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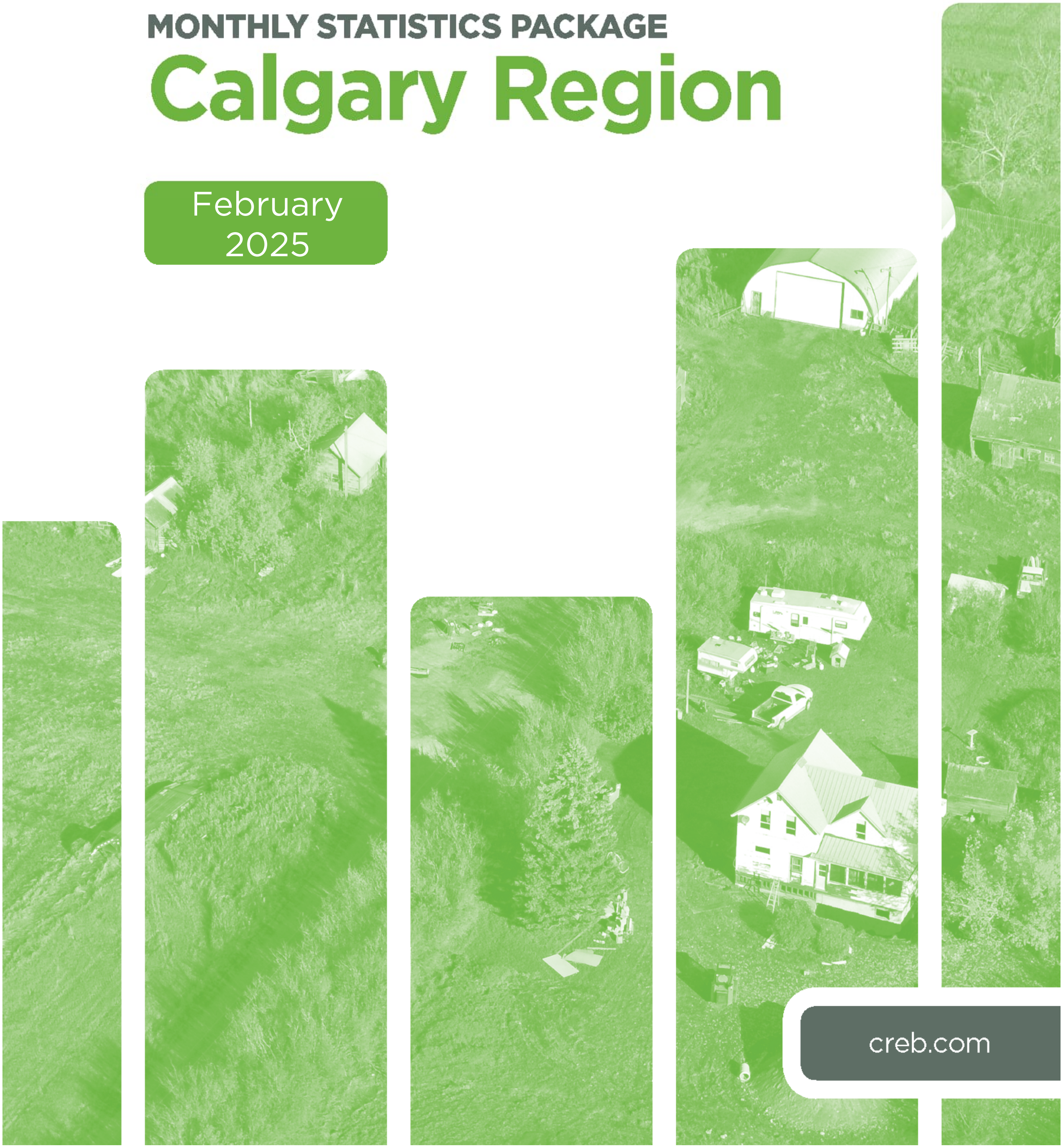
## MONTHLY STATISTICS PACKAGE

# Calgary Region

February
2025



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# Regional Market Facts

**February 2025**

## Airdrie

The overall Airdrie market fell roughly in line with its long-term averages in February, with sales declining while new listings and inventories rose to levels typical of the month. Sales declined by nearly nine per cent, reaching 123 units, while new listings increased by nearly 23 per cent to 225 units. This drop in sales, combined with an increase in new listings, pushed inventories to over double the amount seen last year, rising to 345 homes. As a result, months of supply pushed up to nearly three months, also in line with long-term averages and the highest seen in the market since before the pandemic. The unadjusted benchmark price for February was essentially flat compared to last month and remained below levels seen in the fall at $537,600, but were 1.6 per cent higher than seen last February.

**PRICE**
$537,600
↑ 1.6% Y/Y

**SALES**
123
↓ 8.9% Y/Y
↓ 1.7% YTD

**INVENTORY**
345
↑ 114.3% Y/Y
Monthly trend*

**MONTHS OF SUPPLY**
2.80
↑ 135.2% Y/Y
Monthly trend*

## Cochrane

Sales in February reached 75 units, while new listings reached 126 units, both increases over this time last year and above long-term averages for the market. Inventory increased by over 48 per cent year-over-year to 196 units, the highest level seen in any month since the spring of 2021 but still below long-term averages for February in the Cochrane market. This increase in inventory allowed the months of supply to recover to 2.6 months, the highest since the pandemic but still well below historical levels for the month. The relatively tight conditions supported prices recovering near the record-high levels seen in the summer, as the unadjusted benchmark price increased by over five per cent year-over-year to $577,100.

