creb®

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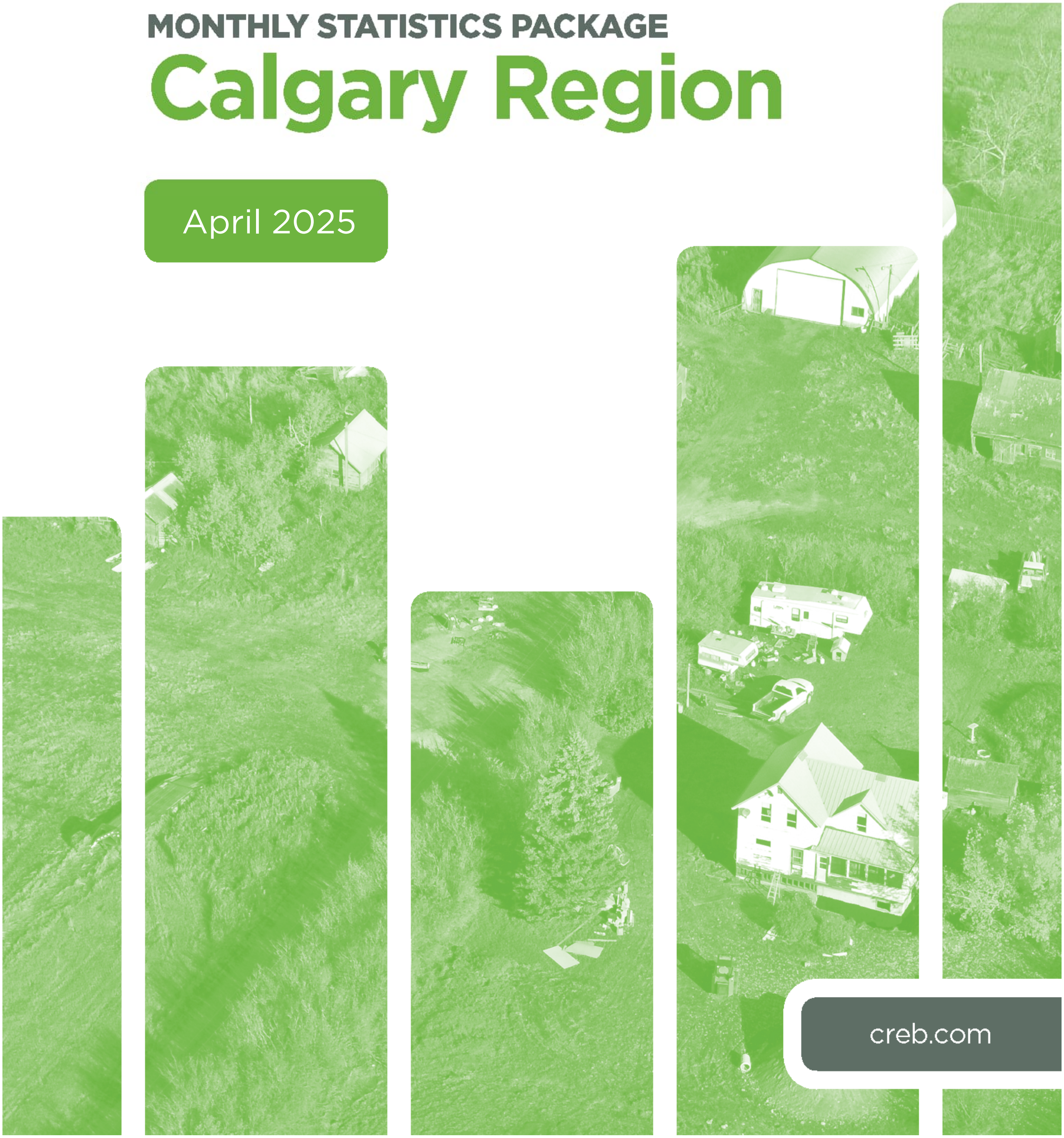
MONTHLY STATISTICS PACKAGE

Calgary Region

April 2025



creb®

Regional Market Facts

April 2025

Airdrie

For the third month in a row, sales activity eased compared to last year's levels. Despite the declines, sales remain above long-term trends. At the same time, new listings continue to rise, but with 185 sales and 290 new listings in April, the sales-to-new listings ratio reached 64 per cent, an improvement over recent months. Inventory levels continued to trend up this month. However, after three consecutive years of exceptionally low April levels, inventory is now consistent with long-term trends. With 2.3 months of supply, conditions are moving to a more balanced state, taking the pressure off home prices. In April, the total residential price was $544,700, relatively unchanged compared to both last month and last year's levels.

PRICE
$544,700
0.0% Y/Y

SALES
185
8.4% Y/Y
10.1% YTD

INVENTORY
433
170.6% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.34
195.5% Y/Y
Monthly trend*

Cochrane

For the fourth month in a row, sales activity in the area has remained consistent with last year's levels, resulting in 335 sales so far this year, a nearly five per cent gain over last year and consistent with long-term trends. New listings have also been on the rise, but the sales-to-new-listings ratio has remained at 60 per cent, preventing the doubling of inventory in this market. While inventory levels have improved compared to last year, the 246 units available in April are just shy of long-term trends. Like other areas, improvements in supply have slowed the pace of price growth, but in Cochrane, prices are still edging up. In April, the total residential benchmark price was $592,000, trending up over last month and nearly six per cent higher than prices reported in the previous year and at a record high.

