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MONTHLY STATISTICS PACKAGE

Calgary Region

November 2025

creb.com

creb® Regional Market Facts

November 2025

Airdrie

As per typical seasonal behaviour, sales, new listings and inventory levels all eased over levels reported last month. Overall, both sales and new listings have remained at levels consistent with long-term trends for the month, but thanks to earlier gains inventory levels remain elevated for November. Some of the rise is due to a higher share of newer homes coming onto the resale market. The additional supply over the past several months has weighed on prices in Airdrie. While it has by no means offset the gains reported over the past four years, year-to-date benchmark prices for detached homes are down by nearly one per cent compared to last year.

PRICE	$514,000	4.9% Y/Y	
SALES	108	14.3% Y/Y	12.3% YTD
INVENTORY	453	31.3% Y/Y	Monthly trend*
MONTHS OF SUPPLY	4.19	53.2% Y/Y	Monthly trend*

Cochrane

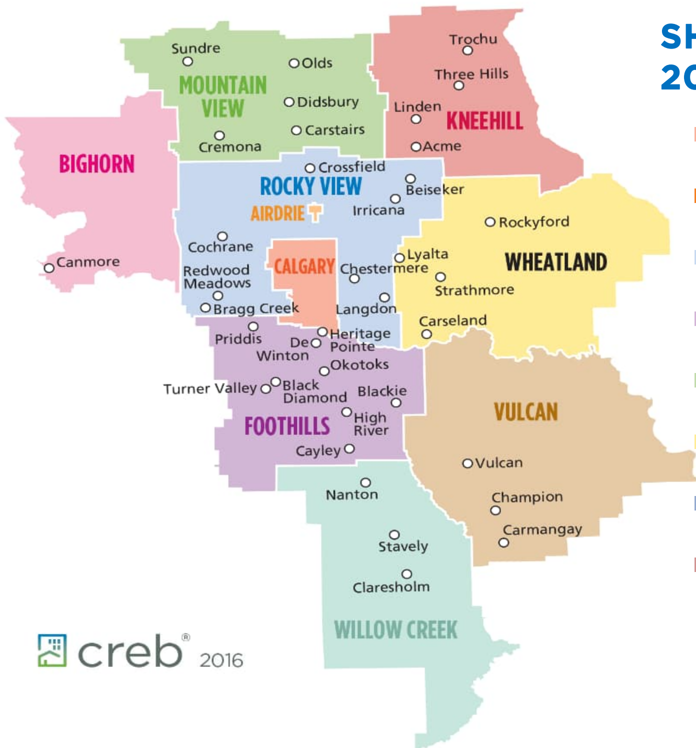
The seasonal monthly pullback in new listings was not enough to prevent November levels from reaching a record high. While sales also remained relatively strong for November, it was not high enough to cause a more significant monthly pullback in inventories, which have not been this high in November since 2018. Some of the gains in new listings were due to a larger share of new homes being listed on the resale market. While recent gains in supply have caused some adjustments in price, prices continue to remain higher than levels reported last year. Year-to-date detached benchmark prices are nearly two per cent higher than levels reported last year.

PRICE	$570,800	1.1% Y/Y	
SALES	66	1.5% Y/Y	2.4% YTD
INVENTORY	300	74.4% Y/Y	Monthly trend*
MONTHS OF SUPPLY	4.55	71.8% Y/Y	Monthly trend*

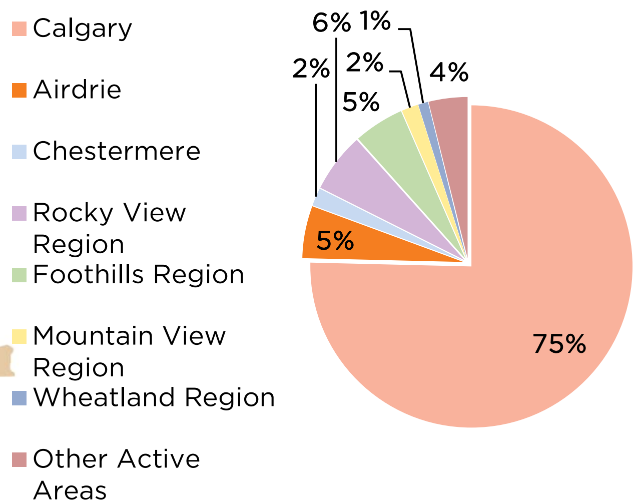
Okotoks

Unlike other areas, sales in Okotoks improved compared to last month and were similar to levels reported last year. This in part could be related to the higher level of new listings that were available both in November and October, providing more choice to potential buyers. The Okotoks market has seen some recent gains in inventory levels, but overall supply remains well below long-term trends. Conditions have remained relatively tight in the Okotoks market and, despite some recent adjustments in prices, overall prices are still higher than last year on a year-to-date basis across each property type.