**PRICE**
$577,100
↑ 5.2% Y/Y

**SALES**
75
↑ 15.4% Y/Y
↑ 8.1% YTD

**INVENTORY**
196
↑ 47.4% Y/Y
Monthly trend*

**MONTHS OF SUPPLY**
2.61
↑ 27.7% Y/Y
Monthly trend*

## Okotoks

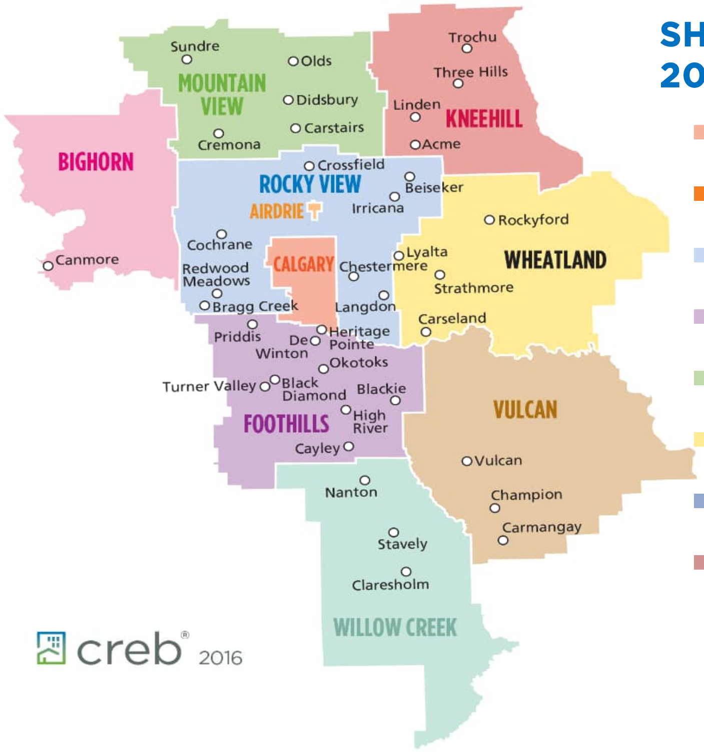
February saw sales decline by four per cent year-over-year to 45 units, though they remained in line with long-term averages for the month. New listings increased by seven per cent compared to 2024, and, at 60 units, remained well below levels typically seen in February. Inventory recovered to 69 units, 19 per cent above 2024, but as with new listings, they remained significantly lower than historical levels for the month. These tighter inventory levels also kept the months of supply well below what would typically be seen in February at just 1.5 months. In spite of the tight conditions, the unadjusted benchmark price for the month was relatively flat compared to January and under one per cent higher than in 2024.

