



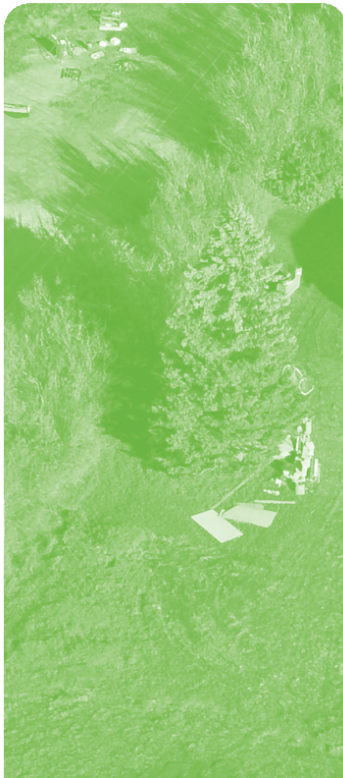
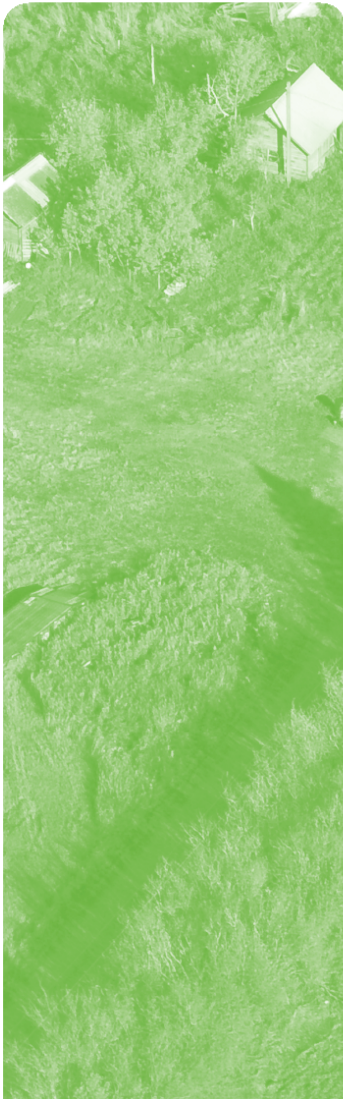
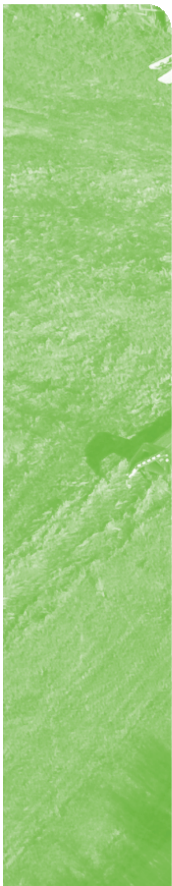
creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

Calgary Region

May 2025



creb.com

May 2025

Airdrie



While improving over last month, May sales eased compared to last year, contributing to the year-to-date decline of 10 per cent. However, the 772 sales so far this year are consistent with long-term trends in Airdrie. At the same time new listings continue to rise causing the sales-to-new listings ratio to fall to 58 per cent, still well within balanced conditions, but a significant change from the over 90 per cent ratio reported last year. Recent shifts in sales and new listings have supported gains in inventory levels. In May there were 468 units in inventory, reflecting the highest May reported since prior to the pandemic. The shift in supply is in part related to the surge in new construction providing more options for potential consumers. Additional supply choice is impacting price growth. The total residential benchmark price was \$540,600 in May, down nearly one per cent over last month and nearly two per cent below last year's levels.

\$	PRICE		SALES
	\$540,600		193
↓	1.6% Y/Y	↔	↓ 8.1% Y/Y
			↓ 9.6% YTD
FOR SALE	INVENTORY		MONTHS OF SUPPLY
	468		2.42
↑	123.9% Y/Y	↗ Monthly trend*	↑ 143.6% Y/Y
			↗ Monthly trend*

Cochrane



Sales in Cochrane were fairly resilient until this month, where sales were 17 per cent slower than last year. The decline was enough to cause year-to-date sales to ease to levels just below those reported last year. At the same time, this month new listings surged, driving the sales-to-new listings ratio down to 55 per cent and supporting further inventory gains. With 293 units available in May, levels are more consistent with long-term trends. The months of supply neared three months in May and while this did slow the pace of price growth, the total residential benchmark price of \$589,400 is still nearly four per cent higher than last May.

\$	PRICE		SALES
	\$589,400		108
↑	3.7% Y/Y	↗	↓ 16.9% Y/Y
			↓ 1.6% YTD
FOR SALE	INVENTORY		MONTHS OF SUPPLY
	293		2.71
↑	122.0% Y/Y	↗ Monthly trend*	↑ 167.2% Y/Y
			↗ Monthly trend*

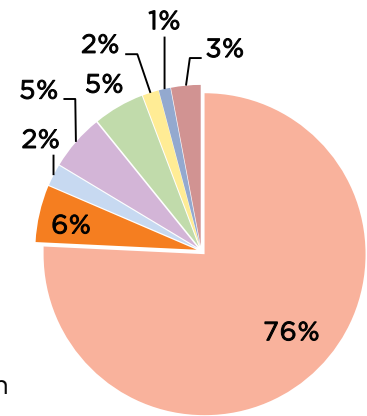
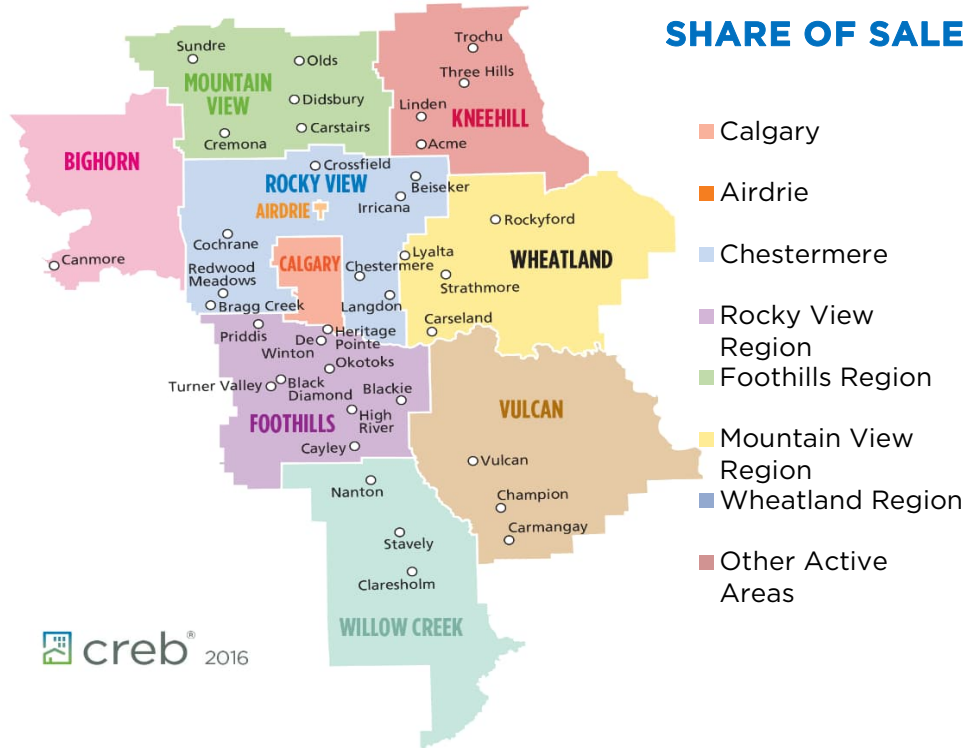
Okotoks