PRICE	$598,700	3.7% Y/Y	
SALES	51	1.9% Y/Y	5.7% YTD
INVENTORY	110	46.7% Y/Y	Monthly trend*
MONTHS OF SUPPLY	2.16	49.5% Y/Y	Monthly trend*



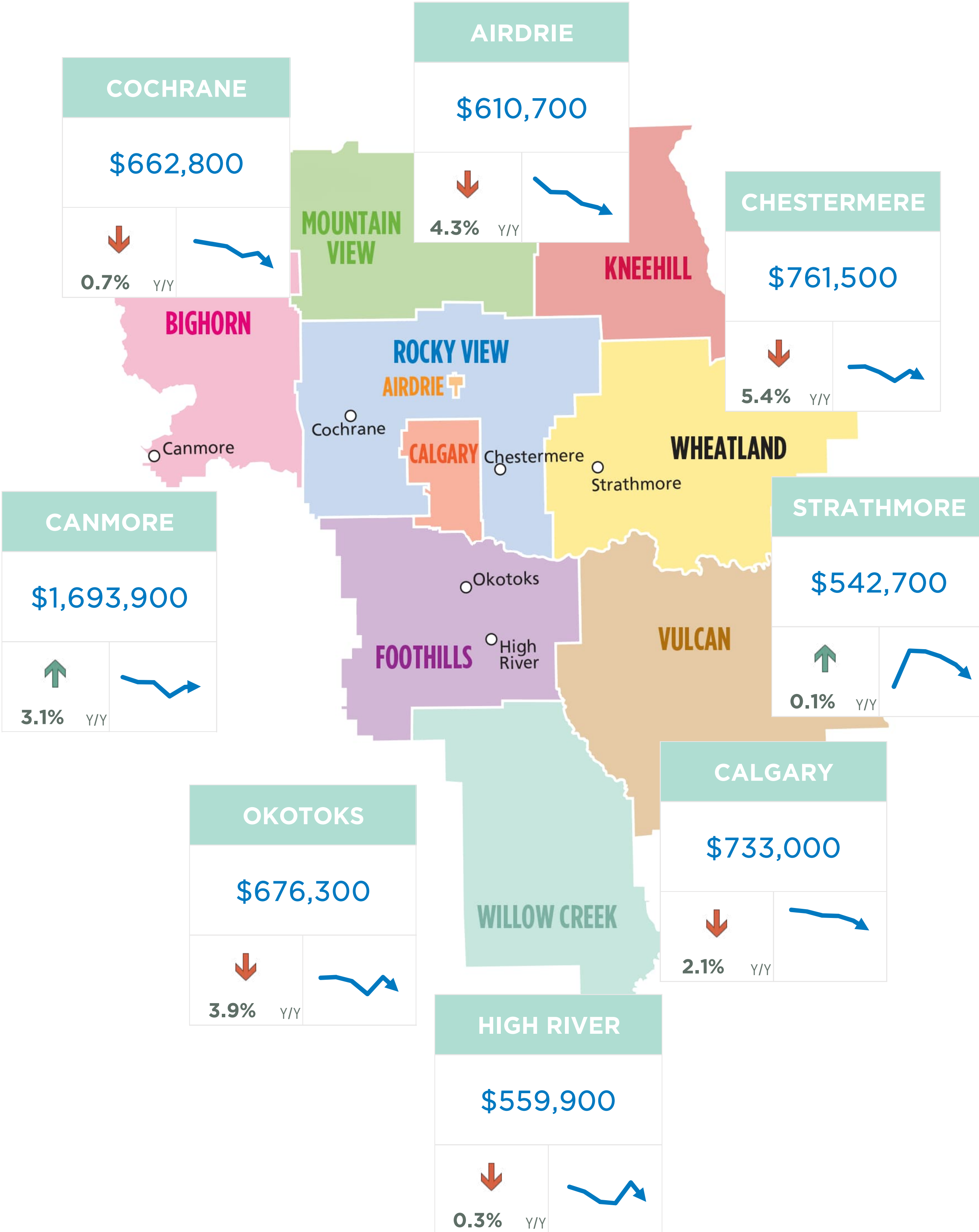
SHARE OF SALES November 2025



Source: CREB®

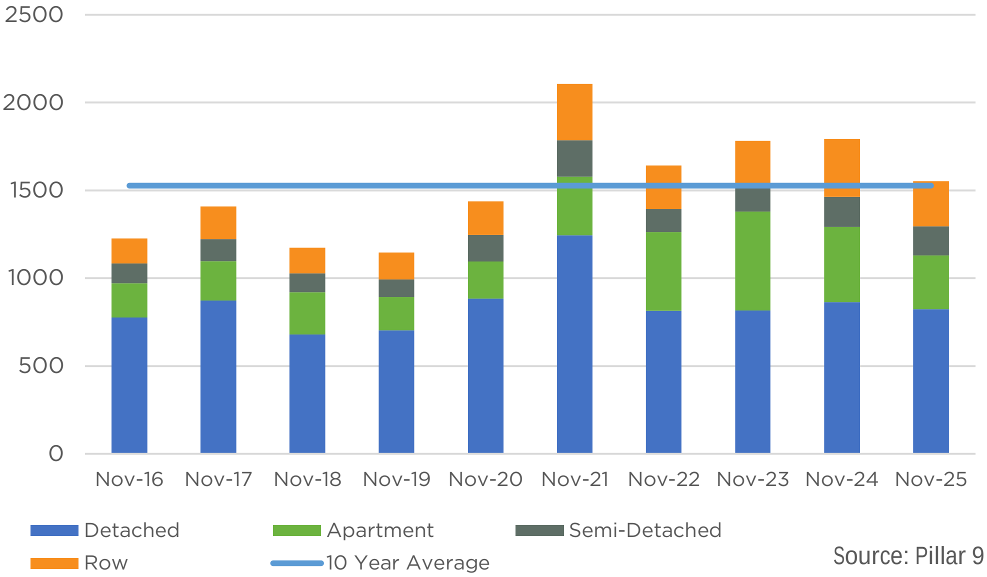
November 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,553	2,251	69%	5,581	3.59	559,000	615,986	560,000
Airdrie	108	142	76%	453	4.19	514,000	558,824	537,500
Chestermere	37	94	39%	231	6.24	686,000	688,449	628,500
Rocky View Region	123	209	59%	578	4.70	629,300	876,567	668,460
Foothills Region	104	117	89%	263	2.53	625,300	716,775	591,750
Mountain View Region	35	49	71%	166	4.74	496,500	428,213	420,000
Kneehill Region	12	7	171%	31	2.58	265,300	215,167	177,000
Wheatland Region	20	52	38%	139	6.95	461,500	514,857	521,500
Willow Creek Region	18	21	86%	58	3.22	363,100	355,128	311,750
Vulcan Region	8	7	114%	47	5.88	324,000	403,125	347,500
Bighorn Region	42	48	88%	154	3.67	1,056,700	1,115,960	950,250
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	21,631	39,492	55%	5,913	3.01	579,500	629,819	576,500
Airdrie	1,622	2,933	55%	464	3.14	530,900	555,013	542,950
Chestermere	576	1,373	42%	238	4.54	708,273	681,866	636,000
Rocky View Region	1,588	2,882	55%	539	3.74	644,391	885,636	685,000
Foothills Region	1,255	1,833	68%	272	2.38	641,227	762,643	635,000
Mountain View Region	566	838	68%	157	3.04	499,355	549,605	490,000
Kneehill Region	124	175	71%	34	2.98	265,527	350,854	330,000
Wheatland Region	336	620	54%	130	4.25	466,027	504,720	490,000
Willow Creek Region	228	308	74%	50	2.39	360,564	404,496	362,500
Vulcan Region	99	177	56%	43	4.80	325,464	370,594	325,000
Bighorn Region	452	701	64%	160	3.89	1,068,273	1,208,096	998,750

