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MONTHLY STATISTICS PACKAGE

City of Calgary

September
2025



creb.com

September 2025

A boost in new listings drives further inventory gains and price adjustments

Calgary, Alberta, Oct. 1, 2025 - The 1,720 sales in September were not high enough to offset the 3,782 new listings coming onto the market, driving further inventory gains as we move into the fall. There were 6,916 units in inventory in September, 36 per cent higher than last year and over 17 per cent higher than levels traditionally reported in September. Both row and apartment style homes have reported the largest boost in supply compared to long-term trends.

"Supply levels have been rising in the resale, new home and rental markets. The additional supply choice is coming at a time when demand is slowing, mostly due to slower population growth and persistent uncertainty. Resale markets have more competition from new homes and additional supply in the rental market, reducing the sense of urgency amongst potential purchasers. Ultimately, the additional supply choice is weighing on home prices," said Ann-Marie Lurie, CREB® Chief Economist.

Supply levels relative to demand typically drive shifts in home prices. In September, the sales to new listings ratio dipped to 45 per cent, and the months of supply pushed up to four months for the first time since early 2020. This is a higher level of supply compared to demand than is typically seen in the Calgary market and, should this persist, we could see a market that shifts more in favour of the buyer. However, conditions do vary by property type, price range and location.

Inventory gains for apartment style homes over the past several months have contributed to buyer market conditions in this segment, driving year-over-year price adjustments of over six per cent for a total benchmark price of \$322,900 in September. While the detached segment has also seen a rise in the months of supply, it has not been as high as the apartment condo sector. At a benchmark price of \$749,900, detached home prices are only one per cent lower than last year, with most of the adjustments driven by the North East and North districts.

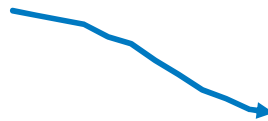


TOTAL RESIDENTIAL PRICE

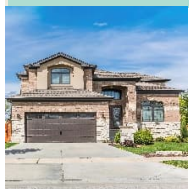
\$ 572,800



4.0% Y/Y



DETACHED PRICE



\$ 749,900



1.0% Y/Y



SEMI-DETACHED PRICE



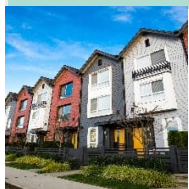
\$ 684,800



0.9% Y/Y



ROW PRICE



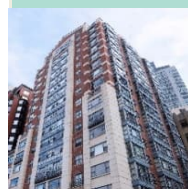
\$ 437,100



4.8% Y/Y



APARTMENT PRICE



\$ 322,900



6.4% Y/Y



SALES

1,720



14.0% Y/Y



NEW LISTINGS

3,782



2.6% Y/Y



INVENTORY

6,916



36.5% Y/Y



MONTHS OF SUPPLY

4.02



58.7% Y/Y



September 2025

September 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	859	-9%	1,905	6%	3,201	38%	45%	3.73	52%	\$749,900	-1%
Semi	156	-14%	361	21%	617	63%	43%	3.96	89%	\$684,800	1%
Row	304	-19%	592	-2%	1,099	46%	51%	3.62	81%	\$437,100	-5%
Apartment	401	-20%	924	-7%	1,999	23%	43%	4.99	54%	\$322,900	-6%
Total Residential	1,720	-14%	3,782	3%	6,916	36%	45%	4.02	59%	\$572,800	-4%

Year-to-Date

September 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	8,914	-10%	16,394	16%	2,591	66%	54%	2.62	84%	\$761,267	2%
Semi	1,713	-8%	2,980	18%	479	77%	57%	2.52	93%	\$689,344	3%
Row	3,138	-16%	5,614	14%	974	111%	56%	2.79	151%	\$447,767	-1%
Apartment	4,434	-29%	9,022	1%	1,847	65%	49%	3.75	132%	\$331,722	-1%
Total Residential	18,199	-16%	34,010	12%	5,890	73%	54%	2.91	106%	\$584,811	-2%



Detached

Sales in September slowed to 859 units, nine per cent lower than last year and below long-term trends for September. At the same time, new listings rose to 1,905 units, causing the sales to new listings ratio to fall to 45 per cent, levels not seen since 2018. While there has been an unexpected shift in September, it is too early to tell if this trend will continue as prior to this month the detached market has remained relatively balanced. Improved supply choice is causing prices to decline relative to the record highs reported during the spring. As of September, the unadjusted benchmark price was \$749,900, down nearly one per cent from both last month and last year. While prices have eased from peak levels across all districts, the largest decline occurred in the North East and East district at over six per cent. Despite recent adjustments on a year-to-date basis, prices remain nearly two per cent higher than last year's levels, with the City Centre reporting the highest gain at over four per cent.



