



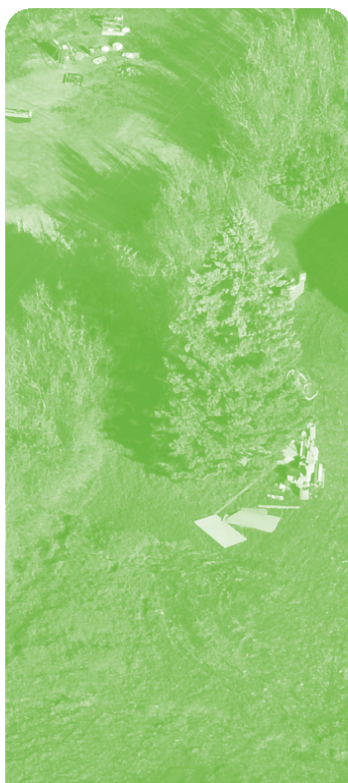
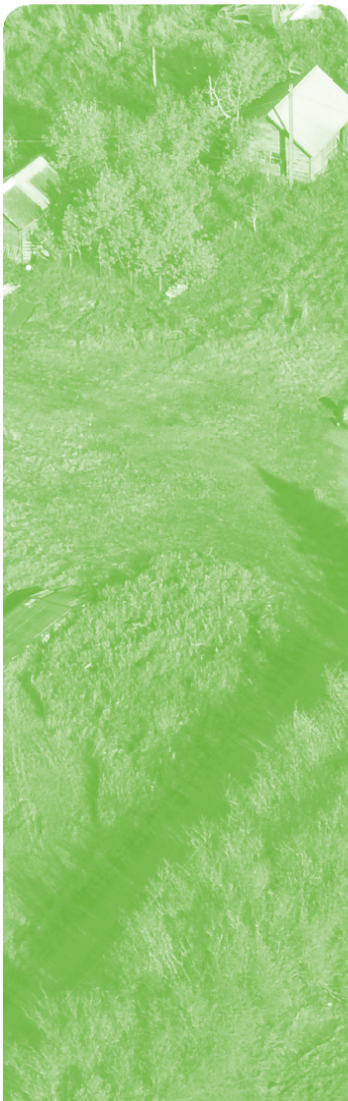
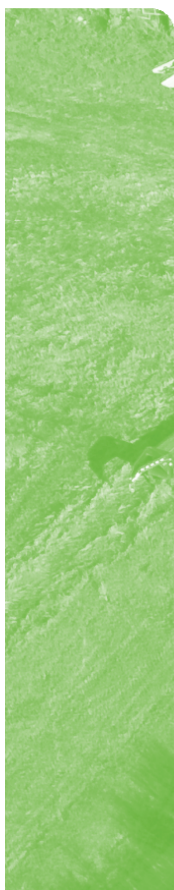
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MONTHLY STATISTICS PACKAGE

Calgary Region

September
2025



creb.com

September 2025

Airdrie



New listings reached a September record high with 295 units. The gains in new listings were met with a pullback in sales causing the sales to new listings ratio to fall to 45 per cent and inventory rose to 571 units. While inventories have been generally trending up throughout this year, this is the first time that the months of supply pushed above four months since 2020. The improved options weighed on home prices, which continued to trend down this month. In September, the unadjusted benchmark price was \$526,000, down one per cent compared to last month and nearly five per cent lower than last year's levels. Despite recent adjustments year-to-date prices declined by just over one per cent, not enough to offset last year's annual growth of eight per cent.

\$	PRICE	SALES
	\$526,000	133
↓	4.5% Y/Y	↓ 11.9% Y/Y
	Monthly trend*	↓ 12.2% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	571	4.29
↑	63.6% Y/Y	↑ 85.8% Y/Y
	Monthly trend*	Monthly trend*

Cochrane



New listings in Cochrane also hit a September record high with 148 units. While sales are similar to last year's levels at 62 units, the boost in new listings did cause the sales to new listings ratio to drop to 42 per cent this month. This led to further inventory gains and the months of supply pushed above five months. Improved supply levels also took more pressure off home prices this month. In September, the unadjusted benchmark price was \$584,300, down by nearly one per cent compared to last month, but still one per cent higher than last year's levels. Much of the supply adjustment has only recently occurred in the Cochrane market and the year-to-date benchmark price remains nearly four per cent higher than last year.

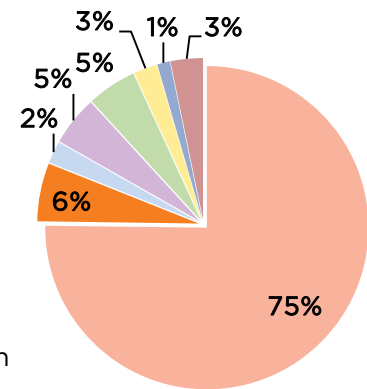
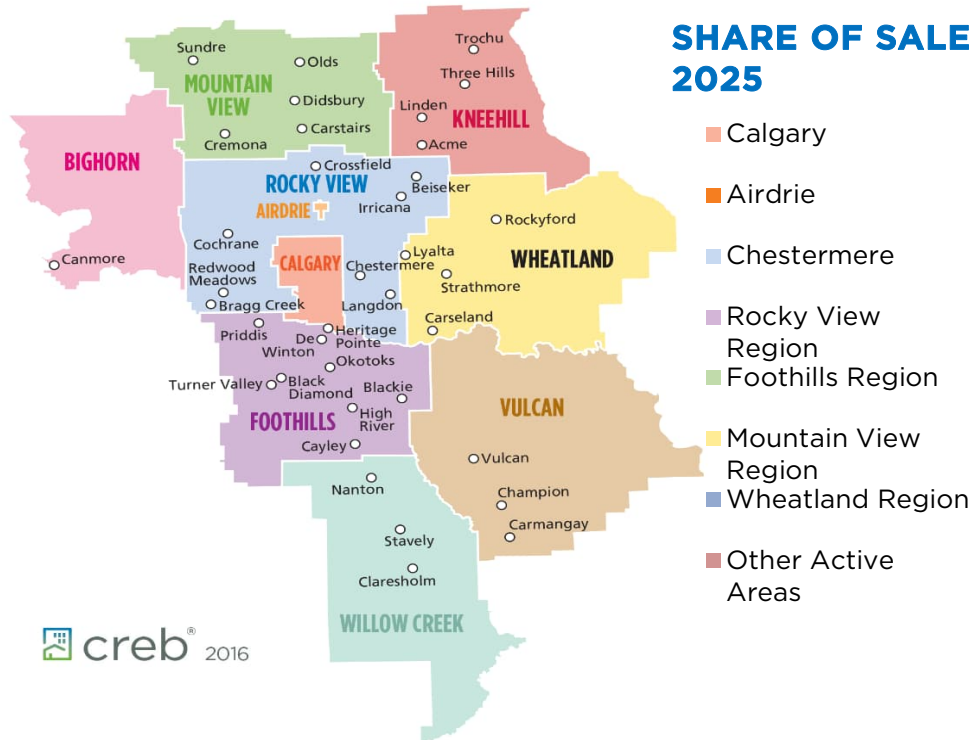
\$	PRICE	SALES
	\$584,300	62
↑	1.0% Y/Y	↑ 6.9% Y/Y
	Monthly trend*	↓ 2.5% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	319	5.15
↑	83.3% Y/Y	↑ 71.5% Y/Y
	Monthly trend*	Monthly trend*

