



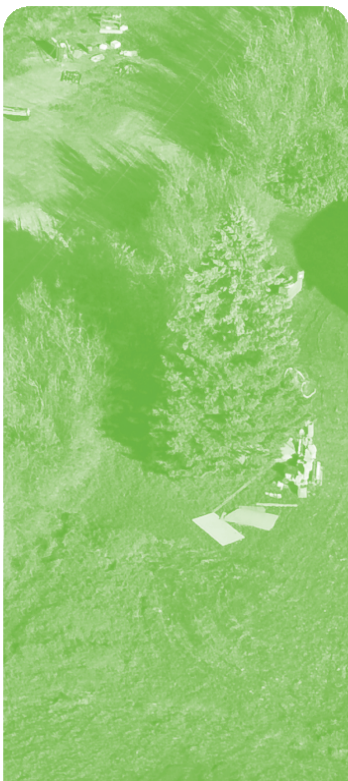
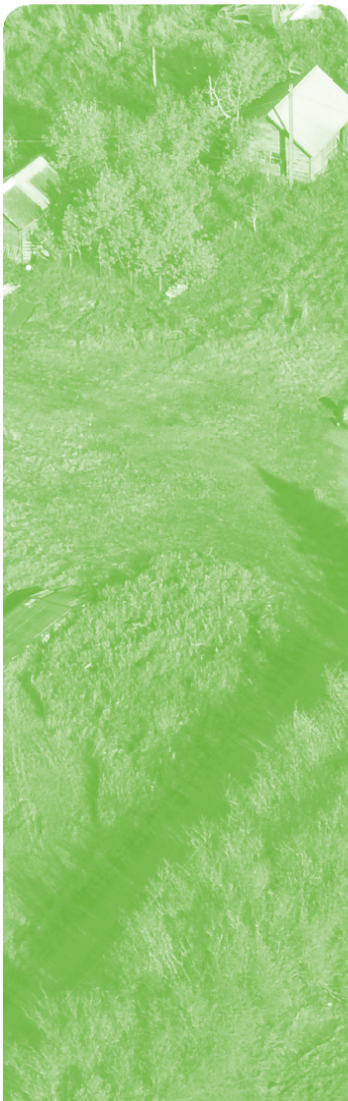
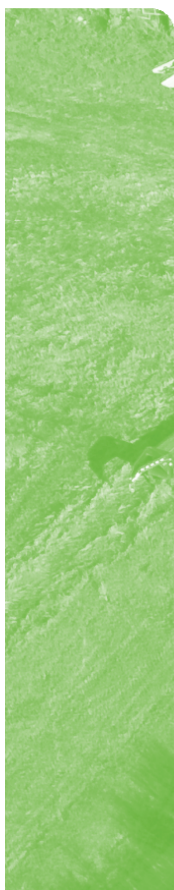
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MONTHLY STATISTICS PACKAGE

Calgary Region

August
2025



creb.com

August 2025

Airdrie



Easing sales in August contributed the year-to-date decline of 12 per cent for 1,248 sales so far this year. The 152 sales this month was met with 265 new listings, pushing the sales-to-new listings ratio up to 57 per cent and preventing any further monthly inventory gains. As of August, there was 535 units in inventory, above long-term trends and the highest levels reported since before the pandemic. The rise in supply has helped shift the market to more balanced conditions. However, with more supply options in both the new home, resale markets and in competing locations, there has been some downward pressure on prices in Airdrie. In August, the unadjusted total residential benchmark price was \$531,100, down over last month and four per cent lower than levels reported last August.

\$	PRICE	SALES
	\$531,100	152
↓	4.0% Y/Y	↓ 11.6% Y/Y
	Monthly trend*	↓ 12.2% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	535	3.52
↑	72.6% Y/Y	↑ 95.3% Y/Y
	Monthly trend*	Monthly trend*

Cochrane



The 70 sales this month were met with 139 new listings causing the sales-to-new listings ratio to fall to 50 per cent, the lowest ratio reported for August since 2015. The pullback in sales compared to new listings, prevented any significant shift in inventory levels, pushed the months of supply up above four months. Despite the shift this month, prices in Cochrane remained relatively stable in August, with the unadjusted benchmark price sitting at \$589,100, similar to last month and nearly two per cent higher than last year. On a year-to-date basis prices are four per cent higher than the previous year.

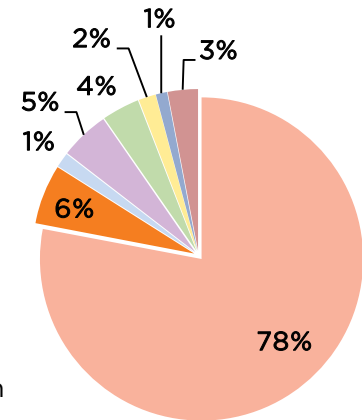
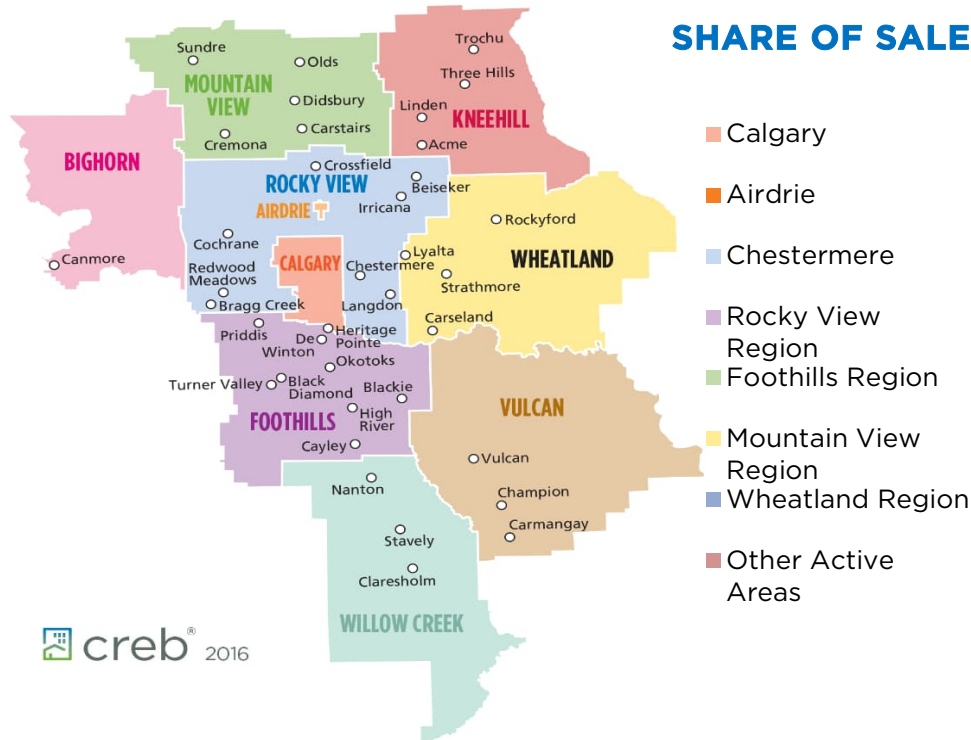
\$	PRICE	SALES
	\$589,100	70
↑	1.8% Y/Y	↓ 13.6% Y/Y
	Monthly trend*	↓ 3.3% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	297	4.24
↑	107.7% Y/Y	↑ 140.3% Y/Y
	Monthly trend*	Monthly trend*

