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MONTHLY STATISTICS PACKAGE

Calgary Region

June 2024



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June 2024

Airdrie



June sales remained relatively stable compared to last year at levels that remain well above long-term averages. At the same time, we saw a boost in new listings this month compared to last year. However, with 269 new listings and 209 sales, the sales-to-new-listings ratio remained elevated at 78 per cent, keeping inventories relatively low based on historical standards.

Like Calgary, Airdrie is experiencing the tightest conditions for the most affordable sectors of the market, and prices continue to rise. In June, the unadjusted benchmark price rose to \$554,500, nearly one per cent higher than last month and nine per cent higher than last year's levels. Price growth has been the highest for apartment-style properties.

\$	PRICE		SALES
\$554,500		209	
↑		↓	↑
9.0%	Y/Y	5.4%	11.5% YTD
	INVENTORY		MONTHS OF SUPPLY
233		1.11	
↑		↑	
22.0%	Y/Y	29.0%	Y/Y
	Monthly trend*		Monthly trend*

Cochrane



June sales improved over last year's levels, contributing to the year-to-date gain of seven per cent. This was possible thanks to the boost in new listings in June. However, the gains in new listings did little to impact the inventory levels, which remained consistent with levels reported last year and are 44 per cent lower than levels we typically see in June.

With nearly one and a half months of supply, conditions continue to favour the seller, driving further price gains this month. In June, the unadjusted benchmark price was \$571,100, an increase over last month and nearly nine per cent higher than last year's levels. Like Airdrie, the price growth was strongest for apartment-style units, which are also the most affordable products available in the town.

\$	PRICE		SALES
\$571,100		100	
↑		↑	↑
8.6%	Y/Y	7.5%	6.8% YTD
	INVENTORY		MONTHS OF SUPPLY
147		1.47	
↑		↓	
2.1%	Y/Y	5.1%	Y/Y
	Monthly trend*		Monthly trend*

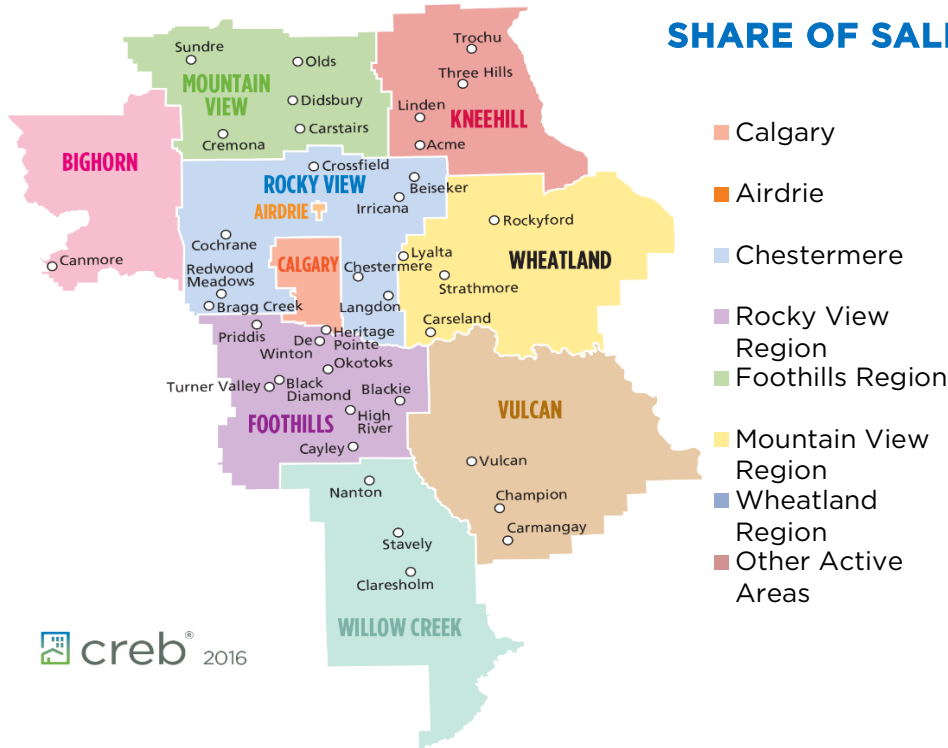
Okotoks



Sales in June slowed compared to last year, mostly due to a pullback in the detached sector. Sales activity has been somewhat restricted due to the limited supply options. As of June, there were 81 units in inventory, 56 per cent lower than levels we typically see in the month, and detached supply is nearly 63 per cent lower.

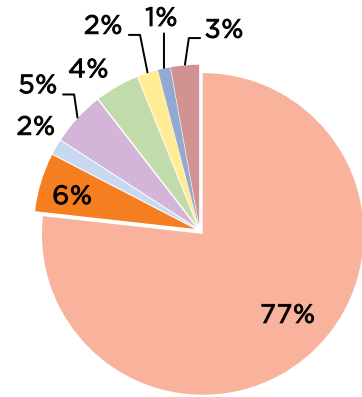
Persistently tight market conditions have kept prices elevated compared to last year. While there has been some monthly fluctuation, year-to-date prices are nearly nine per cent higher than last year's levels.

