



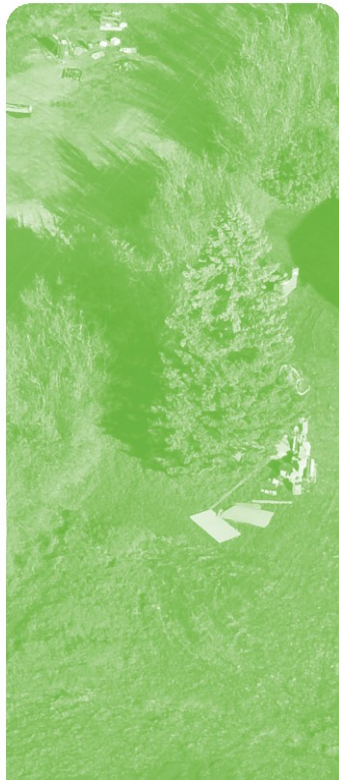
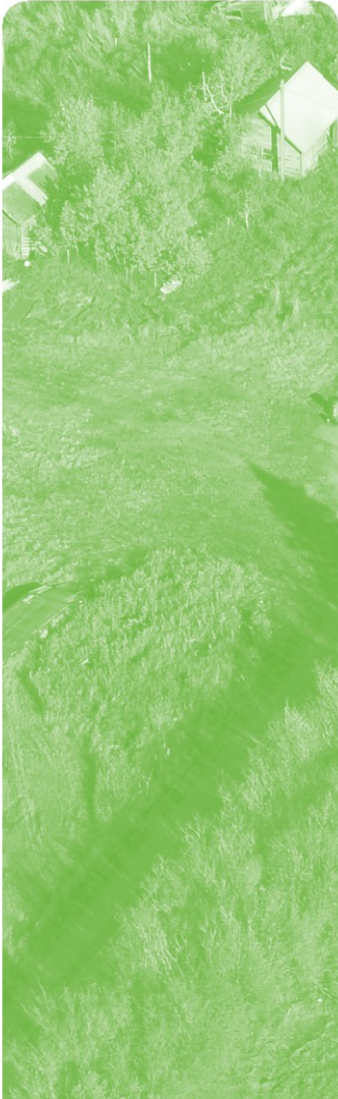
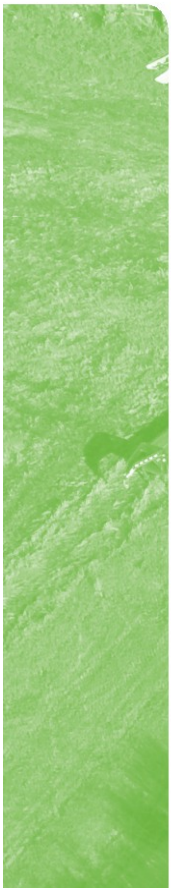
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**MONTHLY STATISTICS PACKAGE**

# Calgary Region

July 2026

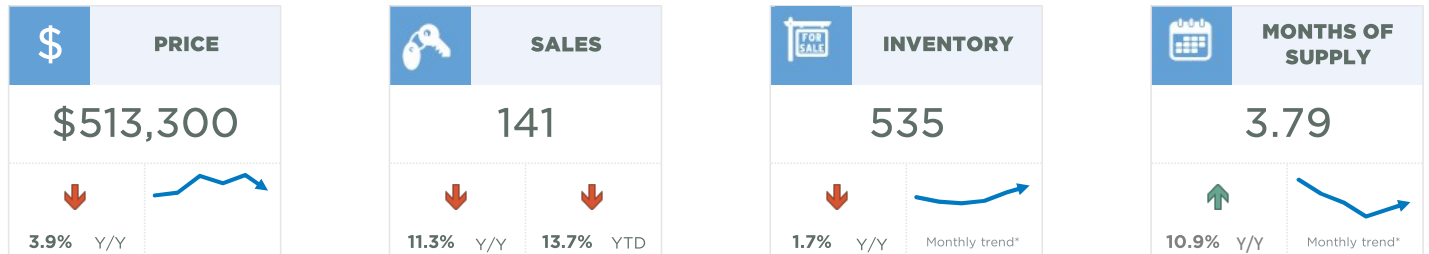


[creb.com](http://creb.com)

## July 2026

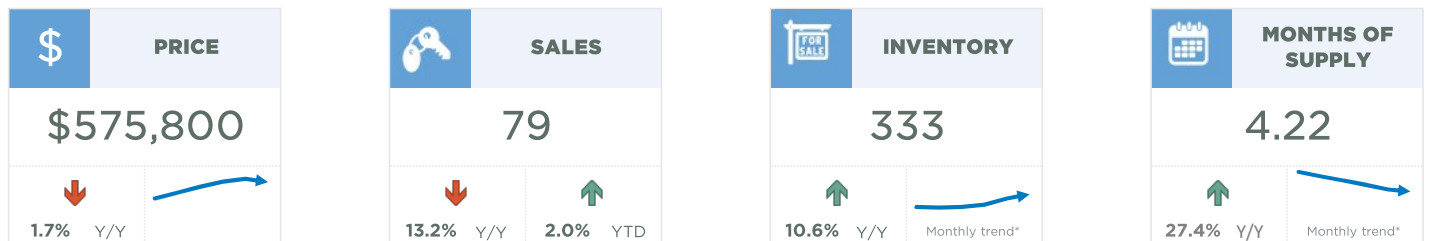
## Airdrie

Sales continued to trend down in July compared to 2025, contributing to the year-to-date decline of nearly 14 per cent. However, new listings have also been easing, helping to push the sales-to-new-listings ratio back above 55 per cent in July. While this did little to cause a shift in inventory, the months of supply eased back below four months. Should this trend continue, it will help to support a more balanced state in the Airdrie market. Nonetheless, supply choice in the resale market along with added competition coming from both the new home market in Airdrie and supply choice in Calgary are weighing on prices. Detached prices in July eased to \$603,100, four per cent lower than last year's levels. This decline has outpaced Calgary's, and now the price spread between Calgary and Airdrie is returning to levels that are more consistent with historical norms.



## Cochrane

While sales have eased for two months in a row, year-to-date, they remain higher than levels reported in 2025. This was partly possible due to gains in new listings, which have raised inventory over last year's levels. Much of the inventory growth was driven by higher-density homes. In July, the months of supply pushed above four months, and the sales-to-new-listings ratio dropped to 465 per cent. This represents a shift from earlier in the year, and if it persists, it could have further implications for prices. Overall, the unadjusted detached benchmark price was \$659,400 in July, down over June and nearly four per cent lower than last year. Like other markets, the added competition from new home products and competing markets is weighing on resale prices.



