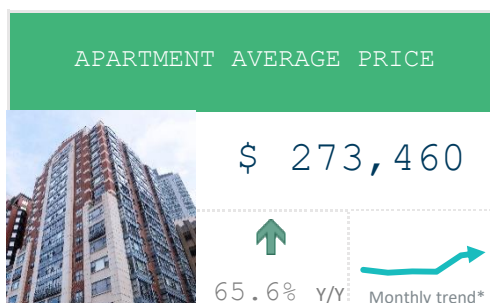
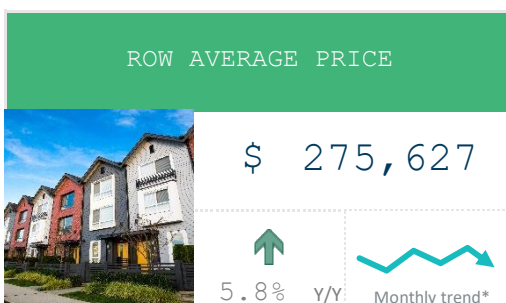
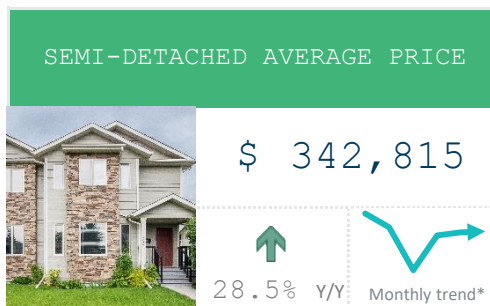
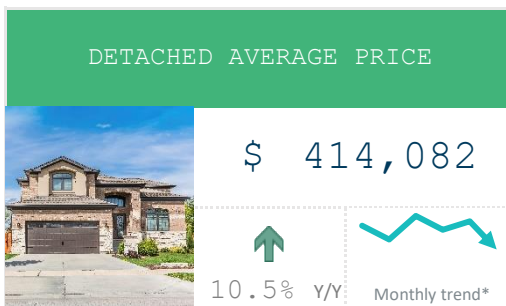
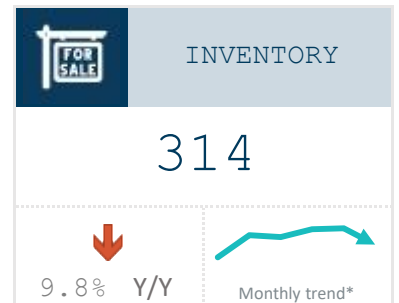
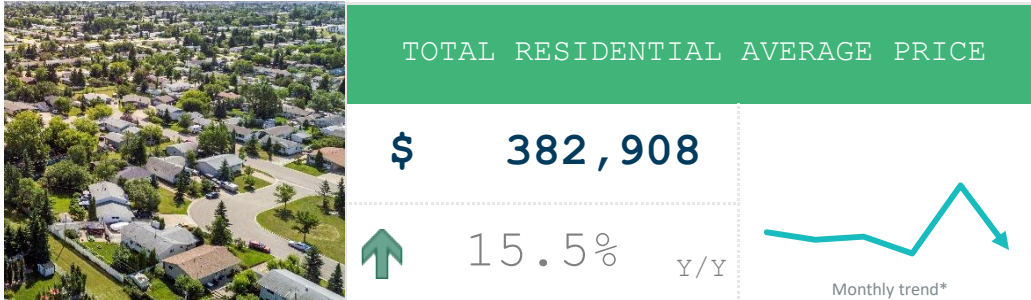
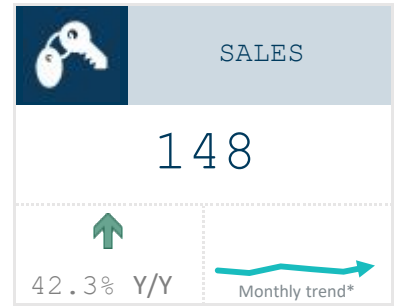


November 2024

Market Trend Summary

New listings fell to 143 units in November, down 7.7 percent year-over-year. Sales were up 42.3 percent year-over-year to 148, but down slightly from October. The sales-to-new-listings ratio was 103 percent in November, up from October. Inventory now sits at 314, down 9.8 percent compared to last year.

