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MONTHLY STATISTICS PACKAGE

# Calgary Region

May 2024

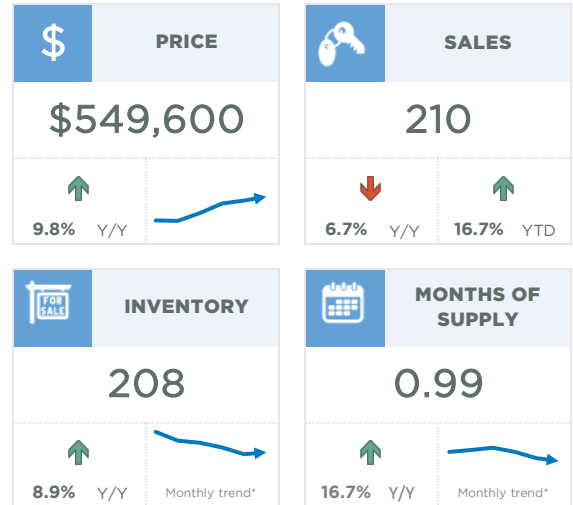


[creb.com](https://creb.com)

### Airdrie



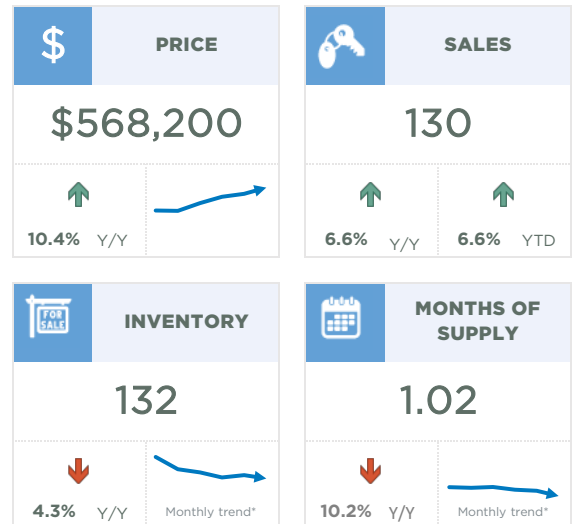
A boost in new listings compared to sales helped support a gain in inventory this month. However, with only 208 units available, levels are still half what we traditionally see in the market in May. Detached homes accounted for nearly 70 per cent of all the inventory in Airdrie, with half of the detached supply priced below \$700,000. While Airdrie remains a relatively affordable alternative to Calgary for consumers, benchmark prices continue to rise over last month's and last year's levels. Benchmark prices ranged from \$289,000 for apartment-style homes to \$651,000 for detached properties.



### Cochrane



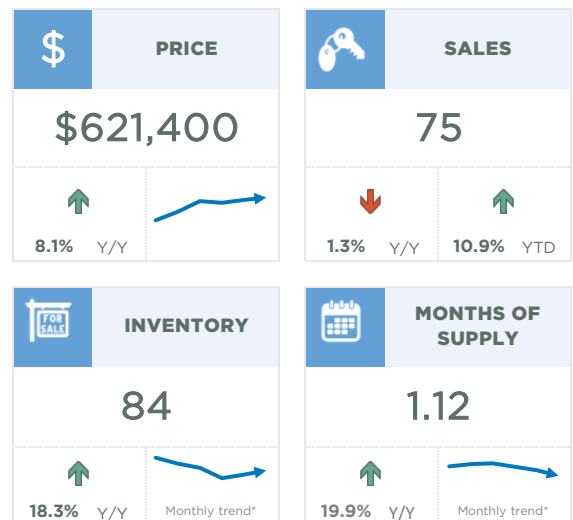
This month's 132 new listings were nearly matched with the 130 sales, causing the sales-to-new-listings ratio to rise to 98 per cent and inventories to decline. The persistently tight market conditions continue to drive further price growth. The total residential benchmark price rose by over one per cent compared to last month and 10 per cent over last year. The most significant price growth occurred for apartment-style homes, which reached \$304,900. Detached home prices rose to \$667,700 in May.

