



creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

July 2025

creb.com

July 2025

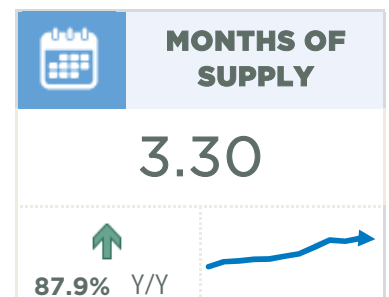
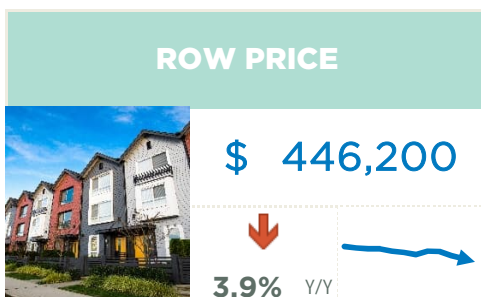
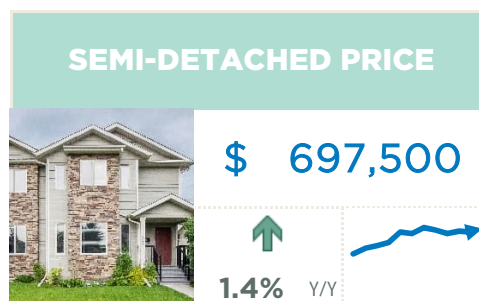
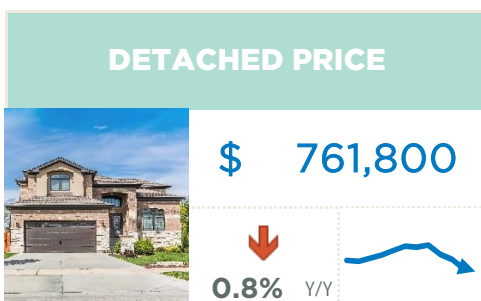
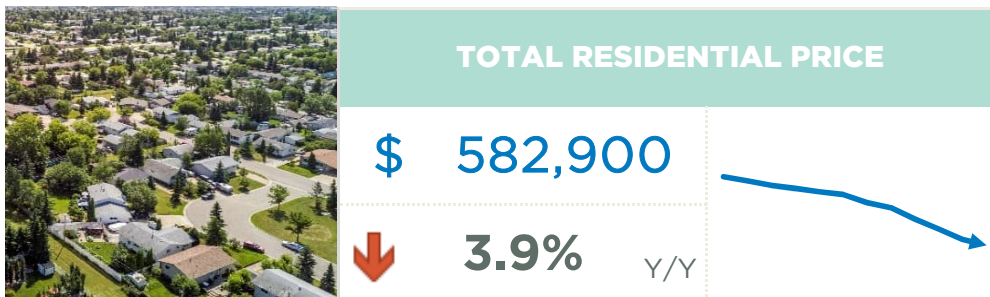
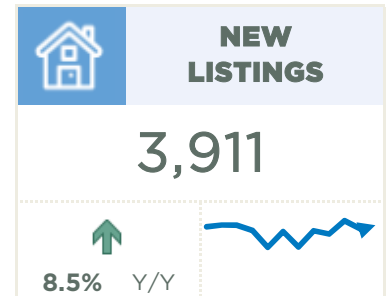
Supply growth weighs on home prices

Calgary, Alberta, August 1, 2025 – Thanks to gains mostly occurring in the newer communities, inventory levels in July were 6,917 units, reaching levels not seen since prior to the pandemic and higher than long-term trends. While supply has improved across all property types and all districts, the largest gains are occurring in the areas where there has been new community growth.

The additional supply has weighed on home prices in some parts of the city. The total residential benchmark price in Calgary has trended down over the past several months and is currently four per cent below last year's peak price reported in June 2024.

"Price declines are not occurring across all property types in all locations of the city, and even where there have been declines, it has not erased all the gains made over the past several years," said Ann-Marie Lurie, Chief Economist at CREB®. "The steepest price declines have occurred for apartment and row style homes, mostly in the North East and North districts, which coincides with significant gains in new supply."

The rise in supply occurred as sales continued to slow and new listings improved. In July, there were 2,099 sales, a 12 per cent decline over last year, while new listings reached 3,911 units, an over eight per cent increase over last year. In addition to the persistent economic uncertainty due to tariffs, sales and new listings were impacted by no further reductions in lending rates and added competition from the new home market. Apartment-style homes are reporting the highest months of supply with over four months, while both detached and semi-detached homes are seeing conditions remain relatively balanced at just three months of supply.



July 2025

July 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	1,031	-6%	1,888	10%	3,078	58%	55%	2.99	67%	\$761,800	-1%
Semi	187	-6%	331	26%	549	87%	56%	2.94	99%	\$697,500	1%
Row	373	-12%	678	18%	1,193	118%	55%	3.20	147%	\$446,200	-4%
Apartment	508	-23%	1,014	-3%	2,097	53%	50%	4.13	99%	\$329,600	-5%
Total Residential	2,099	-12%	3,911	9%	6,917	66%	54%	3.30	88%	\$582,900	-4%

Year-to-Date

July 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	7,066	-11%	12,743	19%	2,436	75%	55%	2.41	96%	\$763,700	3%
Semi	1,351	-11%	2,311	20%	452	85%	58%	2.34	107%	\$690,300	4%
Row	2,497	-16%	4,479	22%	938	140%	56%	2.63	186%	\$450,457	0%
Apartment	3,585	-30%	7,220	4%	1,807	81%	50%	3.53	159%	\$333,729	0%
Total Residential	14,499	-17%	26,753	15%	5,633	86%	54%	2.72	125%	\$587,614	-1%



Detached

For the first time since 2020, the months of supply for detached homes rose to three months. Sales activity slowed to 1,031 units in July, while the number of new listings, despite being slower than last month, was still nearly 10 per cent higher than last year's levels and above long-term trends. The wider gap between sales and new listings led to a significant adjustment in inventory levels and, with slower sales, the months of supply rose to three months. However, conditions did vary significantly depending on location. In the North West, West and South districts, the months of supply remained well below three months, whereas the North East reported the highest months of supply at over four months.

A shift to balanced conditions has taken much of the pressure off home prices. As of July, the detached benchmark price was \$761,800, down less than one per cent over last year. However, there was a significant range of price adjustments. Both the North East and East districts have reported the largest decline in price at five per cent, though prices still rose in the City Centre by nearly two per cent.



Semi-Detached

Sales activity in July continued to slow, contributing to the year-to-date decline of 11 per cent. At the same time, new listings have generally been higher this year compared to last year, supporting inventory gains. With 549 units in inventory and 187 sales, the months of supply in July rose to three months, something that has not happened since 2021.

Although supply is improving in relation to sales, prices have remained relatively stable. As of July, the benchmark price in the city was \$697,500, one per cent higher than last July. Price growth did range throughout each district, with the highest gains occurring in the City Centre, with nearly three per cent growth. Meanwhile, prices declined over last year in the North East, East and North districts.



Row

Like other styles of homes, sales have eased compared to last year, with new listings and inventories rising over last July. The months of supply in July was similar to last month at over three months, with a range of under three months of supply in the City Centre, North West, South and South East, to nearly five months of supply in the North East district. Row prices have generally been trending down over the past three months, and while they are nearly four per cent lower than last year at this time, on a year-to-date basis they have remained similar to last year. When considering activity by district, year-to-date price declines have been reported in the North East and North, while prices have risen in all other districts.

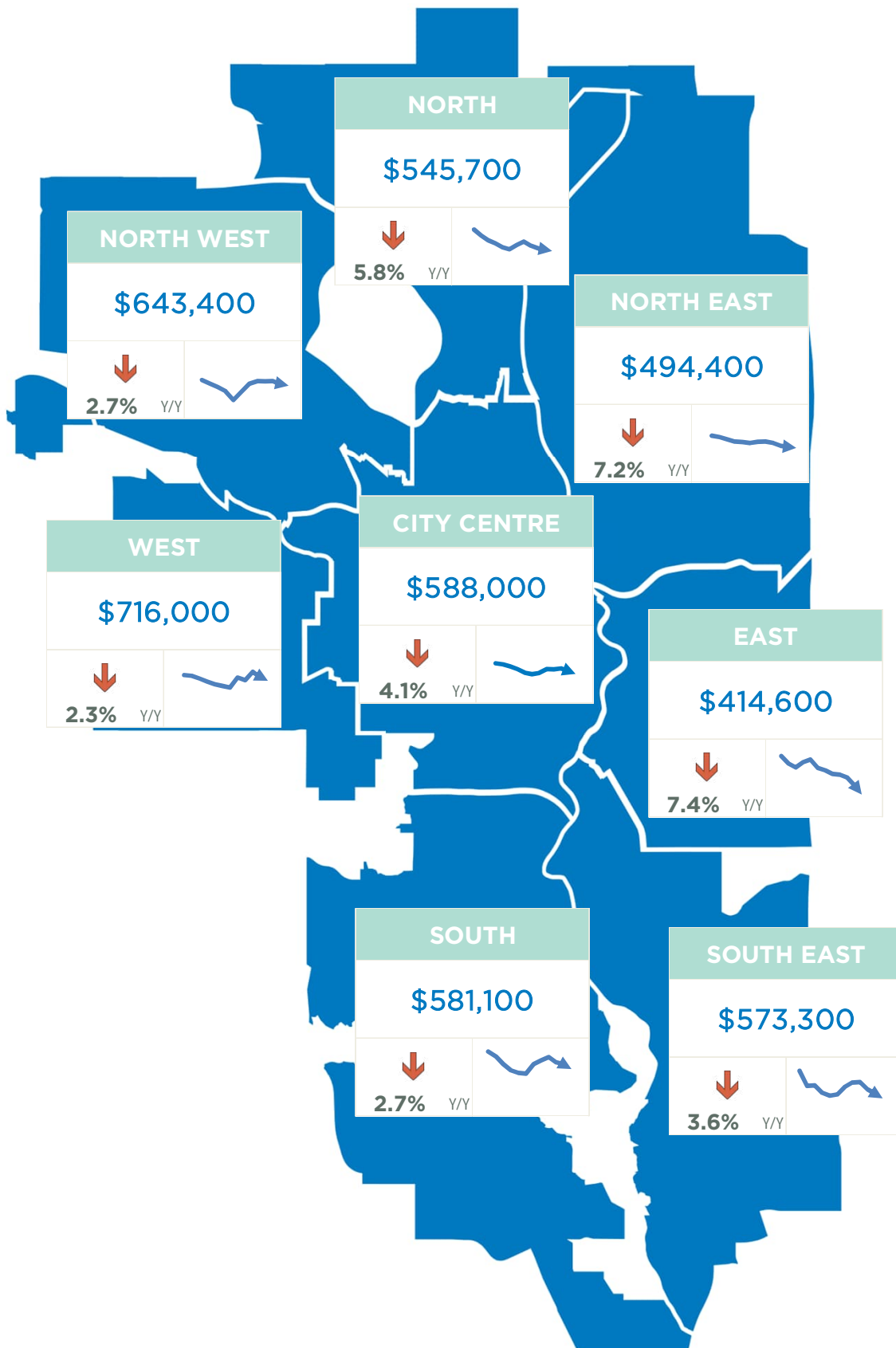


Apartment

There were 1,014 new listings in July relative to 508 sales, keeping the sales-to-new listings ratio at 50 per cent and inventory levels elevated at 2,097 units. Higher inventories and slower sales caused the months of supply to push above four months in July, the highest it has been since 2021. Added competition for new product combined with rising rental vacancy rates has impacted the resale condominium market. The additional supply choice is having a more significant impact on apartment style prices over any other property type. In July, the benchmark price was \$329,600, which is down over one per cent compared to last month and nearly five per cent lower than levels reported last year. However, when considering year-to-date figures, prices have remained stable compared to last year as gains in the West, South and North West have offset declines occurring in the North East, North, South East and East districts.

July 2025

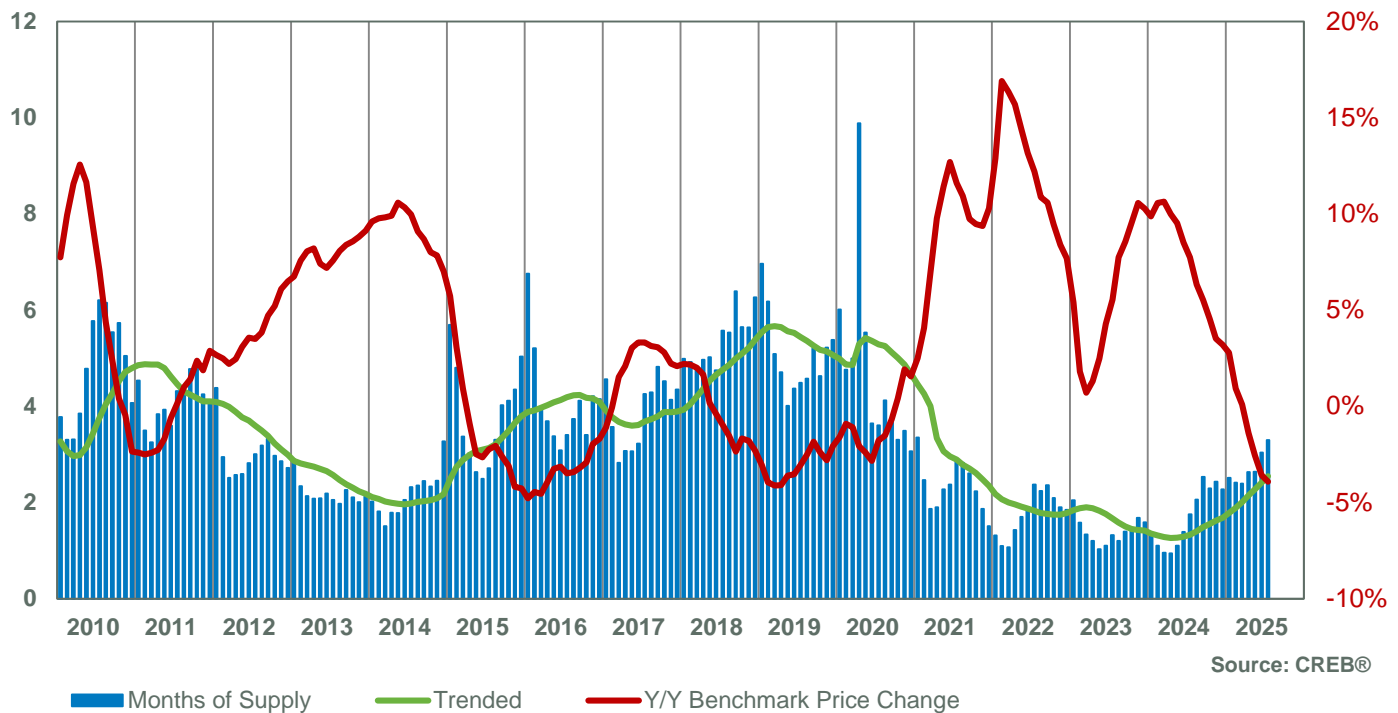
District Total Residential Benchmark Price



	Jul-24	Jul-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	2,374	2,099	-11.58%	17,515	14,499	-17.22%
Total Sales Volume	\$1,439,657,612	\$1,294,423,084	-10.09%	\$10,554,029,214	\$9,186,043,647	-12.96%
New Listings	3,603	3,911	8.55%	23,250	26,753	15.07%
Inventory	4,164	6,917	66.11%	3,021	5,633	86.46%
Months of Supply	1.75	3.30	87.88%	1.21	2.72	125.24%
Sales to New Listings	65.89%	53.67%	-12.22%	75.33%	54.20%	-21.14%
Sales to List Price	100.04%	98.03%	-2.00%	101.11%	98.62%	-2.49%
Days on Market	24	37	56.81%	22	33	48.42%
Benchmark Price	\$606,700	\$582,900	-3.92%	\$594,414	\$587,614	-1.14%
Median Price	\$562,500	\$569,500	1.24%	\$559,000	\$582,000	4.11%
Average Price	\$606,427	\$616,686	1.69%	\$602,571	\$633,564	5.14%
Index	284.0	272.9	-3.91%	272.8	276.0	1.19%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jul. 2025

