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MONTHLY STATISTICS PACKAGE

City of Calgary

June 2025

creb.com

June 2025

Gains in resale supply mostly impact apartment and row style home prices

Calgary, Alberta, July 2, 2025 – Inventory levels in June continued to rise, both over last month and last year's levels. By the end of the month inventory reached 6,941 units, returning to levels reported in 2021, or prior to the surge in population growth. While sales have remained consistent with long-term trends despite a decline from recent months, higher levels of new listings compared to sales have contributed to the inventory gain. All property types have reported gains in inventory, but both row and apartment style homes reported inventory levels over 30 per cent higher than long term trends, while supply for detached and semi-detached units are only slightly higher than typical levels.

"Supply has improved across rental, resale and new home markets, allowing for more choice for those considering their housing options," said Ann-Marie Lurie, Chief Economist at CREB®. "The additional choice combined with no further declines in lending rates, persistent uncertainty and concerns of price adjustments is keeping many potential purchasers on the sidelines. This is weighing on home prices, especially for apartment and row style homes." The unadjusted benchmark price was \$586,200 in June, lower than last month and over three per cent lower than last year. Much of the citywide decline was driven by apartment and row style homes, which are over three per cent lower than last year. Meanwhile, detached prices have remained relatively stable and semi-detached homes are still slightly higher than last year. The steeper price declines for apartment and row style homes are reflective of those segments shifting toward a market that favours the buyer with nearly four months of supply. Meanwhile conditions are relatively balanced for detached and semi-detached homes. Overall conditions in Calgary have changed, but not enough to erase the significant growth in prices that have occurred over the past four years.



TOTAL RESIDENTIAL PRICE

\$ 586,200



3.6% Y/Y



DETACHED PRICE



\$ 764,300



0.4% Y/Y



SEMI-DETACHED PRICE



\$ 696,400



1.5% Y/Y



ROW PRICE



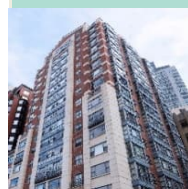
\$ 450,300



3.1% Y/Y



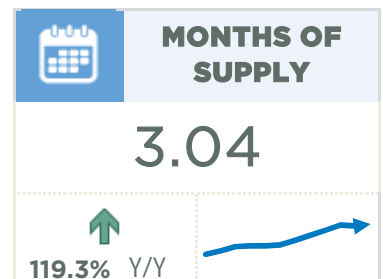
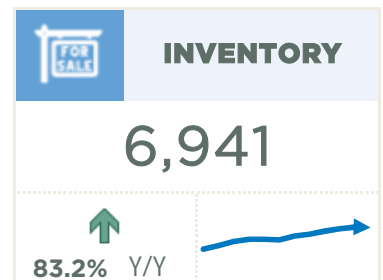
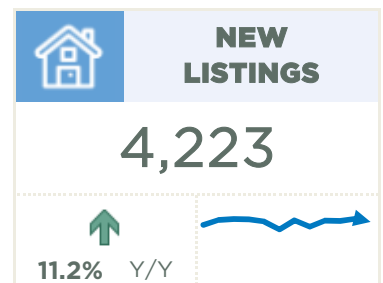
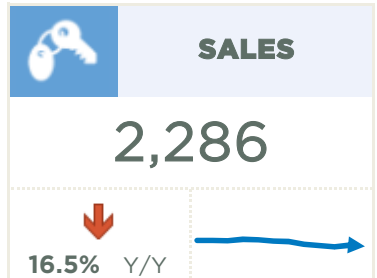
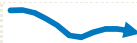
APARTMENT PRICE



\$ 333,500



3.2% Y/Y



June 2025

June 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	1,194	-6%	2,145	19%	3,107	75%	56%	2.60	87%	\$764,300	0%
Semi	212	-9%	357	17%	555	87%	59%	2.62	105%	\$696,400	2%
Row	348	-20%	697	20%	1,167	137%	50%	3.35	197%	\$450,300	-3%
Apartment	532	-33%	1,024	-7%	2,112	73%	52%	3.97	157%	\$333,500	-3%
Total Residential	2,286	-16%	4,223	11%	6,941	83%	54%	3.04	119%	\$586,200	-4%

Year-to-Date

June 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	6,038	-11%	10,857	21%	2,329	80%	56%	2.31	103%	\$764,017	3%
Semi	1,164	-12%	1,982	19%	437	84%	59%	2.25	109%	\$689,100	5%
Row	2,123	-17%	3,798	22%	894	145%	56%	2.53	195%	\$451,167	1%
Apartment	3,079	-31%	6,207	6%	1,759	88%	50%	3.43	173%	\$334,417	1%
Total Residential	12,404	-18%	22,844	16%	5,418	91%	54%	2.62	134%	\$588,400	-1%



Detached

Sales in June were 1,194 units, six per cent lower than both last year and last month's activity. Sales activity did vary depending on location and price range, with declines in resale sales mostly for higher priced homes that likely face more competition from new homes. On a location basis, the steepest declines in sales occurred in the City Centre and the North East at over 20 per cent, while year-over-year gains were reported in the West, and South East districts. While sales did vary, inventories and new listings improved across most price ranges and districts in the city. However, it is only the North East district that is experiencing conditions that favour the buyer, causing prices to decline by four per cent compared to last June. As of June, the unadjusted benchmark price in Calgary was \$764,300, less than one per cent lower than both last month and last year's price.



Semi-Detached

Sales activity continued to slow this month, contributing to the year-to-date decline of nearly 12 per cent. At the same time new listings have generally been rising compared to last year, supporting inventory gains and a shift to balanced conditions. As of June the months of supply was 2.6 months, a significant improvement over the tight conditions reported last year. Additional supply choice has slowed the pace of price growth for semi-detached homes. As of June, the benchmark price in the city was \$696,400, similar to last month, and over one per cent higher than last June. Price movements did range by district, as homes in the City Centre are over three per cent higher than last year and at record high levels, while prices in the North, North East, and East districts are all over two per cent lower than last year and three per cent lower than last year's peak price.



Row

New listings continue to rise relative to the amount of sales in the market, as the sales-to-new-listings ratio in June dropped to 50 percent. This contributed to further inventory gains with 1,167 units available at the end of the month. While sales are still higher than long-term trends, the recent gains in inventory levels have caused the months of supply to push above three months. Within the city, conditions range with nearly six months of supply in the North East and two and a half months of supply in the North West district. Higher supply levels relative to demand is weighing on prices, which at a June benchmark price of \$450,300, is down over last month and three per cent lower than last year's levels. However, as the level of oversupply does range across the districts, so too do the price movements. The City Centre has seen the most stability in prices this month and is only one per cent below last year's peak. Meanwhile the North East is reporting year-over-year price declines of nearly six per cent.

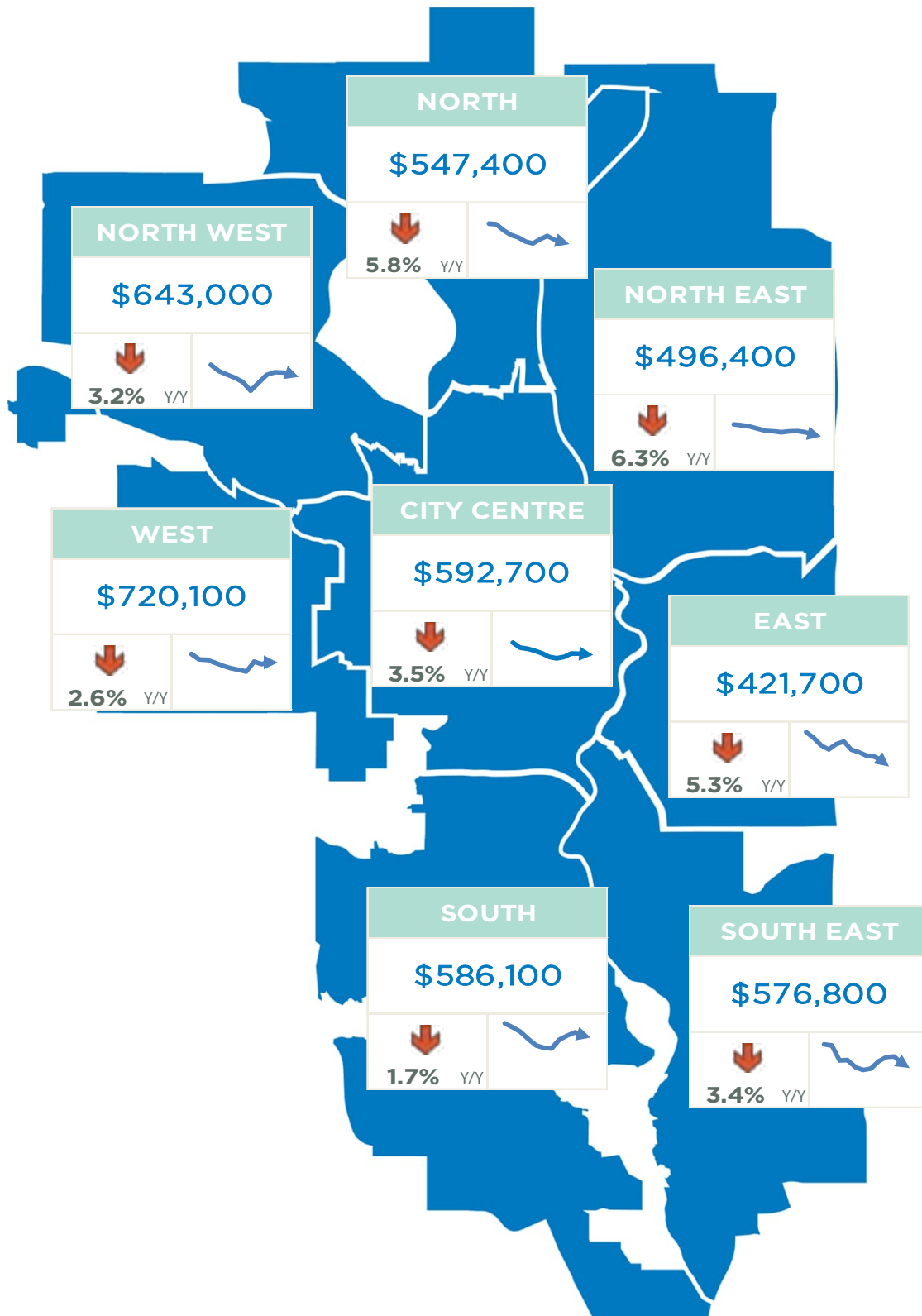


Apartment

June new listings and sales both eased over last month and last year's levels. However, with 1,024 new listings and 532 sales, inventories continued to rise and the months of supply pushed up to nearly four months. Slower international migration numbers are weighing on housing demand just as supply levels are rising, which is having a larger impact on apartment style homes. The rising supply choice both in new and resale markets has caused resale prices to trend down again this month leaving June's benchmark price of \$333,500 over three per cent lower than last year's levels. While prices have eased across all districts in the city, the largest year-over-year declines are occurring in the North East, North and South East districts.

June 2025

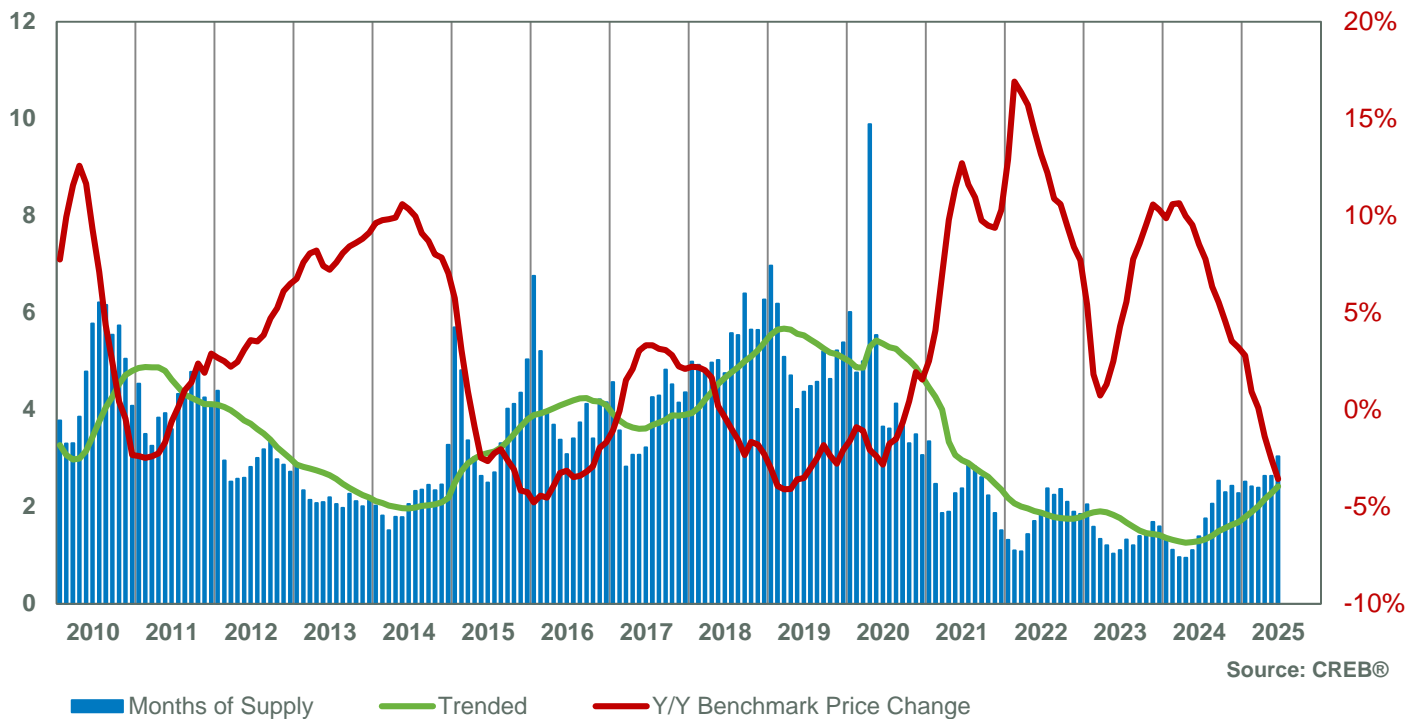
District Total Residential Benchmark Price



	Jun-24	Jun-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	2,737	2,286	-16.48%	15,141	12,404	-18.08%
Total Sales Volume	\$1,705,647,786	\$1,477,092,683	-13.40%	\$9,114,371,602	\$7,893,282,163	-13.40%
New Listings	3,798	4,223	11.19%	19,647	22,844	16.27%
Inventory	3,789	6,941	83.19%	2,830	5,418	91.43%
Months of Supply	1.38	3.04	119.33%	1.12	2.62	133.67%
Sales to New Listings	72.06%	54.13%	-17.93%	77.07%	54.30%	-22.77%
Sales to List Price	100.93%	98.40%	-2.53%	101.28%	98.71%	-2.56%
Days on Market	20	33	67.65%	22	32	46.76%
Benchmark Price	\$608,000	\$586,200	-3.59%	\$592,367	\$588,400	-0.67%
Median Price	\$570,444	\$595,000	4.30%	\$557,500	\$585,000	4.93%
Average Price	\$623,182	\$646,147	3.69%	\$601,966	\$636,350	5.71%
Index	284.6	274.4	-3.58%	271.1	277.0	2.16%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jun. 2025

	Jun-24	Jun-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	1,277	1,194	-6.50%	6,810	6,038	-11.34%
Total Sales Volume	\$1,059,060,564	\$978,970,925	-7.56%	\$5,462,868,417	\$4,988,639,334	-8.68%
New Listings	1,809	2,145	18.57%	9,009	10,857	20.51%
Inventory	1,776	3,107	74.94%	1,295	2,329	79.84%
Months of Supply	1.39	2.60	87.10%	1.14	2.31	102.84%
Sales to New Listings Ratio	70.59%	55.66%	-14.93%	75.59%	55.61%	-19.98%
Sales to List Price Ratio	100.96%	98.74%	-2.21%	101.42%	99.10%	-2.33%
Days on Market	19	30	60.08%	21	29	34.88%
Benchmark Price	\$767,600	\$764,300	-0.43%	\$740,867	\$764,017	3.12%
Median Price	\$728,000	\$720,000	-1.10%	\$720,000	\$722,750	0.38%
Average Price	\$829,335	\$819,909	-1.14%	\$802,183	\$826,207	2.99%
APARTMENT						
Total Sales	791	532	-32.74%	4,459	3,079	-30.95%
Total Sales Volume	\$282,728,819	\$187,140,850	-33.81%	\$1,548,027,073	\$1,089,525,626	-29.62%
New Listings	1,106	1,024	-7.41%	5,869	6,207	5.76%
Inventory	1,223	2,112	72.69%	934	1,759	88.31%
Months of Supply	1.55	3.97	156.76%	1.26	3.43	172.71%
Sales to New Listings Ratio	71.52%	51.95%	-19.57%	75.98%	49.61%	-26.37%
Sales to List Price Ratio	99.93%	97.46%	-2.47%	100.27%	97.74%	-2.53%
Days on Market	23	41	81.07%	25	41	65.80%
Benchmark Price	\$344,700	\$333,500	-3.25%	\$330,750	\$334,417	1.11%
Median Price	\$335,000	\$316,950	-5.39%	\$324,900	\$322,500	-0.74%
Average Price	\$357,432	\$351,769	-1.58%	\$347,169	\$353,857	1.93%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	233	212	-9.01%	1,318	1,164	-11.68%
Total Sales Volume	\$155,081,132	\$148,702,888	-4.11%	\$901,609,746	\$810,530,170	-10.10%
New Listings	304	357	17.43%	1,665	1,982	19.04%
Inventory	297	555	86.87%	237	437	84.38%
Months of Supply	1.27	2.62	105.38%	1.08	2.25	108.77%
Sales to New Listings Ratio	76.64%	59.38%	-17.26%	79.16%	58.73%	-20.43%
Sales to List Price Ratio	102.49%	98.99%	-3.42%	101.71%	99.15%	-2.52%
Days on Market	18	32	76.23%	22	30	37.53%
Benchmark Price	\$686,100	\$696,400	1.50%	\$658,550	\$689,100	4.64%
Median Price	\$599,900	\$620,000	3.35%	\$613,000	\$617,000	0.65%
Average Price	\$665,584	\$701,429	5.39%	\$684,074	\$696,332	1.79%
CITY OF CALGARY ROW						
Total Sales	436	348	-20.18%	2,554	2,123	-16.88%
Total Sales Volume	\$208,777,271	\$162,278,020	-22.27%	\$1,201,866,367	\$1,004,587,034	-16.41%
New Listings	579	697	20.38%	3,104	3,798	22.36%
Inventory	493	1,167	136.71%	365	894	145.09%
Months of Supply	1.13	3.35	196.57%	0.86	2.53	194.85%
Sales to New Listings Ratio	75.30%	49.93%	-25.37%	82.28%	55.90%	-26.38%
Sales to List Price Ratio	101.84%	98.33%	-3.45%	102.43%	98.80%	-3.54%
Days on Market	18	33	76.98%	20	32	61.02%
Benchmark Price	\$464,600	\$450,300	-3.08%	\$447,617	\$451,167	0.79%
Median Price	\$465,000	\$442,000	-4.95%	\$460,000	\$455,000	-1.09%
Average Price	\$478,847	\$466,316	-2.62%	\$470,582	\$473,192	0.55%

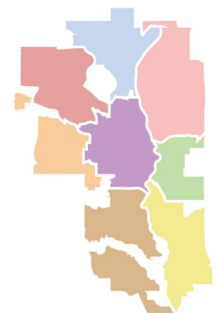
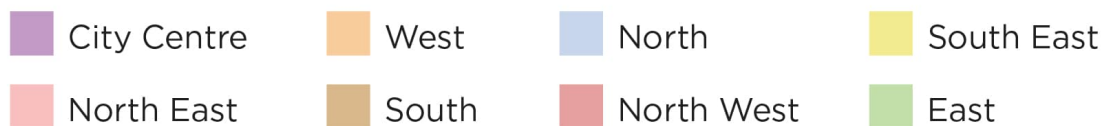
For a list of definitions, see page 29.

