



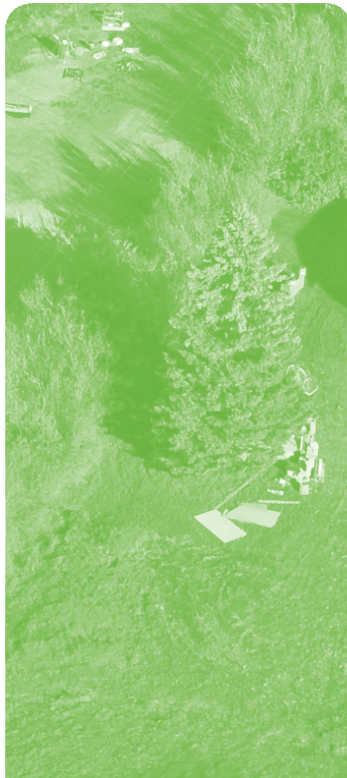
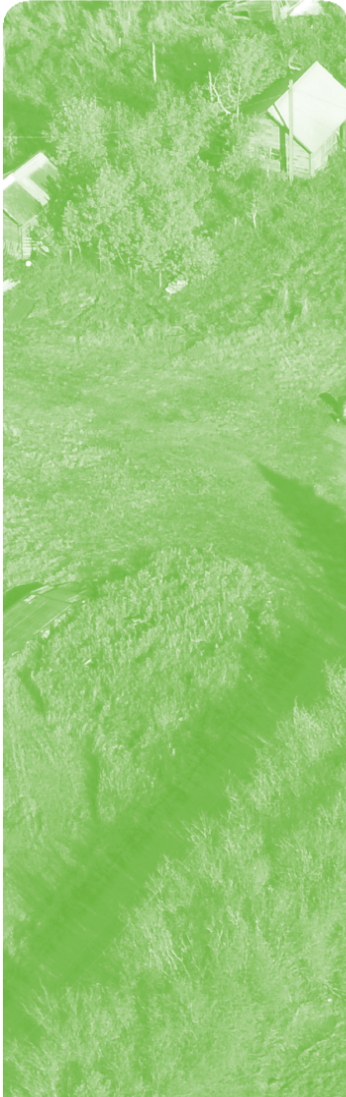
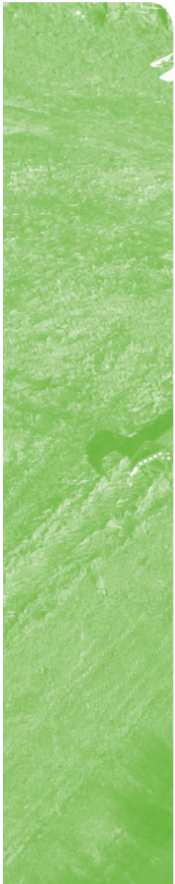
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MONTHLY STATISTICS PACKAGE

Calgary Region

May 2026

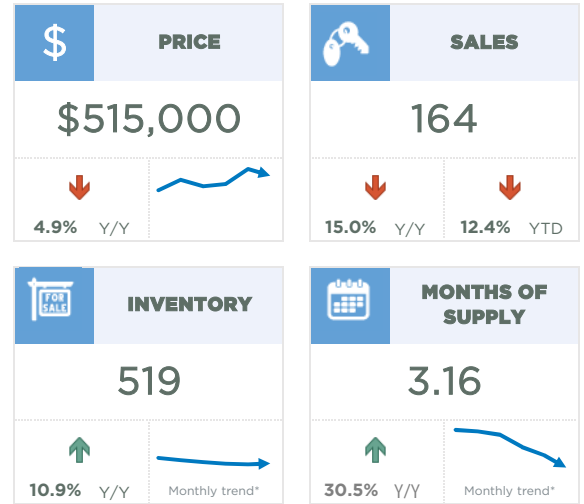


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Airdrie



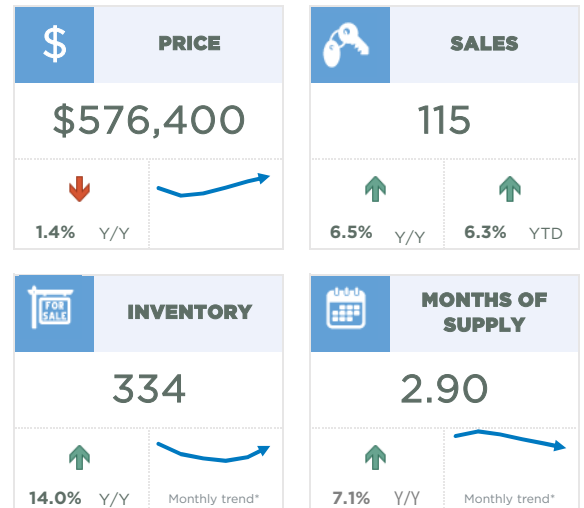
Sales activity continued to slow compared to last year, bringing levels more consistent with long-term trends. At the same time, new listings have started to ease compared to last year. Overall, with a sales-to-new-listings ratio of 53 per cent and months of supply of just over three months, conditions in the resale market are relatively balanced. The total residential benchmark price was \$515,000 in May, an improvement compared to January levels, but still five per cent lower than levels reported last year at this time. Added competition from the new-home market and more supply in surrounding areas and the city are weighing on prices in the Airdrie market.



Cochrane



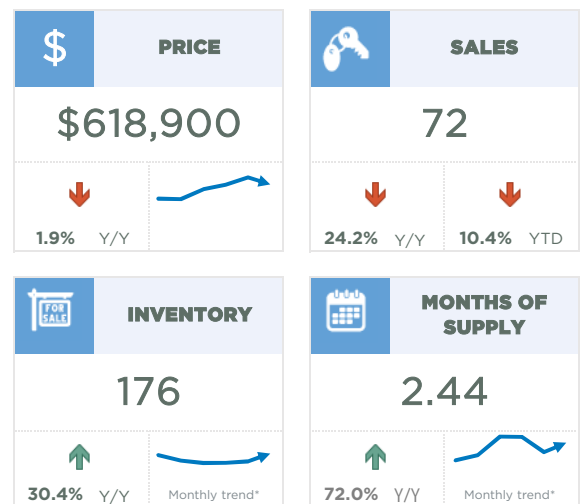
Unlike other areas, sales in Cochrane continue to rise over last year's levels and are higher than long-term trends. The 115 sales this month were met with 188 new listings. The improvement in new listings compared with sales did help bring the sales-to-new-listings ratio down from the previous month, but at 61 per cent, it remains higher than many other areas. Inventory levels have also remained relatively stable throughout the spring, keeping the months of supply just below three months. With less inventory build in the Cochrane market, prices continued to trend up, reaching \$576,400. While prices are still one per cent lower than last year's levels, they have continued to improve from the \$550,800 price reported at the start of the year.

