



creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

March 2025



creb.com

March 2025

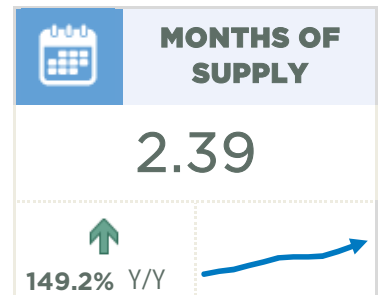
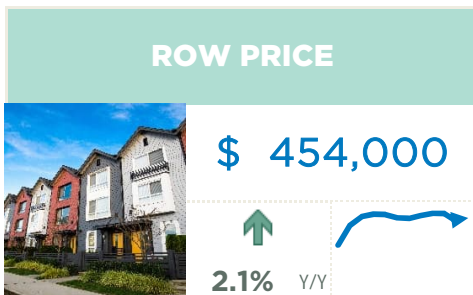
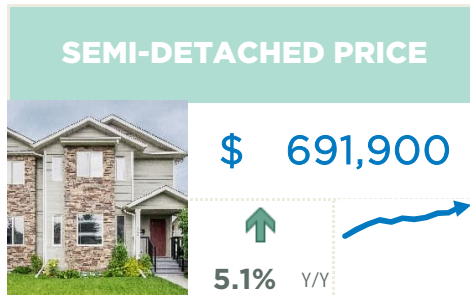
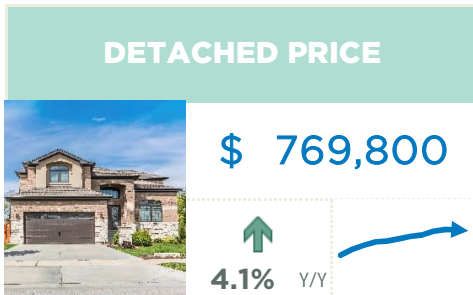
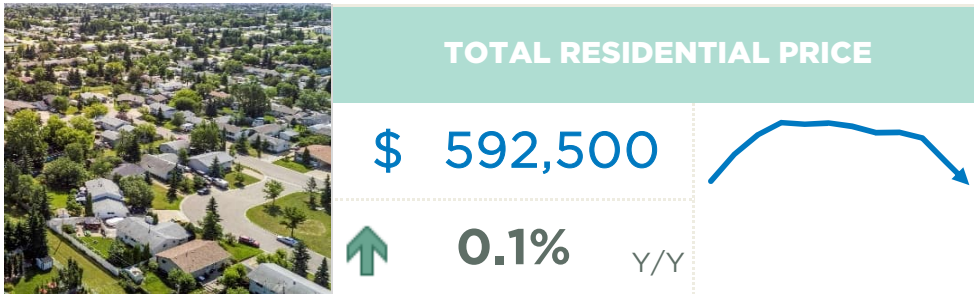
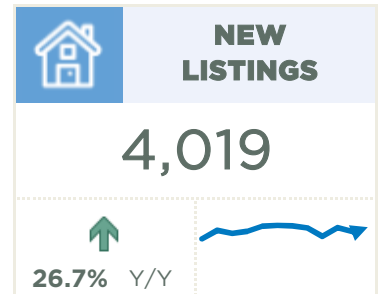
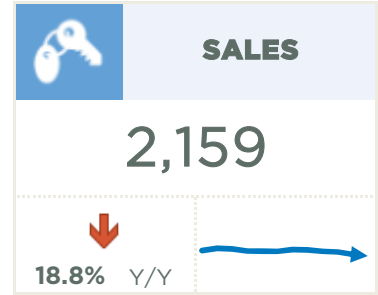
Uncertainty weighing on housing market

Calgary, Alberta, April 1, 2025 – Ongoing economic uncertainty, driven by tariff threats, has weighed on consumer confidence and impacted housing activity in March. Sales declined by 19 per cent year-over-year, totaling 2,159 units. Sales slowed across all property types, with the steepest declines seen in higher-density segments.

“It is not a surprise to see a pullback in sales given the uncertainty,” said Ann-Marie Lurie, Chief Economist at CREB®. “However, it is important to note that sales still remain stronger than anything reported throughout 2015 to 2020, where our economy faced significant economic challenges and job loss. Nonetheless, easing demand has been met with gains in new listings and rising inventories, helping our market shift back toward balanced conditions, following four consecutive years where the market favoured the seller.”

March reported over 4,000 new listings, causing the sales-to-new-listing ratio to drop to 54 per cent, low enough to support further inventory gains. Total residential inventory levels reached 5,154 units, and the months of supply pushed up to 2.4 months. While this is a significant change from last year, with limited supply options across all property types and price ranges, conditions reflect a better balance between a seller and a buyer today. However, the market significantly varies depending on location, price point, and property type.

Improving supply has taken the pressure off home prices following the steep gains reported over the previous four years. In March, the unadjusted residential benchmark price reached \$592,500, relatively stable compared to both last month and prices reported last March. Both detached and semi-detached prices remain consistent with peak prices and continue to rise, while apartment and row-style homes continue to report prices slightly lower than last year’s peak.



March 2025

March 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,035	-10%	1,895	37%	2,205	97%	55%	2.13	118%	\$769,800	4%
Semi	184	-26%	335	28%	413	100%	55%	2.24	172%	\$691,900	5%
Row	400	-11%	697	30%	826	130%	57%	2.07	157%	\$454,000	2%
Apartment	540	-34%	1,092	10%	1,710	99%	49%	3.17	199%	\$336,100	3%
Total Residential	2,159	-19%	4,019	27%	5,154	102%	54%	2.39	149%	\$592,500	0%

Year-to-Date

March 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	2,472	-13%	4,389	24%	1,787	69%	56%	2.17	93%	\$760,367	5%
Semi	509	-11%	847	20%	347	61%	60%	2.05	81%	\$683,000	7%
Row	964	-12%	1,643	25%	693	125%	59%	2.16	155%	\$448,567	3%
Apartment	1,383	-29%	2,866	16%	1,491	93%	48%	3.23	171%	\$333,900	4%
Total Residential	5,328	-17%	9,745	21%	4,317	83%	55%	2.43	122%	\$587,700	1%



Detached

Detached sales totalled 1,035 units in March, a year-over-year decline of 10 per cent. The decline in sales was met with improving new listings, supporting inventory gains over last year's extremely low levels. The improving supply compared to sales has caused the months of supply to rise to just over two months, a significant improvement over the less than one month reported last spring. However, the months of supply continue to remain tight with less than two months of supply for homes priced below \$700,000. We are seeing a shift toward more balanced conditions for homes priced above \$800,000. The unadjusted detached benchmark price reached \$769,800 in March, a gain over last month and over four per cent higher than last year's levels. Limited supply options continue to support price gains for detached homes, although the pace of growth has slowed from the double-digit gains reported last year. Some of the largest gains occurred in the City Centre.



Semi-Detached

March sales slowed over last year's levels, contributing to the first quarter decline of 11 per cent. The decline in sales has also been met with a gain in new listings. While conditions still remained relatively tight over the first two months of the year, the boost in new listings in March relative to sales did support further gains in inventory levels, causing the months of supply to push up to 2.2 months, the highest monthly level reported since the end of 2022. The shift to more balanced conditions is slowing the pace of price growth compared to last year. However, with an unadjusted benchmark price of \$691,900 in March, prices are still over five per cent higher than last year and above the unadjusted peak reached in July last year. Year-over-year gains ranged across the city, with the largest gains occurring in the City Centre and West districts.



Row

March reported a surge in new listings with 697 units. The growth in new listings was met with 400 sales, causing the sales-to-new-listings ratio to ease, and inventories to rise from the lower levels reported last year. There were 826 units in inventory in March, pushing above long-term trends, but remaining shy of some of the highs reported prior to the pandemic. Supply levels improved across all price ranges, with much of the gains occurring in the North East, North and South East districts. Like other property types, improving inventory relative to sales has shifted the market toward more balanced conditions, especially for row homes priced above \$500,000. This has also slowed the upward pressure on home prices. In March, the unadjusted benchmark price was \$454,000, two per cent higher than last March, but nearly four per cent below peak levels reported in June of last year.

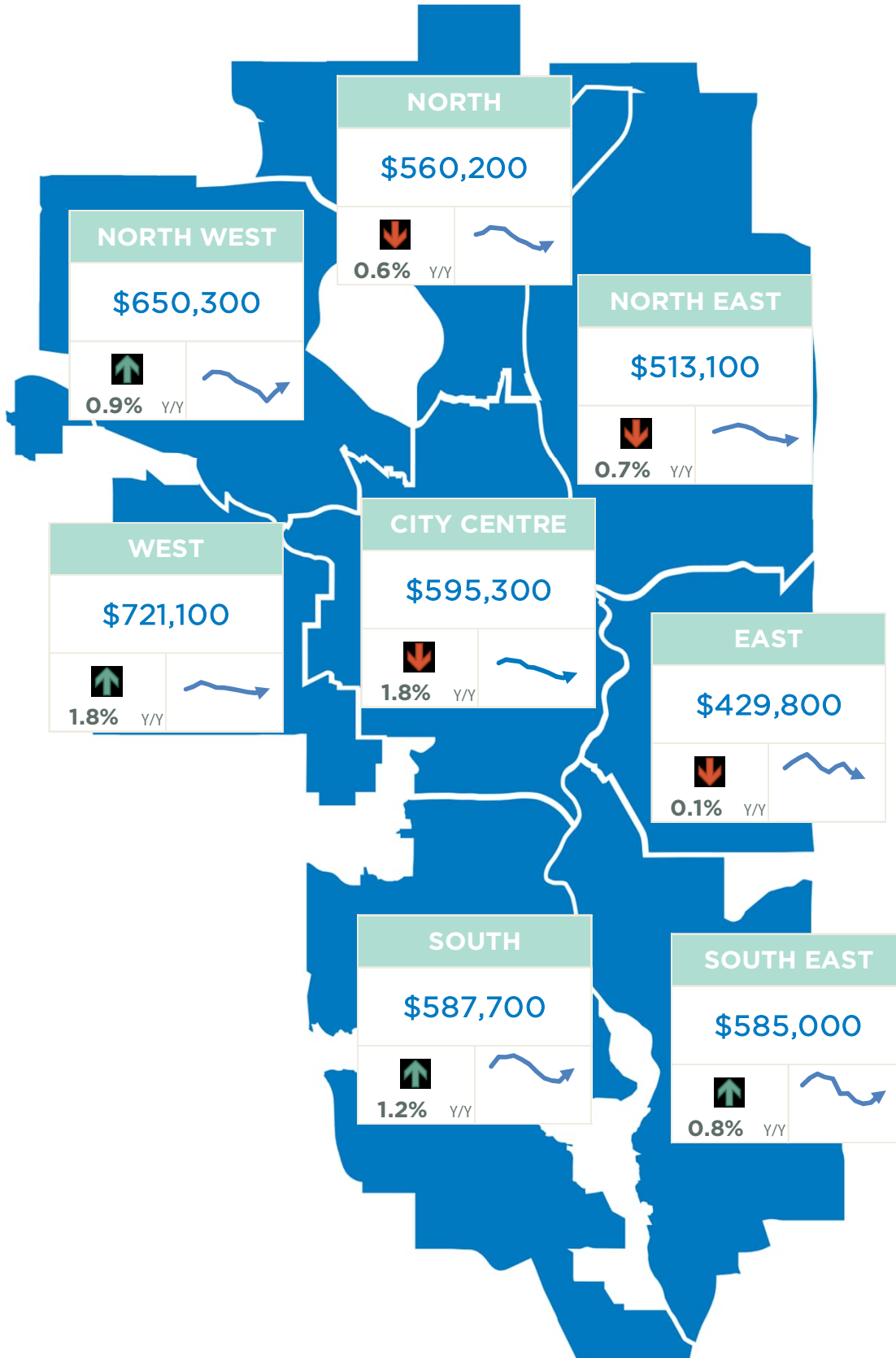


Apartment

After the first quarter, condo sales reported the largest decline over last year compared to other property types. However, we achieved record highs last year, and the 1,383 sales remain well above long-term trends for the first quarter. Relatively strong demand has also been met with significant gains in new listings, causing the sales-to-new-listings ratio to fall below 50 per cent and driving inventory gains. As of March, there were 1,710 units in inventory, causing the months of supply to push up to just over three months. While the months of supply have risen compared to the exceptionally low levels seen over the previous three years, levels remain well below the over six-month average seen throughout 2015 - 2020. Nonetheless, more supply has slowed the pace of price growth. The unadjusted benchmark price in March was \$336,100, similar to last month and nearly three per cent higher than last March. Despite the year-over-year gain, prices remain below the peak reported last August. Prices are below peak across all districts, but the largest declines have occurred in the North and North East areas.

March 2025

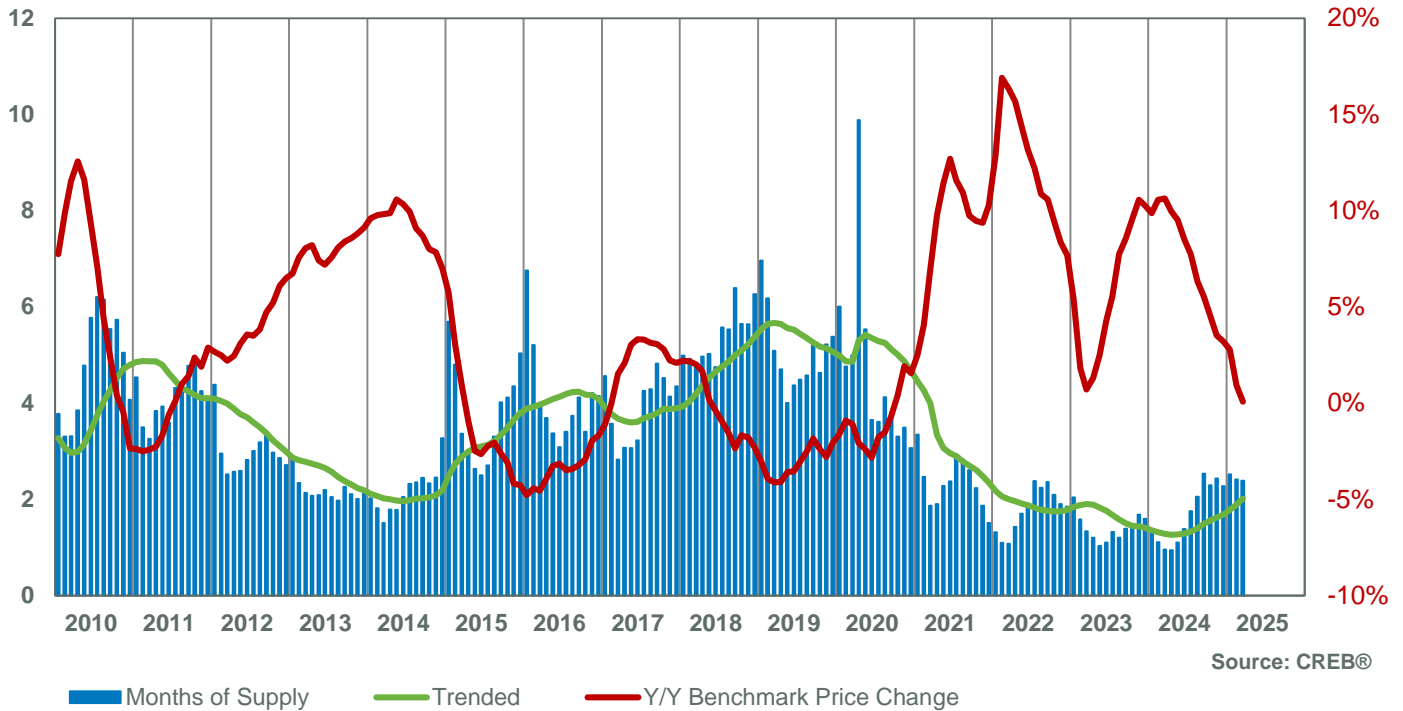
District Total Residential Benchmark Price



