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MONTHLY STATISTICS PACKAGE

# Calgary Region

April 2024



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

April 2024

### Airdrie



Supply continues to be a challenge in the Airdrie market. April reported 219 new listings and 202 sales, keeping the sales-to-new listings ratio elevated at 92 per cent. This prevented any significant change in the lower inventory environment, and the months of supply remained below one month. Persistently tight market conditions have driven further price gains. In April, the unadjusted total residential benchmark price rose by nearly two per cent compared to last month and over 10 per cent compared to last year, reaching \$549,100. Detached homes account for the majority of sales, and prices reached \$649,900 in April, nearly 12 per cent higher than last year.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
\$549,100		202	
↑		↑	↑
10.4%	Y/Y	18.8%	27.0% YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
159		0.79	
↓		↓	
12.2%	Y/Y	26.1%	Y/Y
	Monthly trend*		Monthly trend*

### Cochrane



Sales in April eased compared to last year. However, this was not enough to offset the gains that occurred earlier in the year, as year-to-date sales improved by seven per cent. Some of the monthly pullback in April can be related to a drop in the number of new home sales occurring in the resale market. Meanwhile, new listings improved relative to sales, supporting a modest gain in inventory levels. This also helped push the months of supply up to nearly two months. Despite the shift, conditions remain relatively tight, causing further gains in prices. Prices rose across all property types. In April, the unadjusted total residential benchmark price reached \$561,000, one per cent higher than last month and nearly 11 per cent higher than April 2023.

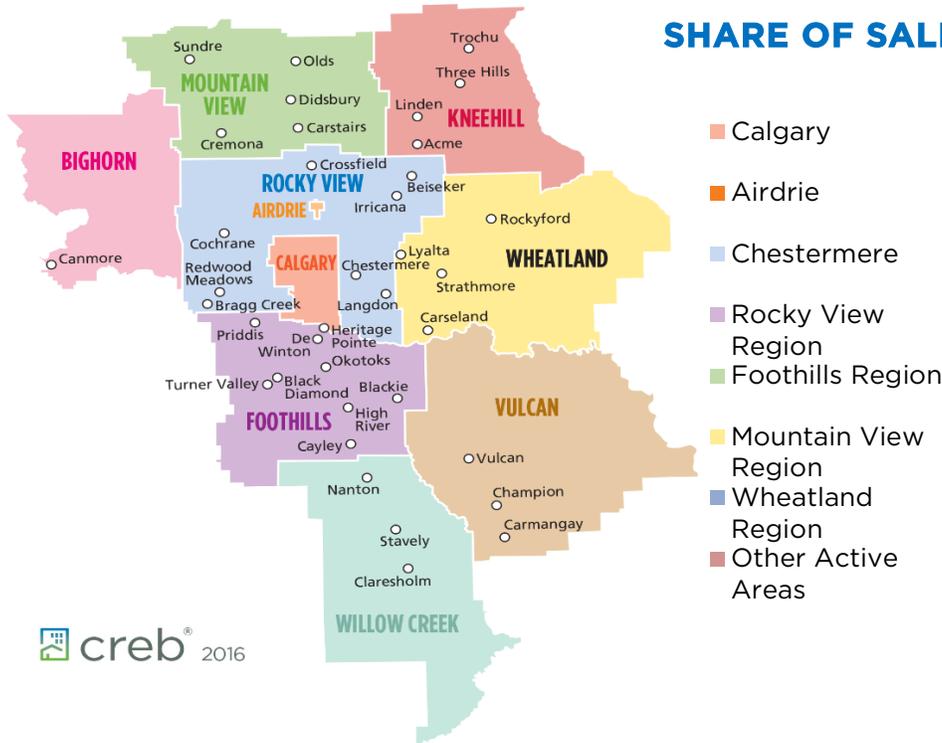
<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
\$561,000		90	
↑		↓	↑
10.7%	Y/Y	21.1%	7.0% YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
144		1.60	
↑		↑	
1.4%	Y/Y	28.5%	Y/Y
	Monthly trend*		Monthly trend*

### Okotoks



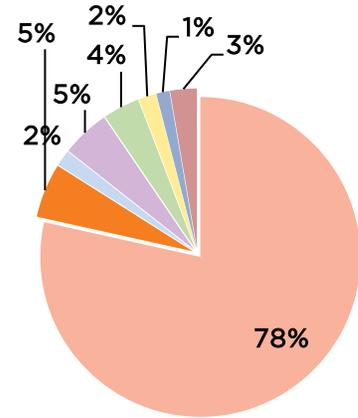
Both sales and new listings improved in April compared to last year, but with 89 new listings and 65 sales, inventory levels rose compared to last month and last year. However, inventory levels in the town remain 60 per cent below what is typically on the market at this time of year. With one month of supply, the market continues to favour the seller and is driving further price growth. In April, the unadjusted total residential benchmark price reached \$617,200, one per cent higher than last month and nearly eight per cent higher than last year. Prices improved across all property types, with the highest gains occurring for semi-detached and row homes.

