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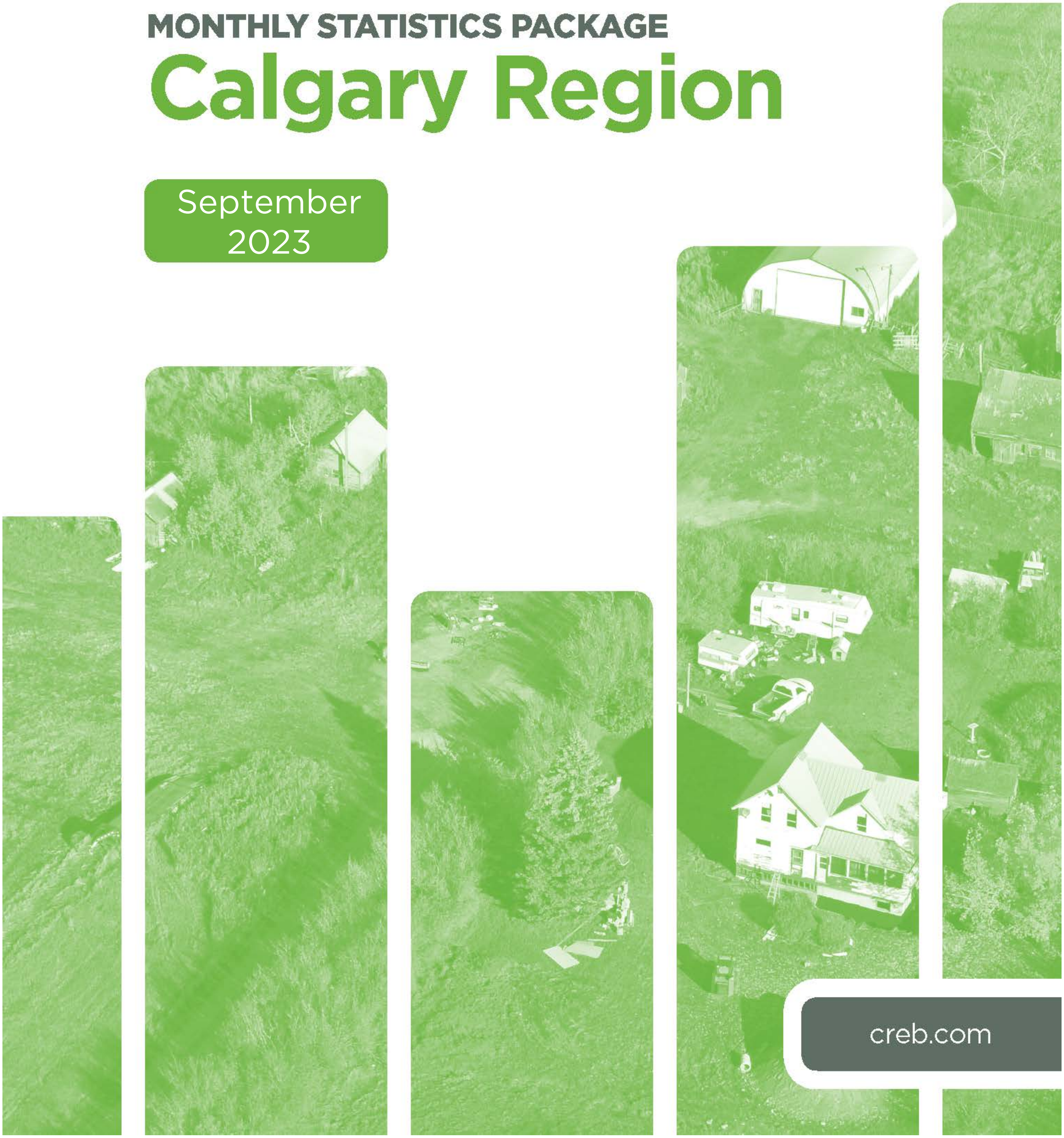
MONTHLY STATISTICS PACKAGE

Calgary Region

September 2023



creb.com

September 2023

Airdrie

With 204 new listings and 144 sales, the sales-to-new-listings ratio dropped to 70 per cent, the first time that has happened since 2020. Improved new listings compared to sales helped support a modest monthly gain in inventory levels. However, September inventory levels are still amongst the lowest levels reported since 2005, keeping the months of supply exceptionally low with just over one month.

The persistently tight market conditions have continued to drive further price gains in the city. In September, the unadjusted benchmark price reached $518,000, reflecting a year-over-year increase of over eight per cent. Price gains have occurred across all property types, with the largest year-over-year gains occurring in the apartment condominium sector.

PRICE
$518,000
8.2% Y/Y

SALES
144
2.0% Y/Y
29.7% YTD

INVENTORY
200
22.8% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.39
21.2% Y/Y
Monthly trend*

Cochrane

Both sales and new listings eased in September, leaving inventory levels relatively stable this month. While inventories are nearly 40 per cent lower than long-term trends for the month, they are not at the record lows seen. The pullback in sales compared to inventory levels also caused the months of supply to push up above two months, the first time we have seen that since February.

While conditions remain relatively tight, the shift likely prevented further upward pressure on monthly home prices. The unadjusted benchmark price in September was $532,700, slightly lower than last month due to pullbacks in the detached, semi-detached and row sectors. Despite the monthly pause, total residential prices are still over five per cent higher than September 2022 levels.

PRICE
$532,700
5.5% Y/Y

SALES
62
12.7% Y/Y
23.1% YTD

INVENTORY
140
15.7% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.26
3.4% Y/Y
Monthly trend*

Okotoks

With 69 new listings and 52 sales, the sales-to-new listings ratio dropped to 75 per cent in September, the lowest ratio seen since August 2022. The gain in new listings relative to sales prevented any further monthly declines in inventory levels. However, with only 70 units available in September, inventory levels are still amongst the lowest reported monthly levels in over 20 years.

