



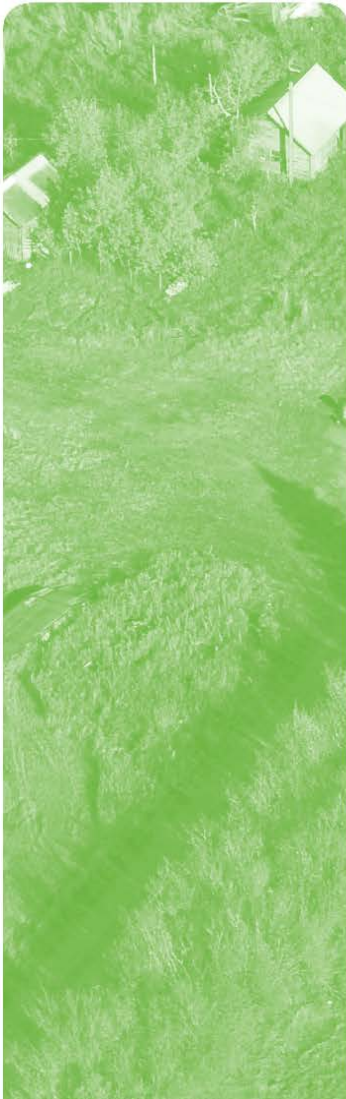
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MONTHLY STATISTICS PACKAGE

# Calgary Region

July 2023



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

### Airdrie



New listings this month remained comparable to last month. Meanwhile, sales trended down, supporting a modest gain in inventory and a sales-to-new listings ratio of 84 per cent. This also helped push the months of supply back above one month. Despite the monthly gain in the months of supply, conditions remain exceptionally tight and continue to favour the seller. This caused further price growth as the unadjusted benchmark price rose nearly one per cent over last month to \$514,100. Prices have been improving across all property types, but the detached benchmark price has pushed above \$600,000 in Airdrie for the first time.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$514,100</b>		<b>194</b>
	<b>4.4%</b> Y/Y		<b>5.4%</b> Y/Y
			<b>36.6%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>205</b>		<b>1.06</b>
	<b>25.7%</b> Y/Y		<b>29.6%</b> Y/Y
	Monthly trend*		Monthly trend*

### Cochrane



With 110 new listings and 85 sales, the sales-to-new-listings ratio remained at 77 per cent this month. This helped contribute to a modest gain in inventory levels, and the months of supply rose to nearly two months. Despite this shift, conditions remained exceptionally tight in the Centre, and prices continued to trend up. As of July, the unadjusted benchmark price reached \$529,700, nearly one per cent higher than last month and over three per cent higher than last July. Price growth has occurred across all property types, and the detached benchmark price now sits at \$626,100.

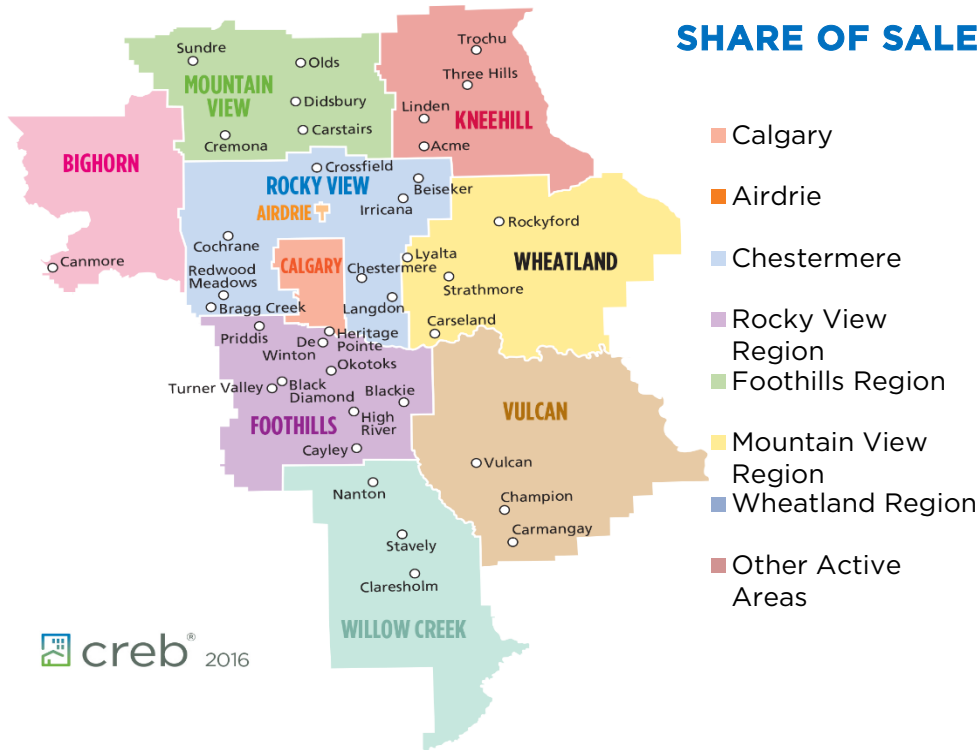
<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$529,700</b>		<b>85</b>
	<b>3.5%</b> Y/Y		<b>4.5%</b> Y/Y
			<b>27.3%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>156</b>		<b>1.84</b>
	<b>4.7%</b> Y/Y		<b>9.6%</b> Y/Y
	Monthly trend*		Monthly trend*

### Okotoks

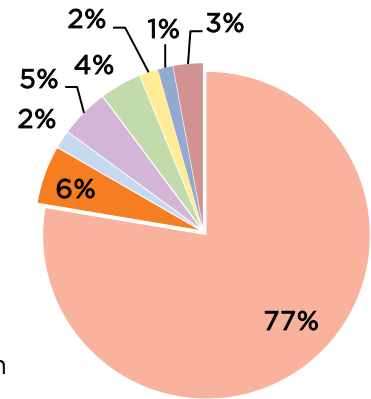


July reported 78 new listings and 67 sales, keeping the sales-to-new-listings ratio elevated at 86 per cent and preventing any significant shift in inventory levels. Nonetheless, the months of supply did rise to above one month following the exceptionally low levels reported over the past two months. While conditions are not as tight as last month, the market still favours the seller, and prices trended up over last month, with a benchmark price reaching \$586,900. Prices now sit over seven per cent higher than last year, with the most significant year-over-year gain occurring in the semidetached sector. Detached benchmark prices pushed up to \$655,100 in July.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
	<b>\$586,900</b>		<b>67</b>
	<b>7.3%</b> Y/Y		<b>5.6%</b> Y/Y
			<b>31.7%</b> YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
	<b>68</b>		<b>1.01</b>
	<b>24.4%</b> Y/Y		<b>19.9%</b> Y/Y
	Monthly trend*		Monthly trend*



