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MONTHLY STATISTICS PACKAGE

Calgary Region

January 2025

Regional Market Facts

January 2025

Airdrie

Sales in January remained in line with levels reported last month and last year, which were well above long-term trends. However, thanks to a boost in new listings, inventory levels improved, and the months of supply remained above two months for the fifth consecutive month. While 2.6 months of supply is below historical trends for Airdrie, it is a significant improvement over the under two months that has persisted since 2021. More supply in the resale and new home markets has taken some of the pressure off home prices. The unadjusted benchmark price in January was $537,300, down over last month but nearly four per cent higher than last year.

PRICE	$537,300	3.6% Y/Y	Monthly trend
SALES	112	7.7% Y/Y	7.7% YTD
INVENTORY	295	115.3% Y/Y	Monthly trend*
MONTHS OF SUPPLY	2.63	99.9% Y/Y	Monthly trend*

Cochrane

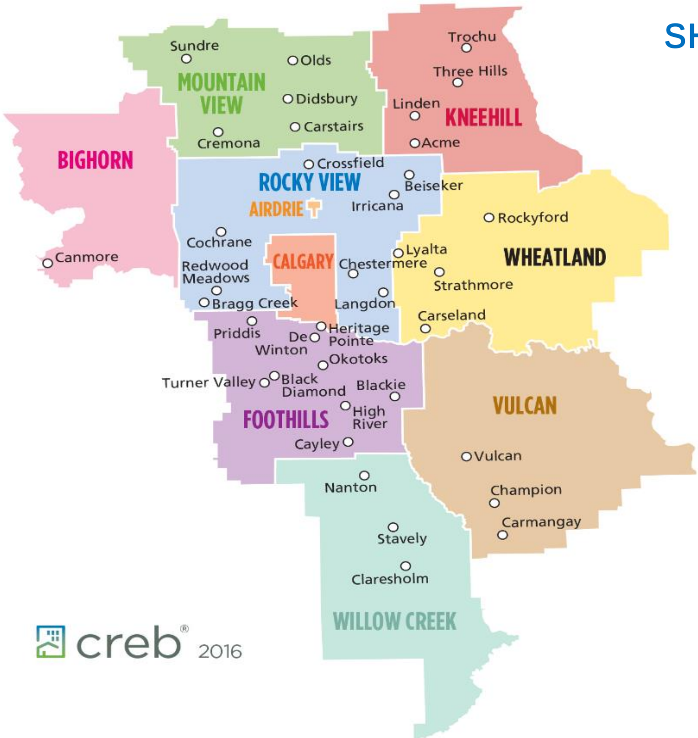
Like other areas, Cochrane is seeing improved levels of new listings and inventories in their market. There were 104 new listings in January compared to 71 sales, and inventories pushed up to 156 units. January inventory levels are better than levels reported over the past three years but still fall short of long-term trends for the month. Like Airdrie, it has been the fifth consecutive month with the months of supply above two months, easing the upward pressure on home prices. The unadjusted benchmark price in January was $565,900, down over last month but nearly five per cent higher than last January.

PRICE	$565,900	5.0% Y/Y	Monthly trend
SALES	71	1.4% Y/Y	1.4% YTD
INVENTORY	156	43.1% Y/Y	Monthly trend*
MONTHS OF SUPPLY	2.20	41.1% Y/Y	Monthly trend*

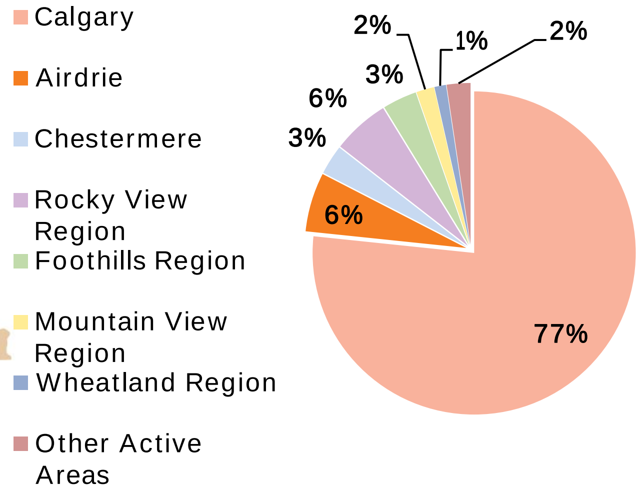
Okotoks

Unlike Cochrane and Airdrie, new listings in Okotoks remained relatively low compared to last year. While the pullback in sales did help support some improvements in inventory levels, the 68 units available in January are still half the levels that were available in January prior to the pandemic. Limited supply has driven much of the price gains in this market since 2021. As of January, the unadjusted benchmark price was $614,900, a slight gain over last month and nearly five per cent higher than last year.

PRICE	$614,900	4.9% Y/Y	Monthly trend
SALES	31	27.9% Y/Y	27.9% YTD
INVENTORY	68	17.2% Y/Y	Monthly trend*
MONTHS OF SUPPLY	2.19	62.6% Y/Y	Monthly trend*



