



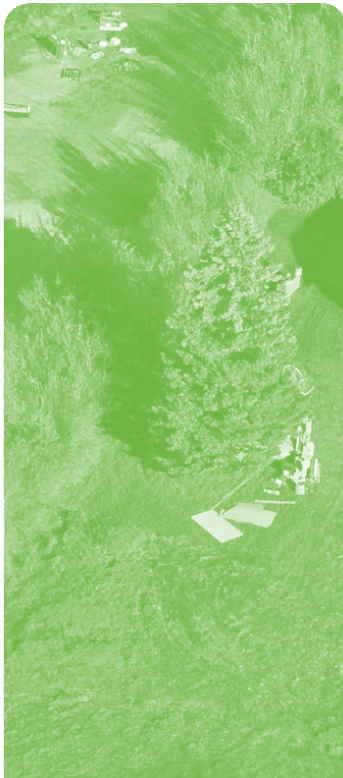
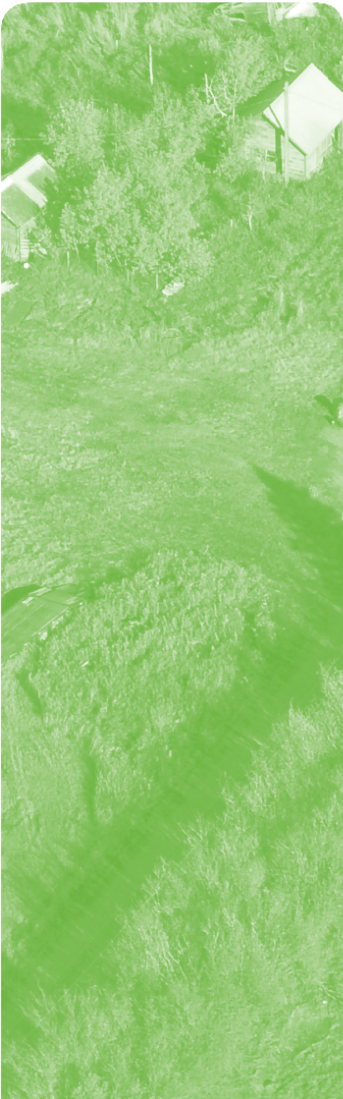
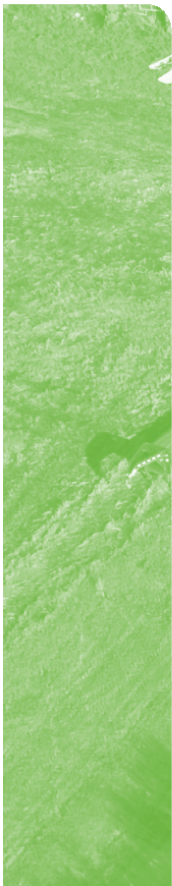
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MONTHLY STATISTICS PACKAGE

Calgary Region

October
2025



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October 2025

Airdrie



Activity slowed as we moved into October. While sales have remained consistent with longer-term trends, new listings reached a record high for October, keeping inventories elevated. With 535 units in inventory and 136 sales, the months of supply remained over four months. The persistently higher months of supply over the past four months, combined with additional supply choice in the new home market, has weighed on resale home prices. Prices in Airdrie have been trending down since April of this year and as of October the benchmark price was \$520,400, nearly one per cent lower than last month and nearly five per cent lower than last year's levels.

\$	PRICE		SALES
	\$520,400		136
4.7%	Y/Y		10.5% Y/Y 12.2% YTD
FOR SALE	INVENTORY		MONTHS OF SUPPLY
	535		3.93
45.4%	Y/Y	Monthly trend*	62.5% Y/Y Monthly trend*

Cochrane



Sales in Cochrane improved this month, keeping year-to-date sales at levels that are relatively consistent with last year. At the same time, while levels remained high, new listings did trend down over last month, causing the sales-to-new-listings ratio to rise to 55 per cent and preventing any further gains in inventory levels. The months of supply eased to just over four months in October, higher than the low levels reported over the past several years, but relatively more consistent with long-term trends for the month. As of October, the benchmark price was \$585,200, similar to last month and over two per cent higher than last year. Year-to-date prices in the area have risen by nearly four per cent. Some of the gain in prices could be related to a larger share of new homes ending up being sold on the resale market in Cochrane.

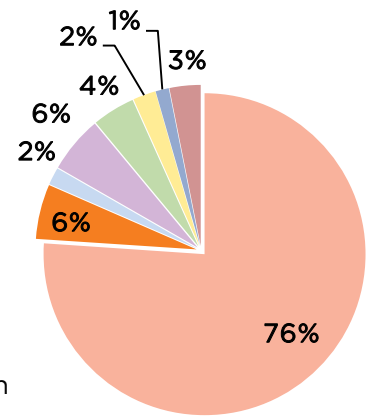
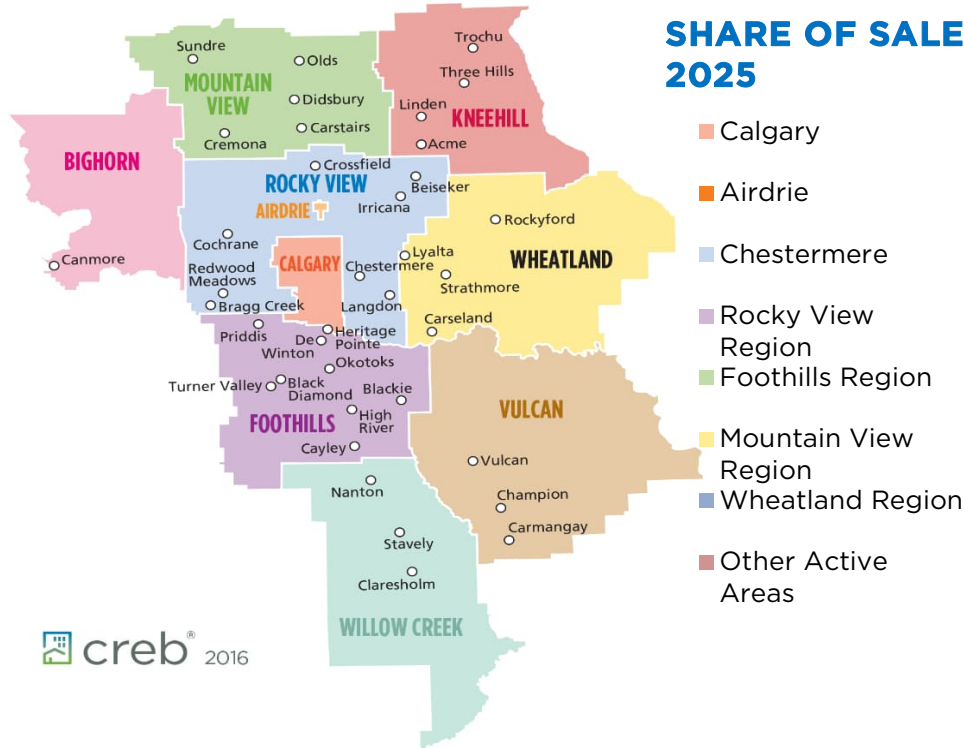
\$	PRICE		SALES
	\$585,200		73
2.3%	Y/Y		3.9% Y/Y 2.7% YTD
FOR SALE	INVENTORY		MONTHS OF SUPPLY
	310		4.25
74.2%	Y/Y	Monthly trend*	81.3% Y/Y Monthly trend*