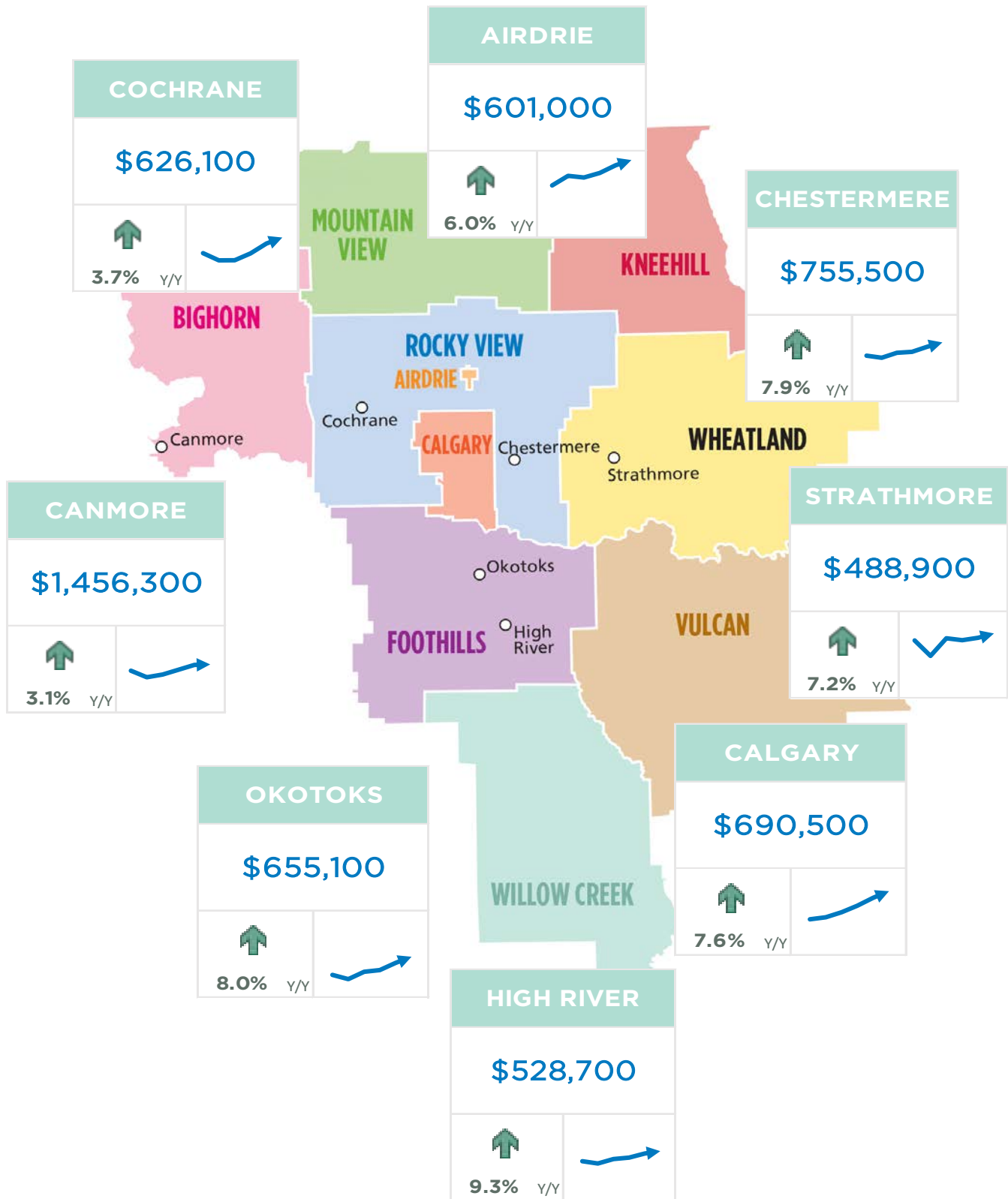
SHARE OF SALES July 2023



Source: CREB®

July 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	2,647	3,247	82%	3,488	1.32	567,700	539,461	493,000
<b>Airdrie</b>	194	230	84%	205	1.06	514,100	501,974	500,250
<b>Chestermere</b>	59	82	72%	104	1.76	668,500	617,063	630,500
<b>Rocky View Region</b>	162	225	72%	427	2.64	626,000	833,037	625,500
<b>Foothills Region</b>	137	180	76%	259	1.89	594,300	624,616	550,000
<b>Mountain View Region</b>	61	83	73%	168	2.75	423,400	432,229	397,000
<b>Kneehill Region</b>	17	16	106%	46	2.71	239,200	262,635	245,000
<b>Wheatland Region</b>	50	50	100%	86	1.72	428,500	458,277	449,400
<b>Willow Creek Region</b>	20	26	77%	65	3.25	303,700	297,433	298,250
<b>Vulcan Region</b>	13	16	81%	51	3.92	320,200	288,762	237,000
<b>Bighorn Region</b>	49	59	83%	138	2.82	923,300	887,743	869,663
YEAR-TO-DATE 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	16,956	21,521	79%	3,117	1.29	546,900	539,721	495,000
<b>Airdrie</b>	1,147	1,400	82%	184	1.12	496,329	489,754	482,500
<b>Chestermere</b>	334	482	69%	95	1.99	648,029	617,208	613,300
<b>Rocky View Region</b>	1,074	1,573	68%	394	2.57	600,686	766,515	605,000
<b>Foothills Region</b>	895	1,182	76%	227	1.77	569,714	648,575	572,000
<b>Mountain View Region</b>	370	512	72%	138	2.61	409,357	428,201	389,950
<b>Kneehill Region</b>	98	128	77%	44	3.15	229,271	277,013	235,278
<b>Wheatland Region</b>	264	356	74%	82	2.17	416,071	437,370	429,500
<b>Willow Creek Region</b>	125	184	68%	54	3.03	286,729	320,392	300,000
<b>Vulcan Region</b>	65	105	62%	42	4.48	302,557	328,508	315,000
<b>Bighorn Region</b>	293	431	68%	134	3.19	894,443	972,582	829,219

