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MONTHLY STATISTICS PACKAGE

# Calgary Region

December  
2024



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

December 2024

### Airdrie



Despite some recent pullbacks, sales activity reached 1,951 units in 2024, a gain of over four per cent compared to last year. The gain, in part, was possible thanks to a boost in new listings that helped add some much-needed supply to the Airdrie market. Much of the inventory gain occurred in the later portion of the year, causing the months of supply to push above two months in September and improve throughout the last quarter of the year.

The shift toward more balanced conditions took some pressure off prices over the last quarter of the year. However, on an annual basis, the benchmark price rose by nearly eight per cent, a faster pace than the previous year. Prices rose across all property types, with faster growth occurring for the relatively more affordable higher-density homes.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$542,400</b>		<b>101</b>
	<b>4.4%</b> Y/Y		
		<b>9.0%</b> Y/Y	<b>4.4%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>245</b>		<b>2.43</b>
	<b>87.0%</b> Y/Y		
		<b>105.5%</b> Y/Y	<b>Monthly trend*</b>

### Cochrane



Market conditions in Cochrane favoured the seller throughout most of the year as strong sales relative to new listings prevented any significant shift in inventory levels. However, by the last quarter of the year, we started to see more new listings relative to sales, causing the sales-to-new listings ratio to ease to levels more consistent with balanced conditions. This helped support some inventory gains; however, over the last quarter of the year, inventory levels were still well below long-term trends for the area. The inventory gains relative to sales in the later part of the year did push the months of supply above two months. This helped take some of the pressure off home prices but not enough to offset earlier gains. Overall, the annual benchmark price rose by nearly nine per cent averaging \$565,808 in 2024.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$571,600</b>		<b>39</b>
	<b>5.9%</b> Y/Y		
		<b>17.0%</b> Y/Y	<b>6.0%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>146</b>		<b>3.74</b>
	<b>31.5%</b> Y/Y		
		<b>58.5%</b> Y/Y	<b>Monthly trend*</b>

### Okotoks

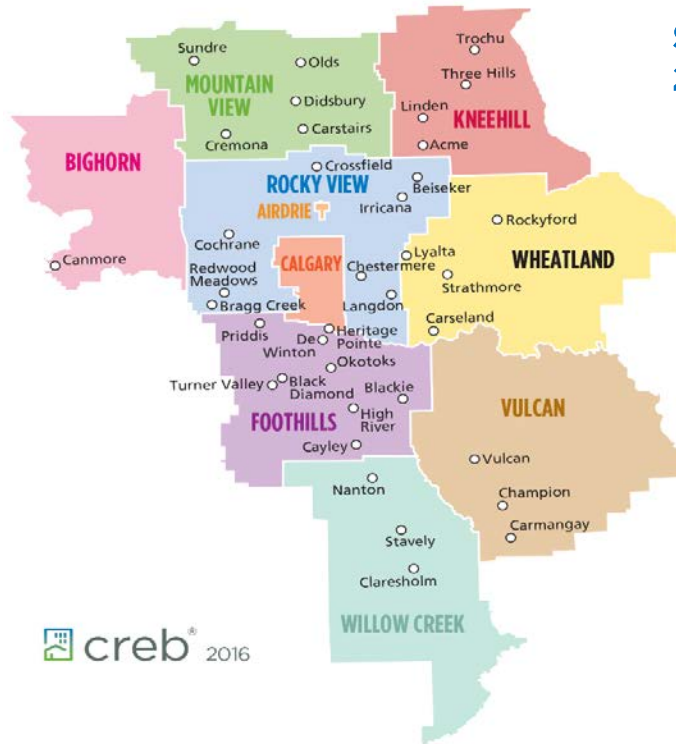


New listings rose by 16 per cent in 2024, supporting sales growth of nearly eight per cent. The gains in new listings also helped support some gains in inventory levels this year. However, throughout most of the year, inventory levels were half the levels traditionally seen in the market and have not been high enough to change the seller market conditions that have persisted in Okotoks since 2021.

The tight market conditions drove further price growth this year and at a faster pace than last year. Benchmark prices in Okotoks averaged \$615,708 in 2024, nearly eight per cent higher than last year. Several years of price growth caused a rise in activity for semi-detached and row-style units, driving tighter conditions in those sectors and priced growth that exceeded 11 per cent on an annual basis.

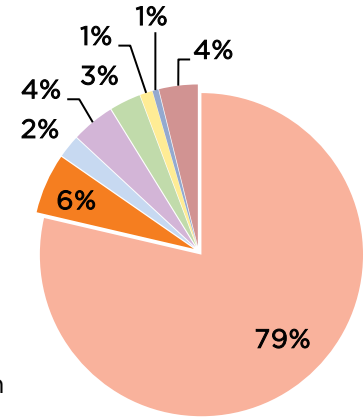
<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$612,400</b>		<b>26</b>
	<b>8.5%</b> Y/Y		
		<b>16.1%</b> Y/Y	<b>7.6%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>50</b>		<b>1.92</b>
	<b>3.8%</b> Y/Y		
		<b>14.6%</b> Y/Y	<b>Monthly trend*</b>