PRICE
$592,000
5.6% Y/Y

SALES
94
4.4% Y/Y
4.7% YTD

INVENTORY
246
69.7% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.62
62.4% Y/Y
Monthly trend*

Okotoks

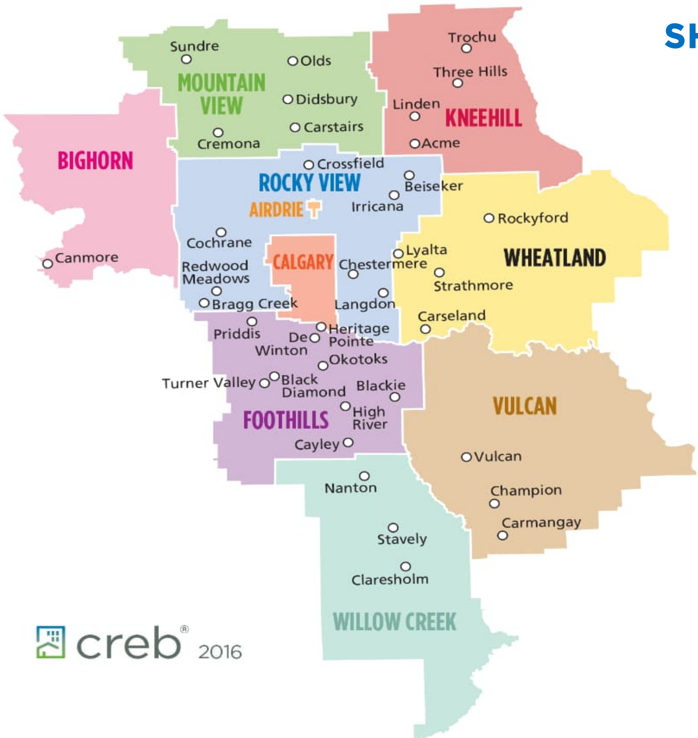
Sales in Okotoks continue to ease compared to last year, contributing to the year-to-date decline of 16 per cent. Over the past few years, sales have been restricted by a lack of supply. However, this year we have started to see a shift. New listings continue to improve in April compared to sales, causing the sales-to-new-listings ratio to ease to 53 per cent, supporting inventory gains. However, with 127 units in inventory in April, levels remain below long-term trends for the month. The modest gains in inventory have slowed the pace of price growth in the area. As of April, the unadjusted benchmark price was $627,100, down slightly from last month, but nearly two per cent higher than last April.

PRICE
$627,100
1.9% Y/Y

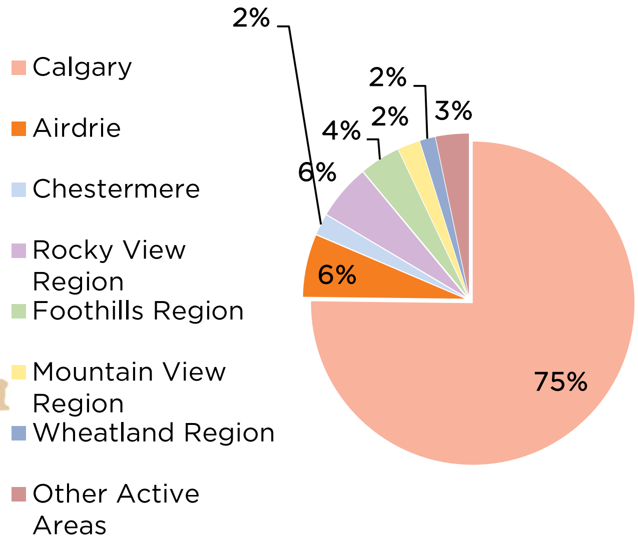
SALES
56
13.8% Y/Y
15.9% YTD

INVENTORY
127
76.4% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.27
104.7% Y/Y
Monthly trend*