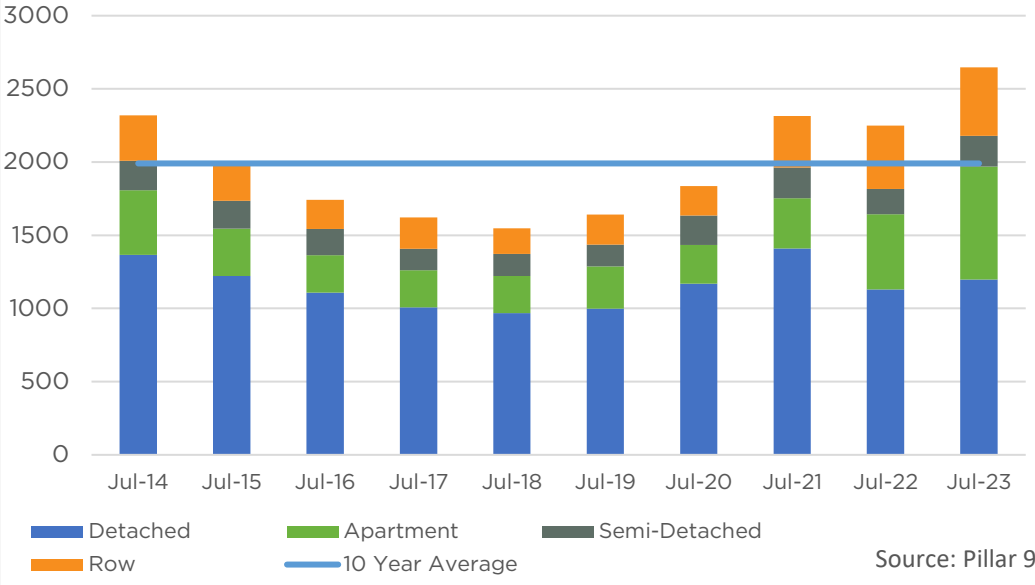
# DETACHED BENCHMARK PRICE COMPARISON



July 2023

Calgary

Monthly Sales Comparison



**SALES**

2,647

↑ 17.7% Y/Y    ↓ 19.0% YTD

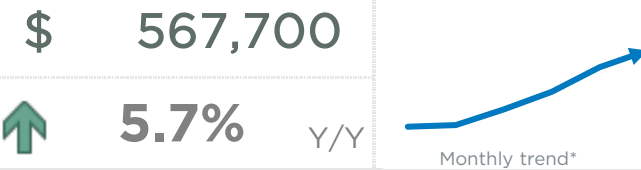
**NEW LISTINGS**

3,247

↑ 2.2% Y/Y    ↓ 25.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



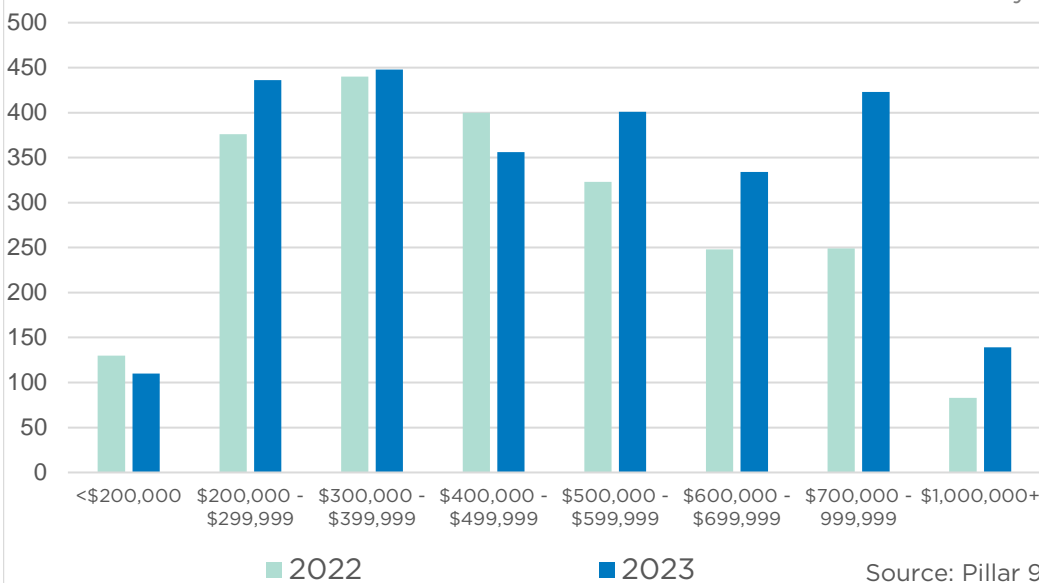
**INVENTORY**

3,488

↓ 34.8% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

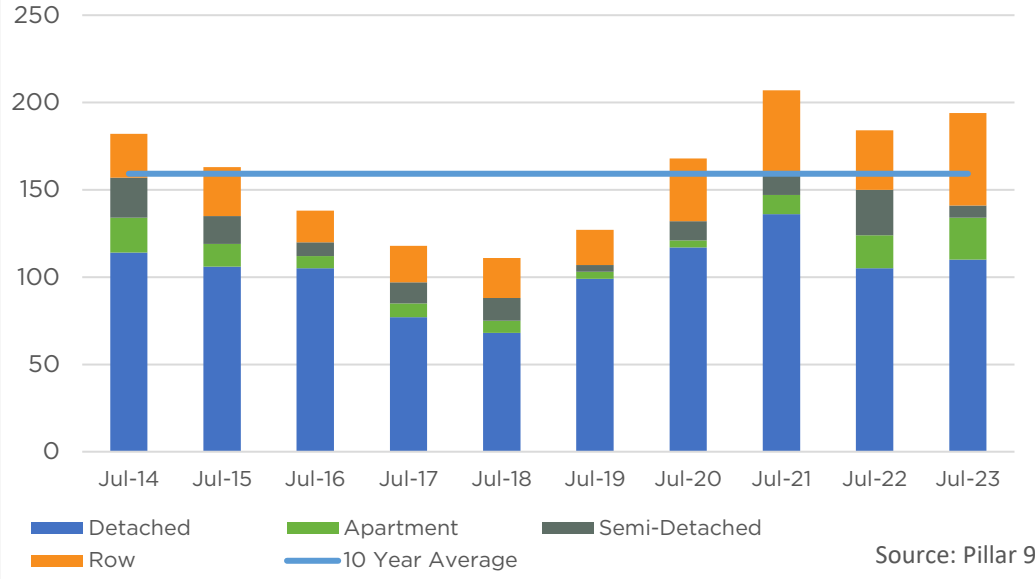
1.32

↓ 44.6% Y/Y    Monthly trend\*

July 2023

Airdrie

Monthly Sales Comparison



**SALES**

194

↑ 5.4% Y/Y    ↓ 36.6% YTD