<b>\$</b>	<b>PRICE</b>		<b>SALES</b>
\$617,200		65	
↑		↑	↑
7.9%	Y/Y	4.8%	15.8% YTD
	<b>INVENTORY</b>		<b>MONTHS OF SUPPLY</b>
72		1.11	
↑		↑	
9.1%	Y/Y	4.1%	Y/Y
	Monthly trend*		Monthly trend*



**SHARE OF SALES April 2024**

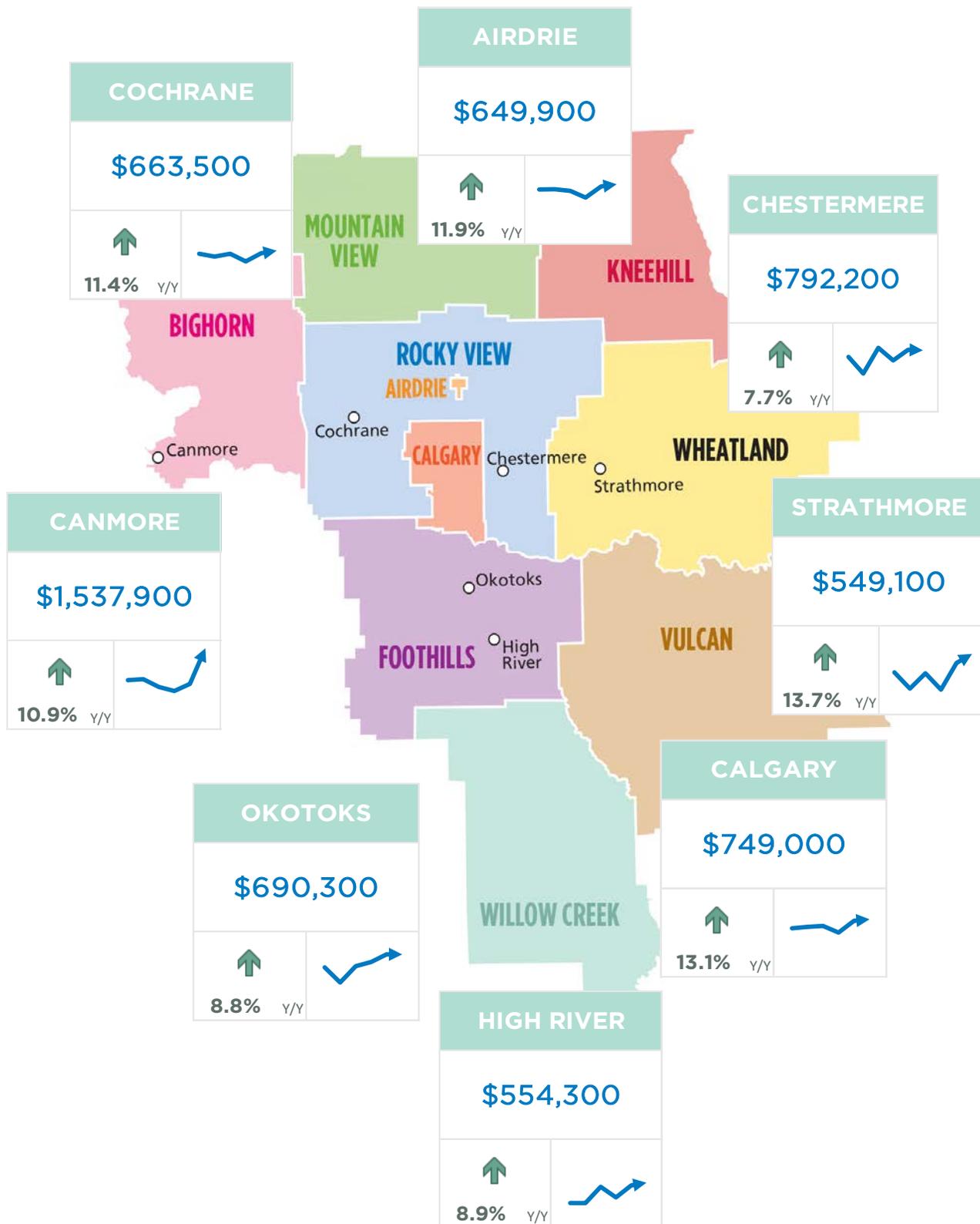
- Calgary
- Airdrie
- Chestermere
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



Source: CREB®

April 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	2,881	3,491	83%	2,711	0.94	603,700	608,415	565,500
<b>Airdrie</b>	202	219	92%	159	0.79	549,100	528,260	549,100
<b>Chestermere</b>	60	93	65%	110	1.83	696,500	658,214	630,500
<b>Rocky View Region</b>	179	265	68%	369	2.06	663,100	884,391	673,000
<b>Foothills Region</b>	136	186	73%	217	1.60	631,800	701,997	576,500
<b>Mountain View Region</b>	65	88	74%	131	2.02	462,800	504,458	450,000
<b>Kneehill Region</b>	16	14	114%	24	1.50	272,800	420,494	367,000
<b>Wheatland Region</b>	49	63	78%	70	1.43	466,800	563,331	530,000
<b>Willow Creek Region</b>	28	35	80%	48	1.71	311,800	416,668	376,500
<b>Vulcan Region</b>	6	11	55%	26	4.33	336,900	428,083	343,750
<b>Bighorn Region</b>	49	77	64%	163	3.33	987,700	1,224,893	950,000
YEAR-TO-DATE 2024	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
<b>City of Calgary</b>	9,325	11,512	81%	2,440	1.05	589,575	592,285	550,000
<b>Airdrie</b>	644	752	86%	155	0.96	535,250	535,198	548,657
<b>Chestermere</b>	213	300	71%	97	1.82	684,850	665,416	629,800
<b>Rocky View Region</b>	600	861	70%	350	2.33	648,650	881,125	658,000
<b>Foothills Region</b>	448	577	78%	197	1.76	615,225	695,983	577,750
<b>Mountain View Region</b>	189	250	76%	112	2.37	447,575	493,989	450,000
<b>Kneehill Region</b>	43	46	93%	23	2.12	257,900	340,830	298,000
<b>Wheatland Region</b>	154	198	78%	65	1.69	448,825	491,287	464,250
<b>Willow Creek Region</b>	79	105	75%	50	2.51	306,275	395,420	365,000
<b>Vulcan Region</b>	43	39	110%	28	2.63	328,600	330,329	280,000
<b>Bighorn Region</b>	171	250	68%	138	3.23	963,500	1,072,839	891,450

