



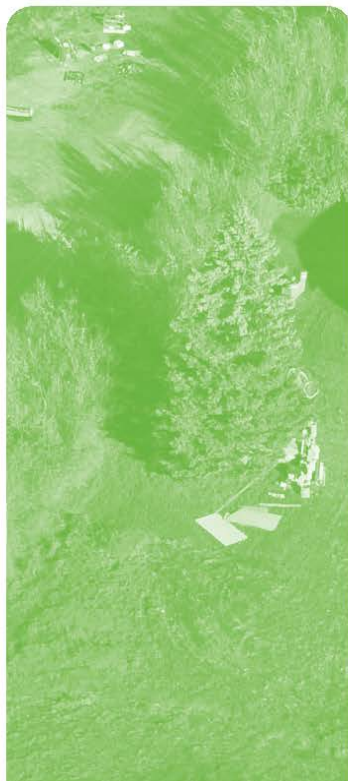
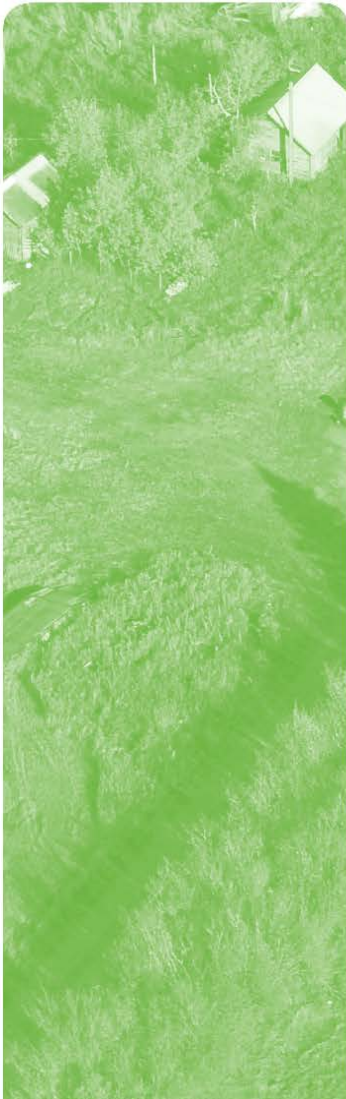
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MONTHLY STATISTICS PACKAGE

Calgary Region

August
2023



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Airdrie



With 204 sales and 206 new listings, the sales-to-new-listings ratio pushed up to 99 per cent, causing inventory levels to decline. With only 176 units available in inventory, the months of supply once again dropped below one month. The persistently tight market conditions continued to place upward pressure on home prices. In August, the unadjusted benchmark price reached \$515,600, up from last month and nearly six per cent higher than last year's.

\$	PRICE	SALES
	\$515,600	204
↑	→	↑ ↓
5.8% Y/Y		20.7% Y/Y 31.7% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	176	0.86
↓	→	↓ →
38.2% Y/Y	Monthly trend*	48.8% Y/Y Monthly trend*

Cochrane



Following several months of inventory gains, August saw inventory levels fall to 144 units due to a pullback in new listings. While sales did improve compared to last year, the pullback in new listings caused the sales-to-new-listings ratio to increase to 91 per cent. Meanwhile, the months of supply remained below two months, not as tight as what is being experienced in Airdrie but far lower than what we would typically expect in the town. The persistently tight market conditions drove further price gains this month. The unadjusted benchmark price reached \$534,700 in August, nearly one per cent higher than last month and over four per cent higher than last year's levels. Prices trended up across all property types, but the most significant monthly gains occurred in the relatively affordable apartment condominium sector.

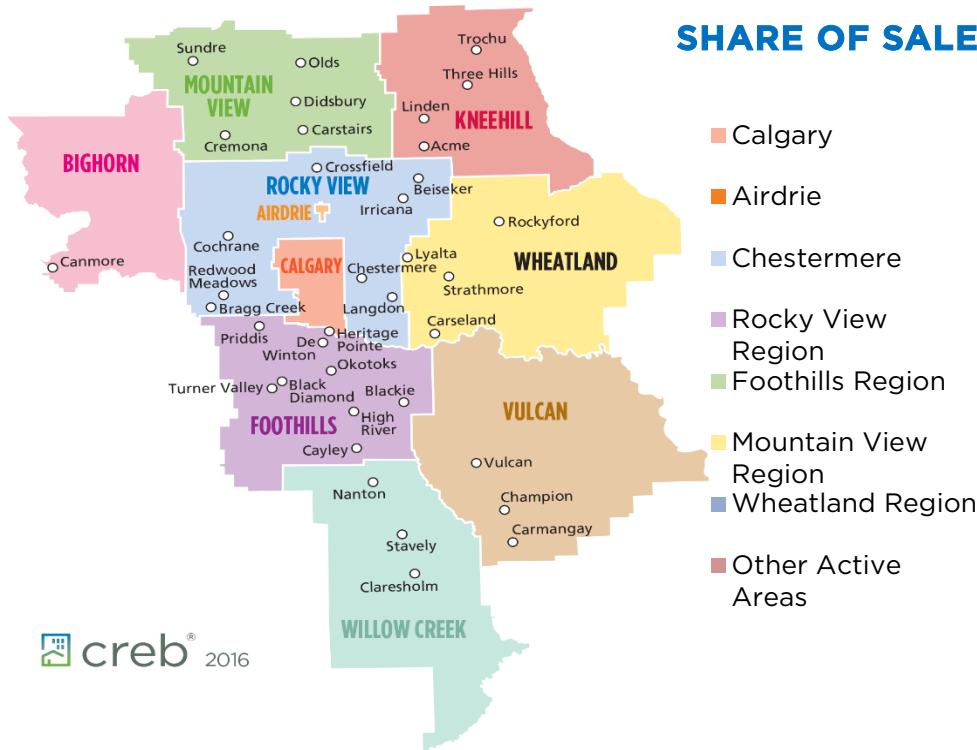
\$	PRICE	SALES
	\$534,700	85
↑	→	↑ ↓
4.1% Y/Y		14.9% Y/Y 23.8% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	144	1.69
↓	→	↓ →
11.7% Y/Y	Monthly trend*	23.1% Y/Y Monthly trend*

