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MONTHLY STATISTICS PACKAGE

Calgary Region

July 2024



creb.com

July 2024

Airdrie



New listings in July rose to 287 units, the highest level ever reported for July. At the same time, sales slowed to 186 units, supporting some gains in inventory levels. While inventories have improved, the 298 units are still 26 per cent lower than typical levels seen in July. Inventory gains have occurred across most price ranges in Airdrie but conditions continue to remain relatively tight, especially in the lower price ranges of each property type. Overall, the unadjusted benchmark price in July was \$553,900, similar to last month but eight per cent higher than last year's levels.

\$	PRICE		SALES
	\$553,900		186
8.2%	Y/Y	4.1%	8.9% YTD
	INVENTORY		MONTHS OF SUPPLY
	298		1.60
44.7%	Y/Y	50.9%	Y/Y
	Monthly trend*		Monthly trend*

Cochrane



July sales improved over last year's levels, contributing to the year-to-date gain of nearly eight per cent. While new listings also improved compared to last year in July, it was not enough to cause any significant shift from the low inventory levels. With a sales-to-new-listings ratio of 83 per cent and months of supply of 1.5 months, the market remained relatively tight, and prices continued to rise. In July, the unadjusted benchmark price reached \$576,600, nearly one per cent higher than last month and nine per cent higher than last year's levels.

\$	PRICE		SALES
	\$576,600		98
9.0%	Y/Y	15.3%	8.0% YTD
	INVENTORY		MONTHS OF SUPPLY
	148		1.51
5.1%	Y/Y	17.7%	Y/Y
	Monthly trend*		Monthly trend*

Okotoks



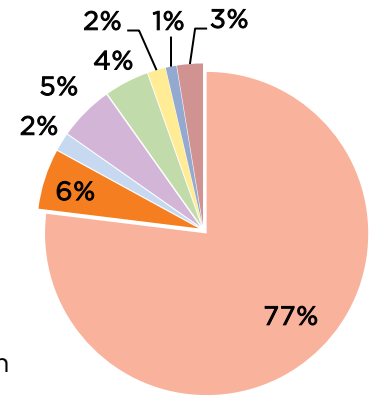
A pullback in sales relative to new listings helped support gains in higher inventory levels in Okotoks. While inventory levels are 25 per cent higher than last year, the 85 units still reflect exceptionally low inventory levels and are half the levels typically seen in July. With a sales-to-new-listings ratio of 78 per cent and months of supply of 1.3 months, conditions continue to favour the seller. While there have been some monthly price fluctuations, the unadjusted benchmark price in July reached \$622,200, over six per cent higher than last July.

\$	PRICE		SALES
	\$622,200		67
6.2%	Y/Y	0.0%	3.3% YTD
	INVENTORY		MONTHS OF SUPPLY
	85		1.27
25.0%	Y/Y	25.0%	Y/Y
	Monthly trend*		Monthly trend*



SHARE OF SALES July 2024

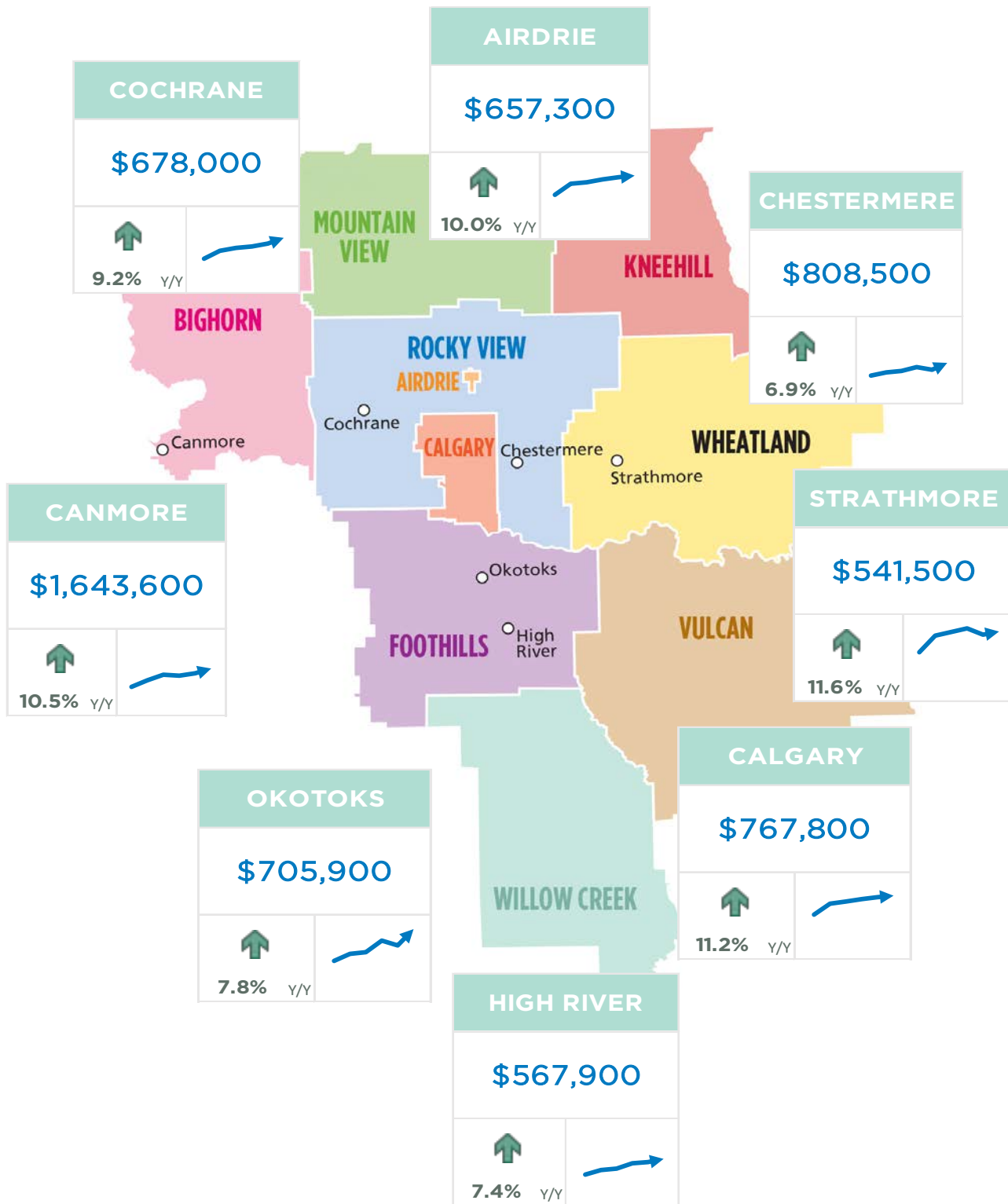
- Calgary
- Airdrie
- Chestermere
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