Okotoks



October reported 91 new listings on the market, a significant gain over last month and last year's levels. The rise in new listings was met with slower sales activity, causing the sales-to-new-listings ratio to dip below 50 per cent, supporting a modest gain in inventory levels. While inventory levels are finally improving, they remain low relative to longer-term trends. This has likely prevented a more significant shift in prices in the Okotoks area. In October, the unadjusted benchmark price was \$618,600, up over last month but consistent with last October. Year-to-date benchmark prices have improved by over one per cent.

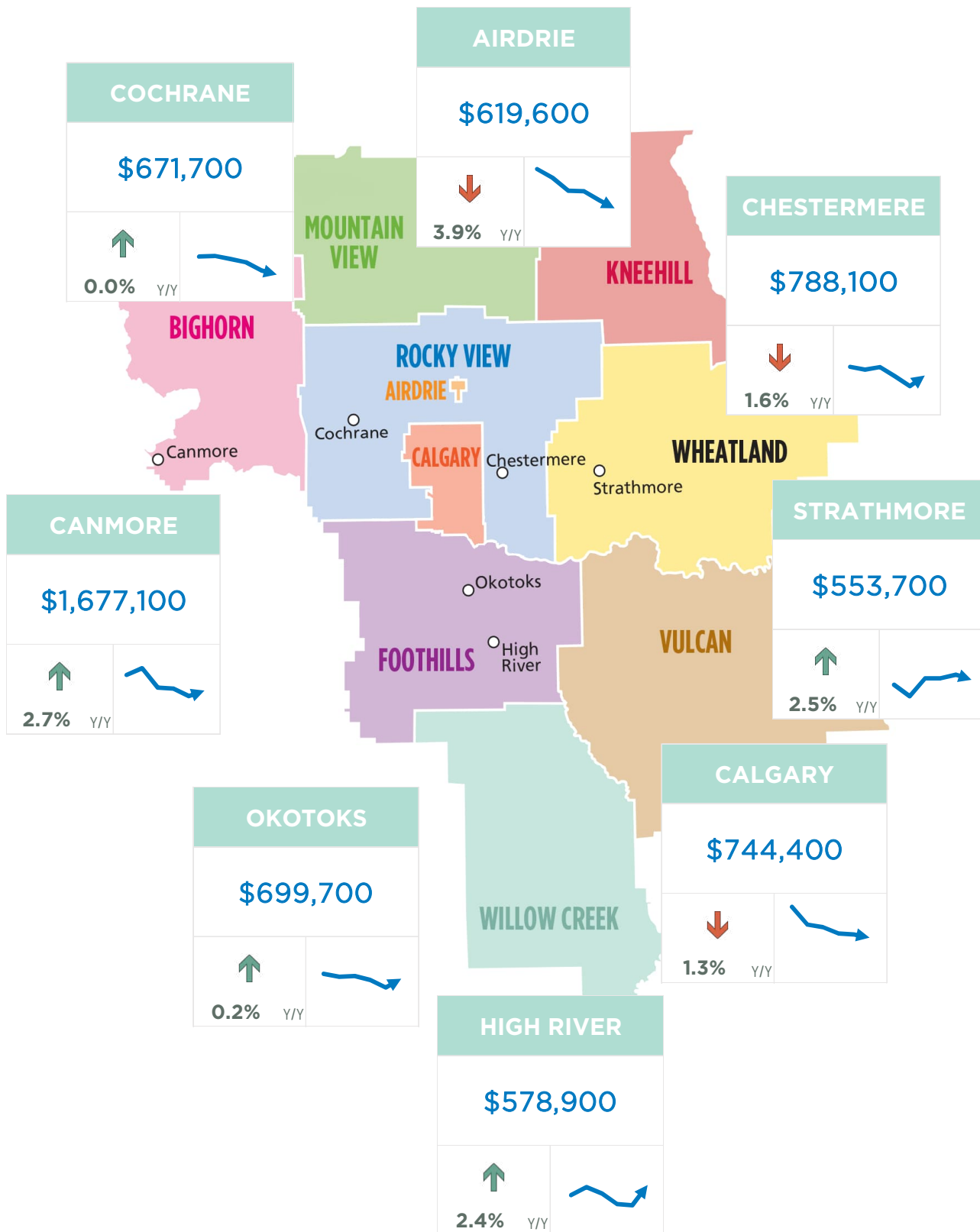
\$	PRICE		SALES
	\$618,600		45
0.0%	Y/Y		25.0% Y/Y 6.0% YTD
FOR SALE	INVENTORY		MONTHS OF SUPPLY
	137		3.04
34.3%	Y/Y	Monthly trend*	79.1% Y/Y Monthly trend*



Source: CREB®

October 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,885	3,233	58%	6,471	3.43	568,000	642,840	577,000
Airdrie	136	250	54%	535	3.93	520,400	529,837	532,500
Chestermere	43	132	33%	258	6.00	698,100	702,572	650,000
Rocky View Region	141	244	58%	620	4.40	645,000	1,027,168	692,000
Foothills Region	106	154	69%	306	2.89	642,900	712,006	612,000
Mountain View Region	57	75	76%	171	3.00	510,400	524,883	489,000
Kneehill Region	12	16	75%	43	3.58	269,500	413,304	389,500
Wheatland Region	33	55	60%	160	4.85	456,300	515,868	515,000
Willow Creek Region	21	35	60%	59	2.81	348,900	392,095	370,000
Vulcan Region	6	12	50%	56	9.33	348,900	370,333	395,000
Bighorn Region	38	54	70%	175	4.61	1,111,900	958,384	949,000
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	20,082	37,243	54%	5,949	2.96	583,130	630,903	579,700
Airdrie	1,514	2,791	54%	465	3.07	535,370	554,741	544,500
Chestermere	539	1,279	42%	239	4.42	705,160	681,415	638,000
Rocky View Region	1,464	2,673	55%	536	3.66	652,610	885,924	685,000
Foothills Region	1,151	1,716	67%	273	2.37	648,660	766,787	640,000
Mountain View Region	531	789	67%	156	2.93	502,640	557,606	500,000
Kneehill Region	112	168	67%	34	3.02	266,920	365,392	333,500
Wheatland Region	316	568	56%	129	4.08	456,820	504,078	487,500
Willow Creek Region	210	287	73%	49	2.32	339,930	408,727	370,000
Vulcan Region	91	170	54%	43	4.70	343,650	367,734	325,000
Bighorn Region	410	653	63%	161	3.91	1,098,460	1,217,534	1,002,500

