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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2025



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August 2025

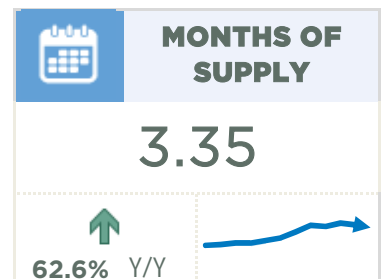
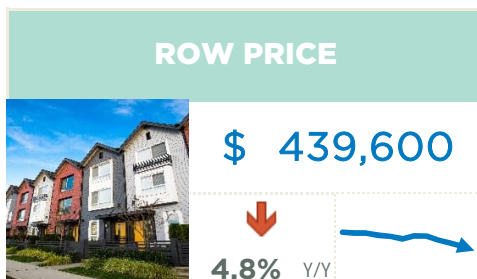
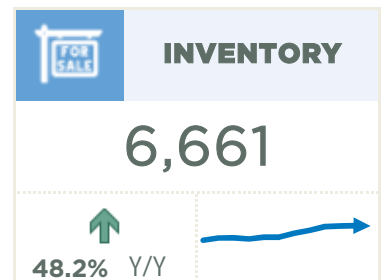
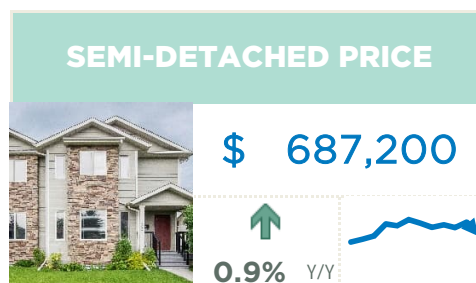
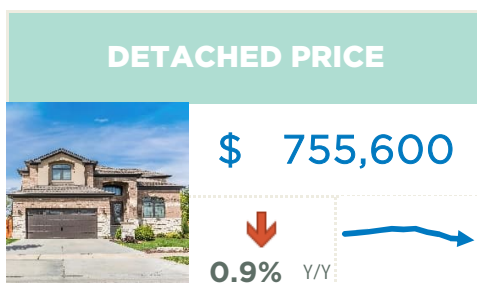
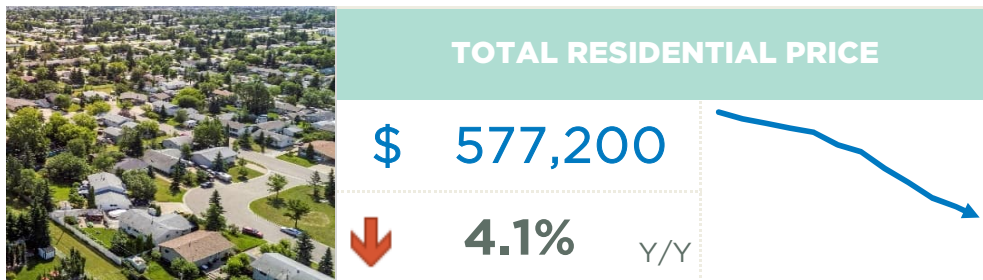
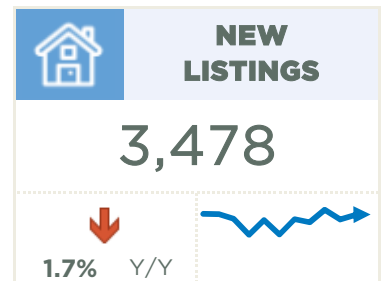
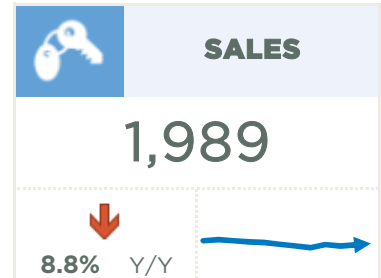
Prices declines mostly driven by higher density homes

Calgary, Alberta, September 2, 2025 - Improving supply choice has changed the dynamics of the Calgary market driving price declines over the past several months. Higher price adjustments are occurring for apartment and row style properties while detached and semi-detached properties have reported modest declines. As of August, the unadjusted total residential benchmark price was \$577,200, down over last month and nearly four per cent lower than levels reported last year.

"Perspective is needed when it comes to price adjustments. The most significant price adjustments are occurring for row and apartment style homes as they are also the product type that are facing the largest gains in supply choice," said Ann-Marie Lurie, Chief Economist at CREB®. "Meanwhile price adjustments in the detached and semi-detached markets range from modest price growth in some areas to larger price declines in areas with large supply growth. Overall, recent price adjustments have not offset all the gains that have occurred over the past several years."

August reported 1,989 sales, nearly nine per cent lower than last year. Sales have slowed compared to the high levels reported over the past four years. However, activity is still above long-term trends, reflecting relatively strong demand. What has changed is the supply situation. New listings remain elevated, keeping the sales-to-new-listings ratio below 60 per cent and pushing inventory to 6,661, the highest August amount since 2019.

More inventory choice coupled with lower sales has caused the months of supply to rise to 3.4 months in August, much higher than the sellers' market conditions reported over the previous four years, but still well below the buyer market conditions observed prior to the pandemic. While the market is much more balanced compared to last year, there is significant variation depending on property type, price range and location.



August 2025

August 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	995	-3%	1,748	10%	3,051	51%	57%	3.07	56%	\$755,600	-1%
Semi	206	20%	309	3%	528	55%	67%	2.56	30%	\$687,200	1%
Row	339	-11%	544	-15%	1,103	66%	62%	3.25	88%	\$439,600	-5%
Apartment	449	-26%	877	-12%	1,979	34%	51%	4.41	80%	\$326,500	-6%
Total Residential	1,989	-9%	3,478	-2%	6,661	48%	57%	3.35	63%	\$577,200	-4%

Year-to-Date

August 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	8,060	-10%	14,489	18%	2,513	71%	56%	2.49	90%	\$762,688	2%
Semi	1,557	-8%	2,618	18%	461	80%	59%	2.37	95%	\$689,913	4%
Row	2,835	-16%	5,024	16%	958	126%	56%	2.70	167%	\$449,100	-1%
Apartment	4,033	-30%	8,097	2%	1,828	73%	50%	3.63	145%	\$332,825	-1%
Total Residential	16,485	-16%	30,228	13%	5,761	80%	55%	2.80	115%	\$586,313	-2%



Detached

Detached home sales eased to 995 units in August, while new listings rose to 1,748 units, keeping the sales-to-new listings ratio below 60 per cent. This prevented any significant shift in inventory, as the 3,051 units were the highest levels reported in August since 2020. Higher inventory levels and easing supply have helped balance out the detached market. However, districts like the North East, North and East are experiencing buyer market conditions. The unadjusted benchmark price in August was \$755,600 down by nearly one per cent over last month and last years levels. While prices have eased there is significant variation depending on location. Compared to last year, prices reported the largest decline in the North East and East district at five per cent, while prices in the city centre were over two per cent higher. As many of the adjustments have occurred over the past few months, year-to-date Calgary prices remain two per cent higher than last year.



Semi-Detached

August sales improved over last year's levels, but it was not enough to offset earlier pullbacks with year-to-date sales of 1,557—eight per cent lower than last year—but higher than long-term trends. At the same time new listings slowed compared to sales pushing the sales-to-new listings ratio up to 67 per cent and preventing any further monthly inventory gains. Inventory gains have not been as high for this product type, and the months of supply remained below three months in August. This is one of the reasons that the prices have not seen the same adjustment. In August the unadjusted benchmark price was \$687,200 down over last month, but nearly one per cent higher than last year, and nearly four per cent higher on a year-to-date basis. Price growth has varied across the city, with the largest year-over-year gains occurring in city centre. Meanwhile the largest declines have occurred in the North East, East and North districts.



Row

Sales in August slowed, contributing to the year-to-date decline of nearly 16 per cent. While new listings did ease in August compared to last year and last month, they have generally been on the rise pushing up inventory levels. In August, there were 1,103 units in inventory, reaching the second highest level on record for August, only slightly lower than the record high in reported in 2018. Due to the relatively strong sales, the months of supply has only pushed slightly above three months, far more balanced than last year, but not as high as the 6.4 months report back in 2018. Nonetheless, additional supply choice has weighed on prices. In August, the unadjusted benchmark price in the city was \$439,600, reflecting the fourth consecutive monthly decline and nearly five per cent lower than last August. While prices eased across all districts, price declines exceeded five per cent in the North East, North, South and East districts. These districts generally reported high levels of supply in the resale sector or had significant competition from new home supply.

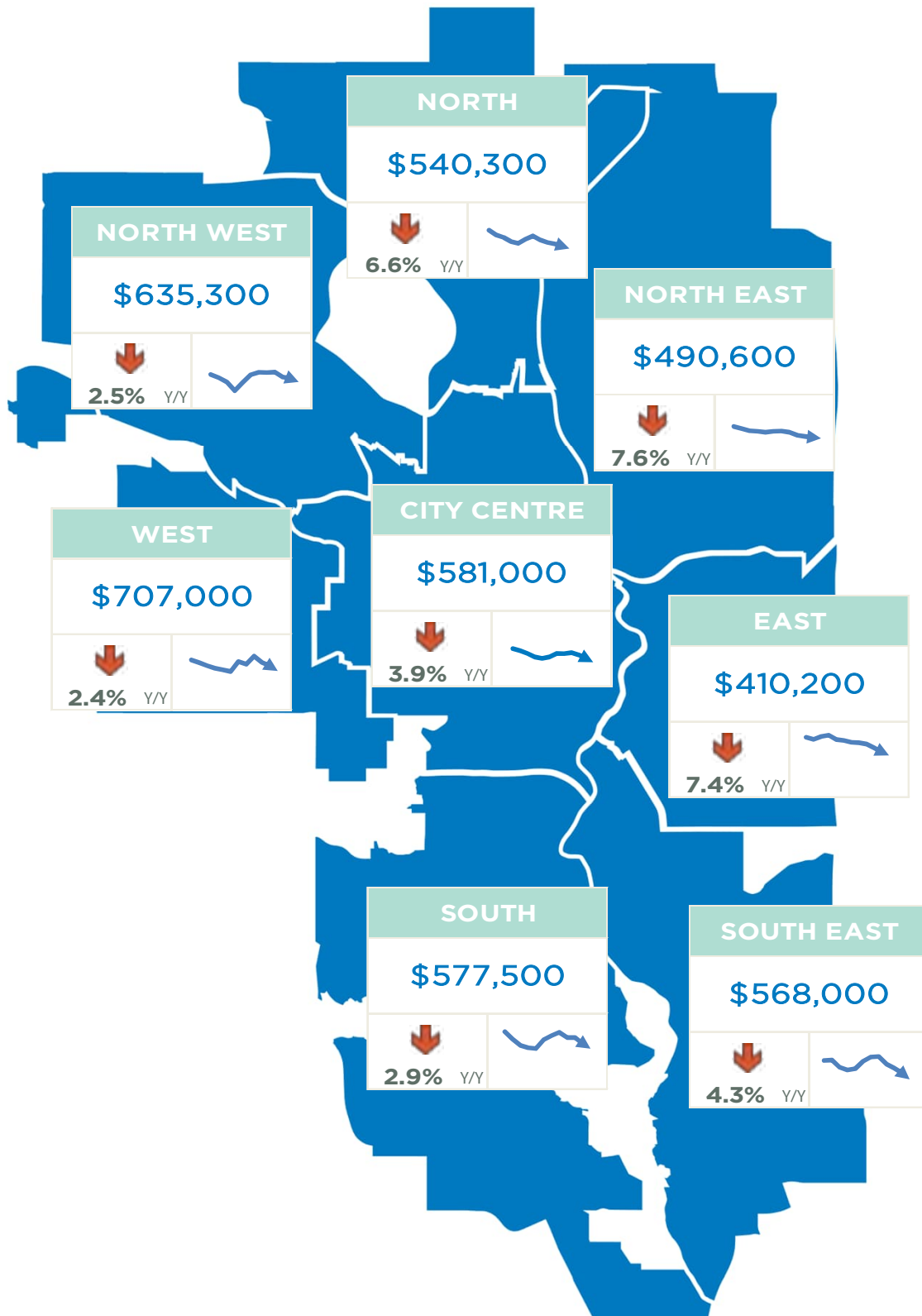


Apartment

Sales continue to slow in August contributing to a year-to-date pullback of nearly 30 per cent. While sales are still above long-term trends, they have not been high enough to offset the level of new listings in the market. In August alone there were 877 new listings compared to the 449 sales, keeping the sales-to-new-listings ratio relatively low at 51 per cent. The low ratio that has persisted throughout this year has contributed to the higher inventory levels seen in the market. While August inventory levels did not rise over last month, with 1,979 units available, this is the highest August inventory ever reported. The months of supply for apartment condos have remained around four months since June. The excess supply relative to demand has been weighing on prices. As of August, the unadjusted benchmark price was \$326,500, reflecting the fifth consecutive monthly decline and nearly six per cent lower than levels reported last August. Most of the supply is concentrated in the City Centre, which reported a year-over-year decline of five per cent, slightly higher than the rate of decline reported in the West district at three per cent. Meanwhile, the highest price declines occurred in the North East district at over 11 per cent.

August 2025

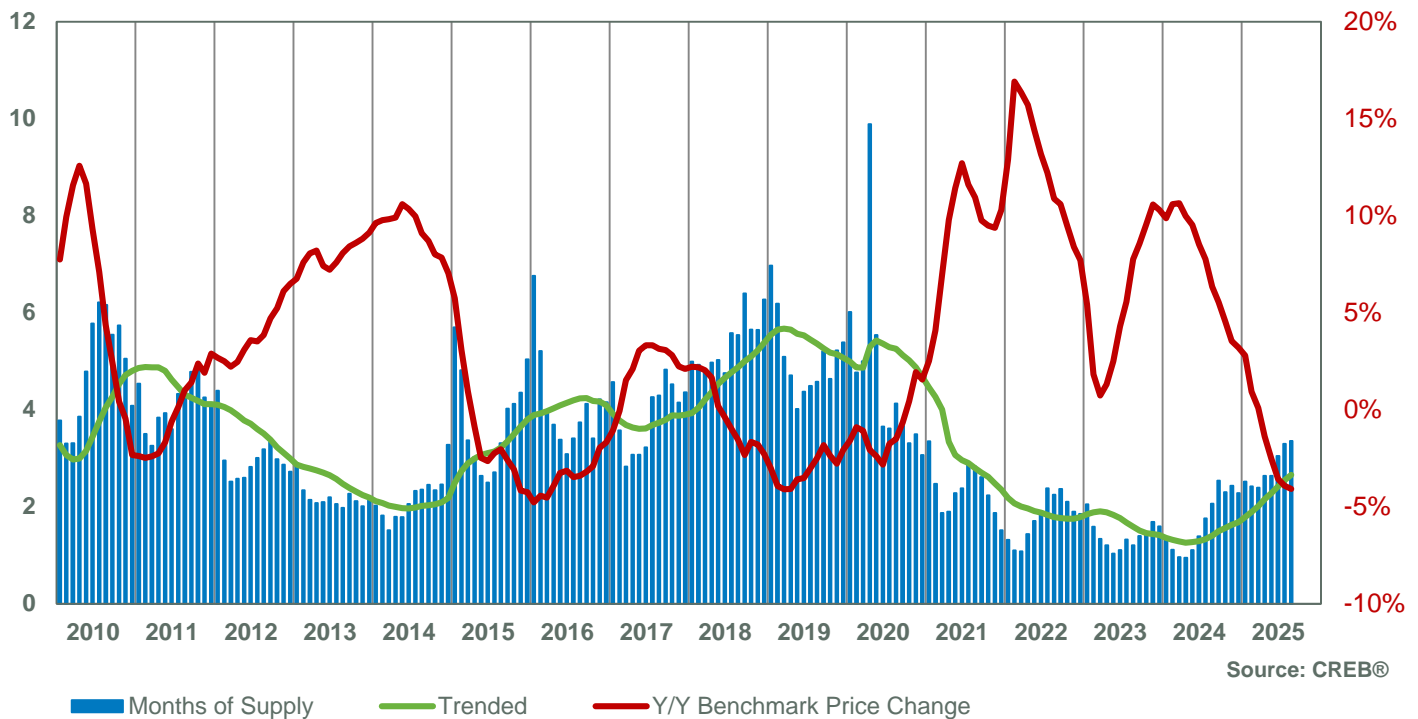
District Total Residential Benchmark Price



	Aug-24	Aug-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	2,182	1,989	-8.85%	19,697	16,485	-16.31%
Total Sales Volume	\$1,329,338,971	\$1,217,962,069	-8.38%	\$11,883,368,184	\$10,404,360,217	-12.45%
New Listings	3,537	3,478	-1.67%	26,787	30,228	12.85%
Inventory	4,495	6,661	48.19%	3,205	5,761	79.74%
Months of Supply	2.06	3.35	62.57%	1.30	2.80	114.76%
Sales to New Listings	61.69%	57.19%	-4.50%	73.53%	54.54%	-19.00%
Sales to List Price	99.24%	97.84%	-1.40%	100.90%	98.53%	-2.38%
Days on Market	27	38	41.07%	23	34	47.68%
Benchmark Price	\$601,800	\$577,200	-4.09%	\$595,338	\$586,313	-1.52%
Median Price	\$556,500	\$570,000	2.43%	\$558,888	\$580,000	3.78%
Average Price	\$609,230	\$612,349	0.51%	\$603,309	\$631,141	4.61%
Index	281.7	270.2	-4.08%	274.2	275.1	0.32%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Aug. 2025