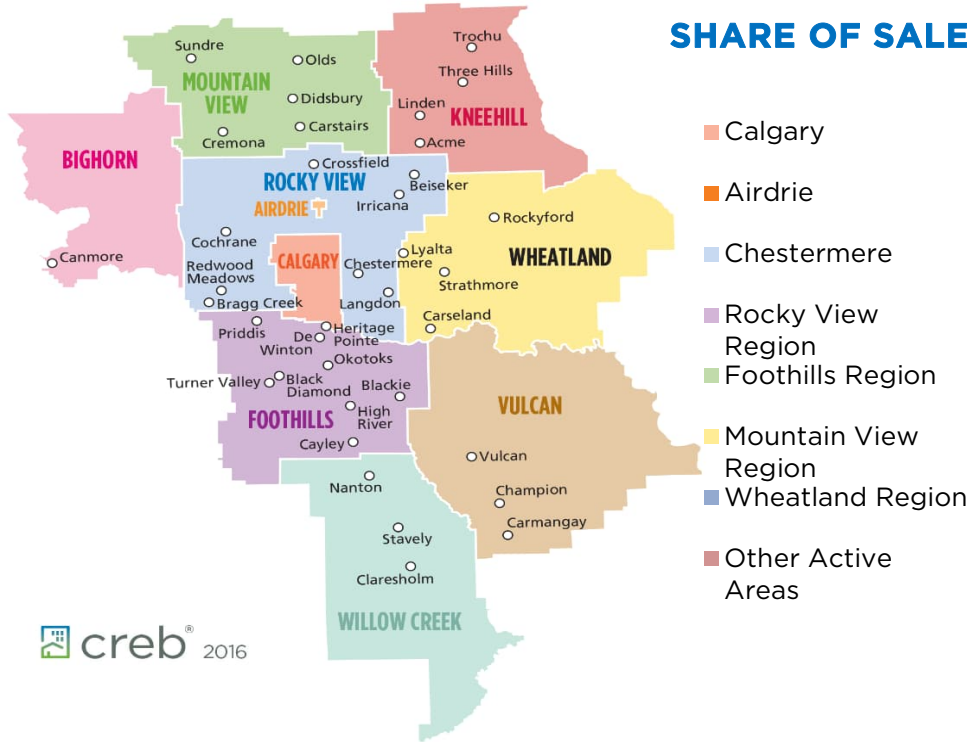


Okotoks

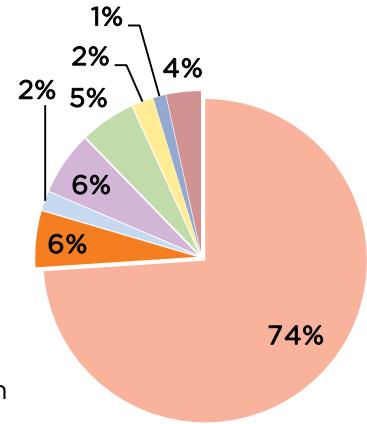


May reported 72 sales and 121 new listings, pushing the sales-to-new-listings ratio up to 60 per cent. This limited the growth in inventory levels, which remain below long-term trends for the town. While the months of supply has remained relatively low in Okotoks at a little over two months, additional supply just outside the town and in south Calgary has likely prevented some of the upward pressure on home prices. The lower level of sales activity in Okotoks also tends to create more volatility in monthly price movements. In May, the benchmark price was \$618,900, down over both April and last year, but still an improvement over levels reported at the beginning of the year.





