



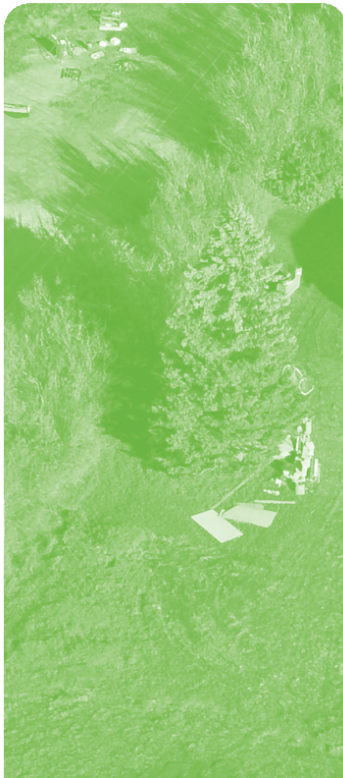
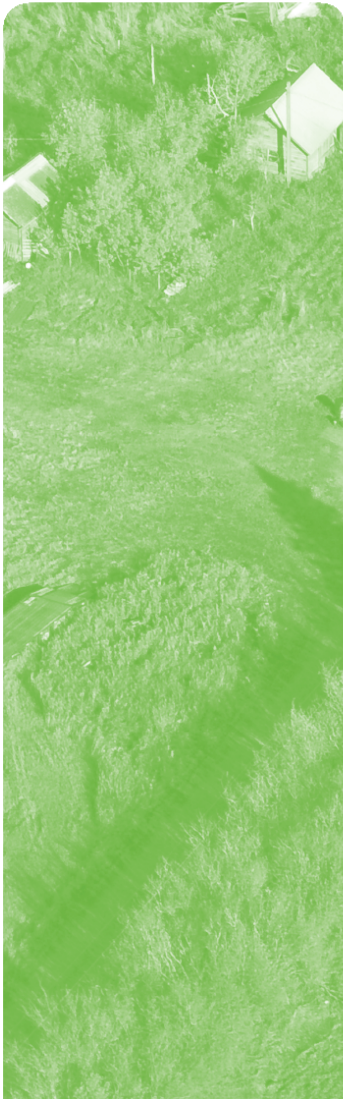
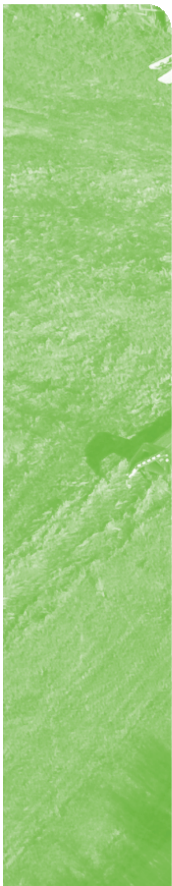
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MONTHLY STATISTICS PACKAGE

Calgary Region

December
2025



creb.com

December 2025

Airdrie



Increased competition from the new home market, along with more supply options in competing resale markets, has contributed to the added supply in the resale market in Airdrie. Following four consecutive years of exceptionally low inventory levels, 2025 saw inventory rise to levels not seen since prior to the pandemic. While sales activity did remain in line with long-term trends despite an annual decline, the push up in inventories caused the months of supply to generally rise throughout the year. Overall, the annual average benchmark price eased by two per cent this year.

\$	PRICE	SALES
	\$511,200	85
↓	6.2% Y/Y	↓ 15.8% Y/Y
	Monthly trend*	↓ 12.5% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	304	3.58
↑	23.6% Y/Y	↑ 46.8% Y/Y
	Monthly trend*	Monthly trend*

Cochrane



Sales in Cochrane were similar to last year and above long-term trends. While demand stayed relatively strong in the town, steady gains in supply did cause conditions to shift to a more balanced state by the end of 2025. With the shift occurring later in the year, we did not see the same downward pressure on prices. In fact, on an annual basis the benchmark price in Cochrane was \$578,325, nearly three per cent higher than last year. Cochrane also tends to see a larger share of newer properties being listed and sold on the resale market, impacting the prices in the resale market.

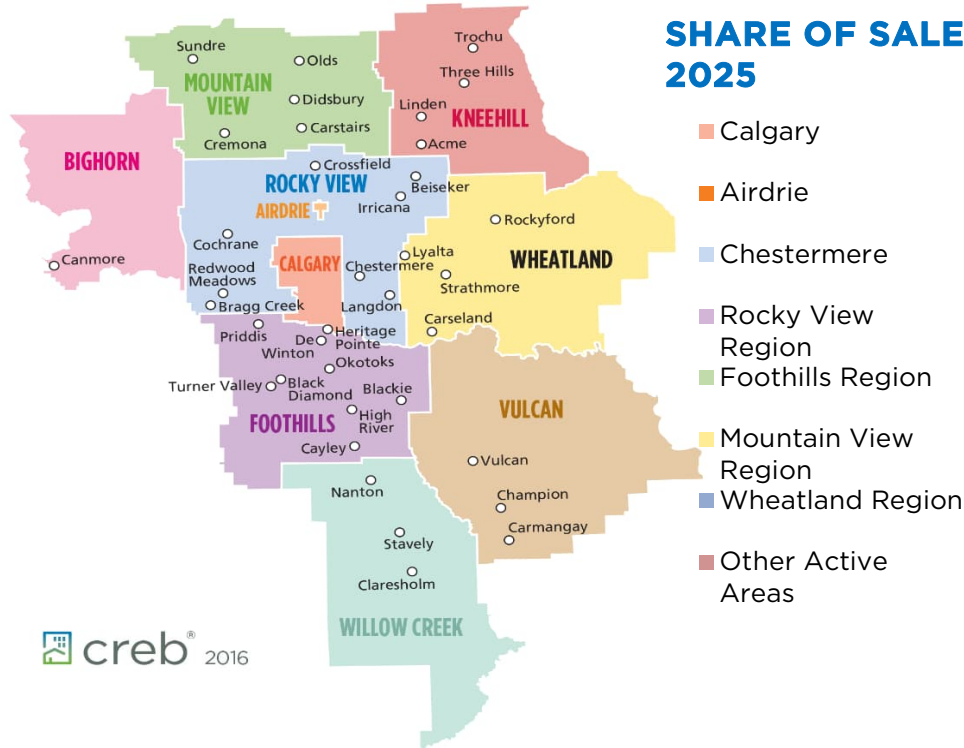
\$	PRICE	SALES
	\$560,600	43
↓	1.3% Y/Y	↑ 10.3% Y/Y
	Monthly trend*	↓ 1.9% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	219	5.09
↑	51.0% Y/Y	↑ 37.0% Y/Y
	Monthly trend*	Monthly trend*