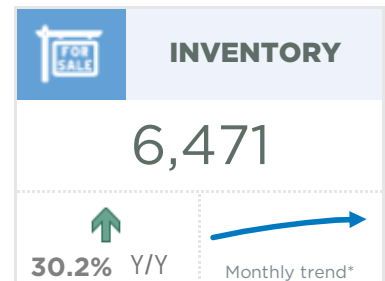
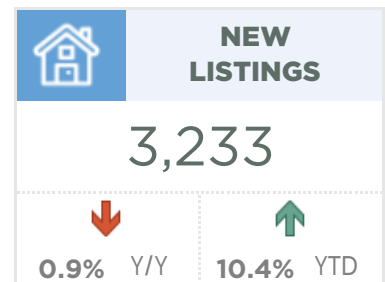
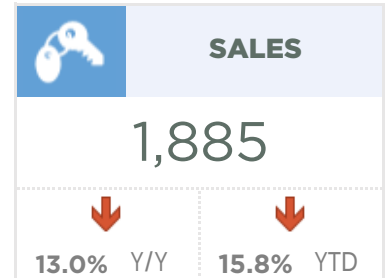
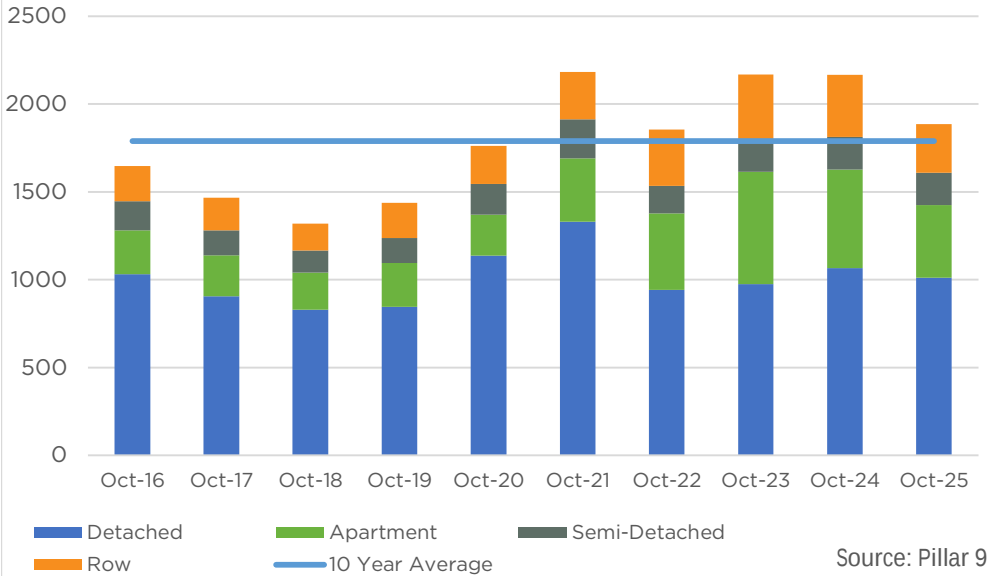
DETACHED BENCHMARK PRICE COMPARISON