A boost in new listings this month supported a surge in sales activity. However, with a sales-to-new-listings ratio of 74%, inventory levels did not change much over last month and the months of supply once again dropped below two months. Okotoks has struggled to add supply at the pace reported in Calgary, Cochrane and Airdrie and sales growth has been dampened by limited supply choice. While there have been some improvements in inventory levels, as of May levels remained nearly 28 per cent below long-term trends for the city. The limited supply choice given the relatively strong demand has continue to support some price growth in the town. As of May the unadjusted benchmark price was \$633,900, up over last month and over two per cent higher than last year.

\$	PRICE		SALES
	\$633,900		95
↑	2.0% Y/Y	↗	↑ 26.7% Y/Y
			↓ 5.1% YTD
FOR SALE	INVENTORY		MONTHS OF SUPPLY
	135		1.42
↑	60.7% Y/Y	↗ Monthly trend*	↑ 26.9% Y/Y
			↗ Monthly trend*

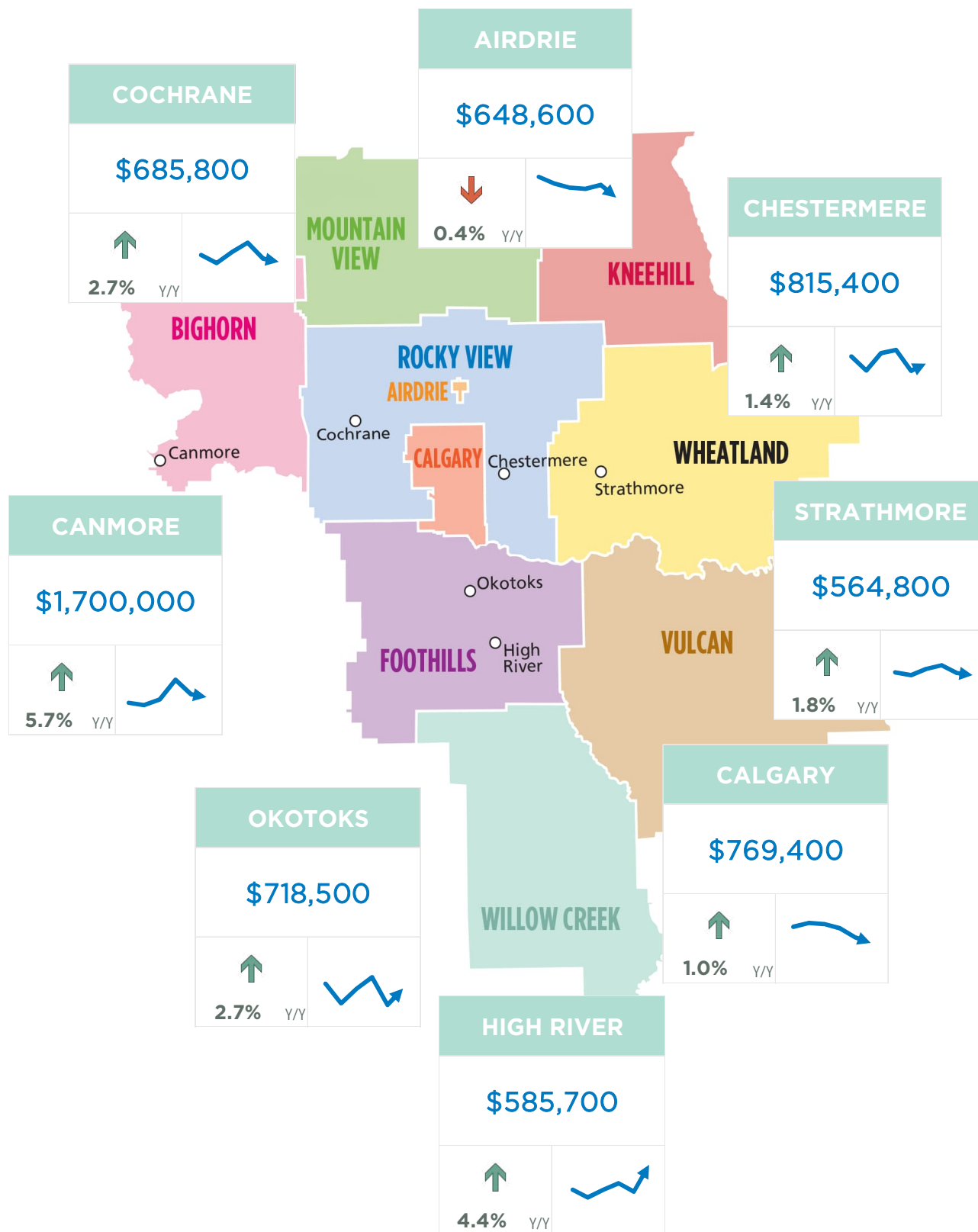
SHARE OF SALES May 2025



Source: CREB®

May 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,568	4,842	53%	6,740	2.62	589,900	649,268	590,250
Airdrie	193	334	58%	468	2.42	540,600	552,056	527,000
Chestermere	73	157	46%	244	3.34	715,100	662,125	646,000
Rocky View Region	189	364	52%	574	3.04	658,800	918,068	700,000
