



creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

Calgary Region

November
2024



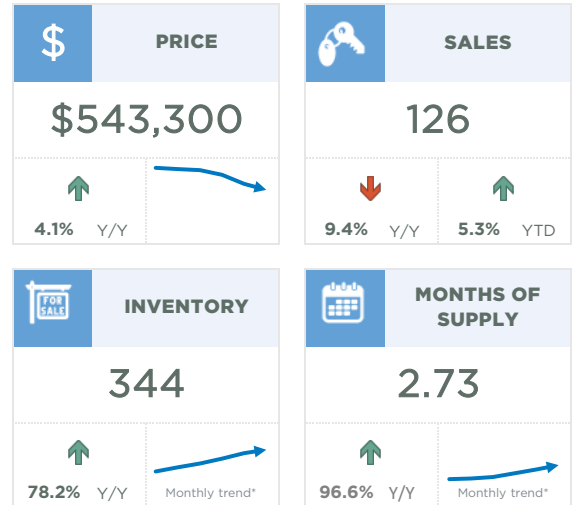
creb.com

Airdrie



With 344 units available, Supply in Airdrie is returning to levels more consistent with activity reported prior to 2020. Supply levels have improved across all property types, with detached and row-style properties accounting for 84 per cent of the supply. While sales have remained strong relative to long-term trends, recent gains in new listings helped support improvements in supply levels.

Improved supply choice is taking some of the pressure off home prices. In November, the total residential benchmark price was \$543,300, four per cent higher than last November. Apartment-style properties reported the largest year-over-year change at nearly 16 percent.

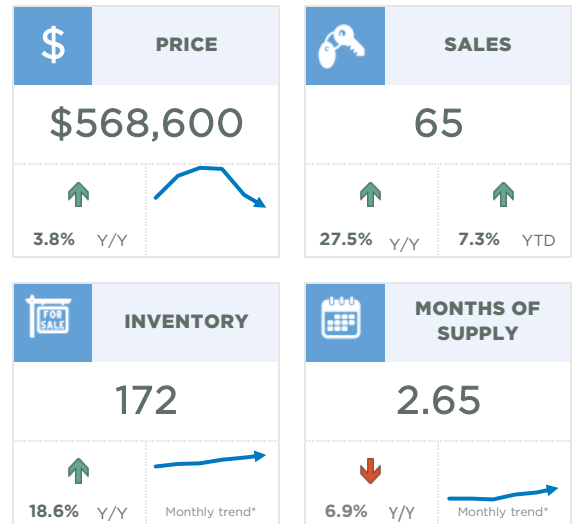


Cochrane



New listings in the town reached a record high for November. The rise in new listings was met with a surge in sales, as November sales were amongst the highest levels reported in November. Much of the growth in sales was driven by detached activity. Strong sales activity prevented a significant shift in inventory levels, which remain 18 per cent below the month's long-term trends.

The pace of price growth has eased over the past few months, which is not uncommon for this time of year. As of November, the unadjusted benchmark price was \$568,600, nearly four per cent higher than levels reported last year at this time. While prices grew across all property types, the largest price gains were reported for apartment-style homes.

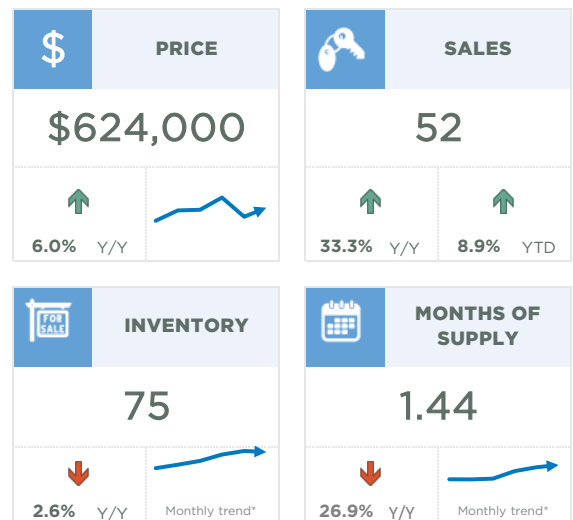


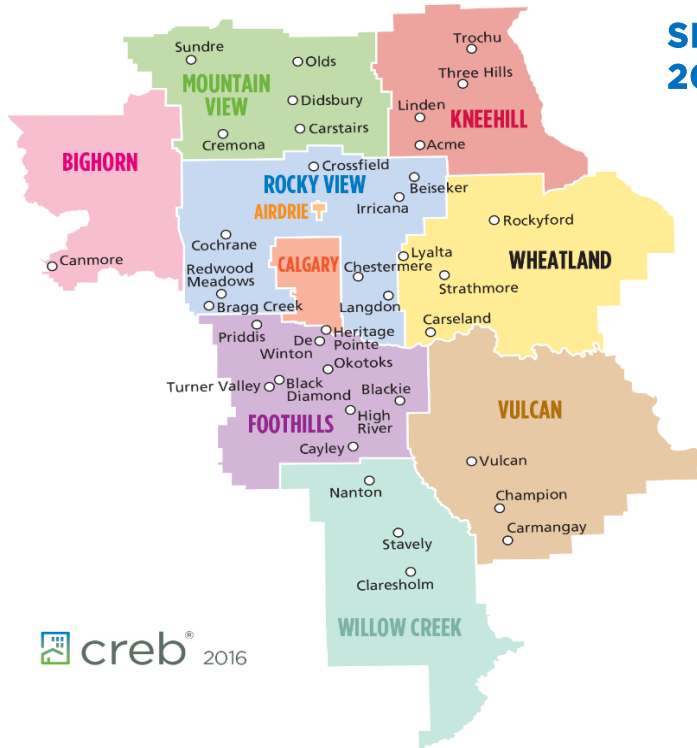
Okotoks



Unlike other centres, Okotoks reported a pullback in new listings to 47 units this month. At the same time, there were 52 sales, preventing any significant change to the low inventory situation in the area. Okotoks has struggled with supply since the end of 2020, keeping the months of supply low below two months throughout most of that time.

