



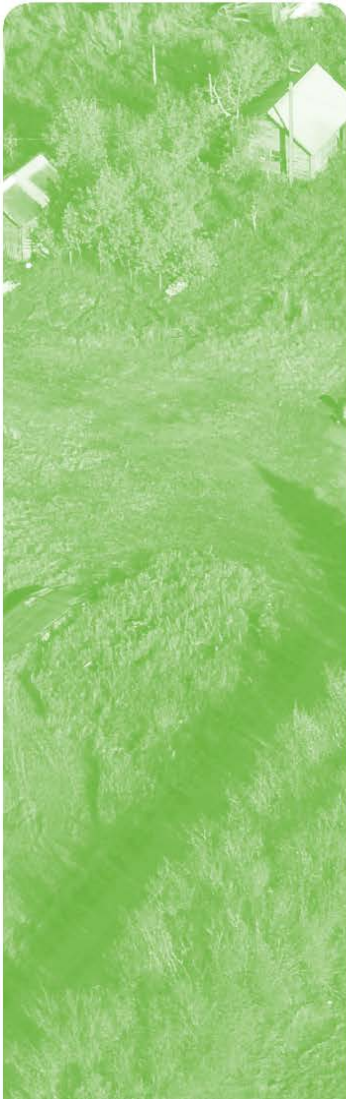
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serving calgary and area REALTORS<sup>®</sup>

MONTHLY STATISTICS PACKAGE

# Calgary Region

June 2023



[creb.com](https://creb.com)

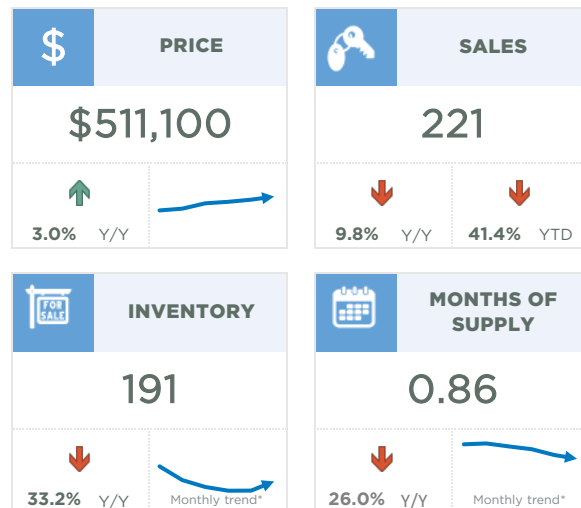
June 2023

### Airdrie



A pullback in new listings contributed to slower sales activity this month. With 245 new listings and 221 sales, the sales-to-new listings ratio remained elevated at 90 per cent. This also prevented any significant shift in the inventory situation, keeping the months of supply below one month.

As market conditions continue favouring the buyer, Airdrie reports further gains in home prices. As of June, the unadjusted benchmark price reached \$511,100, representing a new record high for the city. Prices have risen across all property types, with the largest gains occurring in the row and apartment condominium sectors.

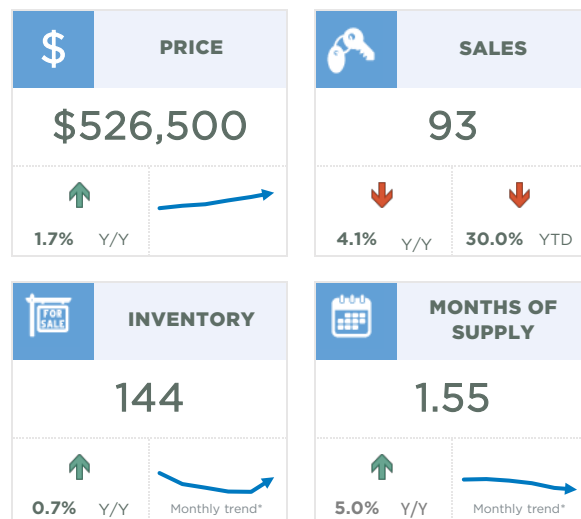


### Cochrane



Sales activity in June eased, contributing to the year-to-date decline of 30 per cent. While the decline seems significant, levels are still far higher than any sales level reported before the pandemic. Like other areas, Cochrane is struggling with low inventory levels as significant declines in new listings limit consumers' choices.

Persistently tight market conditions have contributed to further gains in home prices. As of June, the unadjusted benchmark price reached \$526,500, nearly two per cent higher than last month's and last year's levels. This also reflects a new record high price for the town.