Okotoks

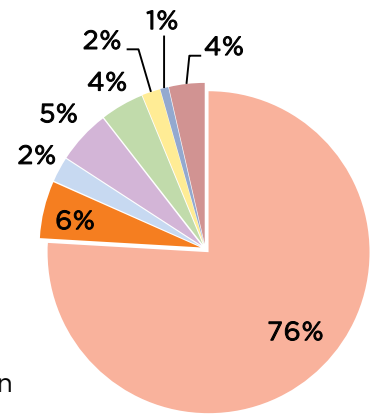


Okotoks continued to struggle with supply growth. Inventories did rise by over 40 per cent, but levels were exceptionally low last year. Even with the gain in 2025, levels were still 30 per cent below long-term trends. Sales activity in the town remained consistent with the levels reported last year and were higher than long-term trends. The persistently low inventory levels generally kept market conditions relatively tight. However, total residential prices posted only a modest gain over last year, this is likely due to compositional shifts as price growth ranged from over one per cent for detached homes to nearly eight per cent for apartment condominium product.

\$	PRICE	SALES
	\$600,000	27
↓	1.6% Y/Y	↑ 3.8% Y/Y
	Monthly trend*	↓ 5.4% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	73	2.70
↑	46.0% Y/Y	↑ 40.6% Y/Y
	Monthly trend*	Monthly trend*



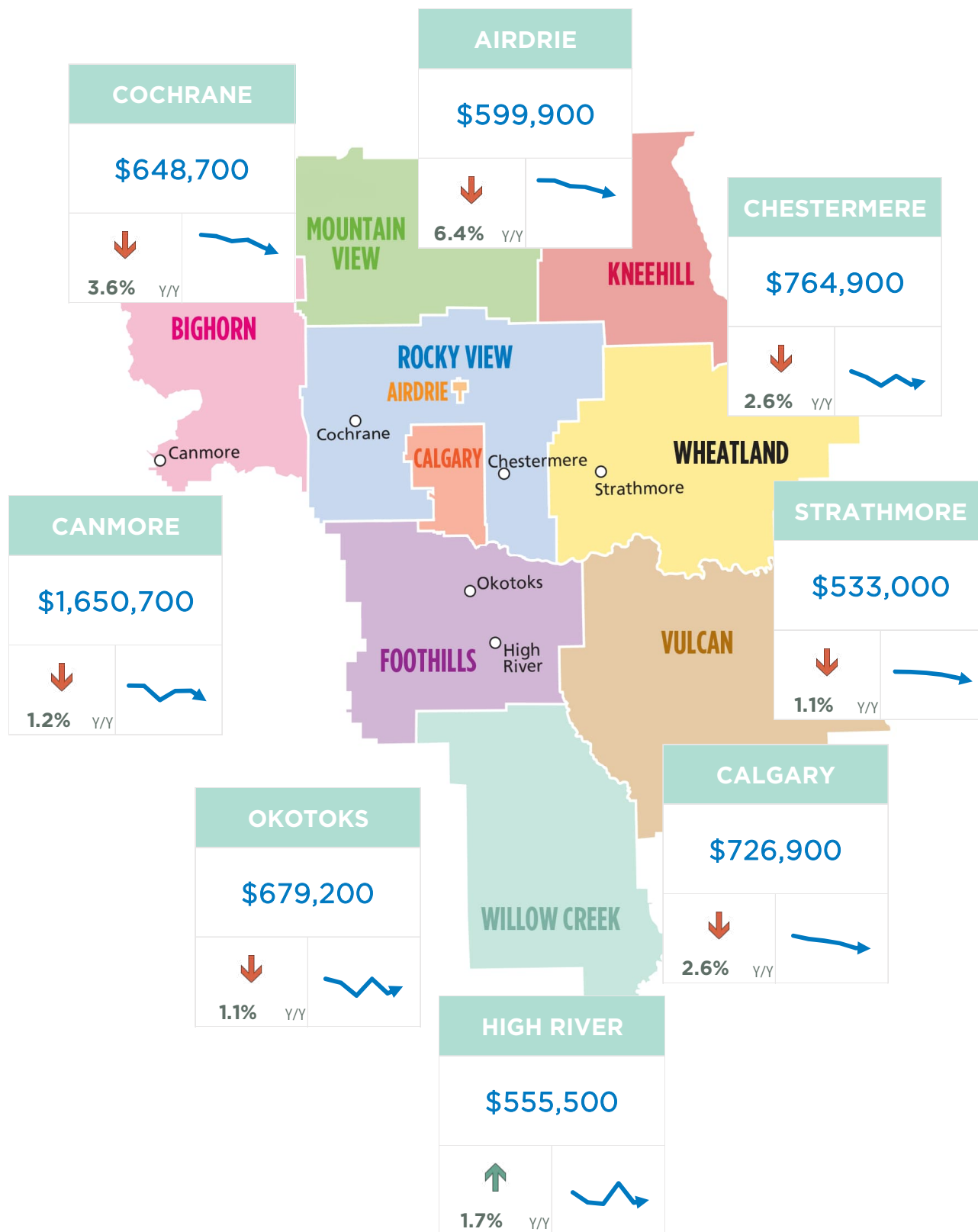
SHARE OF SALES December 2025



Source: CREB®

December 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,126	1,219	92%	3,860	3.43	554,700	607,149	555,000
Airdrie	85	79	108%	304	3.58	511,200	543,033	539,000
Chestermere	37	64	58%	180	4.86	688,800	647,156	630,000
Rocky View Region	79	89	89%	391	4.95	767,900	873,795	635,000
Foothills Region	64	47	136%	182	2.84	621,800	863,286	647,238
Mountain View Region	27	16	169%	131	4.85	494,700	534,503	380,000
Kneehill Region	7	7	100%	28	4.00	257,100	270,643	220,000
Wheatland Region	12	30	40%	114	9.50	454,600	496,077	421,750
Willow Creek Region	15	14	107%	48	3.20	353,400	379,800	320,000
Vulcan Region	2	5	40%	40	20.00	314,900	1,033,000	1,033,000
Bighorn Region	29	35	83%	129	4.45	1,042,200	1,403,965	1,345,000
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	22,751	40,709	56%	5,741	3.03	577,492	628,725	575,000
Airdrie	1,707	3,012	57%	450	3.17	532,883	554,413	542,900
Chestermere	613	1,438	43%	233	4.56	706,650	679,771	633,500
Rocky View Region	1,667	2,971	56%	527	3.79	754,408	885,075	685,000
Foothills Region	1,319	1,880	70%	264	2.40	635,417	767,526	635,000
Mountain View Region	593	854	69%	155	3.13	498,967	548,917	490,000
Kneehill Region	131	182	72%	33	3.03	264,825	346,568	330,000
Wheatland Region	348	650	54%	128	4.40	465,075	504,422	487,500
Willow Creek Region	243	322	75%	49	2.44	359,967	402,971	361,000
Vulcan Region	101	182	55%	43	5.10	324,583	383,711	340,000
Bighorn Region	481	736	65%	157	3.92	1,066,100	1,219,905	1,015,000