Source: CREB®

July 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,380	3,604	66%	4,158	1.75	606,700	606,657	563,500
Airdrie	186	287	65%	298	1.60	553,900	525,579	525,000
Chestermere	55	126	44%	168	3.05	706,300	763,735	720,000
Rocky View Region	168	235	71%	410	2.44	645,000	823,476	662,450
Foothills Region	136	197	69%	261	1.92	635,500	740,880	627,500
Mountain View Region	55	68	81%	137	2.49	466,400	483,828	435,000
Kneehill Region	12	17	71%	30	2.50	254,200	294,333	304,500
Wheatland Region	33	57	58%	95	2.88	445,500	552,847	561,000
Willow Creek Region	19	21	90%	62	3.26	325,700	416,500	360,000
Vulcan Region	9	20	45%	45	5.00	329,000	322,111	245,000
Bighorn Region	40	57	70%	163	4.08	1,032,200	1,290,313	1,079,250
YEAR-TO-DATE 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	17,524	23,251	75%	3,020	1.21	594,414	602,653	559,475
Airdrie	1,249	1,588	79%	195	1.09	541,586	541,725	550,000
Chestermere	387	611	63%	114	2.07	690,100	687,037	647,500
Rocky View Region	1,191	1,650	72%	371	2.18	632,914	873,837	670,000
Foothills Region	905	1,187	76%	217	1.68	625,057	733,079	607,000
Mountain View Region	390	484	81%	121	2.18	451,729	517,936	459,250
Kneehill Region	83	100	83%	26	2.22	257,214	322,083	289,900
Wheatland Region	265	358	74%	74	1.96	443,243	522,979	498,000
Willow Creek Region	157	207	76%	54	2.39	320,843	420,966	365,000
Vulcan Region	68	90	76%	32	3.31	322,014	323,150	264,575
Bighorn Region	318	462	69%	149	3.29	990,143	1,100,019	906,550