DETACHED BENCHMARK PRICE COMPARISON



November 2025 | Calgary

Monthly Sales Comparison

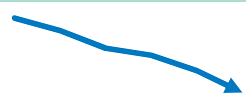


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 559,000

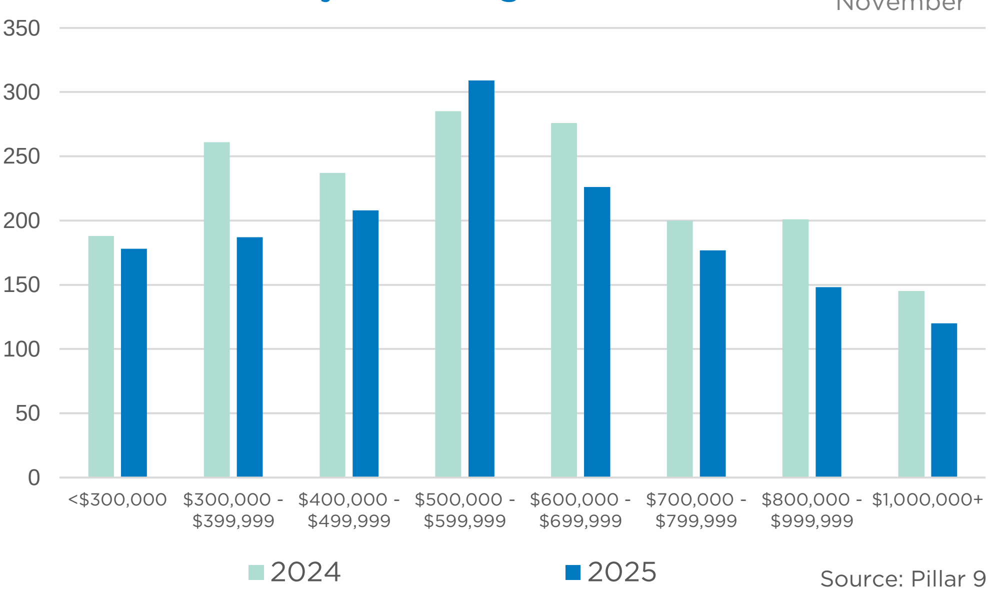
4.6% Y/Y



Monthly trend*

Residential Sales by Price Range

November



Source: Pillar 9

SALES

1,553

13.4% Y/Y | 15.7% YTD

NEW LISTINGS

2,251

3.3% Y/Y | 9.5% YTD

INVENTORY

5,581

28.2% Y/Y

Monthly trend*

MONTHS OF SUPPLY

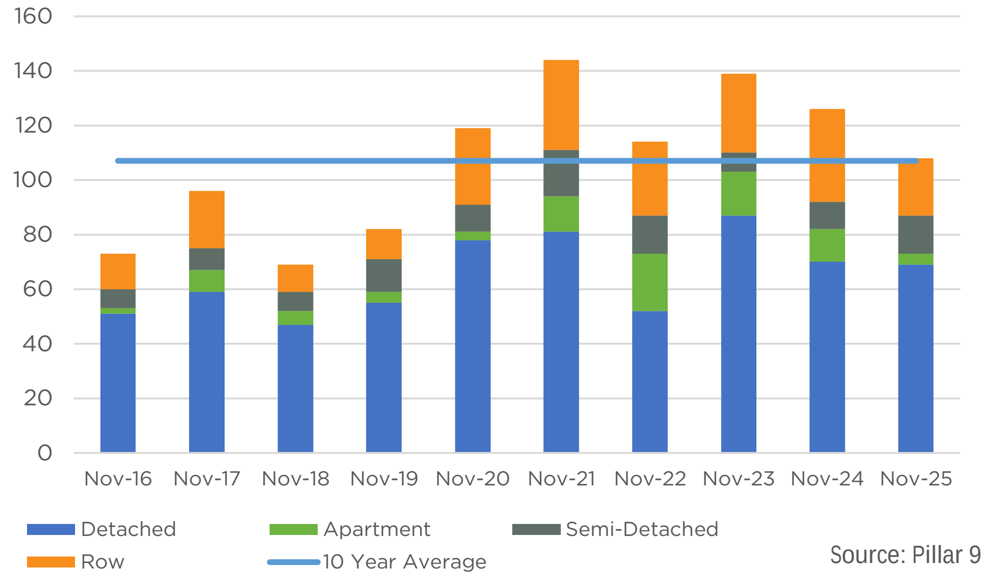
3.59

48.0% Y/Y

Monthly trend*

November 2025 | **Airdrie**

Monthly Sales Comparison

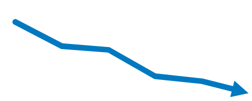


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 514,000

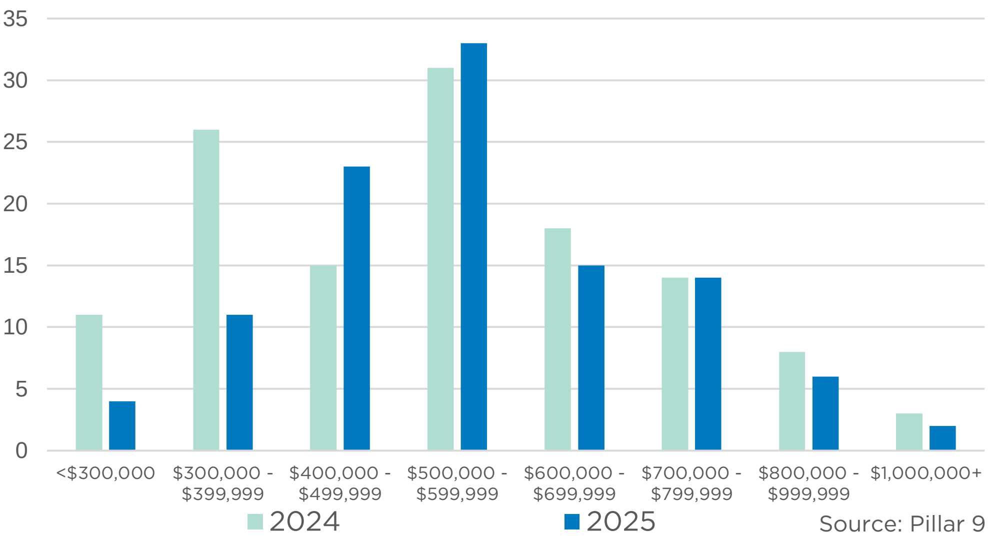
4.9% Y/Y



Monthly trend*

Residential Sales by Price Range

November



Source: Pillar 9

SALES

108

14.3% Y/Y | 12.3% YTD

NEW LISTINGS

142

18.9% Y/Y | 17.4% YTD

INVENTORY

453

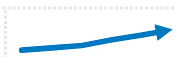
31.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

