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MONTHLY STATISTICS PACKAGE

Calgary Region

April 2023



creb.com

April 2023

Airdrie



While sales in April trended up compared to last month, new listings eased, causing the sales-to-new listings ratio to once again push near 100 per cent, and inventories fell to the lowest April reported since 2007. While conditions are not as tight as last April, with one month of supply, conditions continue to favour the seller. Limited choice compared to demand contributed to the upward pressure on home prices compared to earlier this year. As of April, the benchmark price reached \$502,000, an improvement from the \$480,200 reported in January but nearly two per cent below the April 2022 record high of \$510,700.

\$	PRICE		SALES
\$502,000		170	
↓	↗	↓	↓
1.7%	Y/Y	46.9%	Y/Y 54.4% YTD
	INVENTORY		MONTHS OF SUPPLY
181		1.06	
↓	↗	↑	↗
27.6%	Y/Y Monthly trend*	36.3%	Y/Y Monthly trend*

Cochrane



With 114 sales and 116 new listings, April's sales to new listings ratio rose to 98 per cent. While inventories are still higher than what was reported in the market last year, with nearly all new listings selling, inventories trended down over levels seen earlier in the year. With only 142 units available, the months of supply dropped to just over one month, ensuring the market continued to favour the seller. Renewed tight market conditions contributed to the third consecutive monthly price gain, and the benchmark price pushed up to \$509,600 in April. However, despite the monthly gains, prices remain nearly two per cent below last April, and the peak price of \$522,600 reached in June of last year.

\$	PRICE		SALES
\$509,600		114	
↓	↗	↓	↓
1.8%	Y/Y	19.7%	Y/Y 40.5% YTD
	INVENTORY		MONTHS OF SUPPLY
142		1.25	
↑	↗	↑	↗
16.4%	Y/Y Monthly trend*	45.0%	Y/Y Monthly trend*

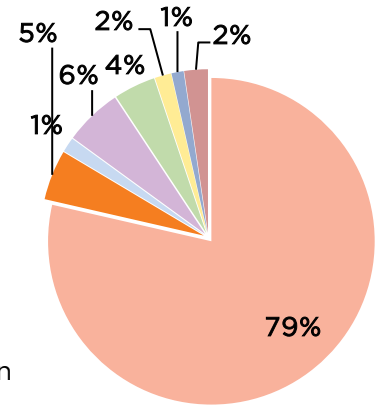
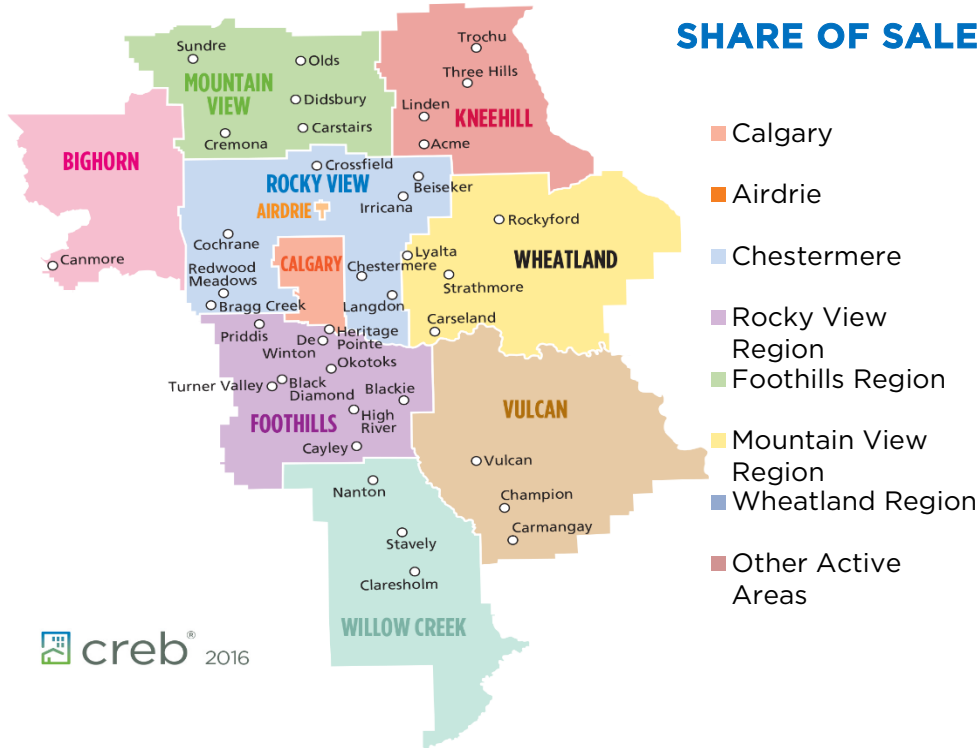
Okotoks



Both sales and new listings trended up in April over levels seen earlier in the year, supporting some monthly gains in inventory levels. However, with only 67 units in inventory, levels are 66 per cent below long-term trends for the month and reflect the lowest April since 2006. With just over one month of supply that has persisted for the past three months, we have seen further upward pressure on home prices in the town. As of April, the unadjusted benchmark price reached \$577,300, nearly five per cent higher than last April and a new record high.

