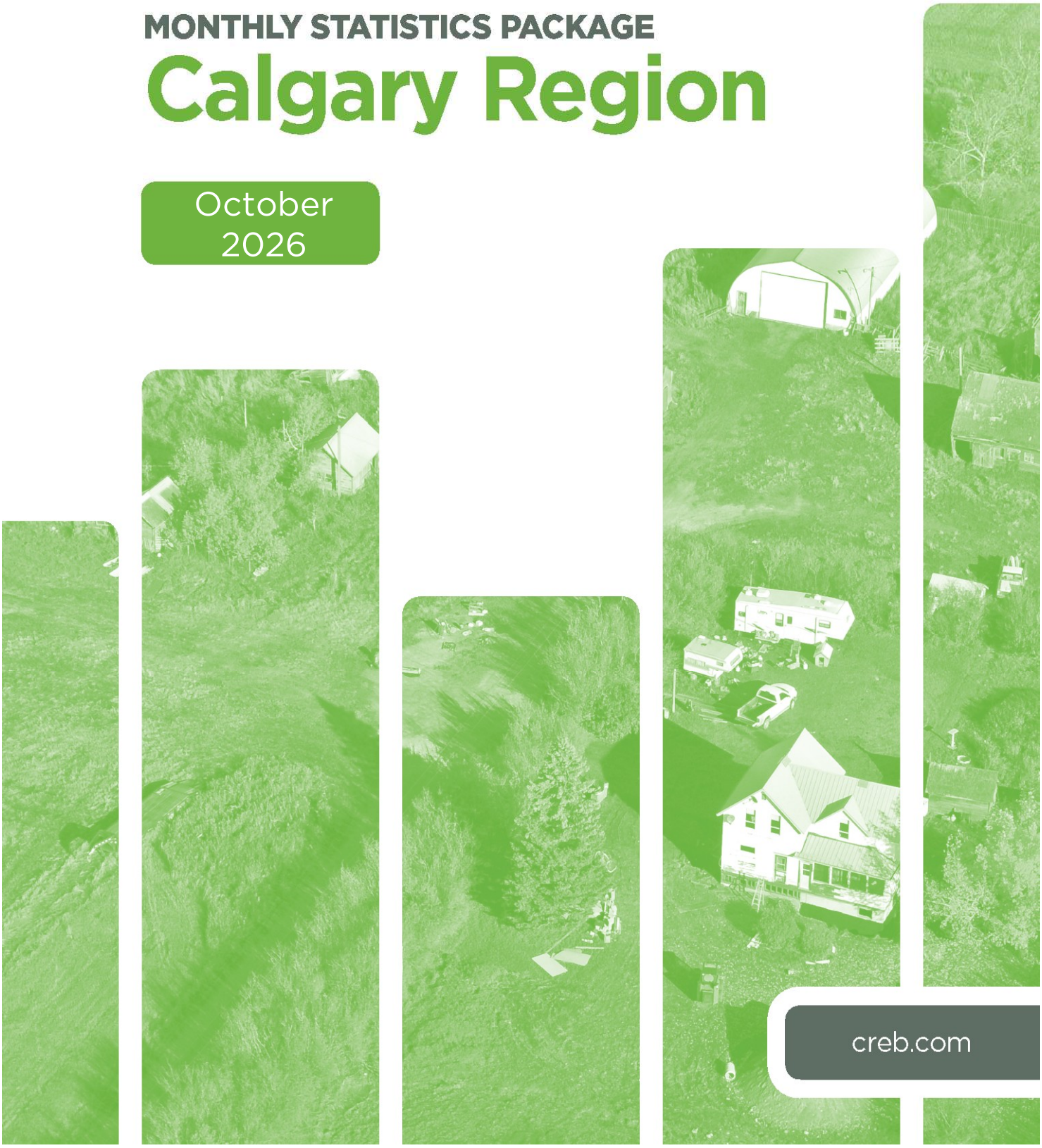
creb®

serving calgary and area REALTORS®

MONTHLY STATISTICS PACKAGE

Calgary Region

October
2026



creb.com

Regional Market Facts

October 2026

Airdrie

Sales continued to trend down in October, contributing to a year-to-date decline of 13 per cent. While sales declined across all property types, the largest year-to-date declines occurred in row and semi-detached homes. Competition from the new home market as well as competing supply in other centres and Calgary has weighed on resale activity this year. In October, new listings also slowed, contributing to further pullbacks in inventory levels and keeping the months of supply at just over four months. The additional supply choice has weighed on resale prices, which are down by nearly five per cent on a year-to-date basis. Prices eased across all property types. In October, the unadjusted detached benchmark price dropped to $587,300, bringing the price difference between Airdrie and Calgary back to 20 per cent.

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$502,500	113	461	4.08
3.9% Y/Y	16.9% Y/Y	13.8% Y/Y	3.7% Y/Y
	13.4% YTD	Monthly trend*	Monthly trend*

Cochrane

Easing sales in October were not enough to offset earlier gains, as year-to-date sales remained nearly four per cent higher than 2025 levels. The 62 sales in October were met with 142 new listings, keeping the sales-to-new-listings ratio relatively low at 44 per cent. This caused inventories to rise at a time when inventories typically decline. Higher inventory levels compared to sales caused the months of supply to approach six months for the first time since early 2020. The increase in supply was partly due to a rising share of new homes being listed on the resale market in October. The benchmark price was $571,100, down from September and nearly two per cent lower than October 2025 and on a year-to-date basis.