\$	PRICE		SALES
\$615,800		72	
↑		↓	↑
5.4%	Y/Y	17.2%	4.0% YTD
	INVENTORY		MONTHS OF SUPPLY
81		1.13	
↑		↑	
35.0%	Y/Y	63.1%	Y/Y
	Monthly trend*		Monthly trend*



SHARE OF SALES June 2024

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

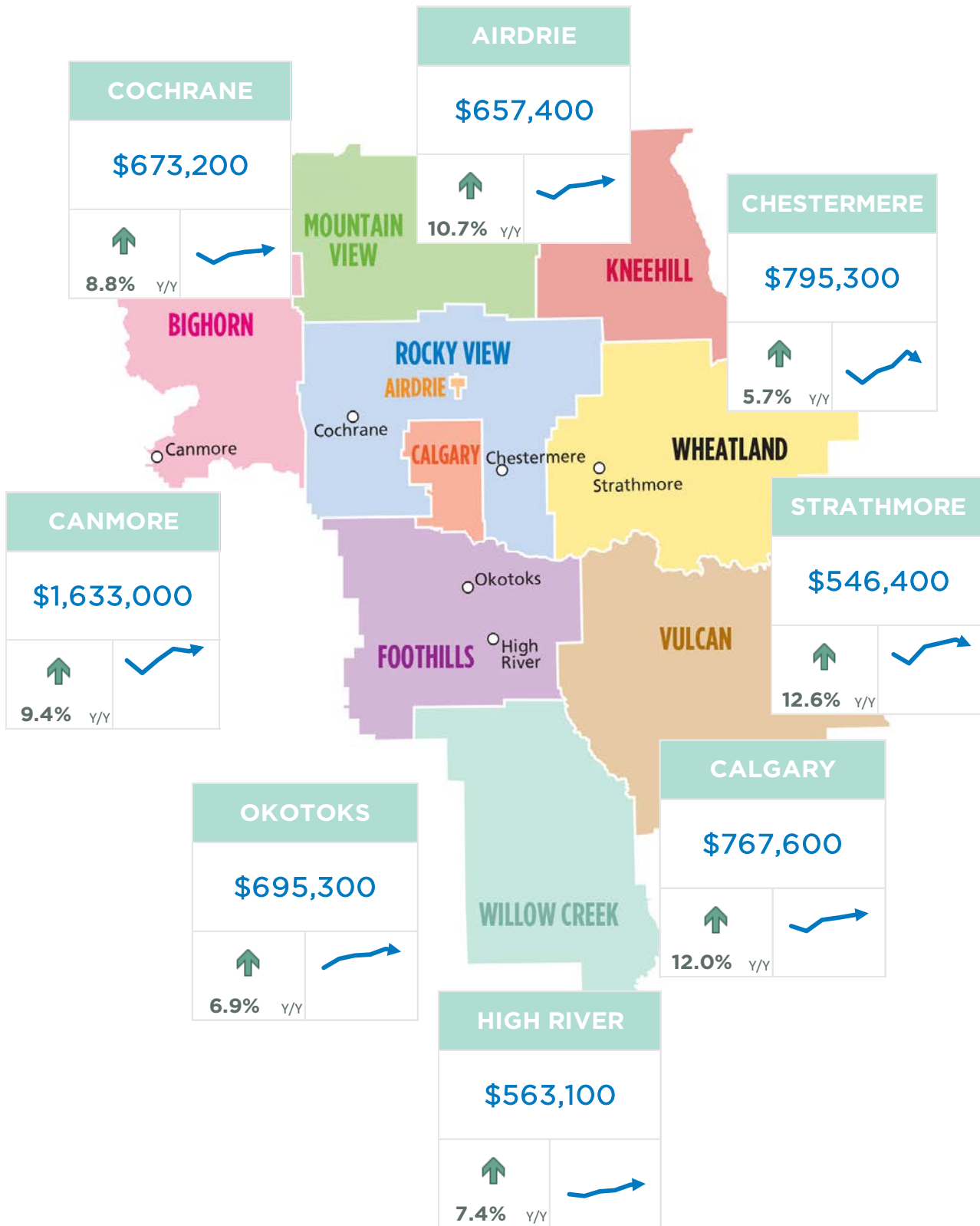


Source: CREB®

June 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,738	3,798	72%	3,787	1.38	608,000	623,245	570,972
Airdrie	209	269	78%	233	1.11	554,500	563,277	561,000
Chestermere	54	88	61%	124	2.30	694,700	707,069	690,000
Rocky View Region	192	267	72%	402	2.09	643,800	943,819	712,450
Foothills Region	157	196	80%	236	1.50	636,500	796,765	660,000
Mountain View Region	72	80	90%	133	1.85	465,700	627,804	563,750
Kneehill Region	18	17	106%	30	1.67	259,800	298,999	260,200
Wheatland Region	44	53	83%	81	1.84	451,500	550,245	480,000
Willow Creek Region	27	39	69%	63	2.33	327,700	383,448	370,000
Vulcan Region	10	14	71%	34	3.40	330,900	347,825	258,875
Bighorn Region	46	70	66%	166	3.61	1,018,300	1,003,055	858,000

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	15,147	19,647	77%	2,830	1.12	592,367	602,017	557,500
Airdrie	1,063	1,301	82%	177	1.00	539,533	544,550	550,100
Chestermere	335	485	69%	105	1.87	687,400	675,498	639,000
Rocky View Region	1,023	1,415	72%	364	2.13	630,900	887,083	670,000
Foothills Region	769	990	78%	210	1.64	623,317	731,666	605,000
Mountain View Region	335	416	81%	119	2.13	449,283	523,536	461,000
Kneehill Region	71	83	86%	26	2.17	257,717	326,773	285,000
Wheatland Region	232	301	77%	71	1.83	442,867	518,731	484,500
Willow Creek Region	138	186	74%	52	2.28	320,033	421,581	367,550
Vulcan Region	59	70	84%	30	3.05	320,850	323,308	265,000
Bighorn Region	278	405	69%	147	3.17	983,133	1,072,638	900,000