Okotoks



New listings in August reported a significant pullback relative to sales and the sales-to-new-listings ratio pushed up to 80 per cent. While sales have generally remained in line with long-term trends, new listings have not had the same increase that other areas have reported, preventing significant gains in inventory levels. As of August, there was 116 units in inventory, a 29 per cent gain over last year, but still 30 per cent lower than levels traditionally seen in August. Despite tighter conditions, prices have reported some monthly declines. However, year-to-date benchmark prices remained two per cent higher than last year's levels, with gains reported across each property type.

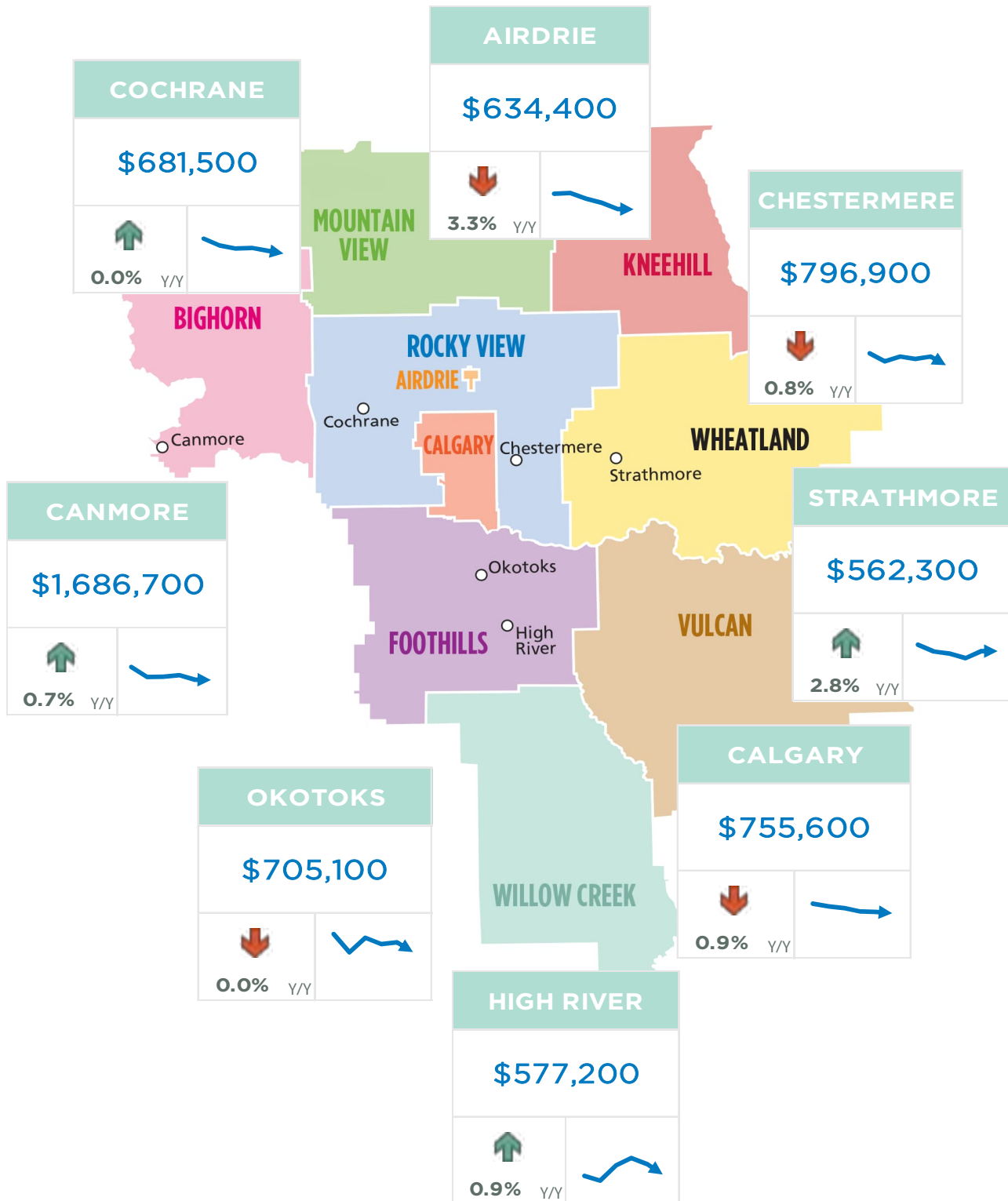
\$	PRICE	SALES
	\$621,500	56
↓	0.2% Y/Y	↓ 16.4% Y/Y
	Monthly trend*	↓ 3.8% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	116	2.07
↑	28.9% Y/Y	↑ 54.2% Y/Y
	Monthly trend*	Monthly trend*



Source: CREB®

August 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,989	3,478	57%	6,661	3.35	577,200	612,349	570,000
Airdrie	152	265	57%	535	3.52	531,100	520,683	532,125
Chestermere	38	96	40%	269	7.08	703,300	675,513	613,000
Rocky View Region	125	257	49%	616	4.93	652,100	872,623	715,000
Foothills Region	96	162	59%	324	3.38	648,700	793,063	648,500
Mountain View Region	44	75	59%	180	4.09	509,500	530,176	510,000
Kneehill Region	10	24	42%	47	4.70	272,800	408,175	349,125
Wheatland Region	29	59	49%	150	5.17	458,300	522,556	460,000
Willow Creek Region	26	29	90%	58	2.23	345,100	408,915	345,250
Vulcan Region	8	17	47%	51	6.38	347,400	442,875	436,000
Bighorn Region	33	46	72%	155	4.70	1,099,800	1,186,678	975,000
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	16,485	30,228	55%	5,761	2.80	586,313	631,141	580,000
Airdrie	1,248	2,246	56%	442	2.83	538,413	558,439	546,250
Chestermere	445	1,035	43%	234	4.20	707,613	681,431	640,000
Rocky View Region	1,212	2,171	56%	510	3.36	654,475	876,287	688,375
Foothills Region	933	1,403	67%	263	2.25	650,188	773,501	645,000
Mountain View Region	420	631	67%	150	2.86	501,325	558,220	494,000
Kneehill Region	83	133	62%	31	2.98	265,388	353,726	330,000
Wheatland Region	254	457	56%	121	3.81	456,775	501,169	485,000
Willow Creek Region	165	228	72%	47	2.28	338,650	407,326	368,000
Vulcan Region	76	137	55%	39	4.14	342,938	370,451	322,500
Bighorn Region	348	524	66%	155	3.57	1,096,225	1,249,706	1,029,448