October 2025

Calgary

Monthly Sales Comparison

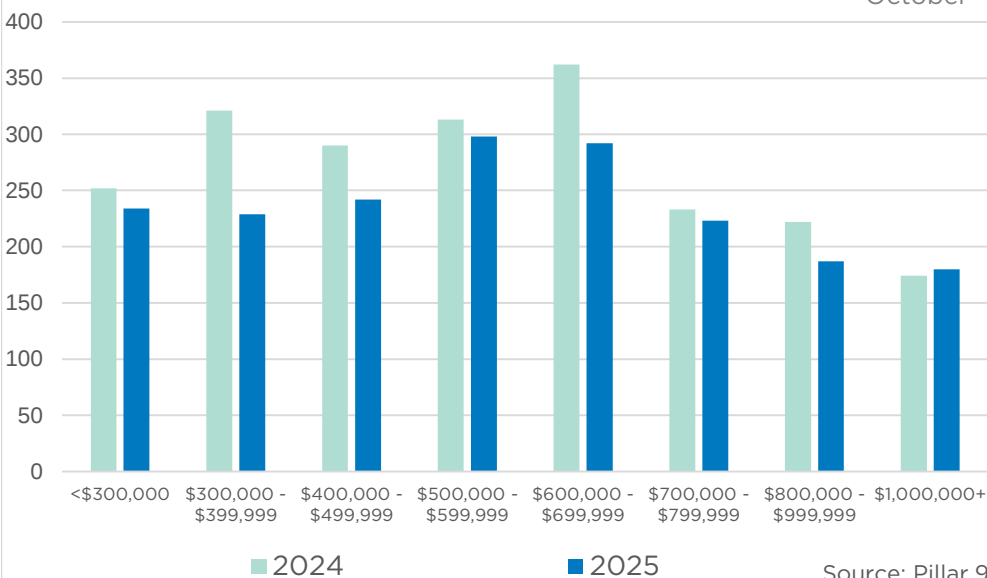


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

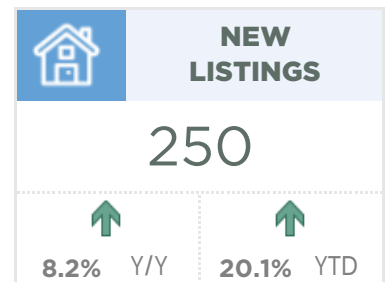
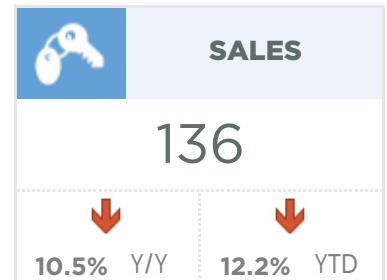
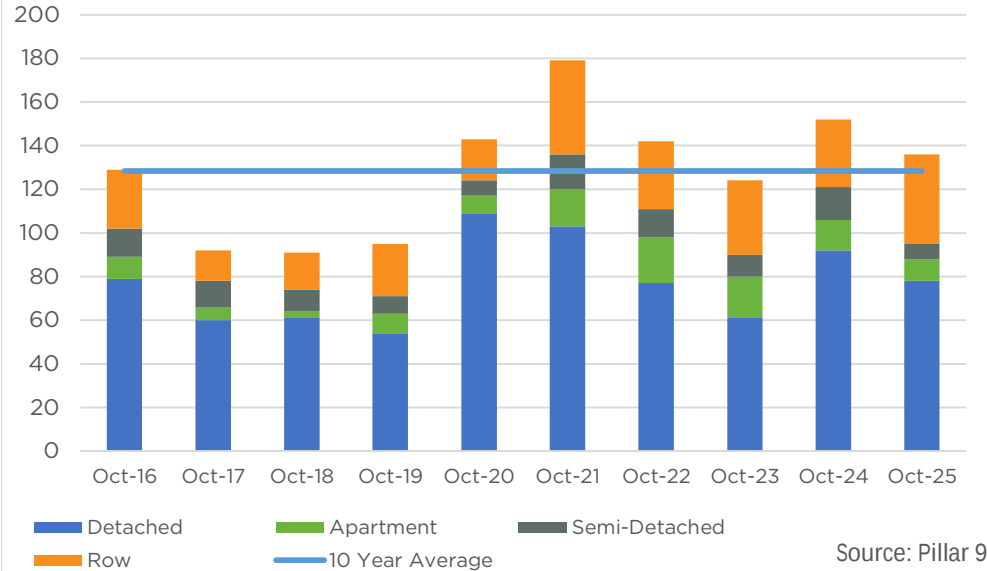
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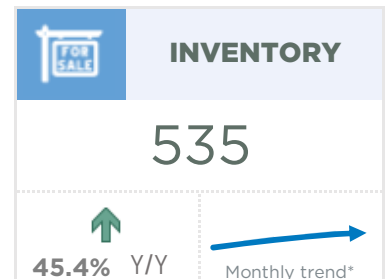
October 2025

Airdrie

Monthly Sales Comparison

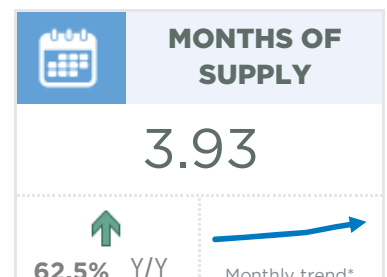
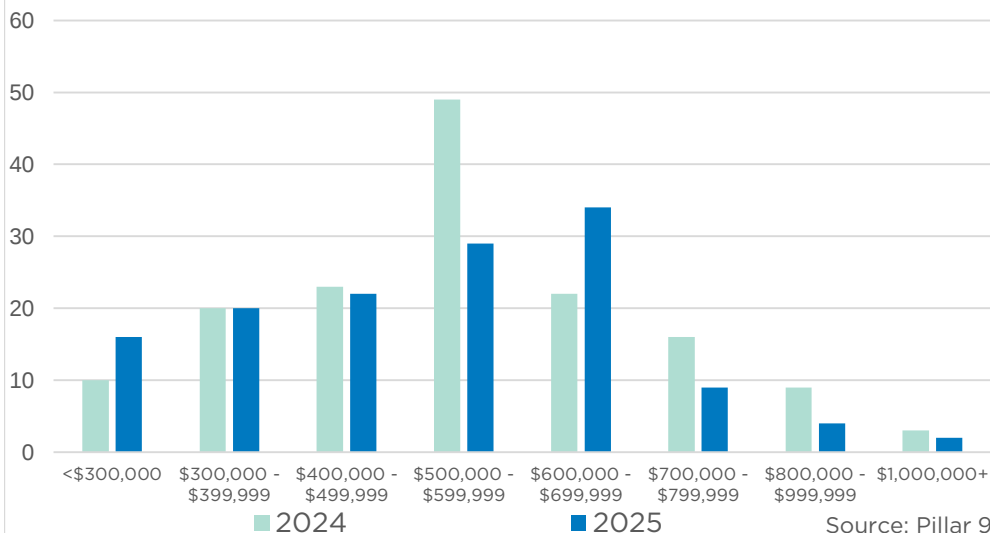


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

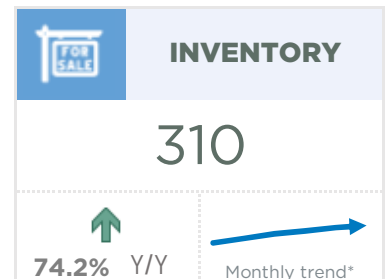
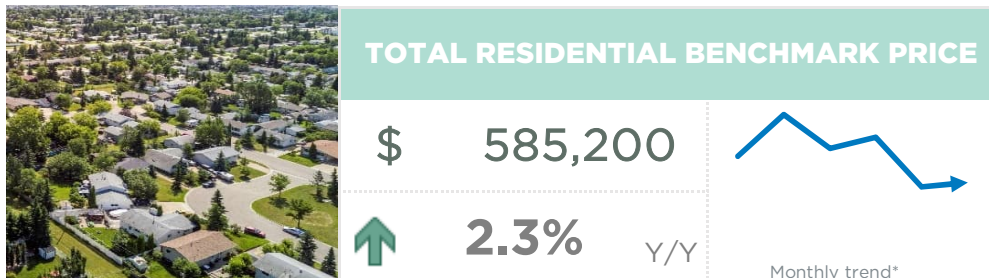
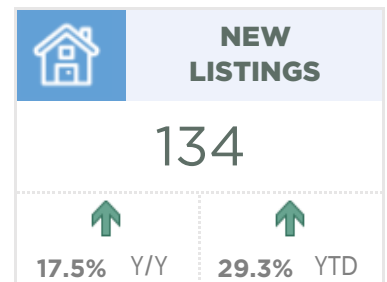
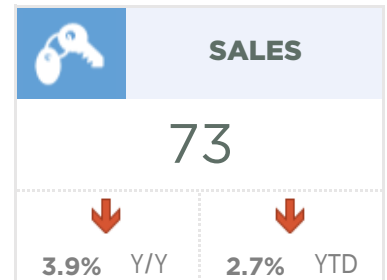
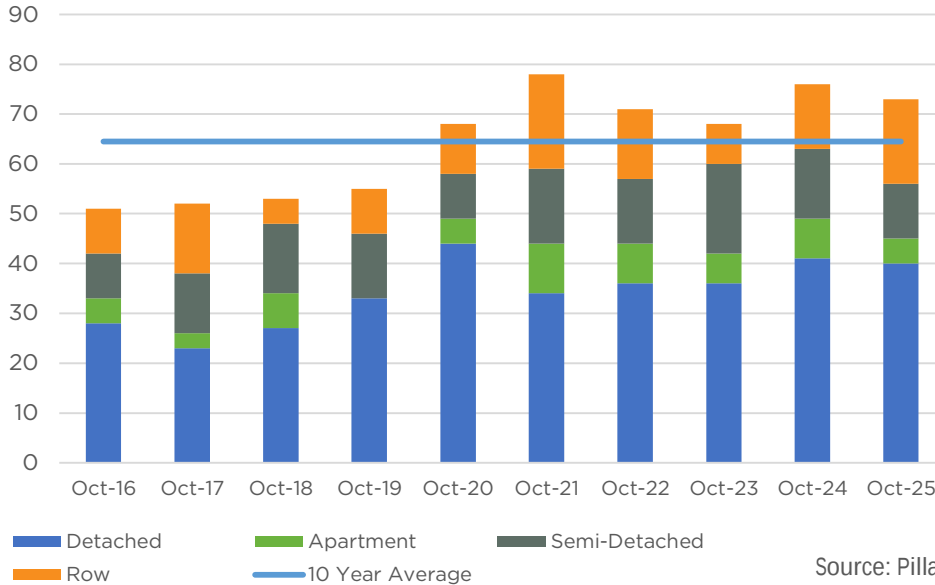
October



