



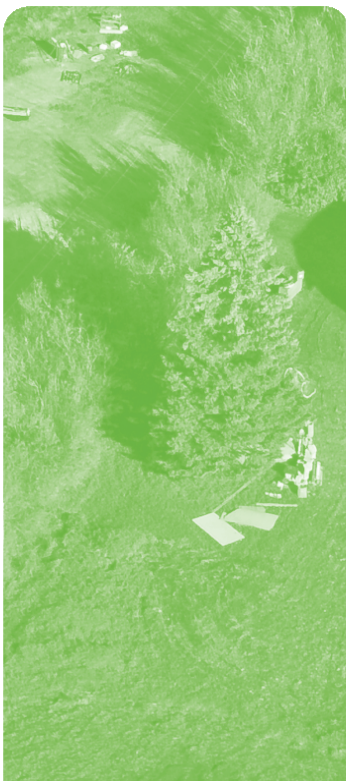
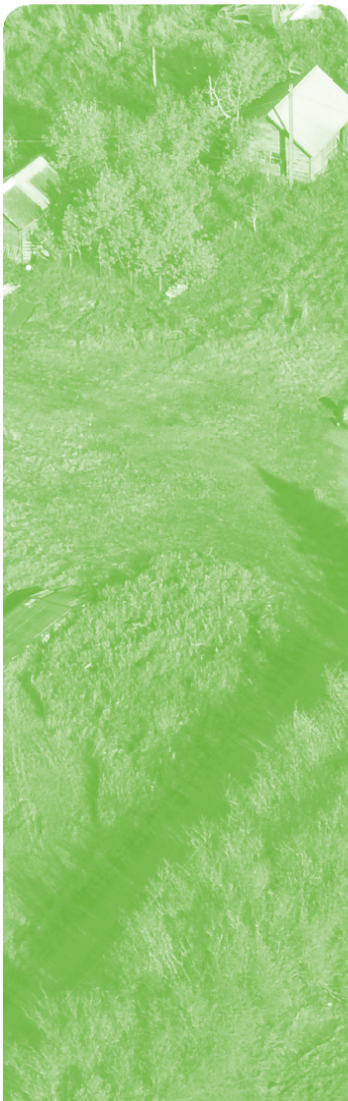
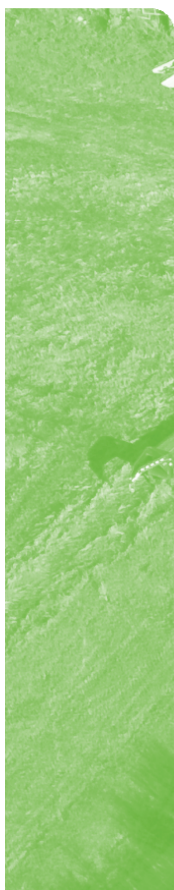
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MONTHLY STATISTICS PACKAGE

Calgary Region

June 2025



creb.com

June 2025

Airdrie



Thanks to a sharp decline in detached activity, sales in June fell to 164 units. The pullback in sales was met with 324 new listings, causing the sales-to-new listings ratio to drop to 51 per cent, the lowest ratio reported in June since 2018. The wider spread between sales and new listings drove further inventory gains and for the first time since 2020 the months of supply was above three months. The additional supply choice has weighed on resale prices, which have trended down for the second consecutive month. In June the benchmark price was \$538,300, nearly three per cent lower than levels seen last year at this time.

\$	PRICE	SALES
	\$538,300	164
2.9%	Y/Y	21.5% Y/Y 11.9% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	518	3.16
122.3%	Y/Y	183.3% Y/Y
	Monthly trend*	Monthly trend*

Cochrane



Gains for detached and semi-detached sales were offset by pullbacks for row and apartment units, as June sales remained relatively unchanged over last year. The 101 sales in June were met with 171 new listings and the sales-to-new listings ratio rose to 59 per cent. This slowed the pace of inventory growth, keeping the months of supply just below three months. While conditions are more balanced than they have been, prices in the area continue to rise albeit at a slower pace. As of June, the unadjusted benchmark price was \$593,700, nearly one per cent higher than last month and four per cent higher than last June.

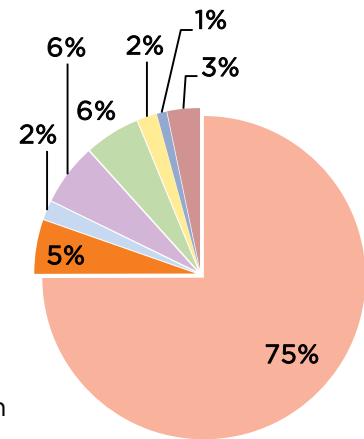
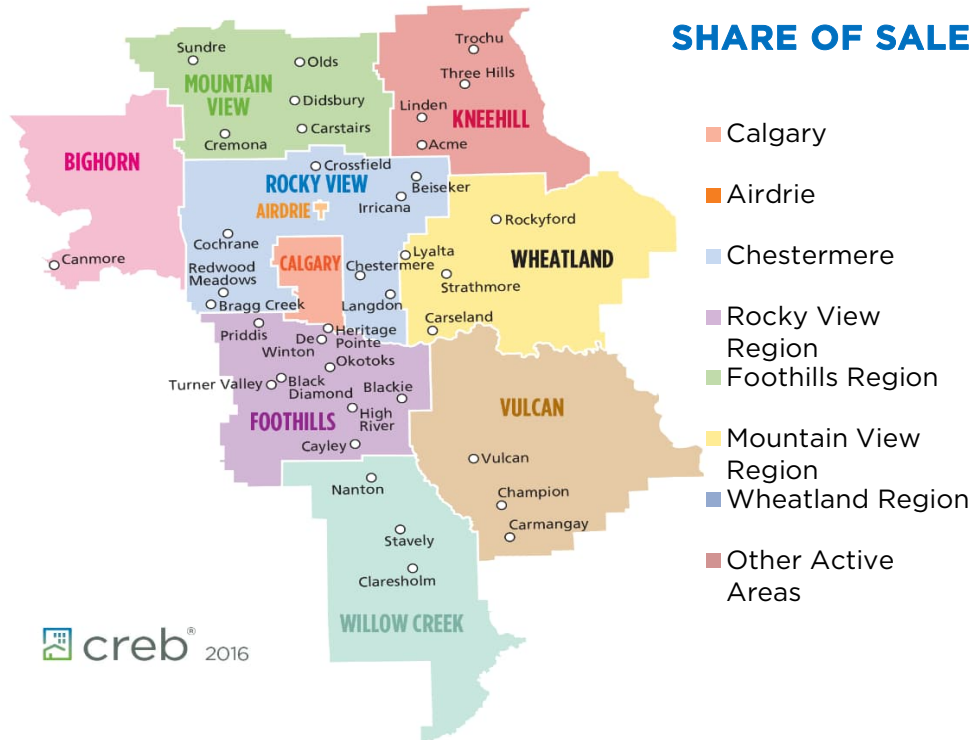
\$	PRICE	SALES
	\$593,700	101
4.0%	Y/Y	1.0% Y/Y 1.1% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	299	2.96
103.4%	Y/Y	101.4% Y/Y
	Monthly trend*	Monthly trend*