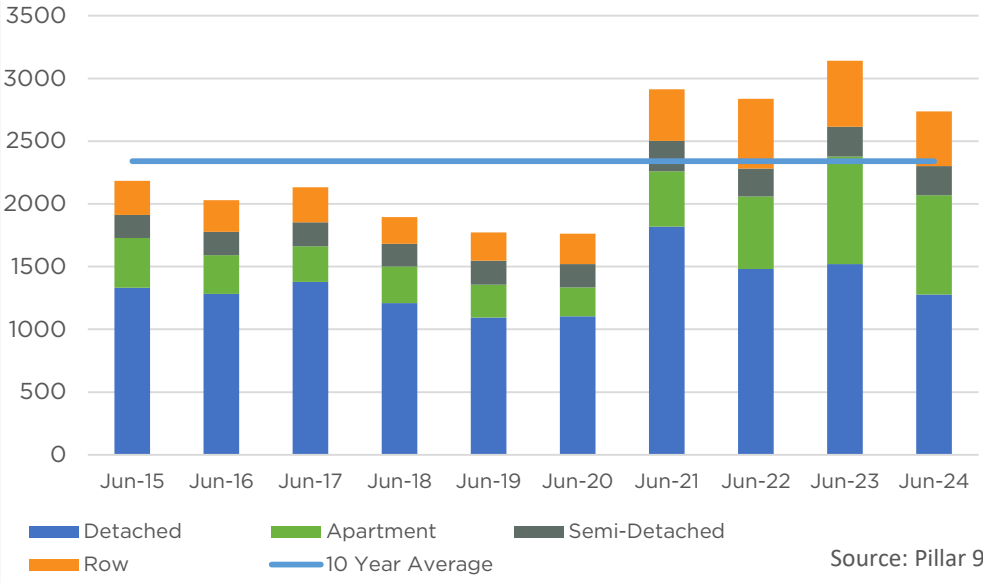
DETACHED BENCHMARK PRICE COMPARISON



June 2024

Calgary

Monthly Sales Comparison



SALES

2,738

↓ 12.8% Y/Y ↑ 5.9% YTD

NEW LISTINGS

3,798

↓ 3.6% Y/Y ↑ 7.5% YTD

INVENTORY

3,787

↑ 9.2% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.38

↑ 25.2% Y/Y Monthly trend*



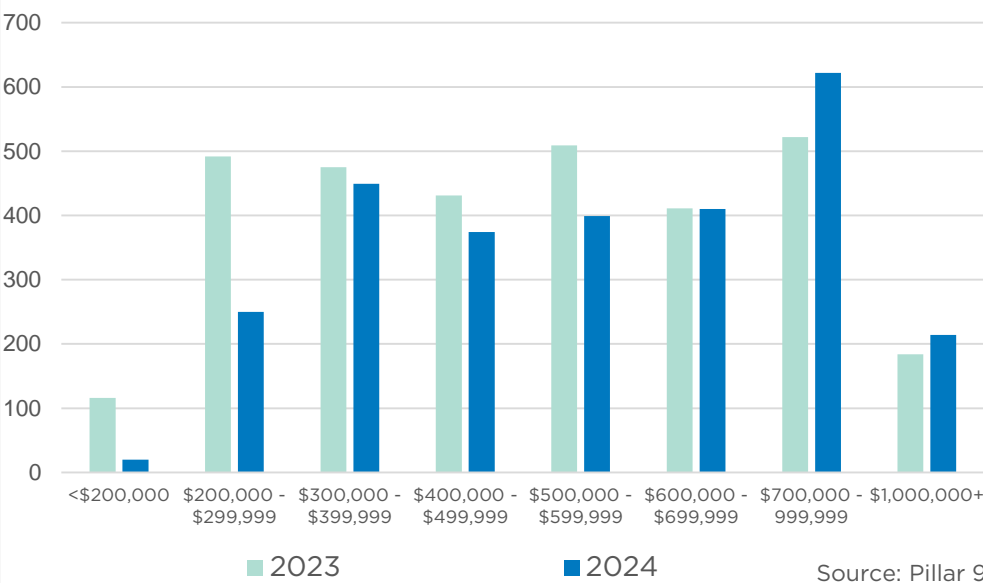
TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 608,000