	Jul-24	Jul-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	1,093	1,031	-5.67%	7,903	7,066	-10.59%
Total Sales Volume	\$878,612,271	\$824,336,766	-6.18%	\$6,341,480,687	\$5,811,704,450	-8.35%
New Listings	1,721	1,888	9.70%	10,730	12,743	18.76%
Inventory	1,954	3,078	57.52%	1,389	2,436	75.38%
Months of Supply	1.79	2.99	67.00%	1.23	2.41	96.15%
Sales to New Listings Ratio	63.51%	54.61%	-8.90%	73.65%	55.45%	-18.20%
Sales to List Price Ratio	100.13%	98.35%	-1.77%	101.24%	99.00%	-2.24%
Days on Market	24	34	43.69%	22	29	36.38%
Benchmark Price	\$767,800	\$761,800	-0.78%	\$744,714	\$763,700	2.55%
Median Price	\$705,000	\$705,000	0.00%	\$718,000	\$720,000	0.28%
Average Price	\$803,854	\$799,551	-0.54%	\$802,414	\$822,489	2.50%
APARTMENT						
Total Sales	659	508	-22.91%	5,118	3,585	-29.95%
Total Sales Volume	\$224,968,667	\$171,558,970	-23.74%	\$1,772,995,740	\$1,260,374,645	-28.91%
New Listings	1,043	1,014	-2.78%	6,912	7,220	4.46%
Inventory	1,369	2,097	53.18%	996	1,807	81.41%
Months of Supply	2.08	4.13	98.71%	1.36	3.53	158.99%
Sales to New Listings Ratio	63.18%	50.10%	-13.08%	74.05%	49.65%	-24.39%
Sales to List Price Ratio	99.21%	97.22%	-1.99%	100.13%	97.66%	-2.47%
Days on Market	27	45	70.19%	25	41	66.70%
Benchmark Price	\$346,300	\$329,600	-4.82%	\$332,971	\$333,729	0.23%
Median Price	\$319,500	\$310,000	-2.97%	\$323,200	\$320,000	-0.99%
Average Price	\$341,379	\$337,715	-1.07%	\$346,424	\$351,569	1.49%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	199	187	-6.03%	1,517	1,351	-10.94%
Total Sales Volume	\$137,243,591	\$129,558,504	-5.60%	\$1,038,853,336	\$940,088,674	-9.51%
New Listings	263	331	25.86%	1,928	2,311	19.87%
Inventory	294	549	86.73%	245	452	84.55%
Months of Supply	1.48	2.94	98.72%	1.13	2.34	107.22%
Sales to New Listings Ratio	75.67%	56.50%	-19.17%	78.68%	58.46%	-20.22%
Sales to List Price Ratio	100.48%	98.43%	-2.05%	101.55%	99.05%	-2.46%
Days on Market	22	34	53.72%	22	31	39.77%
Benchmark Price	\$687,900	\$697,500	1.40%	\$662,743	\$690,300	4.16%
Median Price	\$610,000	\$605,000	-0.82%	\$613,000	\$614,000	0.16%
Average Price	\$689,666	\$692,826	0.46%	\$684,808	\$695,847	1.61%
CITY OF CALGARY ROW						
Total Sales	423	373	-11.82%	2,977	2,497	-16.12%
Total Sales Volume	\$198,833,084	\$168,968,844	-15.02%	\$1,400,699,450	\$1,173,875,878	-16.19%
New Listings	576	678	17.71%	3,680	4,479	21.71%
Inventory	547	1,193	118.10%	391	938	139.88%
Months of Supply	1.29	3.20	147.33%	0.92	2.63	185.99%
Sales to New Listings Ratio	73.44%	55.01%	-18.42%	80.90%	55.75%	-25.15%
Sales to List Price Ratio	100.88%	98.05%	-2.81%	102.21%	98.68%	-3.45%
Days on Market	20	37	81.51%	20	33	64.23%
Benchmark Price	\$464,200	\$446,200	-3.88%	\$449,986	\$450,457	0.10%
Median Price	\$450,000	\$434,500	-3.44%	\$459,900	\$450,360	-2.07%
Average Price	\$470,055	\$453,000	-3.63%	\$470,507	\$470,114	-0.08%

For a list of definitions, see page 29.

Jul. 2025

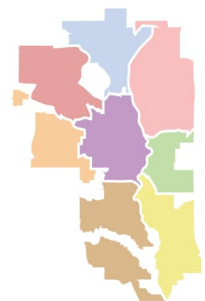
July 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	91	181	50.28%	366	4.02	\$983,700	1.90%	-0.30%
North East	122	290	42.07%	540	4.43	\$587,900	-4.90%	-0.08%
North	150	304	49.34%	478	3.19	\$682,300	-2.75%	0.09%
North West	144	205	70.24%	311	2.16	\$801,500	-0.53%	0.23%
West	99	141	70.21%	239	2.41	\$983,000	0.13%	-0.73%
South	221	367	60.22%	542	2.45	\$734,800	-0.41%	-1.04%
South East	155	296	52.36%	463	2.99	\$722,000	-1.50%	-0.39%
East	48	95	50.53%	121	2.52	\$508,400	-5.73%	-1.43%
TOTAL CITY	1,031	1,888	54.61%	3,078	2.99	\$761,800	-0.78%	-0.33%
Apartment								
City Centre	209	431	48.49%	897	4.29	\$340,000	-4.04%	-1.39%
North East	25	84	29.76%	186	7.44	\$290,500	-9.22%	-2.02%
North	51	71	71.83%	151	2.96	\$326,200	-6.18%	-0.43%
North West	47	78	60.26%	147	3.13	\$311,300	-3.11%	-1.49%
West	46	90	51.11%	185	4.02	\$356,600	-2.17%	-0.34%
South	58	111	52.25%	223	3.84	\$309,200	-4.63%	-0.61%
South East	54	126	42.86%	261	4.83	\$347,200	-7.81%	-1.22%
East	18	23	78.26%	45	2.50	\$243,100	-8.85%	-2.64%
TOTAL CITY	508	1,014	50.10%	2,097	4.13	\$329,600	-4.82%	-1.17%
Semi-detached								
City Centre	43	64	67.19%	127	2.95	\$967,600	2.93%	-0.08%
North East	25	50	50.00%	91	3.64	\$437,700	-2.75%	0.39%
North	19	43	44.19%	79	4.16	\$520,600	-2.71%	0.39%
North West	16	23	69.57%	44	2.75	\$683,700	1.45%	0.92%
West	16	27	59.26%	42	2.63	\$827,300	1.06%	0.08%
South	38	48	79.17%	68	1.79	\$540,800	-0.29%	-0.59%
South East	22	60	36.67%	75	3.41	\$521,300	-0.78%	-0.95%
East	7	15	46.67%	21	3.00	\$395,000	-3.49%	-0.73%
TOTAL CITY	187	331	56.50%	549	2.94	\$697,500	1.40%	0.16%
Row								
City Centre	46	81	56.79%	122	2.65	\$607,100	-1.84%	-1.16%
North East	50	125	40.00%	241	4.82	\$363,500	-6.48%	-0.55%
North	49	106	46.23%	198	4.04	\$409,000	-6.39%	-1.75%
North West	49	67	73.13%	110	2.24	\$452,100	-1.57%	-0.29%
West	38	72	52.78%	121	3.18	\$461,300	-4.20%	-1.05%
South	71	113	62.83%	178	2.51	\$400,100	-3.89%	-0.45%
South East	63	95	66.32%	184	2.92	\$461,100	-2.33%	-0.82%
East	7	17	41.18%	35	5.00	\$301,000	-2.27%	-0.40%
TOTAL CITY	373	678	55.01%	1,193	3.20	\$446,200	-3.88%	-0.91%

*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



Jul. 2025

TOTAL SALES

JULY



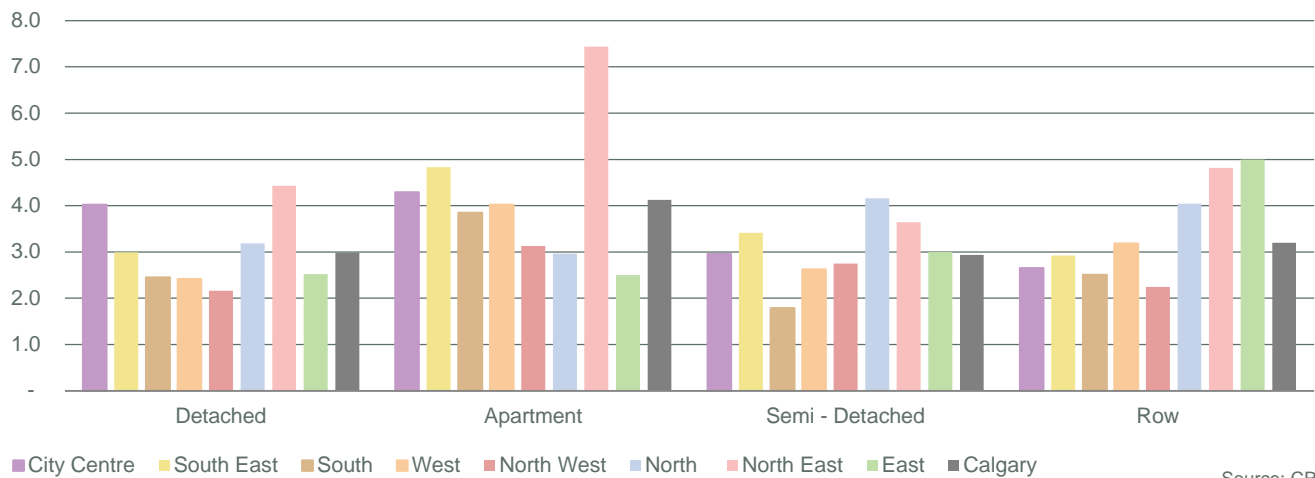
TOTAL INVENTORY

JULY



MONTHS OF SUPPLY

JULY



BENCHMARK PRICE - JULY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

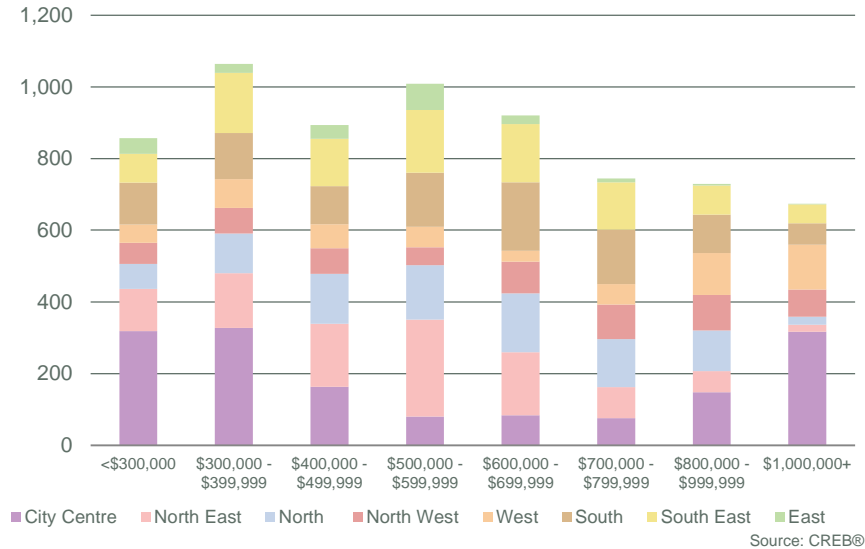


Source: CREB®

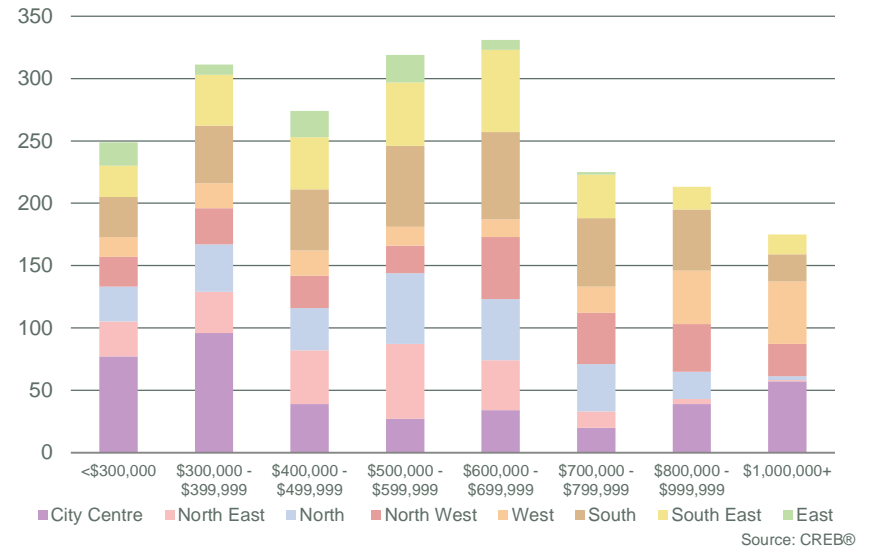
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

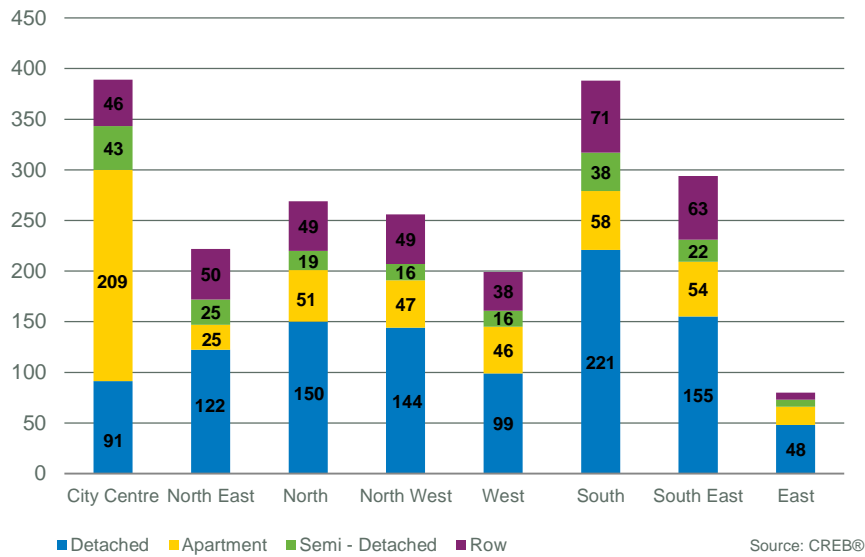
TOTAL INVENTORY BY PRICE RANGE - JULY



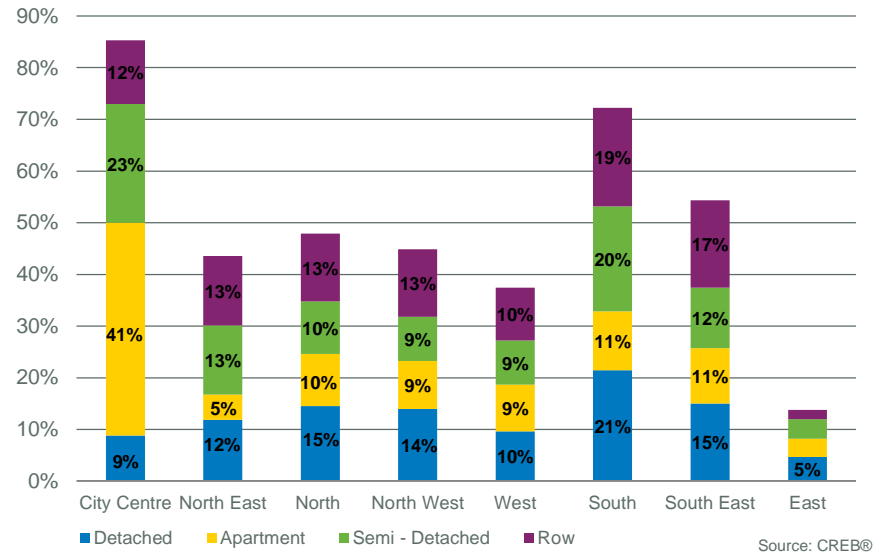
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



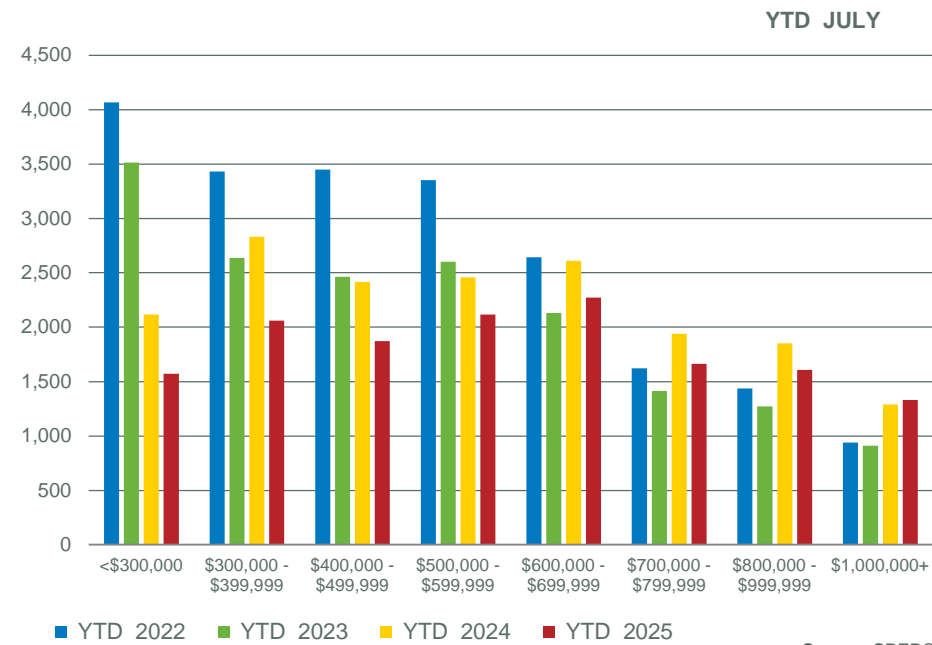
SHARE OF CITY WIDE SALES - JULY



	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	2,230	2,560	2,286	2,099					
New Listings	2,896	2,830	4,017	4,036	4,840	4,223	3,911					
Inventory	3,645	4,151	5,156	5,870	6,746	6,943	6,917					
Days on Market	41	33	29	29	32	33	37					
Benchmark Price	583,000	587,600	592,500	591,200	589,900	586,200	582,900					
Median Price	572,000	565,000	584,750	590,000	591,500	595,000	569,500					
Average Price	604,961	612,434	639,578	646,566	650,239	646,052	616,686					
Index	273	275	277	277	276	274	273					