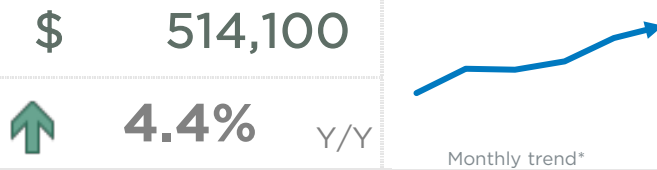
**NEW LISTINGS**

230

↑ 3.6% Y/Y    ↓ 36.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



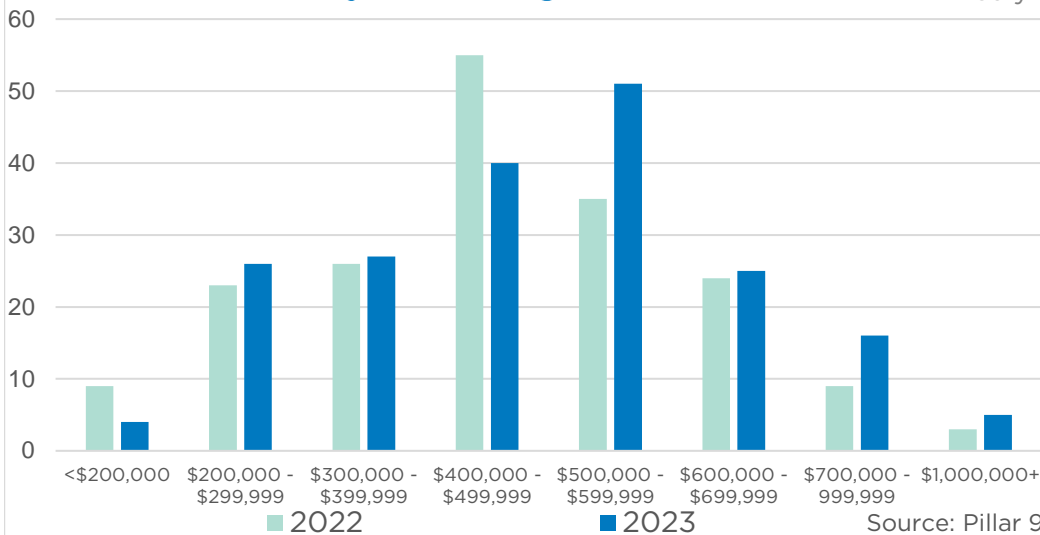
**INVENTORY**

205

↓ 25.7% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

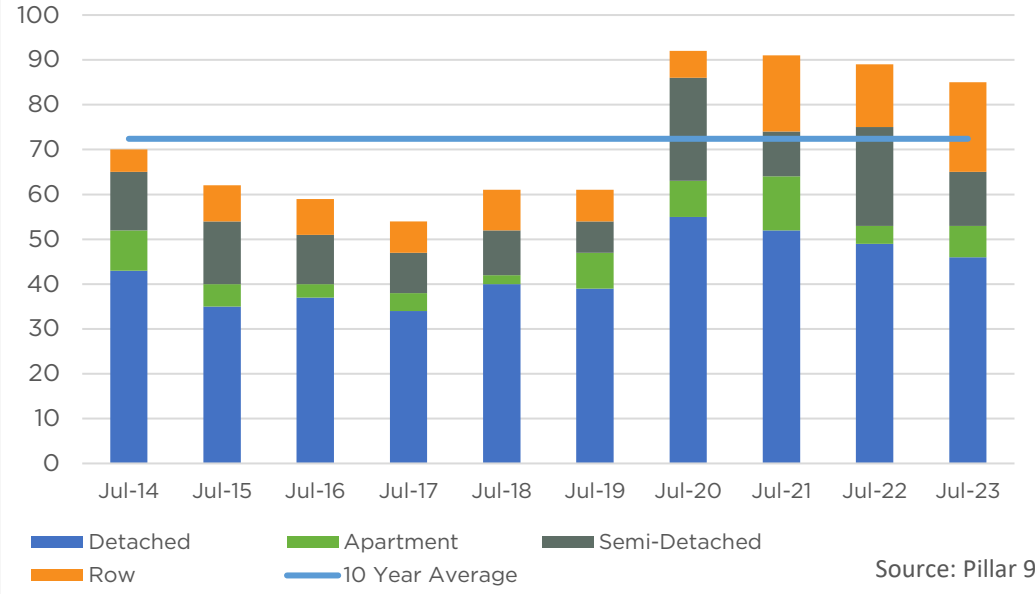
1.06

↓ 29.6% Y/Y    Monthly trend\*

July 2023

Cochrane

Monthly Sales Comparison



**SALES**

85

↓ 4.5% Y/Y    ↓ 27.3% YTD

**NEW LISTINGS**

110

↑ 3.8% Y/Y    ↓ 22.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

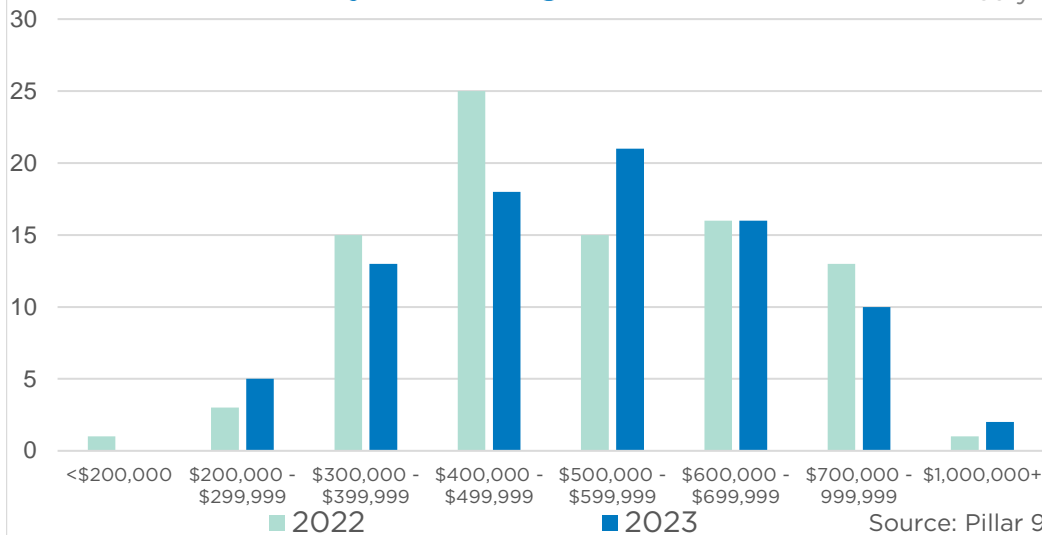
\$ 529,700

↑ 3.5% Y/Y