### SHARE OF SALES December 2024

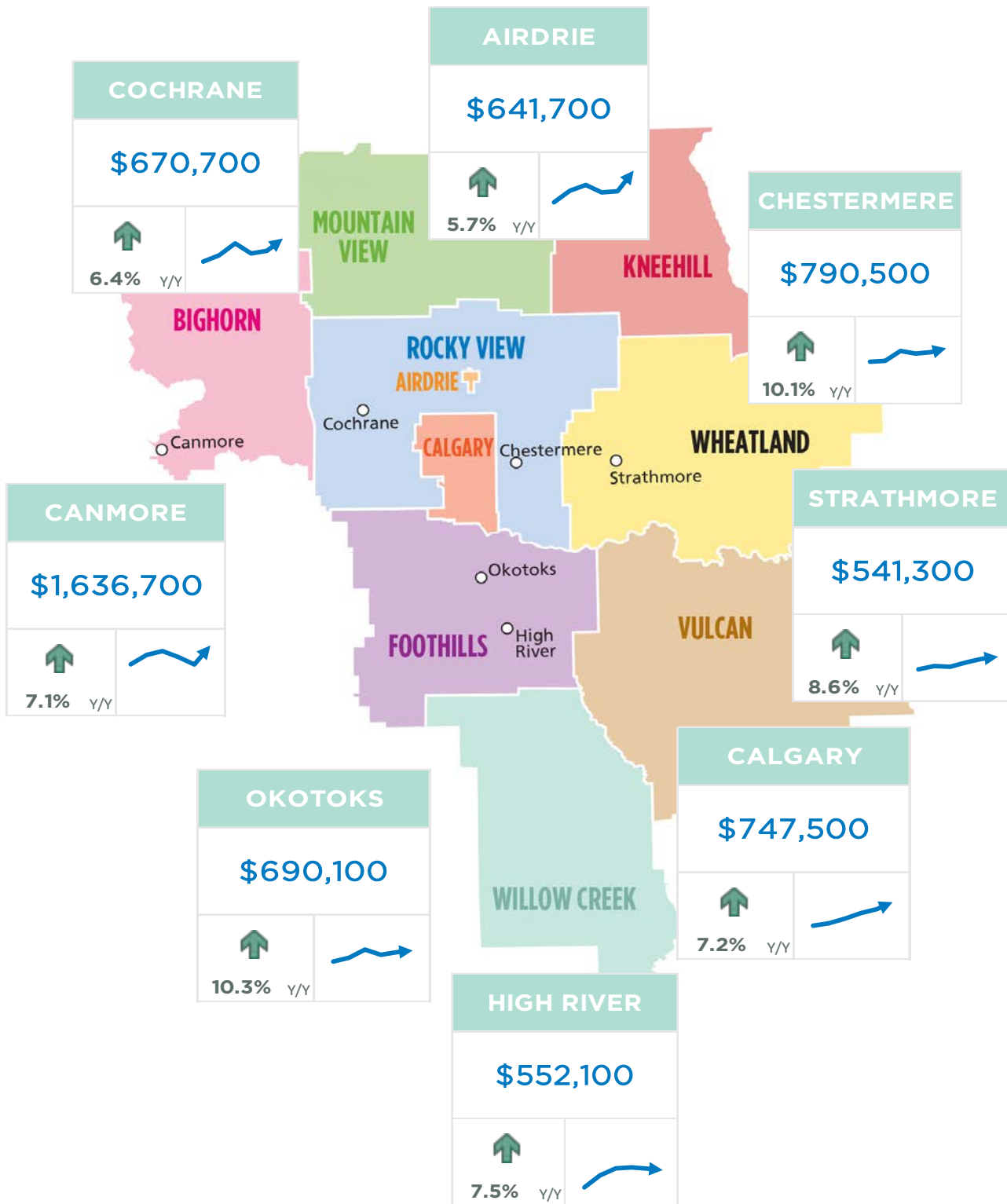
- Calgary
- Airdrie
- Chestermere
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



Source: CREB®

December 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	1,322	1,239	107%	2,989	2.26	583,300	605,074	552,750
<b>Airdrie</b>	101	90	112%	245	2.43	542,400	561,494	565,000
<b>Chestermere</b>	38	56	68%	148	3.89	692,300	616,926	573,000
<b>Rocky View Region</b>	72	95	76%	299	4.15	652,800	797,589	657,400
<b>Foothills Region</b>	52	48	108%	145	2.79	640,500	702,937	585,000
<b>Mountain View Region</b>	21	24	88%	95	4.52	471,700	483,881	450,000
<b>Kneehill Region</b>	7	3	233%	12	1.71	257,100	239,729	250,100
<b>Wheatland Region</b>	10	19	53%	64	6.40	445,500	481,385	480,000
<b>Willow Creek Region</b>	15	9	167%	26	1.73	320,000	376,413	330,000
<b>Vulcan Region</b>	5	2	250%	17	3.40	326,300	355,400	267,000
<b>Bighorn Region</b>	38	39	97%	137	3.61	1,037,100	1,008,737	910,000
YEAR-TO-DATE 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	26,985	37,305	72%	3,586	1.59	593,608	607,079	560,000
<b>Airdrie</b>	1,951	2,591	75%	248	1.53	543,950	545,212	550,000
<b>Chestermere</b>	638	1,082	59%	144	2.71	695,792	677,418	647,500
<b>Rocky View Region</b>	1,777	2,549	70%	382	2.58	638,600	873,001	670,000
<b>Foothills Region</b>	1,446	1,870	77%	225	1.87	630,858	733,330	614,950
<b>Mountain View Region</b>	622	773	80%	125	2.41	458,975	511,182	454,750
<b>Kneehill Region</b>	136	154	88%	27	2.34	255,725	317,226	292,250
<b>Wheatland Region</b>	408	547	75%	79	2.31	443,825	512,877	485,000
<b>Willow Creek Region</b>	262	312	84%	49	2.26	323,425	401,024	359,000
<b>Vulcan Region</b>	121	137	88%	31	3.12	325,700	331,124	275,000
<b>Bighorn Region</b>	511	753	68%	155	3.63	1,012,033	1,120,437	908,000