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$571,100	62	361	5.82
1.9% Y/Y	15.1% Y/Y	16.8% Y/Y	37.6% Y/Y
	3.7% YTD	Monthly trend*	Monthly trend*

Okotoks

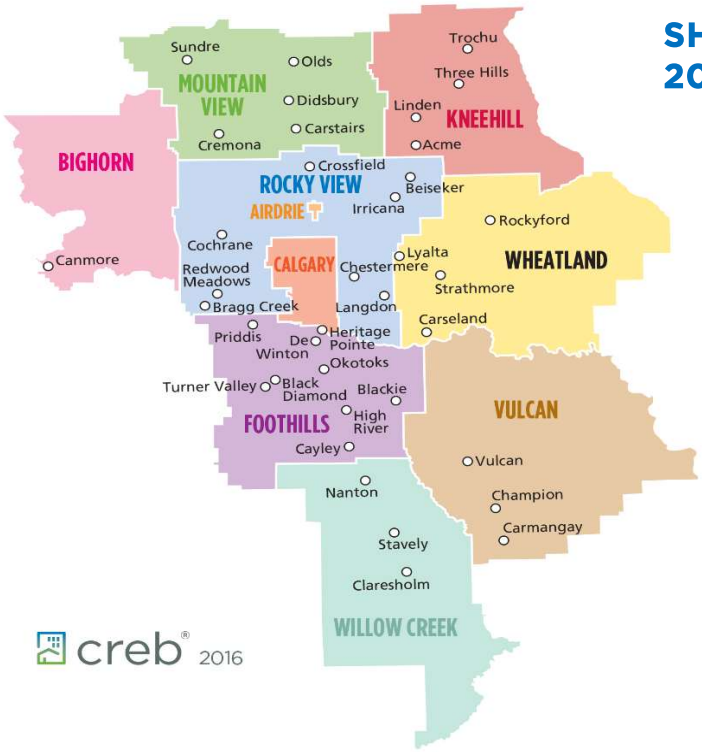
An increase in new listings compared to sales caused the sales-to-new-listings ratio to fall back into the 50 per cent range, following elevated levels over the past four months. This also caused inventories to increase from September and remain similar to levels reported in October 2025. With 137 units in inventory and 45 sales, the months of supply reached three months, reflecting relatively balanced conditions but still the highest level recorded this year. As conditions have been relatively tight in Okotoks, there has not been as much pressure on prices. While prices eased in October, this is not unusual for this time of year. Year-to-date benchmark prices are one per cent lower than they were last year.

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$600,100	45	137	3.04
3.3% Y/Y	0.0% Y/Y	0.0% Y/Y	0.0% Y/Y
	5.0% YTD	Monthly trend*	Monthly trend*

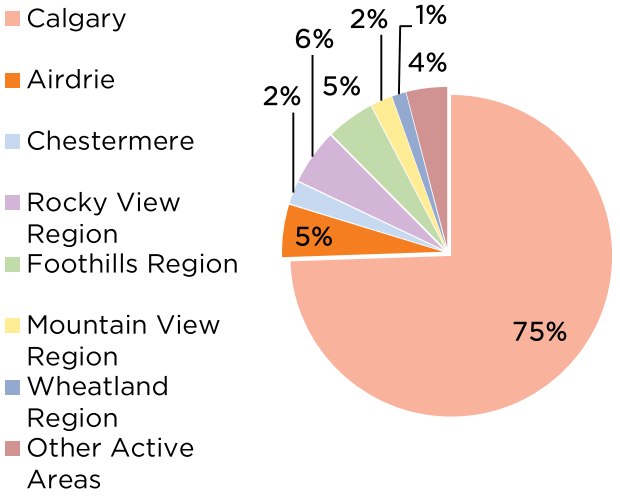
Chestermere

New listings continued to rise in Chestermere compared with sales activity, causing the sales-to-new-listings ratio to remain in the 30 per cent range. This kept inventory levels elevated, with the months of supply remaining just below six months. Elevated supply levels over the past several months have caused prices to trend down since July. In October, the unadjusted benchmark price was $683,800, more than three per cent lower than October 2025. Despite recent declines, year-to-date benchmark prices are only one per cent lower than levels reported last year.

PRICE	SALES	INVENTORY	MONTHS OF SUPPLY
$683,800	49	291	5.94
3.5% Y/Y	14.0% Y/Y	12.4% Y/Y	1.4% Y/Y
	13.2% YTD	Monthly trend*	Monthly trend*