SHARE OF SALES January 2025



Source: CREB®

January 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,451	2,896	50%	3,639	2.51	583,000	605,026	572,500
Airdrie	112	222	50%	295	2.63	537,300	566,271	566,500
Chestermere	56	123	46%	155	2.77	694,300	667,034	645,000
Rocky View Region	108	206	52%	346	3.20	648,000	773,165	645,000
Foothills Region	65	113	58%	164	2.52	638,200	726,646	614,750
Mountain View Region	34	64	53%	116	3.41	484,400	551,170	461,250
Kneehill Region	3	7	43%	16	5.33	250,900	241,667	230,000
Wheatland Region	22	41	54%	76	3.45	445,100	517,425	506,250
Willow Creek Region	9	27	33%	39	4.33	322,300	298,259	299,000
Vulcan Region	6	12	50%	23	3.83	329,600	262,233	138,000
Bighorn Region	27	49	55%	137	5.07	1,058,000	1,674,272	1,150,000
YEAR-TO-DATE 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,451	2,896	50%	3,639	2.51	583,000	605,026	572,500
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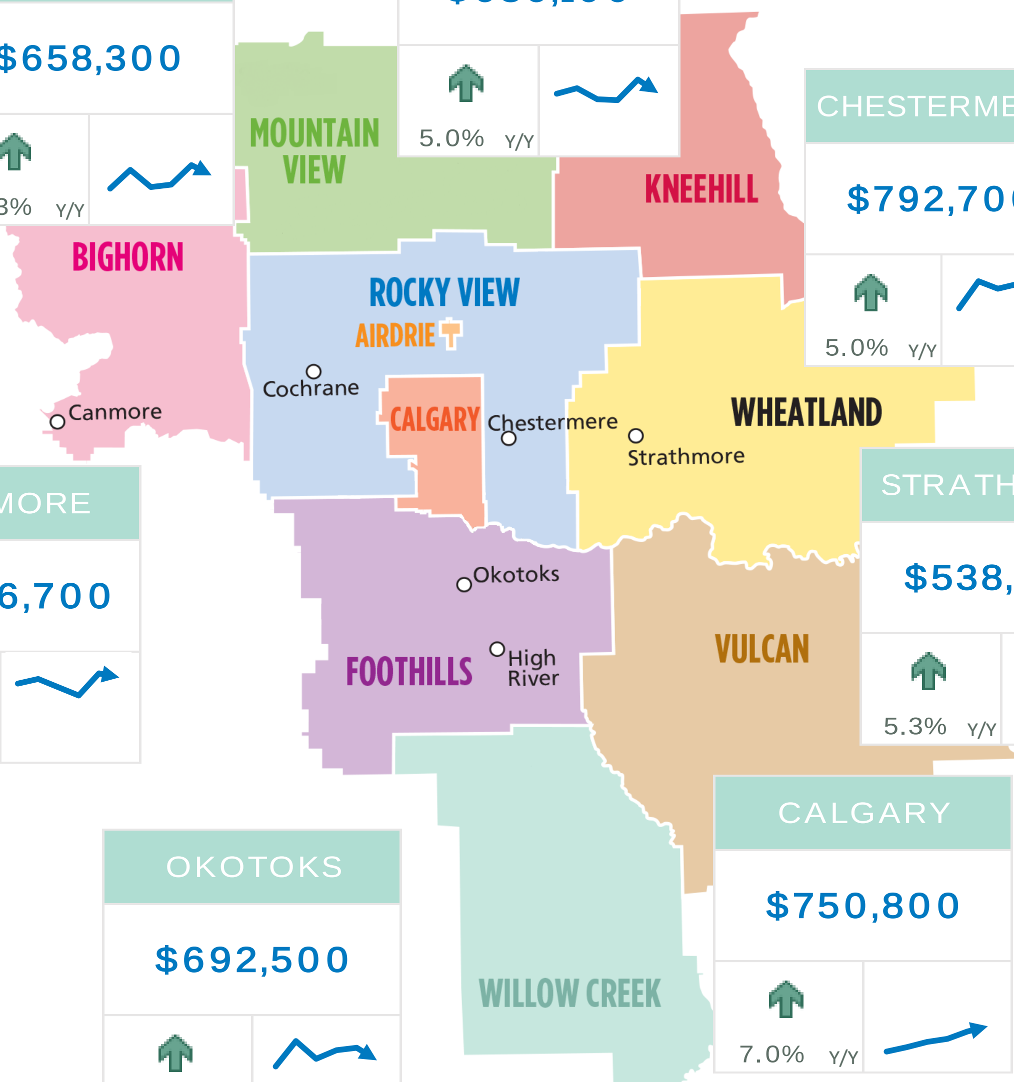
DETACHED BENCHMARK PRICE COMPARISON