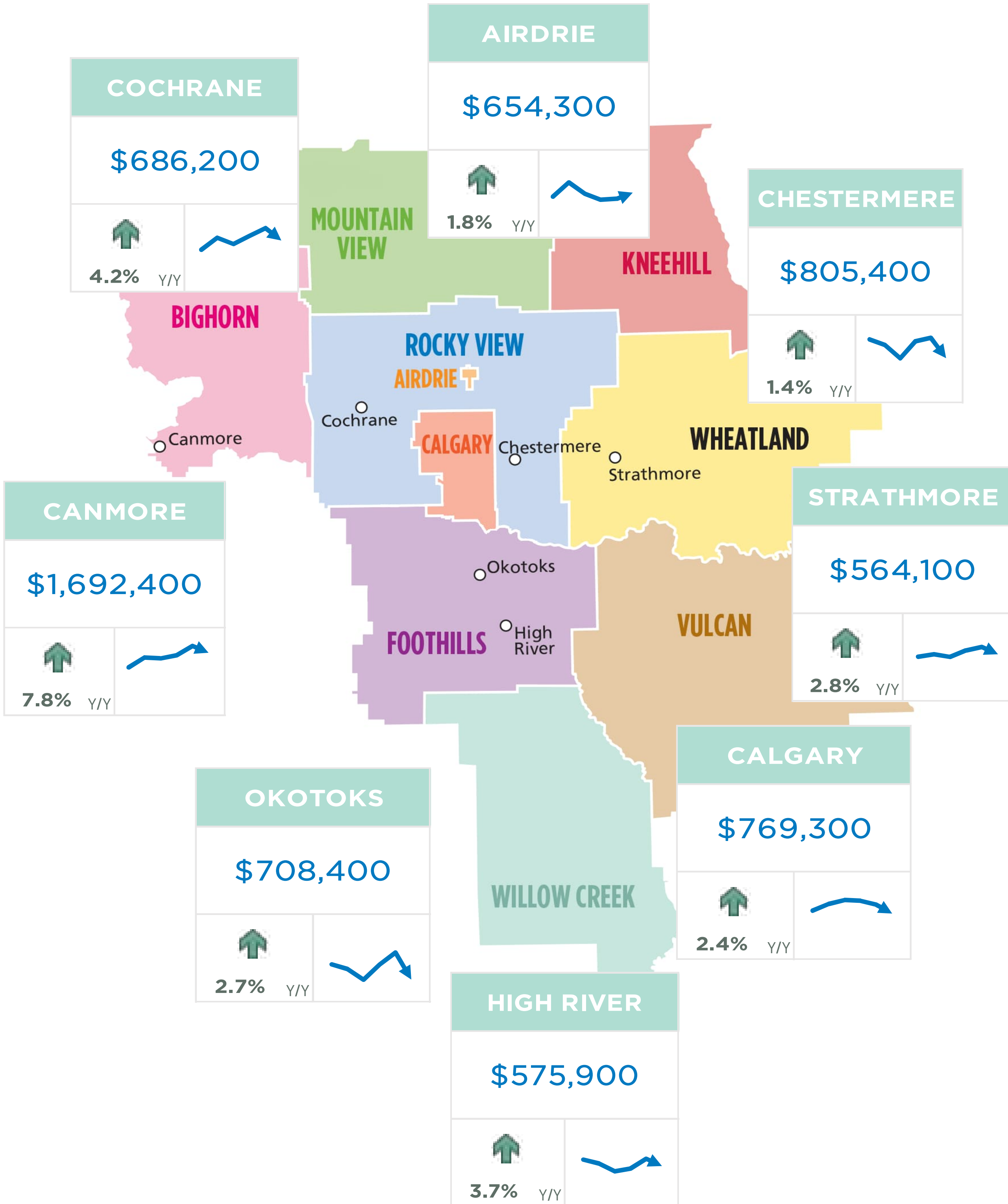
SHARE OF SALES April 2025



Source: CREB®

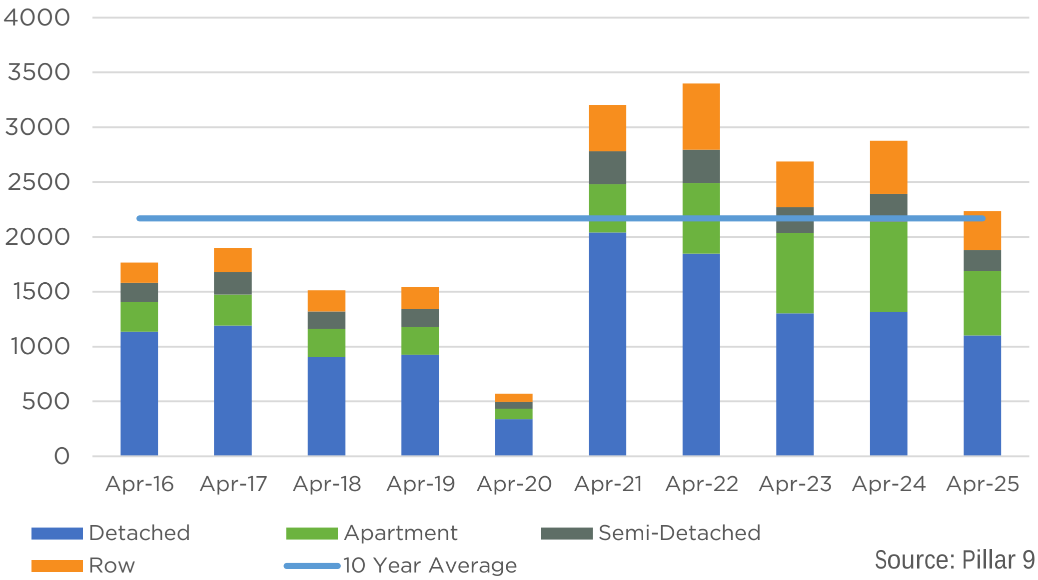
April 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,236	4,038	55%	5,867	2.62	591,100	646,743	590,000
Airdrie	185	290	64%	433	2.34	544,700	573,708	574,000
Chestermere	62	133	47%	237	3.82	705,900	711,130	678,700
Rocky View Region	162	268	60%	495	3.06	658,000	940,493	744,850
Foothills Region	119	207	57%	276	2.32	654,500	742,525	640,000
Mountain View Region	65	79	82%	136	2.09	500,900	549,572	495,000
Kneehill Region	12	15	80%	29	2.42	271,700	307,208	311,000
Wheatland Region	46	67	69%	117	2.54	461,700	527,613	538,500
Willow Creek Region	17	31	55%	45	2.65	337,900	320,782	342,000
Vulcan Region	12	23	52%	41	3.42	342,200	506,125	445,000
Bighorn Region	57	84	68%	163	2.86	1,116,500	1,222,536	1,060,000
YEAR-TO-DATE 2025	**Sales**	**New Listings**	**Sales to New Listings Ratio**	**Inventory**	**Months of Supply**	**Benchmark Price**	**Average Price**	**Median Price**
City of Calgary	7,561	13,783	55%	4,706	2.49	588,550	628,926	580,000
Airdrie	579	1,017	57%	368	2.54	541,125	570,429	565,000
Chestermere	228	501	46%	207	3.63	702,825	682,262	638,750
Rocky View Region	552	959	58%	421	3.05	653,200	860,366	675,000
Foothills Region	373	611	61%	212	2.27	646,750	762,898	635,000
Mountain View Region	194	274	71%	128	2.63	492,325	562,851	501,500
Kneehill Region	31	51	61%	23	2.94	262,750	325,654	331,000
Wheatland Region	111	202	55%	95	3.42	453,625	493,815	495,000
Willow Creek Region	69	100	69%	40	2.29	330,050	350,057	350,000
Vulcan Region	30	65	46%	32	4.30	336,000	393,177	332,500
Bighorn Region	171	261	66%	145	3.39	1,085,100	1,315,214	1,060,000

DETACHED BENCHMARK PRICE COMPARISON



April 2025 | Calgary

Monthly Sales Comparison



Source: Pillar 9

SALES

2,236

22.3% Y/Y | 18.8% YTD

NEW LISTINGS

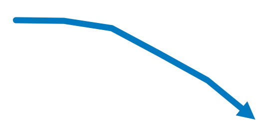
4,038

15.7% Y/Y | 19.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 591,100

1.4% Y/Y

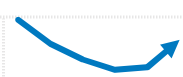


Monthly trend*

INVENTORY

5,867

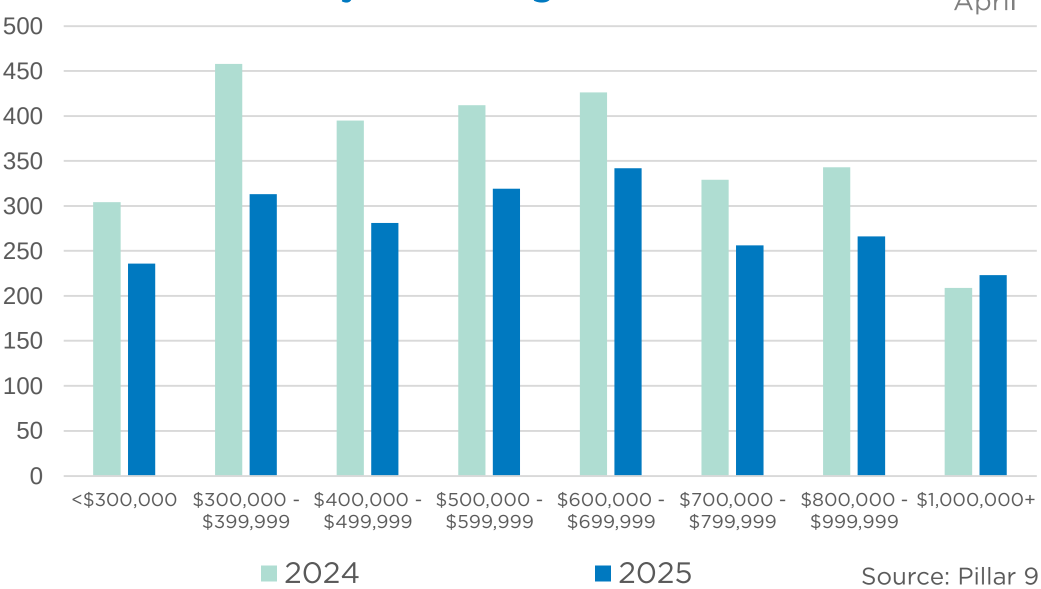
115.5% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