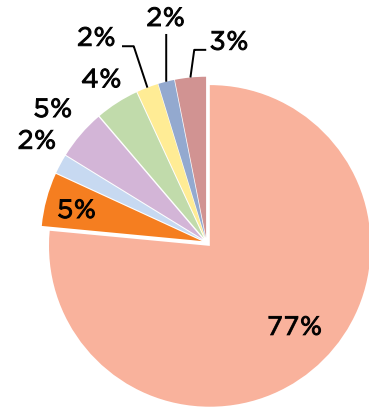
In November, the unadjusted benchmark price was \$624,000, six per cent higher than last year's levels. Prices have improved across all property types, with the largest gains occurring for row-style properties. Detached prices have also been on the rise and, in November, pushed up to \$707,300.





SHARE OF SALES November 2024

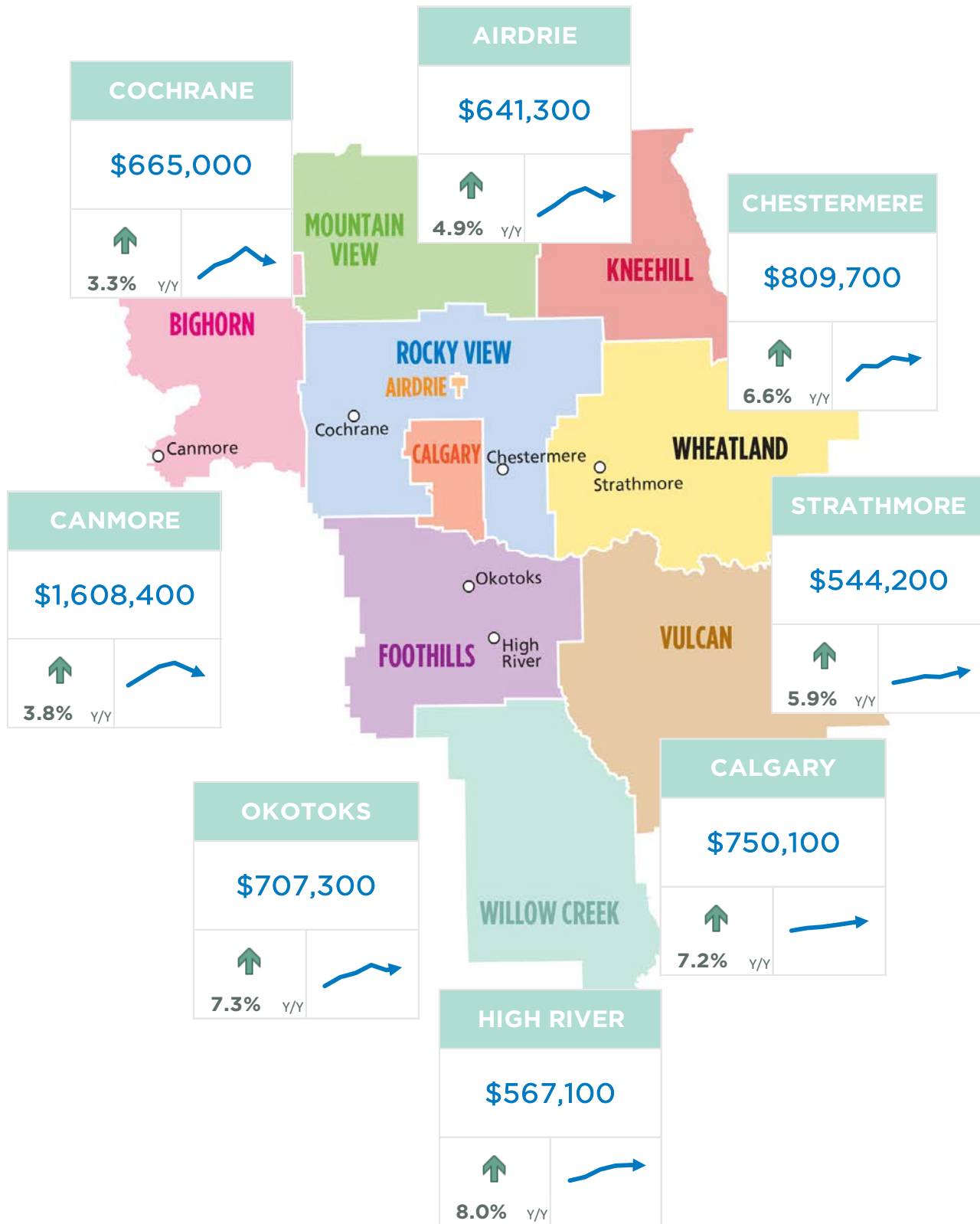
- Calgary
- Airdrie
- Chestermere
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