Okotoks

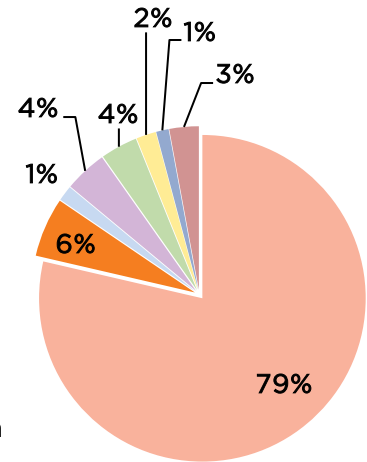


The 59 sales in August were met with 65 new listings in the month, causing further retractions to the already low inventory levels. With only 64 units available, Inventory levels hit a new record low for August. The drop in inventory also caused the months of supply to remain low at one month. Despite the tight market conditions, benchmark prices decreased from last month's high. The monthly variation is not uncommon for smaller centres, and it is important to note that with a benchmark price of \$582,000, prices remain seven per cent higher than last year's levels and 10 per cent higher than where we were at the start of the year.

\$	PRICE	SALES
	\$582,000	59
↑	→	↑ ↓
6.8% Y/Y		11.3% Y/Y 28.3% YTD
FOR SALE	INVENTORY	MONTHS OF SUPPLY
	64	1.08
↓	→	↓ →
34.0% Y/Y	Monthly trend*	40.7% Y/Y Monthly trend*



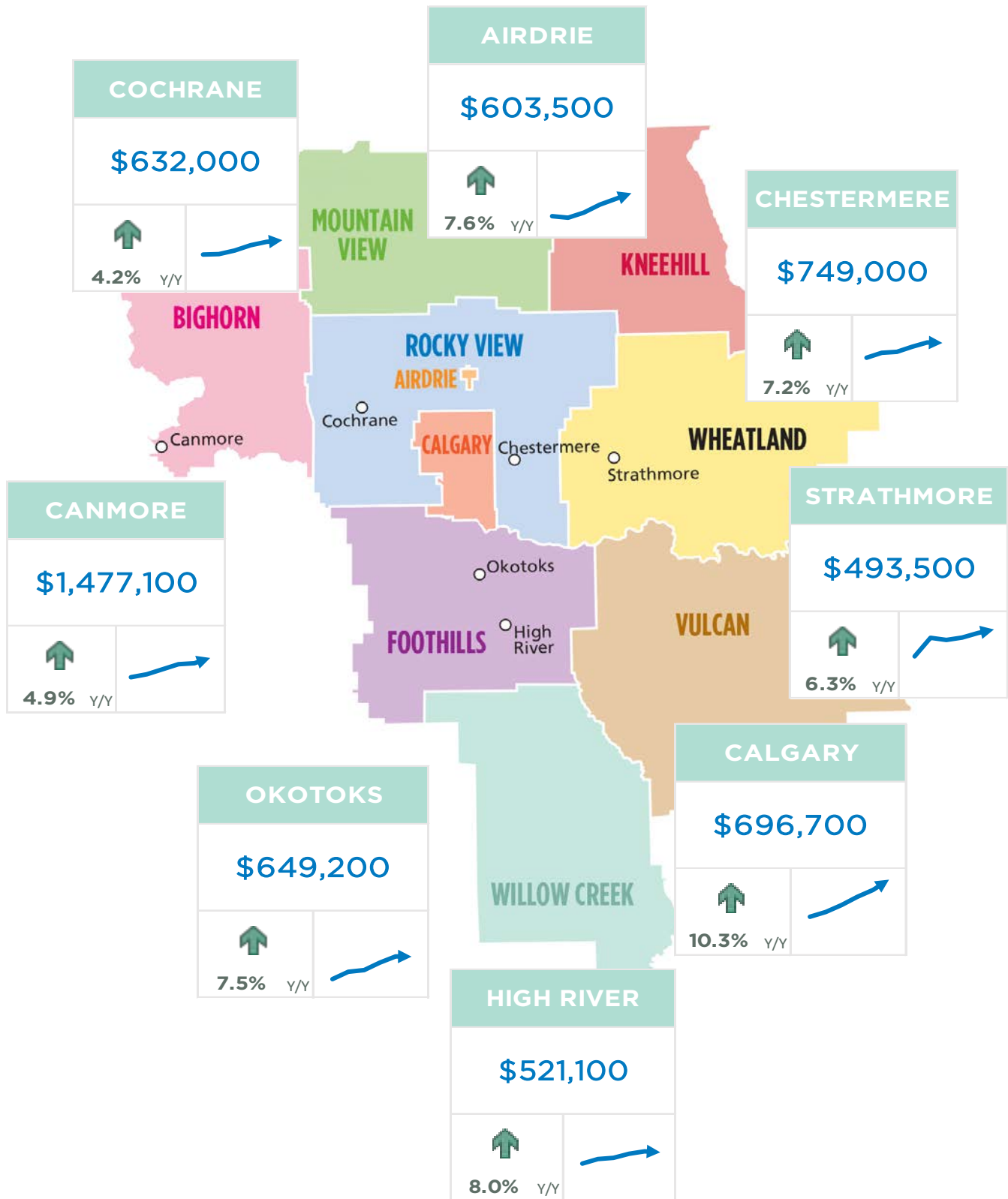
SHARE OF SALES August 2023



Source: CREB®

August 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,729	3,131	87%	3,254	1.19	570,700	522,548	487,000
Airdrie	204	206	99%	176	0.86	515,600	510,243	508,700
Chestermere	53	71	75%	104	1.96	662,200	642,983	617,300
Rocky View Region	146	200	73%	422	2.89	628,400	734,199	573,750
Foothills Region	127	164	77%	262	2.06	593,400	671,908	608,000
Mountain View Region	68	83	82%	160	2.35	426,600	430,888	364,500
Kneehill Region	16	30	53%	57	3.56	238,900	243,650	219,750
Wheatland Region	43	57	75%	87	2.02	431,300	393,712	390,000
Willow Creek Region	25	28	89%	59	2.36	296,800	315,596	300,000
Vulcan Region	17	18	94%	48	2.82	315,300	290,459	285,000
Bighorn Region	43	61	70%	141	3.28	927,900	998,285	805,350
YEAR-TO-DATE 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	19,680	24,651	80%	3,135	1.27	549,875	537,241	492,500
Airdrie	1,351	1,606	84%	183	1.09	498,738	492,793	485,000
Chestermere	387	553	70%	96	1.98	649,800	620,738	615,000
Rocky View Region	1,220	1,773	69%	398	2.61	604,150	762,647	599,450
Foothills Region	1,021	1,346	76%	231	1.81	572,675	651,344	575,000
Mountain View Region	438	595	74%	141	2.58	411,513	428,618	385,000
Kneehill Region	114	158	72%	46	3.21	230,475	272,331	235,000
Wheatland Region	307	413	74%	83	2.15	417,975	431,255	426,000
Willow Creek Region	150	212	71%	55	2.92	287,988	319,592	300,000
Vulcan Region	82	123	67%	42	4.13	304,150	320,620	313,000
Bighorn Region	336	492	68%	134	3.18	898,625	975,872	825,000