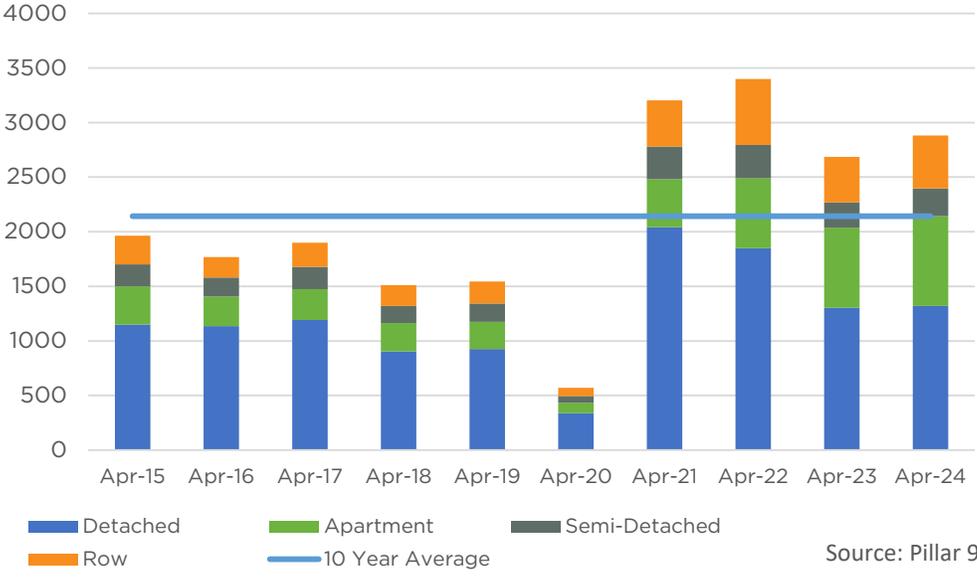
## DETACHED BENCHMARK PRICE COMPARISON



April 2024

Calgary

Monthly Sales Comparison



**SALES**

2,881

↑ 7.3% Y/Y    ↑ 15.9% YTD

**NEW LISTINGS**

3,491

↑ 11.5% Y/Y    ↑ 7.7% YTD

**INVENTORY**

2,711

↓ 16.2% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

0.94

↓ 21.8% Y/Y    → Monthly trend\*

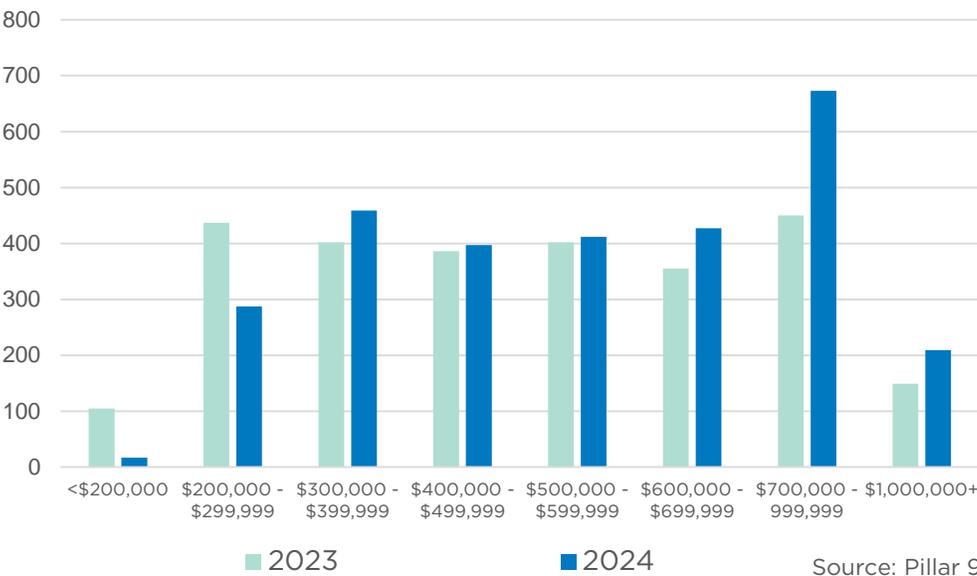


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

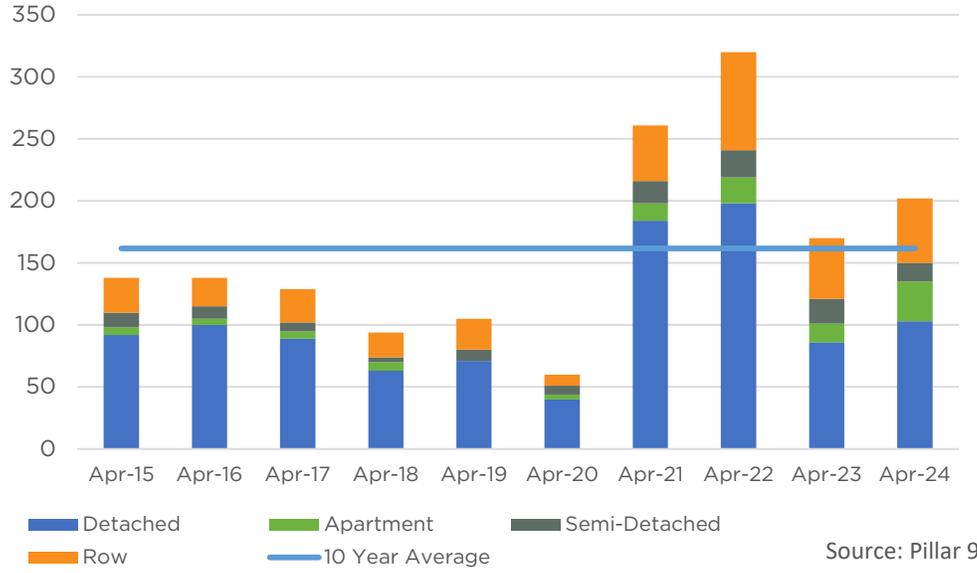
April



April 2024

Airdrie

Monthly Sales Comparison



**SALES**

202

↑ 18.8% Y/Y    ↑ 27.0% YTD