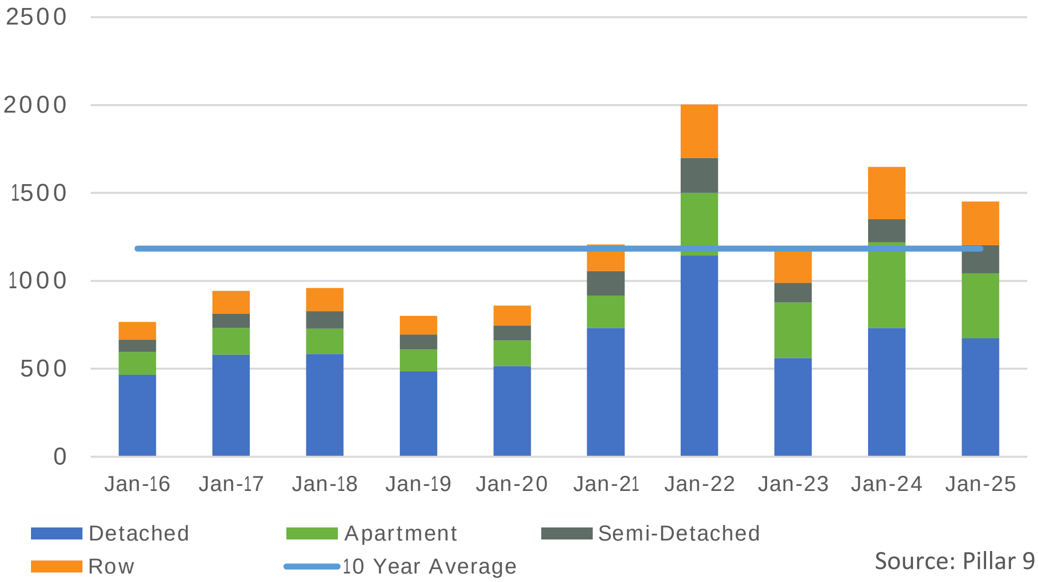


Region	Benchmark Price	Y/Y
AIRDRIE	$636,100	5.0%
COCHRANE	$658,300	4.3%
CHESTERMERE	$792,700	5.0%
CANMORE	$1,606,700	6.0%
STRATHMORE	$538,400	5.3%
CALGARY	$750,800	7.0%
OKOTOKS	$692,500	5.8%
HIGH RIVER	$555,900	5.4%

January 2025

Calgary

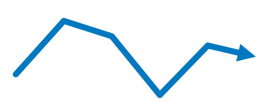
Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE