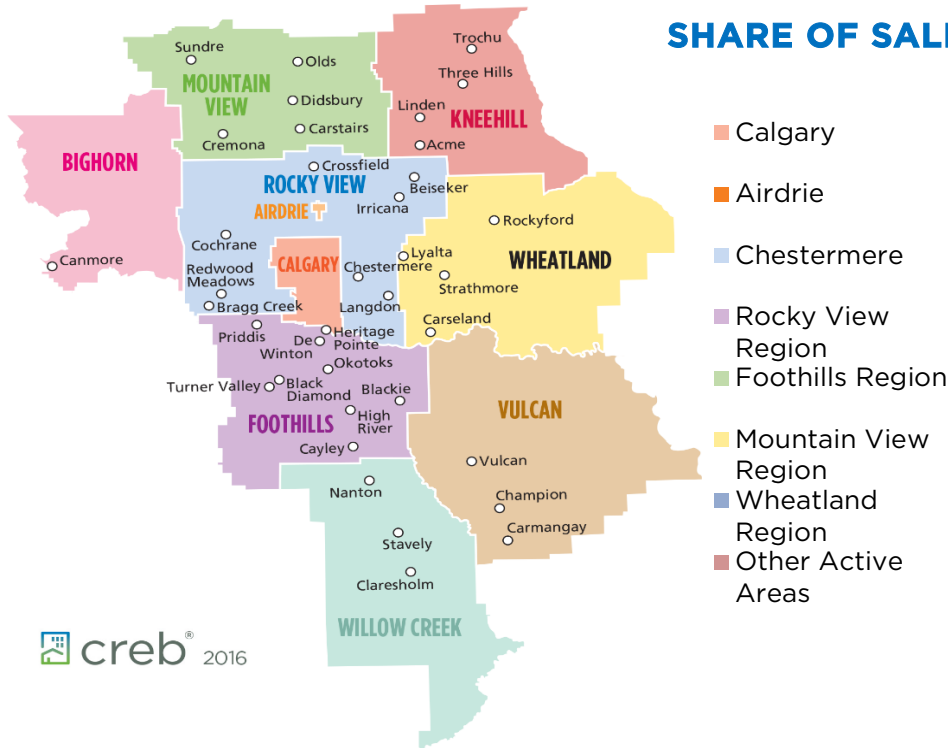


### Okotoks

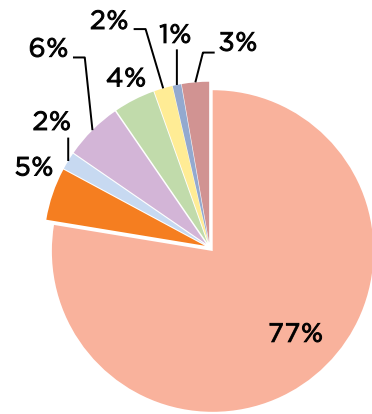


Inventory levels in Okotoks continued to remain exceptionally low in May. With only 84 units in inventory, levels are 55 per cent lower than what is traditionally available in the market. While new listings improved slightly in May, the 100 new listings were met with 75 sales, keeping the sales-to-new listings ratio elevated at 75 per cent. With one month of supply in the town, it is no surprise that we continue to see upward pressure on home prices. In May, the unadjusted residential benchmark price rose by one per cent over last month and is over eight per cent higher than last year's. Prices ranged from \$262,500 for an apartment condominium to \$699,600 for a detached home.