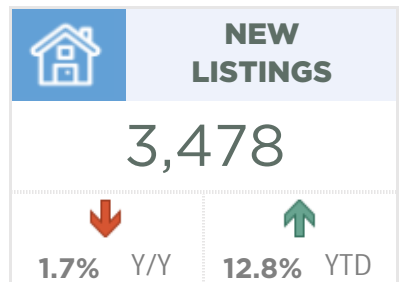
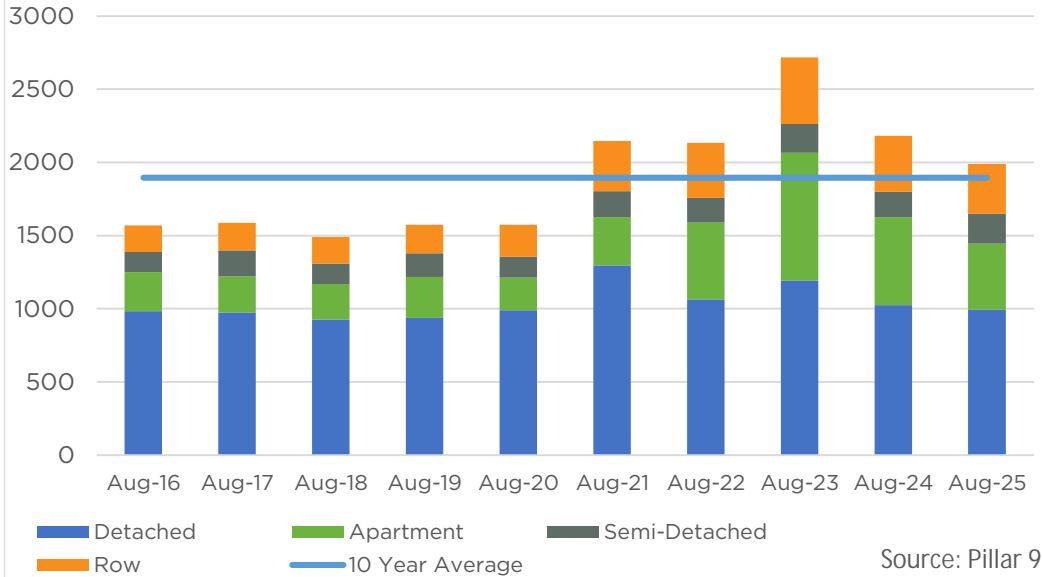
DETACHED BENCHMARK PRICE COMPARISON



August 2025

Calgary

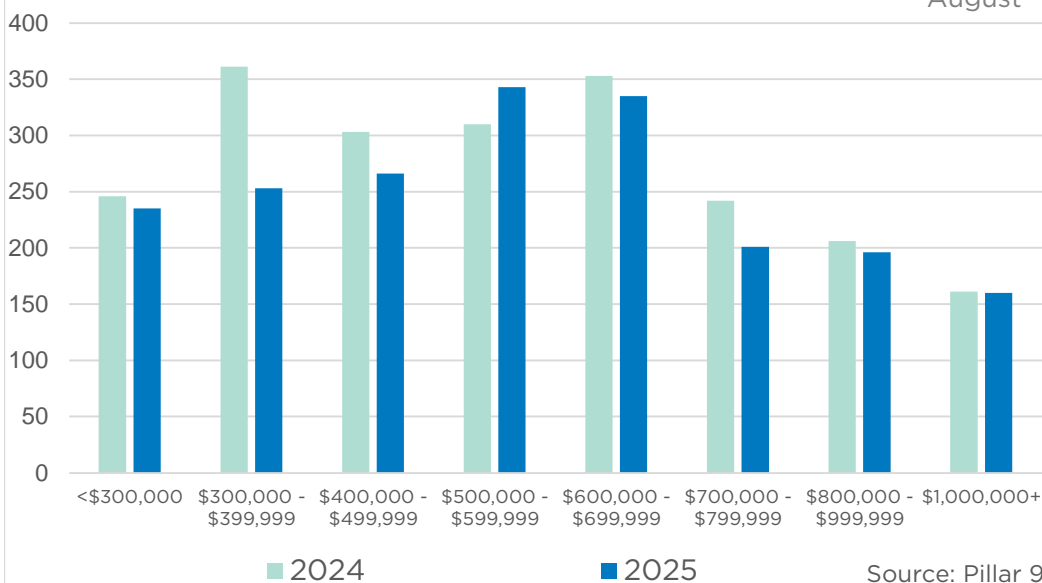
Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE



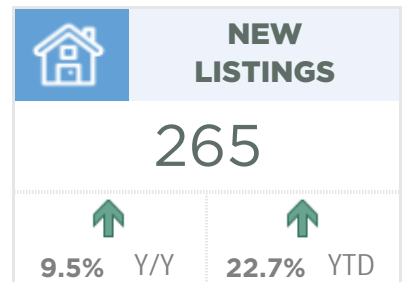
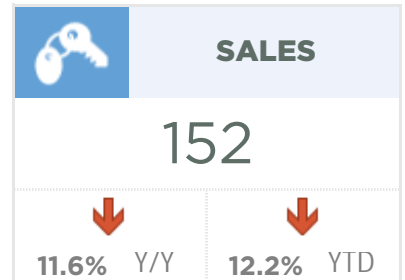
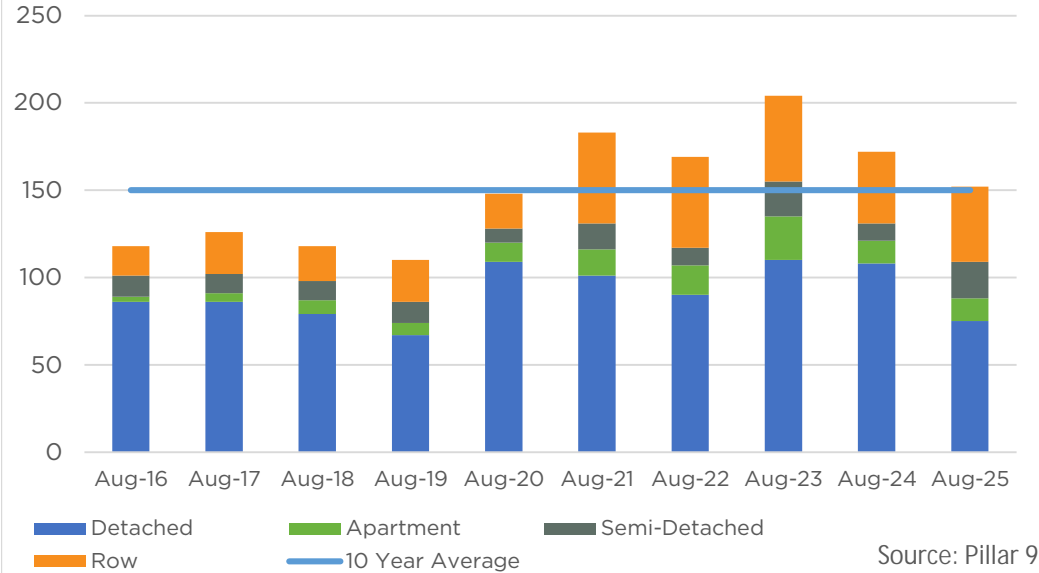
Residential Sales by Price Range



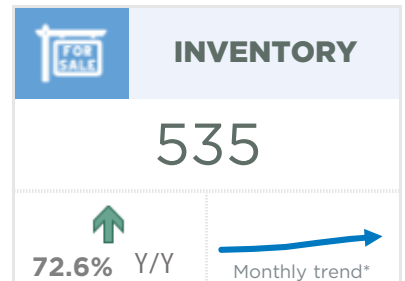
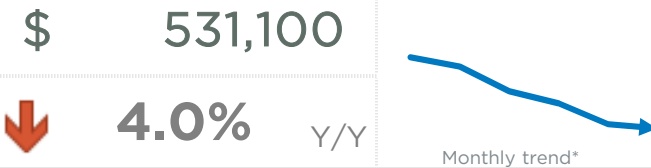
August 2025

Airdrie

Monthly Sales Comparison

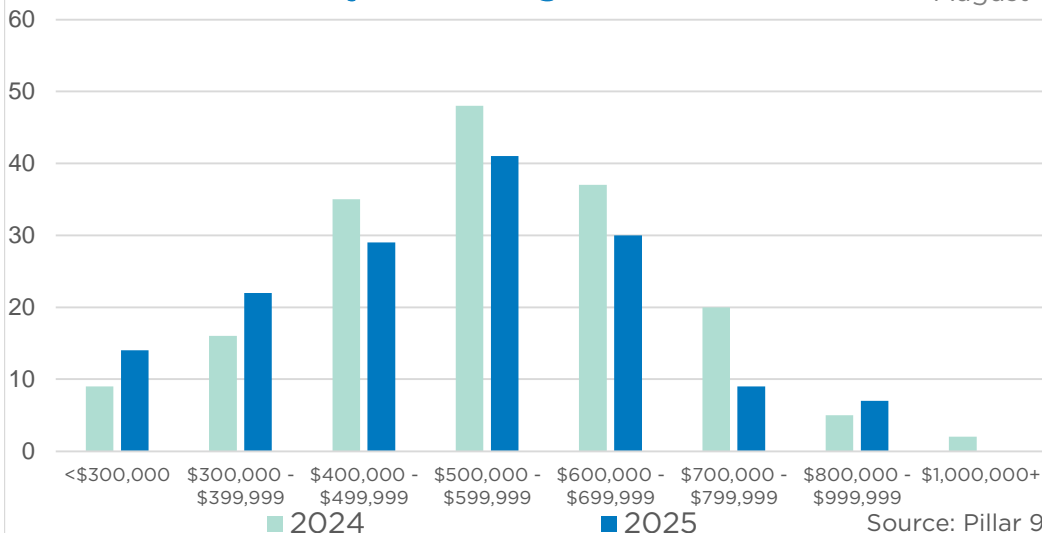


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

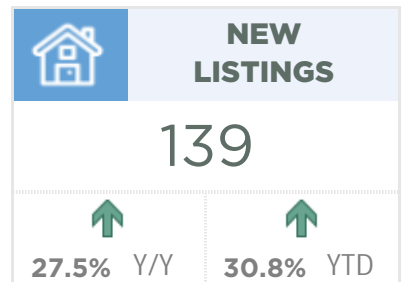
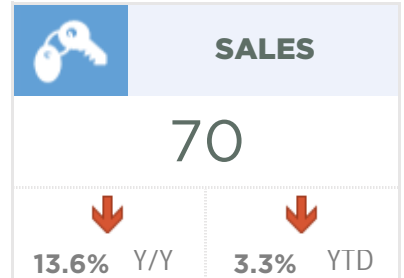
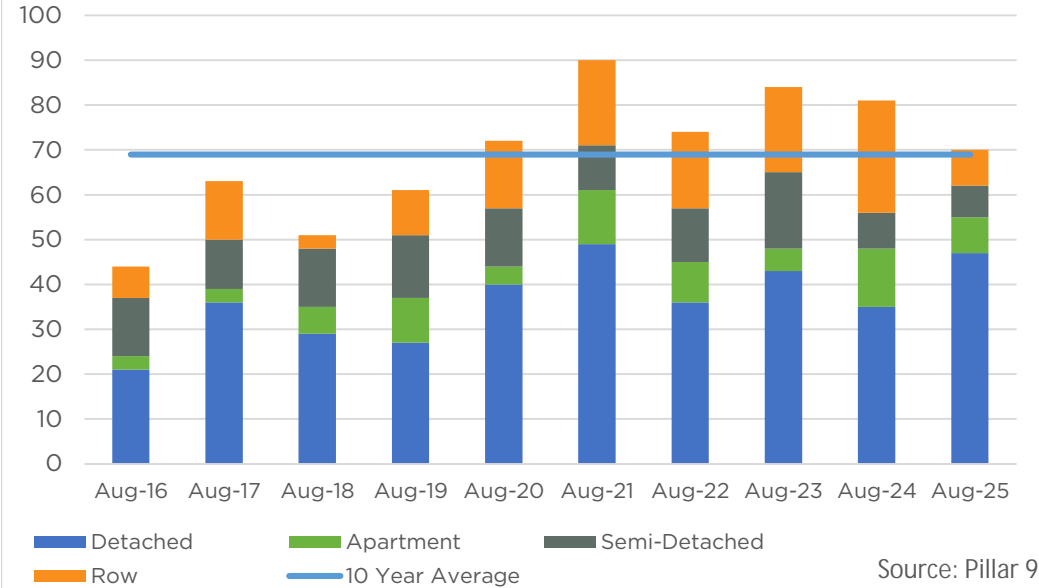
August