\$	PRICE		SALES
\$577,300		62	
↑	↗	↓	↓
4.6%	Y/Y	48.3%	Y/Y 46.5% YTD
	INVENTORY		MONTHS OF SUPPLY
67		1.08	
↓	↗	↑	↗
23.0%	Y/Y Monthly trend*	49.1%	Y/Y Monthly trend*

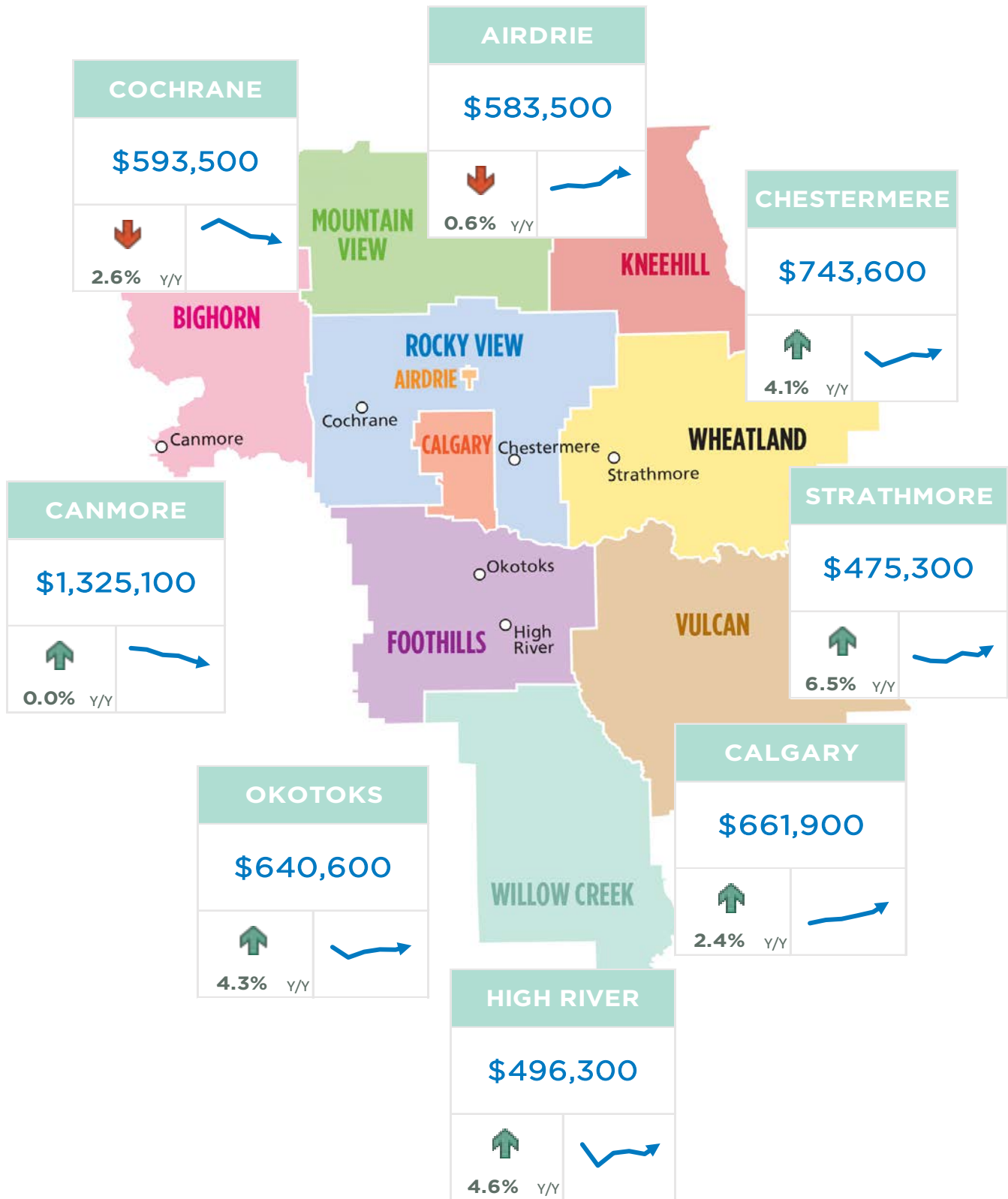
SHARE OF SALES April 2023



Source: CREB®

April 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,690	3,133	86%	3,238	1.20	550,800	549,524	501,250
Airdrie	170	173	98%	181	1.06	502,000	488,214	481,250
Chestermere	50	69	72%	109	2.18	659,400	604,576	609,750
Rocky View Region	195	210	93%	397	2.04	638,700	744,257	590,000
Foothills Region	141	192	73%	231	1.64	567,000	651,605	580,000
Mountain View Region	56	90	62%	142	2.54	420,300	369,031	338,125
Kneehill Region	10	22	45%	44	4.40	234,500	263,800	230,000
Wheatland Region	41	60	68%	85	2.07	424,500	447,296	425,000
Willow Creek Region	21	38	55%	56	2.67	280,700	292,762	280,000
Vulcan Region	7	19	37%	44	6.29	288,700	340,643	326,500
Bighorn Region	42	53	79%	141	3.36	885,300	977,160	817,500
YEAR-TO-DATE 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	8,055	10,690	75%	2,921	1.45	536,100	530,087	481,000
Airdrie	508	666	76%	176	1.38	491,700	472,454	461,000
Chestermere	144	238	61%	95	2.63	638,625	610,603	608,750
Rocky View Region	513	819	63%	368	2.87	622,000	738,353	576,500
Foothills Region	423	594	71%	206	1.94	548,525	635,283	555,000
Mountain View Region	169	243	70%	121	2.86	407,050	397,745	365,000
Kneehill Region	44	60	73%	41	3.68	222,700	262,944	222,450
Wheatland Region	107	174	61%	77	2.89	407,075	411,311	407,000
Willow Creek Region	66	101	65%	48	2.88	274,750	304,630	291,000
Vulcan Region	23	51	45%	35	6.00	281,900	325,757	311,000
Bighorn Region	145	232	63%	129	3.57	871,950	921,039	819,000