**SHARE OF SALES May 2024**



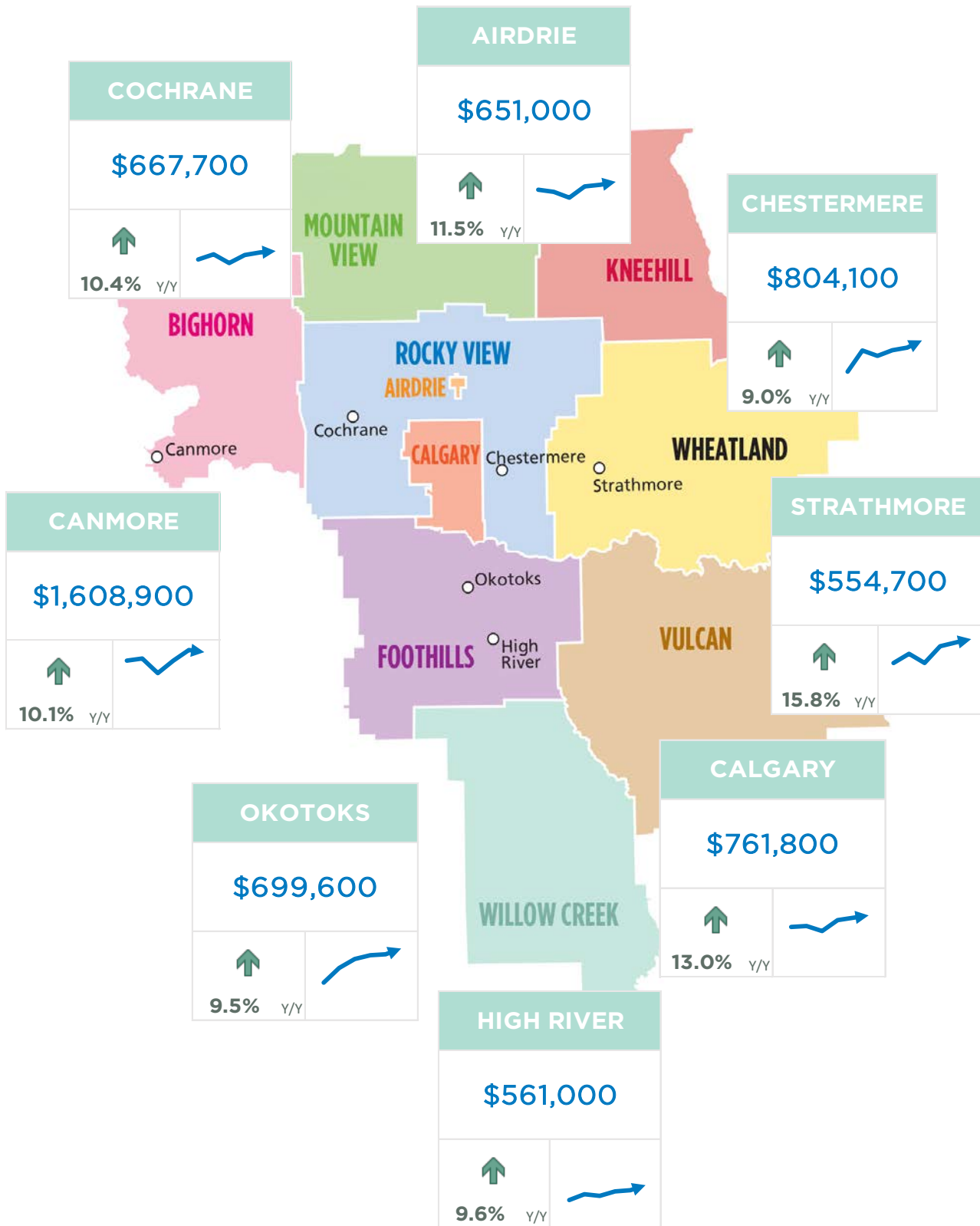
Source: CREB®

May 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	3,092	4,333	71%	3,402	1.10	605,300	612,772	562,500
<b>Airdrie</b>	210	278	76%	208	0.99	549,600	554,578	550,050
<b>Chestermere</b>	69	97	71%	114	1.65	702,300	681,288	650,000
<b>Rocky View Region</b>	232	286	81%	379	1.63	645,300	853,618	675,200
<b>Foothills Region</b>	165	217	76%	234	1.42	636,600	768,483	650,000
<b>Mountain View Region</b>	74	86	86%	130	1.76	462,800	504,644	420,000
<b>Kneehill Region</b>	10	20	50%	33	3.30	267,900	316,320	248,500
<b>Wheatland Region</b>	34	50	68%	82	2.41	456,500	602,251	564,500
<b>Willow Creek Region</b>	32	42	76%	53	1.66	324,300	518,341	392,500
<b>Vulcan Region</b>	6	17	35%	33	5.50	327,200	232,133	188,000
<b>Bighorn Region</b>	61	85	72%	163	2.67	1,008,000	1,124,549	999,000

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>	12,412	15,845	78%	2,635	1.06	589,240	597,353	552,750
<b>Airdrie</b>	854	1,031	83%	166	0.97	536,540	539,967	550,000
<b>Chestermere</b>	282	397	71%	100	1.78	685,940	669,309	635,000
<b>Rocky View Region</b>	831	1,146	73%	356	2.14	628,320	873,975	665,000
<b>Foothills Region</b>	612	794	77%	205	1.67	620,680	715,007	600,000
<b>Mountain View Region</b>	262	336	78%	116	2.21	446,000	494,907	440,450
<b>Kneehill Region</b>	53	66	80%	25	2.34	257,300	336,206	289,900
<b>Wheatland Region</b>	188	248	76%	69	1.82	441,140	511,355	485,000
<b>Willow Creek Region</b>	111	147	76%	50	2.26	318,500	430,857	365,400
<b>Vulcan Region</b>	49	56	88%	29	2.98	318,840	318,305	275,000
<b>Bighorn Region</b>	232	335	69%	143	3.09	976,100	1,086,435	904,125