↑ 8.5% Y/Y

Monthly trend*

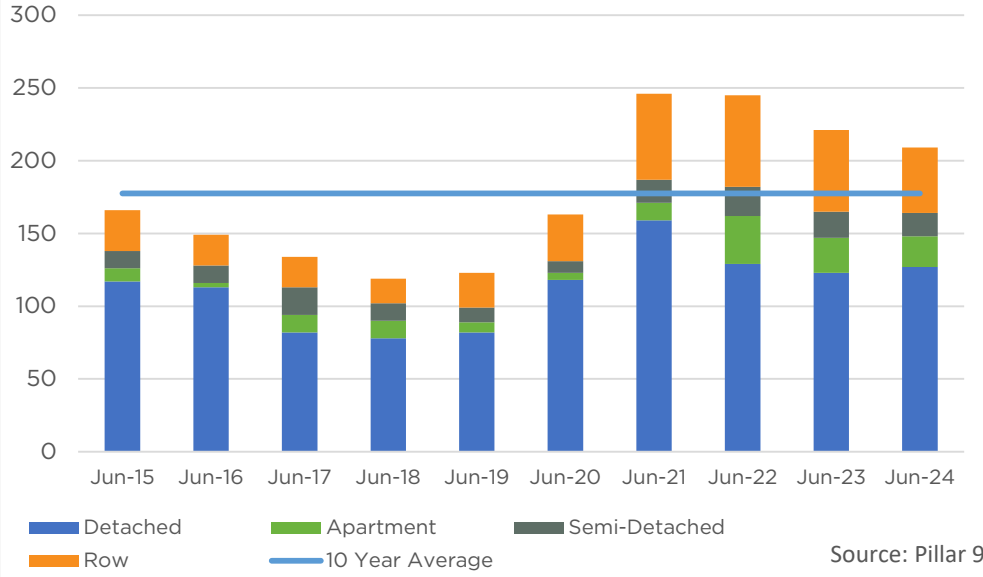
Residential Sales by Price Range



June 2024

Airdrie

Monthly Sales Comparison



SALES

209

↓ 5.4% Y/Y ↑ 11.5% YTD

NEW LISTINGS

269

↑ 9.8% Y/Y ↑ 11.2% YTD

INVENTORY

233

↑ 22.0% Y/Y Monthly trend*

MONTHS OF SUPPLY

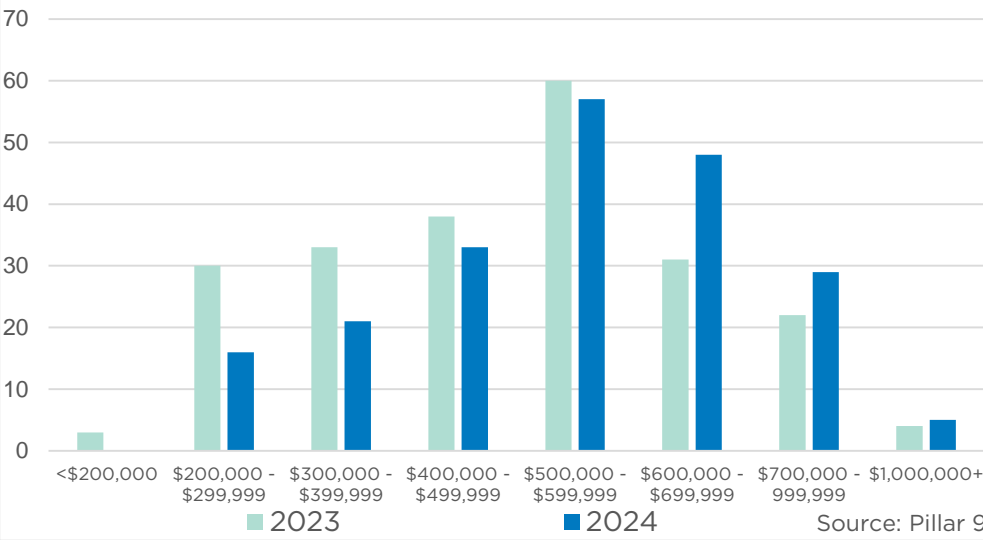
1.11

↑ 29.0% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE



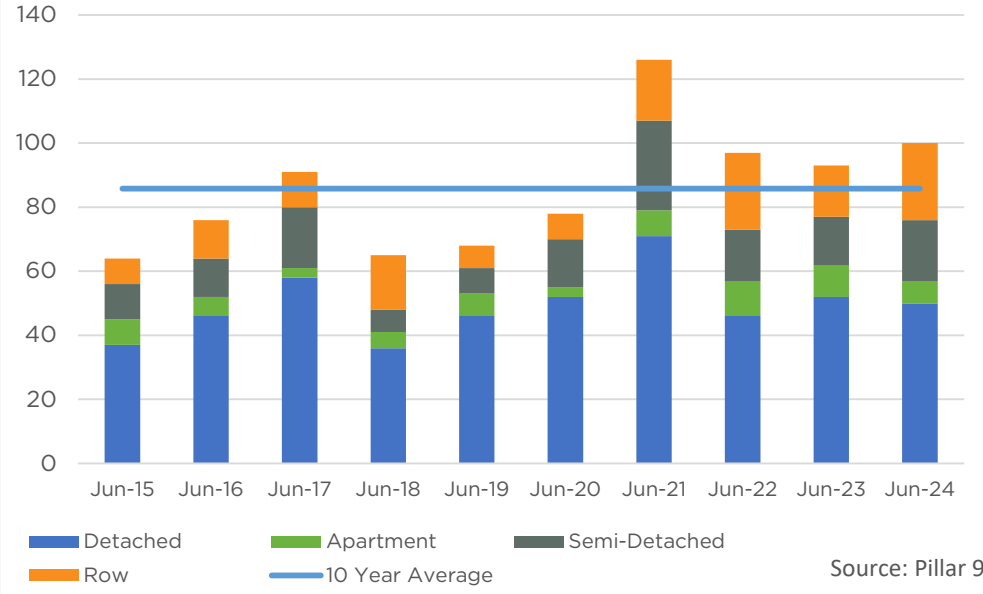
Residential Sales by Price Range



June 2024

Cochrane

Monthly Sales Comparison



SALES

100

↑ 7.5% Y/Y ↑ 6.8% YTD