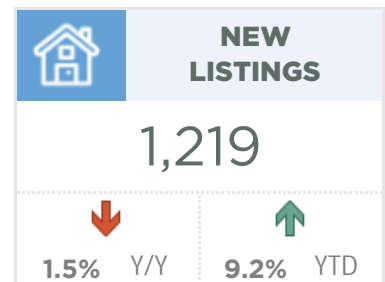
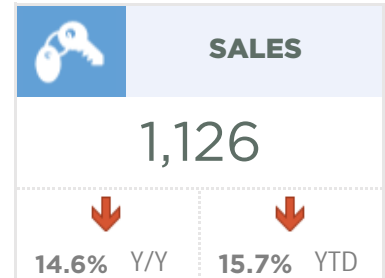
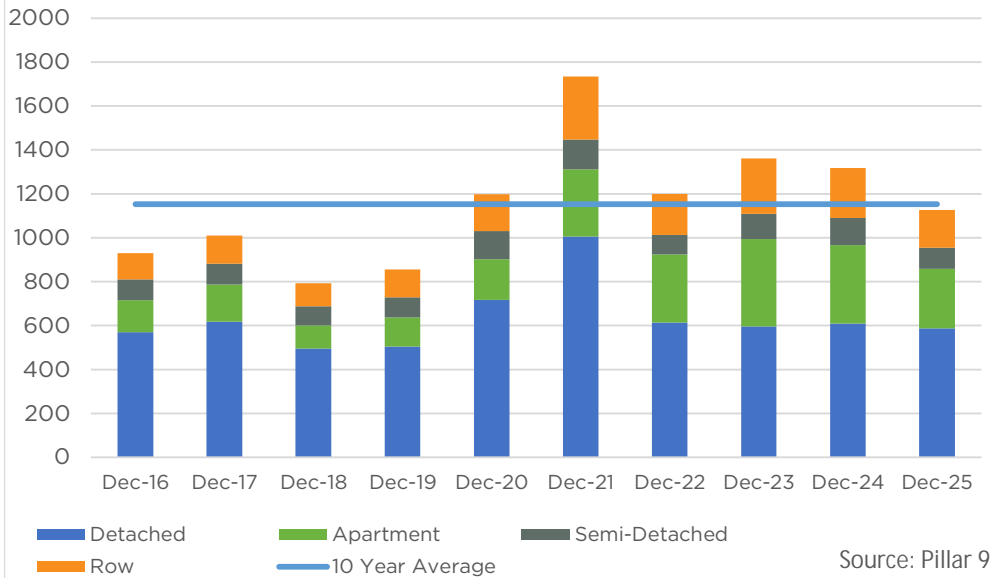
DETACHED BENCHMARK PRICE COMPARISON



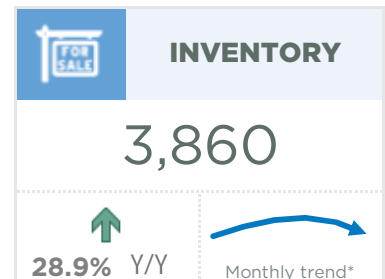
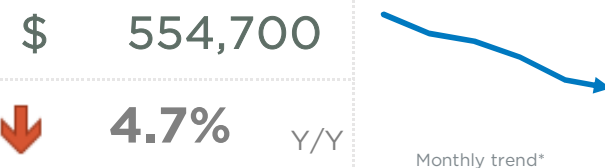
December 2025