October 2025

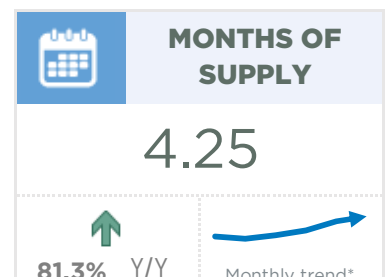
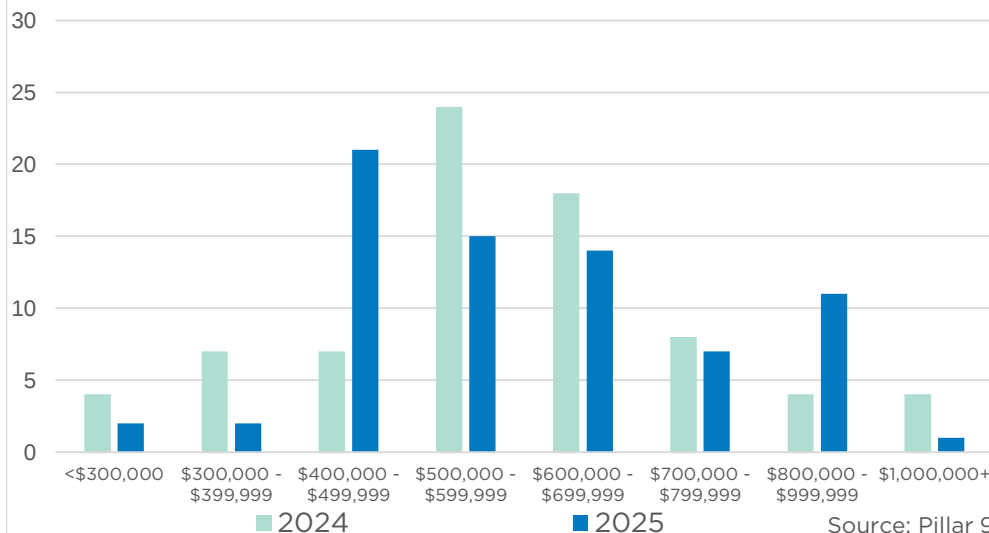
Cochrane

Monthly Sales Comparison



Residential Sales by Price Range

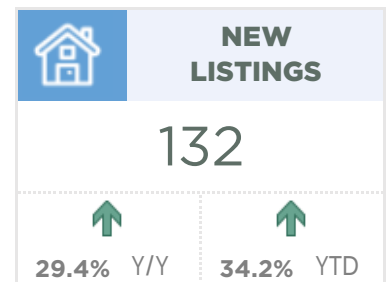
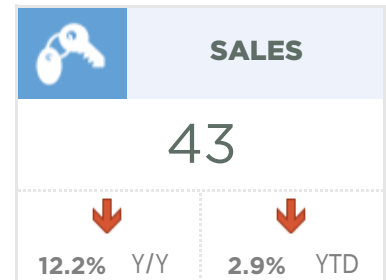
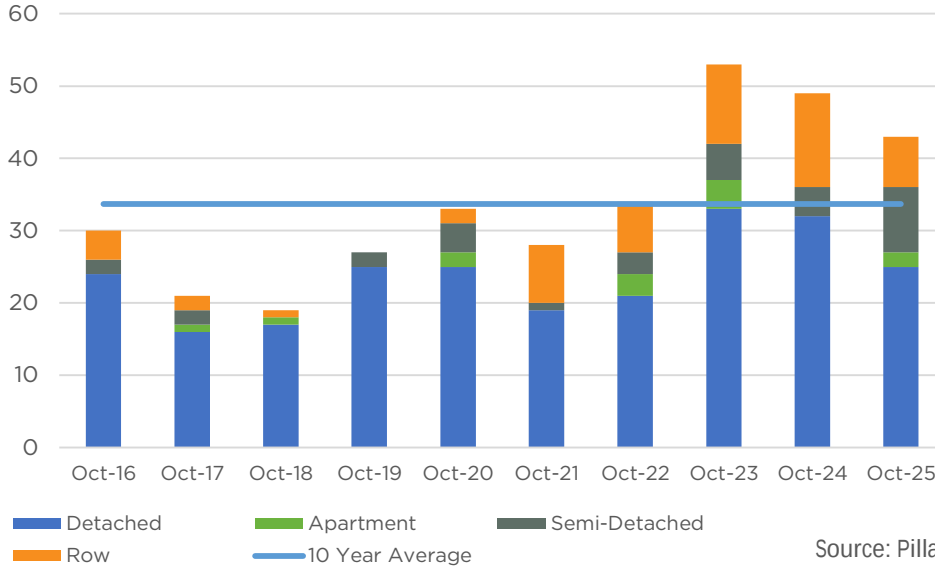
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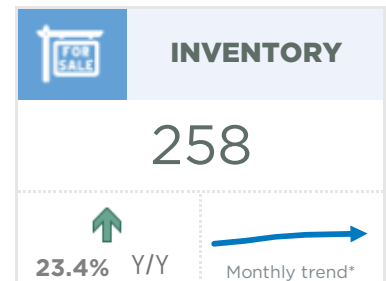
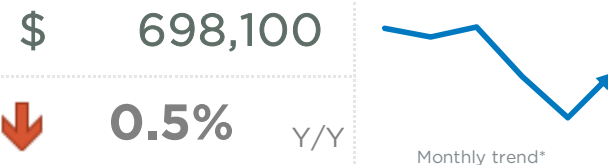
October 2025