Source: CREB®

| November 2024 | Sales | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
|-----------------------------|--------|--------------|-----------------------------|-----------|------------------|-----------------|---------------|--------------|
| City of Calgary | 1,797 | 2,326 | 77% | 4,352 | 2.42 | 587,900 | 615,692 | 573,000 |
| Airdrie | 126 | 175 | 72% | 344 | 2.73 | 543,300 | 550,077 | 539,000 |
| Chestermere | 45 | 73 | 62% | 191 | 4.24 | 707,800 | 674,242 | 645,000 |
| Rocky View Region | 117 | 164 | 71% | 383 | 3.27 | 647,900 | 899,866 | 688,500 |
| Foothills Region | 102 | 95 | 107% | 190 | 1.86 | 643,600 | 758,268 | 624,000 |
| Mountain View Region | 51 | 34 | 150% | 111 | 2.18 | 470,700 | 545,200 | 510,000 |
| Kneehill Region | 6 | 8 | 75% | 21 | 3.50 | 252,100 | 295,817 | 275,000 |
| Wheatland Region | 38 | 36 | 106% | 76 | 2.00 | 445,900 | 483,295 | 446,250 |
| Willow Creek Region | 11 | 14 | 79% | 41 | 3.73 | 327,200 | 354,500 | 254,000 |
| Vulcan Region | 17 | 3 | 567% | 22 | 1.29 | 333,100 | 390,059 | 340,000 |
| Bighorn Region | 39 | 46 | 85% | 159 | 4.08 | 1,028,600 | 1,104,660 | 934,500 |
| 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 | 25,667 | 36,065 | 71% | 3,640 | 1.56 | 594,545 | 607,188 | 560,000 |
| Airdrie | 1,850 | 2,501 | 74% | 249 | 1.48 | 544,091 | 544,323 | 549,900 |
| Chestermere | 600 | 1,026 | 58% | 144 | 2.63 | 696,109 | 681,249 | 650,000 |
| Rocky View Region | 1,705 | 2,454 | 69% | 390 | 2.51 | 637,309 | 876,185 | 670,000 |
| Foothills Region | 1,394 | 1,822 | 77% | 233 | 1.84 | 629,982 | 734,463 | 615,826 |
| Mountain View Region | 601 | 749 | 80% | 128 | 2.34 | 457,818 | 512,136 | 455,000 |
| Kneehill Region | 129 | 151 | 85% | 28 | 2.37 | 255,600 | 321,432 | 294,500 |
| Wheatland Region | 398 | 528 | 75% | 80 | 2.21 | 443,673 | 513,670 | 485,000 |
| Willow Creek Region | 247 | 303 | 82% | 51 | 2.29 | 323,736 | 402,519 | 359,900 |
| Vulcan Region | 116 | 135 | 86% | 33 | 3.10 | 325,645 | 330,078 | 277,500 |
| Bighorn Region | 473 | 713 | 66% | 156 | 3.63 | 1,009,755 | 1,129,336 | 908,000 |