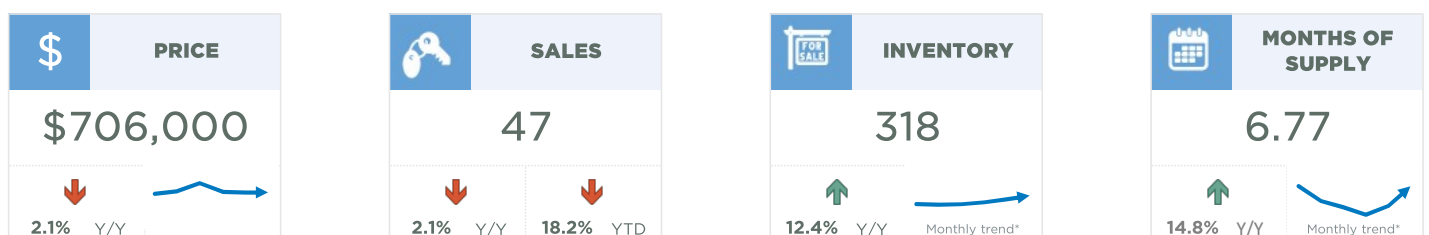
## Okotoks

With 78 new listings and 70 sales in July, the sales-to-new-listings ratio rose to 90 per cent, causing inventories to trend down over the previous month. Supply has improved over the low levels that have persisted over the previous five years but remain below long-term trends and have kept the months of supply relatively low at two months. However, benchmark prices have continued to trend down, likely due to the increased competition coming from the new home sector and new community developments occurring in the south end of Calgary. As of July, the unadjusted detached benchmark price eased to \$695,700, over two per cent lower than prices reported last July.

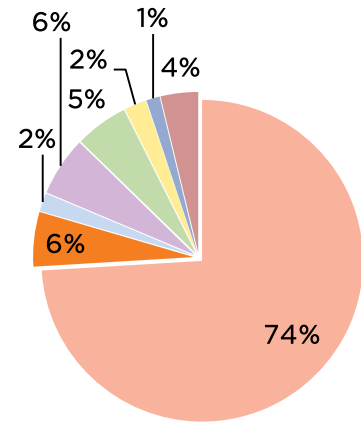
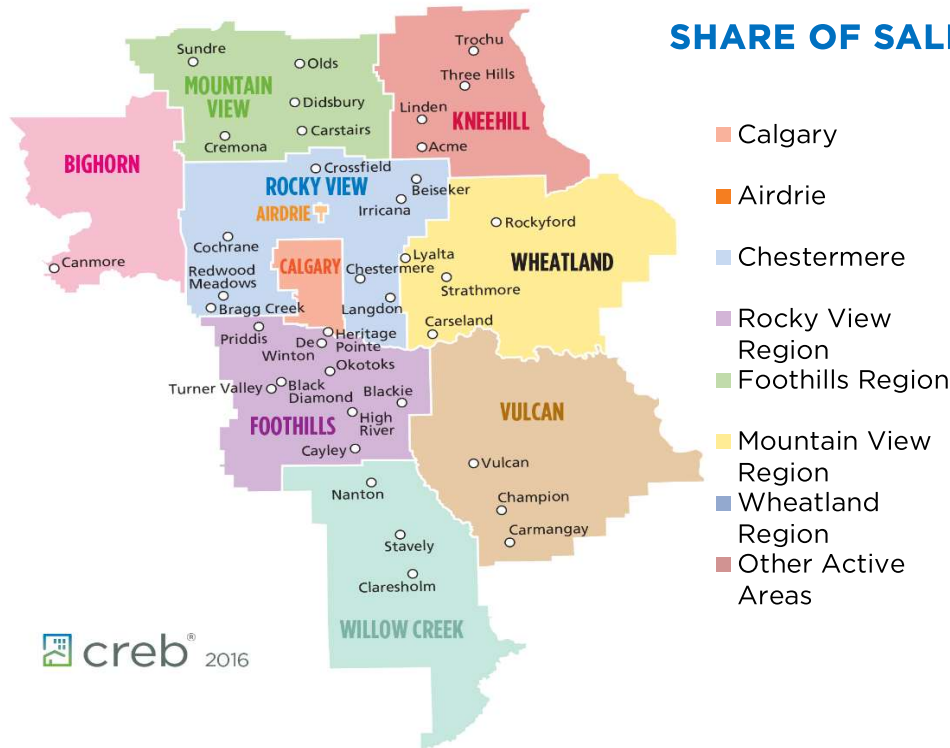


## Chestermere

Year-to-date sales in Chestermere have reached 333 units, 18 per cent lower than last year. The decline in sales has not matched the decline in new listings, keeping the sales-to-new-listings ratio relatively low at 36 per cent. This has resulted in relatively persistent inventory gains, driving up months of supply, which pushed near seven months in July. Additional supply choice in the resale market, competing new home market and supply in Calgary has weighed on prices in Chestermere. As of July, the unadjusted detached benchmark price was \$771,900, down over June and nearly five per cent lower than prices reported in July of 2025.



