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MONTHLY STATISTICS PACKAGE

Calgary Region

August
2024



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August 2024

Airdrie



New listings in Airdrie continued to rise this month compared to last year. However, with 242 new listings and 172 sales, the sales-to-new-listings ratio remained relatively high at 71 per cent. This prevented a stronger gain in inventory levels and kept the months of supply below two months. The tightest conditions in the market continue to be in the lower price ranges of each property type. While conditions continue to favour the seller, they are not as tight as during the spring months, taking some pressure off home prices. In August, the unadjusted benchmark price was \$553,300, similar to last month and nearly eight per cent higher than last year.

\$	PRICE	SALES
	\$553,300	172
↑	→	↓ ↑
7.8% Y/Y		15.7% Y/Y 5.2% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	310	1.80
↑	→	↑ →
76.1% Y/Y	Monthly trend*	108.9% Y/Y Monthly trend*

Cochrane



August reported 81 sales and 109 new listings, keeping the sales-to-new-listings ratio elevated at 74 per cent, enough to prevent any gain in inventory levels. With 144 units available, inventory levels are nearly 42 per cent below long-term trends for the month. Persistently tight conditions continue to drive further price growth in the town. In August, the unadjusted benchmark price was \$578,600, slightly higher than last month and over eight per cent higher than last year's levels. Prices have risen across all property types, with the largest gains occurring for apartment-style properties.

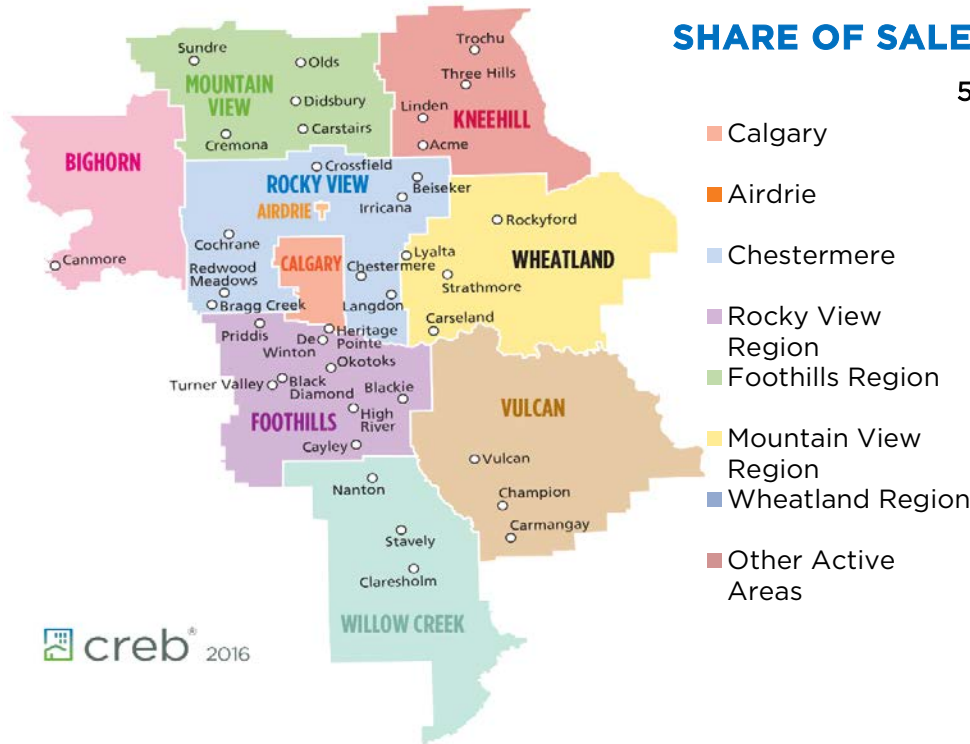
\$	PRICE	SALES
	\$578,600	81
↑	→	↓ ↑
8.4% Y/Y		3.6% Y/Y 6.6% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	144	1.78
↓	→	↑ →
0.7% Y/Y	Monthly trend*	3.0% Y/Y Monthly trend*

Okotoks



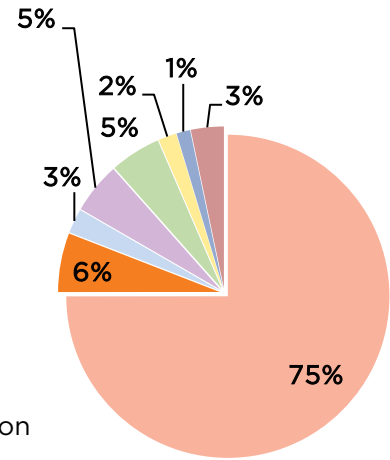
A boost in detached sales supported the rise in August sales compared to last year. The 67 sales in August were met with 84 new listings, pushing the sales-to-new-listings ratio near 80 per cent. This prevented any significant shift in inventory levels, which remain nearly 47 per cent lower than long-term trends. With just over one month of supply, conditions remain relatively tight. The unadjusted benchmark price in August was \$622,700, similar to last month and over seven per cent higher than last August.

\$	PRICE	SALES
	\$622,700	67
↑	→	↑ ↑
7.2% Y/Y		15.5% Y/Y 4.6% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	90	1.34
↑	→	↑ →
38.5% Y/Y	Monthly trend*	19.9% Y/Y Monthly trend*