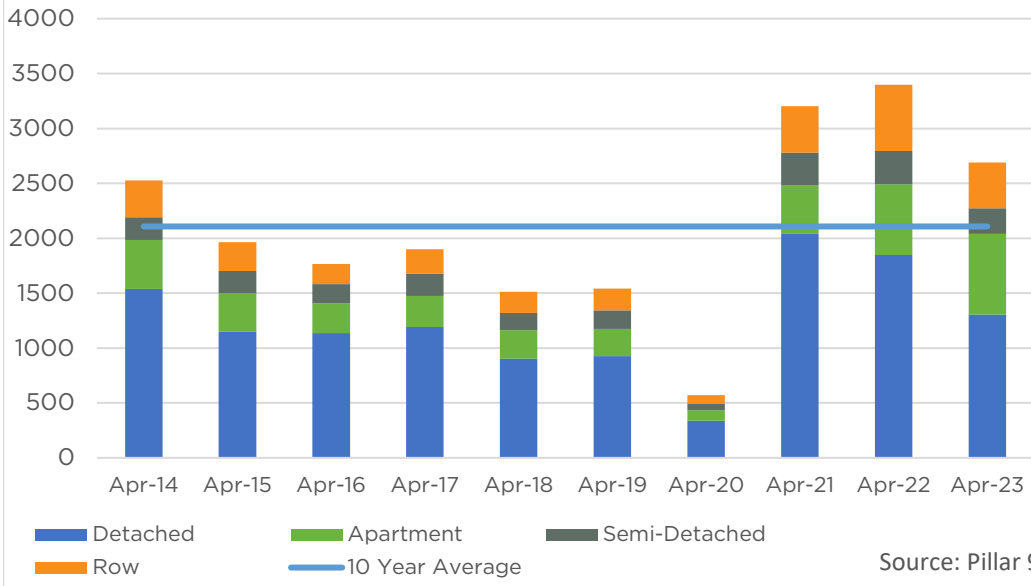
DETACHED BENCHMARK PRICE COMPARISON



April 2023

Calgary

Monthly Sales Comparison



SALES

2,690

↓ 20.9% Y/Y ↓ 37.0% YTD

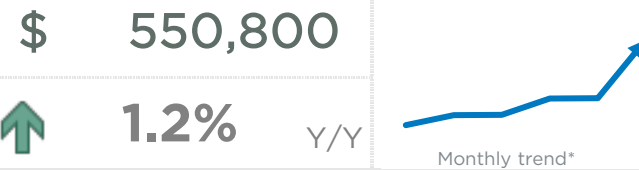
NEW LISTINGS

3,133

↓ 31.7% Y/Y ↓ 37.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



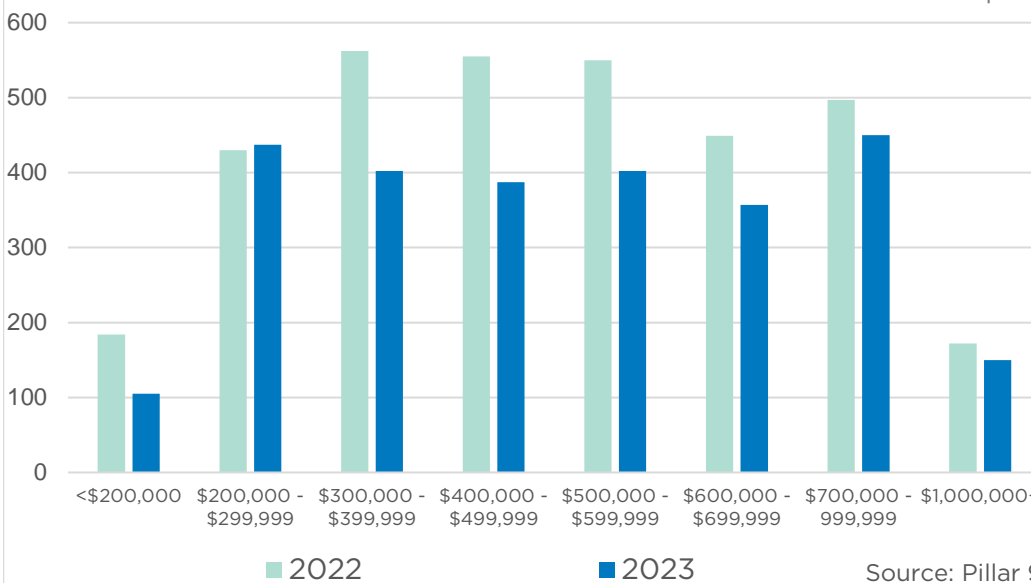
INVENTORY

3,238

↓ 33.6% Y/Y → Monthly trend*

Residential Sales by Price Range

April



MONTHS OF SUPPLY

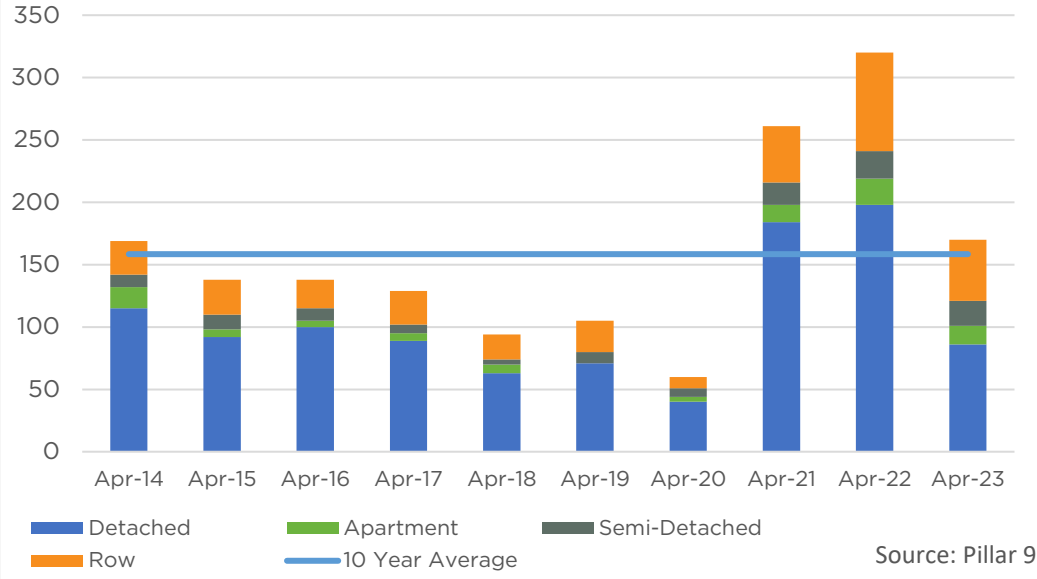
1.20

↓ 16.1% Y/Y → Monthly trend*

April 2023

Airdrie

Monthly Sales Comparison