	Jul-24	Jul-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	1
\$100,000 - \$149,999	3	1	14	10
\$150,000 - \$199,999	13	32	133	156
\$200,000 - \$249,999	89	61	675	472
\$250,000 - \$299,999	175	155	1,294	932
\$300,000 - \$349,999	231	173	1,621	1,088
\$350,000 - \$399,999	174	138	1,211	973
\$400,000 - \$449,999	142	134	1,186	938
\$450,000 - \$499,999	154	140	1,231	936
\$500,000 - \$549,999	158	147	1,162	990
\$550,000 - \$599,999	179	173	1,295	1,126
\$600,000 - \$649,999	211	176	1,394	1,183
\$650,000 - \$699,999	177	156	1,219	1,090
\$700,000 - \$749,999	126	129	1,014	918
\$750,000 - \$799,999	113	96	927	745
\$800,000 - \$849,999	89	81	669	608
\$850,000 - \$899,999	72	52	543	459
\$900,000 - \$949,999	62	46	367	306
\$950,000 - \$999,999	35	34	271	236
\$1,000,000 - \$1,299,999	90	86	707	716
\$1,300,000 - \$1,499,999	27	41	235	234
\$1,500,000 - \$1,999,999	32	32	222	239
\$2,000,000 +	22	16	125	143
	2,374	2,099	17,515	14,499

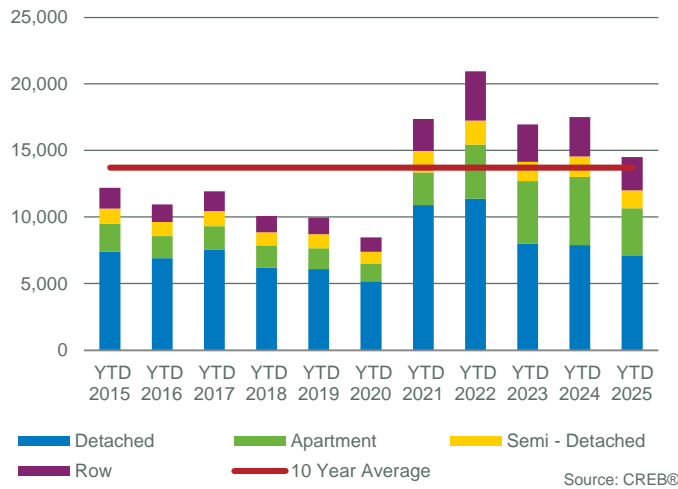
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

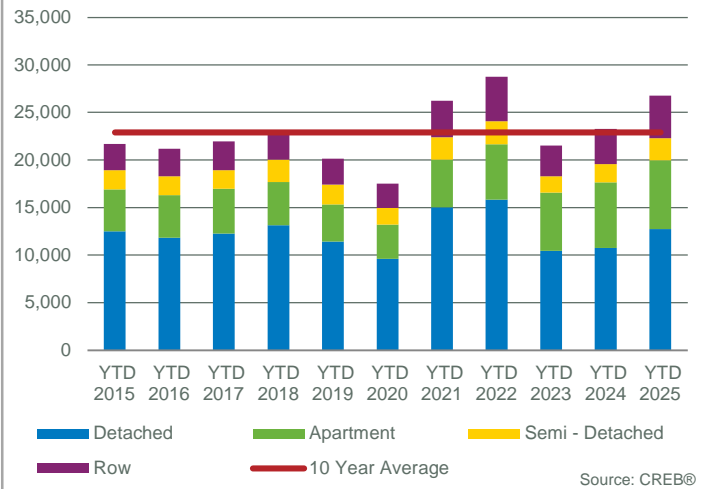
CITY OF CALGARY TOTAL SALES

YTD JULY

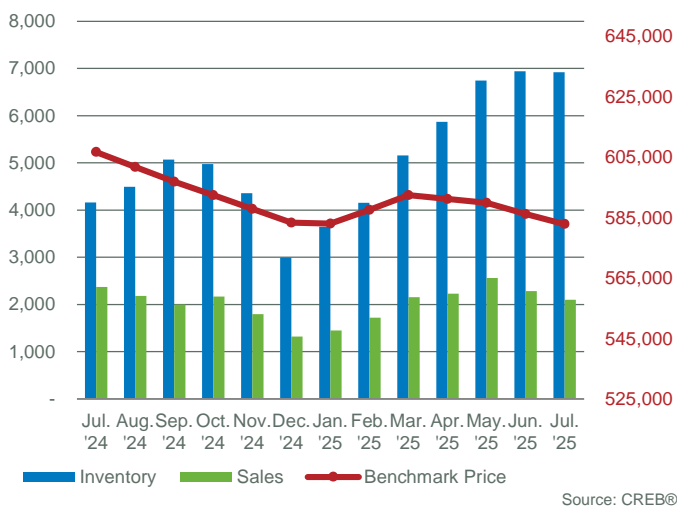


CITY OF CALGARY TOTAL NEW LISTINGS

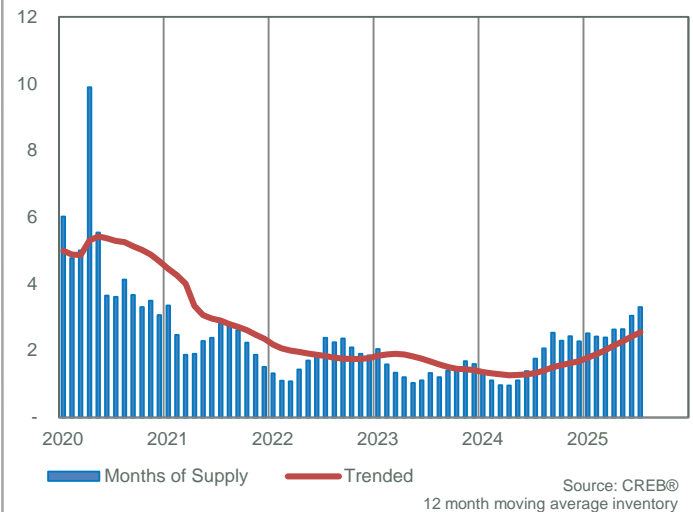
YTD JULY



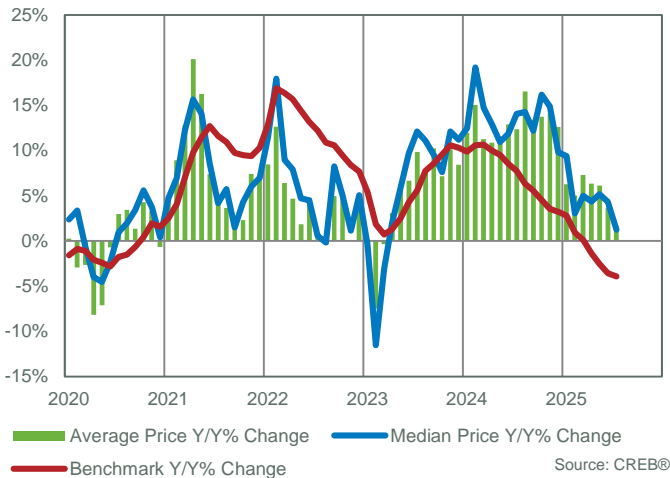
CITY OF CALGARY TOTAL INVENTORY AND SALES



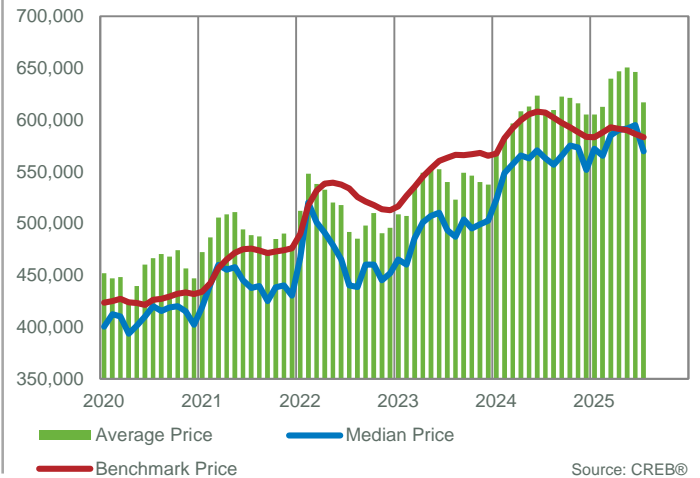
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

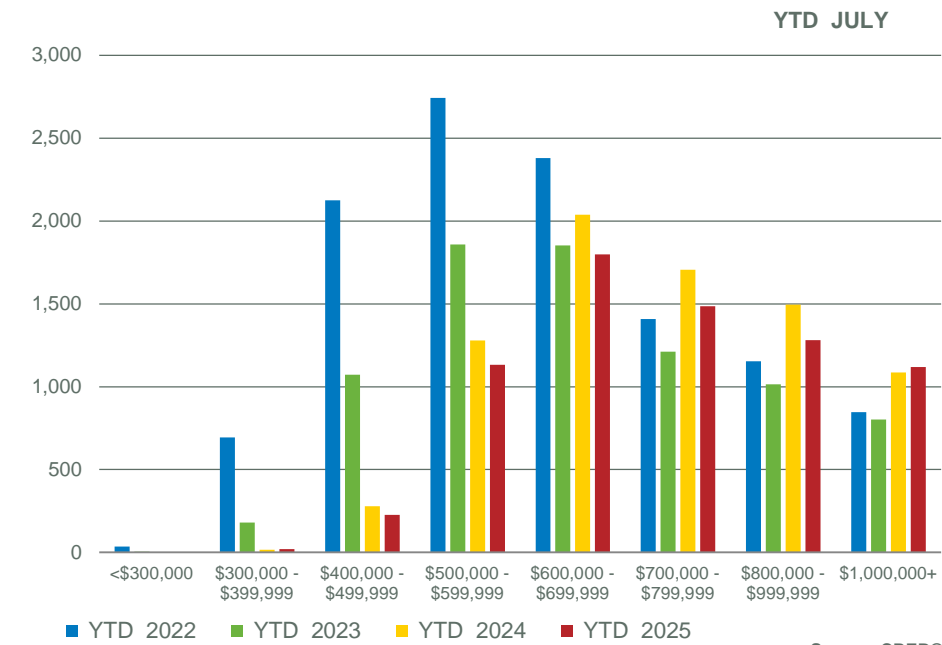


Jul. 2025

	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	1,098	1,273	1,193	1,031					
New Listings	1,229	1,265	1,894	1,906	2,417	2,144	1,888					
Inventory	1,455	1,700	2,204	2,513	2,995	3,107	3,078					
Days on Market	37	28	27	25	28	30	34					
Benchmark Price	750,800	760,500	769,800	769,300	769,400	764,300	761,800					
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000					
Average Price	780,196	804,439	839,174	839,790	847,963	820,142	799,551					
Index	308	312	316	316	316	314	313					

	Jul-24	Jul-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	1	-	2
\$250,000 - \$299,999	-	-	2	2
\$300,000 - \$349,999	1	-	2	5
\$350,000 - \$399,999	-	1	14	14
\$400,000 - \$449,999	4	6	62	46
\$450,000 - \$499,999	33	39	217	181
\$500,000 - \$549,999	55	78	463	429
\$550,000 - \$599,999	119	118	816	704
\$600,000 - \$649,999	170	132	1,026	897
\$650,000 - \$699,999	152	129	1,013	901
\$700,000 - \$749,999	106	117	881	817
\$750,000 - \$799,999	101	90	825	669
\$800,000 - \$849,999	73	71	559	528
\$850,000 - \$899,999	60	40	448	352
\$900,000 - \$949,999	49	35	288	226
\$950,000 - \$999,999	26	27	201	175
\$1,000,000 - \$1,299,999	70	65	560	557
\$1,300,000 - \$1,499,999	25	38	203	205
\$1,500,000 - \$1,999,999	29	29	203	217
\$2,000,000 +	20	15	120	139
	1,093	1,031	7,903	7,066

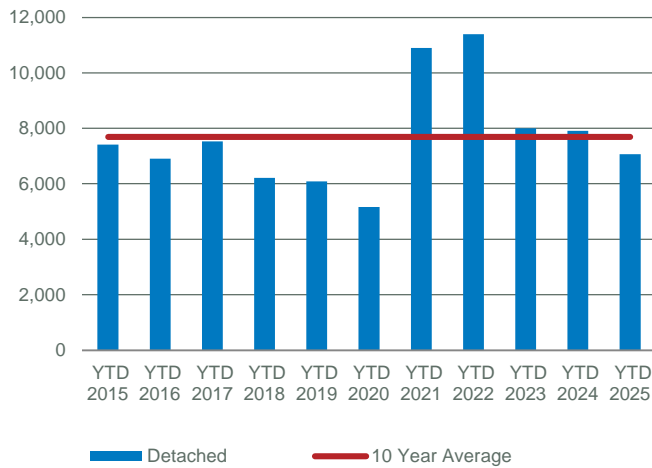
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

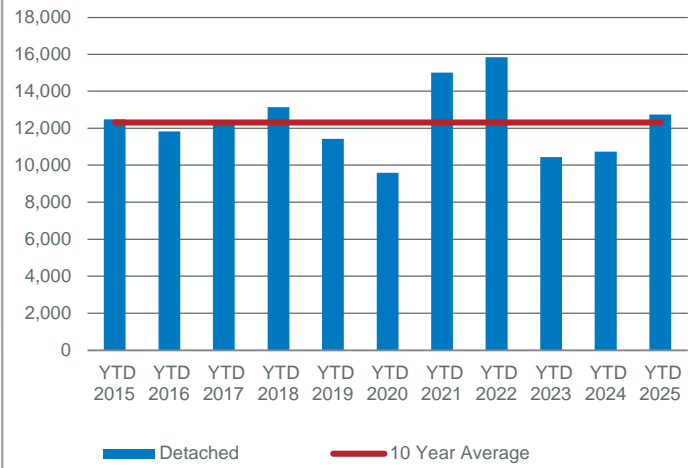
CITY OF CALGARY DETACHED SALES

YTD JULY

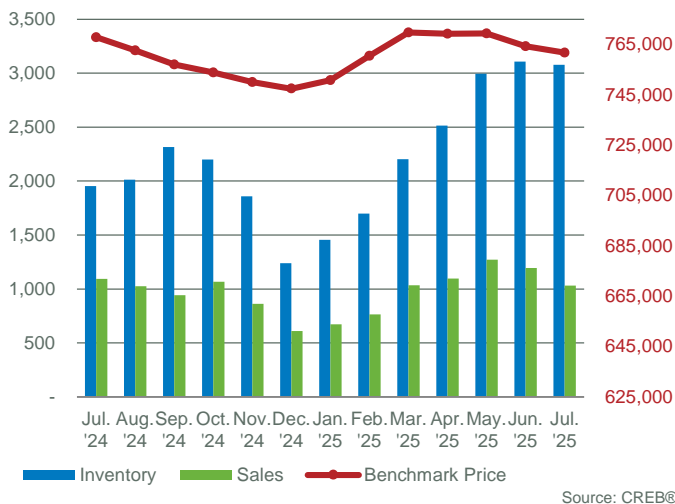


CITY OF CALGARY DETACHED NEW LISTINGS

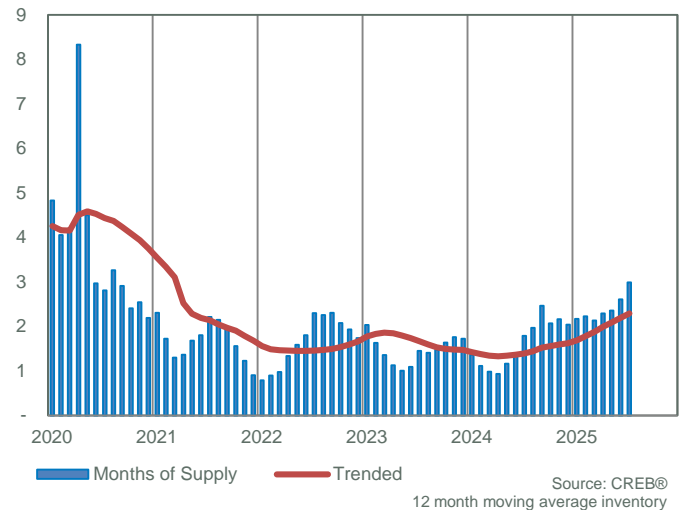
YTD JULY



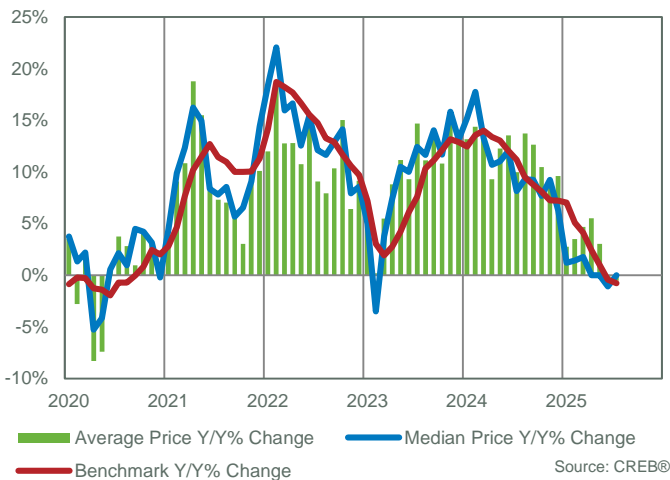
CITY OF CALGARY DETACHED INVENTORY AND SALES