SHARE OF SALES October 2026

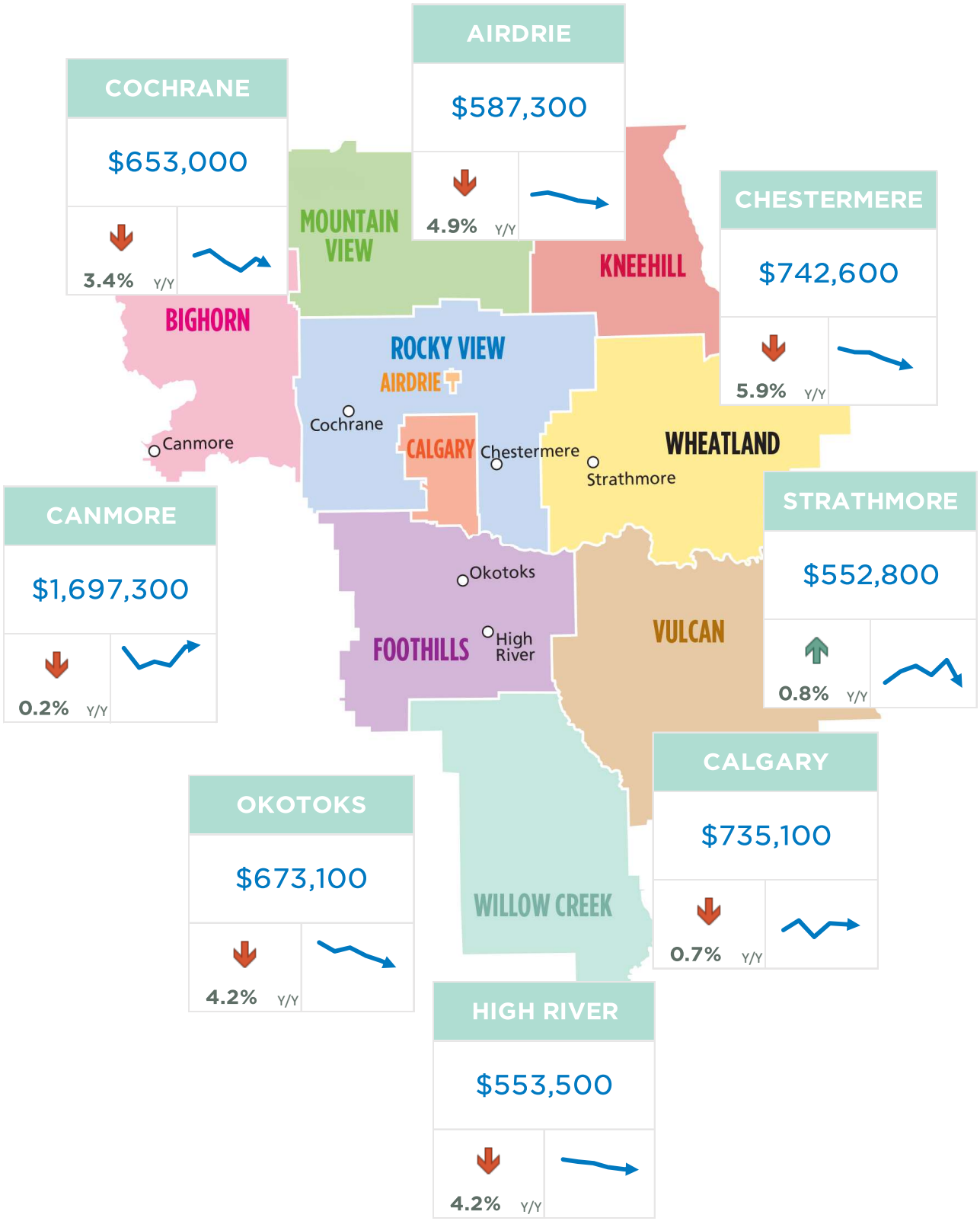


Source: CREB®

October 2026	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,592	2,928	54%	6,173	3.88	564,200	640,769	562,500
Airdrie	113	204	55%	461	4.08	502,500	502,197	510,000
Chestermere	49	142	35%	291	5.94	683,800	746,853	700,000
Rocky View Region	118	270	44%	706	5.98	781,500	925,350	622,000
Foothills Region	103	187	55%	352	3.42	666,600	822,233	615,000
Mountain View Region	46	56	82%	169	3.67	520,100	493,596	437,000
Kneehill Region	12	13	92%	48	4.00	275,600	445,958	422,500
Wheatland Region	30	54	56%	157	5.23	477,700	485,722	457,500
Willow Creek Region	20	24	83%	63	3.15	361,600	429,363	375,000
Vulcan Region	8	9	89%	44	5.50	321,800	315,938	311,250
Bighorn Region	47	49	96%	184	3.91	1,077,900	1,132,826	997,500

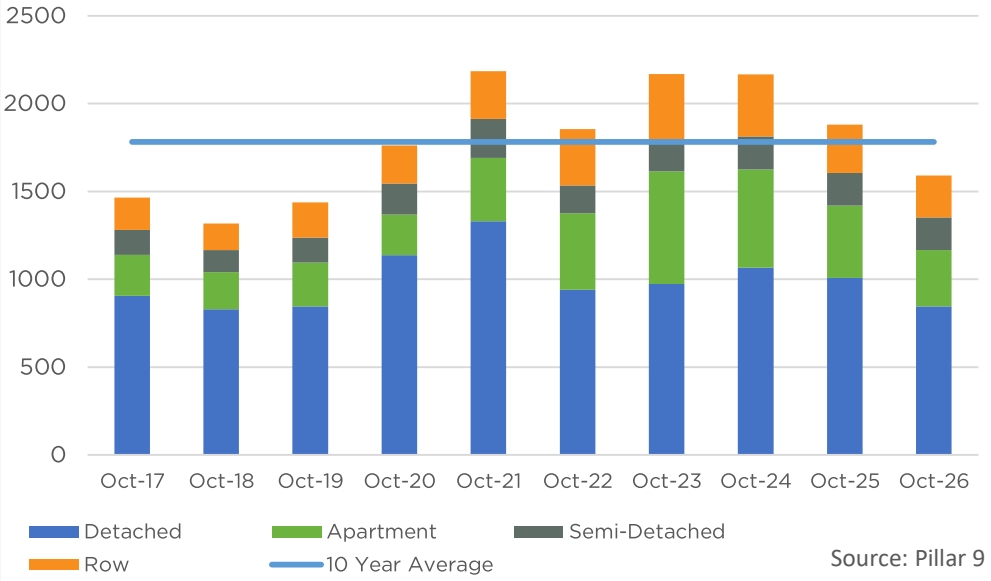
YEAR-TO-DATE 2026	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	17,878	33,657	53%	5,997	3.35	565,680	645,156	576,925
Airdrie	1,311	2,499	52%	474	3.61	511,790	527,832	515,000
Chestermere	468	1,325	35%	274	5.85	700,890	696,531	630,000
Rocky View Region	1,502	2,926	51%	618	4.11	784,650	856,100	664,150
Foothills Region	1,138	1,812	63%	318	2.80	678,810	812,430	655,000
Mountain View Region	501	772	65%	180	3.59	517,480	512,792	465,000
Kneehill Region	102	161	63%	40	3.94	282,470	385,349	347,500
Wheatland Region	335	695	48%	172	5.15	485,270	519,875	499,000
Willow Creek Region	188	271	69%	61	3.26	369,700	381,066	355,000
Vulcan Region	77	145	53%	45	5.87	327,770	387,018	350,000
Bighorn Region	448	700	64%	171	3.81	1,067,670	1,214,055	1,057,500