	Mar-24	Mar-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	2,658	2,159	-18.77%	6,439	5,328	-17.25%
Total Sales Volume	\$1,584,729,725	\$1,380,589,229	-12.88%	\$3,766,836,068	\$3,311,260,734	-12.09%
New Listings	3,173	4,019	26.66%	8,021	9,745	21.49%
Inventory	2,546	5,154	102.44%	2,355	4,317	83.34%
Months of Supply	0.96	2.39	149.22%	1.10	2.43	121.57%
Sales to New Listings	83.77%	53.72%	-30.05%	80.28%	54.67%	-25.60%
Sales to List Price	101.72%	99.08%	-2.64%	101.02%	98.90%	-2.12%
Days on Market	20	29	42.91%	25	33	33.26%
Benchmark Price	\$592,000	\$592,500	0.08%	\$580,467	\$587,700	1.25%
Median Price	\$557,000	\$584,500	4.94%	\$545,000	\$575,000	5.50%
Average Price	\$596,211	\$639,458	7.25%	\$585,003	\$621,483	6.24%
Index	277.2	277.4	0.07%	265.1	278.7	5.16%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Mar-24	Mar-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	1,148	1,035	-9.84%	2,833	2,472	-12.74%
Total Sales Volume	\$920,521,621	\$868,604,614	-5.64%	\$2,216,972,021	\$2,008,291,891	-9.41%
New Listings	1,386	1,895	36.72%	3,534	4,389	24.19%
Inventory	1,120	2,205	96.88%	1,058	1,787	68.82%
Months of Supply	0.98	2.13	118.37%	1.12	2.17	93.47%
Sales to New Listings Ratio	82.83%	54.62%	-28.21%	80.16%	56.32%	-23.84%
Sales to List Price Ratio	101.84%	99.49%	-2.35%	101.10%	99.37%	-1.73%
Days on Market	20	27	35.77%	25	30	19.42%
Benchmark Price	\$739,400	\$769,800	4.11%	\$721,533	\$760,367	5.38%
Median Price	\$719,195	\$732,500	1.85%	\$710,000	\$718,500	1.20%
Average Price	\$801,848	\$839,232	4.66%	\$782,553	\$812,416	3.82%
APARTMENT						
Total Sales	813	540	-33.58%	1,939	1,383	-28.67%
Total Sales Volume	\$277,460,556	\$191,693,817	-30.91%	\$653,926,173	\$489,256,292	-25.18%
New Listings	990	1,092	10.30%	2,464	2,866	16.31%
Inventory	861	1,710	98.61%	772	1,491	93.09%
Months of Supply	1.06	3.17	199.01%	1.19	3.23	170.72%
Sales to New Listings Ratio	82.12%	49.45%	-32.67%	78.69%	48.26%	-30.44%
Sales to List Price Ratio	100.88%	98.04%	-2.84%	100.15%	97.85%	-2.30%
Days on Market	23	36	58.41%	27	42	54.97%
Benchmark Price	\$327,600	\$336,100	2.59%	\$321,267	\$333,900	3.93%
Median Price	\$317,500	\$328,000	3.31%	\$315,000	\$325,000	3.17%
Average Price	\$341,280	\$354,989	4.02%	\$337,249	\$353,764	4.90%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	250	184	-26.40%	572	509	-11.01%
Total Sales Volume	\$172,308,669	\$131,509,752	-23.68%	\$387,098,455	\$356,939,541	-7.79%
New Listings	261	335	28.35%	708	847	19.63%
Inventory	206	413	100.49%	216	347	60.65%
Months of Supply	0.82	2.24	172.40%	1.13	2.05	80.53%
Sales to New Listings Ratio	95.79%	54.93%	-40.86%	80.79%	60.09%	-20.70%
Sales to List Price Ratio	101.65%	99.53%	-2.08%	101.24%	99.24%	-1.98%
Days on Market	21	28	31.10%	26	32	22.46%
Benchmark Price	\$658,200	\$691,900	5.12%	\$639,833	\$683,000	6.75%
Median Price	\$620,000	\$619,200	-0.13%	\$610,000	\$618,000	1.31%
Average Price	\$689,235	\$714,727	3.70%	\$676,746	\$701,256	3.62%
CITY OF CALGARY ROW						
Total Sales	447	400	-10.51%	1,095	964	-11.96%
Total Sales Volume	\$214,438,879	\$188,781,046	-11.97%	\$508,839,418	\$456,773,011	-10.23%
New Listings	536	697	30.04%	1,315	1,643	24.94%
Inventory	359	826	130.08%	308	693	124.65%
Months of Supply	0.80	2.07	157.12%	0.84	2.16	155.18%
Sales to New Listings Ratio	83.40%	57.39%	-26.01%	83.27%	58.67%	-24.60%
Sales to List Price Ratio	102.96%	99.22%	-3.64%	102.21%	99.00%	-3.14%
Days on Market	17	27	53.19%	22	31	46.17%
Benchmark Price	\$444,600	\$454,000	2.11%	\$434,533	\$448,567	3.23%
Median Price	\$464,900	\$455,000	-2.13%	\$456,000	\$459,000	0.66%
Average Price	\$479,729	\$471,953	-1.62%	\$464,694	\$473,831	1.97%

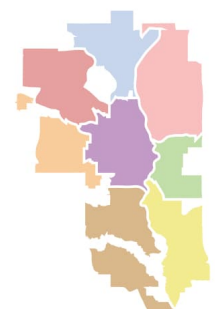
For a list of definitions, see page 29.

March 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	117	234	50.00%	325	2.78	\$983,400	5.69%	1.90%
North East	109	255	42.75%	388	3.56	\$607,900	1.84%	0.30%
North	136	241	56.43%	270	1.99	\$694,600	2.77%	1.45%
North West	133	212	62.74%	209	1.57	\$809,200	4.52%	0.68%
West	108	190	56.84%	186	1.72	\$992,200	5.43%	3.14%
South	233	392	59.44%	400	1.72	\$742,900	4.50%	0.95%
South East	171	290	58.97%	327	1.91	\$733,400	3.75%	0.44%
East	24	71	33.80%	79	3.29	\$521,700	0.79%	-0.76%
TOTAL CITY	1,035	1,895	54.62%	2,205	2.13	\$769,800	4.11%	1.22%
Apartment								
City Centre	234	466	50.21%	762	3.26	\$348,200	2.38%	0.99%
North East	35	84	41.67%	155	4.43	\$301,800	1.24%	-0.10%
North	46	84	54.76%	145	3.15	\$328,400	1.42%	-0.39%
North West	38	76	50.00%	119	3.13	\$316,300	3.67%	2.50%
West	52	106	49.06%	141	2.71	\$356,600	6.13%	-0.14%
South	74	130	56.92%	169	2.28	\$310,200	3.02%	0.06%
South East	49	123	39.84%	190	3.88	\$360,500	1.04%	-0.25%
East	12	22	54.55%	28	2.33	\$252,700	2.18%	0.20%
TOTAL CITY	540	1,092	49.45%	1,710	3.17	\$336,100	2.59%	0.57%
Semi-detached								
City Centre	49	93	52.69%	131	2.67	\$948,900	6.00%	1.43%
North East	19	44	43.18%	67	3.53	\$446,700	3.33%	-0.25%
North	16	41	39.02%	49	3.06	\$533,600	2.58%	1.08%
North West	14	31	45.16%	29	2.07	\$664,800	2.94%	0.86%
West	16	22	72.73%	29	1.81	\$822,700	6.37%	3.41%
South	34	56	60.71%	60	1.76	\$546,400	5.28%	0.44%
South East	28	32	87.50%	31	1.11	\$530,800	5.42%	0.84%
East	7	15	46.67%	15	2.14	\$408,100	4.59%	0.20%
TOTAL CITY	184	335	54.93%	413	2.24	\$691,900	5.12%	1.23%
Row								
City Centre	50	70	71.43%	85	1.70	\$610,500	2.83%	1.19%
North East	50	122	40.98%	170	3.40	\$371,700	2.68%	1.01%
North	62	113	54.87%	125	2.02	\$424,700	1.00%	1.72%
North West	38	68	55.88%	70	1.84	\$459,900	5.36%	1.93%
West	52	69	75.36%	78	1.50	\$469,200	2.80%	2.49%
South	75	104	72.12%	104	1.39	\$404,800	2.51%	0.47%
South East	56	115	48.70%	158	2.82	\$467,900	2.12%	2.59%
East	17	27	62.96%	26	1.53	\$304,700	8.98%	-0.07%
TOTAL CITY	400	697	57.39%	826	2.07	\$454,000	2.11%	1.61%

*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

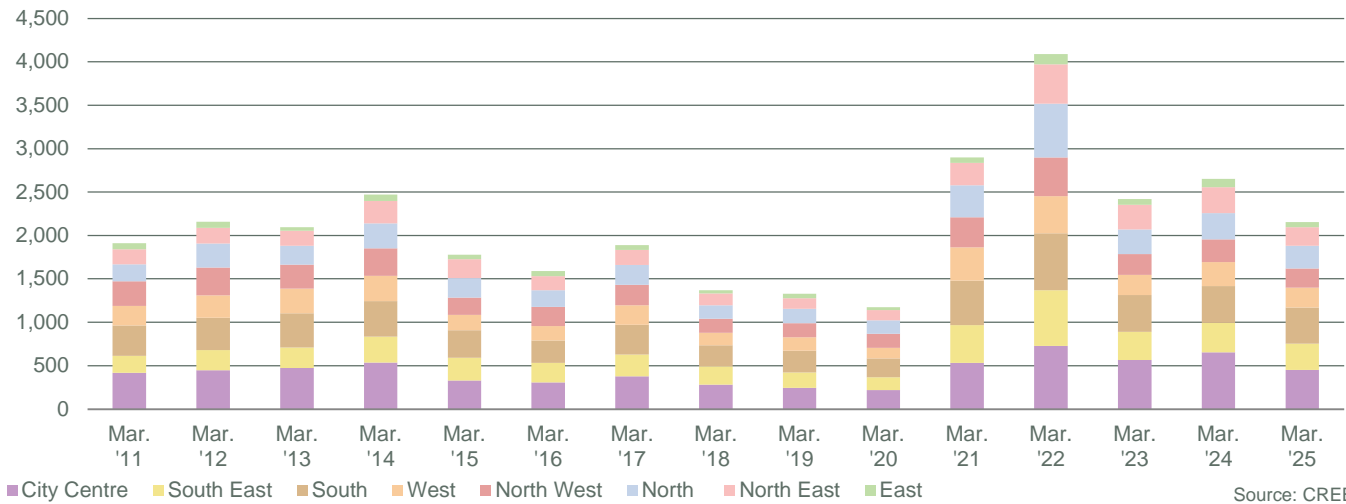
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Mar. 2025

TOTAL SALES

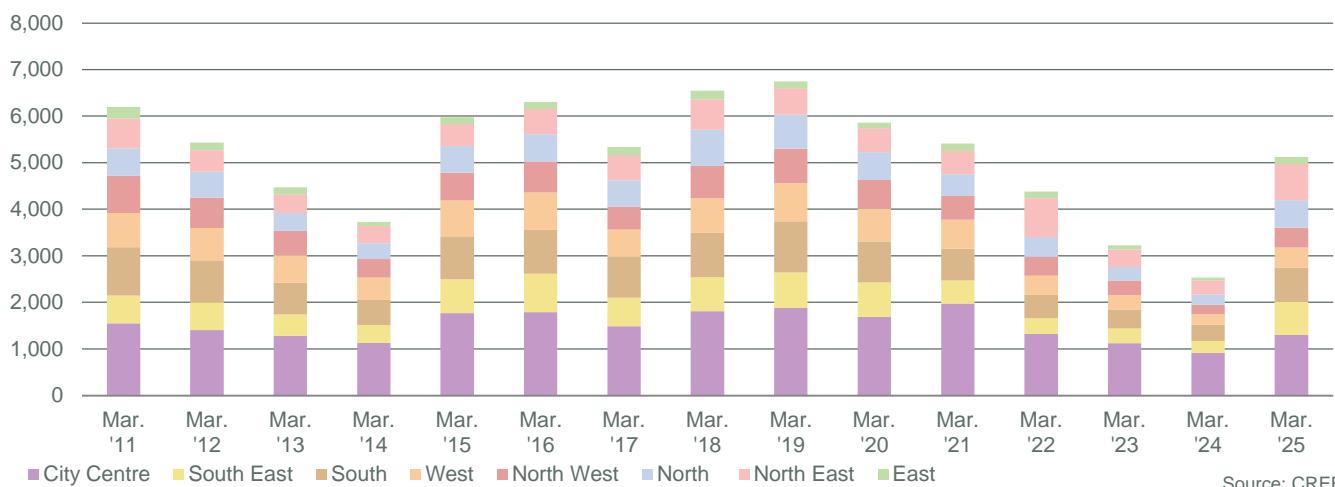
MARCH



Source: CREB®

TOTAL INVENTORY

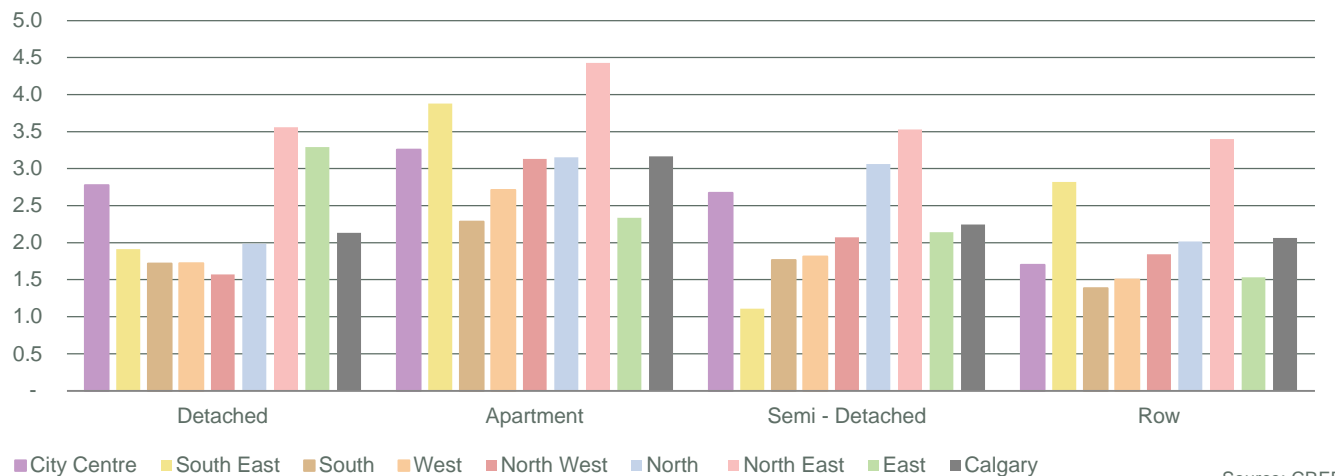
MARCH



Source: CREB®

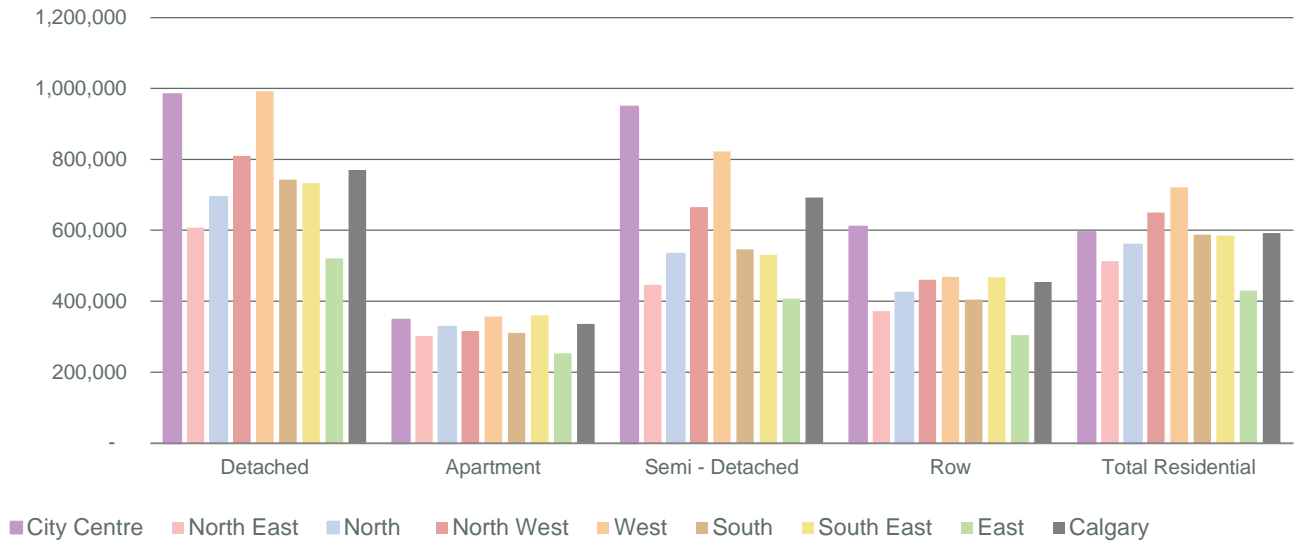
MONTHS OF SUPPLY

MARCH



Source: CREB®

BENCHMARK PRICE - MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

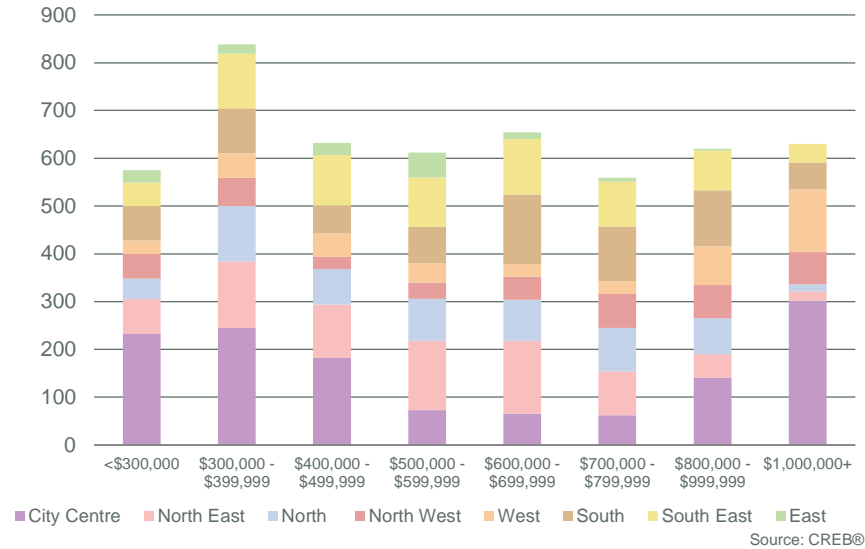


Source: CREB®

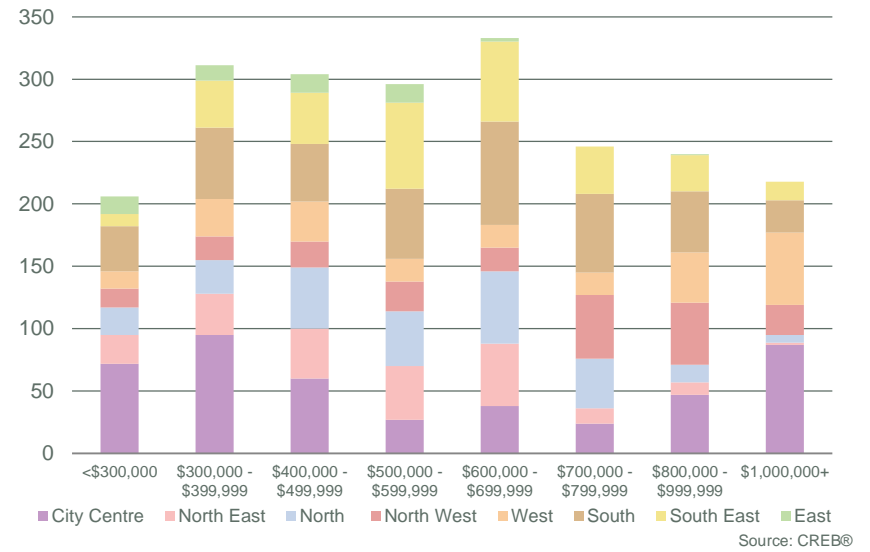
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001	1973	1992
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