NEW LISTINGS

131

↑ 9.2% Y/Y ↑ 3.4% YTD

INVENTORY

147

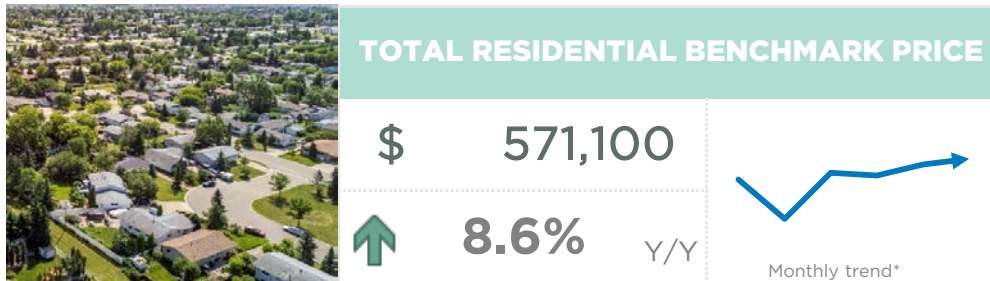
↑ 2.1% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.47

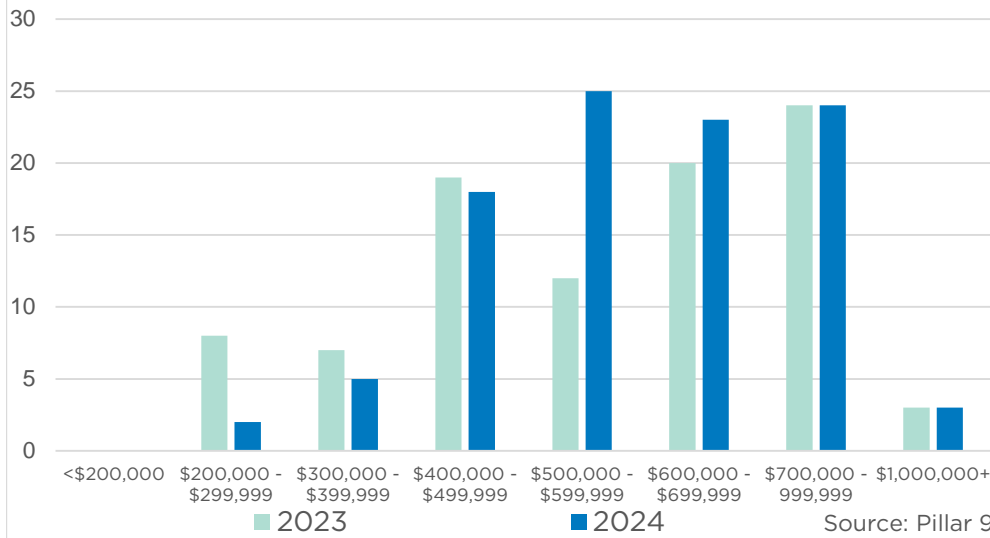
↓ 5.1% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

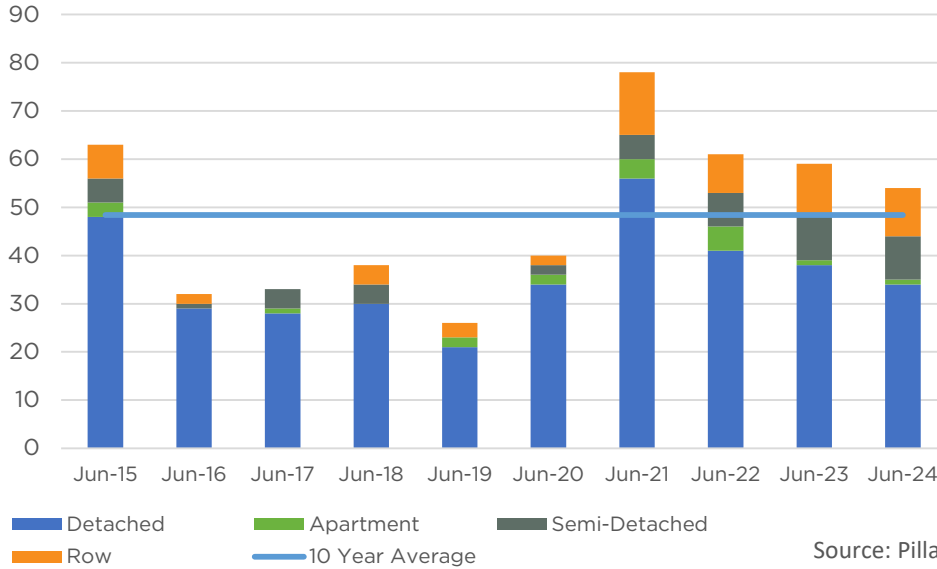
June



June 2024

Chestermere

Monthly Sales Comparison



SALES

54

8.5% Y/Y (↓) 21.8% YTD (↑)

NEW LISTINGS

88

1.1% Y/Y (↓) 21.3% YTD (↑)

INVENTORY

124

29.2% Y/Y (↑) Monthly trend* (↔)

MONTHS OF SUPPLY

2.30

41.1% Y/Y (↑) Monthly trend* (↔)