Calgary

Monthly Sales Comparison

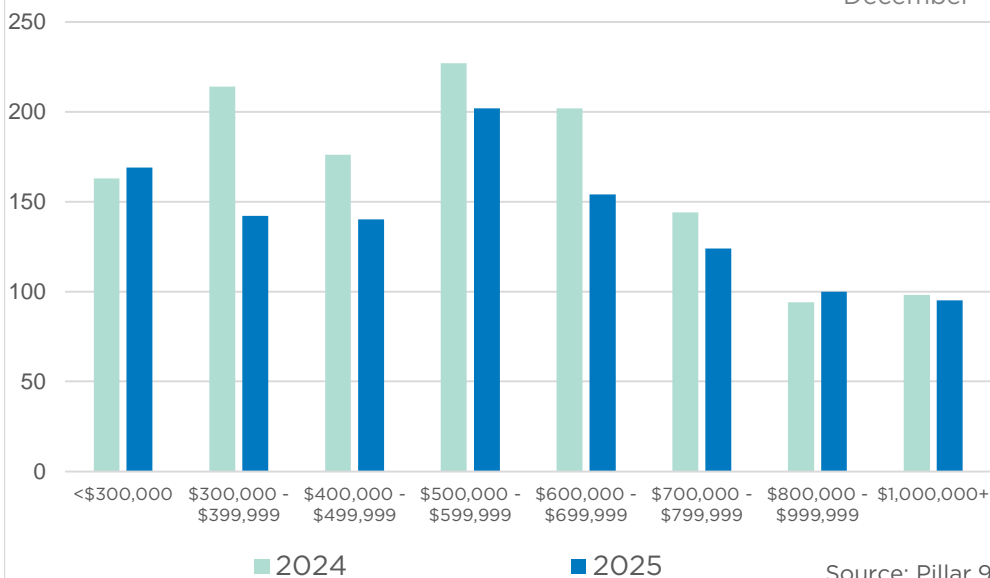


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

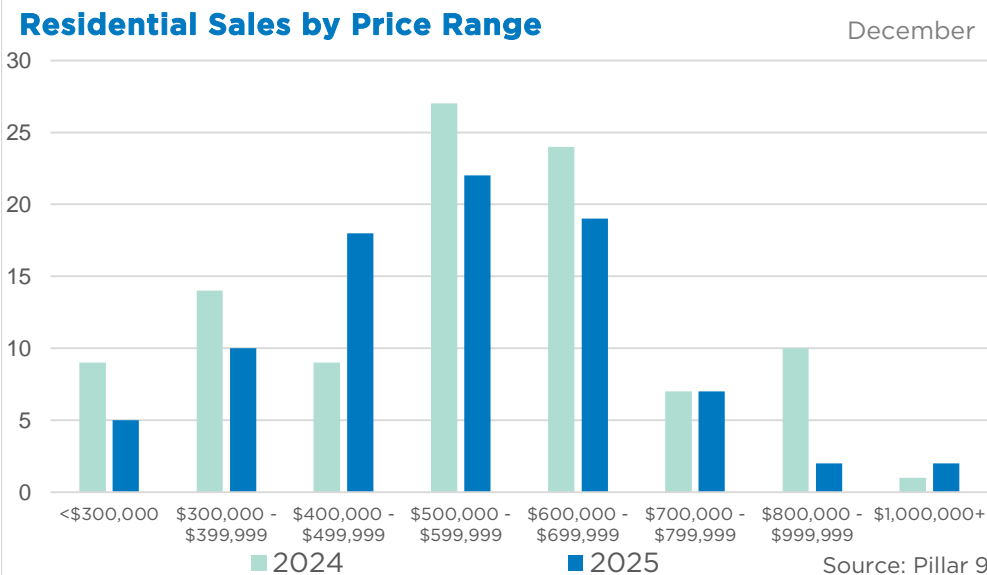
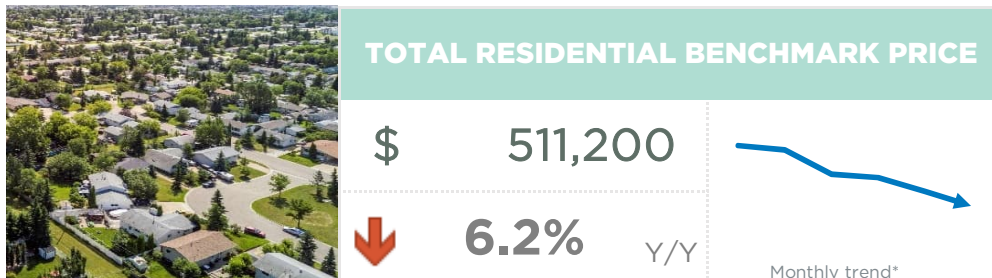
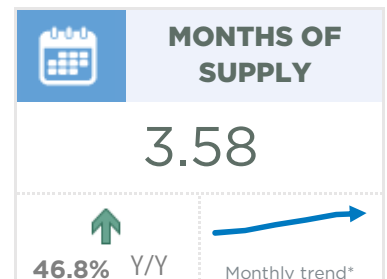
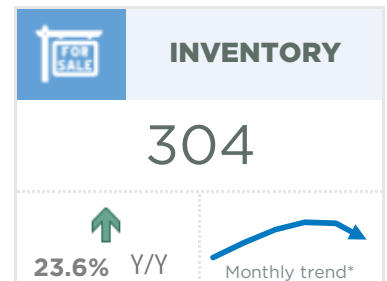
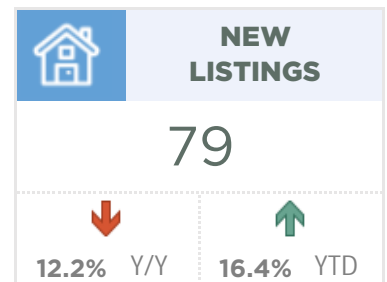
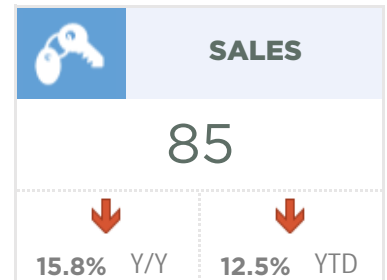
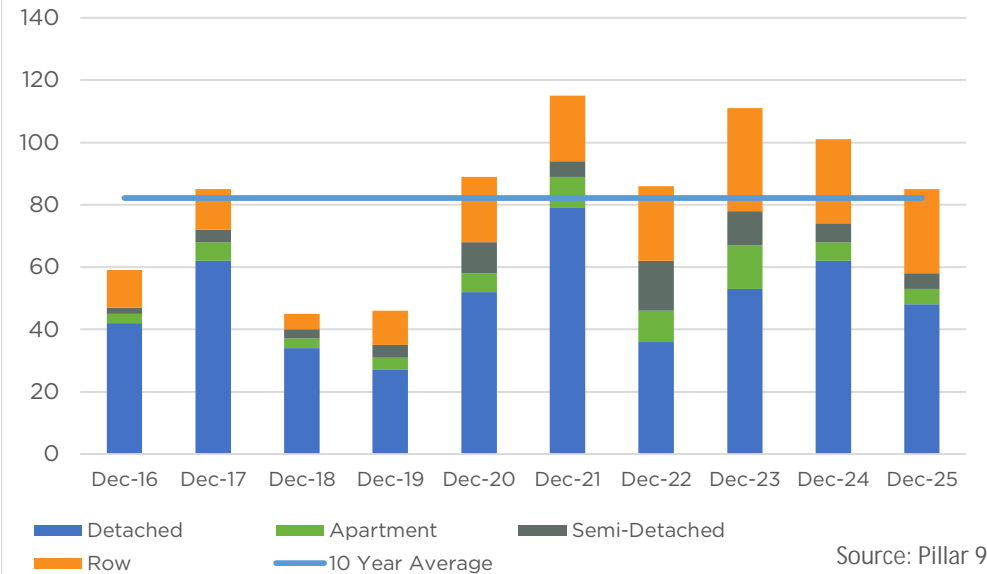
December