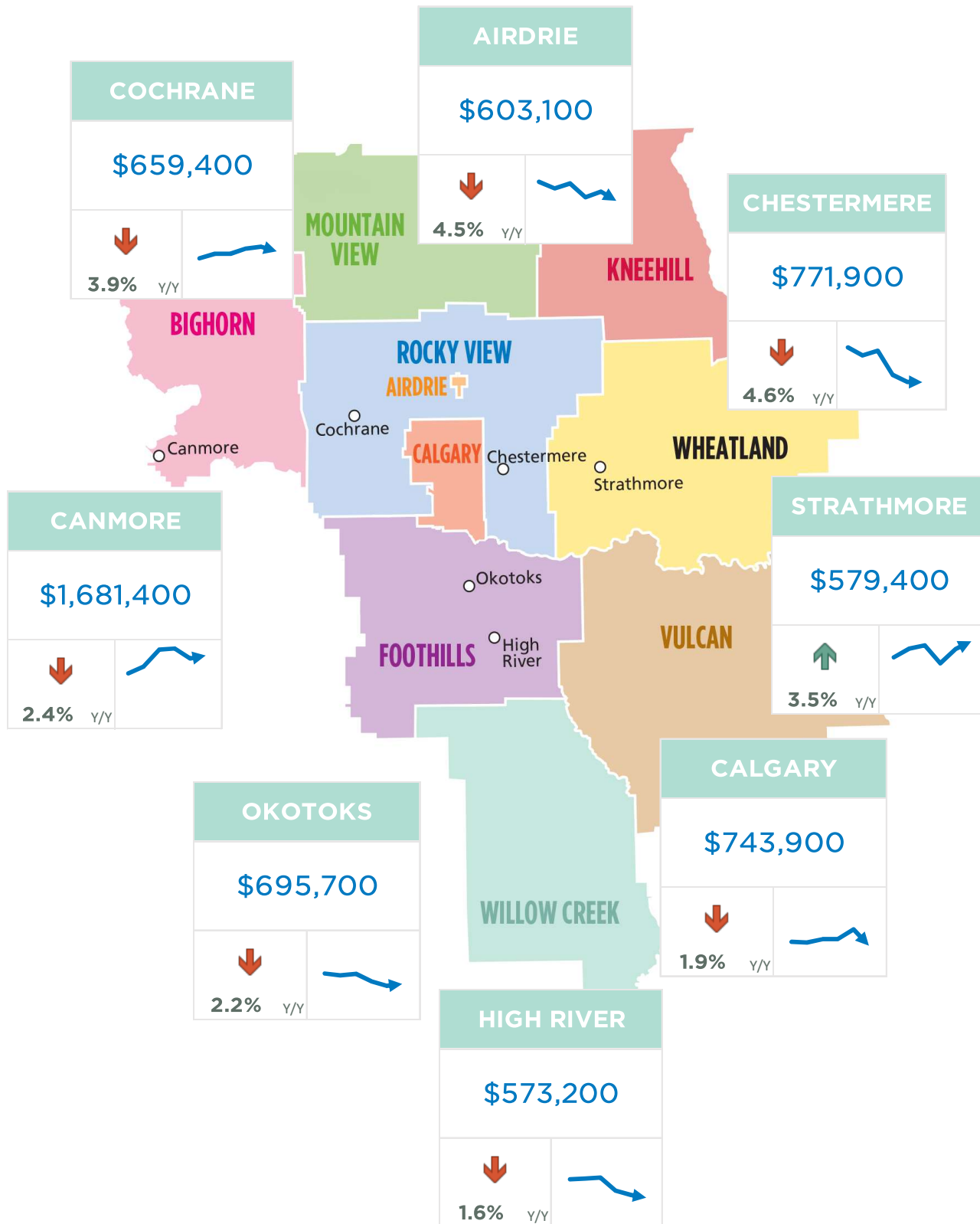
## SHARE OF SALES July 2026



Source: CREB®

| July 2026            | Sales  | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
|----------------------|--------|--------------|-----------------------------|-----------|------------------|-----------------|---------------|--------------|
| City of Calgary      | 1,904  | 3,323        | 57%                         | 6,626     | 3.48             | 569,200         | 629,855       | 570,050      |
| Airdrie              | 141    | 252          | 56%                         | 535       | 3.79             | 513,300         | 523,401       | 505,000      |
| Chestermere          | 47     | 134          | 35%                         | 318       | 6.77             | 706,000         | 742,460       | 657,000      |
| Rocky View Region    | 153    | 294          | 52%                         | 669       | 4.37             | 797,600         | 854,546       | 685,000      |
| Foothills Region     | 137    | 194          | 71%                         | 365       | 2.66             | 690,400         | 741,733       | 627,500      |
| Mountain View Region | 58     | 81           | 72%                         | 213       | 3.67             | 525,800         | 496,446       | 462,000      |
| Kneehill Region      | 16     | 23           | 70%                         | 44        | 2.75             | 285,000         | 309,469       | 290,000      |
| Wheatland Region     | 35     | 55           | 64%                         | 199       | 5.69             | 493,700         | 516,979       | 480,000      |
| Willow Creek Region  | 19     | 28           | 68%                         | 77        | 4.05             | 375,200         | 426,589       | 350,000      |
| Vulcan Region        | 11     | 23           | 48%                         | 58        | 5.27             | 331,300         | 409,932       | 429,500      |
| Bighorn Region       | 51     | 80           | 64%                         | 181       | 3.55             | 1,083,000       | 1,195,273     | 1,000,000    |
| 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      | 12,993 | 24,234       | 54%                         | 5,826     | 3.14             | 565,157         | 646,348       | 580,000      |
| Airdrie              | 946    | 1,847        | 51%                         | 469       | 3.47             | 514,400         | 536,470       | 519,500      |
| Chestermere          | 333    | 924          | 36%                         | 263       | 5.52             | 705,357         | 683,905       | 625,000      |
| Rocky View Region    | 1,112  | 2,070        | 54%                         | 591       | 3.72             | 785,100         | 846,811       | 670,000      |
| Foothills Region     | 799    | 1,289        | 62%                         | 303       | 2.66             | 681,114         | 815,648       | 662,000      |
| Mountain View Region | 348    | 561          | 62%                         | 175       | 3.51             | 516,200         | 508,081       | 467,350      |
| Kneehill Region      | 74     | 113          | 65%                         | 36        | 3.43             | 282,271         | 384,611       | 344,250      |
| Wheatland Region     | 246    | 523          | 47%                         | 172       | 4.89             | 484,800         | 519,457       | 500,500      |
| Willow Creek Region  | 130    | 192          | 68%                         | 58        | 3.13             | 372,143         | 374,815       | 353,550      |
| Vulcan Region        | 50     | 109          | 46%                         | 44        | 6.22             | 330,443         | 364,035       | 377,375      |
| Bighorn Region       | 312    | 499          | 63%                         | 163       | 3.66             | 1,061,686       | 1,229,767     | 1,057,450    |

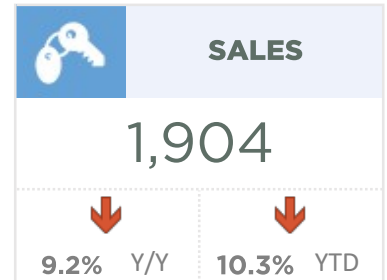
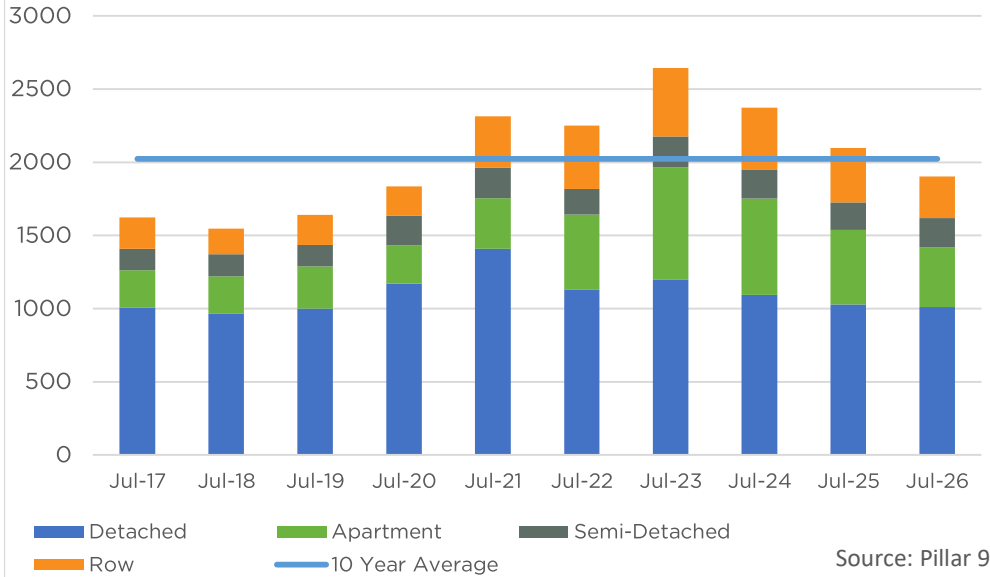
# DETACHED BENCHMARK PRICE COMPARISON



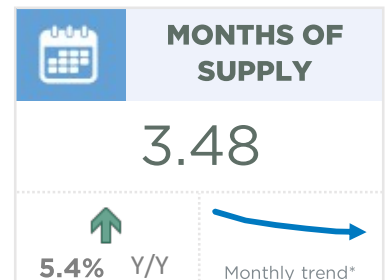
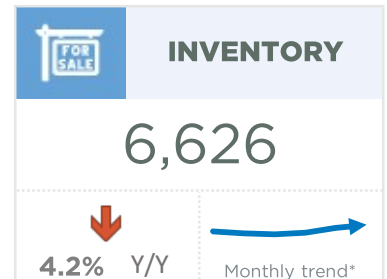
July 2026