Okotoks



Okotoks was one of the few larger areas that did not see a lift in new listings in September. The 69 new listings were down compared to levels reported last year, and with 51 sales this month, the sales to new listings ratio remained elevated at 74 per cent. While inventory levels were only slightly higher than last month, the months of supply has remained relatively low at two and a half months. Despite the relatively tight conditions, prices continued to adjust in the market. This in part can be related to the competition from new properties, impacting resale prices. As of September, the total residential benchmark price was \$613,900, down by over one per cent compared to last month and nearly three per cent lower than last September. Despite the adjustment, on a year-to-date basis, prices were still one and a half per cent higher than last year.

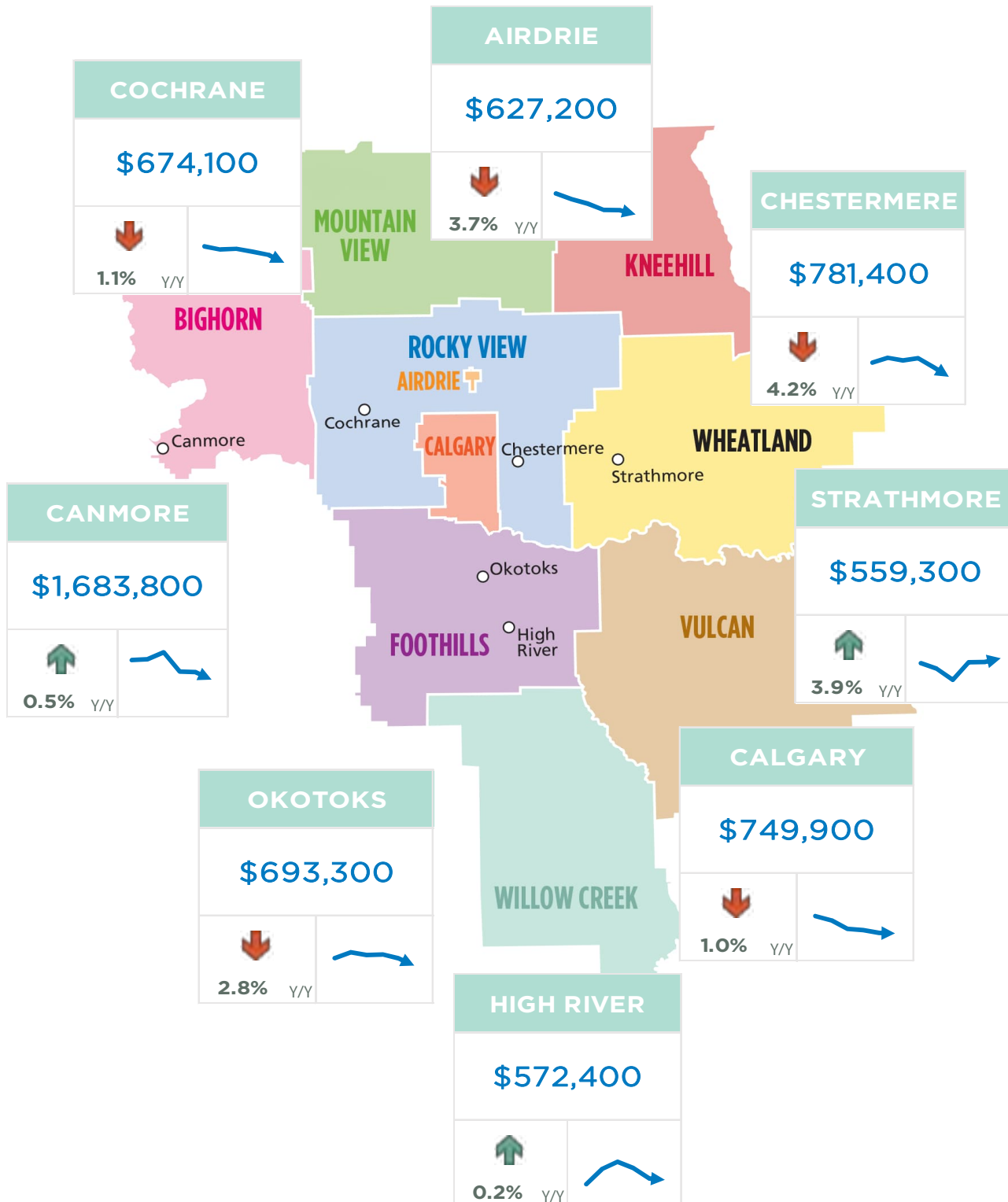
\$	PRICE	SALES
	\$613,900	51
↓	2.6% Y/Y	↓ 3.8% Y/Y
	Monthly trend*	↓ 4.0% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	115	2.25
↑	8.5% Y/Y	↑ 12.7% Y/Y
	Monthly trend*	Monthly trend*