Foothills Region	172	262	66%	316	1.84	657,400	801,892	658,000
Mountain View Region	55	101	54%	165	3.00	510,500	530,745	488,000
Kneehill Region	15	24	63%	35	2.33	265,800	301,987	281,500
Wheatland Region	40	75	53%	138	3.45	463,800	544,910	511,500
Willow Creek Region	20	26	77%	48	2.40	345,600	431,420	410,900
Vulcan Region	13	20	65%	45	3.46	349,100	261,854	275,000
Bighorn Region	52	77	68%	173	3.33	1,104,500	1,229,445	985,936
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	10,125	18,622	54%	5,113	2.53	588,840	634,071	582,000
Airdrie	772	1,351	57%	388	2.51	541,020	566,214	555,000
Chestermere	301	659	46%	214	3.56	705,280	677,378	640,000
Rocky View Region	741	1,323	56%	452	3.05	654,340	875,083	677,331
Foothills Region	545	873	62%	233	2.13	648,880	775,204	639,250
Mountain View Region	249	375	66%	135	2.71	495,980	555,759	495,000
Kneehill Region	46	75	61%	25	2.74	263,360	317,937	300,000
Wheatland Region	151	277	55%	104	3.43	455,640	507,350	497,500
Willow Creek Region	89	126	71%	41	2.31	333,160	368,341	357,000
Vulcan Region	43	85	51%	35	4.05	338,620	353,474	300,000
Bighorn Region	223	338	66%	150	3.37	1,088,900	1,295,214	1,049,978

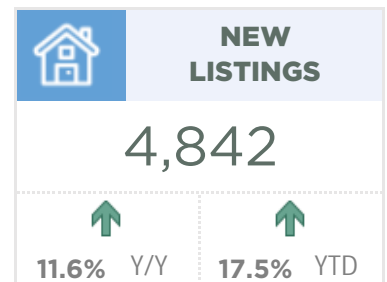
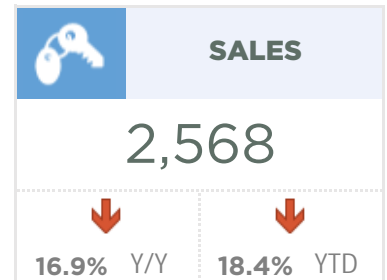
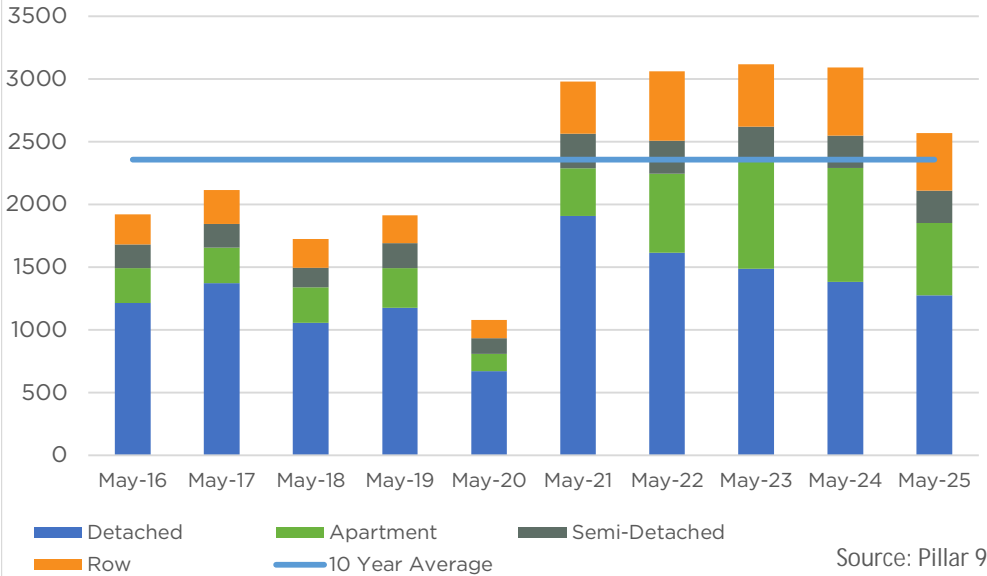
DETACHED BENCHMARK PRICE COMPARISON