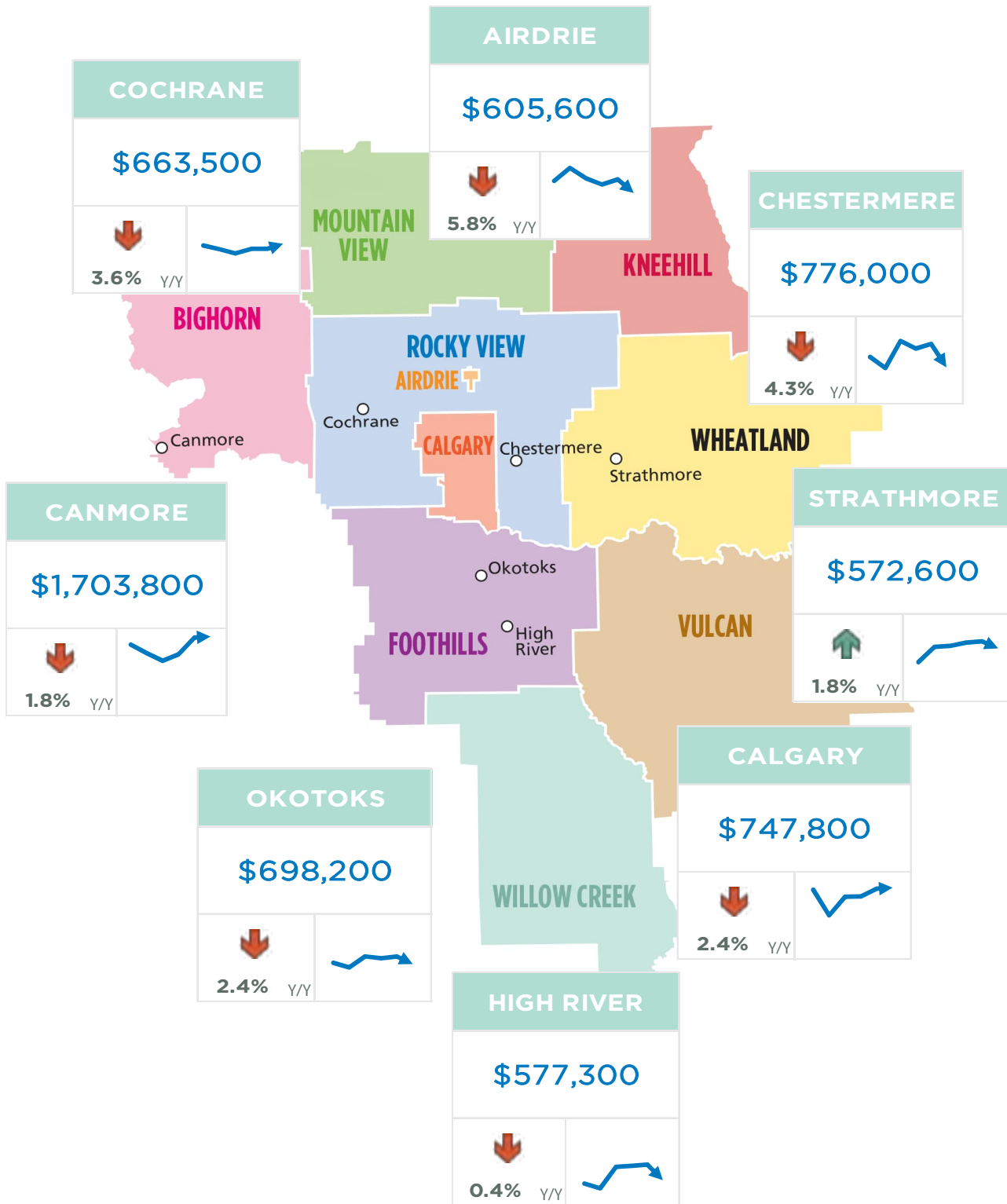
SHARE OF SALES May 2026



Source: CREB®

May 2026	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,162	4,226	51%	6,752	3.12	570,500	665,695	592,250
Airdrie	164	307	53%	519	3.16	515,000	538,753	510,000
Chestermere	55	165	33%	313	5.69	706,800	665,977	610,000
Rocky View Region	183	355	52%	661	3.61	794,800	902,336	739,900
Foothills Region	159	257	62%	375	2.36	685,600	806,308	688,000
Mountain View Region	63	97	65%	187	2.97	520,200	514,509	515,500
Kneehill Region	15	19	79%	44	2.93	283,900	405,300	394,000
Wheatland Region	36	92	39%	197	5.47	489,200	542,863	495,000
Willow Creek Region	28	45	62%	61	2.18	373,500	408,082	397,500
Vulcan Region	5	20	25%	49	9.80	332,900	317,900	325,000
Bighorn Region	53	84	63%	165	3.11	1,093,500	1,401,808	1,292,500
YEAR-TO-DATE 2026	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	8,900	17,014	52%	5,470	3.07	563,960	644,406	580,000
Airdrie	676	1,320	51%	441	3.26	514,120	537,842	524,250
Chestermere	231	660	35%	241	5.23	705,140	681,464	628,500
Rocky View Region	777	1,480	53%	563	3.62	777,560	836,293	657,500
Foothills Region	513	885	58%	277	2.70	676,880	818,496	665,000
Mountain View Region	235	373	63%	158	3.37	511,780	511,034	470,000
Kneehill Region	46	75	61%	34	3.72	281,300	395,584	397,000
Wheatland Region	172	387	44%	159	4.62	481,280	525,782	507,750
Willow Creek Region	89	130	68%	52	2.90	371,000	367,944	355,000
Vulcan Region	30	69	43%	41	6.80	329,860	361,450	355,000
Bighorn Region	220	350	63%	157	3.58	1,052,900	1,225,816	1,056,713