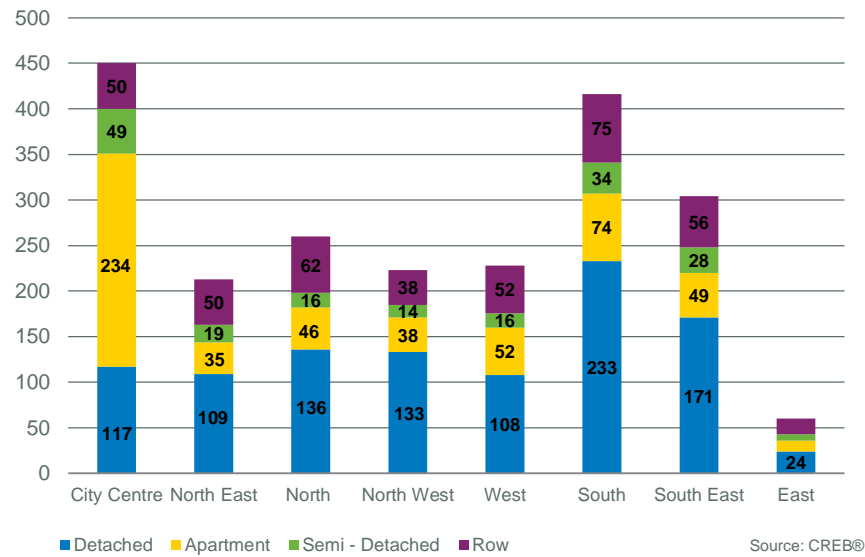
TOTAL INVENTORY BY PRICE RANGE - MARCH



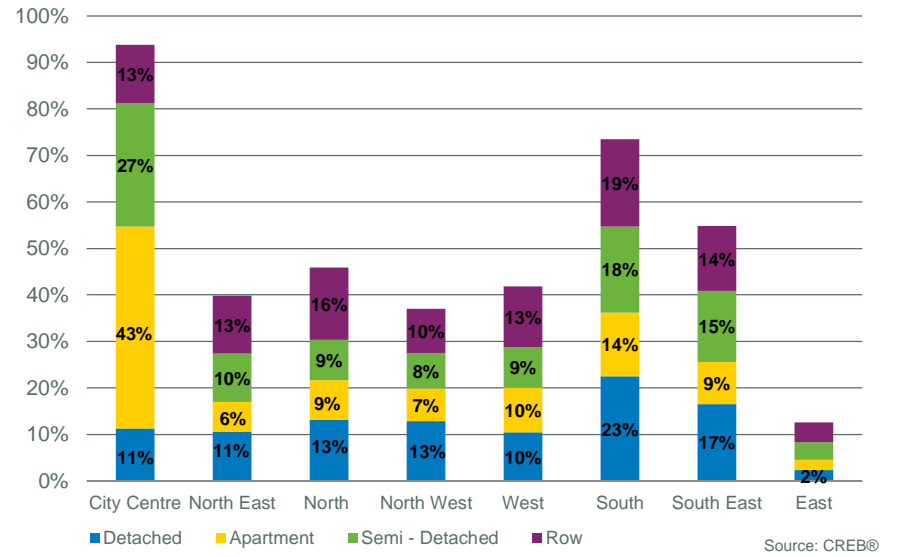
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH



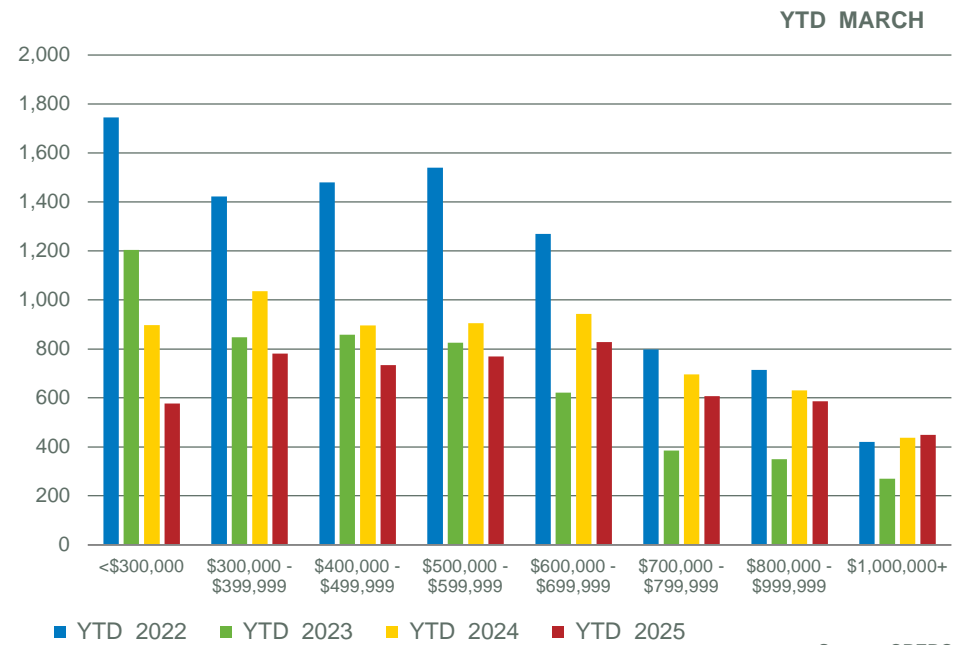
SHARE OF CITY WIDE SALES - MARCH



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	1,649	2,132	2,658	2,876	3,090	2,737	2,374	2,182	2,000	2,167	1,793	1,318
New Listings	2,137	2,711	3,173	3,491	4,337	3,798	3,603	3,537	3,687	3,264	2,327	1,238
Inventory	2,158	2,360	2,546	2,722	3,412	3,790	4,165	4,496	5,069	4,972	4,359	2,999
Days on Market	34	24	20	20	19	20	24	27	28	32	37	44
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000	606,700	601,800	596,900	592,500	587,900	583,300
Median Price	523,000	548,300	557,000	566,250	562,500	570,444	562,500	556,500	565,000	575,000	573,000	551,556
Average Price	569,389	583,107	596,211	608,535	612,804	623,182	606,427	609,230	622,206	621,015	615,668	605,076
Index	266	273	277	281	283	285	284	282	279	277	275	273
2025												
Sales	1,449	1,720	2,159									
New Listings	2,896	2,830	4,019									
Inventory	3,646	4,151	5,154									
Days on Market	41	33	29									
Benchmark Price	583,000	587,600	592,500									
Median Price	572,000	566,500	584,500									
Average Price	604,961	612,839	639,458									
Index	273	275	277									

	Mar-24	Mar-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	3	3	8	5
\$150,000 - \$199,999	24	18	57	49
\$200,000 - \$249,999	119	62	317	166
\$250,000 - \$299,999	208	123	515	356
\$300,000 - \$349,999	243	172	590	414
\$350,000 - \$399,999	172	139	445	367
\$400,000 - \$449,999	189	161	441	369
\$450,000 - \$499,999	177	143	455	364
\$500,000 - \$549,999	159	137	433	349
\$550,000 - \$599,999	198	159	472	420
\$600,000 - \$649,999	233	160	521	427
\$650,000 - \$699,999	173	174	422	401
\$700,000 - \$749,999	141	134	368	336
\$750,000 - \$799,999	127	114	328	270
\$800,000 - \$849,999	103	97	245	230
\$850,000 - \$899,999	94	72	183	168
\$900,000 - \$949,999	50	39	110	103
\$950,000 - \$999,999	45	33	92	86
\$1,000,000 - \$1,299,999	120	128	257	252
\$1,300,000 - \$1,499,999	30	29	69	66
\$1,500,000 - \$1,999,999	36	45	76	88
\$2,000,000 +	14	17	35	42
	2,658	2,159	6,439	5,328

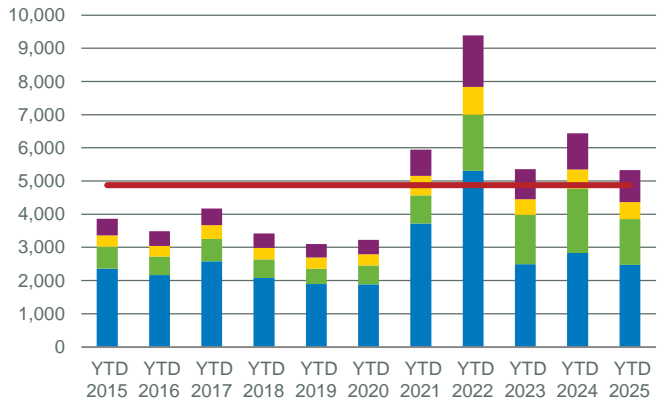
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

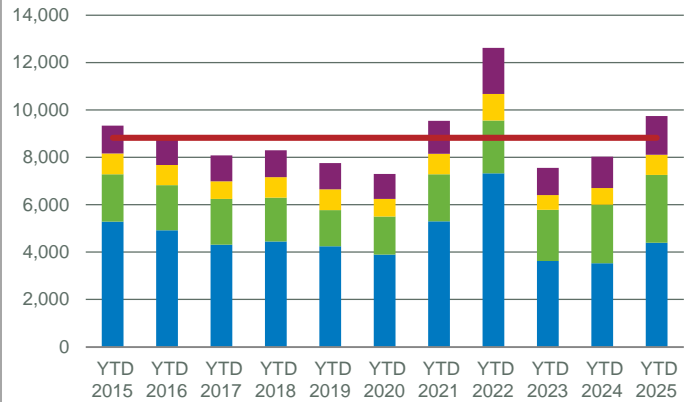
YTD MARCH



■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average Source: CREB®

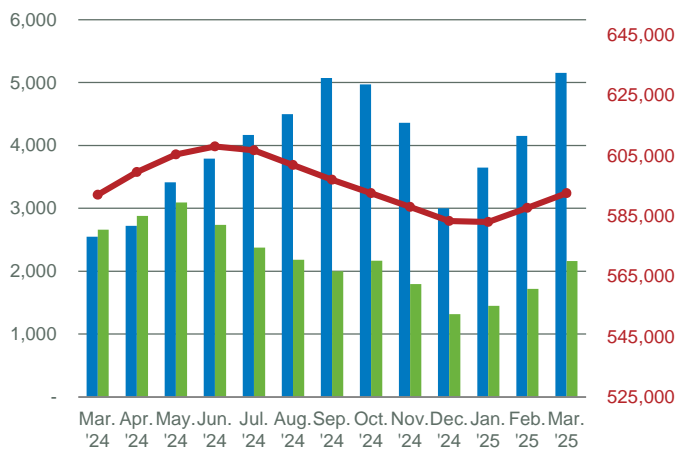
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



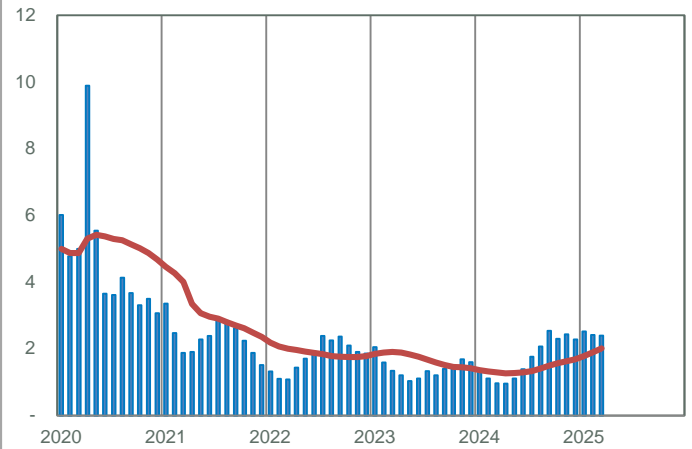
■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



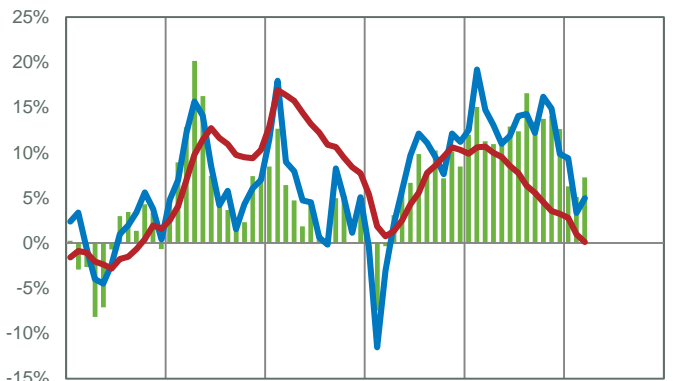
■ Inventory ■ Sales — Benchmark Price Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



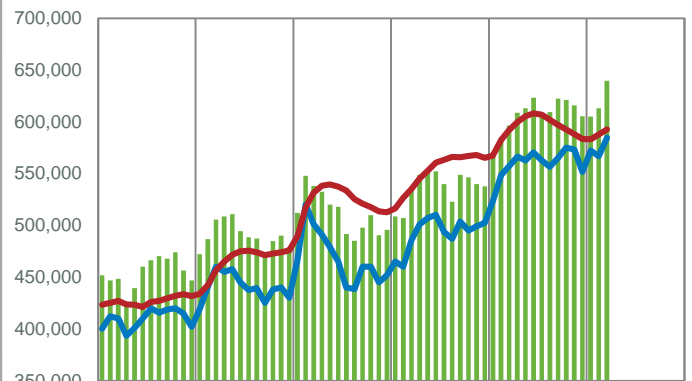
■ Months of Supply — Trended
 12 month moving average inventory Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



■ Average Price Y/Y% Change — Median Price Y/Y% Change
— Benchmark Y/Y% Change Source: CREB®

CITY OF CALGARY TOTAL PRICES

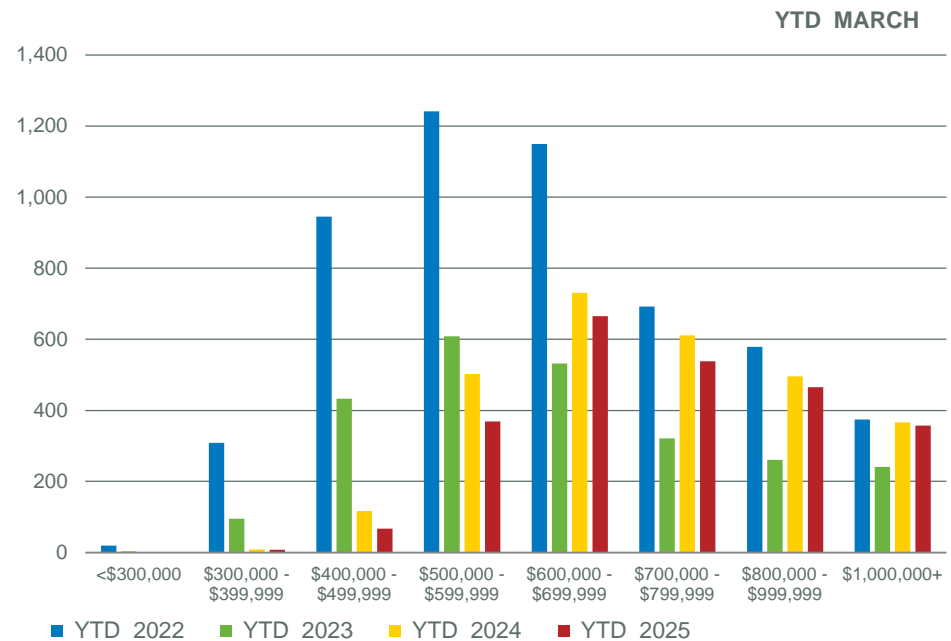


■ Average Price — Median Price
— Benchmark Price Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	733	952	1,148	1,318	1,383	1,277	1,093	1,024	942	1,067	862	609
New Listings	954	1,194	1,386	1,629	2,037	1,809	1,721	1,594	1,791	1,536	1,043	542
Inventory	999	1,056	1,120	1,219	1,599	1,776	1,954	2,014	2,317	2,200	1,859	1,238
Days on Market	34	25	20	19	18	19	24	26	27	32	34	43
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600	767,800	762,600	757,100	753,900	750,100	747,500
Median Price	690,000	710,000	719,195	725,000	730,000	728,000	705,000	701,500	710,000	699,800	710,000	685,000
Average Price	759,239	777,236	801,848	796,830	823,167	829,335	803,854	804,979	820,028	802,539	785,821	798,015
Index	288	297	304	308	313	315	315	313	311	310	308	307
2025												
Sales	672	765	1,035									
New Listings	1,229	1,265	1,895									
Inventory	1,455	1,700	2,205									
Days on Market	37	28	27									
Benchmark Price	750,800	760,500	769,800									
Median Price	698,194	720,000	732,500									
Average Price	780,196	804,439	839,232									
Index	308	312	316									

	Mar-24	Mar-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	1	-	1	1
\$300,000 - \$349,999	-	1	-	3
\$350,000 - \$399,999	1	2	9	5
\$400,000 - \$449,999	6	4	34	13
\$450,000 - \$499,999	22	21	83	54
\$500,000 - \$549,999	71	44	198	127
\$550,000 - \$599,999	123	88	304	242
\$600,000 - \$649,999	160	125	379	336
\$650,000 - \$699,999	142	145	352	329
\$700,000 - \$749,999	113	116	318	295
\$750,000 - \$799,999	111	105	293	243
\$800,000 - \$849,999	85	84	200	200
\$850,000 - \$899,999	76	56	147	127
\$900,000 - \$949,999	38	36	84	80
\$950,000 - \$999,999	35	25	65	59
\$1,000,000 - \$1,299,999	93	99	205	182
\$1,300,000 - \$1,499,999	23	27	58	56
\$1,500,000 - \$1,999,999	34	40	69	78
\$2,000,000 +	14	17	34	42
	1,148	1,035	2,833	2,472