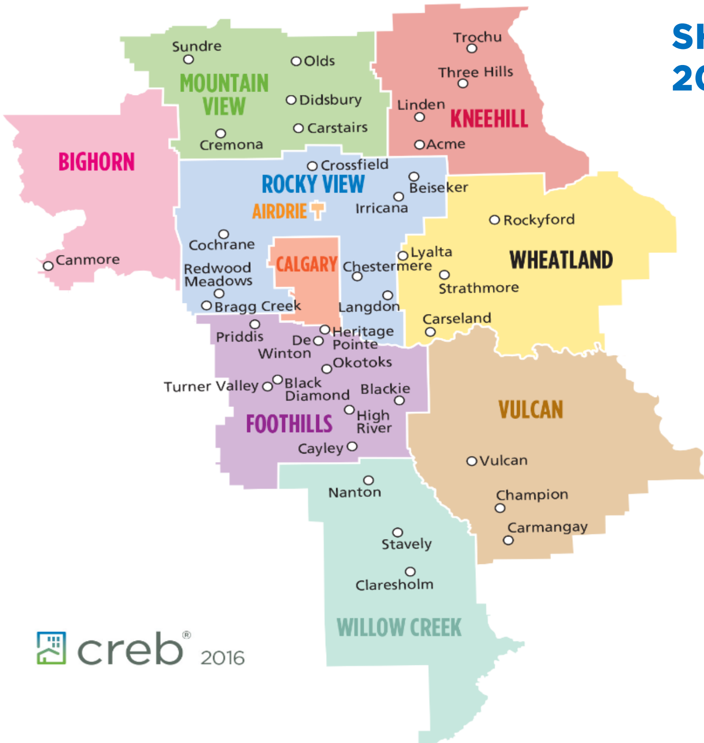
The modest adjustment in both inventory and sales did cause the months of supply to rise over last month's levels. Still, conditions remain relatively tight, especially for semi-detached, row and apartment-style properties. As of September, the unadjusted benchmark price was $580,200, nearly nine per cent higher than last year.