Monthly trend\*

Residential Sales by Price Range

July



**INVENTORY**

156

↑ 4.7% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

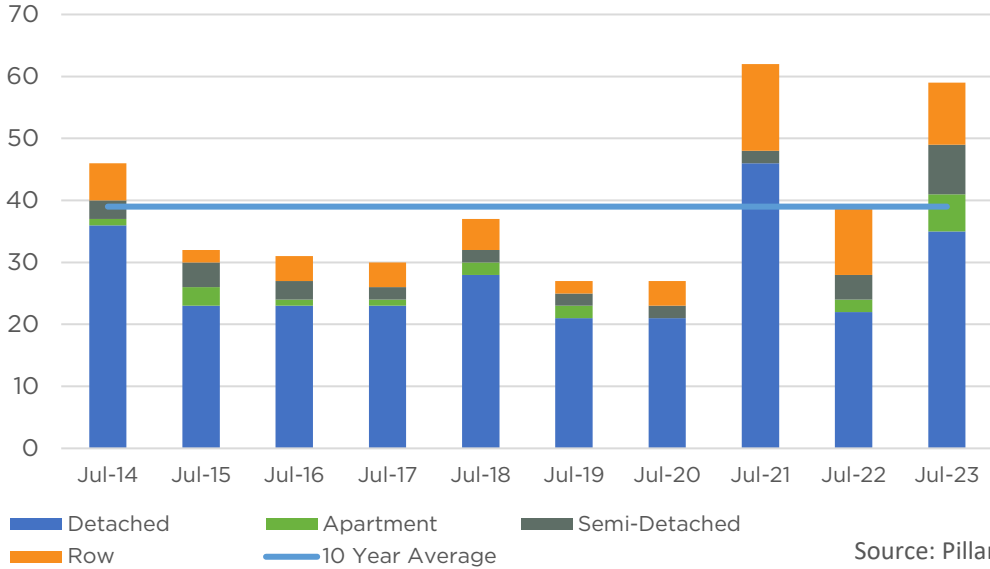
1.84

↑ 9.6% Y/Y    Monthly trend\*

July 2023

Chestermere

Monthly Sales Comparison



**SALES**

59

↑ 51.3% Y/Y    ↓ 17.1% YTD

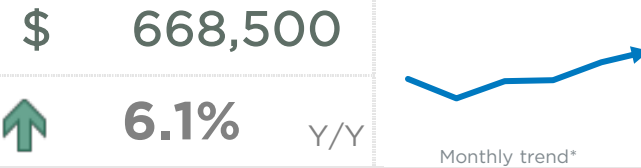
**NEW LISTINGS**

82

↑ 39.0% Y/Y    ↓ 20.1% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



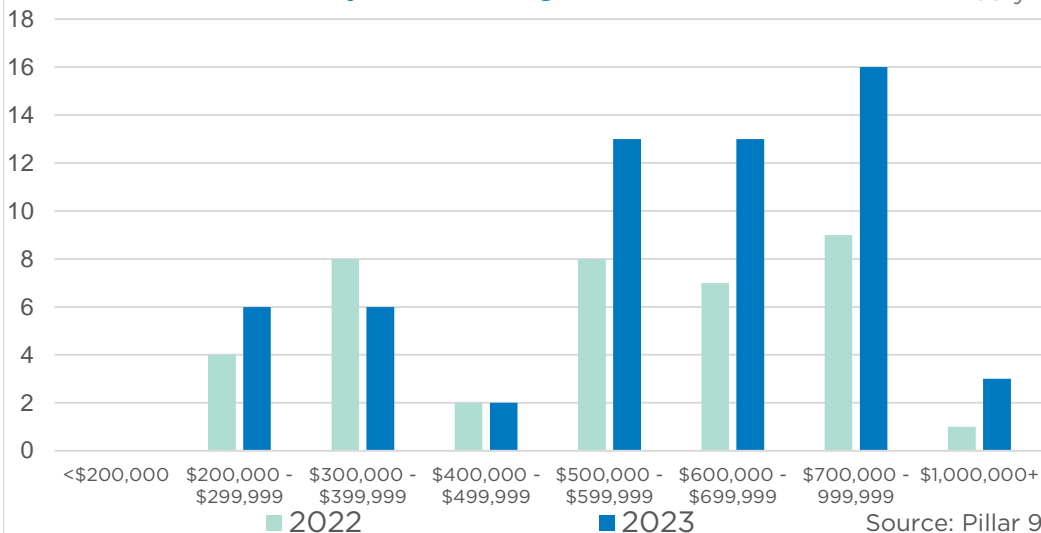
**INVENTORY**

104

↓ 7.1% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

1.76