MONTHS OF SUPPLY

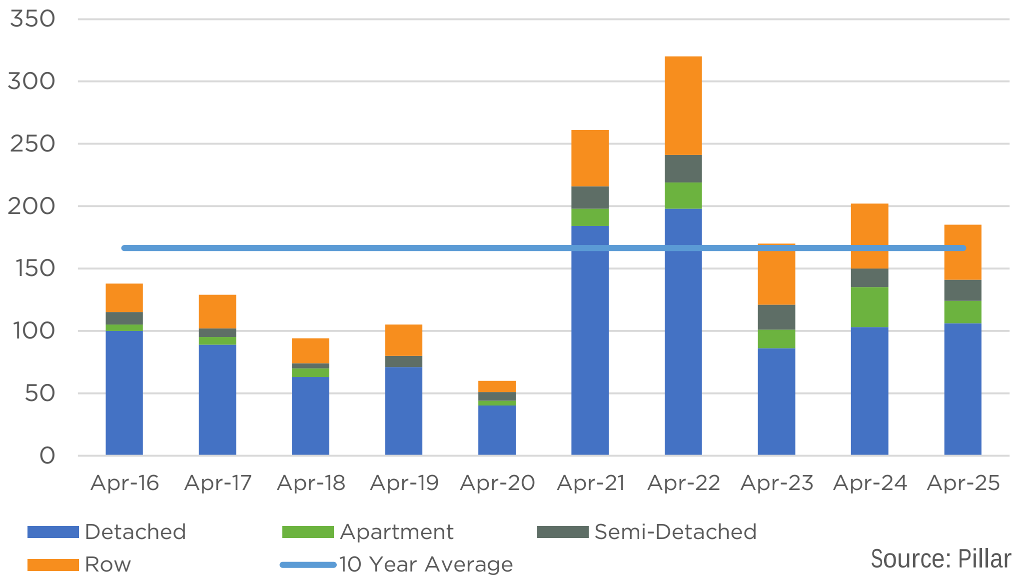
2.62

177.2% Y/Y

Monthly trend*

April 2025 | **Airdrie**

Monthly Sales Comparison

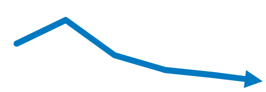


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 544,700

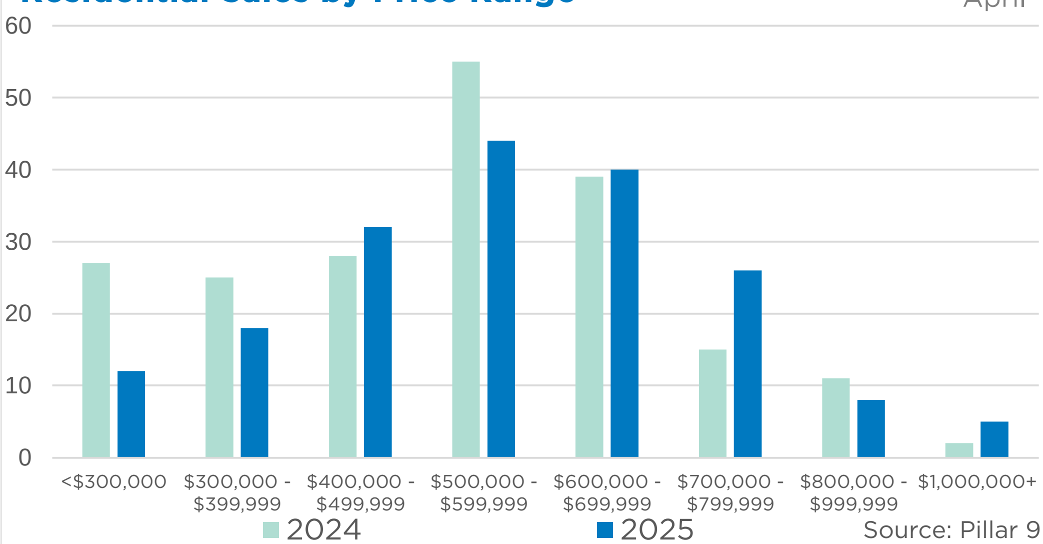
0.0% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