PRICE
$580,200
8.4% Y/Y

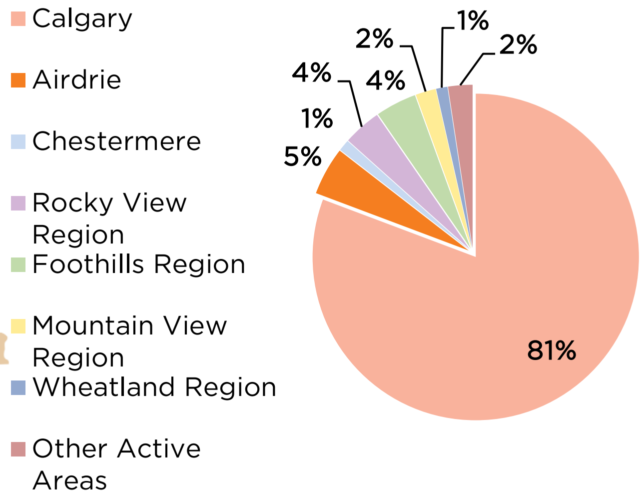
SALES
52
7.1% Y/Y
26.7% YTD

INVENTORY
70
23.9% Y/Y
Monthly trend*

MONTHS OF SUPPLY
1.35
18.1% Y/Y
Monthly trend*



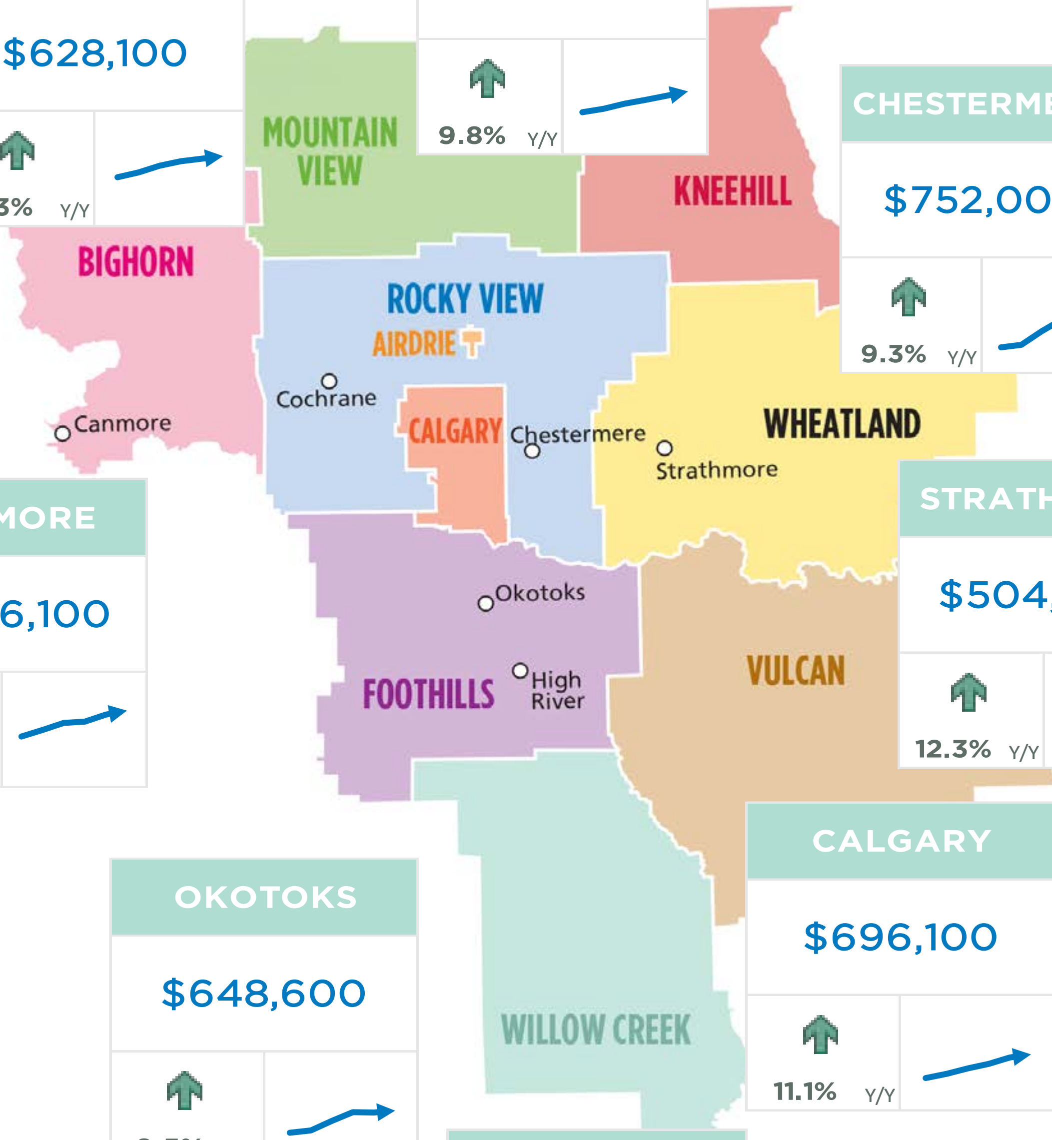
SHARE OF SALES September 2023



Source: CREB®

September 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,441	3,191	76%	3,369	1.38	570,300	549,582	505,000
Airdrie	144	204	71%	200	1.39	518,000	509,361	496,450
Chestermere	34	78	44%	125	3.68	662,800	614,950	579,250
Rocky View Region	114	179	64%	422	3.70	628,000	774,237	592,500
Foothills Region	123	171	72%	270	2.20	591,100	610,481	510,000
Mountain View Region	61	56	109%	136	2.23	426,100	404,264	358,000
Kneehill Region	11	5	220%	48	4.36	245,600	246,202	189,900
Wheatland Region	34	58	59%	100	2.94	437,500	393,829	402,850
Willow Creek Region	20	32	63%	65	3.25	291,300	405,903	372,500
Vulcan Region	10	6	167%	38	3.80	307,300	225,265	238,500
Bighorn Region	32	62	52%	158	4.94	934,300	1,168,852	939,475
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	22,110	27,840	79%	3,164	1.29	552,144	538,617	495,000
Airdrie	1,495	1,810	83%	185	1.12	500,878	494,322	487,500
Chestermere	421	631	67%	99	2.12	651,244	620,270	615,000
Rocky View Region	1,333	1,952	68%	401	2.70	606,800	763,704	599,000
Foothills Region	1,144	1,516	75%	235	1.85	574,722	646,950	570,000
Mountain View Region	499	651	77%	141	2.54	413,133	425,641	380,000
Kneehill Region	125	163	77%	46	3.31	232,156	270,031	233,000
Wheatland Region	341	471	72%	85	2.23	420,144	427,523	425,000
Willow Creek Region	170	244	70%	56	2.96	288,356	329,746	310,000
Vulcan Region	92	130	71%	42	4.11	304,500	310,255	295,750
Bighorn Region	368	554	66%	136	3.34	902,589	992,653	834,008

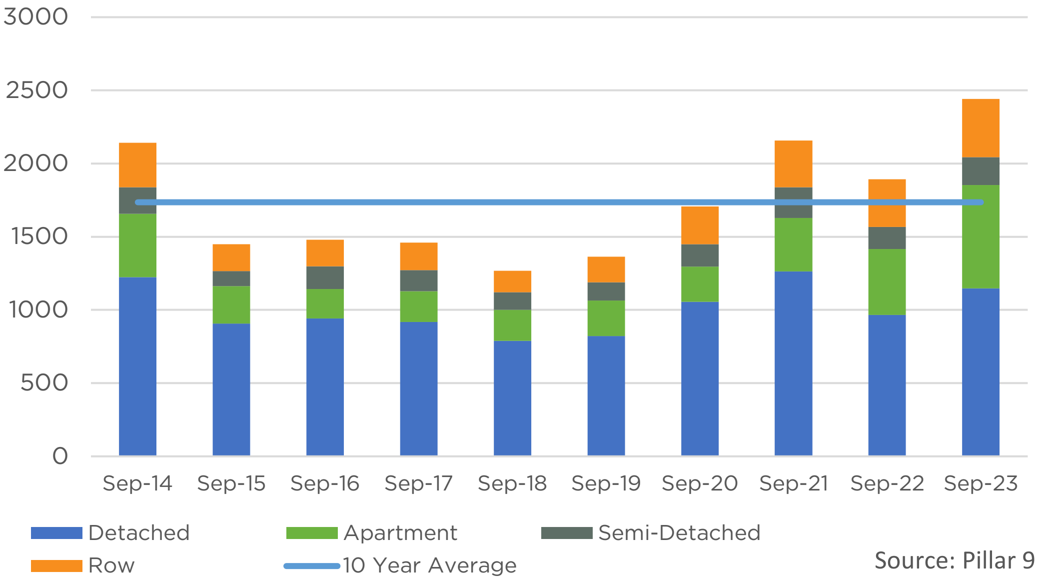
DETACHED BENCHMARK PRICE COMPARISON



		Y/Y
AIRDRIE	$605,800	9.8%
COCHRANE	$628,100	5.3%
CHESTERMERE	$752,000	9.3%
CANMORE	$1,486,100	7.2%
STRATHMORE	$504,000	12.3%
CALGARY	$696,100	11.1%
OKOTOKS	$648,600	9.5%
HIGH RIVER	$517,300	8.7%

September 2023 Calgary

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

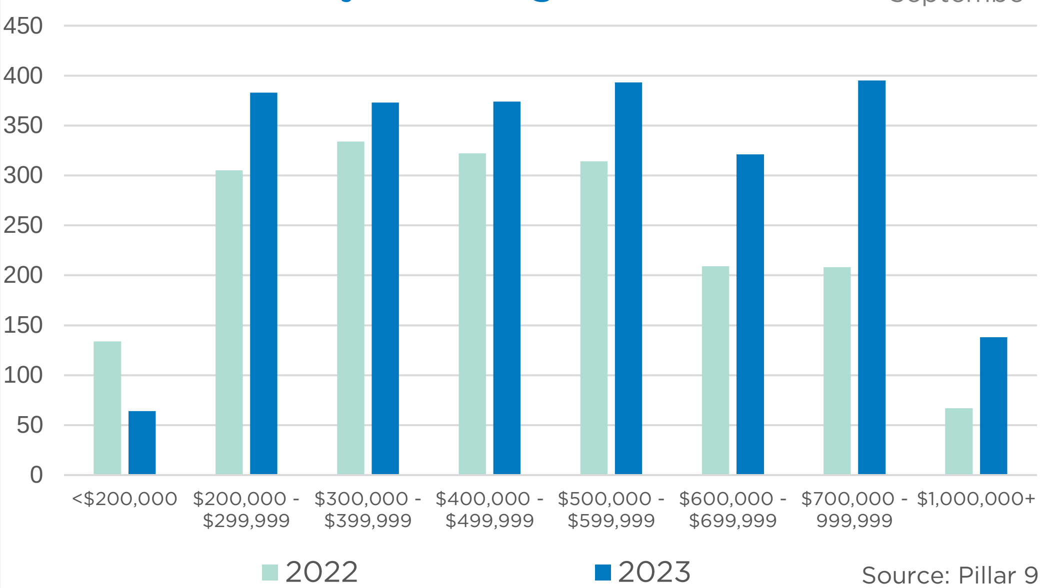
$ 570,300

8.7% Y/Y

Monthly trend*

Residential Sales by Price Range

Septembe



Source: Pillar 9

SALES

2,441

28.9% Y/Y

11.4% YTD

NEW LISTINGS

3,191

21.6% Y/Y

18.3% YTD

INVENTORY

3,369

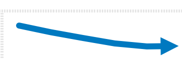
24.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.38