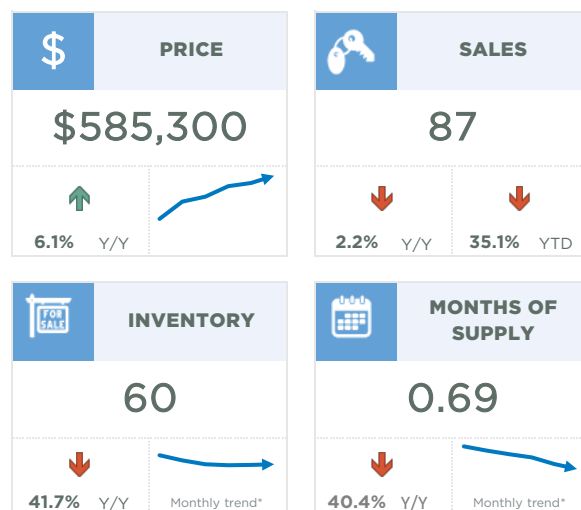


### Okotoks

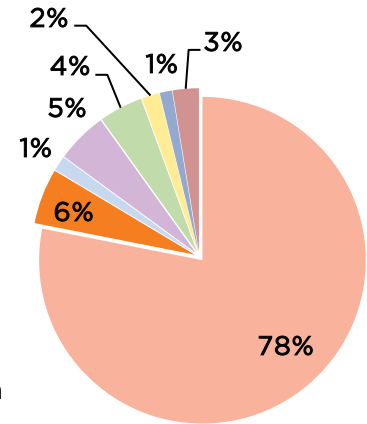
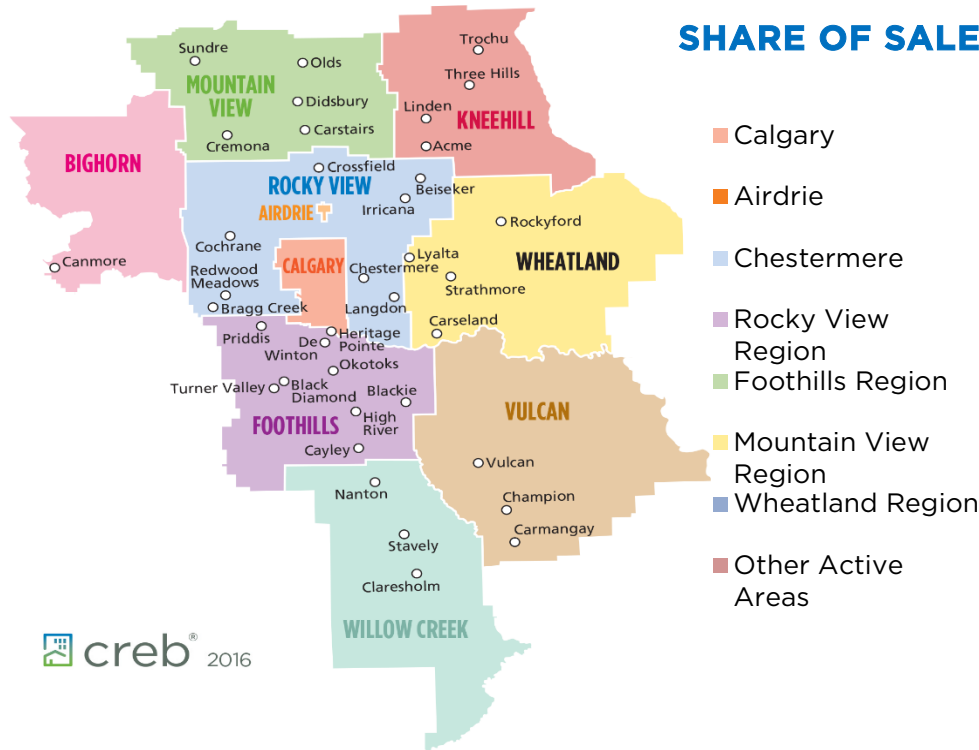


With 87 sales and 84 new listings, the sales to new listings ratio once again pushed above 100 per cent. This caused further inventory declines, and the months of supply dropped to 0.7 months, the lowest level ever reported for June.

The persistently tight conditions caused prices to rise again in June. The unadjusted benchmark price reached a record high of \$585,300, reflecting a two per cent gain over last month and six per cent higher than last year.