**NEW LISTINGS**

219

↑ 26.6% Y/Y    ↑ 13.1% YTD

**INVENTORY**

159

↓ 12.2% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

0.79

↓ 26.1% Y/Y    → Monthly trend\*

TOTAL RESIDENTIAL BENCHMARK PRICE

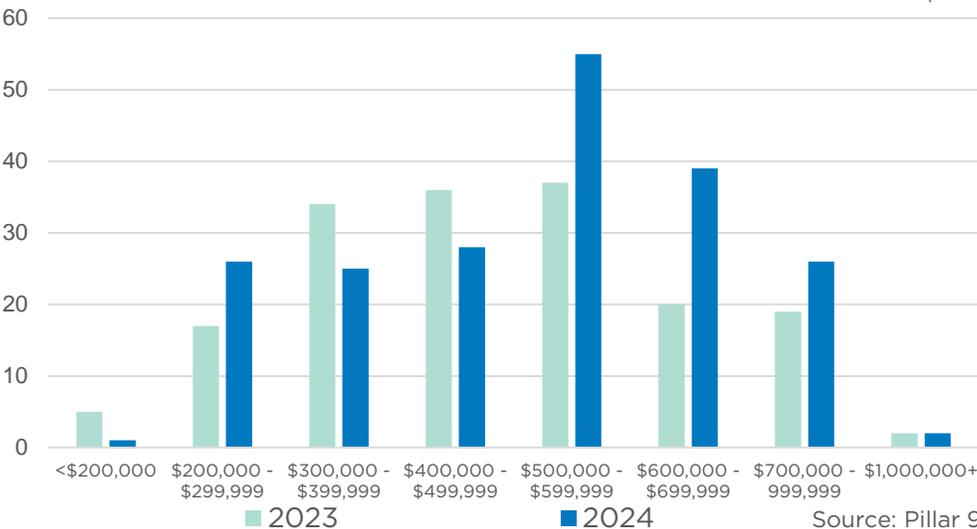
\$ 549,100

↑ 10.4% Y/Y

Monthly trend\*

Residential Sales by Price Range

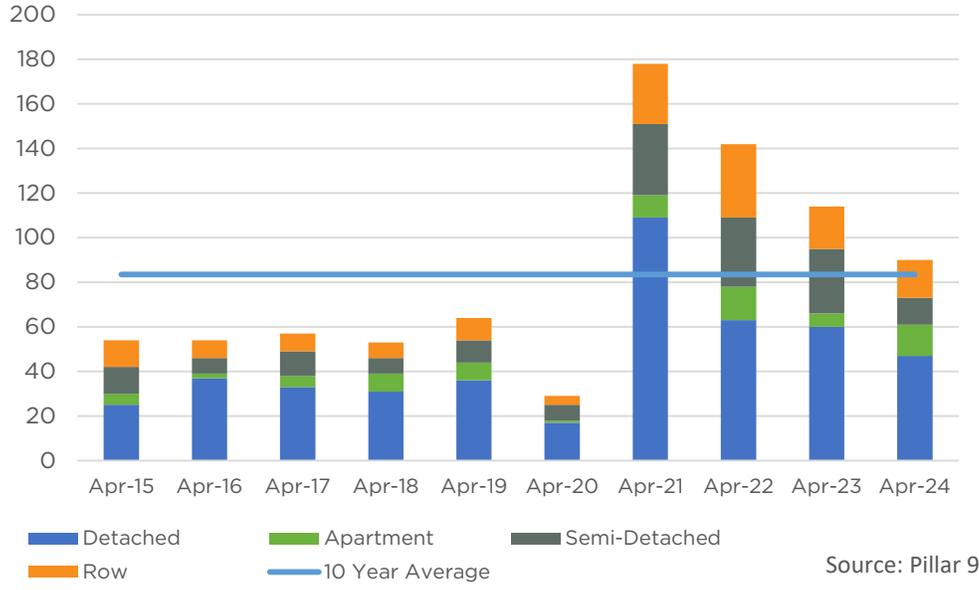
April



April 2024

Cochrane

Monthly Sales Comparison



**SALES**

90

↓ 21.1% Y/Y    ↑ 7.0% YTD

**NEW LISTINGS**

130

↑ 12.1% Y/Y    ↑ 3.5% YTD

**INVENTORY**

144

↑ 1.4% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