4.19

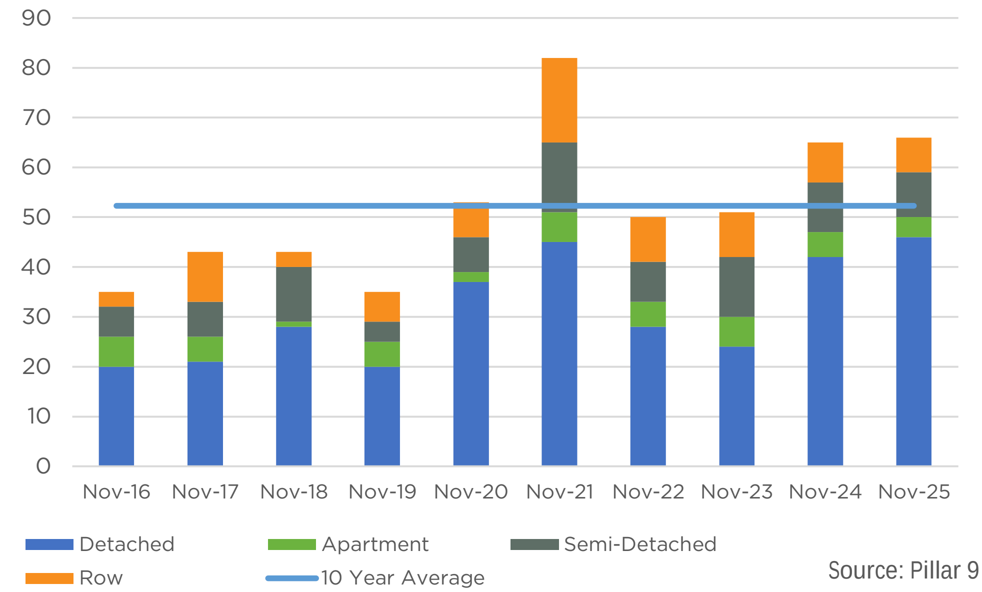
53.2% Y/Y



Monthly trend*

November 2025 Cochrane

Monthly Sales Comparison

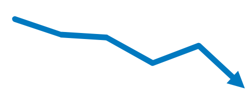


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 570,800

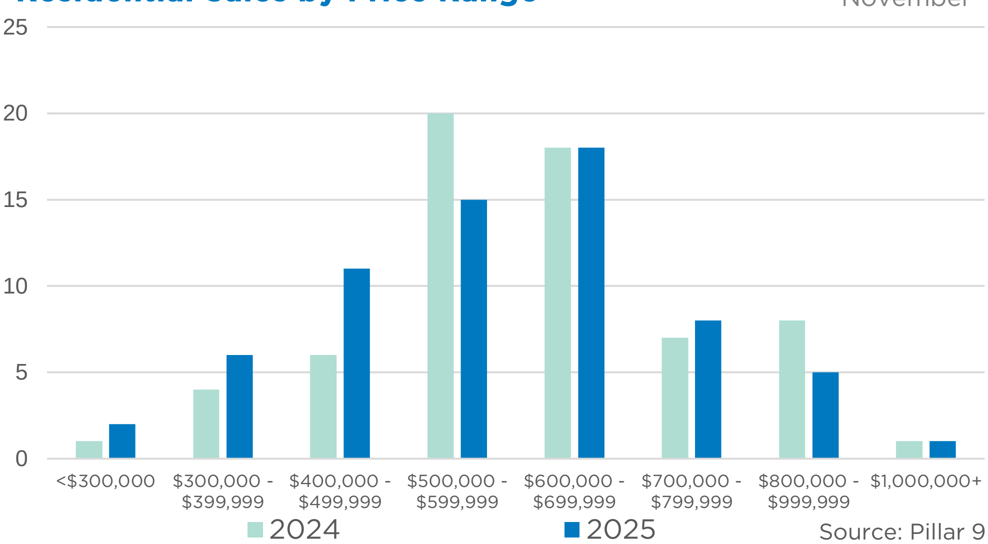
1.1% Y/Y



Monthly trend*

Residential Sales by Price Range

November



Source: Pillar 9

SALES

66

1.5% Y/Y

2.4% YTD

NEW LISTINGS

122

22.0% Y/Y

28.7% YTD

INVENTORY

300

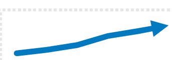
74.4% Y/Y

Monthly trend*

MONTHS OF SUPPLY

4.55

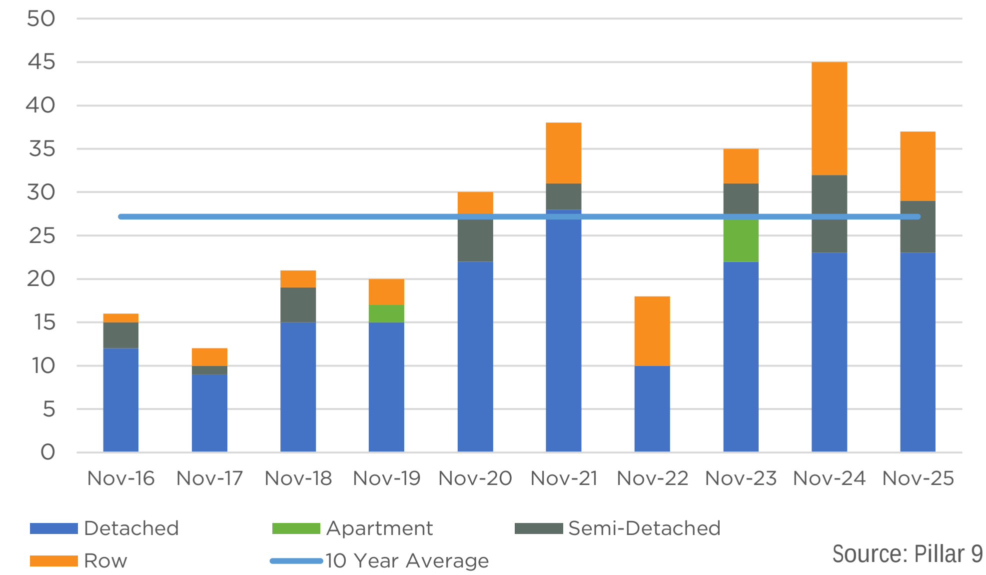
71.8% Y/Y



Monthly trend*