**PRICE**
$616,900
↑ 0.8% Y/Y

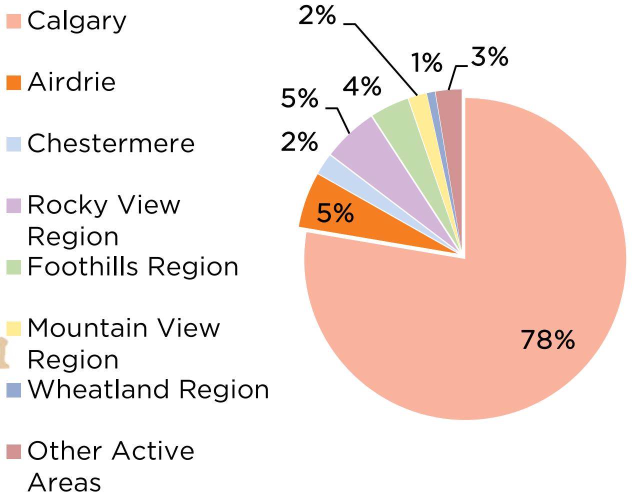
**SALES**
45
↓ 4.3% Y/Y
↓ 15.6% YTD

**INVENTORY**
69
↑ 19.0% Y/Y
Monthly trend*

**MONTHS OF SUPPLY**
1.53
↑ 24.3% Y/Y
Monthly trend*



## SHARE OF SALES February 2025

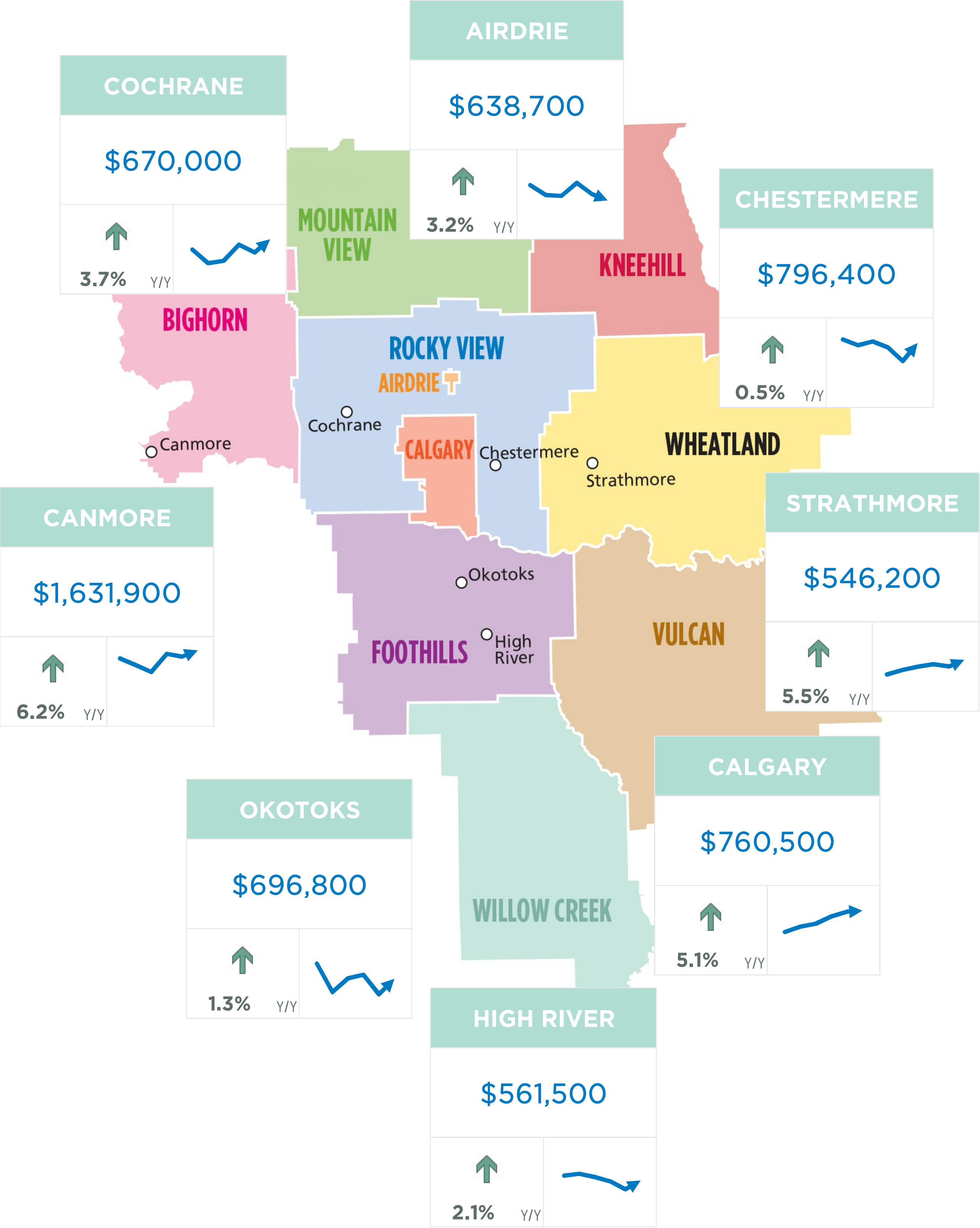


Source: CREB®

| February 2025 | Sales | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Average Price | Median Price |
|---|---|---|---|---|---|---|---|---|
| **City of Calgary** | 1,721 | 2,830 | 61% | 4,145 | 2.41 | 587,600 | 612,838 | 565,000 |
| **Airdrie** | 123 | 225 | 55% | 345 | 2.80 | 537,600 | 561,610 | 565,000 |
| **Chestermere** | 47 | 118 | 40% | 198 | 4.21 | 697,300 | 669,600 | 610,000 |
| **Rocky View Region** | 122 | 208 | 59% | 393 | 3.22 | 649,300 | 861,833 | 675,750 |
| **Foothills Region** | 86 | 128 | 67% | 183 | 2.13 | 639,700 | 711,831 | 633,800 |
| **Mountain View Region** | 41 | 52 | 79% | 121 | 2.95 | 485,400 | 573,479 | 519,350 |
| **Kneehill Region** | 5 | 8 | 63% | 18 | 3.60 | 257,100 | 334,000 | 362,500 |
| **Wheatland Region** | 18 | 35 | 51% | 81 | 4.50 | 445,600 | 447,778 | 435,000 |
| **Willow Creek Region** | 15 | 20 | 75% | 41 | 2.73 | 325,800 | 348,733 | 329,000 |
| **Vulcan Region** | 5 | 10 | 50% | 28 | 5.60 | 334,200 | 231,000 | 245,000 |
| **Bighorn Region** | 33 | 43 | 77% | 131 | 3.97 | 1,074,600 | 1,213,777 | 950,000 |

| 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** | 3,172 | 5,726 | 55% | 3,894 | 2.46 | 585,300 | 609,264 | 570,000 |
| **Airdrie** | 235 | 447 | 53% | 320 | 2.72 | 537,450 | 563,823 | 565,000 |
| **Chestermere** | 102 | 241 | 42% | 177 | 3.47 | 695,800 | 668,942 | 624,450 |
| **Rocky View Region** | 230 | 414 | 56% | 370 | 3.21 | 648,650 | 820,198 | 662,200 |
| **Foothills Region** | 151 | 241 | 63% | 174 | 2.30 | 638,950 | 718,209 | 629,000 |
| **Mountain View Region** | 75 | 117 | 64% | 119 | 3.17 | 484,900 | 563,366 | 485,000 |
| **Kneehill Region** | 8 | 15 | 53% | 17 | 4.25 | 254,000 | 299,375 | 281,500 |
| **Wheatland Region** | 40 | 76 | 53% | 79 | 3.93 | 445,350 | 486,084 | 483,151 |
| **Willow Creek Region** | 24 | 47 | 51% | 40 | 3.33 | 324,050 | 329,805 | 328,250 |
| **Vulcan Region** | 11 | 22 | 50% | 26 | 4.64 | 331,900 | 248,036 | 161,000 |
| **Bighorn Region** | 60 | 92 | 65% | 134 | 4.47 | 1,066,300 | 1,421,000 | 1,028,750 |

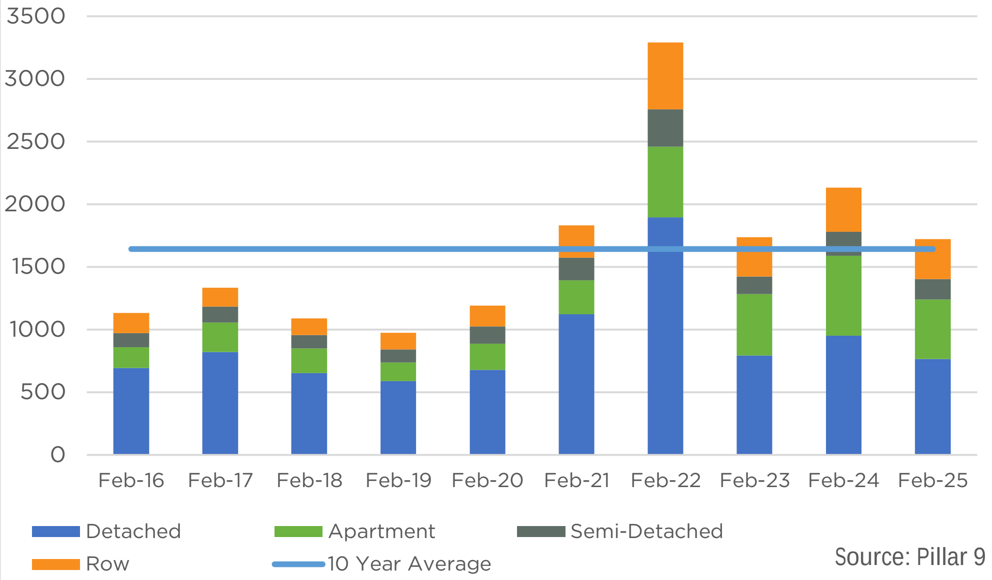
# DETACHED BENCHMARK PRICE COMPARISON



| | | |
|---|---|---|
| **AIRDRIE** | $638,700 | ↑ 3.2% Y/Y |
| **COCHRANE** | $670,000 | ↑ 3.7% Y/Y |
| **CHESTERMERE** | $796,400 | ↑ 0.5% Y/Y |
| **STRATHMORE** | $546,200 | ↑ 5.5% Y/Y |
| **CANMORE** | $1,631,900 | ↑ 6.2% Y/Y |
| **CALGARY** | $760,500 | ↑ 5.1% Y/Y |
| **OKOTOKS** | $696,800 | ↑ 1.3% Y/Y |
| **HIGH RIVER** | $561,500 | ↑ 2.1% Y/Y |