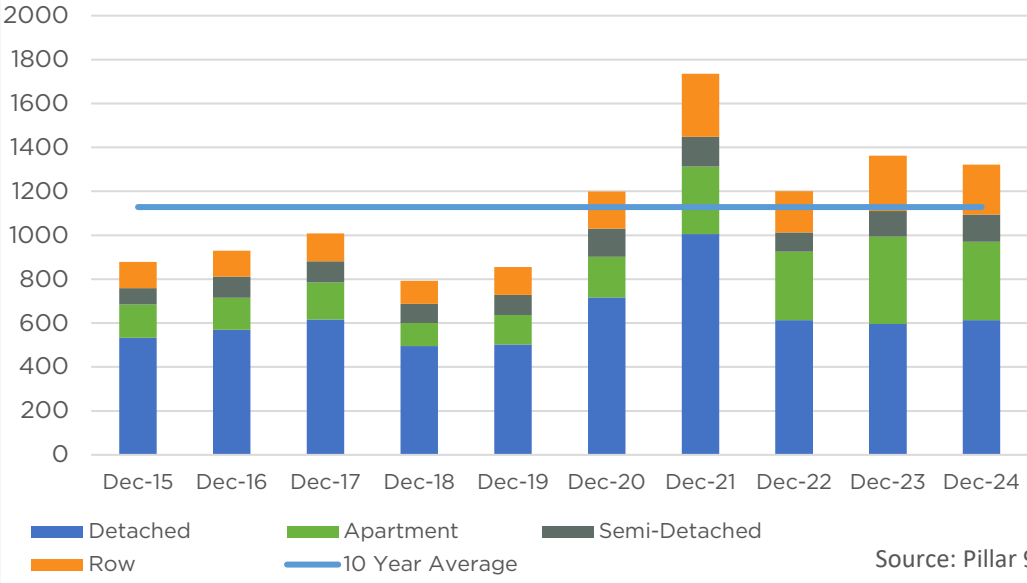
## DETACHED BENCHMARK PRICE COMPARISON



December 2024

Calgary

Monthly Sales Comparison



**SALES**

1,322

↓ 2.9% Y/Y    ↓ 1.5% YTD

**NEW LISTINGS**

1,239

↓ 0.7% Y/Y    ↑ 9.7% YTD

**INVENTORY**

2,989

↑ 37.7% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

2.26

↑ 41.9% Y/Y    Monthly trend\*

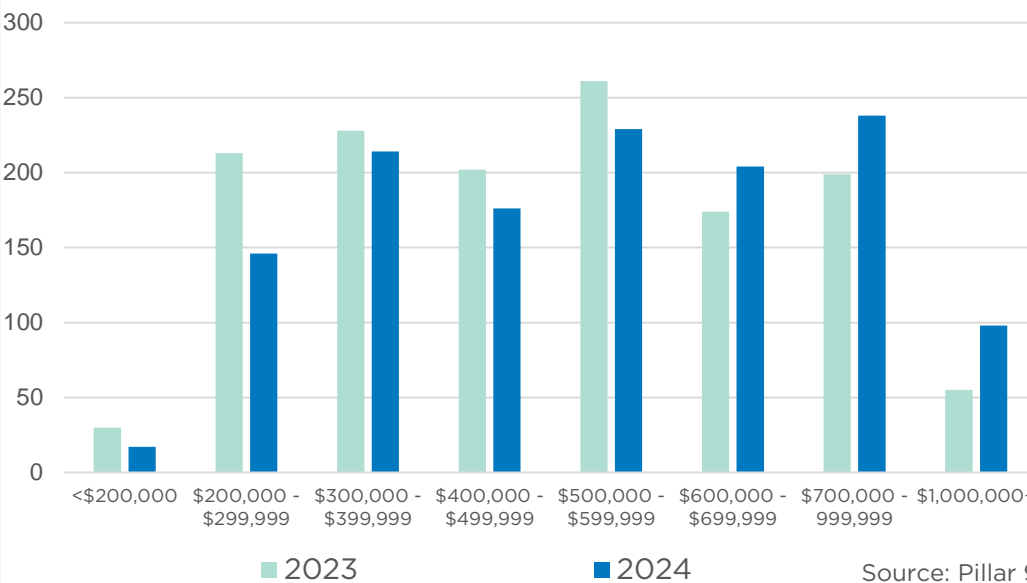


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

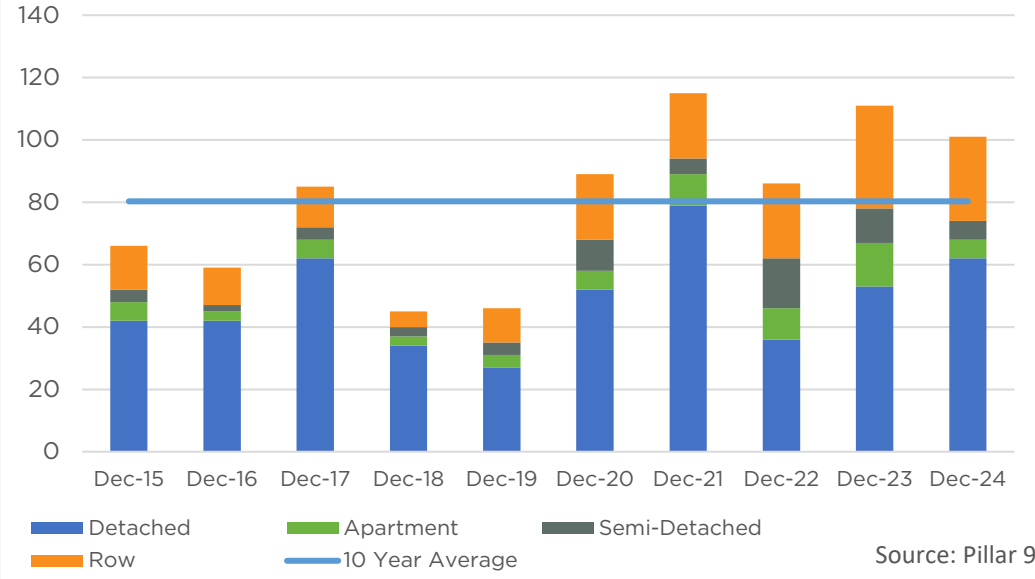
December



December 2024

Airdrie

Monthly Sales Comparison



**SALES**

101

9.0% Y/Y (Down)

4.4% YTD (Up)