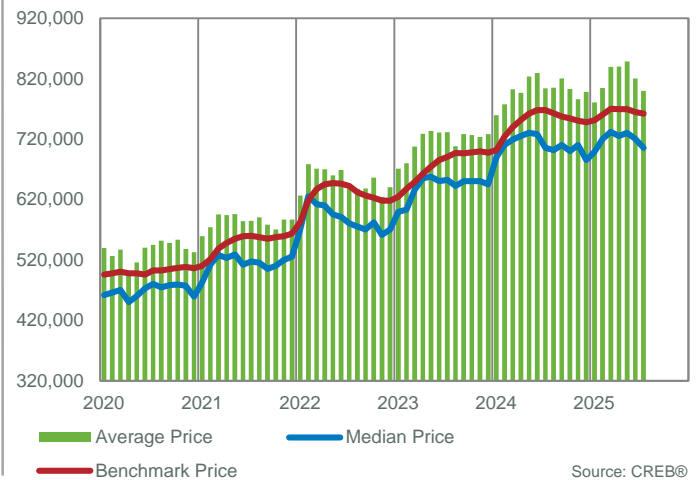
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



CITY OF CALGARY DETACHED PRICES

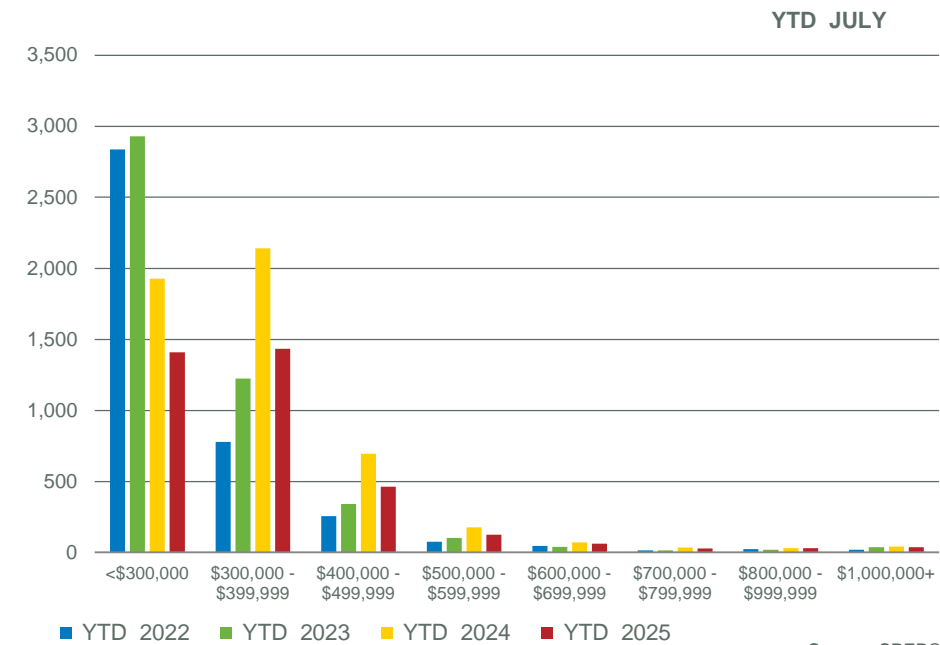


Jul. 2025

	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	574	532	508					
New Listings	922	852	1,091	1,086	1,231	1,024	1,014					
Inventory	1,296	1,466	1,712	1,869	2,095	2,113	2,097					
Days on Market	51	42	36	36	41	41	45					
Benchmark Price	331,400	334,200	336,100	336,000	335,300	333,500	329,600					
Median Price	311,500	330,000	328,000	327,500	318,000	316,950	310,000					
Average Price	352,799	353,122	354,989	367,442	342,065	351,778	337,715					
Index	250	252	254	253	253	252	249					

	Jul-24	Jul-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	1
\$100,000 - \$149,999	3	1	14	10
\$150,000 - \$199,999	13	32	130	154
\$200,000 - \$249,999	88	55	655	445
\$250,000 - \$299,999	154	132	1,127	798
\$300,000 - \$349,999	184	134	1,325	862
\$350,000 - \$399,999	105	63	817	572
\$400,000 - \$449,999	48	40	459	300
\$450,000 - \$499,999	21	18	236	163
\$500,000 - \$549,999	14	10	121	77
\$550,000 - \$599,999	9	5	57	47
\$600,000 - \$649,999	2	3	45	33
\$650,000 - \$699,999	4	7	27	28
\$700,000 - \$749,999	6	2	22	18
\$750,000 - \$799,999	-	-	11	9
\$800,000 - \$849,999	2	-	11	6
\$850,000 - \$899,999	1	1	9	11
\$900,000 - \$949,999	1	3	4	11
\$950,000 - \$999,999	-	-	6	2
\$1,000,000 - \$1,299,999	2	1	22	15
\$1,300,000 - \$1,499,999	-	-	7	8
\$1,500,000 - \$1,999,999	-	-	9	11
\$2,000,000 +	2	1	4	4
	659	508	5,118	3,585

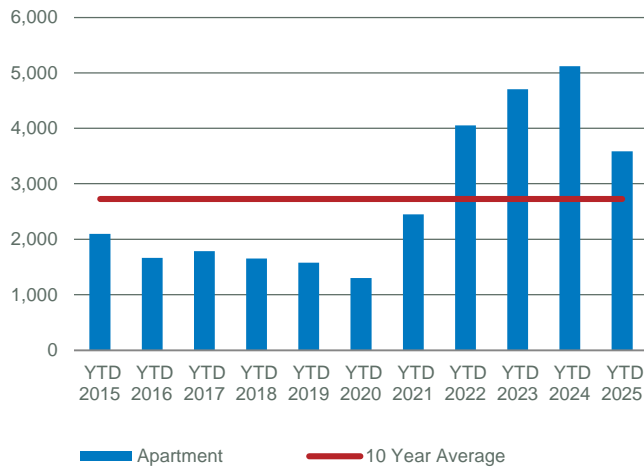
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

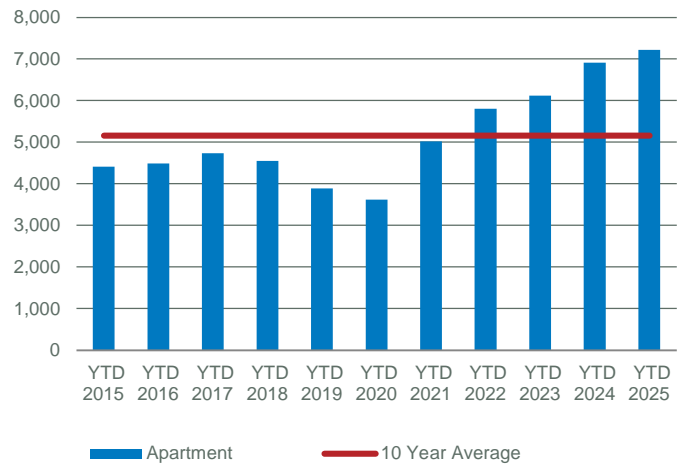
CITY OF CALGARY APARTMENT SALES

YTD JULY

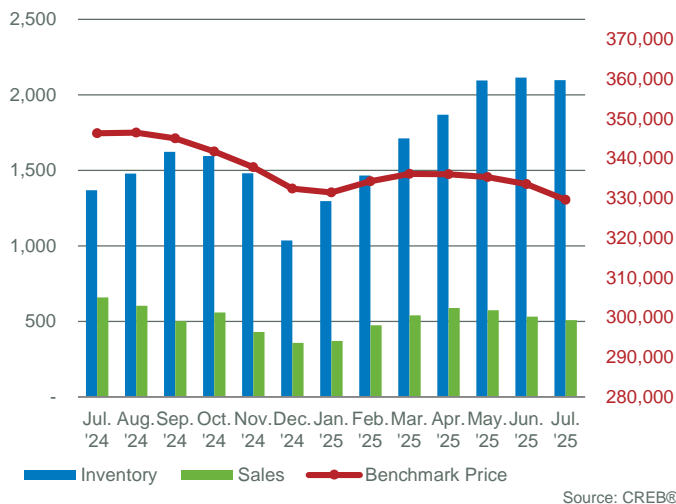


CITY OF CALGARY APARTMENT NEW LISTINGS

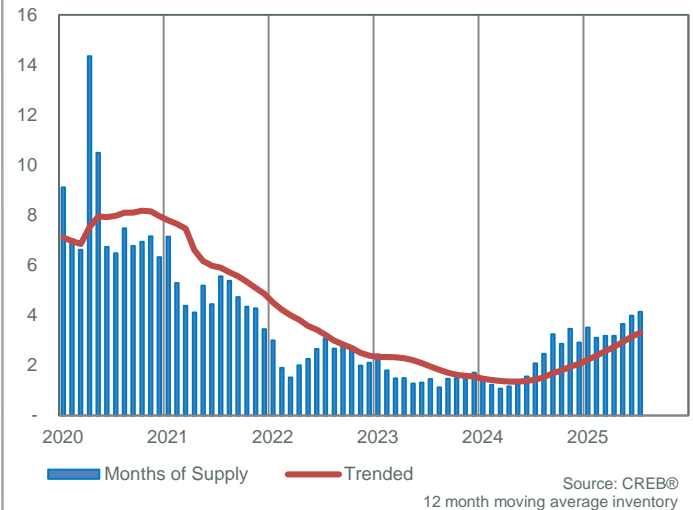
YTD JULY



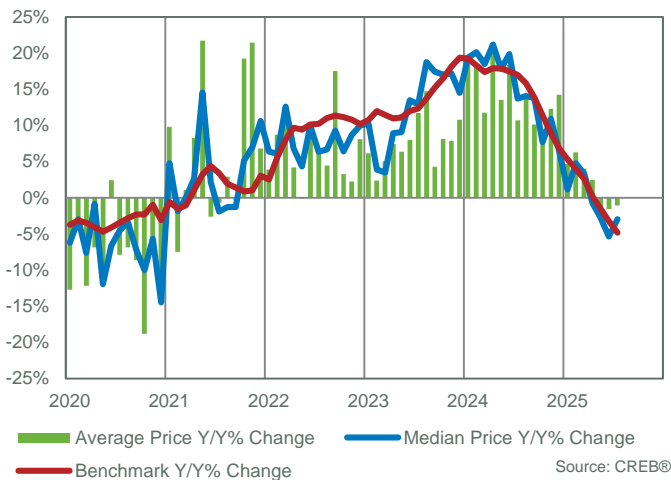
CITY OF CALGARY APARTMENT INVENTORY AND SALES



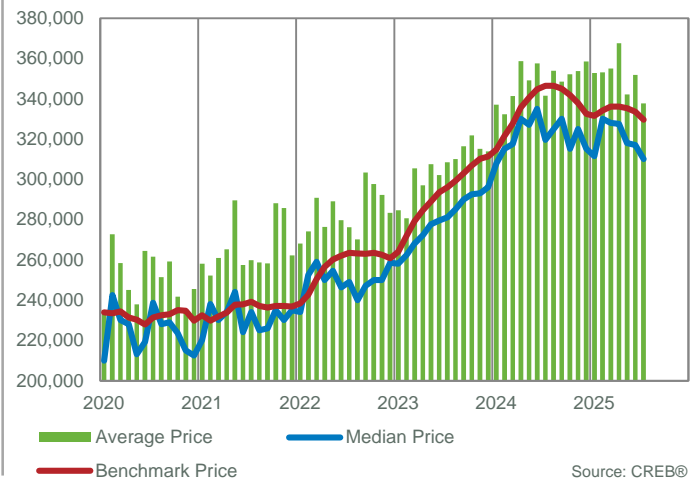
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



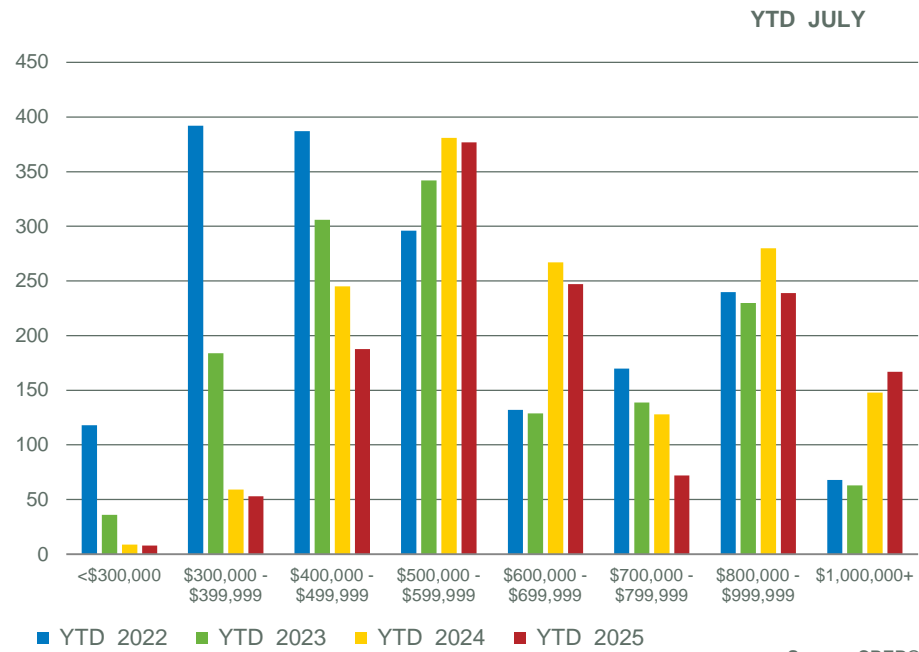
CITY OF CALGARY APARTMENT PRICES



	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	187					
New Listings	272	240	334	350	427	357	331					
Inventory	302	325	412	485	539	553	549					
Days on Market	36	32	28	25	29	32	34					
Benchmark Price	673,600	683,500	691,900	691,900	697,300	696,400	697,500					
Median Price	589,257	640,000	616,500	620,000	608,500	620,000	605,000					
Average Price	667,063	715,791	714,510	694,405	686,287	701,429	692,826					
Index	361	367	371	371	374	374	374					

	Jul-24	Jul-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	-	1	8	8
\$300,000 - \$349,999	4	3	16	15
\$350,000 - \$399,999	4	5	43	38
\$400,000 - \$449,999	13	15	111	74
\$450,000 - \$499,999	22	18	134	114
\$500,000 - \$549,999	29	21	176	161
\$550,000 - \$599,999	22	29	205	216
\$600,000 - \$649,999	19	25	177	158
\$650,000 - \$699,999	12	8	90	89
\$700,000 - \$749,999	7	3	61	36
\$750,000 - \$799,999	9	3	67	36
\$800,000 - \$849,999	9	6	80	52
\$850,000 - \$899,999	8	10	67	76
\$900,000 - \$949,999	12	8	72	58
\$950,000 - \$999,999	8	7	61	53
\$1,000,000 - \$1,299,999	17	19	116	138
\$1,300,000 - \$1,499,999	2	3	23	19
\$1,500,000 - \$1,999,999	2	3	8	10
\$2,000,000 +	-	-	1	-
	199	187	1,517	1,351

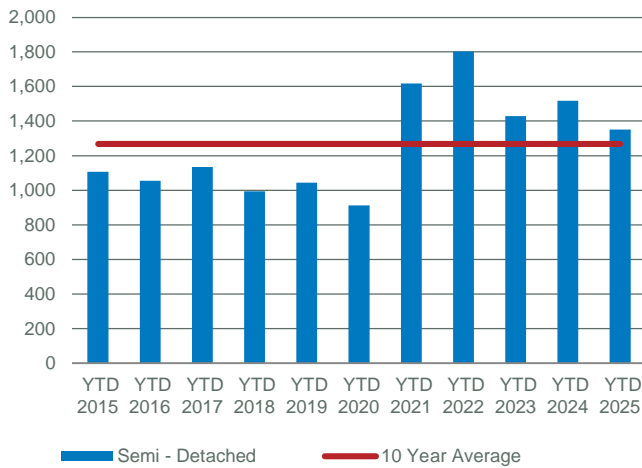
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