Okotoks



While levels are better than last year, both sales and new listings trended down in June, causing the sales-to-new listings ratio to rise to 87 per cent. This prevented any further monthly inventory gains and ensured that the months of supply remained below two months in June. While conditions remain tight in Okotoks, more supply in the broader region has likely preventing stronger price growth in the Town of Okotoks. As of June, the unadjusted benchmark price was \$632,800, similar to last month and nearly three per cent higher than last year.

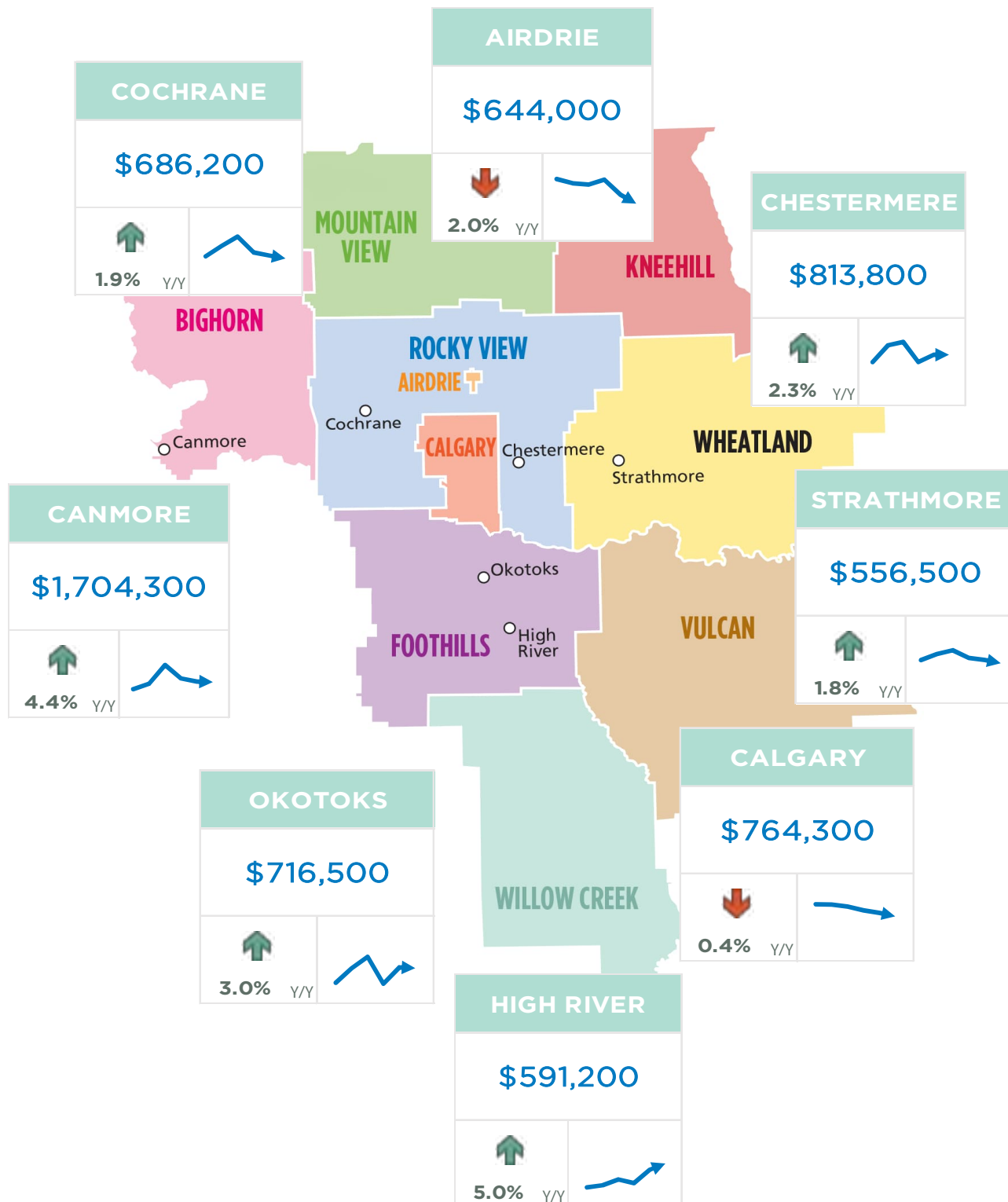
\$	PRICE	SALES
	\$632,800	87
2.8%	Y/Y	22.5% Y/Y 0.3% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	128	1.47
56.1%	Y/Y	27.4% Y/Y
	Monthly trend*	Monthly trend*



Source: CREB®

June 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,286	4,223	54%	6,941	3.04	586,200	646,147	595,000
Airdrie	164	324	51%	518	3.16	538,300	538,498	521,250
Chestermere	57	137	42%	248	4.35	715,600	711,037	655,000
Rocky View Region	186	314	59%	591	3.18	656,300	921,902	721,500
Foothills Region	167	200	84%	308	1.84	655,600	778,002	679,500
Mountain View Region	60	84	71%	168	2.80	505,600	634,712	502,000
Kneehill Region	15	20	75%	37	2.47	263,300	372,217	350,000
Wheatland Region	29	62	47%	153	5.28	459,200	472,369	470,000
Willow Creek Region	22	34	65%	56	2.55	350,100	537,382	450,000
Vulcan Region	15	18	83%	43	2.87	352,400	379,860	345,000
Bighorn Region	48	61	79%	163	3.40	1,124,900	1,267,825	1,097,500
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	12,404	22,844	54%	5,418	2.62	588,400	636,350	585,000
Airdrie	936	1,675	56%	410	2.63	540,567	561,358	549,575
Chestermere	358	796	45%	220	3.68	707,000	682,737	645,000
Rocky View Region	927	1,638	57%	475	3.07	654,667	884,477	687,500
Foothills Region	712	1,073	66%	246	2.07	650,000	775,861	650,000
Mountain View Region	309	459	67%	141	2.73	497,583	571,090	500,000
Kneehill Region	61	95	64%	27	2.67	263,350	331,284	315,000
Wheatland Region	180	339	53%	112	3.73	456,233	501,714	492,500
Willow Creek Region	111	160	69%	44	2.36	335,983	401,844	368,000
Vulcan Region	58	103	56%	36	3.74	340,917	360,298	322,500
Bighorn Region	271	399	68%	153	3.38	1,094,900	1,290,363	1,070,000