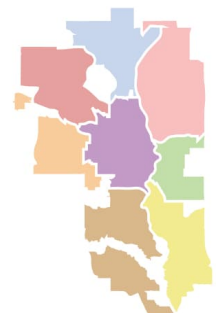
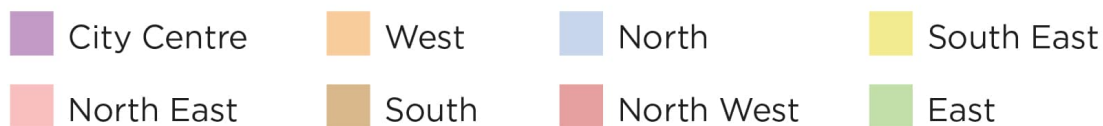
	Aug-24	Aug-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	1,024	995	-2.83%	8,927	8,060	-9.71%
Total Sales Volume	\$824,298,195	\$777,223,154	-5.71%	\$7,165,778,882	\$6,589,772,604	-8.04%
New Listings	1,594	1,748	9.66%	12,324	14,489	17.57%
Inventory	2,014	3,051	51.49%	1,467	2,513	71.30%
Months of Supply	1.97	3.07	55.90%	1.31	2.49	89.73%
Sales to New Listings Ratio	64.24%	56.92%	-7.32%	72.44%	55.63%	-16.81%
Sales to List Price Ratio	99.45%	98.12%	-1.34%	101.04%	98.89%	-2.15%
Days on Market	26	35	34.48%	22	30	36.36%
Benchmark Price	\$762,600	\$755,600	-0.92%	\$746,950	\$762,688	2.11%
Median Price	\$701,500	\$689,000	-1.78%	\$715,000	\$716,138	0.16%
Average Price	\$804,979	\$781,129	-2.96%	\$802,709	\$817,590	1.85%
APARTMENT						
Total Sales	603	449	-25.54%	5,721	4,033	-29.51%
Total Sales Volume	\$213,398,196	\$149,604,172	-29.89%	\$1,986,393,936	\$1,409,798,817	-29.03%
New Listings	1,001	877	-12.39%	7,913	8,097	2.33%
Inventory	1,478	1,979	33.90%	1,056	1,828	73.05%
Months of Supply	2.45	4.41	79.82%	1.48	3.63	145.48%
Sales to New Listings Ratio	60.24%	51.20%	-9.04%	72.30%	49.81%	-22.49%
Sales to List Price Ratio	98.43%	97.08%	-1.34%	99.95%	97.60%	-2.35%
Days on Market	32	47	47.60%	26	42	64.30%
Benchmark Price	\$346,500	\$326,500	-5.77%	\$334,663	\$332,825	-0.55%
Median Price	\$325,000	\$308,000	-5.23%	\$324,000	\$320,000	-1.23%
Average Price	\$353,894	\$333,194	-5.85%	\$347,211	\$349,566	0.68%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	172	206	19.77%	1,689	1,557	-7.82%
Total Sales Volume	\$113,246,125	\$135,378,453	19.54%	\$1,152,099,461	\$1,075,517,127	-6.65%
New Listings	299	309	3.34%	2,227	2,618	17.56%
Inventory	340	528	55.29%	257	461	79.61%
Months of Supply	1.98	2.56	29.66%	1.22	2.37	94.84%
Sales to New Listings Ratio	57.53%	66.67%	9.14%	75.84%	59.47%	-16.37%
Sales to List Price Ratio	99.73%	98.13%	-1.60%	101.36%	98.93%	-2.40%
Days on Market	25	35	44.42%	22	31	40.93%
Benchmark Price	\$681,200	\$687,200	0.88%	\$665,050	\$689,913	3.74%
Median Price	\$590,000	\$586,750	-0.55%	\$610,000	\$610,000	0.00%
Average Price	\$658,408	\$657,177	-0.19%	\$682,119	\$690,762	1.27%
CITY OF CALGARY ROW						
Total Sales	383	339	-11.49%	3,360	2,835	-15.63%
Total Sales Volume	\$178,396,454	\$155,756,290	-12.69%	\$1,579,095,905	\$1,329,271,668	-15.82%
New Listings	643	544	-15.40%	4,323	5,024	16.22%
Inventory	663	1,103	66.37%	425	958	125.57%
Months of Supply	1.73	3.25	87.96%	1.01	2.70	167.34%
Sales to New Listings Ratio	59.56%	62.32%	2.75%	77.72%	56.43%	-21.29%
Sales to List Price Ratio	99.73%	97.83%	-1.90%	101.92%	98.58%	-3.28%
Days on Market	25	40	58.81%	20	33	63.67%
Benchmark Price	\$461,700	\$439,600	-4.79%	\$451,450	\$449,100	-0.52%
Median Price	\$454,000	\$435,000	-4.19%	\$458,000	\$450,000	-1.75%
Average Price	\$465,787	\$459,458	-1.36%	\$469,969	\$468,879	-0.23%

For a list of definitions, see page 29.

August 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	97	161	60.25%	348	3.59	\$974,100	2.36%	-0.98%
North East	126	331	38.07%	561	4.45	\$586,400	-5.02%	-0.26%
North	130	270	48.15%	492	3.78	\$675,500	-3.64%	-1.00%
North West	122	198	61.62%	308	2.52	\$794,300	-0.14%	-0.90%
West	107	153	69.93%	228	2.13	\$967,300	-0.14%	-1.60%
South	202	319	63.32%	534	2.64	\$729,700	-0.60%	-0.69%
South East	176	251	70.12%	444	2.52	\$716,700	-2.32%	-0.73%
East	32	61	52.46%	122	3.81	\$506,000	-5.53%	-0.47%
TOTAL CITY	995	1,748	56.92%	3,051	3.07	\$755,600	-0.92%	-0.81%
Apartment								
City Centre	176	381	46.19%	876	4.98	\$337,400	-4.90%	-0.76%
North East	28	68	41.18%	168	6.00	\$281,900	-11.10%	-2.96%
North	32	58	55.17%	141	4.41	\$324,900	-7.25%	-0.40%
North West	42	88	47.73%	162	3.86	\$305,800	-5.56%	-1.77%
West	37	80	46.25%	176	4.76	\$352,800	-3.24%	-1.07%
South	57	99	57.58%	205	3.60	\$308,100	-5.32%	-0.36%
South East	68	83	81.93%	206	3.03	\$343,400	-7.98%	-1.09%
East	8	20	40.00%	45	5.63	\$237,600	-9.97%	-2.26%
TOTAL CITY	449	877	51.20%	1,979	4.41	\$326,500	-5.77%	-0.94%
Semi-detached								
City Centre	42	65	64.62%	125	2.98	\$945,000	1.97%	-2.34%
North East	29	49	59.18%	89	3.07	\$436,200	-2.59%	-0.34%
North	24	31	77.42%	67	2.79	\$517,100	-3.58%	-0.67%
North West	17	29	58.62%	44	2.59	\$668,400	1.00%	-2.24%
West	22	27	81.48%	37	1.68	\$812,200	0.06%	-1.83%
South	28	50	56.00%	67	2.39	\$537,900	-0.68%	-0.54%
South East	35	38	92.11%	69	1.97	\$519,700	-0.80%	-0.31%
East	9	20	45.00%	29	3.22	\$392,900	-3.42%	-0.53%
TOTAL CITY	206	309	66.67%	528	2.56	\$687,200	0.88%	-1.48%
Row								
City Centre	44	62	70.97%	113	2.57	\$596,100	-2.15%	-1.81%
North East	35	88	39.77%	221	6.31	\$355,100	-8.71%	-2.31%
North	49	91	53.85%	185	3.78	\$403,700	-7.37%	-1.30%
North West	37	51	72.55%	100	2.70	\$445,700	-1.26%	-1.42%
West	37	57	64.91%	112	3.03	\$456,700	-4.40%	-1.00%
South	67	94	71.28%	165	2.46	\$395,200	-5.45%	-1.22%
South East	60	77	77.92%	164	2.73	\$453,700	-3.98%	-1.60%
East	9	21	42.86%	39	4.33	\$292,800	-5.43%	-2.72%
TOTAL CITY	339	544	62.32%	1,103	3.25	\$439,600	-4.79%	-1.48%

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

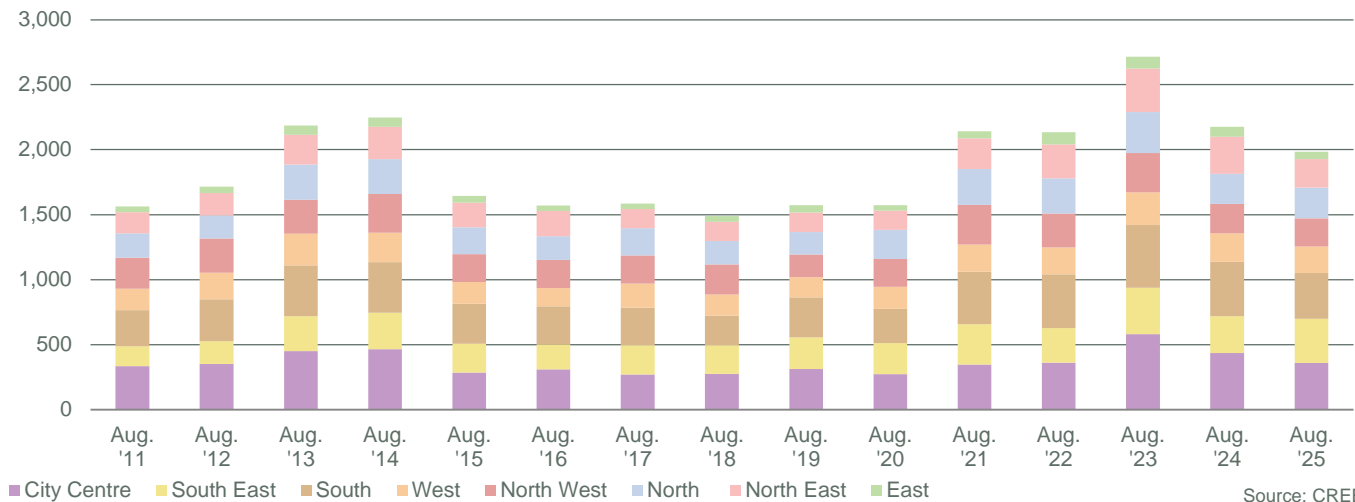
City of Calgary



Aug. 2025

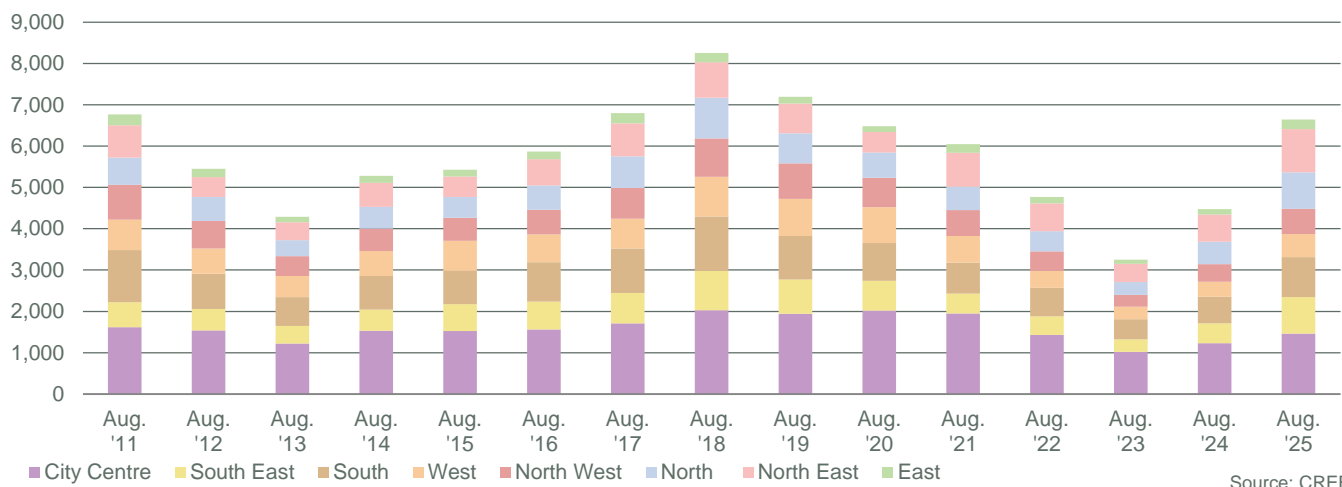
TOTAL SALES

AUGUST



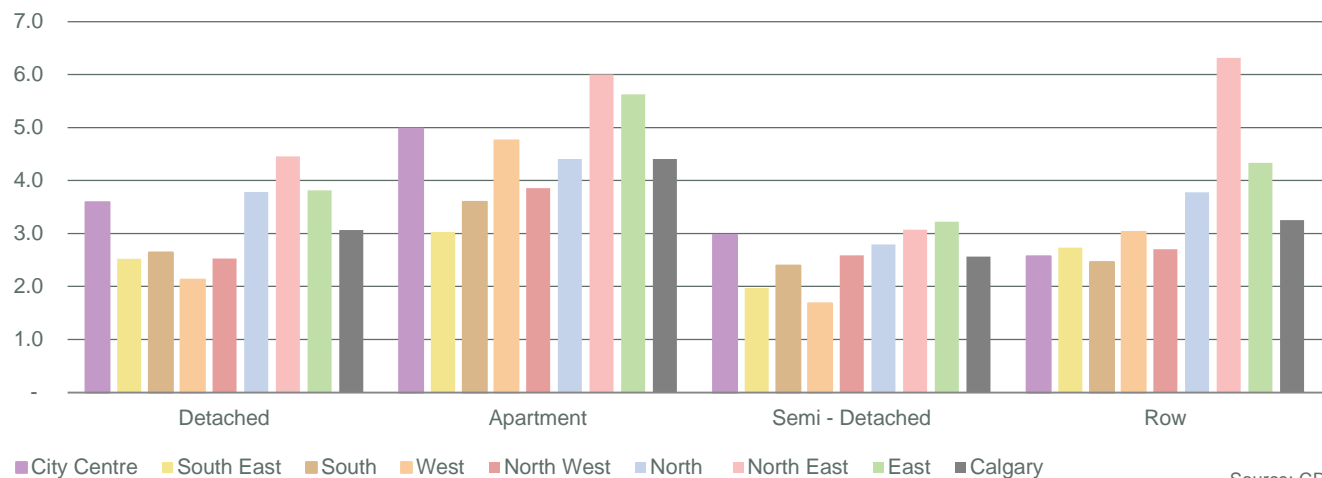
TOTAL INVENTORY

AUGUST



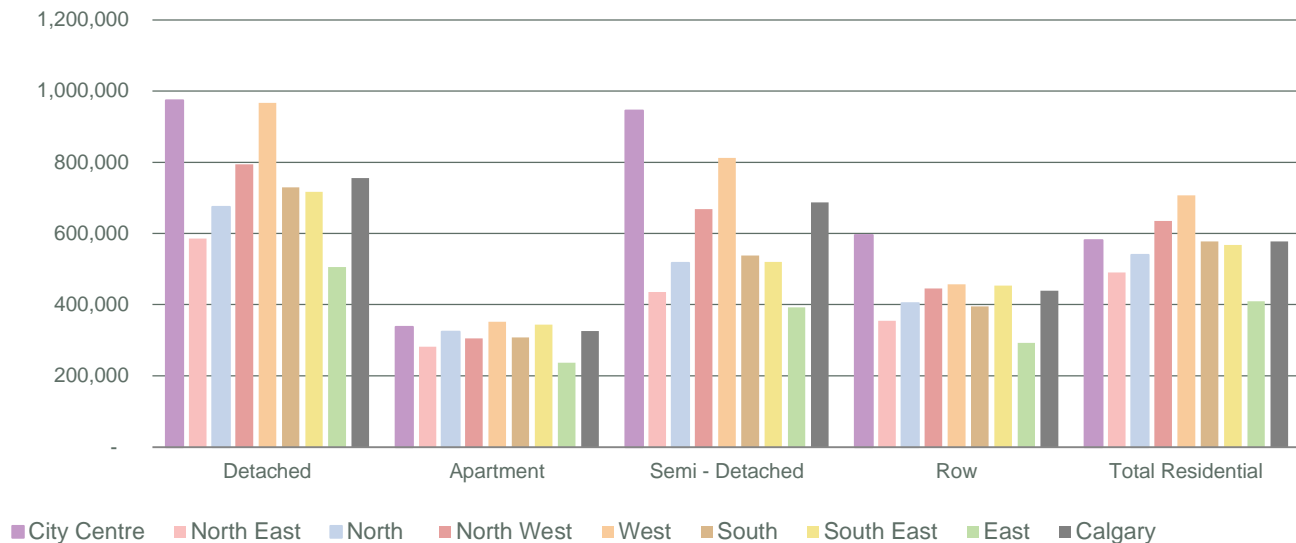
MONTHS OF SUPPLY

AUGUST



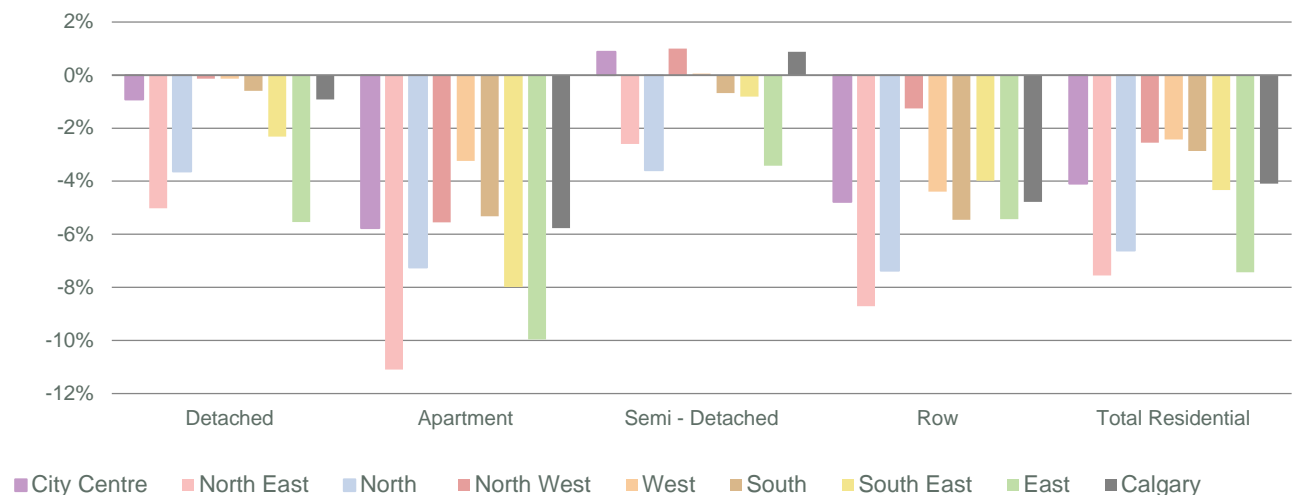
Aug. 2025

BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST



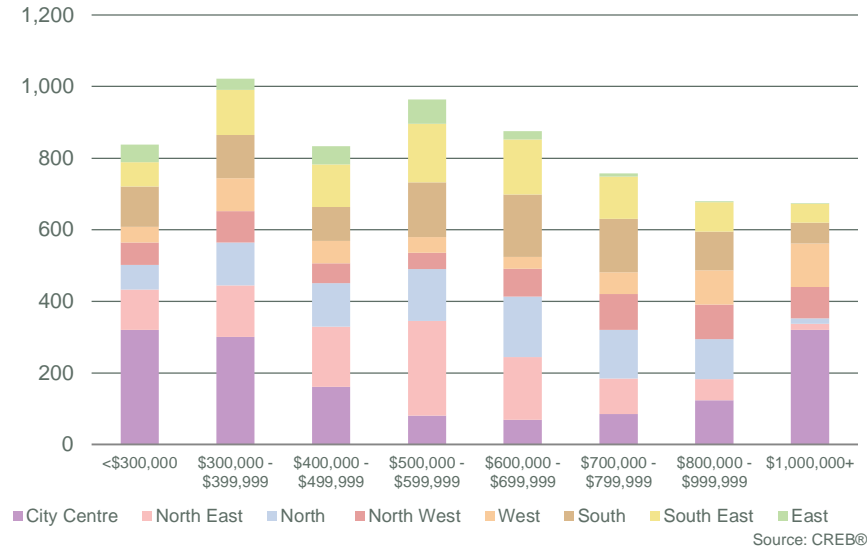
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