Source: CREB®

September 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,720	3,782	45%	6,916	4.02	572,800	615,005	560,000
Airdrie	133	295	45%	571	4.29	526,000	545,697	530,000
Chestermere	51	112	46%	257	5.04	692,600	663,435	610,000
Rocky View Region	113	258	44%	651	5.76	645,300	815,637	665,000
Foothills Region	113	159	71%	315	2.79	642,200	765,160	599,900
Mountain View Region	54	83	65%	182	3.37	505,400	585,526	545,000
Kneehill Region	17	19	89%	48	2.82	276,600	388,529	329,000
Wheatland Region	29	56	52%	160	5.52	457,700	516,141	485,000
Willow Creek Region	24	24	100%	51	2.13	341,200	432,917	408,500
Vulcan Region	9	21	43%	57	6.33	344,100	343,056	365,000
Bighorn Region	24	74	32%	187	7.79	1,102,900	1,161,364	1,115,250
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	18,199	34,010	54%	5,890	2.91	584,811	629,612	579,905
Airdrie	1,380	2,541	54%	457	2.98	537,033	557,282	545,000
Chestermere	496	1,147	43%	236	4.29	705,944	679,580	637,250
Rocky View Region	1,325	2,429	55%	525	3.57	653,456	871,334	685,000
Foothills Region	1,045	1,562	67%	269	2.31	649,300	772,344	642,500
Mountain View Region	474	714	66%	154	2.92	501,778	561,541	501,500
Kneehill Region	100	152	66%	33	2.95	266,633	359,643	329,500
Wheatland Region	283	513	55%	125	3.99	456,878	502,704	485,000
Willow Creek Region	189	252	75%	48	2.26	338,933	410,575	370,000
Vulcan Region	85	158	54%	41	4.38	343,067	367,551	325,000
Bighorn Region	372	599	62%	159	3.84	1,096,967	1,244,007	1,030,000

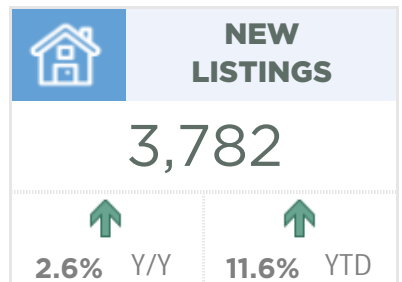
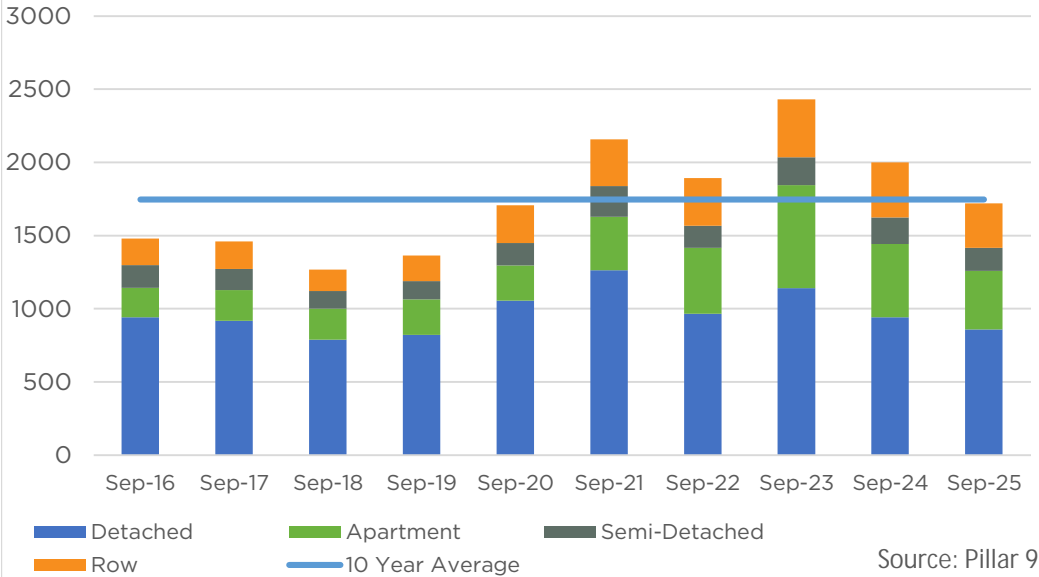
DETACHED BENCHMARK PRICE COMPARISON