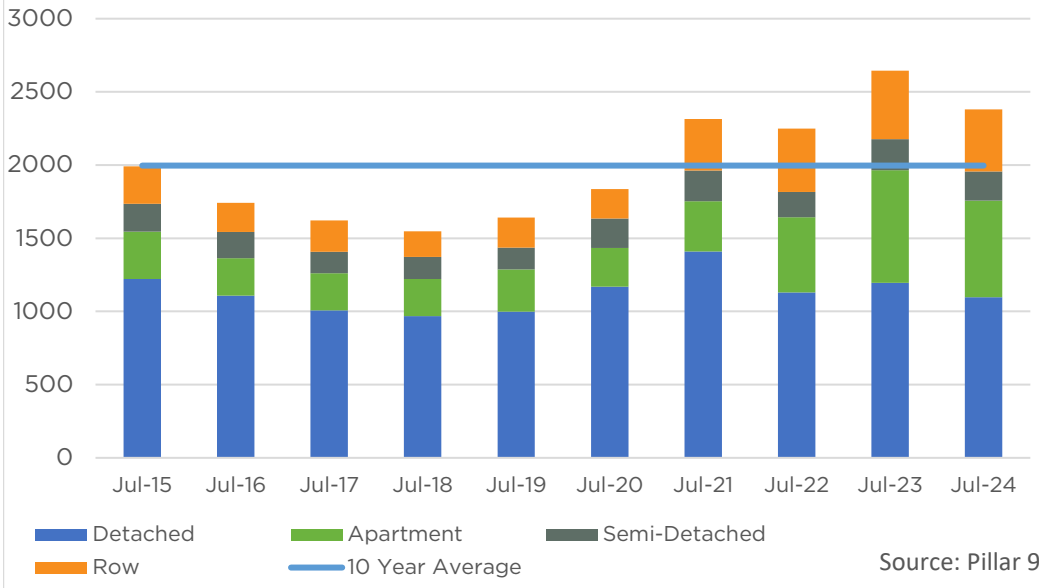
DETACHED BENCHMARK PRICE COMPARISON



July 2024

Calgary

Monthly Sales Comparison



SALES

2,380

↓ 10.0% Y/Y ↑ 3.4% YTD

NEW LISTINGS

3,604

↑ 11.0% Y/Y ↑ 8.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

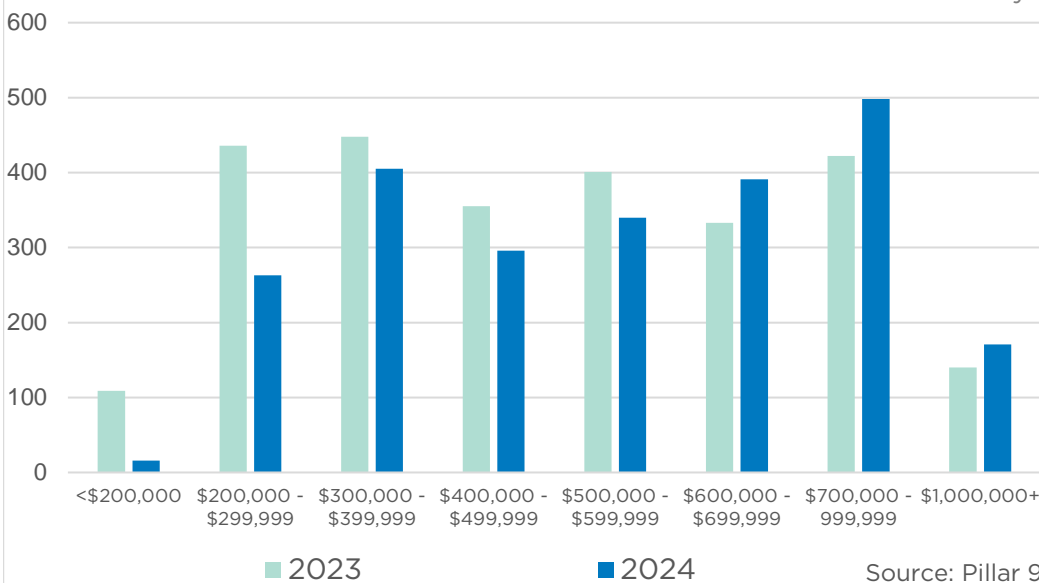
\$ 606,700

↑ 7.7% Y/Y

Monthly trend*

Residential Sales by Price Range

July



INVENTORY

4,158

↑ 18.9% Y/Y Monthly trend*

MONTHS OF SUPPLY

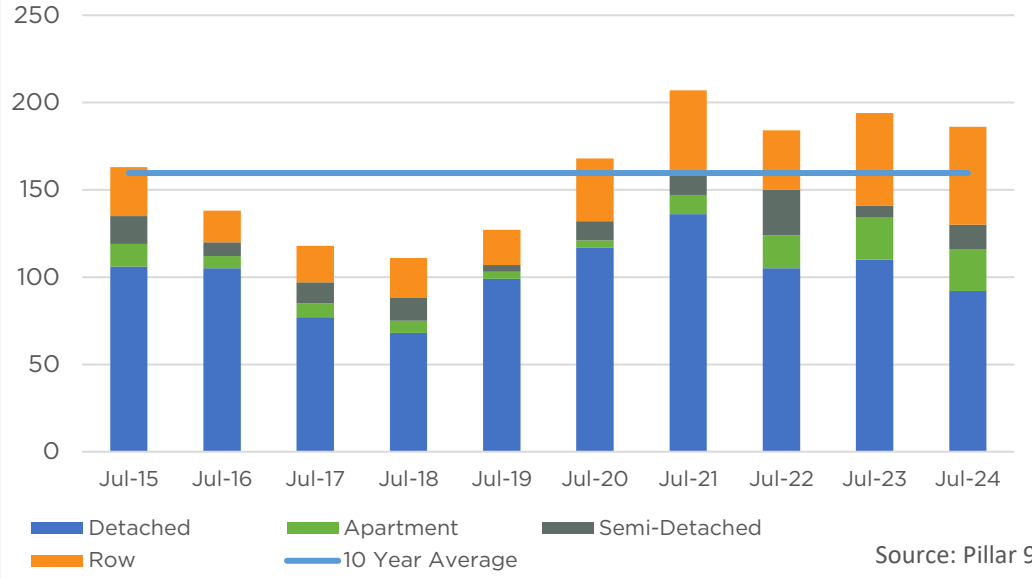
1.75

↑ 32.1% Y/Y Monthly trend*

July 2024

Airdrie

Monthly Sales Comparison



SALES

186

4.1% Y/Y (down)

8.9% YTD (up)

NEW LISTINGS

287

24.8% Y/Y (up)

13.4% YTD (up)

INVENTORY

298

44.7% Y/Y (up)

Monthly trend* (flat)

MONTHS OF SUPPLY

1.60

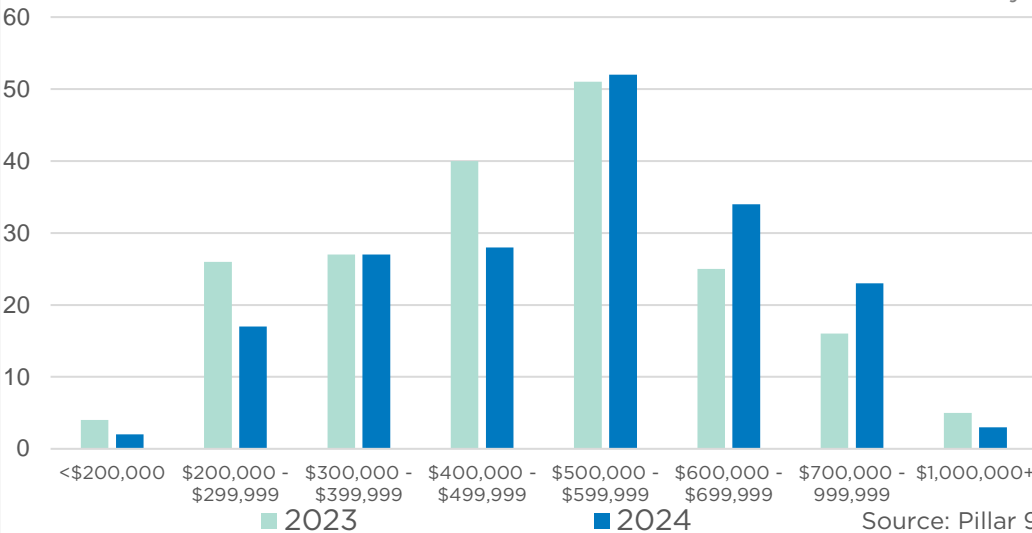
50.9% Y/Y (up)