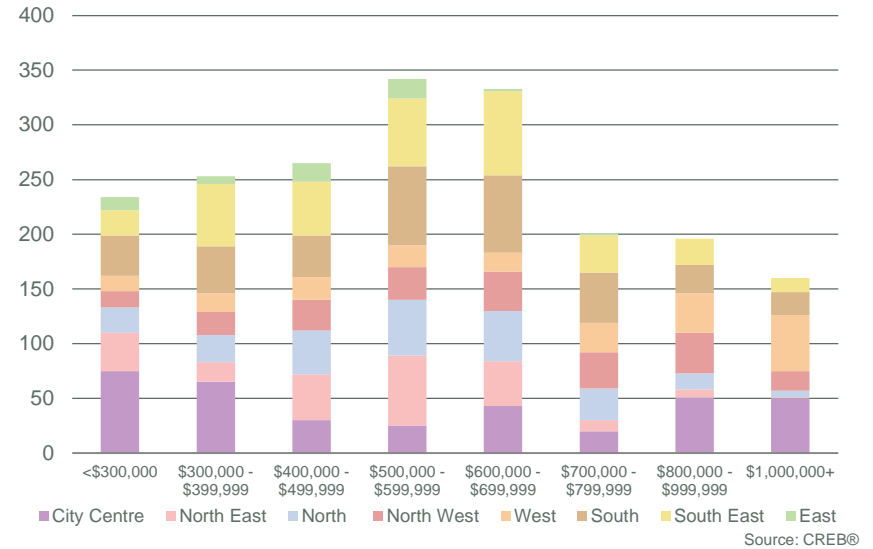
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

Aug. 2025

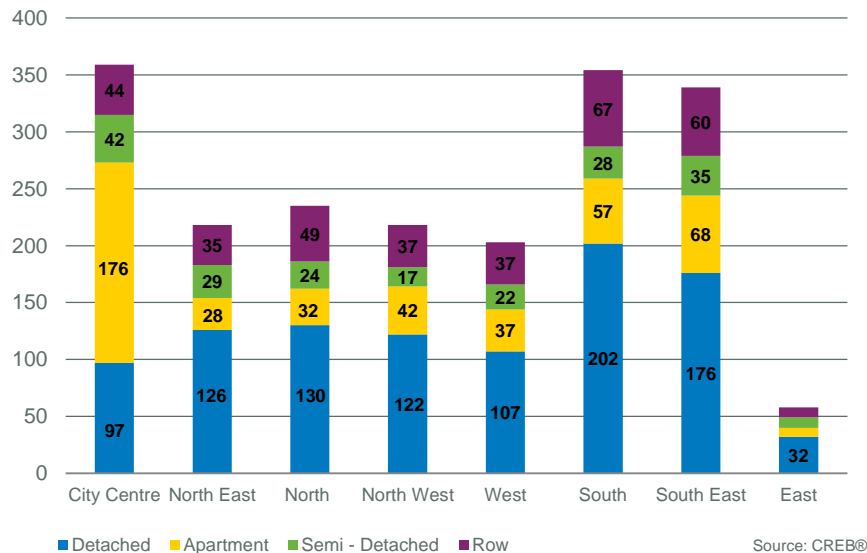
TOTAL INVENTORY BY PRICE RANGE - AUGUST



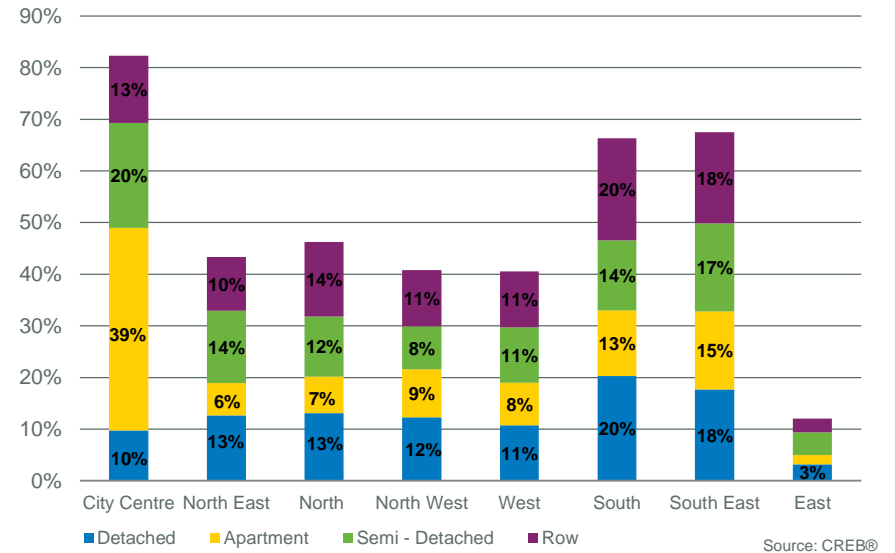
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



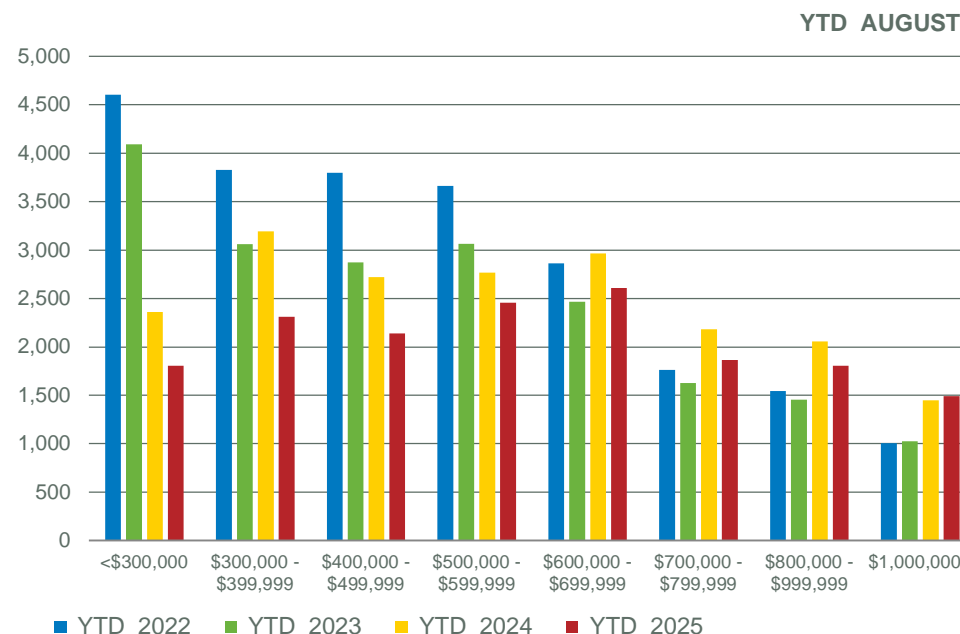
SHARE OF CITY WIDE SALES - AUGUST



	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	1,718	2,156	2,230	2,560	2,284	2,099	1,989				
New Listings	2,896	2,830	4,017	4,035	4,839	4,222	3,911	3,478				
Inventory	3,645	4,152	5,157	5,870	6,745	6,942	6,915	6,661				
Days on Market	41	33	29	29	32	33	37	38				
Benchmark Price	583,000	587,600	592,500	591,200	589,900	586,200	582,900	577,200				
Median Price	572,000	566,500	584,750	590,000	591,500	595,000	570,000	570,000				
Average Price	604,961	612,528	639,578	646,566	650,239	646,301	617,414	612,349				
Index	273	275	277	277	276	274	273	270				

	Aug-24	Aug-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	1	-	2
\$100,000 - \$149,999	-	4	14	14
\$150,000 - \$199,999	19	25	152	180
\$200,000 - \$249,999	77	83	752	555
\$250,000 - \$299,999	150	122	1,444	1,054
\$300,000 - \$349,999	196	138	1,817	1,226
\$350,000 - \$399,999	165	115	1,376	1,087
\$400,000 - \$449,999	153	130	1,339	1,068
\$450,000 - \$499,999	150	136	1,381	1,071
\$500,000 - \$549,999	159	184	1,321	1,173
\$550,000 - \$599,999	151	159	1,446	1,285
\$600,000 - \$649,999	188	178	1,582	1,360
\$650,000 - \$699,999	165	157	1,384	1,248
\$700,000 - \$749,999	123	104	1,137	1,022
\$750,000 - \$799,999	119	97	1,046	842
\$800,000 - \$849,999	52	62	721	670
\$850,000 - \$899,999	69	70	612	529
\$900,000 - \$949,999	43	31	410	337
\$950,000 - \$999,999	42	33	313	269
\$1,000,000 - \$1,299,999	85	100	792	816
\$1,300,000 - \$1,499,999	29	16	264	250
\$1,500,000 - \$1,999,999	22	30	244	270
\$2,000,000 +	25	14	150	157
	2,182	1,989	19,697	16,485

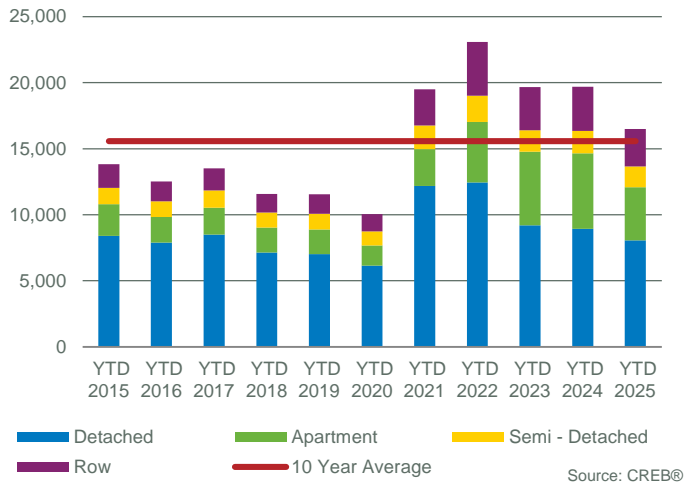
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

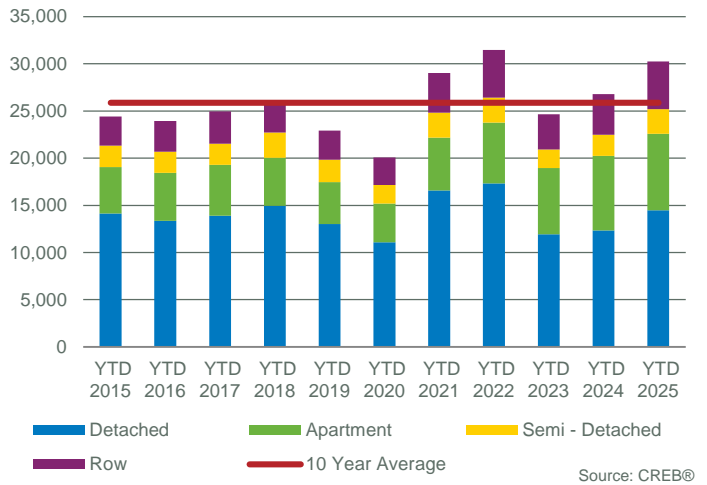
CITY OF CALGARY TOTAL SALES

YTD AUGUST



CITY OF CALGARY TOTAL NEW LISTINGS

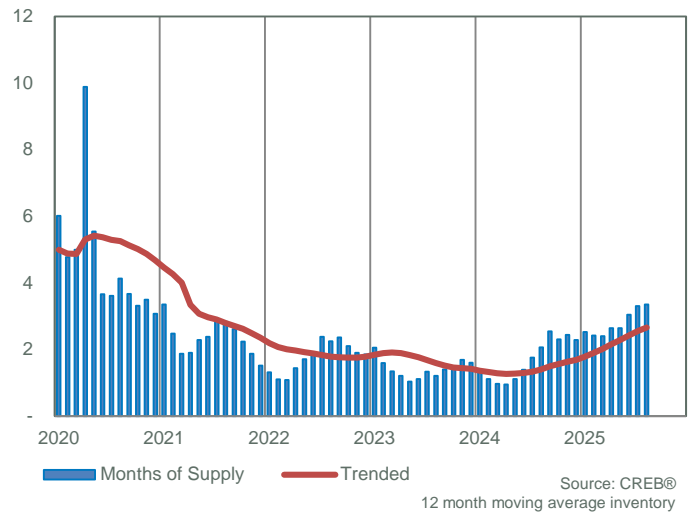
YTD AUGUST



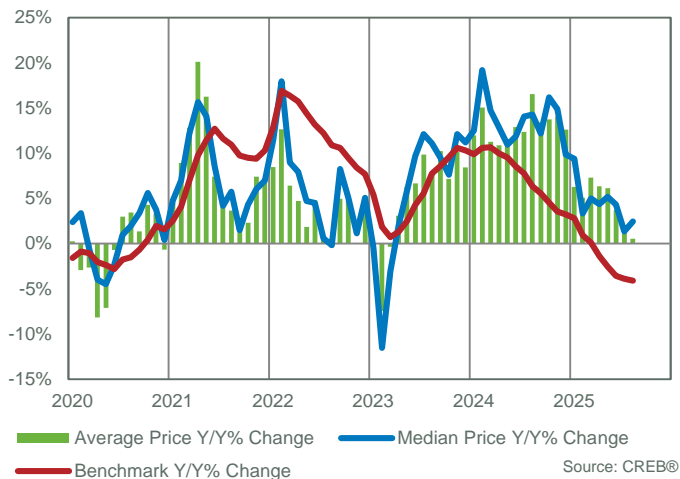
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



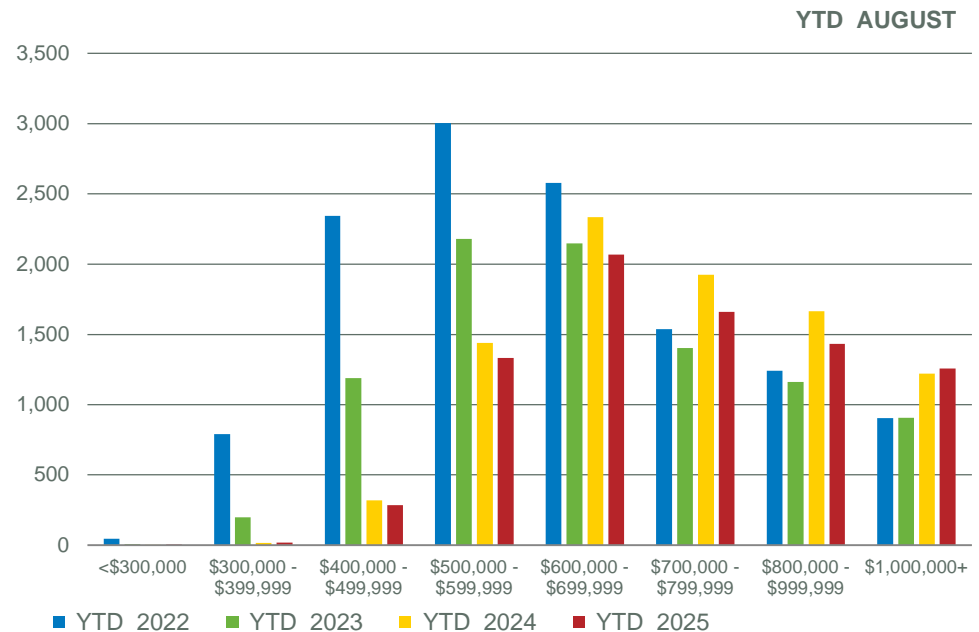
CITY OF CALGARY TOTAL PRICES



	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	764	1,034	1,098	1,273	1,192	1,032	995				
New Listings	1,229	1,265	1,894	1,906	2,416	2,144	1,887	1,748				
Inventory	1,455	1,701	2,205	2,514	2,995	3,108	3,077	3,051				
Days on Market	37	28	27	25	28	30	34	35				
Benchmark Price	750,800	760,500	769,800	769,300	769,400	764,300	761,800	755,600				
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000	689,000				
Average Price	780,196	804,903	839,174	839,790	847,963	820,372	800,559	781,129				
Index	308	312	316	316	316	314	313	310				