Jun. 2025

June 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	111	218	50.92%	379	3.41	\$986,700	2.46%	-0.68%
North East	120	318	37.74%	549	4.58	\$588,400	-4.04%	-0.84%
North	166	322	51.55%	461	2.78	\$681,700	-2.66%	-0.18%
North West	164	270	60.74%	341	2.08	\$799,700	-0.98%	-1.44%
West	143	193	74.09%	253	1.77	\$990,200	-0.21%	-1.86%
South	254	415	61.20%	533	2.10	\$742,500	0.90%	0.12%
South East	198	326	60.74%	457	2.31	\$724,800	-1.27%	-0.38%
East	29	74	39.19%	118	4.07	\$515,800	-3.48%	-1.79%
TOTAL CITY	1,194	2,145	55.66%	3,107	2.60	\$764,300	-0.43%	-0.66%
Apartment								
City Centre	239	419	57.04%	883	3.69	\$344,800	-2.98%	-0.83%
North East	26	77	33.77%	174	6.69	\$296,500	-5.96%	-0.03%
North	52	84	61.90%	174	3.35	\$327,600	-4.96%	-0.70%
North West	41	76	53.95%	148	3.61	\$316,000	-0.44%	-0.13%
West	39	88	44.32%	200	5.13	\$357,800	-0.33%	0.39%
South	74	126	58.73%	219	2.96	\$311,100	-3.08%	-0.16%
South East	48	125	38.40%	259	5.40	\$351,500	-6.07%	-1.18%
East	13	29	44.83%	52	4.00	\$249,700	-5.24%	0.36%
TOTAL CITY	532	1,024	51.95%	2,112	3.97	\$333,500	-3.25%	-0.54%
Semi-detached								
City Centre	56	91	61.54%	153	2.73	\$968,400	3.31%	0.06%
North East	22	54	40.74%	101	4.59	\$436,000	-2.11%	0.28%
North	24	41	58.54%	68	2.83	\$518,600	-2.79%	-0.88%
North West	22	41	53.66%	44	2.00	\$677,500	0.98%	-0.54%
West	16	26	61.54%	41	2.56	\$826,600	0.60%	-1.55%
South	41	57	71.93%	75	1.83	\$544,000	0.55%	-0.82%
South East	25	37	67.57%	53	2.12	\$526,300	-0.28%	0.04%
East	6	10	60.00%	19	3.17	\$397,900	-2.12%	-0.90%
TOTAL CITY	212	357	59.38%	555	2.62	\$696,400	1.50%	-0.13%
Row								
City Centre	45	71	63.38%	120	2.67	\$614,200	-0.10%	-0.24%
North East	42	126	33.33%	235	5.60	\$365,500	-5.75%	-0.63%
North	58	105	55.24%	184	3.17	\$416,300	-5.71%	-0.60%
North West	46	77	59.74%	113	2.46	\$453,400	-1.54%	-0.98%
West	43	81	53.09%	120	2.79	\$466,200	-2.73%	-1.25%
South	61	120	50.83%	168	2.75	\$401,900	-2.50%	-0.96%
South East	45	95	47.37%	185	4.11	\$464,900	-2.23%	-1.13%
East	8	20	40.00%	32	4.00	\$302,200	-1.91%	-1.02%
TOTAL CITY	348	697	49.93%	1,167	3.35	\$450,300	-3.08%	-0.73%

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

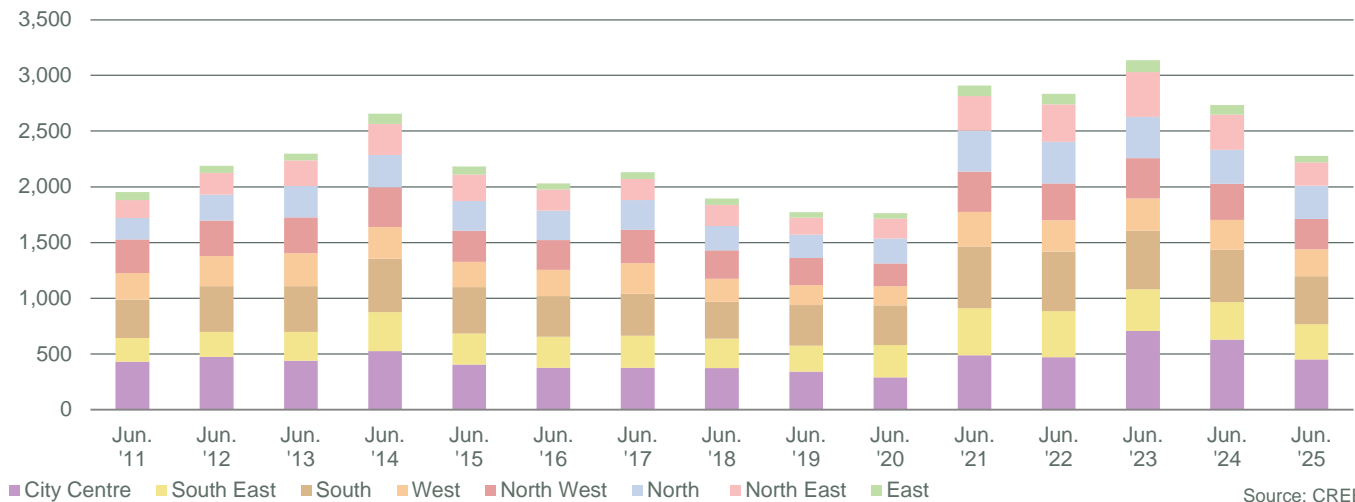
City of Calgary



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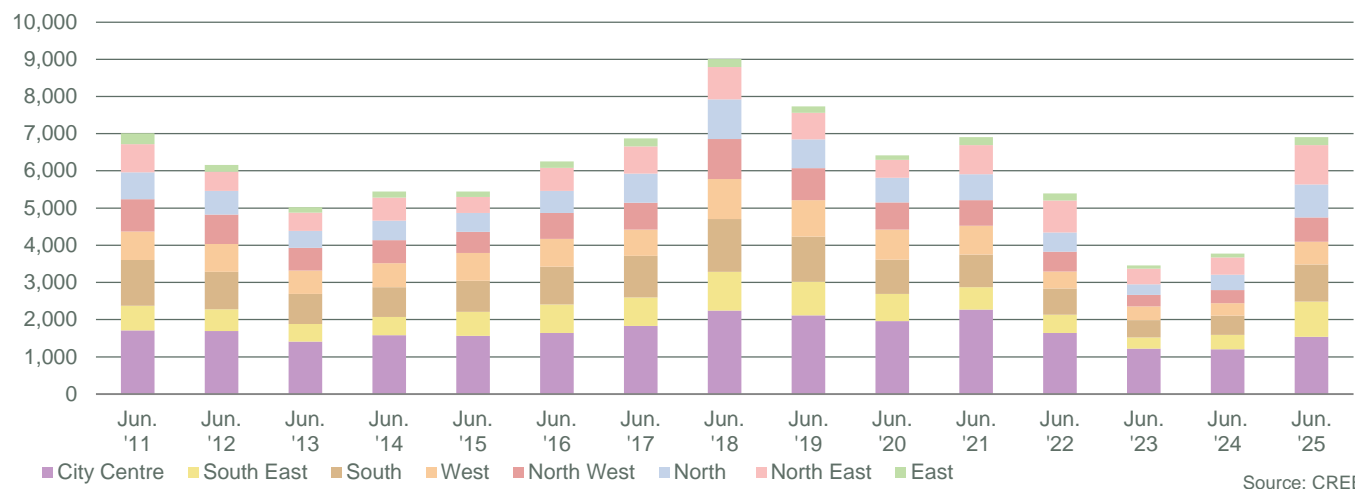
TOTAL SALES

JUNE



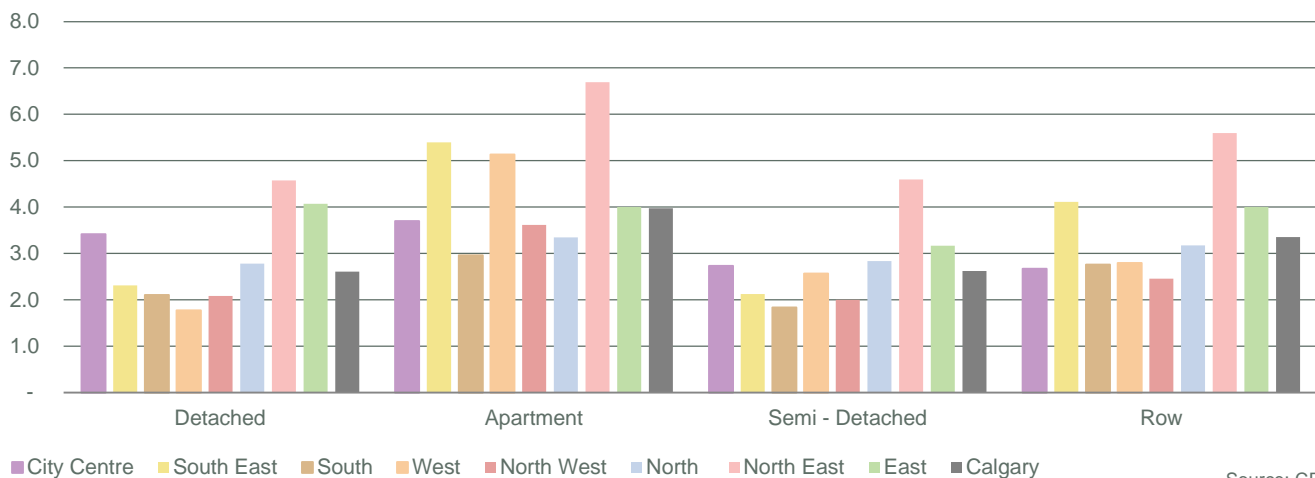
TOTAL INVENTORY

JUNE



MONTHS OF SUPPLY

JUNE



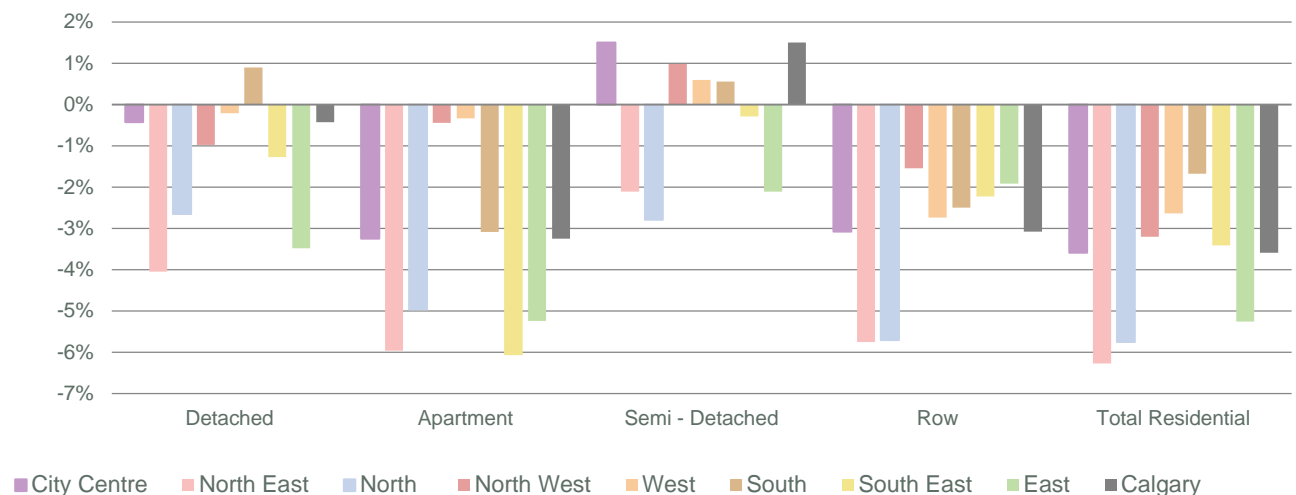
Jun. 2025

BENCHMARK PRICE - JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE



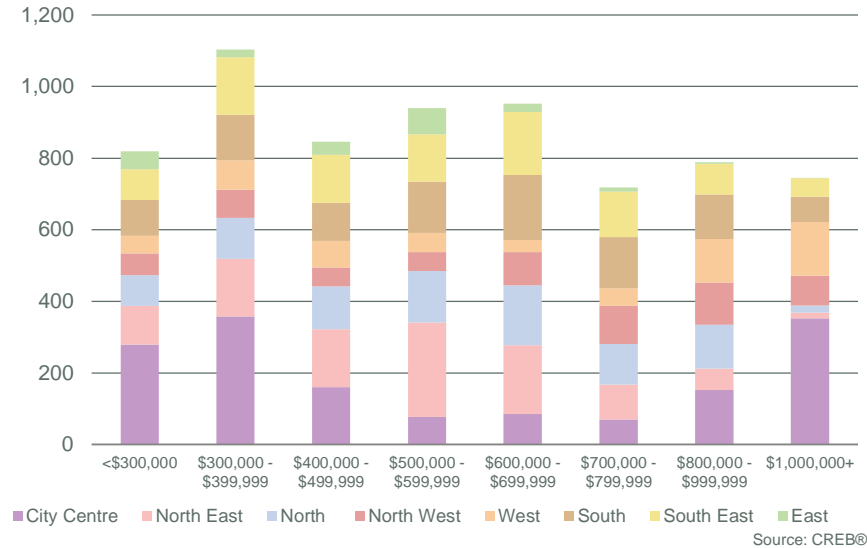
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

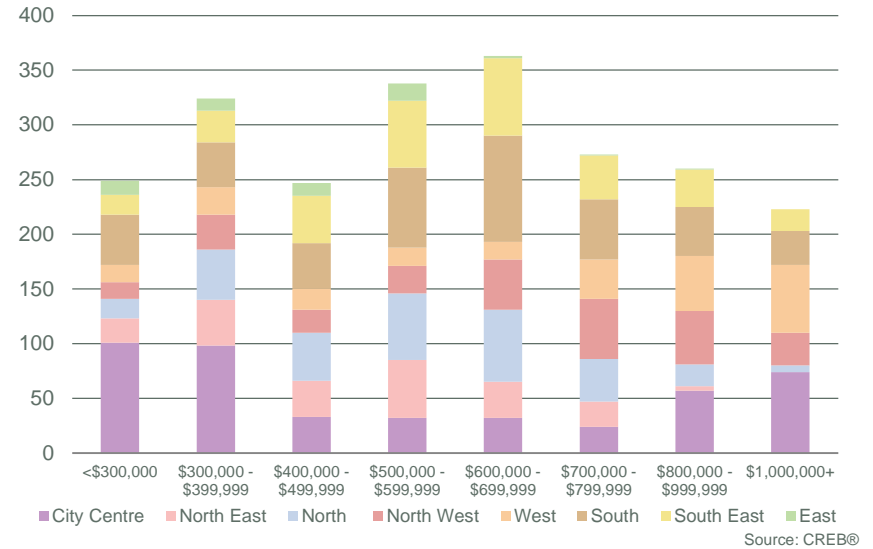
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