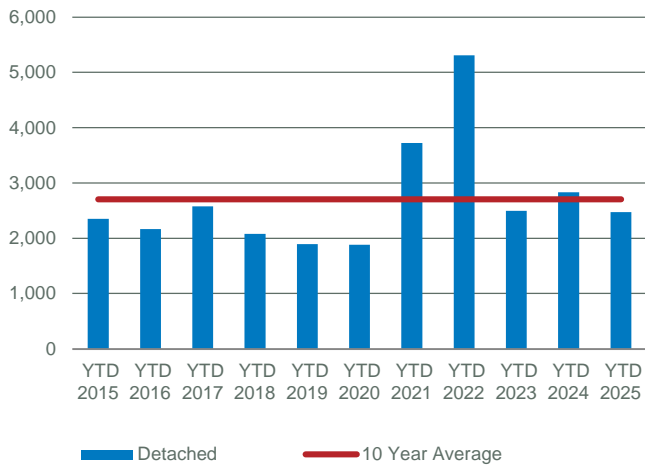
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

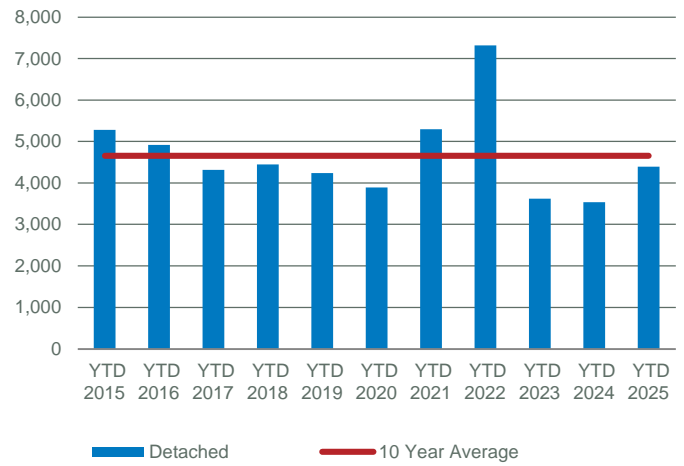
YTD MARCH



Source: CREB®

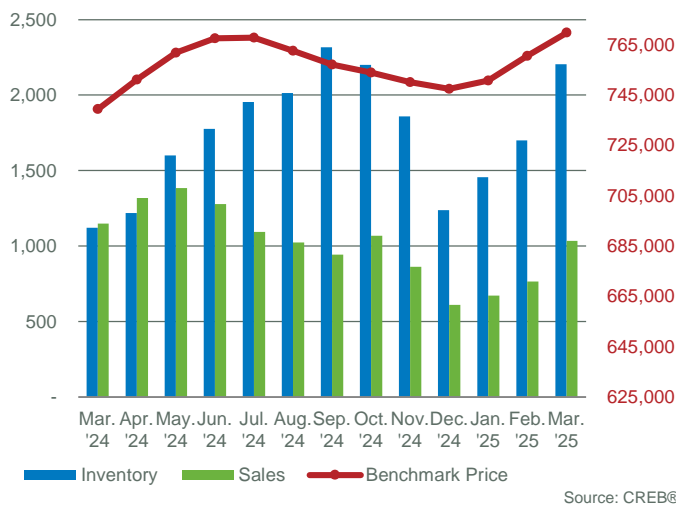
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MARCH



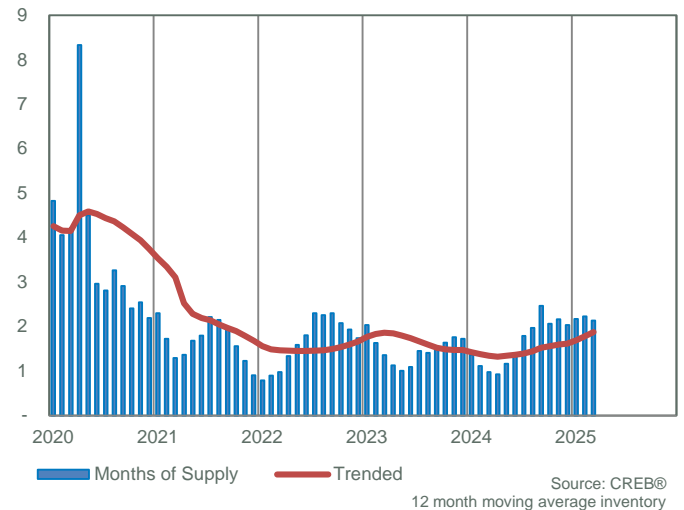
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



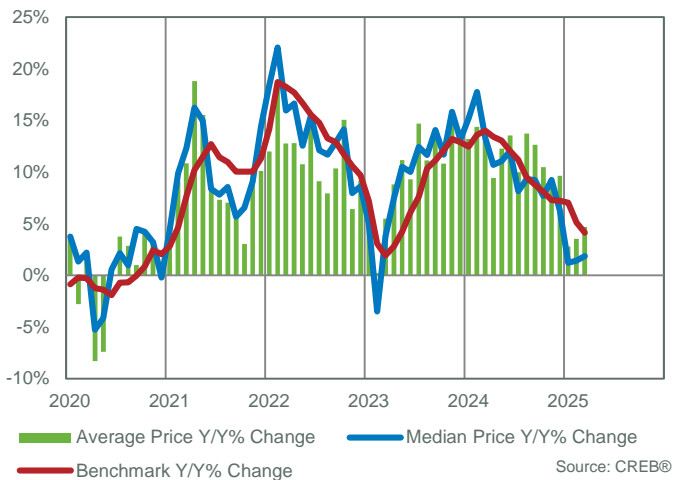
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



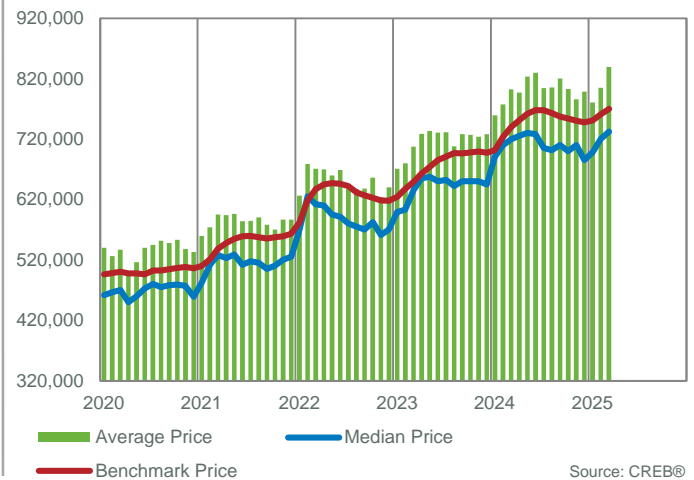
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

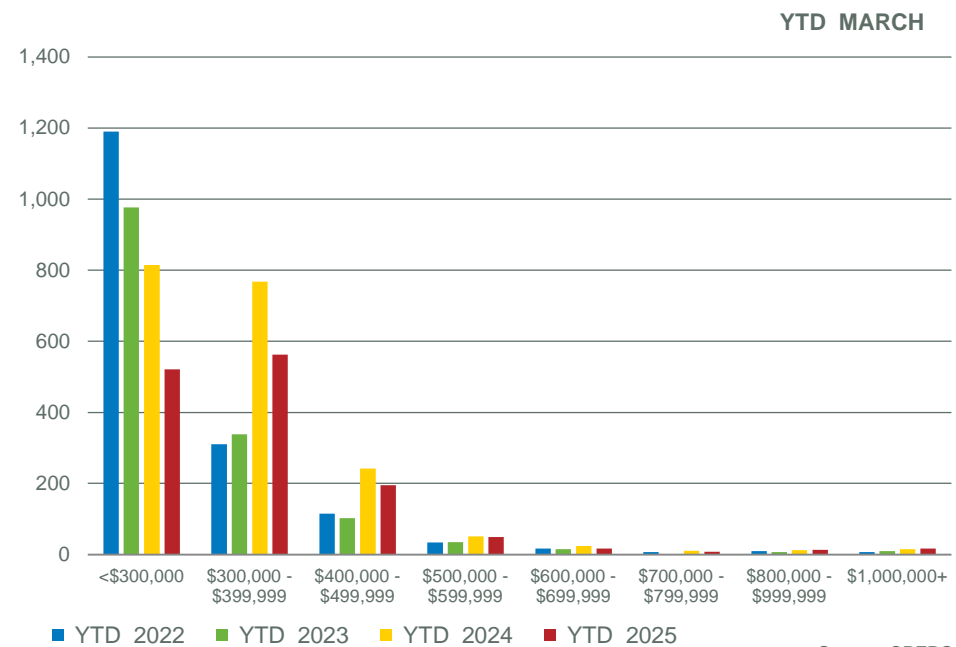


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	488	638	813	822	907	791	659	603	501	559	429	357
New Listings	638	836	990	1,049	1,250	1,106	1,043	1,001	991	921	653	352
Inventory	682	773	861	951	1,113	1,223	1,369	1,478	1,622	1,595	1,481	1,036
Days on Market	35	26	23	23	22	23	27	32	33	35	45	48
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300	346,500	345,000	341,700	337,800	332,400
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000	330,000	315,000	325,000	315,000
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,894	348,389	352,103	353,733	358,432
Index	237	243	247	253	257	260	261	261	260	258	255	251
2025												
Sales	370	473	540									
New Listings	922	852	1,092									
Inventory	1,296	1,466	1,710									
Days on Market	51	42	36									
Benchmark Price	331,400	334,200	336,100									
Median Price	311,500	330,000	328,000									
Average Price	352,799	353,122	354,989									
Index	250	252	254									

	Mar-24	Mar-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	3	3	8	5
\$150,000 - \$199,999	24	17	55	48
\$200,000 - \$249,999	115	59	304	159
\$250,000 - \$299,999	185	106	448	309
\$300,000 - \$349,999	205	139	485	326
\$350,000 - \$399,999	118	88	283	236
\$400,000 - \$449,999	78	57	158	129
\$450,000 - \$499,999	32	31	84	66
\$500,000 - \$549,999	14	10	32	30
\$550,000 - \$599,999	9	12	19	19
\$600,000 - \$649,999	10	3	18	10
\$650,000 - \$699,999	4	3	6	7
\$700,000 - \$749,999	5	2	7	5
\$750,000 - \$799,999	1	1	4	3
\$800,000 - \$849,999	2	1	6	2
\$850,000 - \$899,999	1	2	4	7
\$900,000 - \$949,999	-	-	-	4
\$950,000 - \$999,999	-	-	3	1
\$1,000,000 - \$1,299,999	3	3	6	8
\$1,300,000 - \$1,499,999	2	-	3	3
\$1,500,000 - \$1,999,999	2	3	6	6
\$2,000,000 +	-	-	-	-
	813	540	1,939	1,383

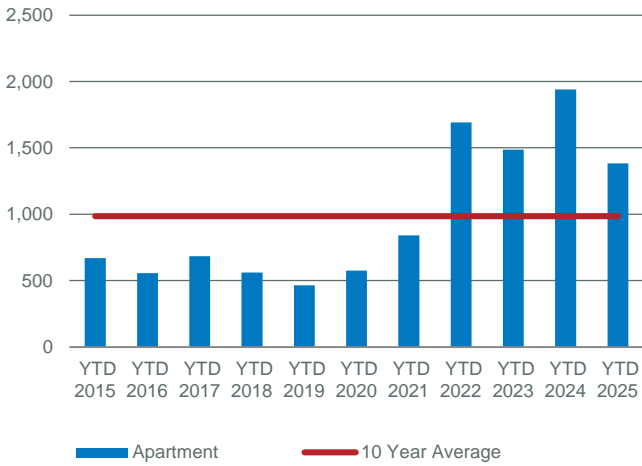
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

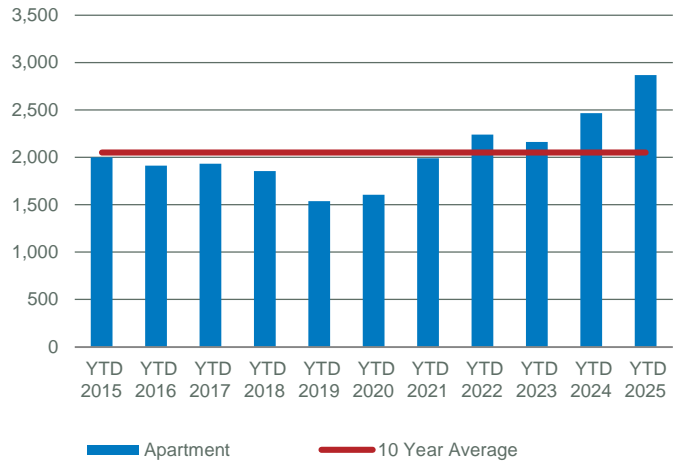
YTD MARCH



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MARCH



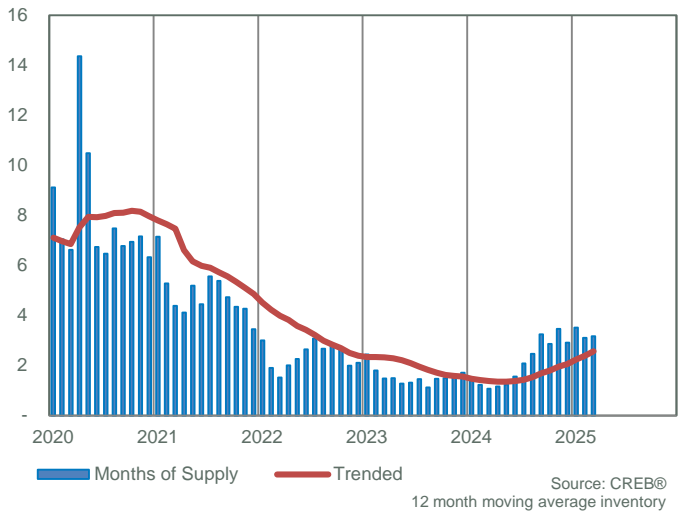
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



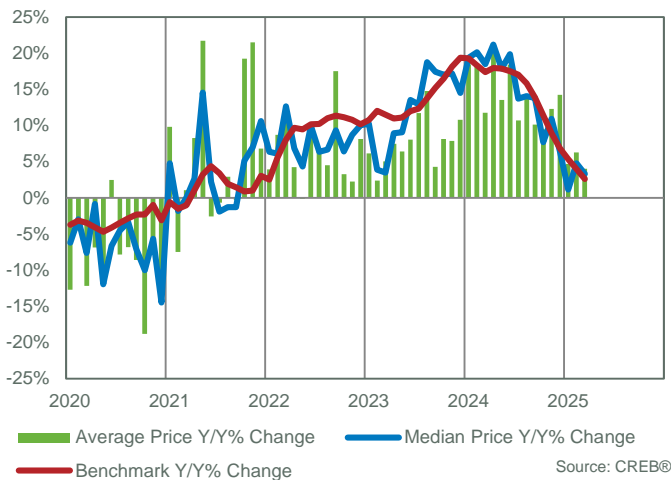
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



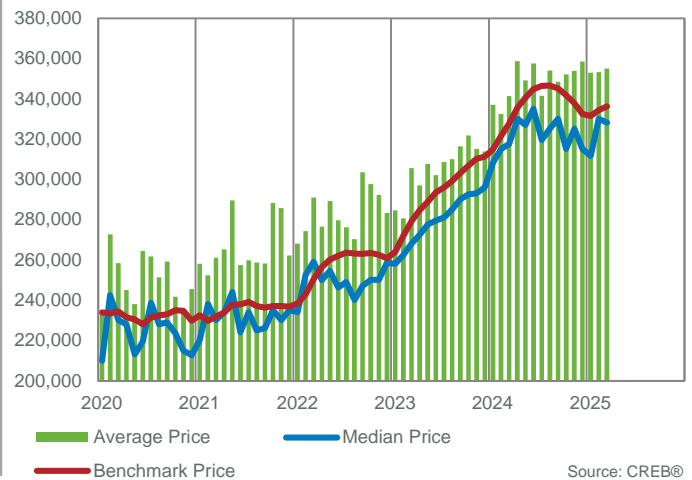
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

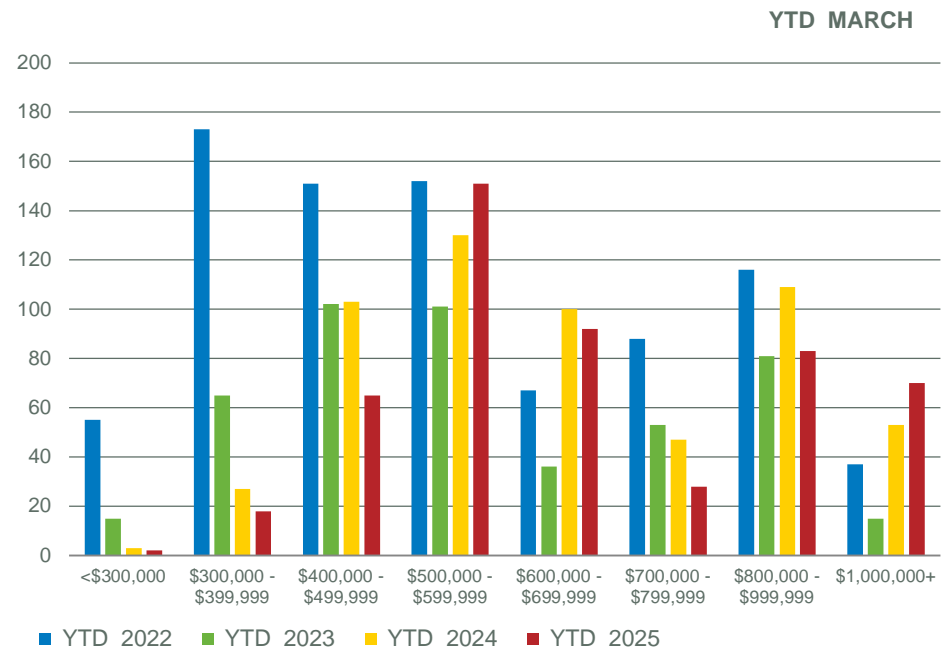


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	131	191	250	254	259	233	199	172	181	188	172	124
New Listings	223	224	261	293	360	304	263	299	299	285	225	100
Inventory	219	223	206	208	273	298	295	341	379	394	364	248
Days on Market	35	26	21	22	17	18	22	25	25	28	31	41
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100	687,900	681,200	678,400	677,000	675,100	677,600
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000	590,000	595,000	623,875	635,000	580,000
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,666	658,408	672,816	703,792	703,605	655,623
Index	334	343	353	358	364	368	369	366	364	363	362	364
2025												
Sales	160	165	184									
New Listings	272	240	335									
Inventory	303	325	413									
Days on Market	36	32	28									
Benchmark Price	673,600	683,500	691,900									
Median Price	589,257	640,000	619,200									
Average Price	667,063	719,393	714,727									
Index	361	367	371									