# February 2025 Calgary

## Monthly Sales Comparison



Source: Pillar 9

## SALES

1,721

| | |
|---|---|
| 19.3% Y/Y | 16.1% YTD |

## NEW LISTINGS

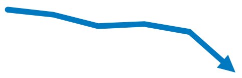
2,830

| | |
|---|---|
| 4.4% Y/Y | 18.1% YTD |

## TOTAL RESIDENTIAL BENCHMARK PRICE

$ 587,600

0.9% Y/Y



Monthly trend*

## INVENTORY

4,145

75.6% Y/Y

Monthly trend*

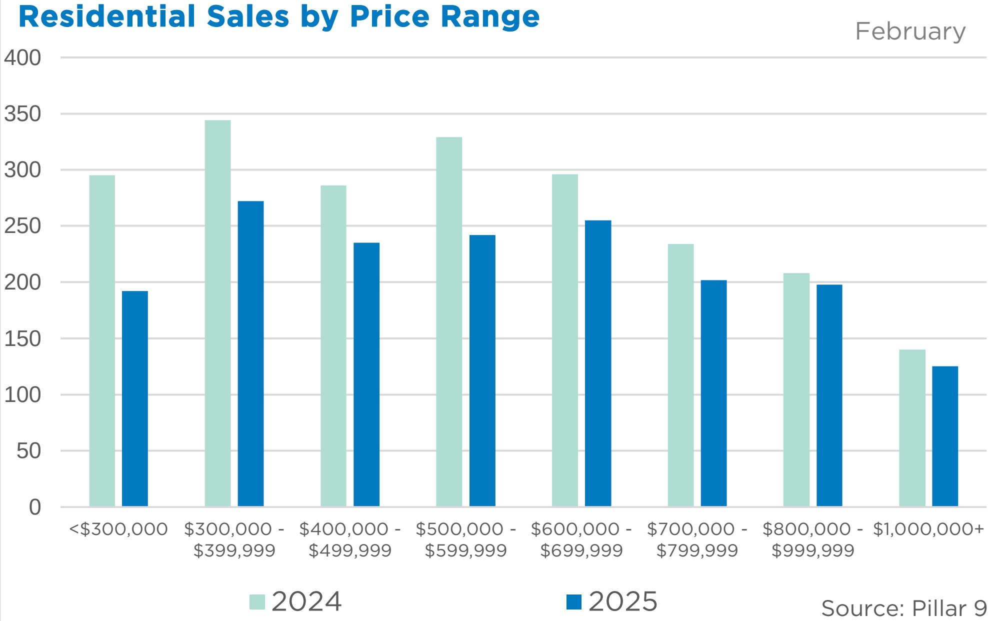
## MONTHS OF SUPPLY

2.41

117.6% Y/Y

Monthly trend*

## Residential Sales by Price Range

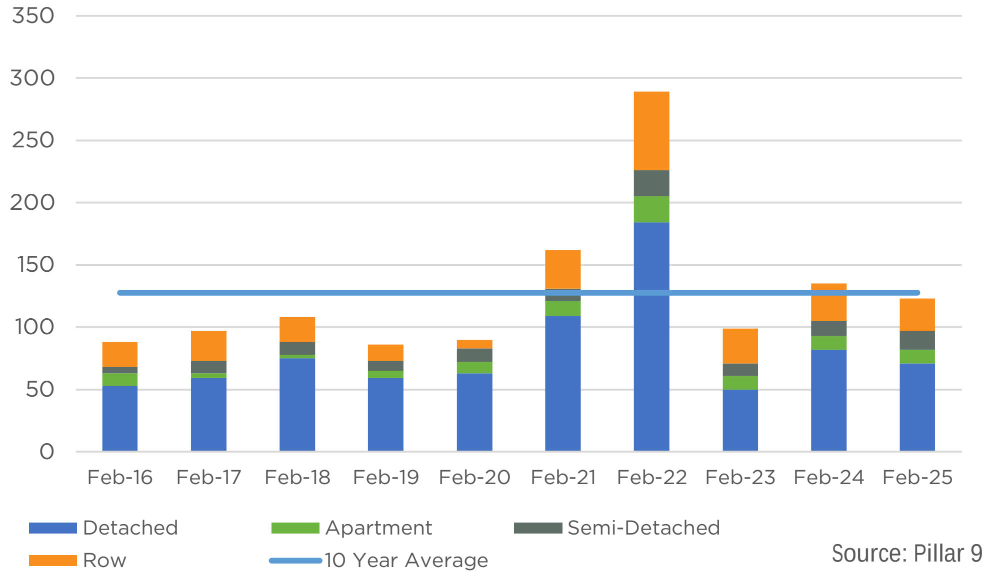


Source: Pillar 9

## February 2025

# Airdrie

### Monthly Sales Comparison



Source: Pillar 9

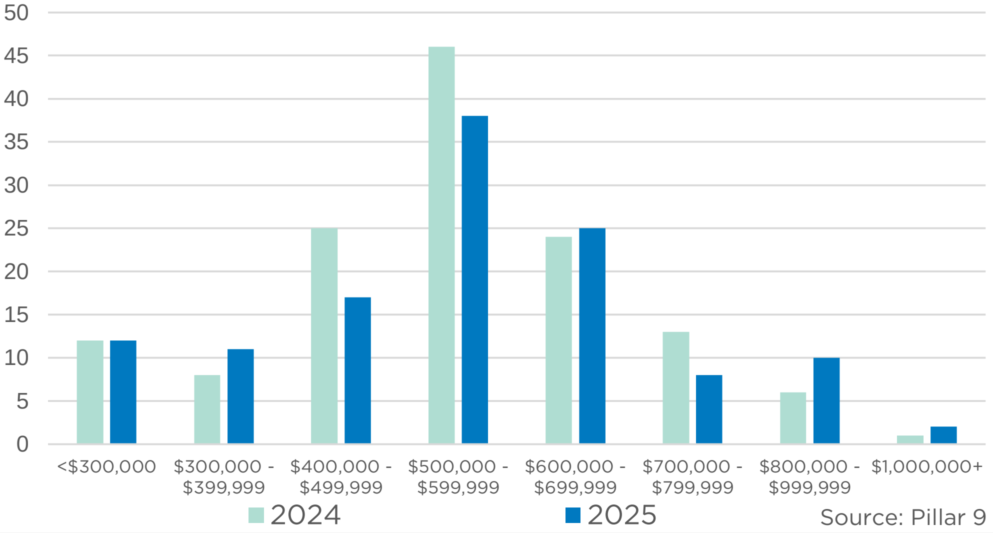
### TOTAL RESIDENTIAL BENCHMARK PRICE

$ 537,600

↑ 1.6% Y/Y

### Residential Sales by Price Range

February



Source: Pillar 9

### SALES

123