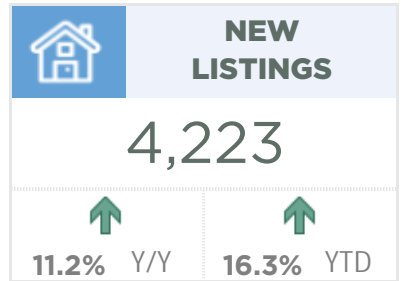
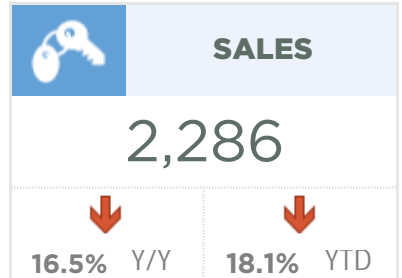
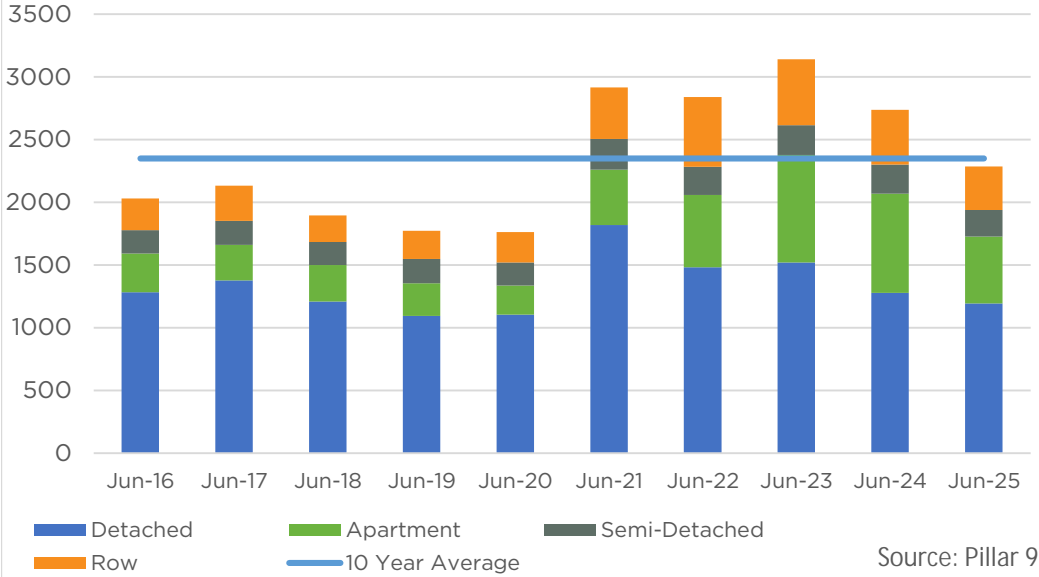
DETACHED BENCHMARK PRICE COMPARISON