Jun. 2025

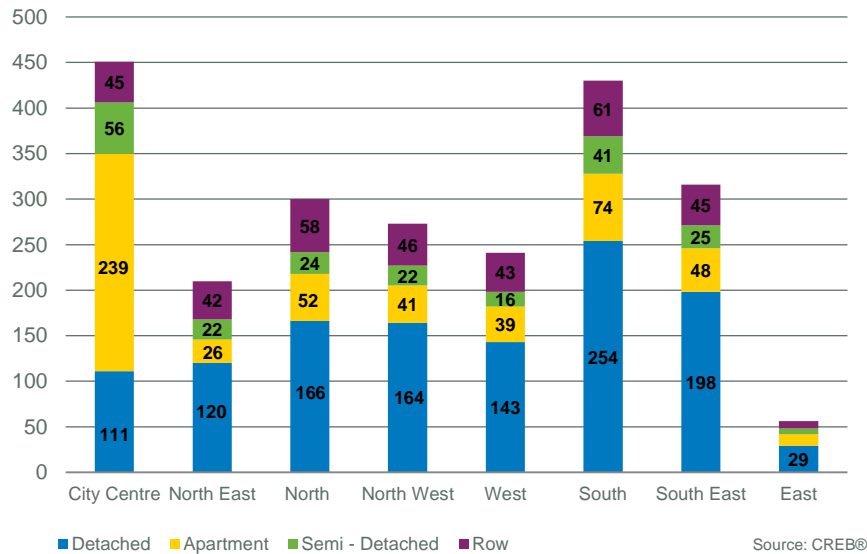
TOTAL INVENTORY BY PRICE RANGE - JUNE



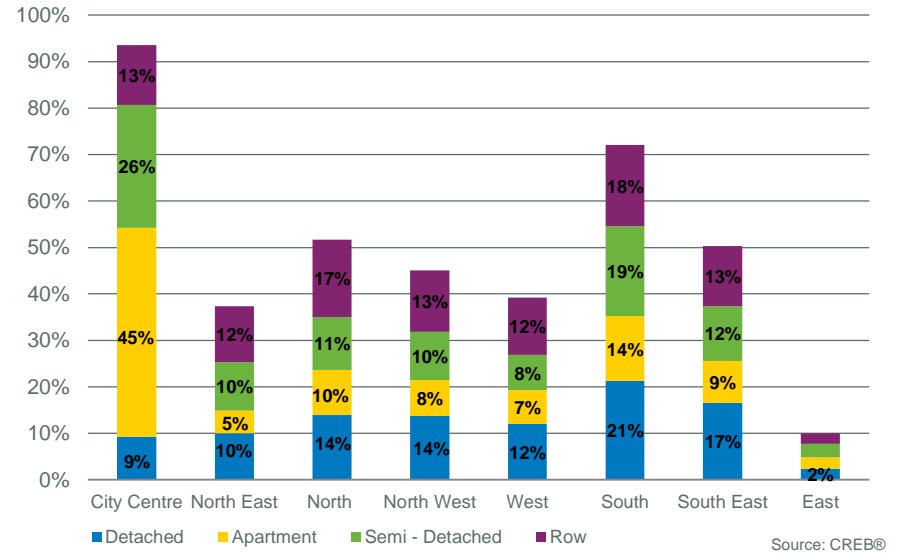
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



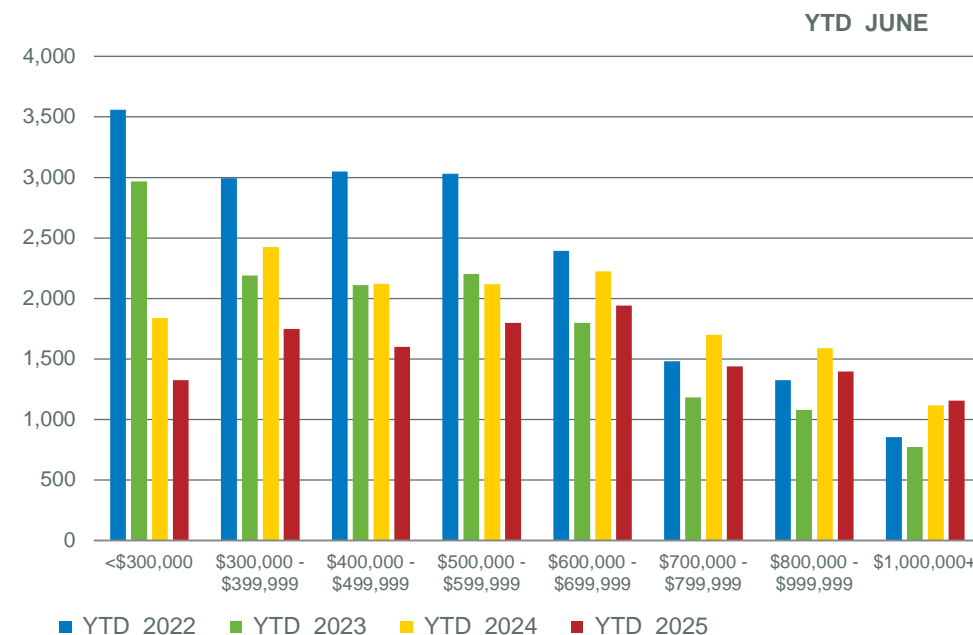
SHARE OF CITY WIDE SALES - JUNE



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	1,649	2,132	2,658	2,875	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	2,157	2,359	2,545	2,721	3,411	3,789	4,164	4,495	5,068	4,971	4,358	2,998
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	565,500	562,500	570,444	562,500	556,500	565,000	575,000	573,000	551,556
Average Price	569,389	583,107	596,211	608,112	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	1,719	2,156	2,231	2,563	2,286						
New Listings	2,896	2,830	4,018	4,036	4,841	4,223						
Inventory	3,645	4,151	5,157	5,870	6,744	6,941						
Days on Market	41	33	29	29	32	33						
Benchmark Price	583,000	587,600	592,500	591,200	589,900	586,200						
Median Price	572,000	565,000	584,750	590,000	591,000	595,000						
Average Price	604,961	612,434	639,578	646,610	649,751	646,147						
Index	273	275	277	277	276	274						

	Jun-24	Jun-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	2
\$100,000 - \$149,999	2	-	11	9
\$150,000 - \$199,999	18	26	120	124
\$200,000 - \$249,999	70	85	586	411
\$250,000 - \$299,999	180	138	1,119	778
\$300,000 - \$349,999	246	149	1,390	914
\$350,000 - \$399,999	203	175	1,037	835
\$400,000 - \$449,999	182	123	1,044	805
\$450,000 - \$499,999	192	124	1,077	796
\$500,000 - \$549,999	185	163	1,004	845
\$550,000 - \$599,999	214	176	1,116	952
\$600,000 - \$649,999	221	195	1,183	1,007
\$650,000 - \$699,999	189	174	1,042	934
\$700,000 - \$749,999	156	146	888	790
\$750,000 - \$799,999	166	127	814	649
\$800,000 - \$849,999	93	88	580	527
\$850,000 - \$899,999	105	82	471	407
\$900,000 - \$949,999	64	53	305	260
\$950,000 - \$999,999	37	38	236	202
\$1,000,000 - \$1,299,999	104	110	617	630
\$1,300,000 - \$1,499,999	43	50	208	193
\$1,500,000 - \$1,999,999	37	42	190	207
\$2,000,000 +	30	22	103	127
	2,737	2,286	15,141	12,404

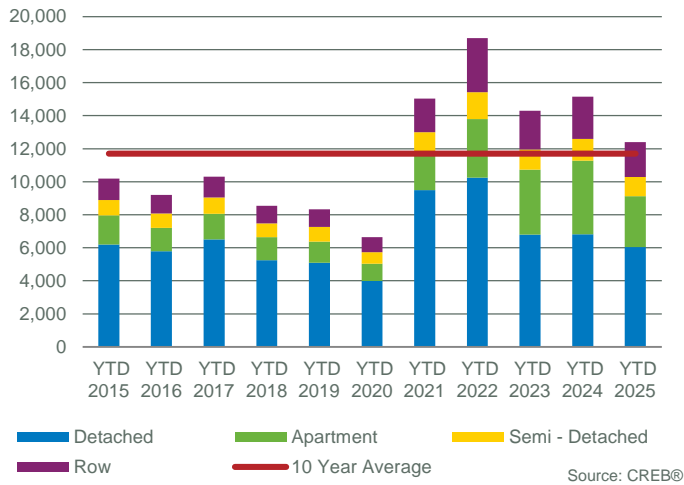
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

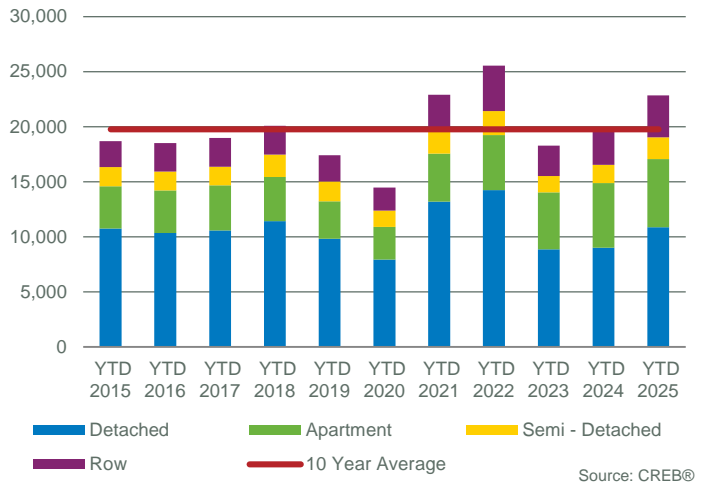
CITY OF CALGARY TOTAL SALES

YTD JUNE



CITY OF CALGARY TOTAL NEW LISTINGS

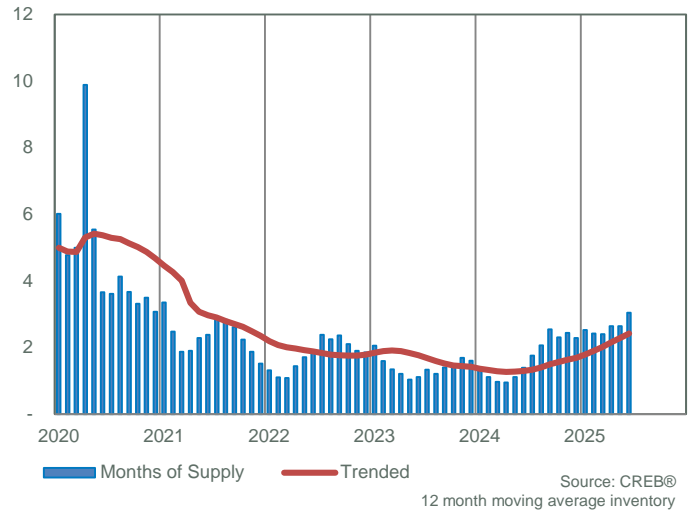
YTD JUNE



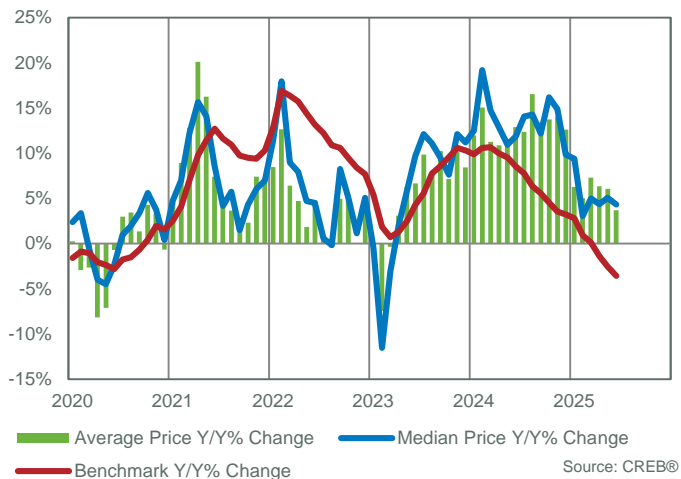
CITY OF CALGARY TOTAL INVENTORY AND SALES



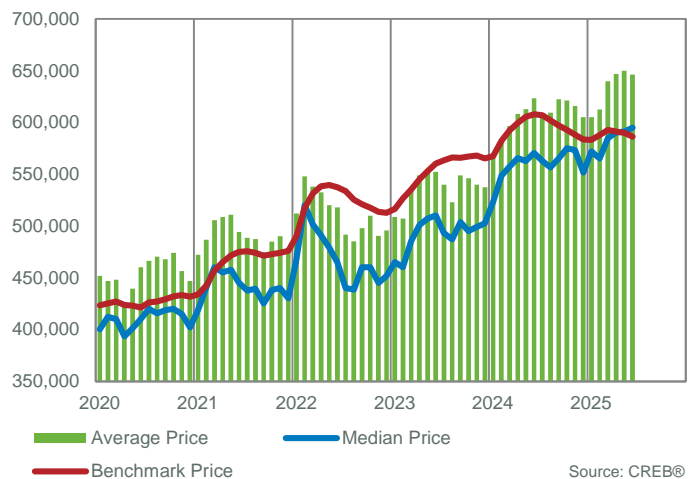
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



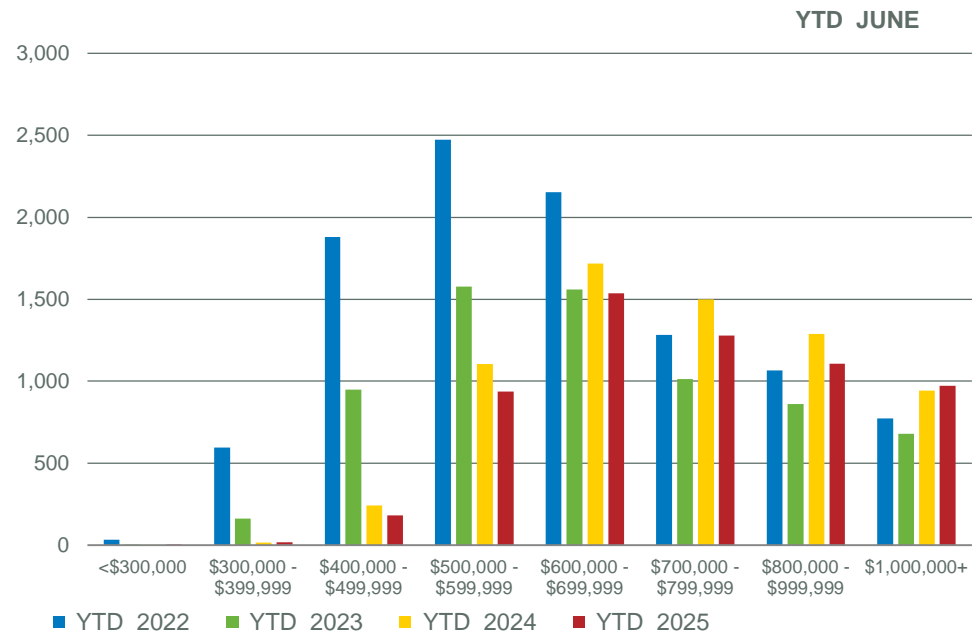
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	733	952	1,148	1,317	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	796,049	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	1,034	1,099	1,274	1,194						
New Listings	1,229	1,265	1,894	1,906	2,418	2,145						
Inventory	1,455	1,700	2,204	2,512	2,994	3,107						
Days on Market	37	28	27	25	28	30						
Benchmark Price	750,800	760,500	769,800	769,300	769,400	764,300						
Median Price	698,194	720,000	731,750	725,000	730,000	720,000						
Average Price	780,196	804,439	839,174	839,704	847,285	819,909						
Index	308	312	316	316	316	314						

	Jun-24	Jun-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	1
\$250,000 - \$299,999	-	1	2	2
\$300,000 - \$349,999	-	-	1	5
\$350,000 - \$399,999	1	3	14	13
\$400,000 - \$449,999	9	9	58	40
\$450,000 - \$499,999	25	31	184	142
\$500,000 - \$549,999	62	82	408	353
\$550,000 - \$599,999	132	125	697	585
\$600,000 - \$649,999	166	150	856	765
\$650,000 - \$699,999	159	146	861	772
\$700,000 - \$749,999	140	133	775	701
\$750,000 - \$799,999	151	114	724	579
\$800,000 - \$849,999	81	76	486	457
\$850,000 - \$899,999	85	67	388	312
\$900,000 - \$949,999	52	38	239	191
\$950,000 - \$999,999	31	29	175	148
\$1,000,000 - \$1,299,999	80	90	490	492
\$1,300,000 - \$1,499,999	39	41	178	167
\$1,500,000 - \$1,999,999	34	39	174	188
\$2,000,000 +	30	20	100	124
	1,277	1,194	6,810	6,038

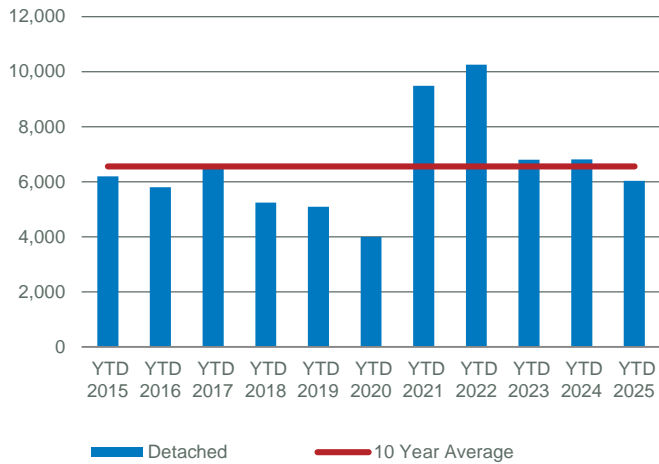
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