TOTAL RESIDENTIAL BENCHMARK PRICE

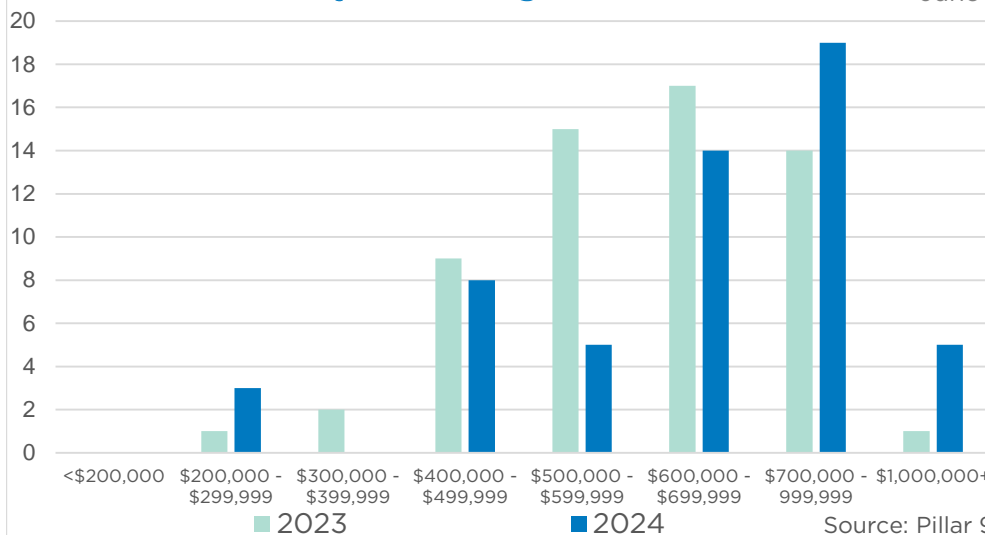
\$ 694,700

4.5% Y/Y (↑)



Residential Sales by Price Range

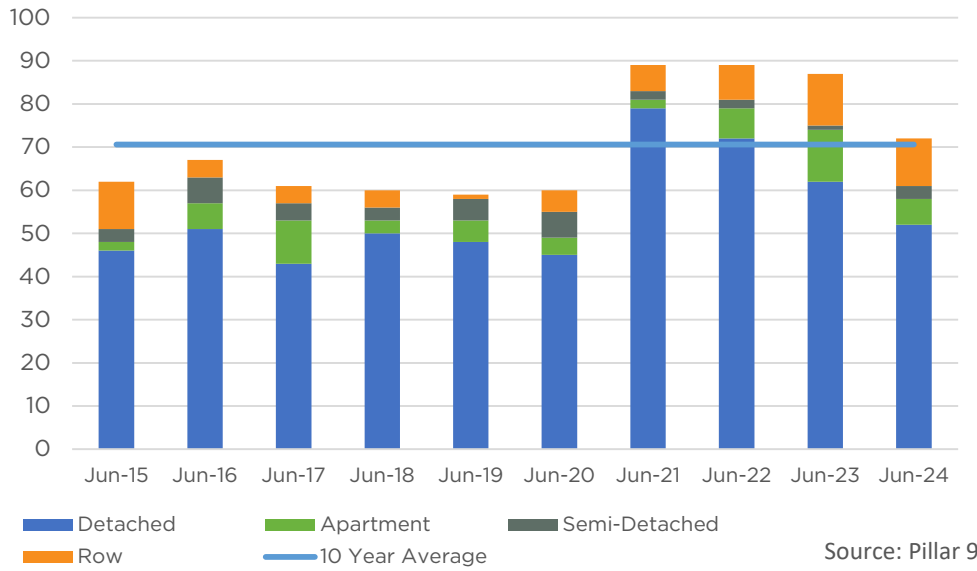
June



June 2024

Okotoks

Monthly Sales Comparison



SALES

72

↓ 17.2% Y/Y ↑ 4.0% YTD

NEW LISTINGS

86

↑ 2.4% Y/Y ↑ 14.2% YTD

INVENTORY

81

↑ 35.0% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.13

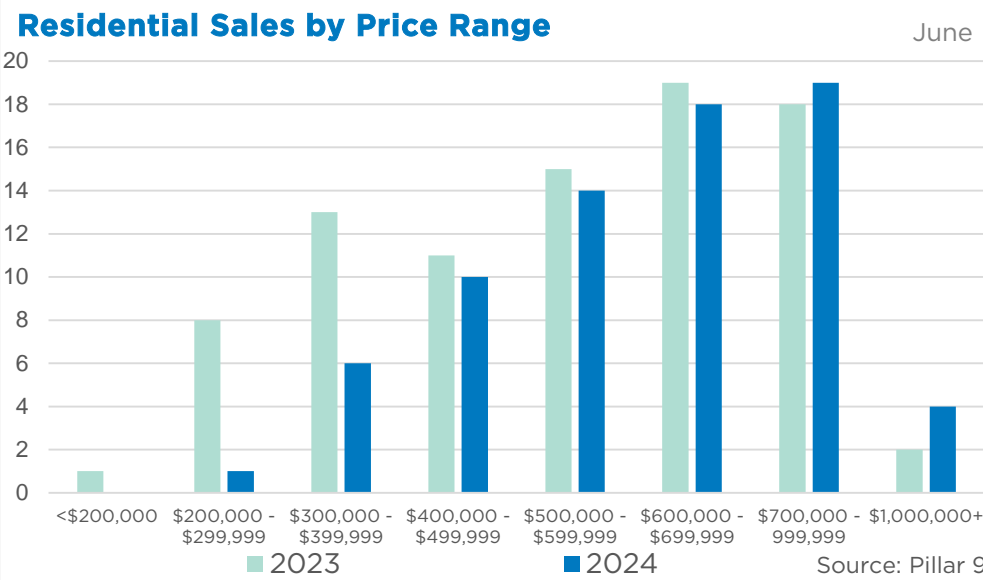
↑ 63.1% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 615,800