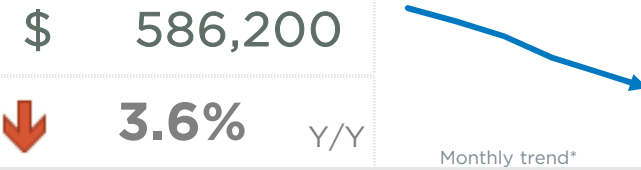
June 2025

Calgary

Monthly Sales Comparison

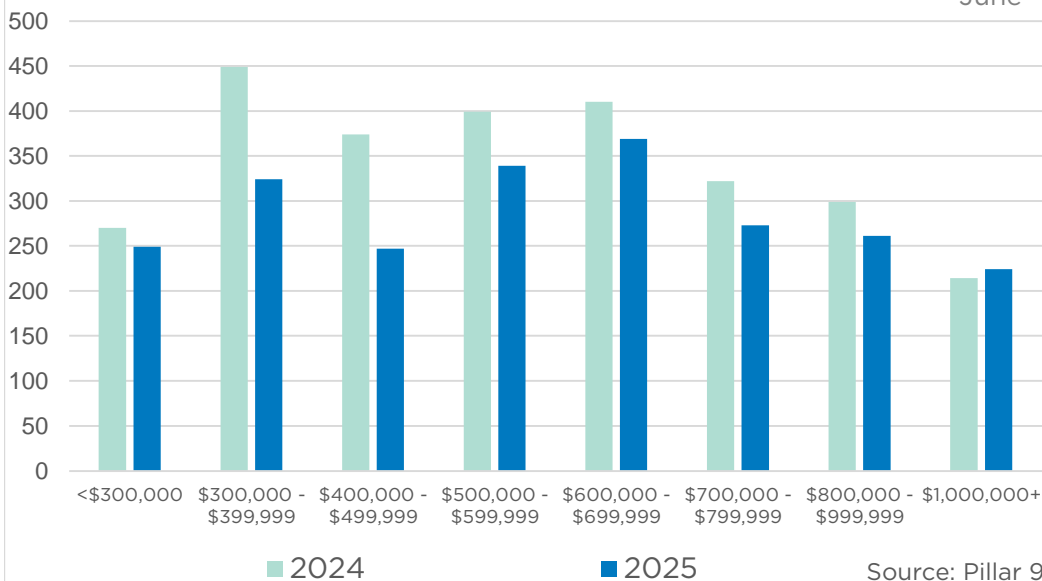


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

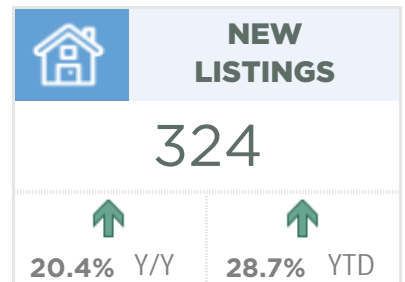
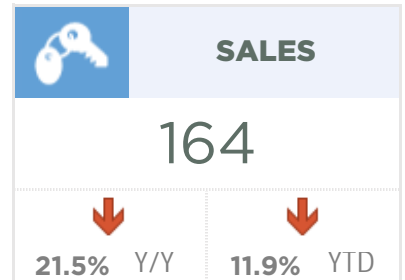
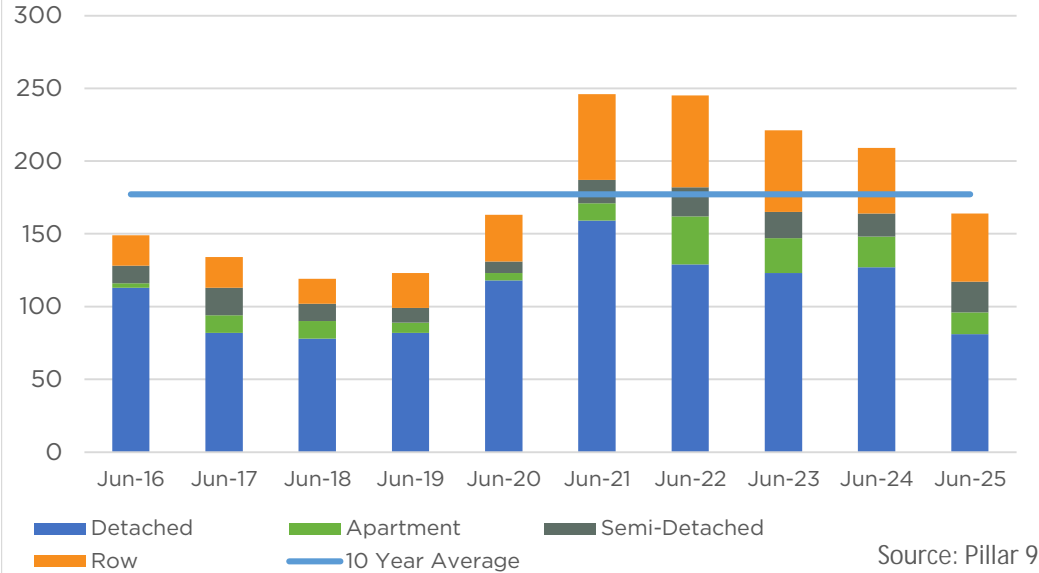
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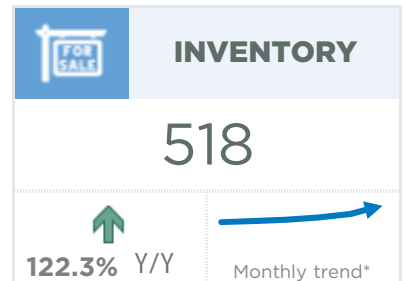
June 2025

Airdrie

Monthly Sales Comparison

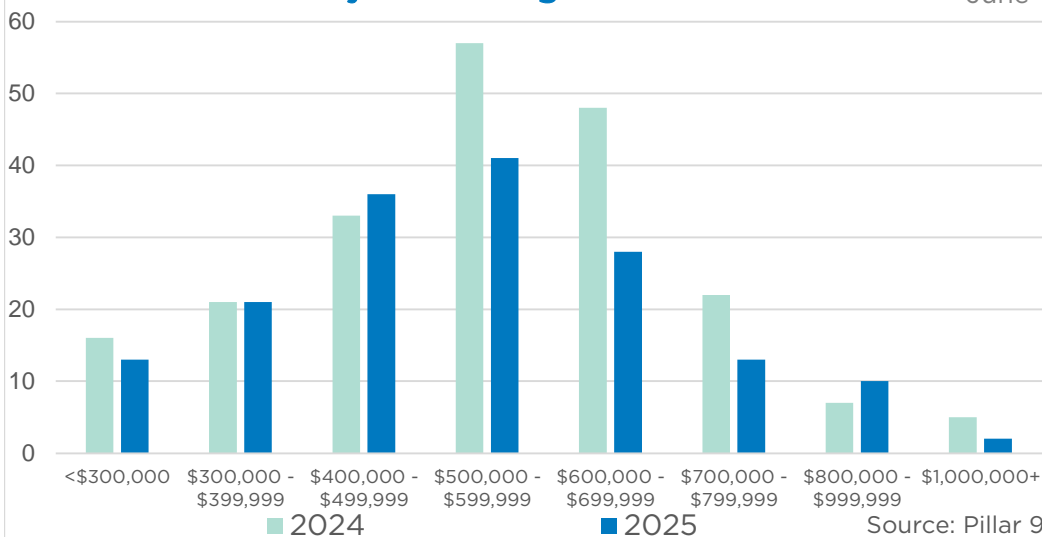


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

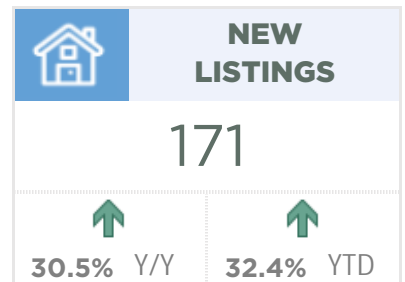
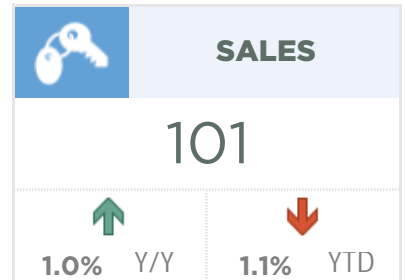
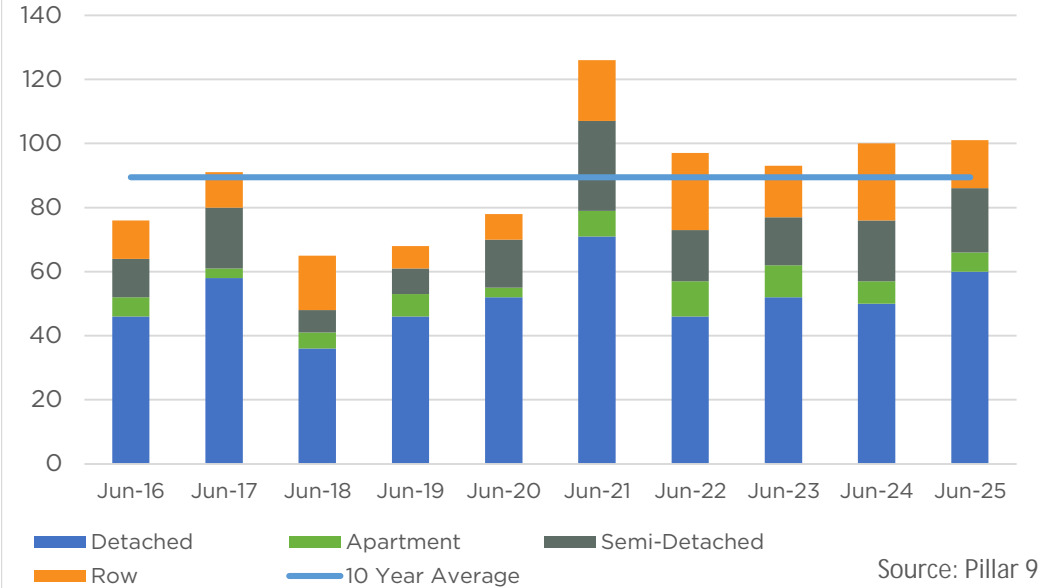
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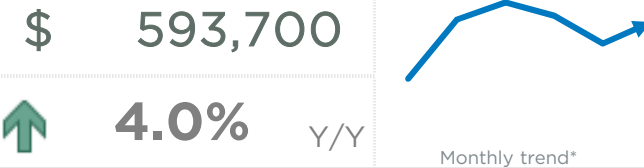
June 2025