SALES

185

8.4% Y/Y | 10.1% YTD

NEW LISTINGS

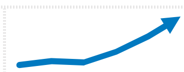
290

32.4% Y/Y | 35.1% YTD

INVENTORY

433

170.6% Y/Y



Monthly trend*

MONTHS OF SUPPLY

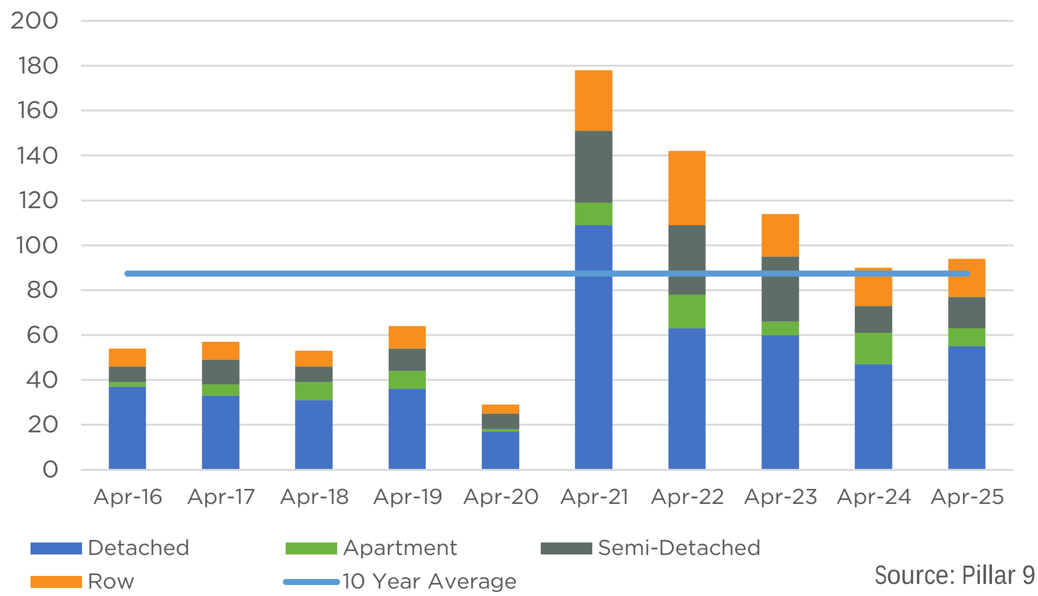
2.34

195.5% Y/Y

Monthly trend*

April 2025 | **Cochrane**

Monthly Sales Comparison



Source: Pillar 9

SALES

94

4.4% Y/Y

4.7% YTD

NEW LISTINGS

159

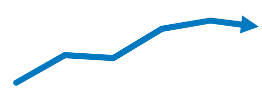
22.3% Y/Y

27.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 592,000

5.6% Y/Y

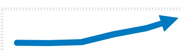


Monthly trend*

INVENTORY

246

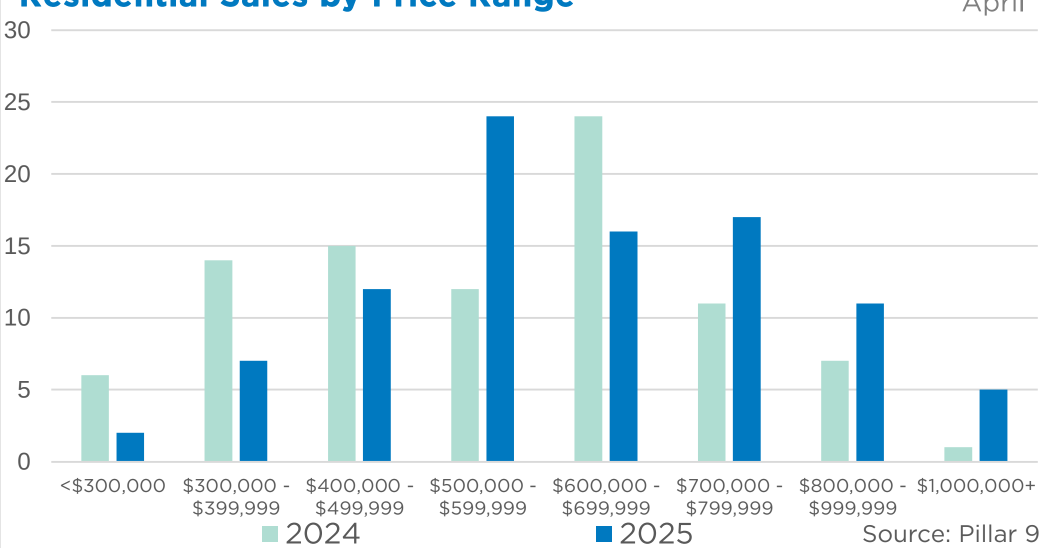
69.7% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