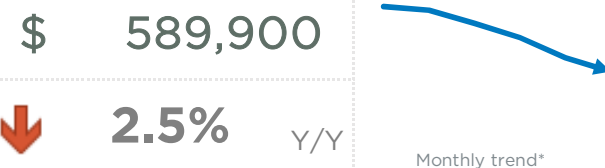
May 2025

Calgary

Monthly Sales Comparison

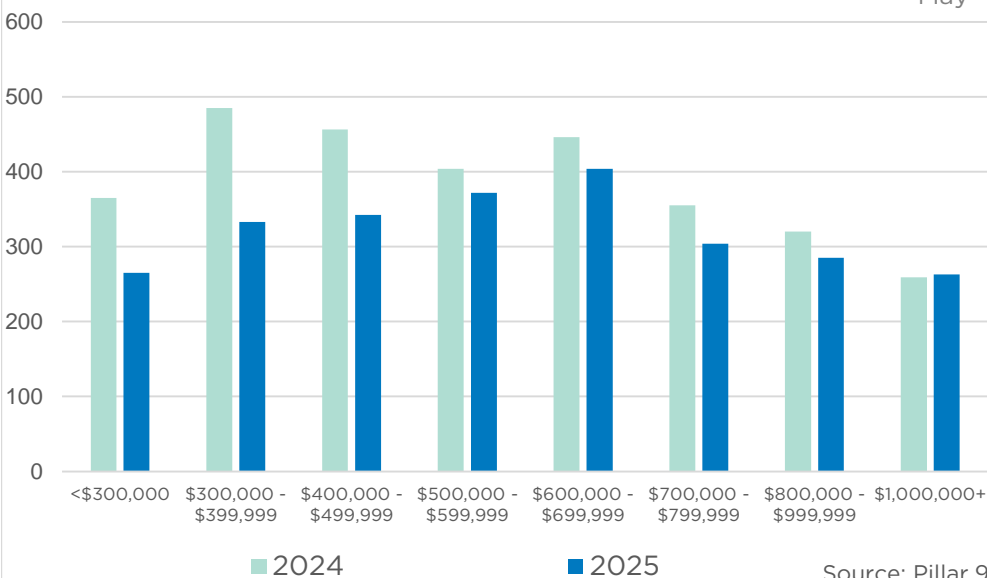


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

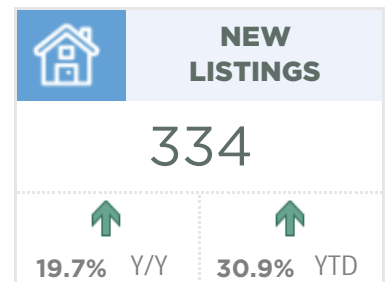
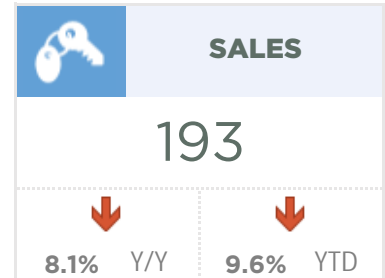
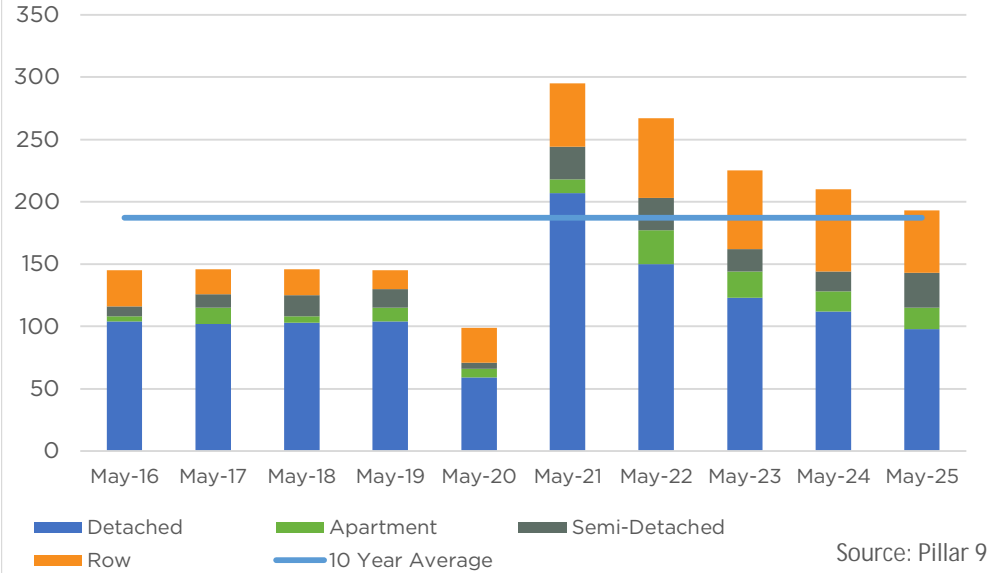
May