	Aug-24	Aug-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	2
\$250,000 - \$299,999	-	-	2	2
\$300,000 - \$349,999	-	-	2	5
\$350,000 - \$399,999	-	-	14	14
\$400,000 - \$449,999	7	10	69	56
\$450,000 - \$499,999	35	47	252	227
\$500,000 - \$549,999	64	90	527	518
\$550,000 - \$599,999	98	111	914	815
\$600,000 - \$649,999	149	137	1,175	1,034
\$650,000 - \$699,999	147	133	1,160	1,034
\$700,000 - \$749,999	116	93	997	910
\$750,000 - \$799,999	103	83	928	752
\$800,000 - \$849,999	47	55	606	583
\$850,000 - \$899,999	57	52	505	404
\$900,000 - \$949,999	33	22	321	248
\$950,000 - \$999,999	33	24	234	199
\$1,000,000 - \$1,299,999	69	82	629	639
\$1,300,000 - \$1,499,999	25	15	228	220
\$1,500,000 - \$1,999,999	18	27	221	245
\$2,000,000 +	23	14	143	153
	1,024	995	8,927	8,060

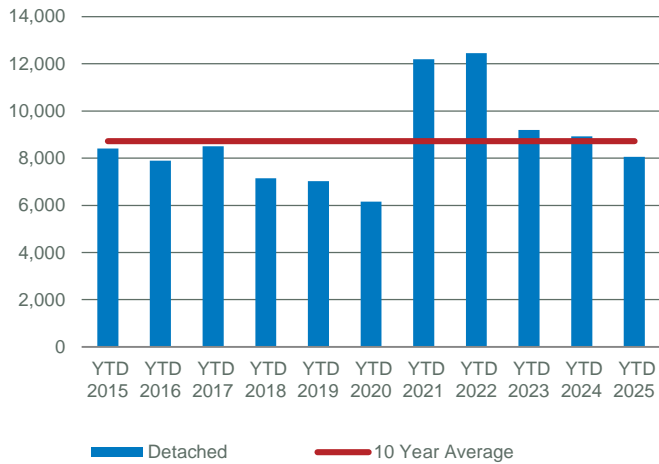
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

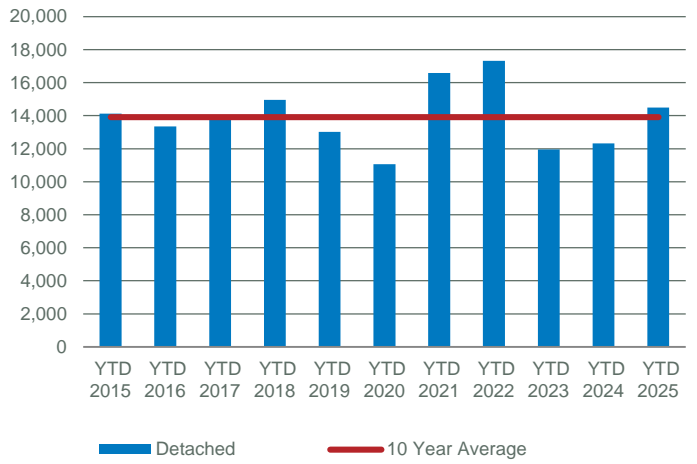
CITY OF CALGARY DETACHED SALES

YTD AUGUST



CITY OF CALGARY DETACHED NEW LISTINGS

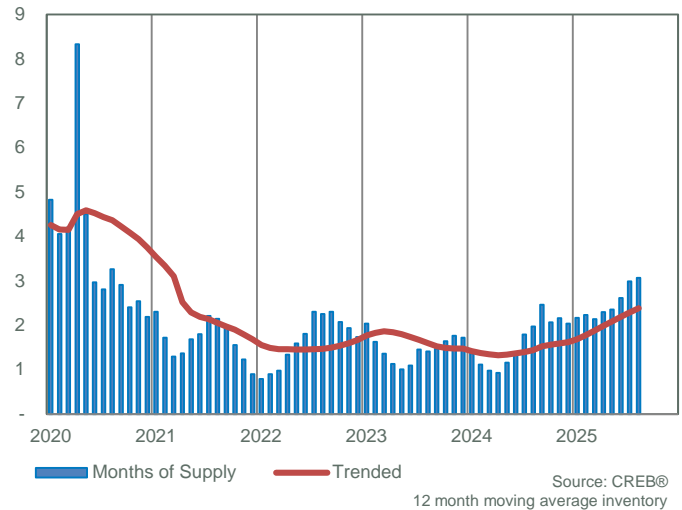
YTD AUGUST



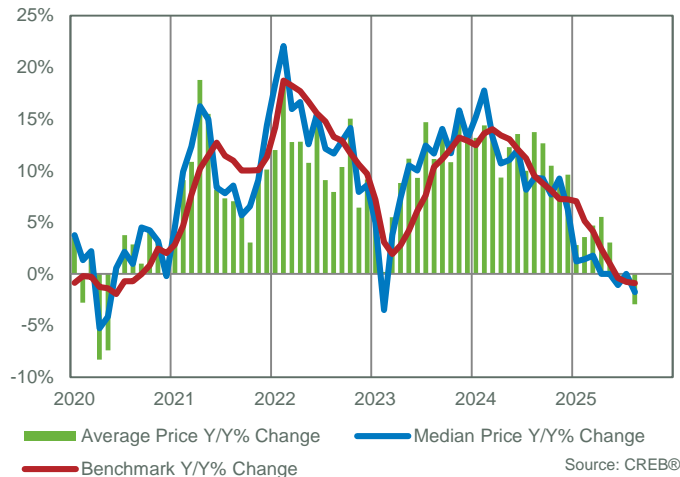
CITY OF CALGARY DETACHED INVENTORY AND SALES



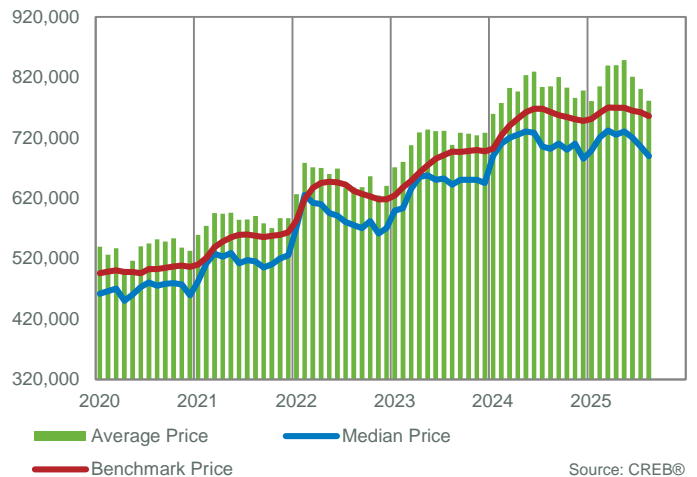
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



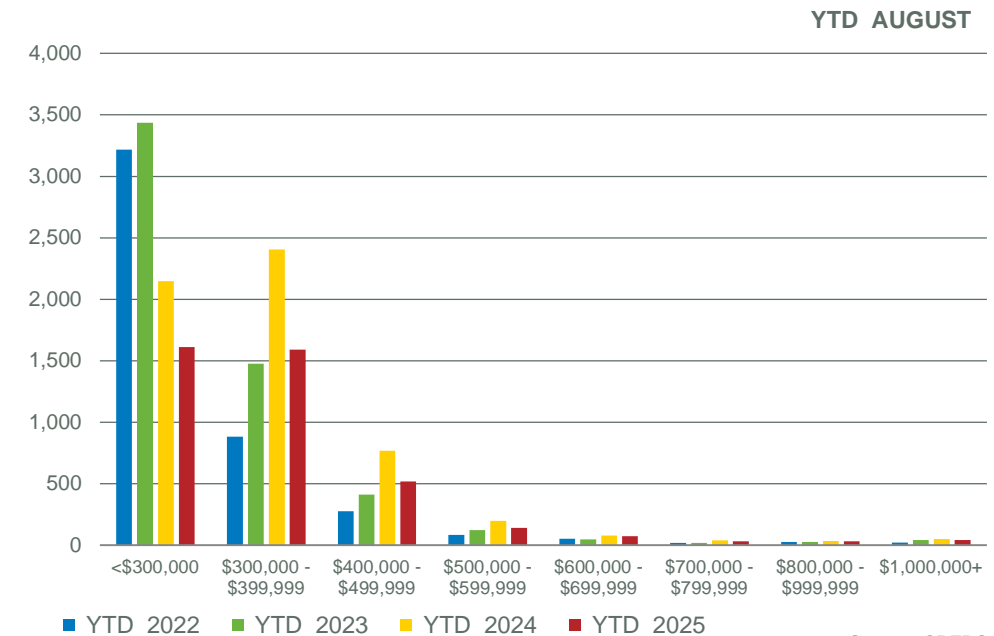
CITY OF CALGARY DETACHED PRICES



	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	574	531	508	449				
New Listings	922	852	1,091	1,085	1,231	1,024	1,015	877				
Inventory	1,296	1,466	1,712	1,868	2,094	2,112	2,096	1,979				
Days on Market	51	42	36	36	41	41	45	47				
Benchmark Price	331,400	334,200	336,100	336,000	335,300	333,500	329,600	326,500				
Median Price	311,500	330,000	328,000	327,500	318,000	317,000	310,000	308,000				
Average Price	352,799	353,122	354,989	367,442	342,065	352,102	337,715	333,194				
Index	250	252	254	253	253	252	249	246				

	Aug-24	Aug-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	1	-	2
\$100,000 - \$149,999	-	4	14	14
\$150,000 - \$199,999	19	25	149	178
\$200,000 - \$249,999	75	77	730	522
\$250,000 - \$299,999	128	97	1,255	895
\$300,000 - \$349,999	160	108	1,485	970
\$350,000 - \$399,999	103	48	920	620
\$400,000 - \$449,999	55	40	514	340
\$450,000 - \$499,999	18	14	254	177
\$500,000 - \$549,999	13	12	134	89
\$550,000 - \$599,999	7	5	64	52
\$600,000 - \$649,999	4	7	49	40
\$650,000 - \$699,999	4	4	31	32
\$700,000 - \$749,999	2	-	24	18
\$750,000 - \$799,999	4	3	15	12
\$800,000 - \$849,999	-	-	11	6
\$850,000 - \$899,999	-	1	9	12
\$900,000 - \$949,999	1	-	5	11
\$950,000 - \$999,999	3	-	9	2
\$1,000,000 - \$1,299,999	3	2	25	17
\$1,300,000 - \$1,499,999	-	-	7	8
\$1,500,000 - \$1,999,999	2	1	11	12
\$2,000,000 +	2	-	6	4
	603	449	5,721	4,033

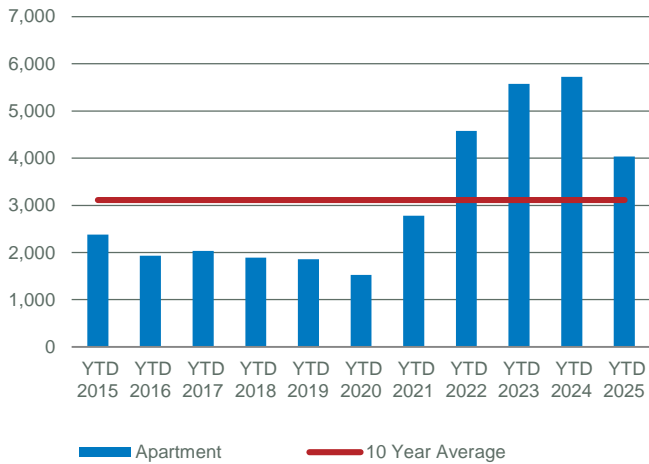
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

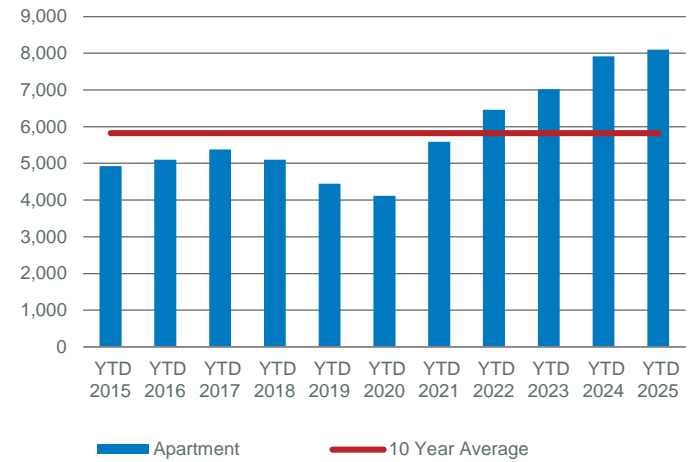
YTD AUGUST



Source: CREB®

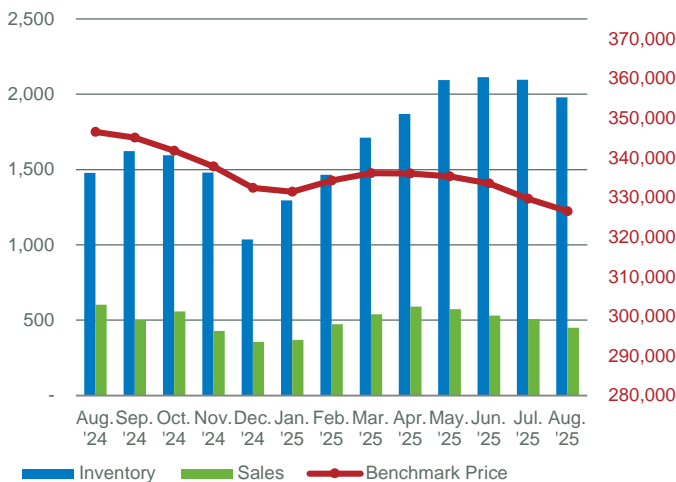
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD AUGUST



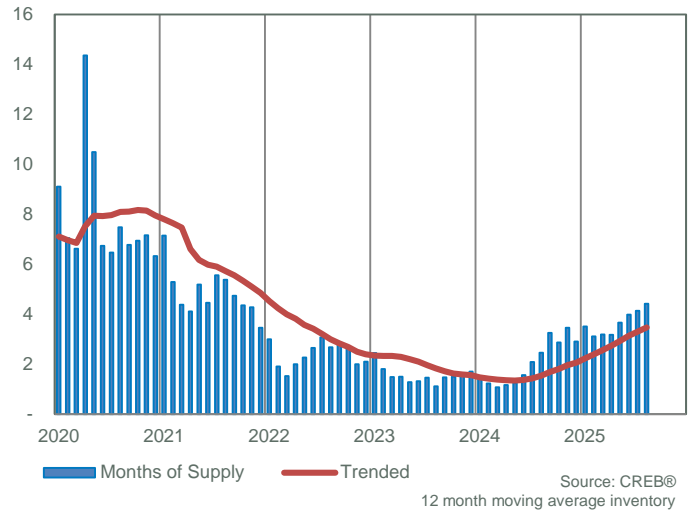
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



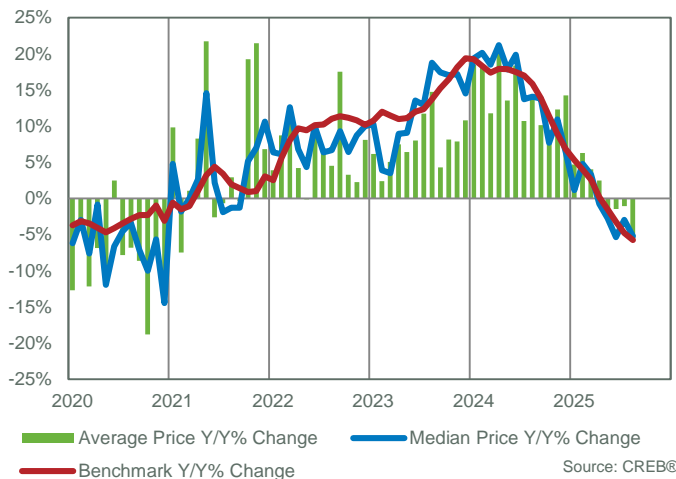
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



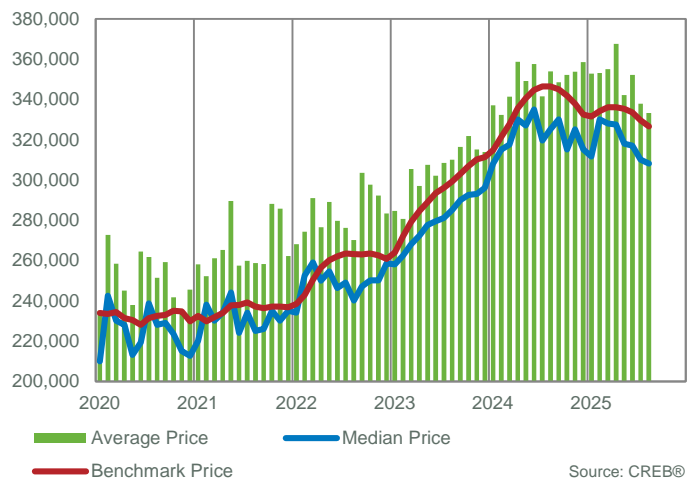
Source: CREB®

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



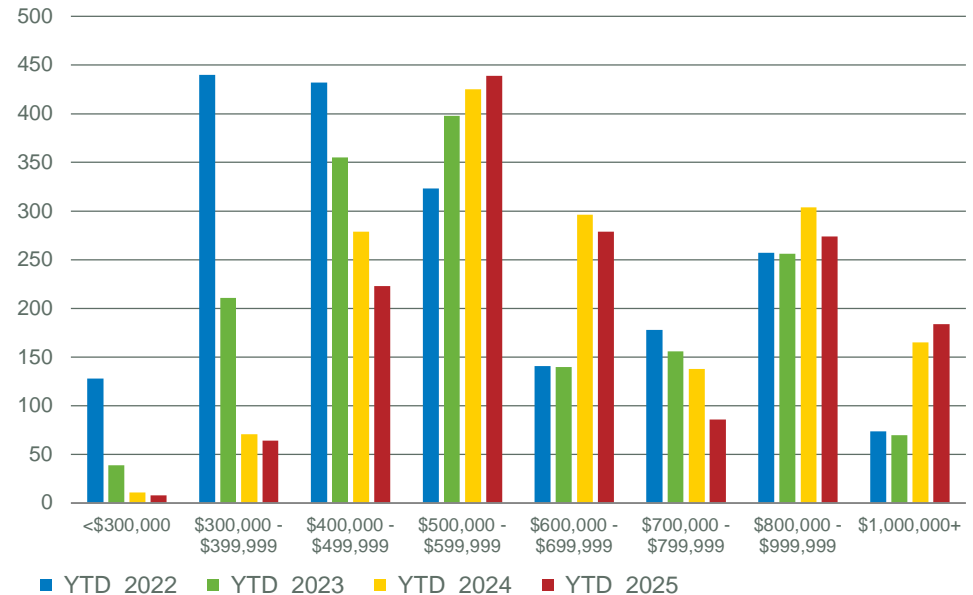
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	131	191	250	254	259	233	199	172	181	188	172	124
New Listings	223	224	261	293	360	304	263	299	299	285	225	100
Inventory	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	206				
New Listings	272	240	334	350	427	357	329	309				
Inventory	302	325	412	485	539	553	547	528				
Days on Market	36	32	28	25	29	32	34	35				
Benchmark Price	673,600	683,500	691,900	691,900	697,300	696,400	697,500	687,200				
Median Price	589,257	640,000	616,500	620,000	608,500	620,000	605,000	586,750				
Average Price	667,063	715,791	714,510	694,405	686,287	701,429	693,094	657,177				
Index	361	367	371	371	374	374	374	369				