**NEW LISTINGS**

90

13.9% Y/Y (Up)

17.7% YTD (Up)



TOTAL RESIDENTIAL BENCHMARK PRICE



**INVENTORY**

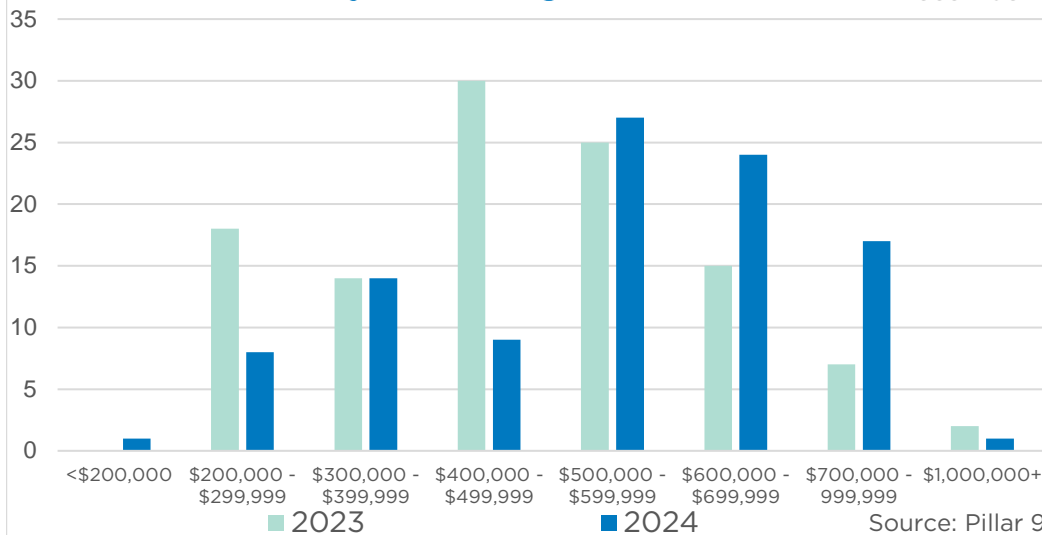
245

87.0% Y/Y (Up)

Monthly trend\* (Up)

Residential Sales by Price Range

December



**MONTHS OF SUPPLY**

2.43

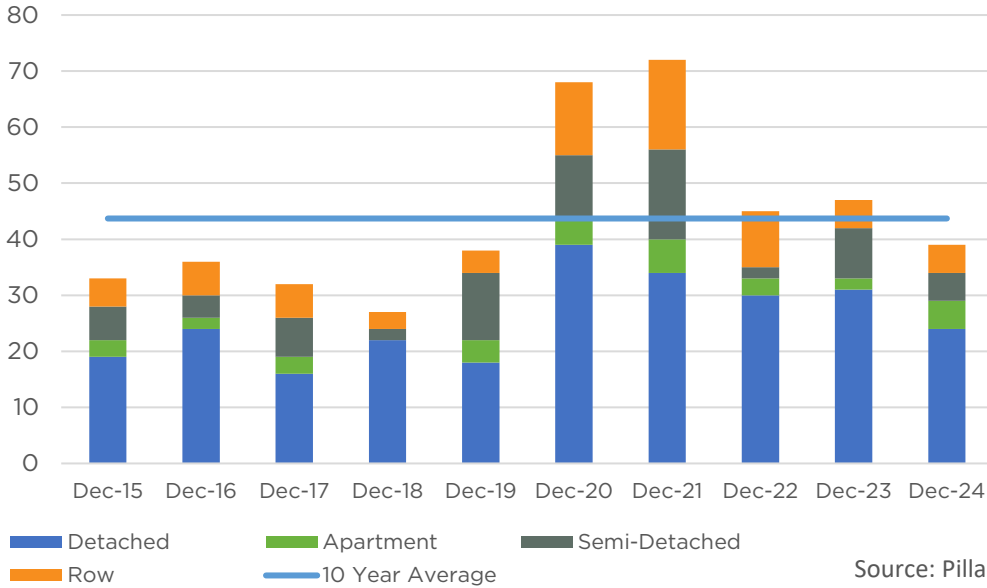
105.5% Y/Y (Up)

Monthly trend\* (Up)