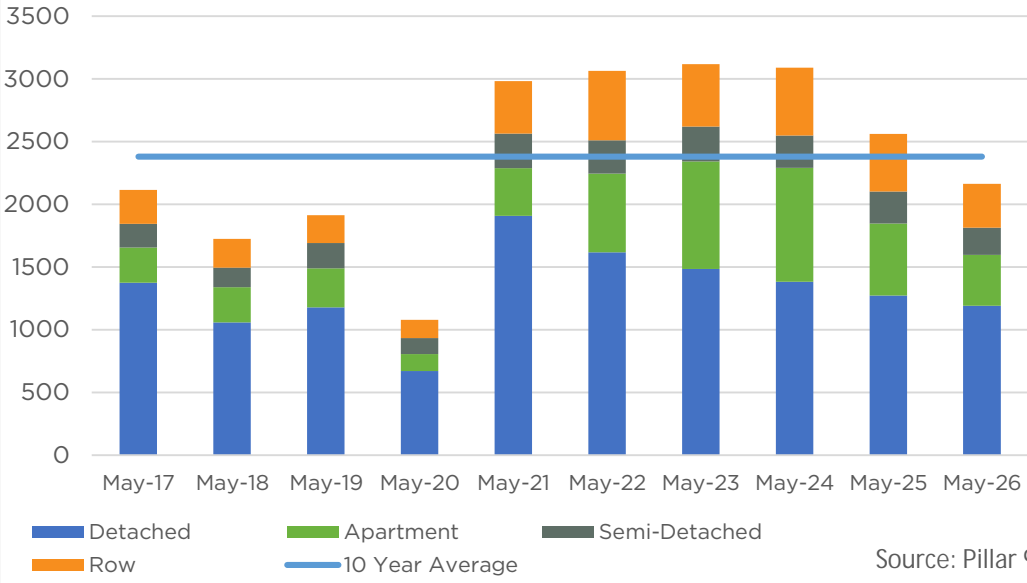
DETACHED BENCHMARK PRICE COMPARISON



May 2026

Calgary

Monthly Sales Comparison



SALES

2,162

↓ 15.5% Y/Y ↓ 12.0% YTD

NEW LISTINGS

4,226

↓ 12.7% Y/Y ↓ 8.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



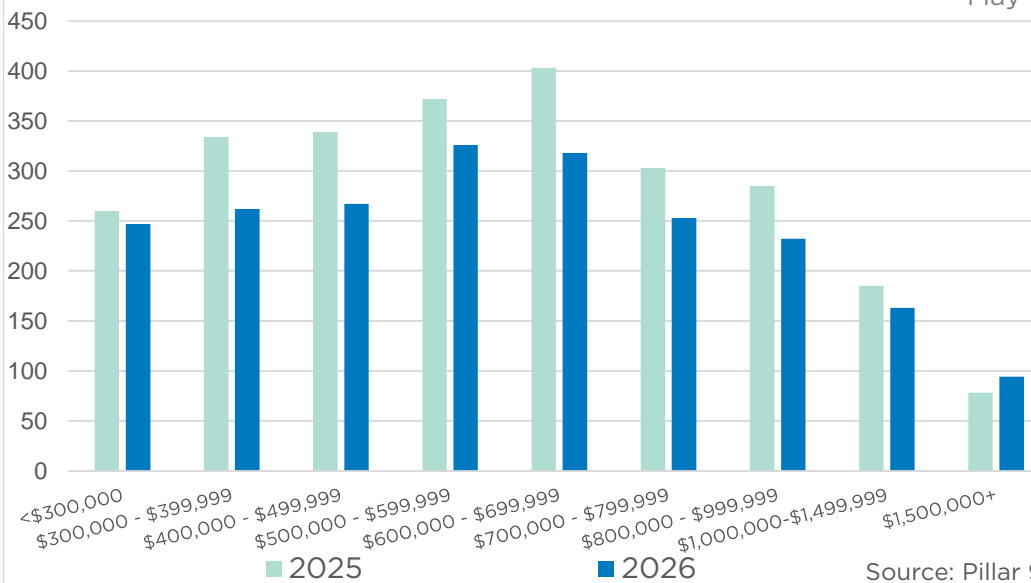
INVENTORY

6,752

↑ 0.1% Y/Y → Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

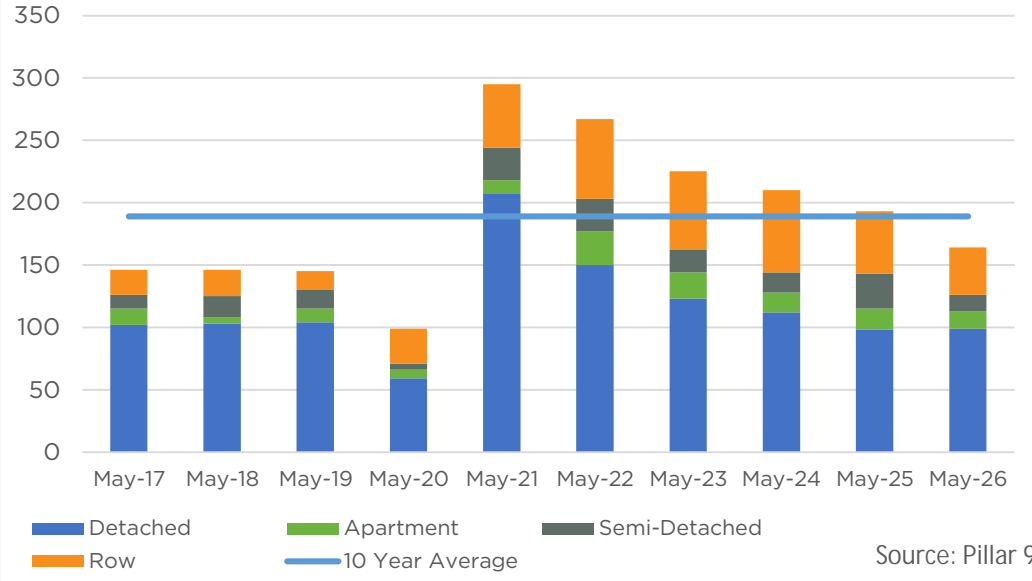
3.12

↑ 18.5% Y/Y → Monthly trend*

May 2026

Airdrie

Monthly Sales Comparison



SALES

164

↓ 15.0% Y/Y ↓ 12.4% YTD

NEW LISTINGS

307

↓ 8.1% Y/Y ↓ 2.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