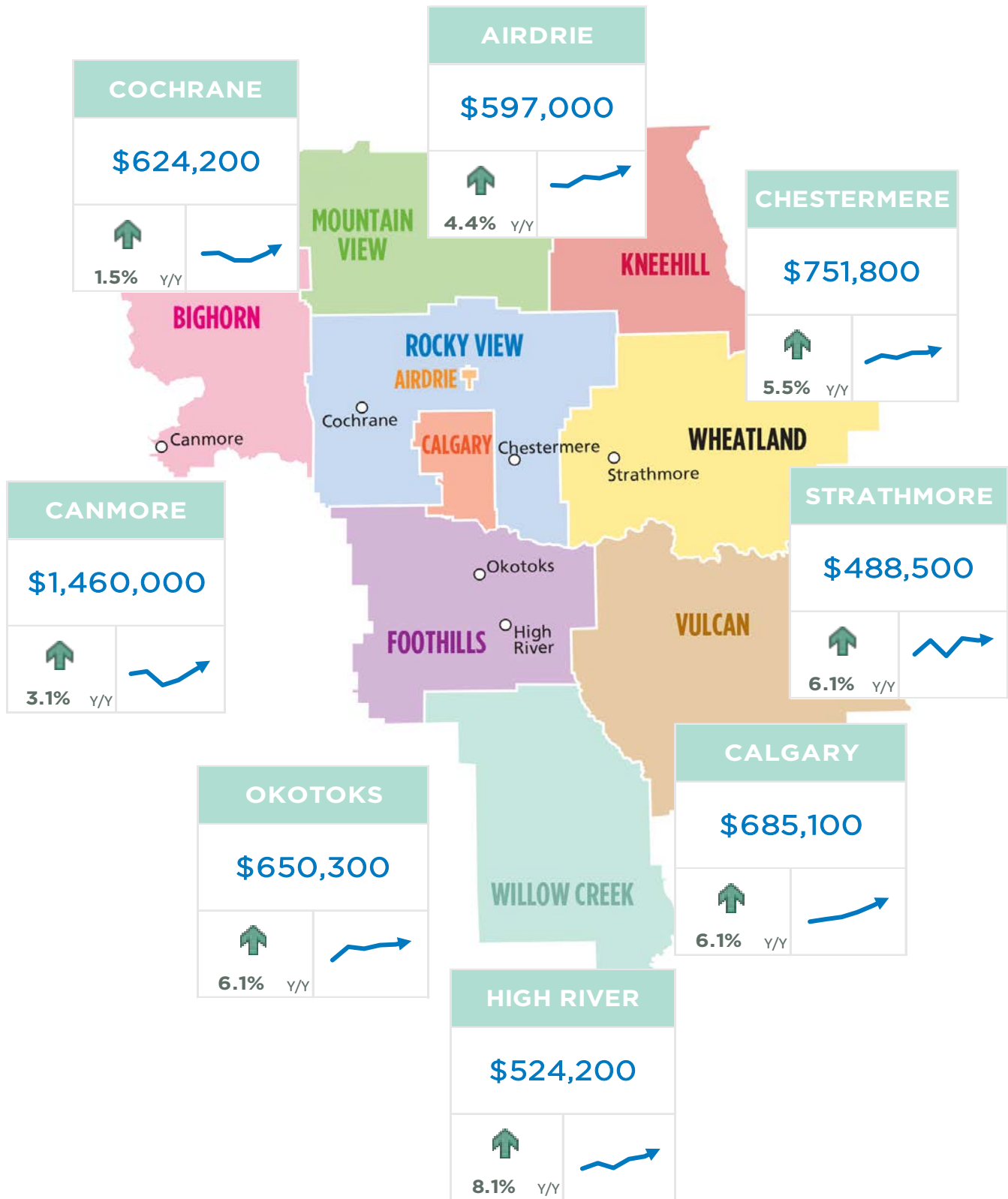
### SHARE OF SALES June 2023



Source: CREB®

June 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	3,146	3,939	80%	3,458	1.10	564,700	552,273	510,000
<b>Airdrie</b>	221	245	90%	191	0.86	511,100	505,057	515,000
<b>Chestermere</b>	59	89	66%	96	1.63	668,300	632,984	611,600
<b>Rocky View Region</b>	203	255	80%	427	2.10	616,900	839,551	686,000
<b>Foothills Region</b>	174	196	89%	253	1.45	589,100	662,578	594,000
<b>Mountain View Region</b>	72	96	75%	160	2.22	422,200	454,451	434,750
<b>Kneehill Region</b>	22	27	81%	52	2.36	235,500	267,932	261,000
<b>Wheatland Region</b>	49	63	78%	93	1.90	430,200	440,240	435,000
<b>Willow Creek Region</b>	18	28	64%	65	3.61	297,400	408,131	402,500
<b>Vulcan Region</b>	16	19	84%	51	3.19	315,400	353,731	332,500
<b>Bighorn Region</b>	48	74	65%	146	3.04	920,300	1,065,345	831,610
YEAR-TO-DATE 2023	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	14,315	18,274	78%	3,055	1.28	543,433	539,668	495,000
<b>Airdrie</b>	953	1,170	81%	181	1.14	493,367	487,272	480,000
<b>Chestermere</b>	275	400	69%	94	2.04	644,617	617,239	610,000
<b>Rocky View Region</b>	913	1,348	68%	389	2.55	596,467	754,859	601,500
<b>Foothills Region</b>	758	1,002	76%	221	1.75	565,617	652,905	575,000
<b>Mountain View Region</b>	309	429	72%	133	2.58	407,017	427,406	388,000
<b>Kneehill Region</b>	81	112	72%	44	3.25	227,617	280,031	235,000
<b>Wheatland Region</b>	214	306	70%	81	2.28	414,000	432,485	420,250
<b>Willow Creek Region</b>	105	158	66%	52	2.99	283,900	324,765	300,000
<b>Vulcan Region</b>	52	89	58%	40	4.62	299,617	338,444	320,000
<b>Bighorn Region</b>	244	372	66%	133	3.27	889,633	989,620	827,110