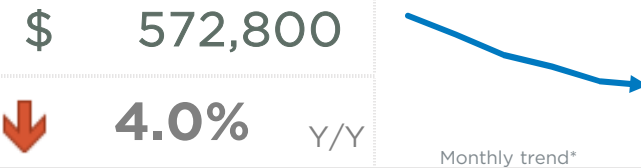
September 2025

Calgary

Monthly Sales Comparison

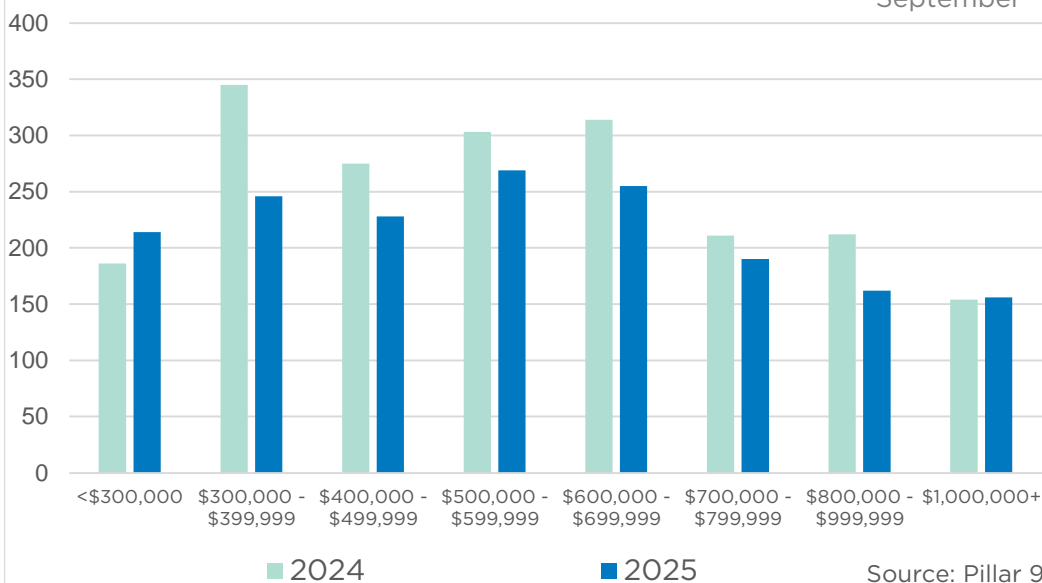


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

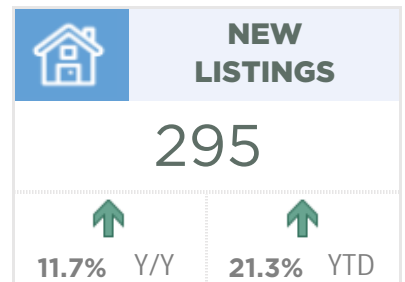
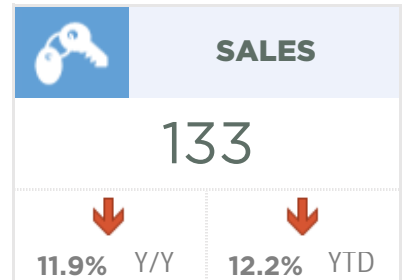
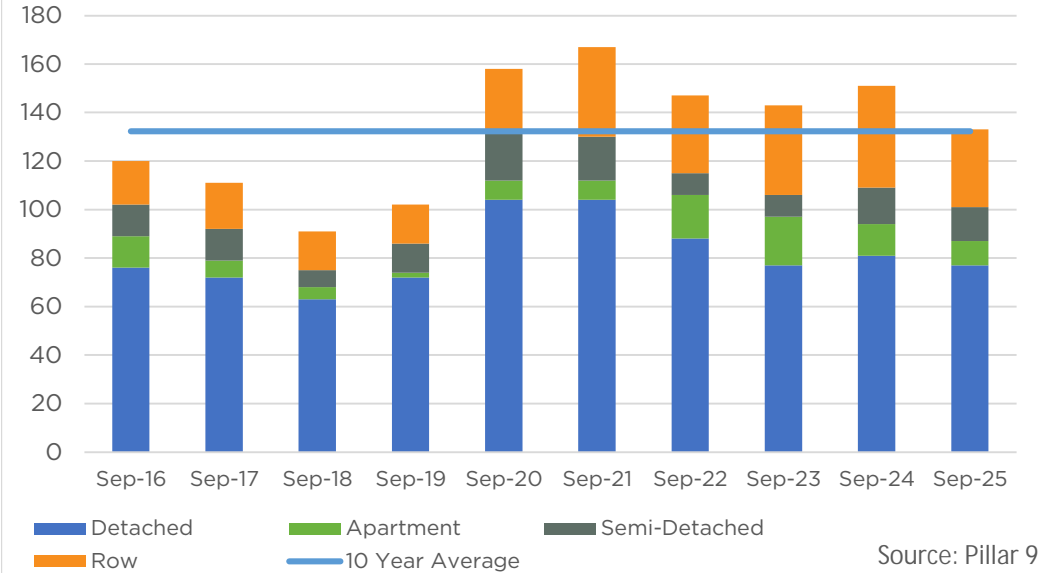
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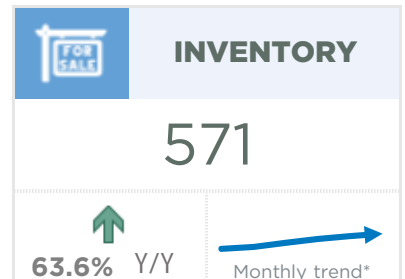
September 2025

Airdrie

Monthly Sales Comparison

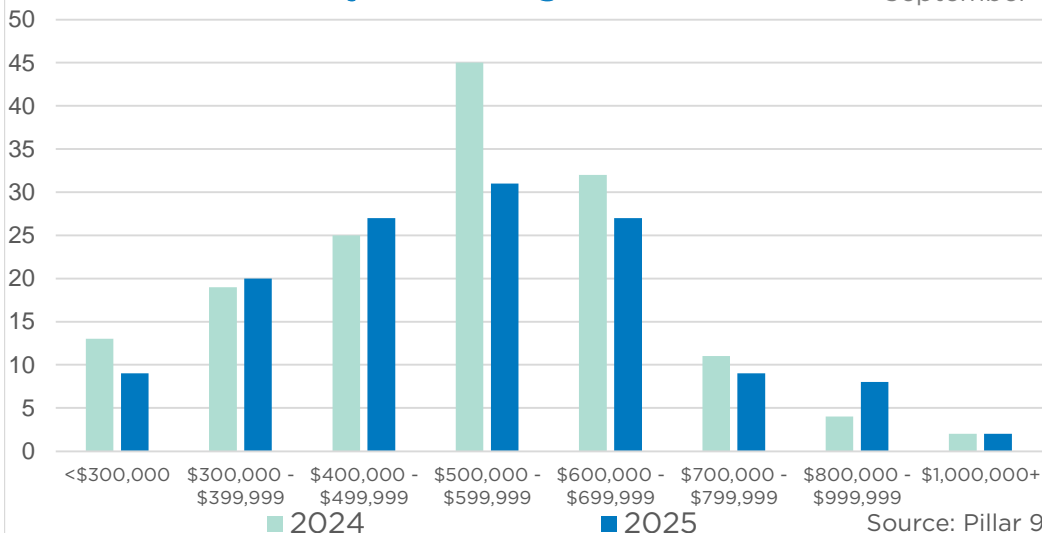


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

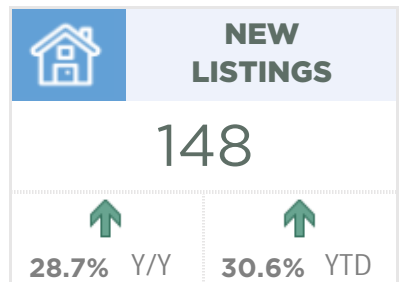
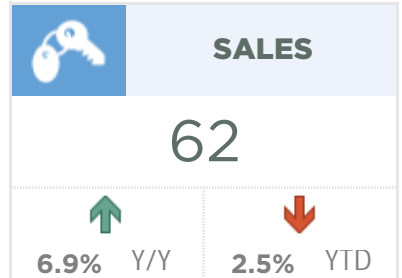
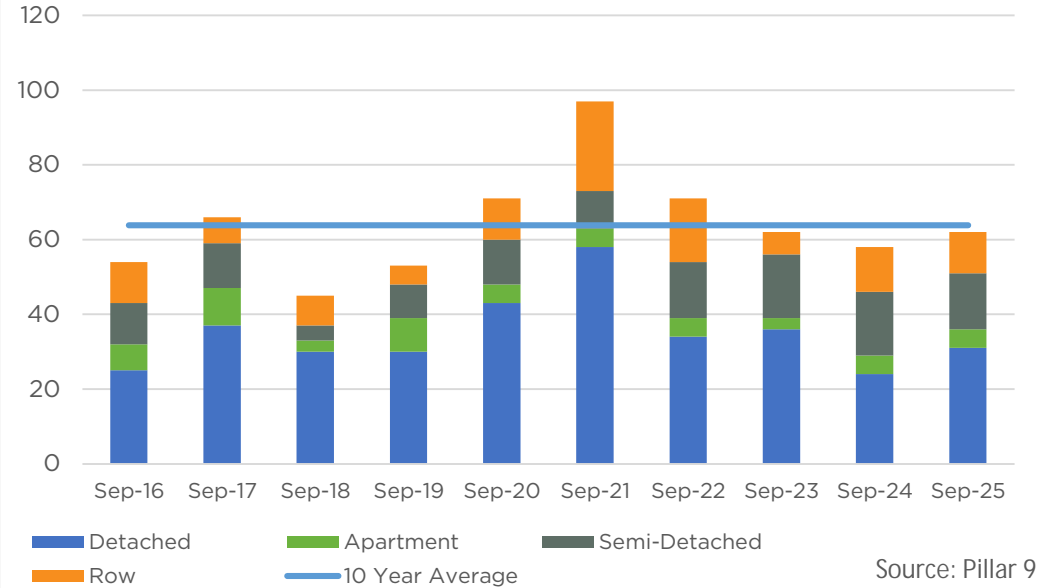
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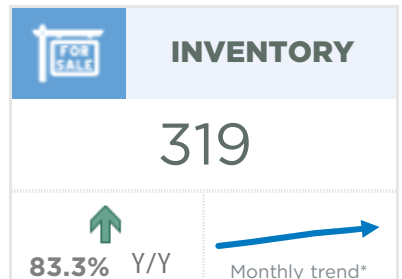
September 2025