SALES

170

↓ 46.9% Y/Y ↓ 54.4% YTD

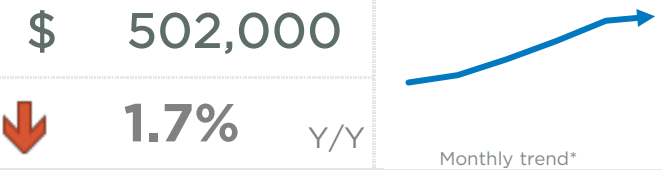
NEW LISTINGS

173

↓ 48.2% Y/Y ↓ 51.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



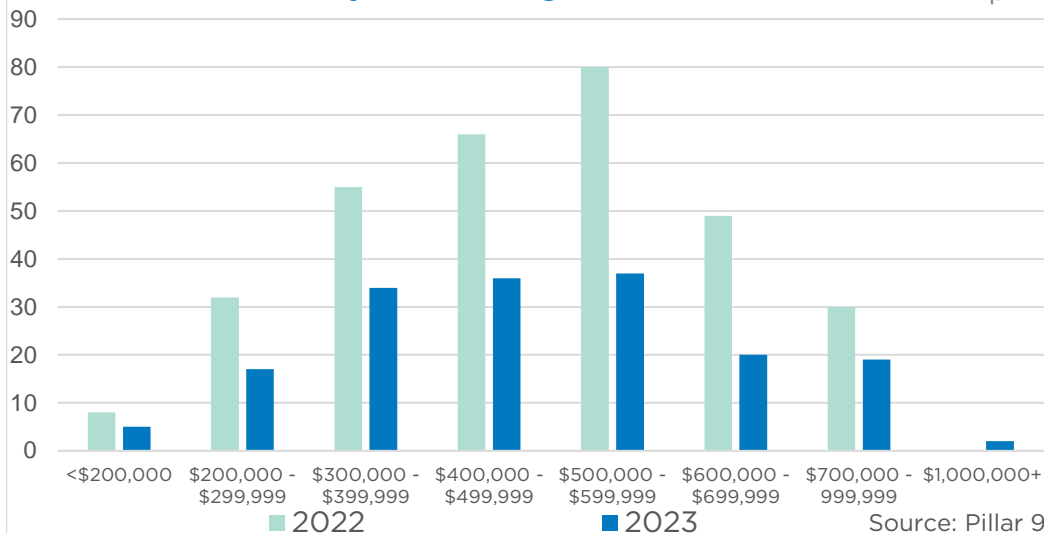
INVENTORY

181

↓ 27.6% Y/Y Monthly trend*

Residential Sales by Price Range

April



MONTHS OF SUPPLY

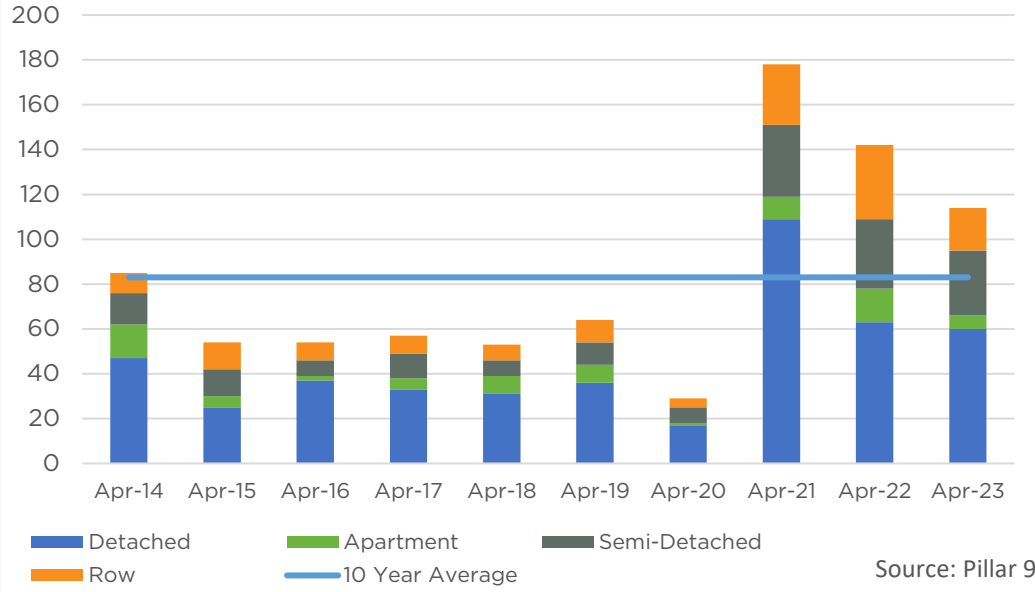
1.06

↑ 36.3% Y/Y Monthly trend*

April 2023

Cochrane

Monthly Sales Comparison



SALES

114

↓ 19.7% Y/Y ↓ 40.5% YTD

NEW LISTINGS

116

↓ 38.0% Y/Y ↓ 32.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