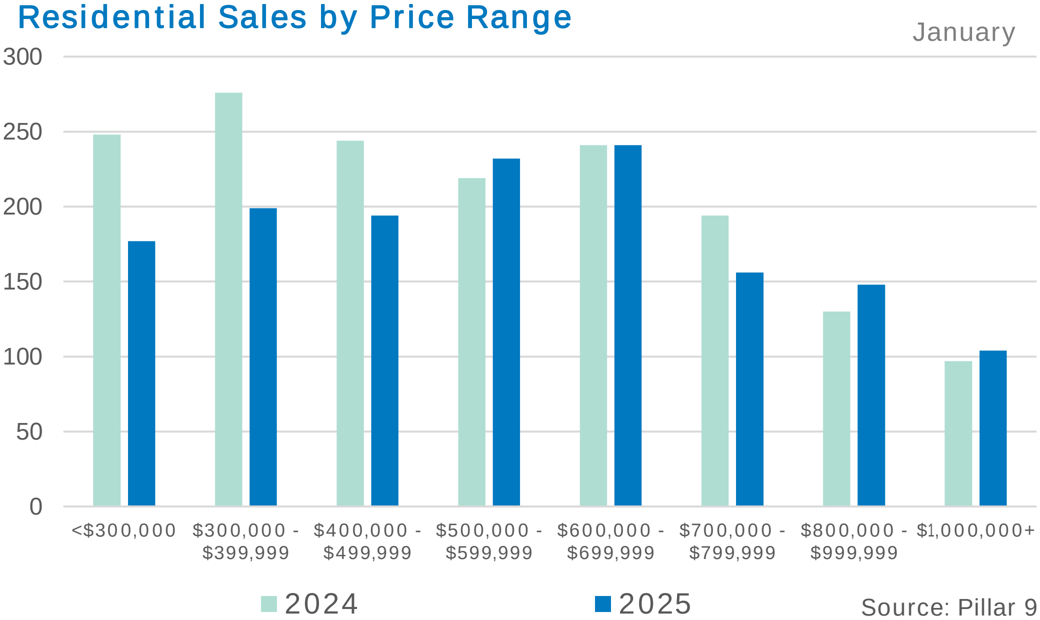
$ 583,000

2.8% Y/Y



Monthly trend*

Residential Sales by Price Range



SALES

1,451

12.0% Y/Y

12.0% YTD

NEW LISTINGS

2,896

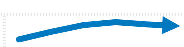
35.5% Y/Y

35.5% YTD

INVENTORY

3,639

68.6% Y/Y



Monthly trend*

MONTHS OF SUPPLY

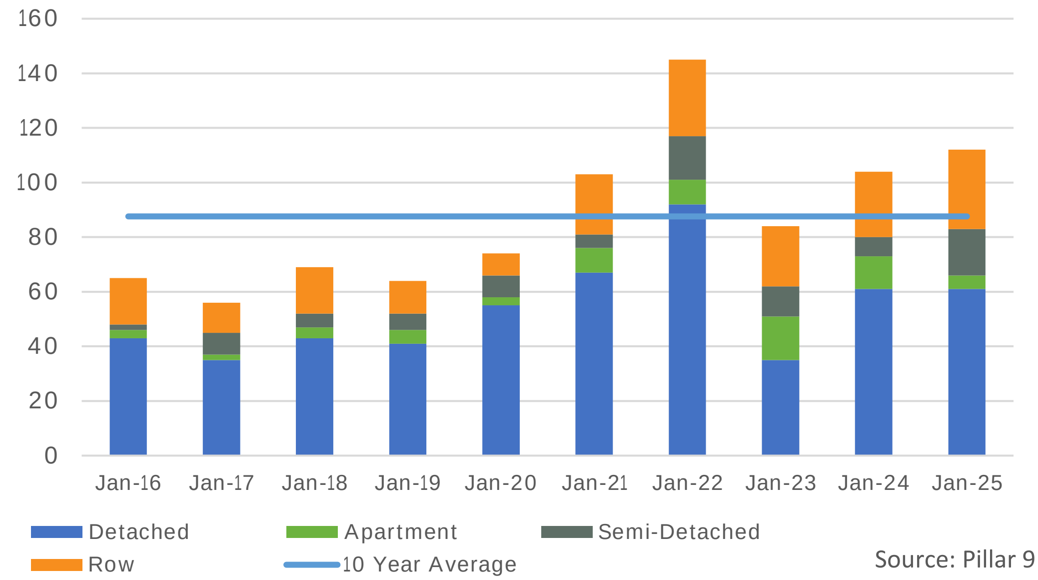
2.51

91.6% Y/Y

Monthly trend*

January 2025 — Airdrie

Monthly Sales Comparison

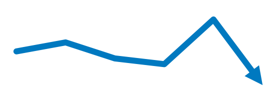


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 537,300

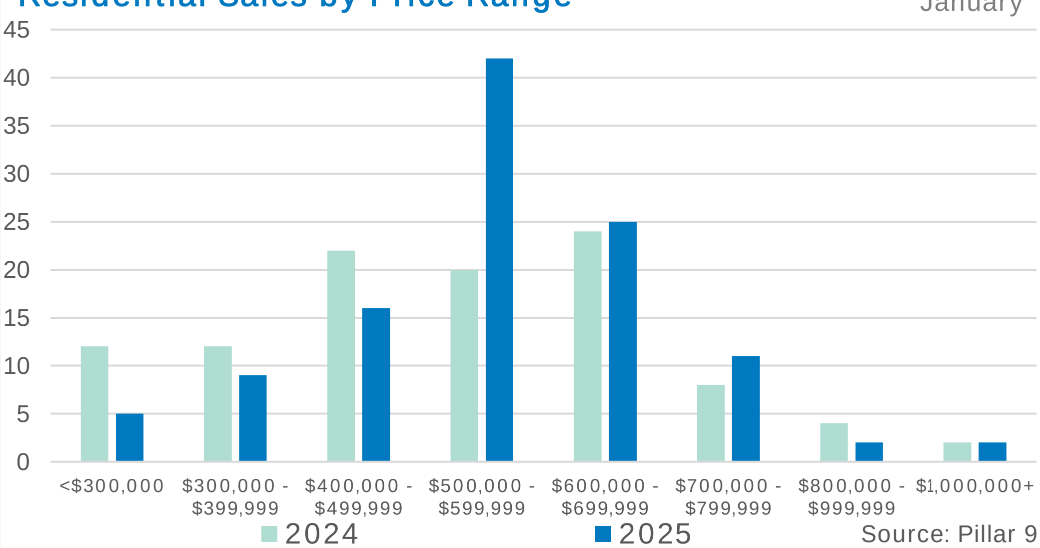
3.6% Y/Y



Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

112

7.7% Y/Y | 7.7% YTD

NEW LISTINGS

222

66.9% Y/Y | 66.9% YTD

INVENTORY

295

115.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

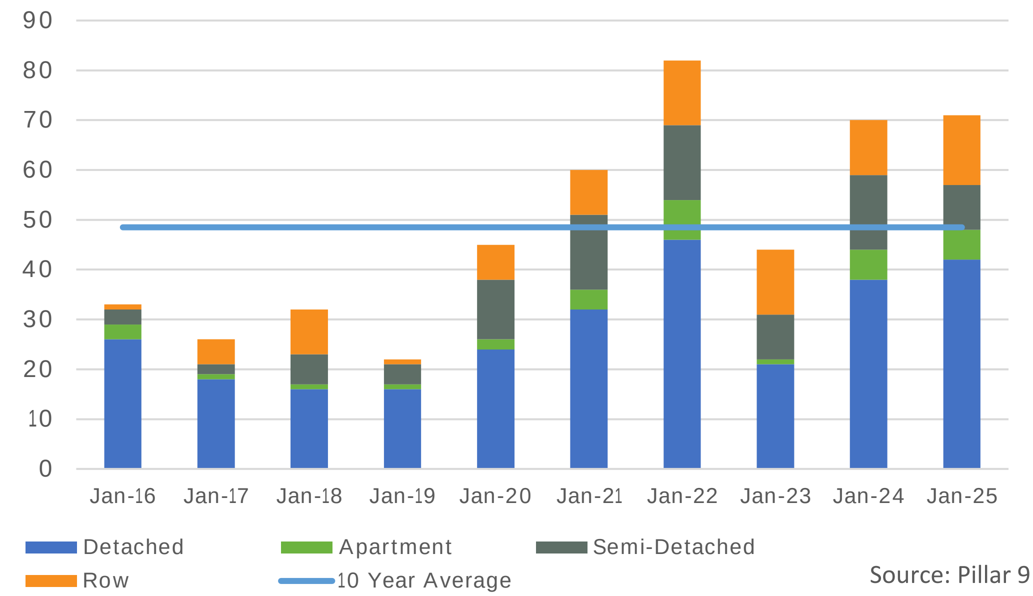