MONTHS OF SUPPLY

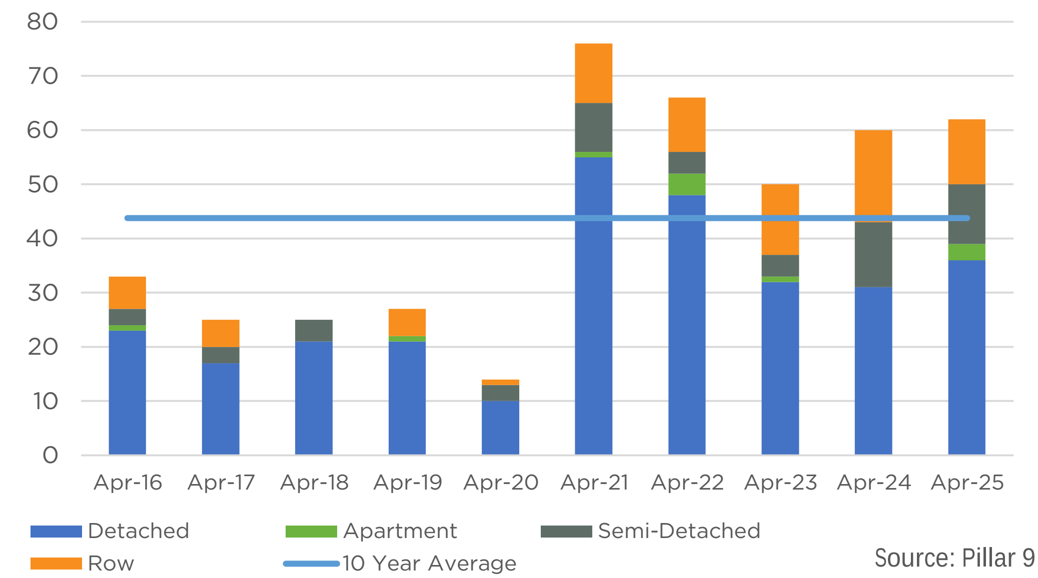
2.62

62.4% Y/Y

Monthly trend*

April 2025 | **Chestermere**

Monthly Sales Comparison



Source: Pillar 9

SALES

62

3.3% Y/Y

7.5% YTD

NEW LISTINGS

133

43.0% Y/Y

67.0% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 705,900

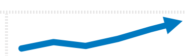
1.7% Y/Y

Monthly trend*

INVENTORY

237

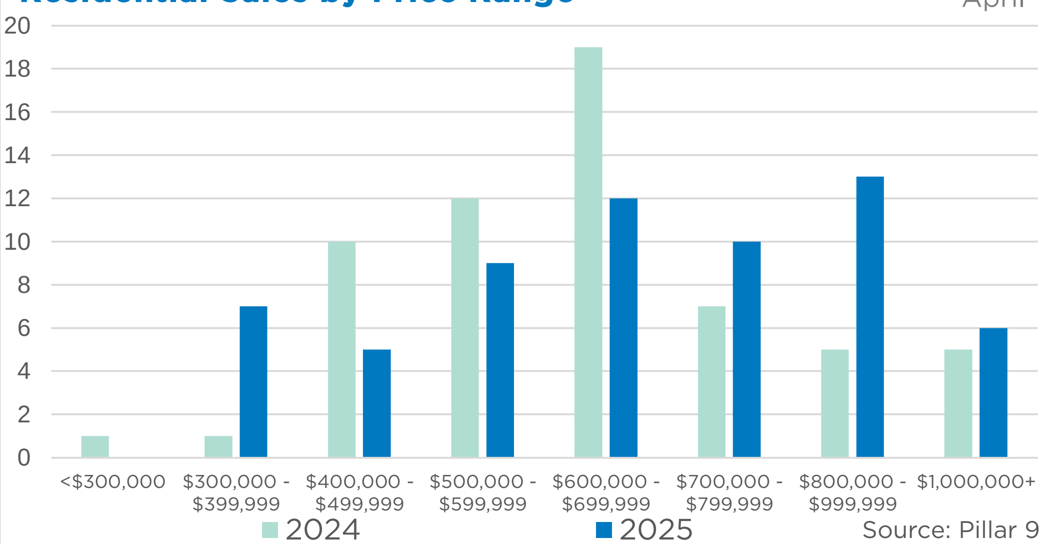
113.5% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