Cochrane

Monthly Sales Comparison

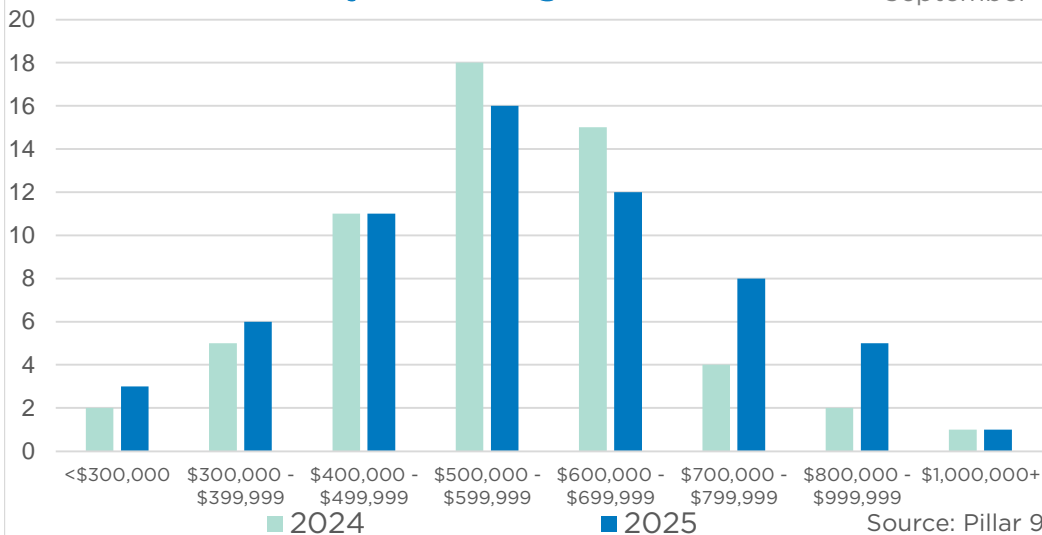


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

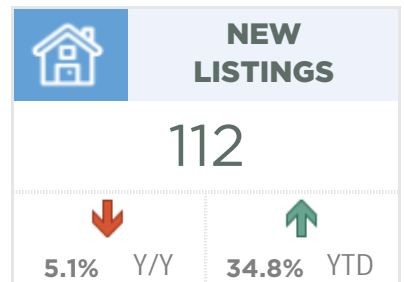
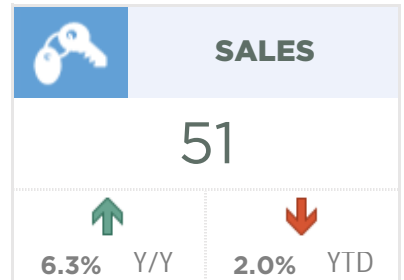
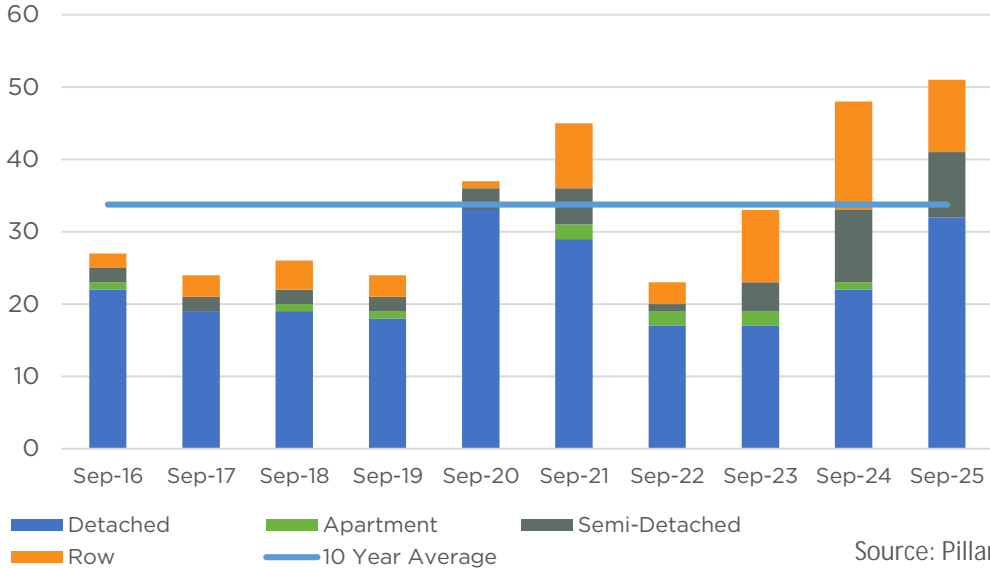
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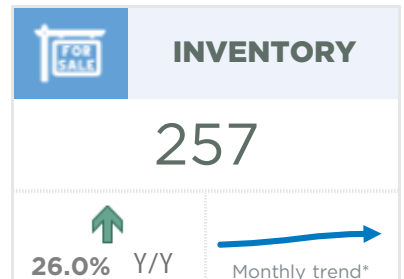
September 2025