SHARE OF SALES August 2024

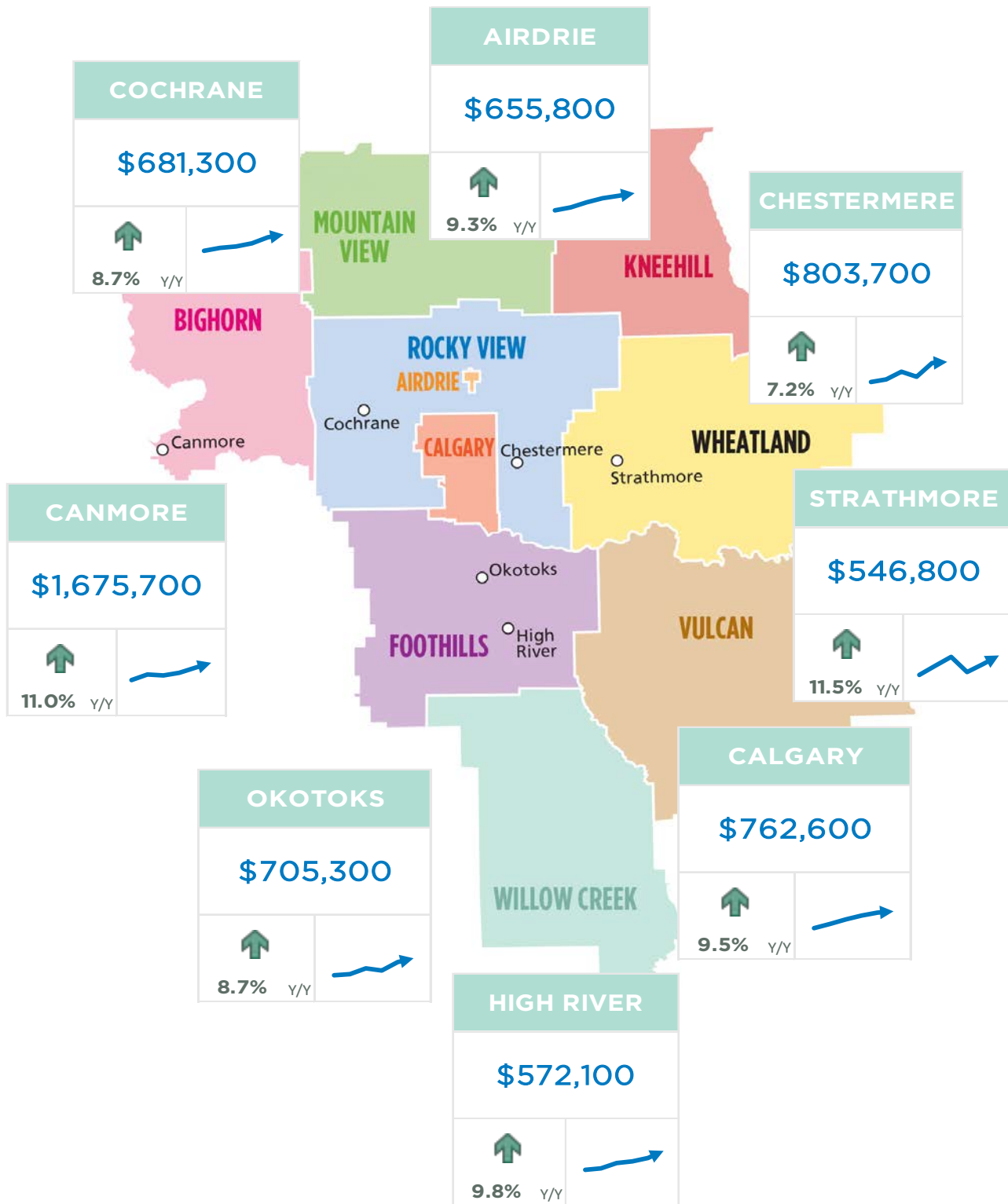
- Calgary
- Airdrie
- Chestermere
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