Calgary

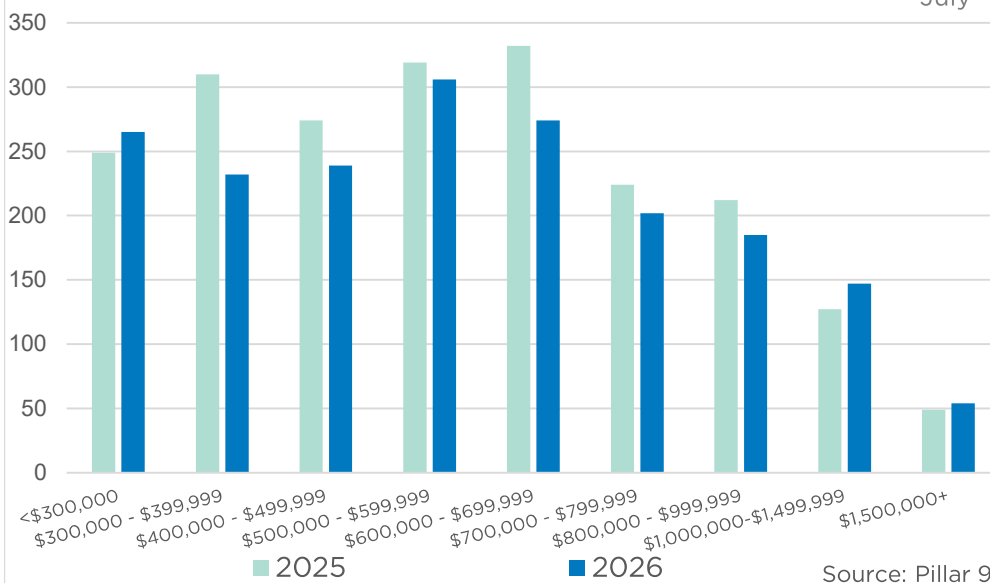
### Monthly Sales Comparison



### TOTAL RESIDENTIAL BENCHMARK PRICE



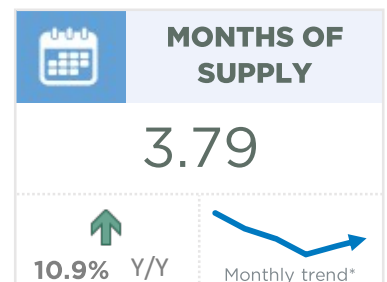
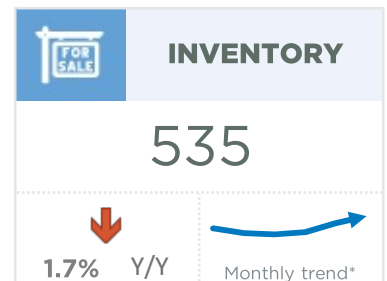
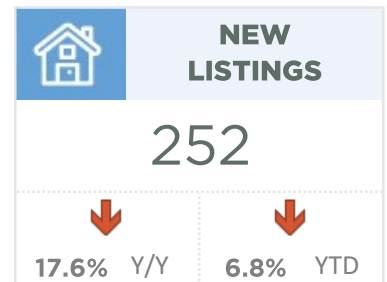
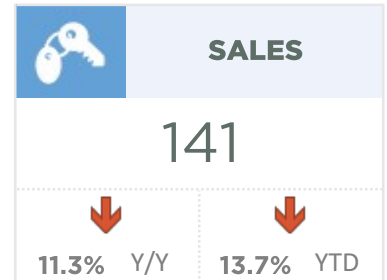
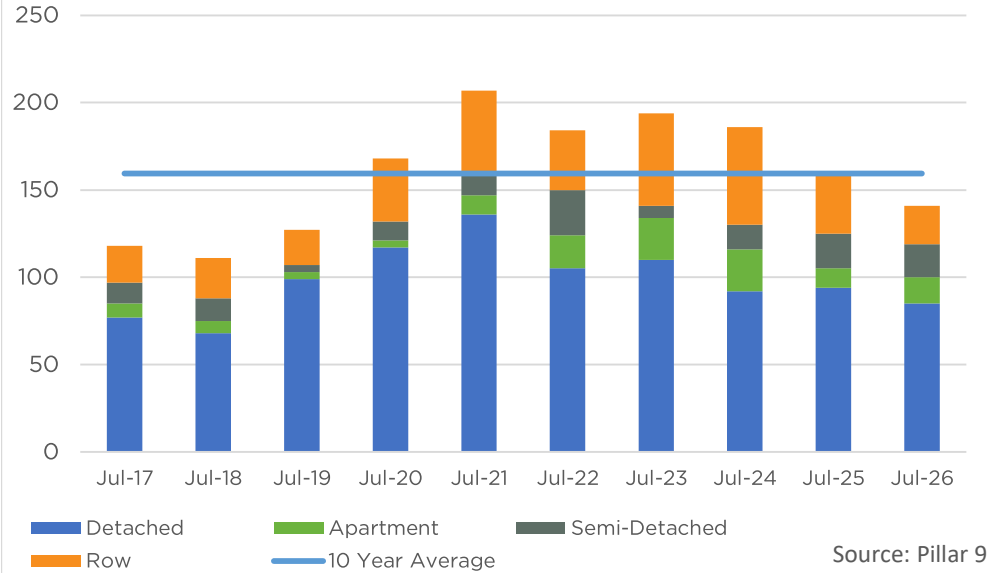
### Residential Sales by Price Range