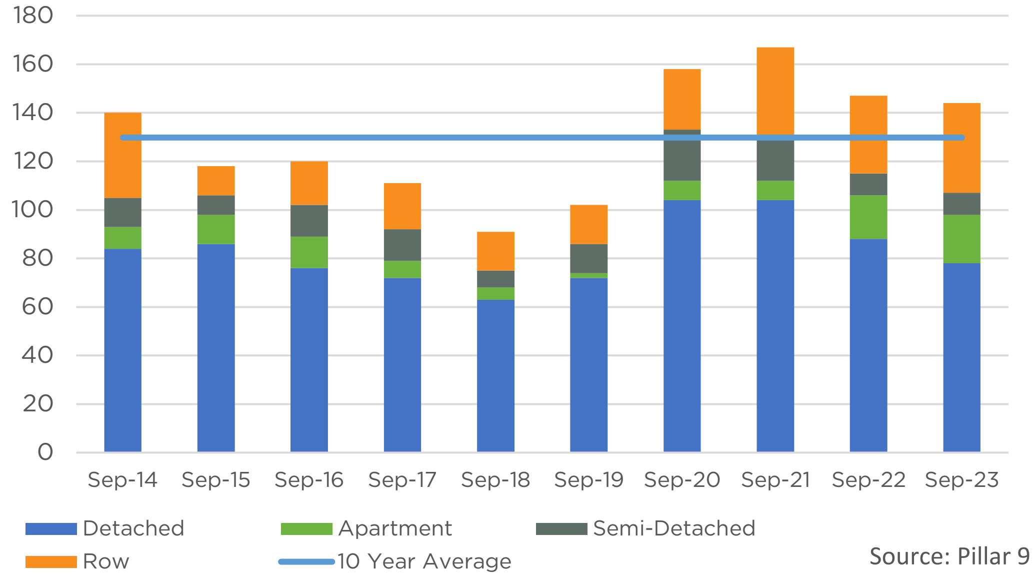
41.5% Y/Y



Monthly trend*

September 2023 | Airdrie

Monthly Sales Comparison



Source: Pillar 9

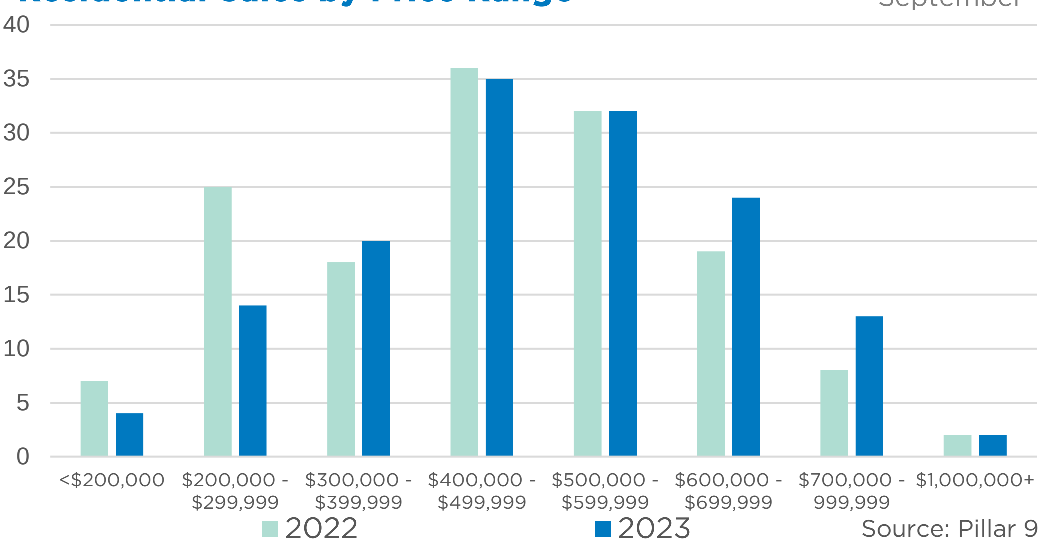
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 518,000