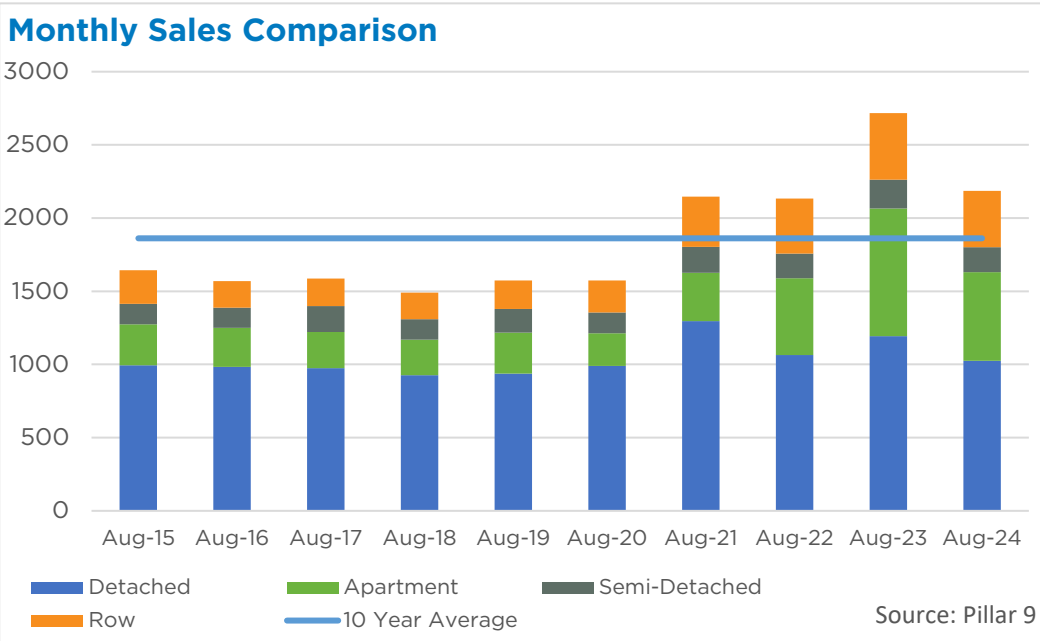
Source: CREB®

August 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,186	3,536	62%	4,487	2.05	601,800	609,058	556,500
Airdrie	172	242	71%	310	1.80	553,300	557,378	559,900
Chestermere	71	122	58%	176	2.48	703,200	674,423	660,000
Rocky View Region	149	222	67%	419	2.81	648,700	890,877	650,000
Foothills Region	148	188	79%	267	1.80	640,100	736,187	652,950
Mountain View Region	53	81	65%	148	2.79	468,000	544,774	479,100
Kneehill Region	10	23	43%	41	4.10	260,500	368,990	362,500
Wheatland Region	40	47	85%	91	2.28	450,300	484,500	445,100
Willow Creek Region	37	39	95%	60	1.62	332,300	389,330	370,000
Vulcan Region	17	12	142%	37	2.18	335,400	312,759	236,000
Bighorn Region	32	68	47%	164	5.13	1,056,700	1,337,046	1,067,500
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	19,704	26,786	74%	3,205	1.30	595,338	603,372	559,000
Airdrie	1,421	1,831	78%	209	1.18	543,050	543,620	550,000
Chestermere	458	733	62%	122	2.13	691,738	685,081	649,500
Rocky View Region	1,338	1,872	71%	378	2.26	634,888	876,247	670,000
Foothills Region	1,052	1,375	77%	224	1.70	626,938	732,792	610,000
Mountain View Region	443	565	78%	125	2.25	453,763	521,147	462,400
Kneehill Region	93	123	76%	28	2.42	257,625	327,127	299,000
Wheatland Region	305	405	75%	76	2.00	444,125	517,933	485,000
Willow Creek Region	194	246	79%	55	2.25	322,275	414,933	365,200
Vulcan Region	85	102	83%	33	3.08	323,688	321,072	263,500
Bighorn Region	350	531	66%	151	3.46	998,463	1,121,690	925,750

DETACHED BENCHMARK PRICE COMPARISON



August 2024 **Calgary**



SALES

2,186

↓ 19.5% Y/Y ↑ 0.2% YTD

NEW LISTINGS

3,536

↑ 13.0% Y/Y ↑ 8.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 601,800

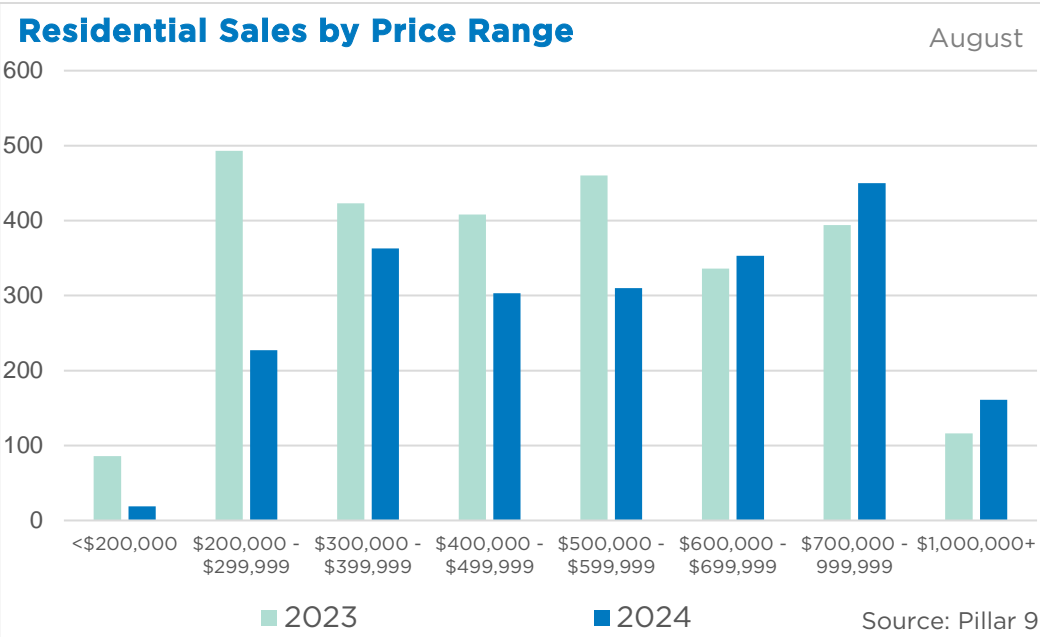
↑ 6.3% Y/Y

Monthly trend* (upward arrow)

INVENTORY

4,487

↑ 37.3% Y/Y Monthly trend* (upward arrow)

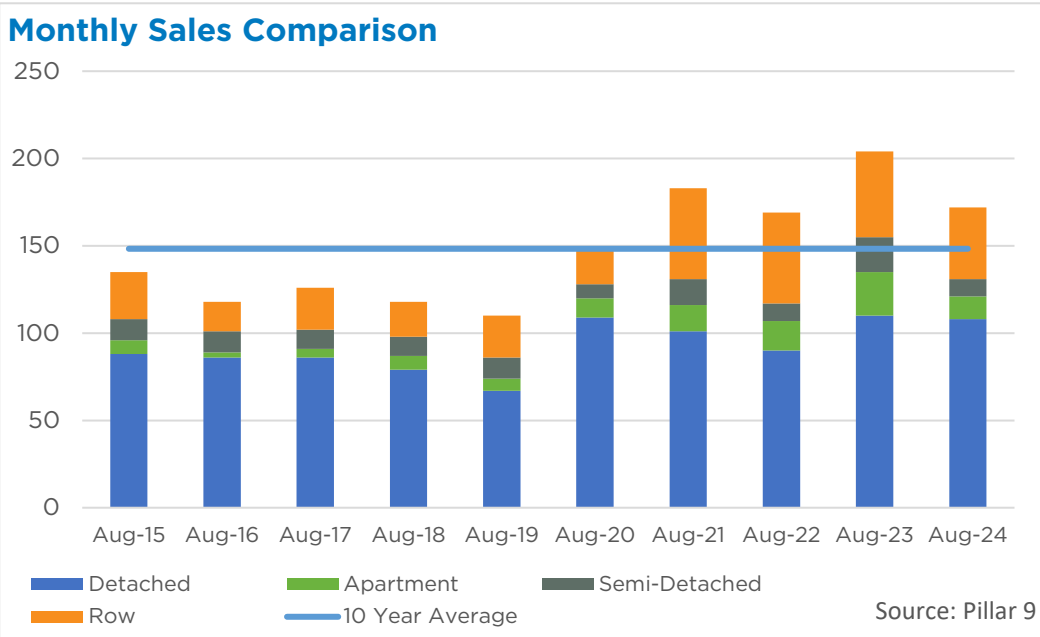


MONTHS OF SUPPLY

2.05

↑ 70.6% Y/Y Monthly trend* (upward arrow)