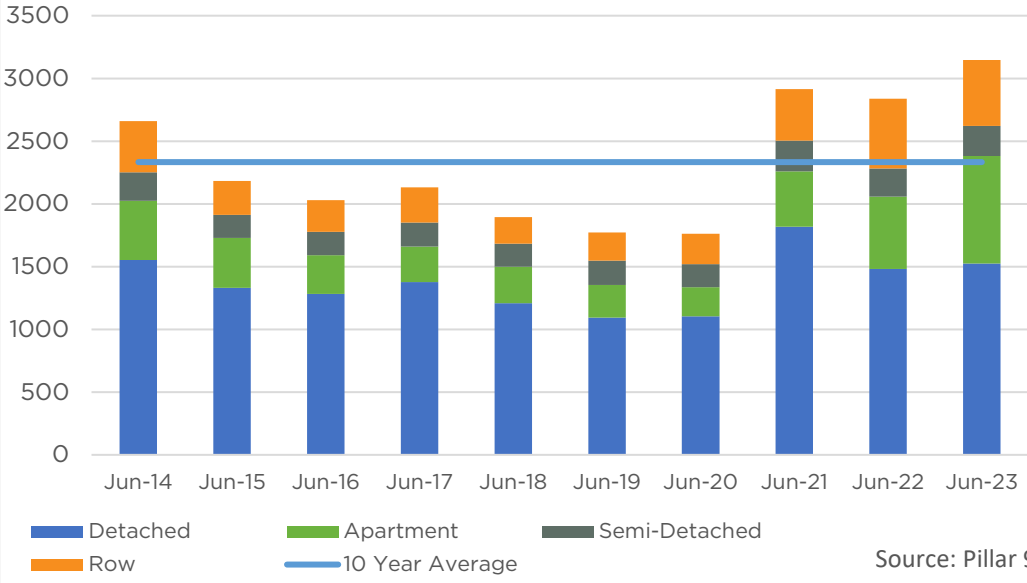
# DETACHED BENCHMARK PRICE COMPARISON



June 2023

Calgary

Monthly Sales Comparison



**SALES**

3,146

↑ 10.9% Y/Y    ↓ 23.4% YTD

**NEW LISTINGS**

3,939

↓ 2.9% Y/Y    ↓ 28.5% YTD

**INVENTORY**

3,458

↓ 36.0% Y/Y    → Monthly trend\*

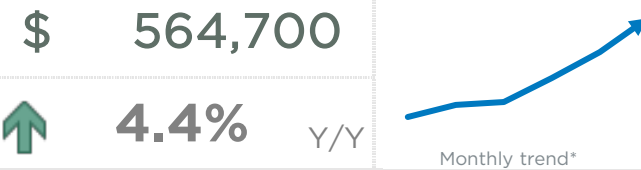
**MONTHS OF SUPPLY**

1.10

↓ 42.3% Y/Y    → Monthly trend\*

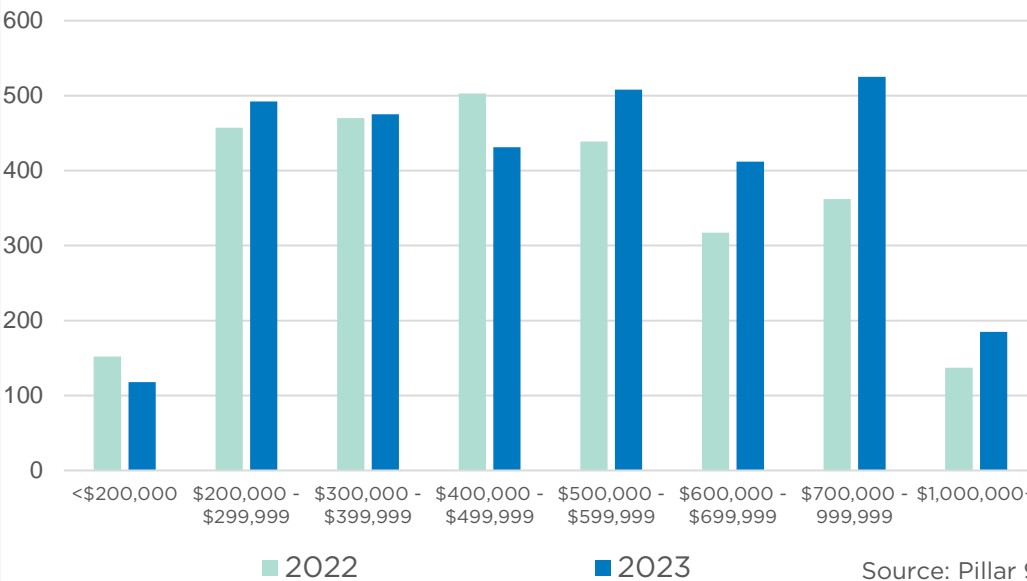


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

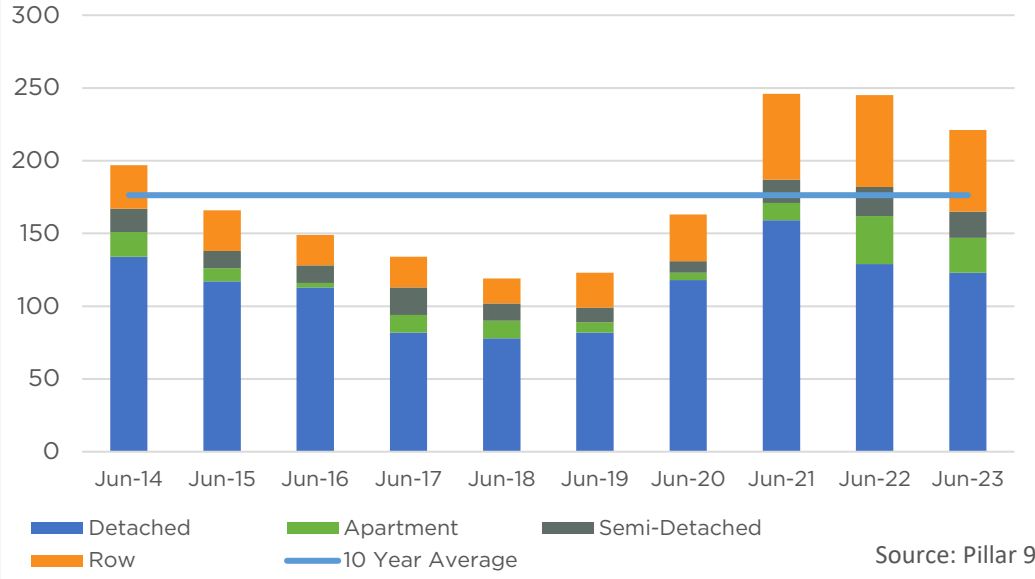
June



June 2023

Airdrie

Monthly Sales Comparison



**SALES**

221

9.8% Y/Y    41.4% YTD

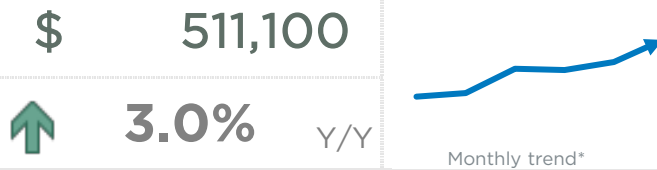
**NEW LISTINGS**

245