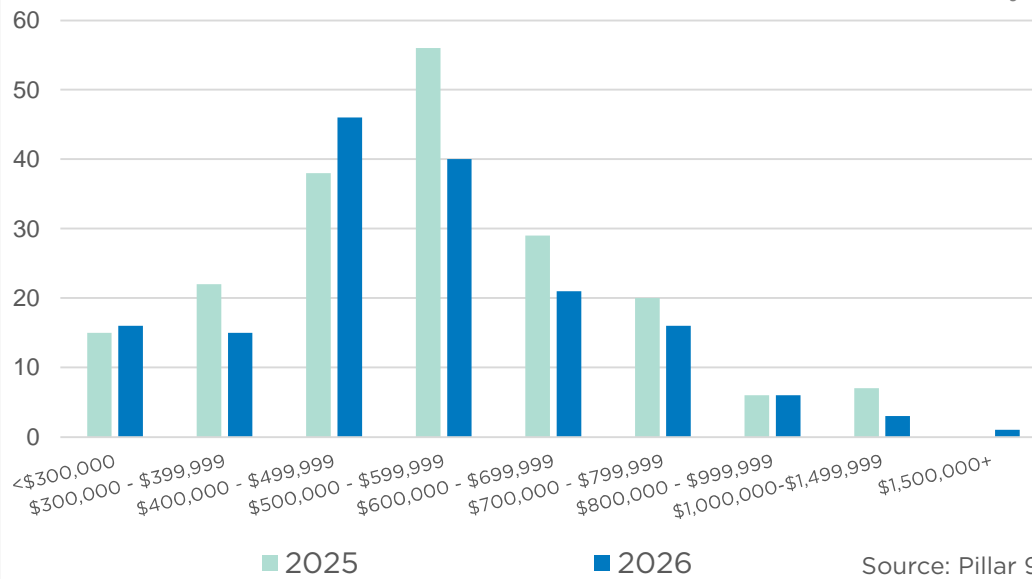
INVENTORY

519

↑ 10.9% Y/Y → Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

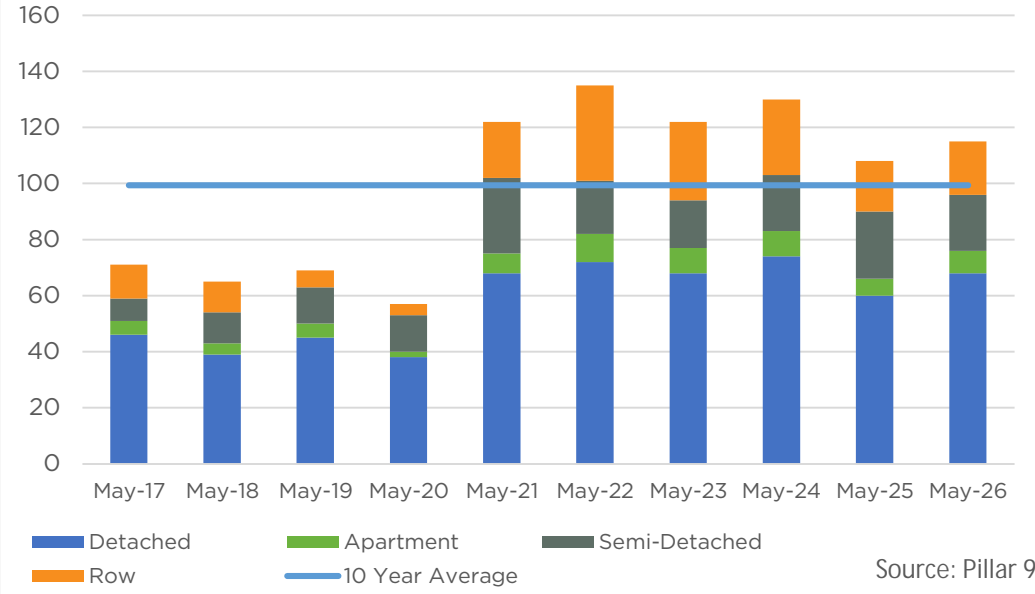
3.16

↑ 30.5% Y/Y → Monthly trend*

May 2026

Cochrane

Monthly Sales Comparison



SALES

115

↑ 6.5% Y/Y ↑ 6.3% YTD

NEW LISTINGS

188

↓ 4.6% Y/Y ↑ 15.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



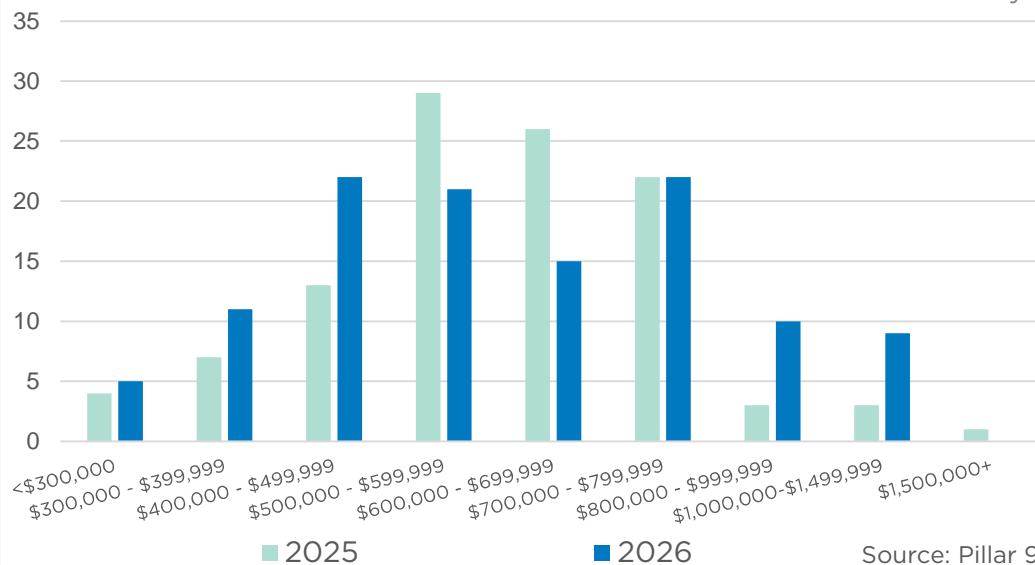
INVENTORY

334

↑ 14.0% Y/Y Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

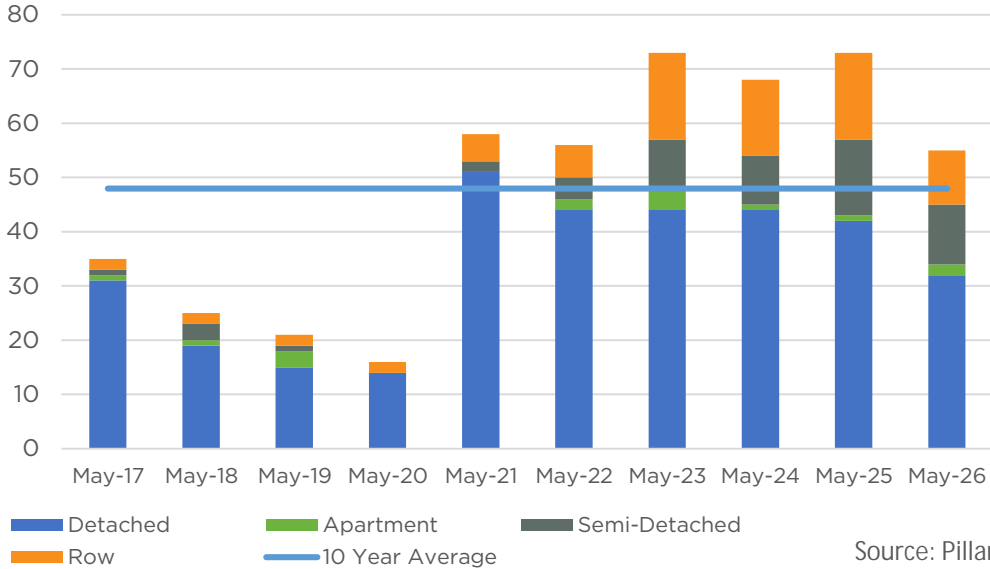
2.90

↑ 7.1% Y/Y Monthly trend*

May 2026

Chestermere