Chestermere

Monthly Sales Comparison

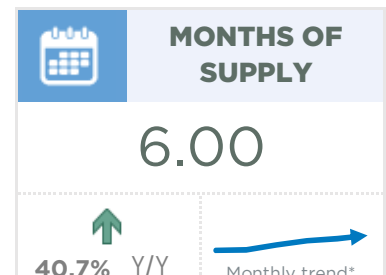
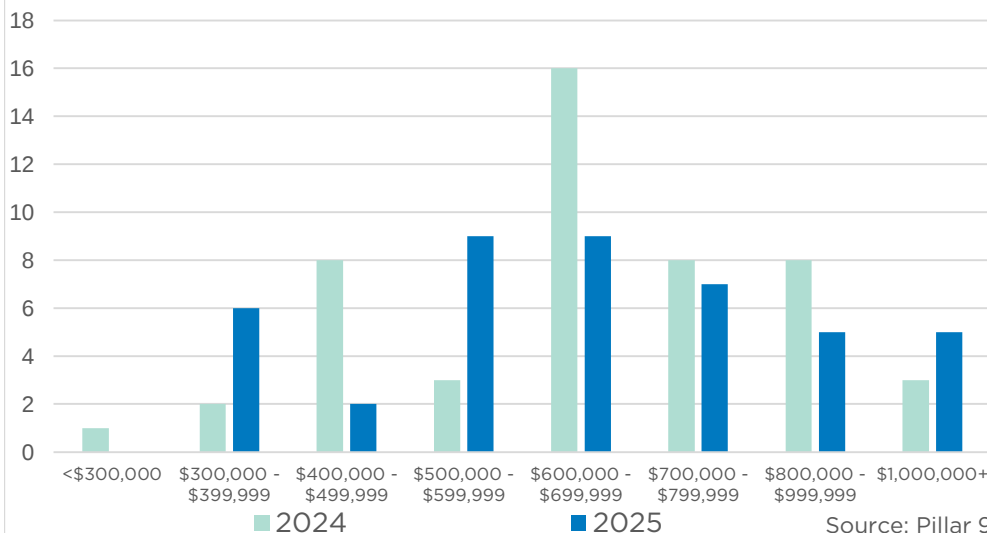


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

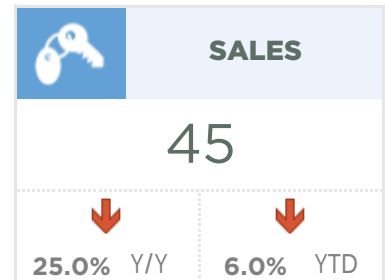
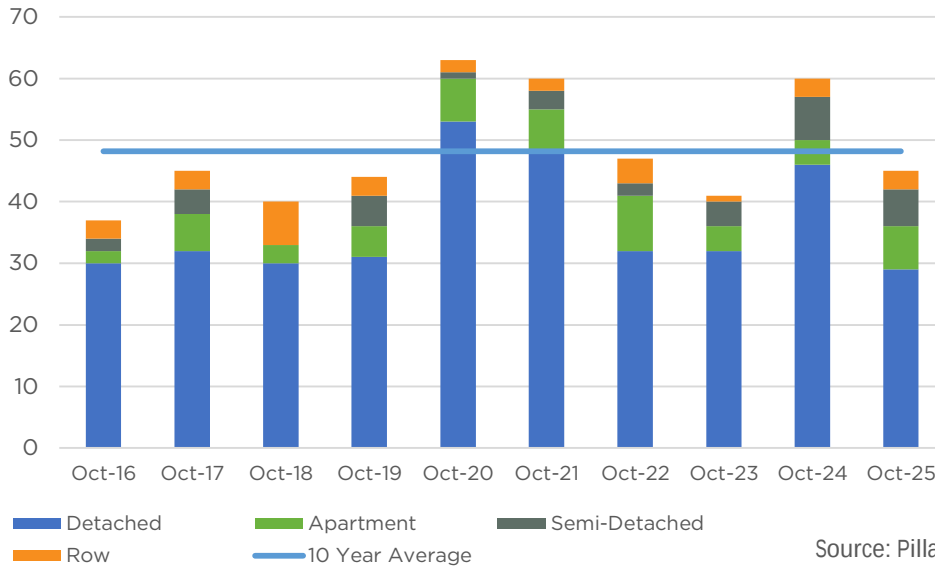
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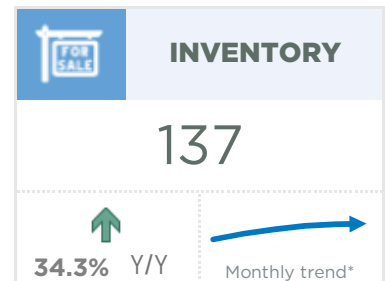
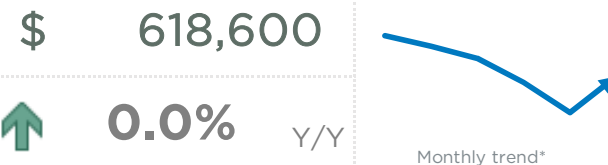
October 2025

Okotoks

Monthly Sales Comparison

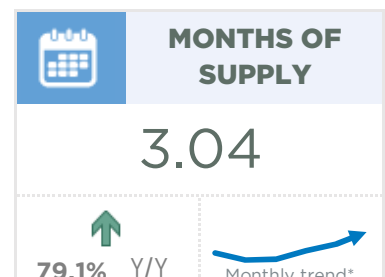
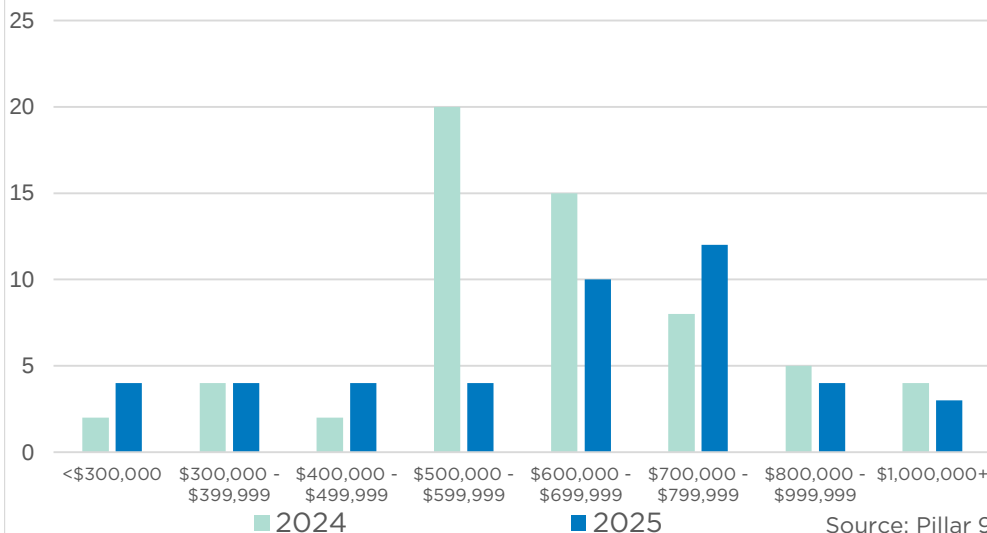