August 2024 **Airdrie**



SALES

172

↓ 15.7% Y/Y ↑ 5.2% YTD

NEW LISTINGS

242

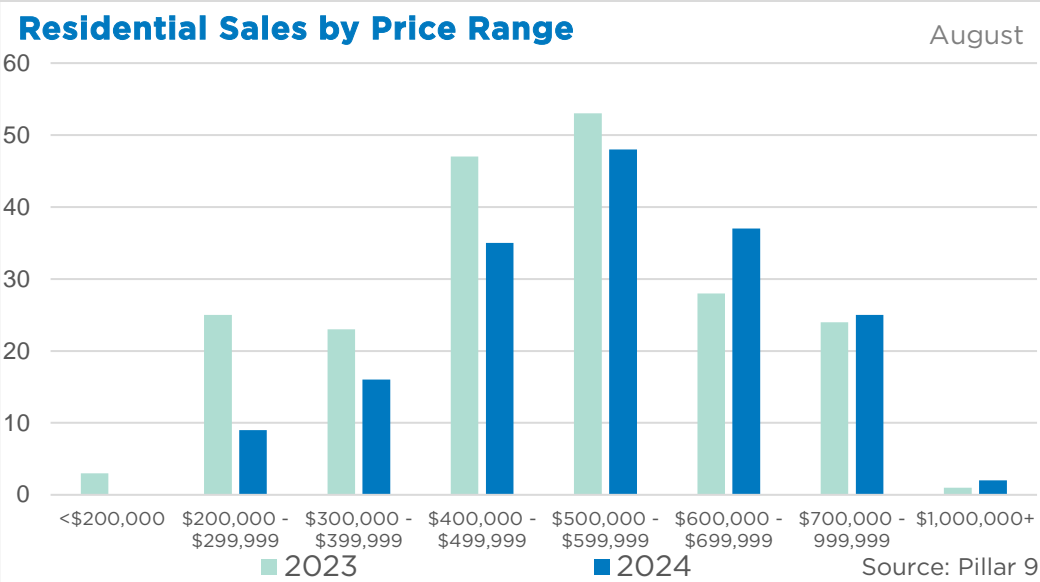
↑ 17.5% Y/Y ↑ 14.0% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 553,300

↑ 7.8% Y/Y

Monthly trend*



INVENTORY

310

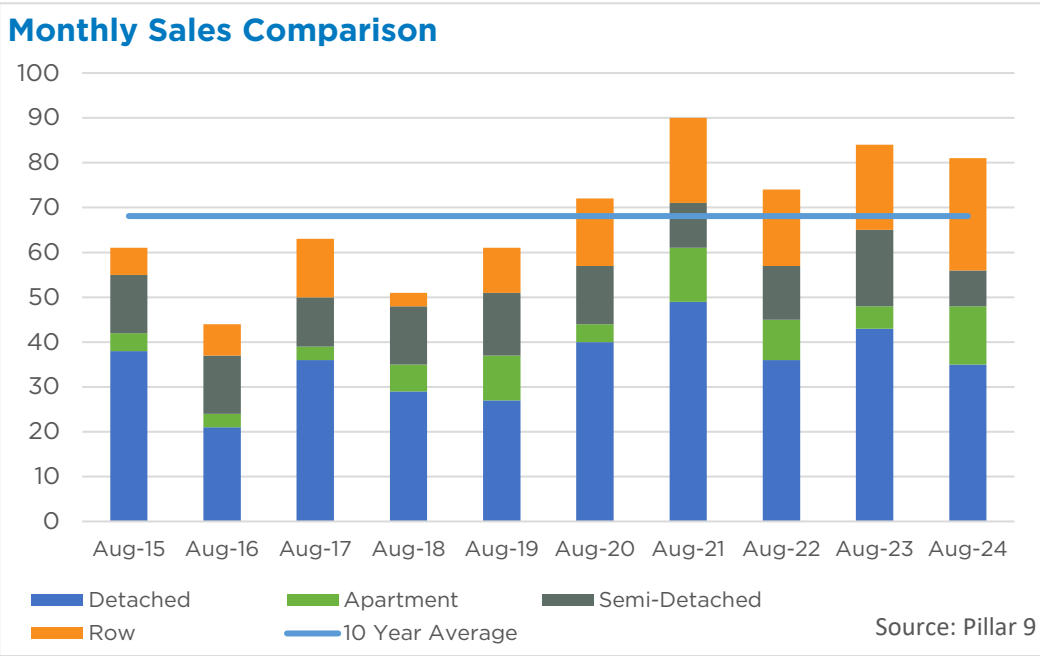
↑ 76.1% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.80