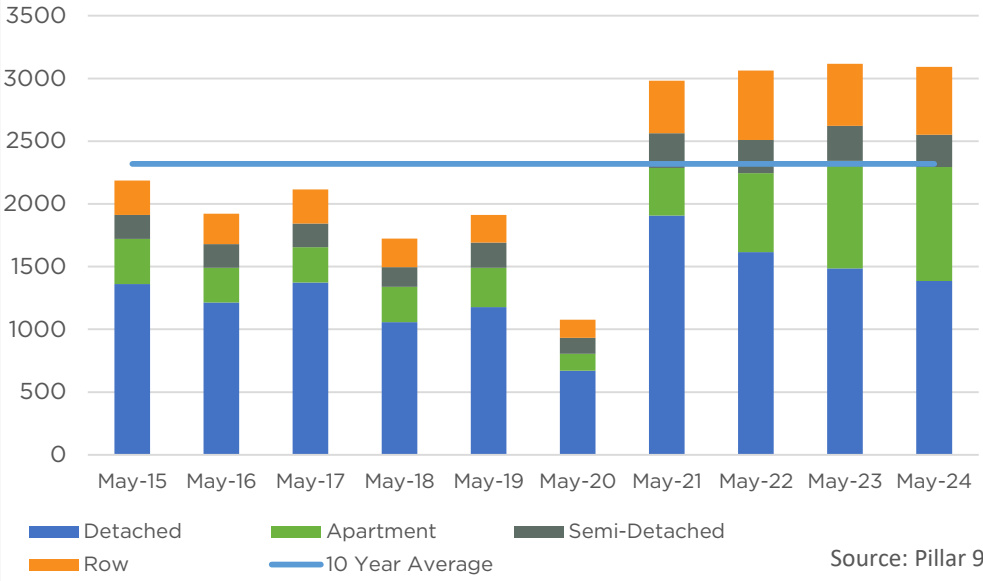
## DETACHED BENCHMARK PRICE COMPARISON



May 2024

Calgary

Monthly Sales Comparison



**SALES**

3,092

0.8% Y/Y    11.2% YTD

**NEW LISTINGS**

4,333

18.7% Y/Y    10.5% YTD

**INVENTORY**

3,402

5.8% Y/Y    Monthly trend\*

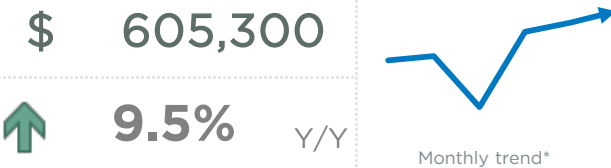
**MONTHS OF SUPPLY**

1.10

6.7% Y/Y    Monthly trend\*

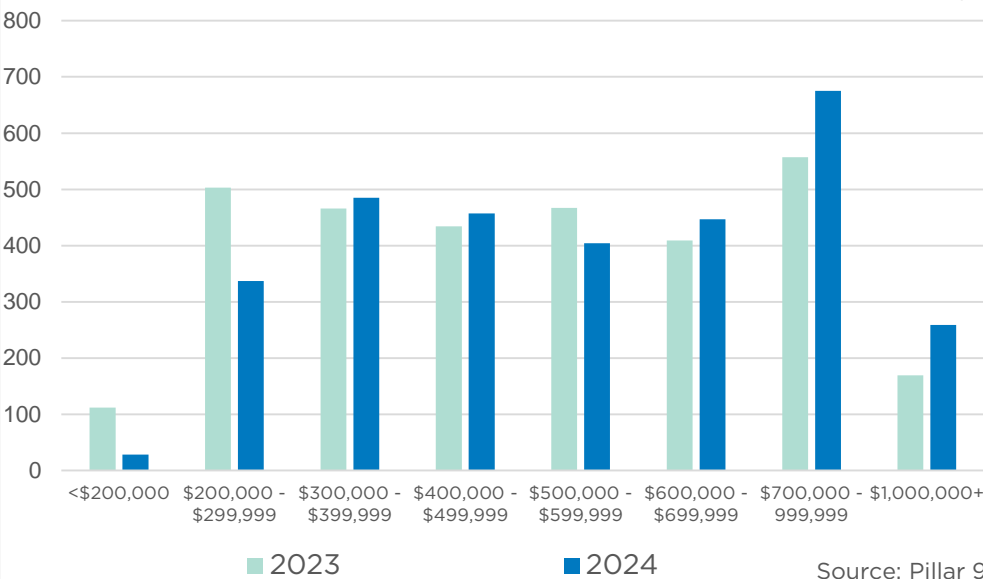


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

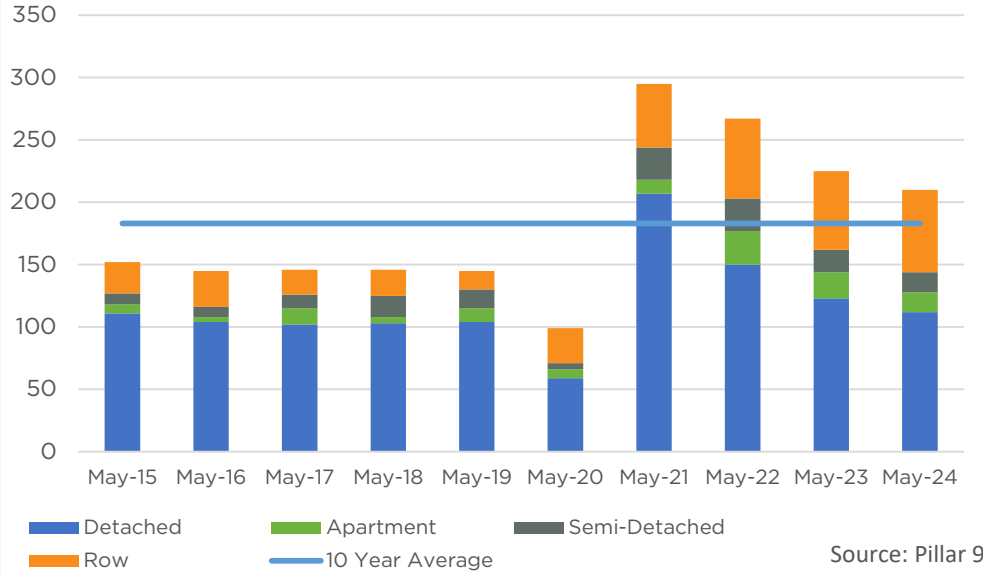
May



May 2024

Airdrie

Monthly Sales Comparison



**SALES**

210