MONTHS OF SUPPLY

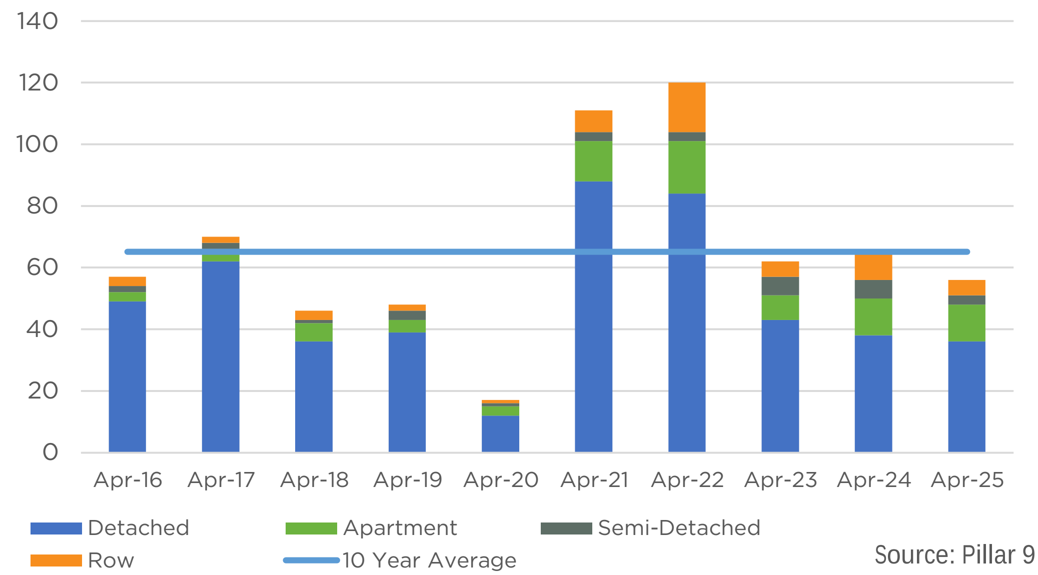
3.82

106.6% Y/Y

Monthly trend*

April 2025 | # Okotoks

Monthly Sales Comparison



Source: Pillar 9

SALES

56

13.8% Y/Y | 15.9% YTD

NEW LISTINGS

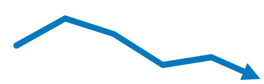
105

18.0% Y/Y | 12.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 627,100

1.9% Y/Y

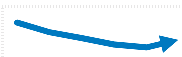


Monthly trend*

INVENTORY

127

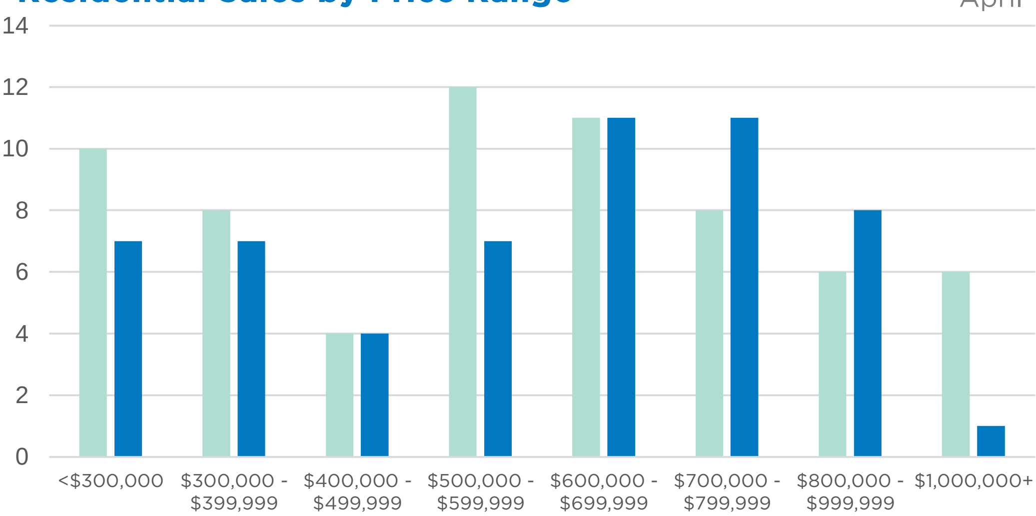
76.4% Y/Y



Monthly trend*

Residential Sales by Price Range

April

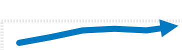


Source: Pillar 9

MONTHS OF SUPPLY

2.27

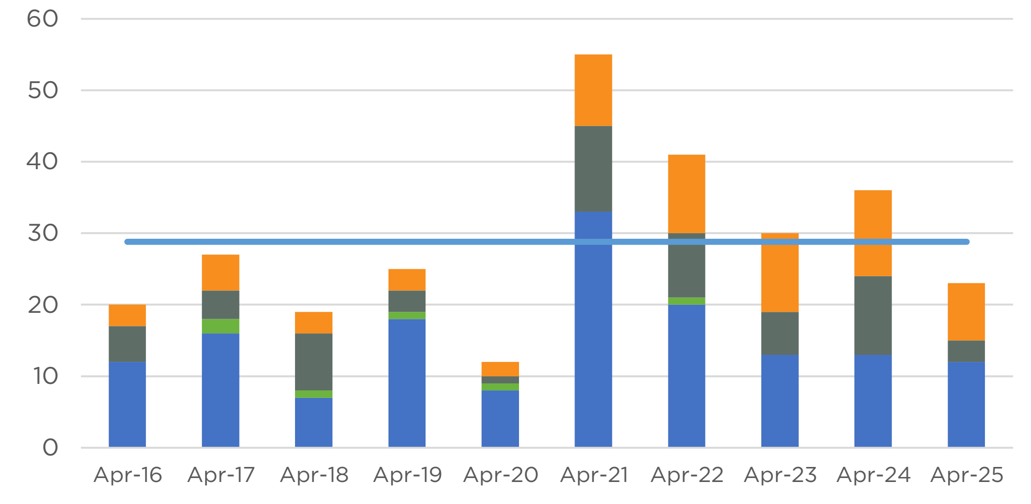
104.7% Y/Y



Monthly trend*

April 2025 | # High River

Monthly Sales Comparison

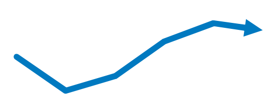


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 501,800

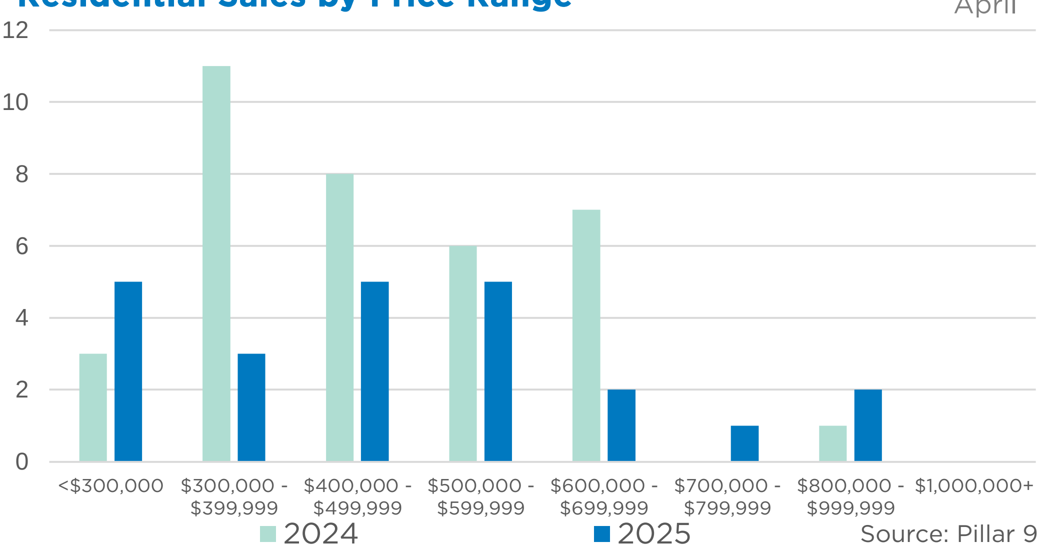
5.1% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

