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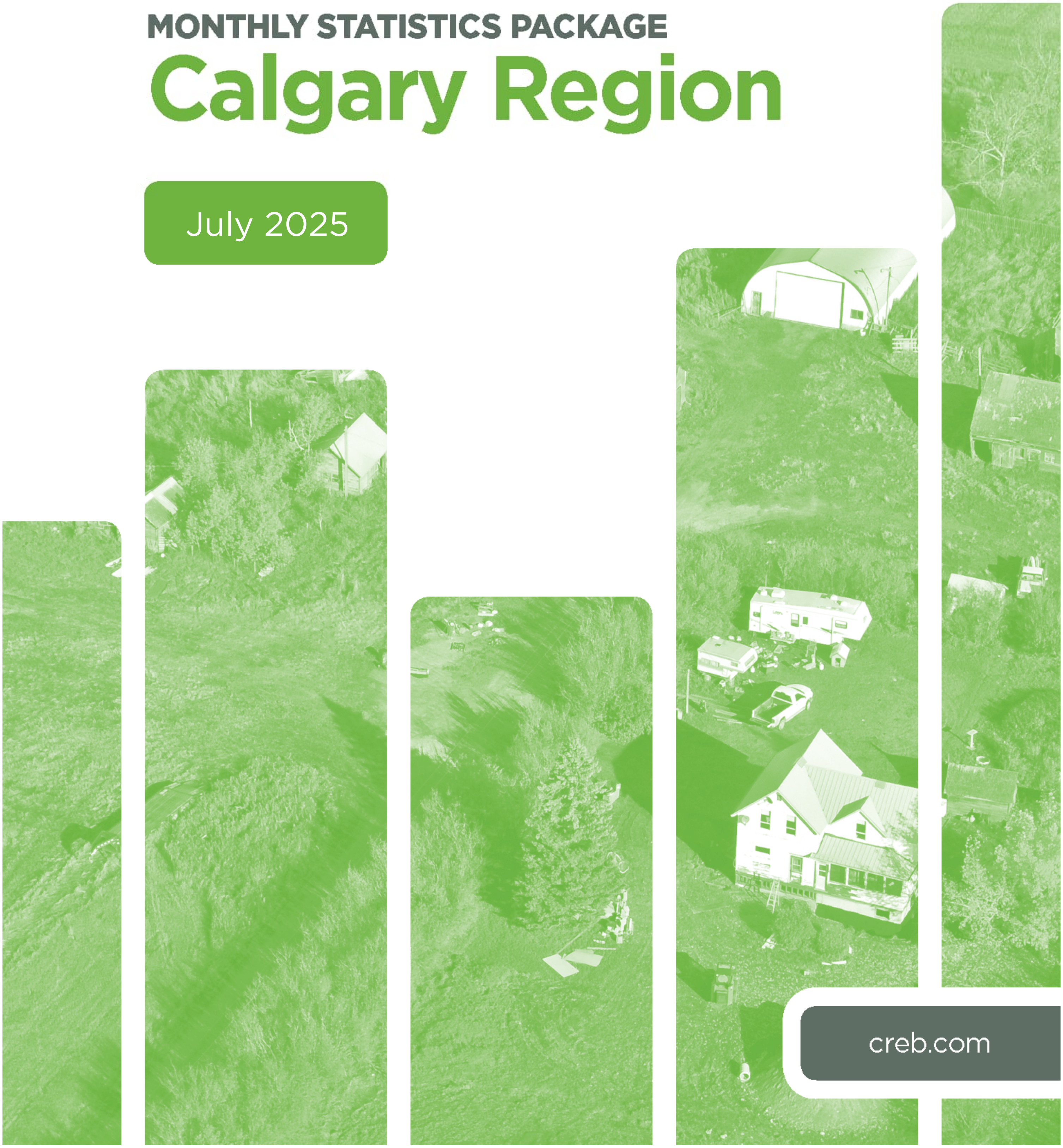
MONTHLY STATISTICS PACKAGE

Calgary Region

July 2025



creb.com

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Regional Market Facts

July 2025

Airdrie

Due to declines in both row and apartment sales, July sales slowed by 14 per cent compared to last July, contributing to the year-to-date decline of 12 per cent. While sales have slowed, activity remains higher than levels reported prior to 2021. What has changed is the significant improvement in new listings, resulting in inventory gains. As of July, inventory levels rose to 543 units, the highest July reported since the peak in 2018. The higher inventory levels kept the months of supply above three months in July, placing some downward pressure on home prices. In July, the benchmark price was $532,800, nearly four per cent lower than levels reported last year at this time. However, last year's gains were exceptionally high earlier in the year, and on a year-to-date basis prices are only slightly lower than last year.

PRICE		SALES	
$532,800		160	
3.8% Y/Y		14.0% Y/Y	12.2% YTD

INVENTORY		MONTHS OF SUPPLY	
543		3.39	
81.6% Y/Y	Monthly trend*	111.1% Y/Y	Monthly trend*

Cochrane

Unlike other areas, Cochrane has not seen the same level of pullback in sales compared to long-term trends. While July sales were down by seven per cent, year-to-date sales are two per cent lower than last year and 23 per cent higher than long-term trends. New listings in July did reach a record high for the month, causing inventories to push to the highest level reported for the month since 2019 and causing the months of supply to rise above three months. While this likely contributed to some of the monthly decline in price, unlike other areas the July benchmark price of $590,000 was over two per cent higher than last year, and four per cent higher on a year-to-date basis.