December 2024

Cochrane

Monthly Sales Comparison



**SALES**

39

↓ 17.0% Y/Y

↑ 6.0% YTD

**NEW LISTINGS**

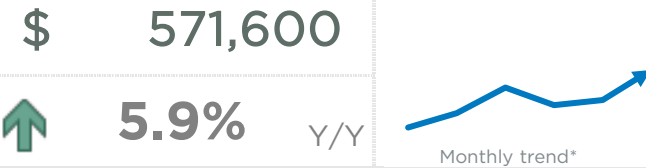
61

↑ 27.1% Y/Y

↑ 11.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



**INVENTORY**

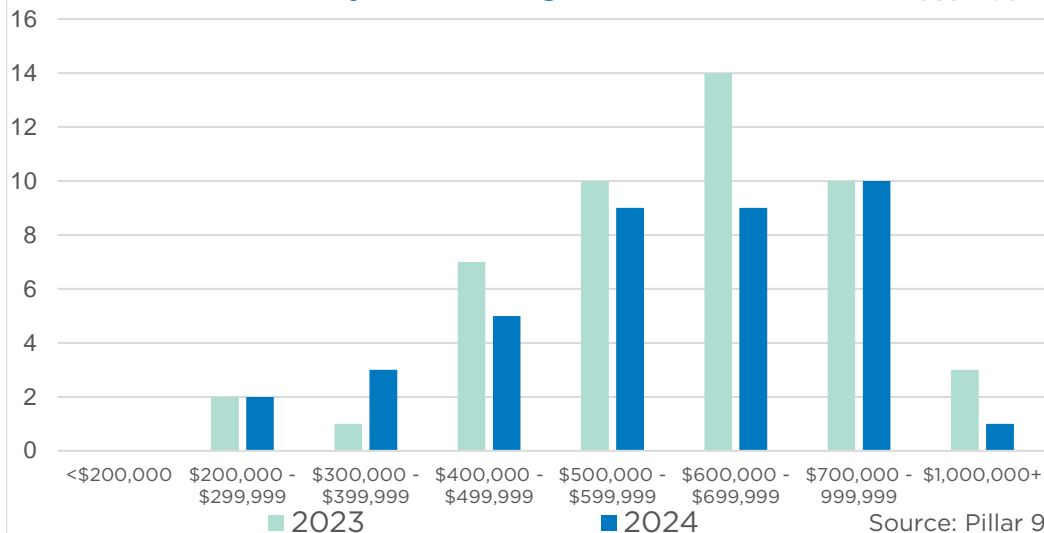
146

↑ 31.5% Y/Y

Monthly trend\*

Residential Sales by Price Range

December



**MONTHS OF SUPPLY**

3.74

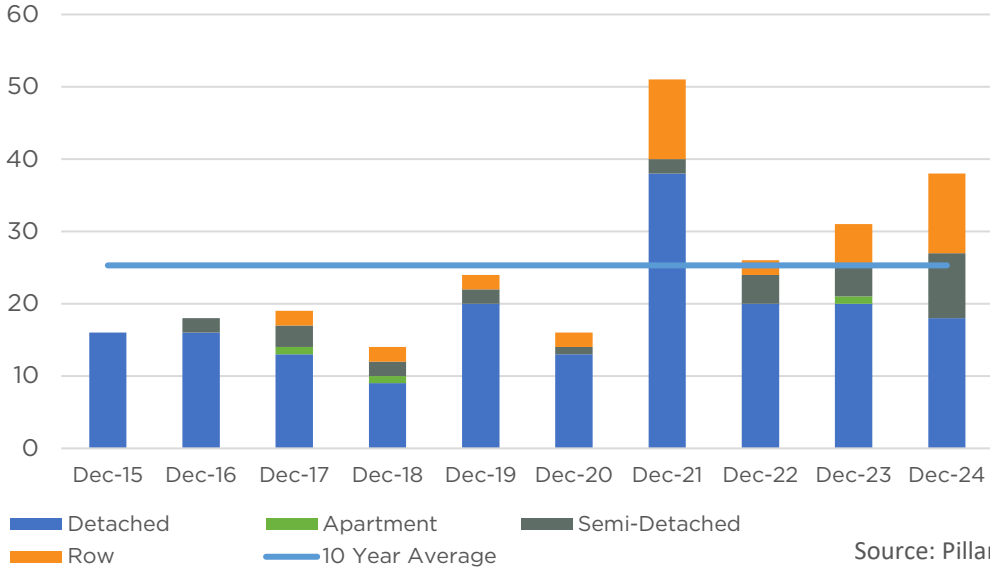
↑ 58.5% Y/Y

Monthly trend\*

December 2024

Chestermere

Monthly Sales Comparison



**SALES**

38

↑ 22.6% Y/Y    ↑ 18.4% YTD

**NEW LISTINGS**

56

↑ 14.3% Y/Y    ↑ 31.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