↑ 108.9% Y/Y Monthly trend*

August 2024 **Cochrane**



SALES

81

↓ 3.6% Y/Y ↑ 6.6% YTD

NEW LISTINGS

109

↑ 17.2% Y/Y ↑ 5.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 578,600

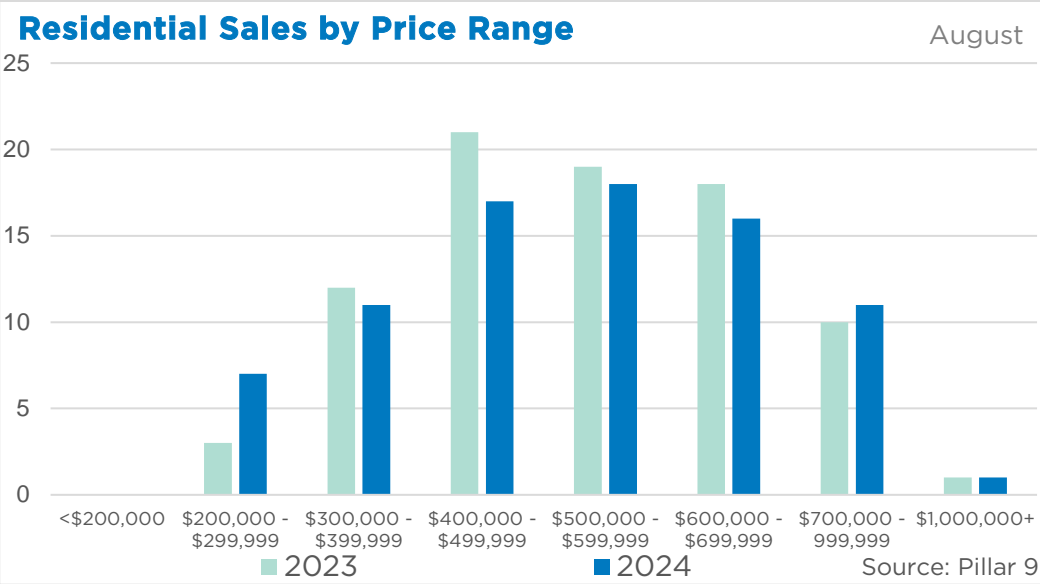
↑ 8.4% Y/Y

Monthly trend*

INVENTORY

144

↓ 0.7% Y/Y Monthly trend*

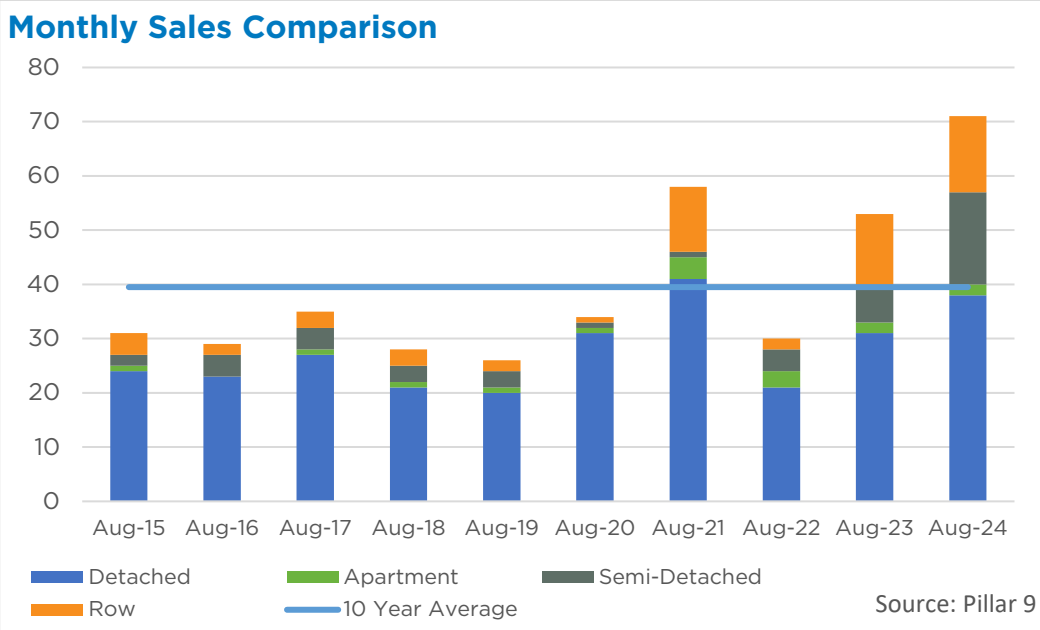


MONTHS OF SUPPLY

1.78

↑ 3.0% Y/Y Monthly trend*

August 2024 **Chestermere**



SALES

71

↑ 34.0% Y/Y ↑ 18.3% YTD

NEW LISTINGS

122

↑ 71.8% Y/Y ↑ 32.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 703,200