↓ 6.7% Y/Y    ↑ 16.7% YTD

**NEW LISTINGS**

278

↑ 6.9% Y/Y    ↑ 11.5% YTD

**INVENTORY**

208

↑ 8.9% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

0.99

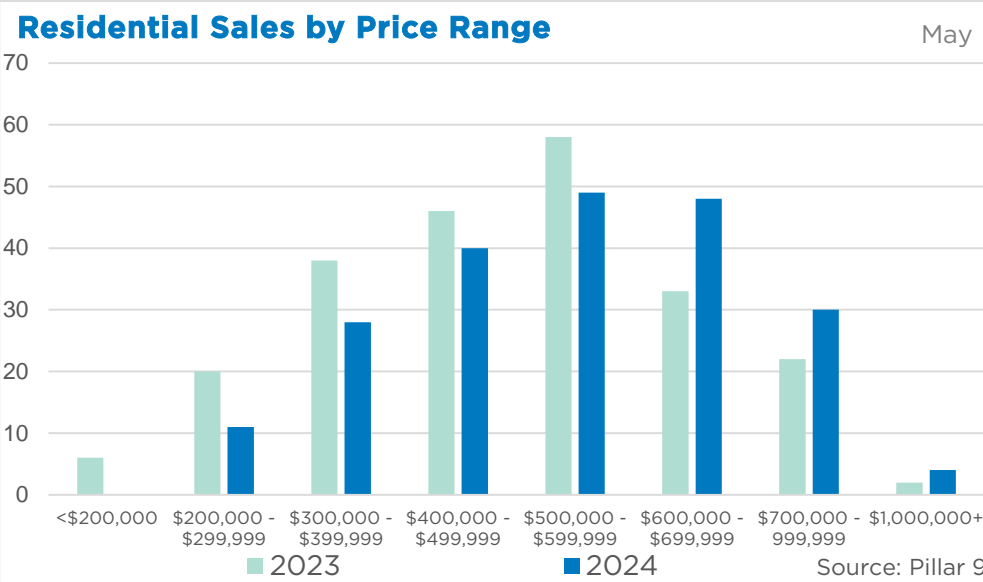
↑ 16.7% Y/Y    Monthly trend\*

**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 549,600

↑ 9.8% Y/Y

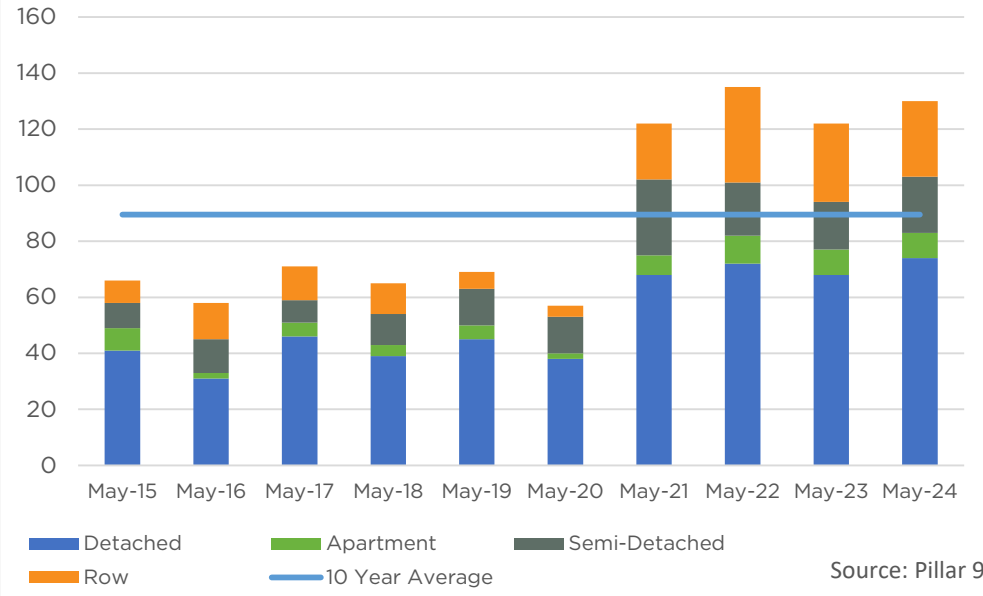
Monthly trend\*



May 2024

Cochrane

Monthly Sales Comparison



**SALES**

130

↑ 6.6% Y/Y    ↑ 6.6% YTD

**NEW LISTINGS**

132

↓ 2.2% Y/Y    ↑ 2.1% YTD

**INVENTORY**

132

↓ 4.3% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