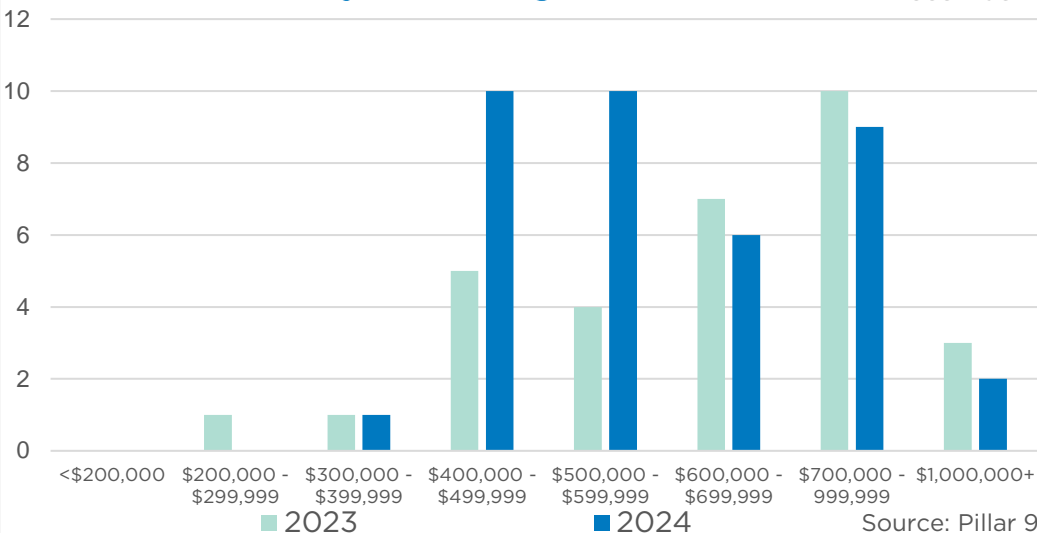
**INVENTORY**

148

↑ 52.6% Y/Y    → Monthly trend\*

Residential Sales by Price Range

December



**MONTHS OF SUPPLY**

3.89

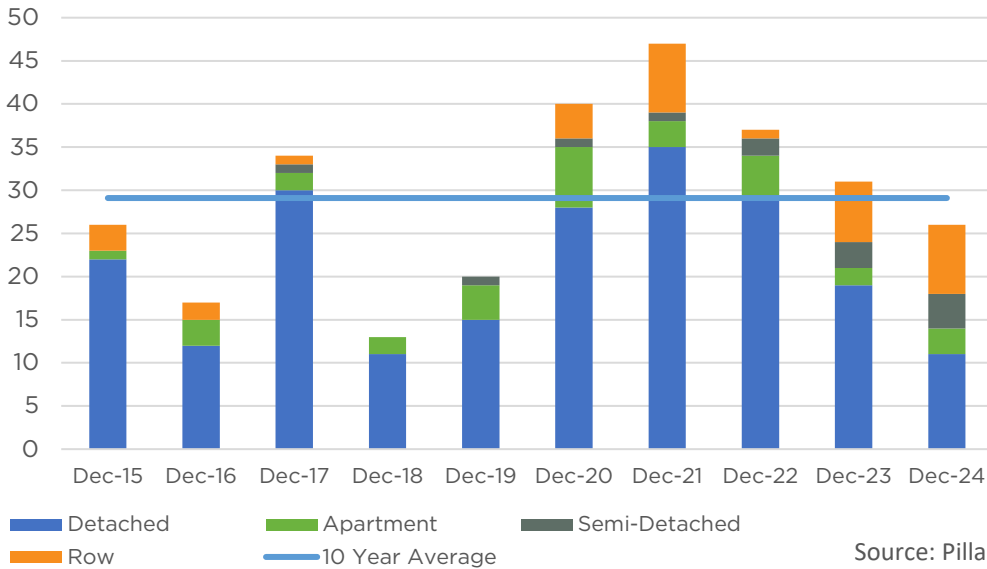
↑ 24.5% Y/Y    → Monthly trend\*



December 2024

Okotoks

Monthly Sales Comparison



**SALES**

26

↓ 16.1% Y/Y    ↑ 7.6% YTD

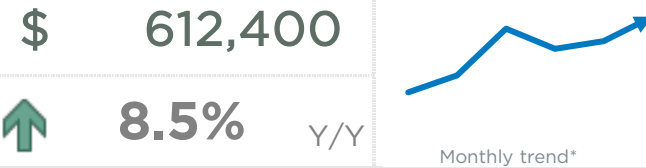
**NEW LISTINGS**

19

↓ 17.4% Y/Y    ↑ 16.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



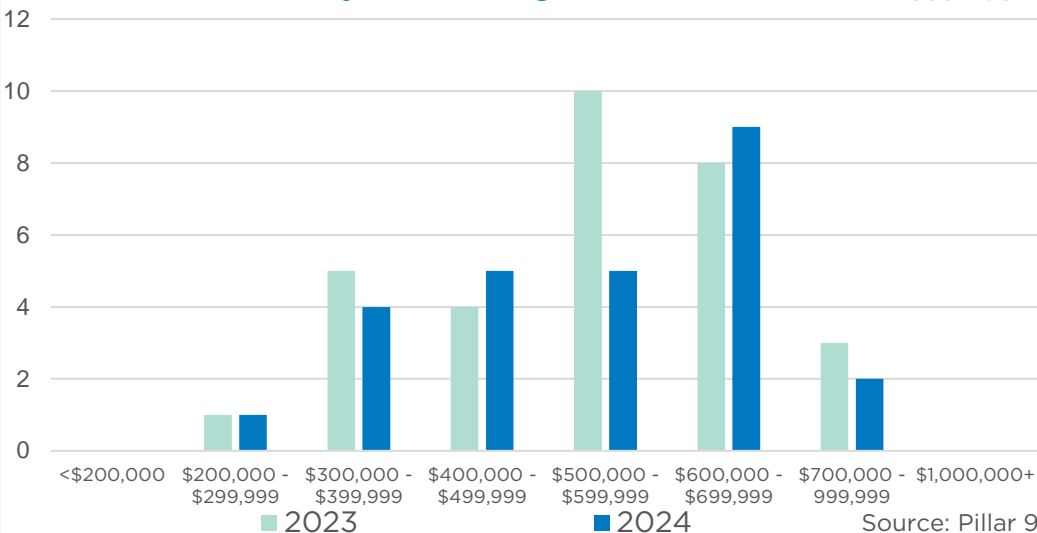
**INVENTORY**

50

↓ 3.8% Y/Y    → Monthly trend\*

Residential Sales by Price Range

December



**MONTHS OF SUPPLY**

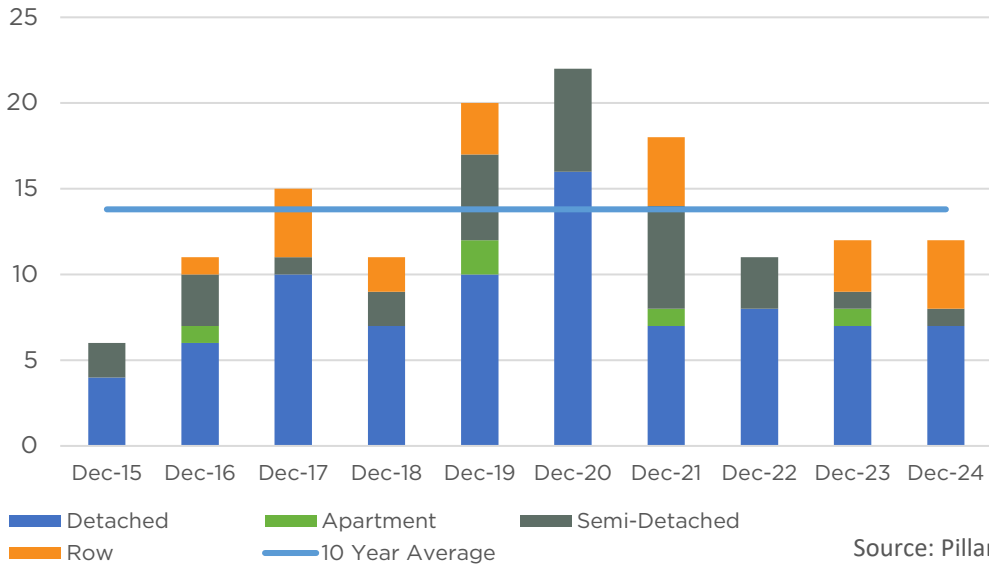
1.92