	Aug-24	Aug-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	-	10	8
\$300,000 - \$349,999	4	3	20	18
\$350,000 - \$399,999	8	8	51	46
\$400,000 - \$449,999	14	11	125	85
\$450,000 - \$499,999	20	24	154	138
\$500,000 - \$549,999	24	38	200	199
\$550,000 - \$599,999	20	24	225	240
\$600,000 - \$649,999	22	23	199	180
\$650,000 - \$699,999	7	9	97	99
\$700,000 - \$749,999	1	6	62	42
\$750,000 - \$799,999	9	8	76	44
\$800,000 - \$849,999	3	5	83	57
\$850,000 - \$899,999	9	14	76	90
\$900,000 - \$949,999	7	8	79	66
\$950,000 - \$999,999	5	8	66	61
\$1,000,000 - \$1,299,999	12	16	128	154
\$1,300,000 - \$1,499,999	3	1	26	20
\$1,500,000 - \$1,999,999	2	-	10	10
\$2,000,000 +	-	-	1	-
	172	206	1,689	1,557

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

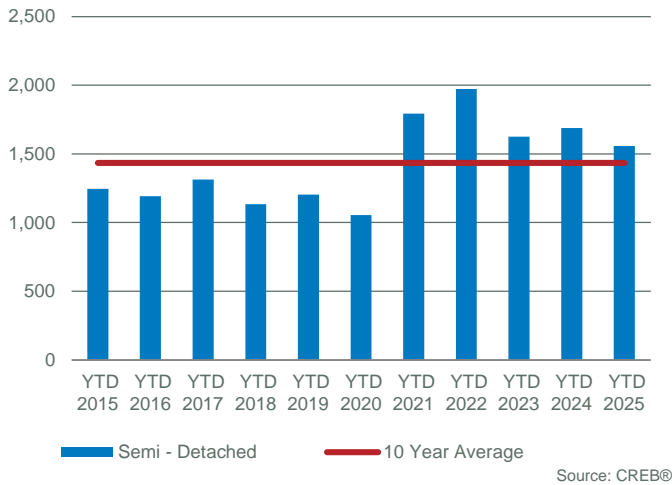
YTD AUGUST



Source: CREB®

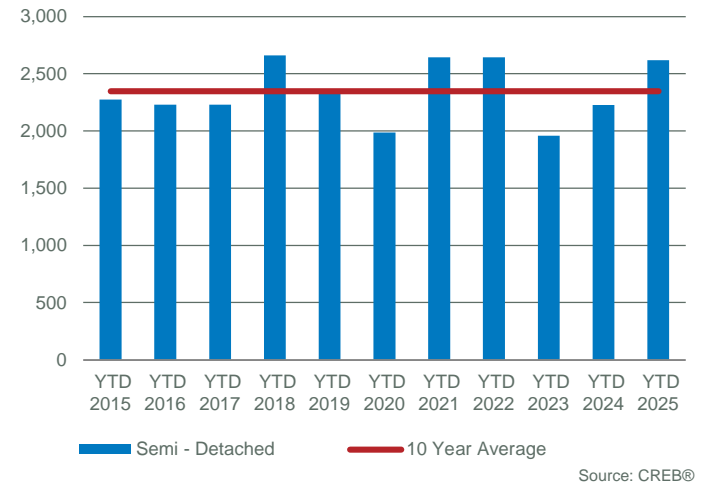
CITY OF CALGARY SEMI-DET. SALES

YTD AUGUST

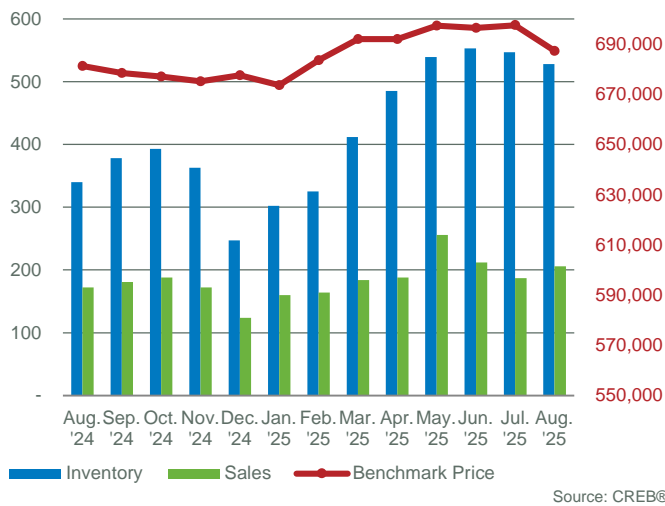


CITY OF CALGARY SEMI-DET. NEW LISTINGS

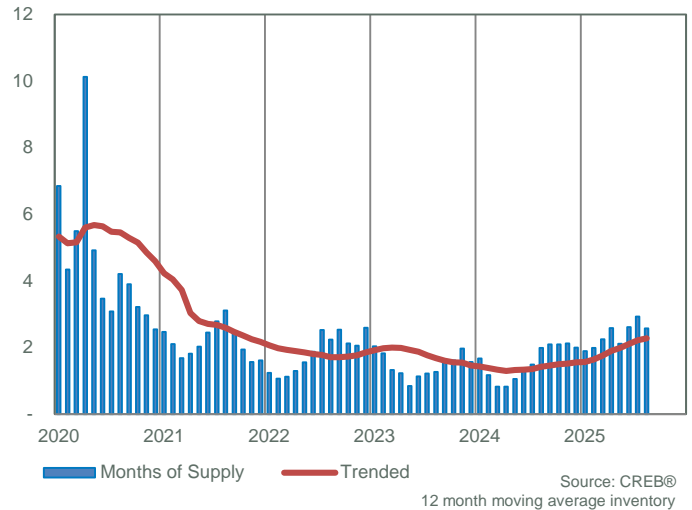
YTD AUGUST



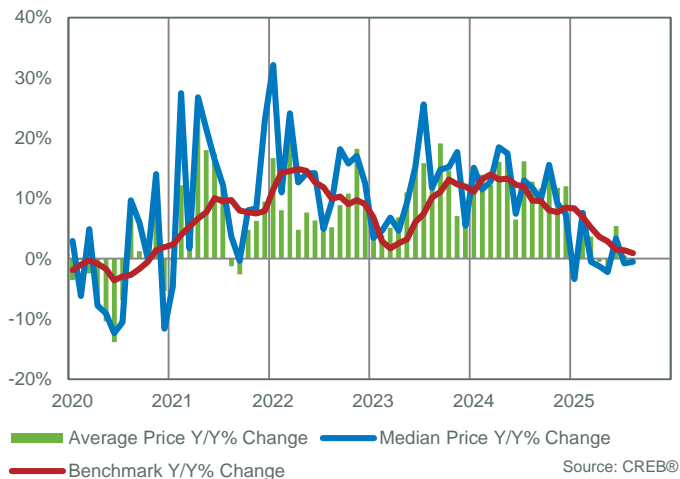
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



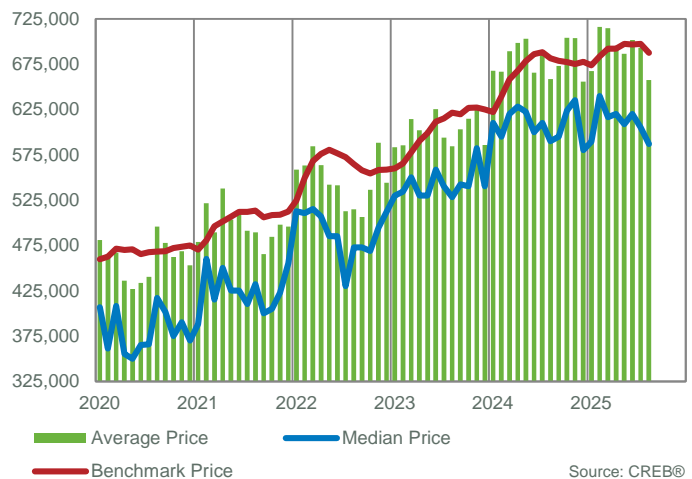
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES

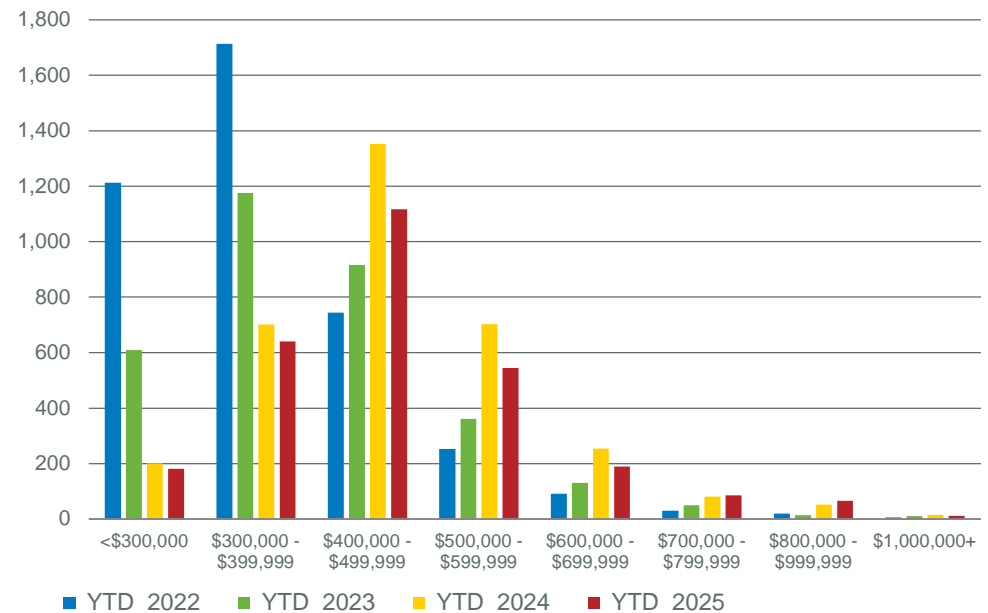


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	690	579	576	643	606	522	406	244
Inventory	258	308	359	344	427	493	547	663	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
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	349	372	339				
New Listings	473	473	698	694	765	697	680	544				
Inventory	592	660	828	1,003	1,117	1,169	1,195	1,103				
Days on Market	39	31	27	30	33	33	37	40				
Benchmark Price	444,900	446,800	454,000	457,400	453,600	450,300	446,200	439,600				
Median Price	449,500	465,000	455,000	470,000	449,000	442,000	434,700	435,000				
Average Price	465,712	482,527	472,221	486,708	466,345	465,897	453,248	459,458				
Index	288	289	294	296	294	292	289	285				

	Aug-24	Aug-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	2
\$200,000 - \$249,999	2	6	21	31
\$250,000 - \$299,999	20	25	177	149
\$300,000 - \$349,999	32	27	310	233
\$350,000 - \$399,999	54	59	391	407
\$400,000 - \$449,999	77	69	631	587
\$450,000 - \$499,999	77	51	721	529
\$500,000 - \$549,999	58	44	460	367
\$550,000 - \$599,999	26	19	243	178
\$600,000 - \$649,999	13	11	159	106
\$650,000 - \$699,999	7	11	96	83
\$700,000 - \$749,999	4	5	54	52
\$750,000 - \$799,999	3	3	27	34
\$800,000 - \$849,999	2	2	21	24
\$850,000 - \$899,999	3	3	22	23
\$900,000 - \$949,999	2	1	5	12
\$950,000 - \$999,999	1	1	4	7
\$1,000,000 - \$1,299,999	1	-	10	6
\$1,300,000 - \$1,499,999	1	-	3	2
\$1,500,000 - \$1,999,999	-	2	2	3
\$2,000,000 +	-	-	-	-
	383	339	3,360	2,835

CITY OF CALGARY ROW SALES BY PRICE RANGE

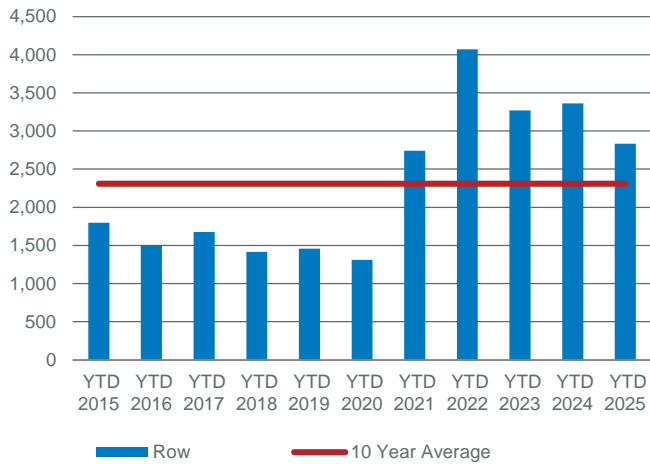
YTD AUGUST



Source: CREB®

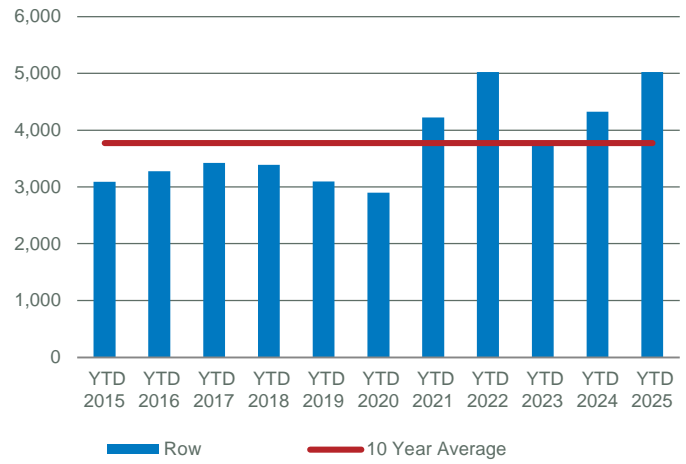
CITY OF CALGARY ROW SALES

YTD AUGUST



CITY OF CALGARY ROW NEW LISTINGS

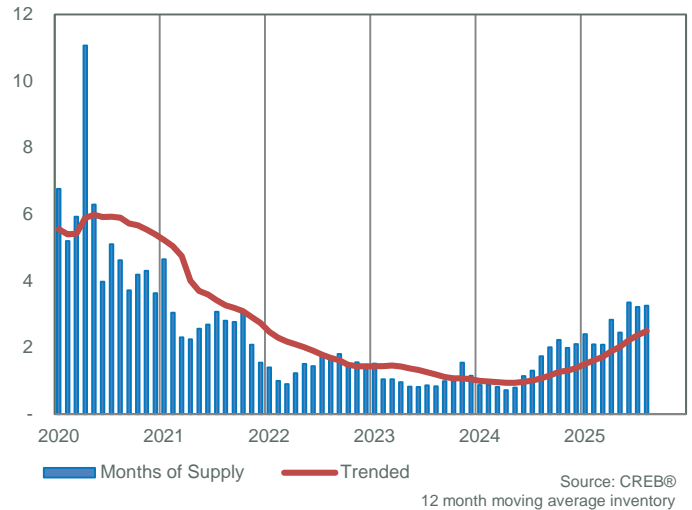
YTD AUGUST



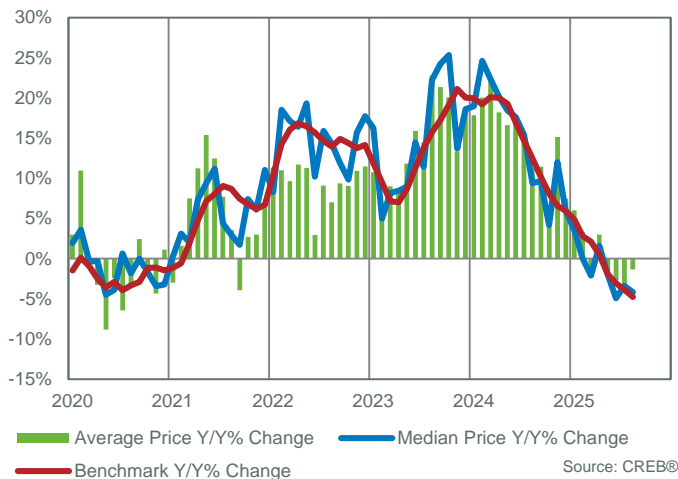
CITY OF CALGARY ROW INVENTORY AND SALES



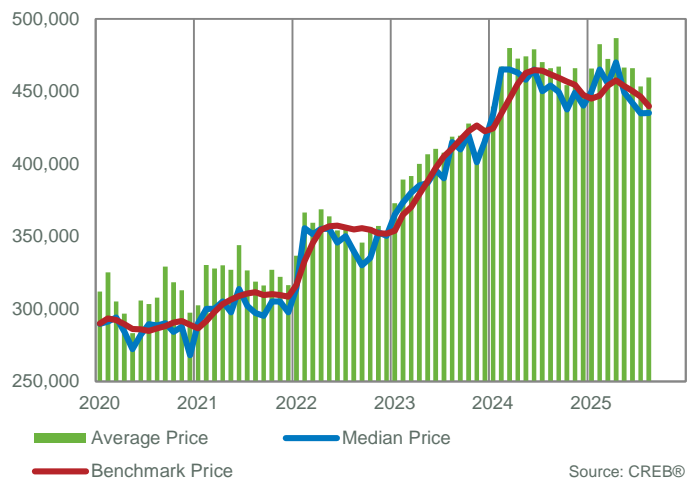
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