1.60

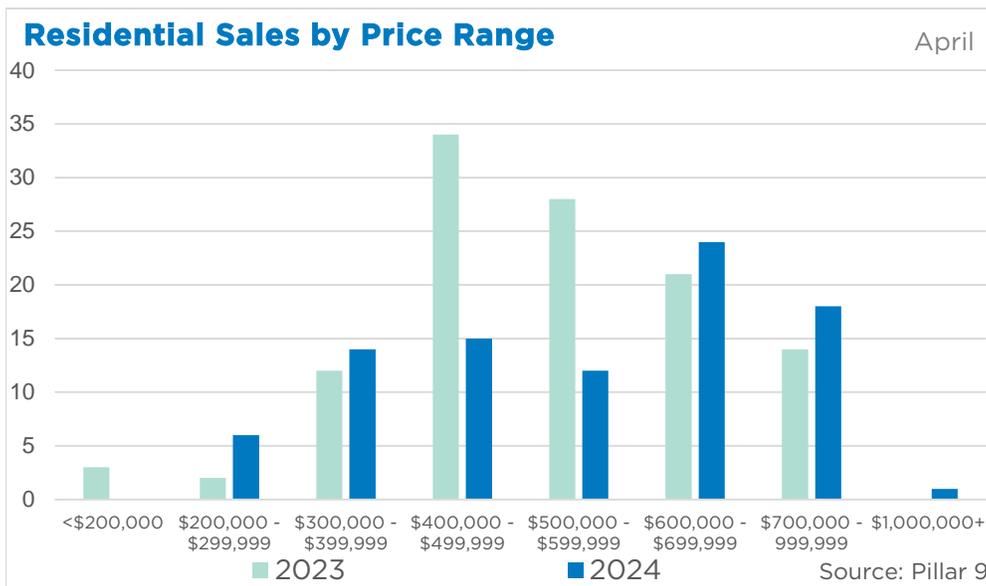
↑ 28.5% Y/Y    Monthly trend\*

**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 561,000

↑ 10.7% Y/Y

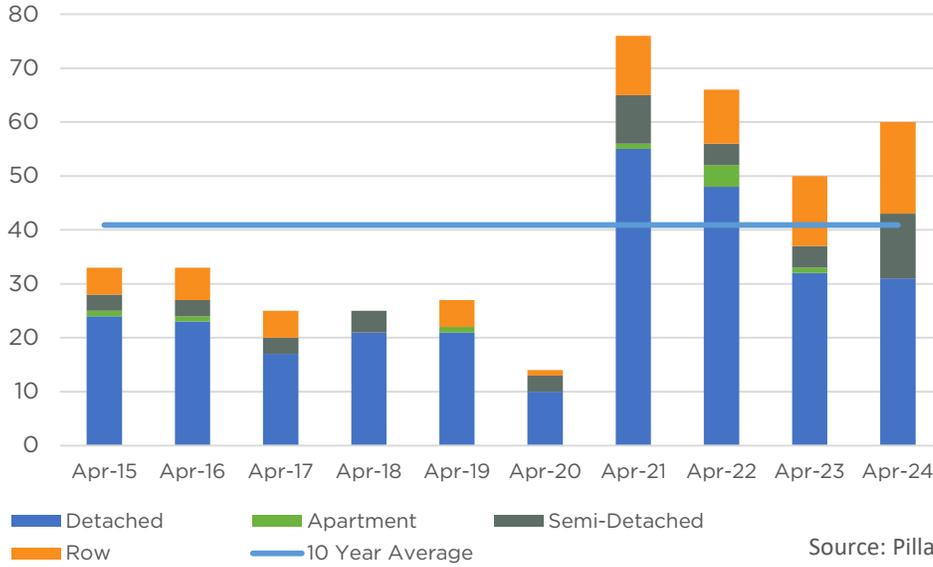
Monthly trend\*



April 2024

Chestermere

Monthly Sales Comparison



**SALES**

60

↑ 20.0% Y/Y    ↑ 49.0% YTD

**NEW LISTINGS**

93

↑ 34.8% Y/Y    ↑ 26.6% YTD

**INVENTORY**

110

↑ 0.9% Y/Y    Monthly trend\* ↓

**MONTHS OF SUPPLY**

1.83

↓ 15.9% Y/Y    Monthly trend\* ↓

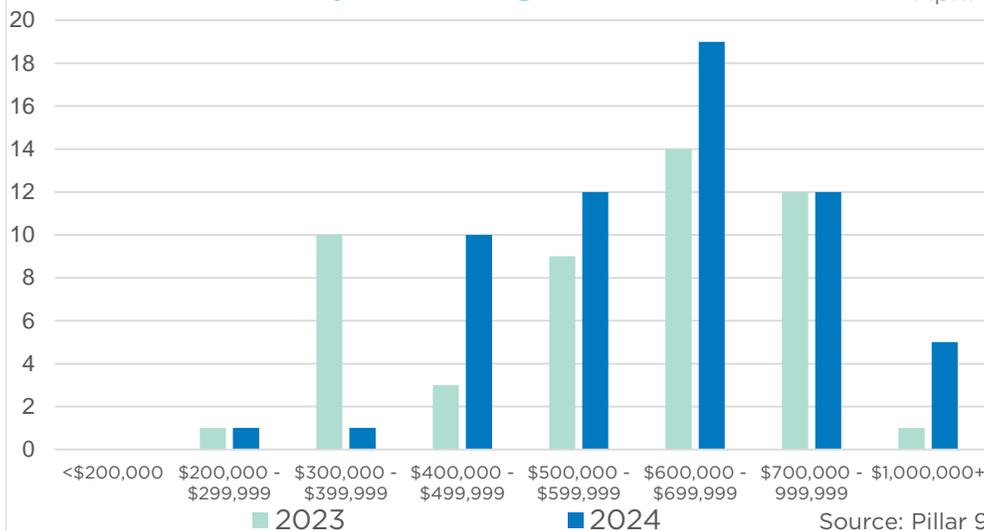
**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 696,500