↑ 14.6% Y/Y    → Monthly trend\*

December 2024

High River

Monthly Sales Comparison



**SALES**

12

0.0% Y/Y    7.7% YTD

**NEW LISTINGS**

15

7.1% Y/Y    0.5% YTD

**INVENTORY**

26

23.5% Y/Y    Monthly trend\*

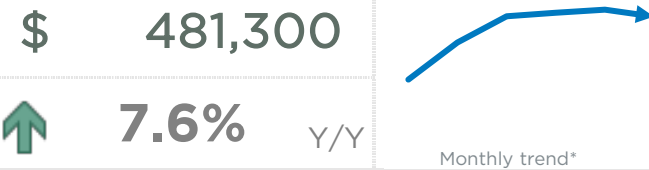
**MONTHS OF SUPPLY**

2.17

23.5% Y/Y    Monthly trend\*

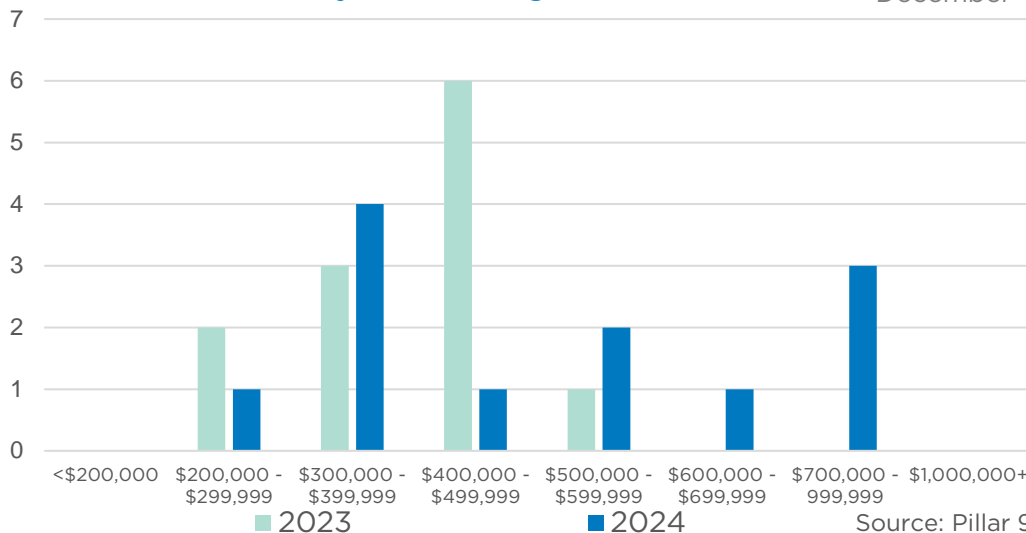


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

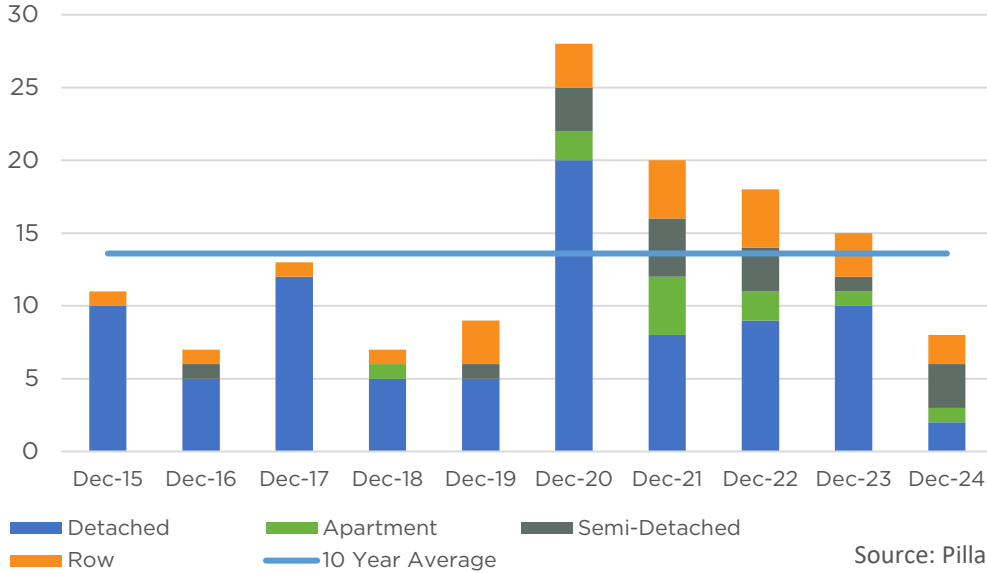
December



December 2024

Strathmore

Monthly Sales Comparison



**SALES**

8

↓ 46.7% Y/Y    ↓ 14.2% YTD

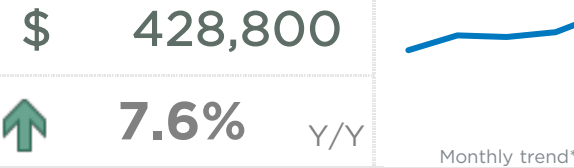
**NEW LISTINGS**

10

↓ 44.4% Y/Y    ↓ 12.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