Monthly trend* (down)

TOTAL RESIDENTIAL BENCHMARK PRICE



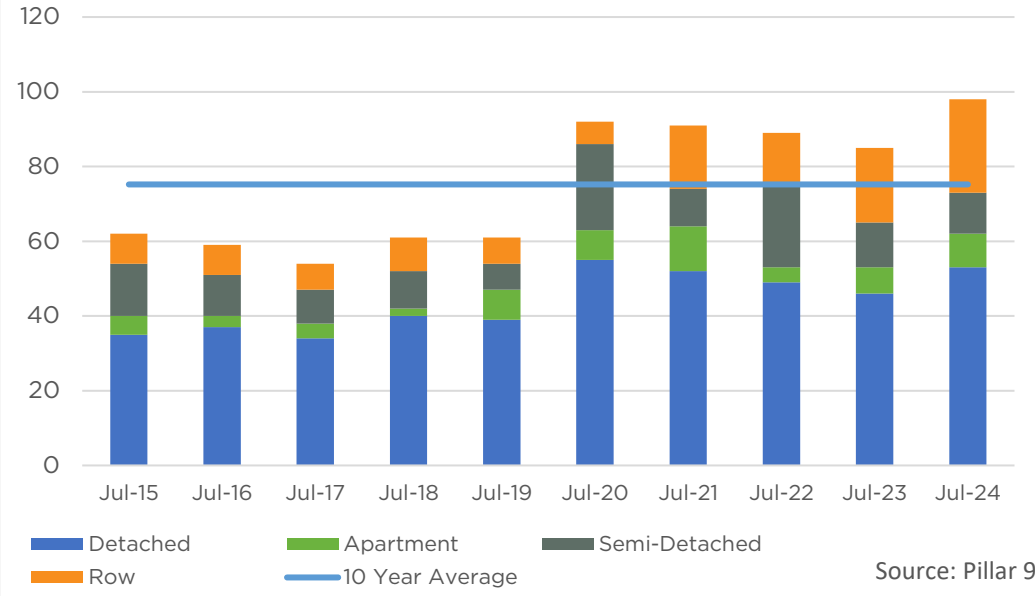
Residential Sales by Price Range



July 2024

Cochrane

Monthly Sales Comparison



SALES

98

↑ 15.3% Y/Y ↑ 8.0% YTD

NEW LISTINGS

118

↑ 7.3% Y/Y ↑ 3.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



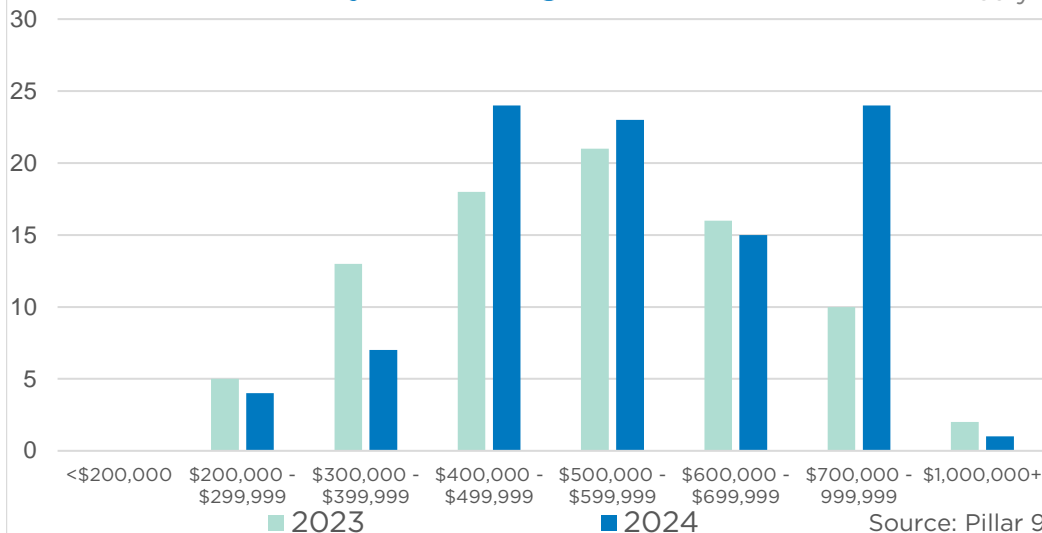
INVENTORY

148

↓ 5.1% Y/Y Monthly trend*

Residential Sales by Price Range

July



MONTHS OF SUPPLY

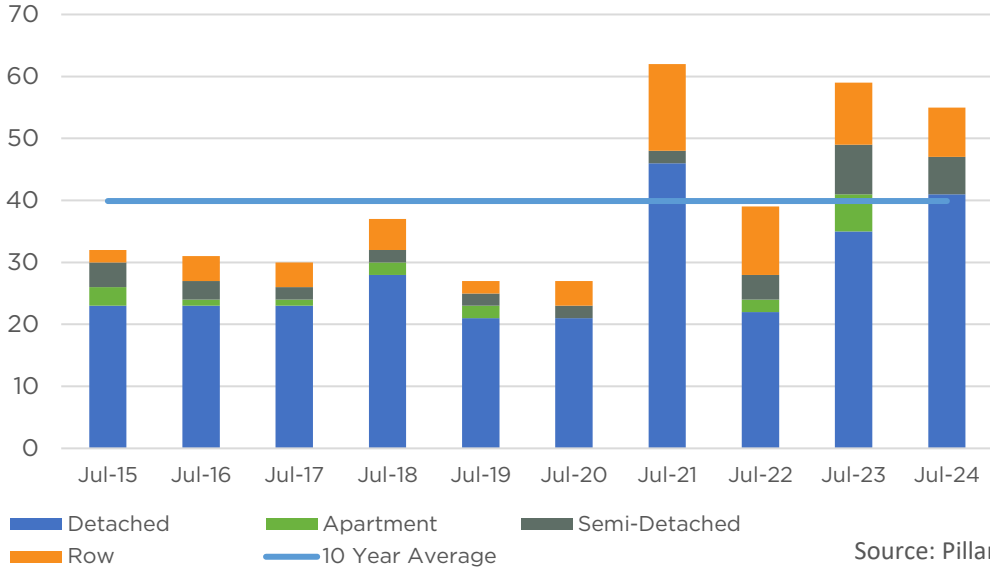
1.51