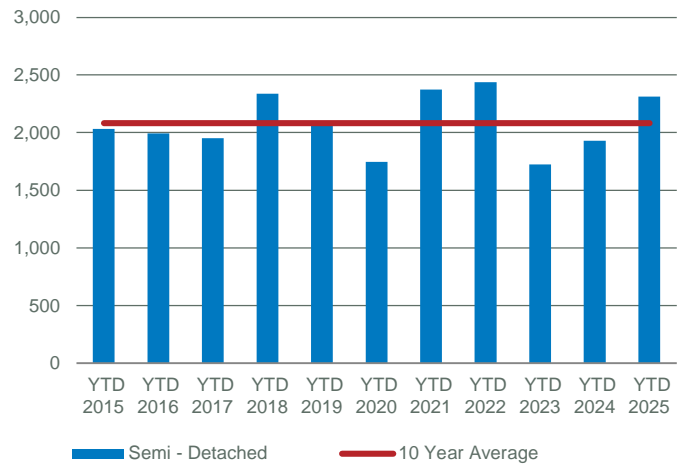
CITY OF CALGARY SEMI-DET. SALES

YTD JULY

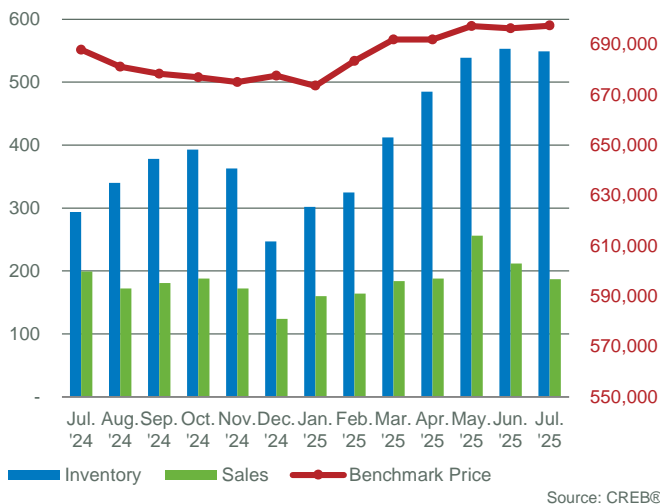


CITY OF CALGARY SEMI-DET. NEW LISTINGS

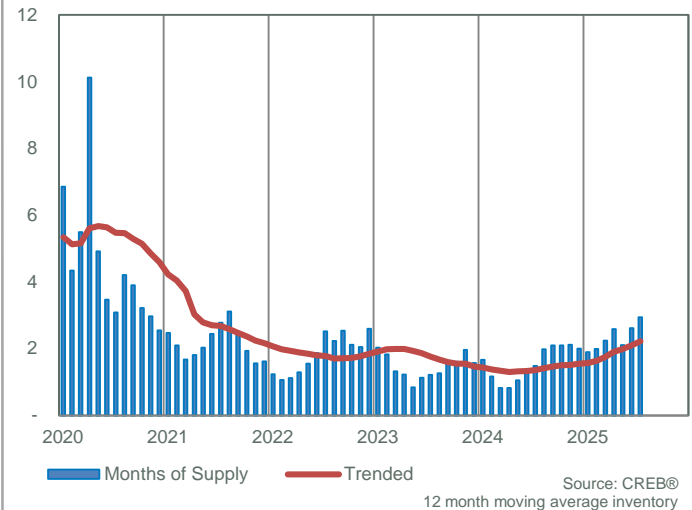
YTD JULY



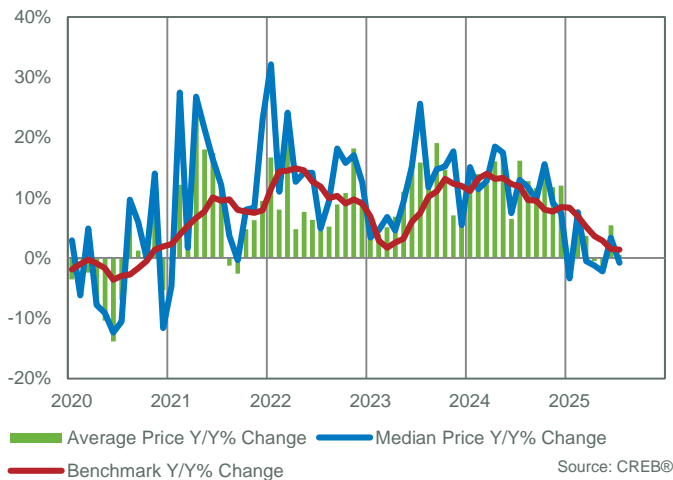
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



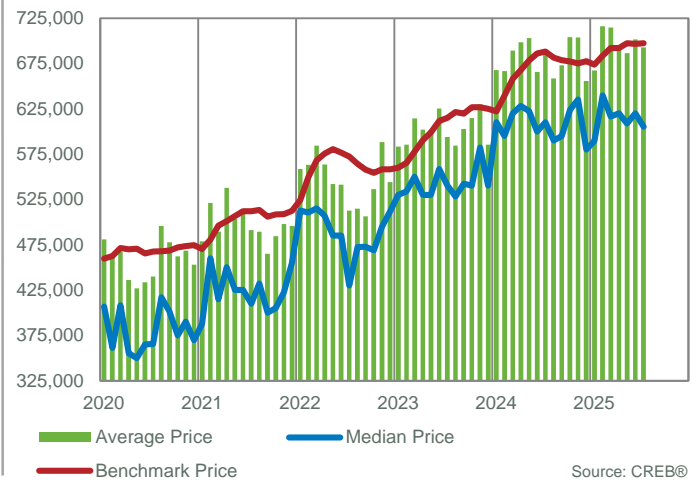
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES

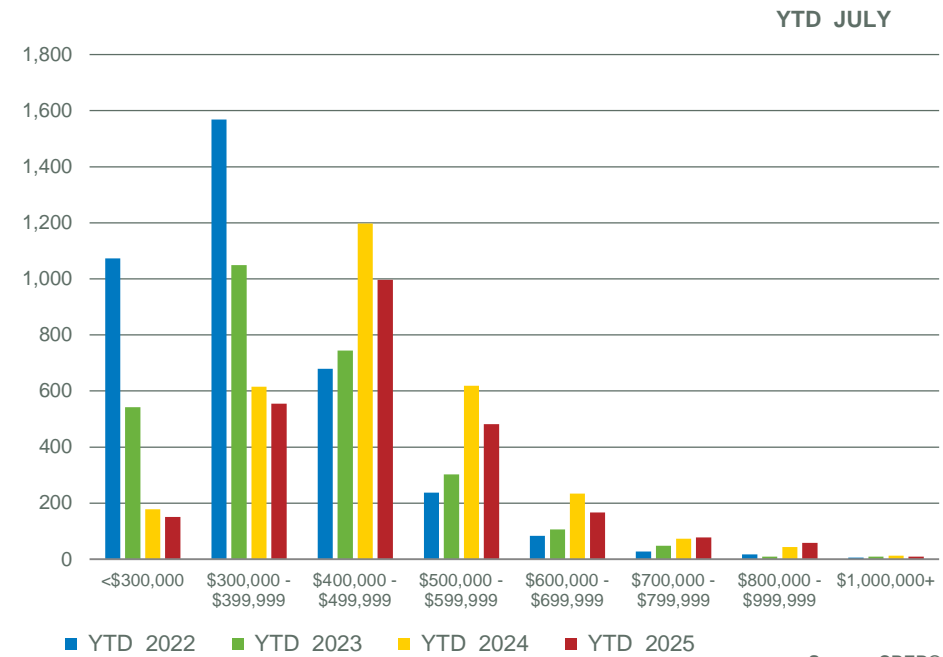


Jul. 2025

	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	349	373					
New Listings	473	473	698	694	765	698	678					
Inventory	592	660	828	1,003	1,117	1,170	1,193					
Days on Market	39	31	27	30	33	33	37					
Benchmark Price	444,900	446,800	454,000	457,400	453,600	450,300	446,200					
Median Price	449,500	465,000	455,000	470,000	449,000	442,000	434,500					
Average Price	465,712	482,527	472,221	486,708	466,345	465,897	453,000					
Index	288	289	294	296	294	292	289					

	Jul-24	Jul-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	5	19	25
\$250,000 - \$299,999	21	22	157	124
\$300,000 - \$349,999	42	36	278	206
\$350,000 - \$399,999	65	69	337	349
\$400,000 - \$449,999	77	73	554	518
\$450,000 - \$499,999	78	65	644	478
\$500,000 - \$549,999	60	38	402	323
\$550,000 - \$599,999	29	21	217	159
\$600,000 - \$649,999	20	16	146	95
\$650,000 - \$699,999	9	12	89	72
\$700,000 - \$749,999	7	7	50	47
\$750,000 - \$799,999	3	3	24	31
\$800,000 - \$849,999	5	4	19	22
\$850,000 - \$899,999	3	1	19	20
\$900,000 - \$949,999	-	-	3	11
\$950,000 - \$999,999	1	-	3	6
\$1,000,000 - \$1,299,999	1	1	9	6
\$1,300,000 - \$1,499,999	-	-	2	2
\$1,500,000 - \$1,999,999	1	-	2	1
\$2,000,000 +	-	-	-	-
	423	373	2,977	2,497

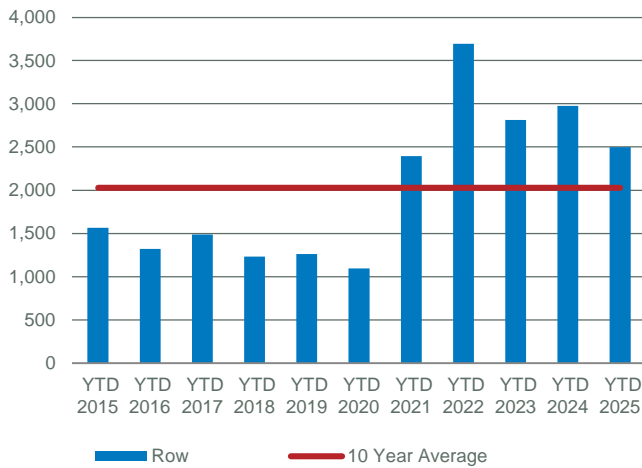
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

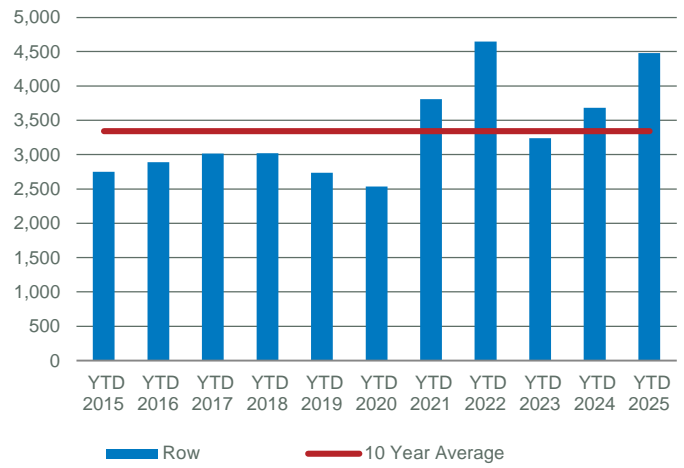
CITY OF CALGARY ROW SALES

YTD JULY



CITY OF CALGARY ROW NEW LISTINGS

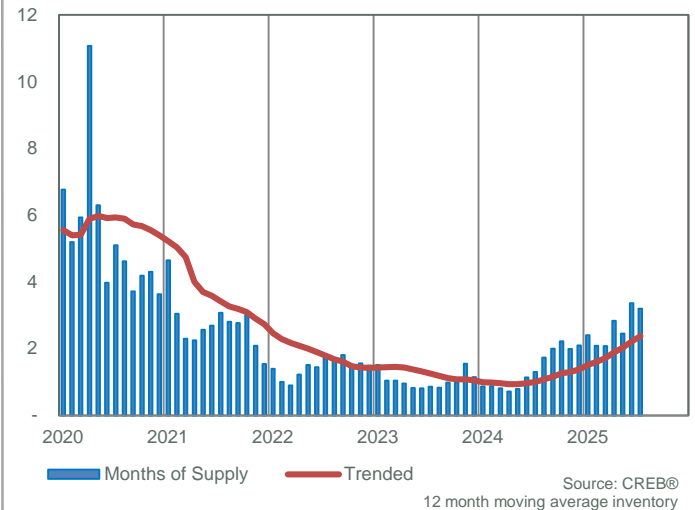
YTD JULY



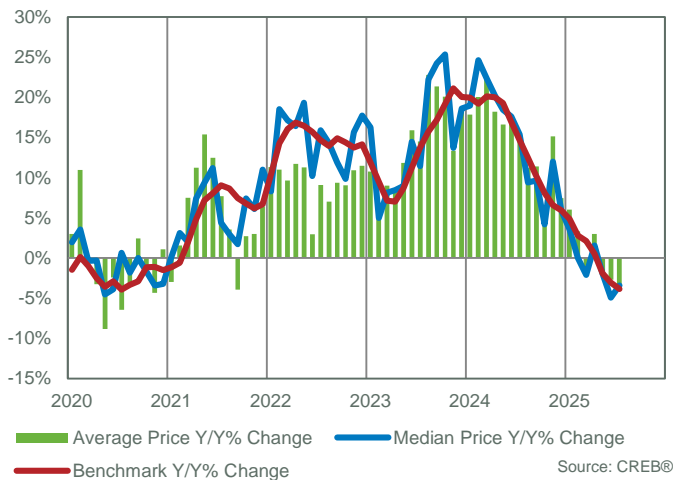
CITY OF CALGARY ROW INVENTORY AND SALES



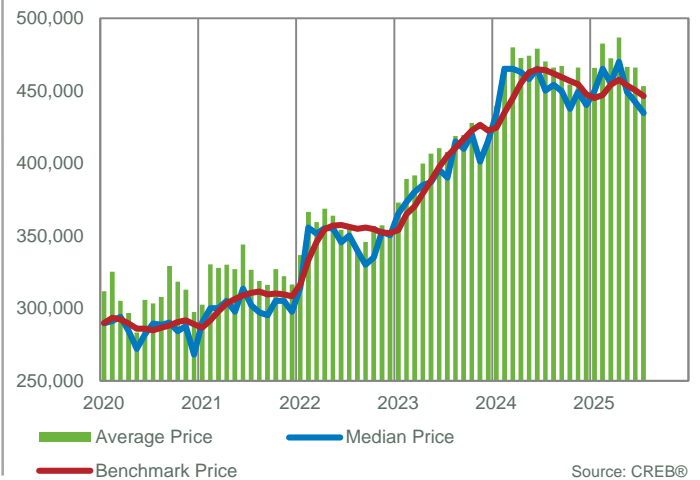
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

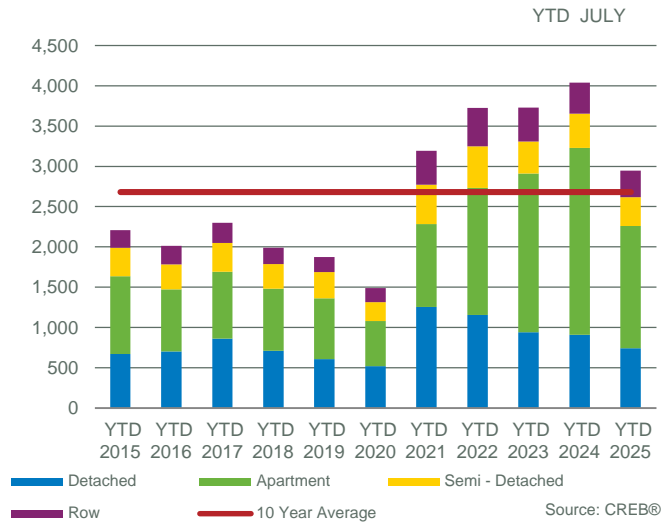


CITY OF CALGARY ROW PRICES

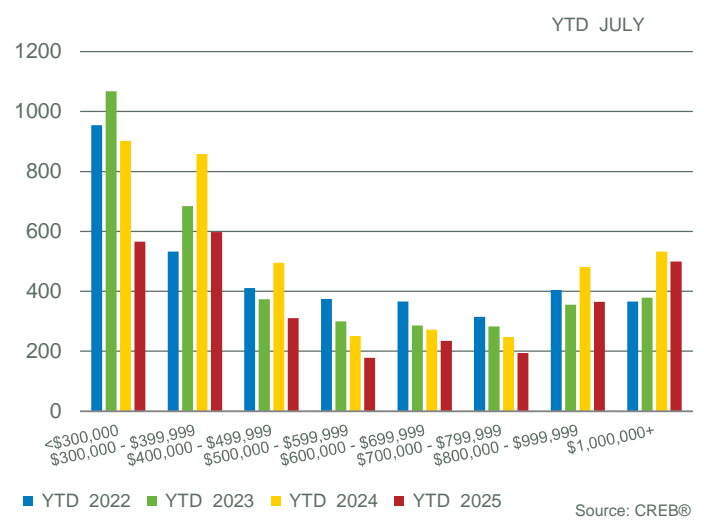


CITY CENTRE

CITY CENTRE TOTAL SALES



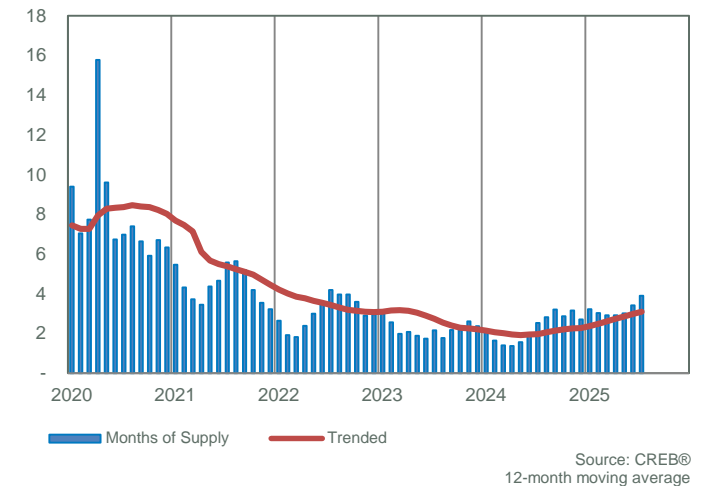
CITY CENTRE TOTAL SALES BY PRICE RANGE



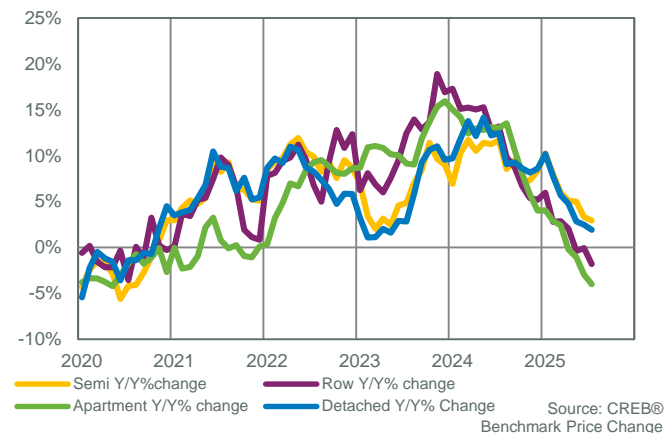
CITY CENTRE INVENTORY AND SALES



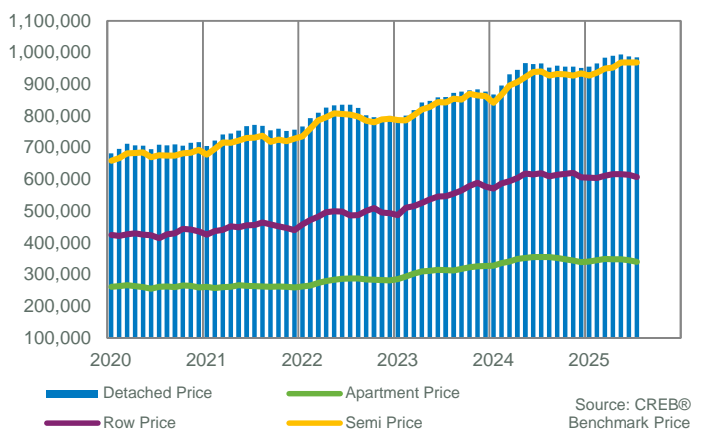
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