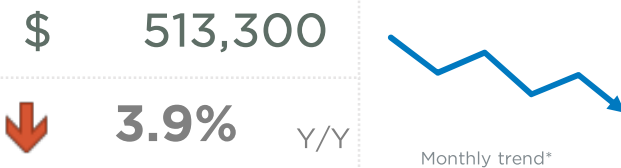
July 2026

Airdrie

### Monthly Sales Comparison

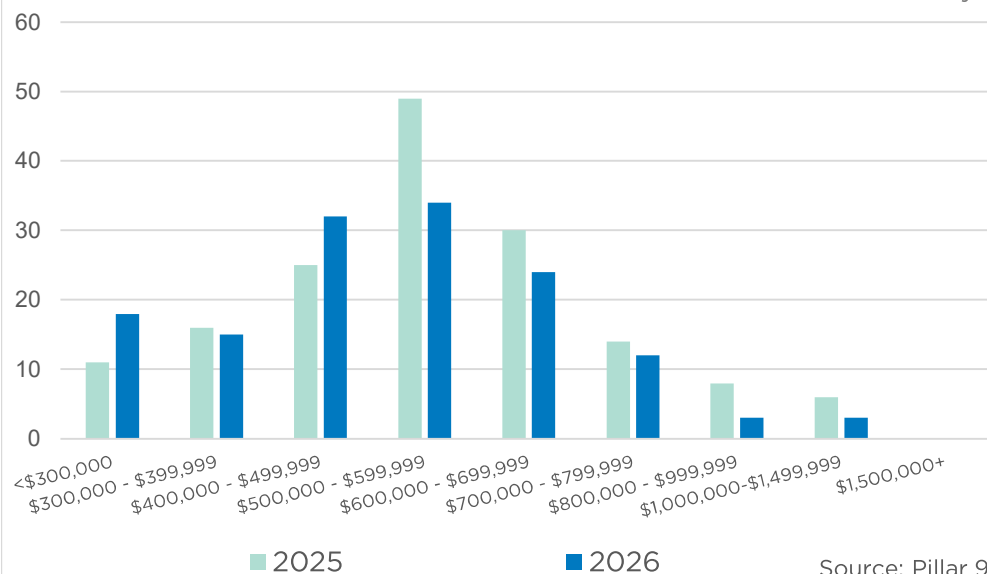


### TOTAL RESIDENTIAL BENCHMARK PRICE



### Residential Sales by Price Range

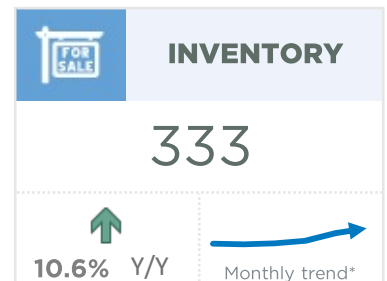
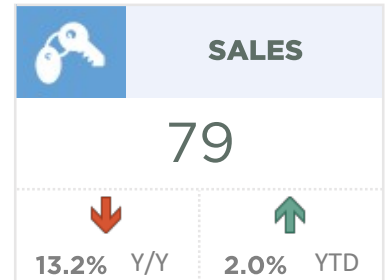
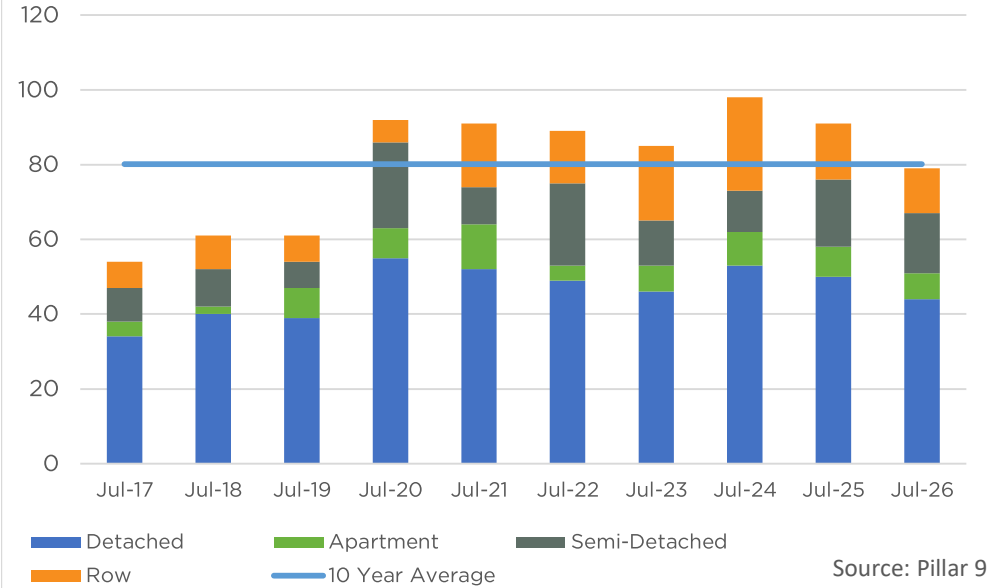
July



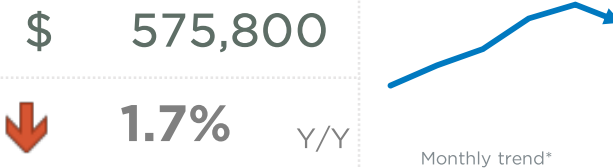
July 2026

Cochrane

### Monthly Sales Comparison

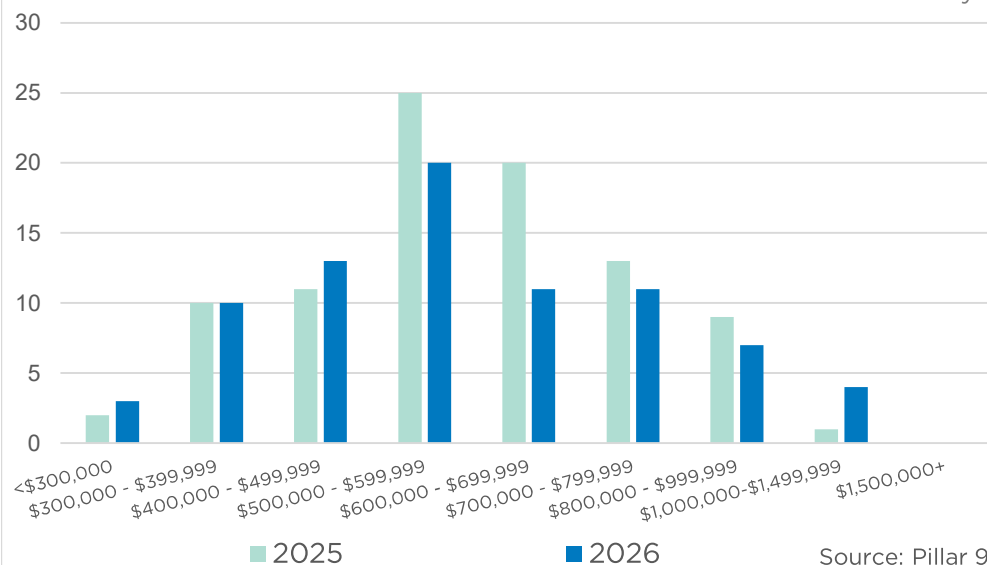


### TOTAL RESIDENTIAL BENCHMARK PRICE



### Residential Sales by Price Range

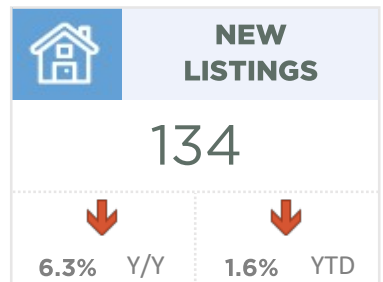
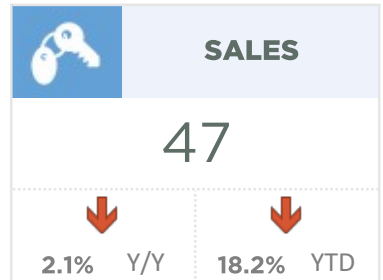
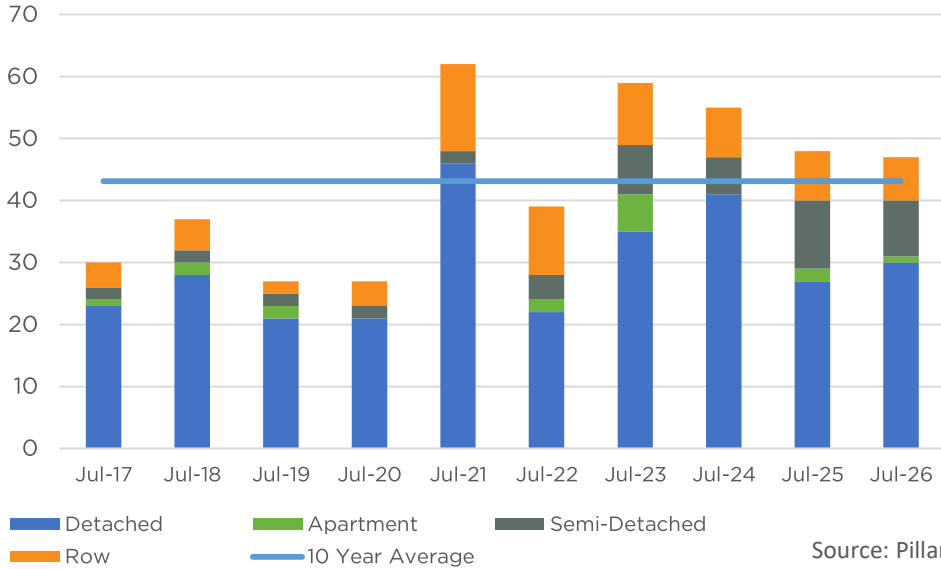
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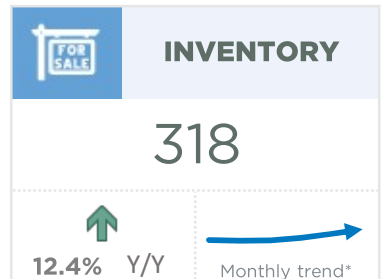
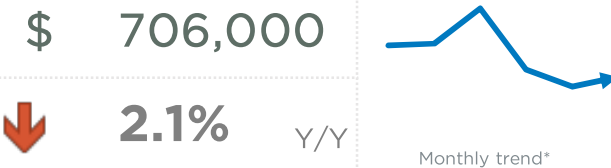
July 2026