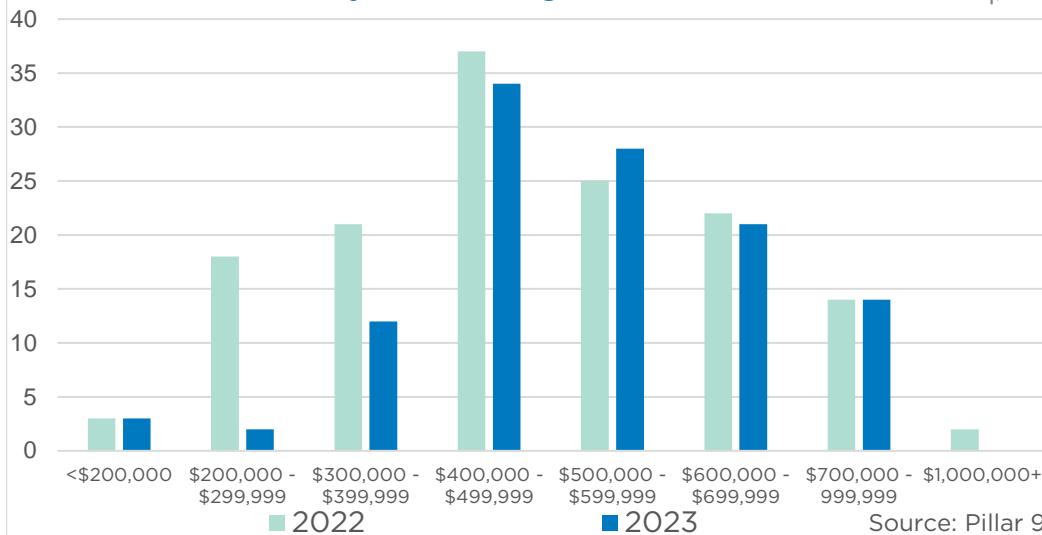
INVENTORY

142

↑ 16.4% Y/Y Monthly trend*

Residential Sales by Price Range

April



MONTHS OF SUPPLY

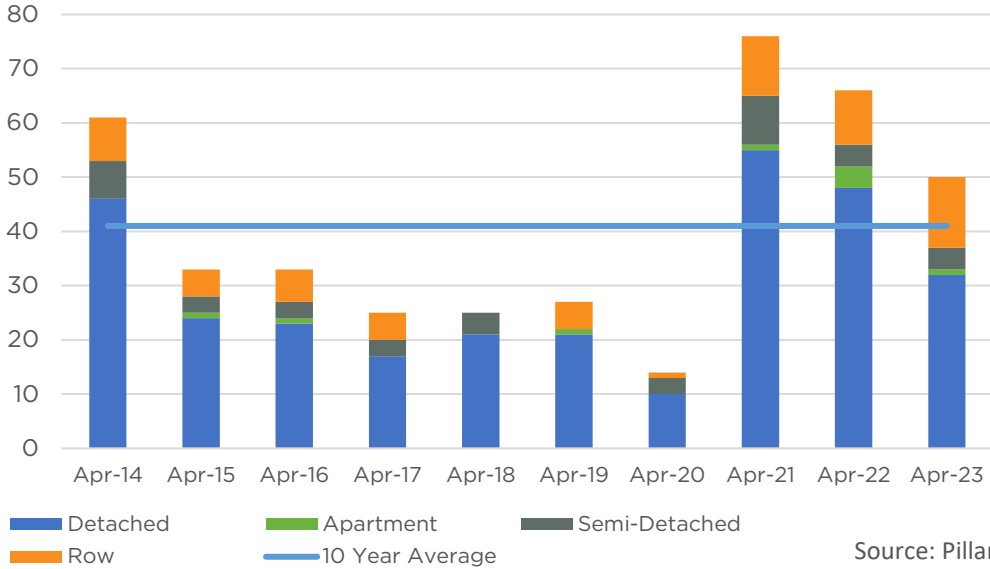
1.25

↑ 45.0% Y/Y Monthly trend*

April 2023

Chestermere

Monthly Sales Comparison



SALES

50

↓ 24.2% Y/Y ↓ 41.7% YTD

NEW LISTINGS

69

↓ 38.9% Y/Y ↓ 35.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



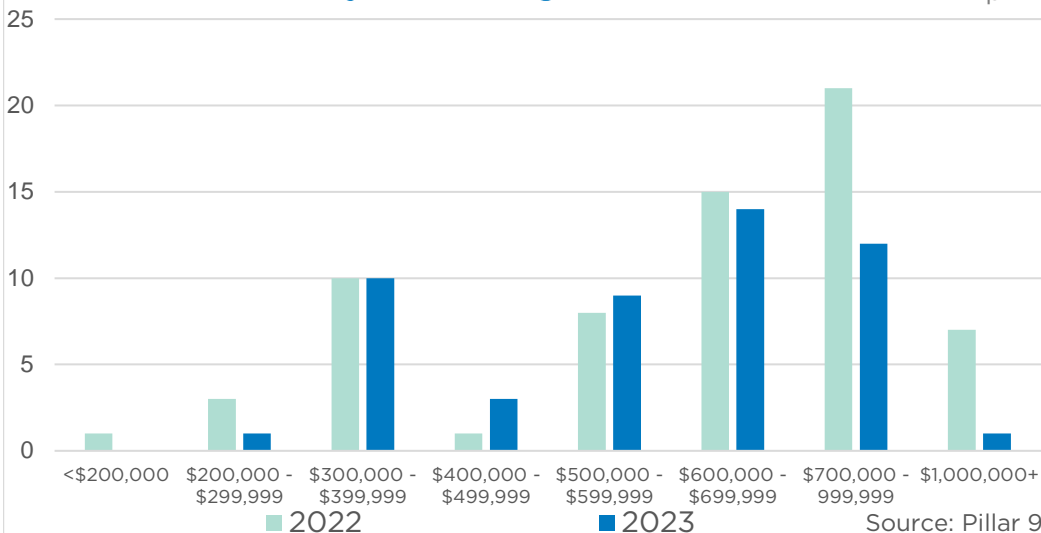
INVENTORY

109

↓ 5.2% Y/Y → Monthly trend*

Residential Sales by Price Range

April



MONTHS OF SUPPLY