↓ 17.7% Y/Y Monthly trend*

July 2024

Chestermere

Monthly Sales Comparison



SALES

55

6.8% Y/Y

15.9% YTD

NEW LISTINGS

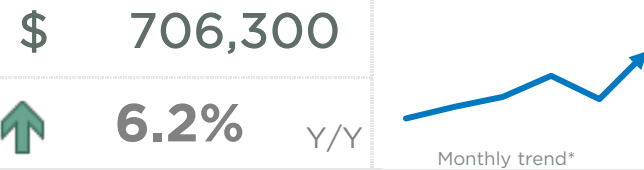
126

53.7% Y/Y

26.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



INVENTORY

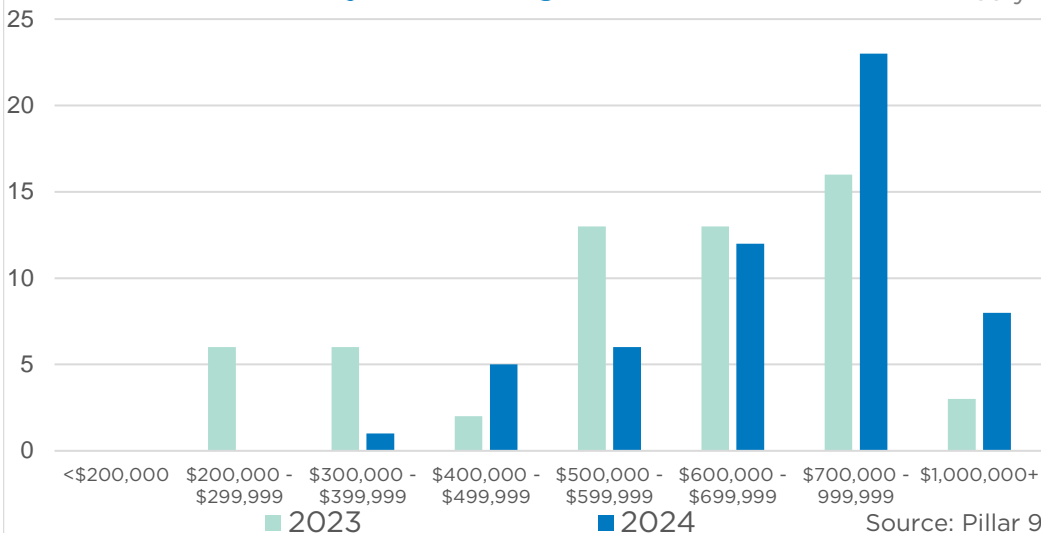
168

63.1% Y/Y

Monthly trend*

Residential Sales by Price Range

July



MONTHS OF SUPPLY

3.05

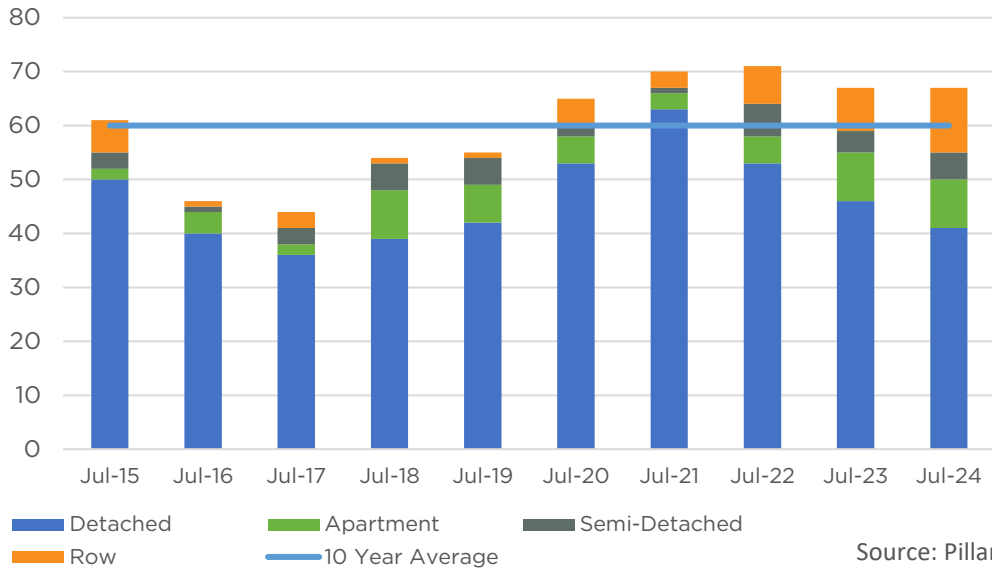
75.0% Y/Y

Monthly trend*

July 2024

Okotoks

Monthly Sales Comparison



SALES

67