November 2025 Chestermere

Monthly Sales Comparison



Source: Pillar 9

SALES

37

17.8% Y/Y

4.0% YTD

NEW LISTINGS

94

28.8% Y/Y

33.8% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 686,000

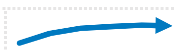
3.9% Y/Y

Monthly trend*

INVENTORY

231

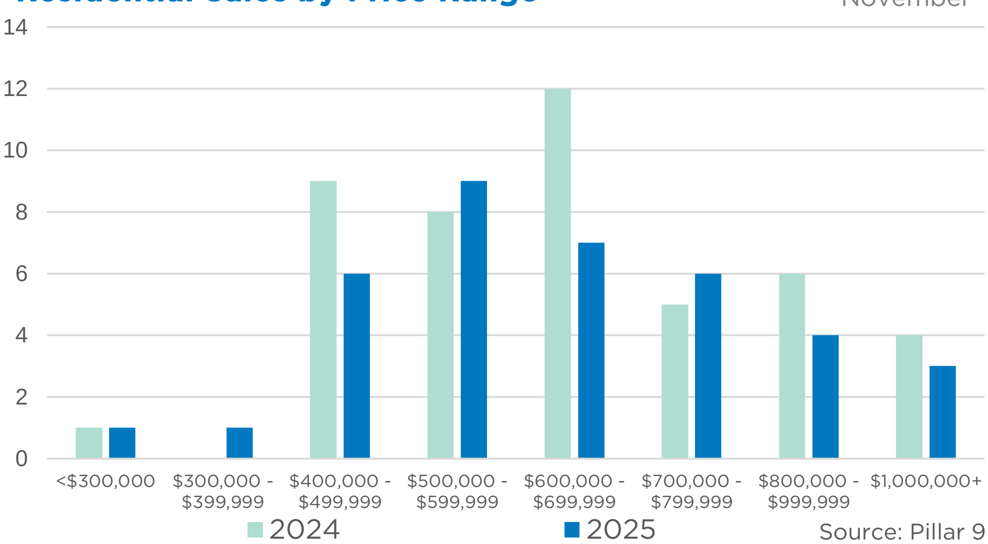
20.9% Y/Y



Monthly trend*

Residential Sales by Price Range

November



Source: Pillar 9

MONTHS OF SUPPLY

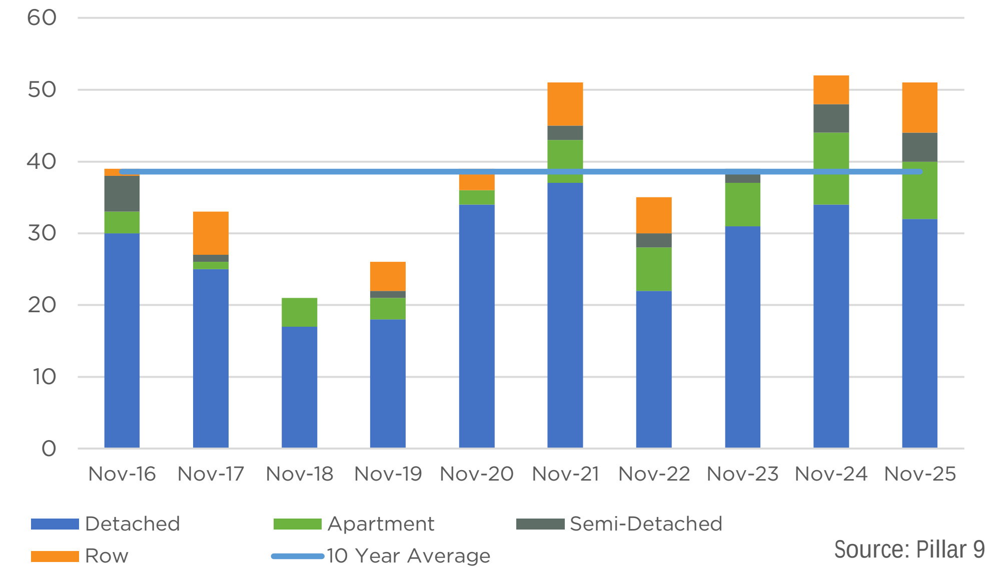
6.24

47.1% Y/Y

Monthly trend*

November 2025 | **Okotoks**

Monthly Sales Comparison



SALES

51