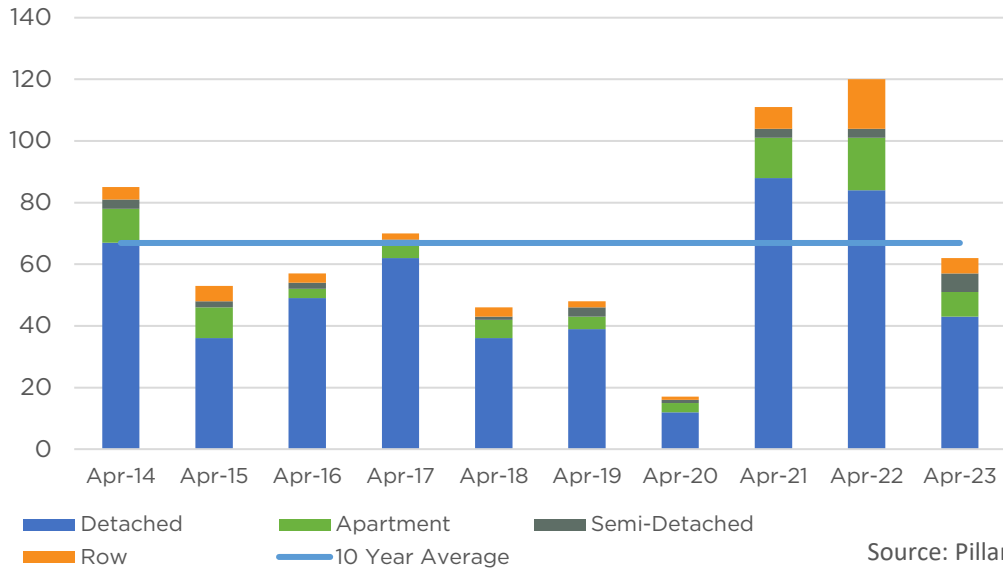
2.18

↑ 25.1% Y/Y → Monthly trend*

April 2023

Okotoks

Monthly Sales Comparison



SALES

62

↓ 48.3% Y/Y ↓ 46.5% YTD

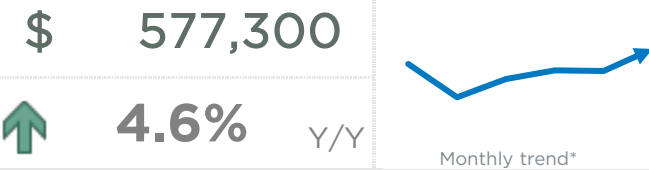
NEW LISTINGS

78

↓ 32.2% Y/Y ↓ 46.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



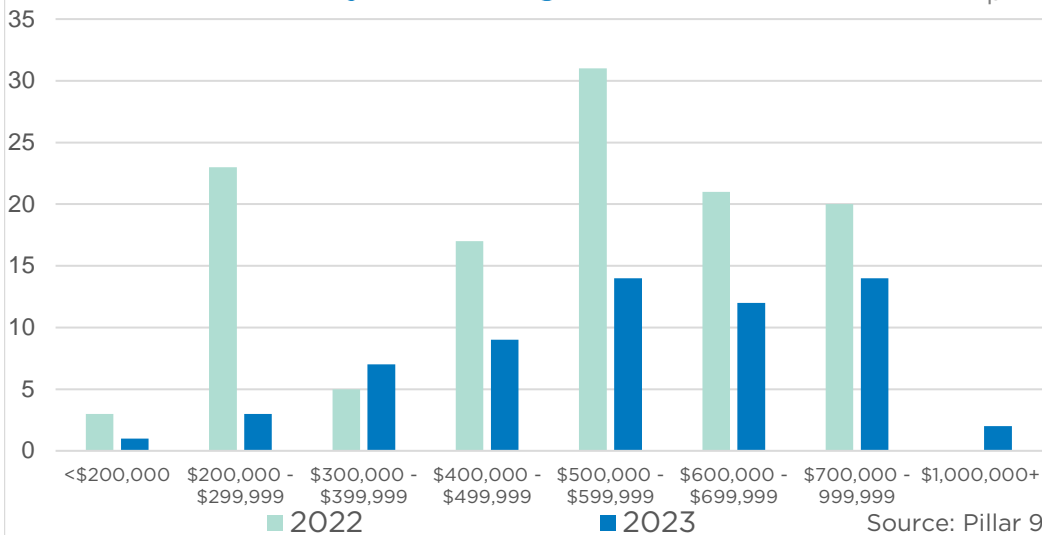
INVENTORY

67

↓ 23.0% Y/Y Monthly trend*

Residential Sales by Price Range

April



MONTHS OF SUPPLY

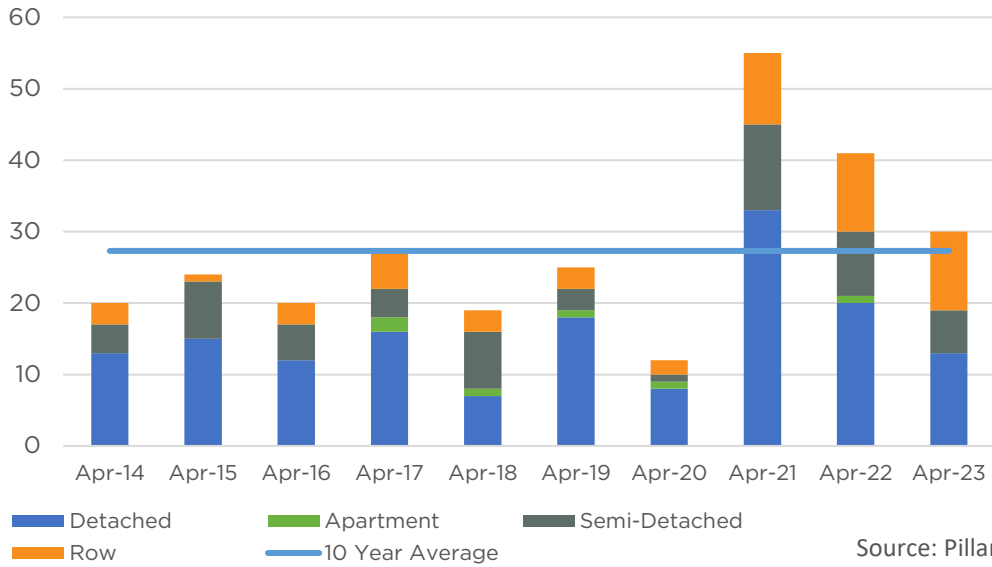
1.08

↑ 49.1% Y/Y Monthly trend*

April 2023

High River

Monthly Sales Comparison



SALES

30