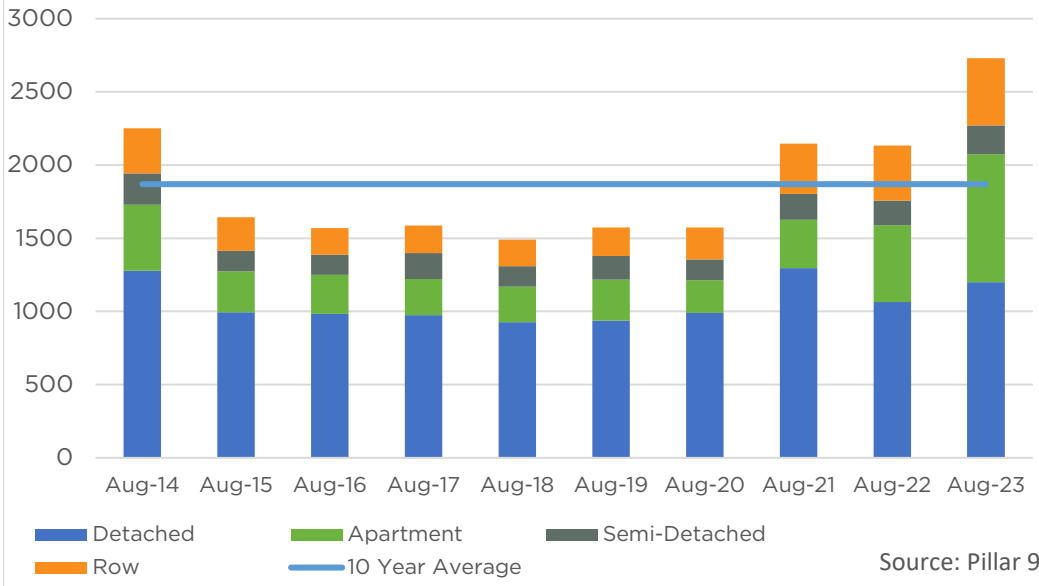
DETACHED BENCHMARK PRICE COMPARISON



August 2023

Calgary

Monthly Sales Comparison



SALES

2,729

↑ 27.9% Y/Y ↓ 14.7% YTD

NEW LISTINGS

3,131

↑ 15.2% Y/Y ↓ 21.6% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 570,700

↑ 7.9% Y/Y

Monthly trend*

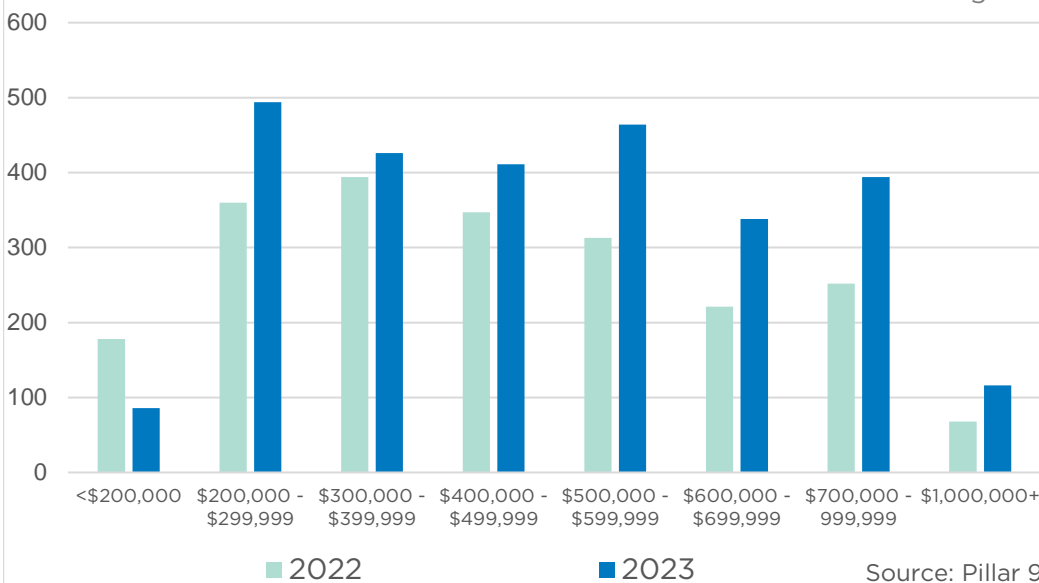
INVENTORY

3,254

↓ 32.0% Y/Y Monthly trend*

Residential Sales by Price Range

August

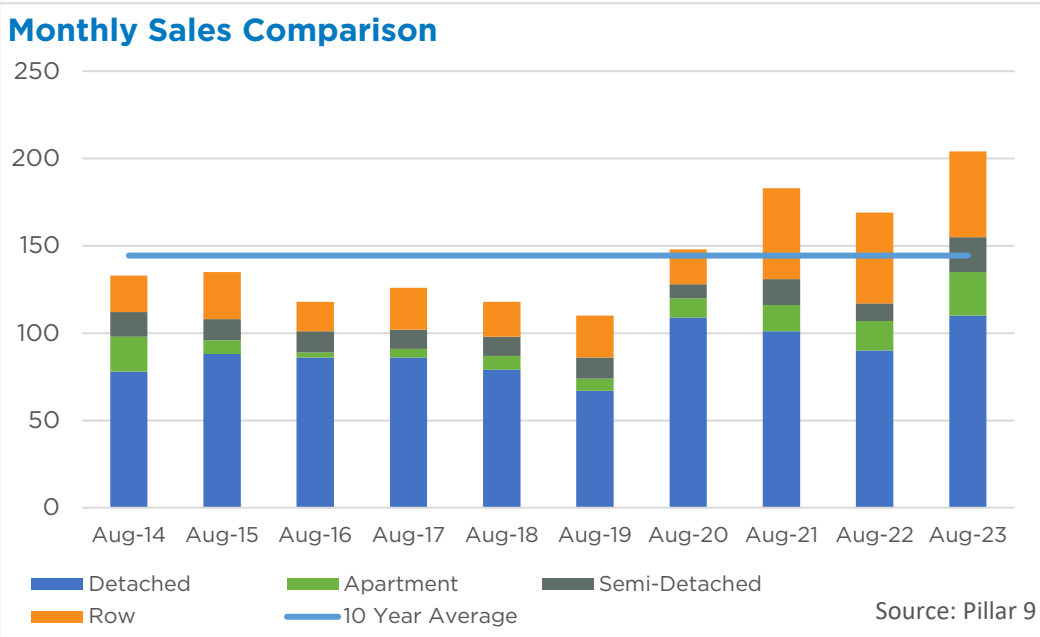


MONTHS OF SUPPLY

1.19

↓ 46.9% Y/Y Monthly trend*