1.9% Y/Y | 5.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 598,700

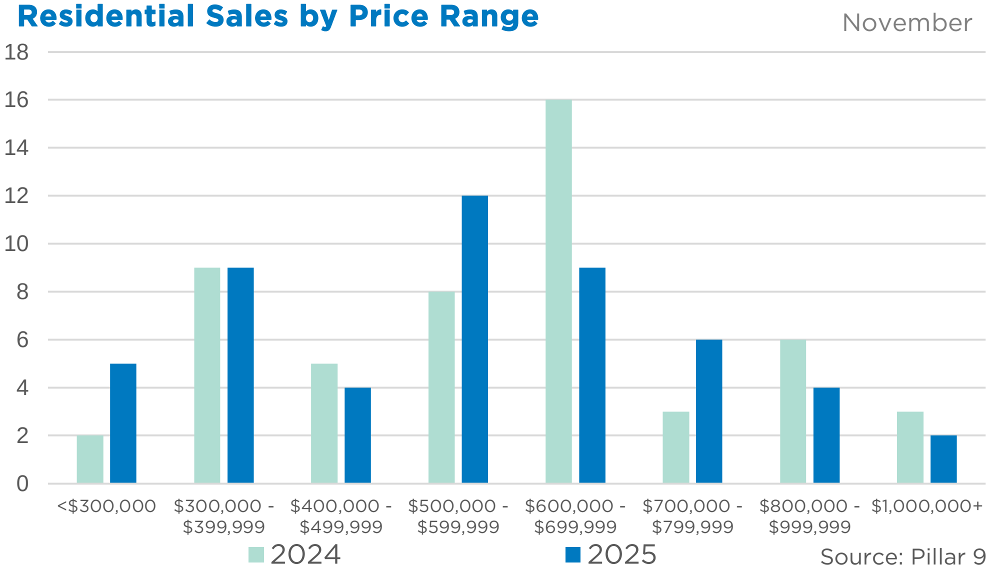
3.7% Y/Y

NEW LISTINGS

56

19.1% Y/Y | 6.4% YTD

Residential Sales by Price Range



INVENTORY

110

46.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

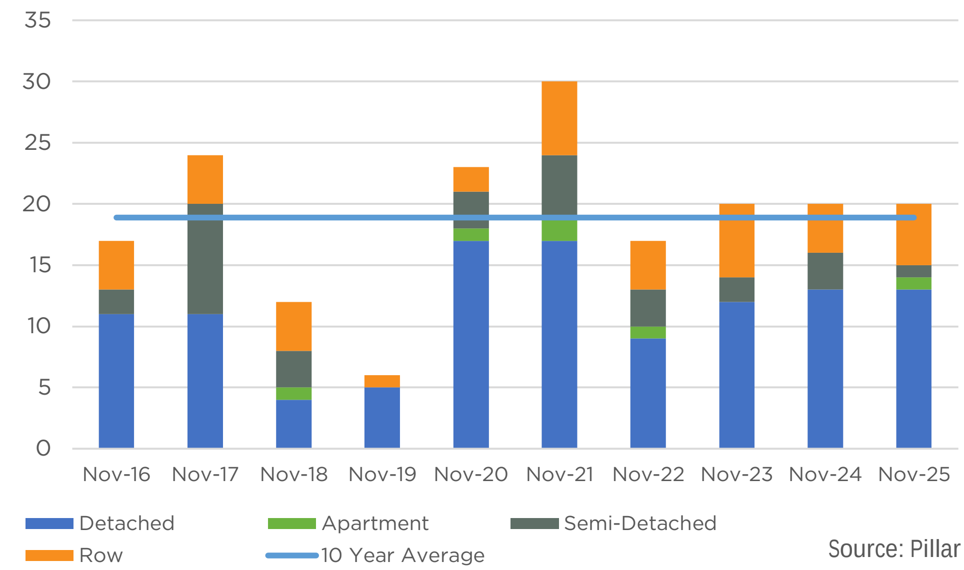
2.16

49.5% Y/Y

Monthly trend*

November 2025 | High River

Monthly Sales Comparison

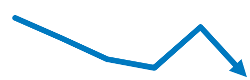


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 493,400

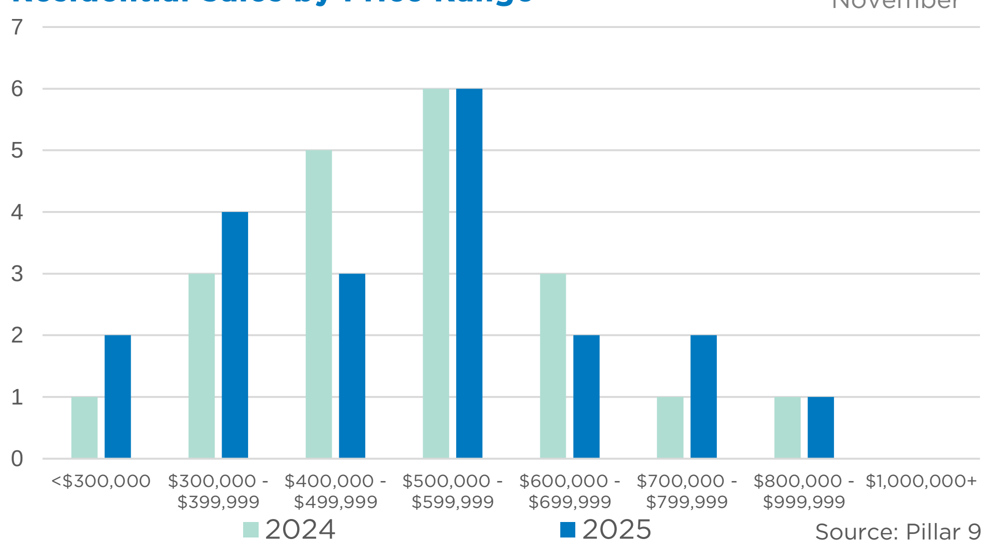
0.4% Y/Y



Monthly trend*

Residential Sales by Price Range

November