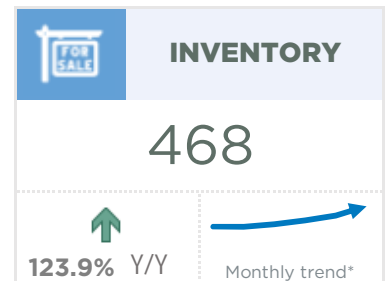
May 2025

Airdrie

Monthly Sales Comparison

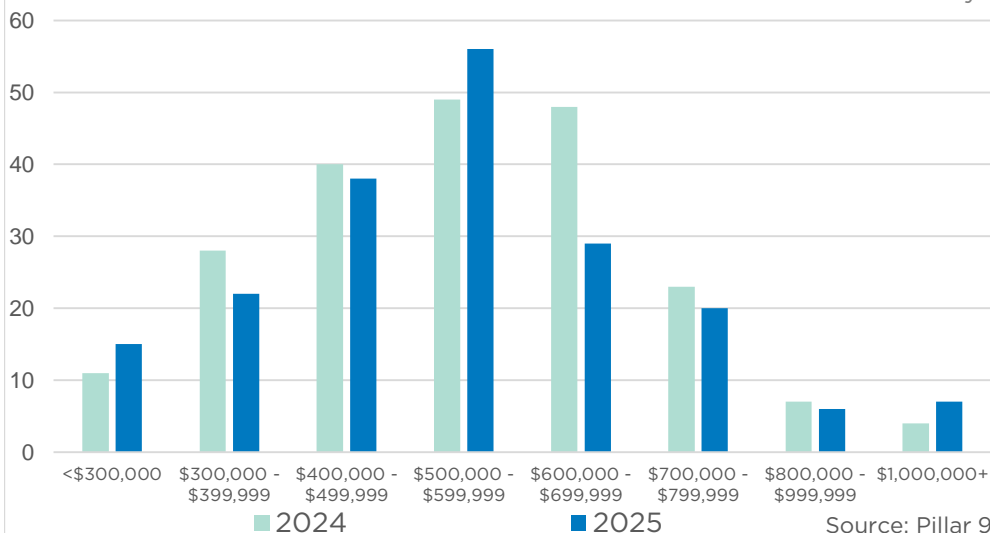


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

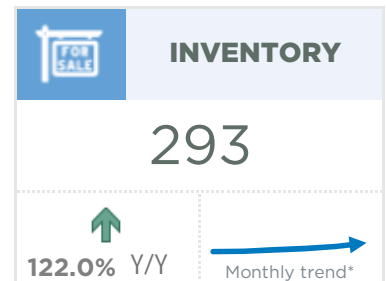
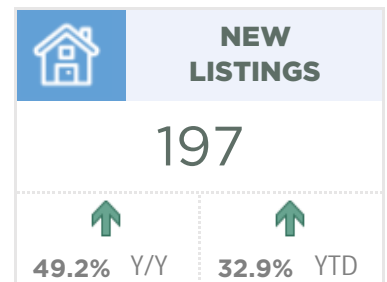
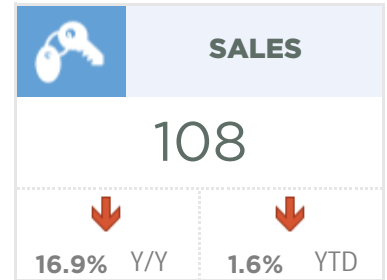
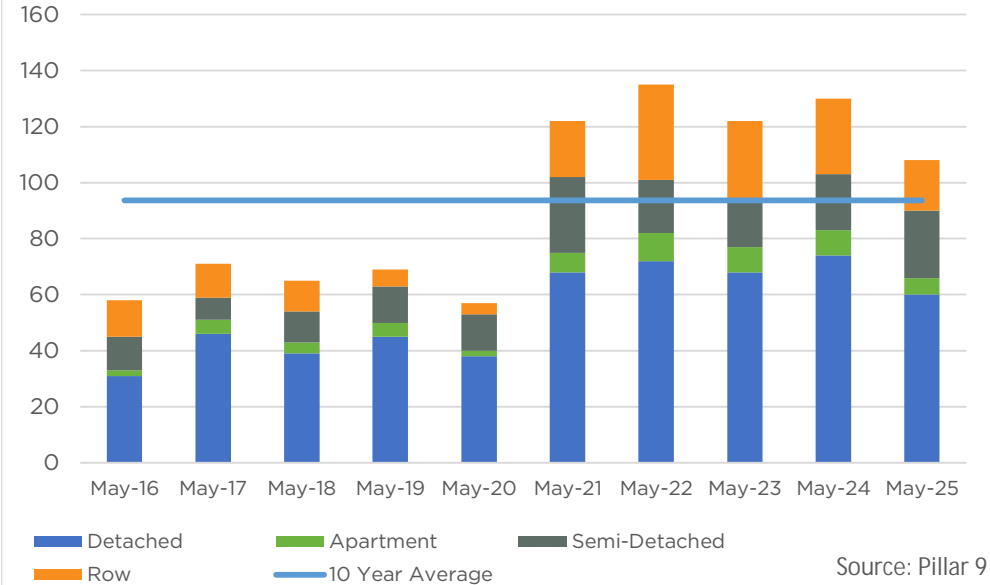
May



May 2025

Cochrane

Monthly Sales Comparison

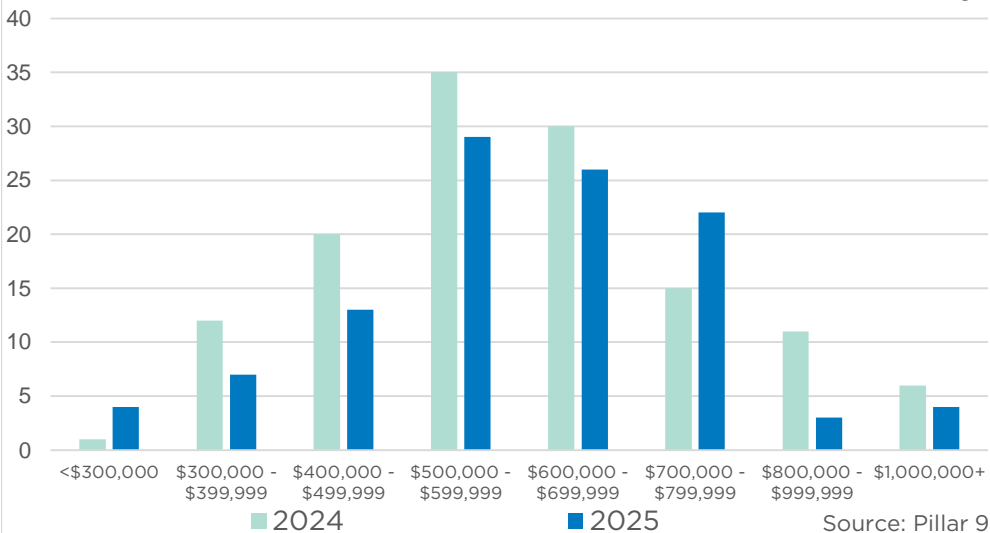


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

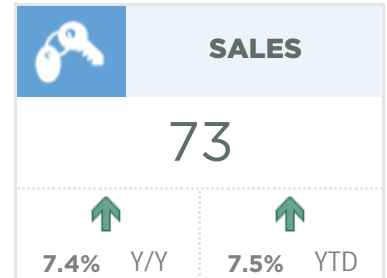
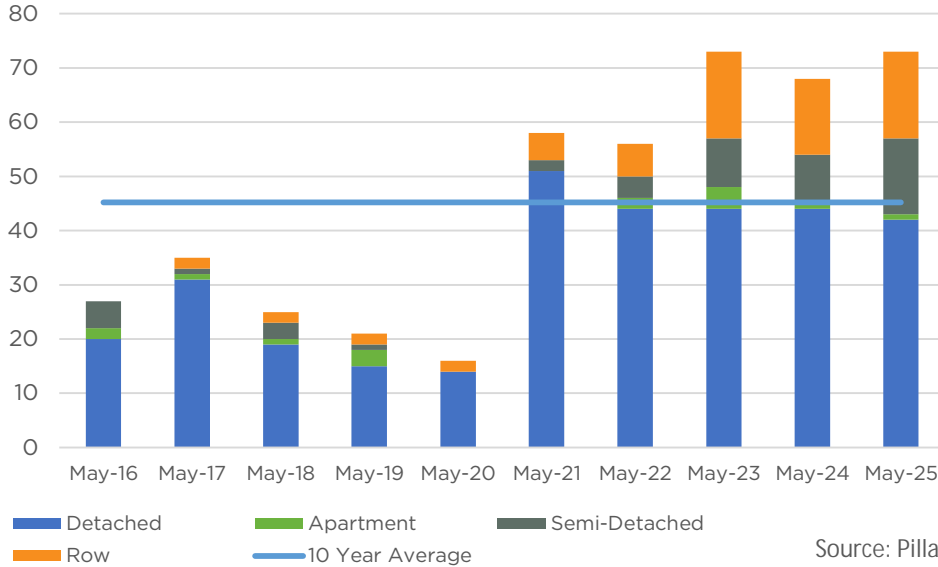
May