December 2025

Airdrie

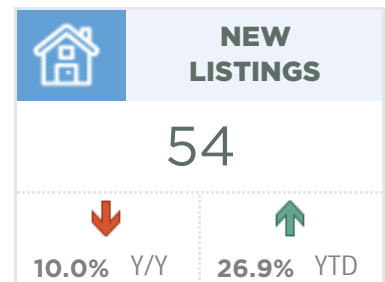
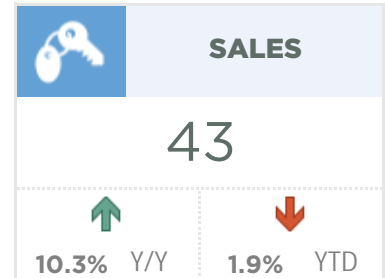
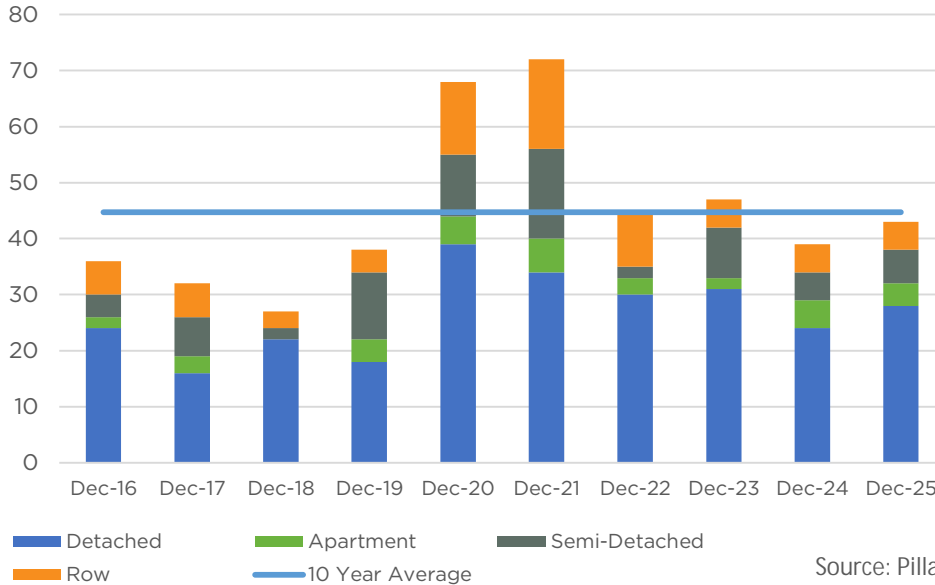
Monthly Sales Comparison



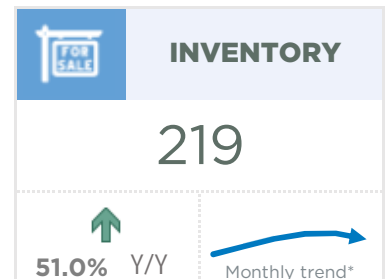
December 2025

Cochrane

Monthly Sales Comparison

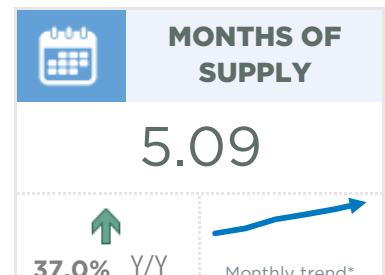
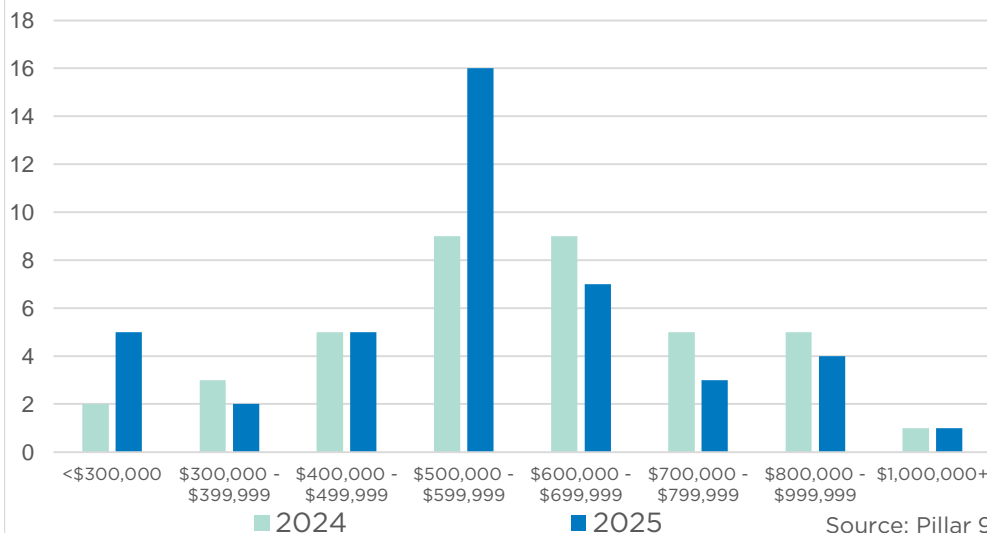


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

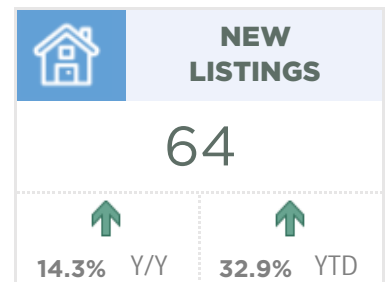
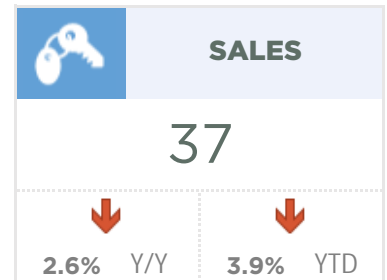
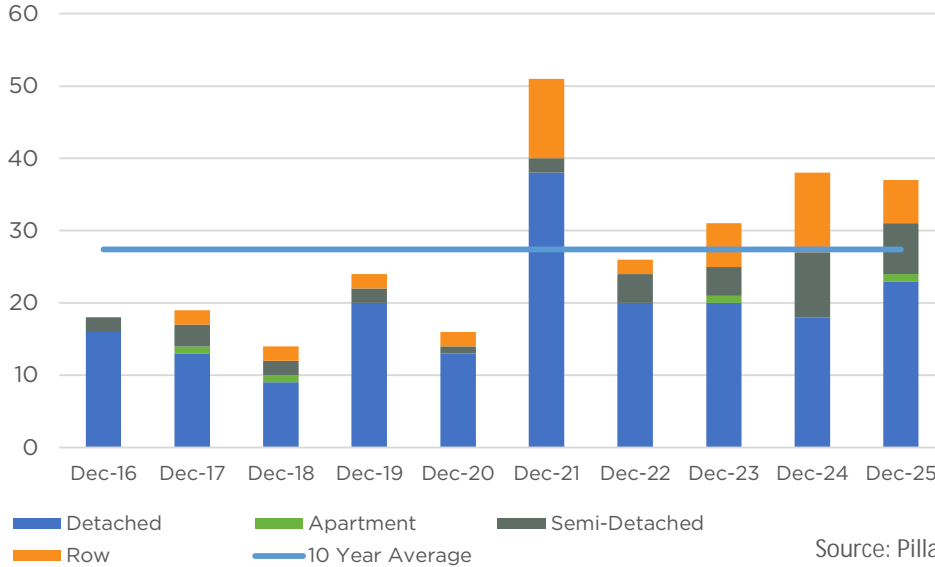
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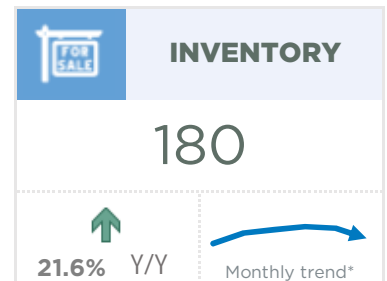
December 2025