↑ 6.3% Y/Y

Monthly trend\* ↑

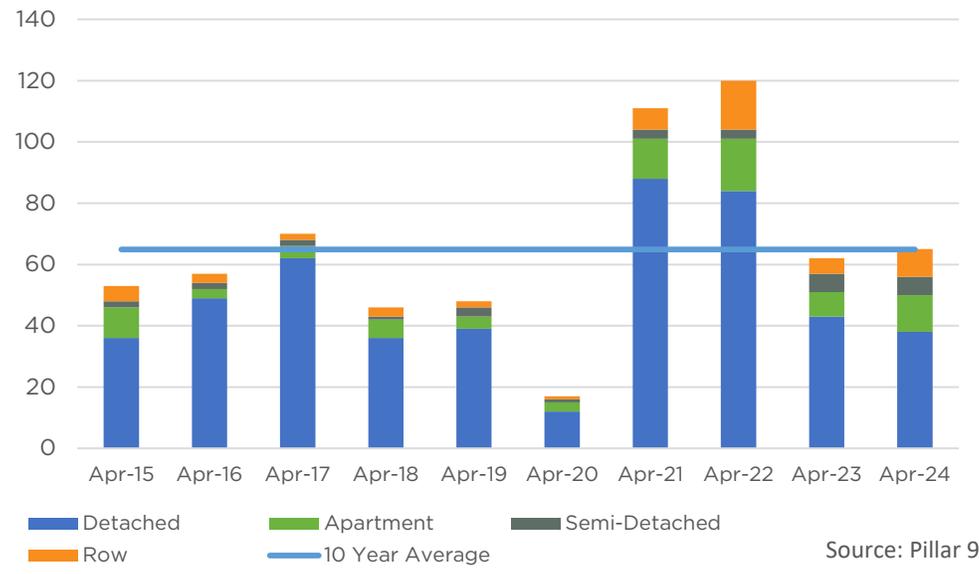
Residential Sales by Price Range



April 2024

Okotoks

Monthly Sales Comparison



**SALES**

65

↑ 4.8% Y/Y    ↑ 15.8% YTD

**NEW LISTINGS**

89

↑ 14.1% Y/Y    ↑ 18.2% YTD

**INVENTORY**

72

↑ 9.1% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

1.11

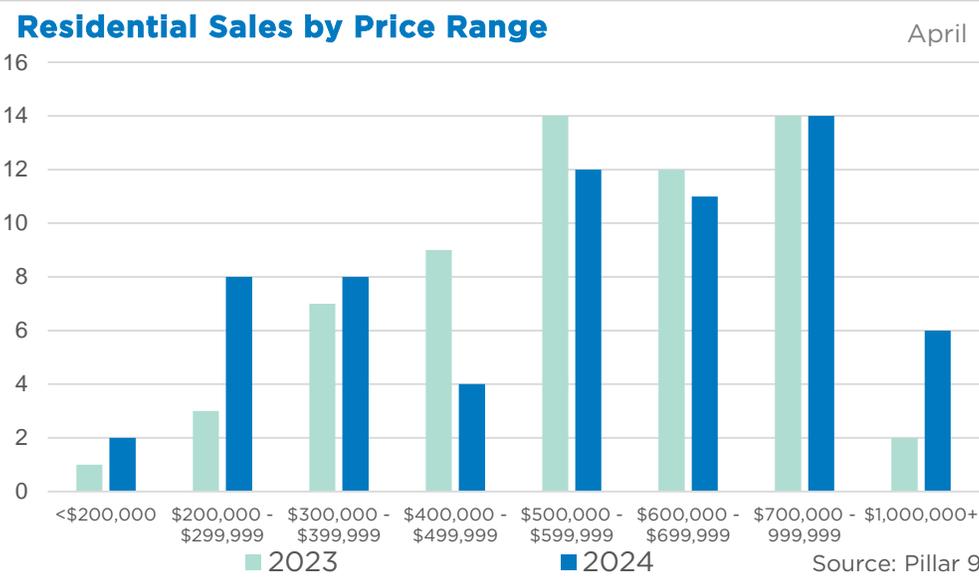
↑ 4.1% Y/Y    Monthly trend\*

**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 617,200

↑ 7.9% Y/Y