	Mar-24	Mar-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	1	-	1	-
\$250,000 - \$299,999	1	1	2	2
\$300,000 - \$349,999	1	1	4	3
\$350,000 - \$399,999	5	3	23	15
\$400,000 - \$449,999	24	6	56	21
\$450,000 - \$499,999	23	14	47	44
\$500,000 - \$549,999	22	26	60	63
\$550,000 - \$599,999	29	32	70	88
\$600,000 - \$649,999	37	17	68	50
\$650,000 - \$699,999	11	15	32	42
\$700,000 - \$749,999	9	7	22	13
\$750,000 - \$799,999	12	4	25	15
\$800,000 - \$849,999	12	11	33	21
\$850,000 - \$899,999	15	8	28	24
\$900,000 - \$949,999	12	3	25	16
\$950,000 - \$999,999	9	6	23	22
\$1,000,000 - \$1,299,999	23	26	44	61
\$1,300,000 - \$1,499,999	4	2	7	5
\$1,500,000 - \$1,999,999	-	2	1	4
\$2,000,000 +	-	-	1	-
	250	184	572	509

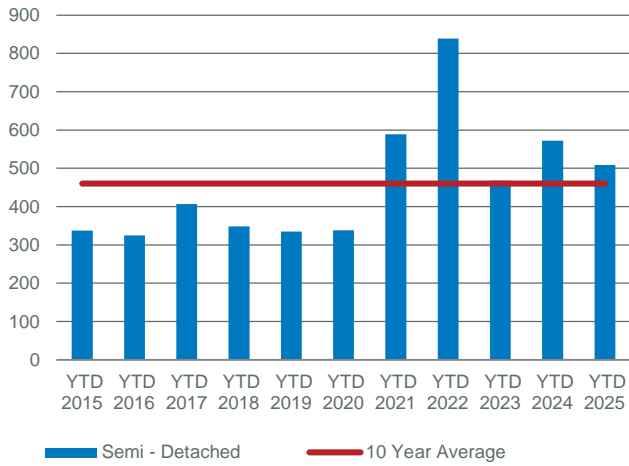
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

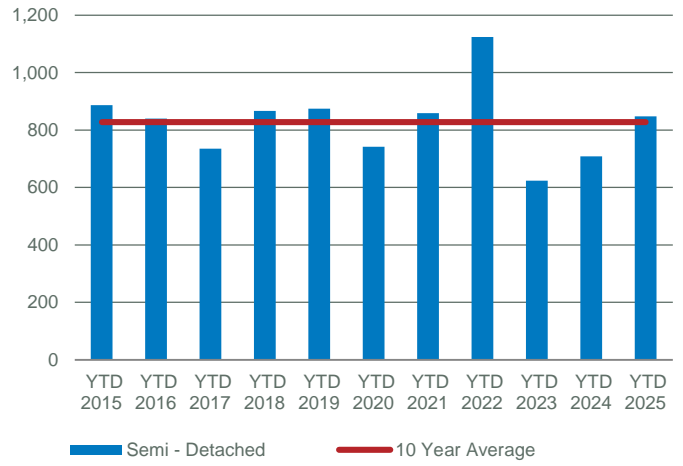
CITY OF CALGARY SEMI-DET. SALES

YTD MARCH



CITY OF CALGARY SEMI-DET. NEW LISTINGS

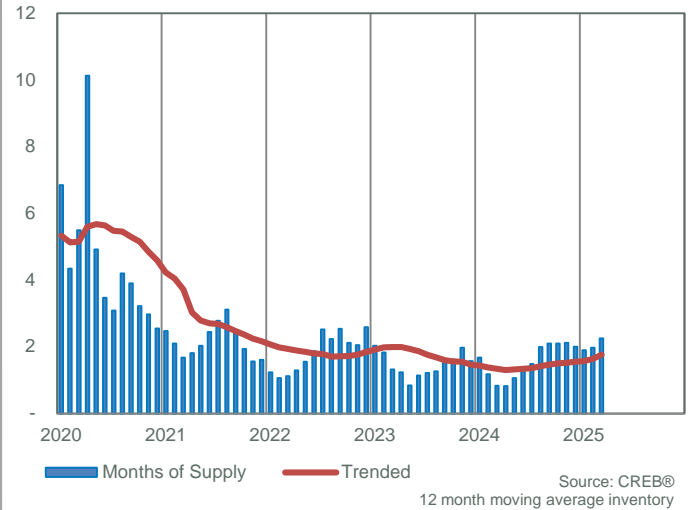
YTD MARCH



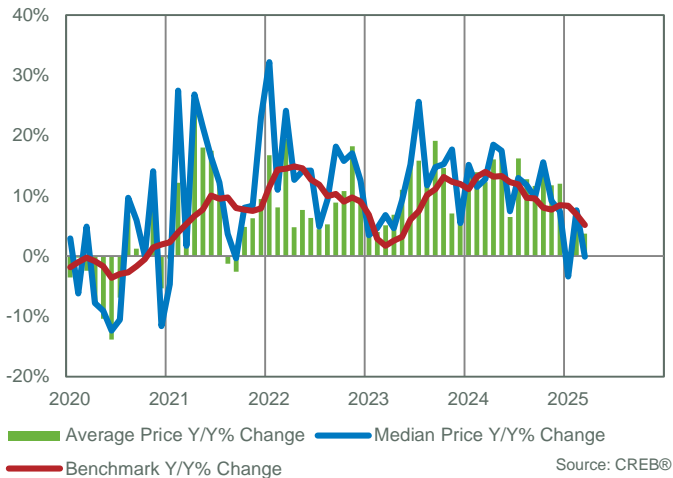
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



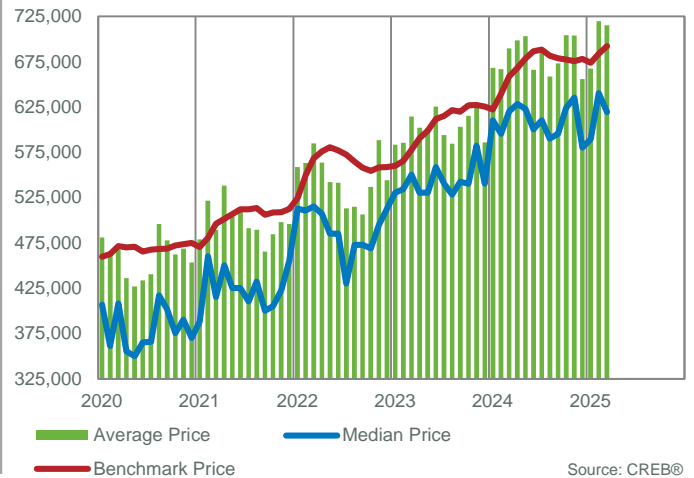
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



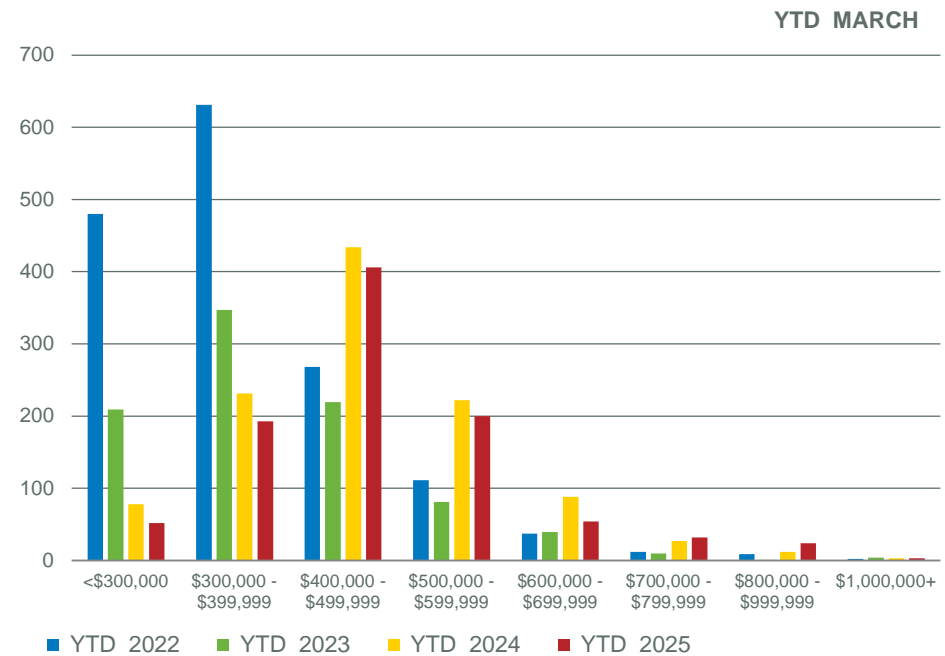
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	690	579	576	643	606	522	406	244
Inventory	258	308	359	344	427	493	547	663	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600	464,200	461,700	459,200	456,600	454,300	447,400
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000	454,000	449,450	437,500	449,000	440,000
Average Price	439,285	467,045	479,729	472,579	474,060	478,847	470,055	465,787	467,082	454,083	465,891	448,425
Index	275	281	288	295	299	301	301	299	297	296	294	290
2025												
Sales	247	317	400									
New Listings	473	473	697									
Inventory	592	660	826									
Days on Market	39	31	27									
Benchmark Price	444,900	446,800	454,000									
Median Price	449,500	465,000	455,000									
Average Price	465,712	482,527	471,953									
Index	288	289	294									

	Mar-24	Mar-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	2	1
\$200,000 - \$249,999	3	3	12	7
\$250,000 - \$299,999	21	16	64	44
\$300,000 - \$349,999	37	31	101	82
\$350,000 - \$399,999	48	46	130	111
\$400,000 - \$449,999	81	94	193	206
\$450,000 - \$499,999	100	77	241	200
\$500,000 - \$549,999	52	57	143	129
\$550,000 - \$599,999	37	27	79	71
\$600,000 - \$649,999	26	15	56	31
\$650,000 - \$699,999	16	11	32	23
\$700,000 - \$749,999	14	9	21	23
\$750,000 - \$799,999	3	4	6	9
\$800,000 - \$849,999	4	1	6	7
\$850,000 - \$899,999	2	6	4	10
\$900,000 - \$949,999	-	-	1	3
\$950,000 - \$999,999	1	2	1	4
\$1,000,000 - \$1,299,999	1	-	2	1
\$1,300,000 - \$1,499,999	1	-	1	2
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	447	400	1,095	964

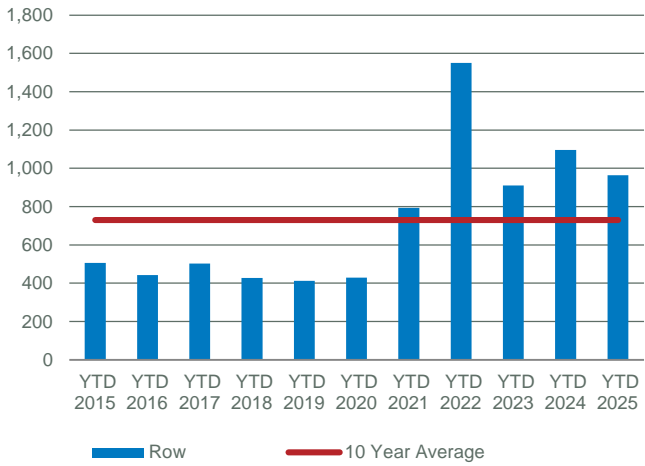
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

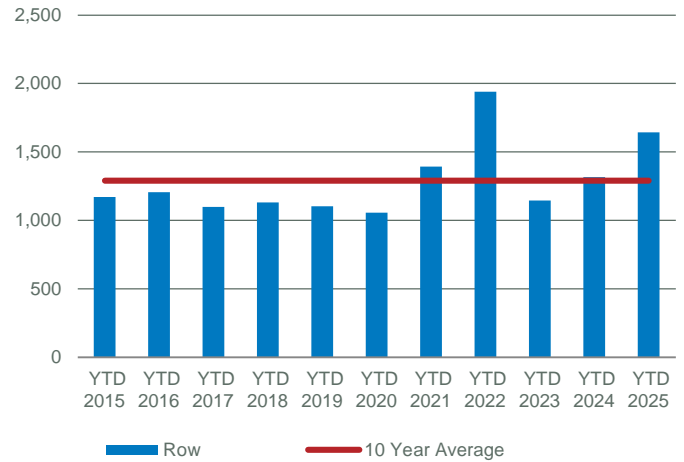
YTD MARCH



Source: CREB®

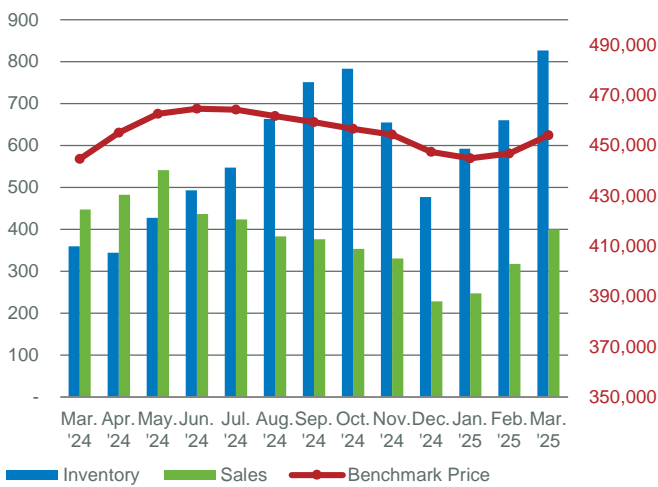
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



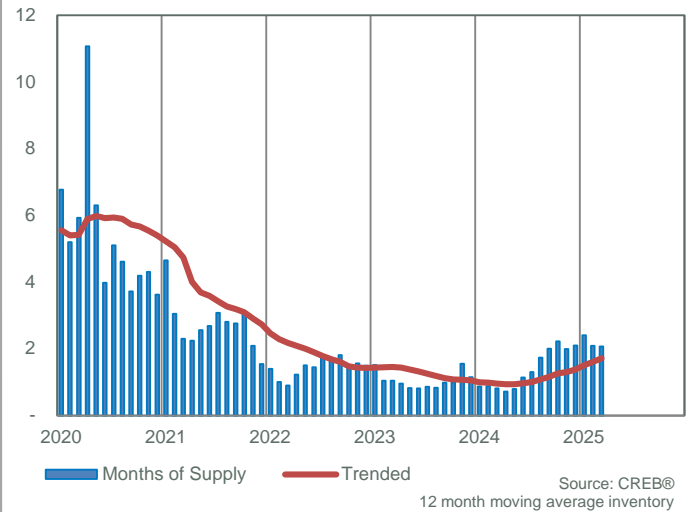
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



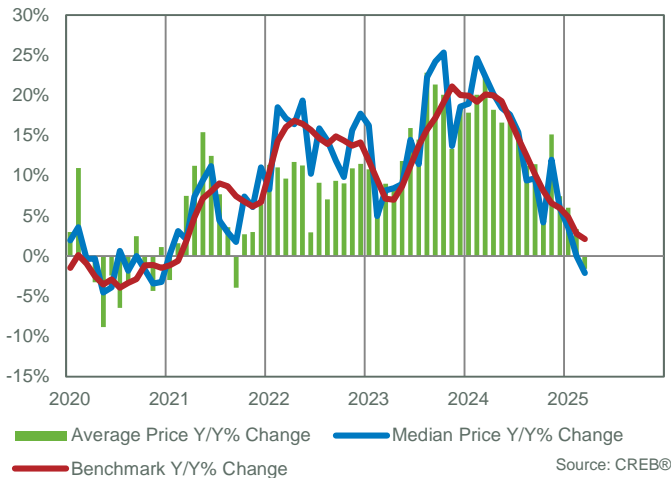
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



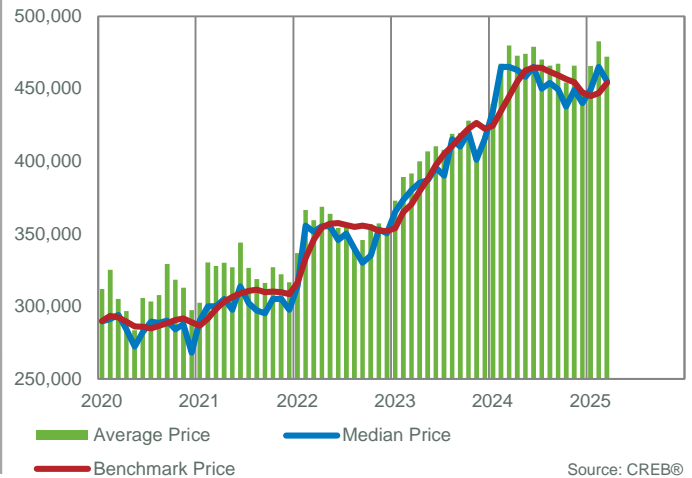
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