Chestermere

Monthly Sales Comparison

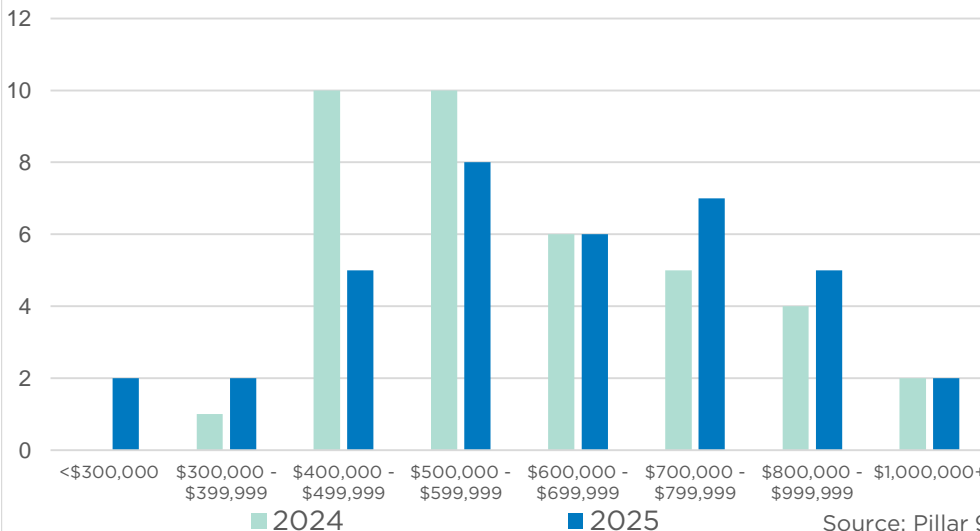


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

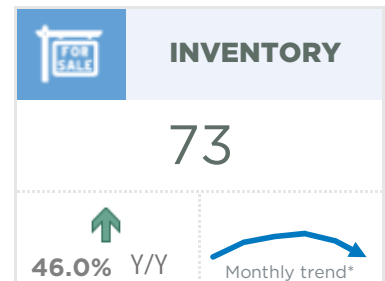
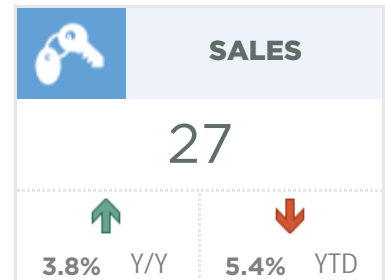
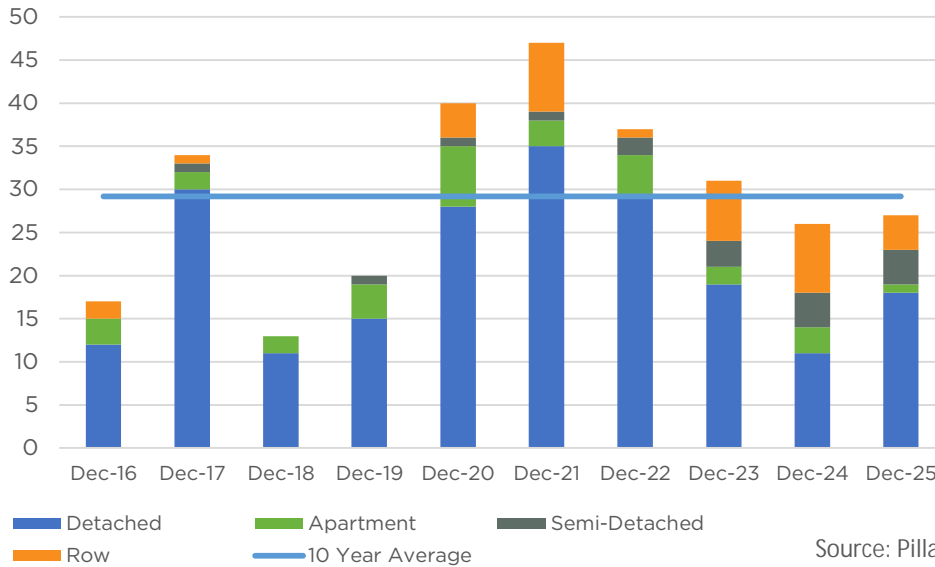
December