0.0% Y/Y 3.3% YTD

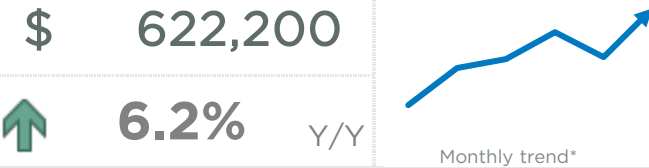
NEW LISTINGS

86

10.3% Y/Y 13.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



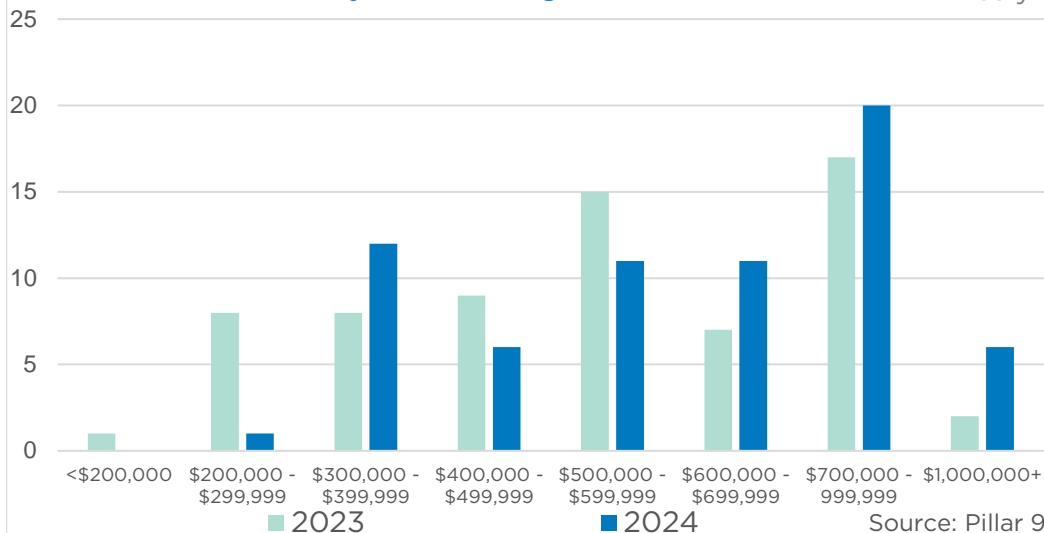
INVENTORY

85

25.0% Y/Y Monthly trend*

Residential Sales by Price Range

July



MONTHS OF SUPPLY

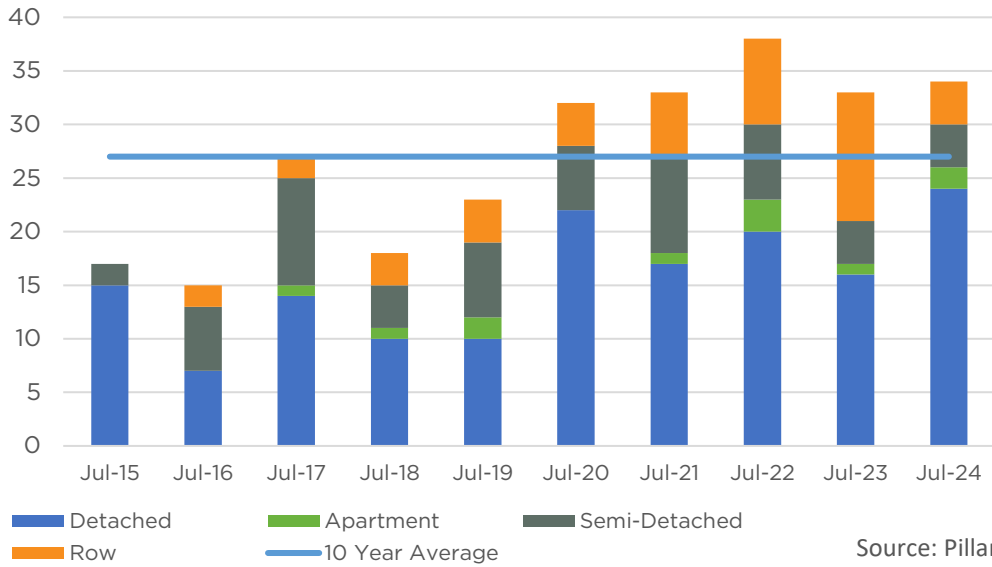
1.27

25.0% Y/Y Monthly trend*

July 2024

High River

Monthly Sales Comparison



SALES

34

↑ 3.0% Y/Y ↑ 10.3% YTD

NEW LISTINGS

49

↑ 25.6% Y/Y ↓ 1.7% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