19.7% Y/Y    40.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



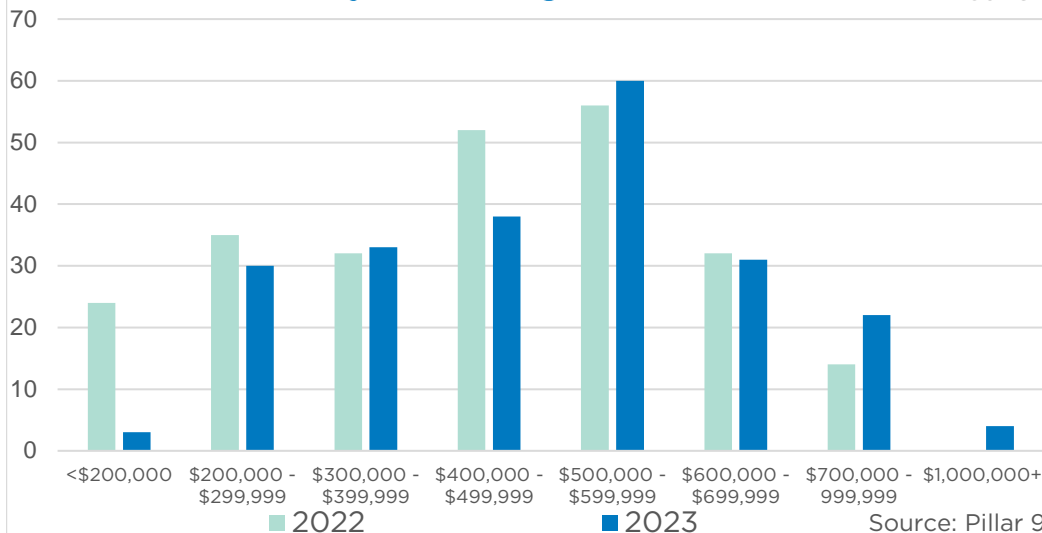
**INVENTORY**

191

33.2% Y/Y    Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

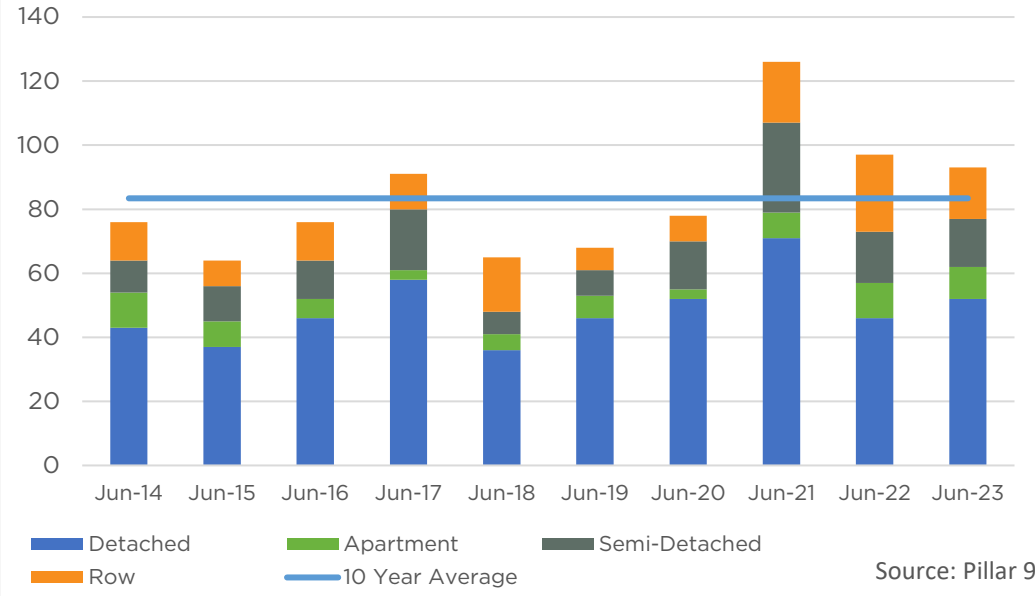
0.86

26.0% Y/Y    Monthly trend\*

June 2023

Cochrane

Monthly Sales Comparison



**SALES**

93

↓ 4.1% Y/Y    ↓ 30.0% YTD

**NEW LISTINGS**

120

↓ 16.7% Y/Y    ↓ 25.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



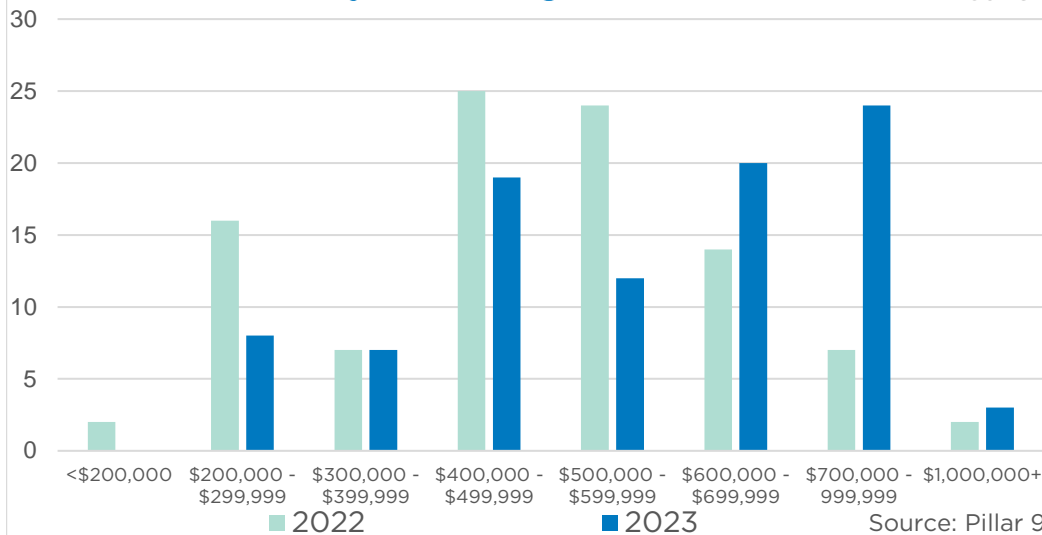
**INVENTORY**

144

↑ 0.7% Y/Y    Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

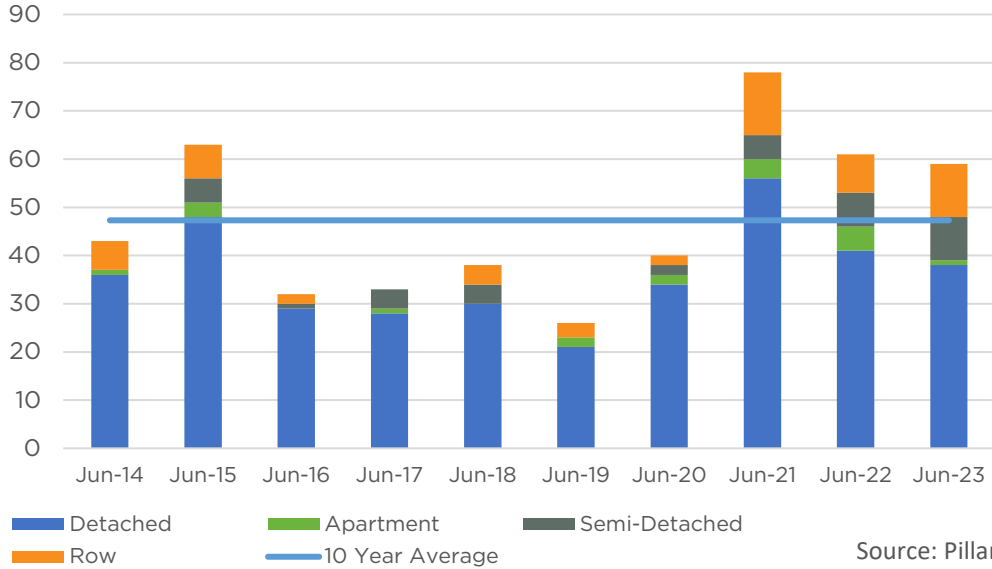
1.55

↑ 5.0% Y/Y    Monthly trend\*

June 2023

Chestermere

Monthly Sales Comparison