2.63

99.9% Y/Y

Monthly trend*

January 2025 | Cochrane

Monthly Sales Comparison



Source: Pillar 9

SALES

71

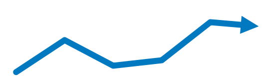
1.4% Y/Y

1.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 565,900

5.0% Y/Y



Monthly trend*

NEW LISTINGS

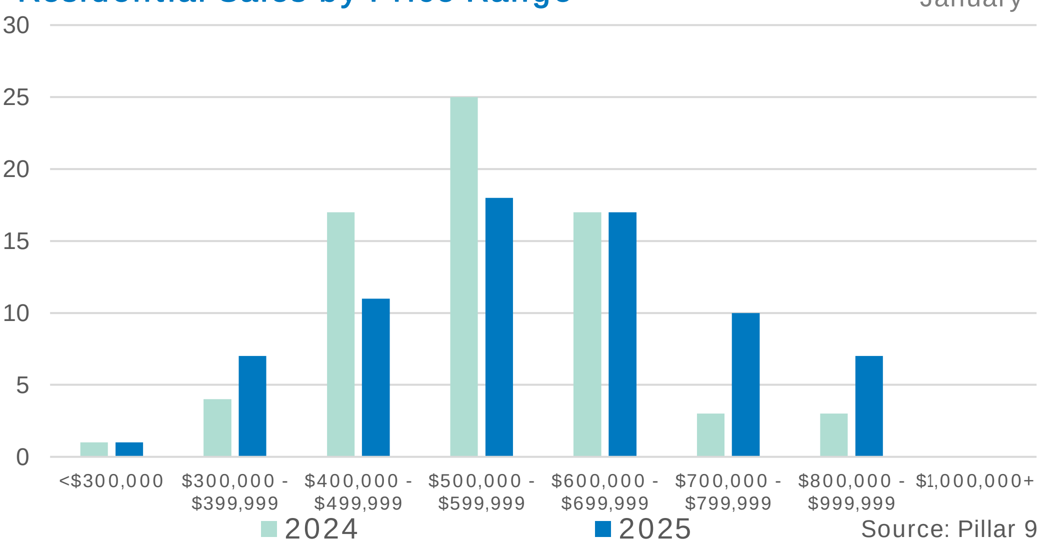
104

25.3% Y/Y

25.3% YTD

Residential Sales by Price Range

January



Source: Pillar 9

INVENTORY

156

43.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

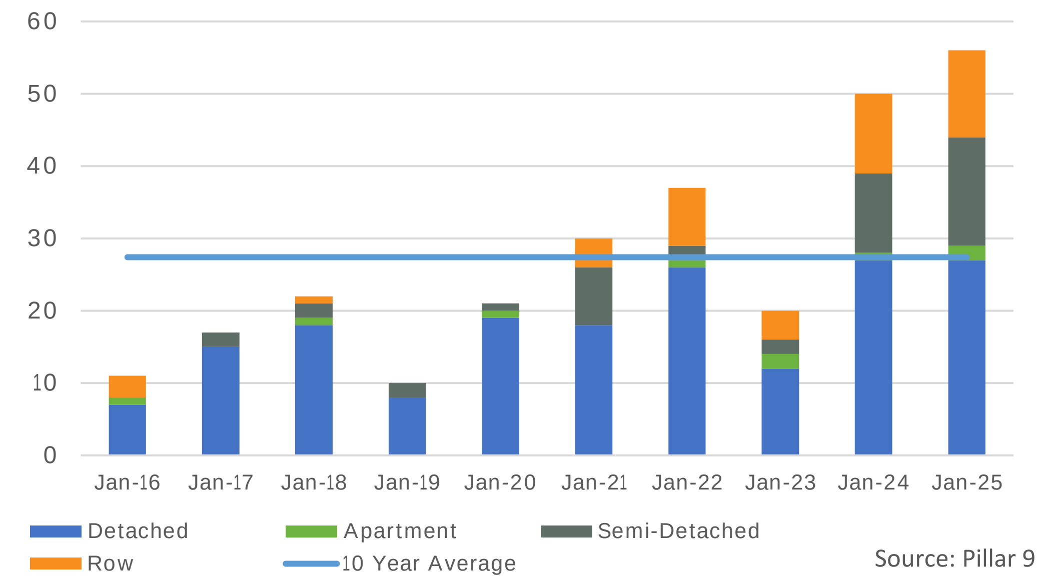
2.20

41.1% Y/Y

Monthly trend*

January 2025 | Chestermere

Monthly Sales Comparison



Source: Pillar 9

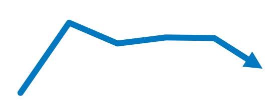
SALES	
56	
12.0% Y/Y	12.0% YTD

NEW LISTINGS	
123	
83.6% Y/Y	83.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