8.2% Y/Y

Residential Sales by Price Range

September



Source: Pillar 9

SALES

144

2.0% Y/Y | 29.7% YTD

NEW LISTINGS

204

24.4% Y/Y | 30.0% YTD

INVENTORY

200

22.8% Y/Y

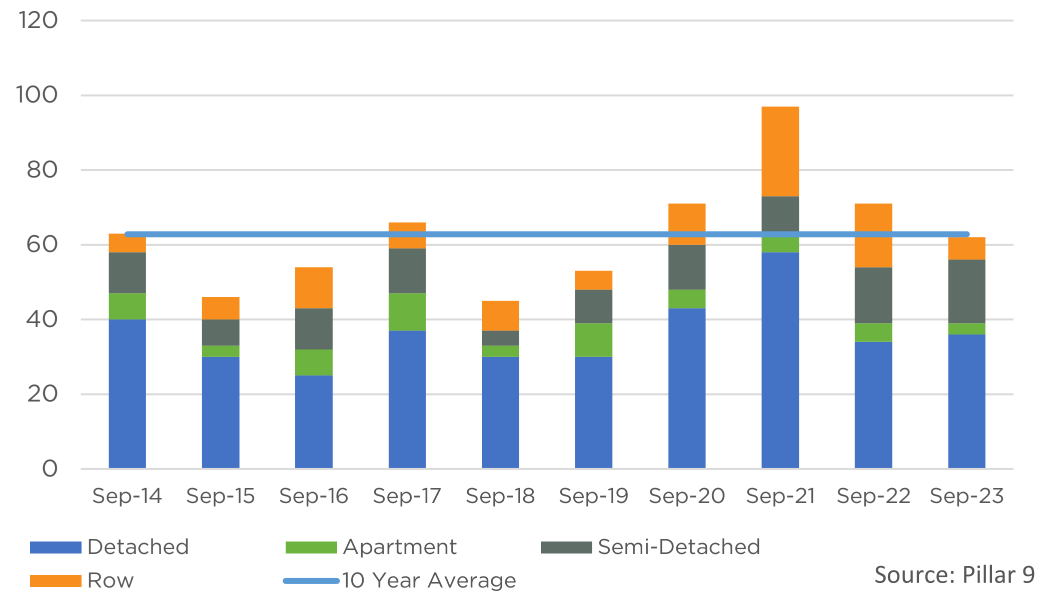
MONTHS OF SUPPLY

1.39

21.2% Y/Y

September 2023 | **Cochrane**

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

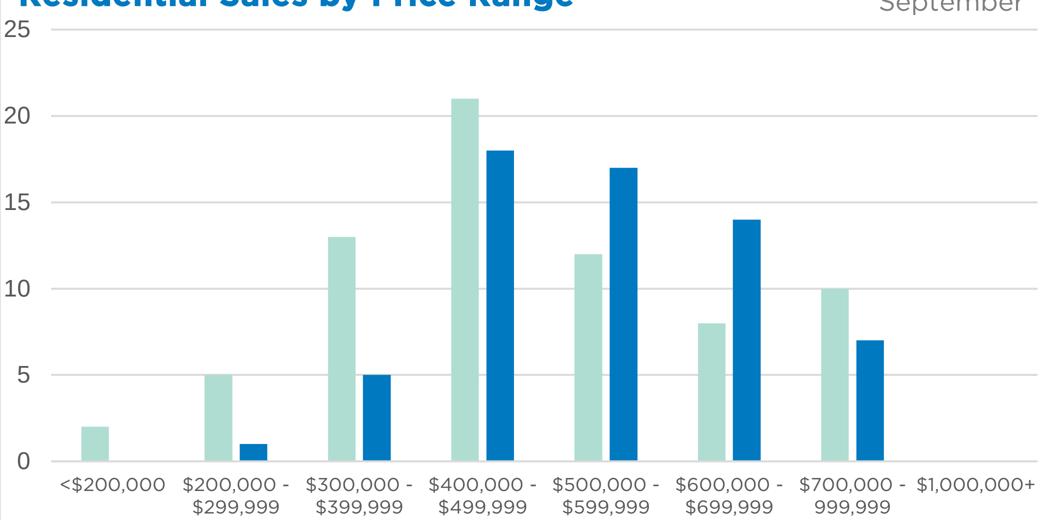
$ 532,700

5.5% Y/Y

Monthly trend*

Residential Sales by Price Range

September



Source: Pillar 9

SALES

62

12.7% Y/Y | 23.1% YTD

NEW LISTINGS

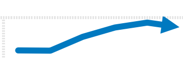
80

18.4% Y/Y | 21.2% YTD

INVENTORY

140

15.7% Y/Y



Monthly trend*

MONTHS OF SUPPLY

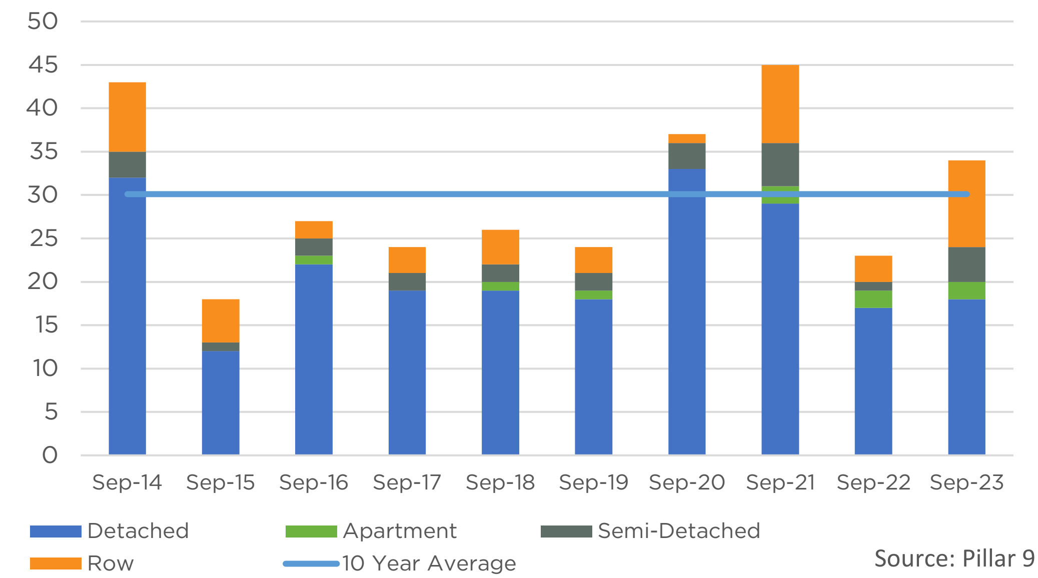
2.26

3.4% Y/Y

Monthly trend*

September 2023 | **Chestermere**