PRICE		SALES	
$590,000		91	
2.3% Y/Y		7.1% Y/Y	2.0% YTD

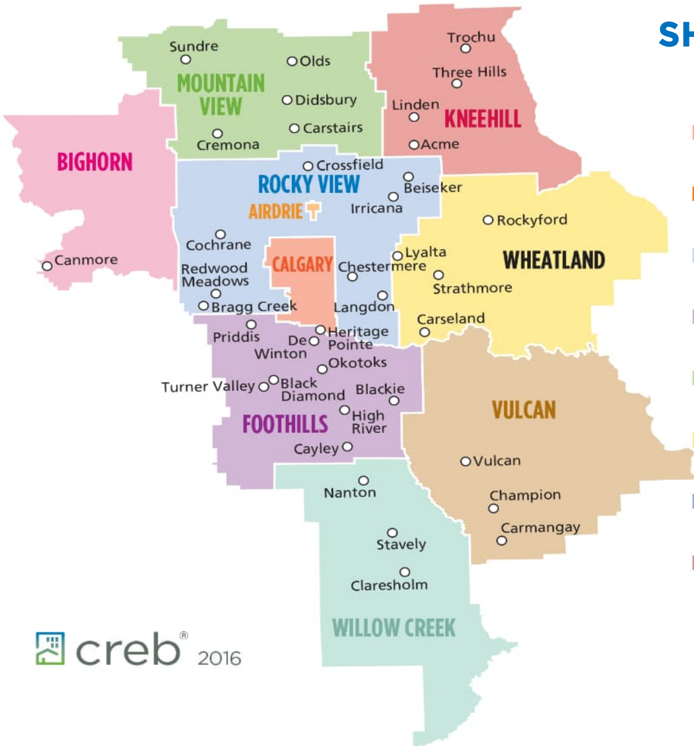
INVENTORY		MONTHS OF SUPPLY	
302		3.32	
104.1% Y/Y	Monthly trend*	119.8% Y/Y	Monthly trend*

Okotoks

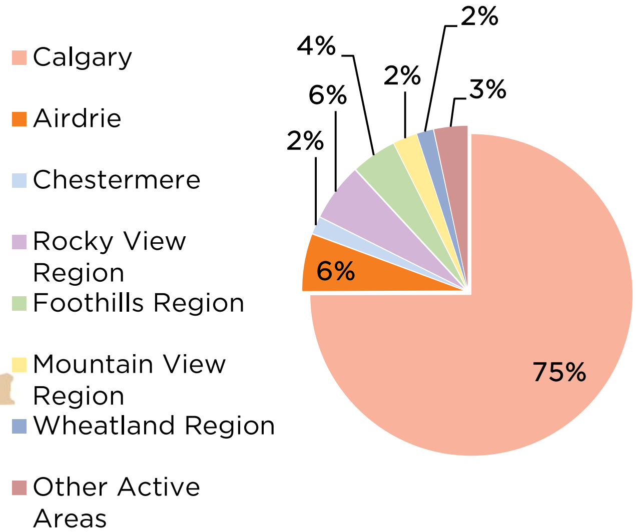
This market continues to exhibit tighter market conditions than both Airdrie and Cochrane with a sales-to-new-listings ratio of 71 per cent and months of supply at just over two months. This is a significant improvement compared to the previous four years, where the months of supply in July was just over one month. In July, the benchmark price in the area was $628,500, slightly lower than last month, but higher than last year's level. Despite some monthly fluctuations, year-to-date prices are over two per cent higher than last year.

PRICE		SALES	
$628,500		57	
1.0% Y/Y		13.6% Y/Y	1.9% YTD

INVENTORY		MONTHS OF SUPPLY	
125		2.19	
43.7% Y/Y	Monthly trend*	66.4% Y/Y	Monthly trend*