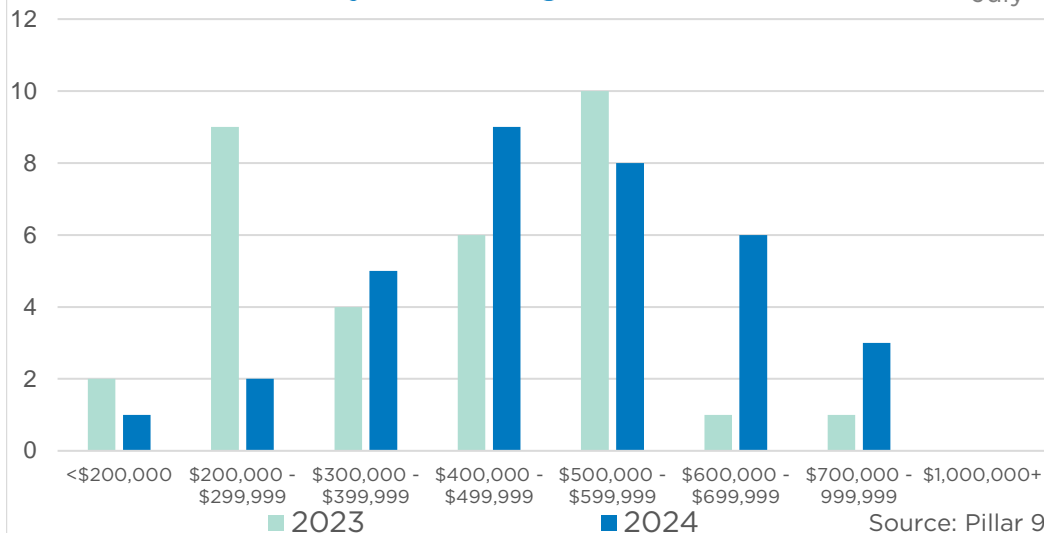
INVENTORY

42

↓ 17.6% Y/Y Monthly trend*

Residential Sales by Price Range

July



MONTHS OF SUPPLY

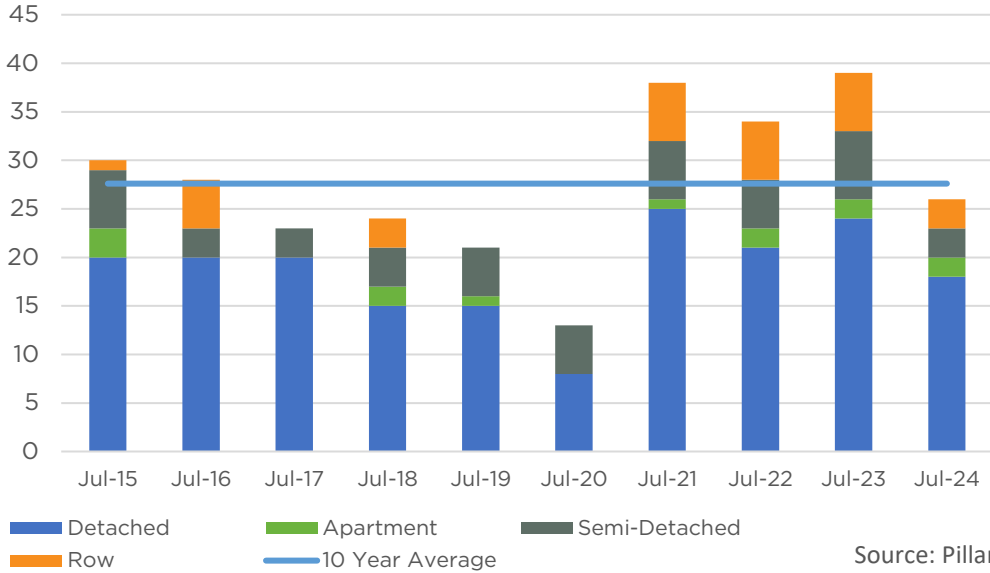
1.24

↓ 20.1% Y/Y Monthly trend*

July 2024

Strathmore

Monthly Sales Comparison



SALES

26

↓ 33.3% Y/Y ↓ 3.8% YTD

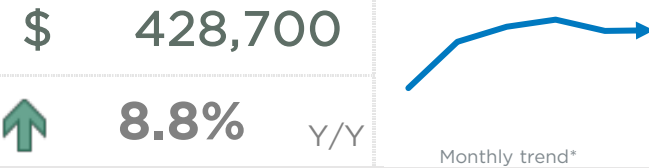
NEW LISTINGS

36

↓ 5.3% Y/Y ↓ 10.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



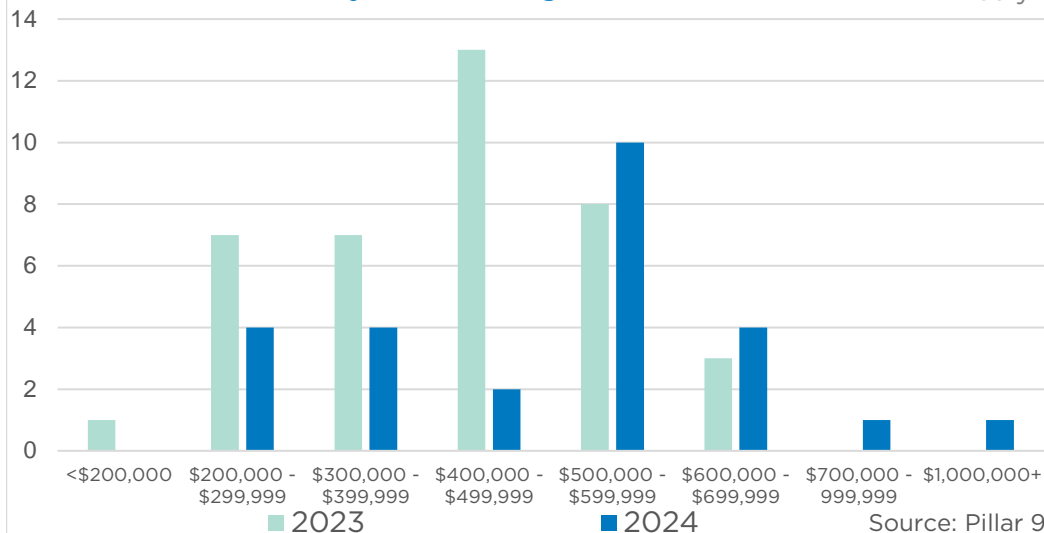
INVENTORY