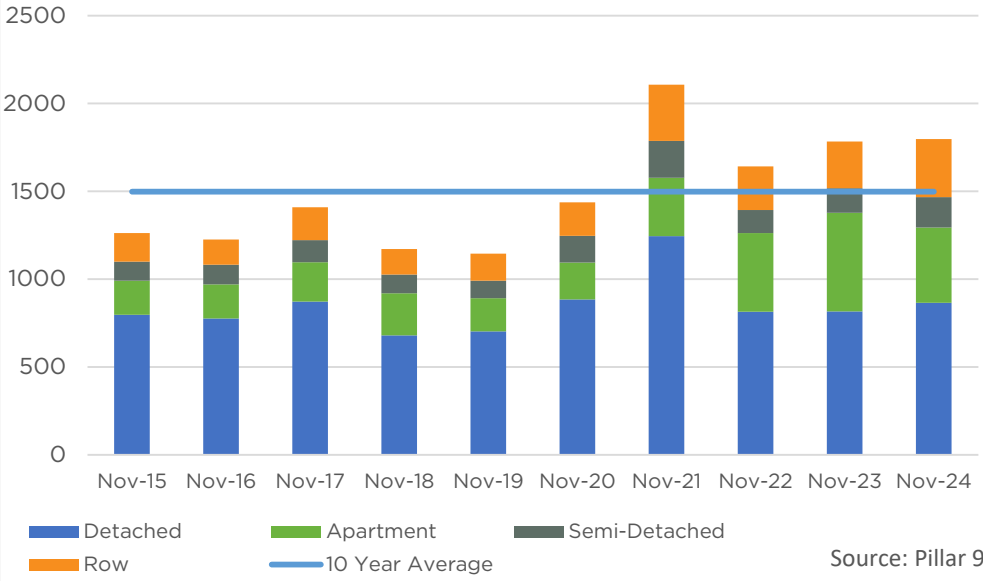
DETACHED BENCHMARK PRICE COMPARISON



November 2024

Calgary

Monthly Sales Comparison



SALES

1,797

↑ 0.8% Y/Y ↓ 1.4% YTD

NEW LISTINGS

2,326

↑ 4.4% Y/Y ↑ 10.1% YTD

INVENTORY

4,352

↑ 45.0% Y/Y Monthly trend*

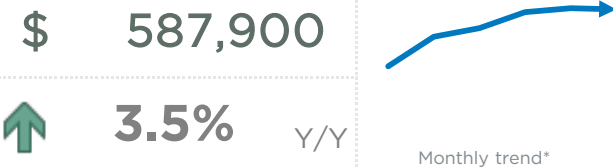
MONTHS OF SUPPLY

2.42

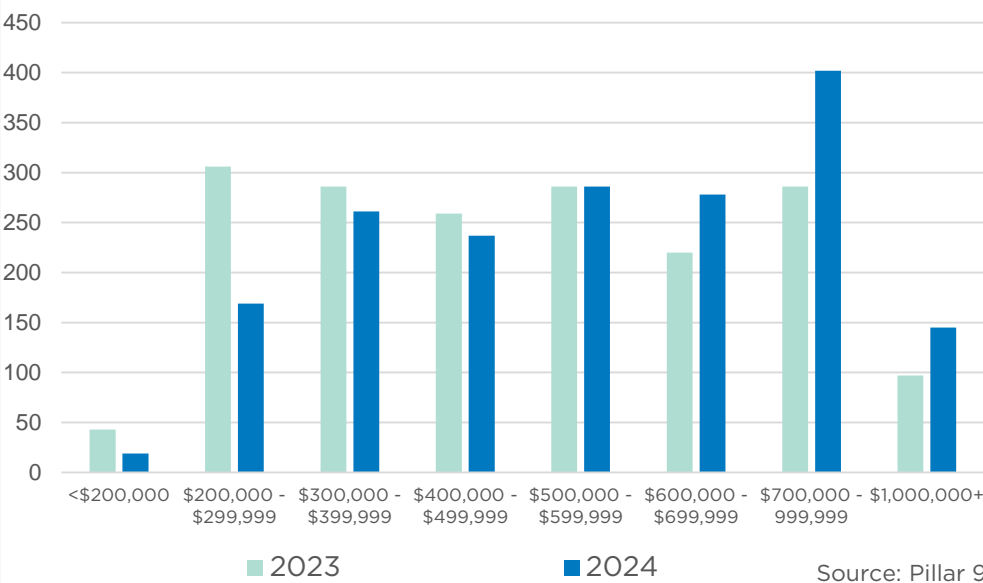
↑ 43.9% Y/Y Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE



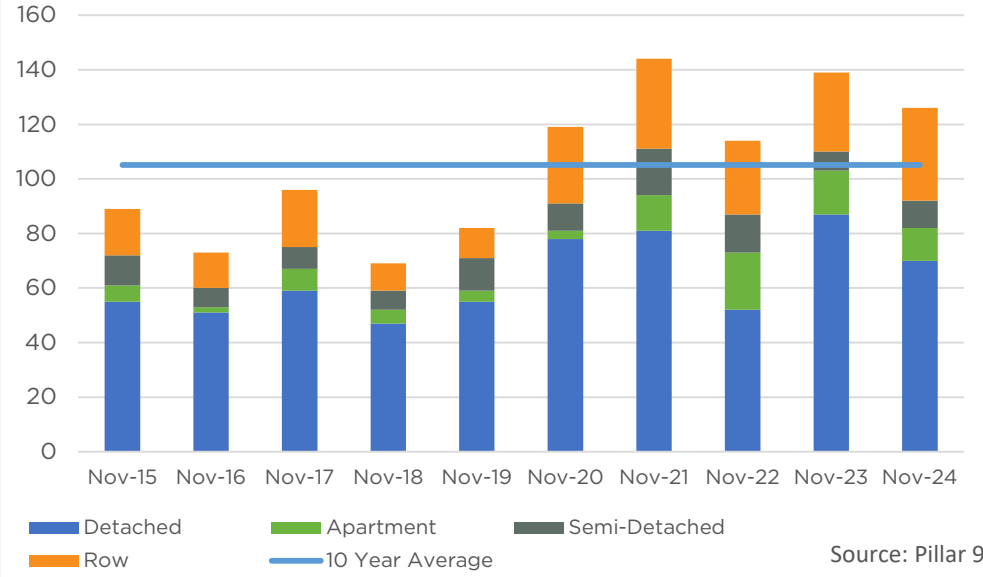
Residential Sales by Price Range



November 2024

Airdrie

Monthly Sales Comparison



SALES

126

9.4% Y/Y (Down)

5.3% YTD (Up)

NEW LISTINGS

175

21.5% Y/Y (Up)

17.9% YTD (Up)

INVENTORY

344

78.2% Y/Y (Up)

Monthly trend* (Up)

MONTHS OF SUPPLY

2.73

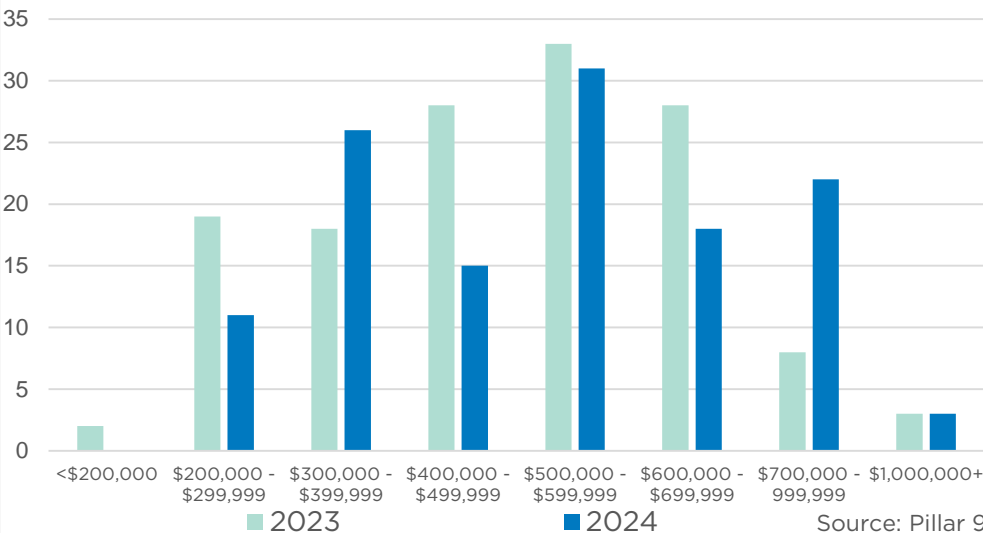
96.6% Y/Y (Up)

Monthly trend* (Up)