Cochrane

Monthly Sales Comparison

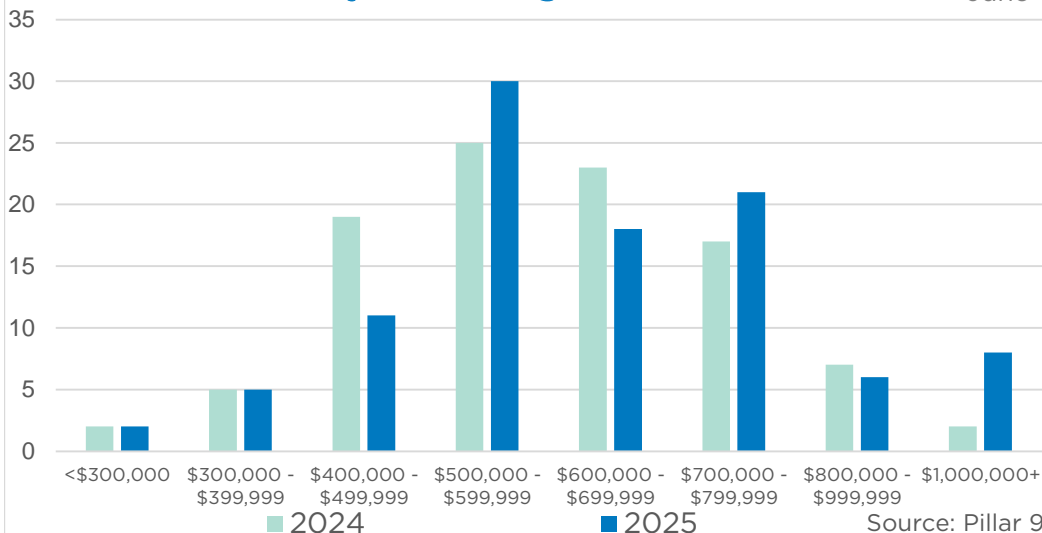


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

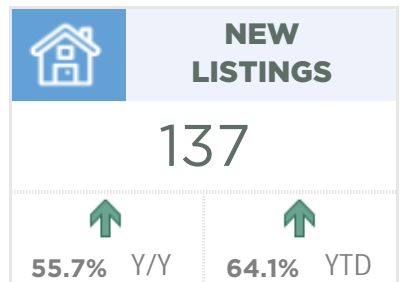
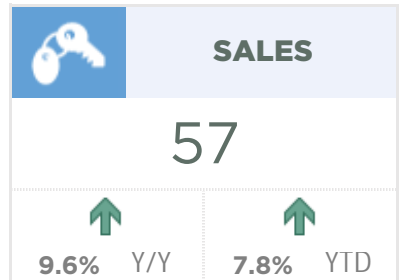
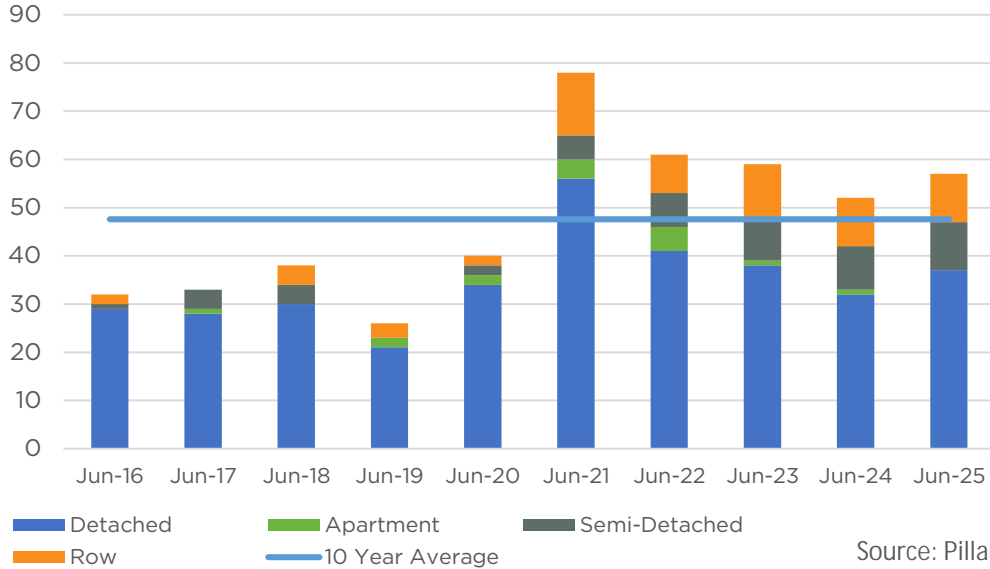
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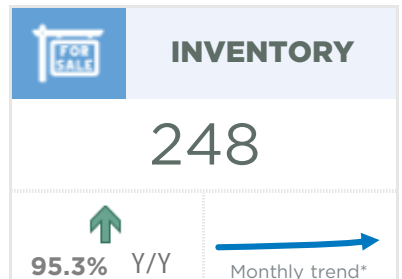
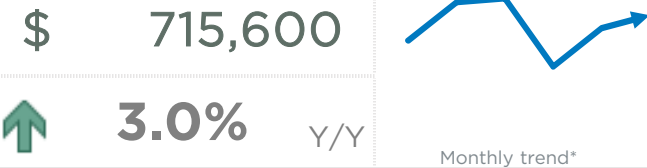
June 2025