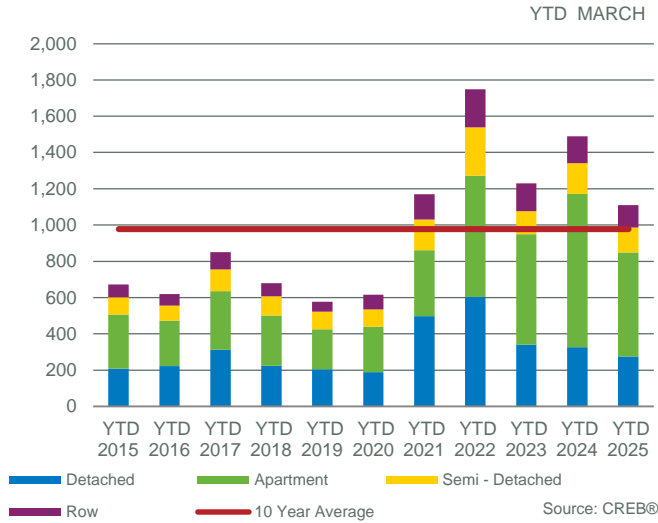
CITY OF CALGARY ROW PRICES



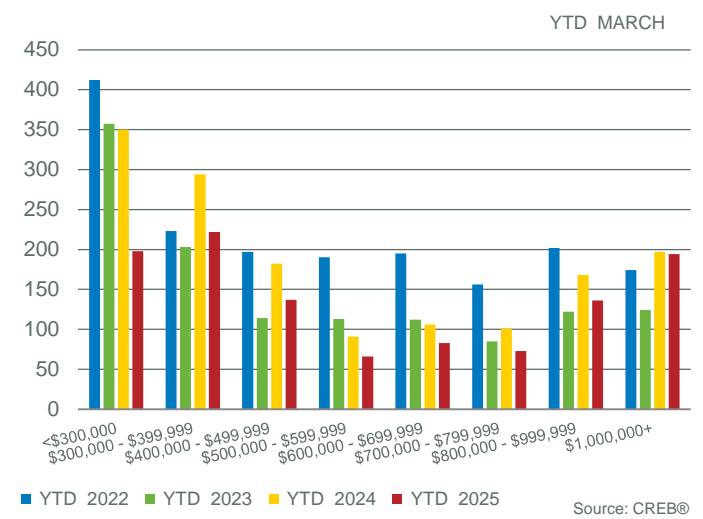
Source: CREB®

CITY CENTRE

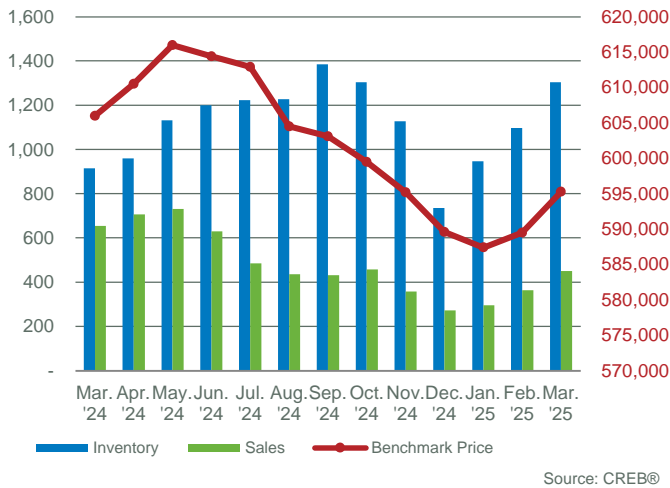
CITY CENTRE TOTAL SALES



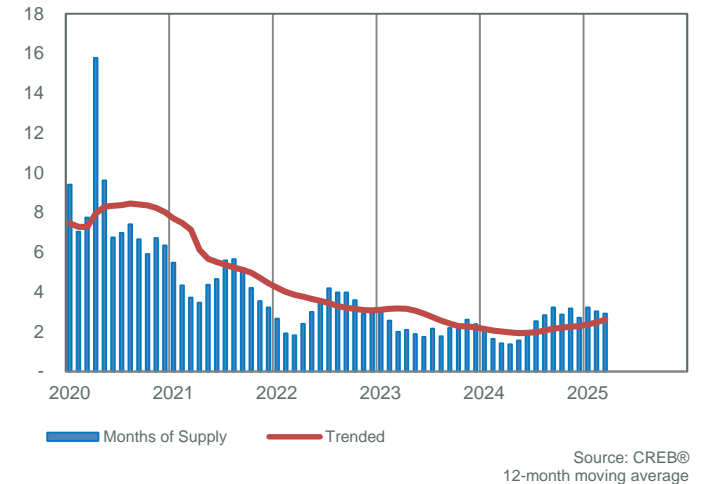
CITY CENTRE TOTAL SALES BY PRICE RANGE



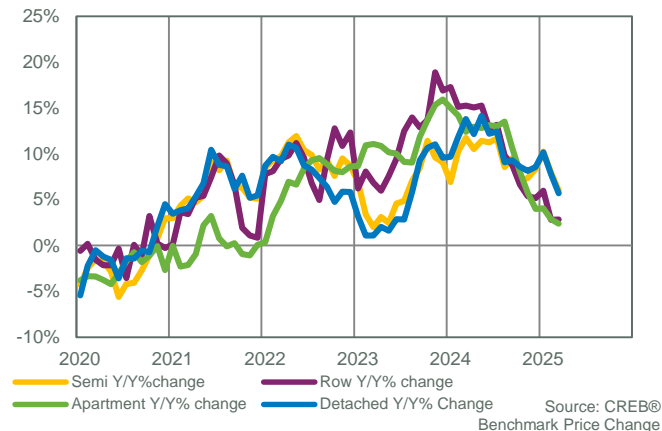
CITY CENTRE INVENTORY AND SALES



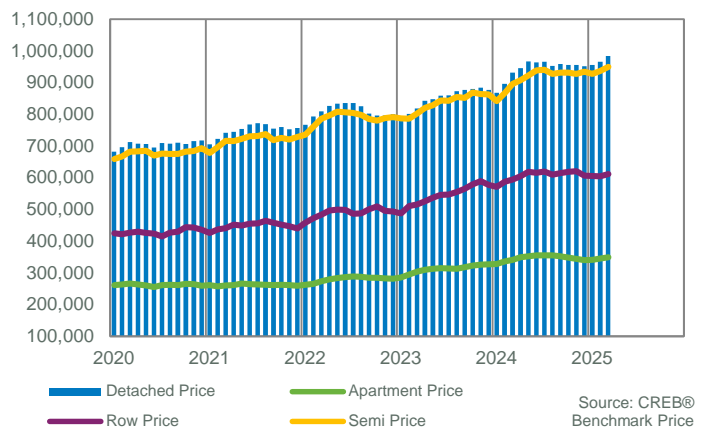
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

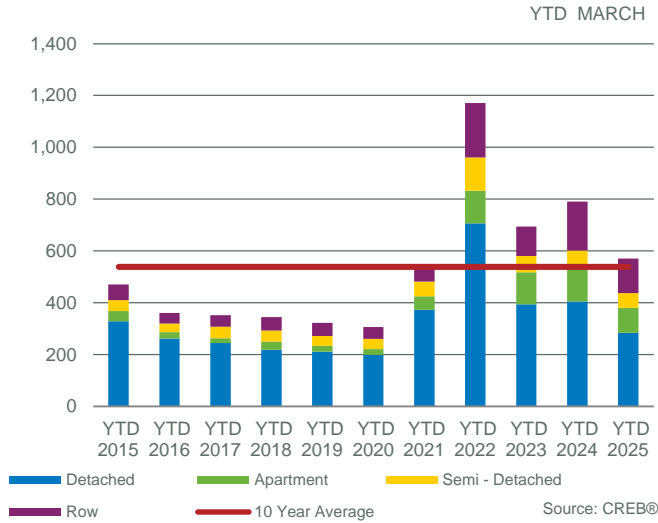


CITY CENTRE PRICES

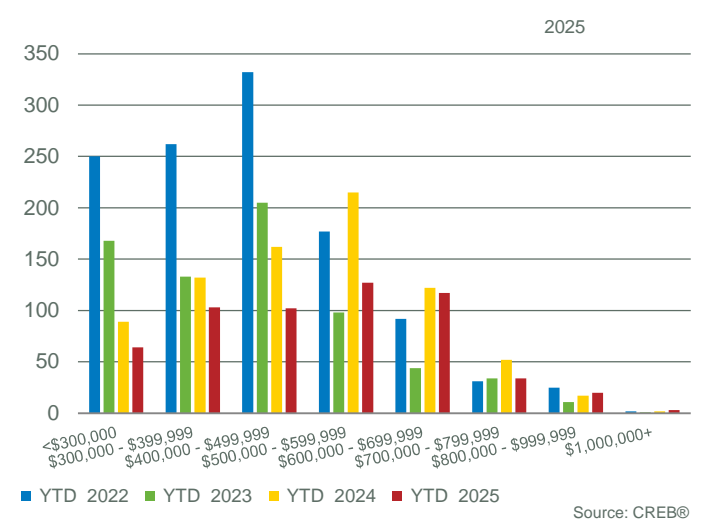


NORTHEAST

NORTHEAST TOTAL SALES



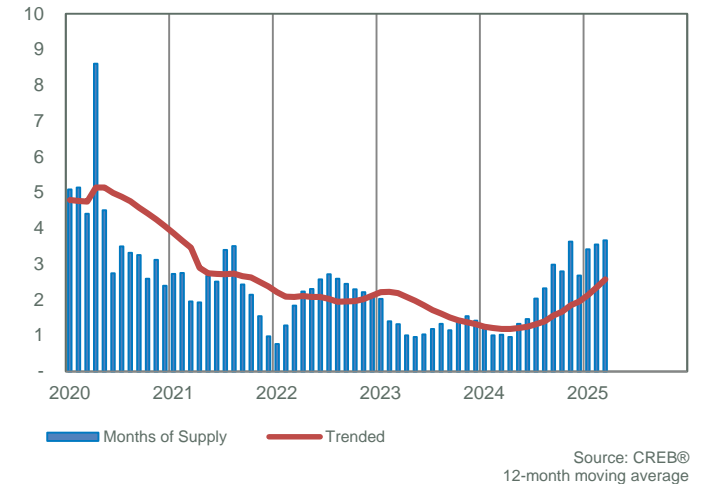
NORTHEAST TOTAL SALES BY PRICE RANGE



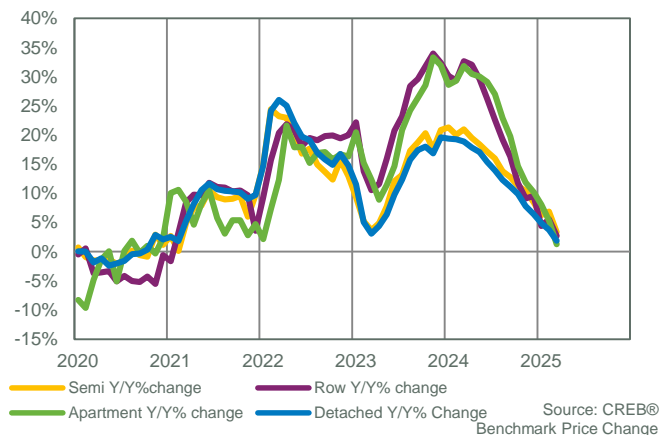
NORTHEAST INVENTORY AND SALES



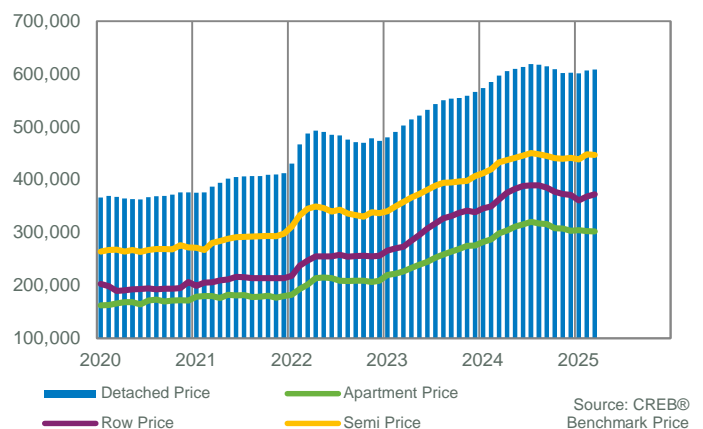
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

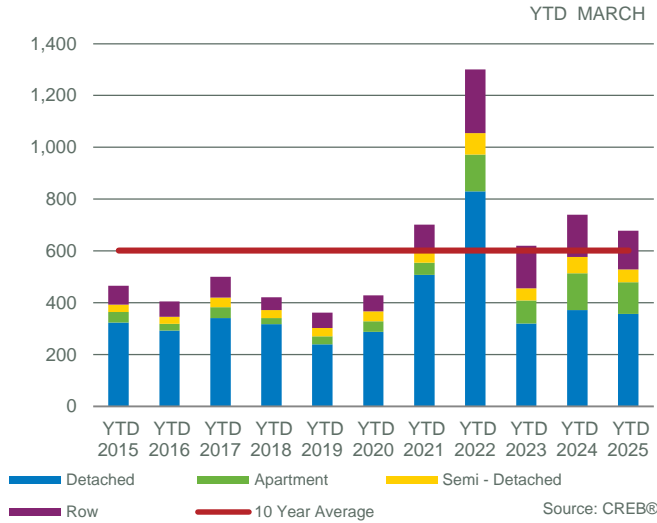


NORTHEAST PRICES

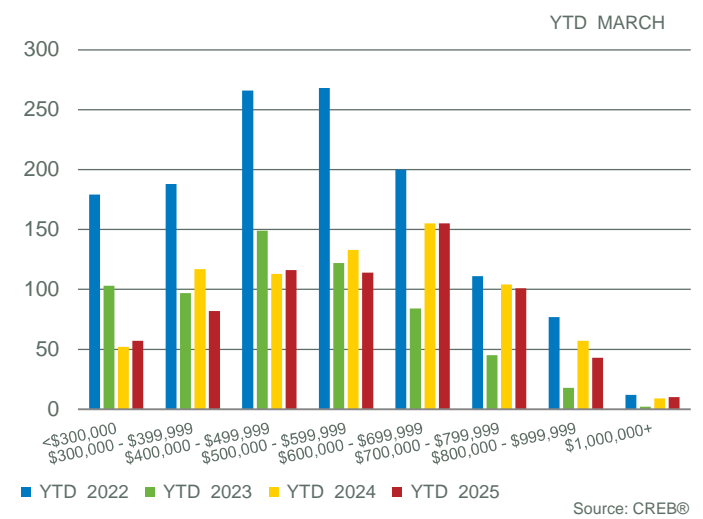


NORTH

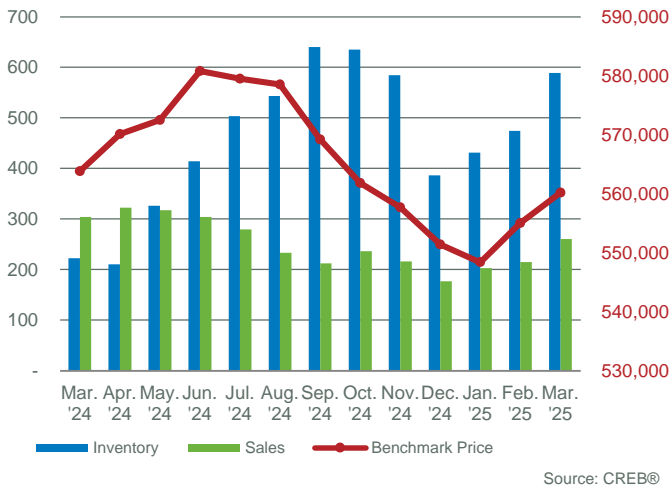
NORTH TOTAL SALES



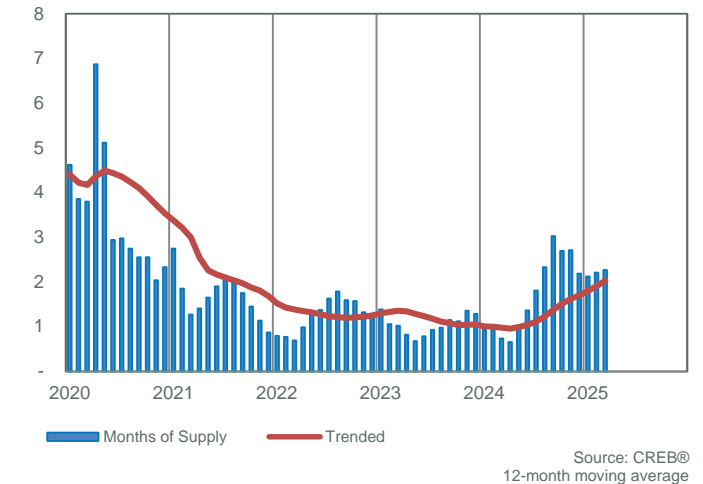
NORTH TOTAL SALES BY PRICE RANGE



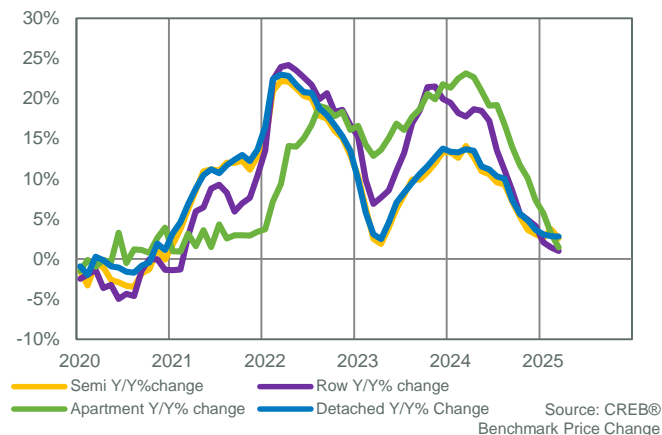
NORTH INVENTORY AND SALES



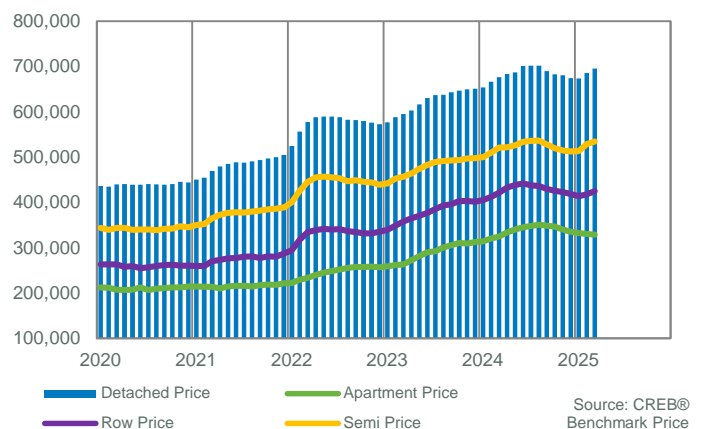
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