TOTAL RESIDENTIAL BENCHMARK PRICE



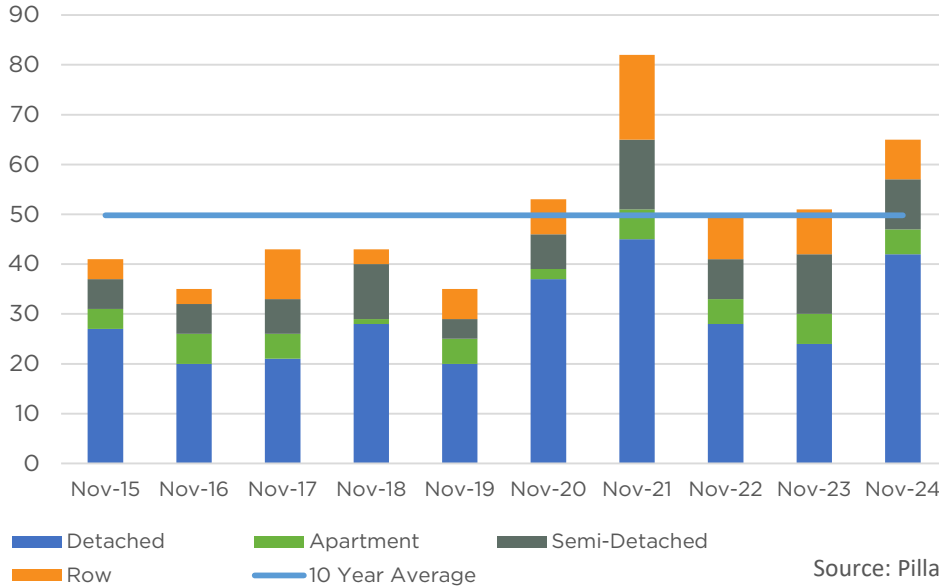
Residential Sales by Price Range



November 2024

Cochrane

Monthly Sales Comparison



SALES

65

↑ 27.5% Y/Y ↑ 7.3% YTD

NEW LISTINGS

100

↑ 14.9% Y/Y ↑ 10.4% YTD

INVENTORY

172

↑ 18.6% Y/Y → Monthly trend*

MONTHS OF SUPPLY

2.65

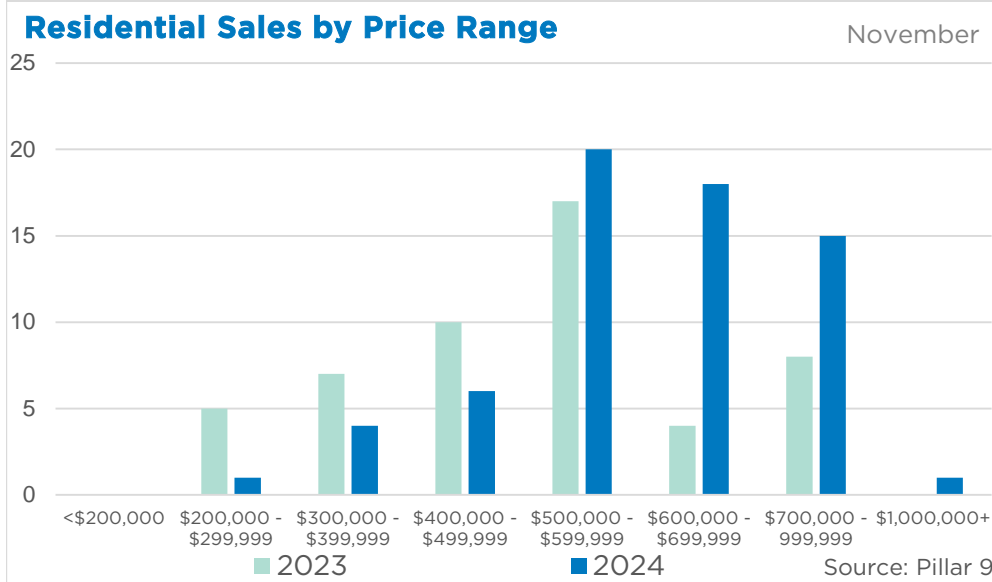
↓ 6.9% Y/Y → Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 568,600