Total residential average price is up 15.5 percent year over year. Months of supply is down 36.6% year-over-year at 2.12. Year-to-date average prices have risen by 12 percent, with the largest price gains occurring for detached and row housing.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed

November 2024



November 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	112	58%	106	6%	228	-7%	106%	2.04	-41%	\$414,082	11%
Semi	6	-25%	9	-44%	13	-58%	67%	2.17	-44%	\$342,815	28%
Row	15	-12%	11	-54%	27	-40%	136%	1.80	-32%	\$275,627	6%
Apartment	15	88%	17	13%	46	77%	88%	3.07	-6%	\$273,460	66%
Total Residential	148	42%	143	-8%	314	-10%	103%	2.12	-37%	\$382,908	15%

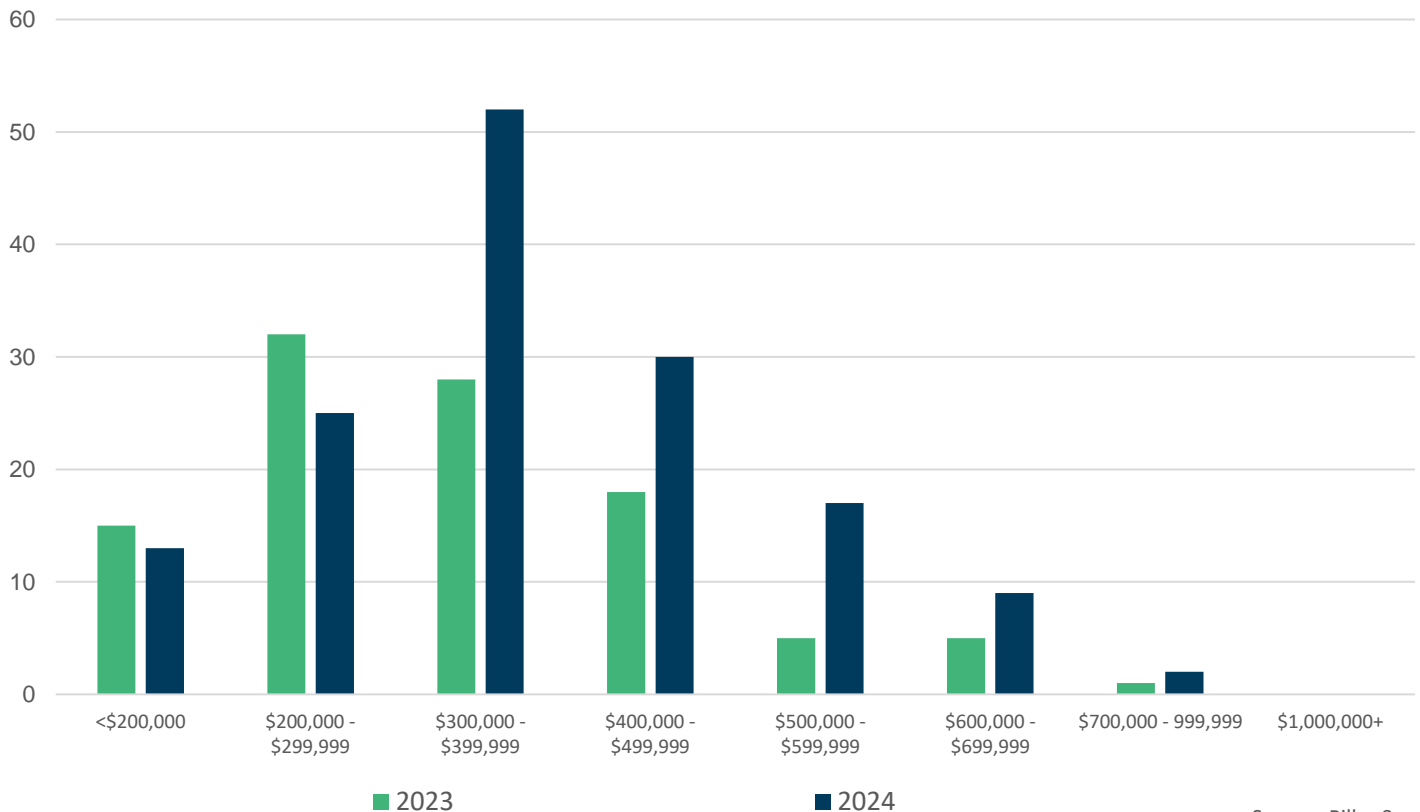
Year-to-Date

November 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1360	8%	1613	2%	252	-18%	84%	2.04	-24%	\$434,044	13%
Semi	133	8%	136	-4%	14	-42%	98%	1.18	-46%	\$332,169	11%
Row	185	-15%	195	-27%	30	-30%	95%	1.80	-17%	\$290,182	12%
Apartment	229	21%	273	35%	30	-33%	84%	1.45	-45%	\$197,426	11%
Total Residential	1907	7%	2217	1%	327	-22%	86%	1.88	-27%	\$384,569	12%