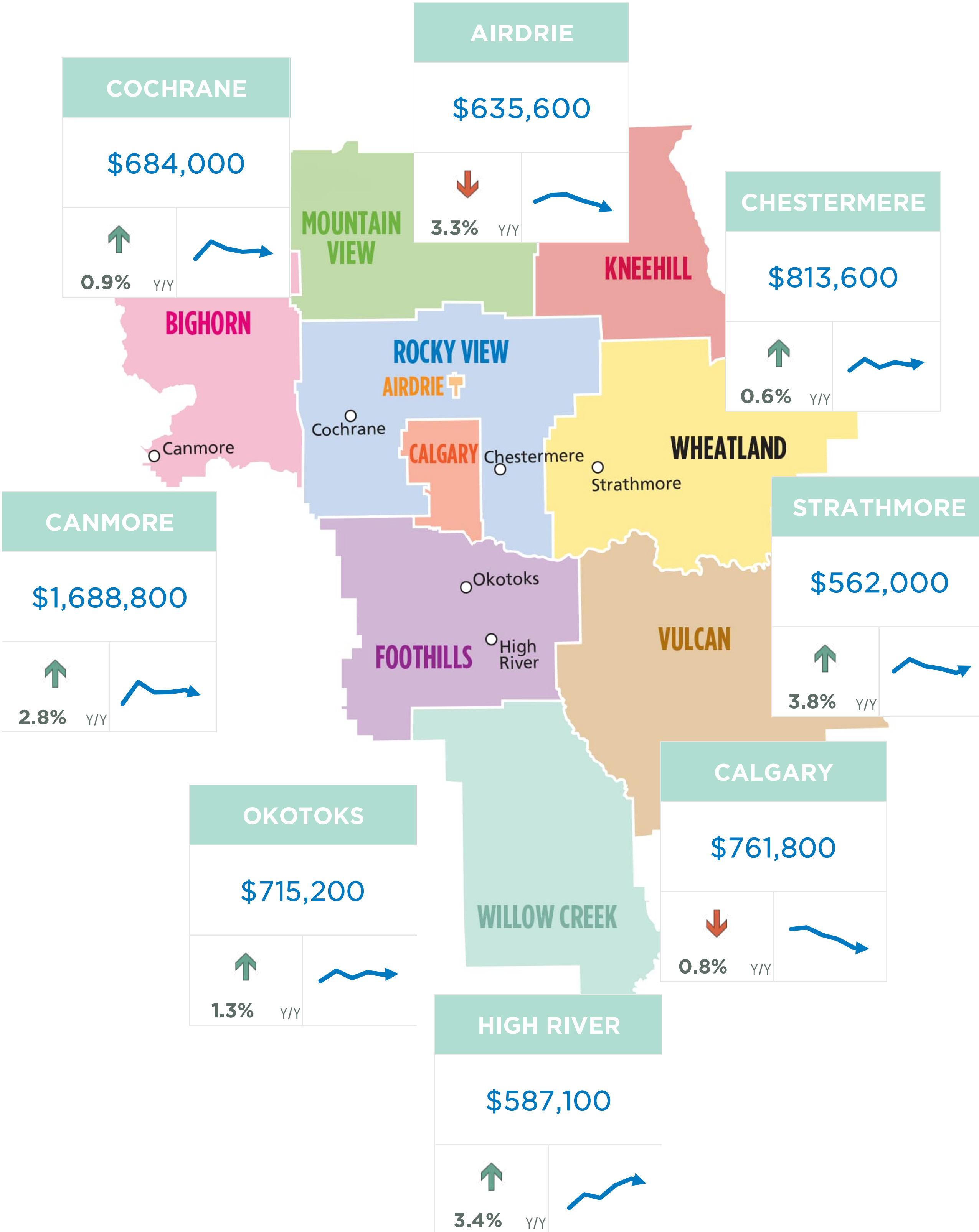
SHARE OF SALES July 2025



Source: CREB®

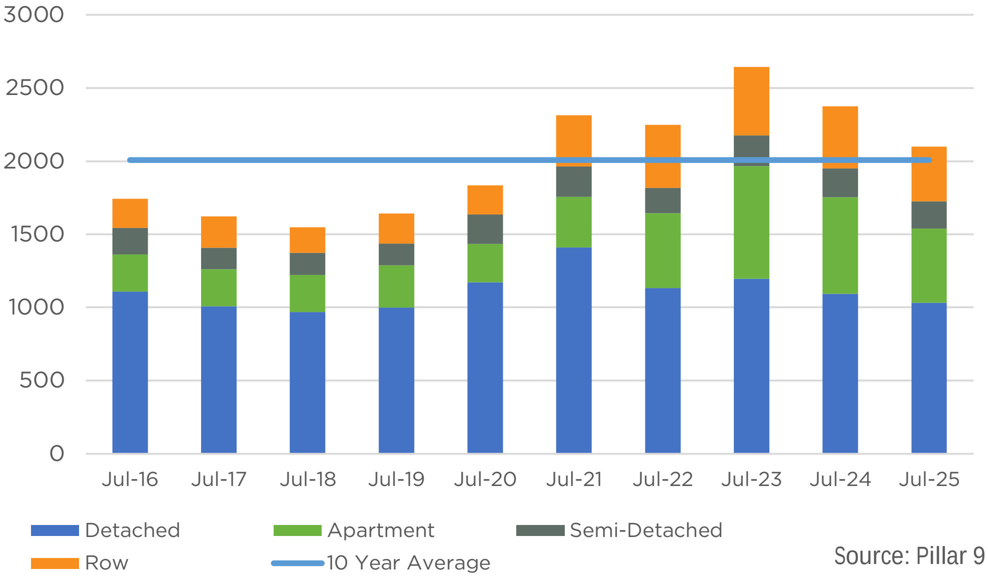
July 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,099	3,911	54%	6,917	3.30	582,900	616,686	569,500
Airdrie	160	306	52%	543	3.39	532,800	576,146	554,750
Chestermere	48	143	34%	282	5.88	715,600	682,098	649,000
Rocky View Region	161	277	58%	612	3.80	655,700	834,648	670,000
Foothills Region	125	168	74%	305	2.44	652,800	745,057	625,000
Mountain View Region	67	97	69%	178	2.66	515,600	517,280	458,500
Kneehill Region	12	14	86%	37	3.08	270,200	422,433	354,500
Wheatland Region	46	59	78%	144	3.13	458,500	476,942	473,000
Willow Creek Region	28	39	72%	57	2.04	348,200	427,579	406,250
Vulcan Region	10	17	59%	47	4.70	350,600	371,400	242,500
Bighorn Region	44	79	56%	171	3.89	1,100,600	1,046,572	805,250
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	14,499	26,753	54%	5,633	2.72	587,614	633,564	582,000
Airdrie	1,097	1,981	55%	429	2.74	539,457	563,672	549,900
Chestermere	407	939	43%	229	3.93	708,229	681,983	645,000
Rocky View Region	1,088	1,914	57%	494	3.18	654,814	877,104	685,000
Foothills Region	837	1,241	67%	254	2.12	650,400	771,260	640,000
Mountain View Region	376	556	68%	146	2.72	500,157	561,501	491,500
Kneehill Region	73	109	67%	29	2.74	264,329	346,268	319,900
Wheatland Region	226	398	57%	116	3.61	456,557	496,672	485,000
Willow Creek Region	139	199	70%	46	2.29	337,729	407,028	370,000
Vulcan Region	68	120	57%	38	3.88	342,300	361,931	305,000
Bighorn Region	315	478	66%	155	3.45	1,095,714	1,256,309	1,030,000