Monthly Sales Comparison



Source: Pillar 9

SALES

34

47.8% Y/Y | 7.7% YTD

NEW LISTINGS

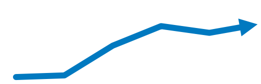
78

50.0% Y/Y | 9.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 662,800

7.1% Y/Y



Monthly trend*

INVENTORY

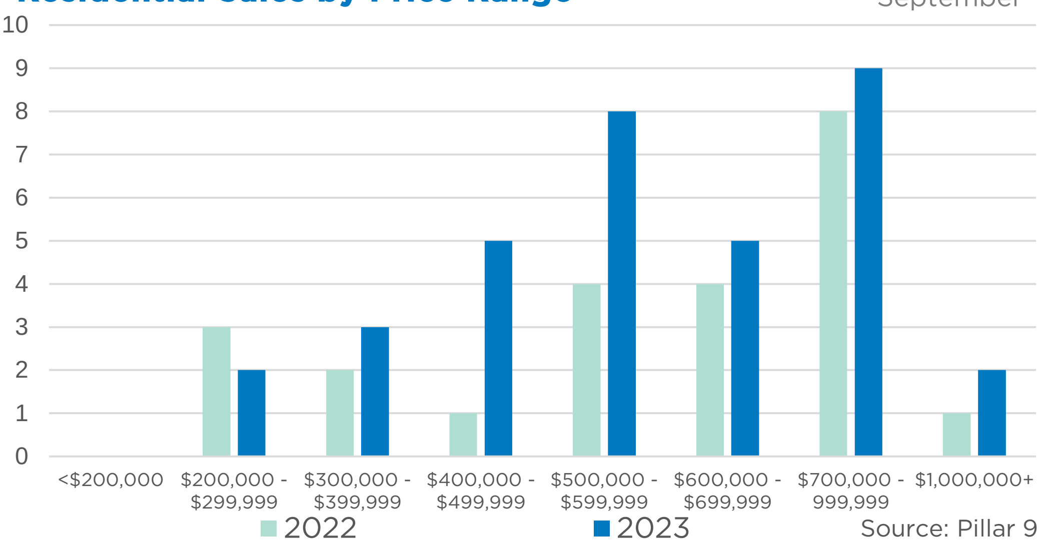
125

15.7% Y/Y

Monthly trend*

Residential Sales by Price Range

September



Source: Pillar 9

MONTHS OF SUPPLY

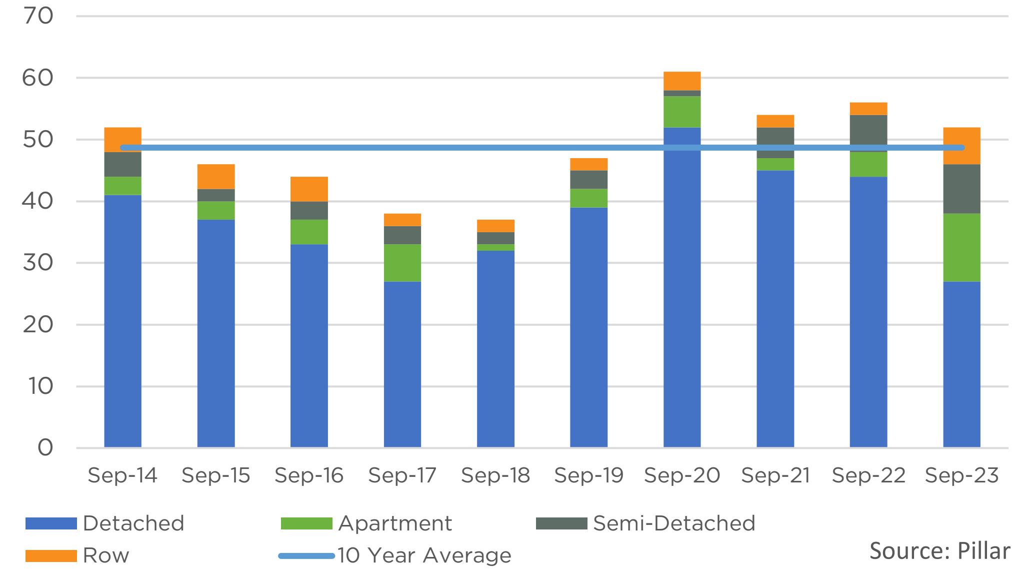
3.68

21.7% Y/Y

Monthly trend*

September 2023 | **Okotoks**

Monthly Sales Comparison



Source: Pillar 9

SALES

52

7.1% Y/Y | 26.7% YTD

NEW LISTINGS

69

0.0% Y/Y | 30.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 580,200

8.4% Y/Y

Monthly trend*

INVENTORY

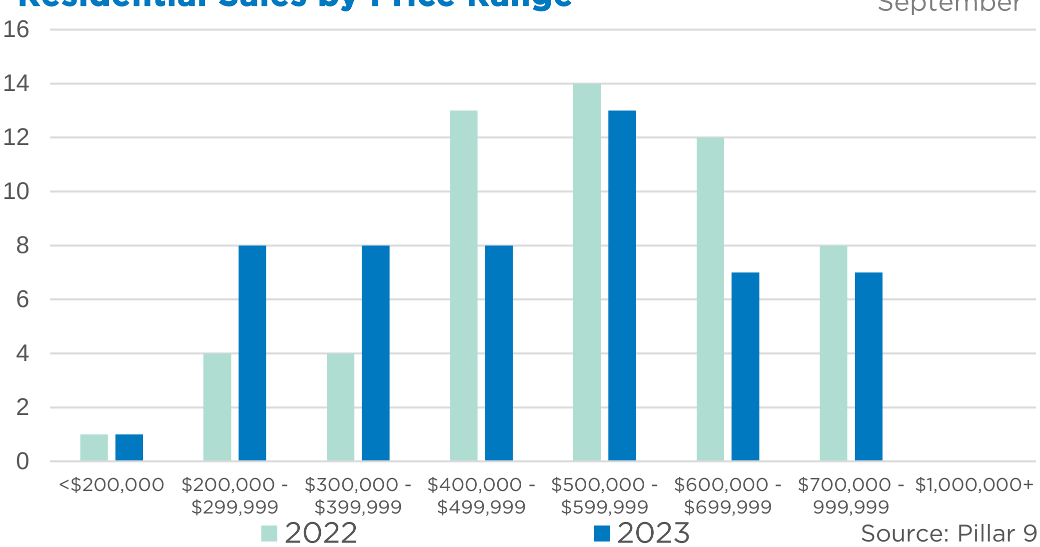
70

23.9% Y/Y

Monthly trend*