Residential Sales by Price Range

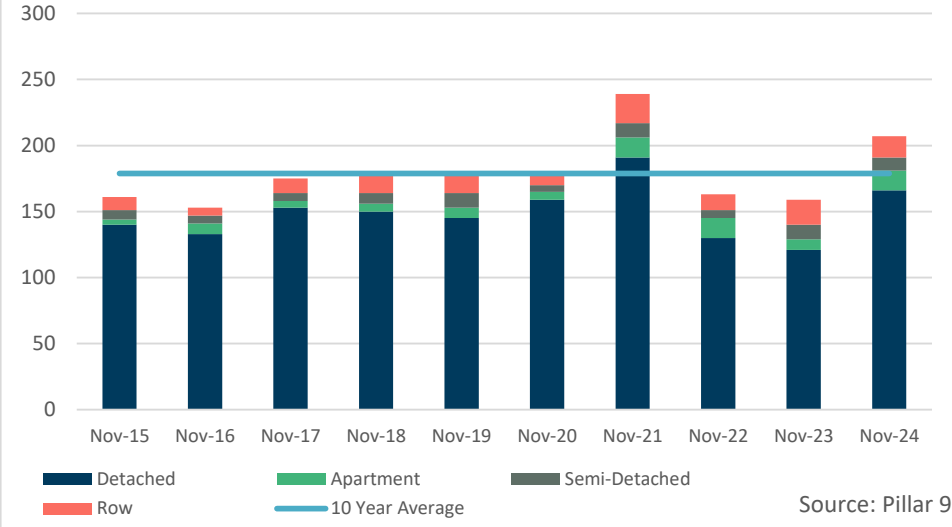
November



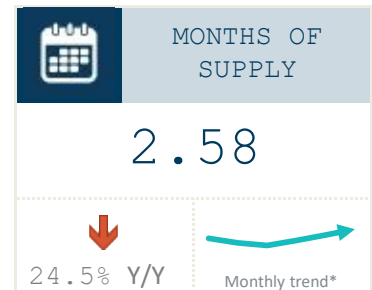
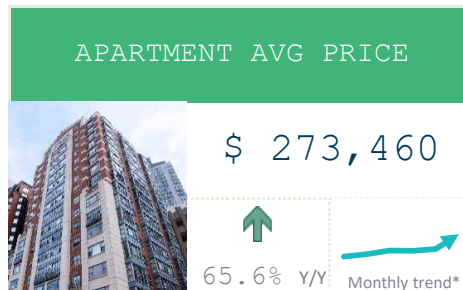
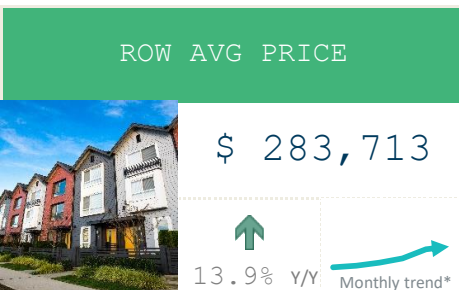
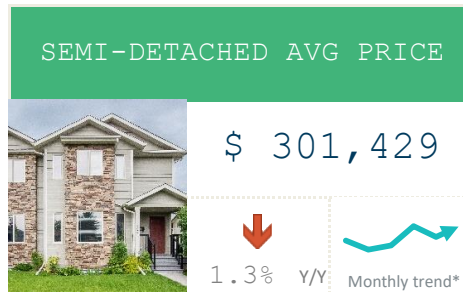
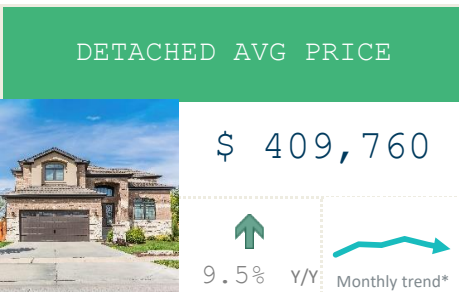
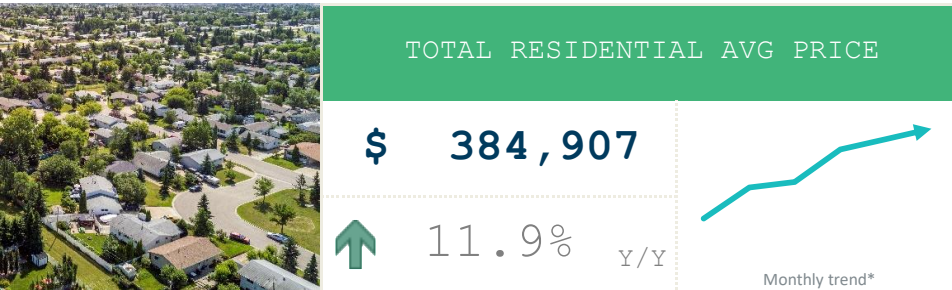
Source: Pillar 9