↑ 3.8% Y/Y

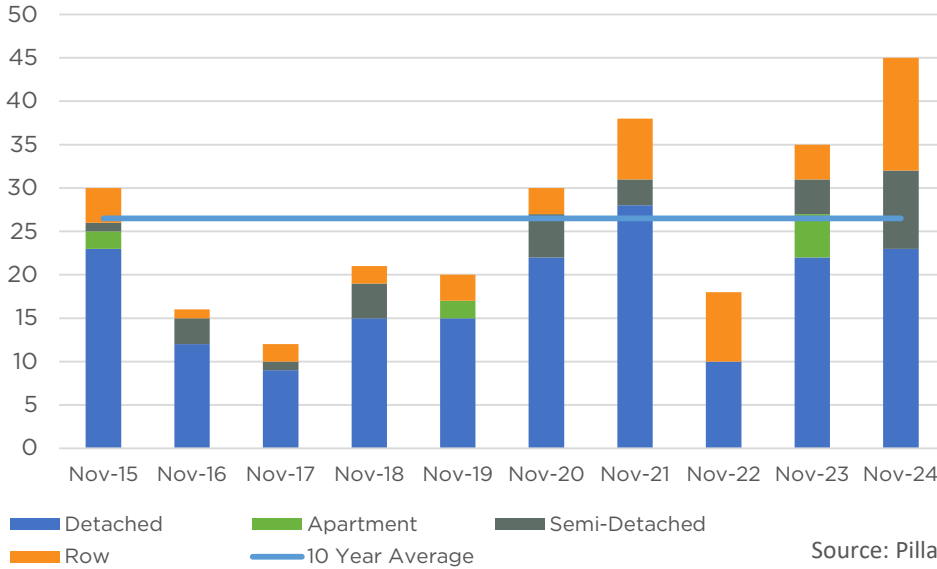
Monthly trend*



November 2024

Chestermere

Monthly Sales Comparison



SALES

45

↑ 28.6% Y/Y ↑ 18.1% YTD

NEW LISTINGS

73

↑ 1.4% Y/Y ↑ 32.6% YTD

INVENTORY

191

↑ 63.2% Y/Y Monthly trend*

MONTHS OF SUPPLY

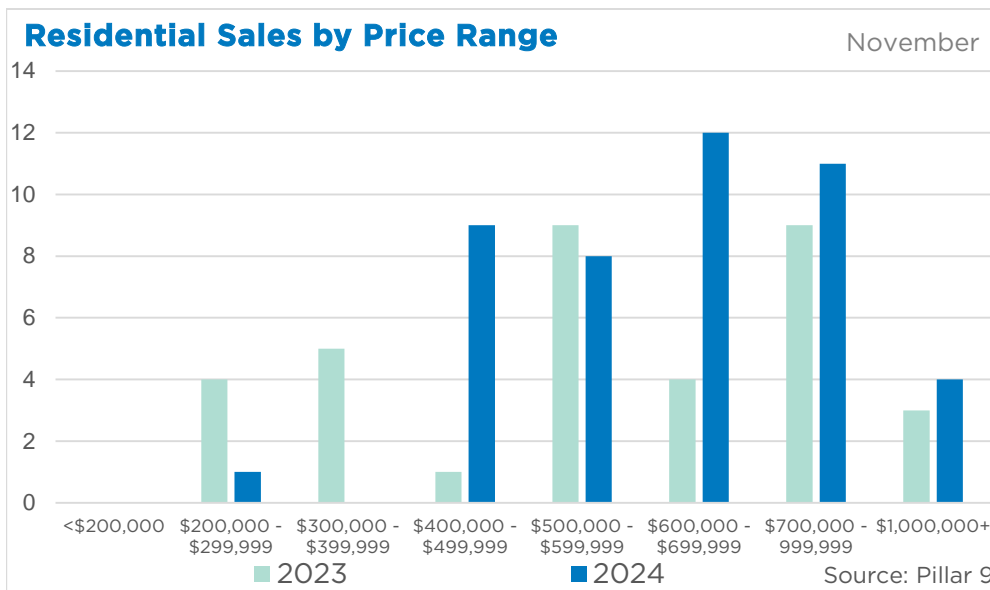
4.24

↑ 27.0% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 707,800

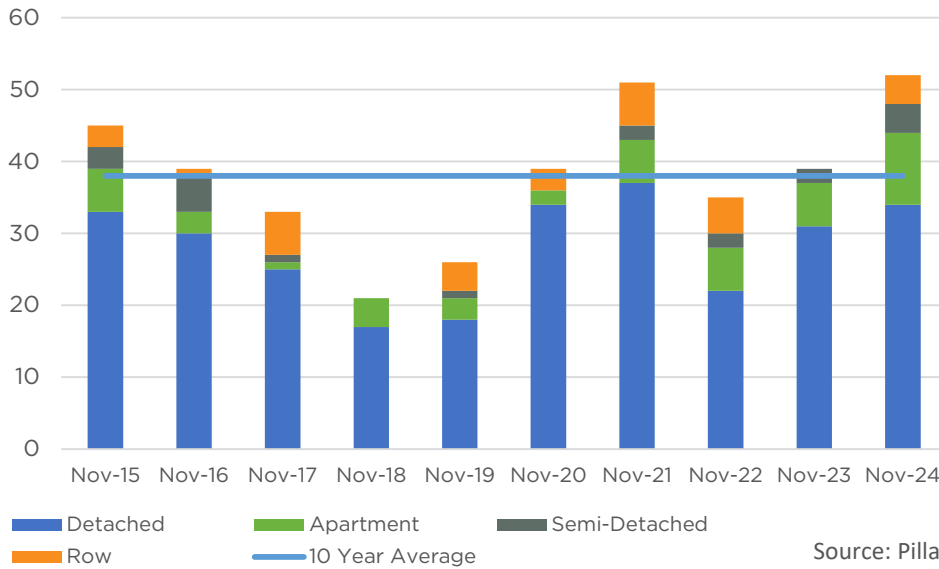
↑ 6.7% Y/Y Monthly trend*



November 2024

Okotoks

Monthly Sales Comparison



SALES

52

↑ 33.3% Y/Y ↑ 8.9% YTD

NEW LISTINGS

47

↓ 23.0% Y/Y ↑ 17.0% YTD

INVENTORY

75

↓ 2.6% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.44

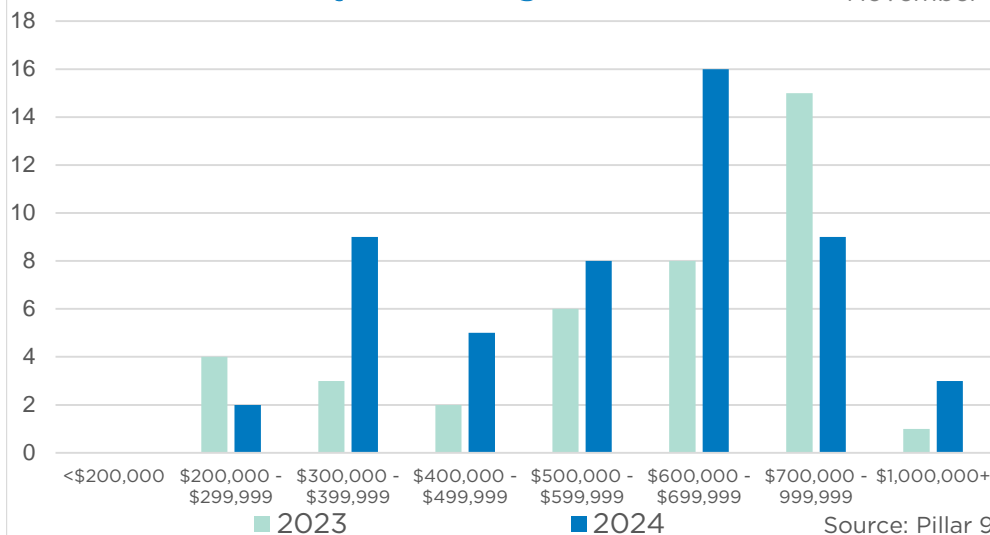
↓ 26.9% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 624,000