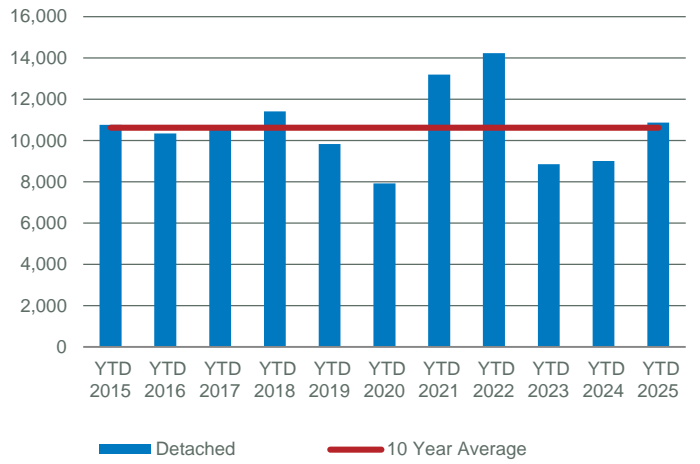
CITY OF CALGARY DETACHED SALES

YTD JUNE

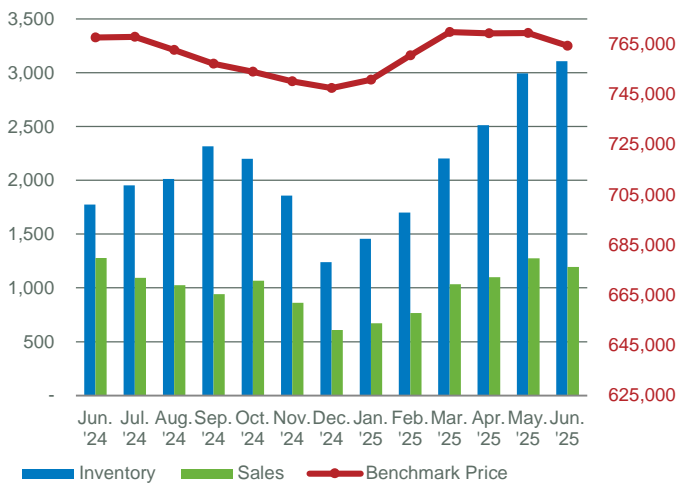


CITY OF CALGARY DETACHED NEW LISTINGS

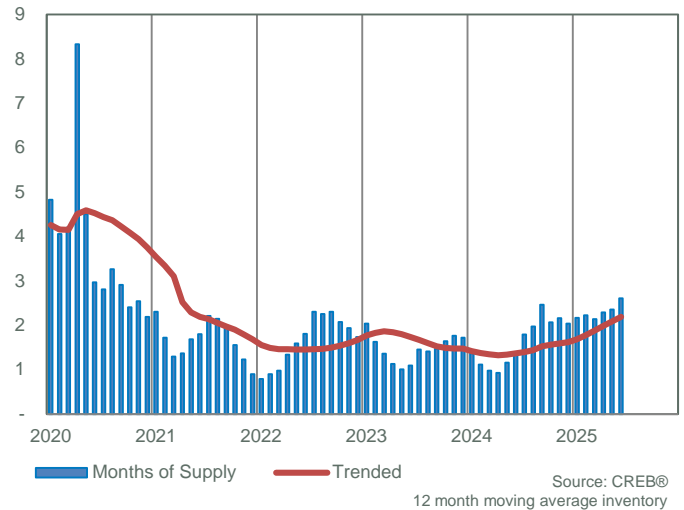
YTD JUNE



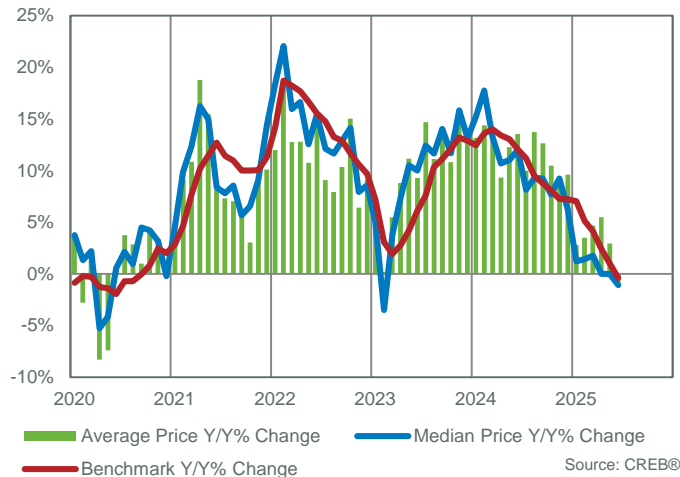
CITY OF CALGARY DETACHED INVENTORY AND SALES



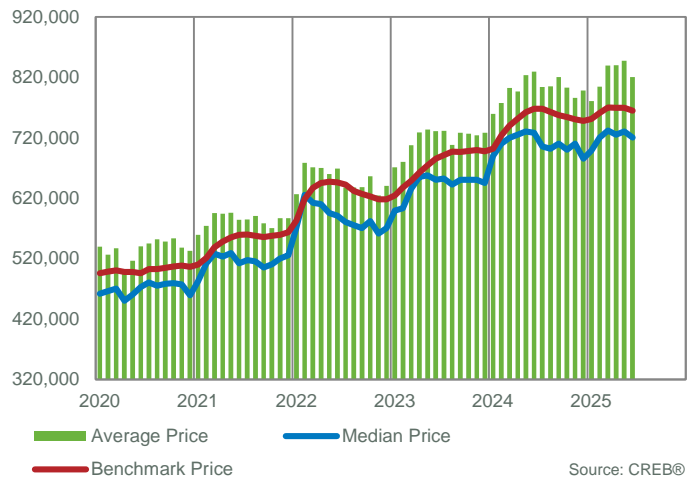
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



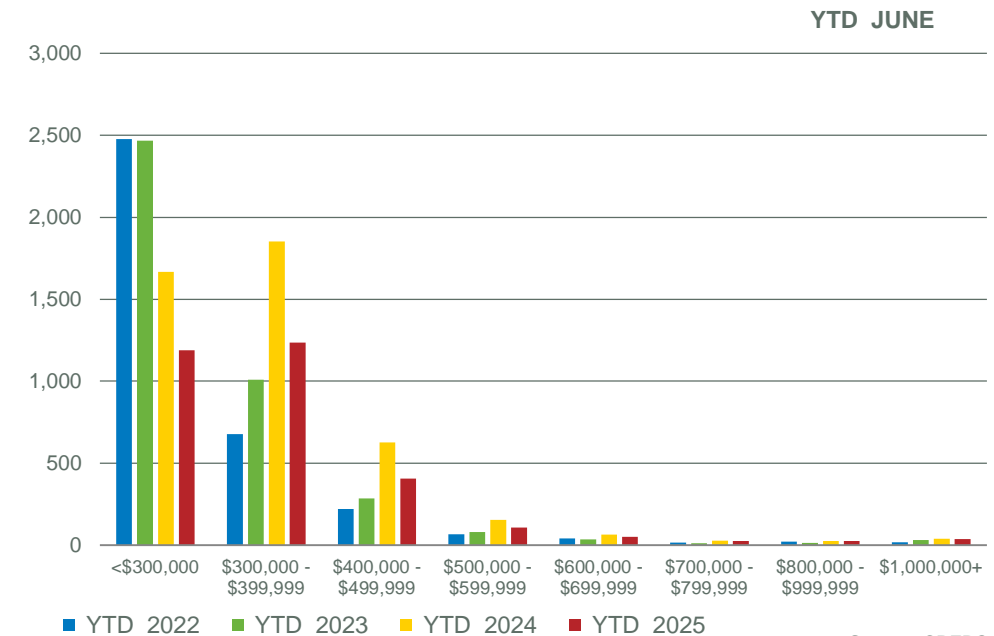
CITY OF CALGARY DETACHED PRICES



	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	539	589	576	532						
New Listings	922	852	1,092	1,086	1,231	1,024						
Inventory	1,296	1,466	1,713	1,870	2,094	2,112						
Days on Market	51	42	36	36	41	41						
Benchmark Price	331,400	334,200	336,100	336,000	335,300	333,500						
Median Price	311,500	330,000	328,000	327,500	318,000	316,950						
Average Price	352,799	353,122	354,989	367,442	342,119	351,769						
Index	250	252	254	253	253	252						

	Jun-24	Jun-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	1
\$100,000 - \$149,999	2	-	11	9
\$150,000 - \$199,999	18	26	117	122
\$200,000 - \$249,999	69	83	567	390
\$250,000 - \$299,999	158	119	973	667
\$300,000 - \$349,999	208	114	1,141	728
\$350,000 - \$399,999	146	99	712	509
\$400,000 - \$449,999	85	28	411	261
\$450,000 - \$499,999	39	19	215	145
\$500,000 - \$549,999	30	12	107	67
\$550,000 - \$599,999	12	8	48	42
\$600,000 - \$649,999	3	6	43	30
\$650,000 - \$699,999	5	3	23	21
\$700,000 - \$749,999	3	4	16	16
\$750,000 - \$799,999	-	3	11	9
\$800,000 - \$849,999	2	-	9	6
\$850,000 - \$899,999	2	-	8	10
\$900,000 - \$949,999	1	1	3	8
\$950,000 - \$999,999	1	-	6	2
\$1,000,000 - \$1,299,999	5	3	20	14
\$1,300,000 - \$1,499,999	-	1	7	8
\$1,500,000 - \$1,999,999	2	1	9	11
\$2,000,000 +	-	2	2	3
	791	532	4,459	3,079

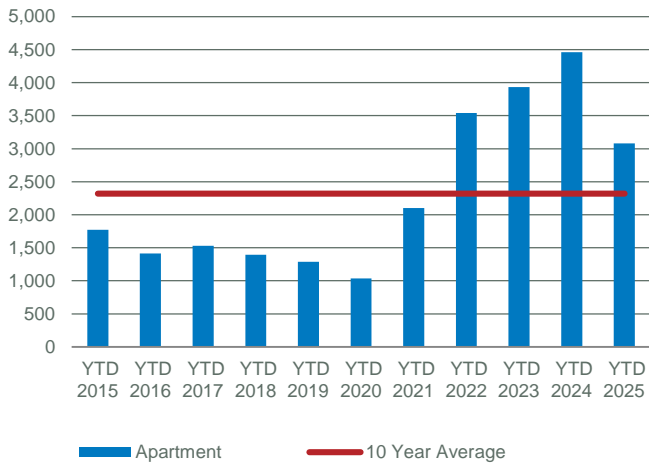
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

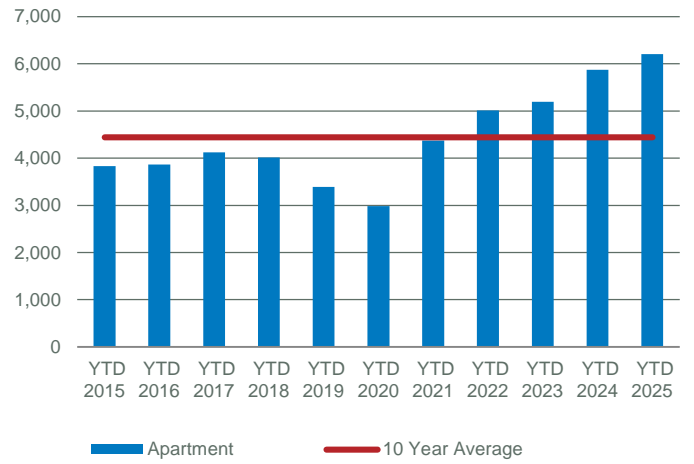
CITY OF CALGARY APARTMENT SALES

YTD JUNE

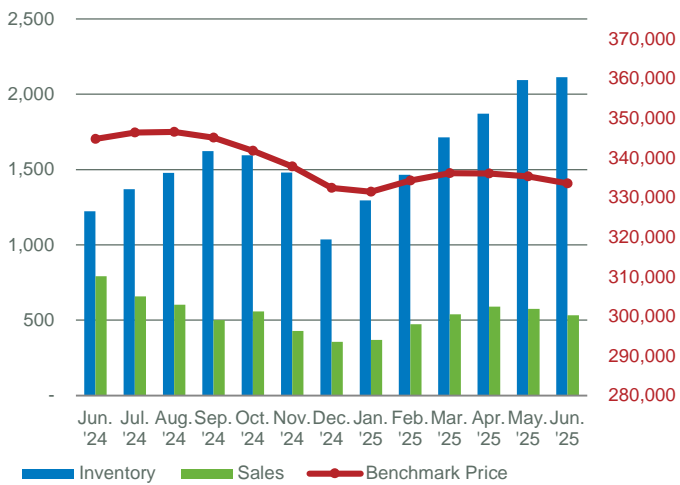


CITY OF CALGARY APARTMENT NEW LISTINGS

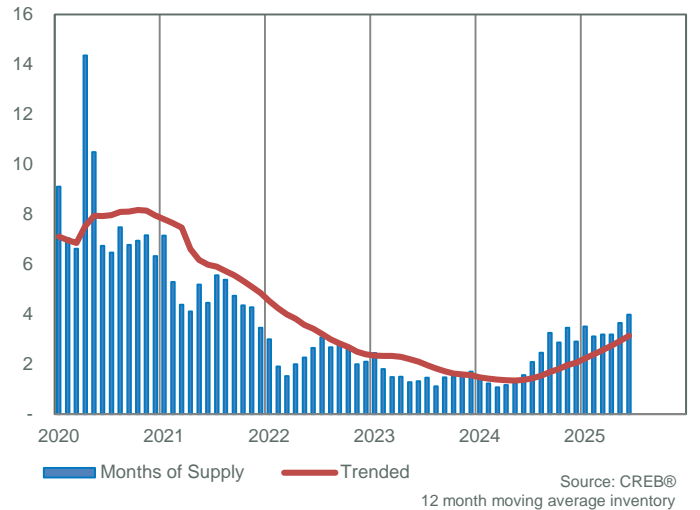
YTD JUNE



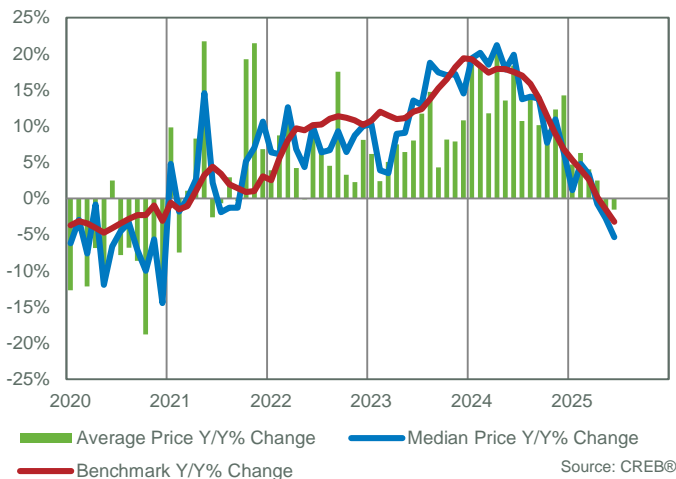
CITY OF CALGARY APARTMENT INVENTORY AND SALES



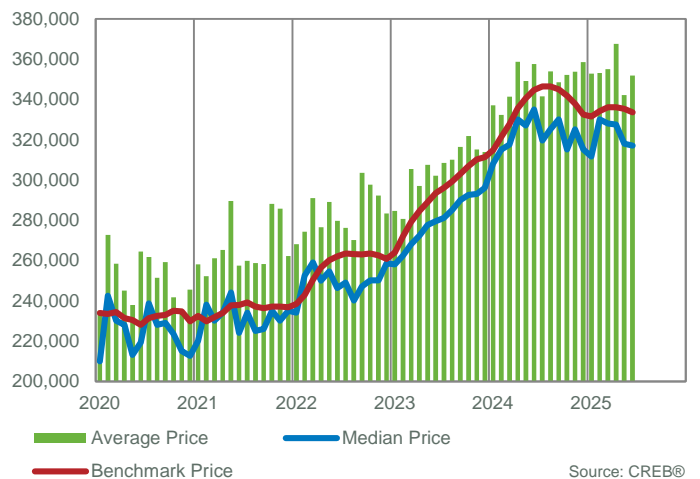
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

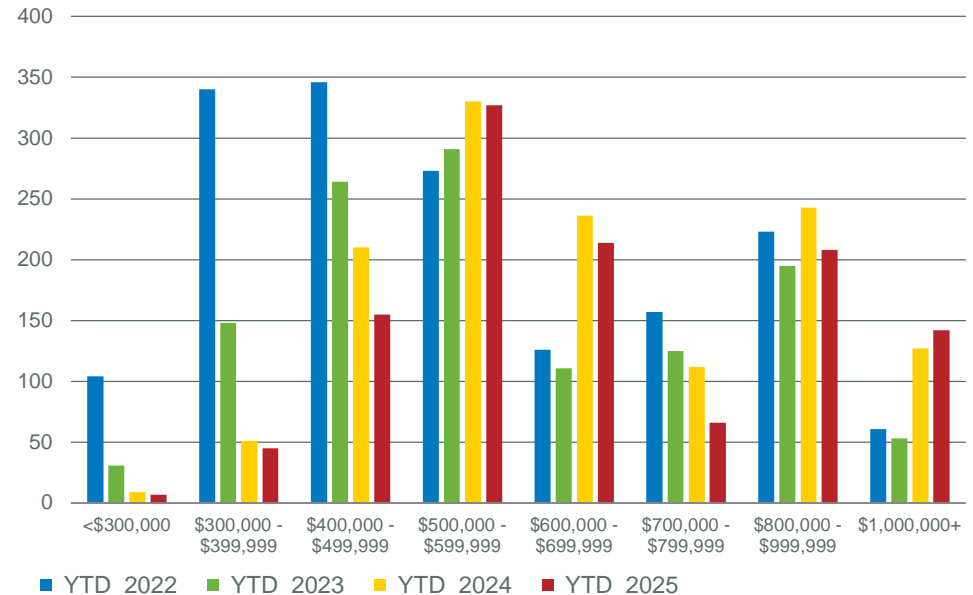


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	131	191	250	254	259	233	199	172	181	188	172	124
New Listings	223	224	261	293	360	304	263	299	299	285	225	100
Inventory	218	222	205	207	272	297	294	340	378	393	363	247
Days on Market	35	26	21	22	17	18	22	25	25	28	31	41
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	164	184	188	256	212						
New Listings	272	240	334	350	429	357						
Inventory	302	325	412	485	541	555						
Days on Market	36	32	28	25	29	32						
Benchmark Price	673,600	683,500	691,900	691,900	697,300	696,400						
Median Price	589,257	640,000	616,500	620,000	608,500	620,000						
Average Price	667,063	715,791	714,510	694,405	686,287	701,429						
Index	361	367	371	371	374	374						