August 2023 **Airdrie**



SALES

204

↑ 20.7% Y/Y ↓ 31.7% YTD

NEW LISTINGS

206

↓ 5.9% Y/Y ↓ 33.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 515,600

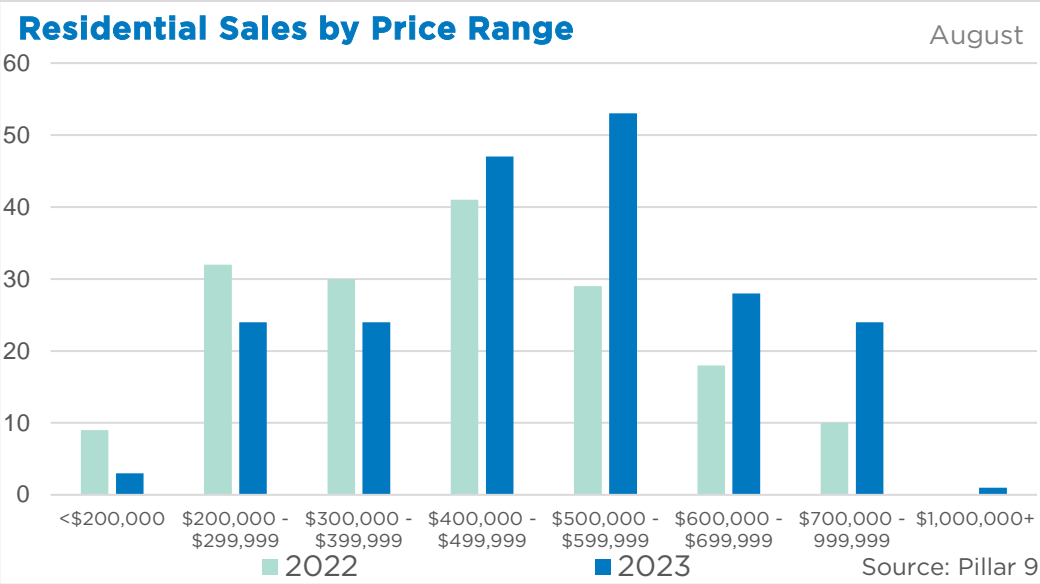
↑ 5.8% Y/Y

Monthly trend*

INVENTORY

176

↓ 38.2% Y/Y Monthly trend*

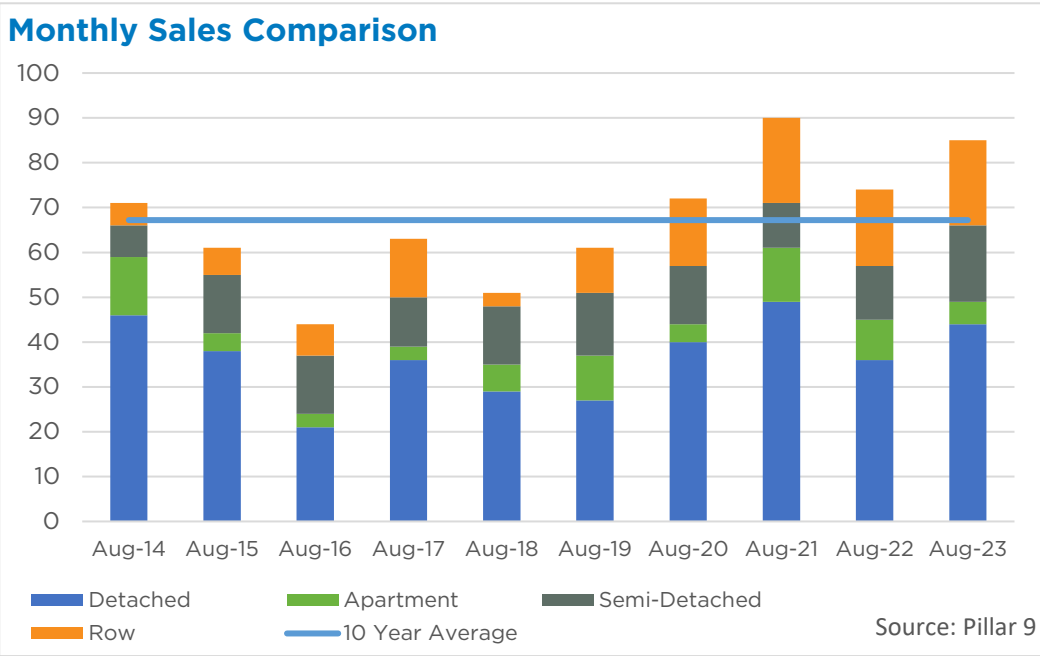


MONTHS OF SUPPLY

0.86

↓ 48.8% Y/Y Monthly trend*

August 2023 **Cochrane**



SALES

85

↑ 14.9% Y/Y ↓ 23.8% YTD

NEW LISTINGS

93

↓ 13.1% Y/Y ↓ 21.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 534,700