↑ 6.0% Y/Y Monthly trend*

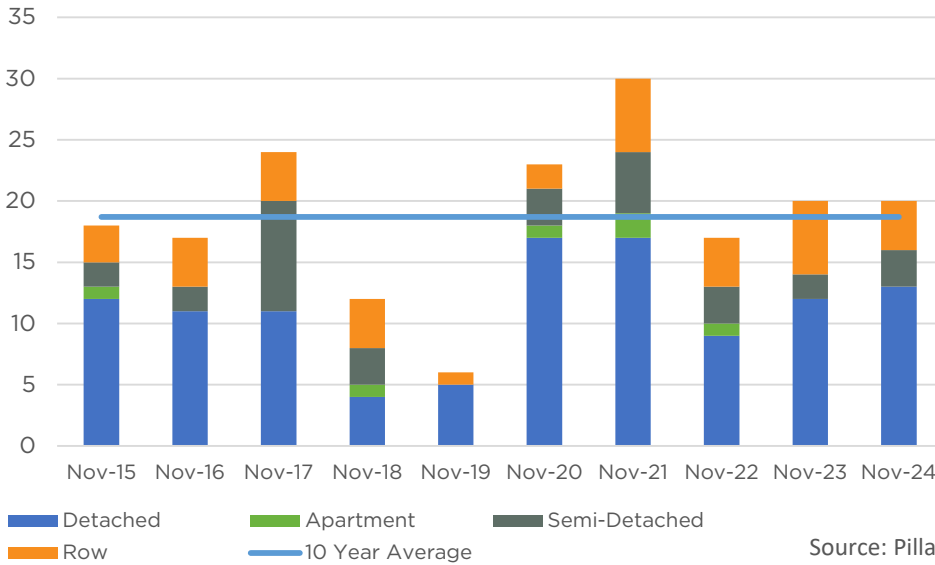
Residential Sales by Price Range



November 2024

High River

Monthly Sales Comparison



SALES

20

0.0% Y/Y 8.0% YTD

NEW LISTINGS

17

43.3% Y/Y 0.3% YTD

INVENTORY

25

34.2% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.25

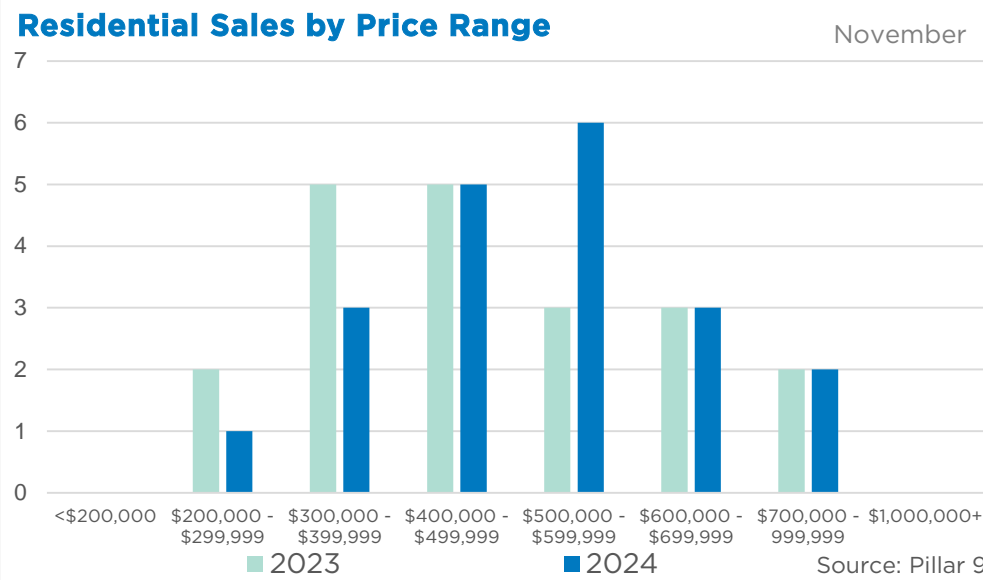
34.2% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 491,400