Chestermere

Monthly Sales Comparison

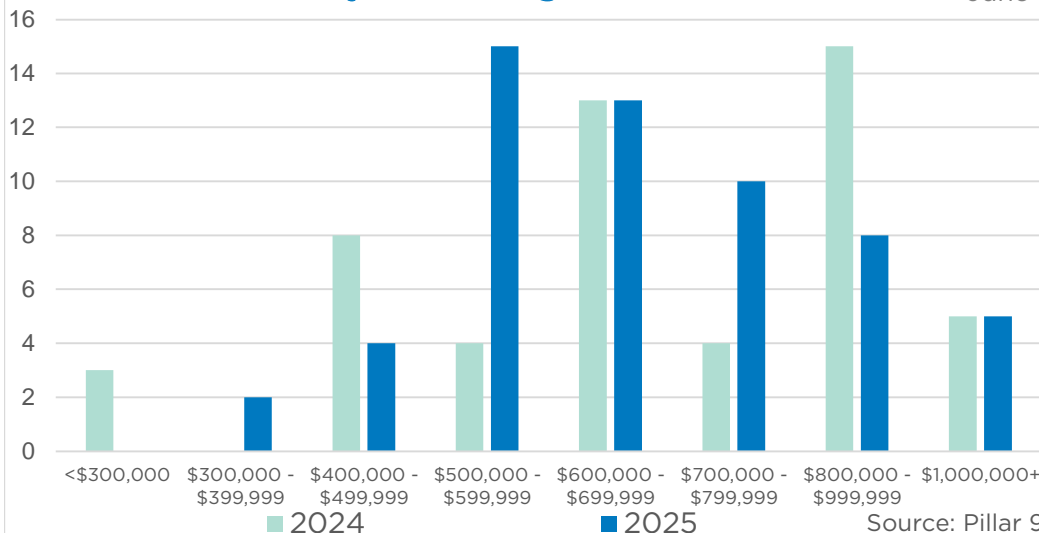


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

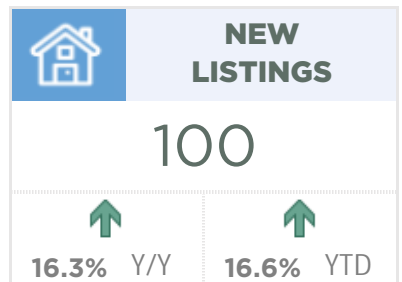
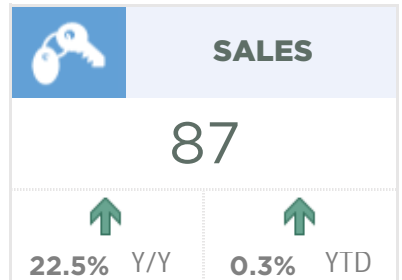
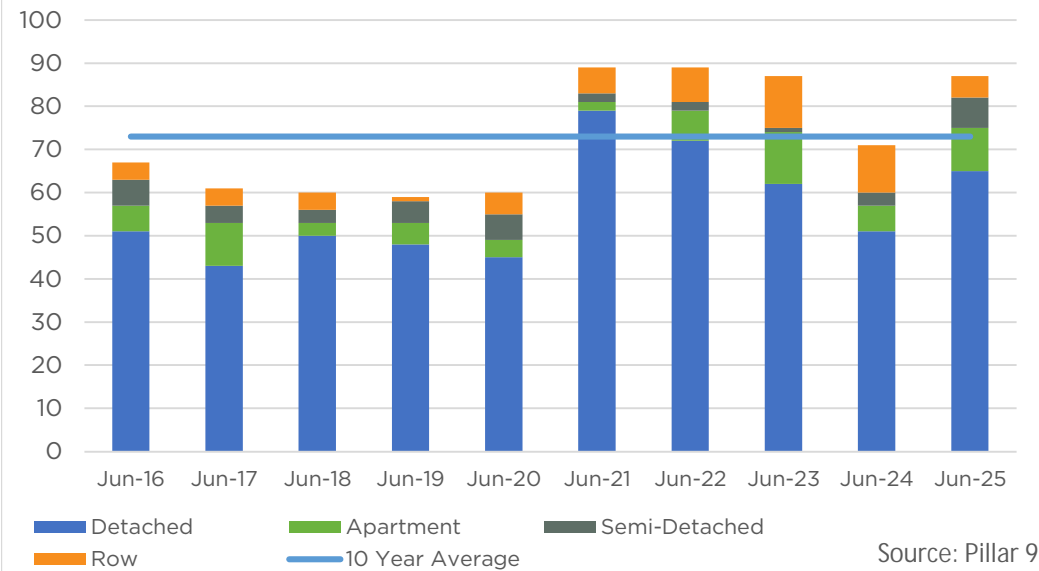
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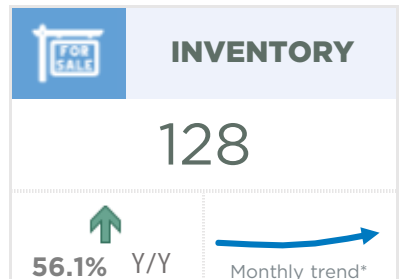
June 2025