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

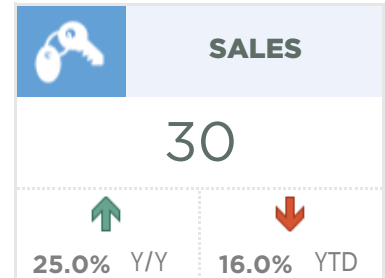
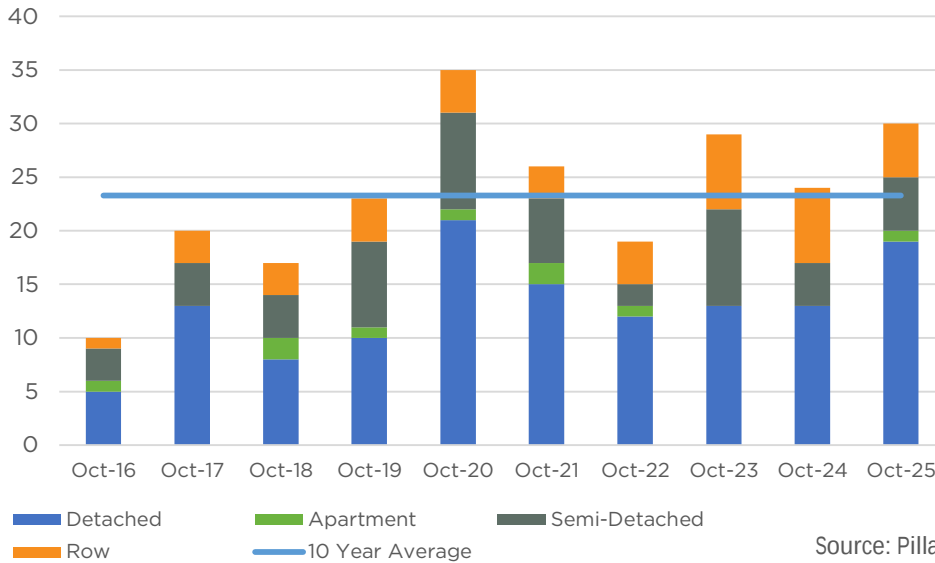
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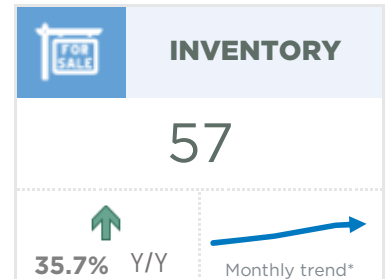
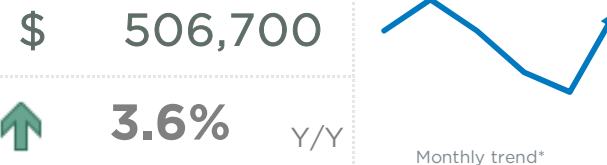
October 2025