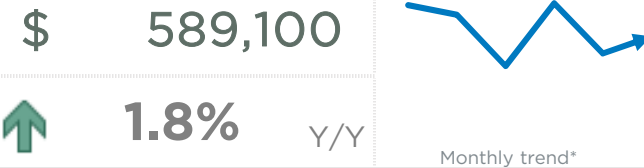
August 2025

Cochrane

Monthly Sales Comparison

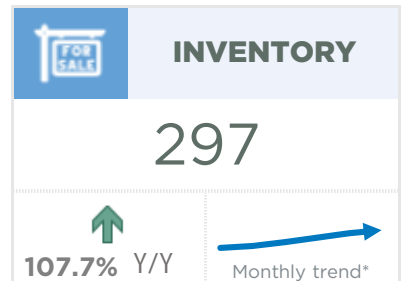
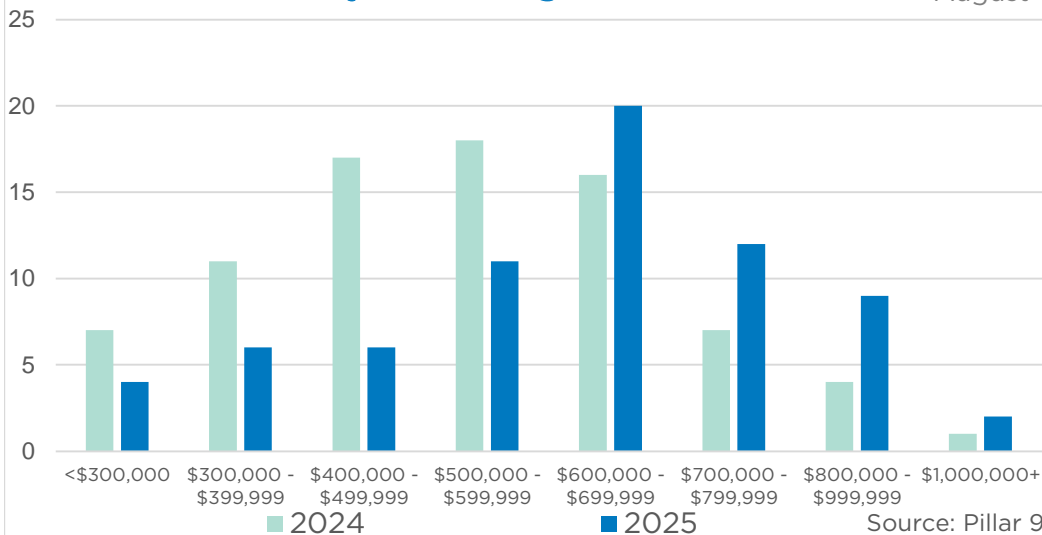


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

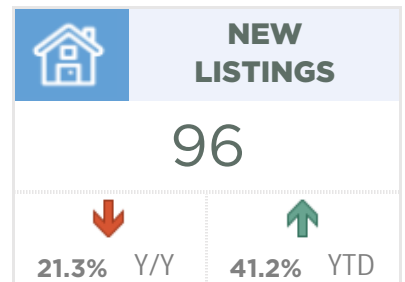
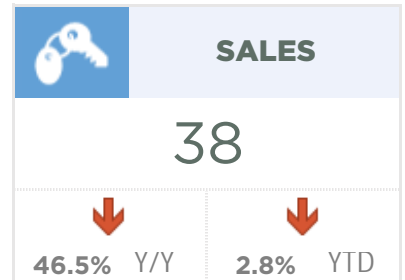
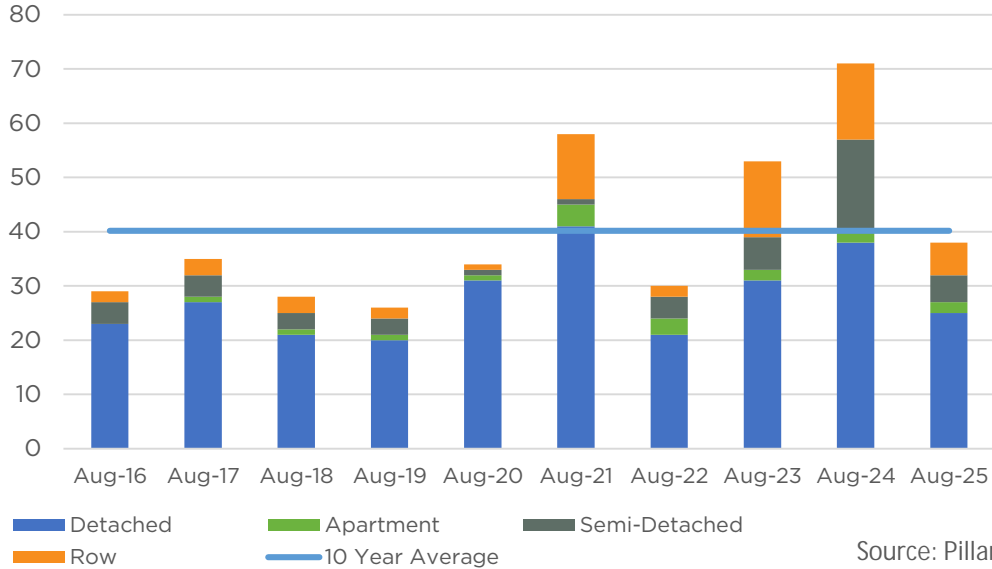
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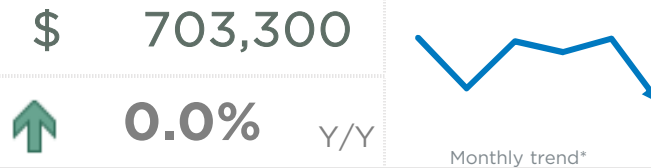
August 2025