Semi-Detached

New listings rose to 361 units in September, while sales fell to 156 units, causing the sales to new listings ratio to drop to 43 per cent. This also caused a rise in inventory levels and the months of supply pushed up to nearly four months. This is a significant shift compared to last month, where there was less than three months of supply. Like the detached sector, it is too early to say if this trend will continue, but so far it has had minimal impact on home prices. As of September, semi-detached price was \$684,800, slightly lower than last month and nearly one per cent higher than last year. Year-to-date price growth has been the highest for semi-detached homes at over three per cent, as this segment took longer to shift from a seller's market to one that was more balanced. Most of the price growth was driven by gains reported in the City Centre.



Row

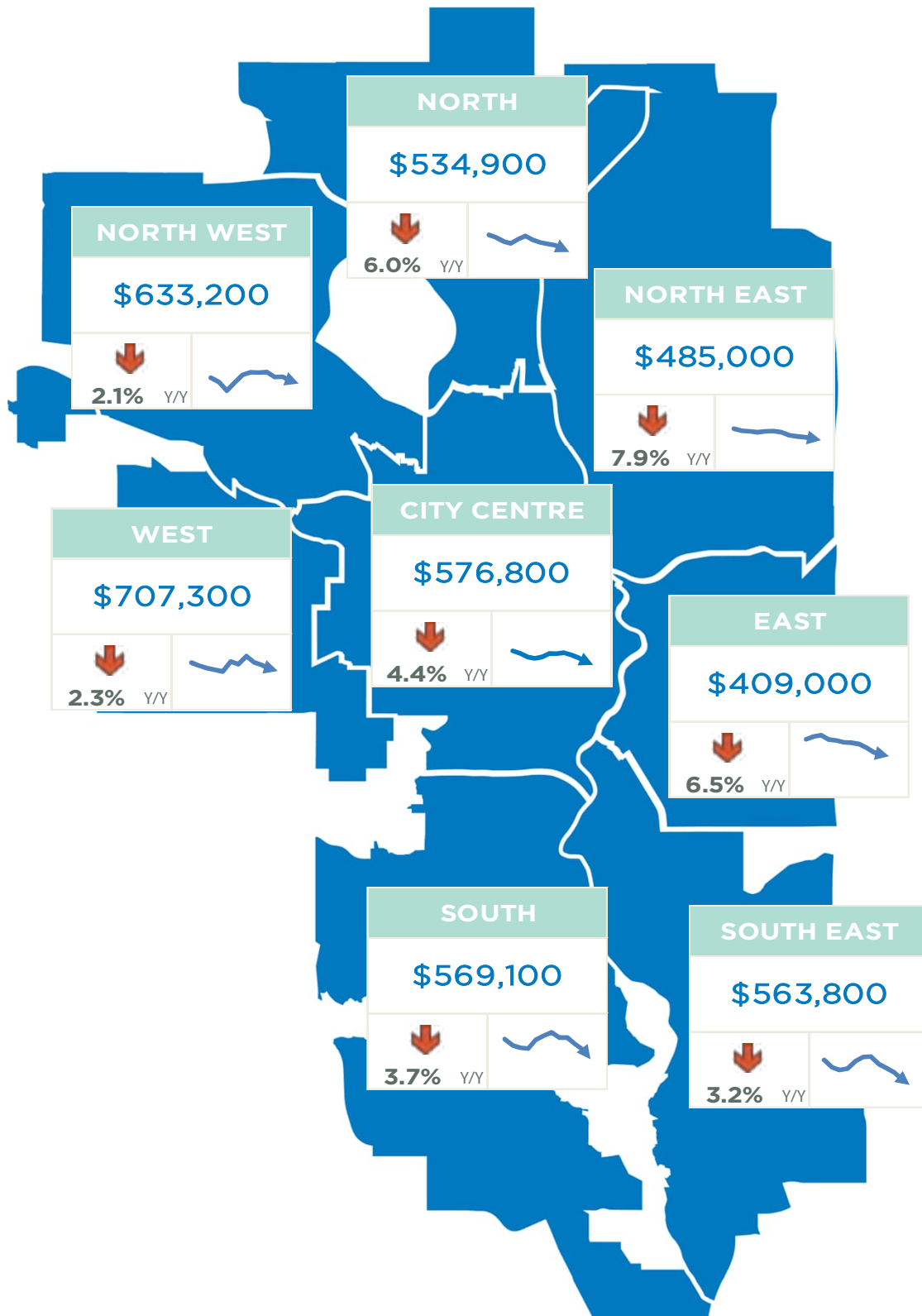
Following a pullback last month, new listings posted modest monthly gains. The 592 new listings were met with 304 sales, causing the sales to new listings ratio to fall to 51 per cent. This is not as low as the other property types and at these levels it was enough to prevent any further monthly gain in the already elevated inventory levels. September inventory levels were 1,099 units, the highest September level reported since 2018, and 30 per cent higher than longer-term trends for the month. The largest gains in inventory occurred in the North East district, which also reported the highest months of supply and price decline compared to last year. More supply choice has impacted resale prices, with the unadjusted benchmark price being \$437,100. This is down less than one per cent over last month and nearly five per cent lower than last year's prices. Year-to-date price adjustments have been much smaller at one per cent, as declines in the North East, North and South East districts offset the gains reported in other parts of the city.