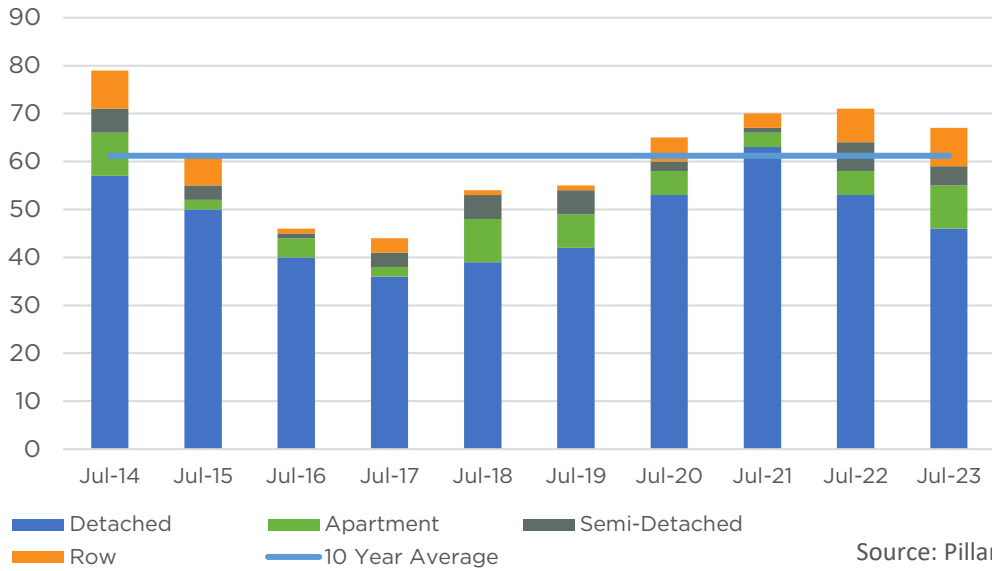
↓ 38.6% Y/Y    Monthly trend\*



July 2023

Okotoks

Monthly Sales Comparison



**SALES**

67

↓ 5.6% Y/Y    ↓ 31.7% YTD

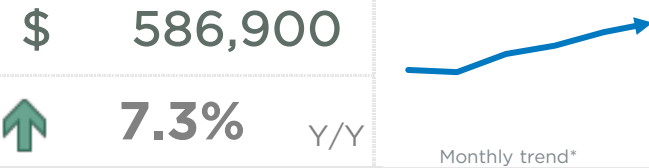
**NEW LISTINGS**

78

↑ 6.8% Y/Y    ↓ 34.8% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



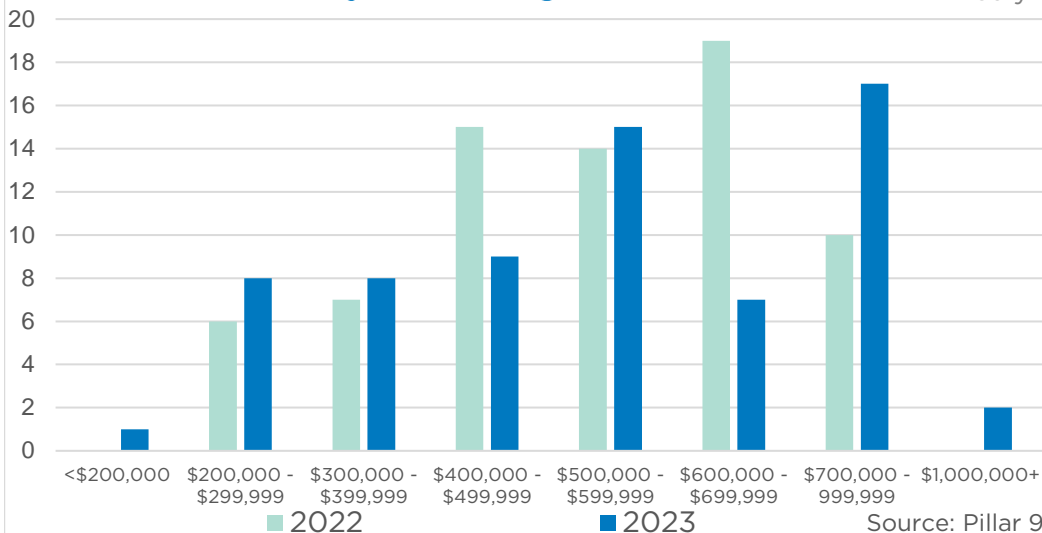
**INVENTORY**

68

↓ 24.4% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

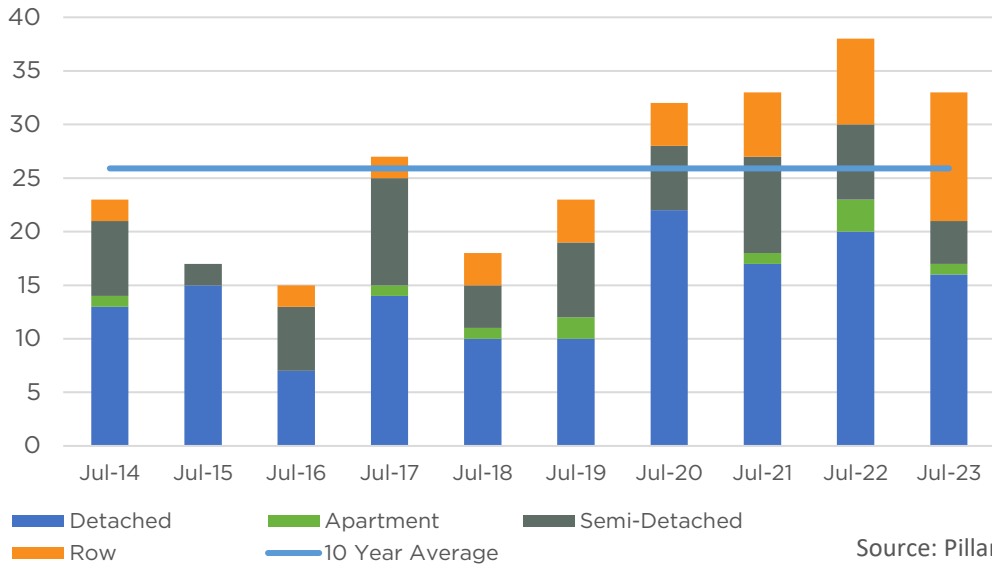
1.01

↓ 19.9% Y/Y    Monthly trend\*

July 2023

High River

Monthly Sales Comparison



**SALES**

33

↓ 13.2% Y/Y    ↓ 30.5% YTD