December 2025

Okotoks

Monthly Sales Comparison

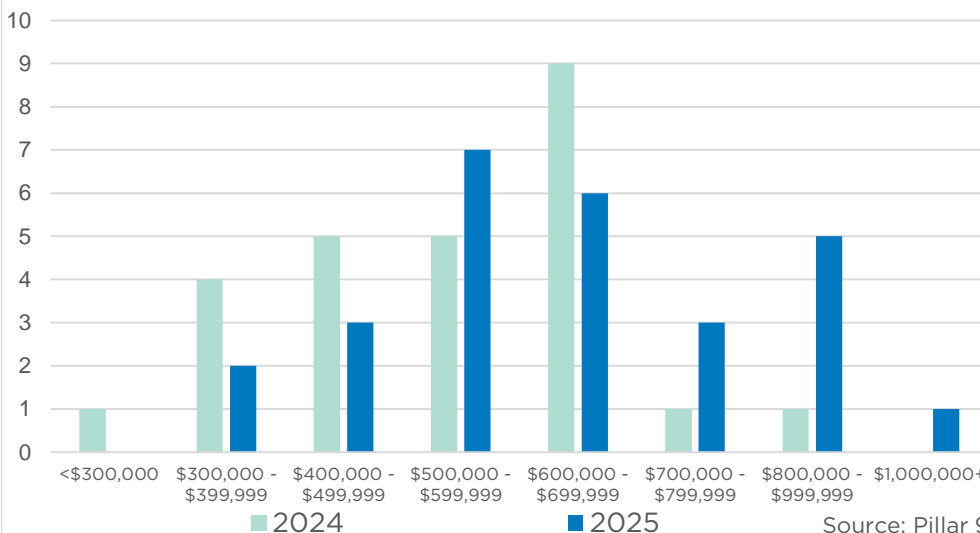


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

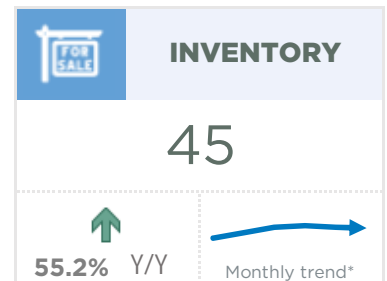
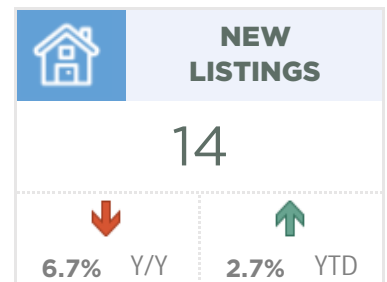
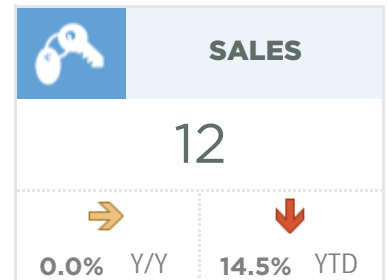
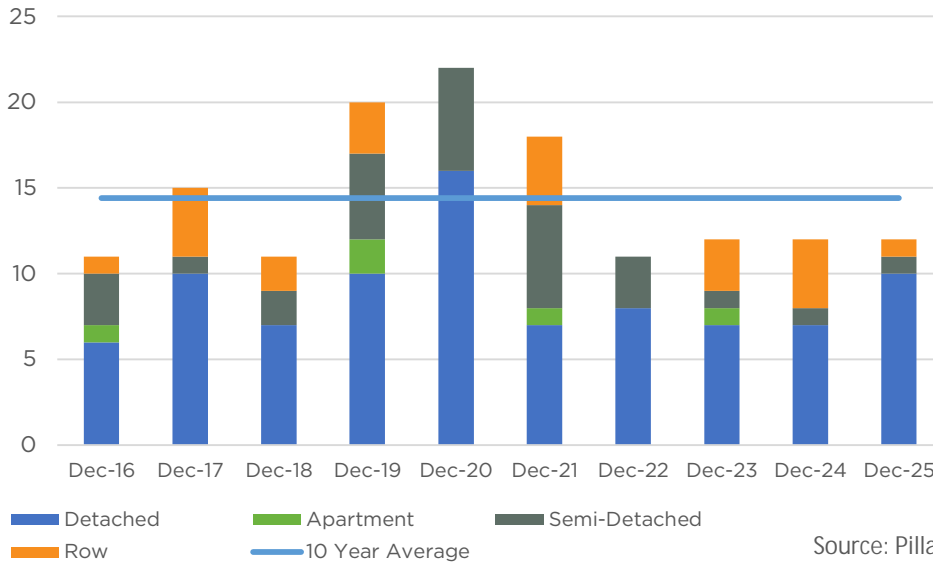
December