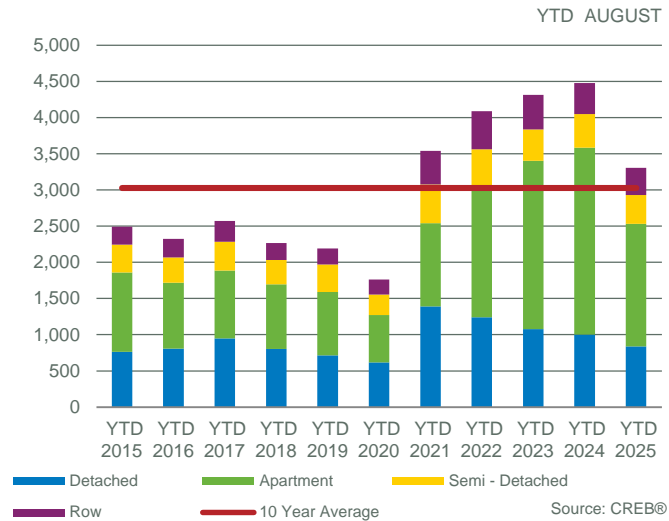


CITY OF CALGARY ROW PRICES

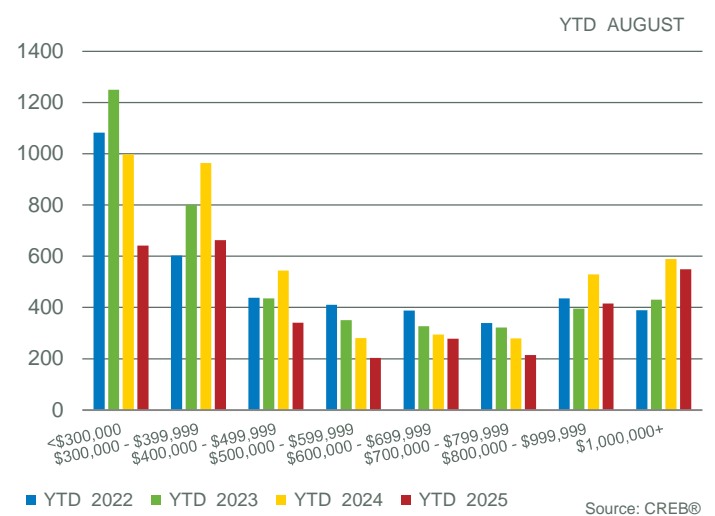


CITY CENTRE

CITY CENTRE TOTAL SALES



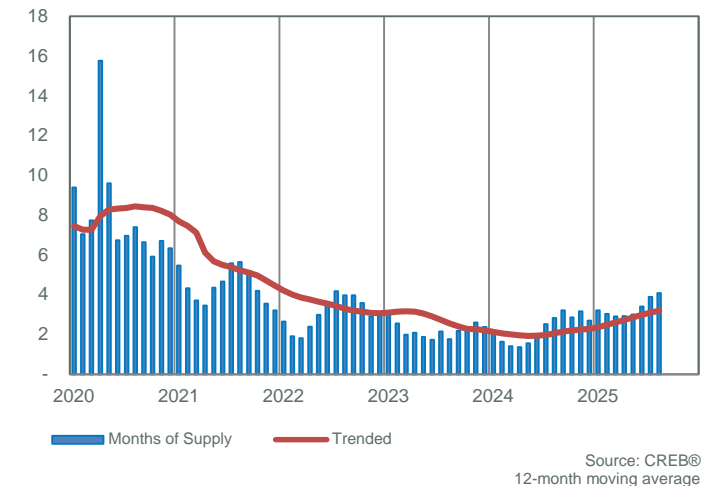
CITY CENTRE TOTAL SALES BY PRICE RANGE



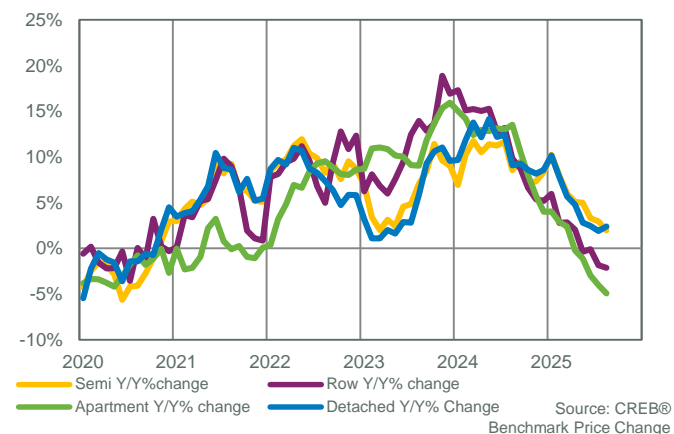
CITY CENTRE INVENTORY AND SALES



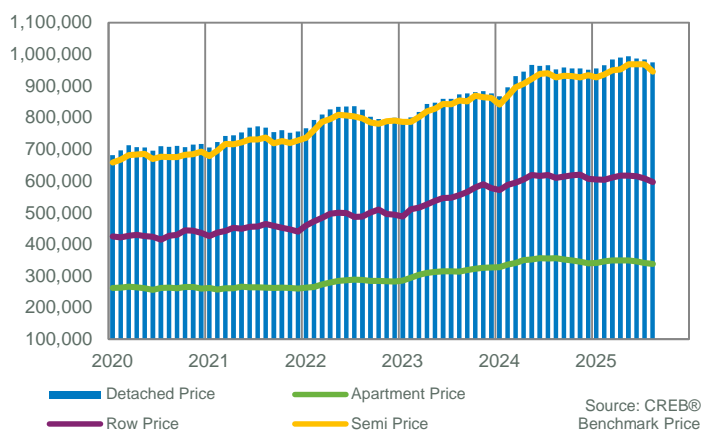
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

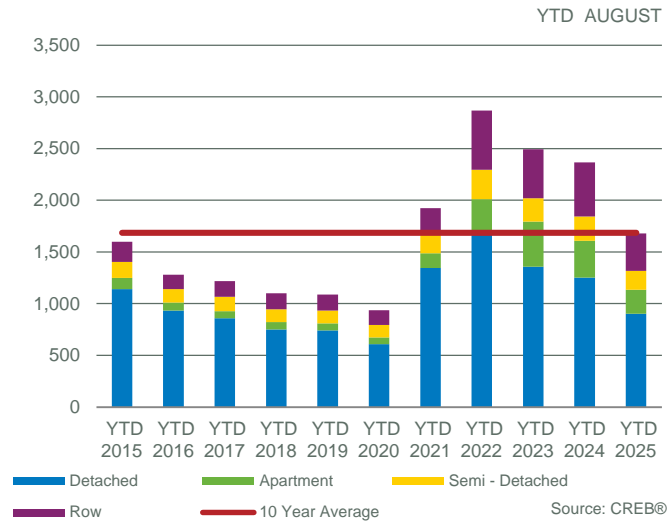


CITY CENTRE PRICES

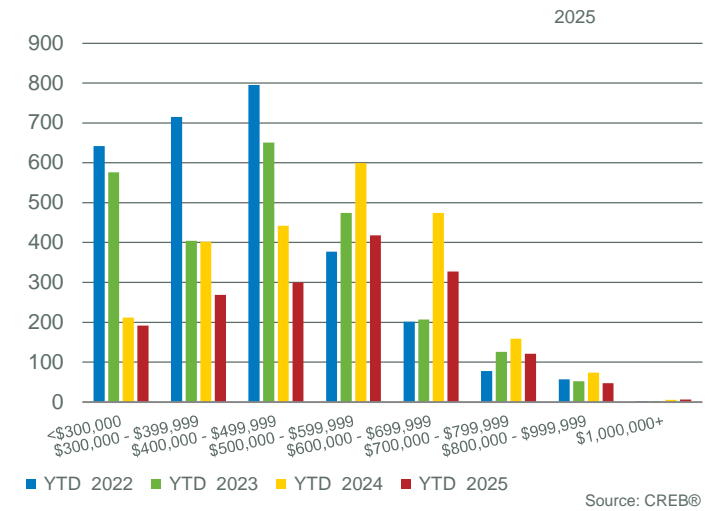


NORTHEAST

NORTHEAST TOTAL SALES



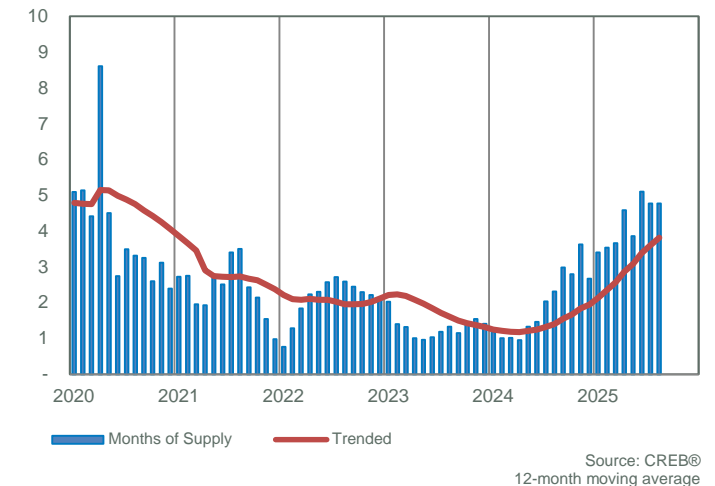
NORTHEAST TOTAL SALES BY PRICE RANGE



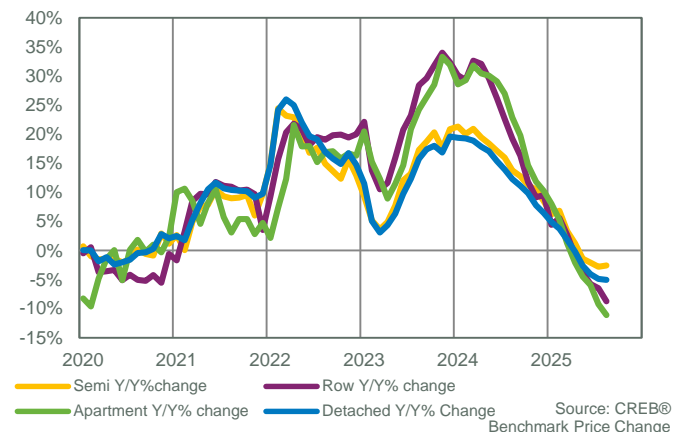
NORTHEAST INVENTORY AND SALES



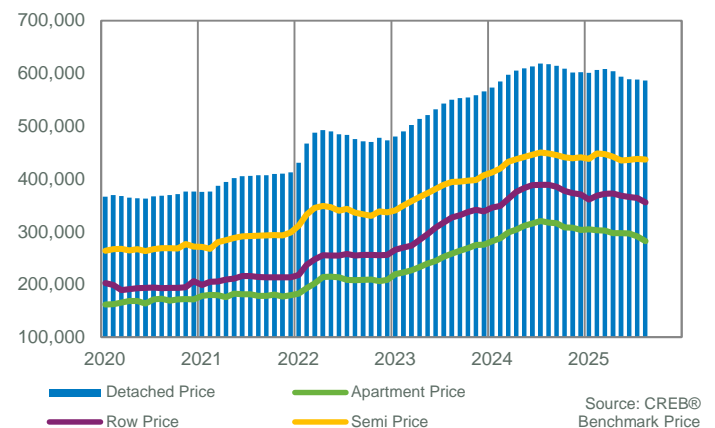
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

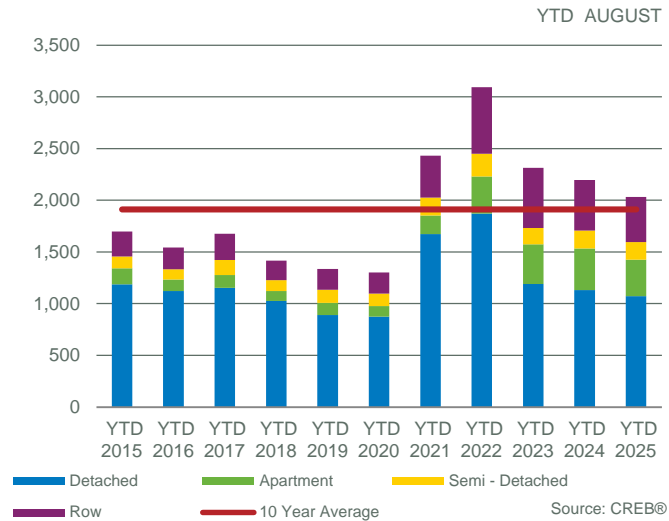


NORTHEAST PRICES

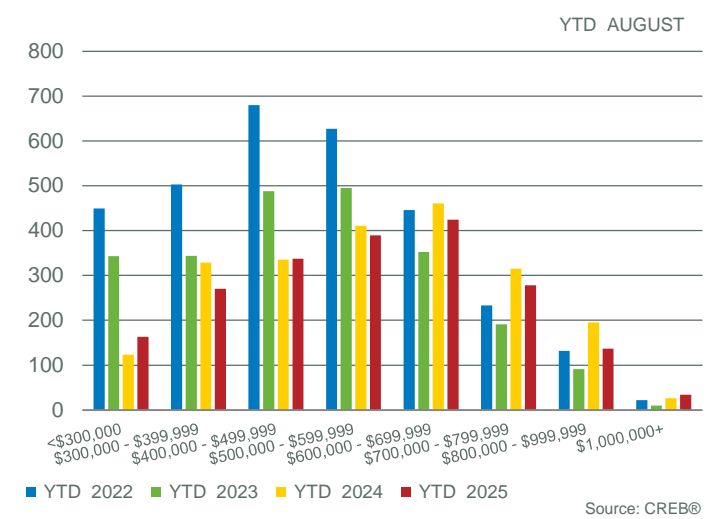


NORTH

NORTH TOTAL SALES



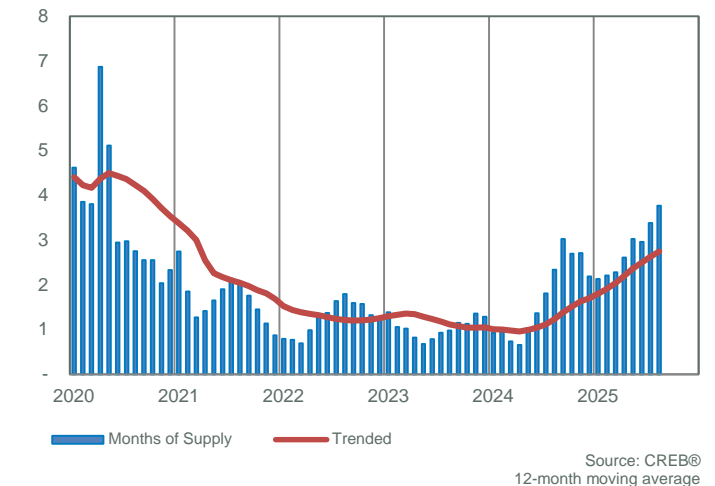
NORTH TOTAL SALES BY PRICE RANGE



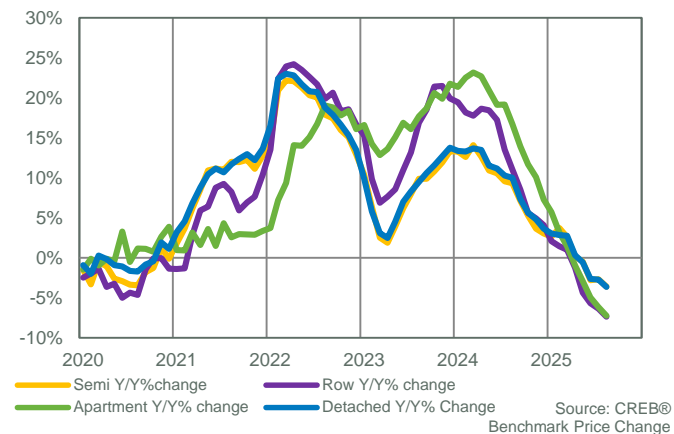
NORTH INVENTORY AND SALES



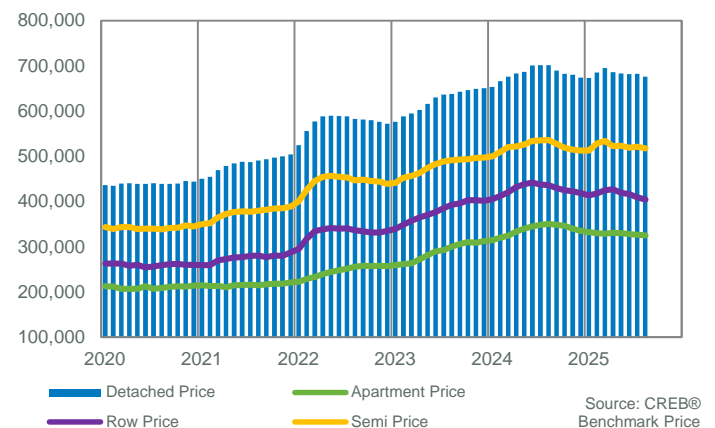
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