DETACHED BENCHMARK PRICE COMPARISON



July 2025 | Calgary

Monthly Sales Comparison



Source: Pillar 9

SALES

2,099

11.6% Y/Y | 17.2% YTD

NEW LISTINGS

3,911

8.5% Y/Y | 15.1% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 582,900

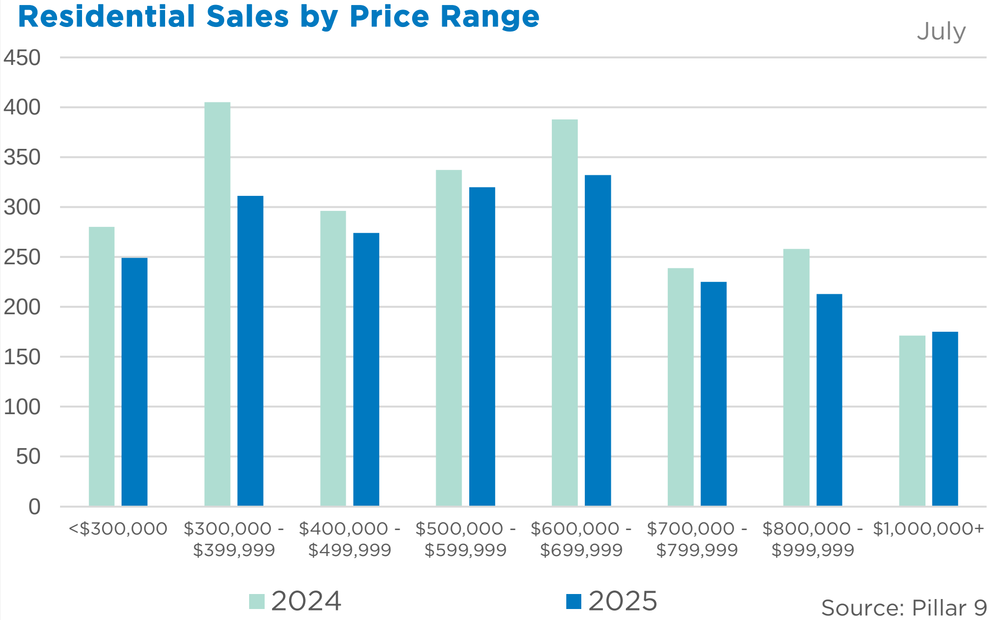
3.9% Y/Y

INVENTORY

6,917

66.1% Y/Y

Residential Sales by Price Range



Source: Pillar 9

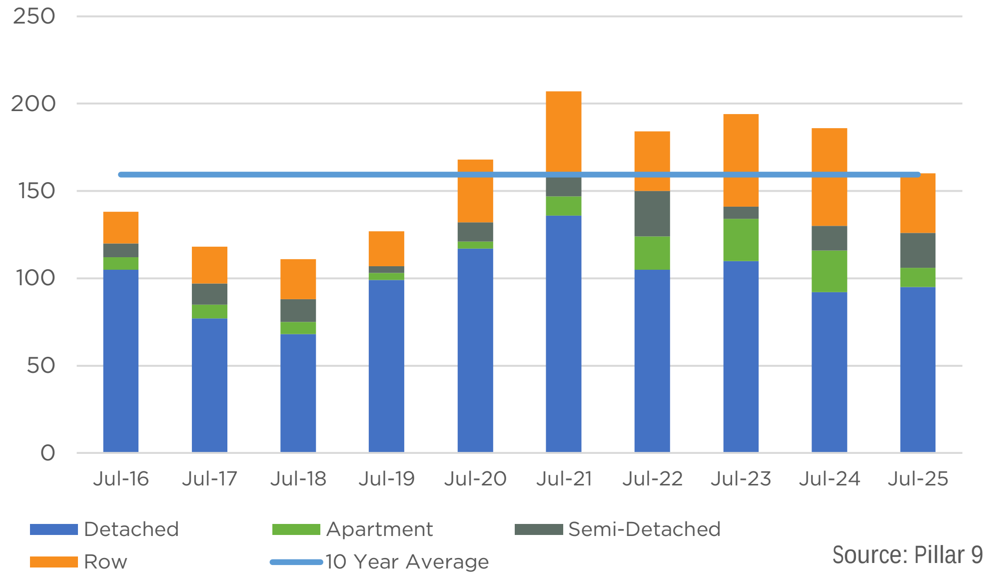
MONTHS OF SUPPLY

3.30

87.9% Y/Y

July 2025 | **Airdrie**

Monthly Sales Comparison



Source: Pillar 9

SALES

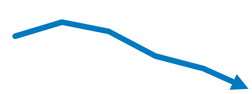
160

14.0% Y/Y | 12.2% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 532,800

3.8% Y/Y



Monthly trend*

NEW LISTINGS

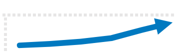
306