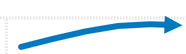
$ 694,300

5.2% Y/Y



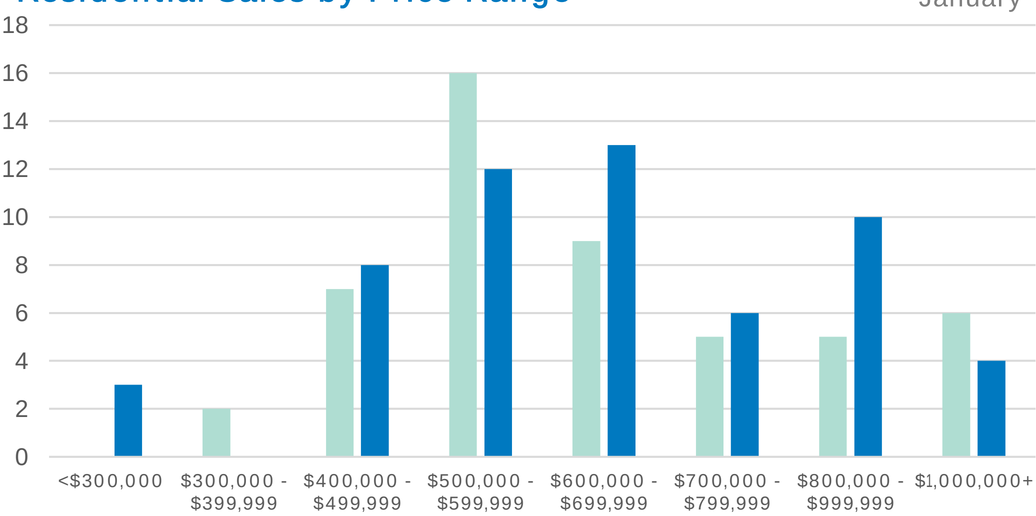
Monthly trend*

INVENTORY	
155	
70.3% Y/Y	Monthly trend*



Residential Sales by Price Range

January

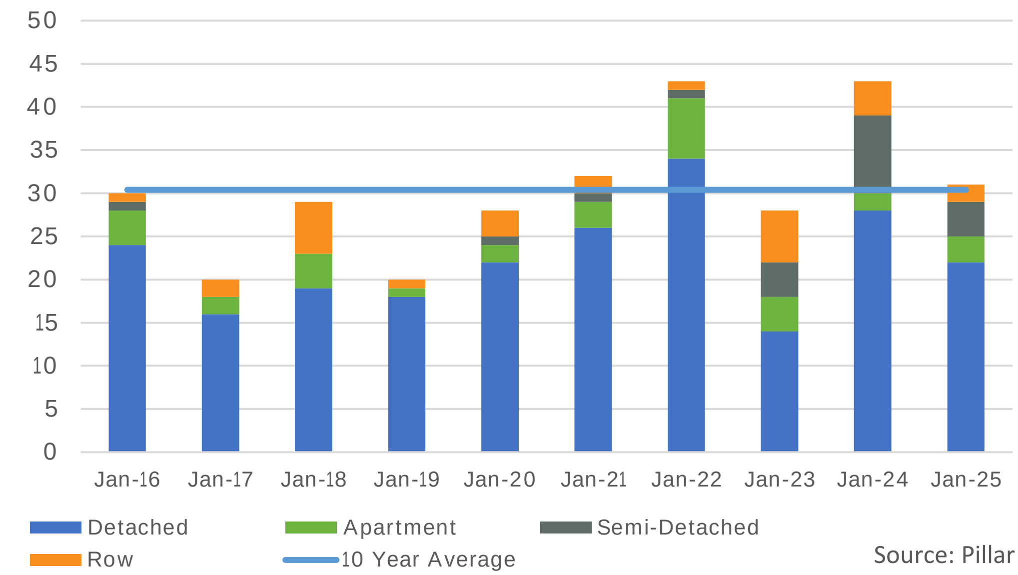


Source: Pillar 9

MONTHS OF SUPPLY	
2.77	
52.1% Y/Y	Monthly trend*

January 2025 Okotoks

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

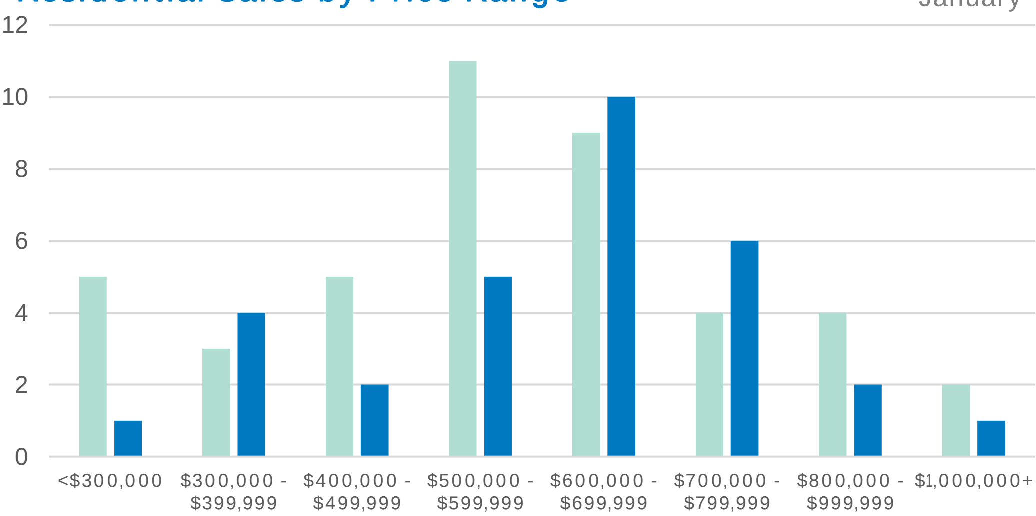
$ 614,900

4.9% Y/Y

Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

31

27.9% Y/Y

27.9% YTD

NEW LISTINGS

57

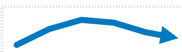
0.0% Y/Y

0.0% YTD

INVENTORY

68

17.2% Y/Y

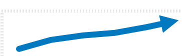


Monthly trend*

MONTHS OF SUPPLY

2.19

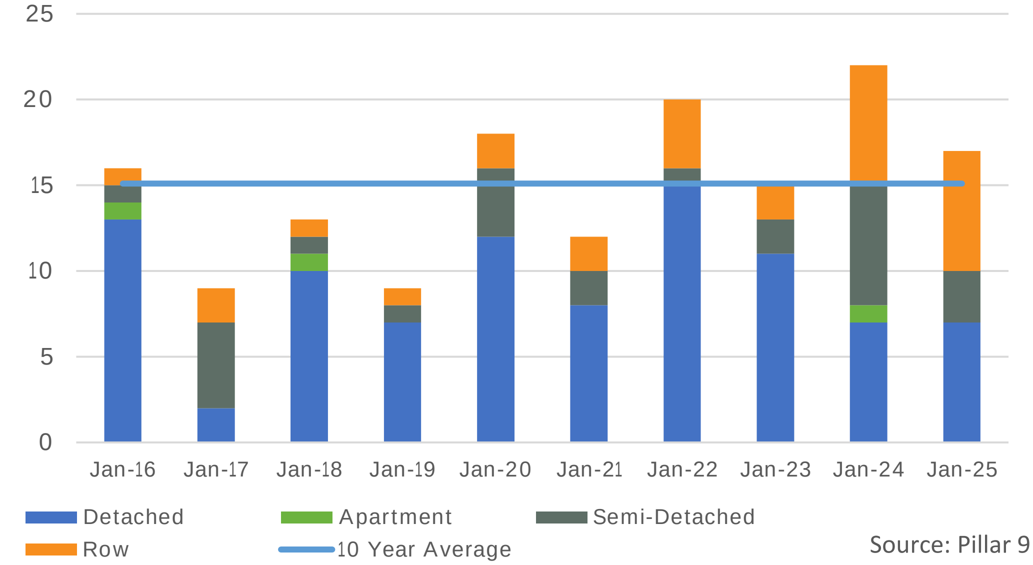
62.6% Y/Y



Monthly trend*

January 2025 High River

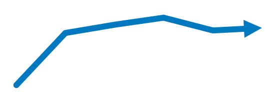
Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