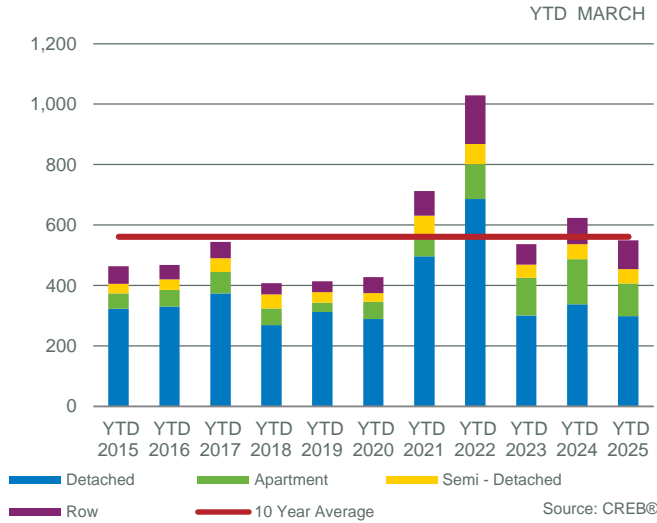


NORTH PRICES

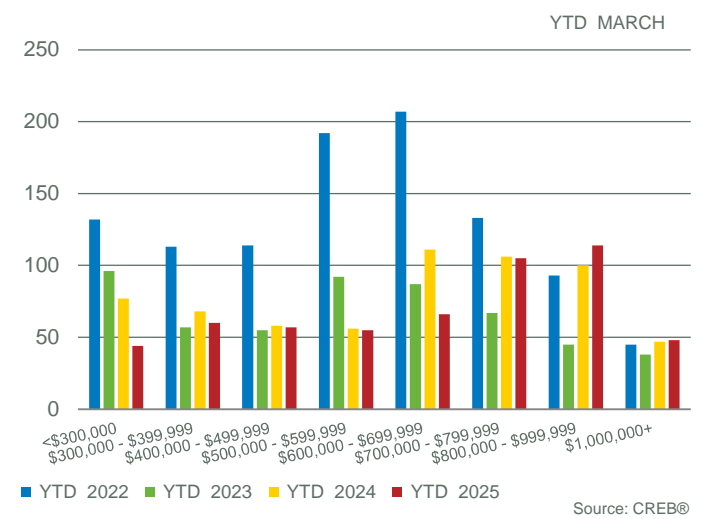


NORTHWEST

NORTHWEST TOTAL SALES



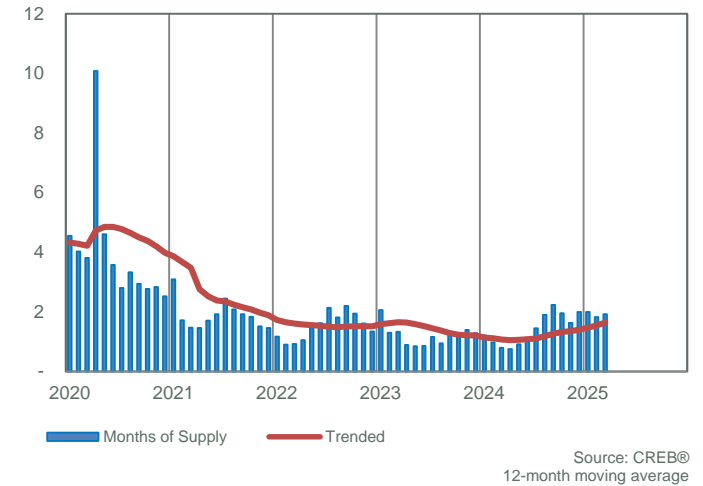
NORTHWEST TOTAL SALES BY PRICE RANGE



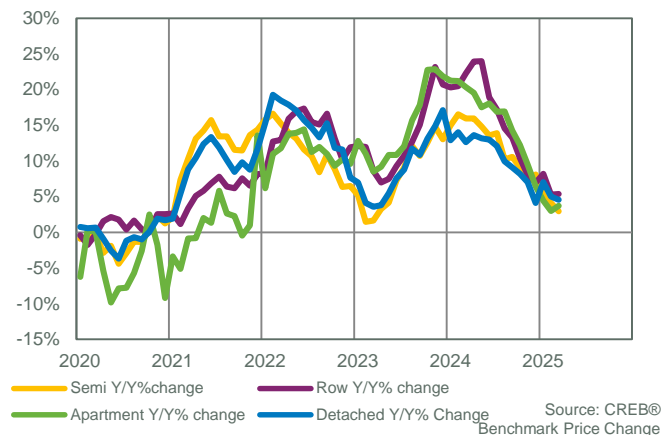
NORTHWEST INVENTORY AND SALES



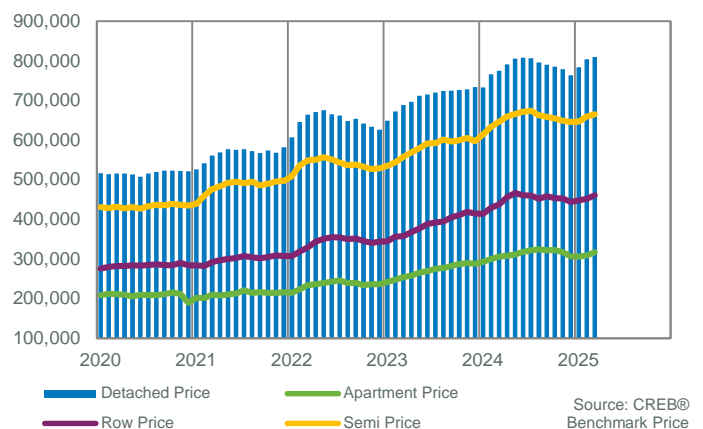
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

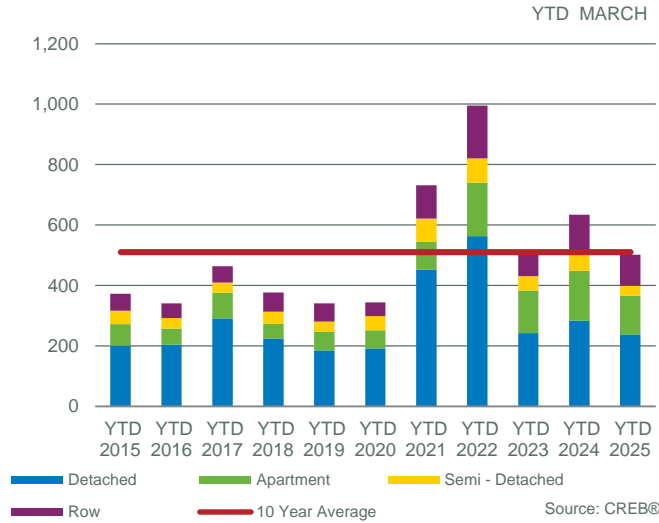


NORTHWEST PRICES

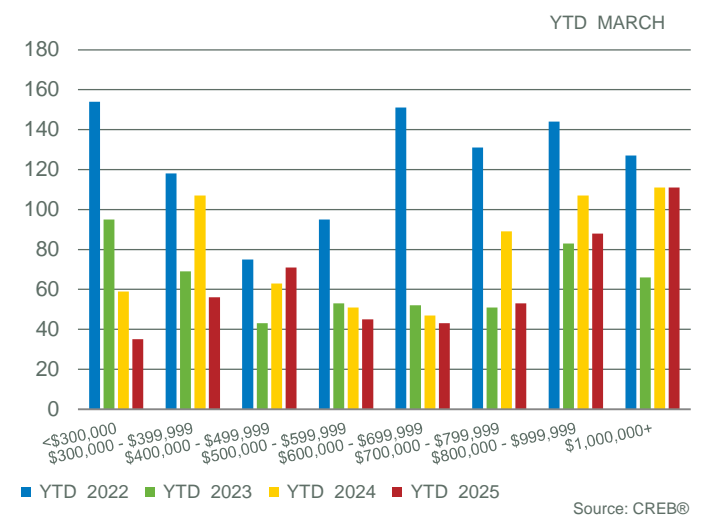


WEST

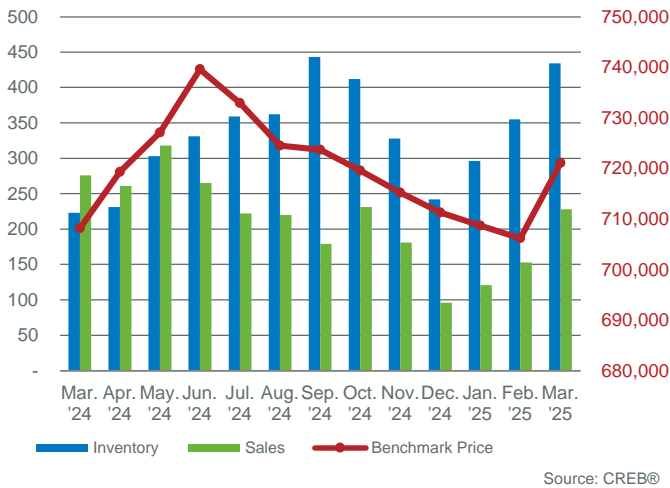
WEST TOTAL SALES



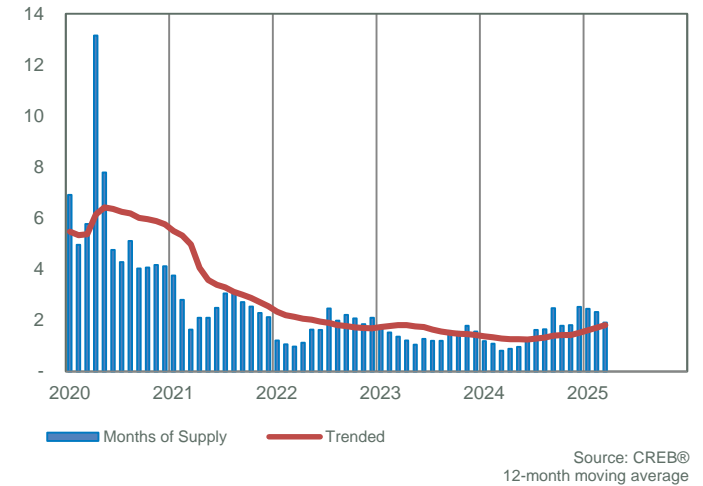
WEST TOTAL SALES BY PRICE RANGE



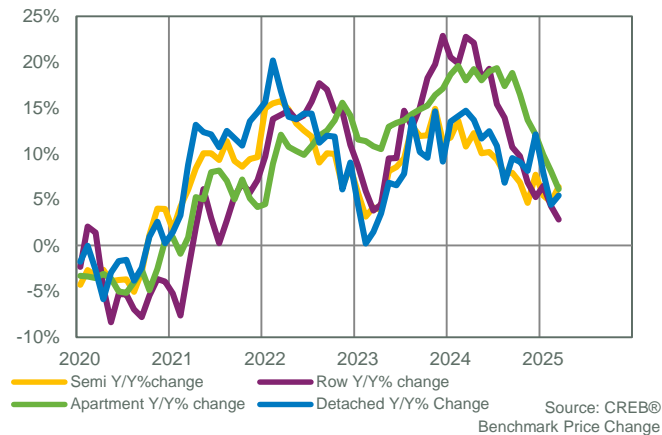
WEST INVENTORY AND SALES



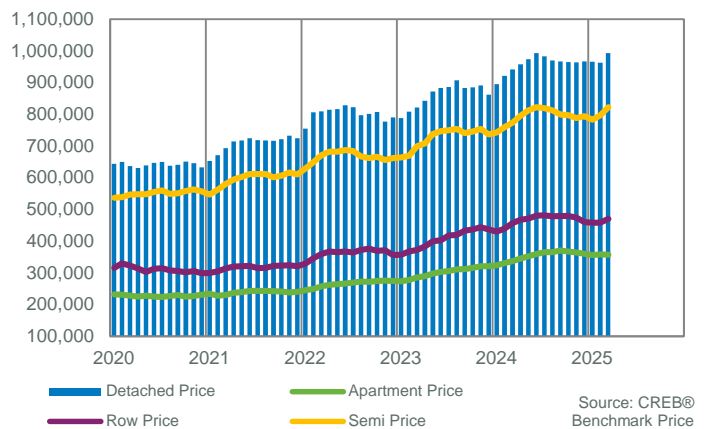
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

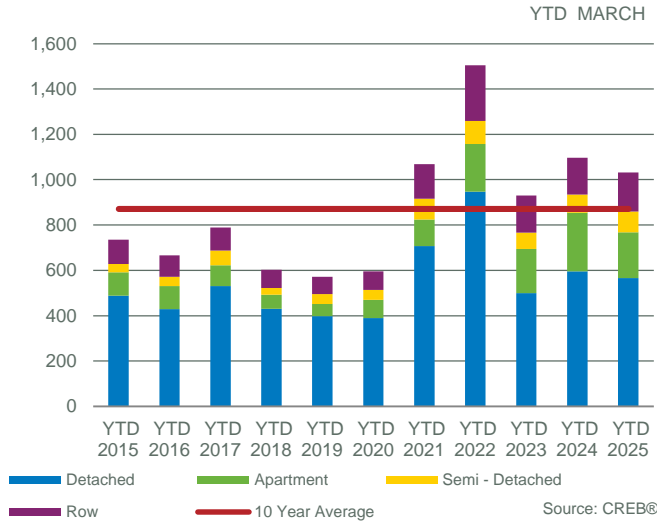


WEST PRICES

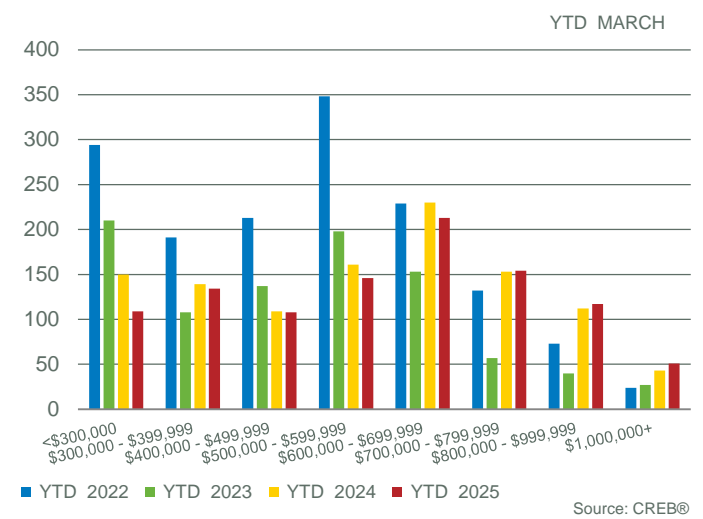


SOUTH

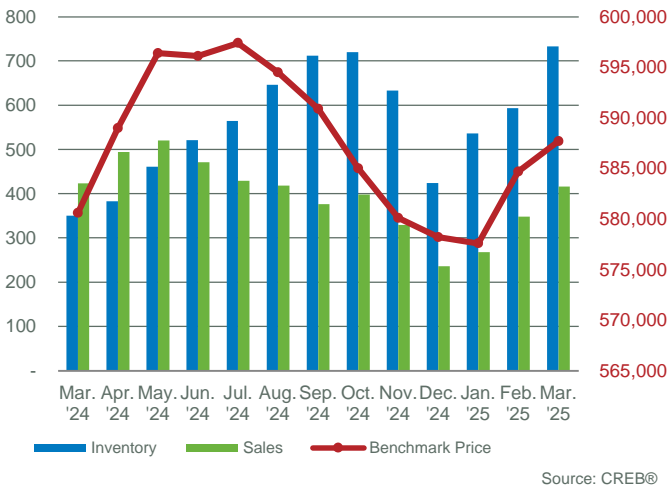
SOUTH TOTAL SALES



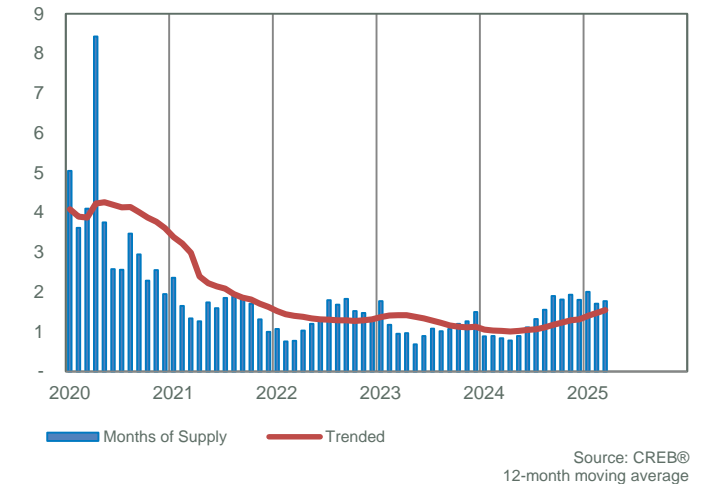
SOUTH TOTAL SALES BY PRICE RANGE



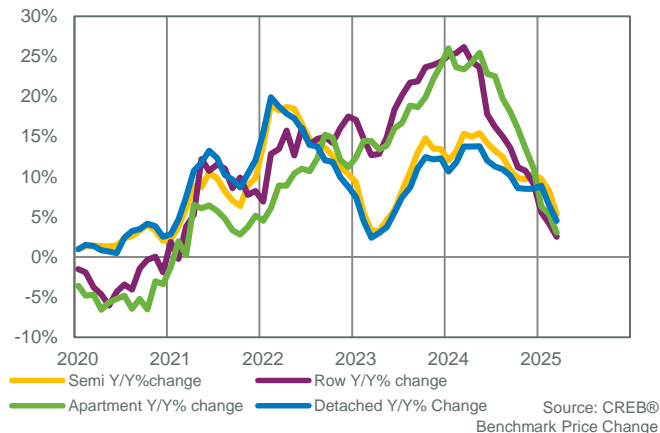
SOUTH INVENTORY AND SALES



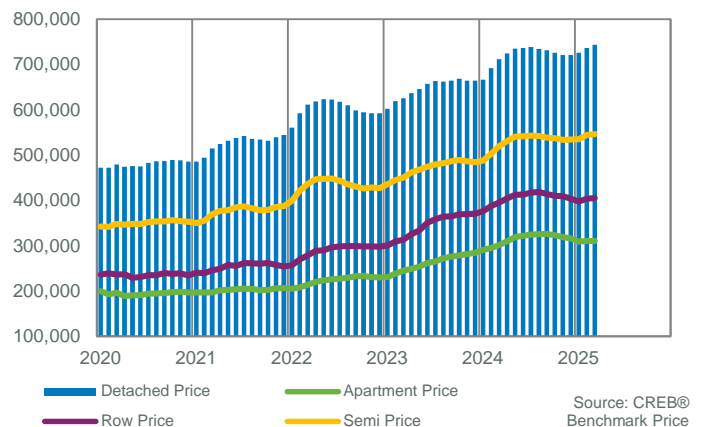
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