6.3% Y/Y | 24.7% YTD

INVENTORY

543

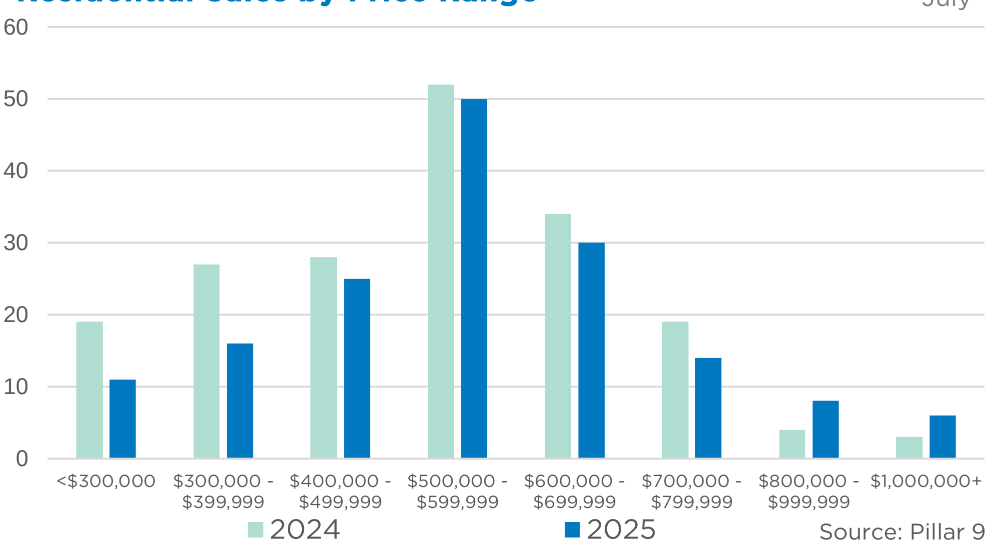
81.6% Y/Y



Monthly trend*

Residential Sales by Price Range

July

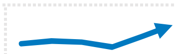


Source: Pillar 9

MONTHS OF SUPPLY

3.39

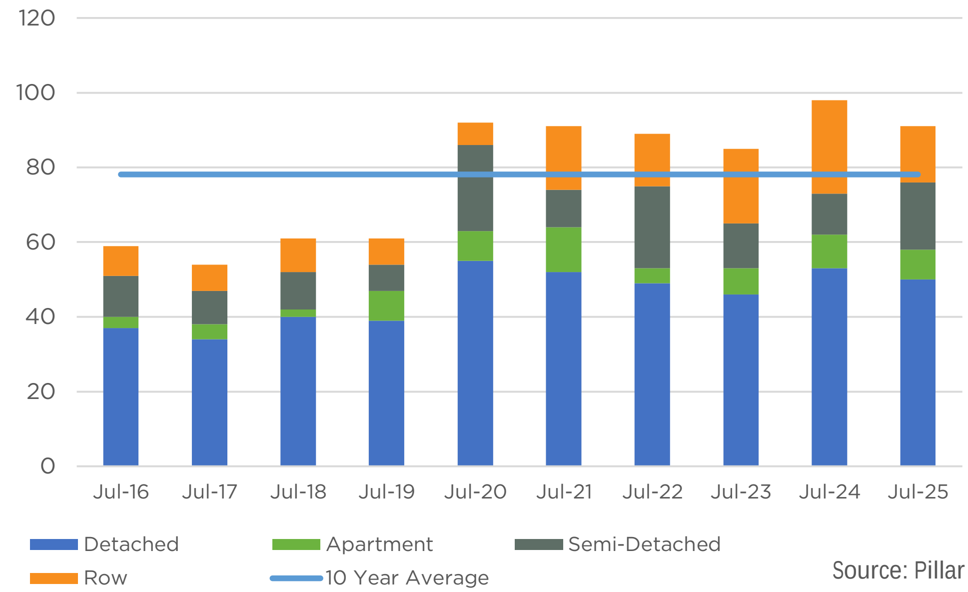
111.1% Y/Y



Monthly trend*

July 2025 | Cochrane

Monthly Sales Comparison

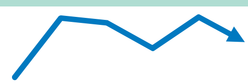


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 590,000

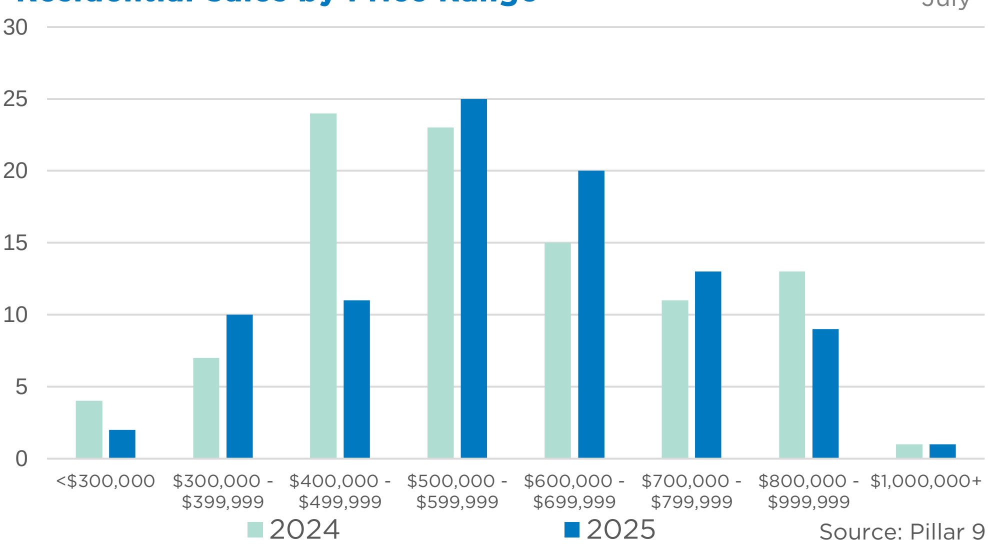
2.3% Y/Y



Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

SALES

91

7.1% Y/Y | 2.0% YTD

NEW LISTINGS

148

25.4% Y/Y | 31.4% YTD

INVENTORY

302

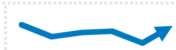
104.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.32