Residential Sales by Price Range

September



Source: Pillar 9

MONTHS OF SUPPLY

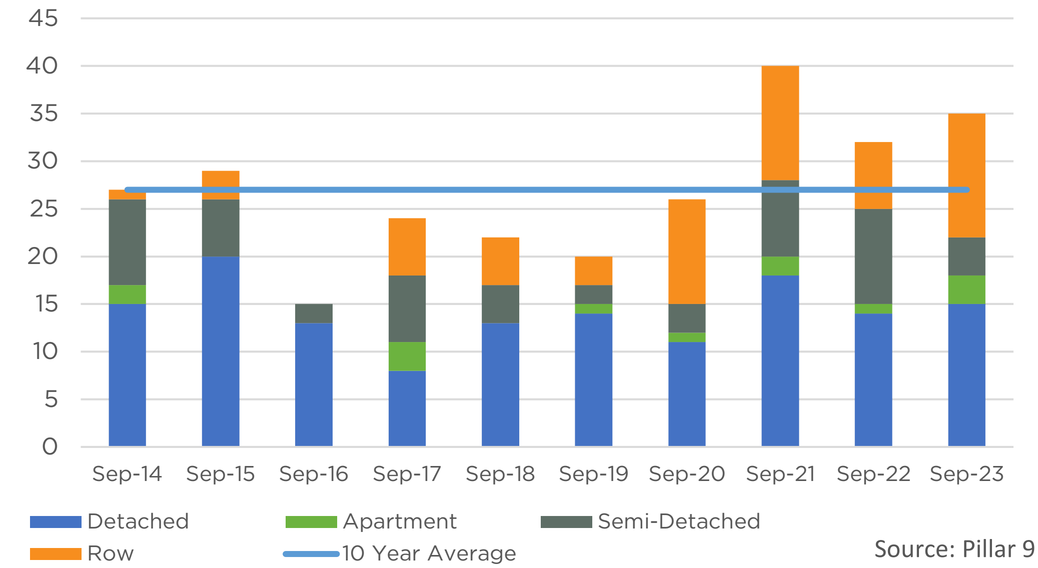
1.35

18.1% Y/Y

Monthly trend*

September 2023 | High River

Monthly Sales Comparison

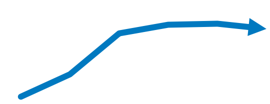


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 443,600

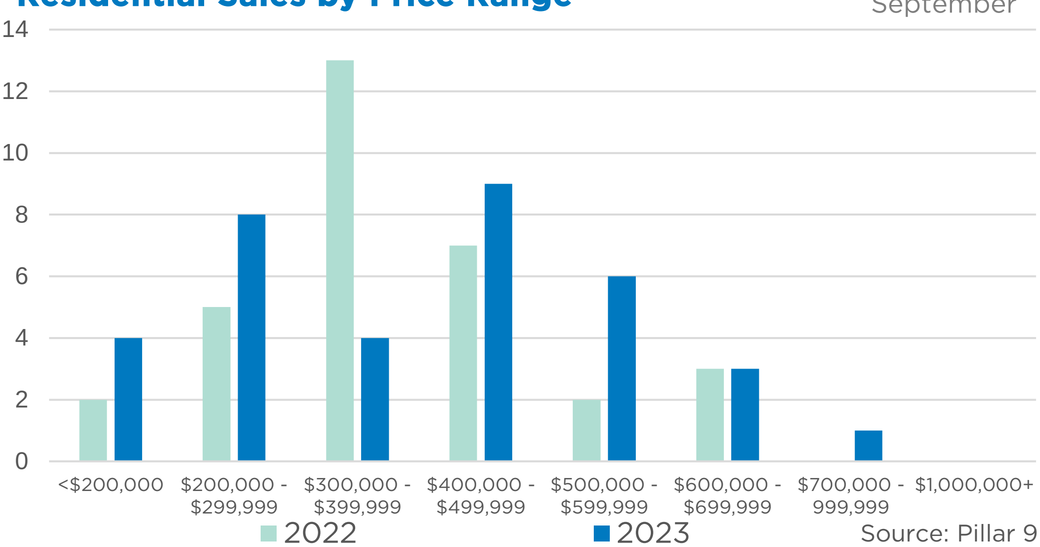
7.9% Y/Y



Monthly trend*

Residential Sales by Price Range

September



Source: Pillar 9

SALES

35

9.4% Y/Y

26.0% YTD

NEW LISTINGS

29

23.7% Y/Y

21.0% YTD

INVENTORY

34

6.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

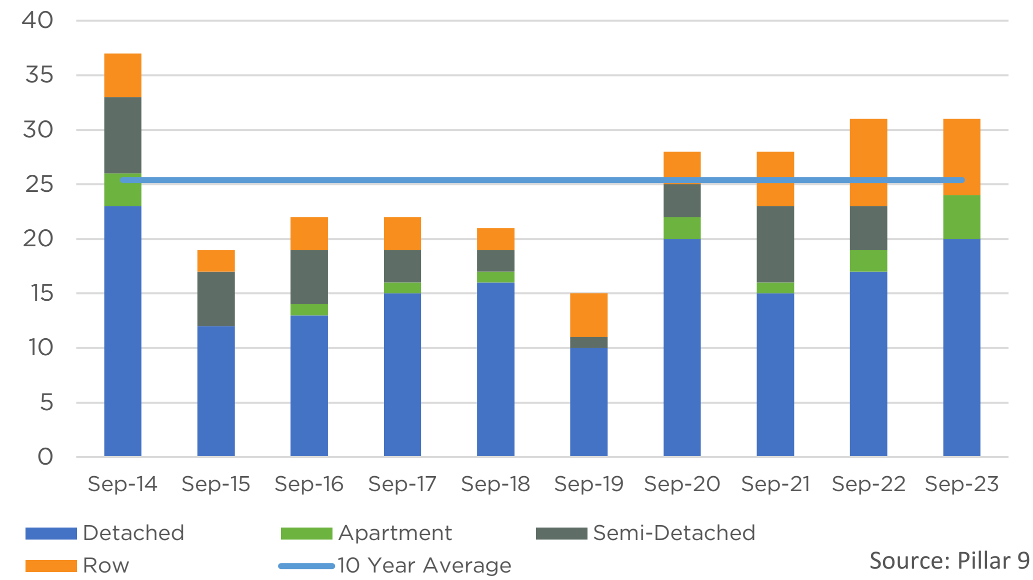
0.97

2.9% Y/Y

Monthly trend*

September 2023 | **Strathmore**

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