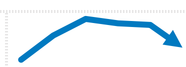
$ 485,100	
6.5% Y/Y	

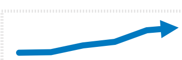


Monthly trend*

SALES	
17	
22.7% Y/Y	22.7% YTD

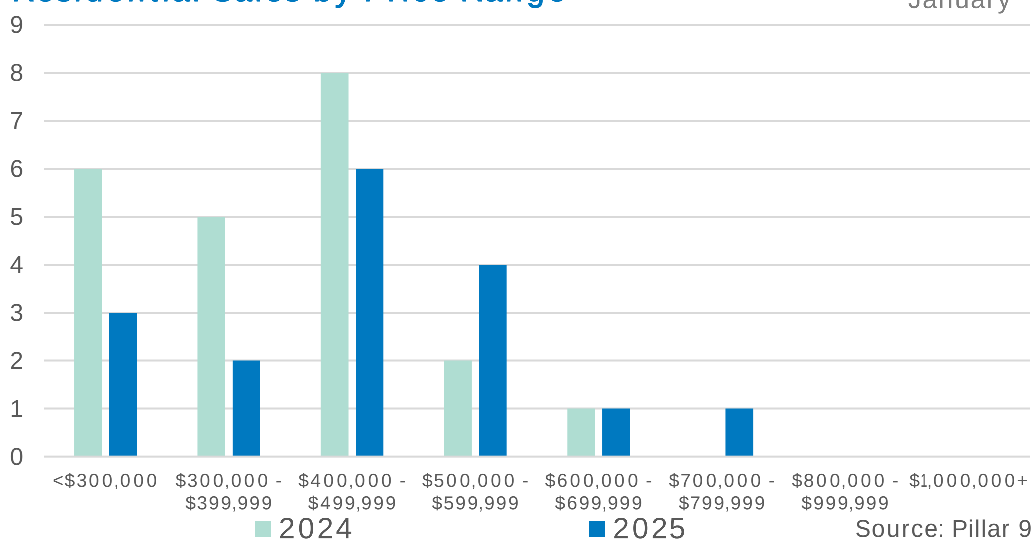
NEW LISTINGS	
19	
29.6% Y/Y	29.6% YTD

INVENTORY	
27	
22.9% Y/Y	 Monthly trend*

MONTHS OF SUPPLY	
1.59	
0.2% Y/Y	 Monthly trend*

Residential Sales by Price Range

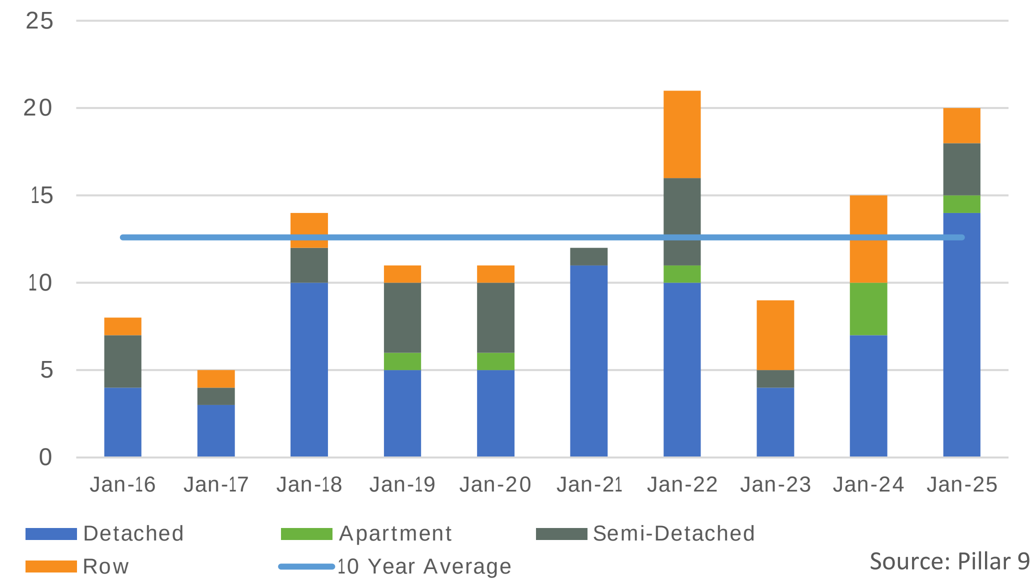
January



Source: Pillar 9

January 2025 | Strathmore

Monthly Sales Comparison



Source: Pillar 9

SALES

20

33.3% Y/Y | 33.3% YTD

NEW LISTINGS

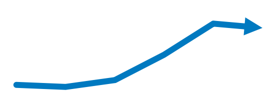
33

94.1% Y/Y | 94.1% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 429,200