Source: Pillar 9

SALES

20

0.0% Y/Y | 15.0% YTD

NEW LISTINGS

24

41.2% Y/Y | 3.0% YTD

INVENTORY

52

85.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

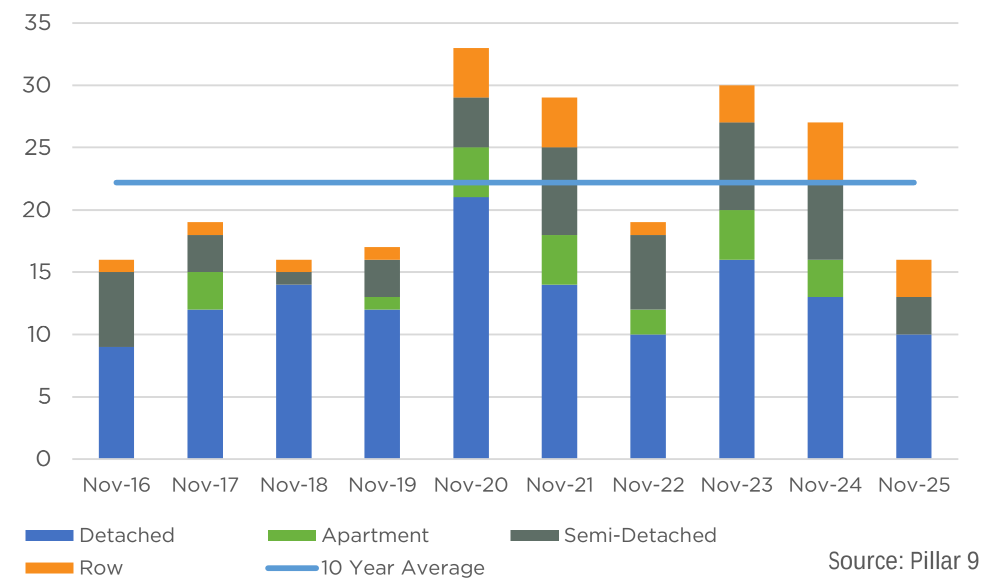
2.60

85.7% Y/Y

Monthly trend*

November 2025 | Strathmore

Monthly Sales Comparison



SALES

16

40.7% Y/Y | 15.3% YTD

NEW LISTINGS

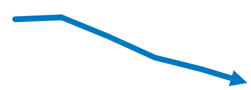
40

42.9% Y/Y | 23.9% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 428,700

0.0% Y/Y



Monthly trend*

INVENTORY

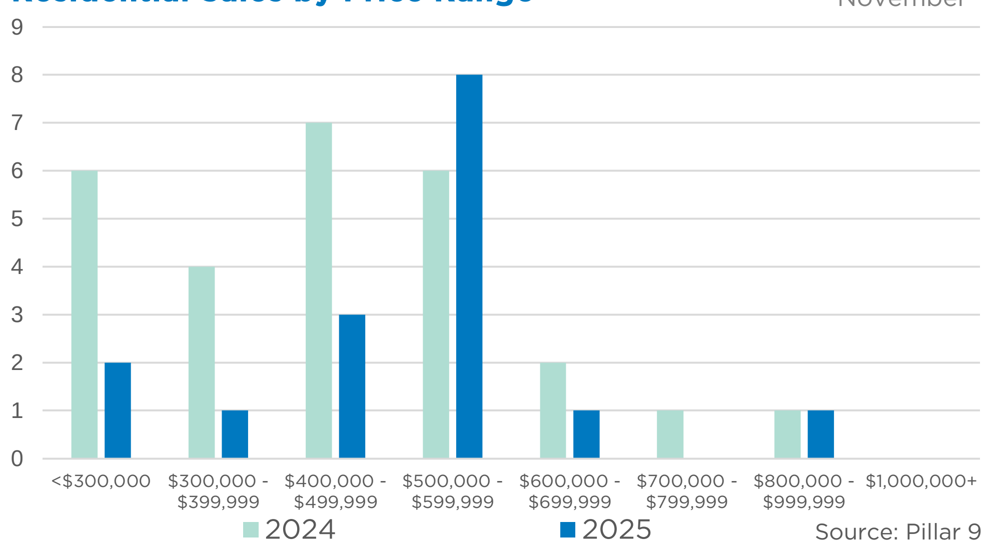
92

130.0% Y/Y

Monthly trend*

Residential Sales by Price Range