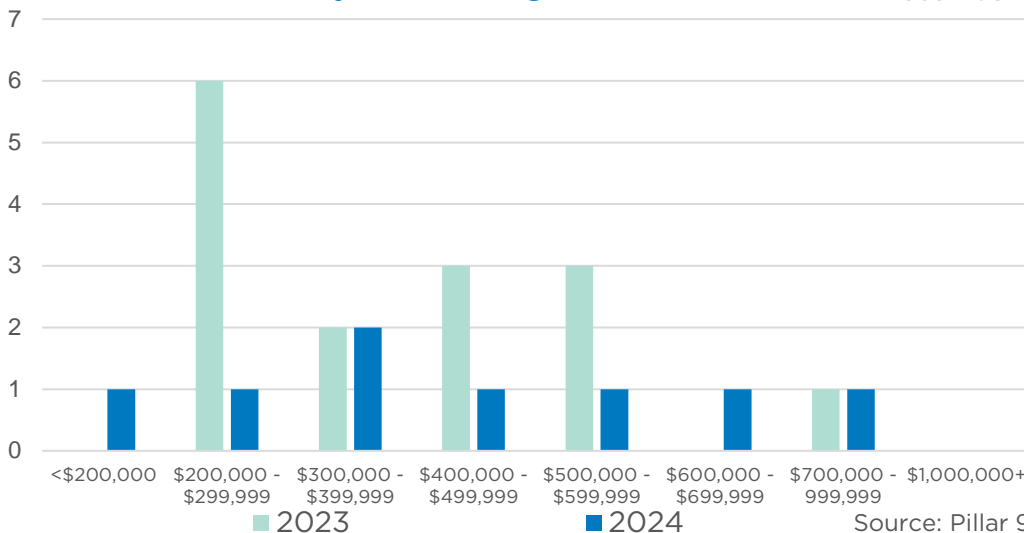
**INVENTORY**

33

↑ 6.5% Y/Y    → Monthly trend\*

Residential Sales by Price Range

December



**MONTHS OF SUPPLY**

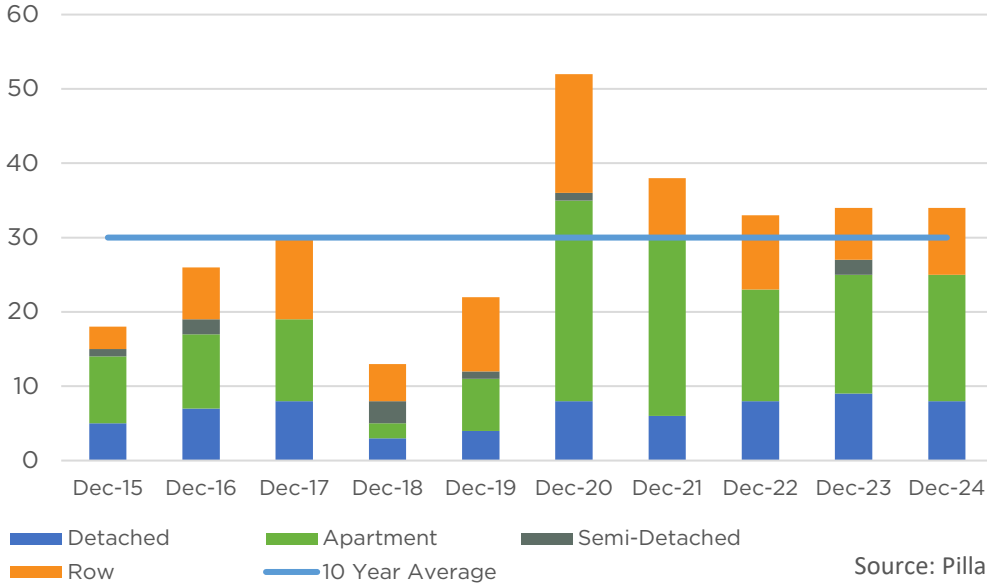
4.13

↑ 99.6% Y/Y    → Monthly trend\*

December 2024

Canmore

Monthly Sales Comparison



**SALES**

34

0.0% Y/Y    4.0% YTD

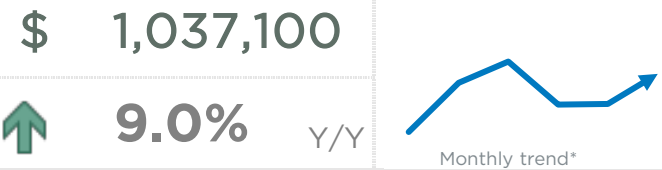
**NEW LISTINGS**

37

8.8% Y/Y    1.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



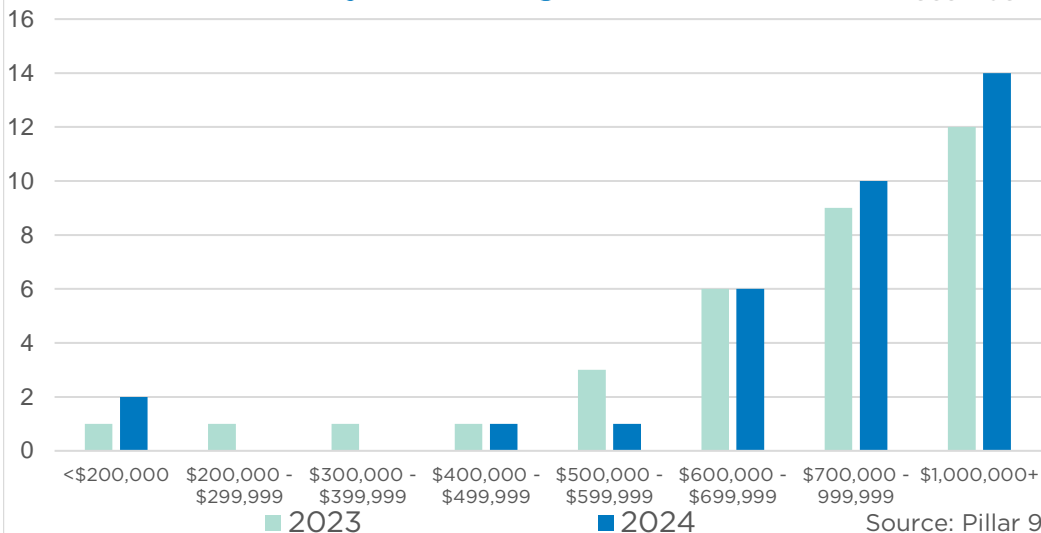
**INVENTORY**

125

0.8% Y/Y    Monthly trend\*

Residential Sales by Price Range

December



**MONTHS OF SUPPLY**

3.68

0.8% Y/Y    Monthly trend\*