Chestermere

Monthly Sales Comparison

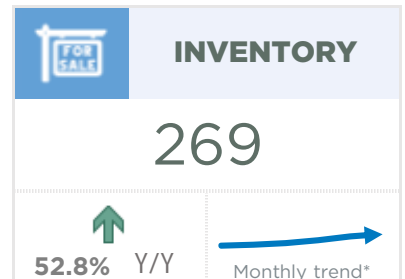
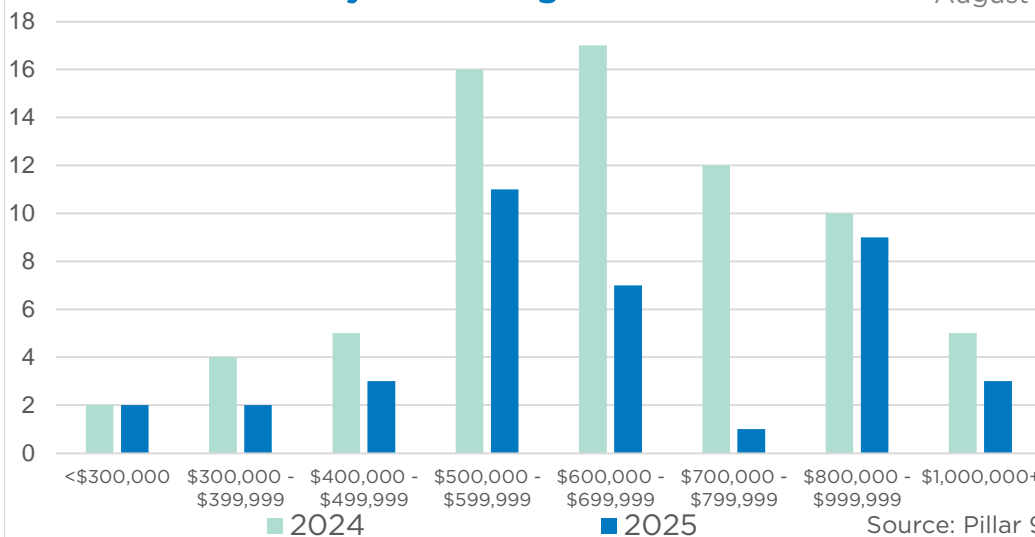


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

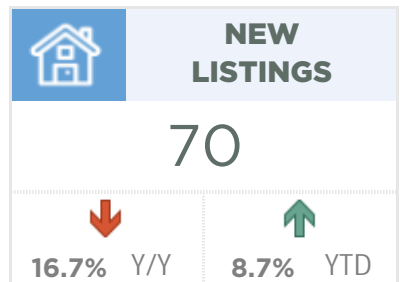
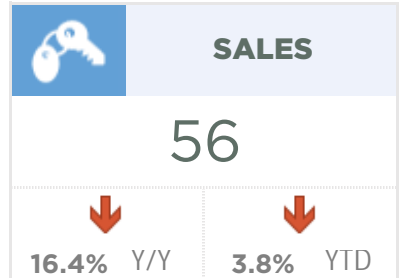
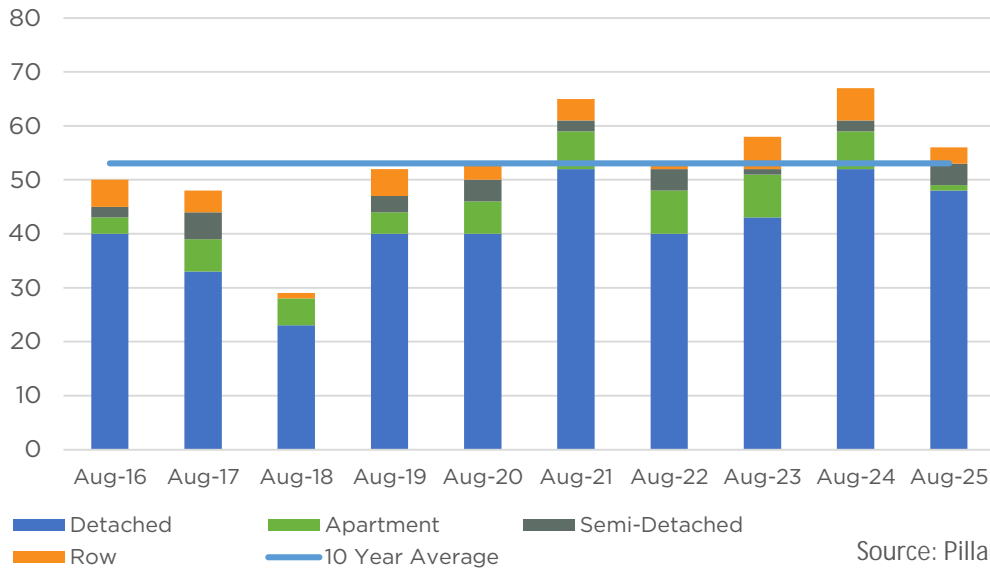
August