Monthly Sales Comparison



SALES

55

↓ 24.7% Y/Y ↓ 23.3% YTD

NEW LISTINGS

165

↑ 5.1% Y/Y ↑ 0.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



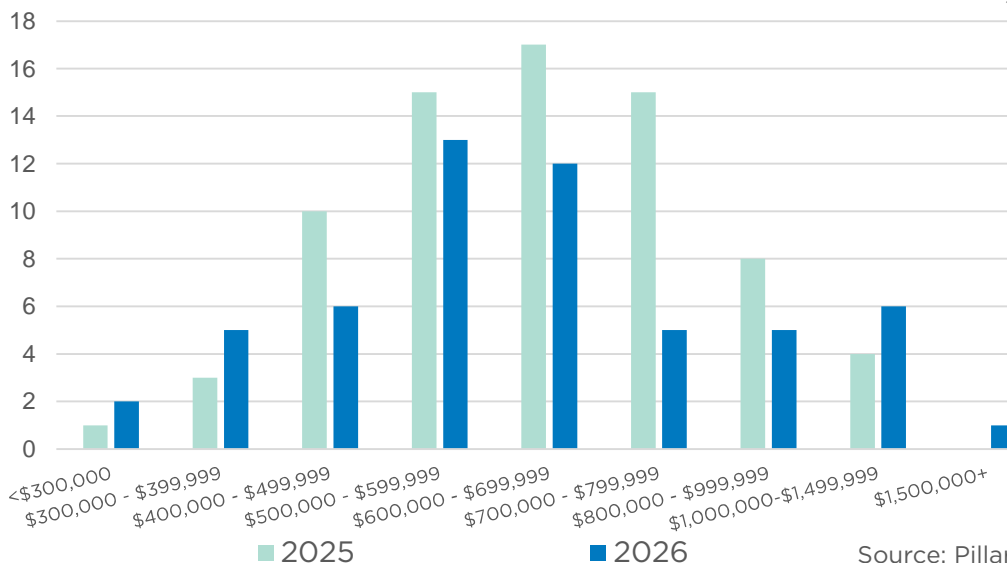
INVENTORY

313

↑ 28.8% Y/Y Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

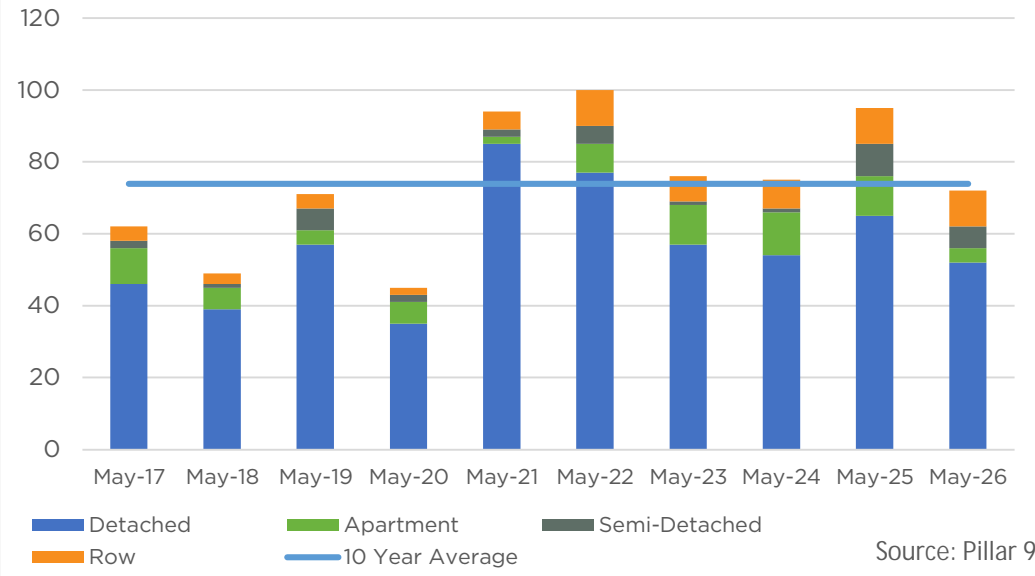
5.69

↑ 71.0% Y/Y Monthly trend*

May 2026

Okotoks

Monthly Sales Comparison



SALES

72

↓ 24.2% Y/Y ↓ 10.4% YTD

NEW LISTINGS

121

↓ 4.7% Y/Y ↑ 2.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

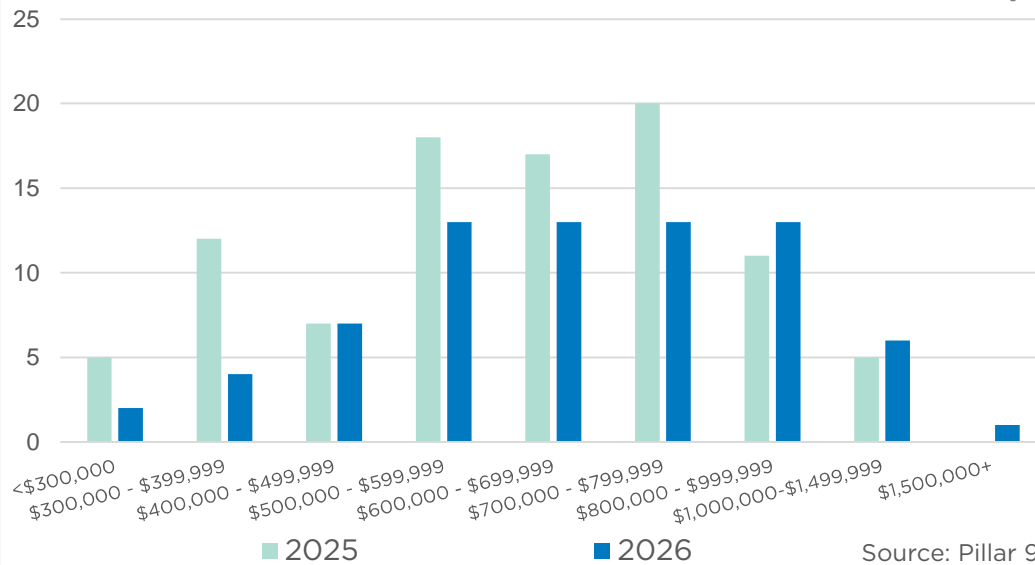


INVENTORY

176

↑ 30.4% Y/Y Monthly trend*