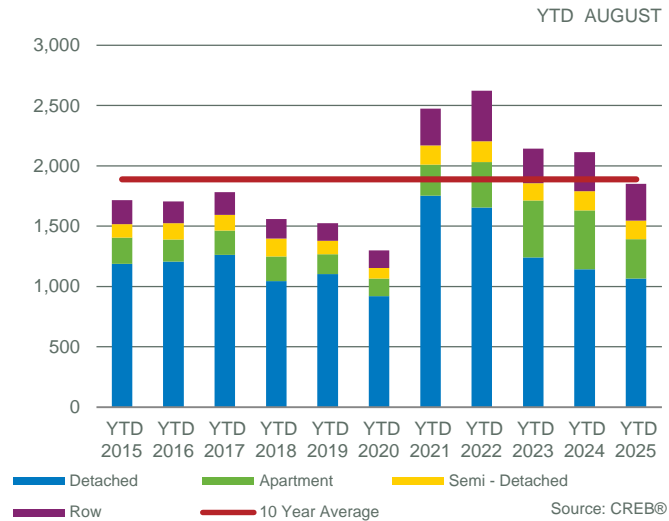


NORTH PRICES

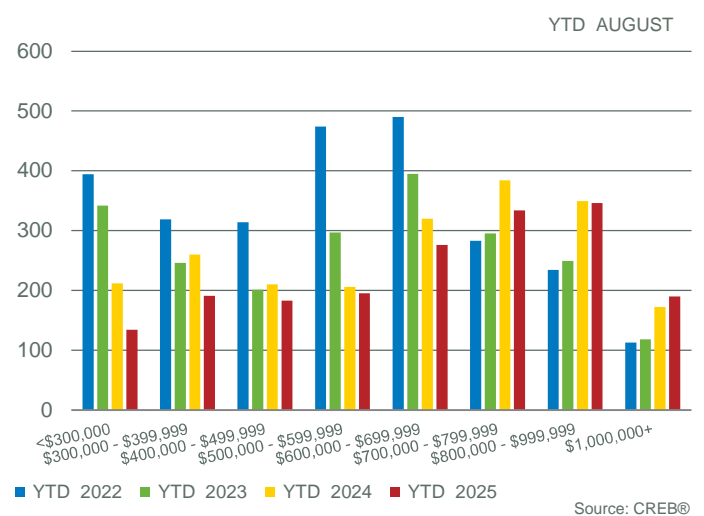


NORTHWEST

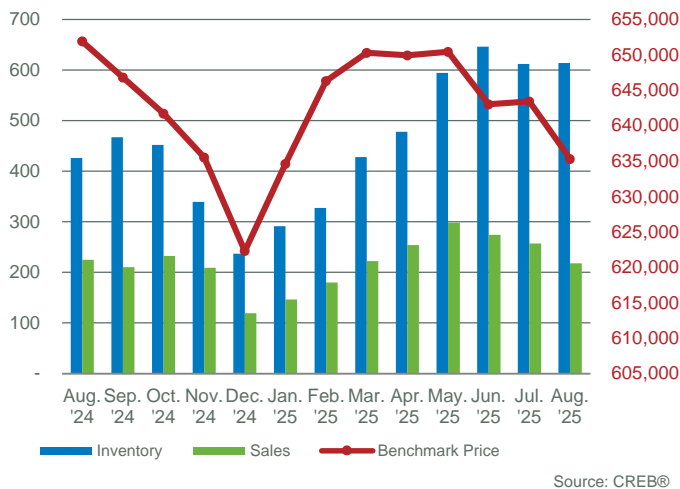
NORTHWEST TOTAL SALES



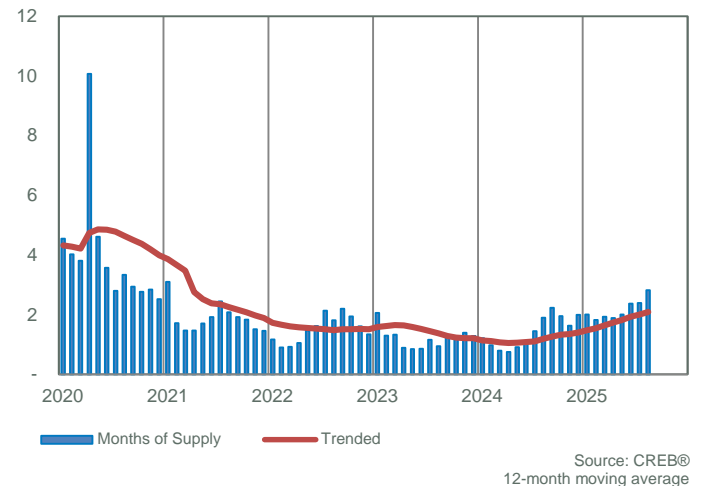
NORTHWEST TOTAL SALES BY PRICE RANGE



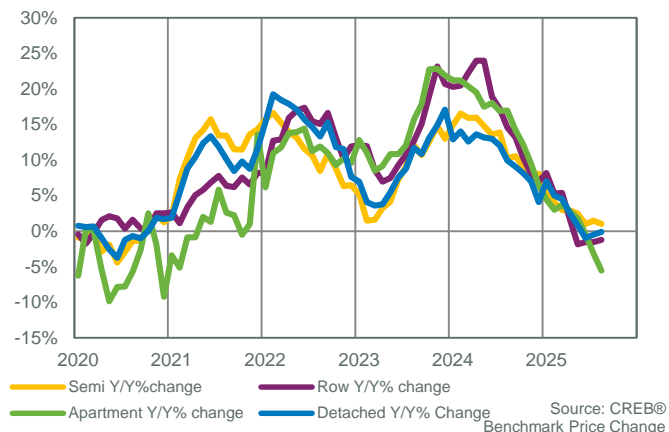
NORTHWEST INVENTORY AND SALES



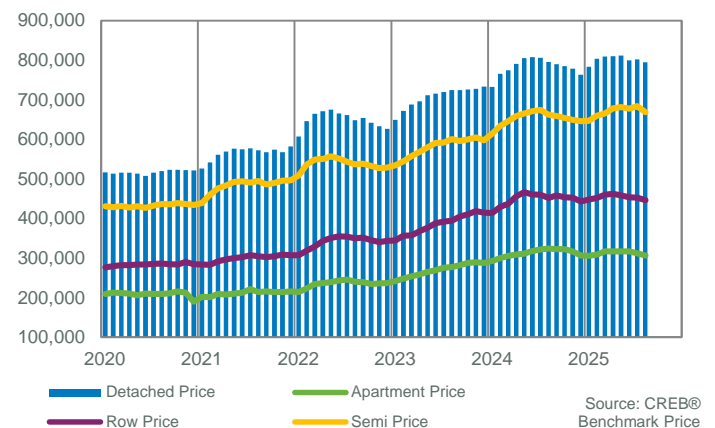
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

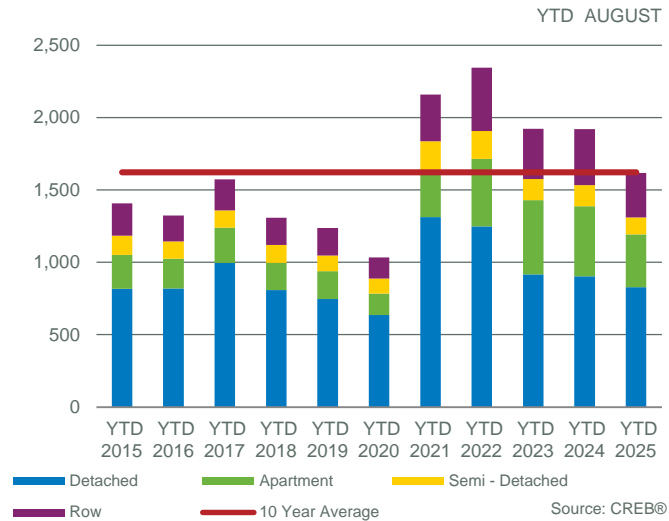


NORTHWEST PRICES

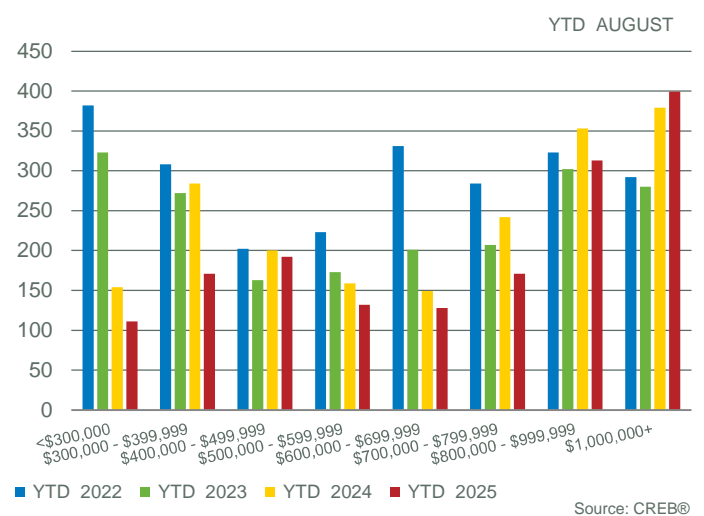


WEST

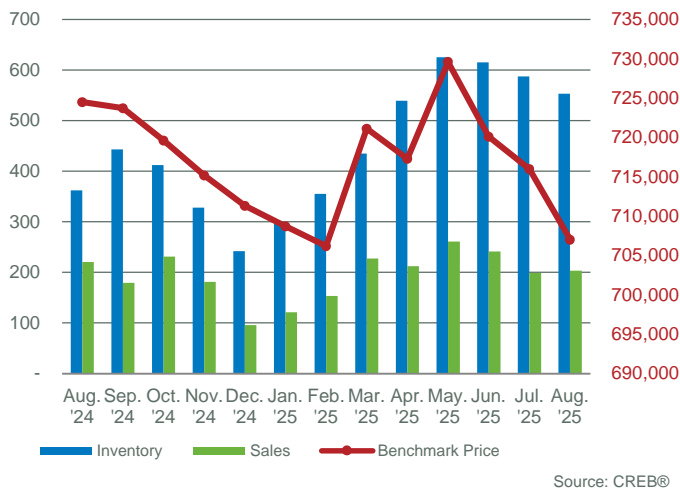
WEST TOTAL SALES



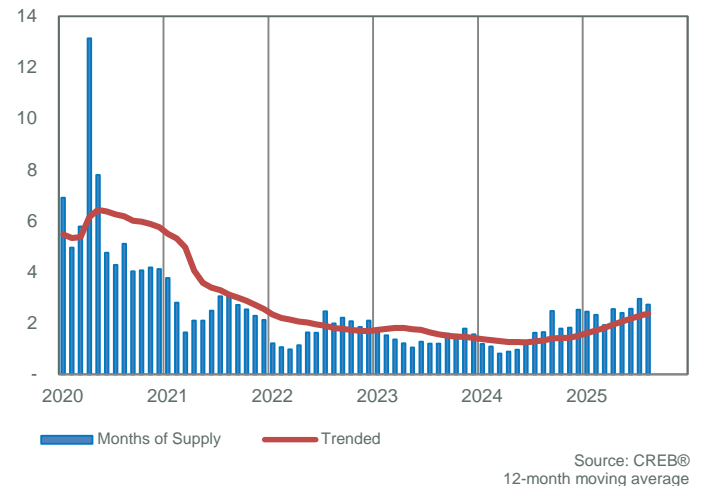
WEST TOTAL SALES BY PRICE RANGE



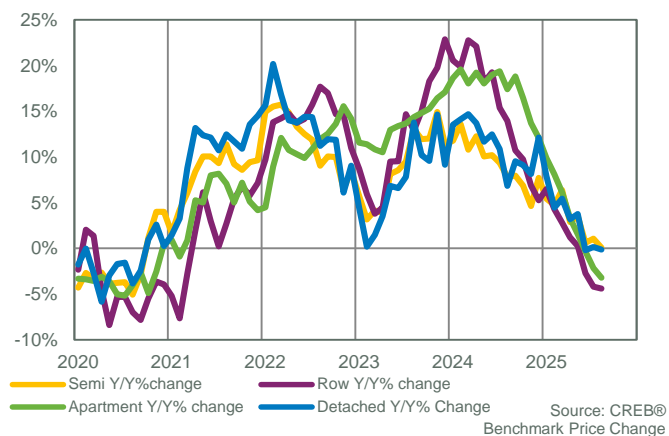
WEST INVENTORY AND SALES



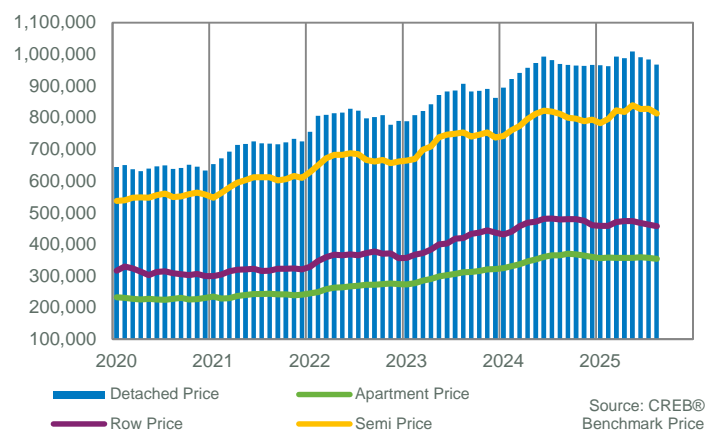
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

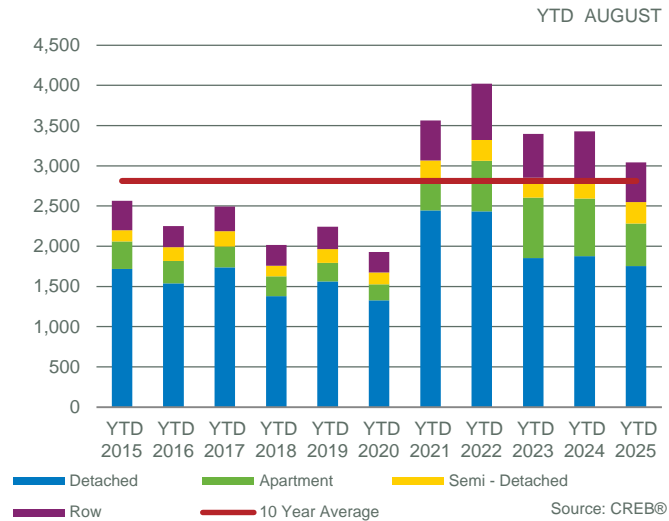


WEST PRICES

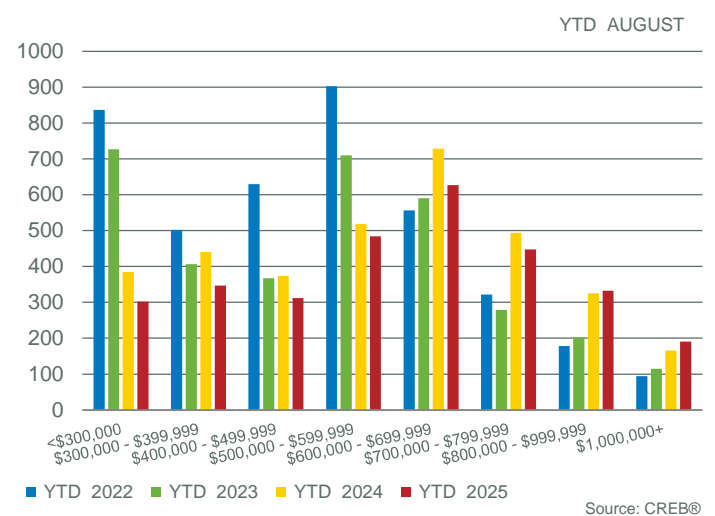


SOUTH

SOUTH TOTAL SALES



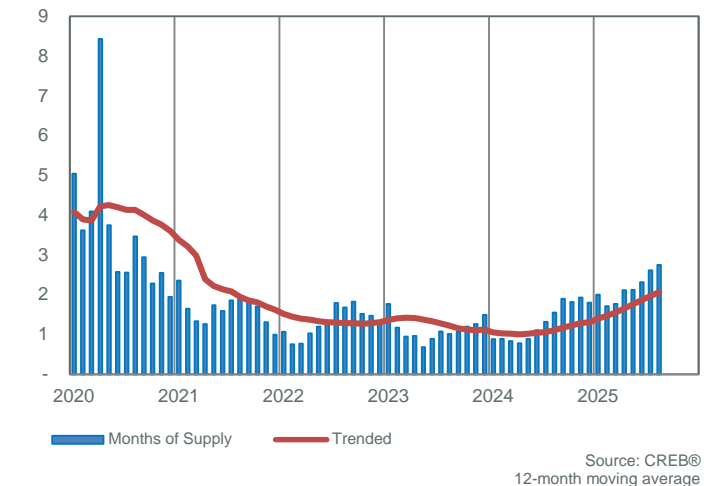
SOUTH TOTAL SALES BY PRICE RANGE



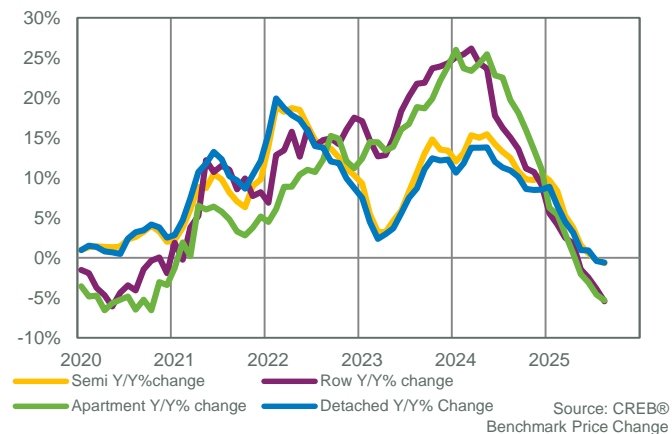
SOUTH INVENTORY AND SALES



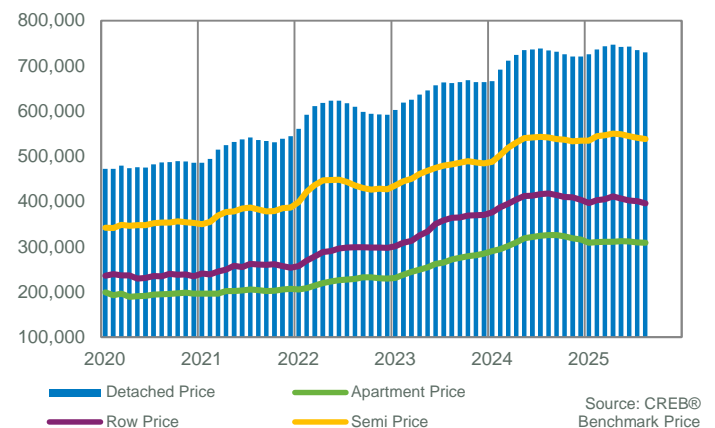
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