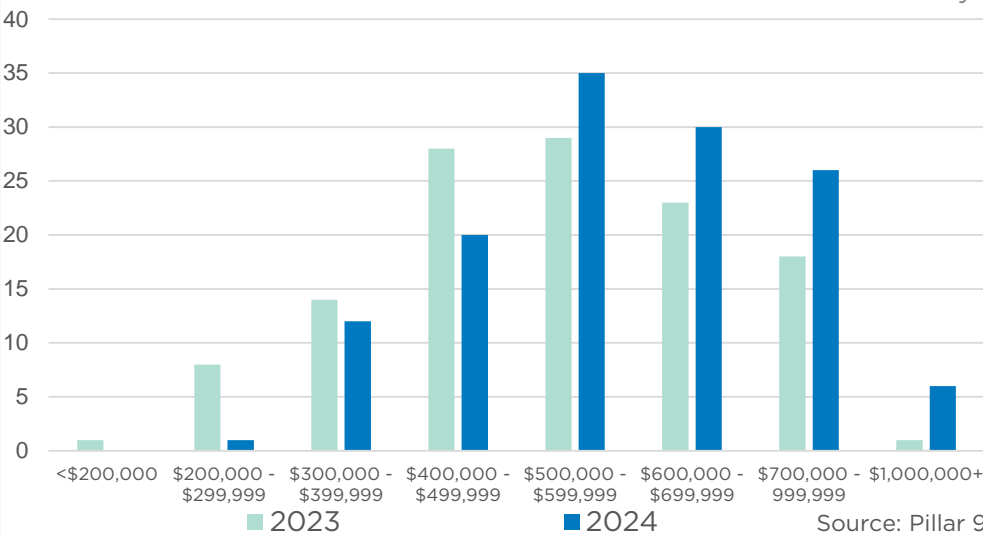
1.02

↓ 10.2% Y/Y    Monthly trend\*

TOTAL RESIDENTIAL BENCHMARK PRICE



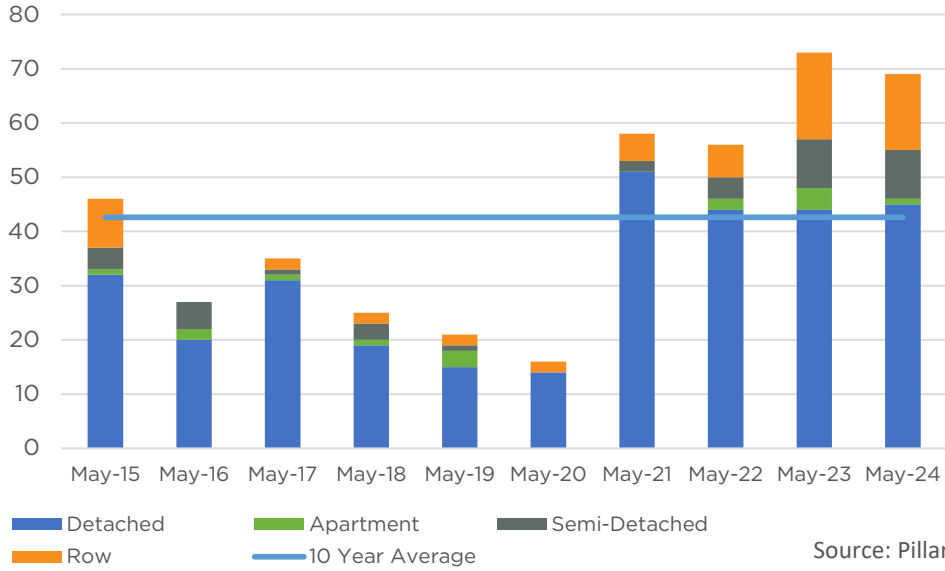
Residential Sales by Price Range



May 2024

Chestermere

Monthly Sales Comparison



**SALES**

69

↓ 5.5% Y/Y    ↑ 30.6% YTD

**NEW LISTINGS**

97

↑ 31.1% Y/Y    ↑ 27.7% YTD

**INVENTORY**

114

↑ 32.6% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

1.65

↑ 40.2% Y/Y    Monthly trend\*

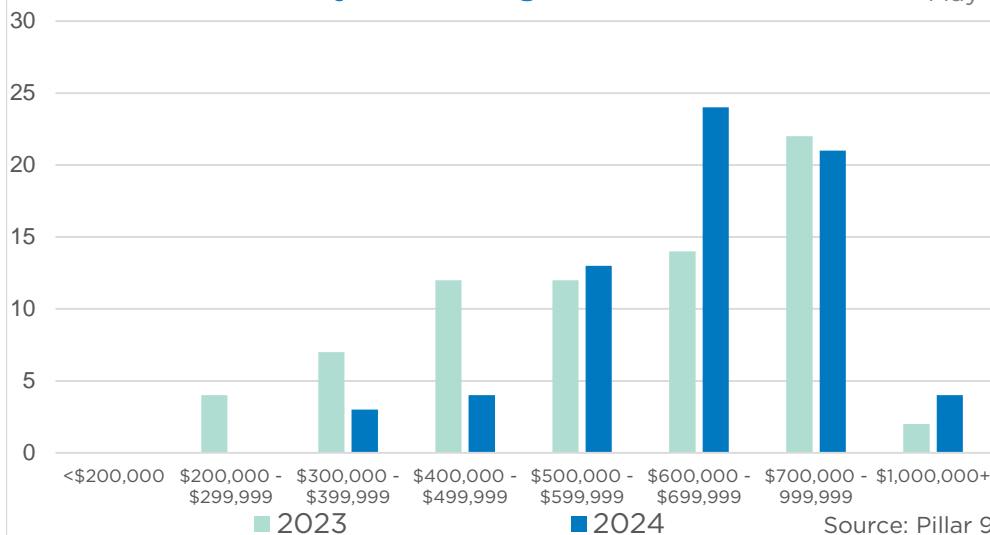
**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 702,300