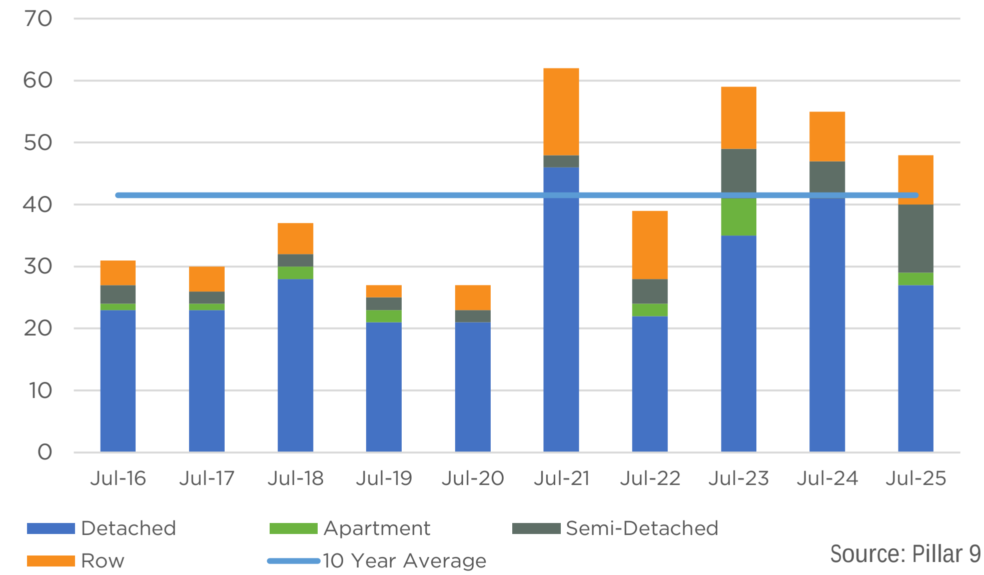
119.8% Y/Y



Monthly trend*

July 2025 | **Chestermere**

Monthly Sales Comparison



Source: Pillar 9

SALES

48

12.7% Y/Y | 5.2% YTD

NEW LISTINGS

143

13.5% Y/Y | 53.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 715,600

1.3% Y/Y

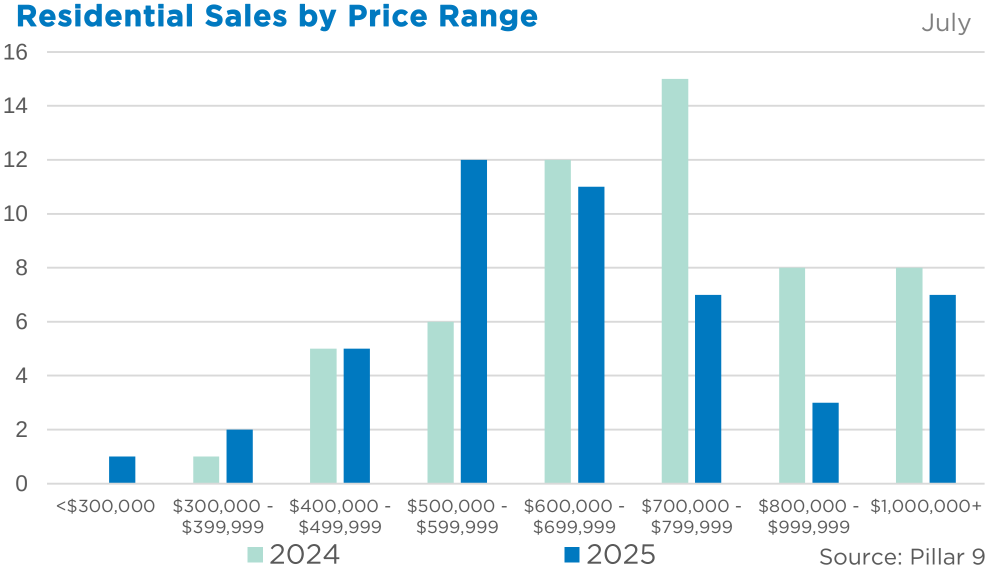
INVENTORY

282

67.9% Y/Y

Residential Sales by Price Range

July



Source: Pillar 9

MONTHS OF SUPPLY

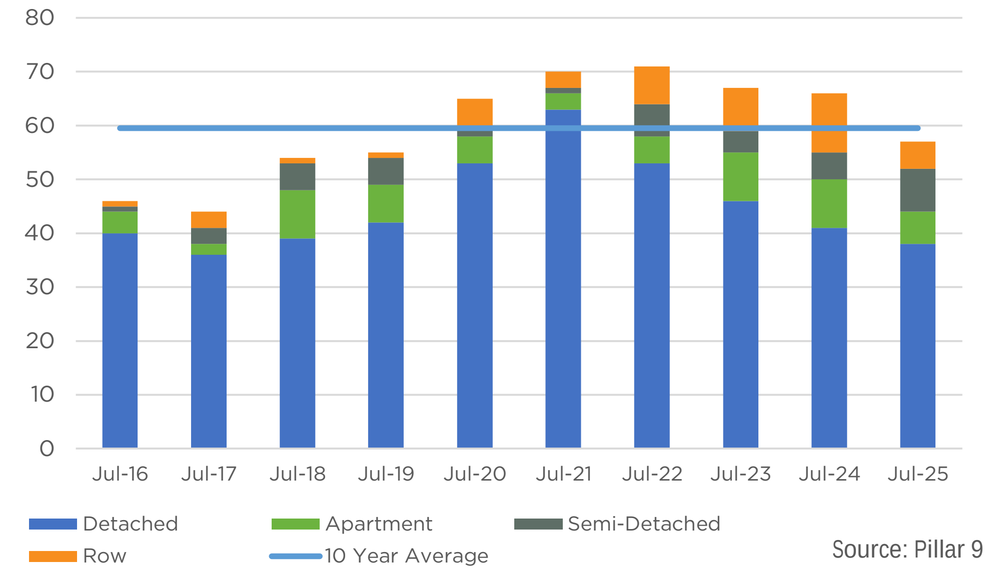
5.88

92.3% Y/Y

July 2025

Okotoks

Monthly Sales Comparison



Source: Pillar 9

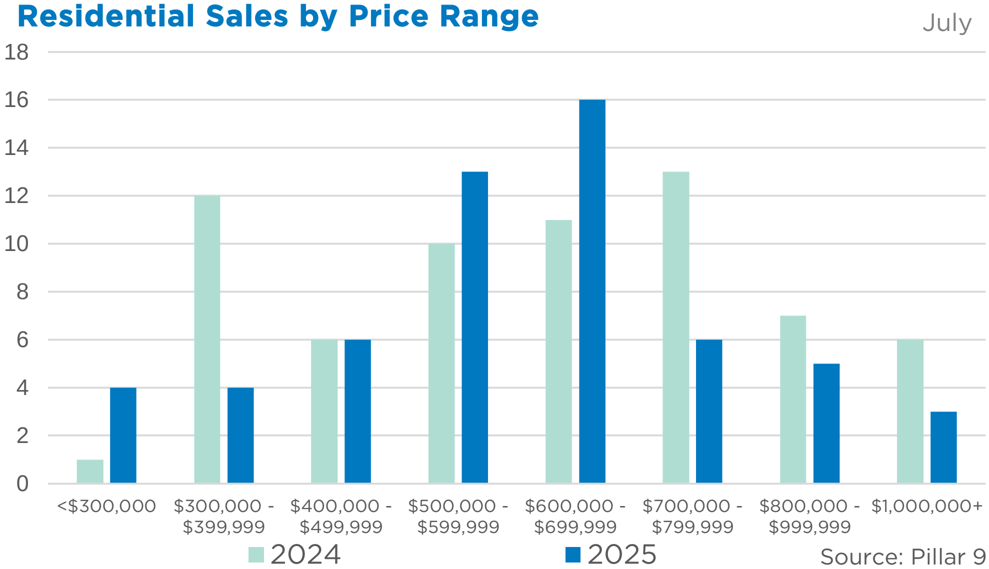
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 628,500