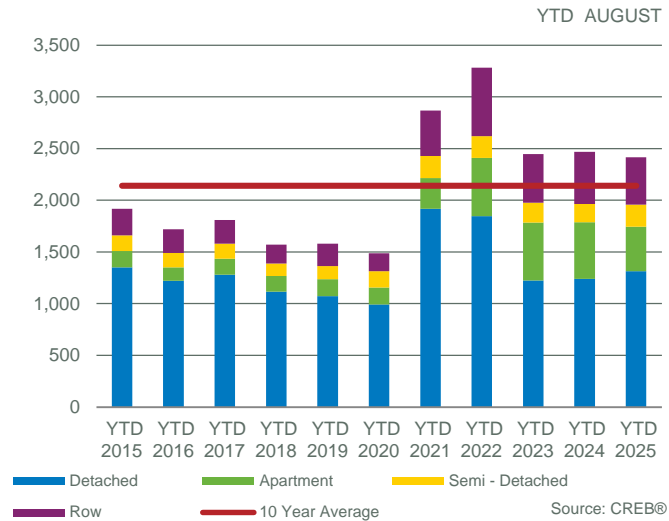


SOUTH PRICES

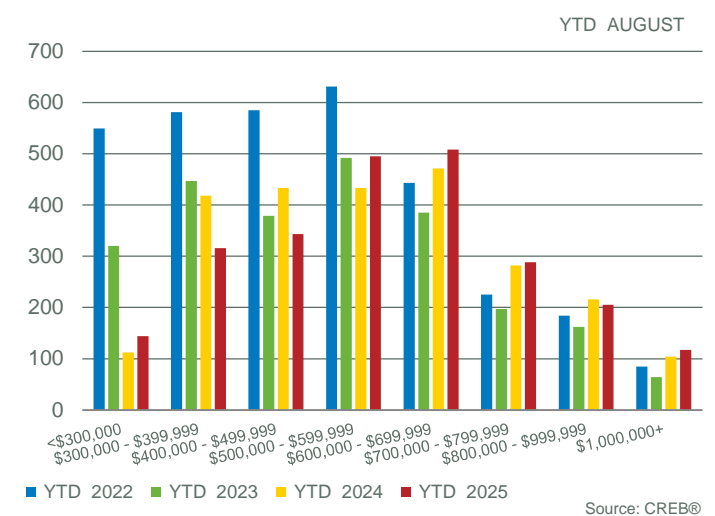


SOUTHEAST

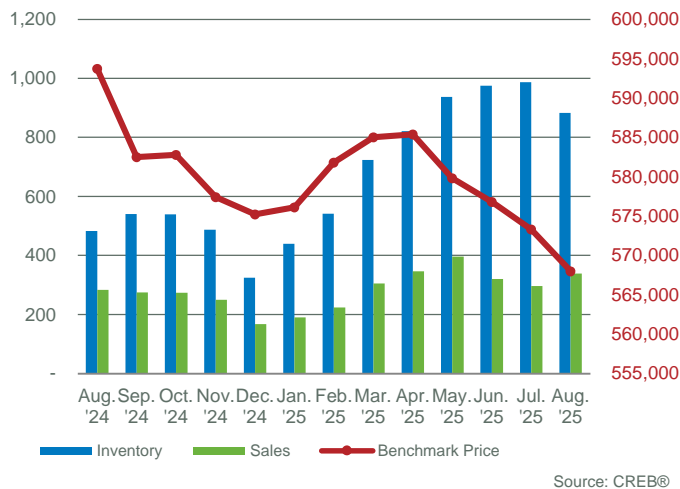
SOUTHEAST TOTAL SALES



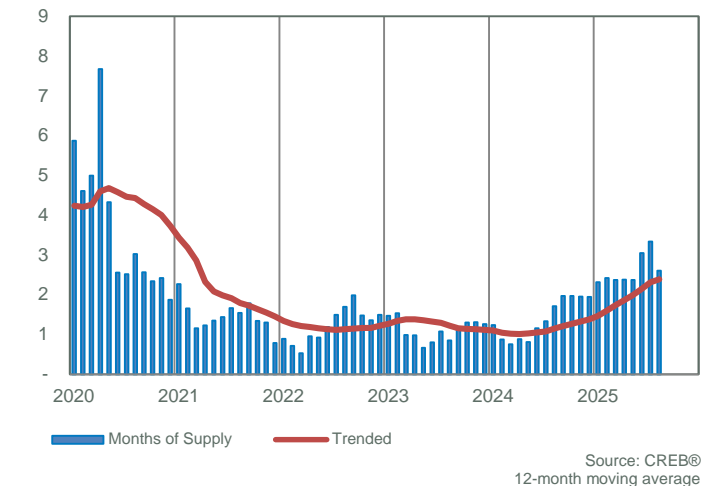
SOUTHEAST TOTAL SALES BY PRICE RANGE



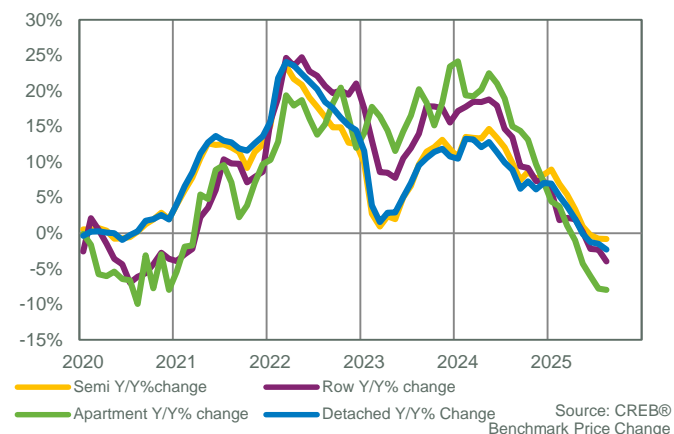
SOUTHEAST INVENTORY AND SALES



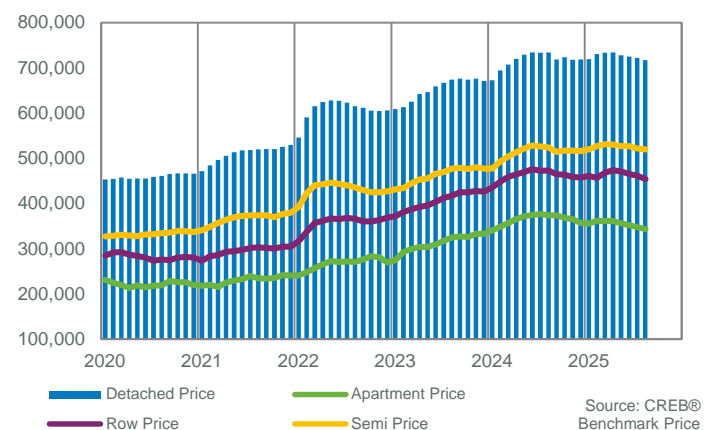
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

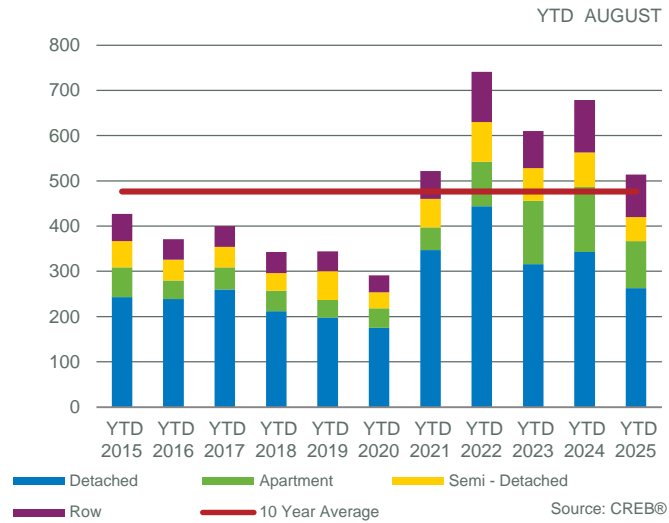


SOUTHEAST PRICES

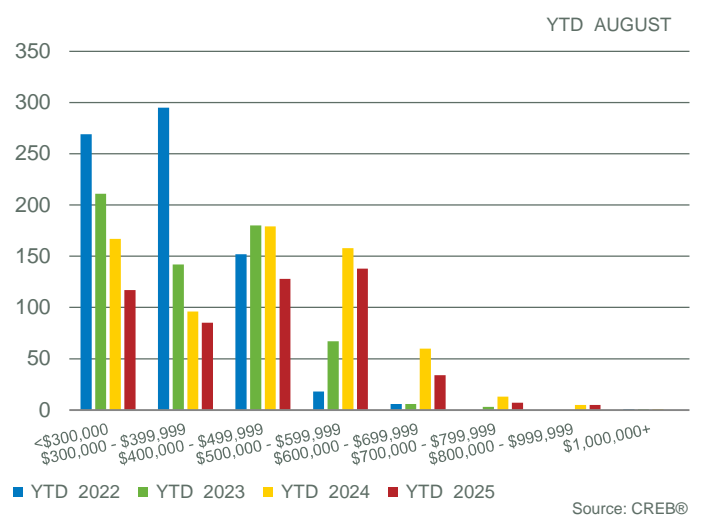


EAST

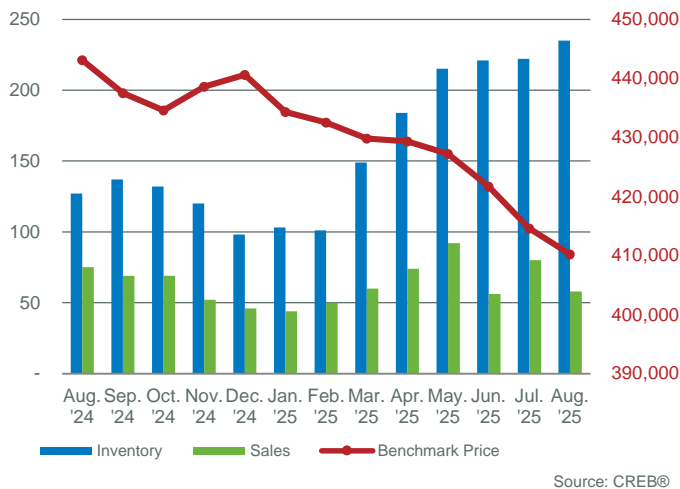
EAST TOTAL SALES



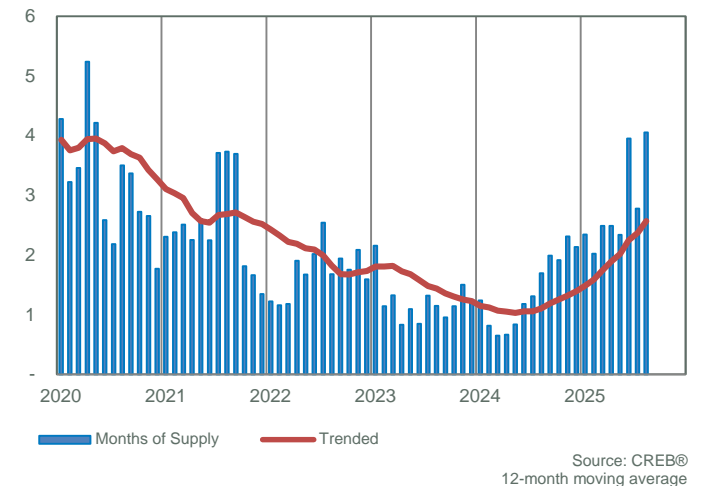
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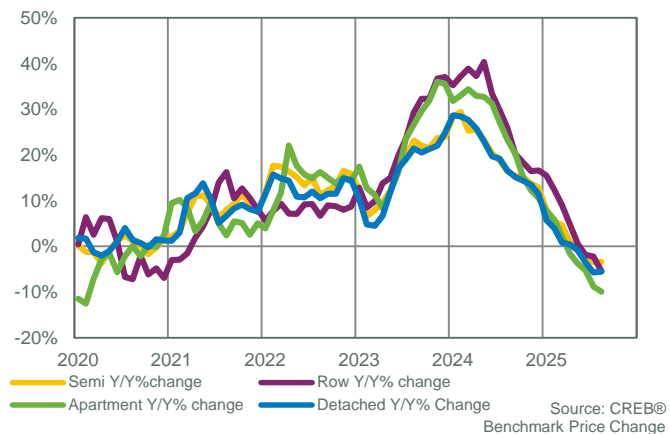
EAST INVENTORY AND SALES



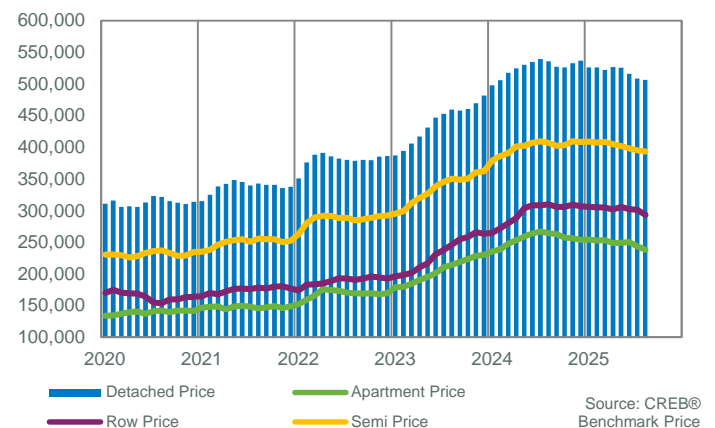
EAST MONTHS OF INVENTORY

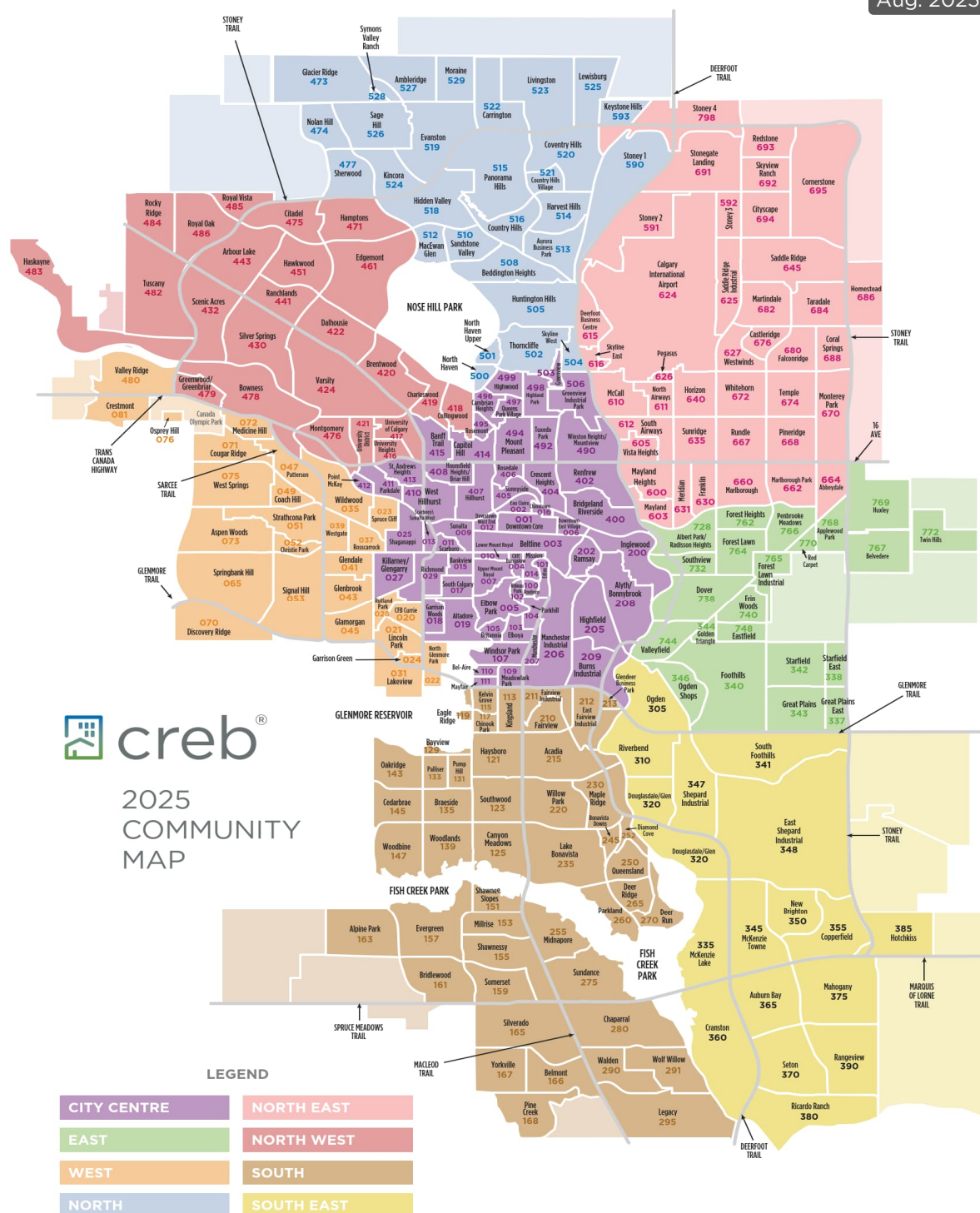


EAST PRICE CHANGE



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.

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ABOUT CREB
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