↓ 8.9% Y/Y

↓ 1.7% YTD

### NEW LISTINGS

225

↑ 23.0% Y/Y

↑ 41.5% YTD

### INVENTORY

345

↑ 114.3% Y/Y

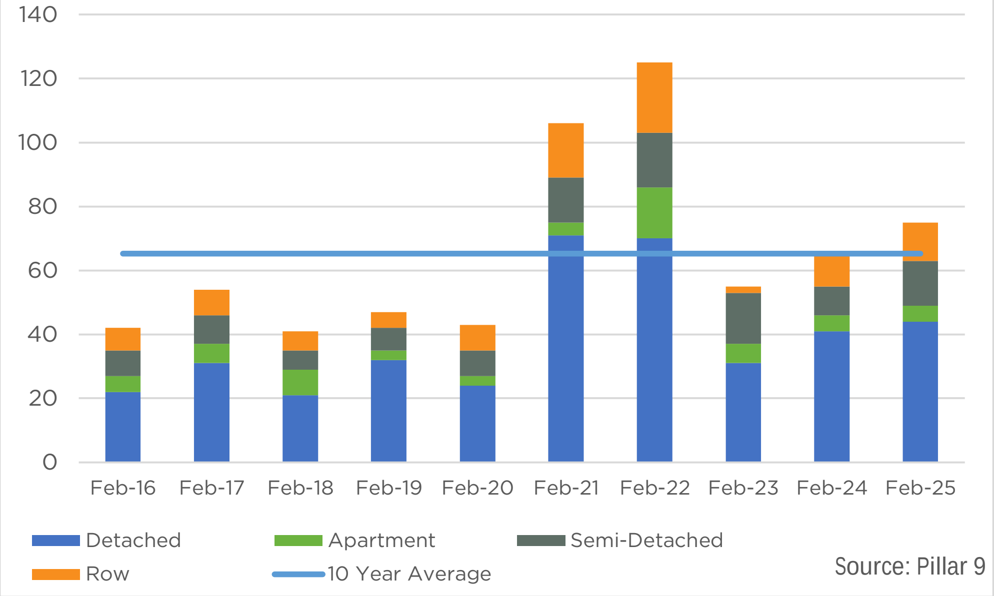
### MONTHS OF SUPPLY

2.80

↑ 135.2% Y/Y

**February 2025** | **Cochrane**

## Monthly Sales Comparison



Source: Pillar 9

## SALES

75

↑ 15.4% Y/Y

↑ 8.1% YTD

## NEW LISTINGS

126

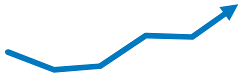
↑ 20.0% Y/Y

↑ 22.3% YTD

## TOTAL RESIDENTIAL BENCHMARK PRICE

$ 577,100

↑ 5.2% Y/Y



Monthly trend*

## INVENTORY

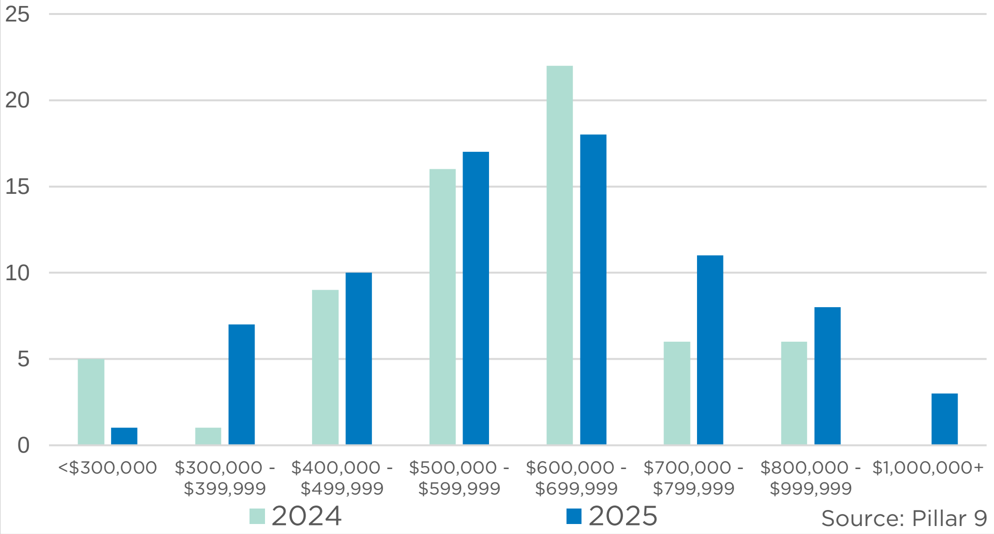
196

↑ 47.4% Y/Y

Monthly trend*

## Residential Sales by Price Range

February



Source: Pillar 9

## MONTHS OF SUPPLY

2.61

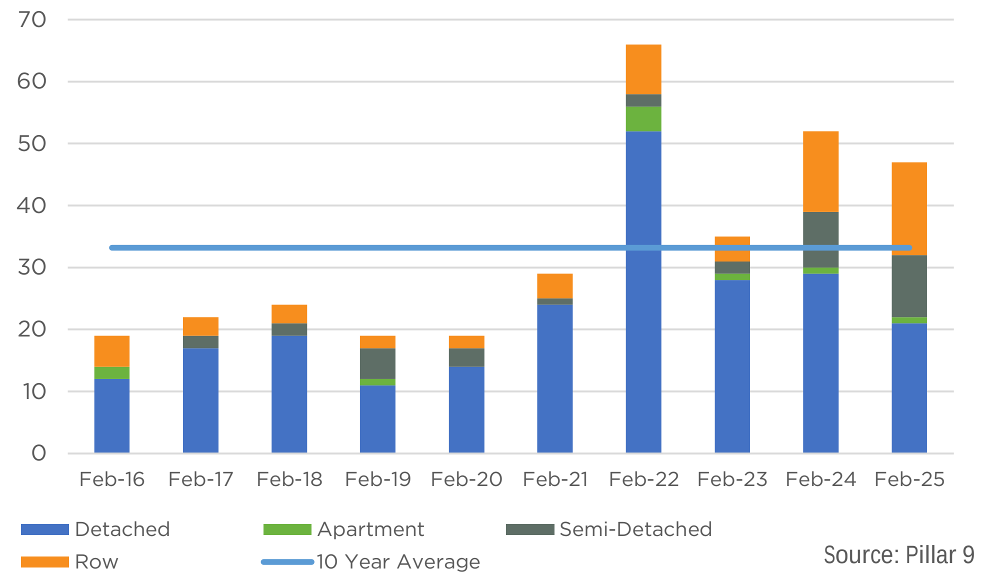
↑ 27.7% Y/Y

Monthly trend*

**February 2025**

# Chestermere

## Monthly Sales Comparison

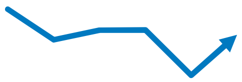