DETACHED BENCHMARK PRICE COMPARISON



October 2026 Calgary

Monthly Sales Comparison



Source: Pillar 9



TOTAL RESIDENTIAL BENCHMARK PRICE

$ 564,200

0.4% Y/Y



Monthly trend*

SALES

1,592

15.3% Y/Y

10.9% YTD

NEW LISTINGS

2,928

9.4% Y/Y

9.6% YTD

INVENTORY

6,173

4.6% Y/Y



Monthly trend*

MONTHS OF SUPPLY

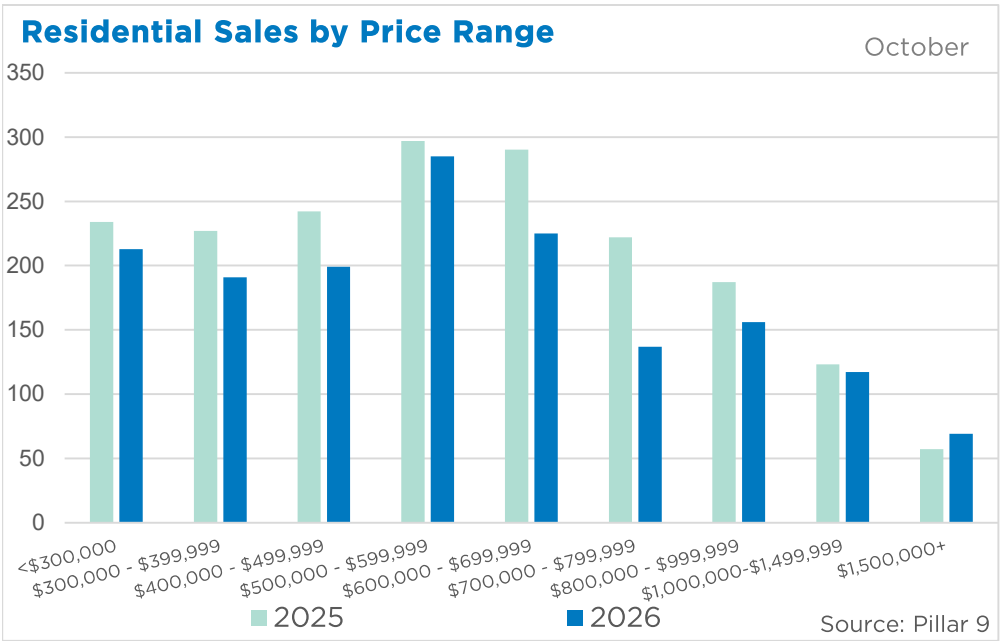
3.88

12.6% Y/Y



Monthly trend*

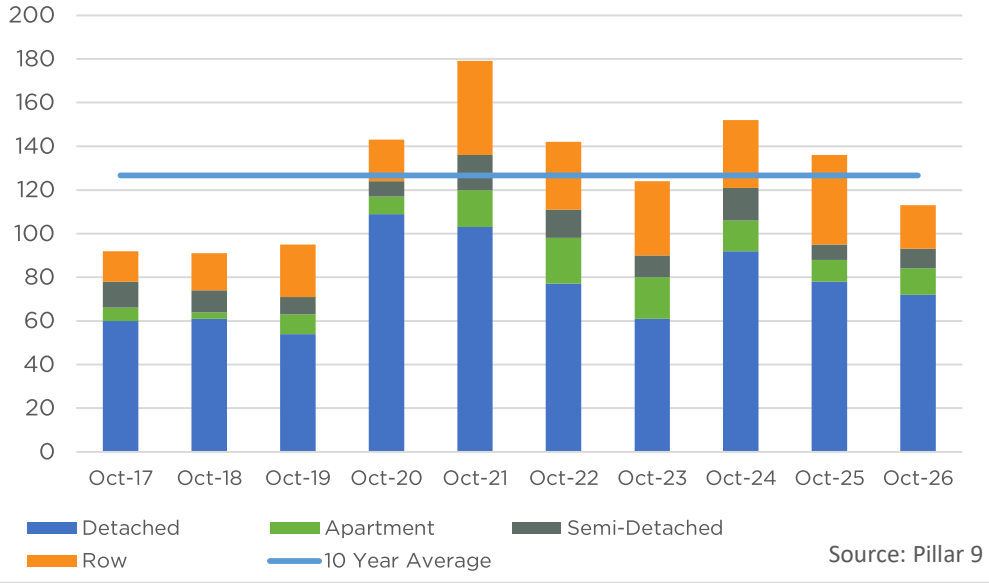
Residential Sales by Price Range



Source: Pillar 9

October 2026 — Airdrie

Monthly Sales Comparison



Source: Pillar 9



TOTAL RESIDENTIAL BENCHMARK PRICE

$ 502,500

3.9% Y/Y



Monthly trend*

SALES

113

16.9% Y/Y

13.4% YTD

NEW LISTINGS

204

18.4% Y/Y

10.5% YTD

INVENTORY

461