Residential Sales by Price Range



MONTHS OF SUPPLY

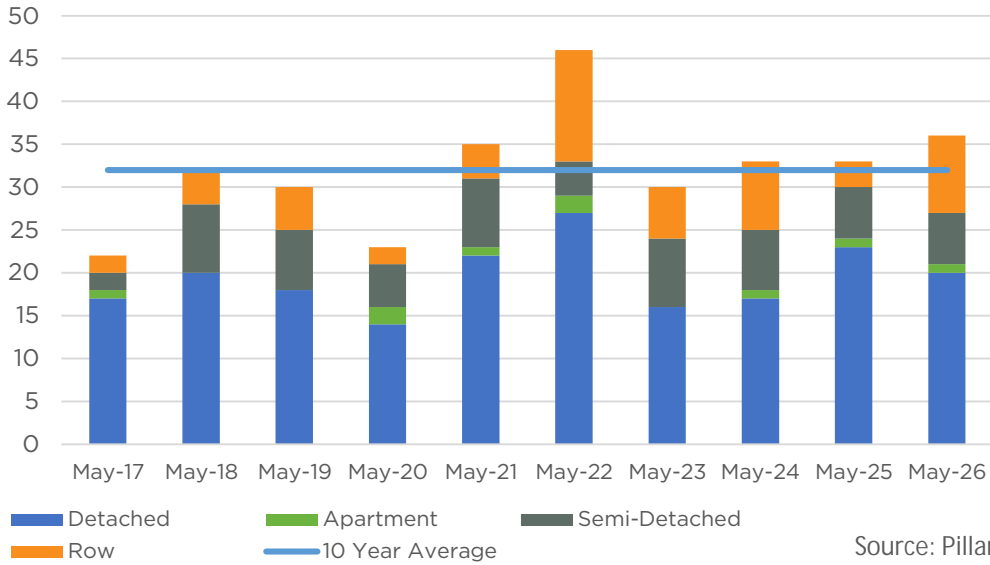
2.44

↑ 72.0% Y/Y Monthly trend*

May 2026

High River

Monthly Sales Comparison



SALES

36

↑ 9.1% Y/Y ↓ 0.9% YTD

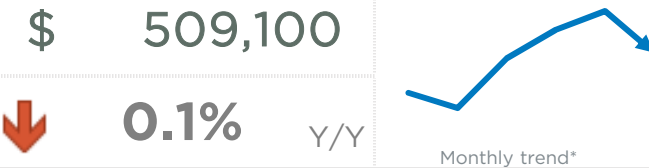
NEW LISTINGS

49

↓ 16.9% Y/Y ↓ 2.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



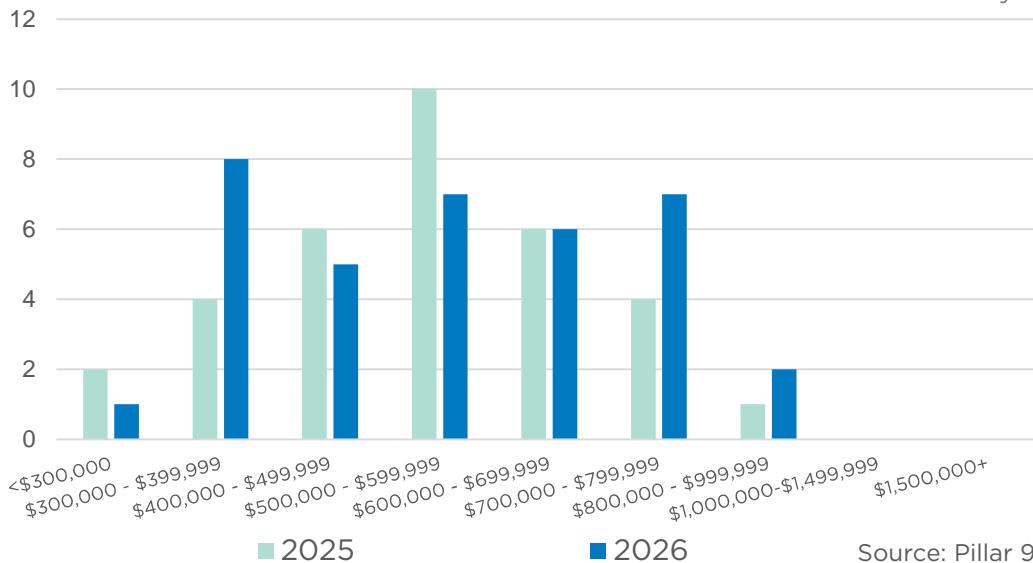
INVENTORY

62

↓ 1.6% Y/Y Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

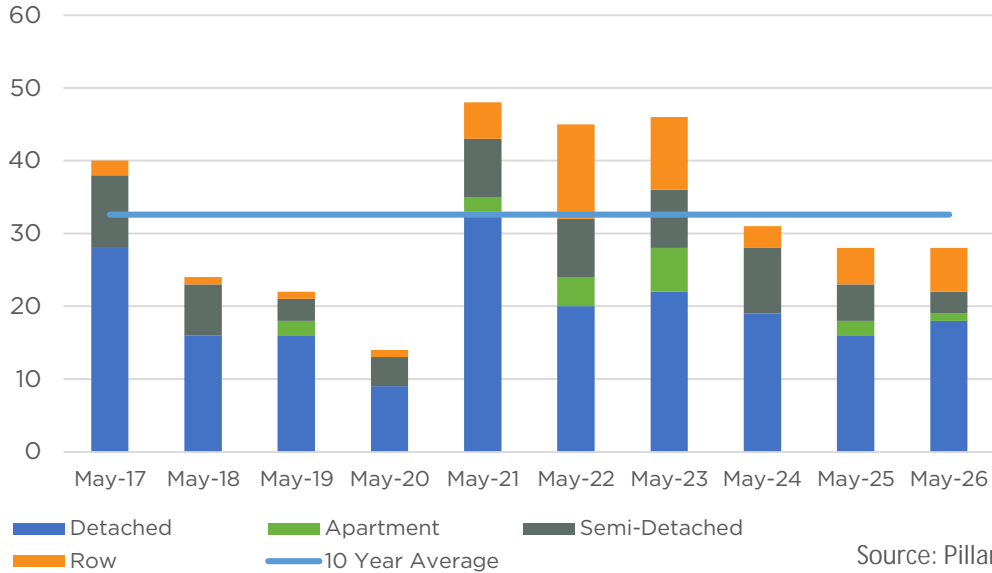
1.72

↓ 9.8% Y/Y Monthly trend*

May 2026

Strathmore

Monthly Sales Comparison



SALES

28

0.0% Y/Y 12.4% YTD