	Jun-24	Jun-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	1	-
\$250,000 - \$299,999	2	2	8	7
\$300,000 - \$349,999	3	3	12	12
\$350,000 - \$399,999	8	8	39	33
\$400,000 - \$449,999	14	12	98	59
\$450,000 - \$499,999	21	20	112	96
\$500,000 - \$549,999	35	24	147	140
\$550,000 - \$599,999	35	24	183	187
\$600,000 - \$649,999	26	28	158	133
\$650,000 - \$699,999	11	11	78	81
\$700,000 - \$749,999	7	7	54	33
\$750,000 - \$799,999	13	6	58	33
\$800,000 - \$849,999	8	11	71	46
\$850,000 - \$899,999	13	12	59	66
\$900,000 - \$949,999	11	11	60	50
\$950,000 - \$999,999	5	8	53	46
\$1,000,000 - \$1,299,999	17	16	99	119
\$1,300,000 - \$1,499,999	3	8	21	16
\$1,500,000 - \$1,999,999	1	1	6	7
\$2,000,000 +	-	-	1	-
	233	212	1,318	1,164

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

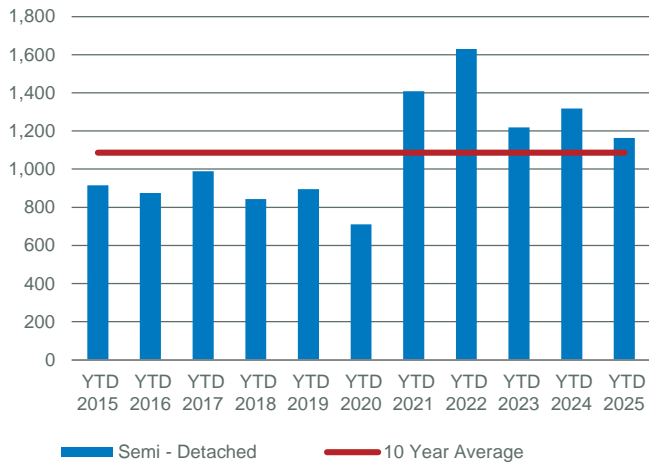
YTD JUNE



Source: CREB®

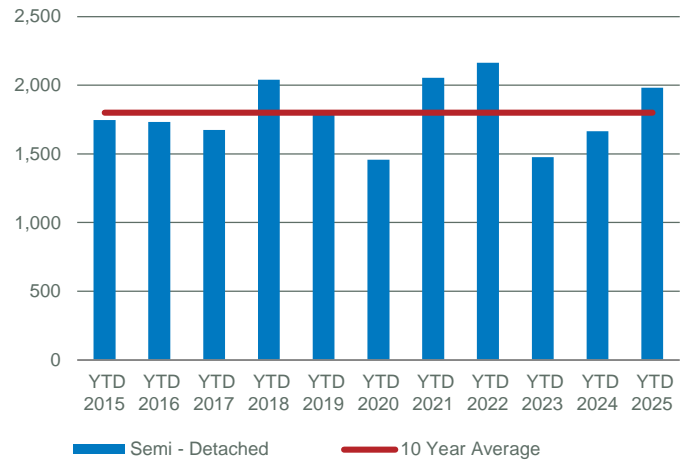
CITY OF CALGARY SEMI-DET. SALES

YTD JUNE

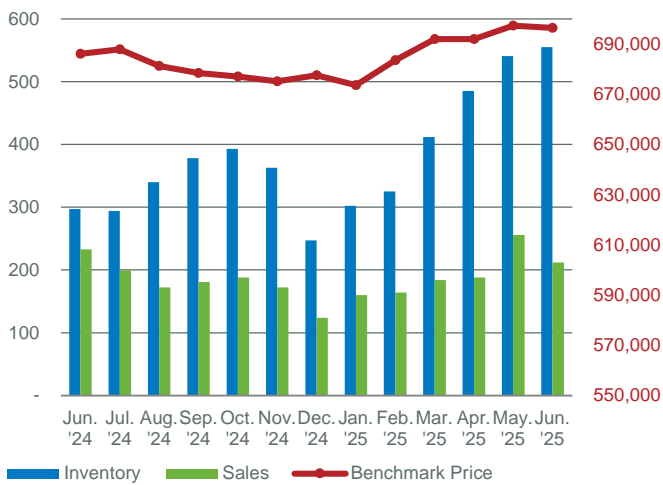


CITY OF CALGARY SEMI-DET. NEW LISTINGS

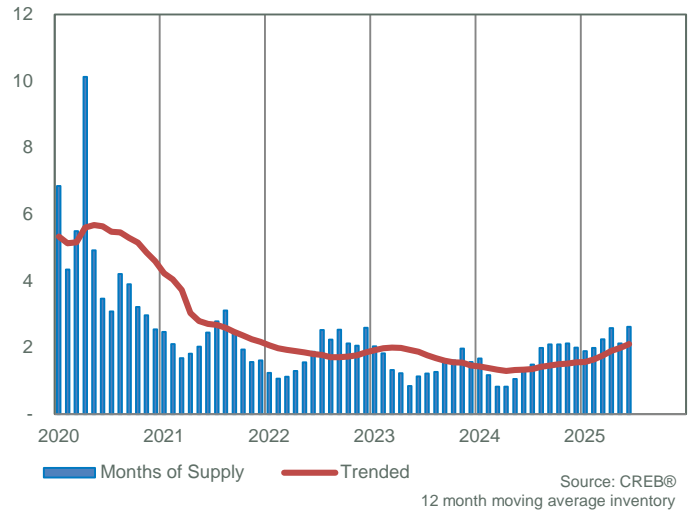
YTD JUNE



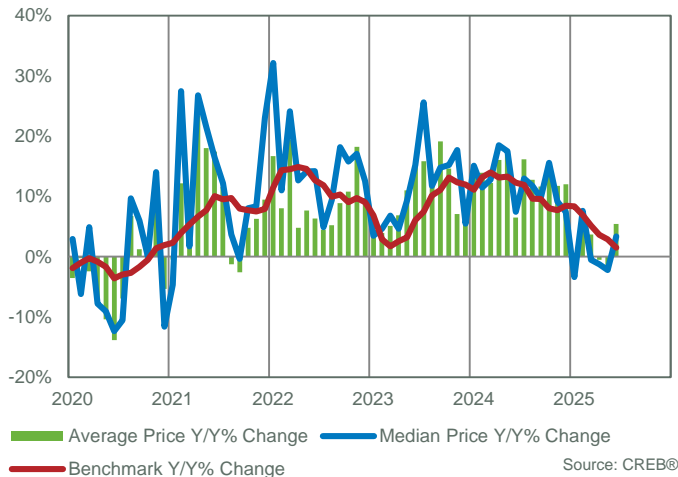
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



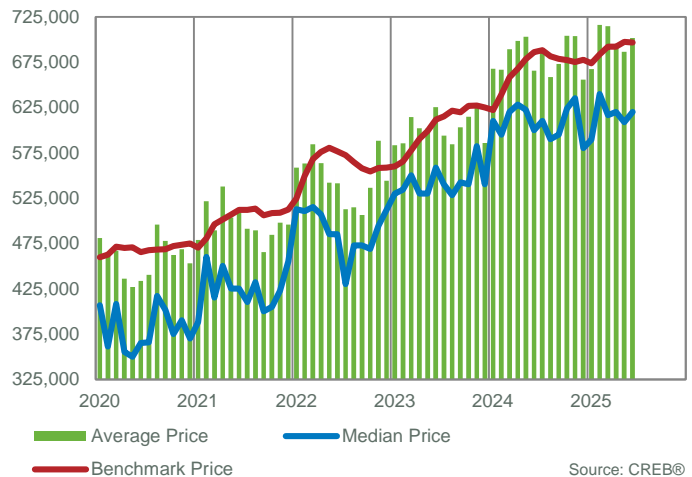
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES

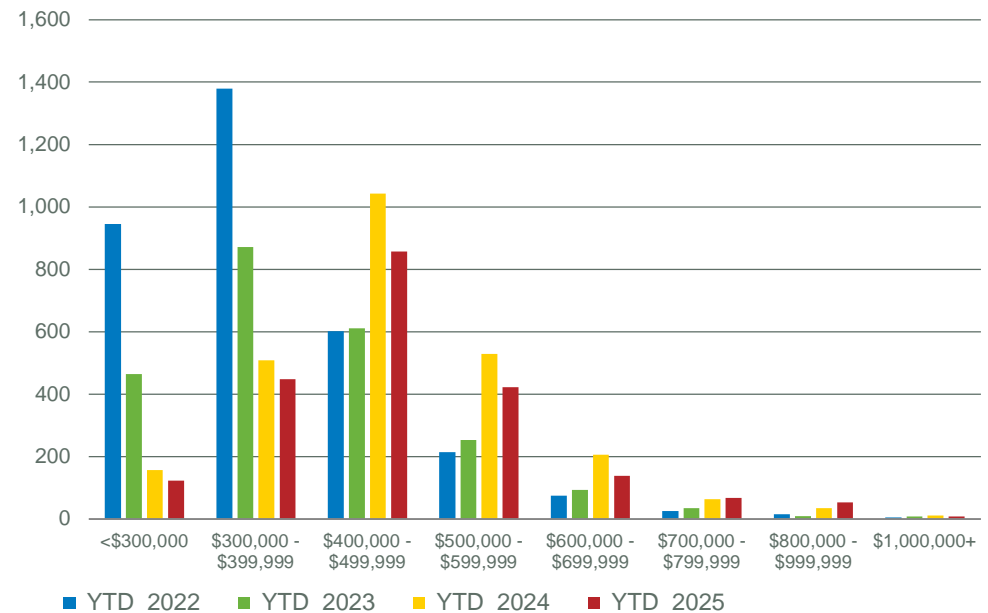


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	690	579	576	643	606	522	406	244
Inventory	258	308	359	344	427	493	547	663	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
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	399	355	457	348						
New Listings	473	473	698	694	763	697						
Inventory	592	660	828	1,003	1,115	1,167						
Days on Market	39	31	27	30	33	33						
Benchmark Price	444,900	446,800	454,000	457,400	453,600	450,300						
Median Price	449,500	465,000	455,000	470,000	449,000	442,000						
Average Price	465,712	482,527	472,221	486,708	466,345	466,316						
Index	288	289	294	296	294	292						

	Jun-24	Jun-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	2
\$200,000 - \$249,999	1	2	18	20
\$250,000 - \$299,999	20	16	136	102
\$300,000 - \$349,999	35	32	236	169
\$350,000 - \$399,999	48	65	272	280
\$400,000 - \$449,999	74	74	477	445
\$450,000 - \$499,999	107	54	566	413
\$500,000 - \$549,999	58	45	342	285
\$550,000 - \$599,999	35	19	188	138
\$600,000 - \$649,999	26	11	126	79
\$650,000 - \$699,999	14	14	80	60
\$700,000 - \$749,999	6	2	43	40
\$750,000 - \$799,999	2	4	21	28
\$800,000 - \$849,999	2	1	14	18
\$850,000 - \$899,999	5	3	16	19
\$900,000 - \$949,999	-	3	3	11
\$950,000 - \$999,999	-	1	2	6
\$1,000,000 - \$1,299,999	2	1	8	5
\$1,300,000 - \$1,499,999	1	-	2	2
\$1,500,000 - \$1,999,999	-	1	1	1
\$2,000,000 +	-	-	-	-
	436	348	2,554	2,123