Chestermere

Monthly Sales Comparison

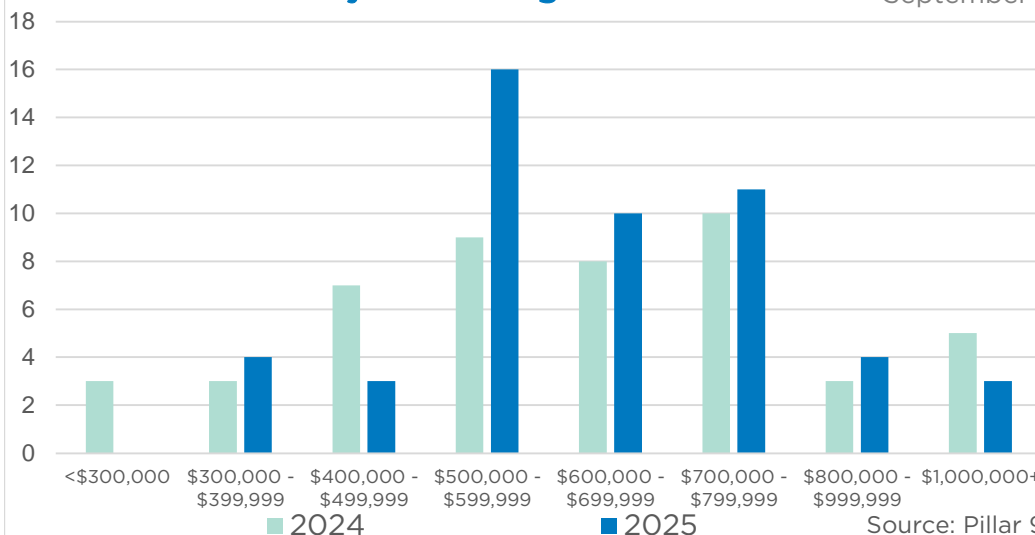


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

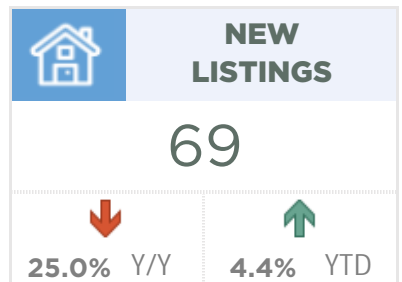
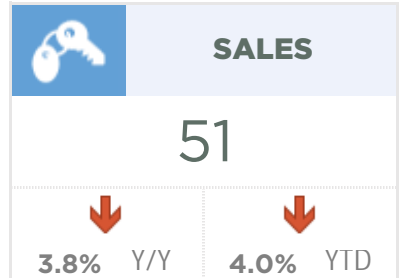
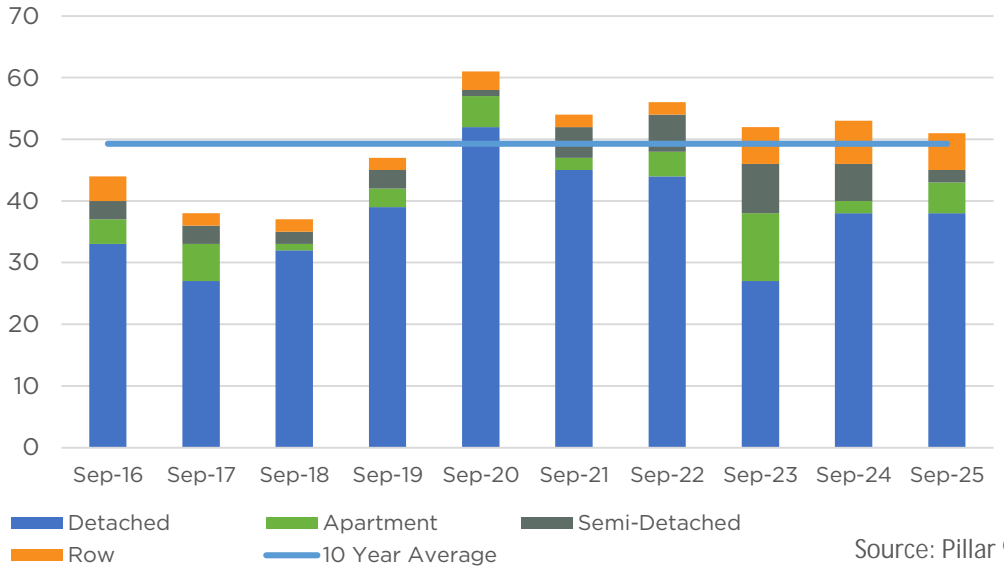
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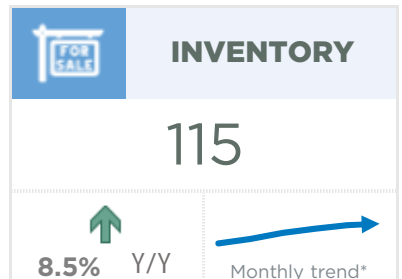
September 2025

