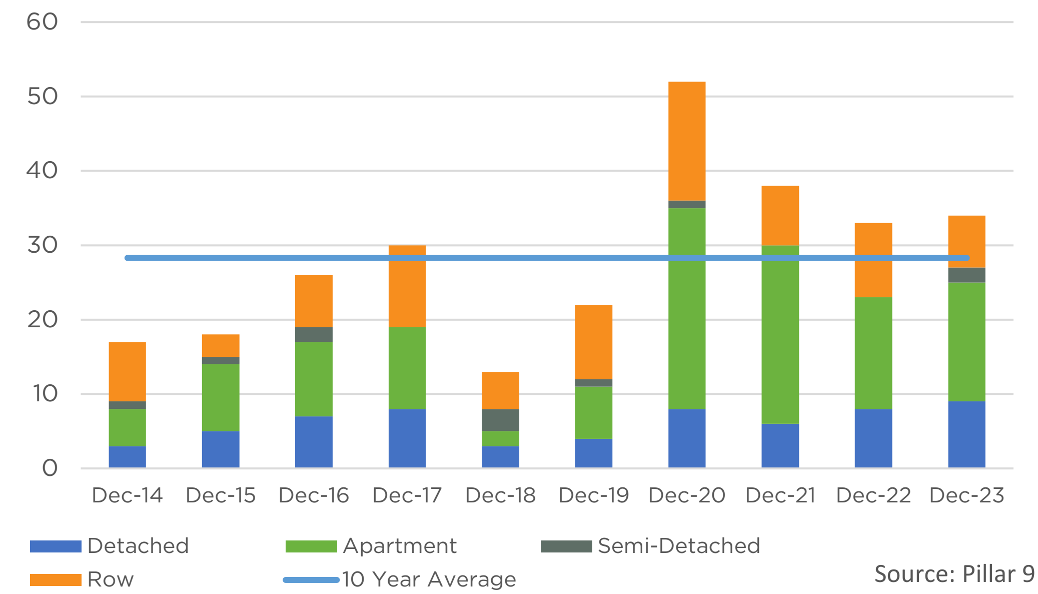
2.07

20.0% Y/Y

Monthly trend*

December 2023 | **Canmore**

Monthly Sales Comparison



Source: Pillar 9

SALES

34

3.0% Y/Y

15.1% YTD

NEW LISTINGS

34

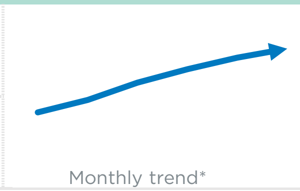
70.0% Y/Y

7.3% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 948,900

10.8% Y/Y



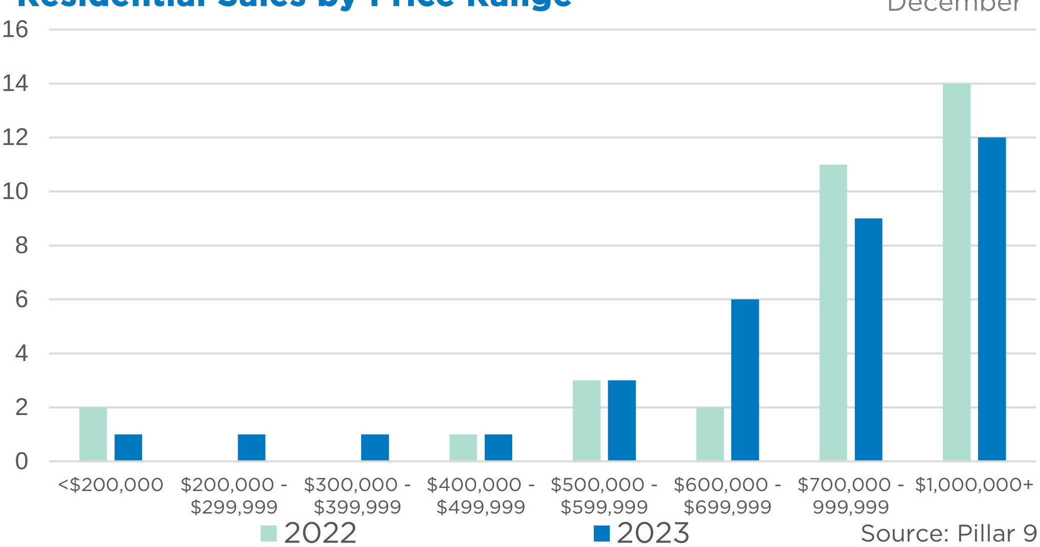
INVENTORY

122

38.6% Y/Y

Residential Sales by Price Range

December



Source: Pillar 9

MONTHS OF SUPPLY

3.59

34.6% Y/Y