↑ 7.7% Y/Y

Monthly trend\*

Residential Sales by Price Range

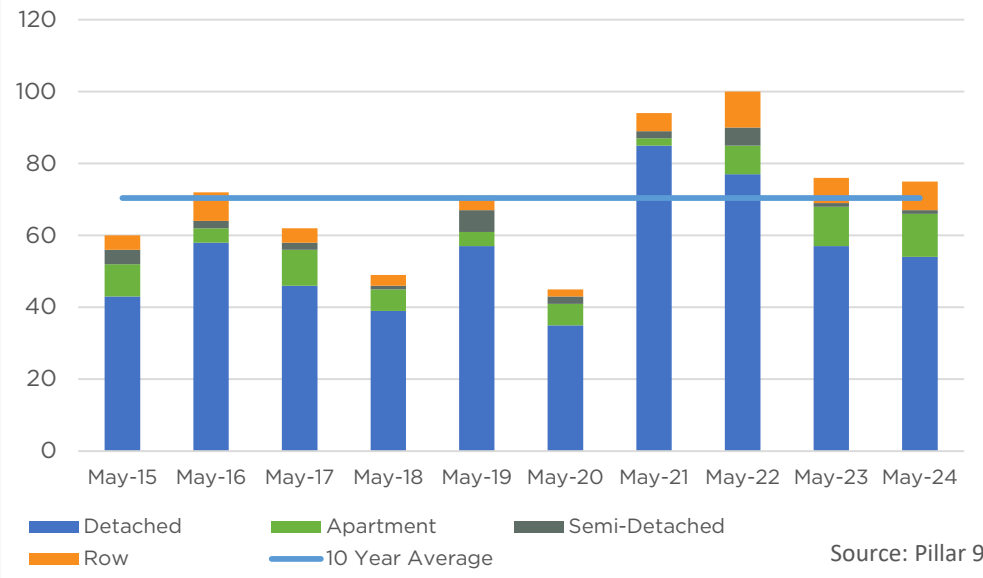




May 2024

Okotoks

Monthly Sales Comparison



**SALES**

75

↓ 1.3% Y/Y    ↑ 10.9% YTD

**NEW LISTINGS**

100

↑ 14.9% Y/Y    ↑ 17.3% YTD

**INVENTORY**

84

↑ 18.3% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

1.12

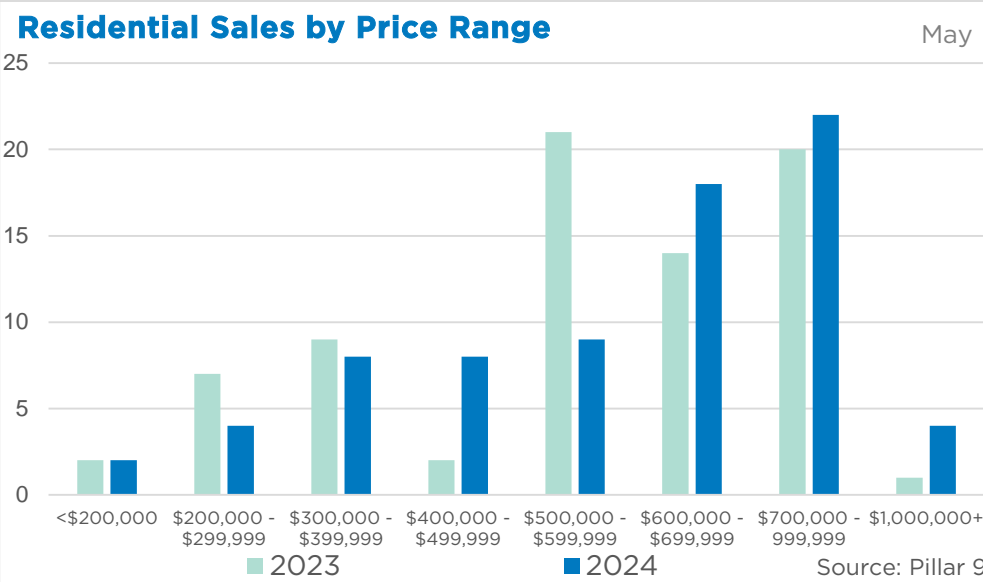
↑ 19.9% Y/Y    Monthly trend\*

**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 621,400

↑ 8.1% Y/Y

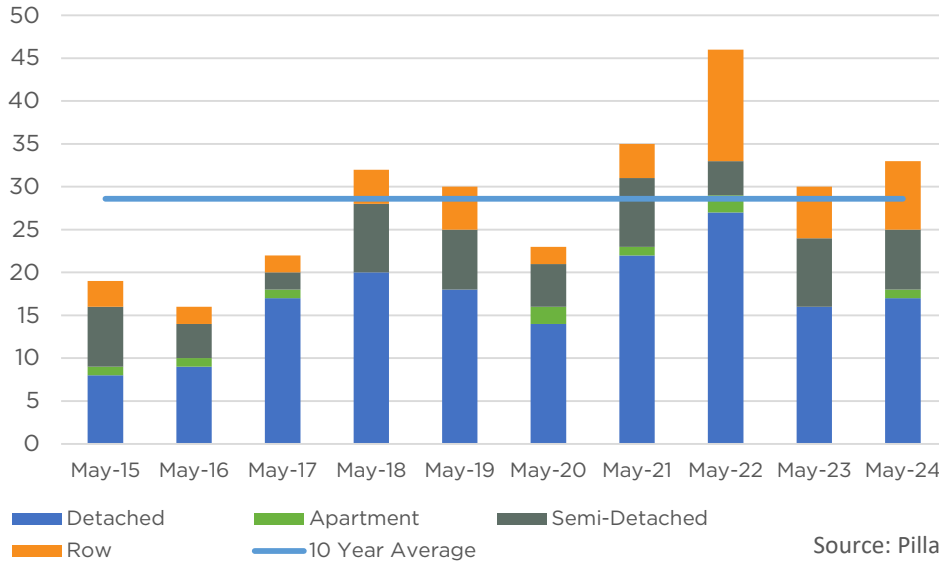
Monthly trend\*



May 2024

High River

Monthly Sales Comparison



**SALES**

33

↑ 10.0% Y/Y    ↑ 13.1% YTD

**NEW LISTINGS**

36

↓ 18.2% Y/Y    ↓ 7.4% YTD

**INVENTORY**

31

↓ 29.5% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

0.94

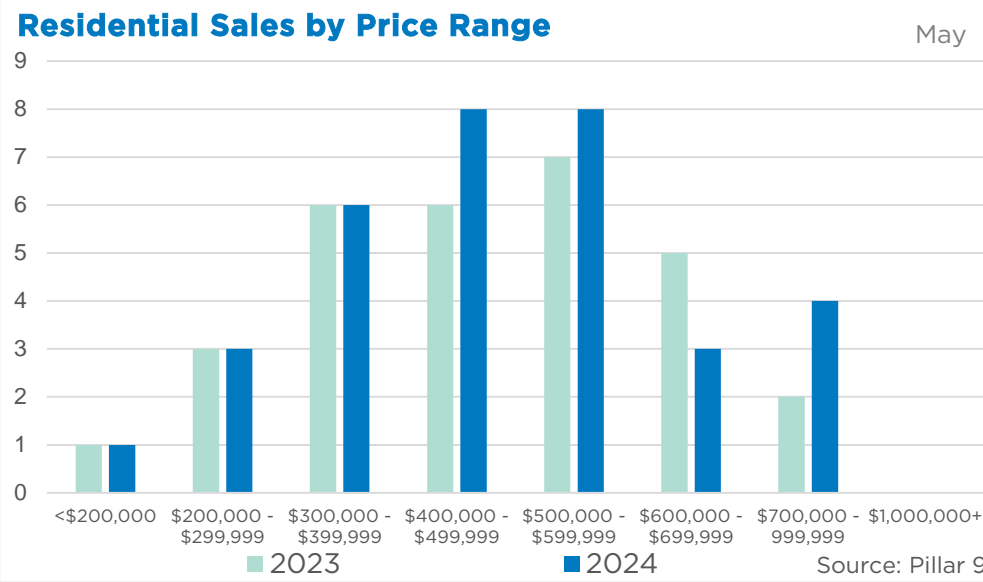
↓ 36.0% Y/Y    → Monthly trend\*

**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 481,100

↑ 8.4% Y/Y