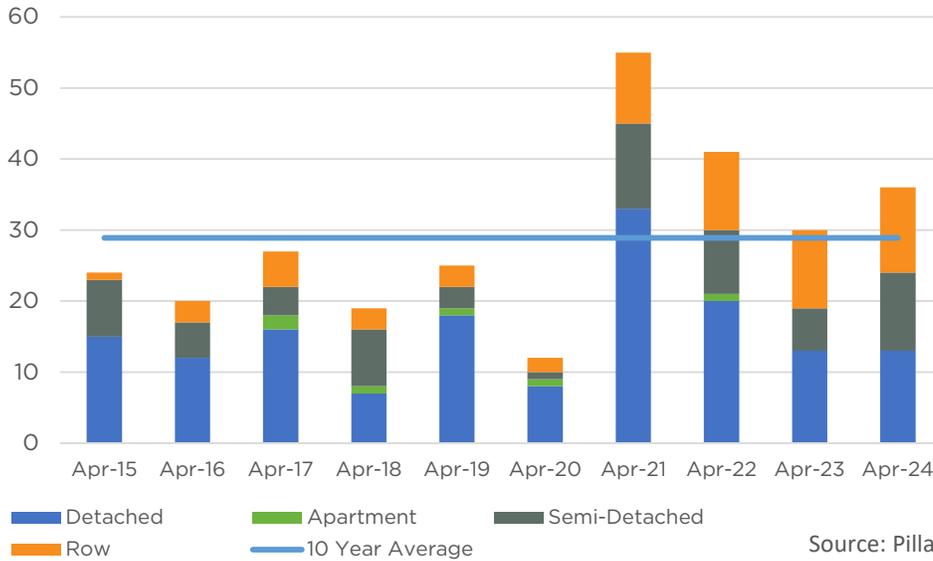
Monthly trend\*



April 2024

High River

Monthly Sales Comparison



**SALES**

36

↑ 20.0% Y/Y    ↑ 14.1% YTD

**NEW LISTINGS**

38

↑ 2.7% Y/Y    ↓ 3.4% YTD

**INVENTORY**

31

↓ 3.1% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

0.86

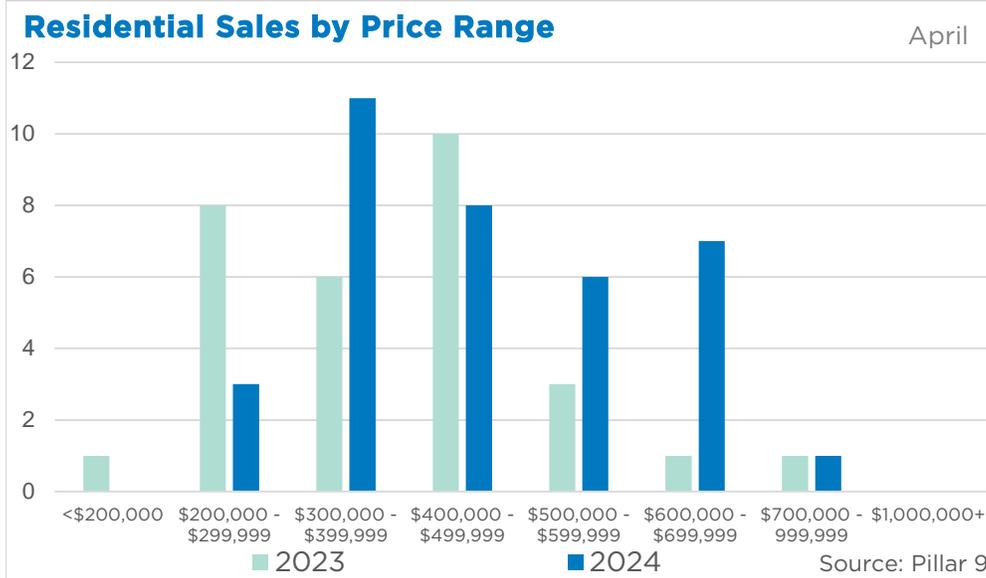
↓ 19.3% Y/Y    → Monthly trend\*

**TOTAL RESIDENTIAL BENCHMARK PRICE**

\$ 476,500

↑ 8.7% Y/Y

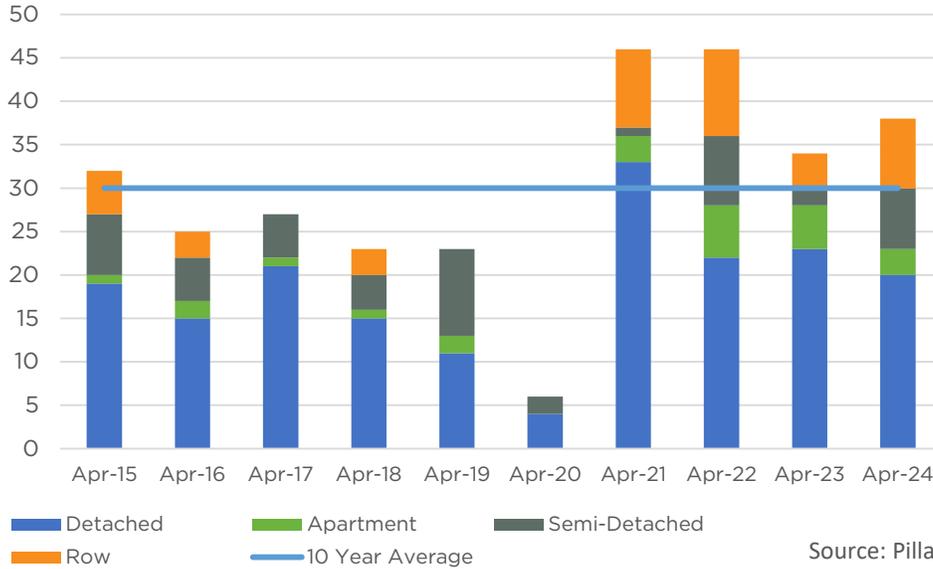
Monthly trend\* (line graph showing an upward trend)