Source: Pillar 9

## TOTAL RESIDENTIAL BENCHMARK PRICE

$ 697,300

↑ 1.1% Y/Y



Monthly trend*

## SALES

47

↓ 9.6% Y/Y

→ 0.0% YTD

## NEW LISTINGS

118

↑ 76.1% Y/Y

↑ 79.9% YTD

## INVENTORY

198

↑ 122.5% Y/Y

Monthly trend*

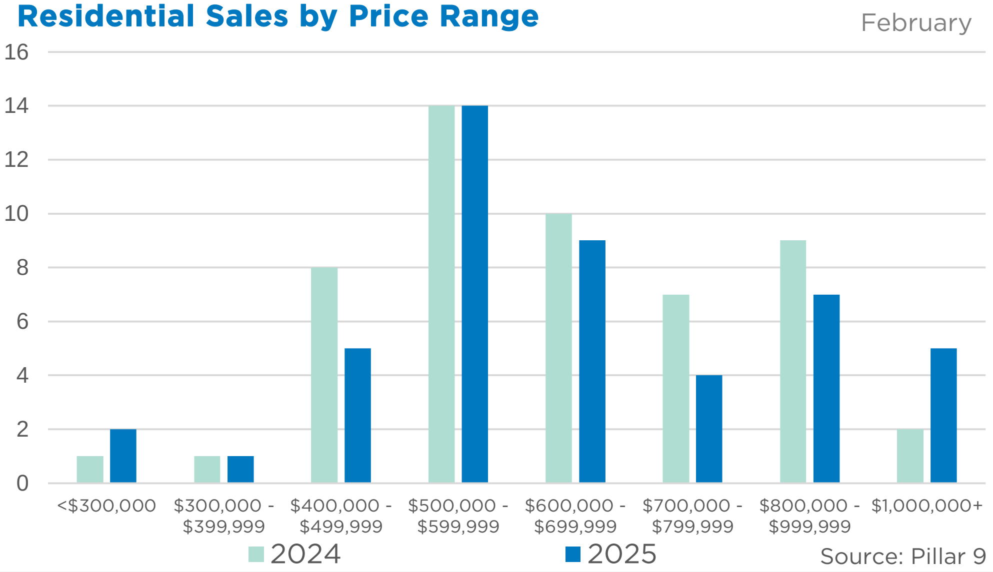
## MONTHS OF SUPPLY

4.21

↑ 146.1% Y/Y

Monthly trend*

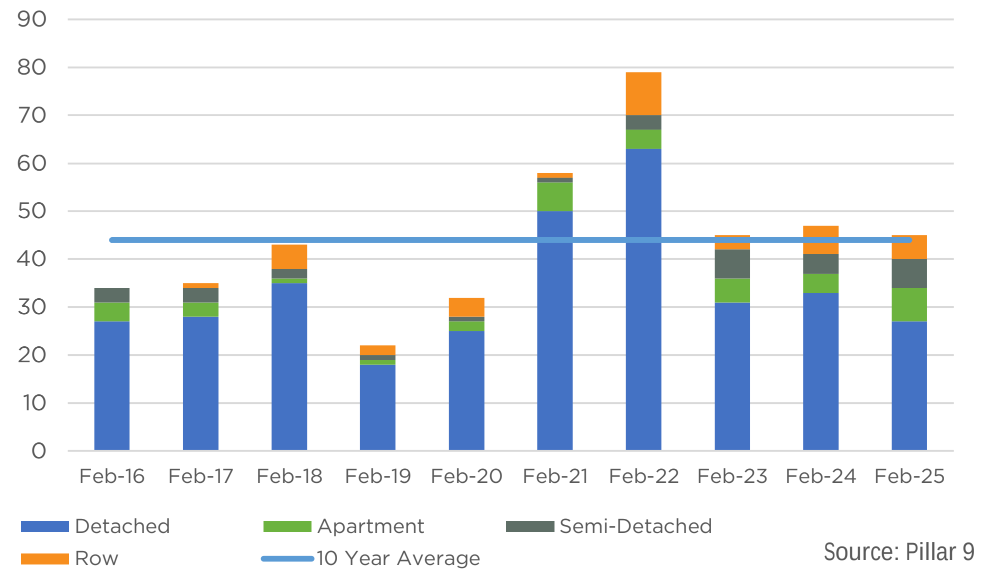
## Residential Sales by Price Range



Source: Pillar 9

## February 2025 | Okotoks

### Monthly Sales Comparison



Source: Pillar 9

**SALES**

45

4.3% Y/Y | 15.6% YTD

**NEW LISTINGS**

60

7.1% Y/Y | 3.5% YTD

**INVENTORY**

69

19.0% Y/Y

Monthly trend*

**MONTHS OF SUPPLY**

1.53

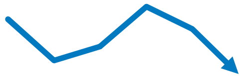
24.3% Y/Y

Monthly trend*

### TOTAL RESIDENTIAL BENCHMARK PRICE

$ 616,900

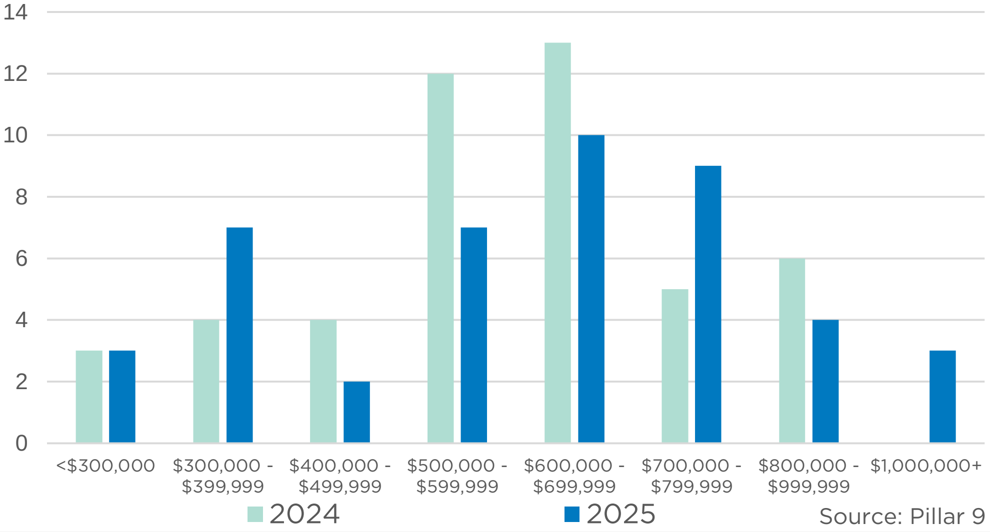