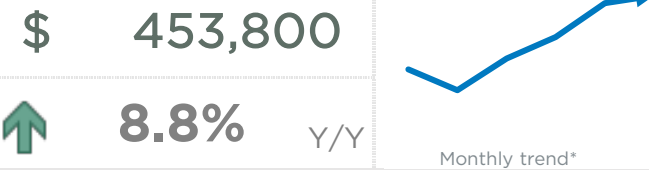
**NEW LISTINGS**

39

↑ 2.6% Y/Y    ↓ 24.2% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



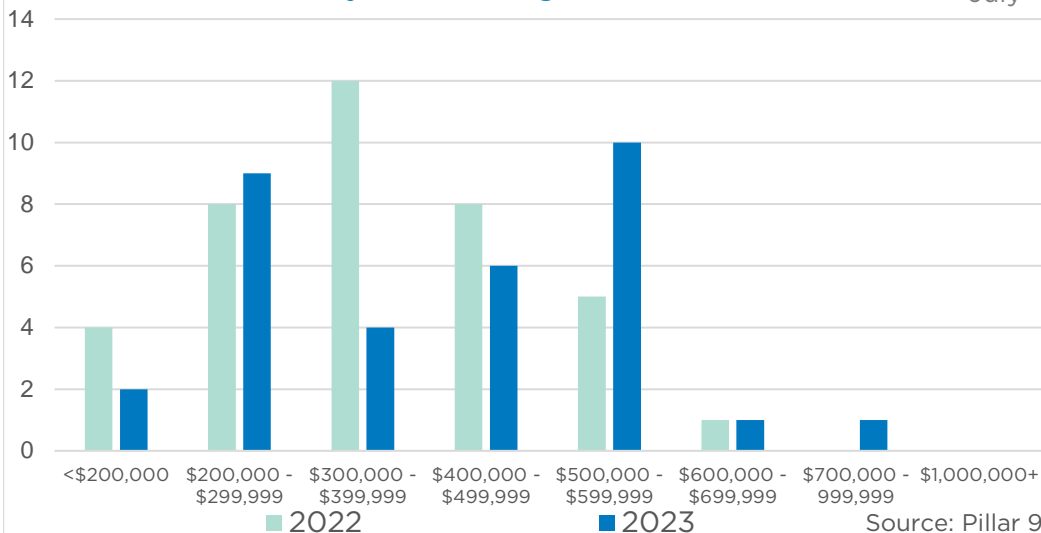
**INVENTORY**

51

↓ 7.3% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

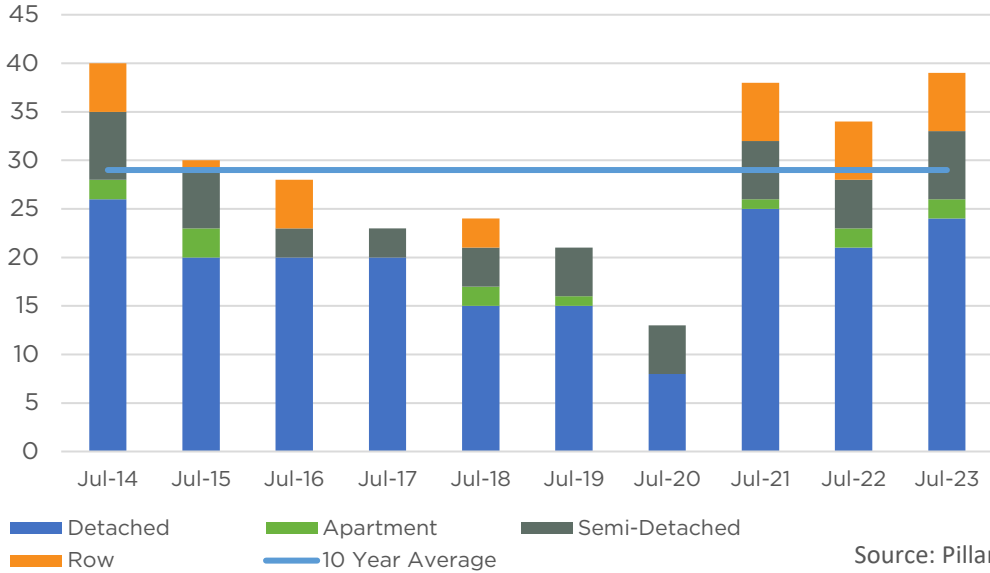
1.55

↑ 6.8% Y/Y    Monthly trend\*

July 2023

Strathmore

Monthly Sales Comparison



**SALES**

39

↑ 14.7% Y/Y    ↓ 24.5% YTD

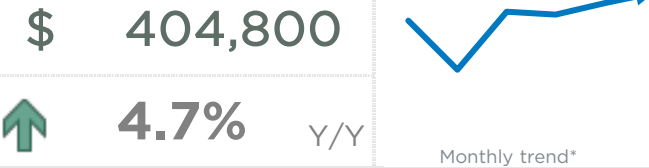
**NEW LISTINGS**

38

↓ 15.6% Y/Y    ↓ 25.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



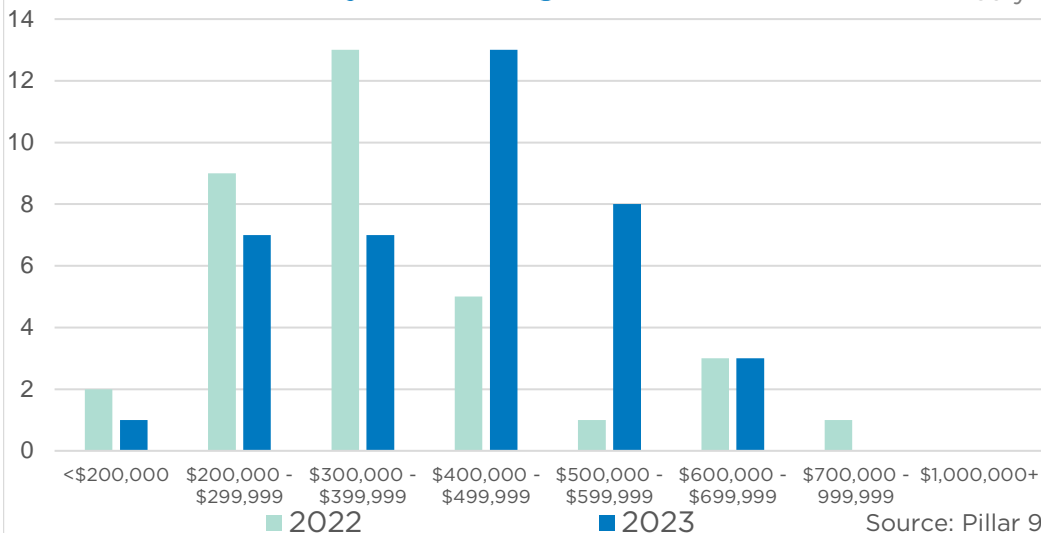