CITY OF CALGARY ROW SALES BY PRICE RANGE

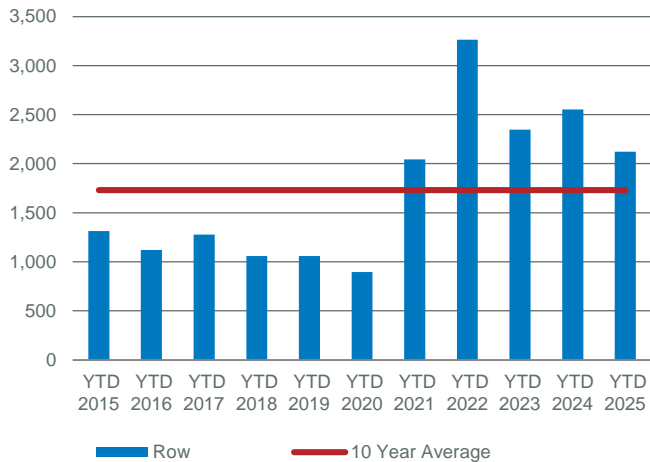
YTD JUNE



Source: CREB®

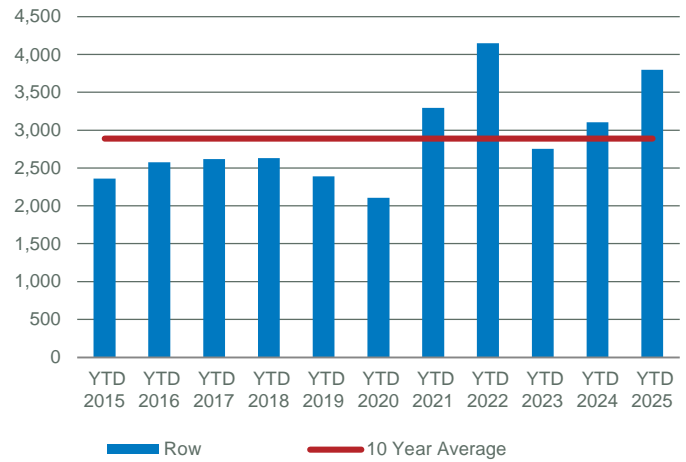
CITY OF CALGARY ROW SALES

YTD JUNE

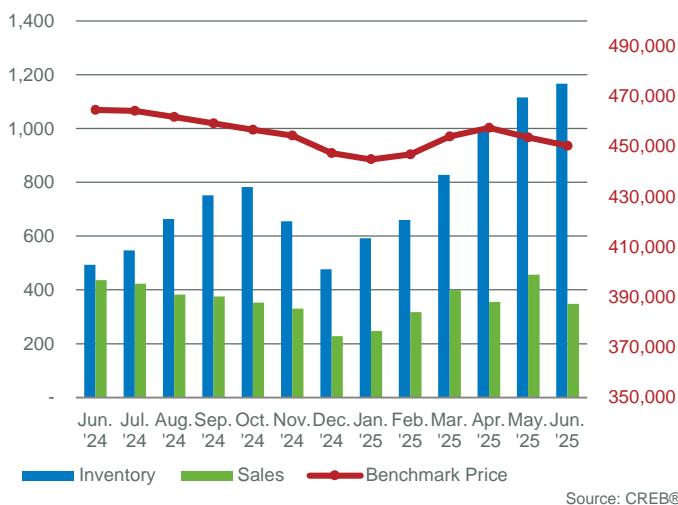


CITY OF CALGARY ROW NEW LISTINGS

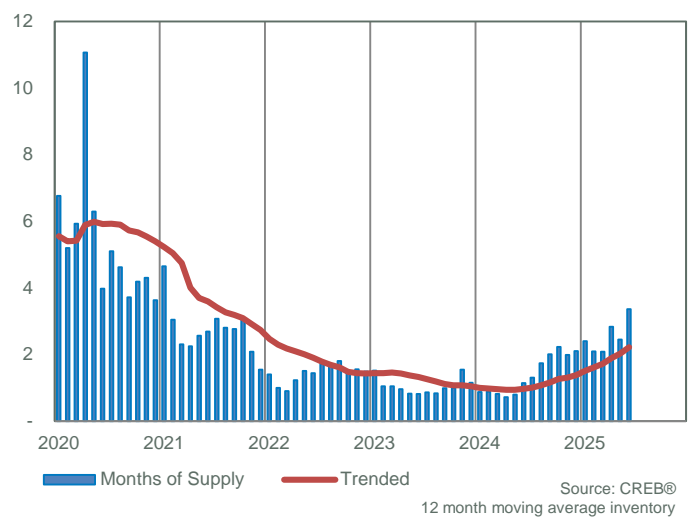
YTD JUNE



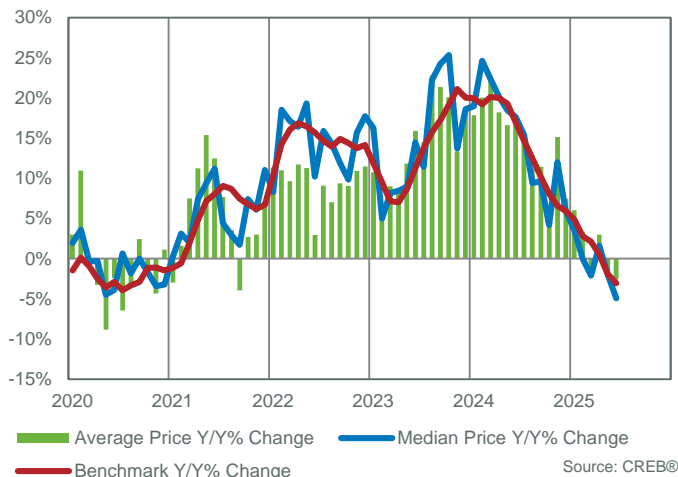
CITY OF CALGARY ROW INVENTORY AND SALES



CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

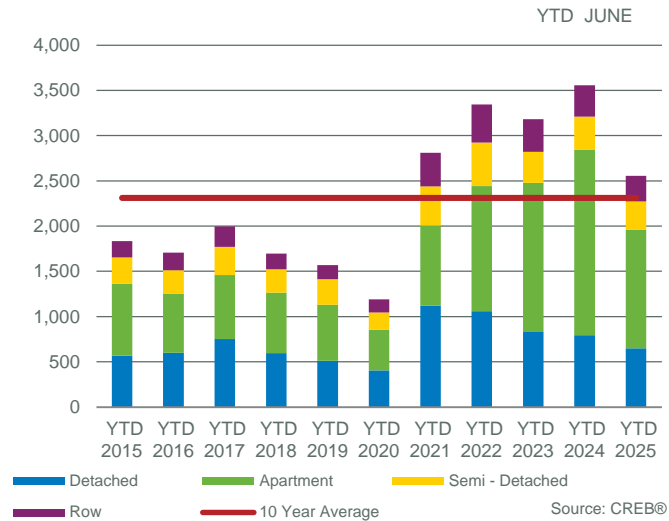


CITY OF CALGARY ROW PRICES

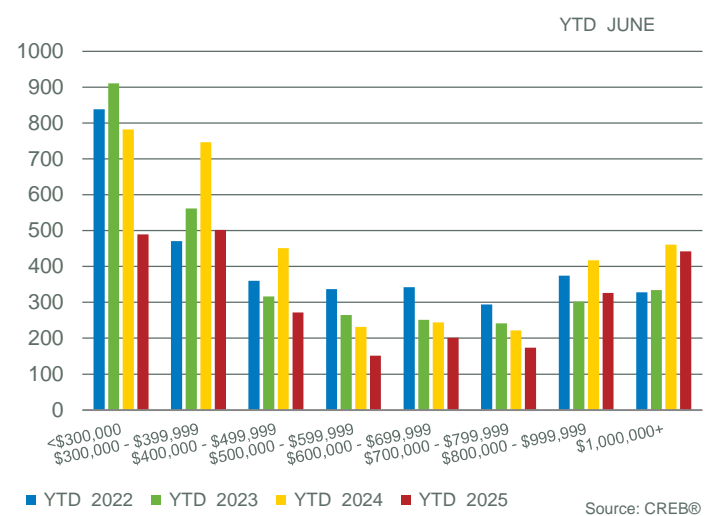


CITY CENTRE

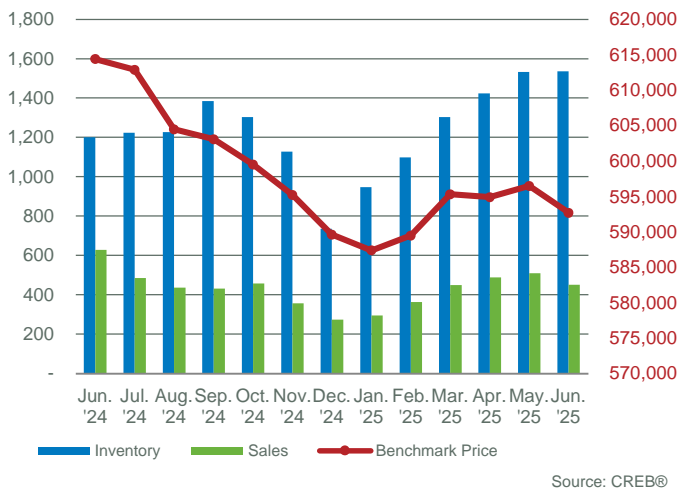
CITY CENTRE TOTAL SALES



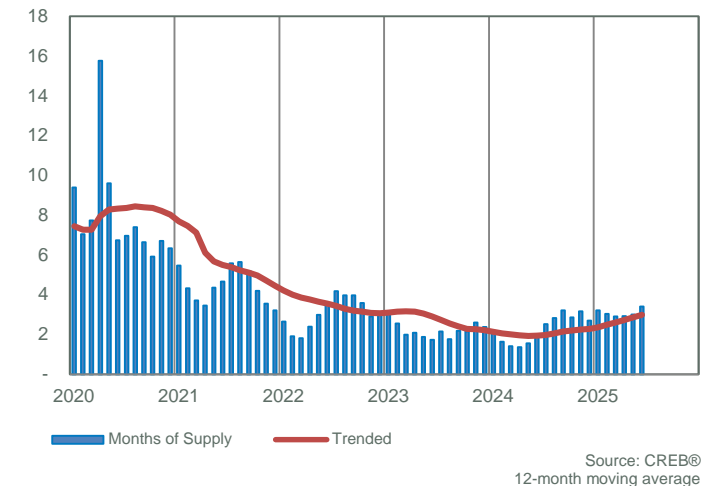
CITY CENTRE TOTAL SALES BY PRICE RANGE



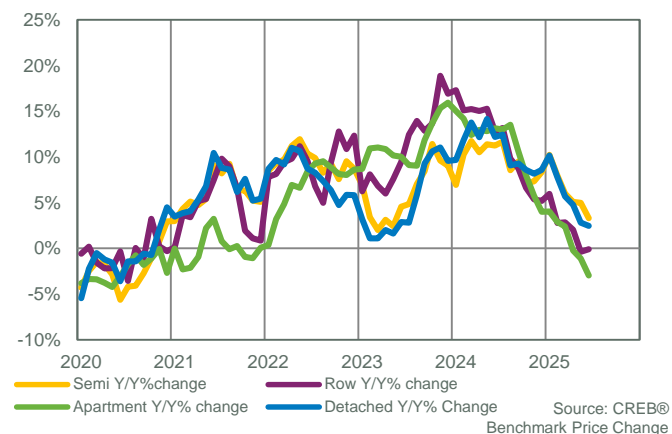
CITY CENTRE INVENTORY AND SALES



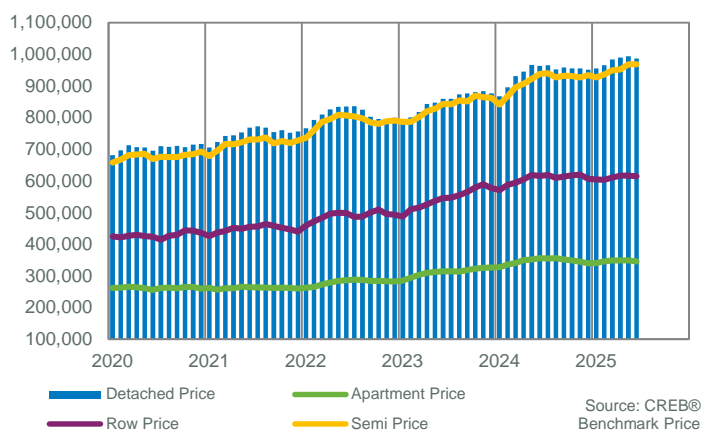
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

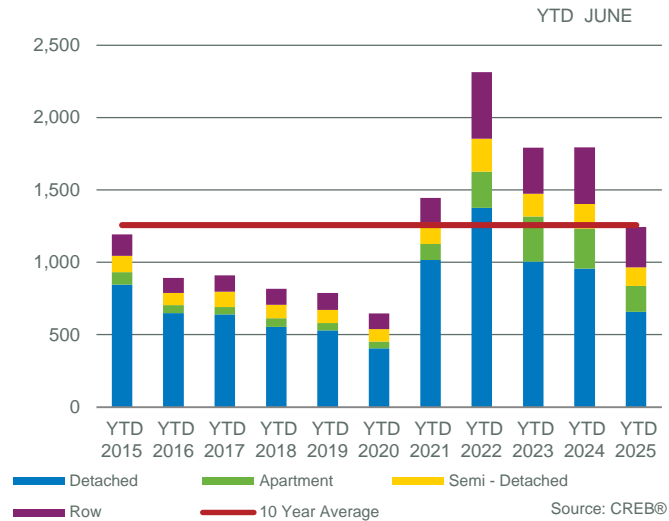


CITY CENTRE PRICES

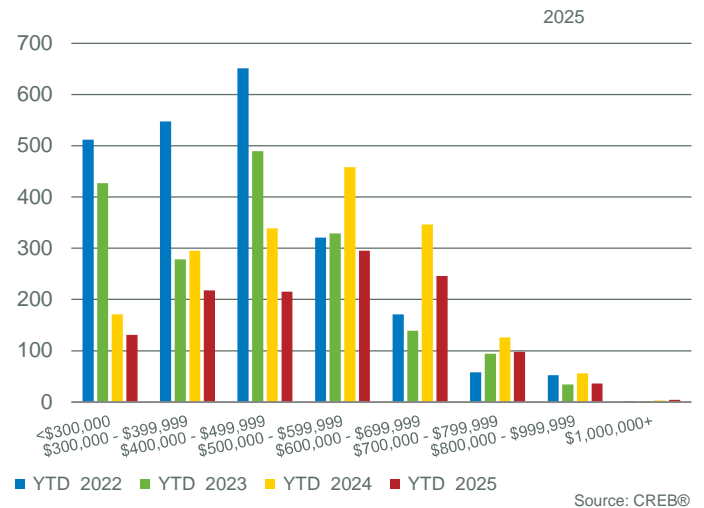


NORTHEAST

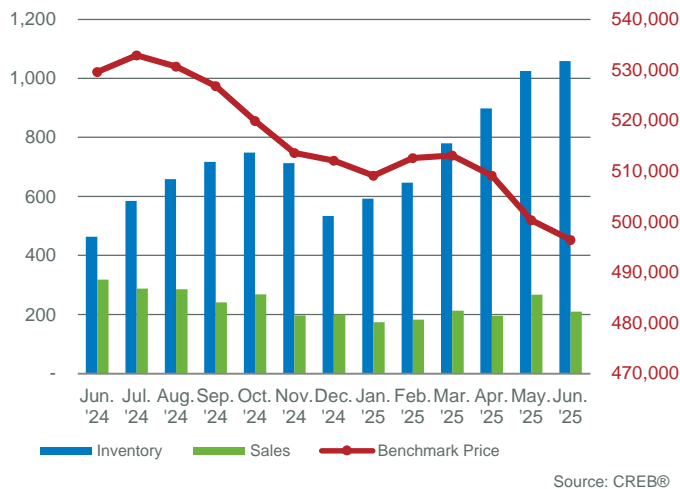
NORTHEAST TOTAL SALES



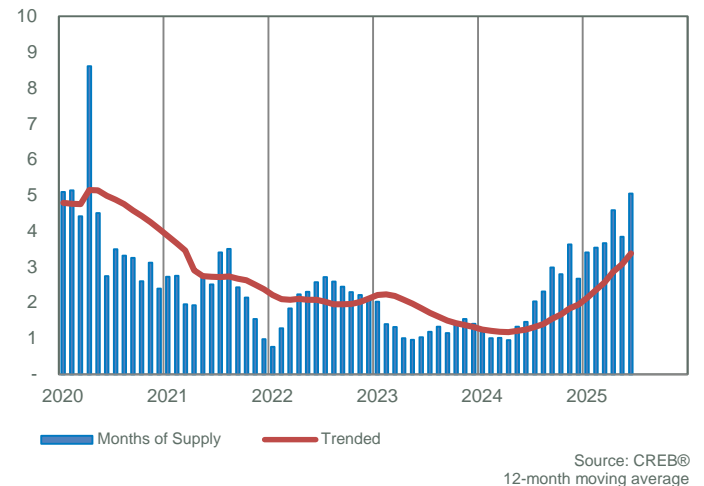
NORTHEAST TOTAL SALES BY PRICE RANGE



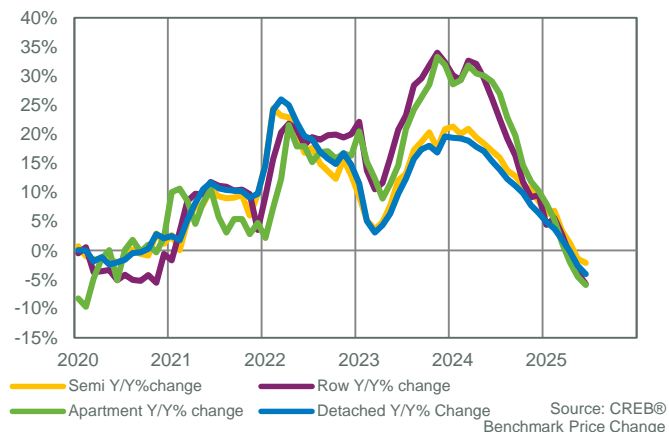
NORTHEAST INVENTORY AND SALES



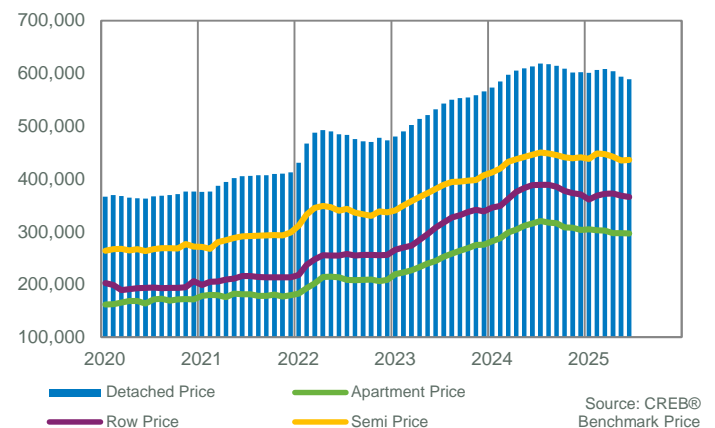
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

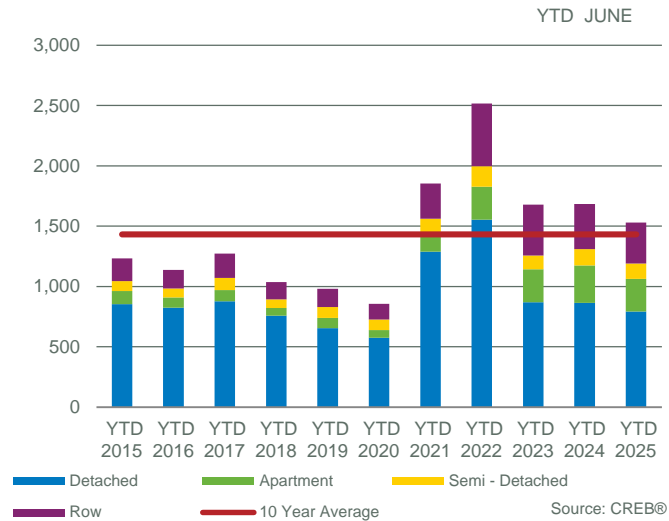


NORTHEAST PRICES

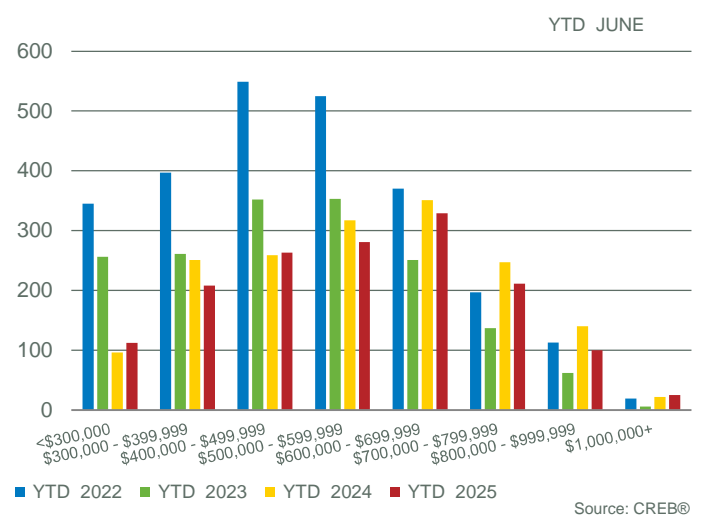


NORTH

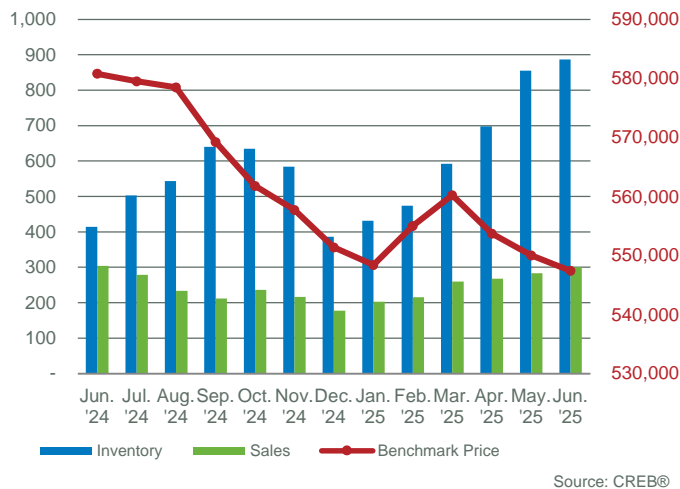
NORTH TOTAL SALES



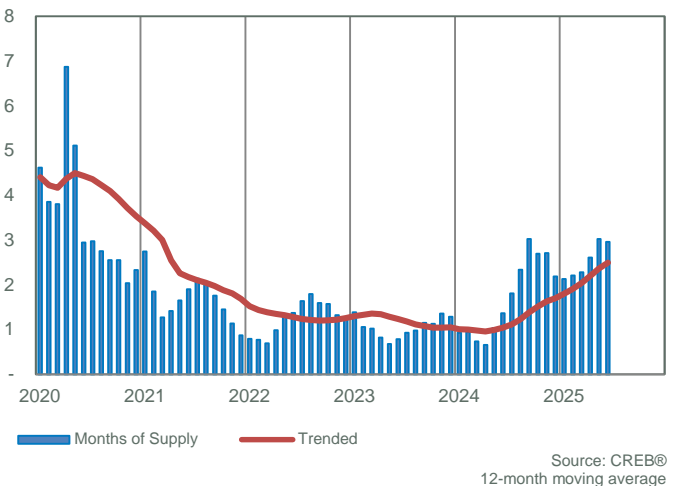
NORTH TOTAL SALES BY PRICE RANGE



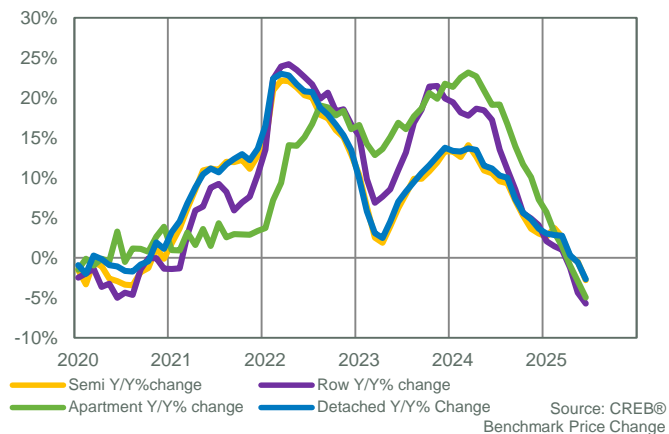
NORTH INVENTORY AND SALES



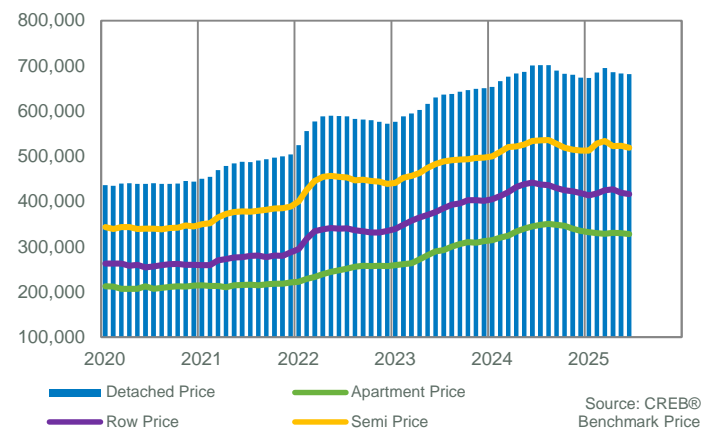
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