0.8% Y/Y



Monthly trend*

### Residential Sales by Price Range

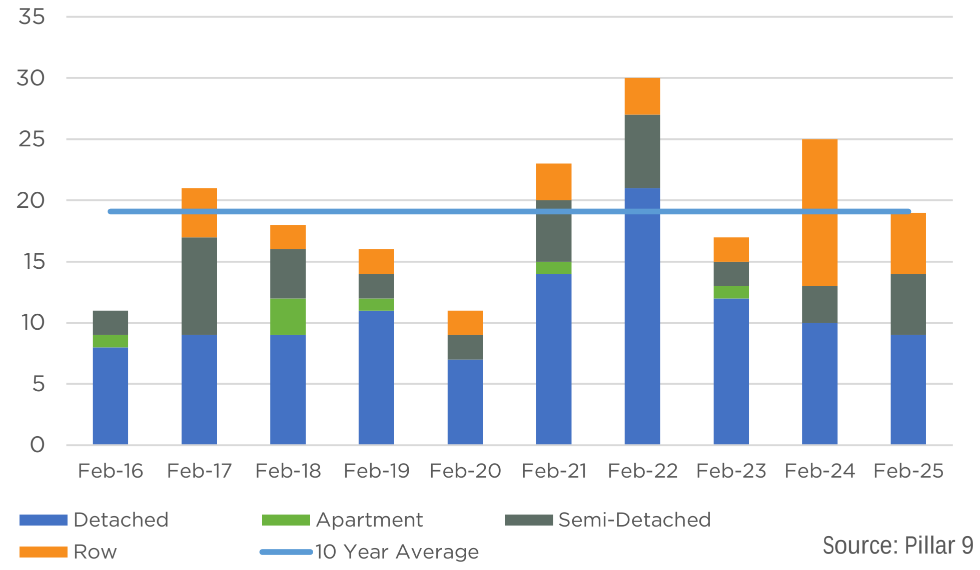
February



Source: Pillar 9

## February 2025 | High River

### Monthly Sales Comparison

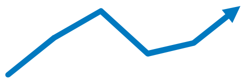


Source: Pillar 9

### TOTAL RESIDENTIAL BENCHMARK PRICE

$ 487,700

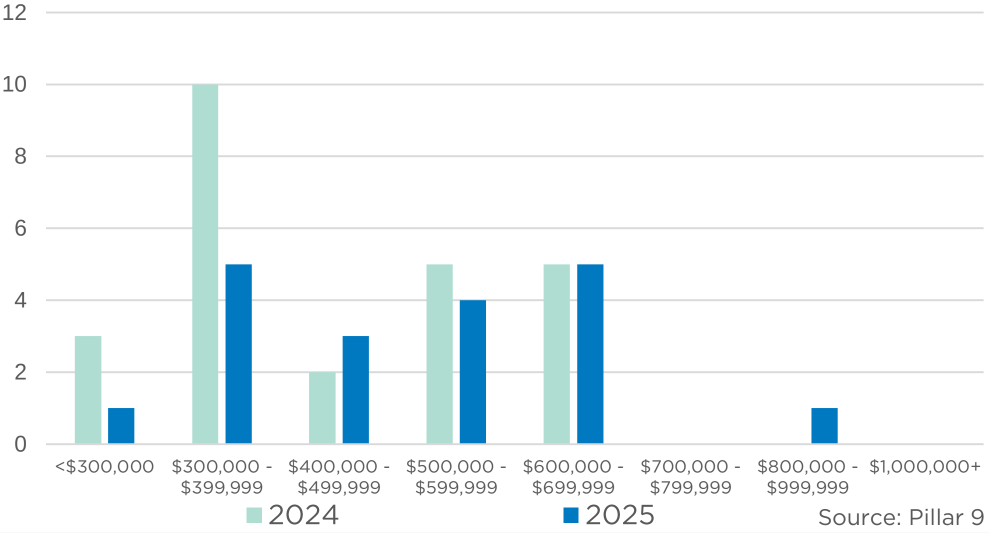
↑ 3.5% Y/Y



Monthly trend*

### Residential Sales by Price Range

February



Source: Pillar 9

### SALES

19

↓ 24.0% Y/Y

↓ 23.4% YTD

### NEW LISTINGS

26

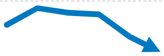
↓ 13.3% Y/Y

↓ 21.1% YTD

### INVENTORY

32

↓ 11.1% Y/Y



Monthly trend*

### MONTHS OF SUPPLY

1.68

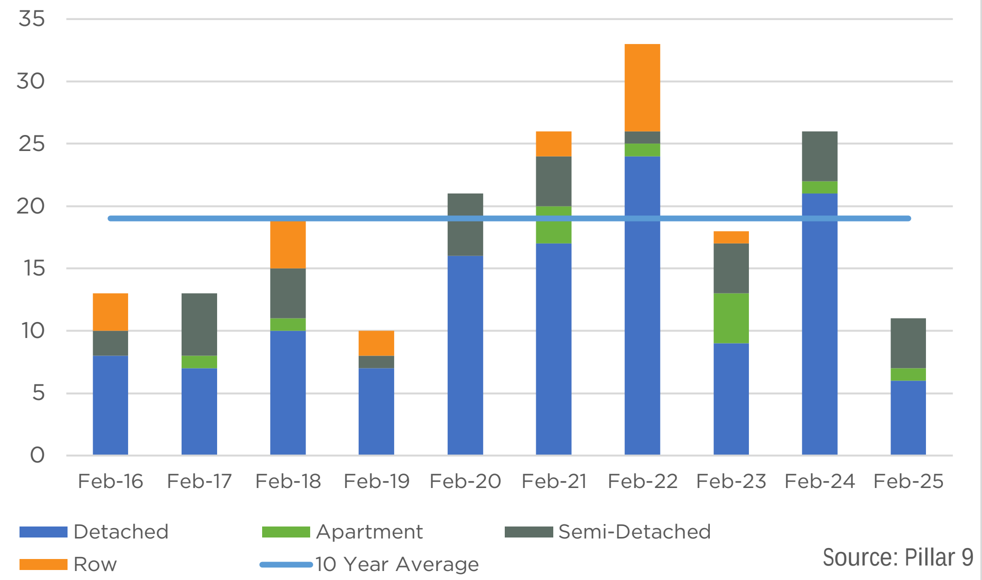
↑ 17.0% Y/Y

Monthly trend*

## February 2025

# Strathmore

### Monthly Sales Comparison



Source: Pillar 9