8.6% Y/Y

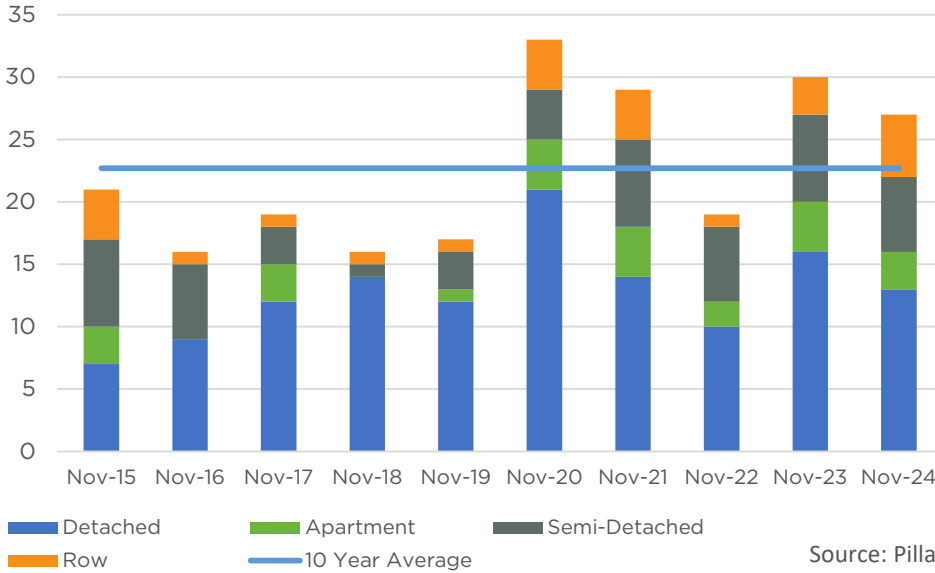
Monthly trend*



November 2024

Strathmore

Monthly Sales Comparison



SALES

27

↓ 10.0% Y/Y ↓ 12.8% YTD

NEW LISTINGS

28

↓ 12.5% Y/Y ↓ 11.0% YTD

INVENTORY

41

↑ 10.8% Y/Y → Monthly trend*

MONTHS OF SUPPLY

1.52

↑ 23.1% Y/Y → Monthly trend*

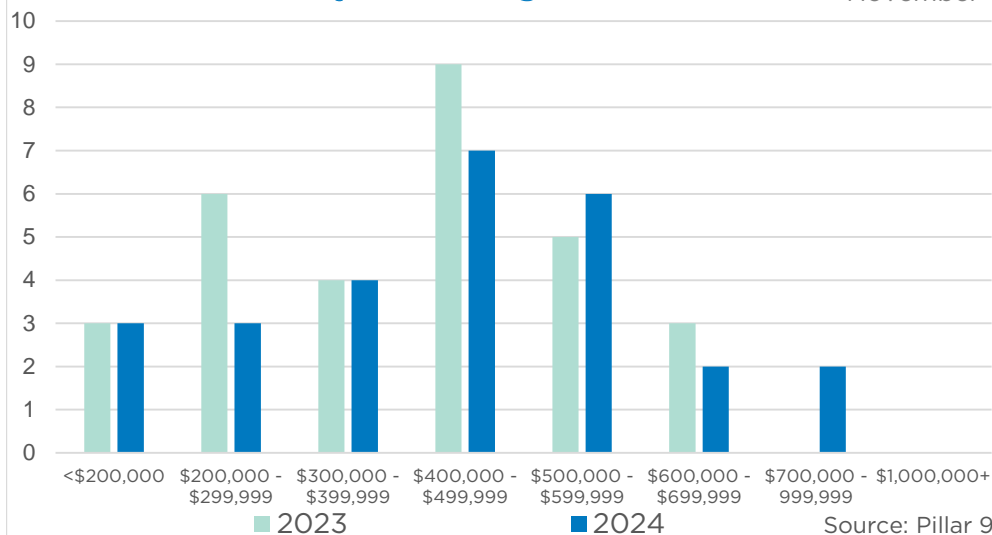
TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 429,000

↑ 5.0% Y/Y

Monthly trend*

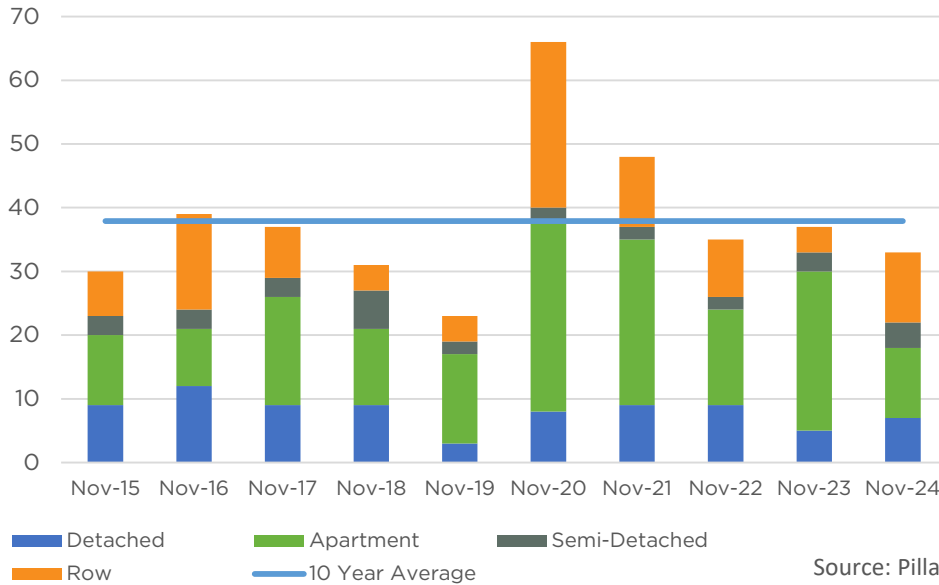
Residential Sales by Price Range



November 2024

Canmore

Monthly Sales Comparison



SALES

33

↓ 10.8% Y/Y ↑ 4.3% YTD

NEW LISTINGS

42

↓ 28.8% Y/Y ↑ 0.8% YTD

INVENTORY

143

→ 0.0% Y/Y Monthly trend*

MONTHS OF SUPPLY

4.33

↑ 12.1% Y/Y Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 1,028,600

↑ 7.7% Y/Y



Residential Sales by Price Range

November