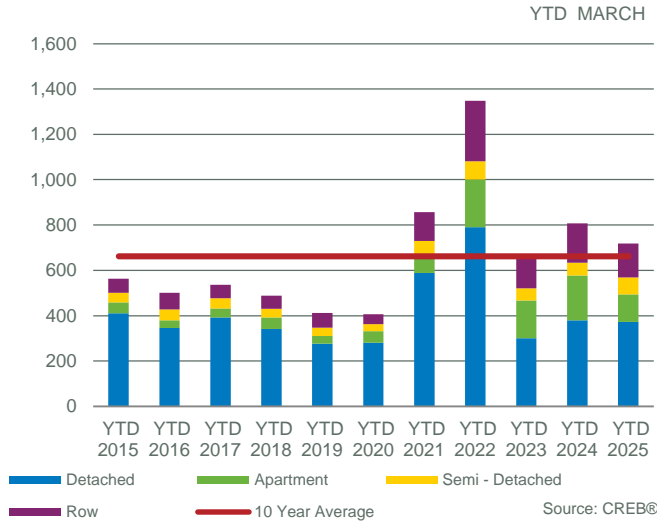


SOUTH PRICES

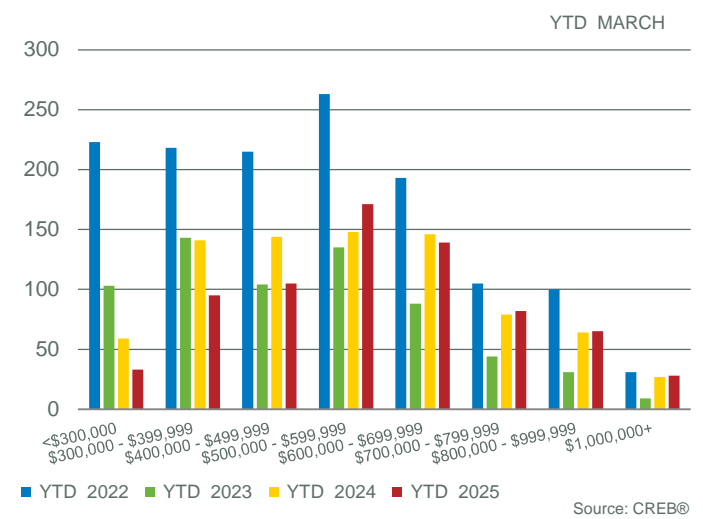


SOUTHEAST

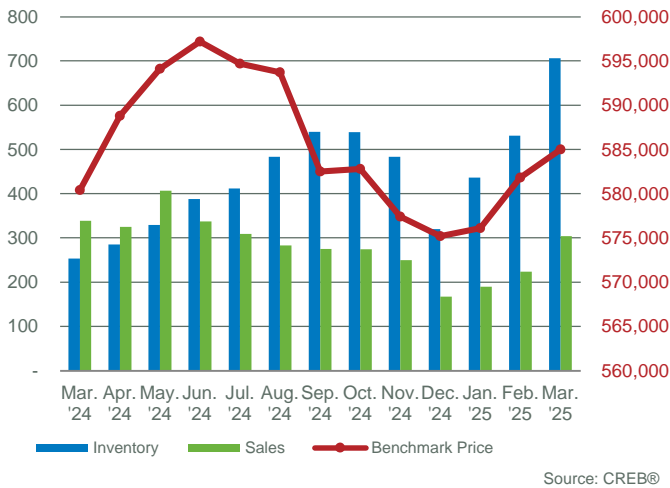
SOUTHEAST TOTAL SALES



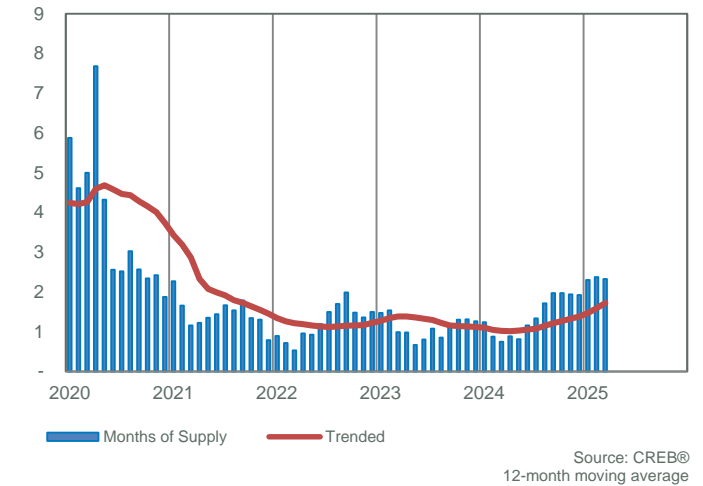
SOUTHEAST TOTAL SALES BY PRICE RANGE



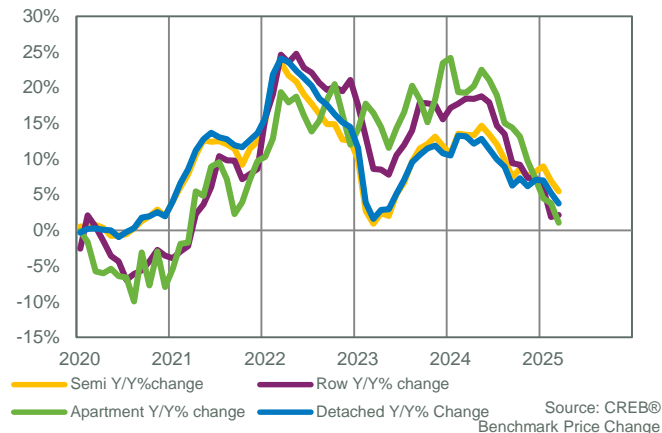
SOUTHEAST INVENTORY AND SALES



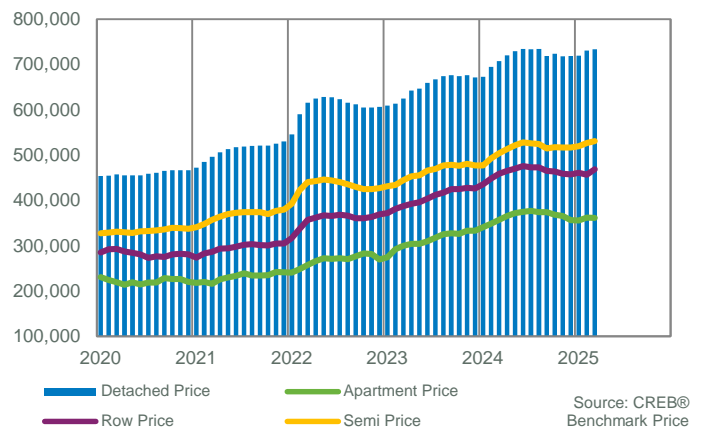
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

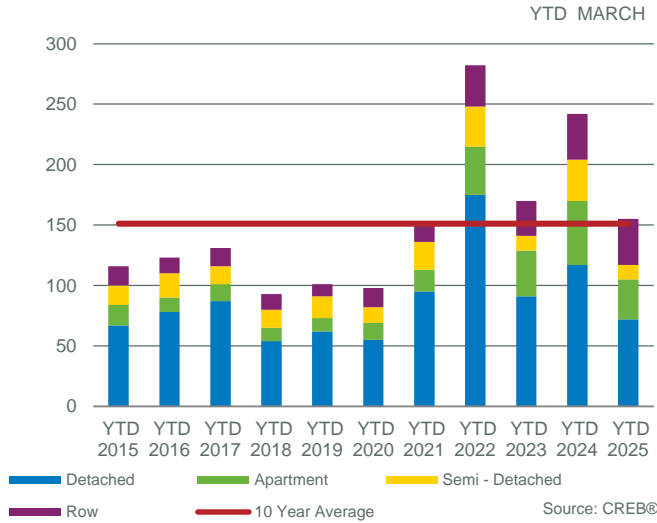


SOUTHEAST PRICES

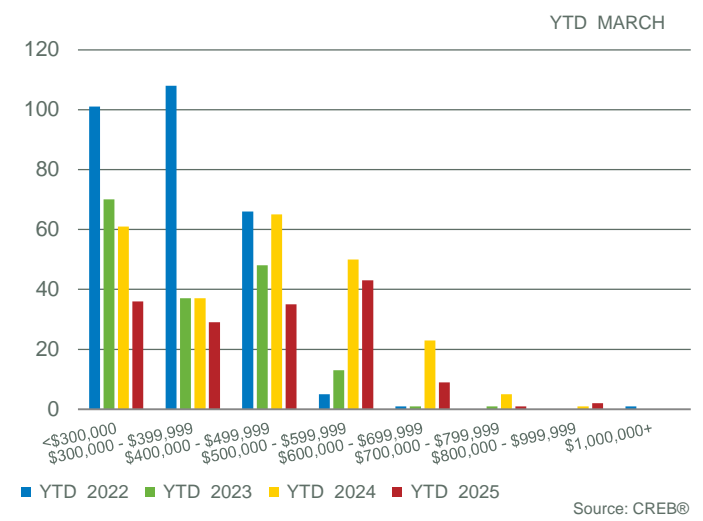


EAST

EAST TOTAL SALES



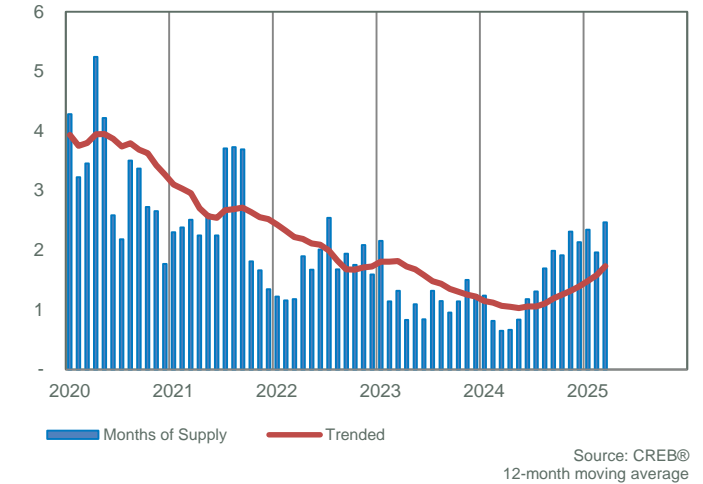
EAST TOTAL SALES BY PRICE RANGE



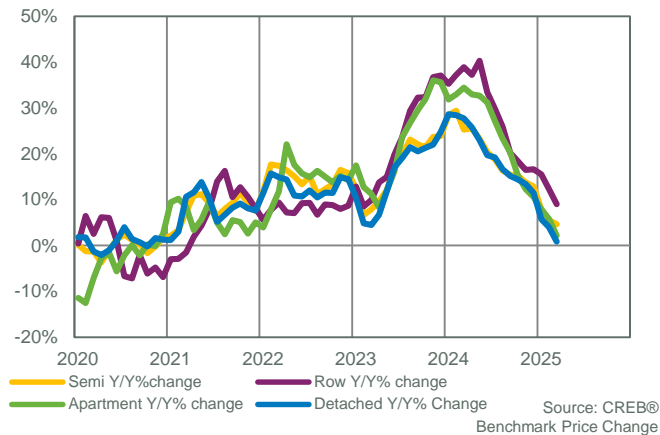
EAST INVENTORY AND SALES



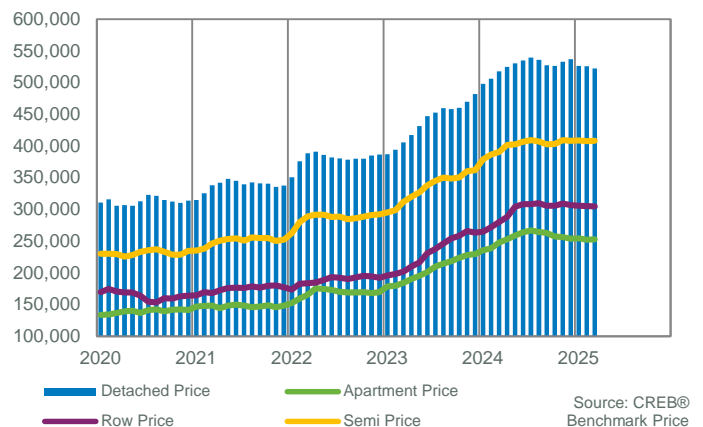
EAST MONTHS OF INVENTORY



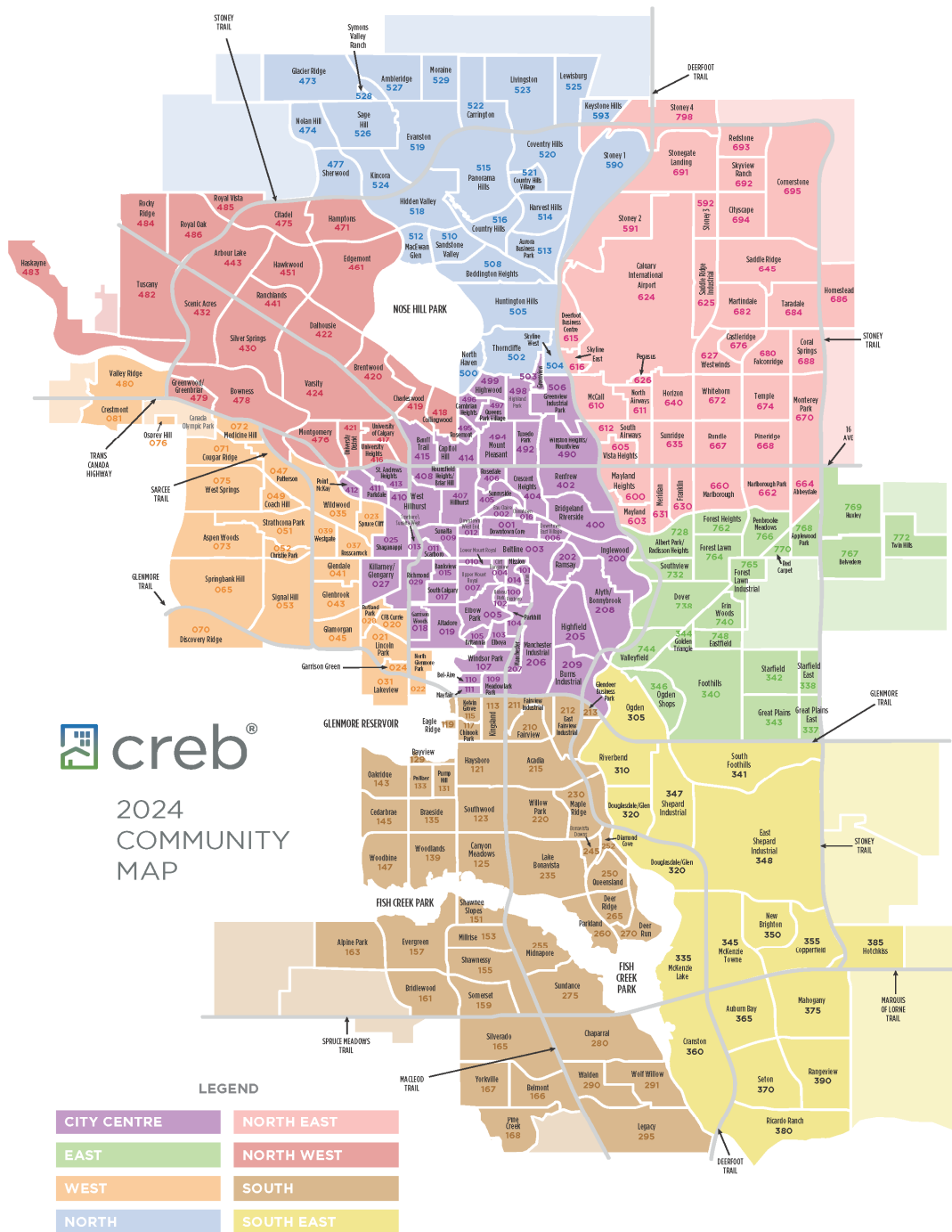
EAST PRICE CHANGE



EAST PRICES



Mar. 2025



DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between Inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.