NEW LISTINGS

53

6.0% Y/Y 29.5% YTD

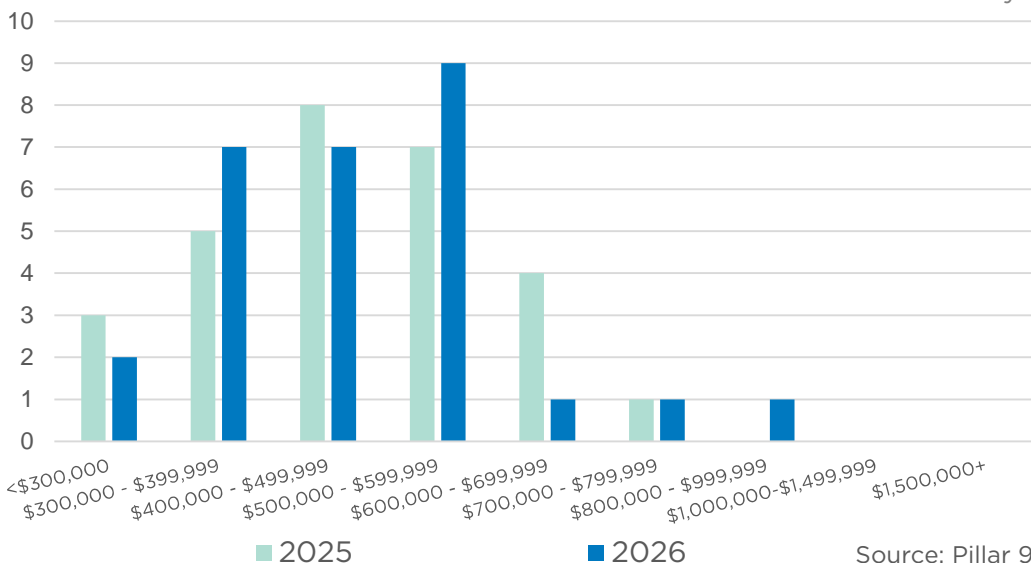


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

May



INVENTORY

117

42.7% Y/Y Monthly trend*

MONTHS OF SUPPLY

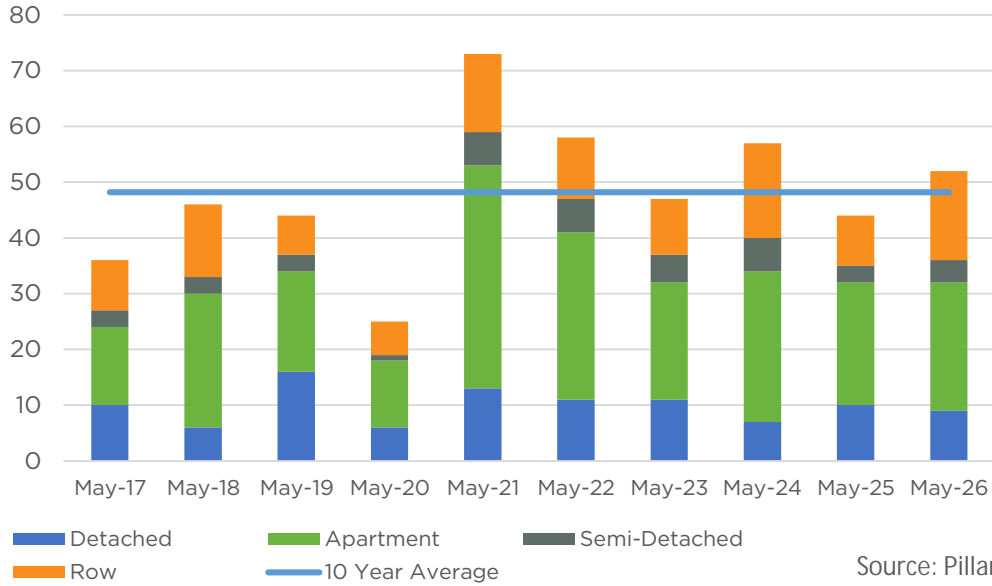
4.18

42.7% Y/Y Monthly trend*

May 2026

Canmore

Monthly Sales Comparison



SALES

52

↑ 18.2% Y/Y ↑ 0.5% YTD

NEW LISTINGS

79

↑ 11.3% Y/Y ↑ 5.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



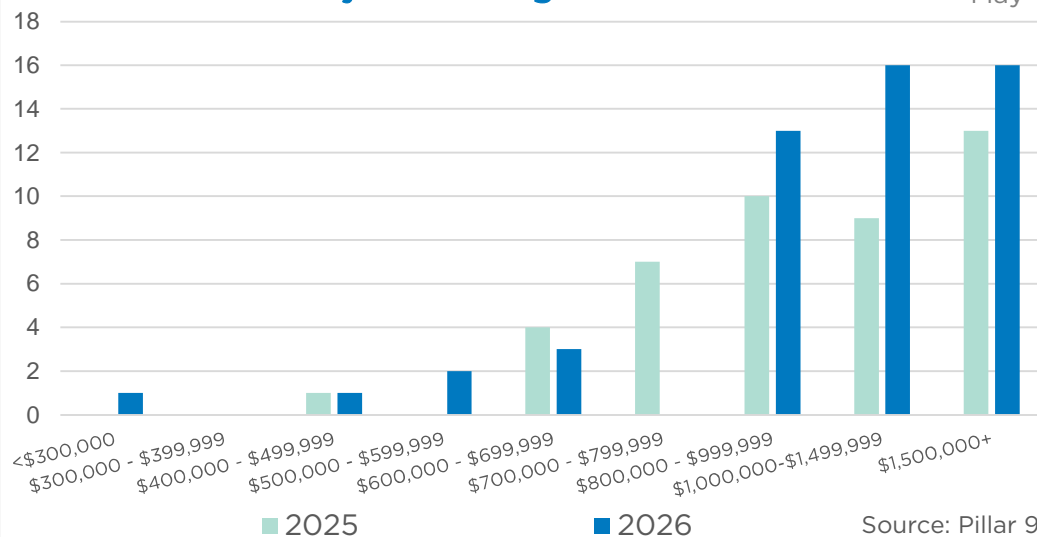
INVENTORY

152

↓ 2.6% Y/Y Monthly trend*

Residential Sales by Price Range

May



MONTHS OF SUPPLY

2.92

↓ 17.6% Y/Y Monthly trend*