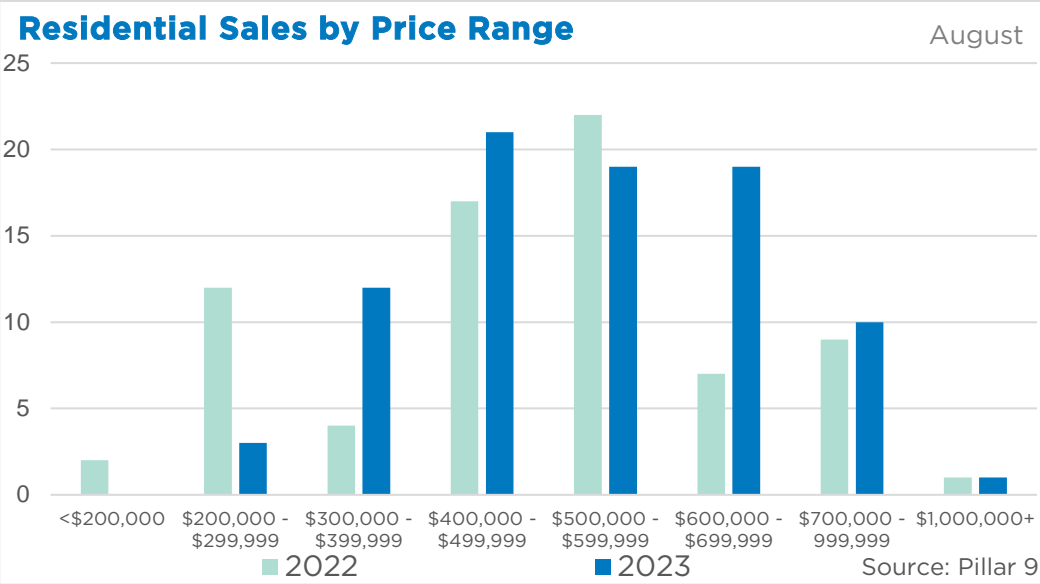
↑ 4.1% Y/Y

Monthly trend*

INVENTORY

144

↓ 11.7% Y/Y Monthly trend*



MONTHS OF SUPPLY

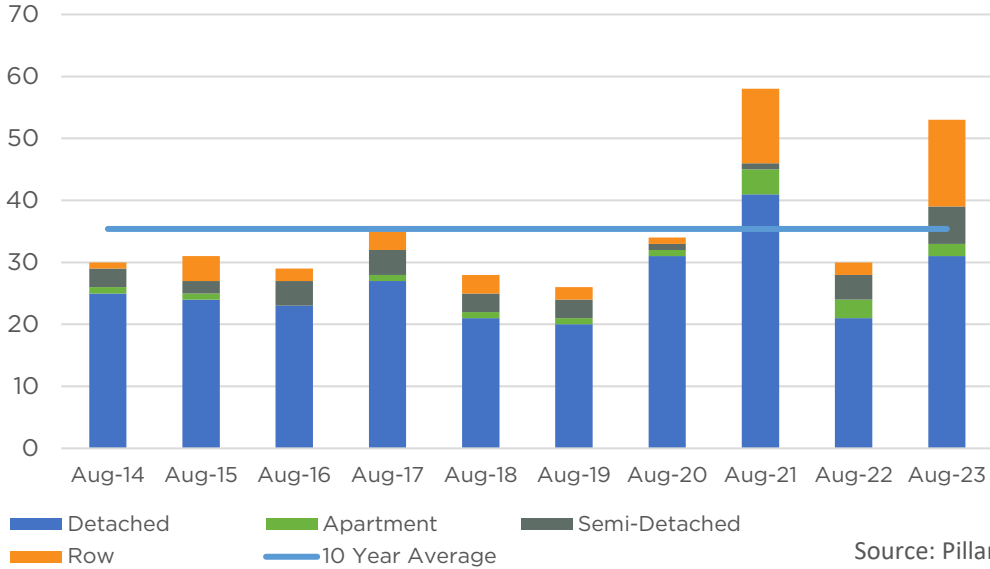
1.69

↓ 23.1% Y/Y Monthly trend*

August 2023

Chestermere

Monthly Sales Comparison



SALES

53

↑ 76.7% Y/Y ↓ 10.6% YTD

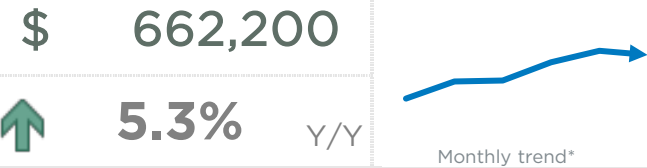
NEW LISTINGS

71

↑ 65.1% Y/Y ↓ 14.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



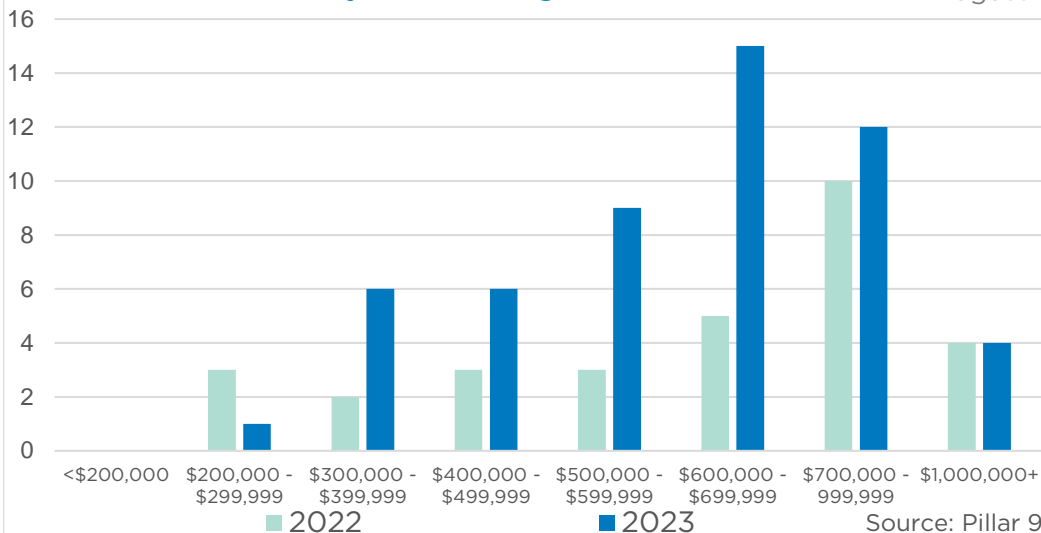
INVENTORY

104

↓ 1.0% Y/Y Monthly trend*

Residential Sales by Price Range