Okotoks

Monthly Sales Comparison

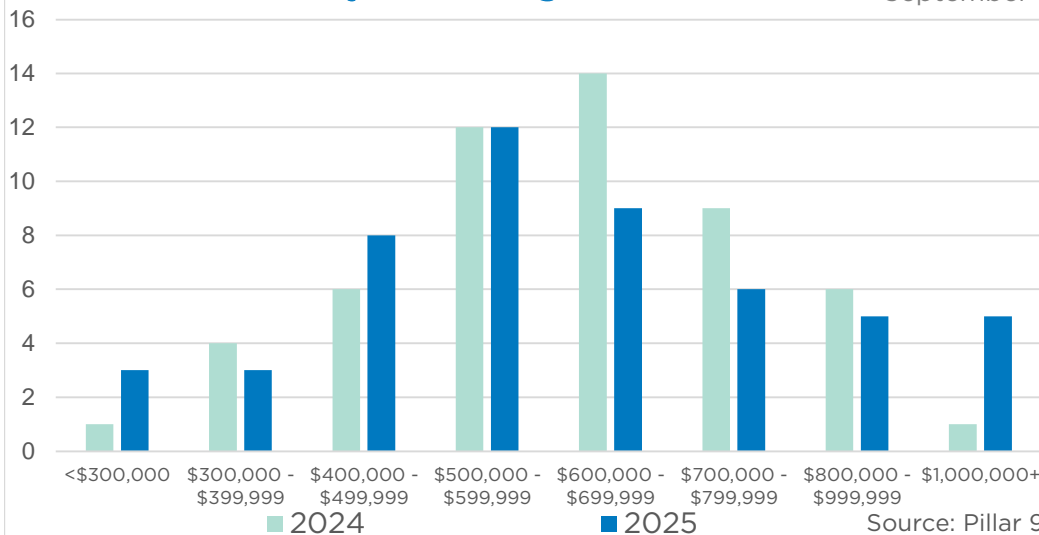


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

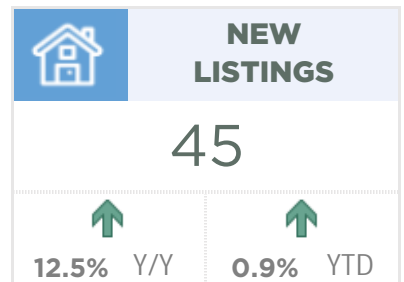
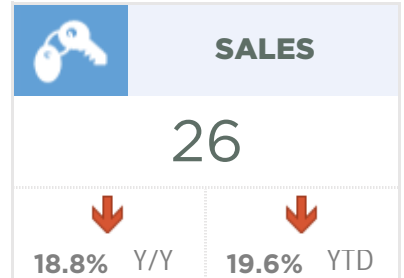
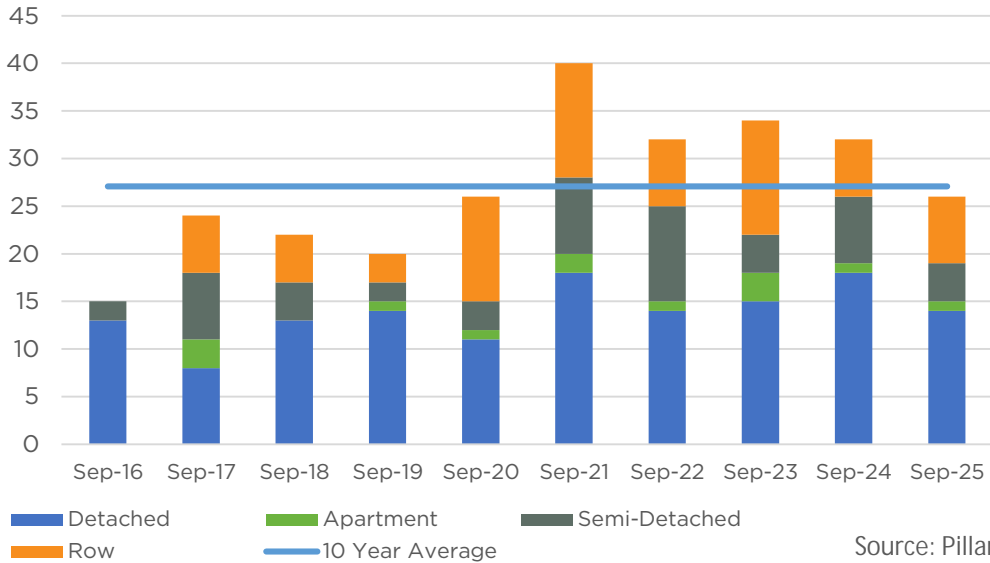
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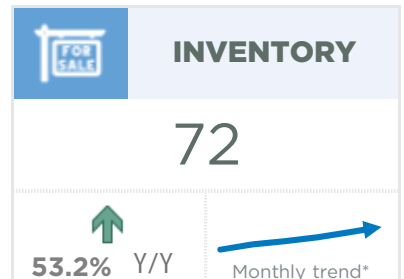
September 2025