13.8% Y/Y



Monthly trend*

MONTHS OF SUPPLY

4.08

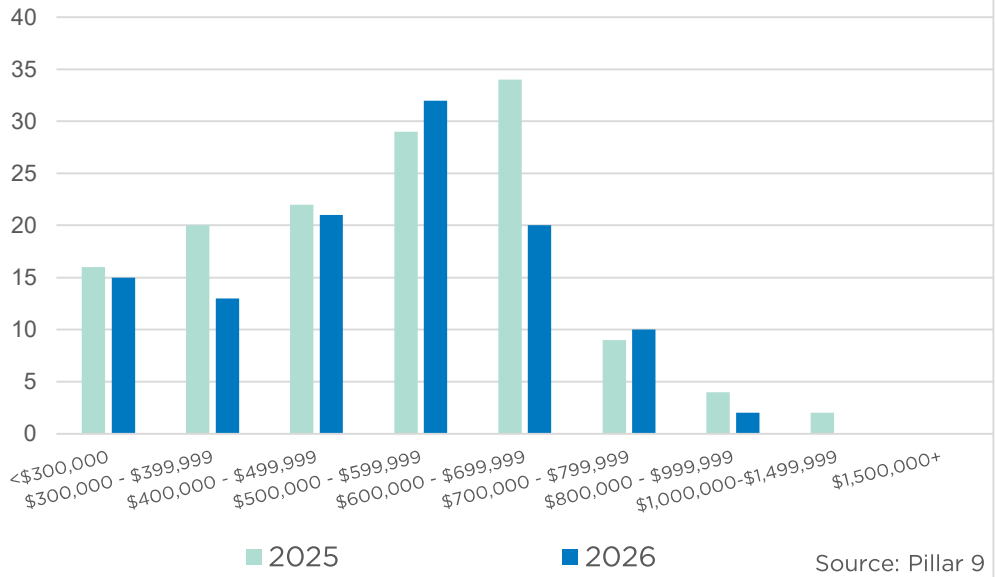
3.7% Y/Y



Monthly trend*

Residential Sales by Price Range

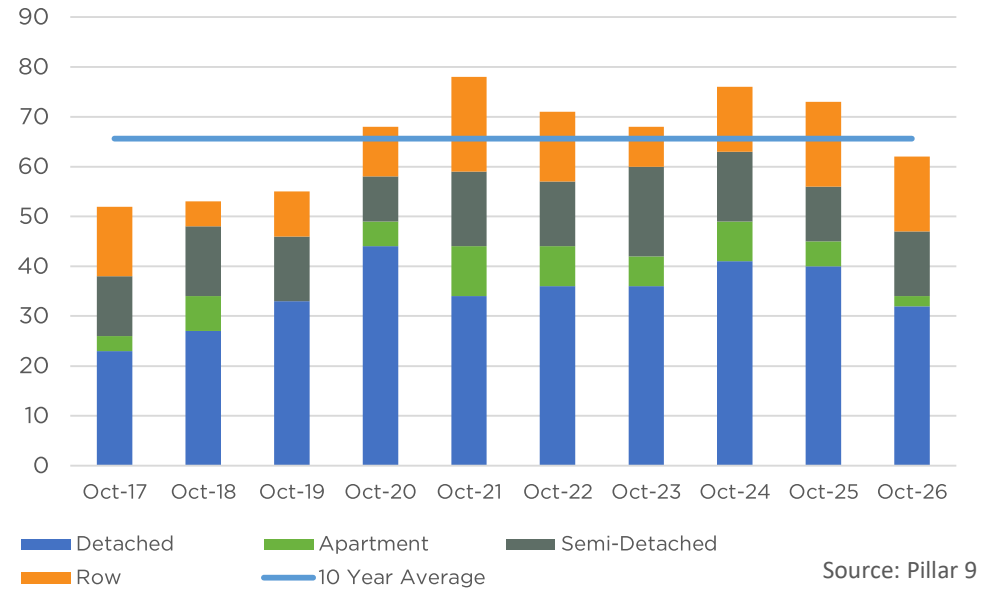
October



Source: Pillar 9

October 2026 — Cochrane

Monthly Sales Comparison



Source: Pillar 9



TOTAL RESIDENTIAL BENCHMARK PRICE

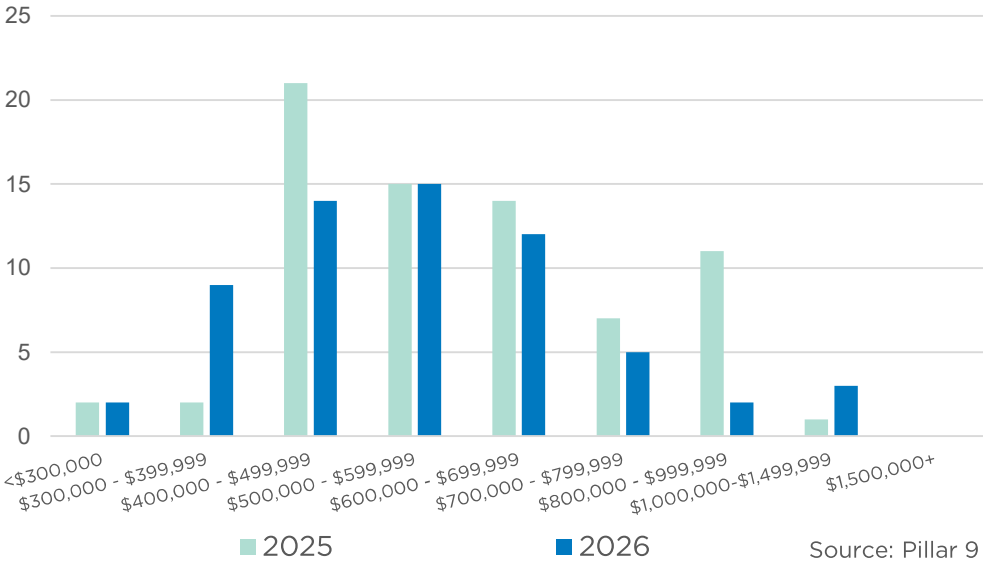
$ 571,100

1.9% Y/Y

Monthly trend*

Residential Sales by Price Range

October



Source: Pillar 9

SALES

62

15.1% Y/Y

3.7% YTD

NEW LISTINGS

142

6.0% Y/Y

10.5% YTD

INVENTORY

361

16.8% Y/Y

Monthly trend*

MONTHS OF SUPPLY

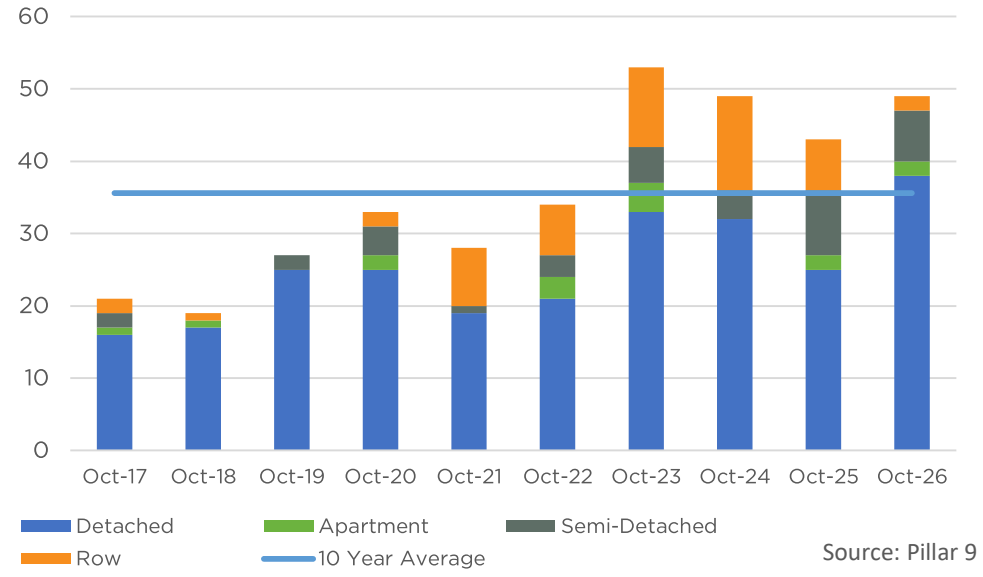
5.82

37.6% Y/Y

Monthly trend*

October 2026 — Chestermere

Monthly Sales Comparison