High River

Monthly Sales Comparison

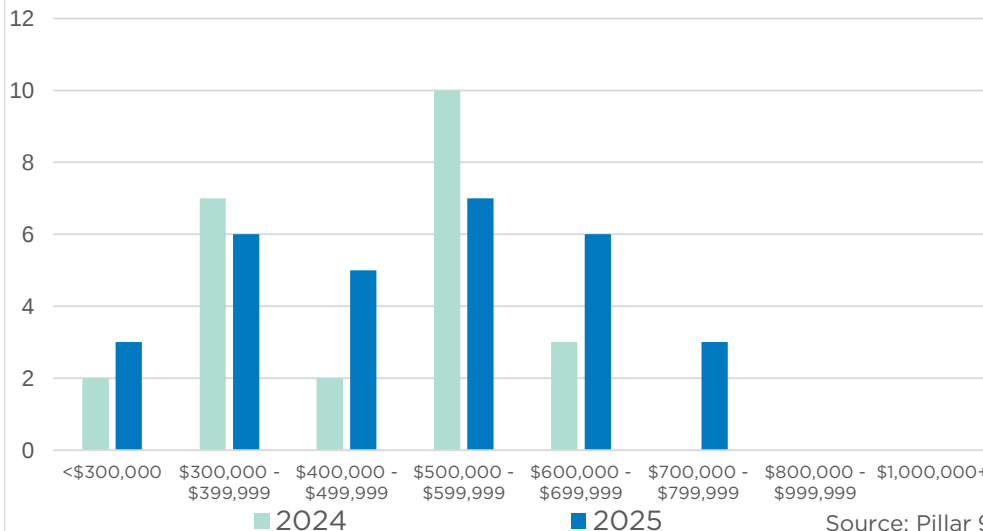


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

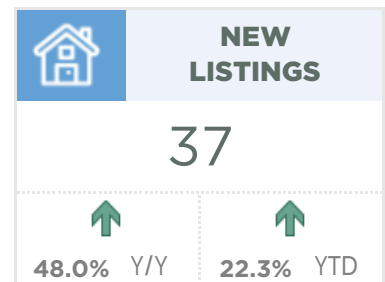
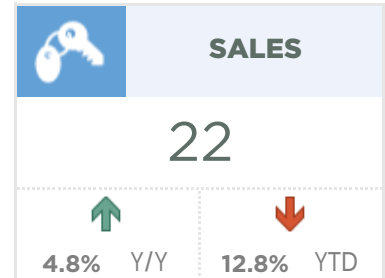
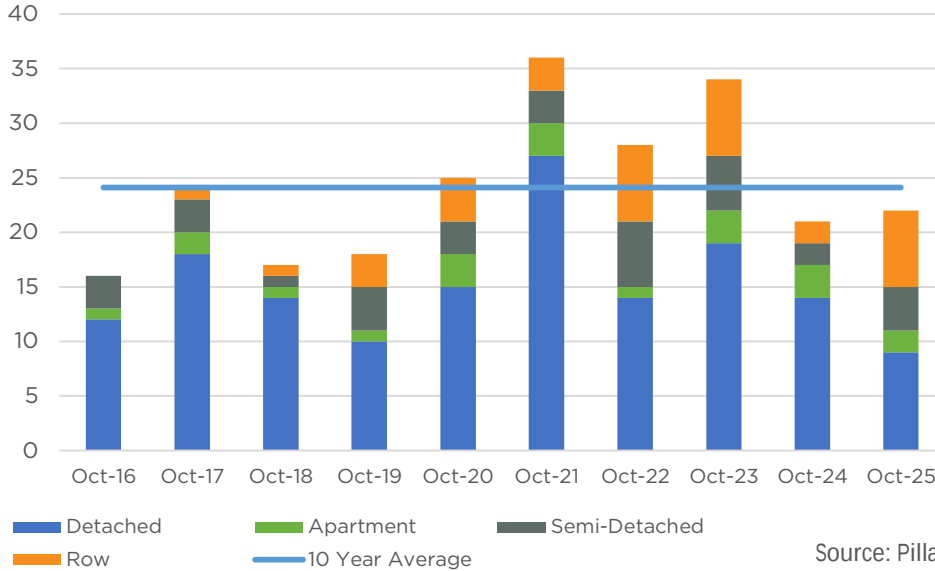
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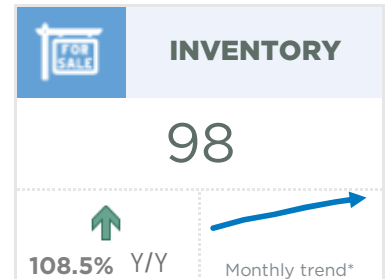
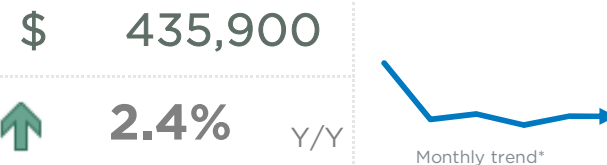
October 2025

Strathmore

Monthly Sales Comparison

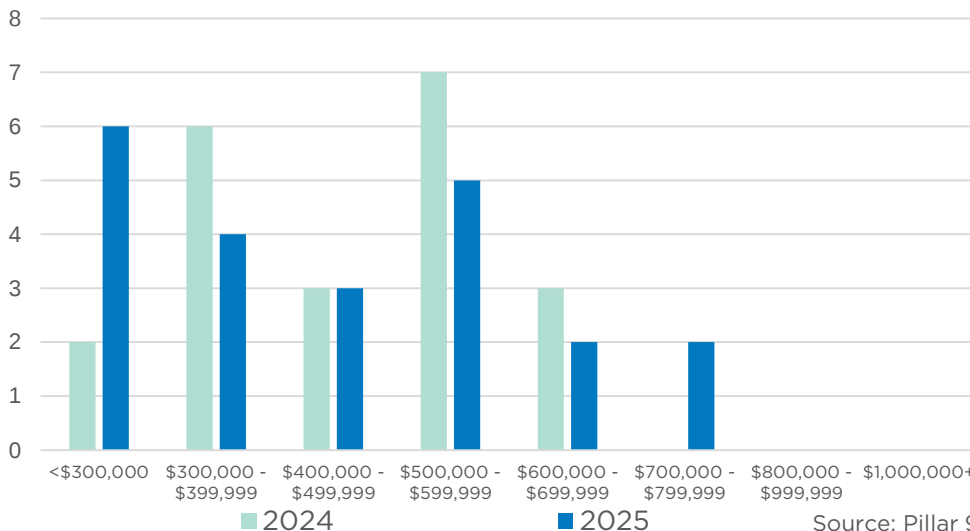


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

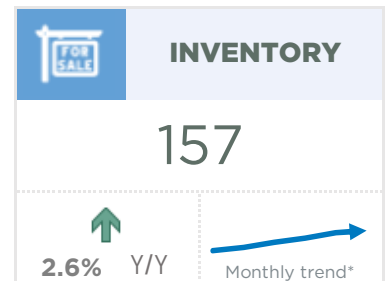
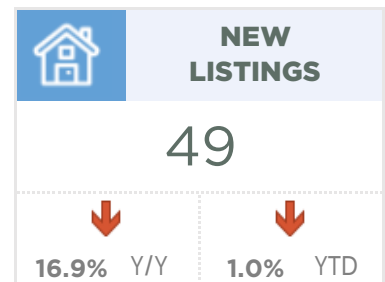
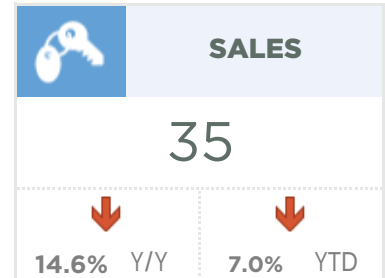
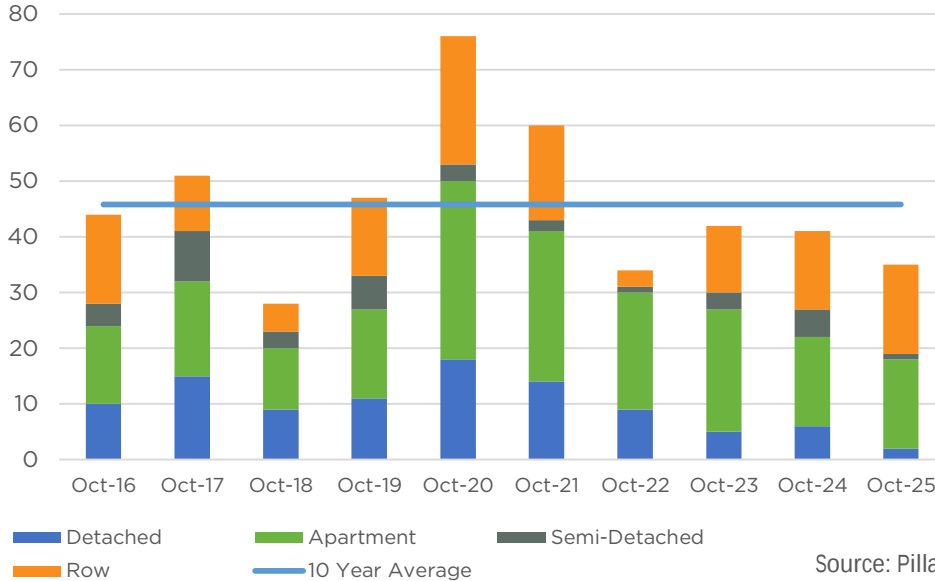
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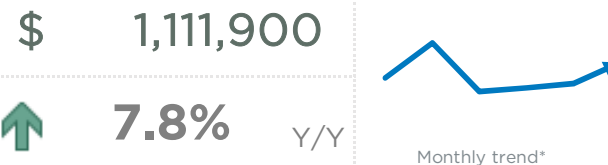
October 2025

Canmore

Monthly Sales Comparison



TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

October