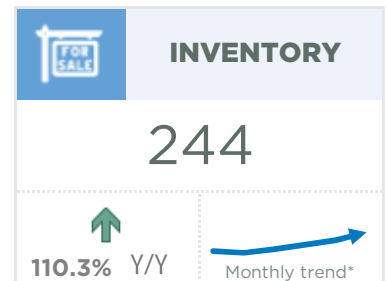
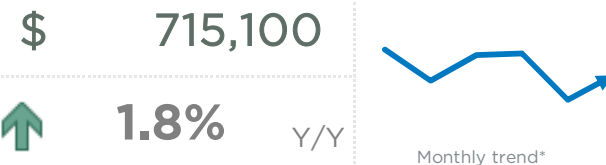
May 2025

Chestermere

Monthly Sales Comparison

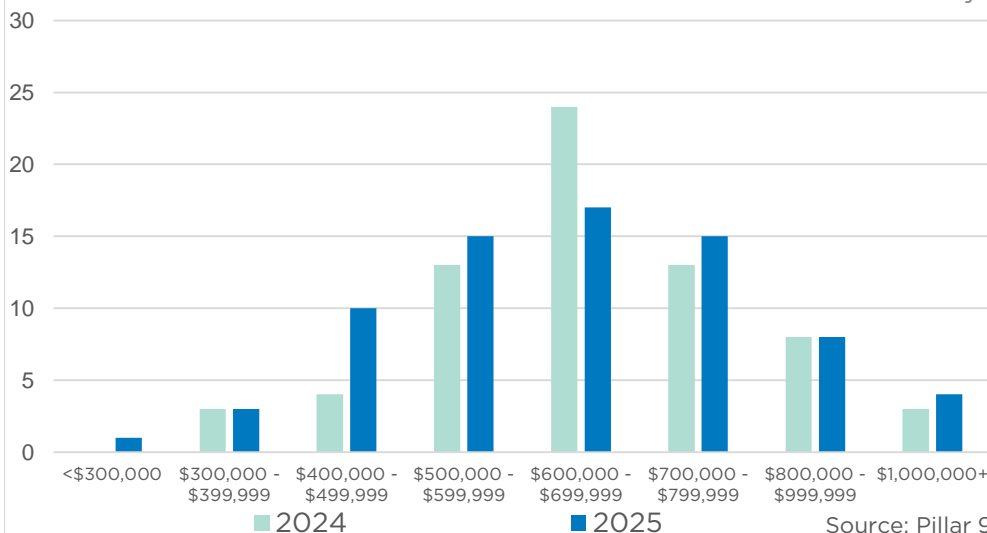


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

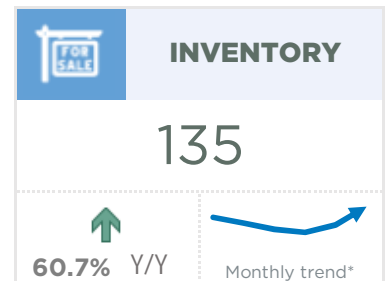
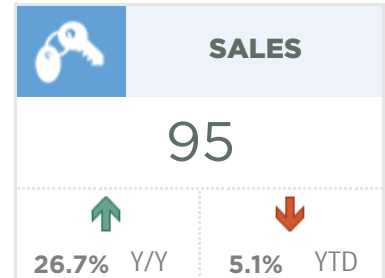
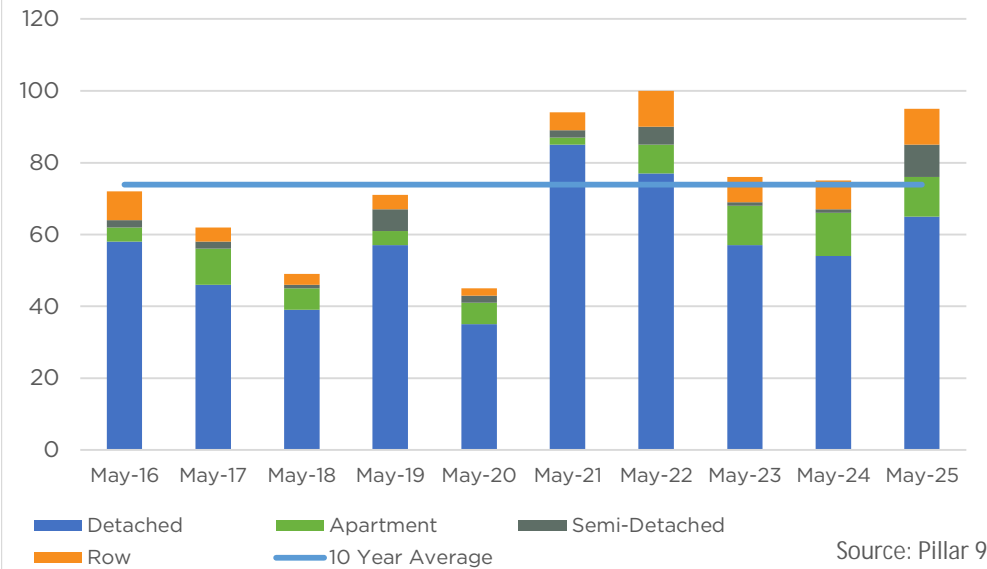
May