August

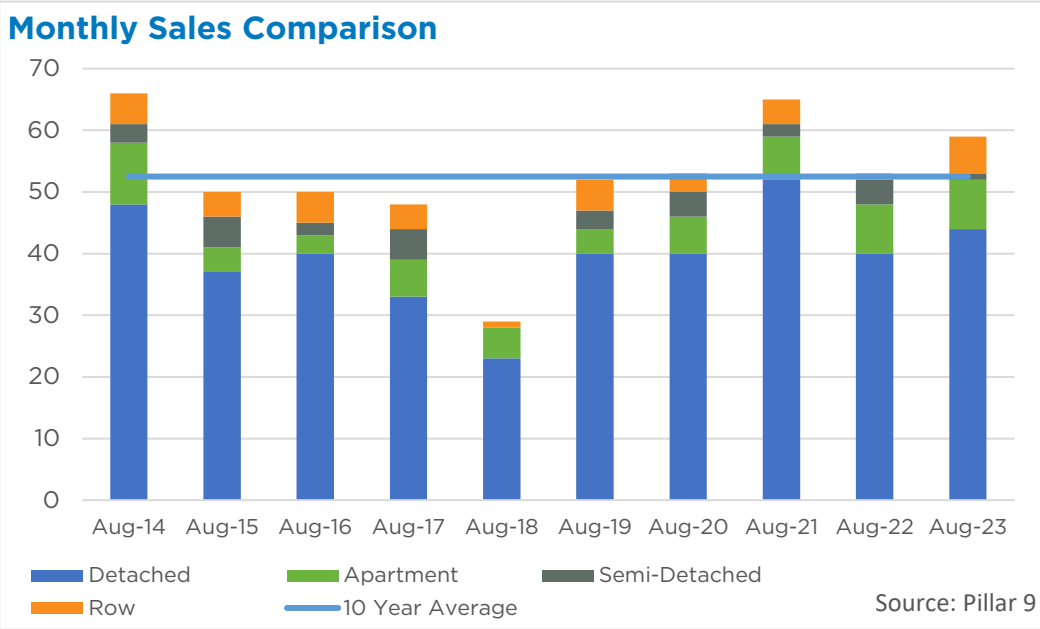


MONTHS OF SUPPLY

1.96

↓ 43.9% Y/Y Monthly trend*

August 2023 Okotoks



SALES

59

↑ 11.3% Y/Y ↓ 28.3% YTD

NEW LISTINGS

65

↓ 17.7% Y/Y ↓ 33.1% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 582,000

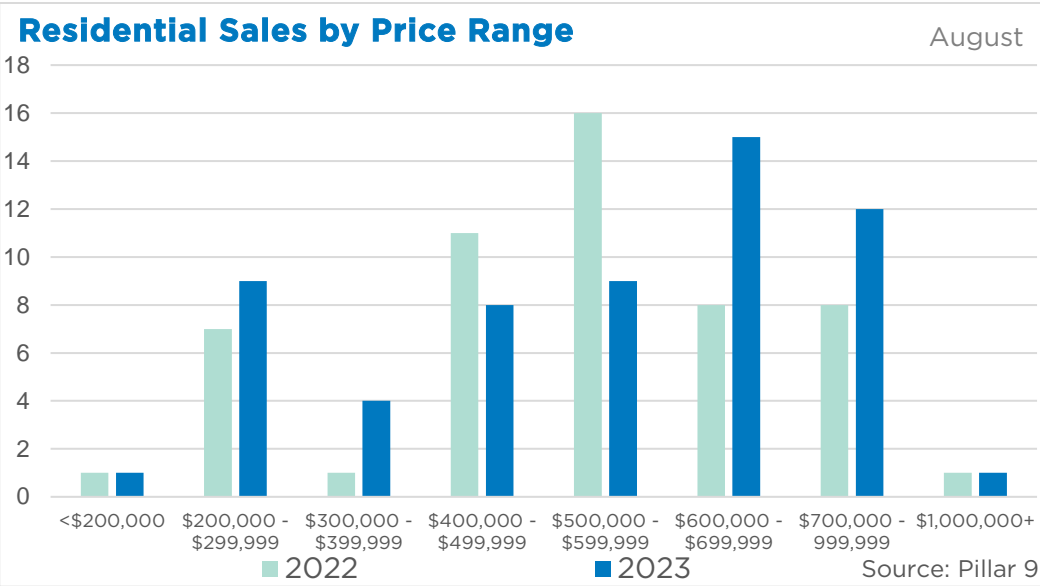
↑ 6.8% Y/Y

Monthly trend*

INVENTORY

64

↓ 34.0% Y/Y Monthly trend*

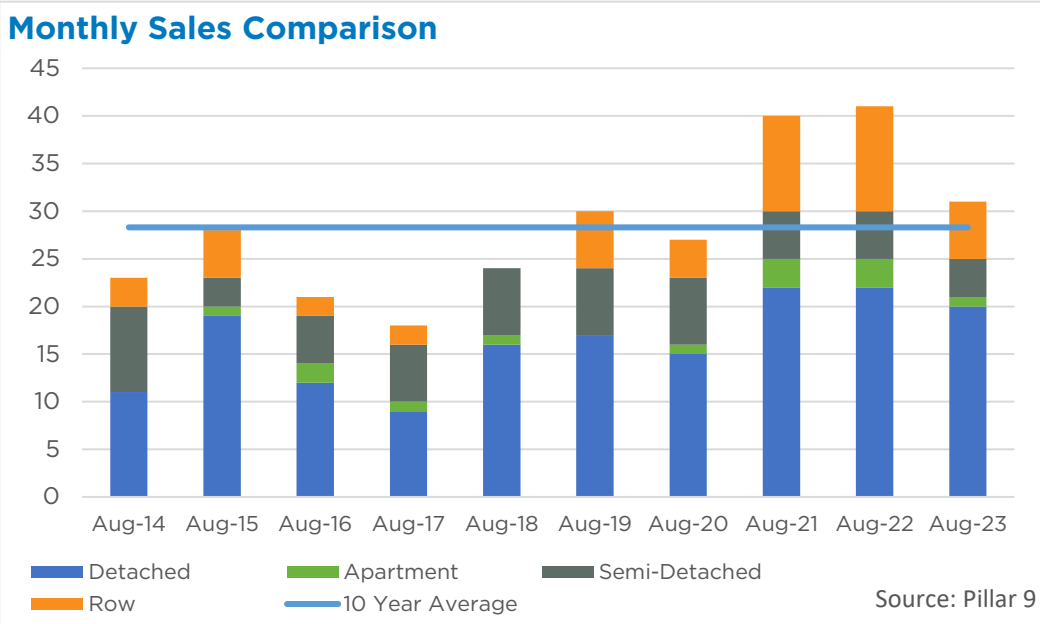


MONTHS OF SUPPLY

1.08

↓ 40.7% Y/Y Monthly trend*

August 2023 High River



SALES

31

↓ 24.4% Y/Y ↓ 29.6% YTD