November 2024

Monthly Sales Comparison



*The six month monthly trend is based on a moving average
Data source: Pillar 9



November 2024



November 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	166	37%	169	8%	431	0%	98%	2.60	-27%	\$409,760	10%
Semi-Detached	10	-9%	12	-29%	19	-44%	83%	1.90	-39%	\$301,429	-1%
Row	16	-16%	12	-52%	33	-31%	133%	2.06	-18%	\$283,713	14%
Apartment	15	88%	18	6%	52	63%	83%	3.47	-13%	\$273,460	66%
Total Residential	207	30%	211	-2%	535	-2%	98%	2.58	-24%	\$384,907	12%

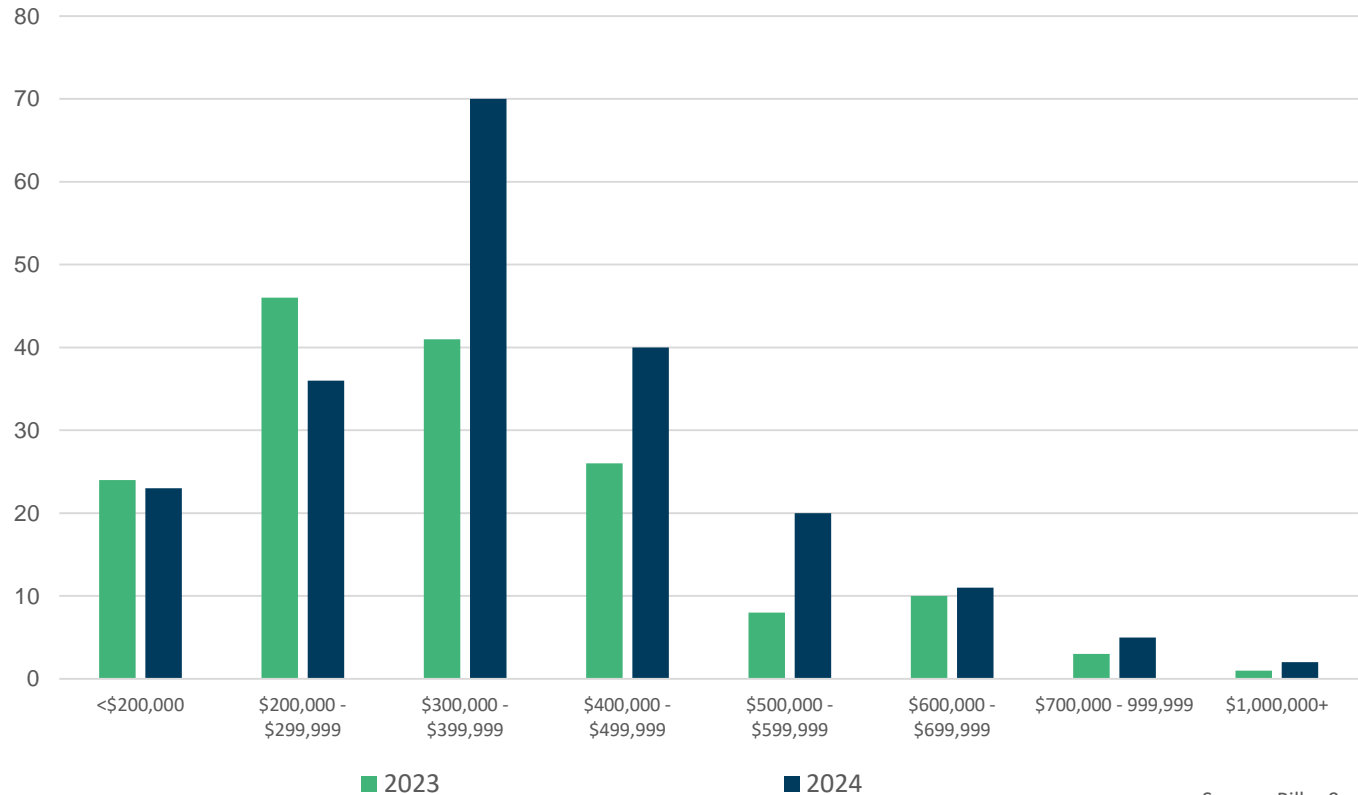
Year-to-Date

November 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	2117	5%	2647	3%	455	-15%	80%	2.36	-20%	\$416,080	13%
Semi-Detached	161	6%	172	-1%	19	-37%	94%	1.27	-40%	\$320,065	12%
Row	213	-11%	229	-22%	34	-30%	93%	1.77	-21%	\$286,843	13%
Apartment	237	17%	285	36%	35	-34%	83%	1.60	-43%	\$197,921	11%
Total Residential	2728	5%	3333	3%	543	-19%	82%	2.19	-22%	\$381,369	13%