November



MONTHS OF SUPPLY

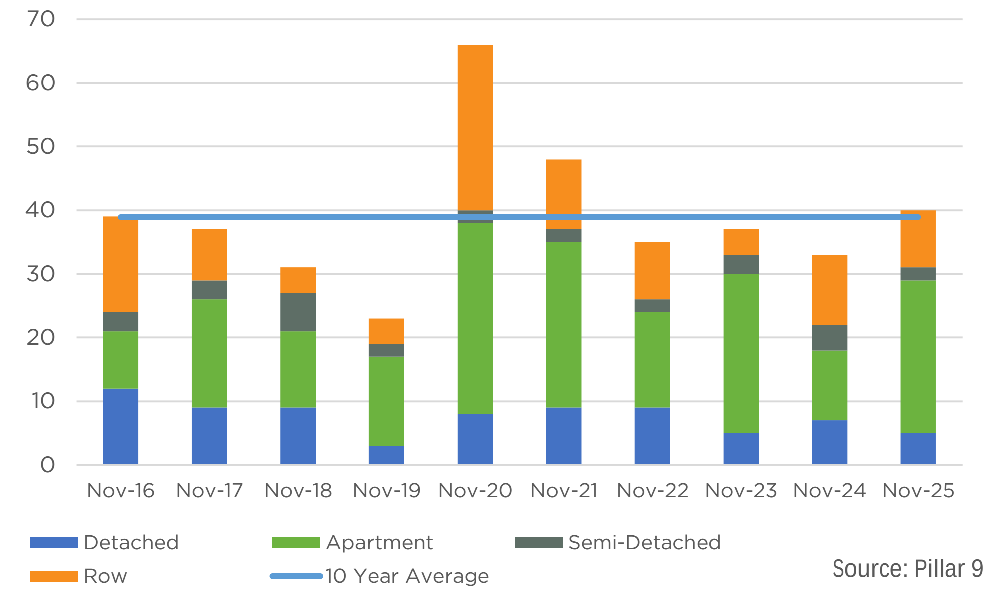
5.75

288.1% Y/Y

Monthly trend*

November 2025 | Canmore

Monthly Sales Comparison

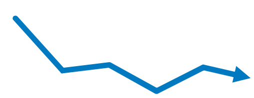


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 1,084,700

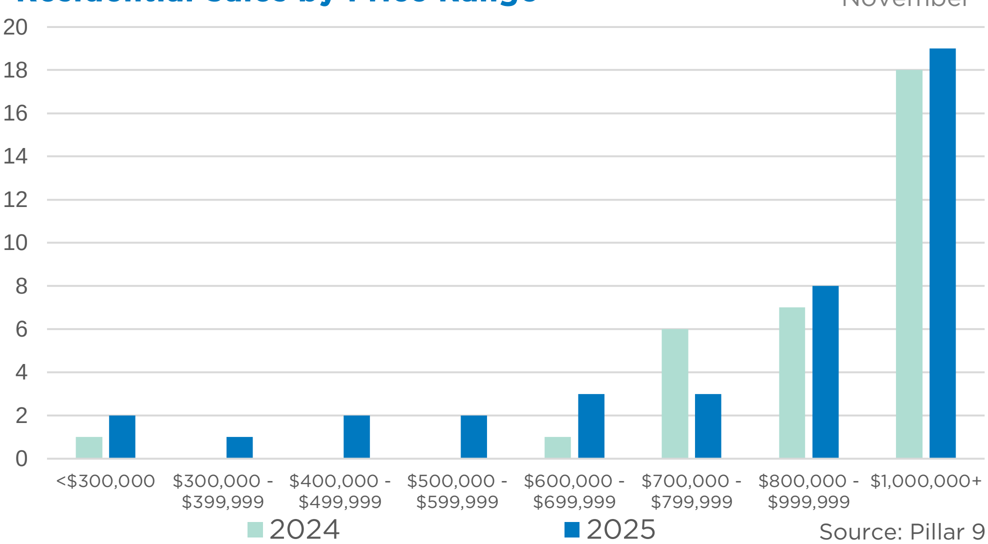
5.4% Y/Y



Monthly trend*

Residential Sales by Price Range

November



Source: Pillar 9

SALES

40

21.2% Y/Y | 4.8% YTD

NEW LISTINGS

43

2.4% Y/Y | 0.8% YTD

INVENTORY

135

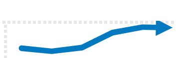
6.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.38

22.7% Y/Y



Monthly trend*