High River

Monthly Sales Comparison

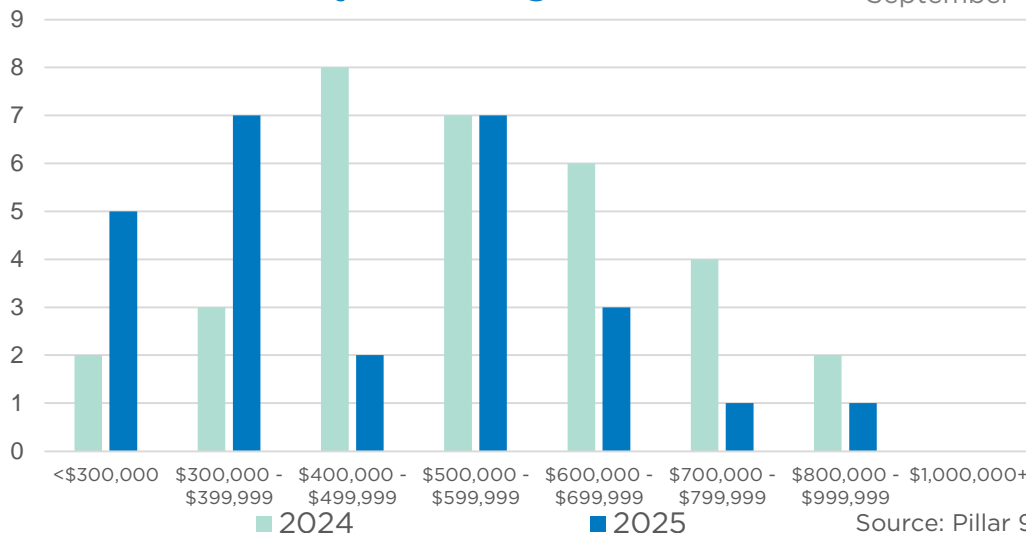


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

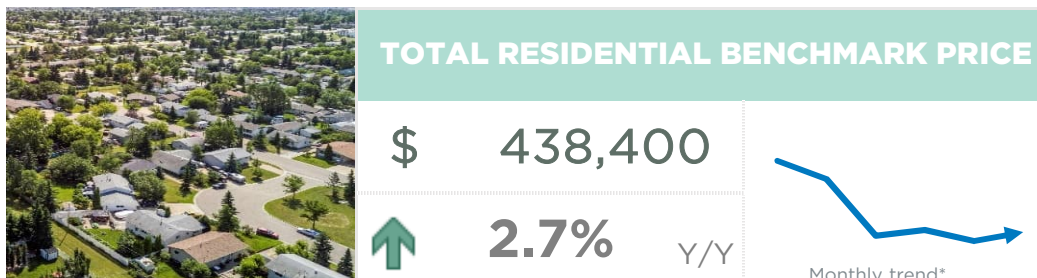
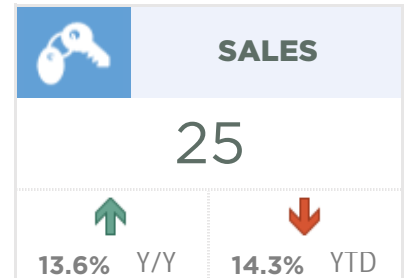
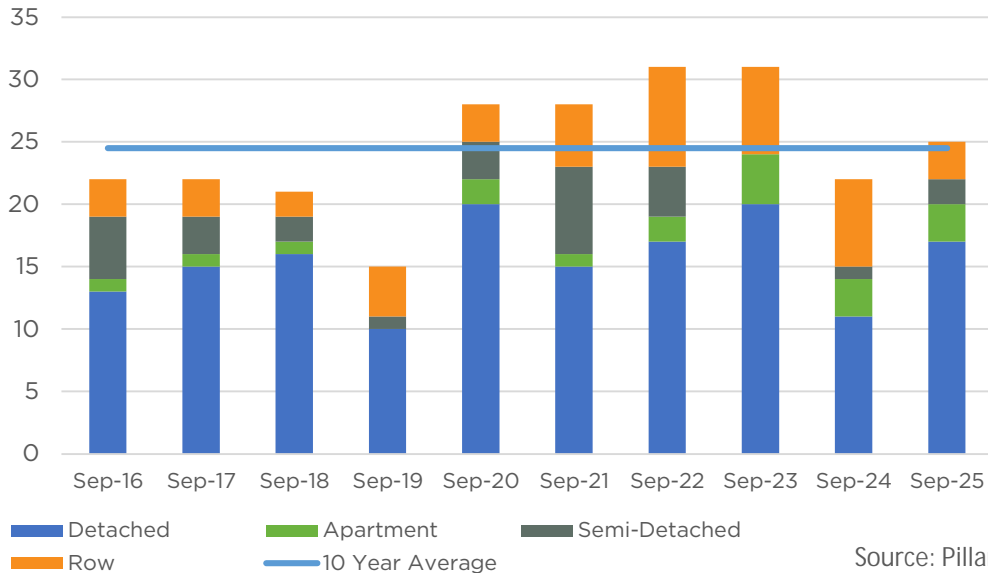
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September 2025

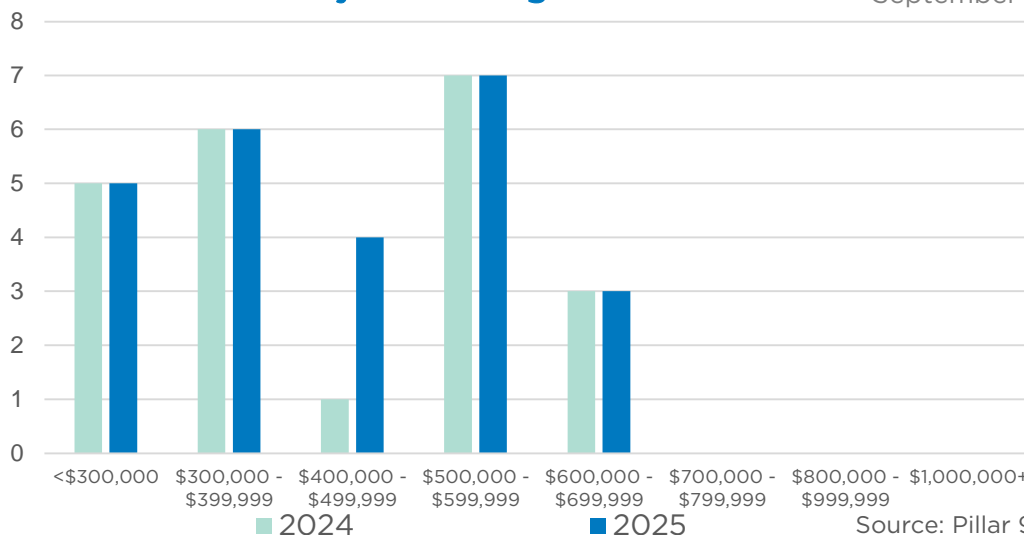
Strathmore

Monthly Sales Comparison



Residential Sales by Price Range

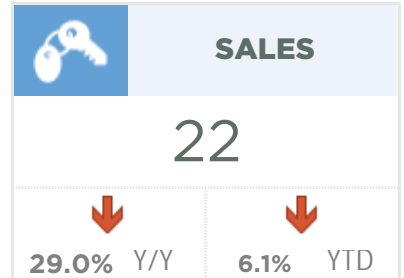
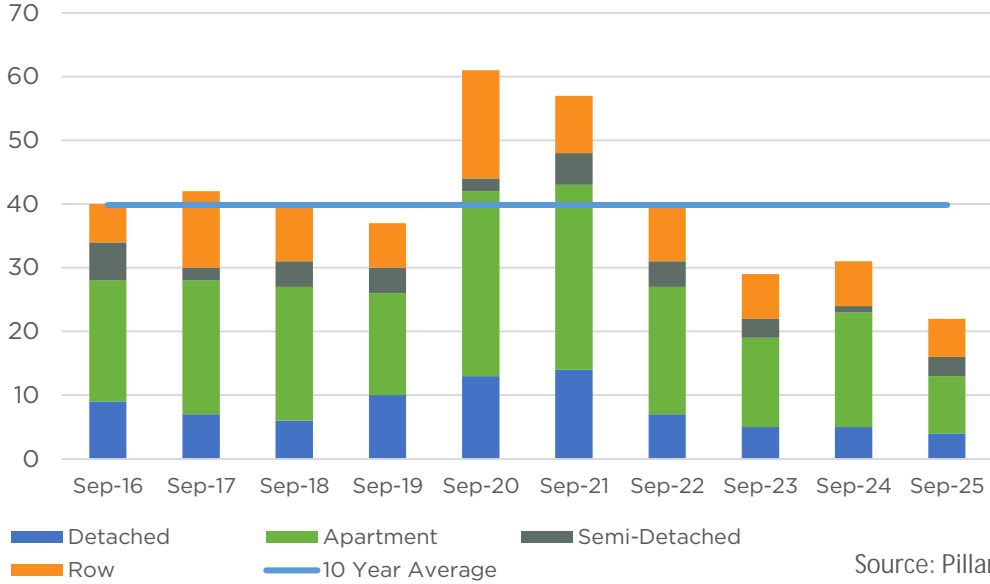
September



September 2025

Canmore

Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

September