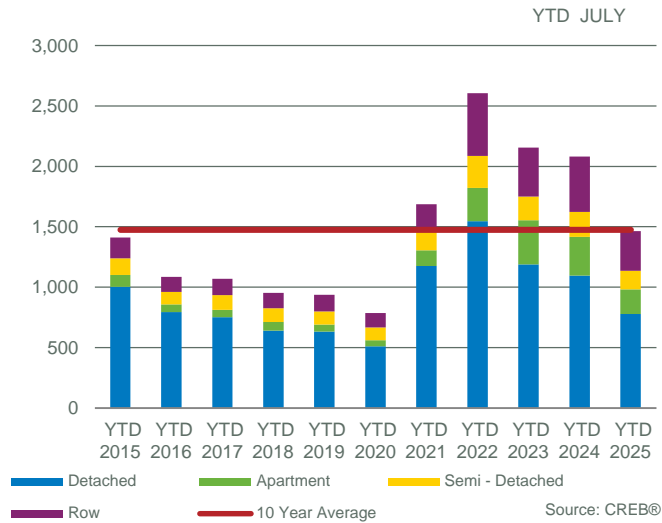


CITY CENTRE PRICES

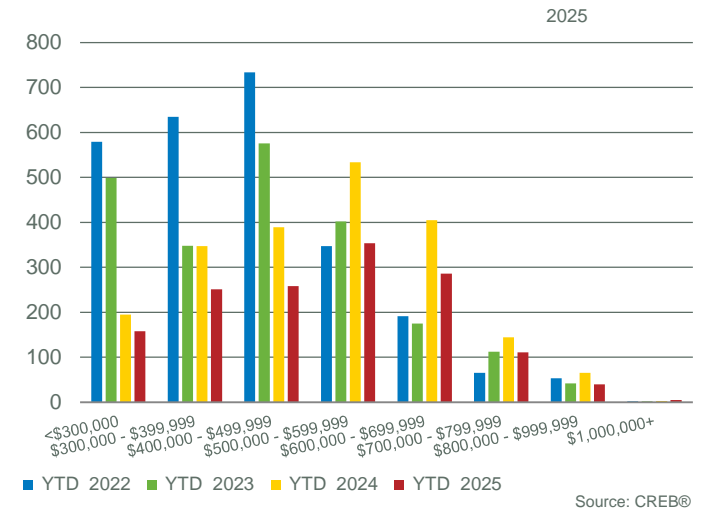


NORTHEAST

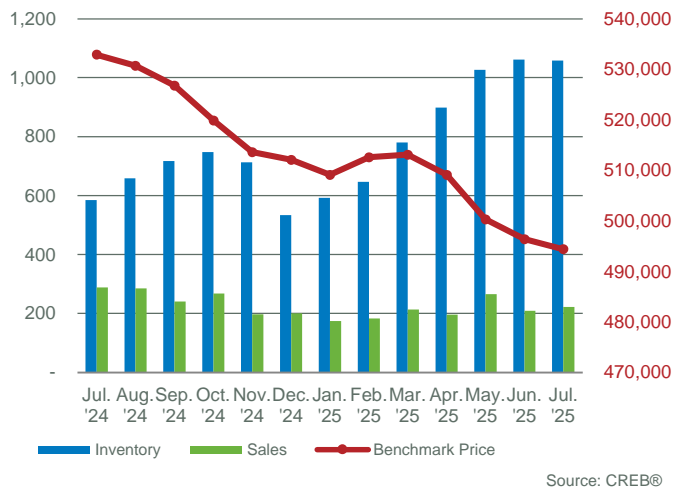
NORTHEAST TOTAL SALES



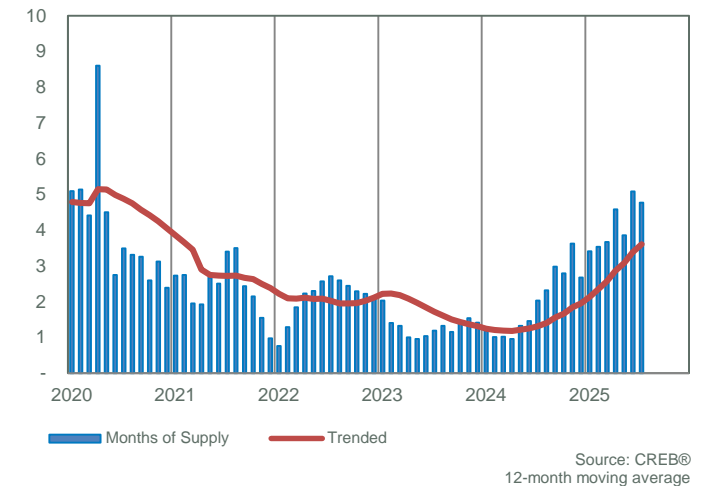
NORTHEAST TOTAL SALES BY PRICE RANGE



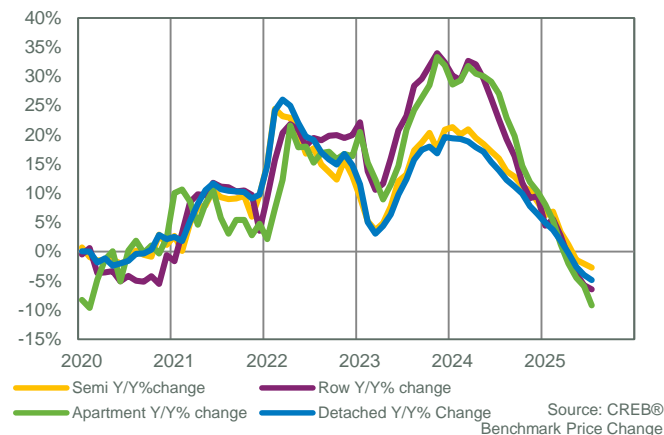
NORTHEAST INVENTORY AND SALES



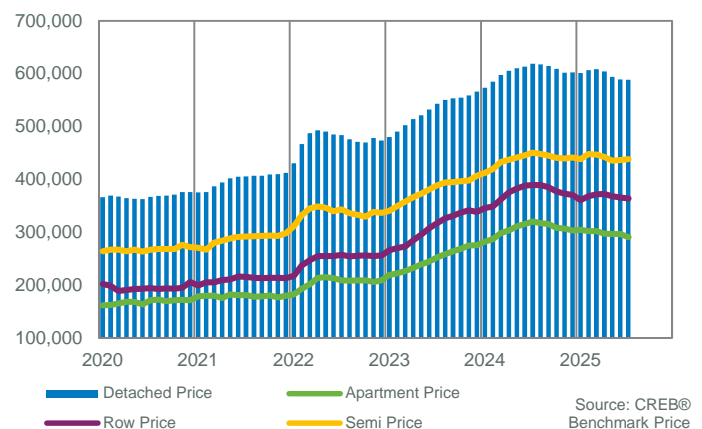
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

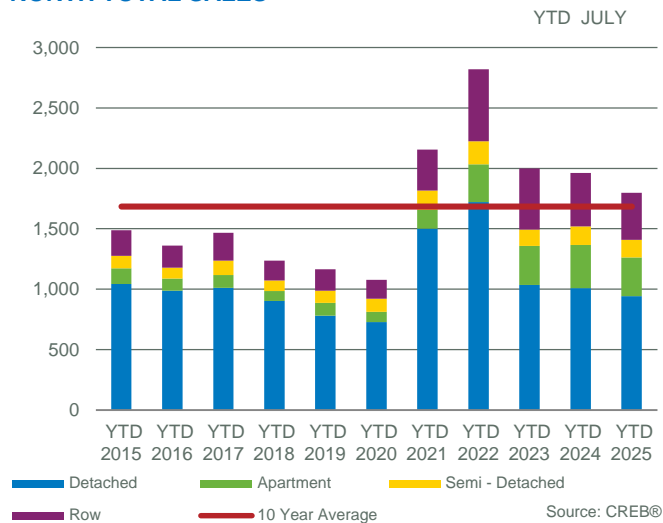


NORTHEAST PRICES

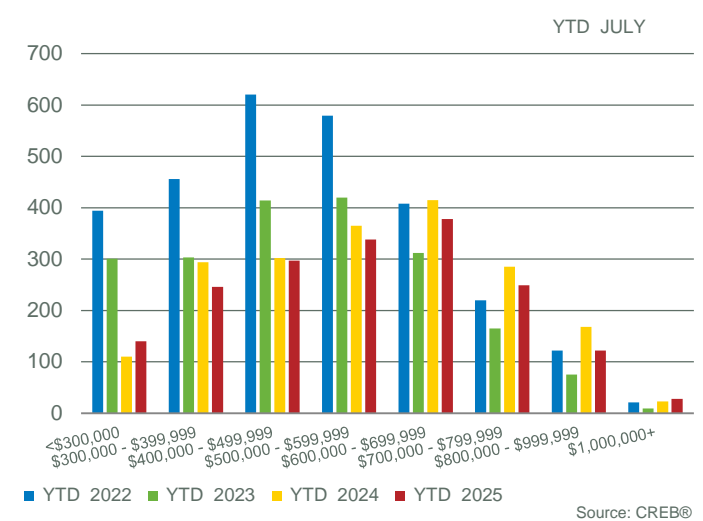


NORTH

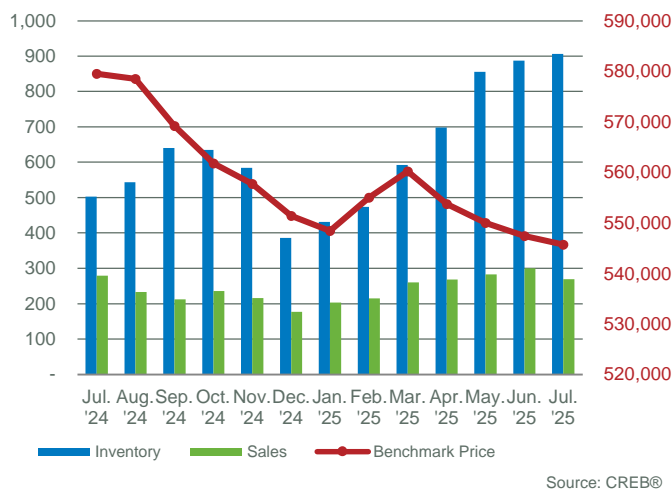
NORTH TOTAL SALES



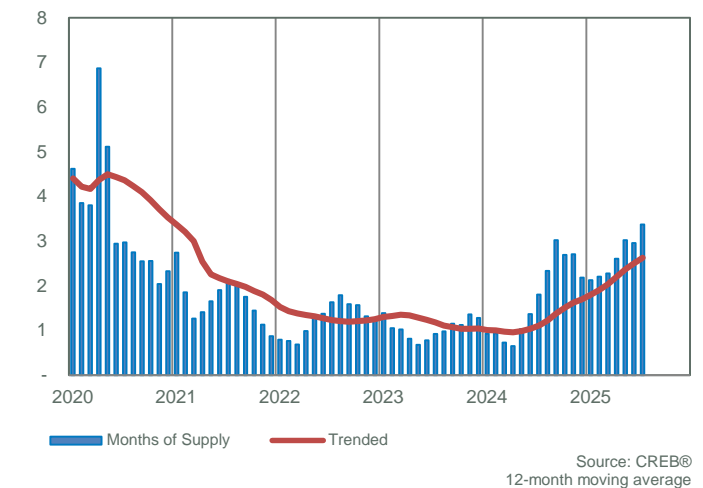
NORTH TOTAL SALES BY PRICE RANGE



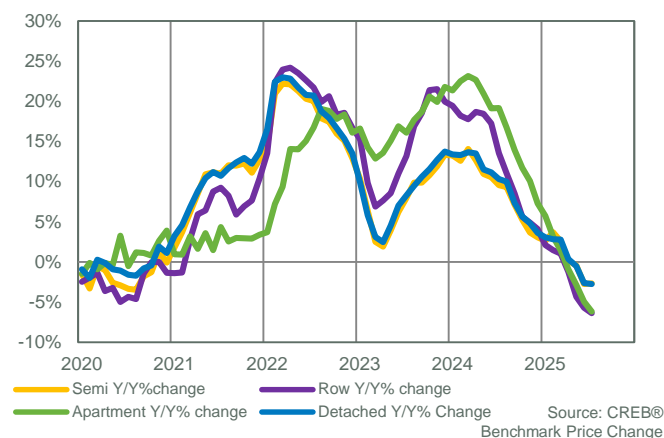
NORTH INVENTORY AND SALES



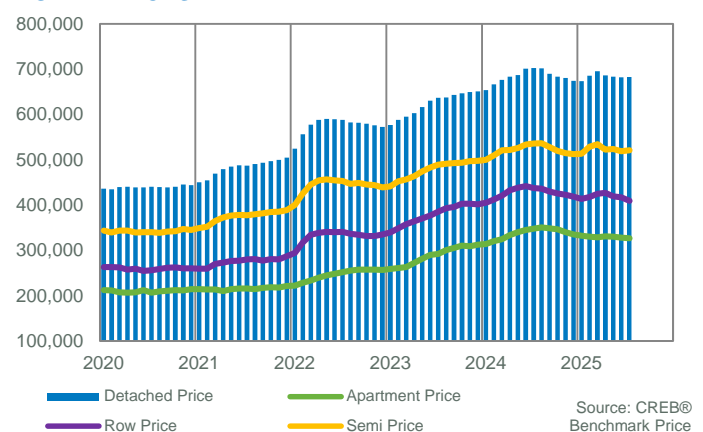
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