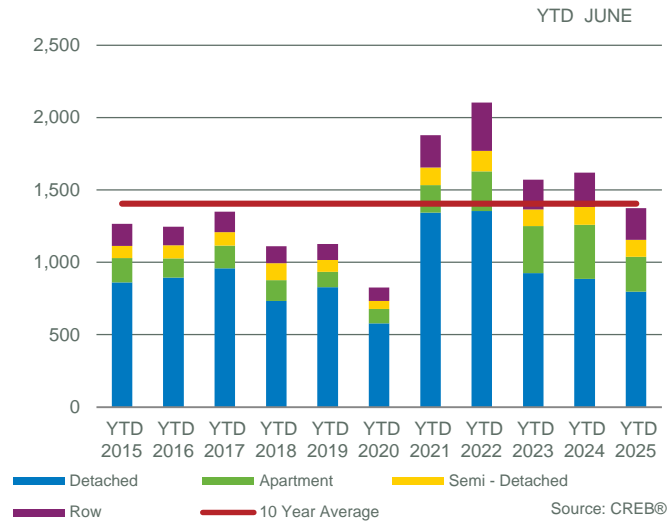


NORTH PRICES

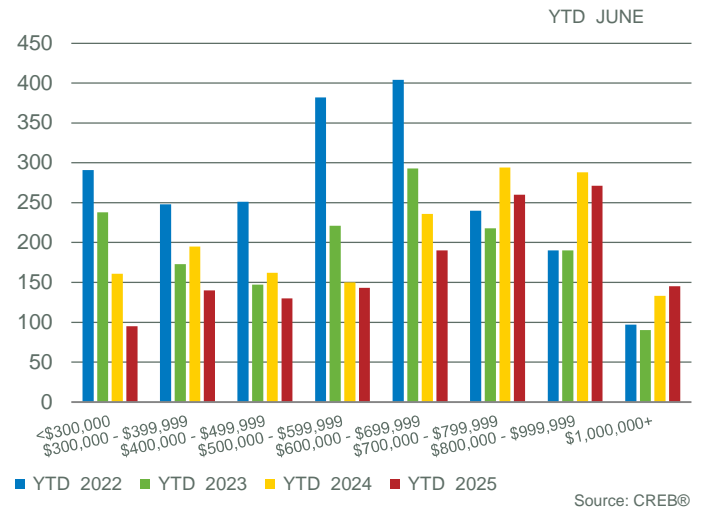


NORTHWEST

NORTHWEST TOTAL SALES



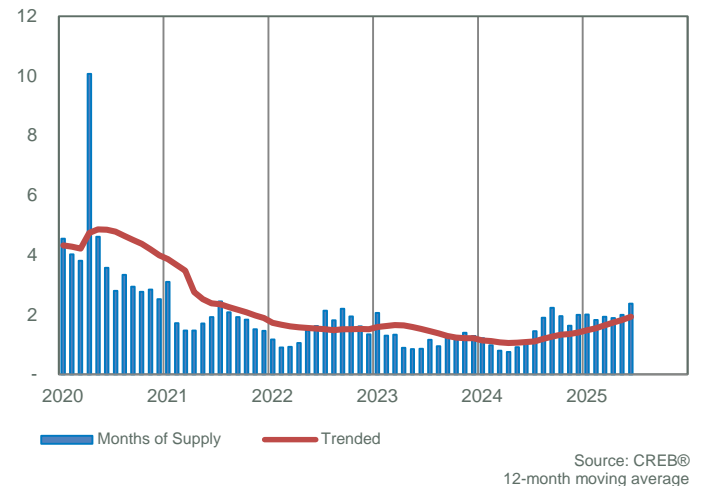
NORTHWEST TOTAL SALES BY PRICE RANGE



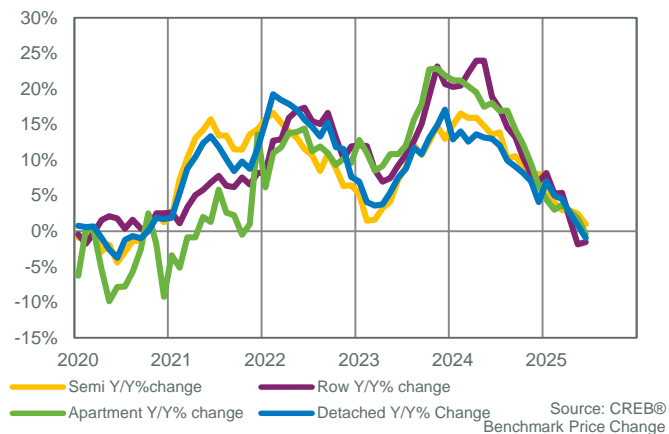
NORTHWEST INVENTORY AND SALES



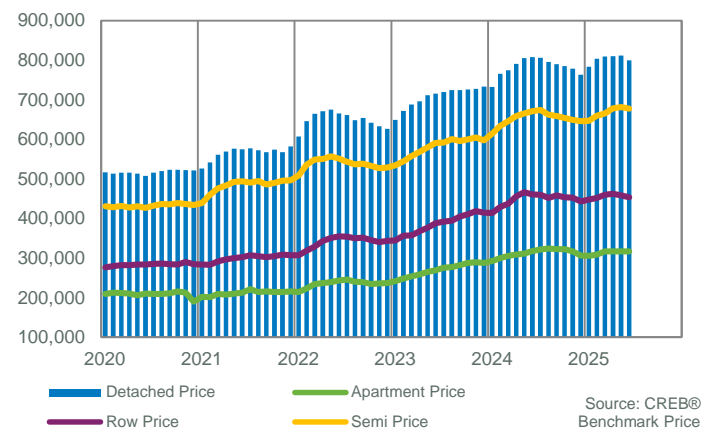
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

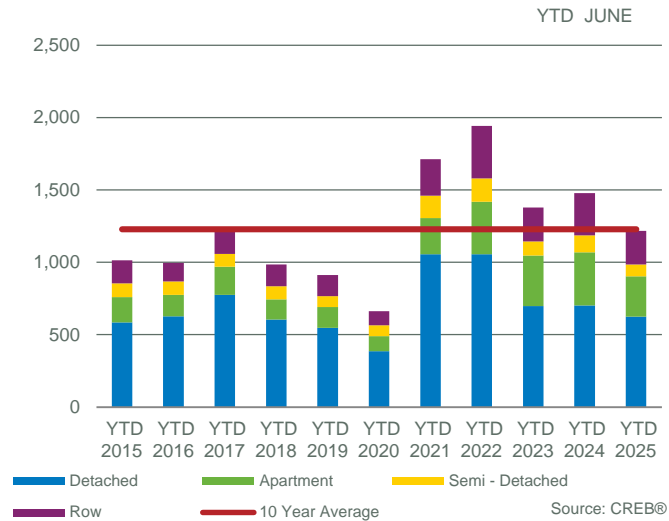


NORTHWEST PRICES

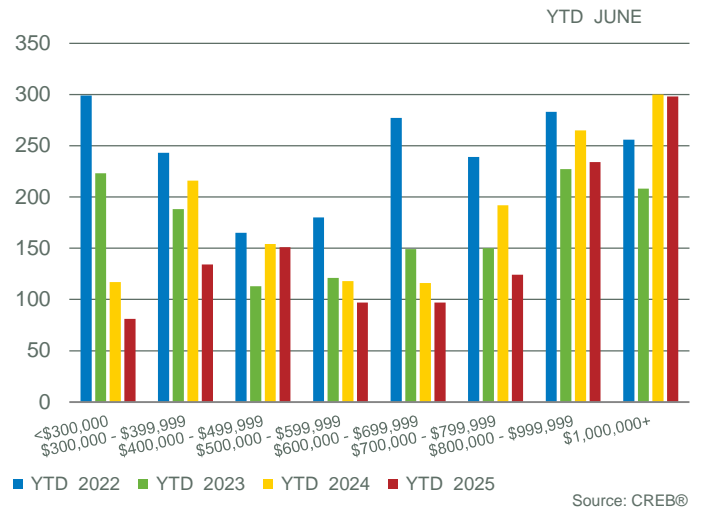


WEST

WEST TOTAL SALES



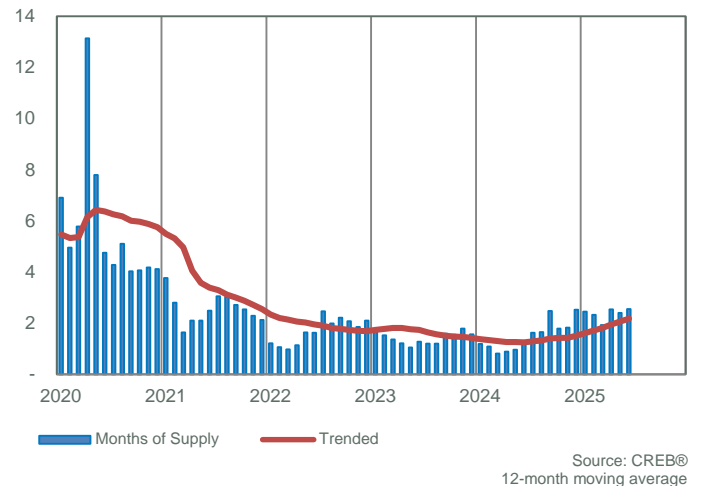
WEST TOTAL SALES BY PRICE RANGE



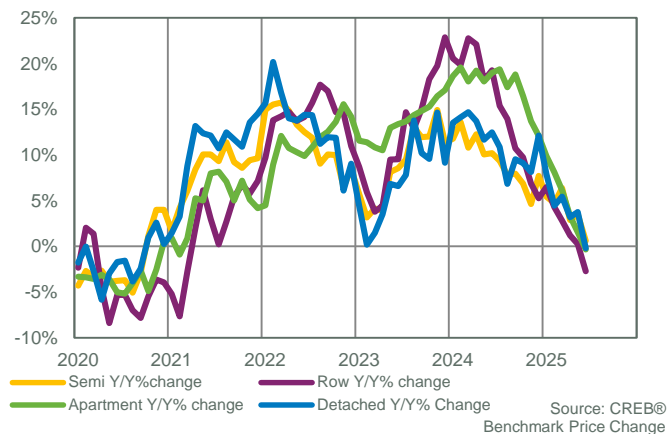
WEST INVENTORY AND SALES



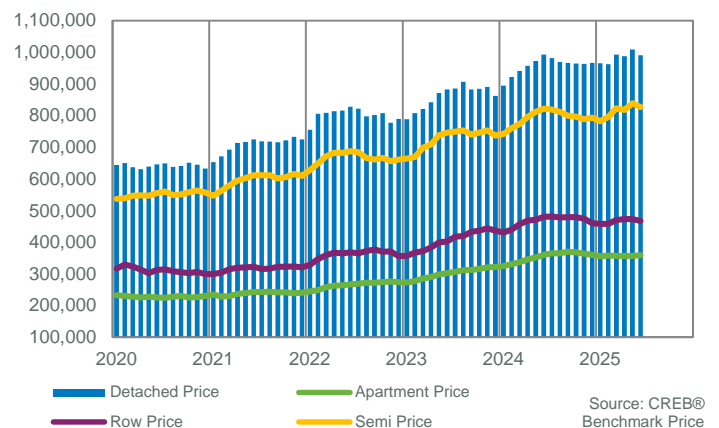
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

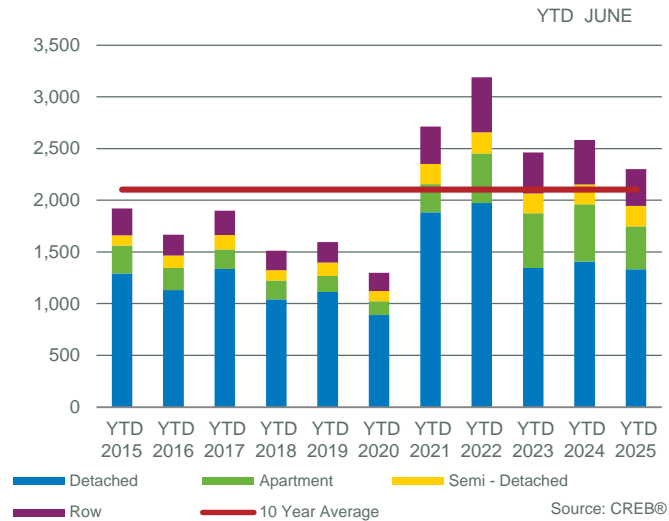


WEST PRICES

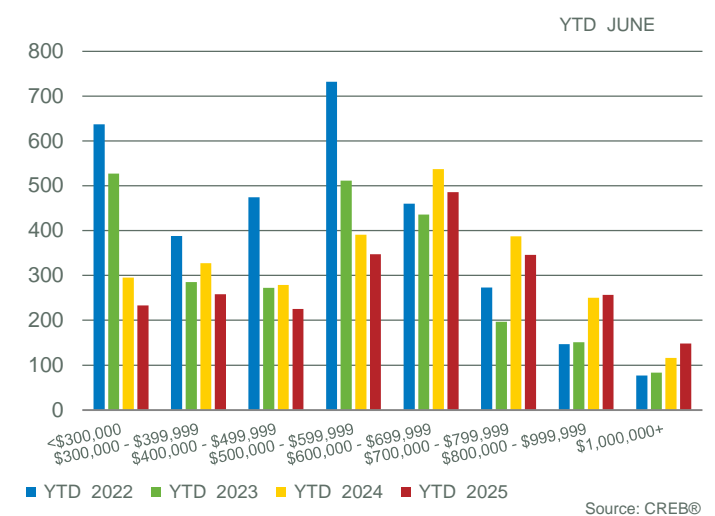


SOUTH

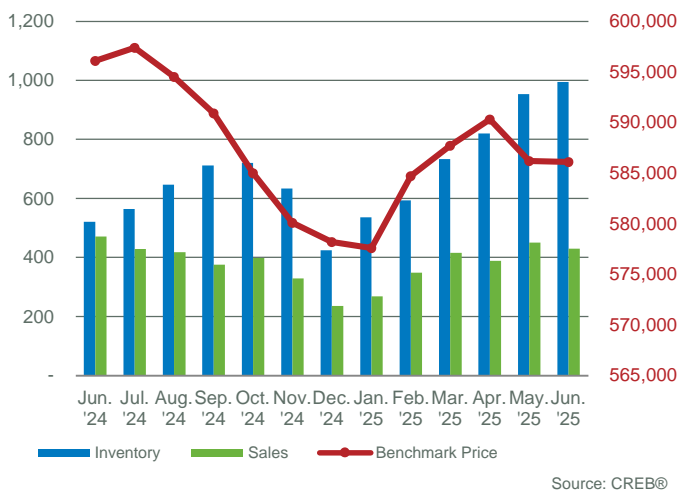
SOUTH TOTAL SALES



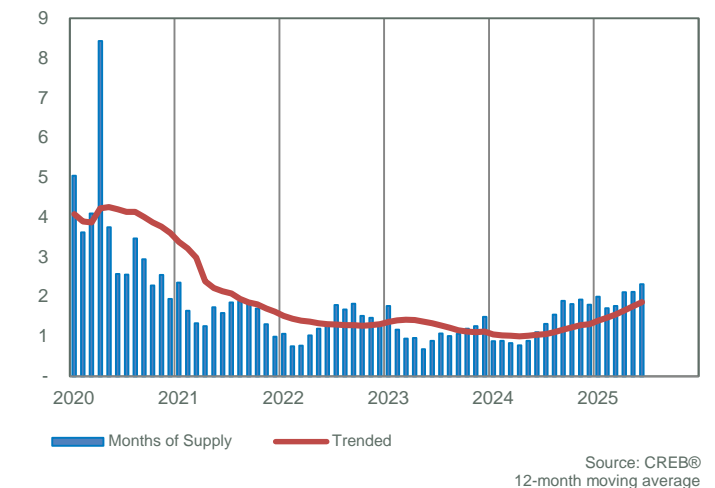
SOUTH TOTAL SALES BY PRICE RANGE



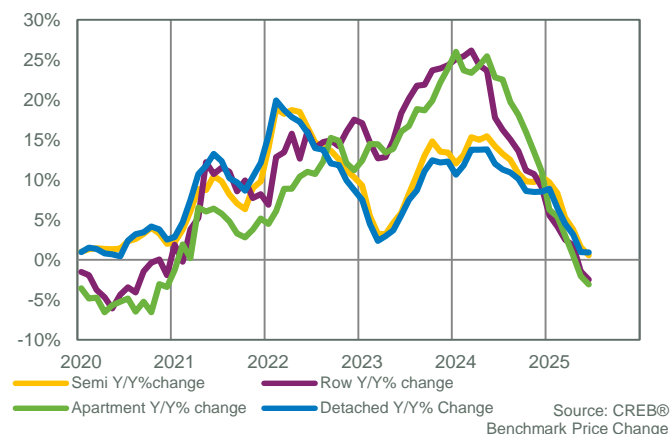
SOUTH INVENTORY AND SALES



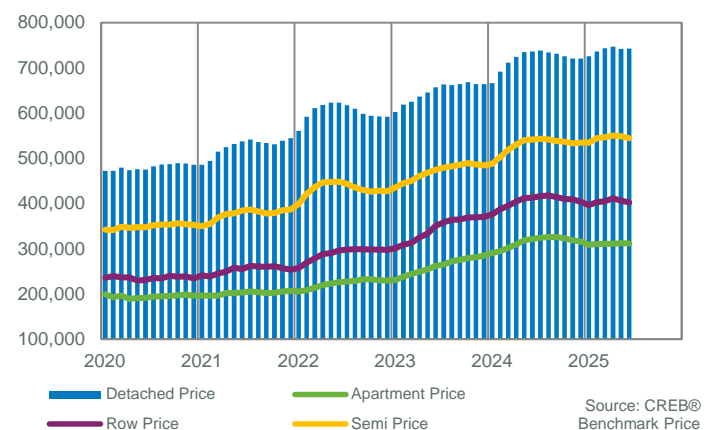
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