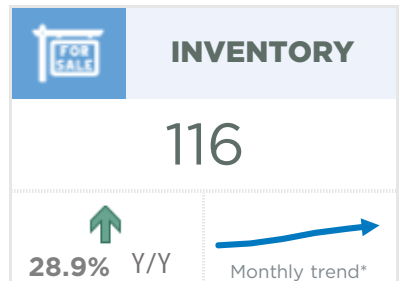
August 2025

Okotoks

Monthly Sales Comparison

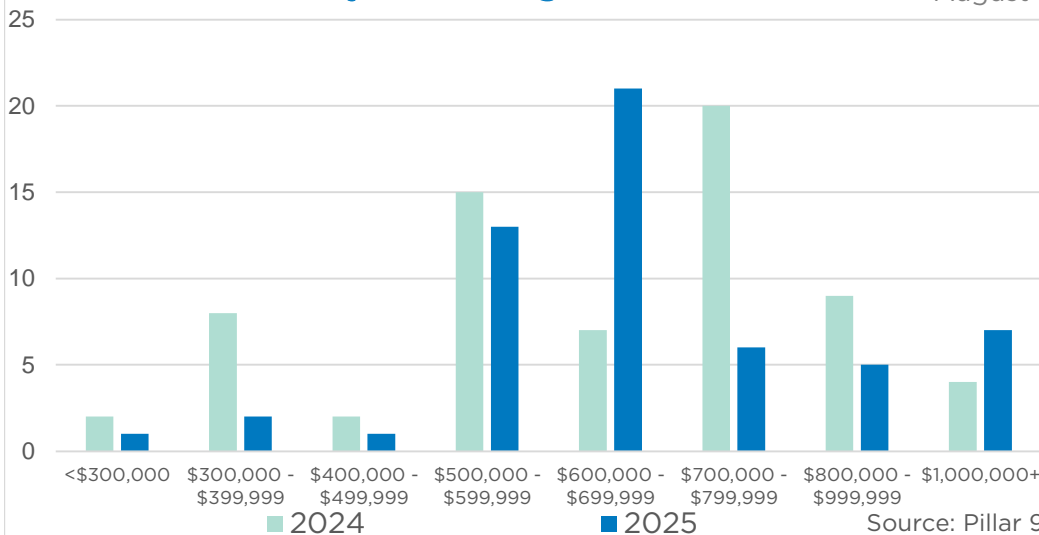


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

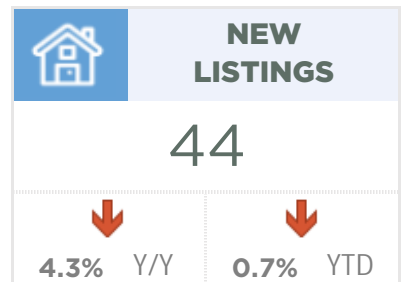
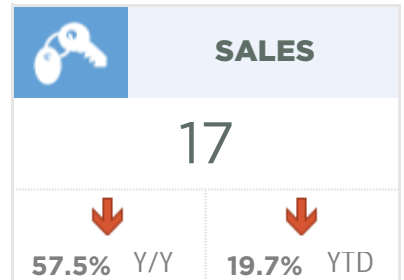
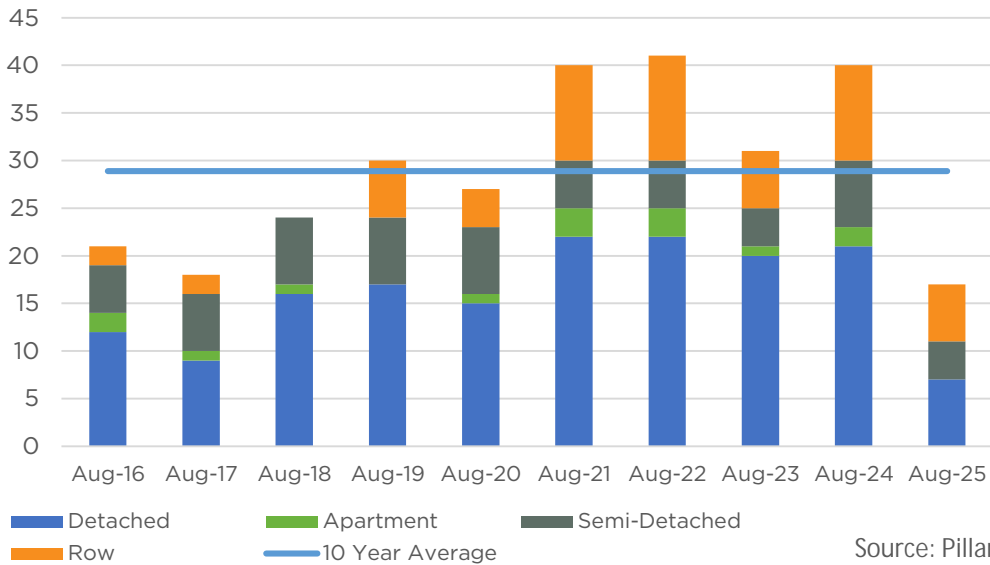
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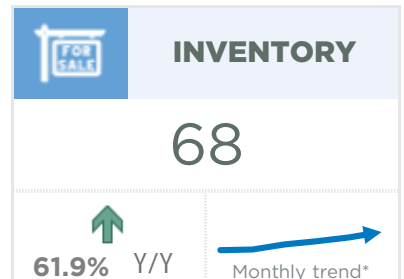
August 2025

High River

Monthly Sales Comparison

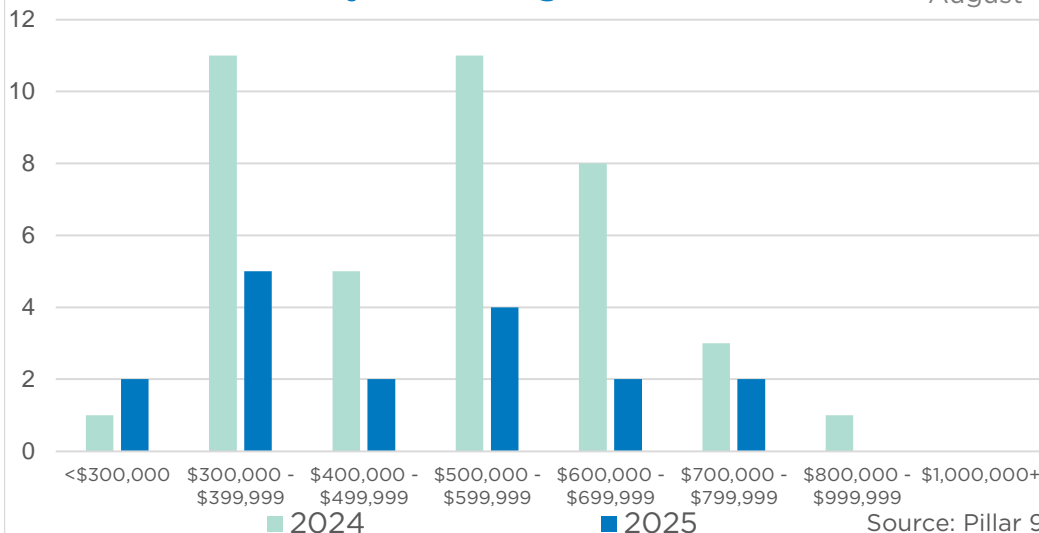


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

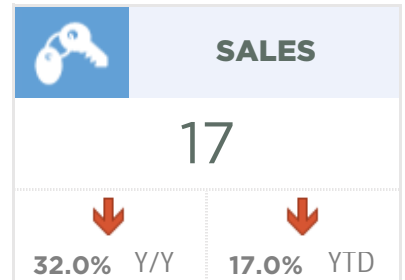
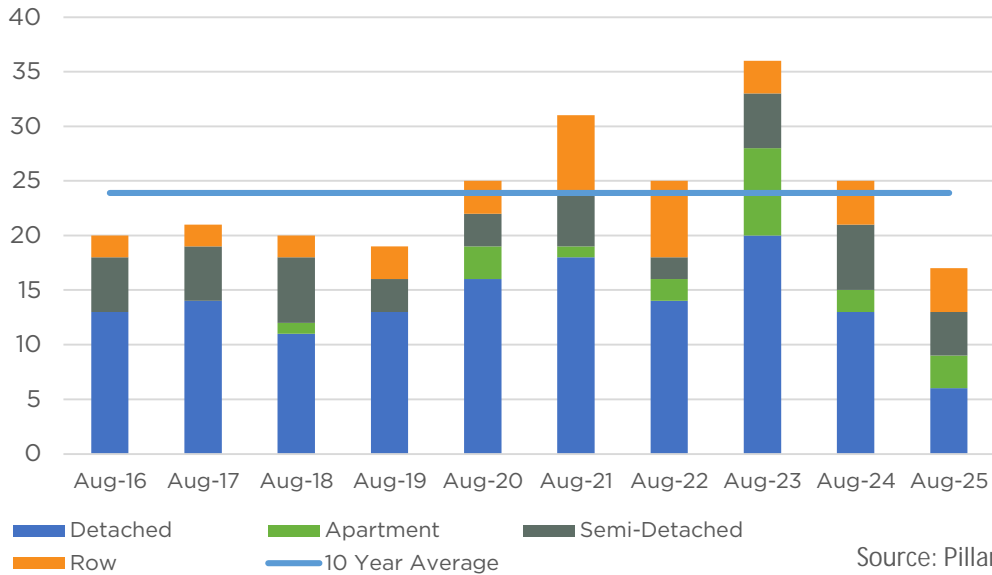
August