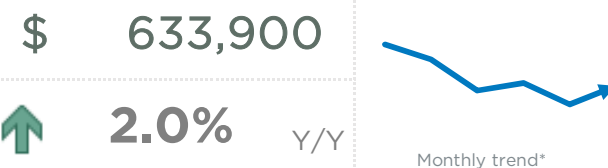
May 2025

Okotoks

Monthly Sales Comparison

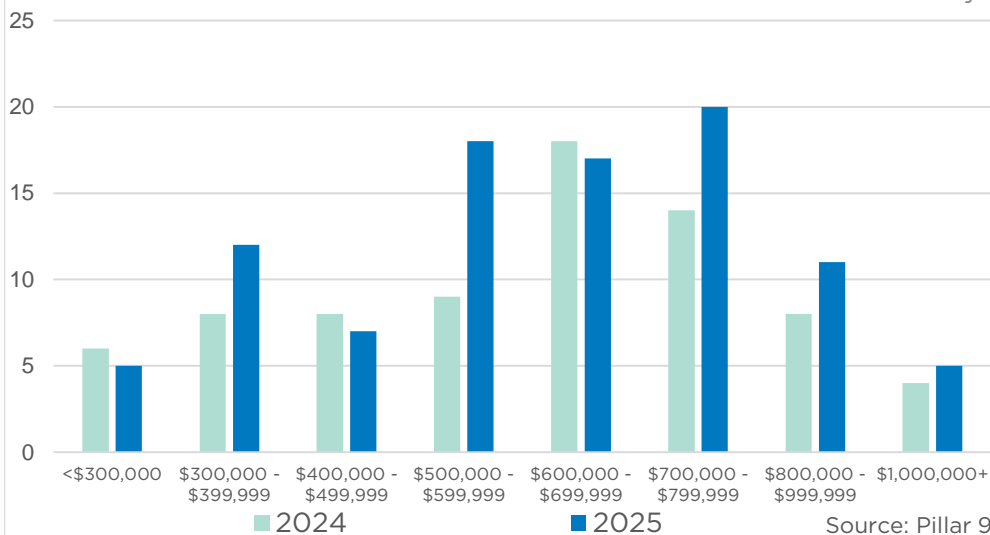


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

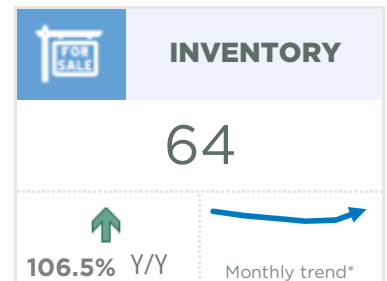
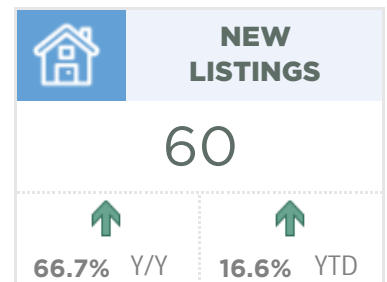
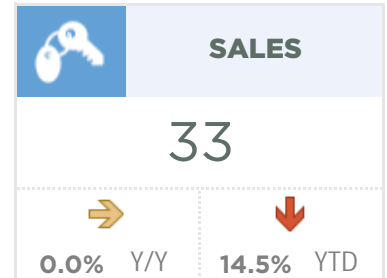
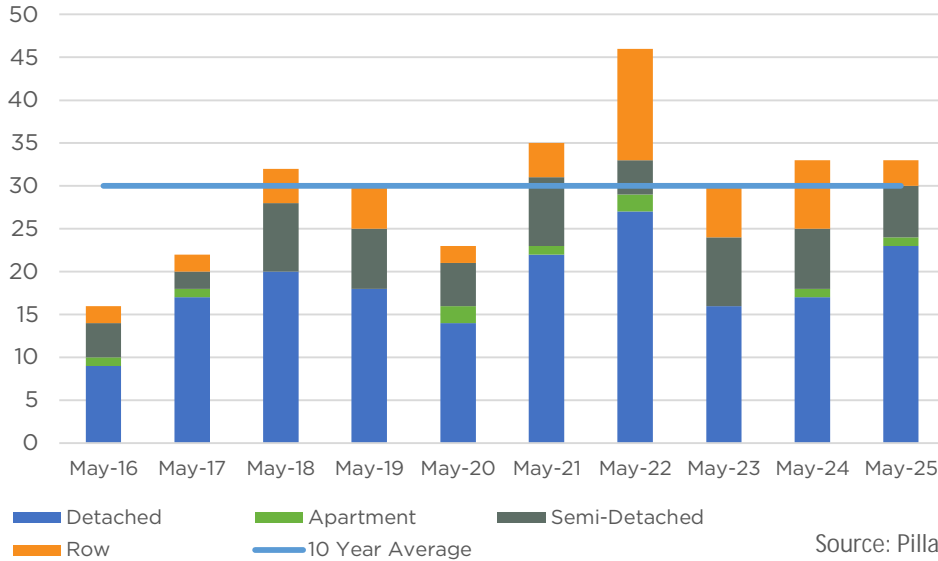
May