↓ 26.8% Y/Y ↓ 35.4% YTD

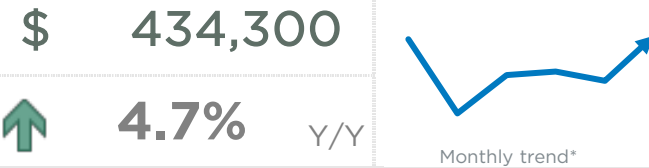
NEW LISTINGS

37

↓ 36.2% Y/Y ↓ 31.2% YTD

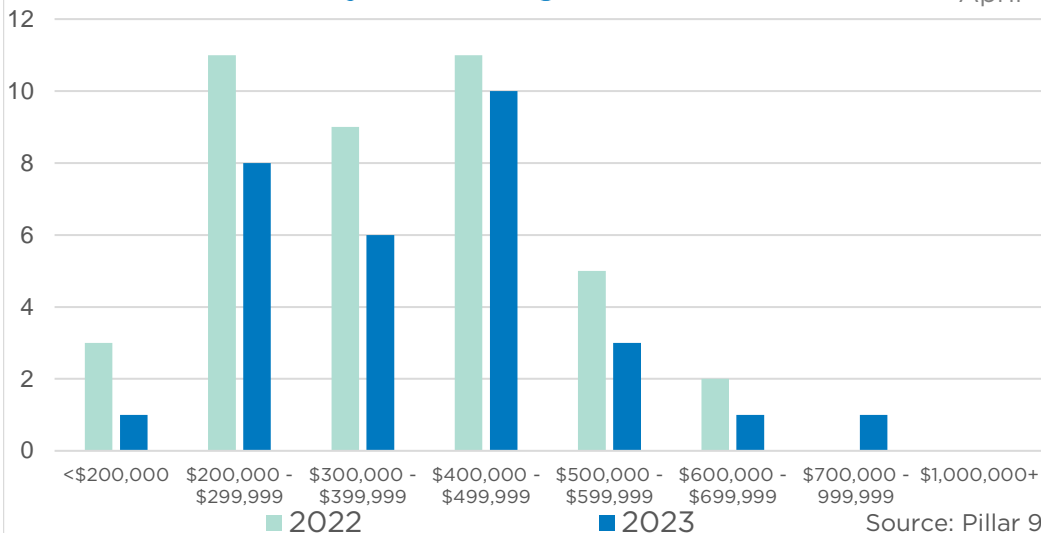


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

April



INVENTORY

31

↓ 32.6% Y/Y → Monthly trend*

MONTHS OF SUPPLY

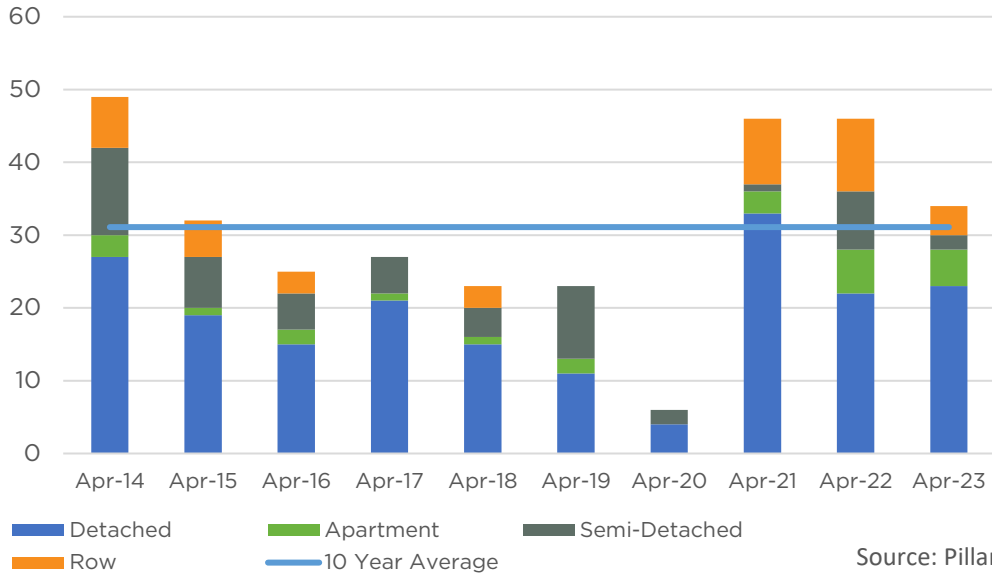
1.03

↓ 7.9% Y/Y → Monthly trend*

April 2023

Strathmore

Monthly Sales Comparison



SALES

34

↓ 26.1% Y/Y ↓ 44.9% YTD

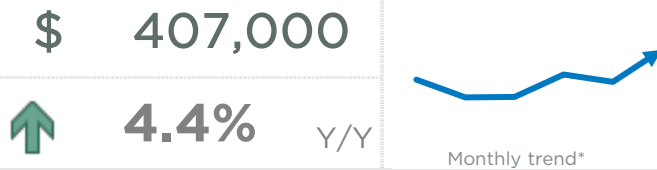
NEW LISTINGS

53

↓ 10.2% Y/Y ↓ 30.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