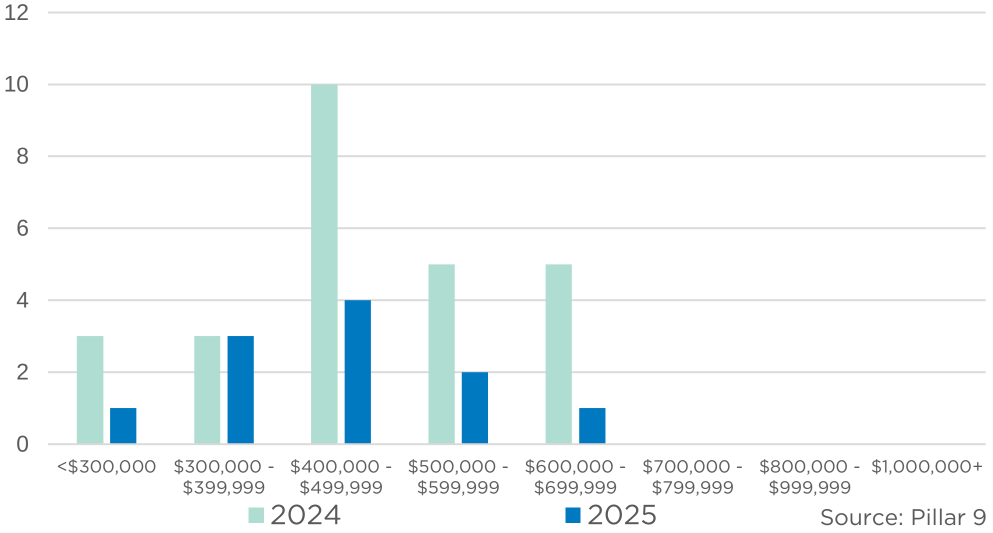
### TOTAL RESIDENTIAL BENCHMARK PRICE

$ 430,400

↑ 4.5% Y/Y

### Residential Sales by Price Range

February



Source: Pillar 9

### SALES

11

↓ 57.7% Y/Y

↓ 24.4% YTD

### NEW LISTINGS

25

↓ 19.4% Y/Y

↑ 20.8% YTD

### INVENTORY

45

↑ 45.2% Y/Y

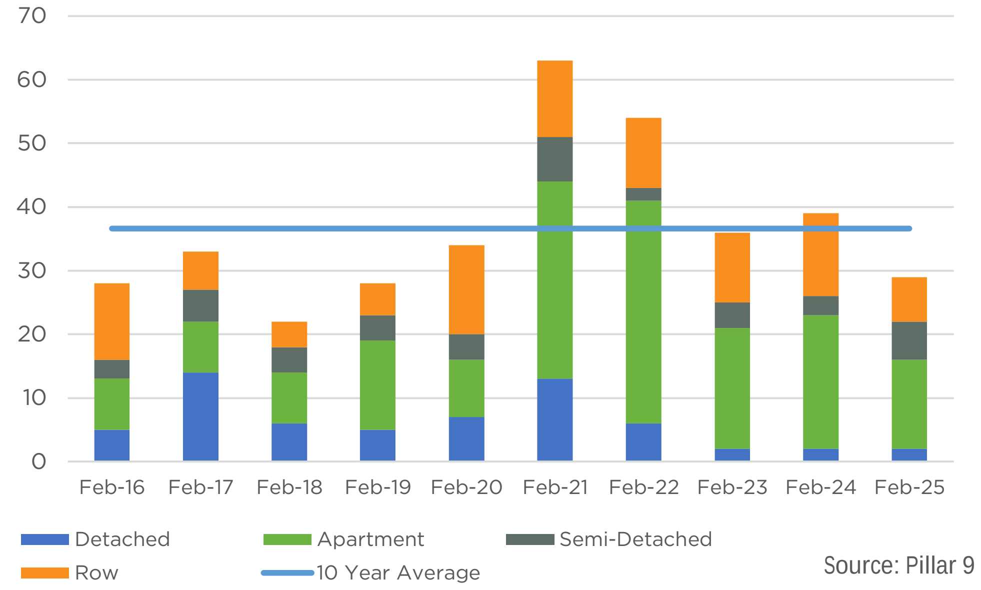
### MONTHS OF SUPPLY

4.09

↑ 243.1% Y/Y

## February 2025 | Canmore

### Monthly Sales Comparison



Source: Pillar 9

### TOTAL RESIDENTIAL BENCHMARK PRICE

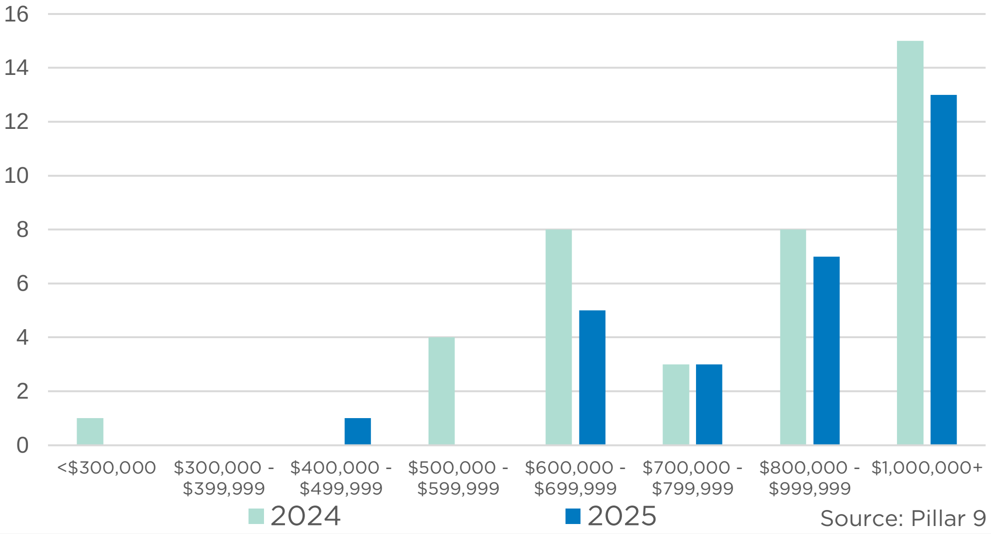
$ 1,074,600

↑ 13.0% Y/Y

Monthly trend*

### Residential Sales by Price Range

February



Source: Pillar 9

### SALES

29

↓ 25.6% Y/Y

↓ 25.7% YTD

### NEW LISTINGS

39

↓ 22.0% Y/Y

↓ 5.6% YTD

### INVENTORY

118

↑ 10.3% Y/Y

Monthly trend*

### MONTHS OF SUPPLY

4.07

↑ 48.3% Y/Y

Monthly trend*