45

↓ 11.8% Y/Y Monthly trend*

Residential Sales by Price Range

July



MONTHS OF SUPPLY

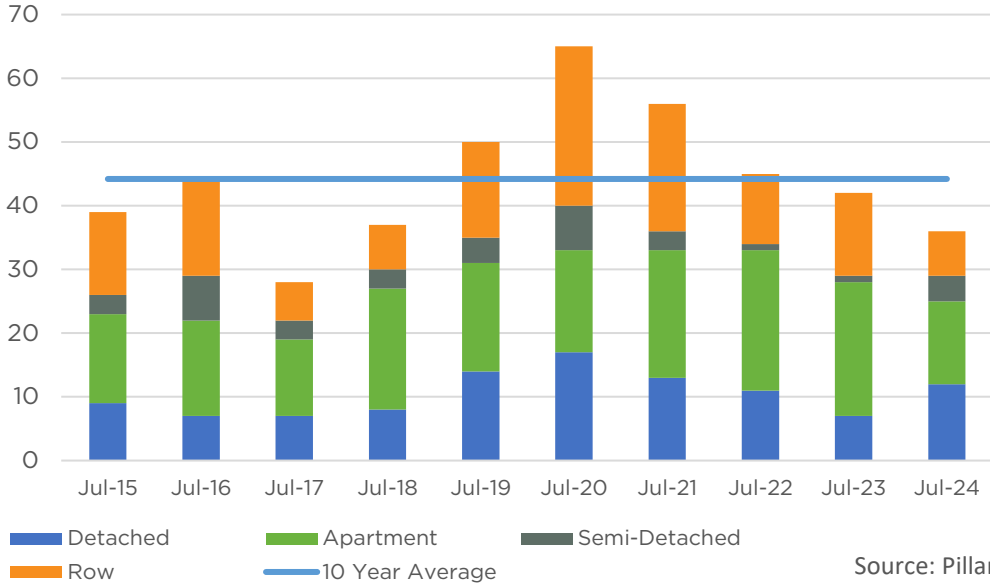
1.73

↑ 32.4% Y/Y Monthly trend*

July 2024

Canmore

Monthly Sales Comparison



SALES

36

↓ 14.3% Y/Y ↑ 12.0% YTD

NEW LISTINGS

55

↑ 10.0% Y/Y ↑ 6.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

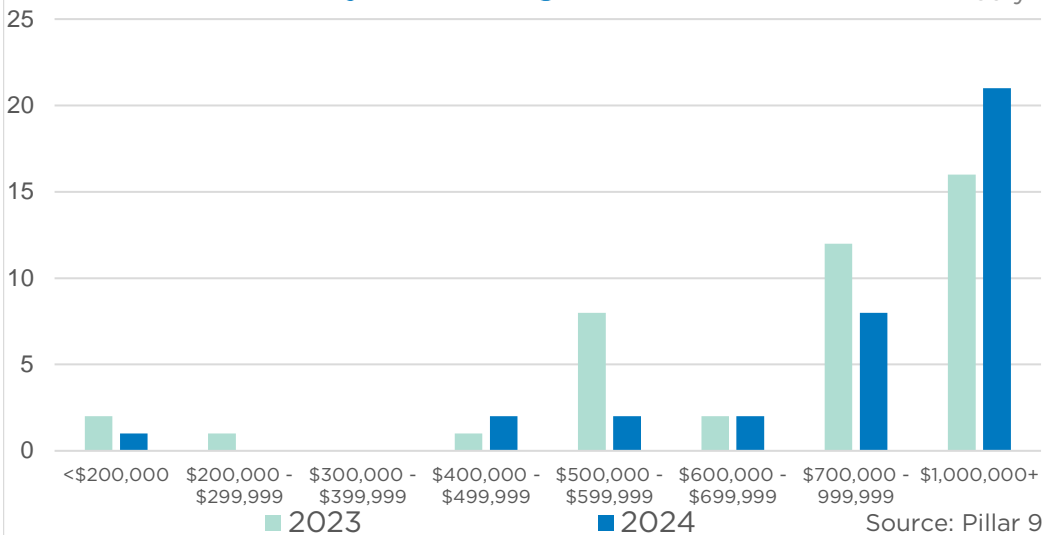


INVENTORY

144

↑ 17.1% Y/Y Monthly trend*

Residential Sales by Price Range



MONTHS OF SUPPLY

4.00

↑ 36.6% Y/Y Monthly trend*