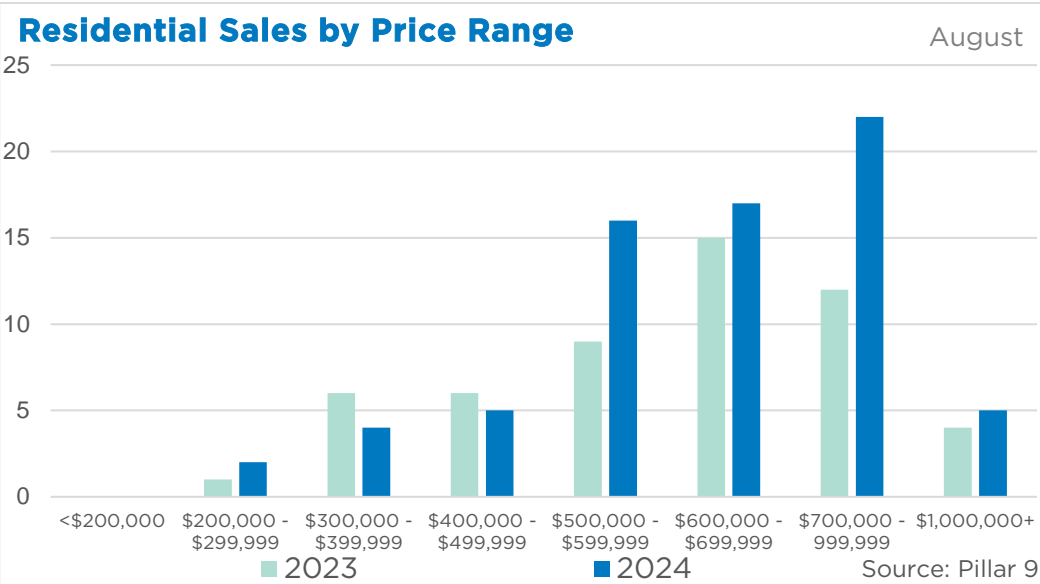
↑ 6.7% Y/Y

Monthly trend*

INVENTORY

176

↑ 69.2% Y/Y Monthly trend*

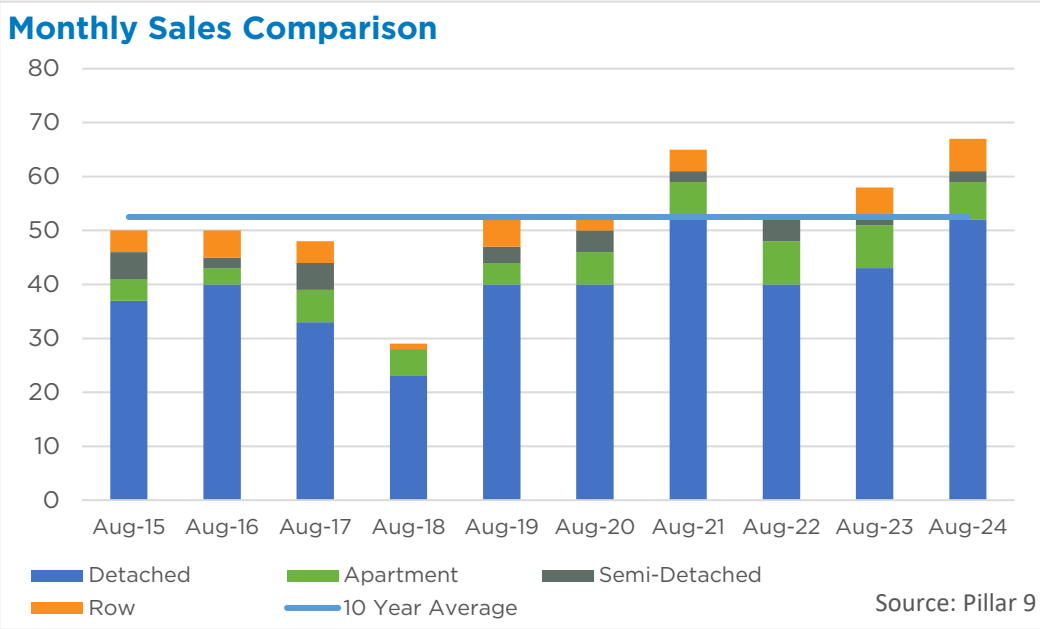


MONTHS OF SUPPLY

2.48

↑ 26.3% Y/Y Monthly trend*

August 2024 Okotoks



SALES

67

↑ 15.5% Y/Y ↑ 4.6% YTD

NEW LISTINGS

84

↑ 29.2% Y/Y ↑ 15.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 622,700

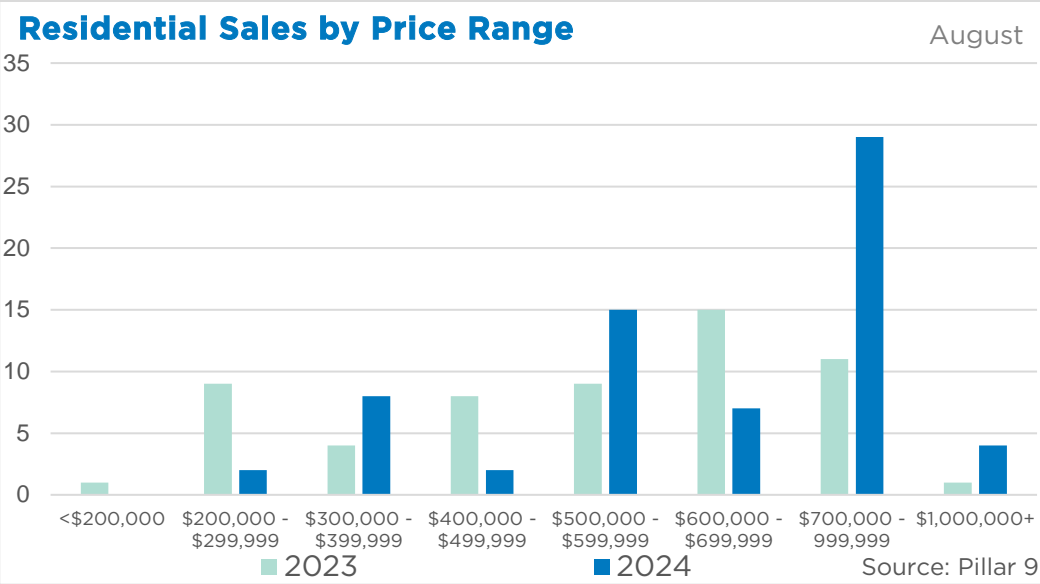
↑ 7.2% Y/Y

Monthly trend*

INVENTORY

90

↑ 38.5% Y/Y Monthly trend*

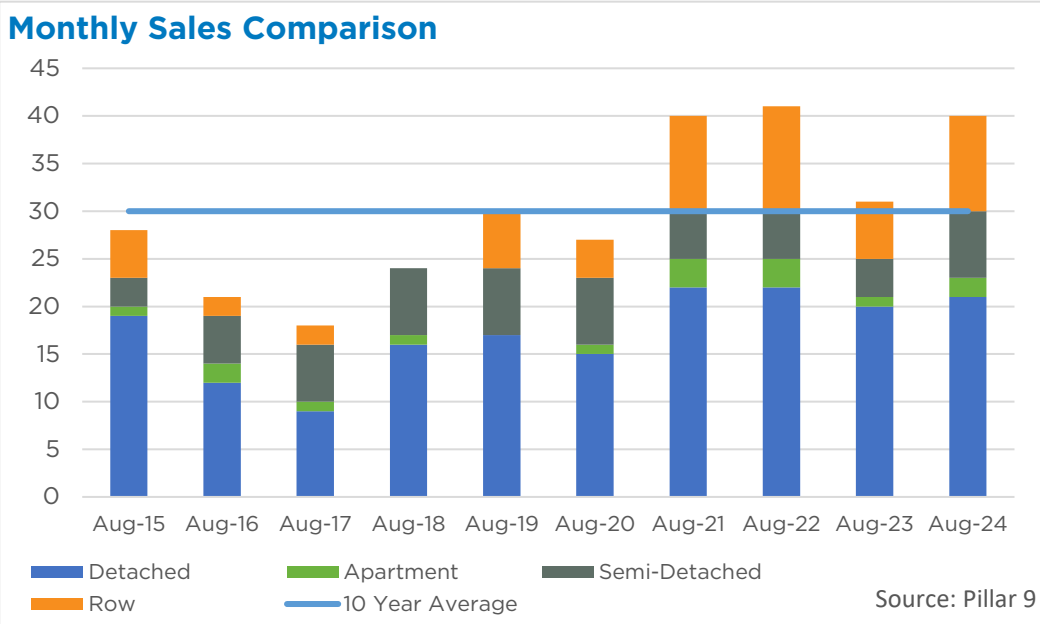


MONTHS OF SUPPLY