Source: Pillar 9



TOTAL RESIDENTIAL BENCHMARK PRICE

$ 683,800

3.5% Y/Y



Monthly trend*

SALES

49

14.0% Y/Y

13.2% YTD

NEW LISTINGS

142

6.8% Y/Y

3.5% YTD

INVENTORY

291

12.4% Y/Y



Monthly trend*

MONTHS OF SUPPLY

5.94

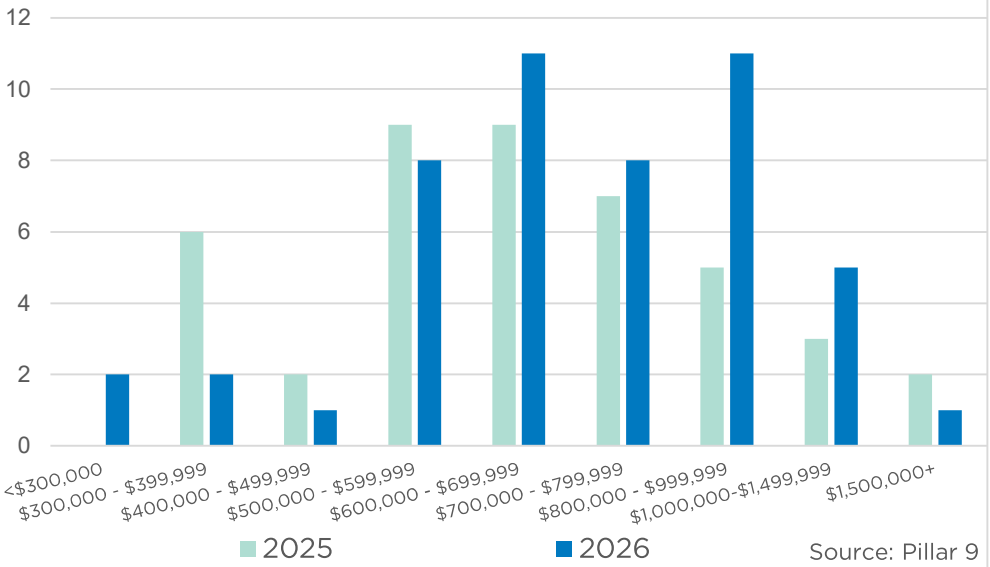
1.4% Y/Y



Monthly trend*

Residential Sales by Price Range

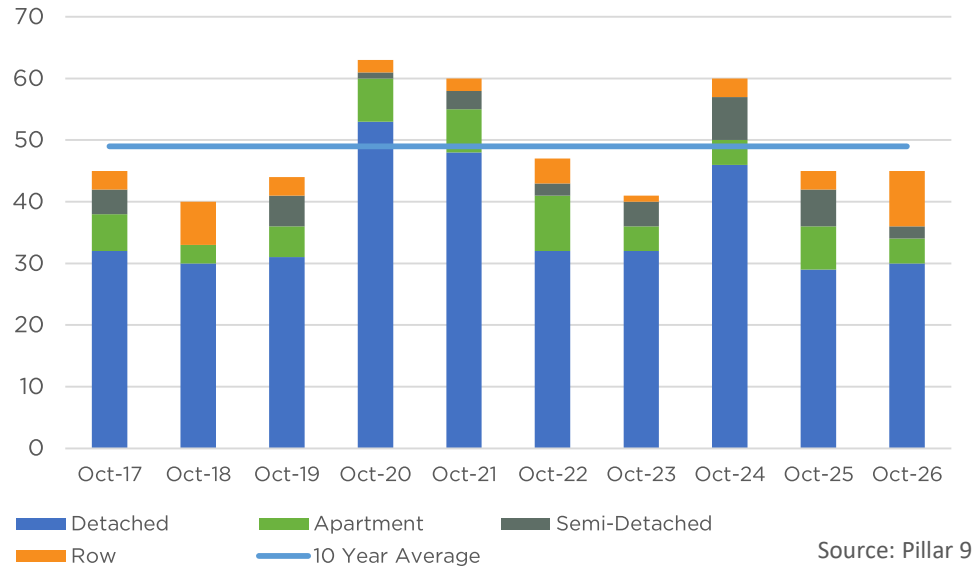
October



Source: Pillar 9

October 2026 Okotoks

Monthly Sales Comparison



Source: Pillar 9



TOTAL RESIDENTIAL BENCHMARK PRICE

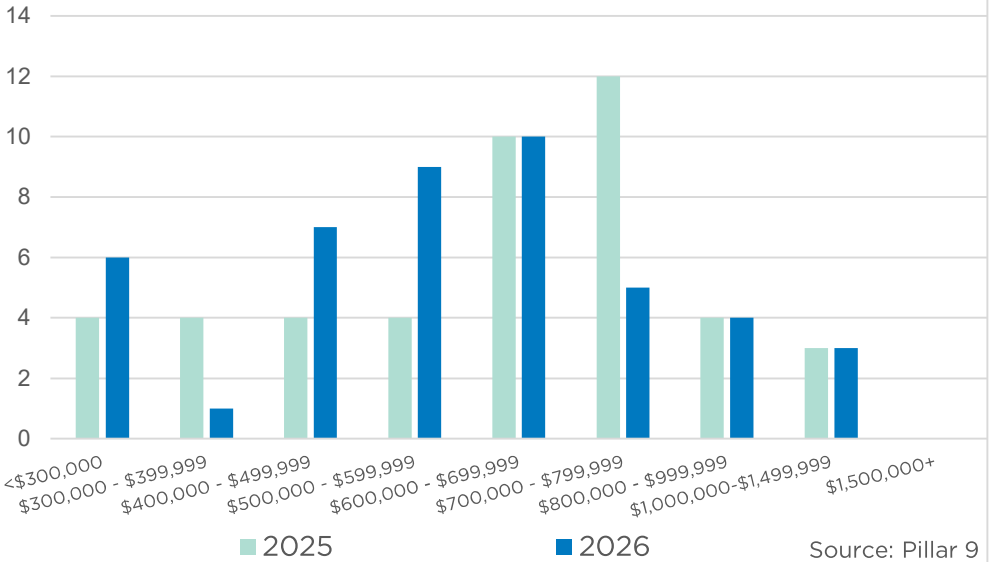
$ 600,100

3.3% Y/Y

Monthly trend*

Residential Sales by Price Range

October



Source: Pillar 9

SALES

45

0.0% Y/Y

5.0% YTD

NEW LISTINGS

89

2.2% Y/Y

0.4% YTD

INVENTORY

137