**SALES**

59

↓ 3.3% Y/Y    ↓ 24.5% YTD

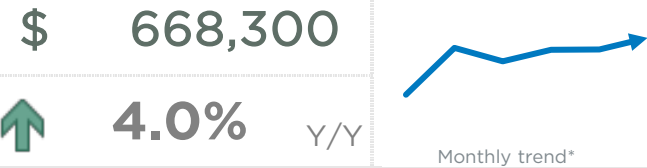
**NEW LISTINGS**

89

↓ 3.3% Y/Y    ↓ 26.5% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



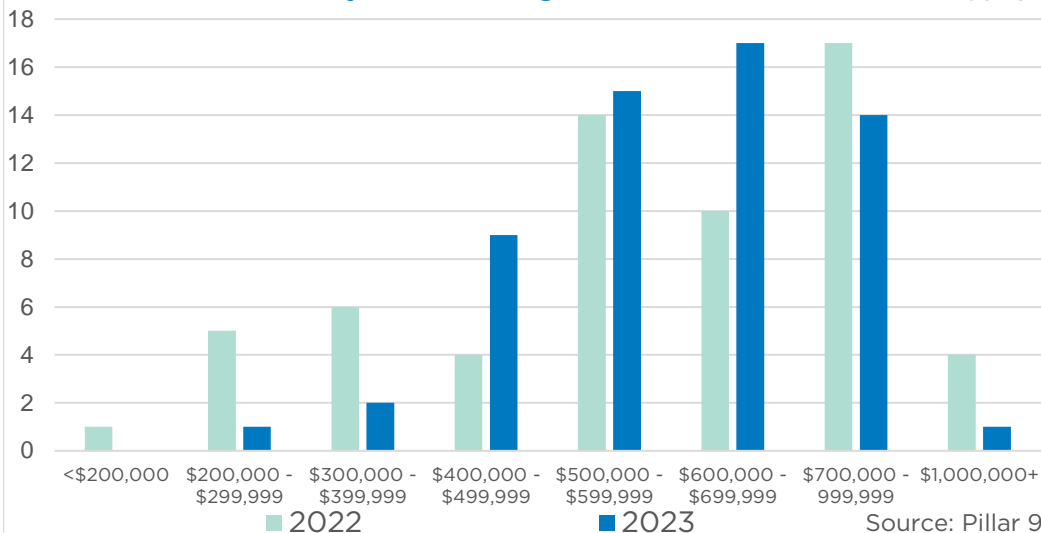
**INVENTORY**

96

↓ 17.2% Y/Y    Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

1.63

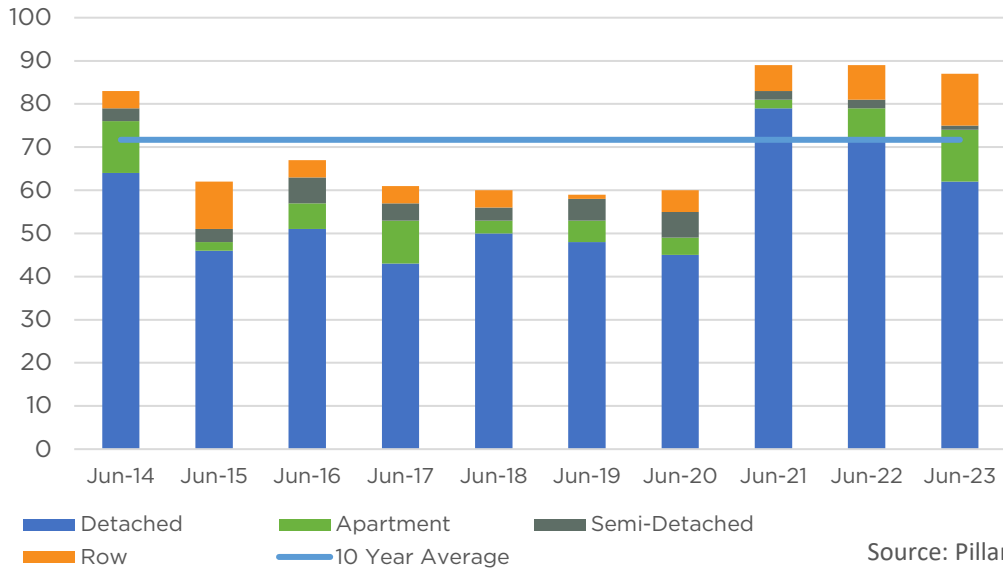
↓ 14.4% Y/Y    Monthly trend\*



June 2023

Okotoks

Monthly Sales Comparison



**SALES**

87

↓ 2.2% Y/Y    ↓ 35.1% YTD

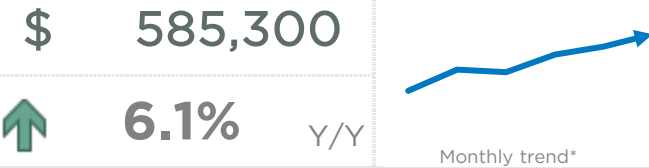
**NEW LISTINGS**

84

↓ 24.3% Y/Y    ↓ 39.4% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



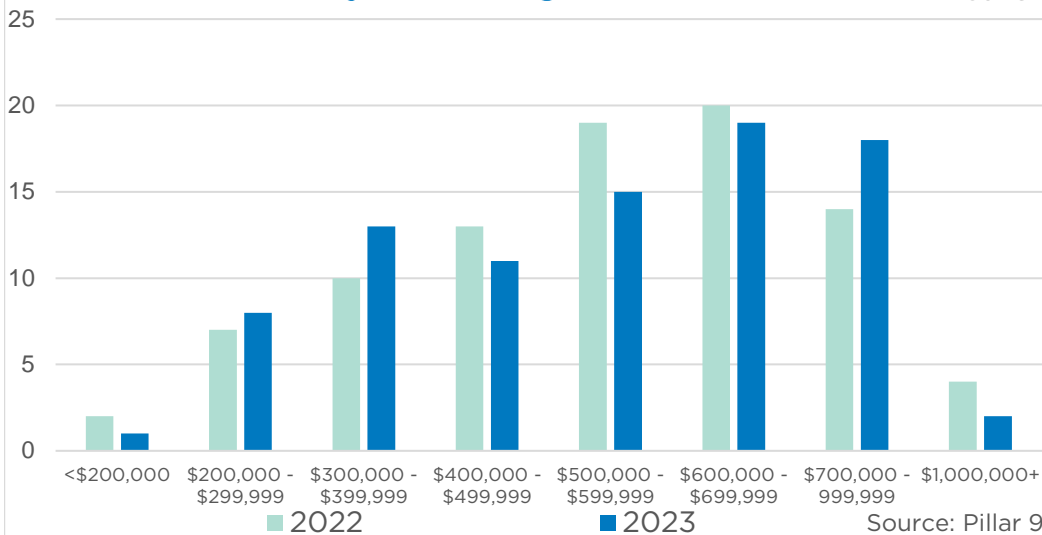
**INVENTORY**

60