↑ 5.4% Y/Y

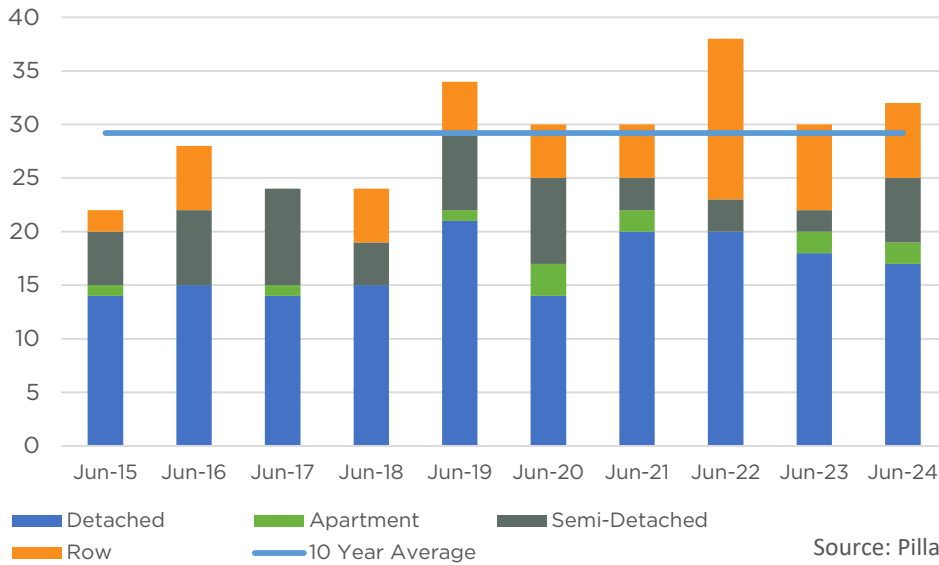
Monthly trend*



June 2024

High River

Monthly Sales Comparison



SALES

32

↑ 6.7% Y/Y ↑ 11.8% YTD

NEW LISTINGS

37

↓ 5.1% Y/Y ↓ 6.9% YTD

INVENTORY

30

↓ 37.5% Y/Y Monthly trend*

MONTHS OF SUPPLY

0.94

↓ 41.4% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

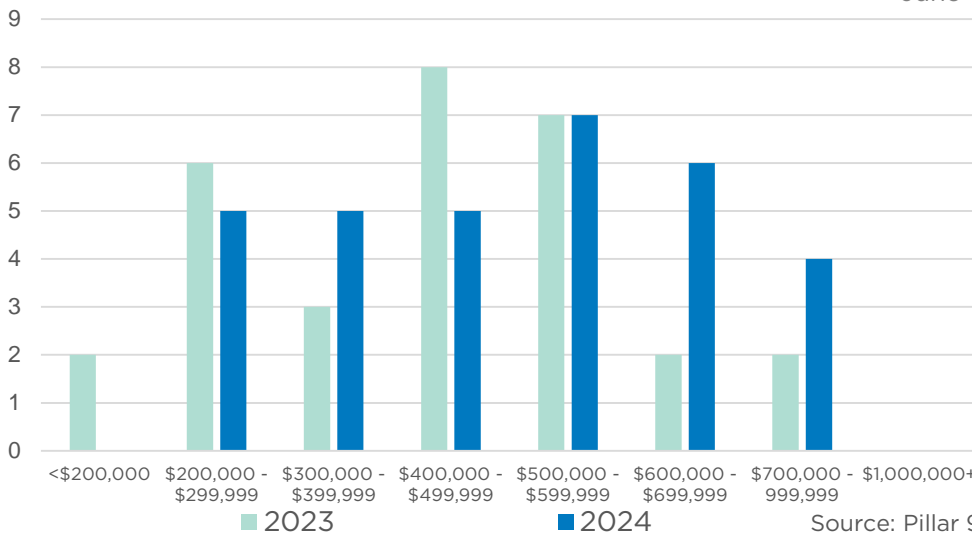
\$ 483,000

↑ 6.2% Y/Y

Monthly trend*

Residential Sales by Price Range

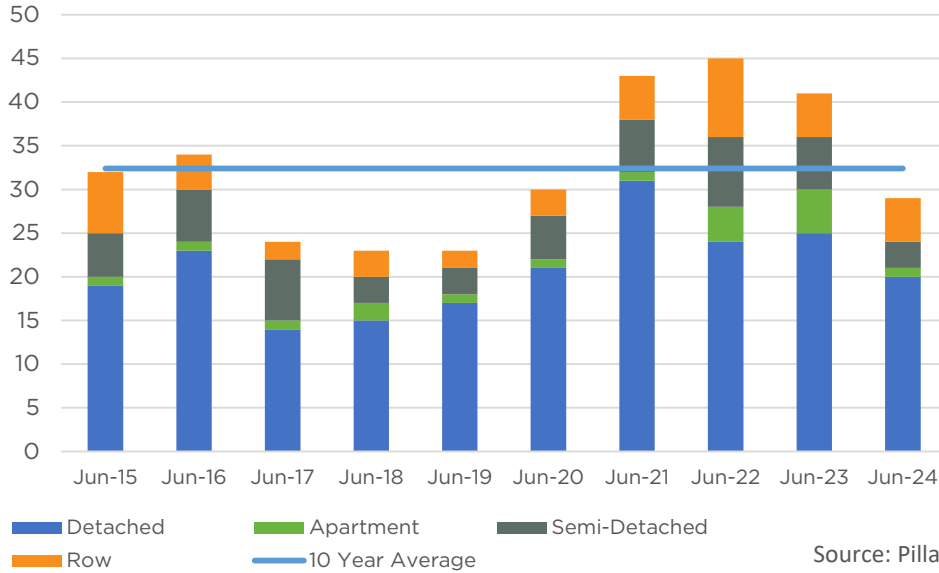
June



June 2024

Strathmore

Monthly Sales Comparison



SALES

29

↓ 29.3% Y/Y ↑ 2.9% YTD

NEW LISTINGS

35

↓ 18.6% Y/Y ↓ 10.8% YTD