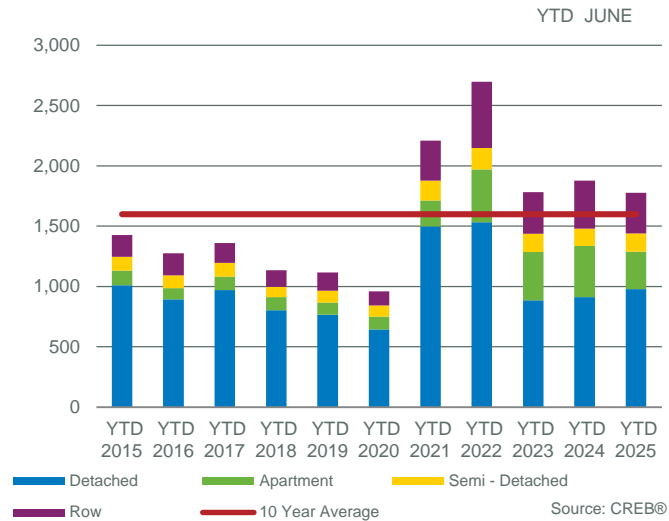


SOUTH PRICES

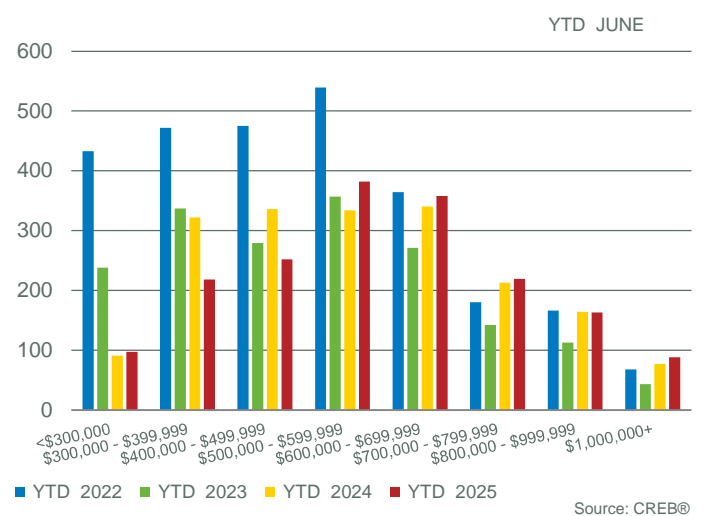


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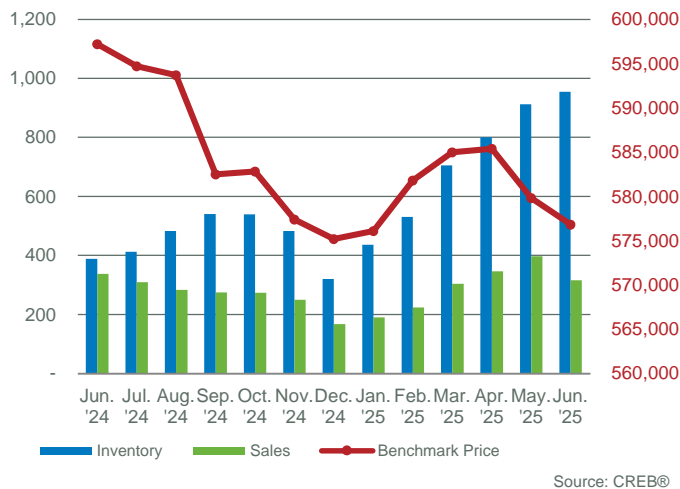
SOUTHEAST TOTAL SALES



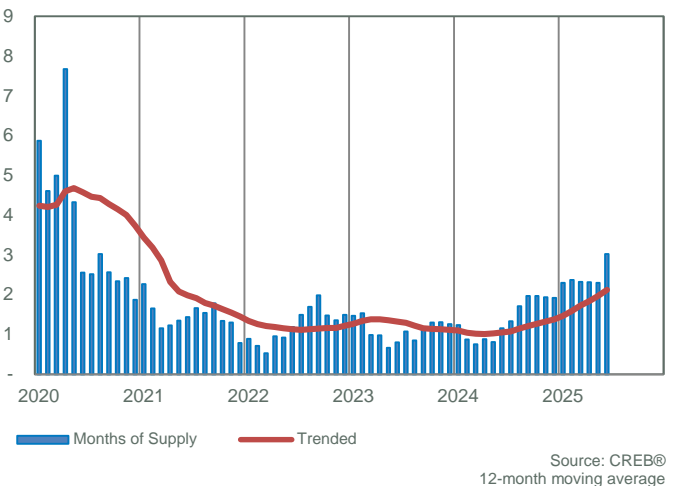
SOUTHEAST TOTAL SALES BY PRICE RANGE



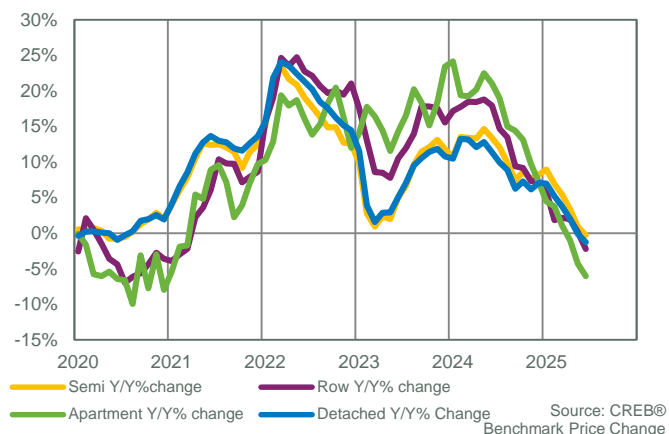
SOUTHEAST INVENTORY AND SALES



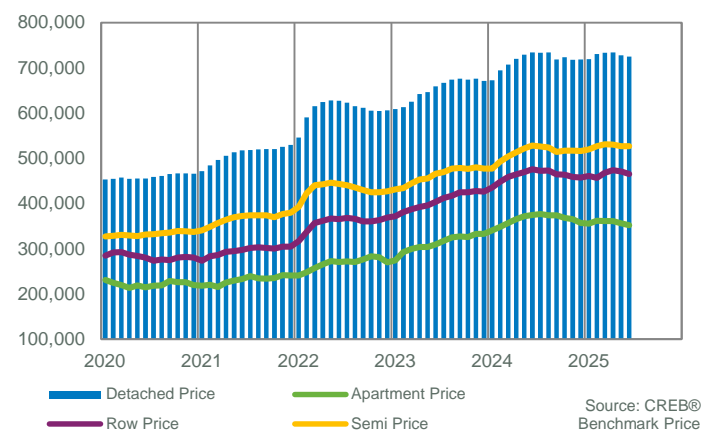
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

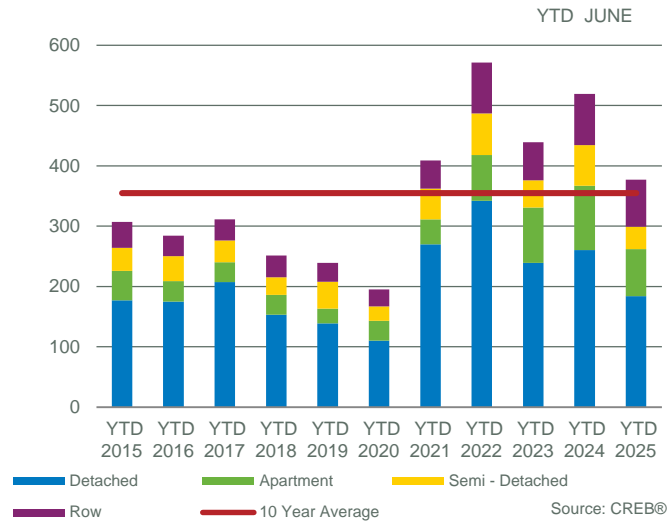


SOUTHEAST PRICES

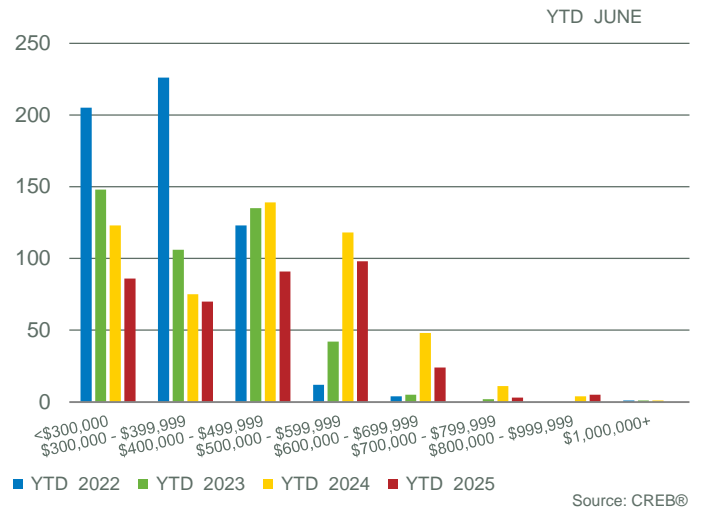


EAST

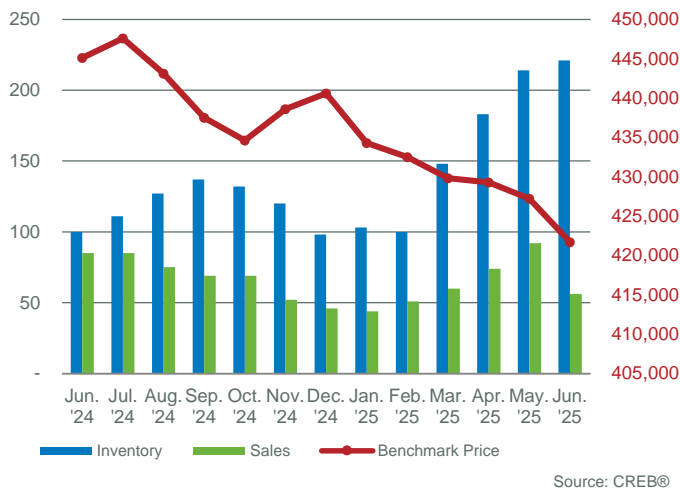
EAST TOTAL SALES



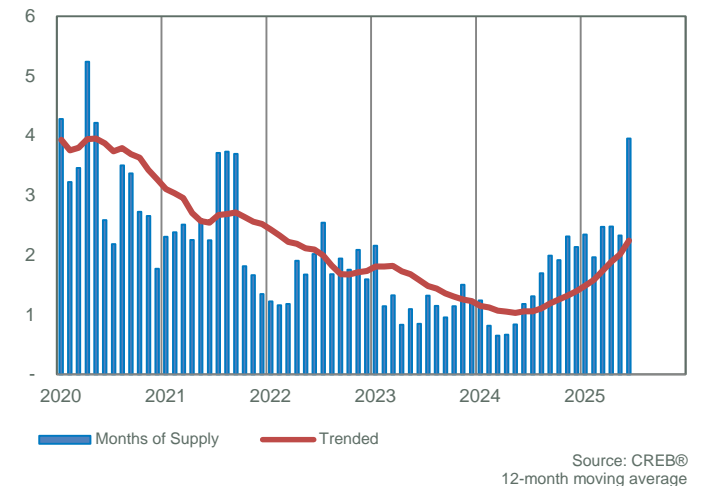
EAST TOTAL SALES BY PRICE RANGE



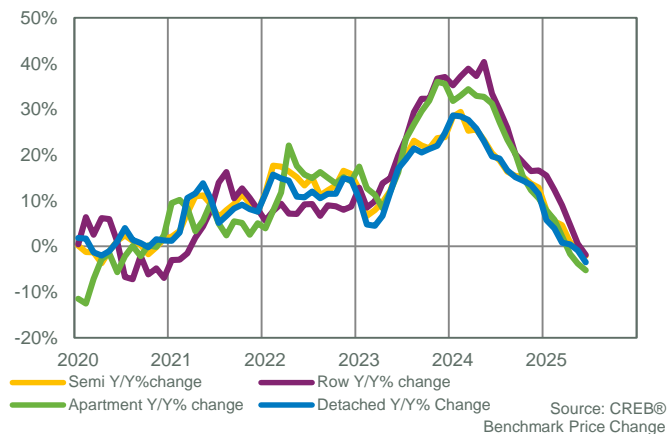
EAST INVENTORY AND SALES



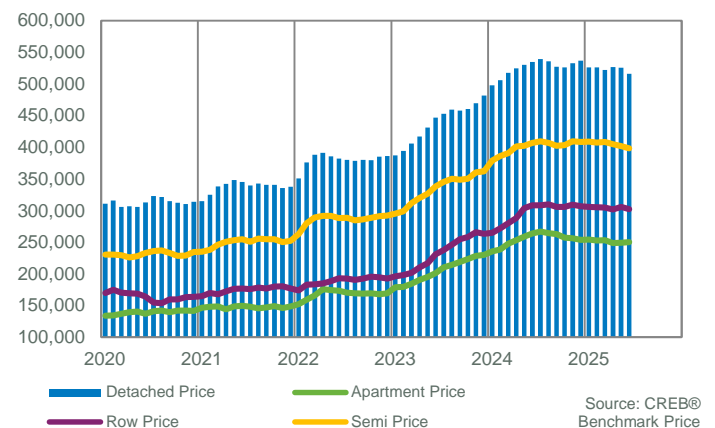
EAST MONTHS OF INVENTORY

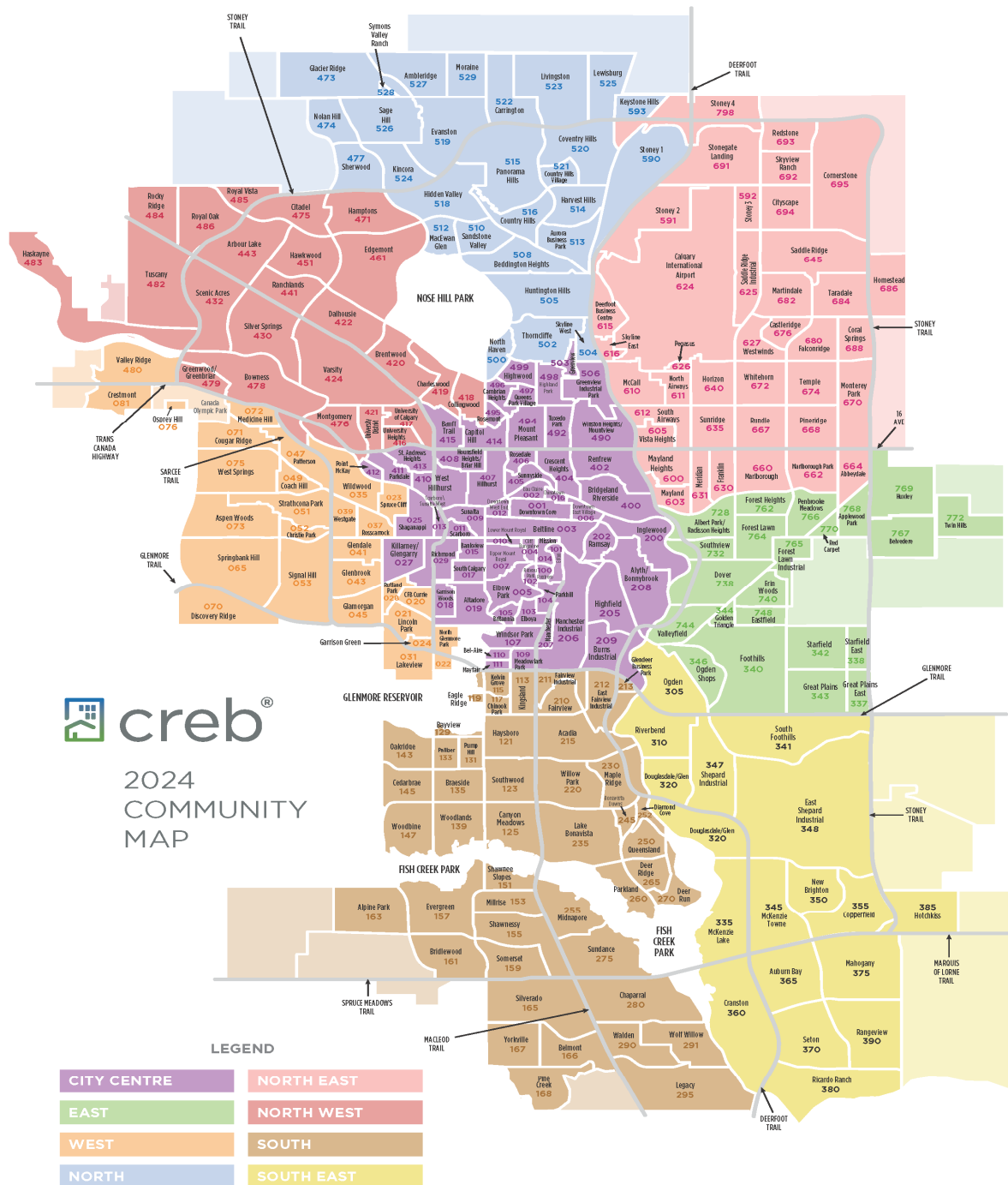


EAST PRICE CHANGE



EAST PRICES





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.

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