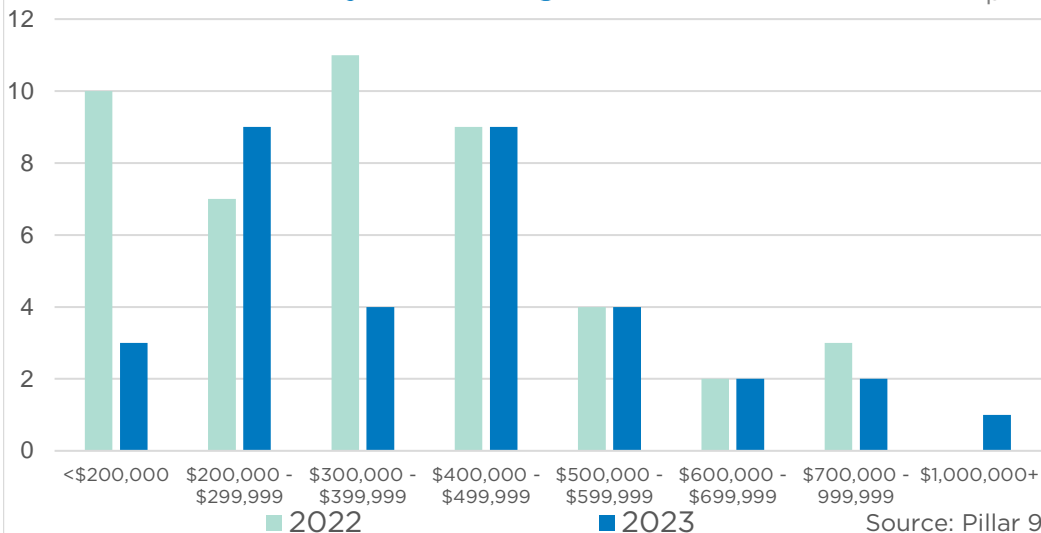
INVENTORY

53

↓ 3.6% Y/Y Monthly trend*

Residential Sales by Price Range

April



MONTHS OF SUPPLY

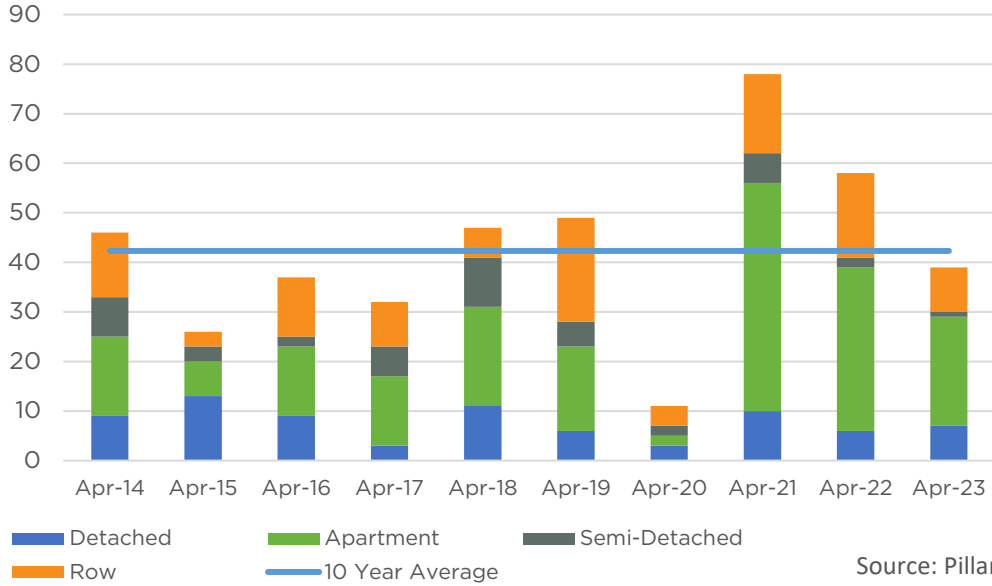
1.56

↑ 30.4% Y/Y Monthly trend*

April 2023

Canmore

Monthly Sales Comparison



SALES

39

↓ 32.8% Y/Y ↓ 36.1% YTD

NEW LISTINGS

50

↓ 47.4% Y/Y ↓ 19.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

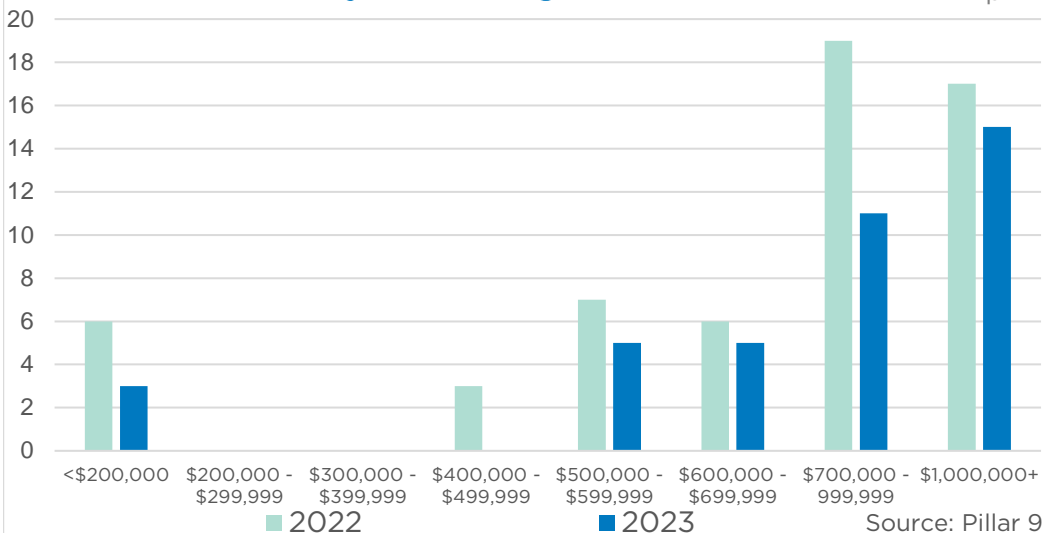


INVENTORY

130

↑ 32.7% Y/Y Monthly trend*

Residential Sales by Price Range



MONTHS OF SUPPLY

3.33

↑ 97.3% Y/Y Monthly trend*