↓ 41.7% Y/Y    → Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

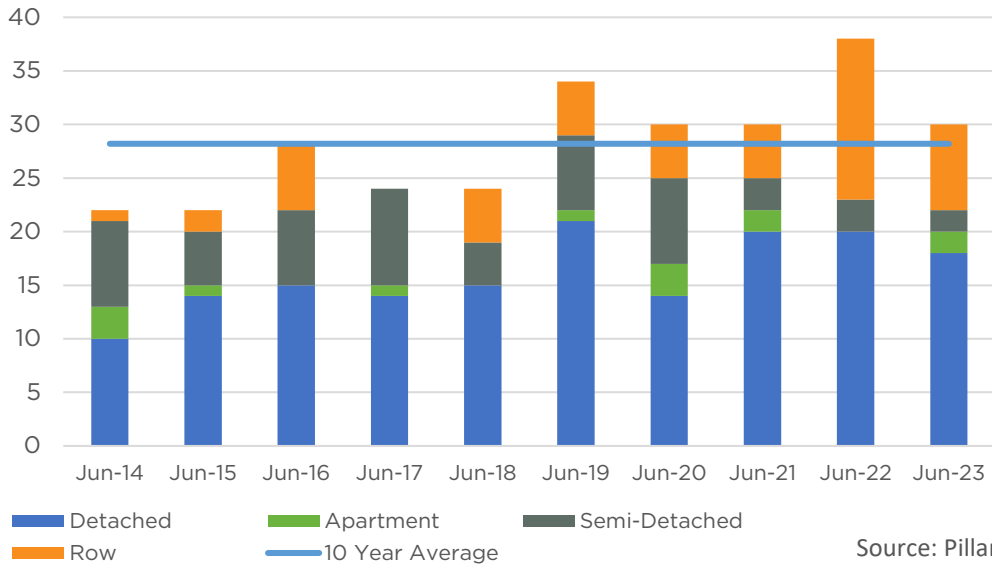
0.69

↓ 40.4% Y/Y    → Monthly trend\*

June 2023

High River

Monthly Sales Comparison



**SALES**

30

↓ 21.1% Y/Y    ↓ 33.3% YTD

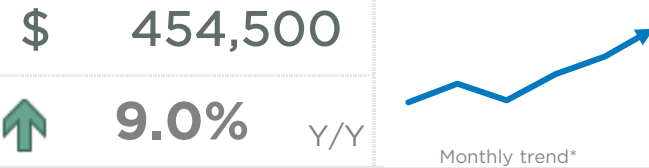
**NEW LISTINGS**

39

↓ 17.0% Y/Y    ↓ 27.9% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



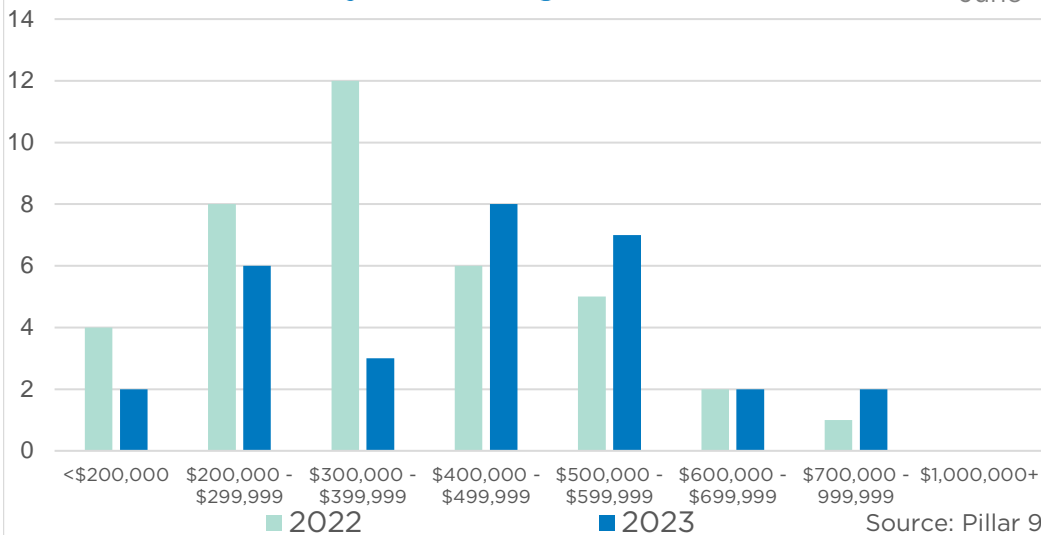
**INVENTORY**

48

↓ 20.0% Y/Y    → Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

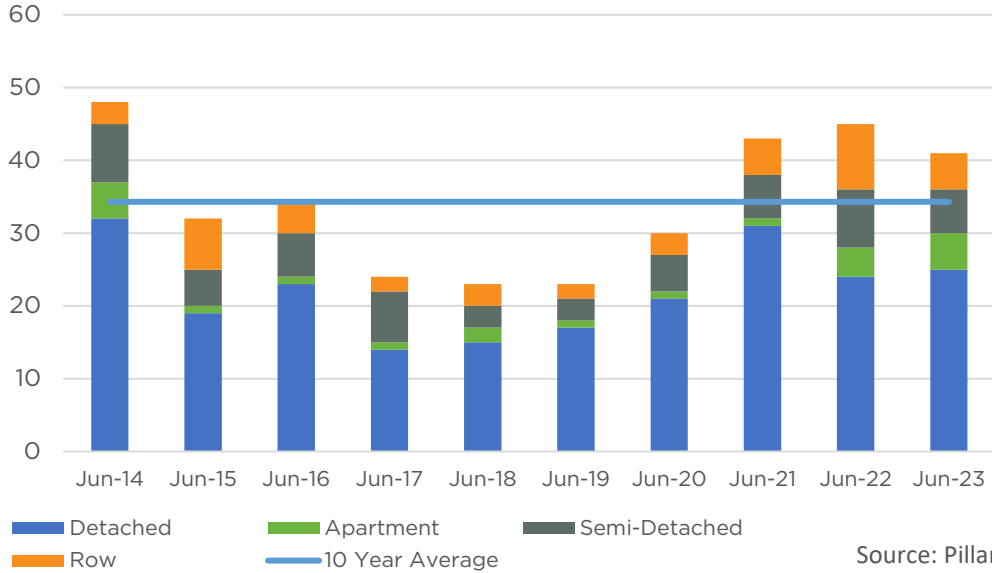
1.60

↑ 1.3% Y/Y    → Monthly trend\*

June 2023

Strathmore

Monthly Sales Comparison



**SALES**

41

8.9% Y/Y    29.8% YTD

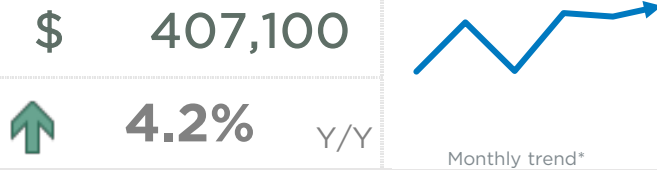