**INVENTORY**

51

↓ 29.2% Y/Y    Monthly trend\*

Residential Sales by Price Range

July



**MONTHS OF SUPPLY**

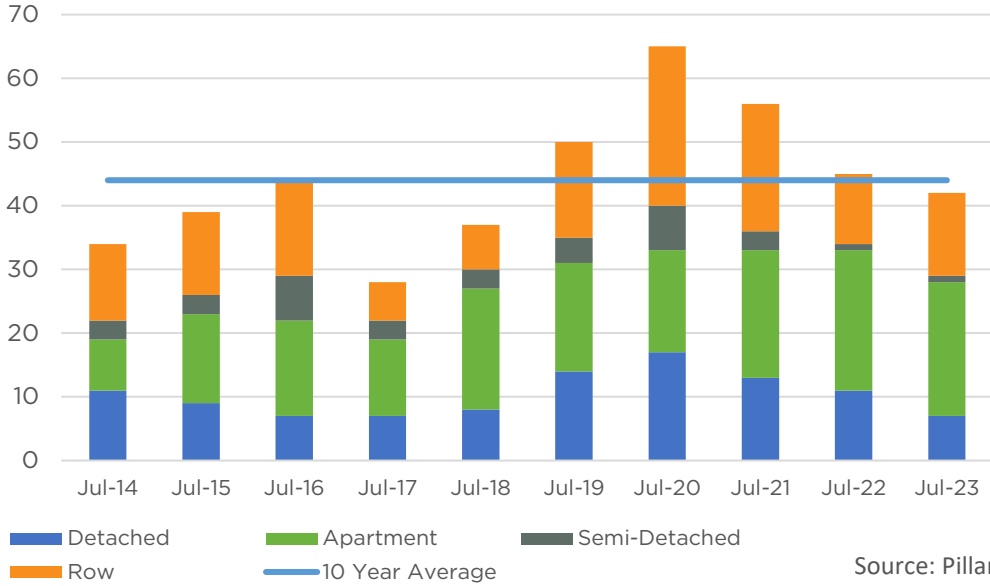
1.31

↓ 38.2% Y/Y    Monthly trend\*

July 2023

Canmore

Monthly Sales Comparison



**SALES**

42

↓ 6.7% Y/Y    ↓ 24.4% YTD

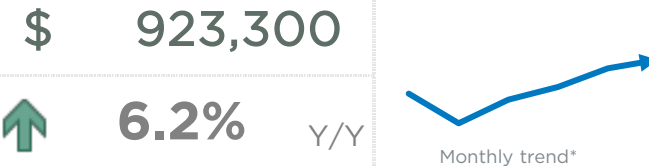
**NEW LISTINGS**

50

↓ 20.6% Y/Y    ↓ 23.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

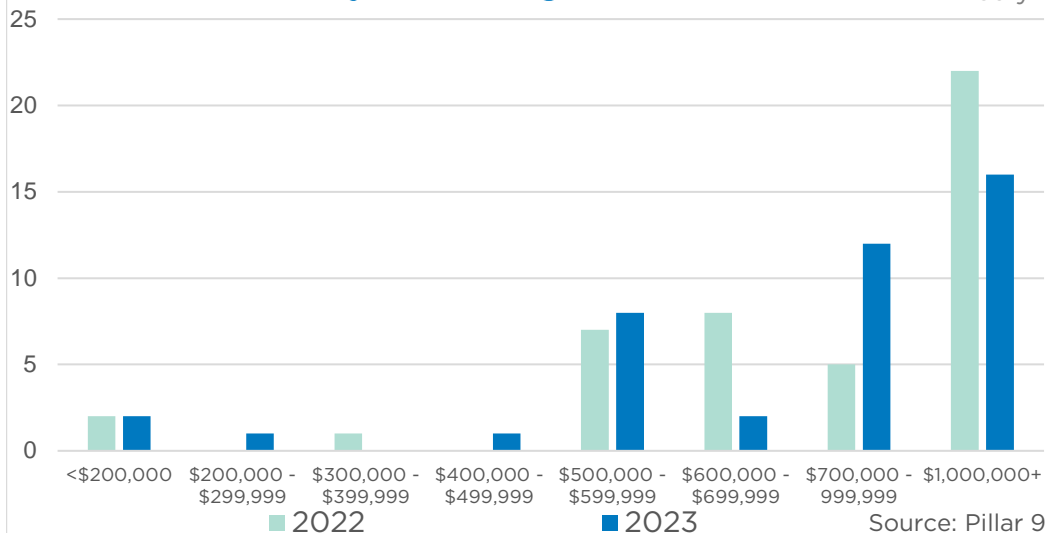


**INVENTORY**

123

↓ 25.5% Y/Y    Monthly trend\*

Residential Sales by Price Range



**MONTHS OF SUPPLY**

2.93

↓ 20.1% Y/Y    Monthly trend\*