Residential Sales by Price Range

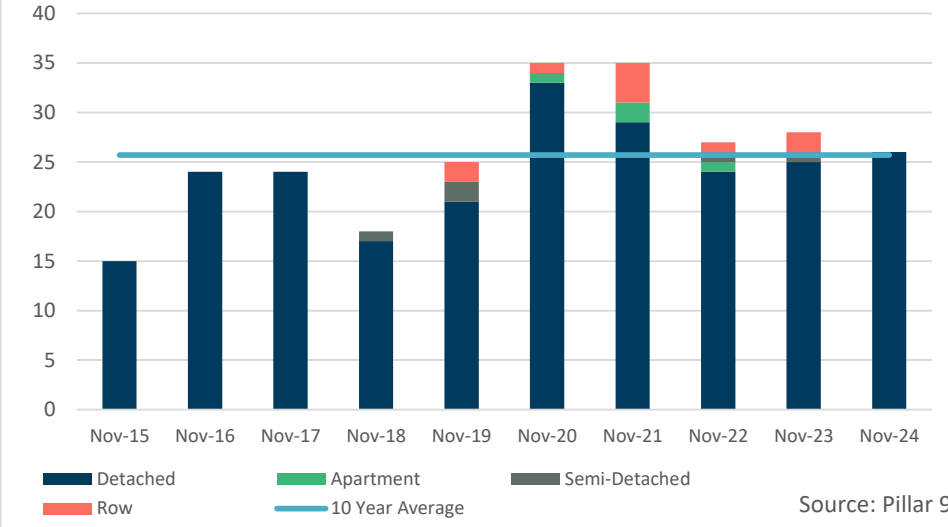
November



Source: Pillar 9

November 2024

Monthly Sales Comparison



*The six month monthly trend is based on a moving average
Data source: Pillar 9

TOTAL RESIDENTIAL AVG PRICE

\$ 353,462

↓ 9.4% Y/Y

Monthly trend*

DETACHED AVG PRICE

\$ 353,462

↓ 3.3% Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

—

— Y/Y

Monthly trend*

ROW AVG PRICE

—

— Y/Y

Monthly trend*

APARTMENT AVG PRICE

—

— Y/Y

Monthly trend*

SALES

26

↓ 7.1% Y/Y

↑ 18.9% YTD

NEW LISTINGS

23

↓ 30.3% Y/Y

↑ 7.5% YTD

INVENTORY

94

↓ 28.8% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.62

↓ 23.3% Y/Y

Monthly trend*

Cardston County: Cardston, Cardston County, Magrath

Pincher Creek #9: Pincher Creek, Pincher Creek #9, Rural Pincher Creek

Willow Creek #26: Claresholm, Fort Macleod, Nanton, Rural Willow Creek, Willow Creek #26