**NEW LISTINGS**

43

21.8% Y/Y    27.0% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



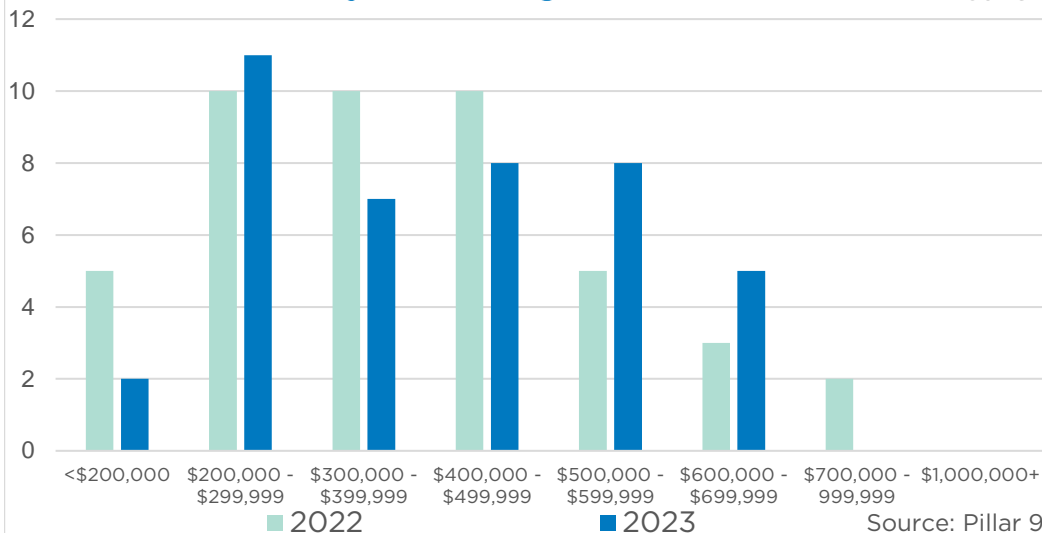
**INVENTORY**

55

23.6% Y/Y    Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

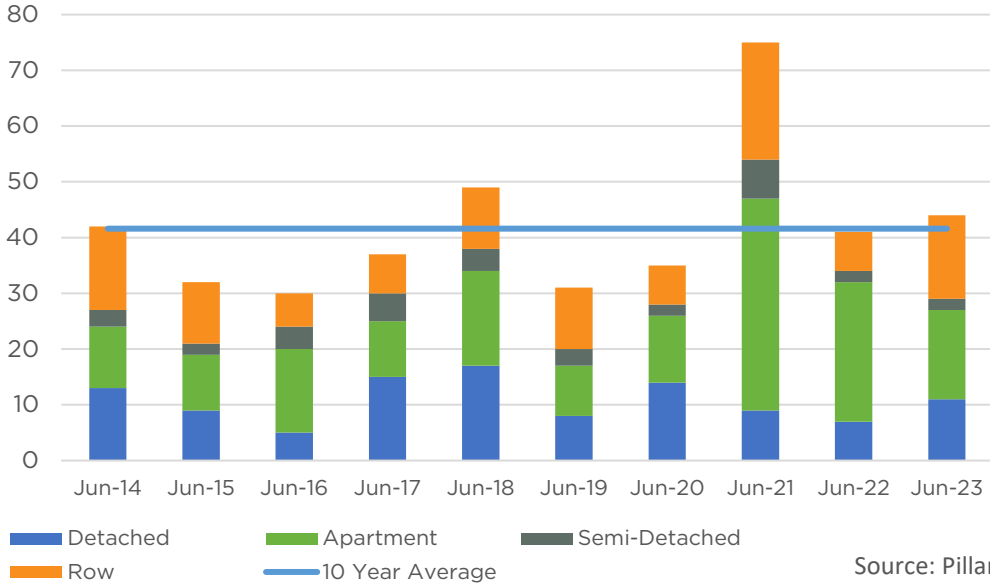
1.34

16.2% Y/Y    Monthly trend\*

June 2023

Canmore

Monthly Sales Comparison



**SALES**

44

↑ 7.3% Y/Y    ↓ 27.0% YTD

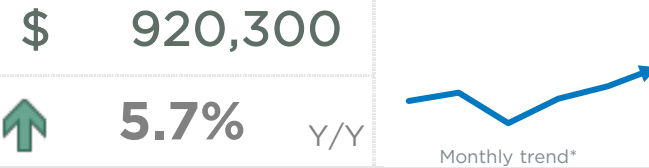
**NEW LISTINGS**

70

↓ 30.7% Y/Y    ↓ 24.3% YTD



TOTAL RESIDENTIAL BENCHMARK PRICE



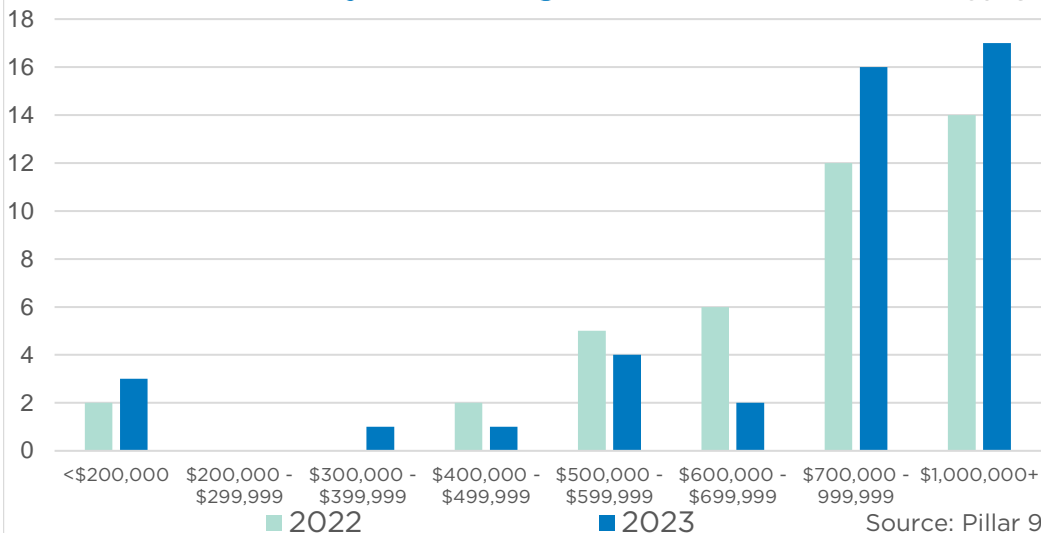
**INVENTORY**

133

↓ 16.9% Y/Y    Monthly trend\*

Residential Sales by Price Range

June



**MONTHS OF SUPPLY**

3.02

↓ 22.5% Y/Y    Monthly trend\*