INVENTORY

38

↓ 30.9% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.31

↓ 2.3% Y/Y Monthly trend*

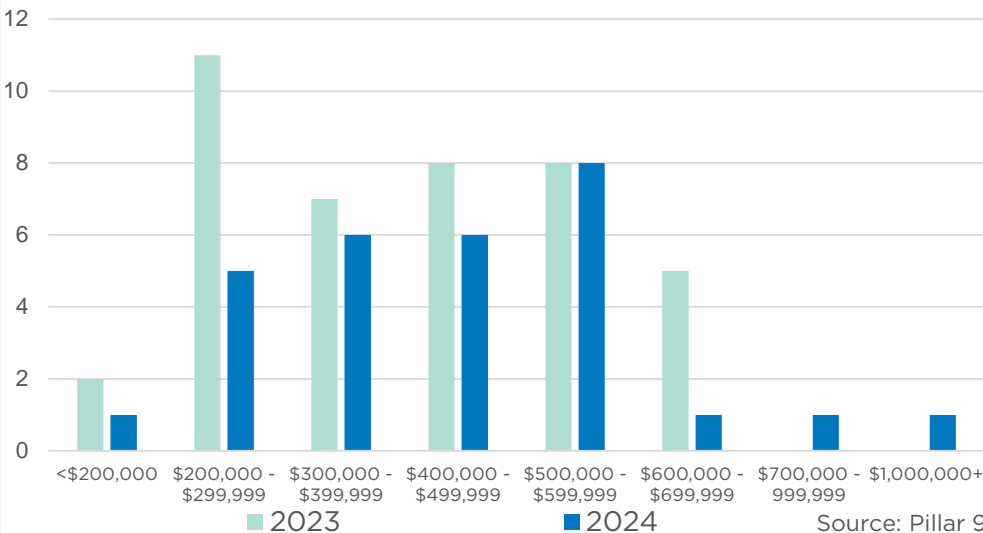
TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 433,500

↑ 9.9% Y/Y

Monthly trend*

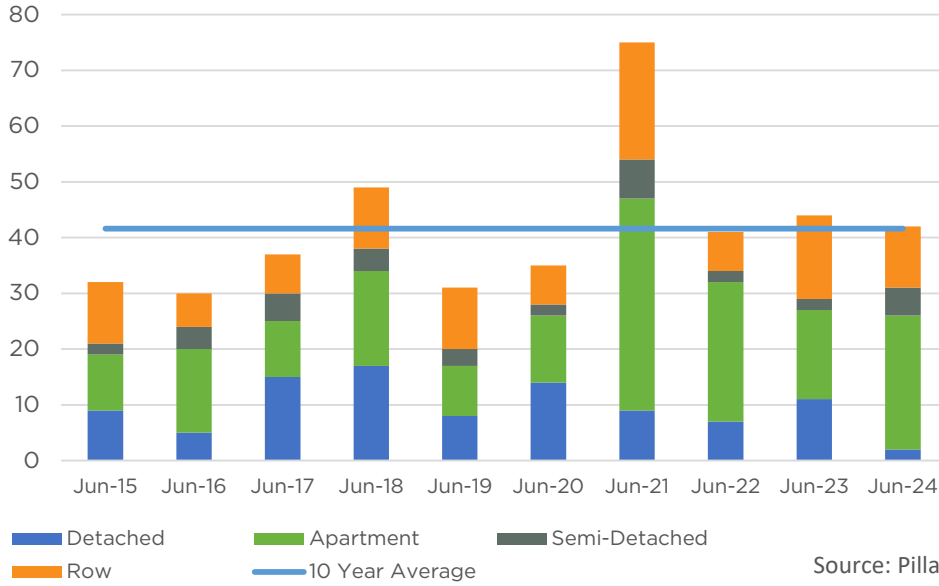
Residential Sales by Price Range



June 2024

Canmore

Monthly Sales Comparison



SALES

42

↓ 4.5% Y/Y ↑ 17.0% YTD

NEW LISTINGS

63

↓ 10.0% Y/Y ↑ 5.5% YTD

INVENTORY

142

↑ 6.8% Y/Y Monthly trend*

MONTHS OF SUPPLY

3.38

↑ 11.9% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 1,018,300

↑ 10.2% Y/Y

Monthly trend*