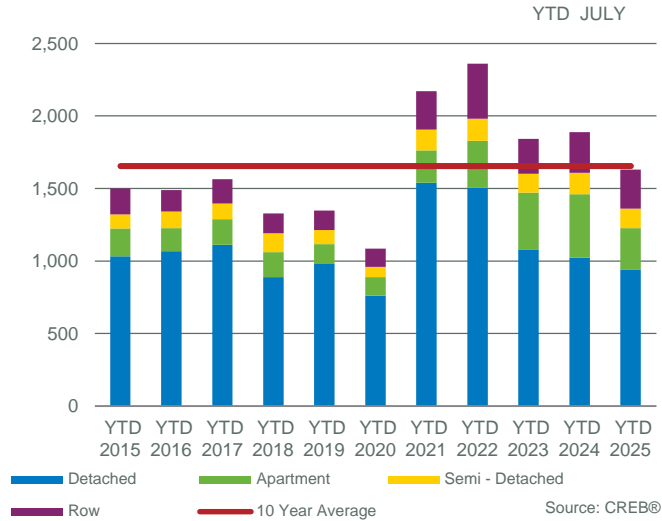


NORTH PRICES

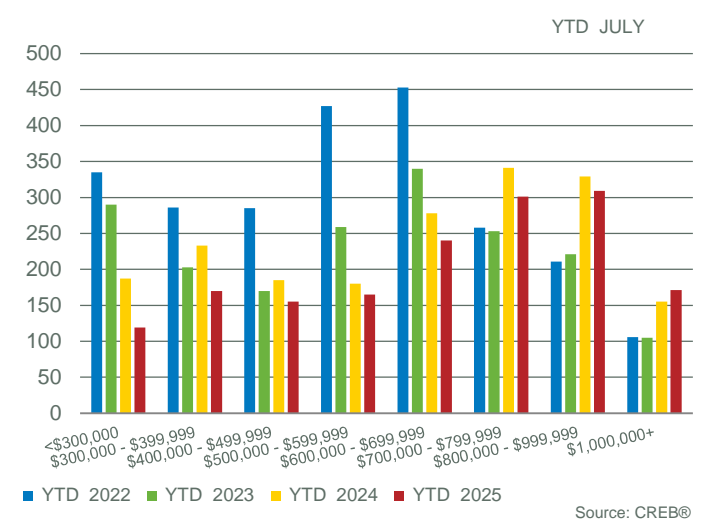


NORTHWEST

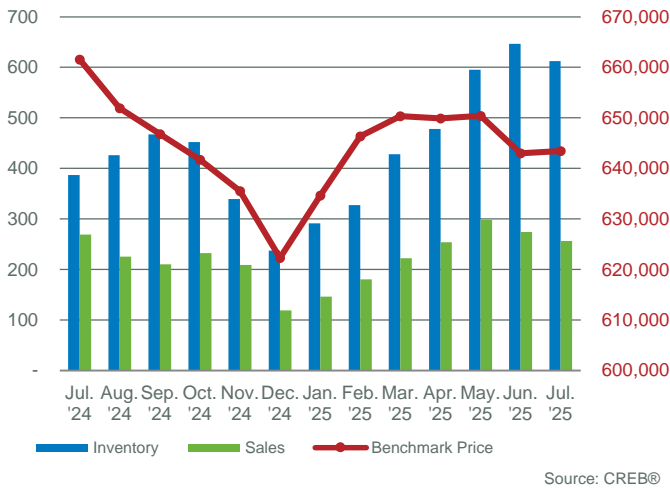
NORTHWEST TOTAL SALES



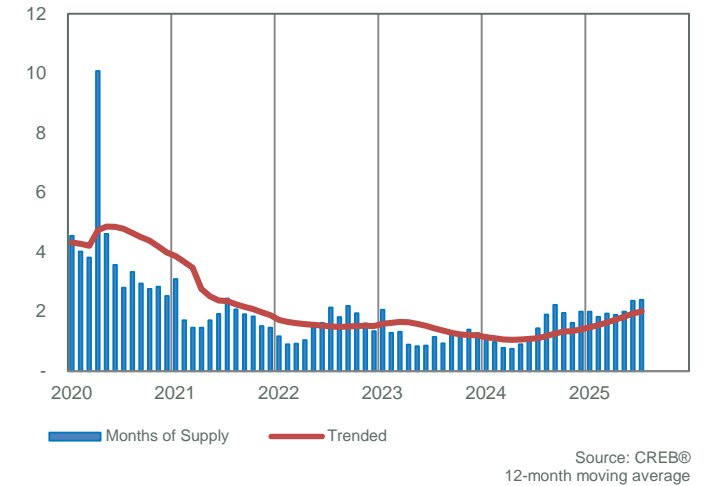
NORTHWEST TOTAL SALES BY PRICE RANGE



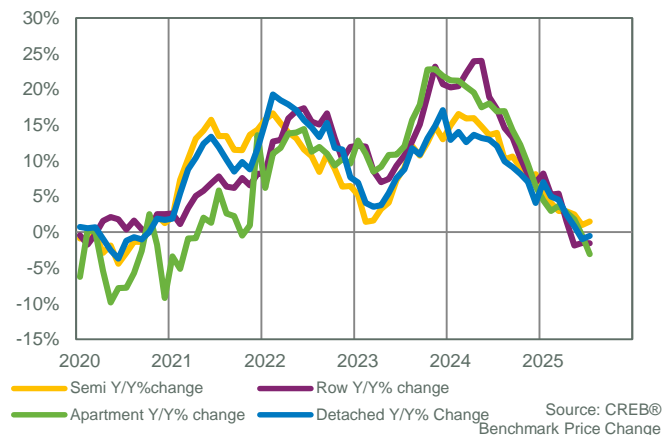
NORTHWEST INVENTORY AND SALES



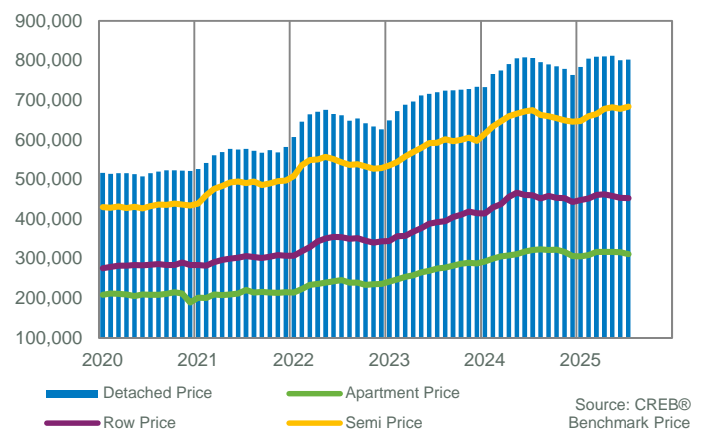
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

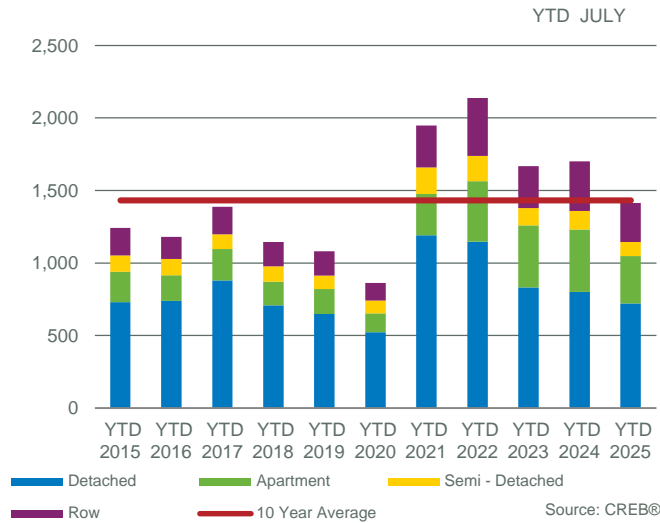


NORTHWEST PRICES

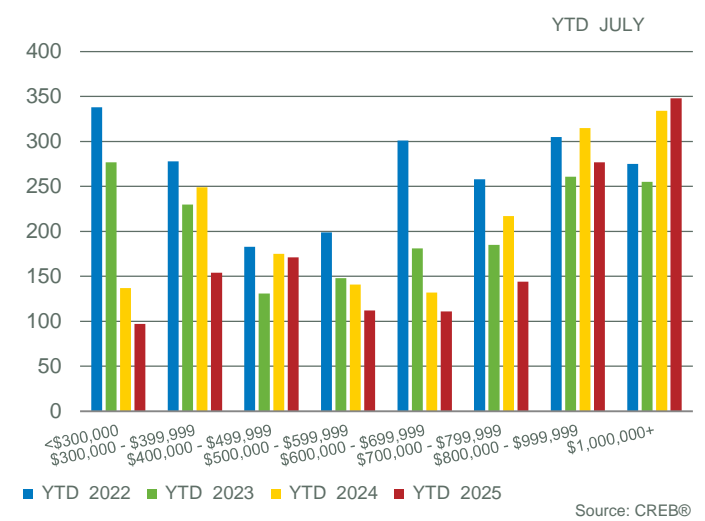


WEST

WEST TOTAL SALES



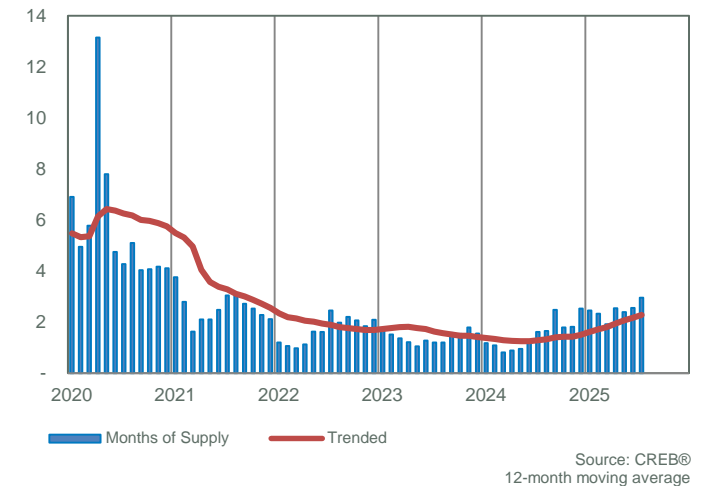
WEST TOTAL SALES BY PRICE RANGE



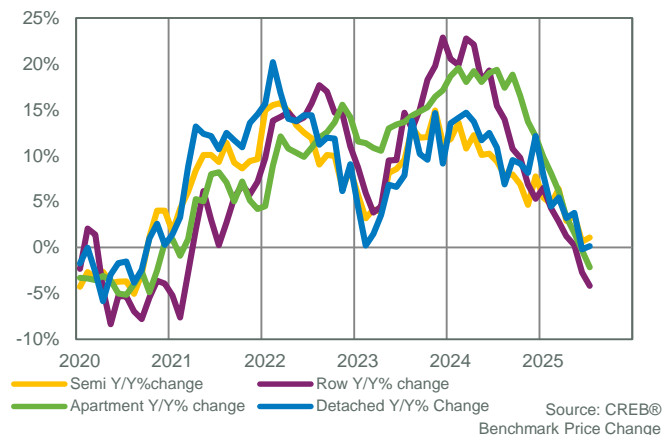
WEST INVENTORY AND SALES



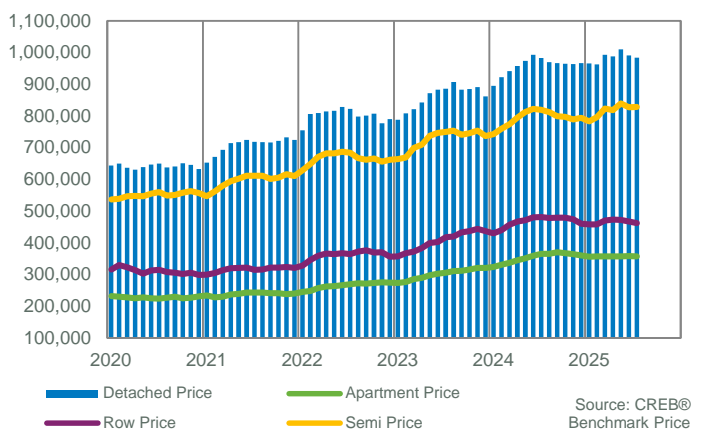
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

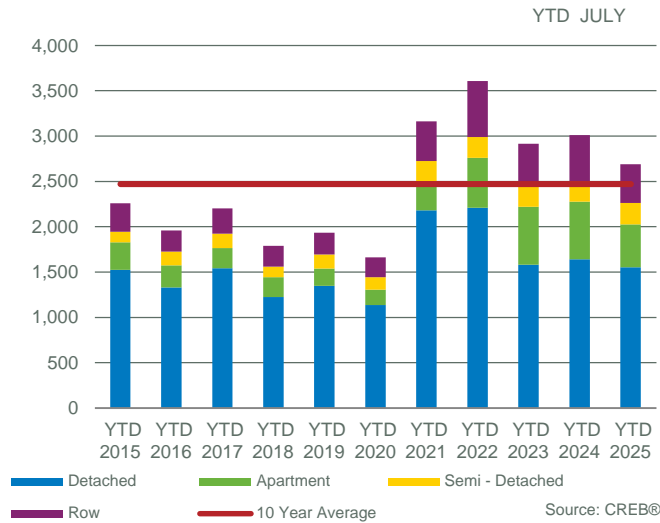


WEST PRICES

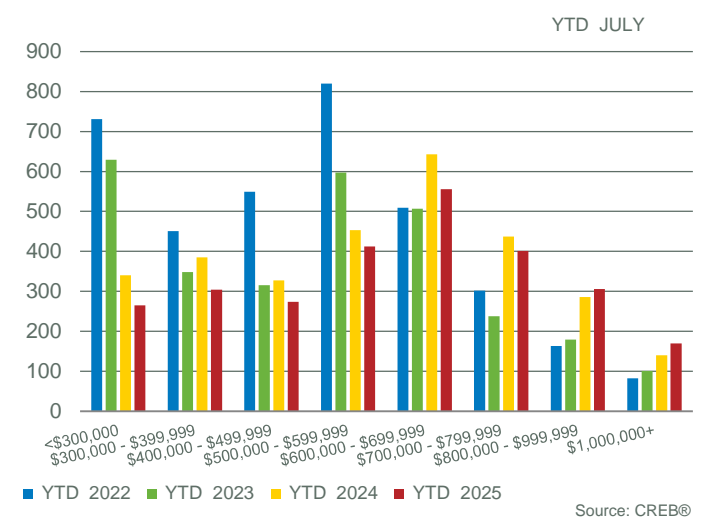


SOUTH

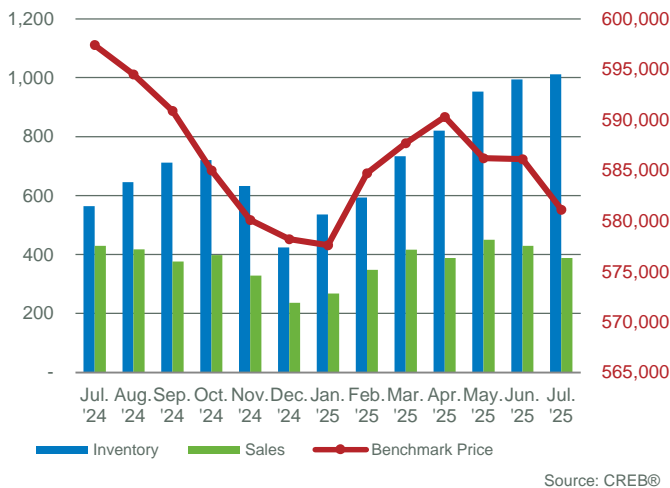
SOUTH TOTAL SALES



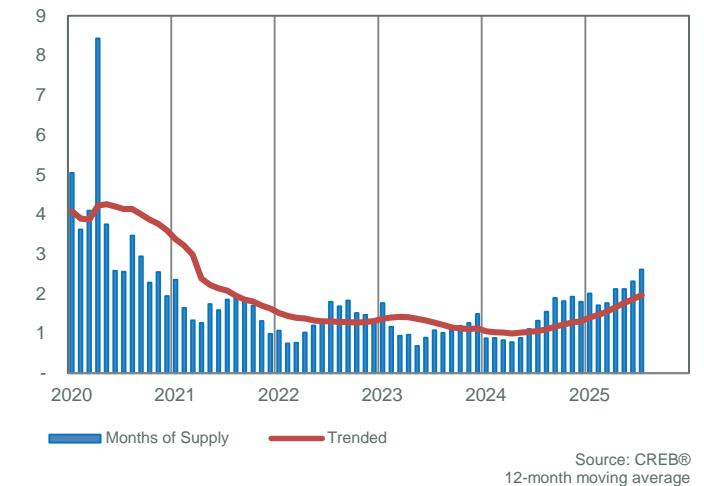
SOUTH TOTAL SALES BY PRICE RANGE



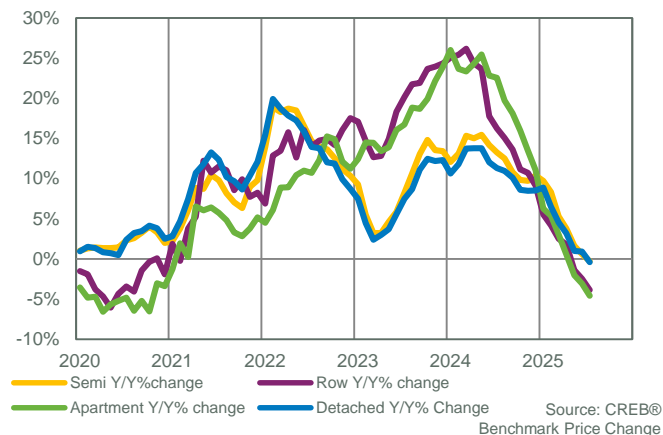
SOUTH INVENTORY AND SALES



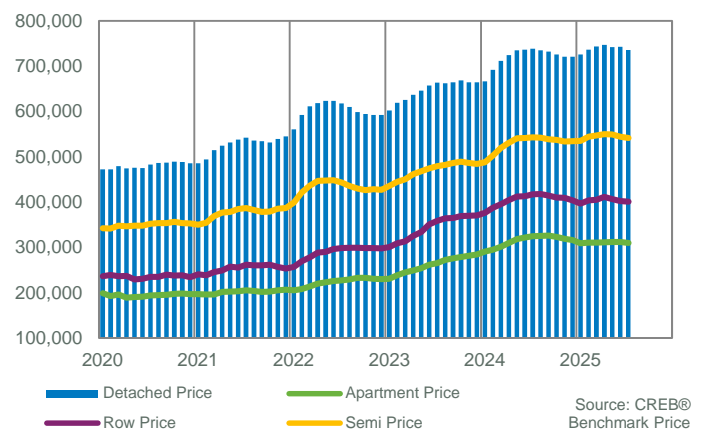
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