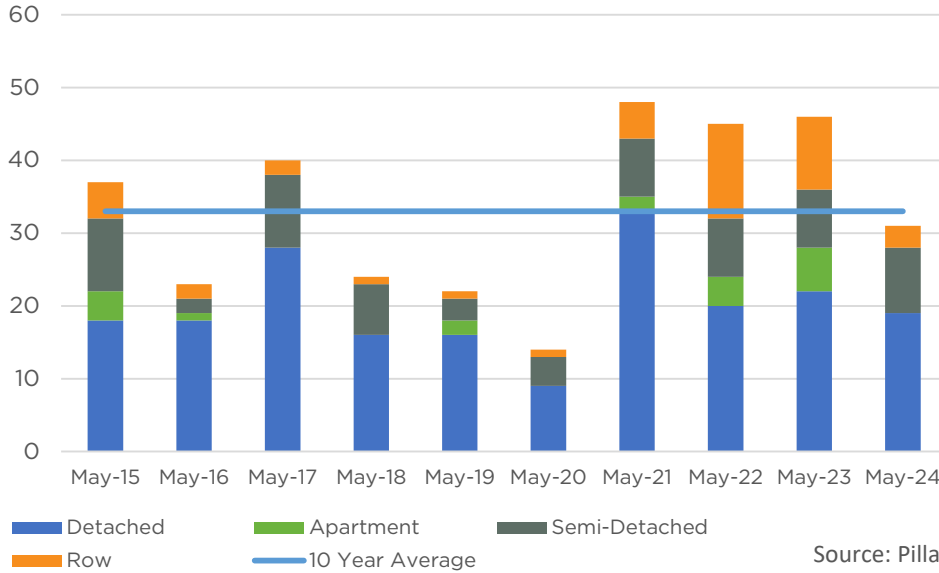
Monthly trend\*



May 2024

Strathmore

Monthly Sales Comparison



**SALES**

31

↓ 32.6% Y/Y    ↑ 12.8% YTD

**NEW LISTINGS**

34

↓ 37.0% Y/Y    ↓ 9.0% YTD

**INVENTORY**

37

↓ 33.9% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

1.19

↓ 2.0% Y/Y    → Monthly trend\*

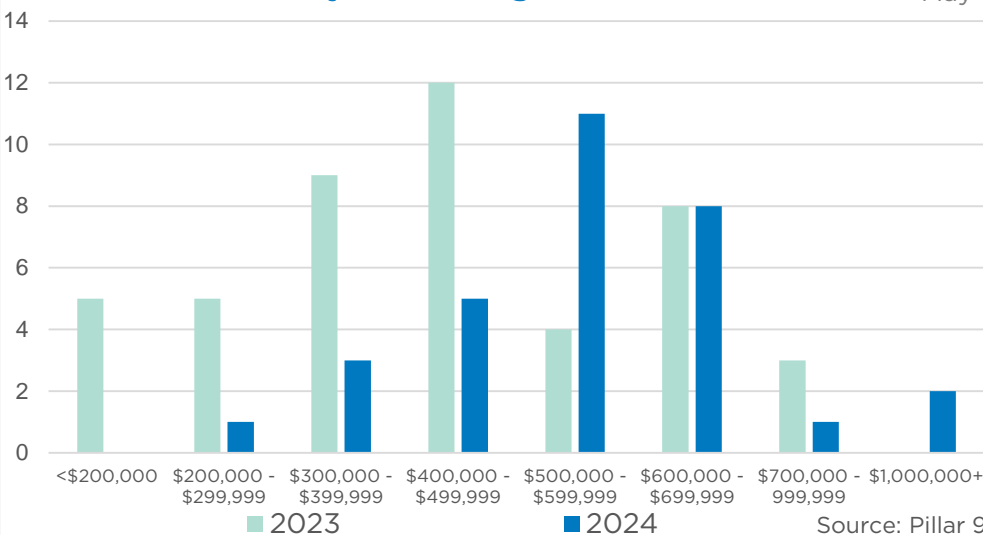
**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 439,300

↑ 11.8% Y/Y

Monthly trend\*

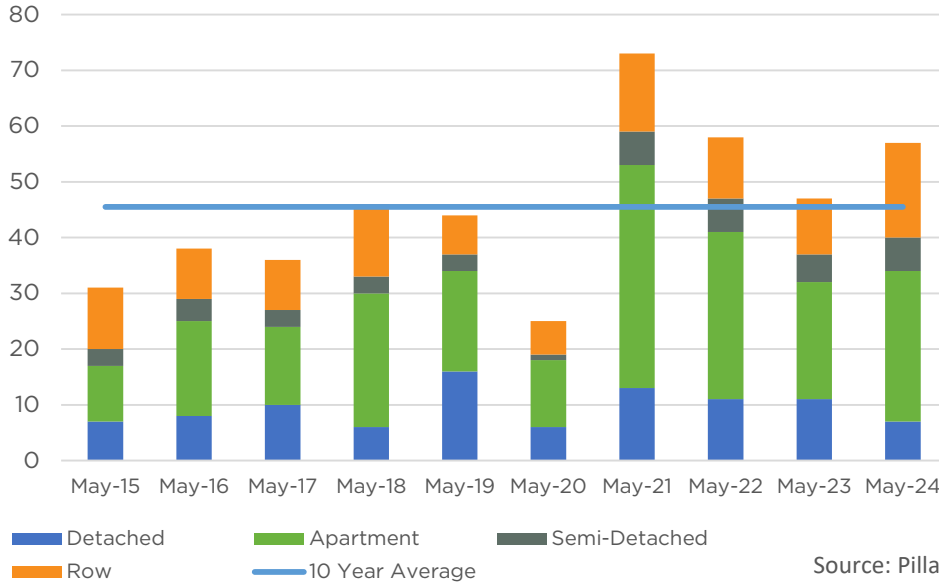
Residential Sales by Price Range



May 2024

Canmore

Monthly Sales Comparison



**SALES**

57

↑ 21.3% Y/Y    ↑ 22.2% YTD

**NEW LISTINGS**

76

↑ 28.8% Y/Y    ↑ 9.5% YTD

**INVENTORY**

137

↑ 11.4% Y/Y    Monthly trend\* ↓

**MONTHS OF SUPPLY**

2.40

↓ 8.2% Y/Y    Monthly trend\* →

**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 1,008,000

↑ 11.2% Y/Y

Monthly trend\* →