Chestermere

### Monthly Sales Comparison

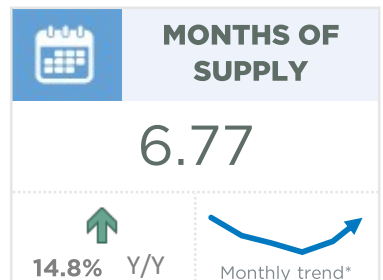
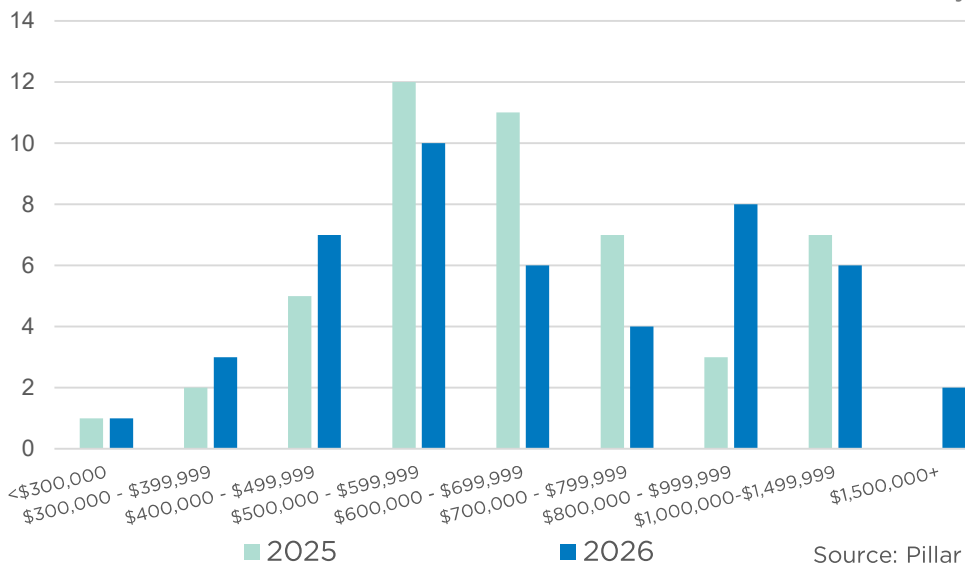


### TOTAL RESIDENTIAL BENCHMARK PRICE



### Residential Sales by Price Range

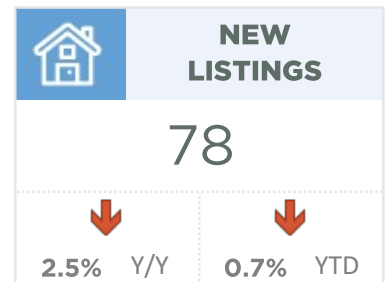
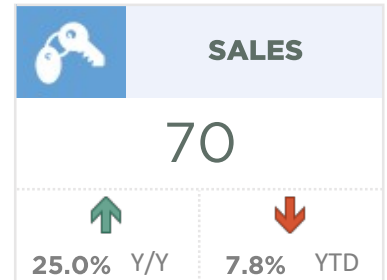
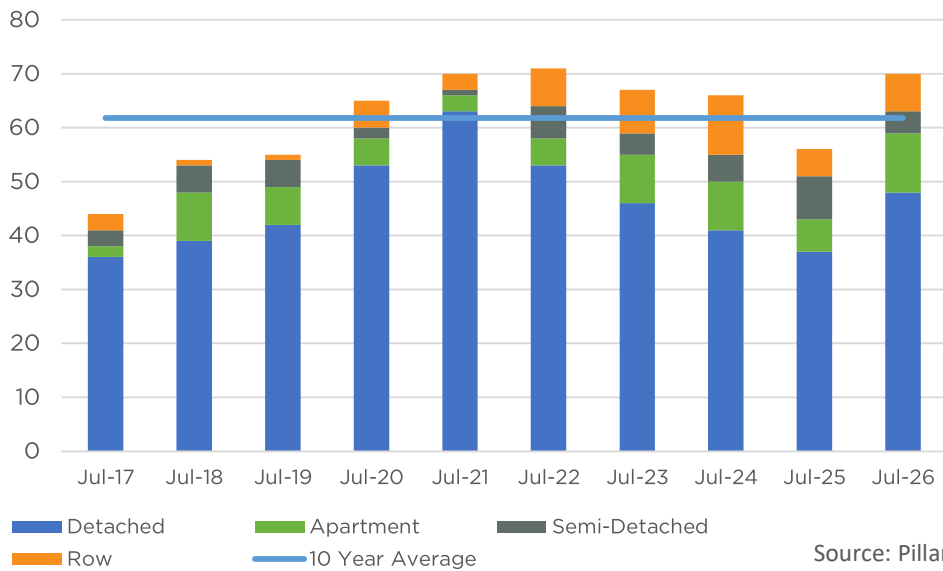
July



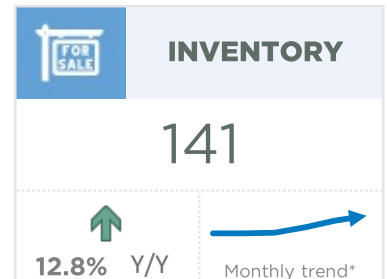
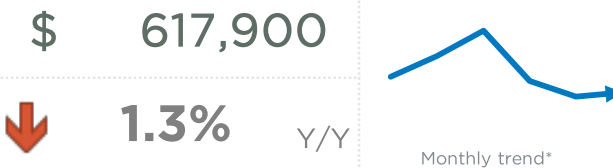
July 2026