0.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

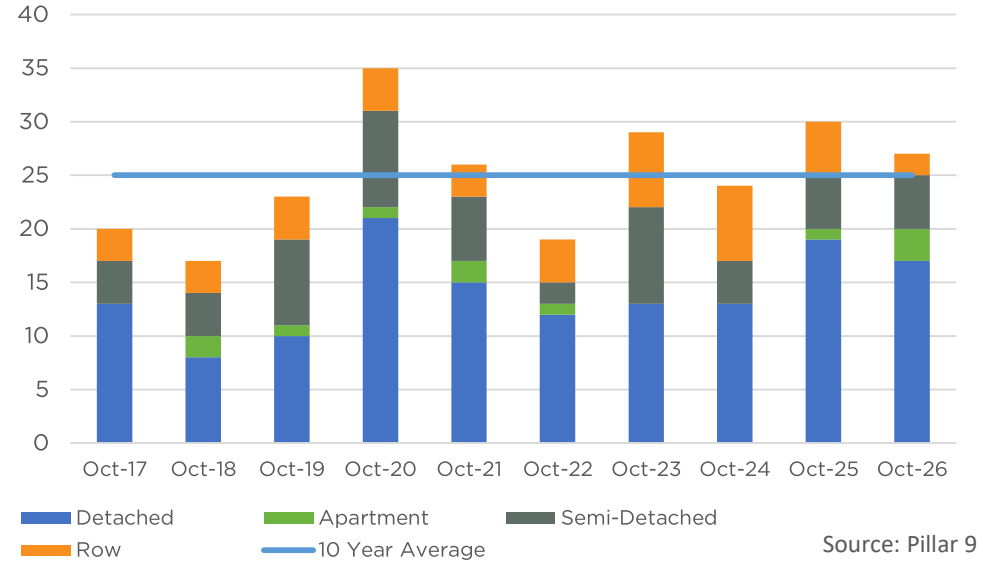
3.04

0.0% Y/Y

Monthly trend*

October 2026 — High River

Monthly Sales Comparison



Source: Pillar 9



TOTAL RESIDENTIAL BENCHMARK PRICE

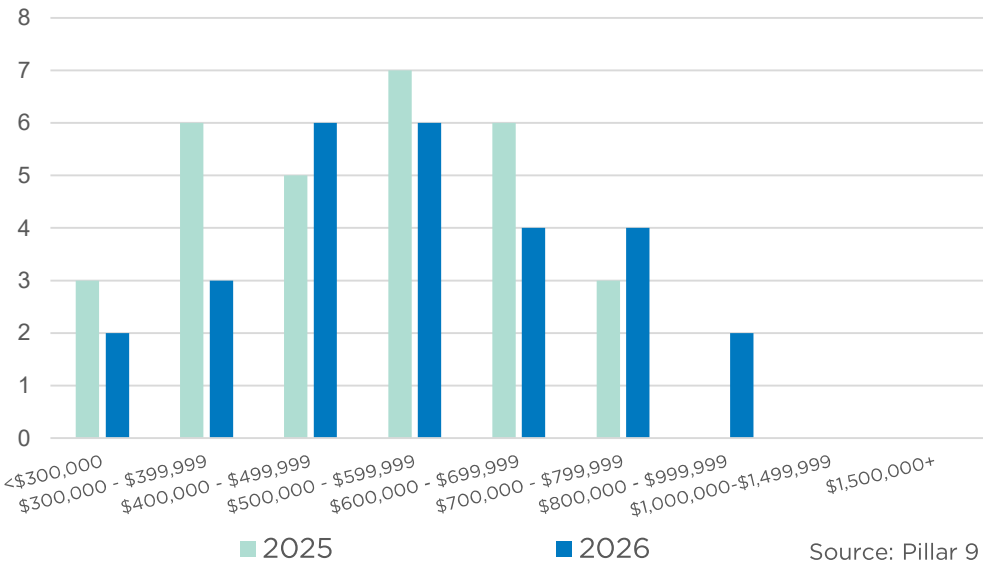
$ 490,900

3.4% Y/Y

Monthly trend*

Residential Sales by Price Range

October



Source: Pillar 9

SALES

27

10.0% Y/Y

4.4% YTD

NEW LISTINGS

37

68.2% Y/Y

4.3% YTD

INVENTORY

67

17.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

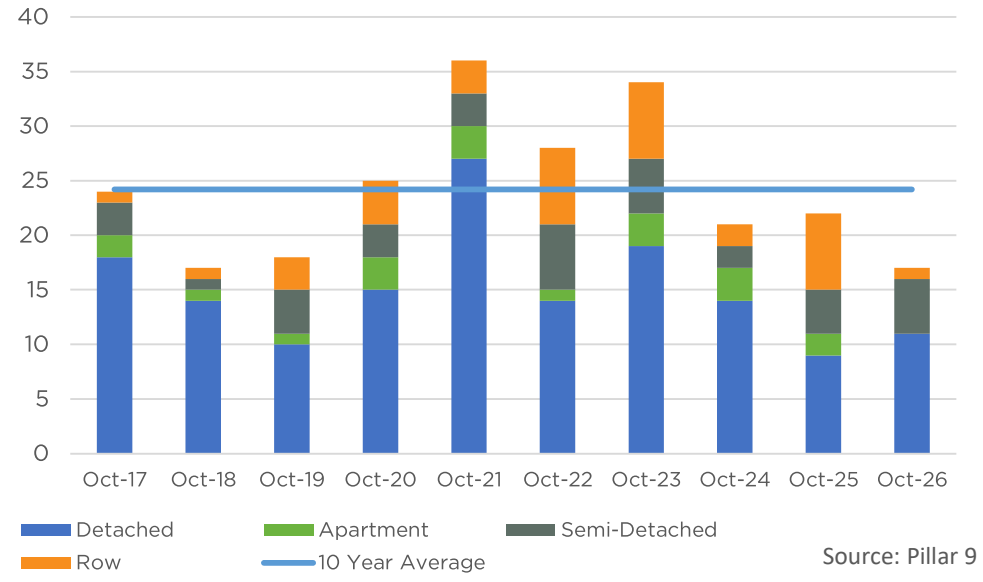
2.48

30.6% Y/Y

Monthly trend*

October 2026 — Strathmore

Monthly Sales Comparison



Source: Pillar 9



TOTAL RESIDENTIAL BENCHMARK PRICE

$ 437,900

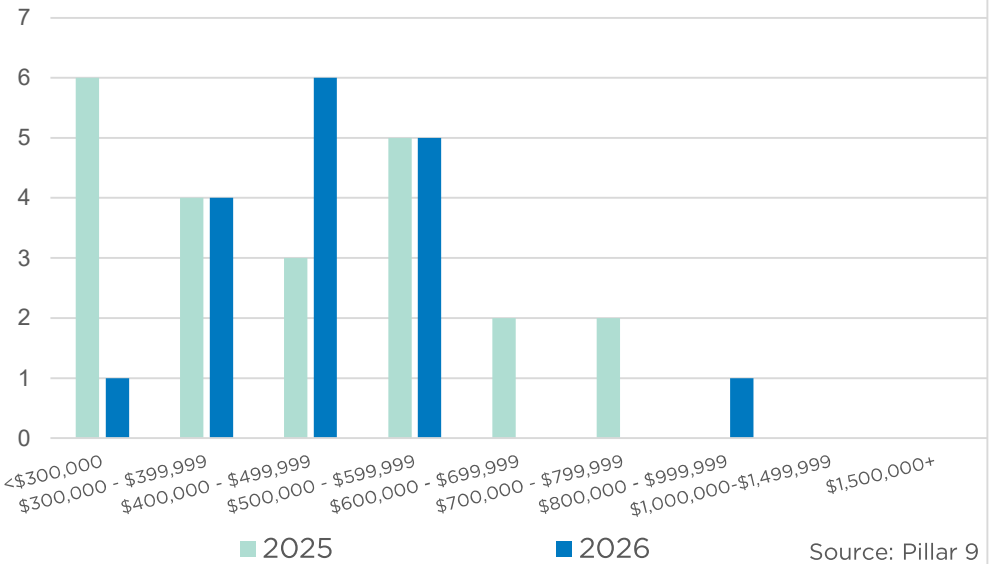