November 2024



November 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	26	4%	20	-35%	83	-36%	130%	3.19	-38%	\$353,462	-3%
Semi-Detached	0	-100%	1	0%	4	100%	NA	NA	NA	NA	NA
Row	0	-100%	1	0%	4	300%	NA	NA	NA	NA	NA
Apartment	0	NA	1	NA	3	NA	NA	NA	NA	NA	NA
Total Residential	26	-7%	23	-30%	94	-29%	113%	3.62	-23%	\$353,462	-9%

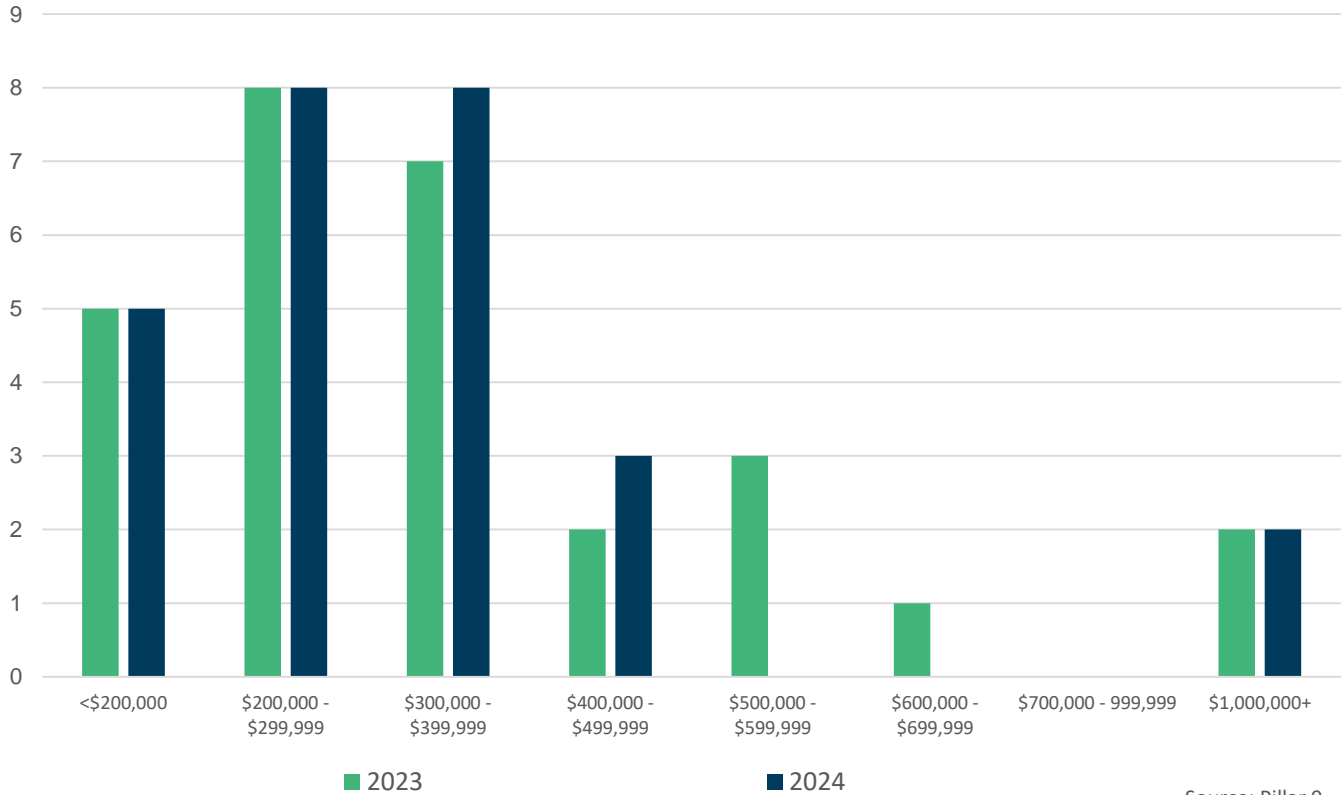
Year-to-Date

November 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	395	21%	505	6%	107	-14%	78%	2.97	-29%	\$409,352	16%
Semi-Detached	16	23%	19	73%	4	19%	84%	2.75	-3%	\$283,563	-4%
Row	7	-22%	13	30%	4	231%	54%	6.14	325%	\$291,414	-4%
Apartment	4	-43%	7	0%	1	-14%	57%	3.00	50%	\$201,000	39%
Total Residential	422	19%	544	8%	116	-11%	78%	3.01	-25%	\$400,652	16%

Residential Sales by Price Range

November



Source: Pillar 9