SALES

23

36.1% Y/Y | 19.0% YTD

NEW LISTINGS

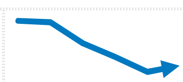
37

2.6% Y/Y | 0.9% YTD

INVENTORY

46

48.4% Y/Y

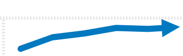


Monthly trend*

MONTHS OF SUPPLY

2.00

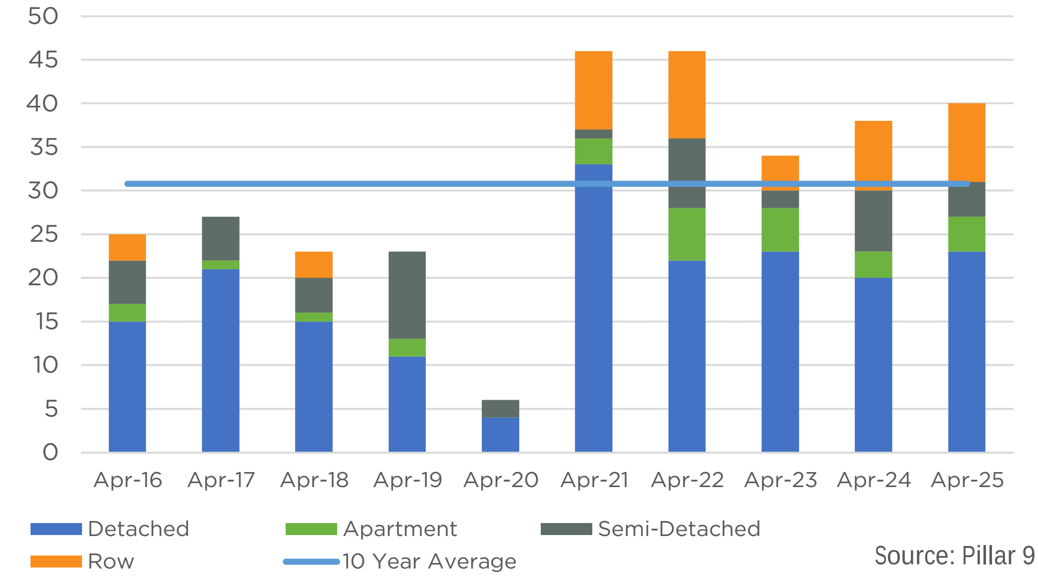
132.3% Y/Y



Monthly trend*

April 2025 | **Strathmore**

Monthly Sales Comparison

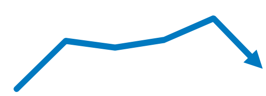


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 444,700

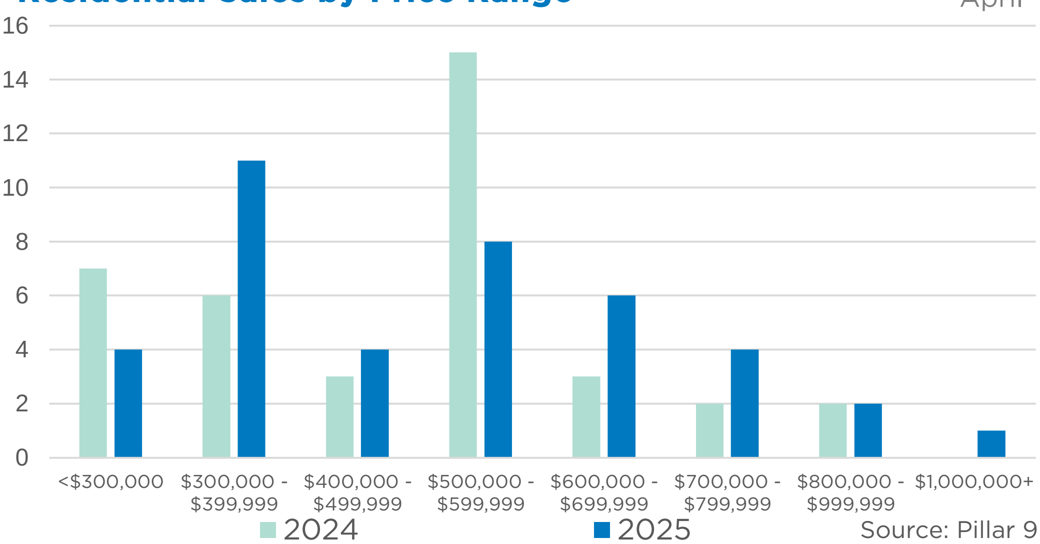
2.0% Y/Y



Monthly trend*

Residential Sales by Price Range

April



Source: Pillar 9

SALES

40

5.3% Y/Y | 21.8% YTD

NEW LISTINGS

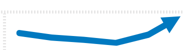
54

28.6% Y/Y | 13.8% YTD

INVENTORY

71

102.9% Y/Y



Monthly trend*

MONTHS OF SUPPLY

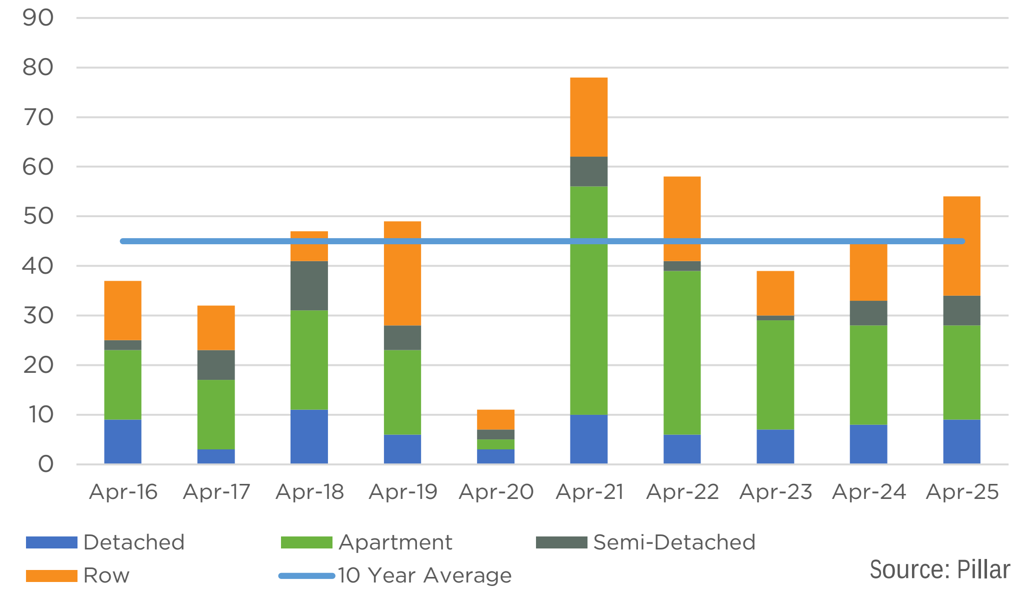
1.78

92.7% Y/Y

Monthly trend*

April 2025 | **Canmore**

Monthly Sales Comparison



Source: Pillar 9

SALES

54

20.0% Y/Y | 3.7% YTD

NEW LISTINGS

76

8.6% Y/Y | 5.3% YTD

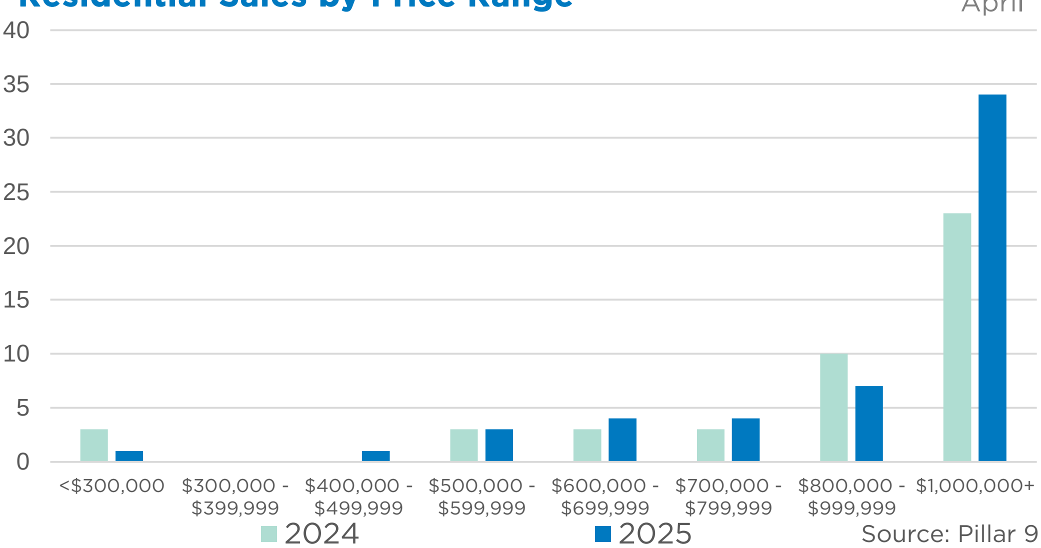
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 1,116,500

12.7% Y/Y

Residential Sales by Price Range

April

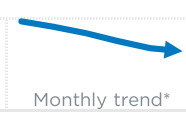


Source: Pillar 9

INVENTORY

143

2.9% Y/Y



MONTHS OF SUPPLY

2.65

14.3% Y/Y