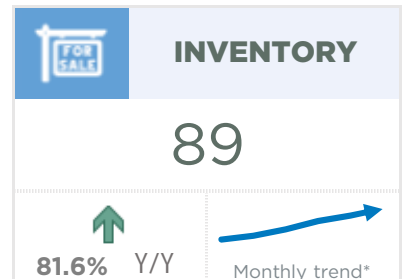
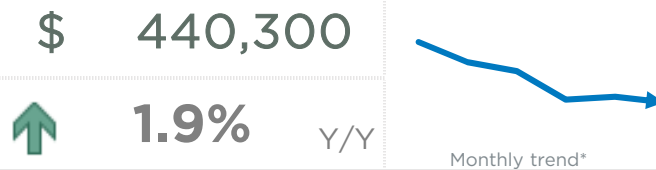
August 2025

Strathmore

Monthly Sales Comparison

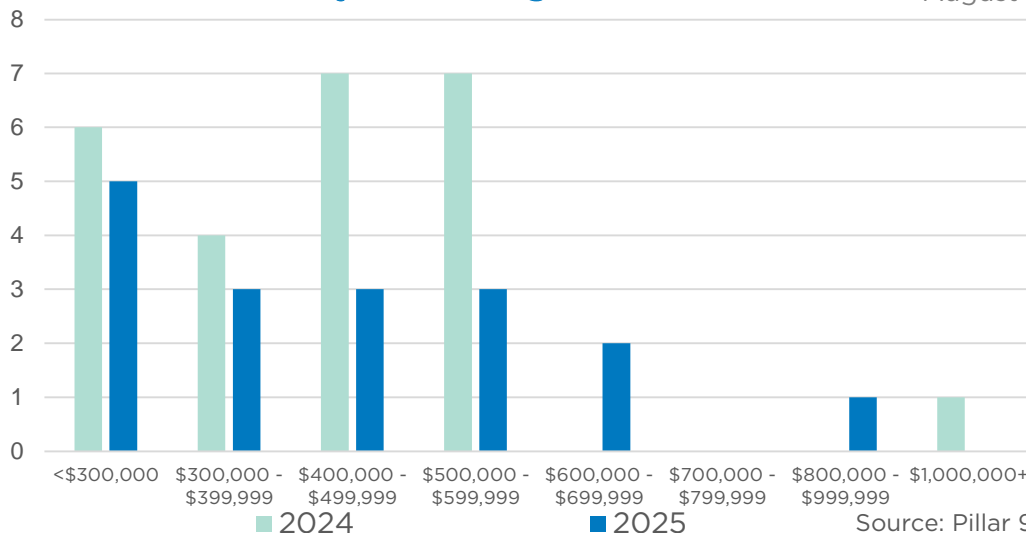


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

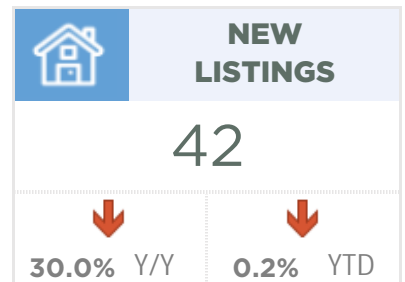
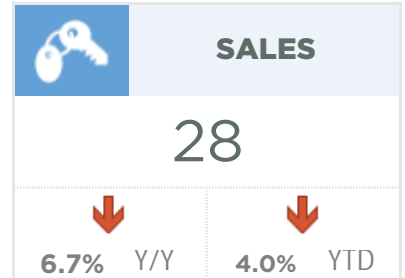
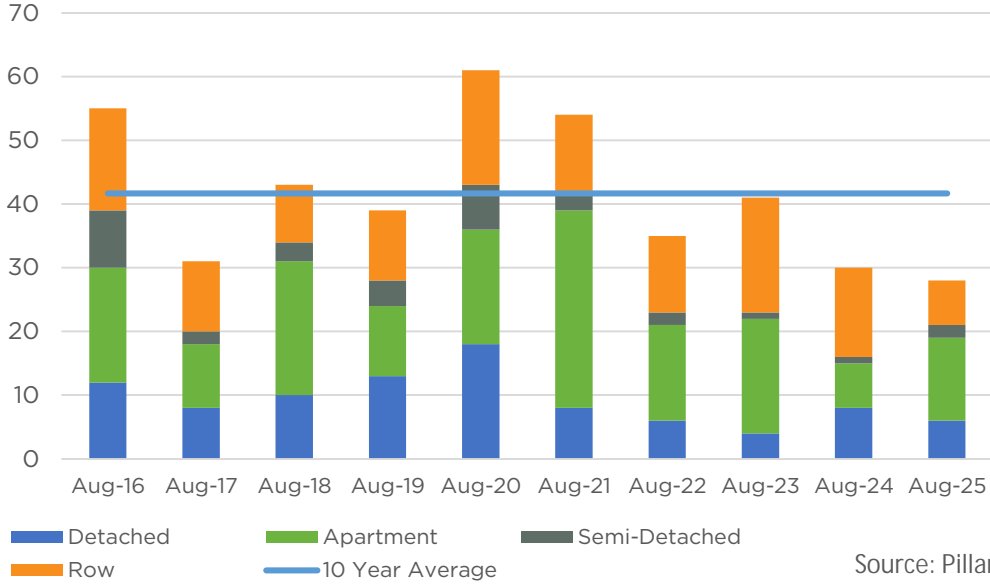
August



August 2025

Canmore

Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 1,099,800



4.1%

Y/Y



Monthly trend*

Residential Sales by Price Range

August