1.4% Y/Y



Monthly trend*

Residential Sales by Price Range

October



Source: Pillar 9

SALES

17

22.7% Y/Y

5.5% YTD

NEW LISTINGS

41

10.8% Y/Y

20.7% YTD

INVENTORY

105

8.2% Y/Y



Monthly trend*

MONTHS OF SUPPLY

6.18

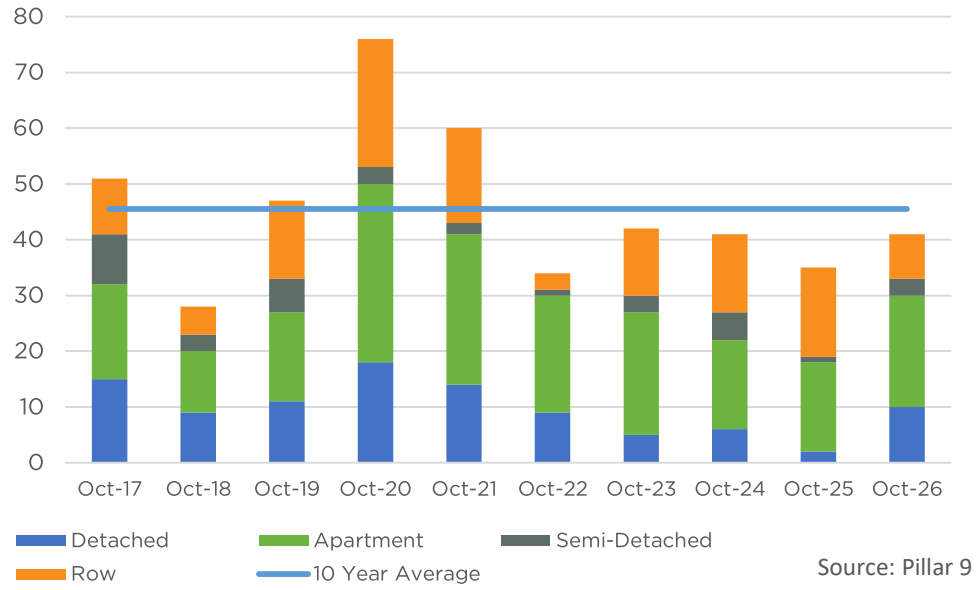
40.1% Y/Y



Monthly trend*

October 2026 — Canmore

Monthly Sales Comparison



Source: Pillar 9



TOTAL RESIDENTIAL BENCHMARK PRICE

$ 1,108,500

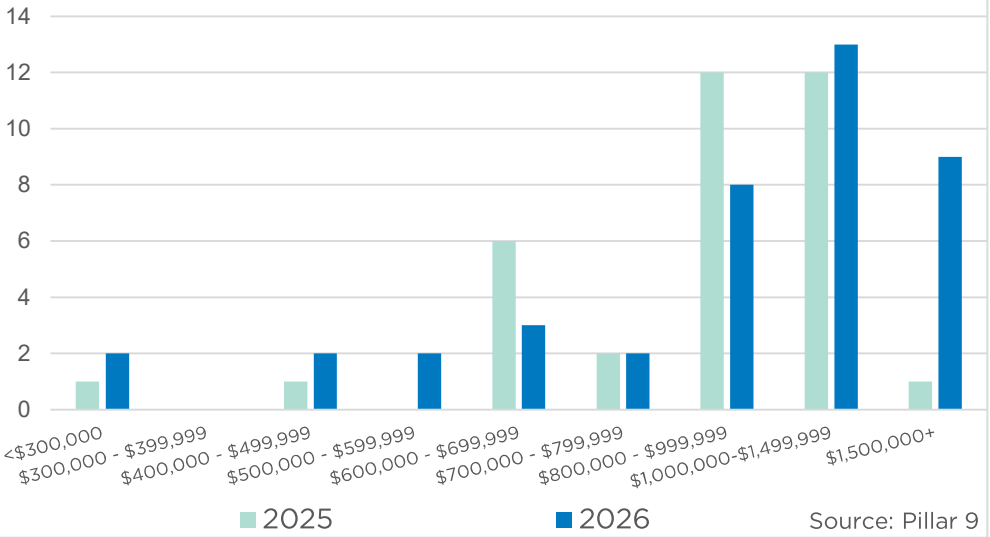
1.4% Y/Y



Monthly trend*

Residential Sales by Price Range

October



Source: Pillar 9

SALES

41

17.1% Y/Y

11.6% YTD

NEW LISTINGS

38

22.4% Y/Y

4.4% YTD

INVENTORY

144

8.3% Y/Y



Monthly trend*

MONTHS OF SUPPLY

3.51

21.7% Y/Y



Monthly trend*