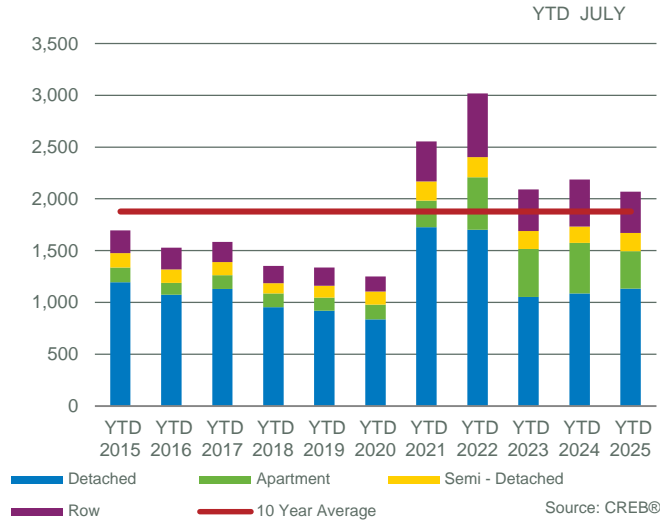


SOUTH PRICES

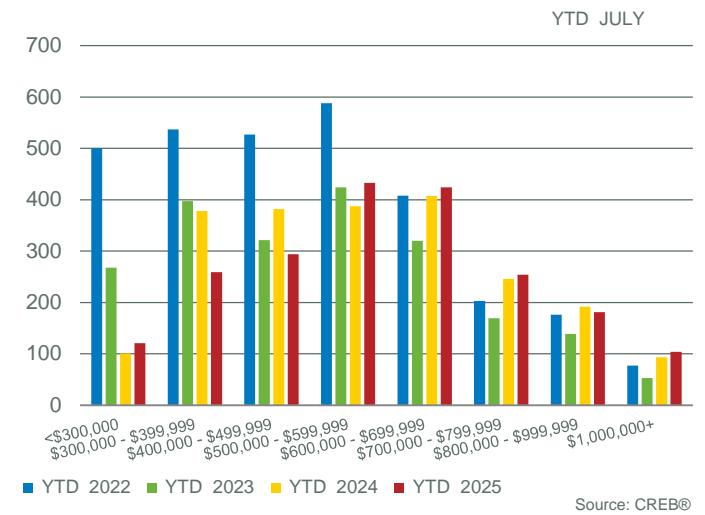


SOUTHEAST

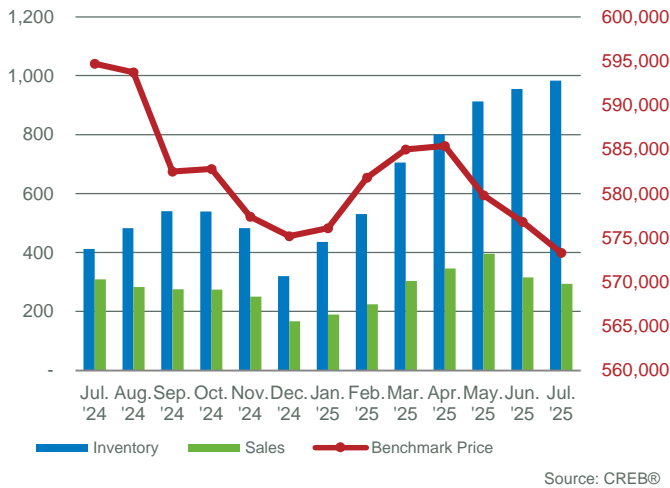
SOUTHEAST TOTAL SALES



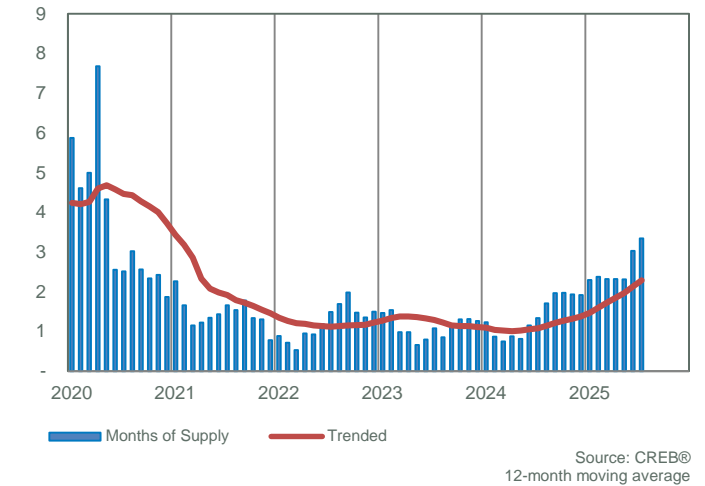
SOUTHEAST TOTAL SALES BY PRICE RANGE



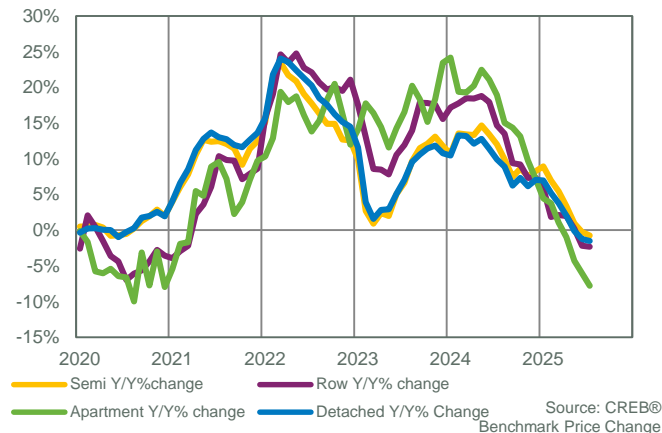
SOUTHEAST INVENTORY AND SALES



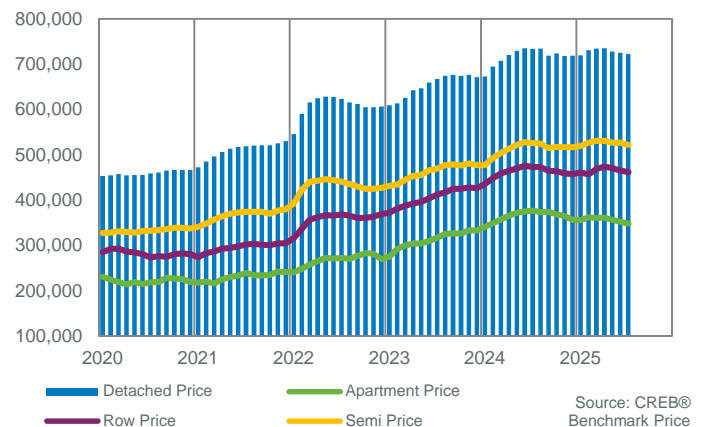
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

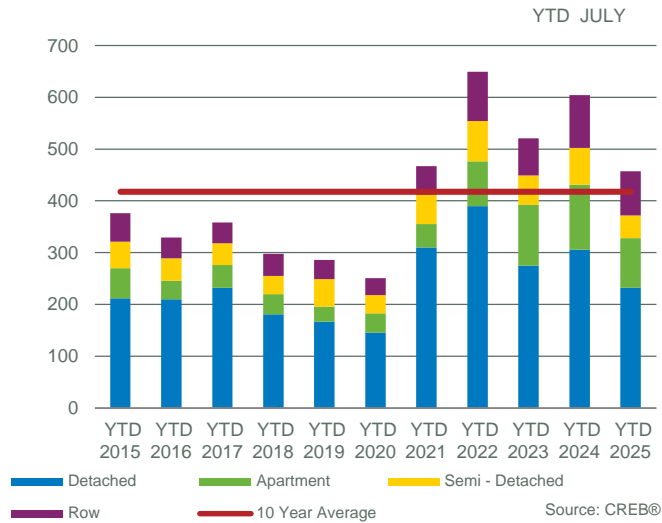


SOUTHEAST PRICES

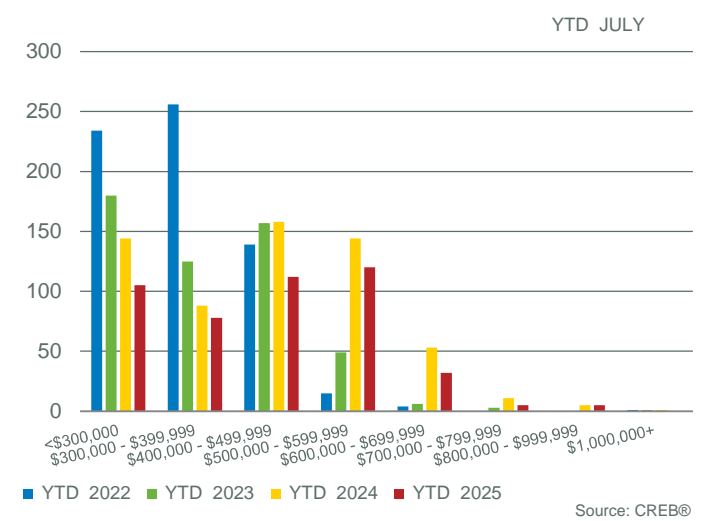


EAST

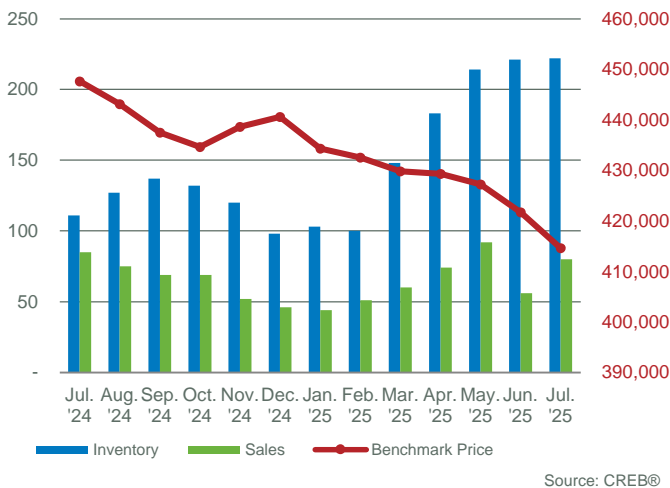
EAST TOTAL SALES



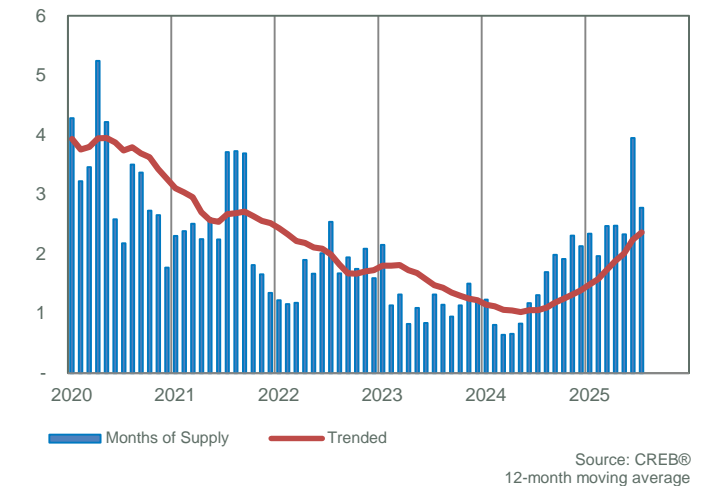
EAST TOTAL SALES BY PRICE RANGE



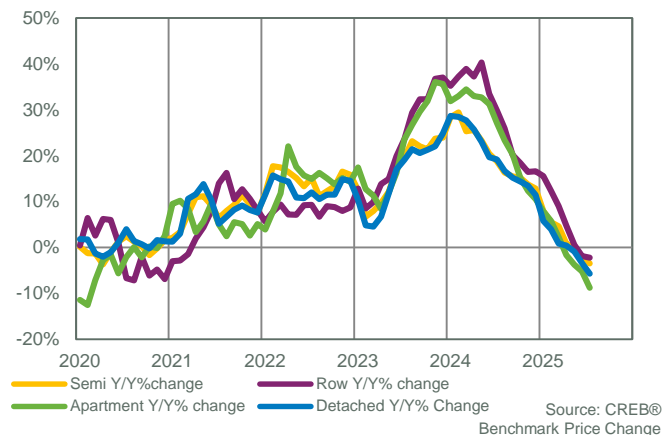
EAST INVENTORY AND SALES



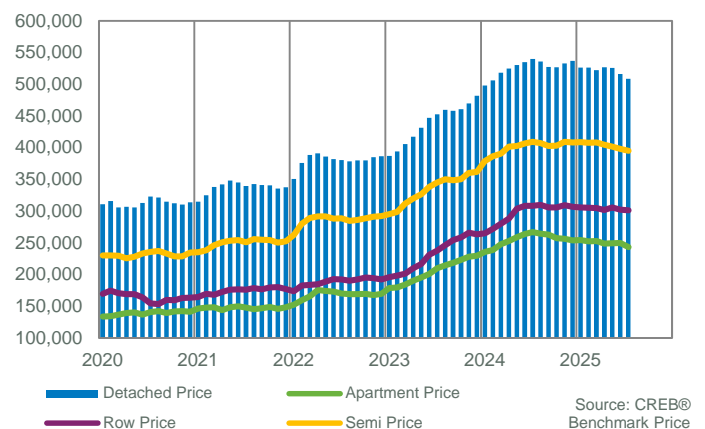
EAST MONTHS OF INVENTORY

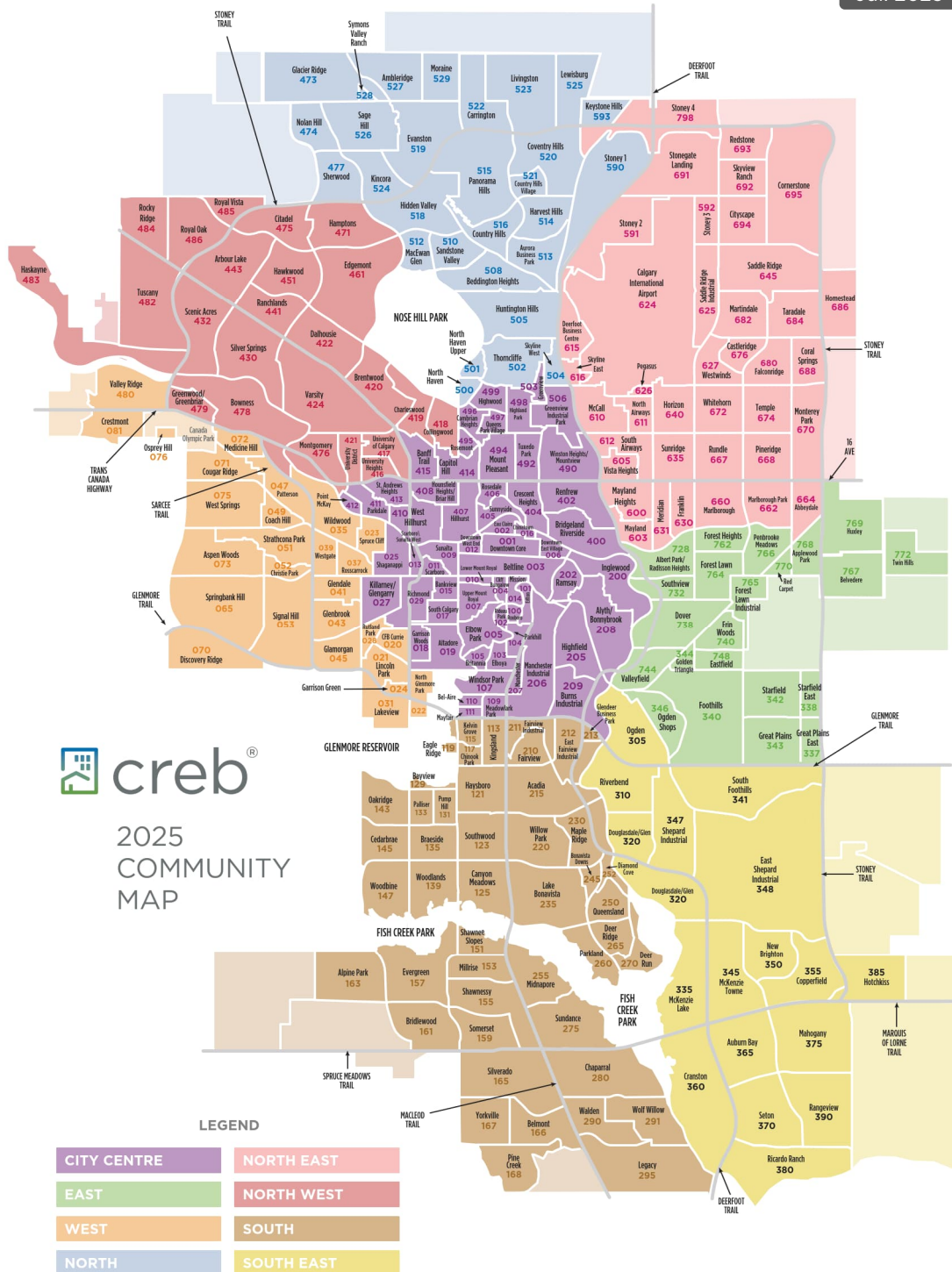


EAST PRICE CHANGE



EAST PRICES





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.

Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased 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.