NEW LISTINGS

31

↑ 24.0% Y/Y ↓ 20.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 449,400

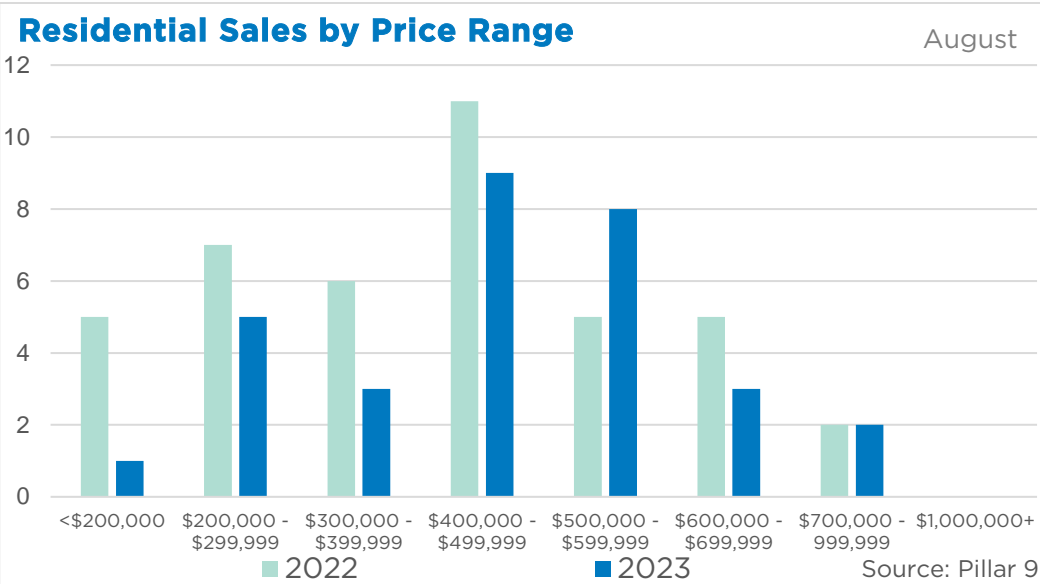
↑ 8.2% Y/Y

Monthly trend*

INVENTORY

44

↑ 41.9% Y/Y Monthly trend*

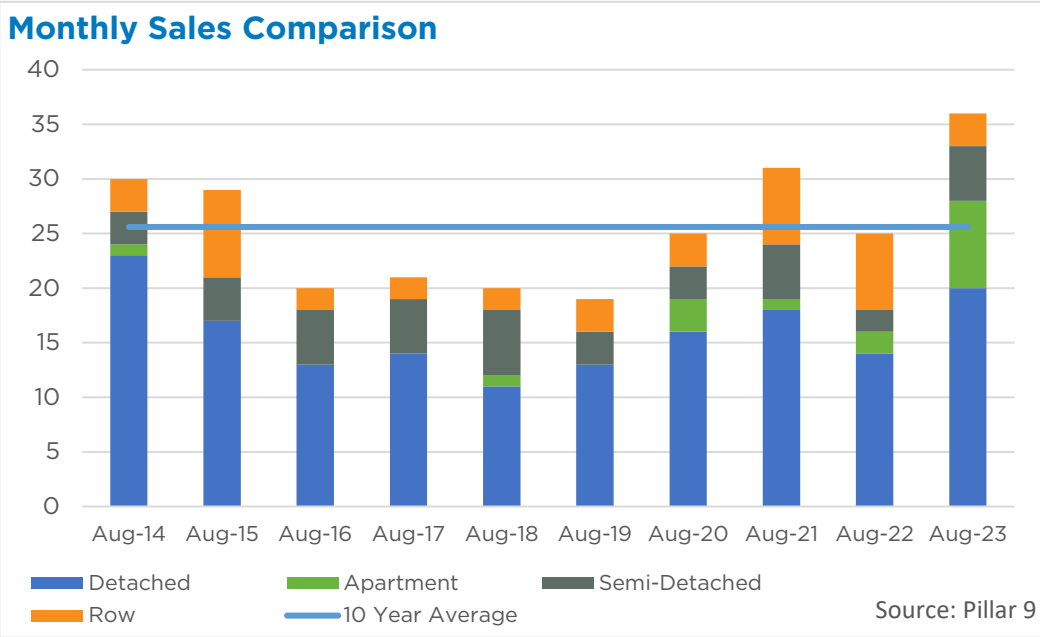


MONTHS OF SUPPLY

1.42

↑ 87.7% Y/Y Monthly trend*

August 2023 **Strathmore**



SALES

36

↑ 44.0% Y/Y ↓ 18.9% YTD

NEW LISTINGS

34

↑ 17.2% Y/Y ↓ 22.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 407,300

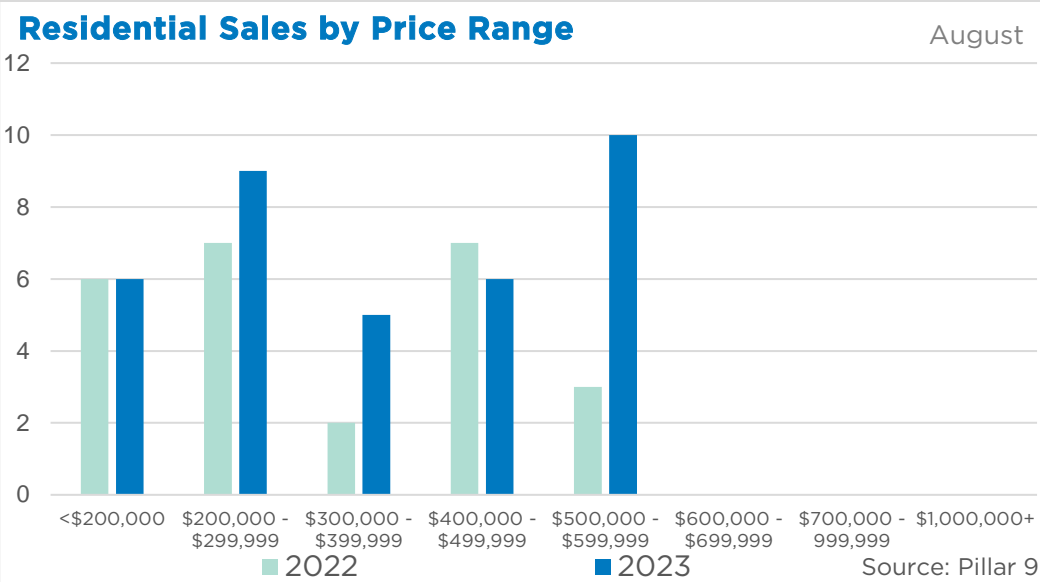
↑ 4.1% Y/Y

Monthly trend*