5.6% Y/Y



Monthly trend*

INVENTORY

42

50.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

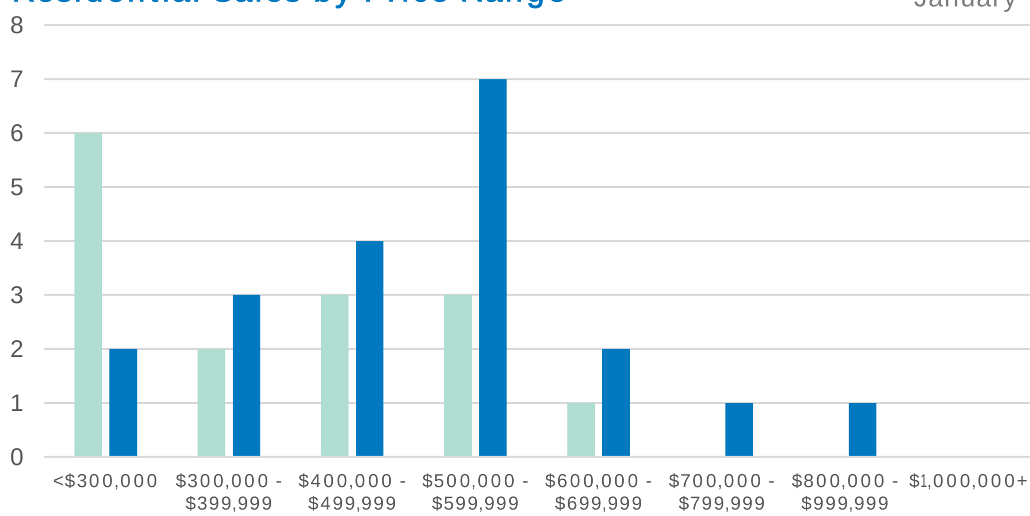
2.10

12.5% Y/Y

Monthly trend*

Residential Sales by Price Range

January

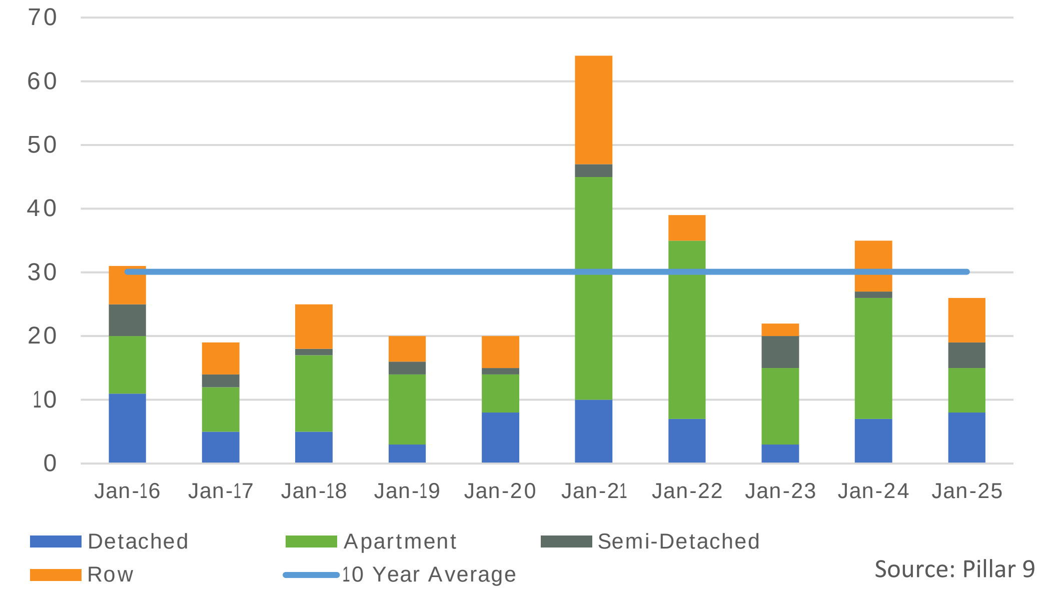


Source: Pillar 9

January 2025

Canmore

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

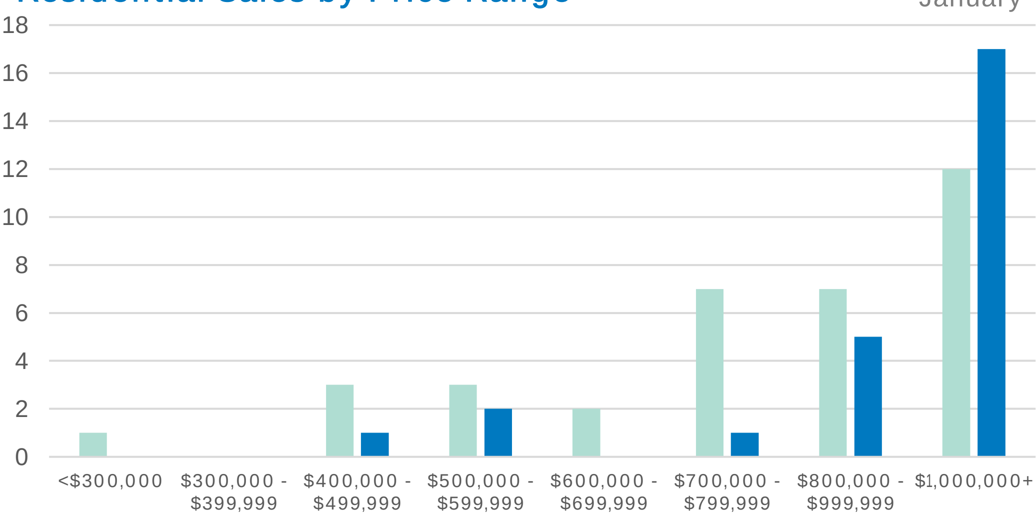
$ 1,058,000

11.2% Y/Y

Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

26

25.7% Y/Y | 25.7% YTD

NEW LISTINGS

45

15.4% Y/Y | 15.4% YTD

INVENTORY

123

12.8% Y/Y

Monthly trend*

MONTHS OF SUPPLY

4.73

51.9% Y/Y

Monthly trend*