1.0% Y/Y

Residential Sales by Price Range

July



Source: Pillar 9

SALES

57

13.6% Y/Y

1.9% YTD

NEW LISTINGS

80

7.0% Y/Y

12.8% YTD

INVENTORY

125

43.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

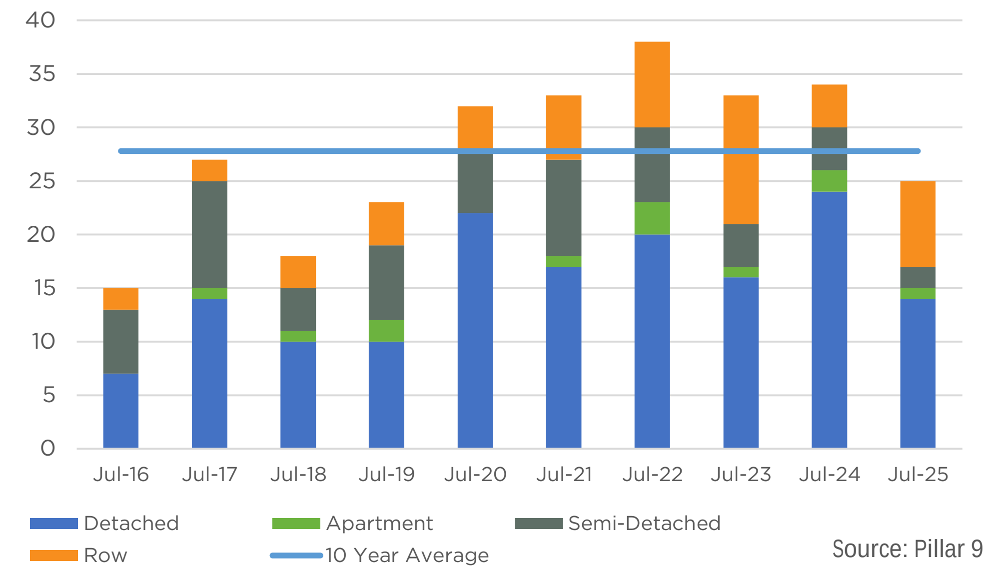
2.19

66.4% Y/Y

Monthly trend*

July 2025 | **High River**

Monthly Sales Comparison

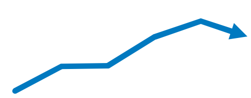


Source: Pillar 9

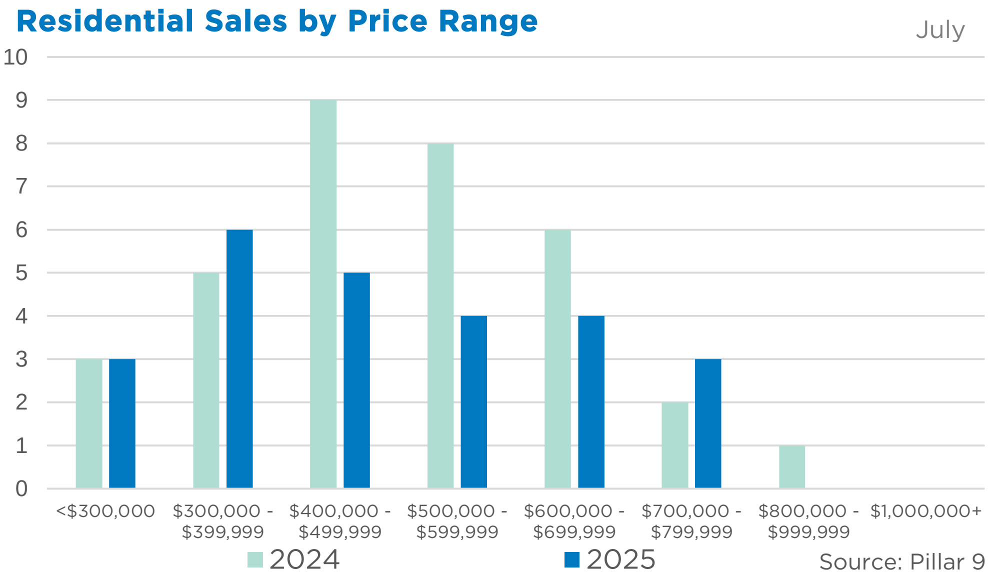
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 511,800