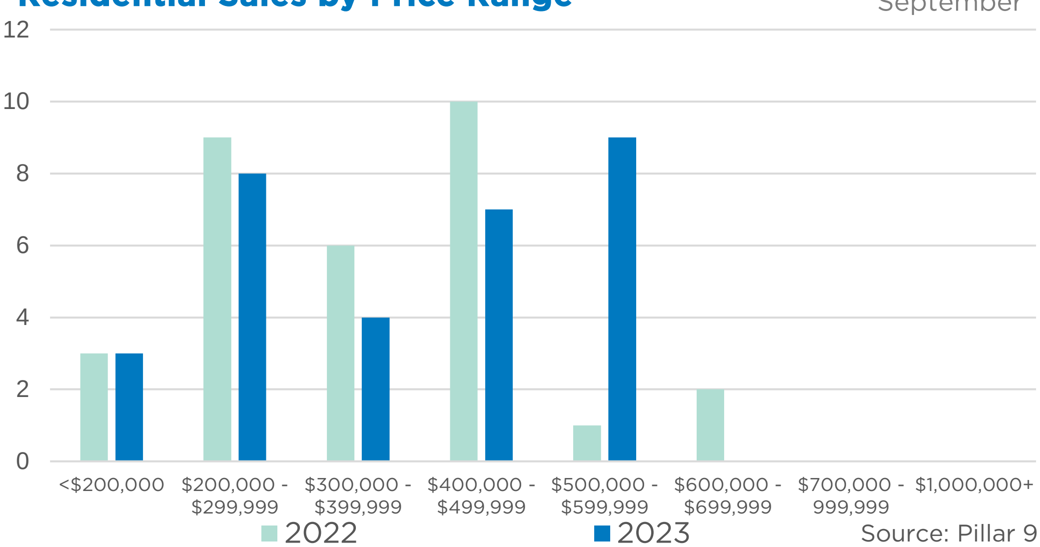
$ 413,900

8.7% Y/Y

Monthly trend*

Residential Sales by Price Range

September



Source: Pillar 9

SALES

31

0.0% Y/Y | 17.2% YTD

NEW LISTINGS

44

0.0% Y/Y | 20.2% YTD

INVENTORY

51

20.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

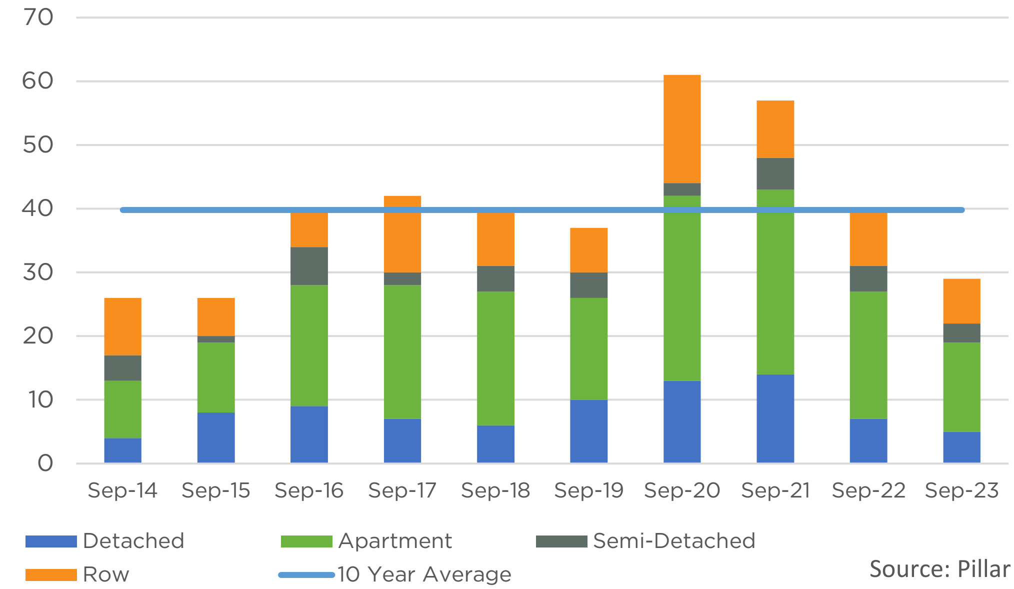
1.65

20.3% Y/Y

Monthly trend*

September 2023 — Canmore

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

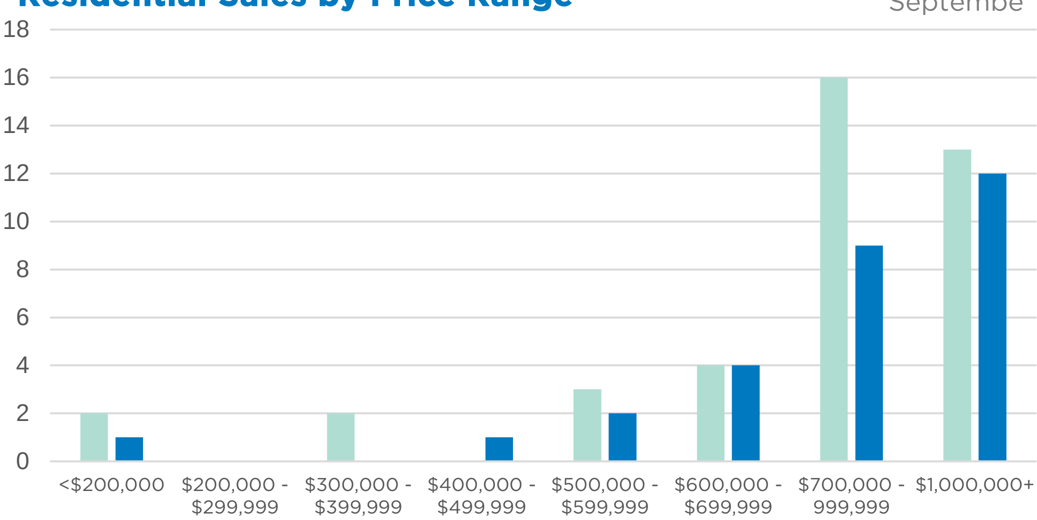
$ 934,300

9.9% Y/Y

Monthly trend*

Residential Sales by Price Range

Septembe



Source: Pillar 9

SALES

29

27.5% Y/Y | 21.3% YTD

NEW LISTINGS

59

1.7% Y/Y | 18.5% YTD

INVENTORY

144

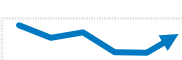
8.9% Y/Y

Monthly trend*

MONTHS OF SUPPLY

4.97

25.7% Y/Y



Monthly trend*