Okotoks

### Monthly Sales Comparison

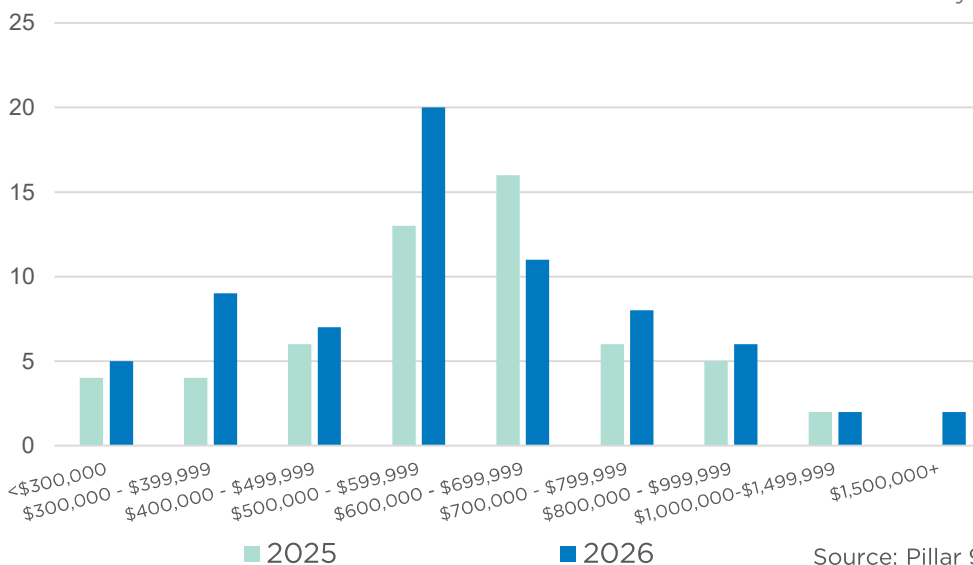


### TOTAL RESIDENTIAL BENCHMARK PRICE



### Residential Sales by Price Range

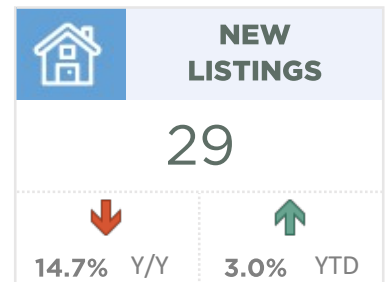
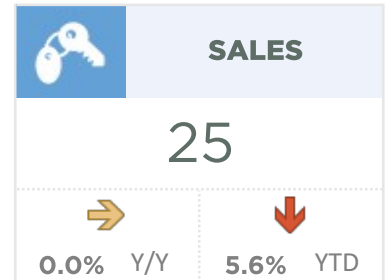
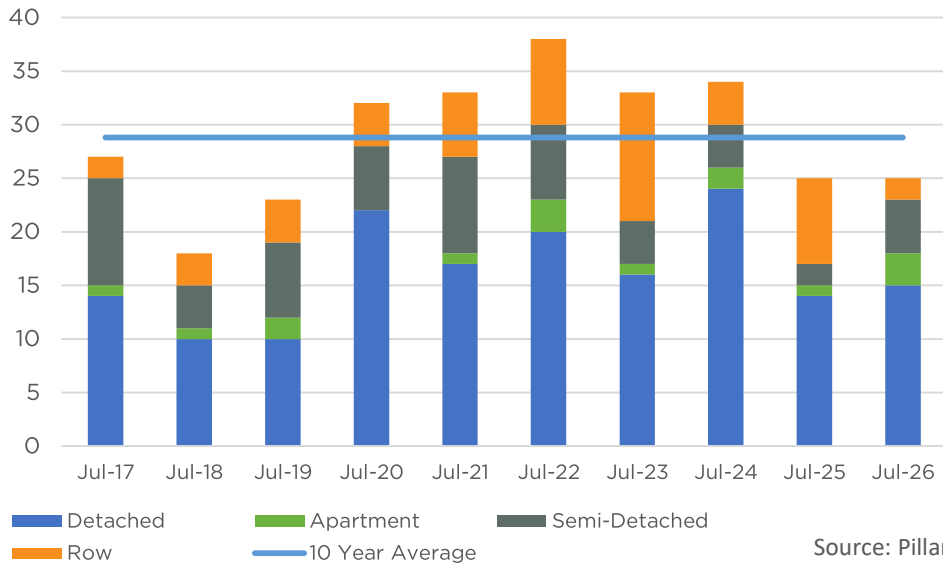
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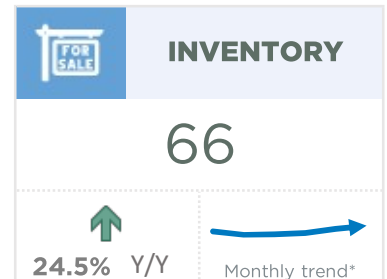
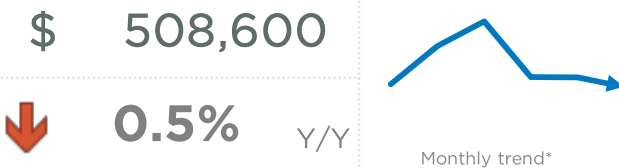
July 2026

High River

### Monthly Sales Comparison

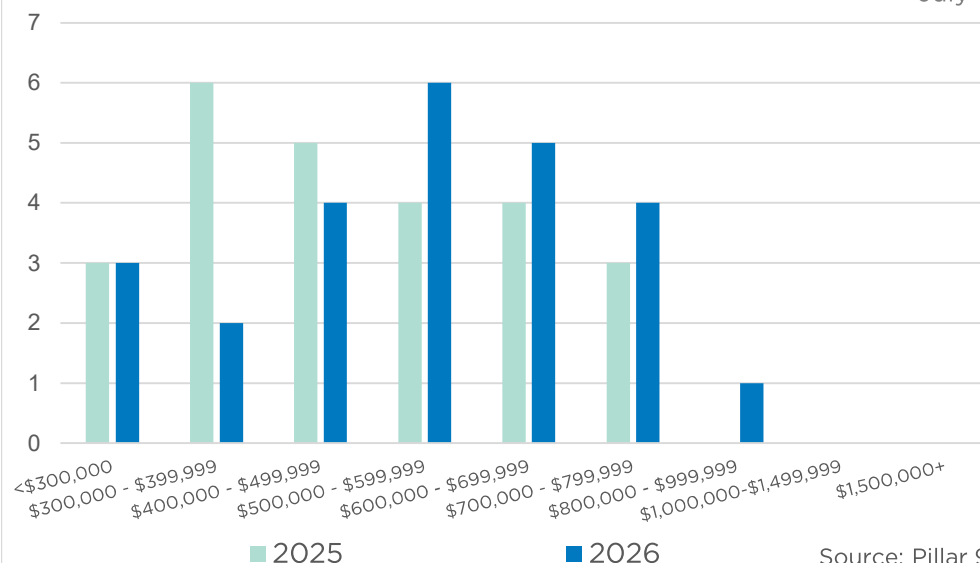


### TOTAL RESIDENTIAL BENCHMARK PRICE



### Residential Sales by Price Range

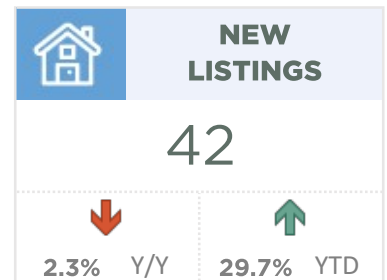
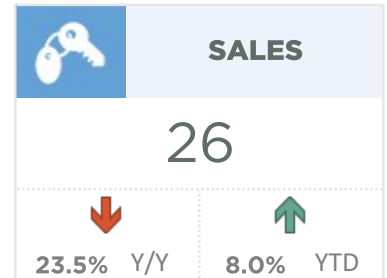
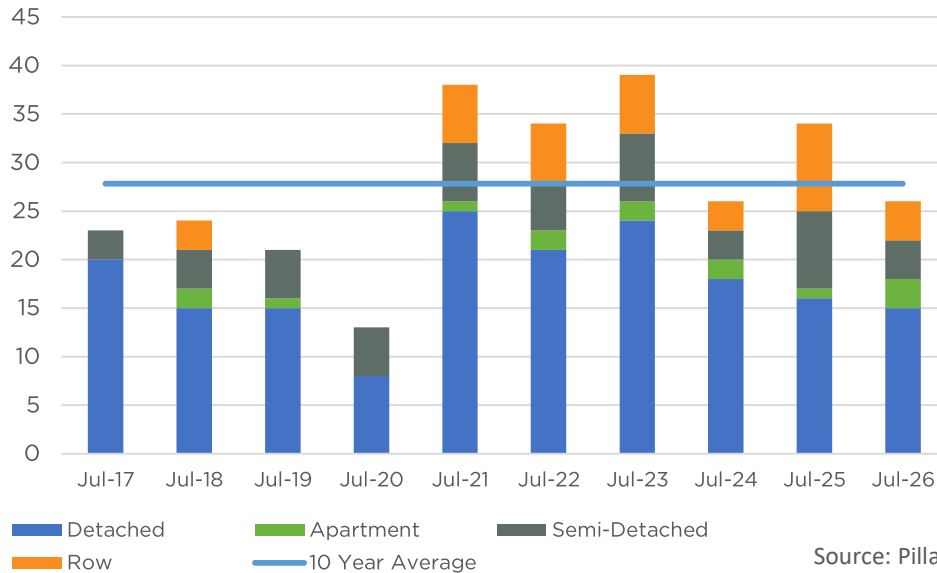
July