December 2025

High River

Monthly Sales Comparison

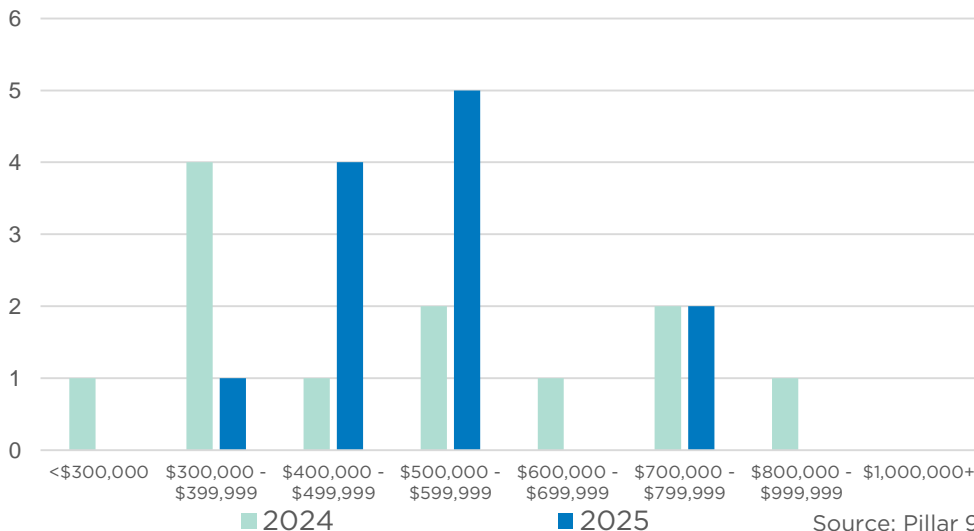


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

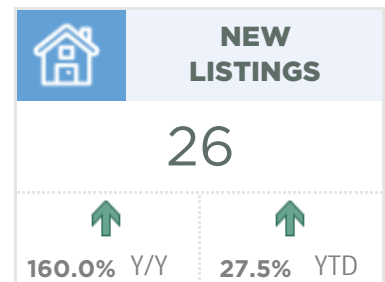
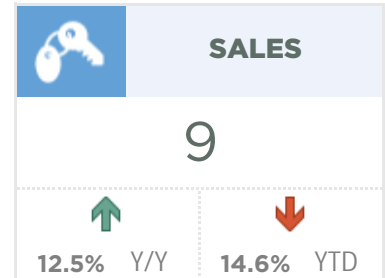
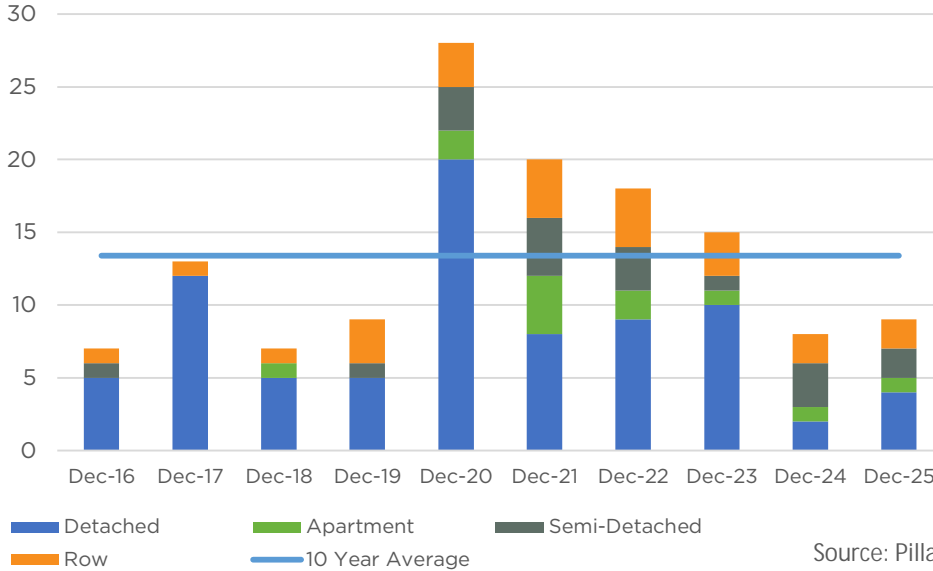
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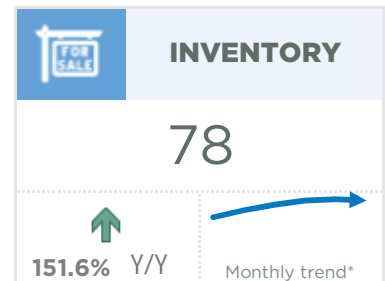
December 2025

Strathmore

Monthly Sales Comparison

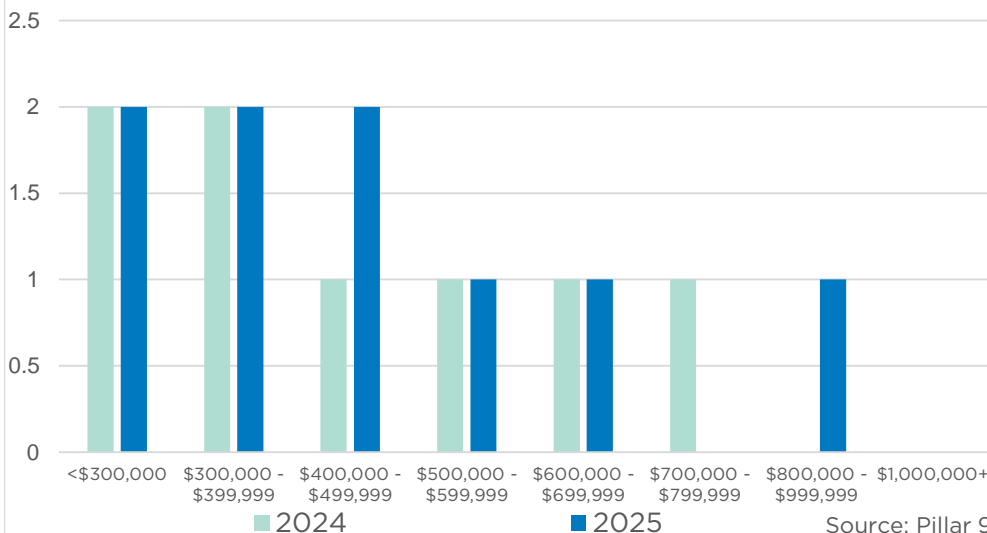


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

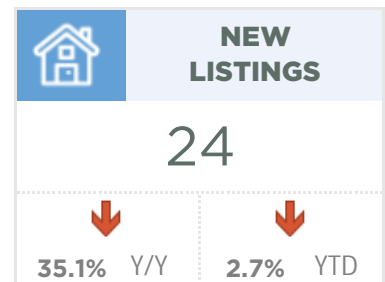
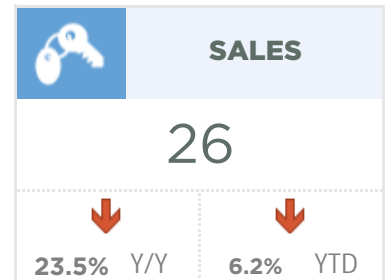
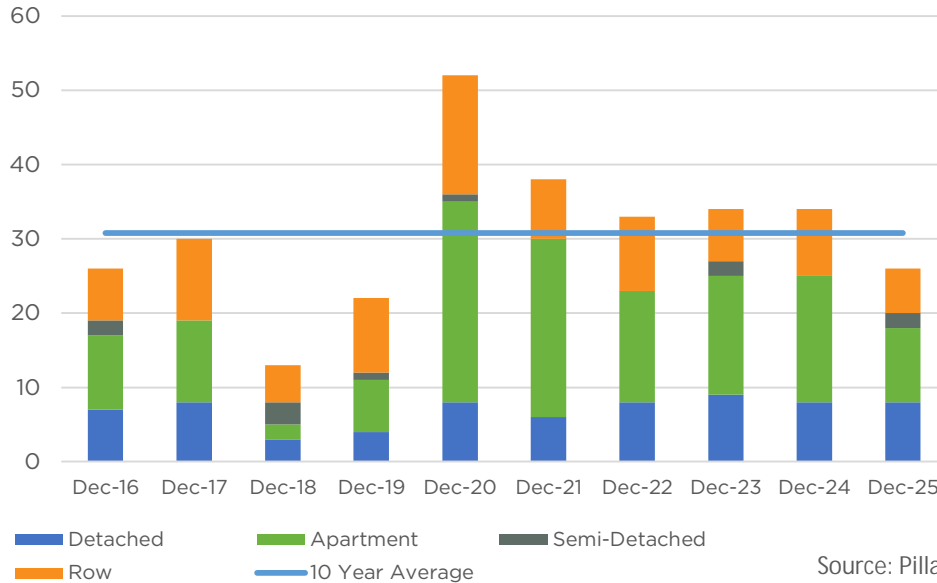
December



December 2025

Canmore

Monthly Sales Comparison



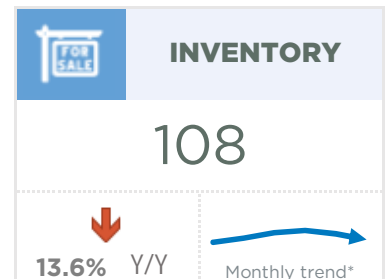
TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 1,069,900



3.0%

Y/Y



Residential Sales by Price Range

December