April 2024

Strathmore

Monthly Sales Comparison



**SALES**

38

↑ 11.8% Y/Y    ↑ 36.8% YTD

**NEW LISTINGS**

42

↓ 20.8% Y/Y    ↑ 2.2% YTD

**INVENTORY**

35

↓ 34.0% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

0.92

↓ 40.9% Y/Y    Monthly trend\*

TOTAL RESIDENTIAL BENCHMARK PRICE

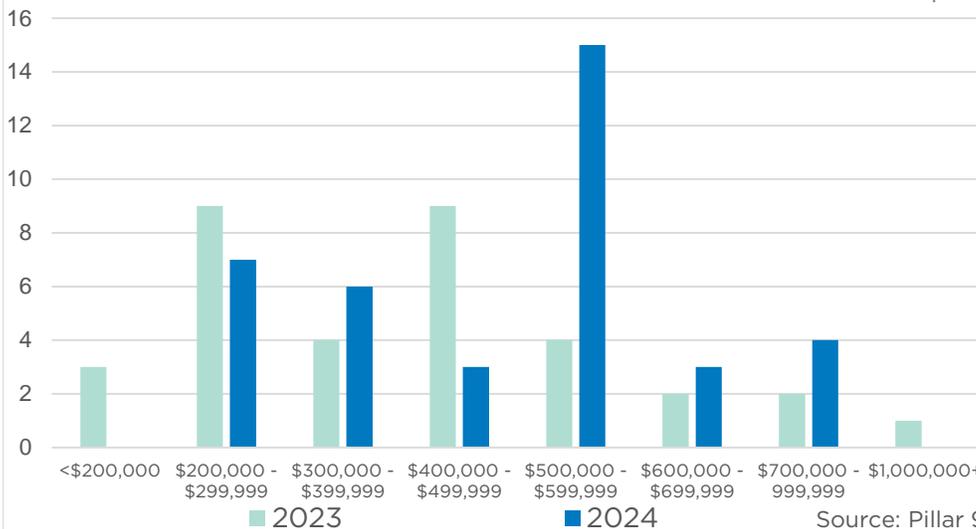
\$ 451,200

↑ 12.5% Y/Y



Residential Sales by Price Range

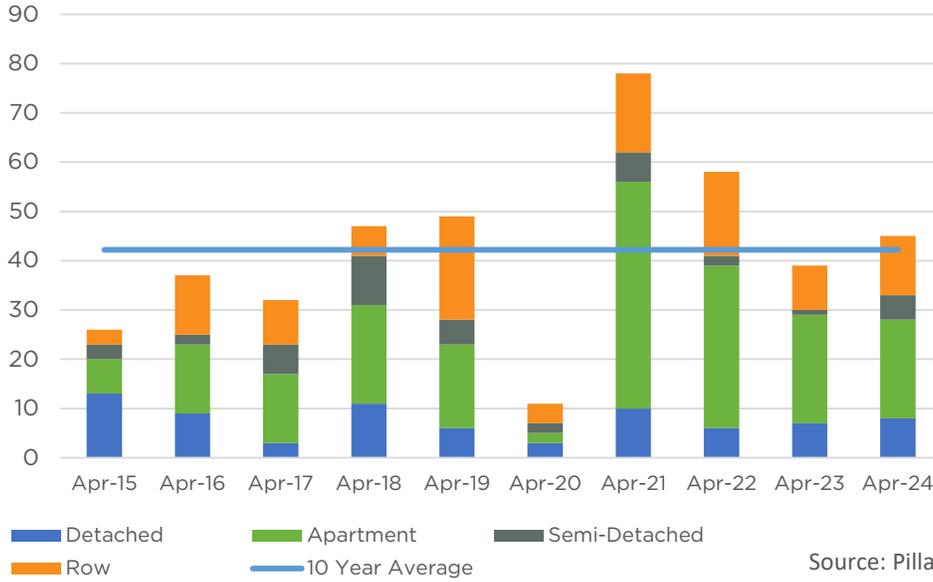
April



April 2024

Canmore

Monthly Sales Comparison



**SALES**

45

↑ 15.4% Y/Y    ↑ 22.6% YTD

**NEW LISTINGS**

70

↑ 40.0% Y/Y    ↑ 4.2% YTD

**INVENTORY**

139

↑ 7.8% Y/Y    Monthly trend\*

**MONTHS OF SUPPLY**

3.09

↓ 6.6% Y/Y    Monthly trend\*



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 987,700

↑ 10.5% Y/Y



Residential Sales by Price Range

April