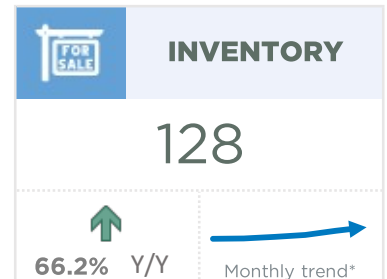
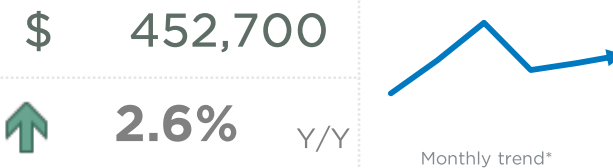
July 2026

Strathmore

### Monthly Sales Comparison

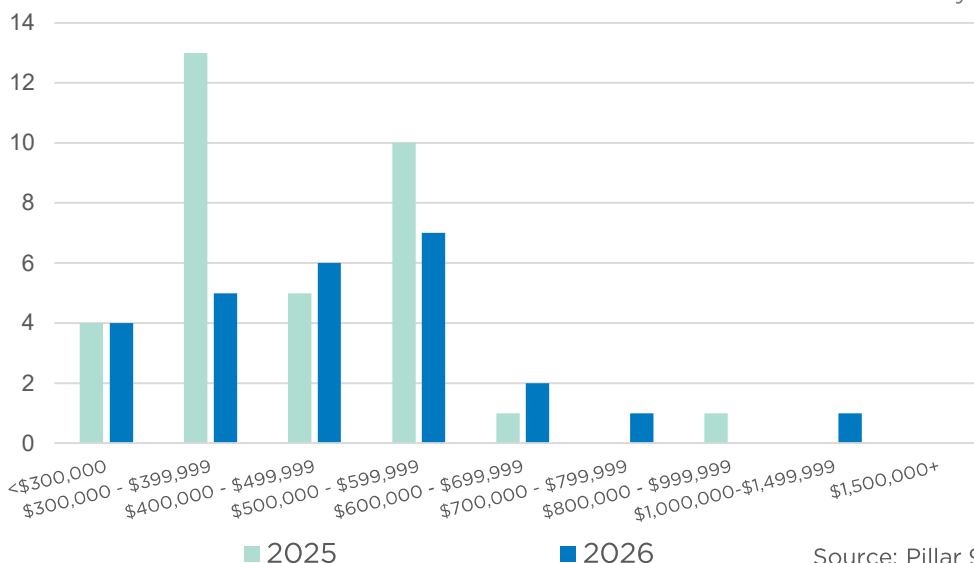


### TOTAL RESIDENTIAL BENCHMARK PRICE



### Residential Sales by Price Range

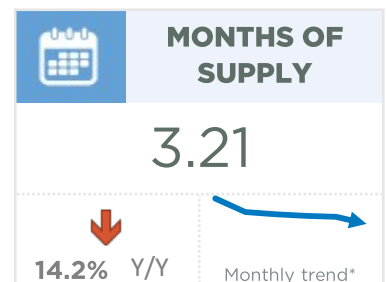
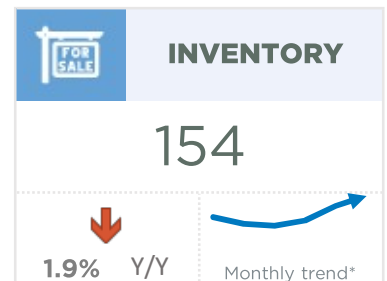
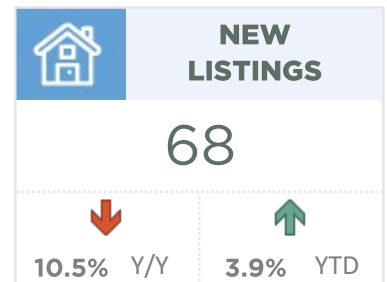
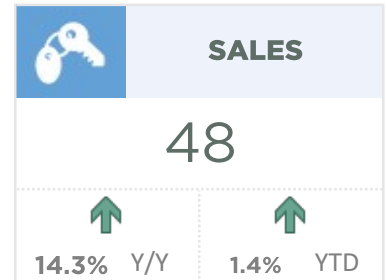
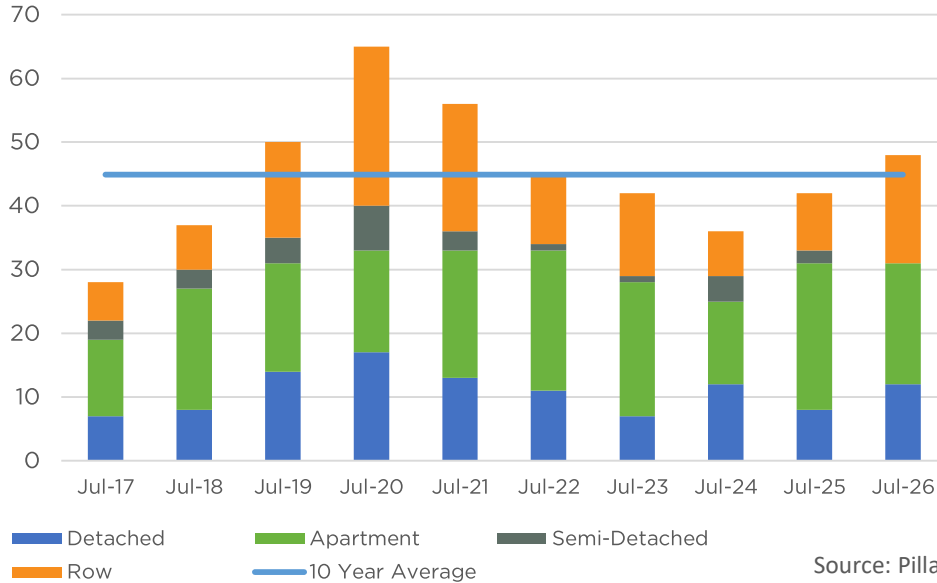
July



July 2026

Canmore

### Monthly Sales Comparison



### TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 1,110,800

↑ 1.1% Y/Y

Monthly trend\*

### Residential Sales by Price Range

July