Okotoks

Monthly Sales Comparison

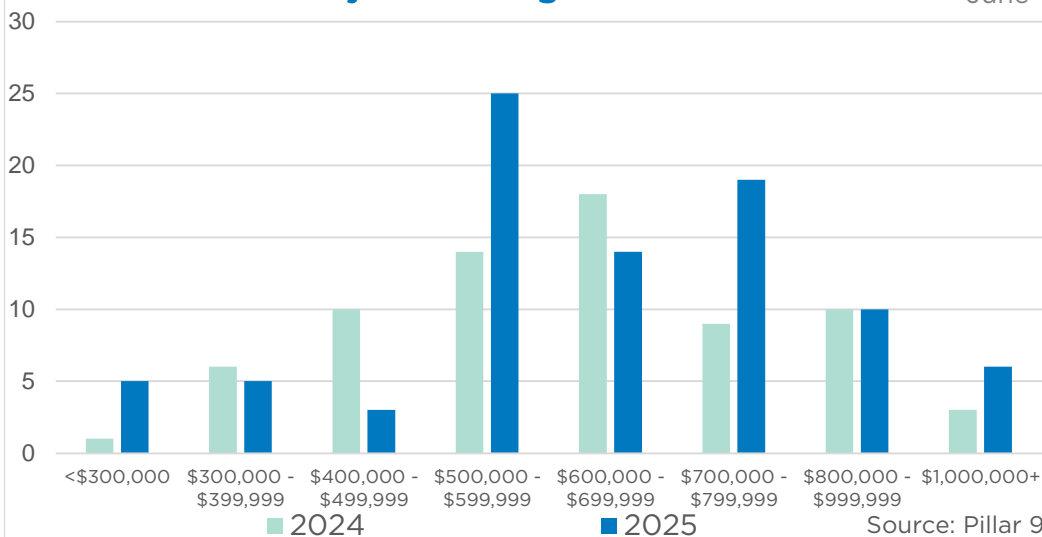


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

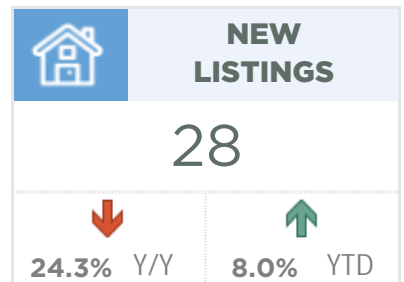
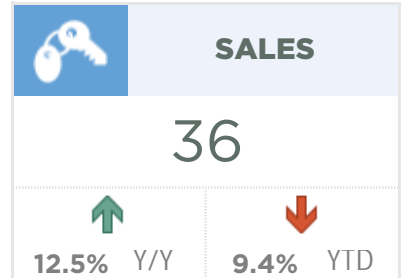
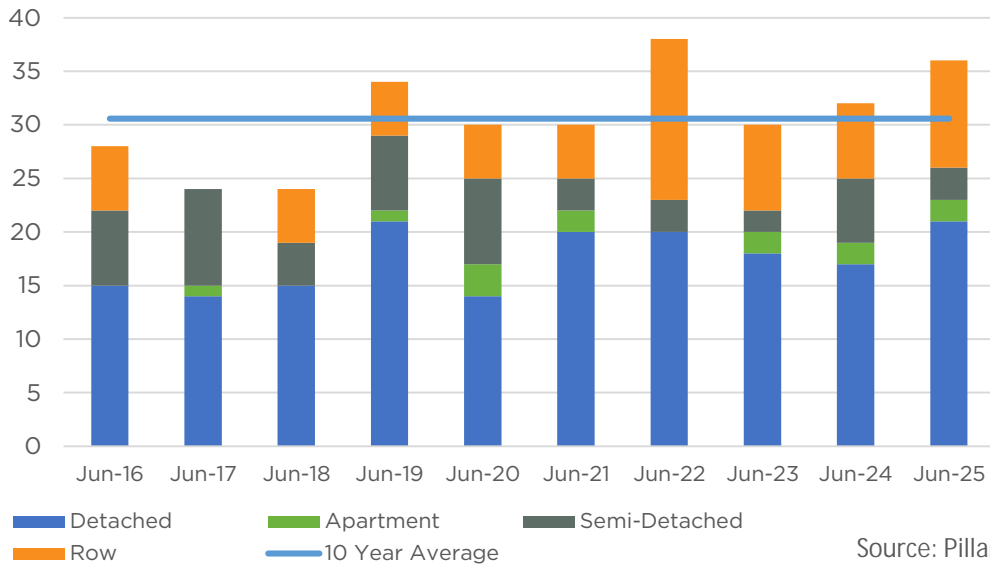
June