1.34

↑ 19.9% Y/Y Monthly trend*

August 2024 High River



SALES

40

↑ 29.0% Y/Y ↑ 13.0% YTD

NEW LISTINGS

46

↑ 48.4% Y/Y ↑ 4.0% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 491,400

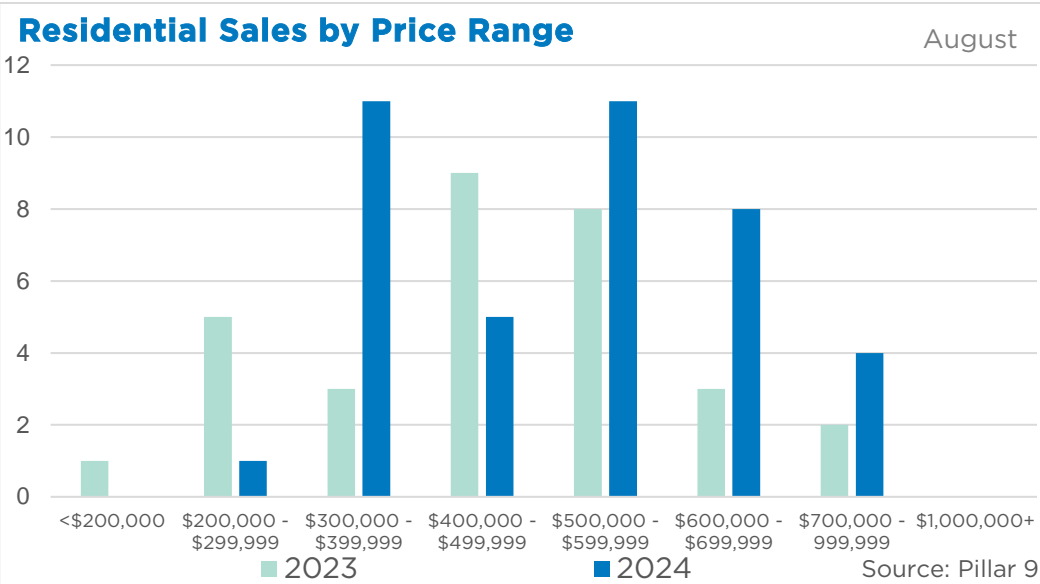
↑ 9.3% Y/Y

Monthly trend*

INVENTORY

42

↓ 4.5% Y/Y Monthly trend*

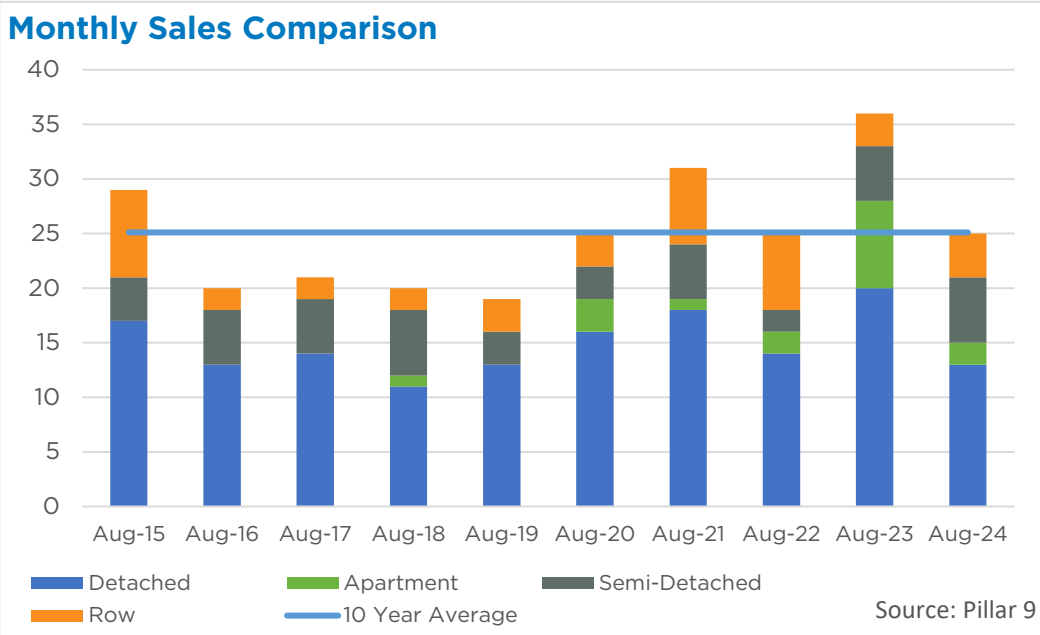


MONTHS OF SUPPLY

1.05

↓ 26.0% Y/Y Monthly trend*

August 2024 **Strathmore**



SALES

25

↓ 30.6% Y/Y ↓ 7.6% YTD

NEW LISTINGS

33

↓ 2.9% Y/Y ↓ 9.2% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 432,300