5.2% Y/Y



Residential Sales by Price Range



Source: Pillar 9

SALES

25

26.5% Y/Y | 12.3% YTD

NEW LISTINGS

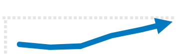
34

30.6% Y/Y | 0.0% YTD

INVENTORY

53

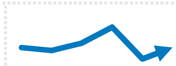
26.2% Y/Y



MONTHS OF SUPPLY

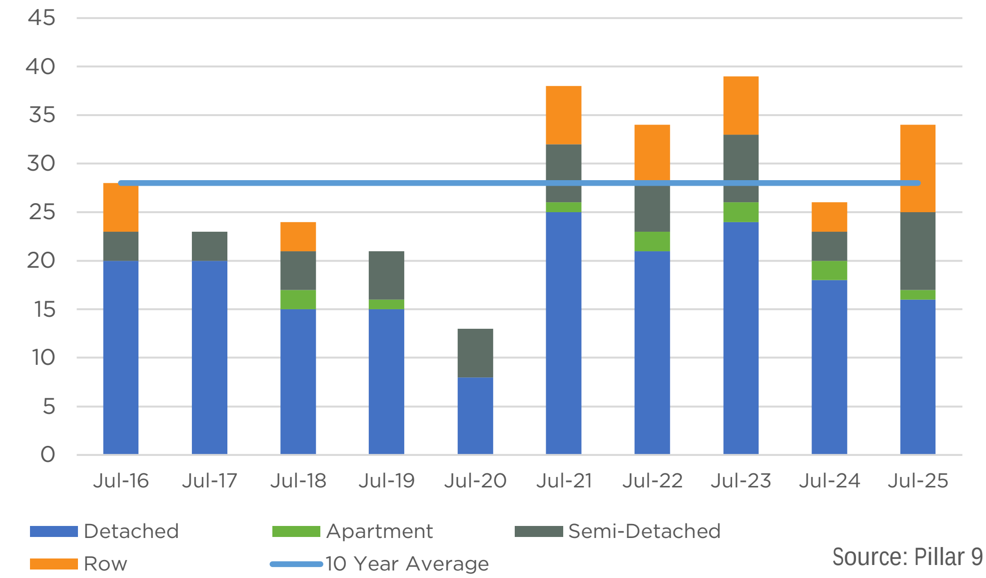
2.12

71.6% Y/Y



July 2025 | Strathmore

Monthly Sales Comparison



SALES

34

30.8% Y/Y | 14.6% YTD

NEW LISTINGS

43

19.4% Y/Y | 17.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 441,400

3.0% Y/Y

Monthly trend*

INVENTORY

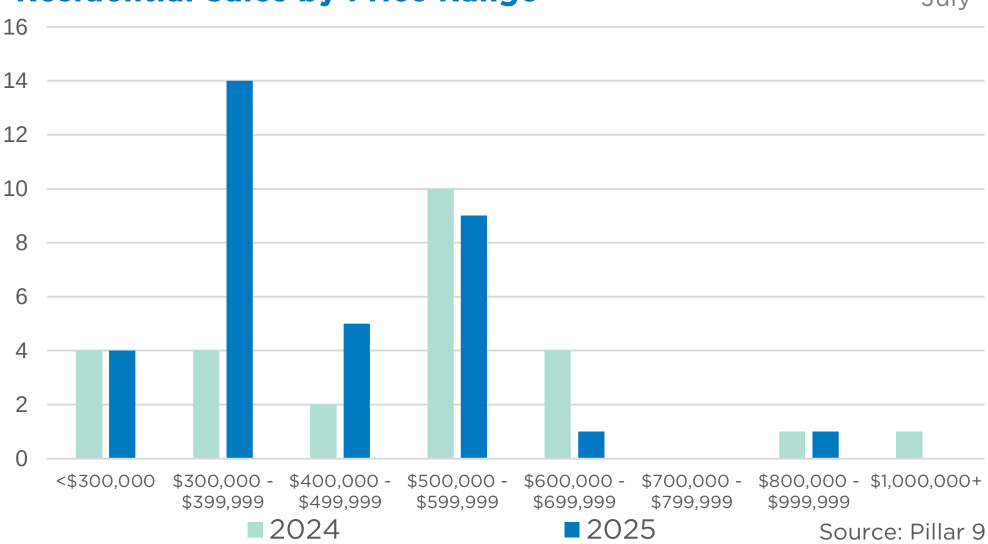
77

71.1% Y/Y

Monthly trend*

Residential Sales by Price Range

July



MONTHS OF SUPPLY

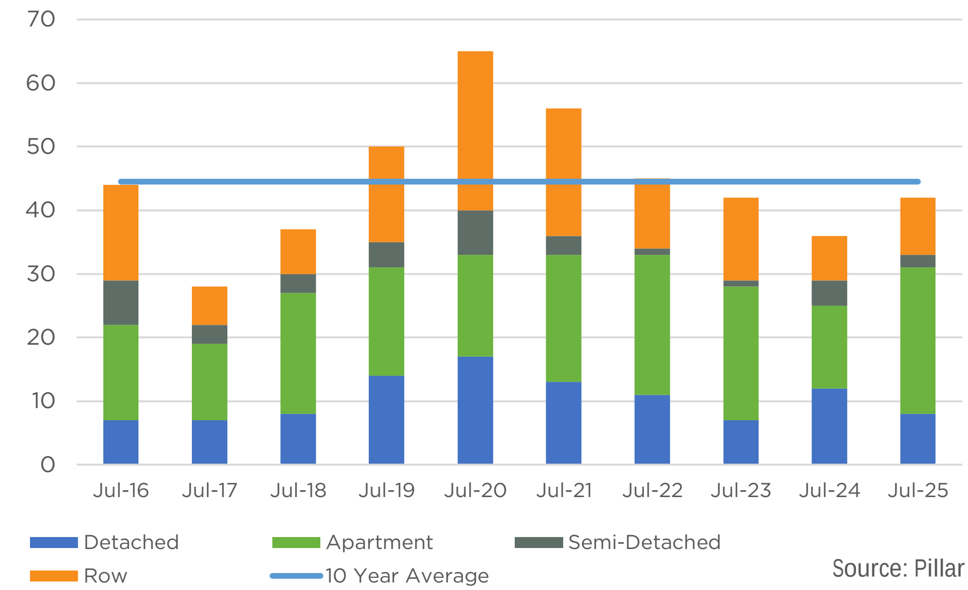
2.26

30.8% Y/Y

Monthly trend*

July 2025 | **Canmore**

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

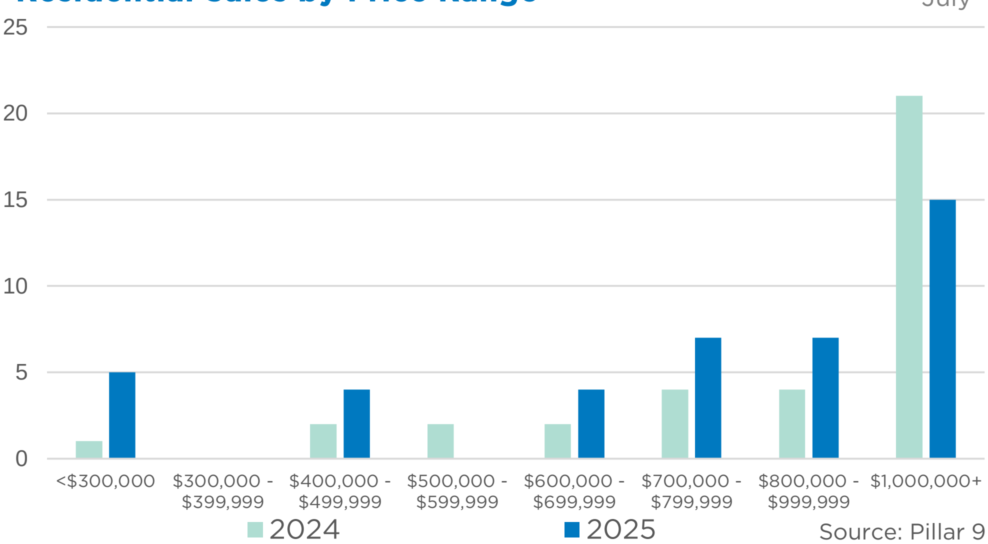
$ 1,100,600

6.6% Y/Y

Monthly trend*

Residential Sales by Price Range

July



Source: Pillar 9

SALES

42

16.7% Y/Y | 3.7% YTD

NEW LISTINGS

76

38.2% Y/Y | 4.0% YTD

INVENTORY

157

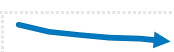
9.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.74

6.5% Y/Y



Monthly trend*