June 2025

High River

Monthly Sales Comparison

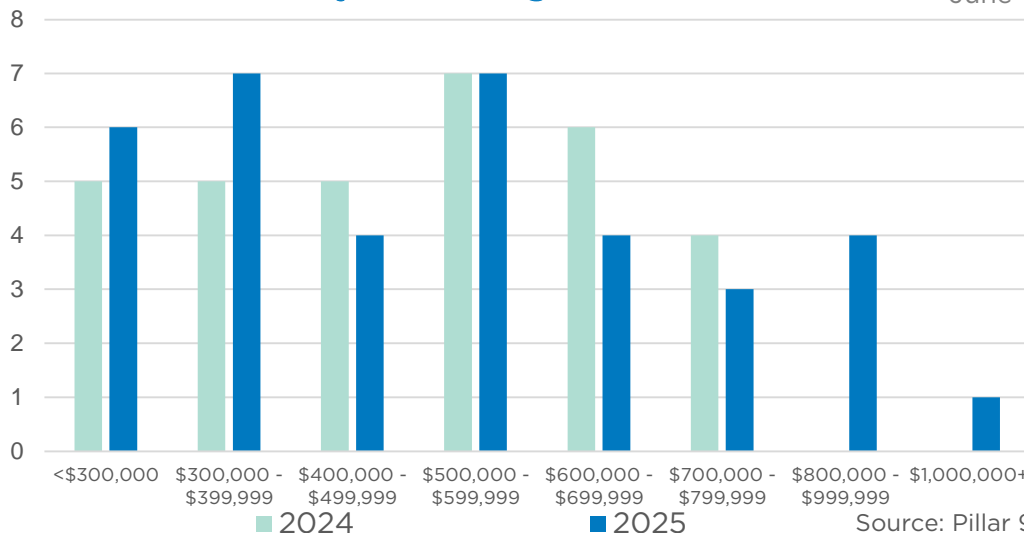


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

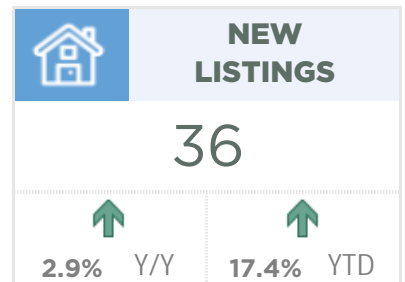
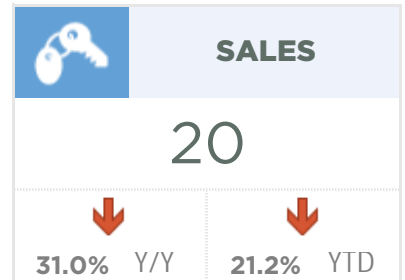
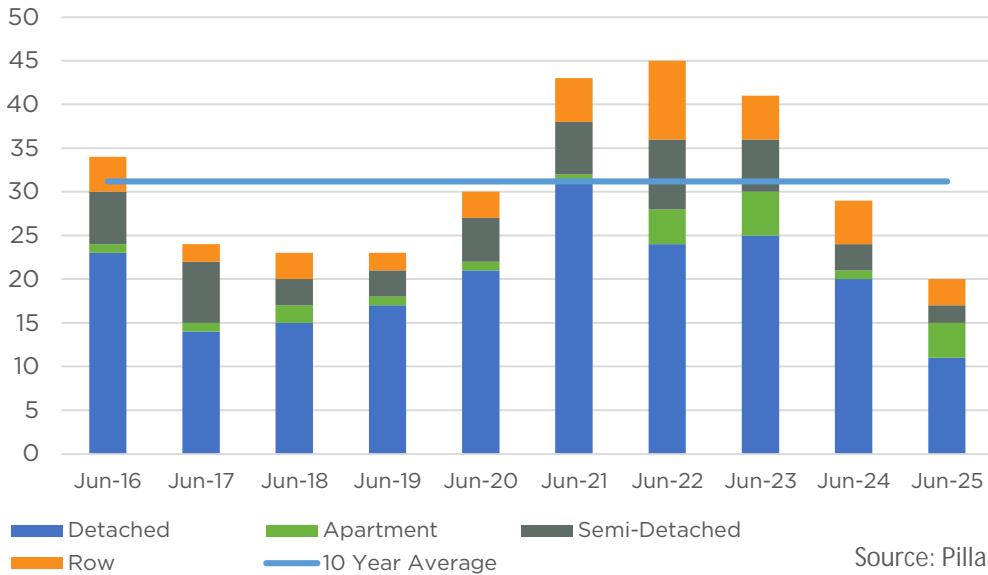
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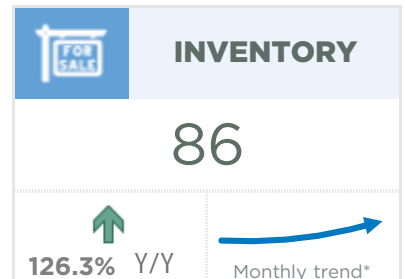
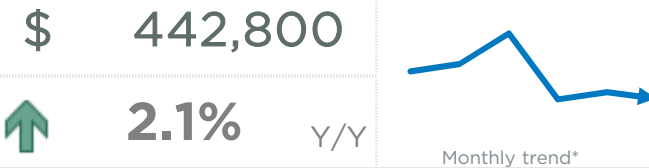
June 2025

Strathmore

Monthly Sales Comparison

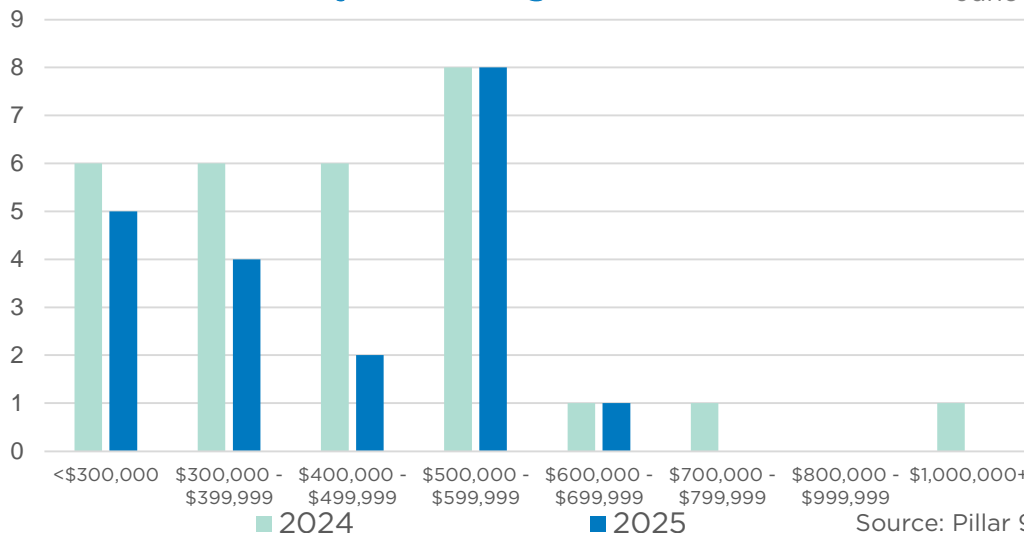


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

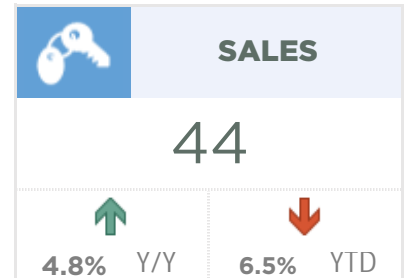
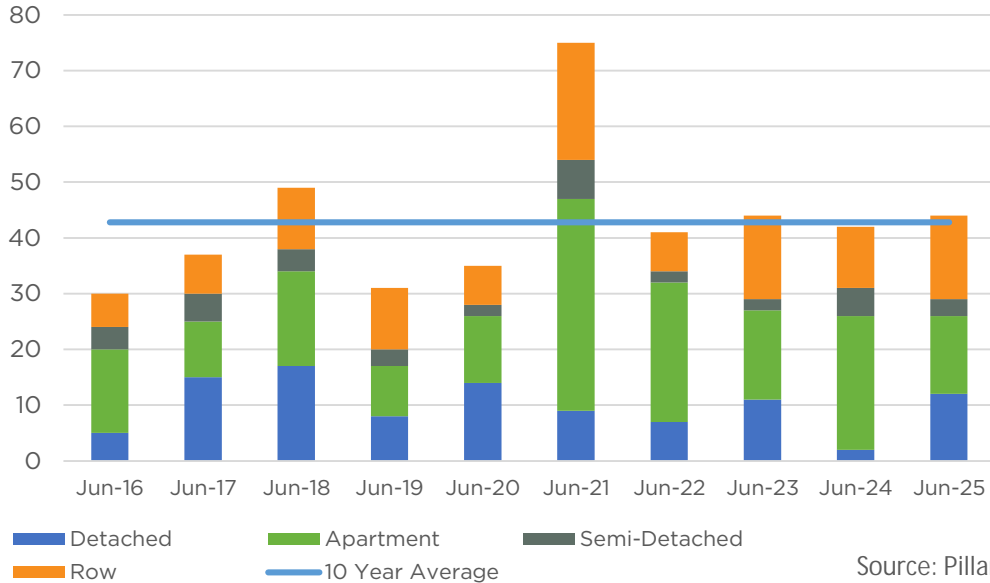
June



June 2025

Canmore

Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 1,124,900



10.5%

Y/Y



Residential Sales by Price Range

June