INVENTORY

44

↓ 31.3% Y/Y Monthly trend*



MONTHS OF SUPPLY

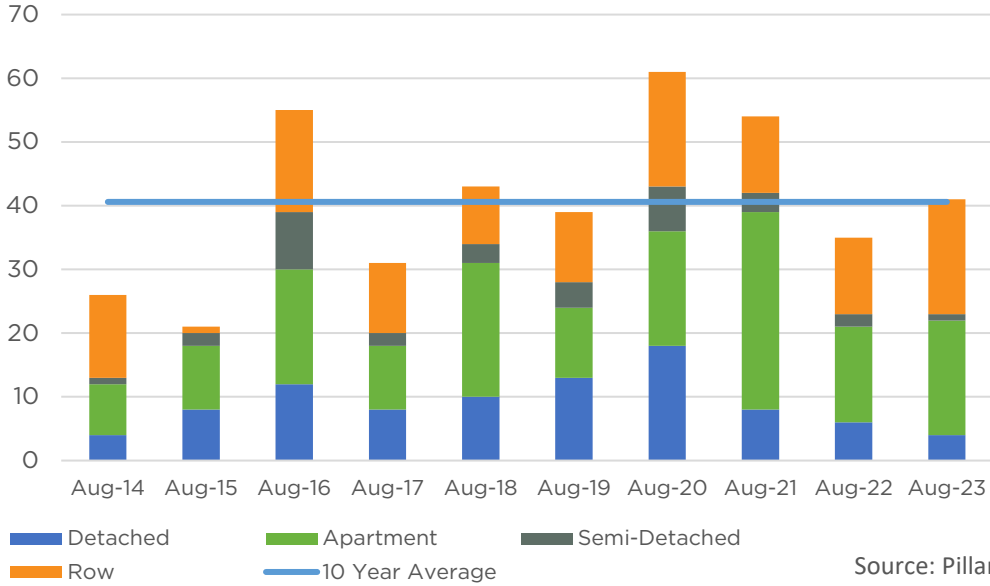
1.22

↓ 52.3% Y/Y Monthly trend*

August 2023

Canmore

Monthly Sales Comparison



SALES

41

↑ 17.1% Y/Y ↓ 20.7% YTD

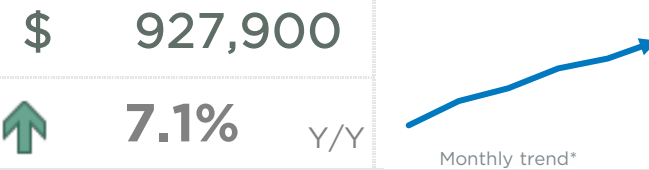
NEW LISTINGS

56

↑ 19.1% Y/Y ↓ 20.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



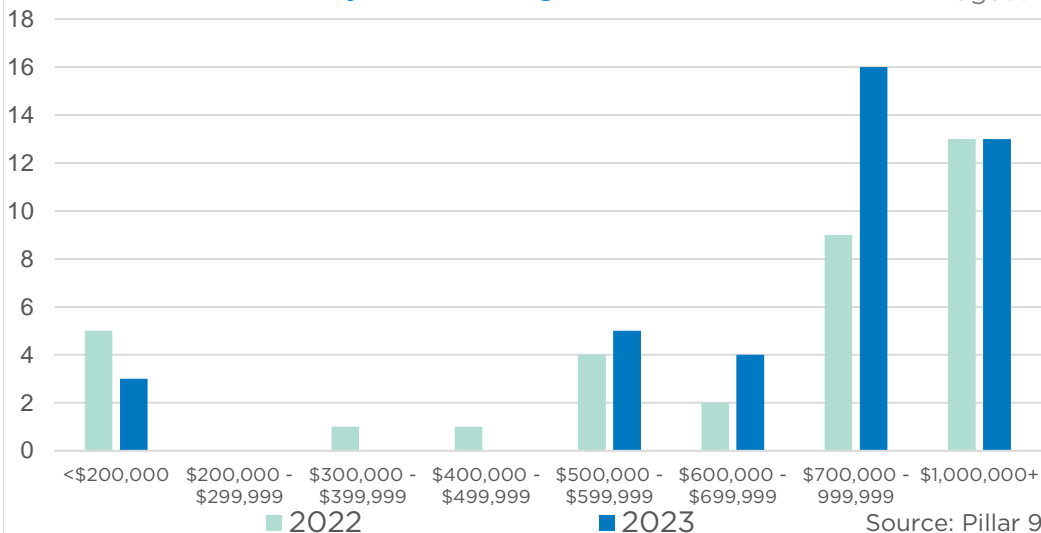
INVENTORY

125

↓ 19.9% Y/Y Monthly trend*

Residential Sales by Price Range

August



MONTHS OF SUPPLY

3.05

↓ 31.6% Y/Y Monthly trend*