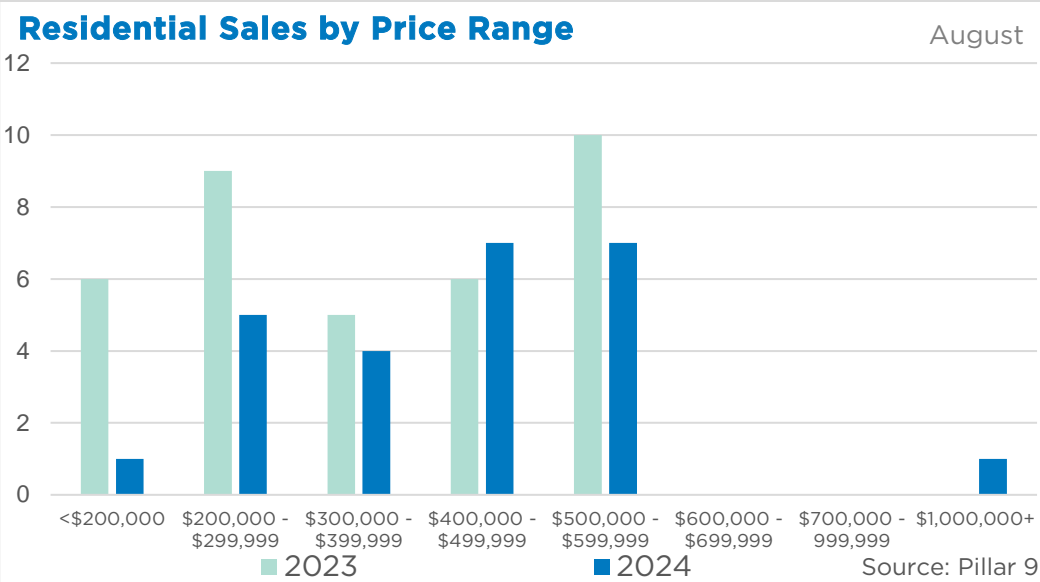
↑ 9.3% Y/Y

Monthly trend*

INVENTORY

49

↑ 11.4% Y/Y Monthly trend*

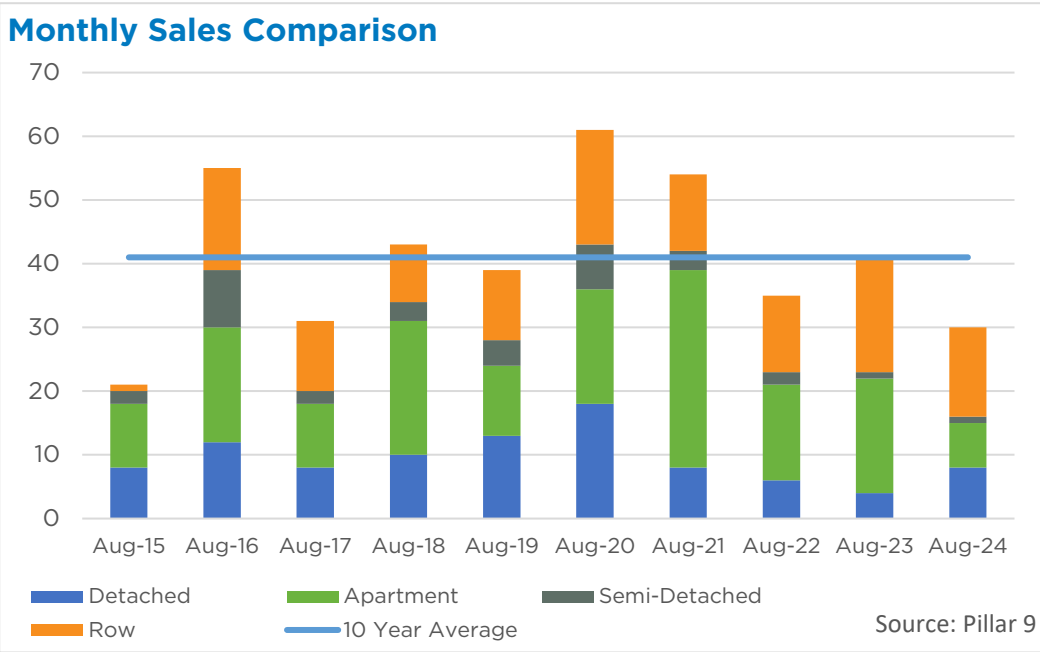


MONTHS OF SUPPLY

1.96

↑ 60.4% Y/Y Monthly trend*

August 2024 **Canmore**



SALES

30

↓ 26.8% Y/Y ↑ 6.8% YTD

NEW LISTINGS

60

↑ 7.1% Y/Y ↑ 6.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 1,056,700

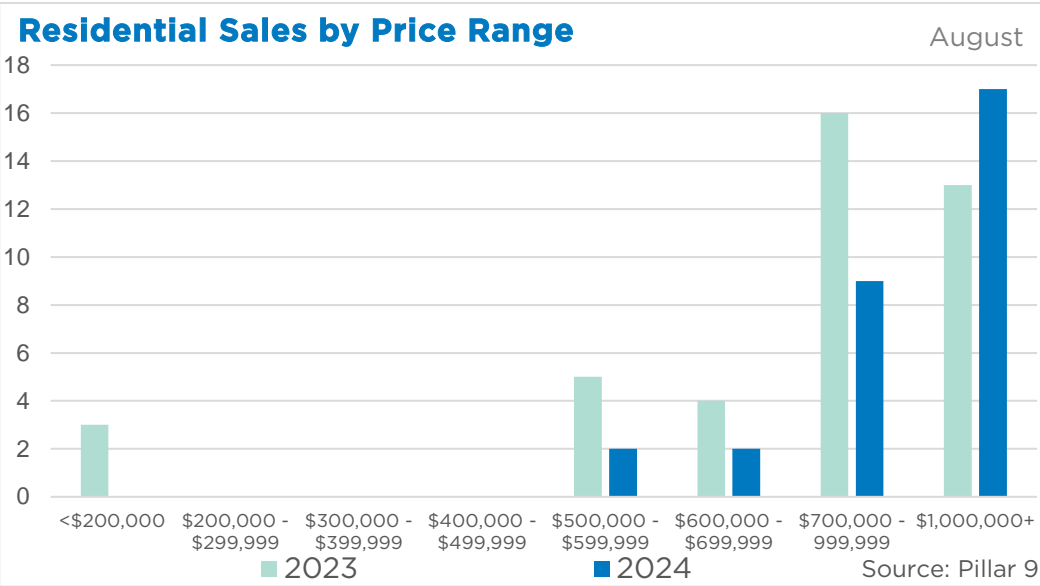
↑ 13.5% Y/Y

Monthly trend*

INVENTORY

144

↑ 15.2% Y/Y Monthly trend*



MONTHS OF SUPPLY

4.80

↑ 57.4% Y/Y Monthly trend*