May 2025

High River

Monthly Sales Comparison

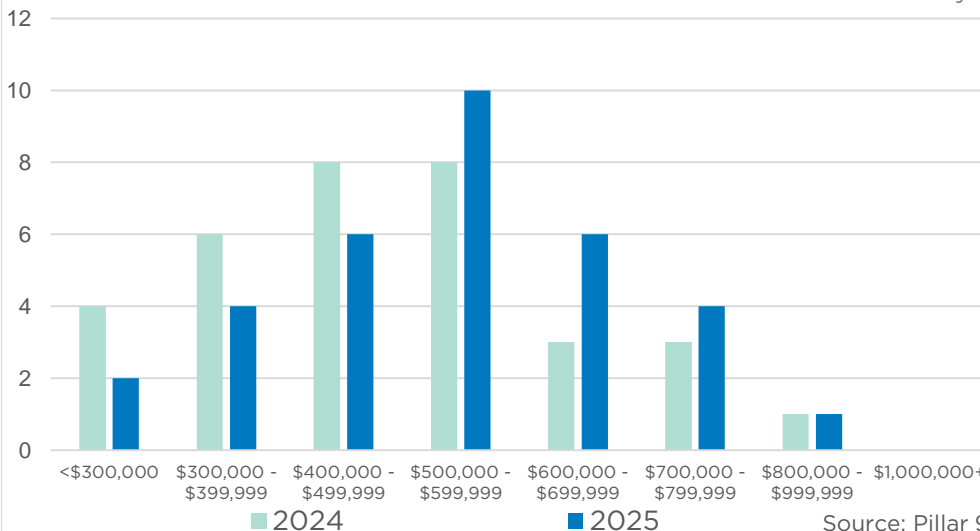


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

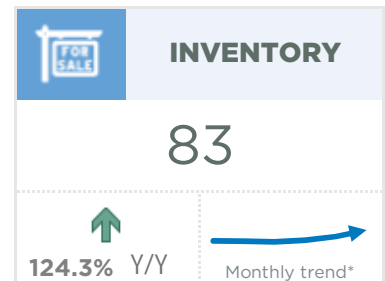
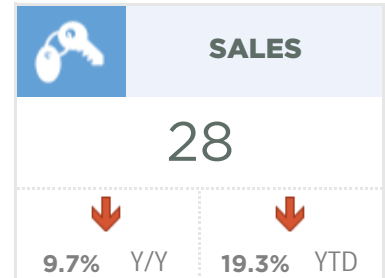
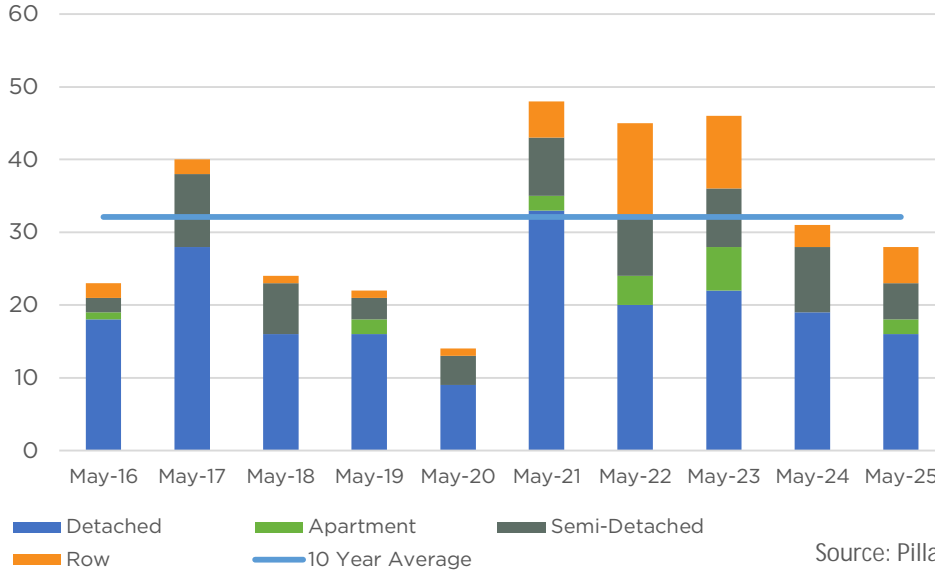
May



May 2025

Strathmore

Monthly Sales Comparison

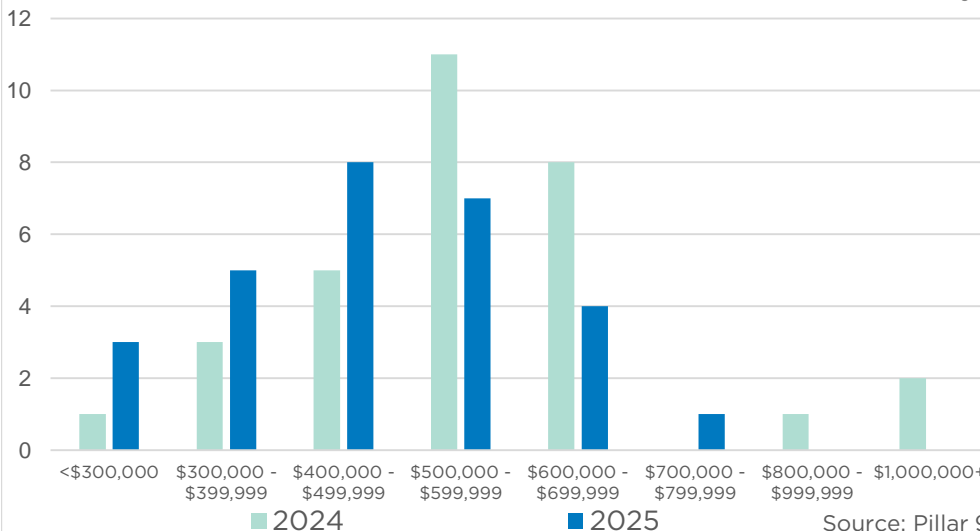


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

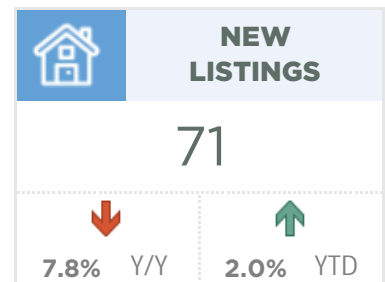
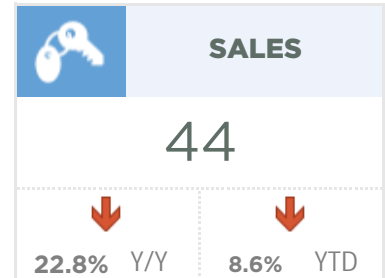
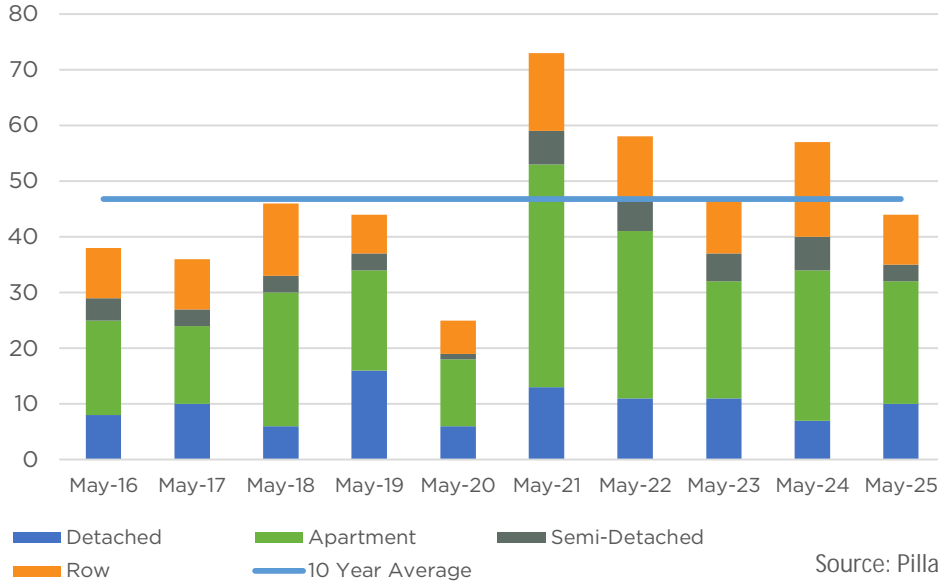
May



May 2025

Canmore

Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE

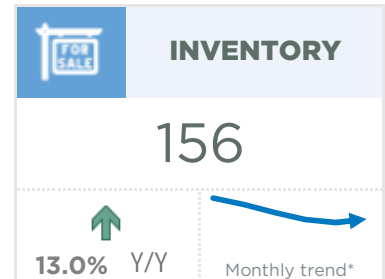
\$ 1,104,500



9.6%

Y/Y

Monthly trend*



Residential Sales by Price Range

May