Apartment

The most significant adjustment in the market occurred in the apartment condominium sector as improving rental supply, delayed adjustments in interest rates and improved selection for other property types has slowed apartment style demand from both first-time buyers and investors. September reported 401 sales and 924 new listings, dropping the sales to new listings ratio to 43 per cent and causing inventory to rise to 1,999 units. The rise in supply caused the months of supply to push up to five months, the first time it has done that since 2021. As elevated levels of supply have persisted since June, prices have been trending down. As of September, the benchmark price was \$322,900, down over one per cent compared to last month and over six per cent compared to last year. The year-to-date price adjustment has been just over one per cent. Condo prices have slid across all districts compared to last September. The largest decline occurred in the North East district at over ten per cent, while the smallest decline occurred in the City Centre at five per cent.

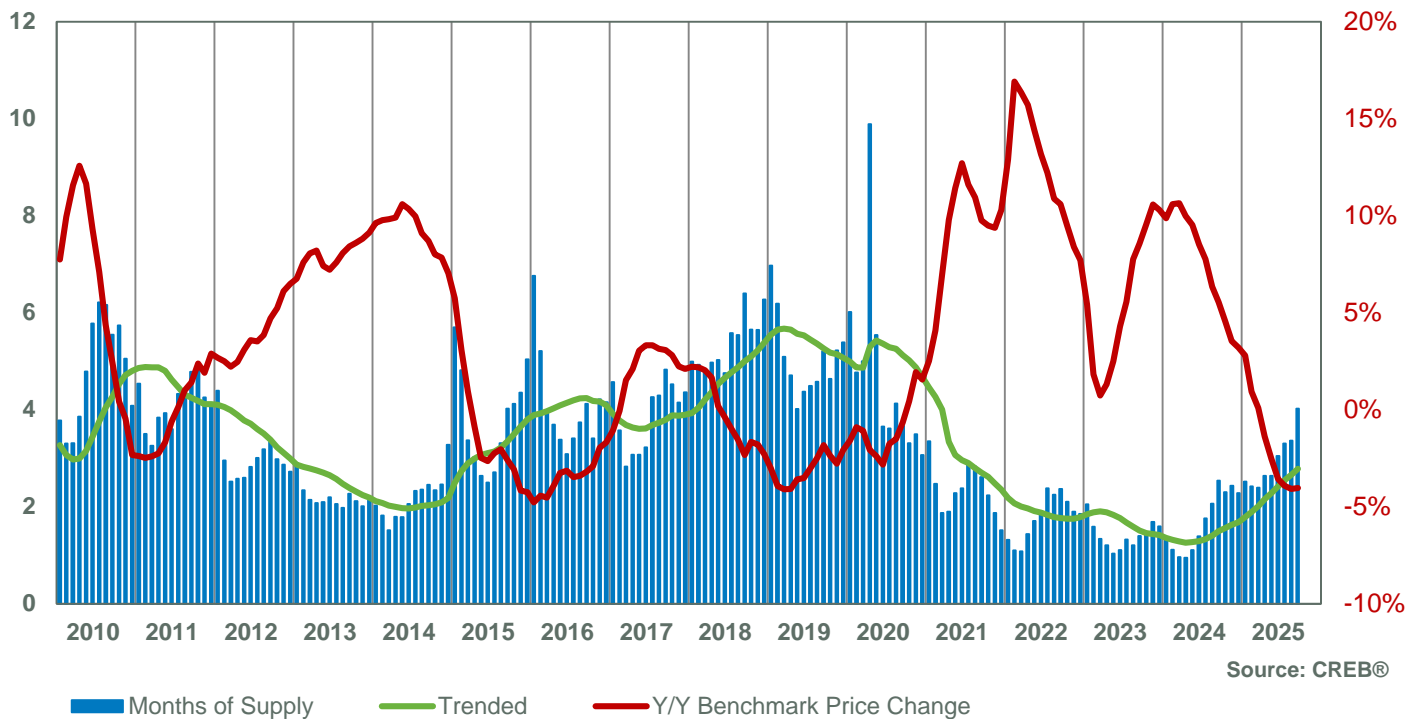
September 2025 District Total Residential Benchmark Price



	Sep-24	Sep-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	2,000	1,720	-14.00%	21,697	18,199	-16.12%
Total Sales Volume	\$1,244,412,010	\$1,057,807,937	-15.00%	\$13,127,780,194	\$11,458,312,504	-12.72%
New Listings	3,687	3,782	2.58%	30,474	34,010	11.60%
Inventory	5,068	6,916	36.46%	3,412	5,890	72.63%
Months of Supply	2.53	4.02	58.68%	1.42	2.91	105.82%
Sales to New Listings	54.24%	45.48%	-8.77%	71.20%	53.51%	-17.69%
Sales to List Price	99.16%	97.71%	-1.45%	100.74%	98.45%	-2.29%
Days on Market	28	42	50.85%	23	34	48.14%
Benchmark Price	\$596,900	\$572,800	-4.04%	\$595,511	\$584,811	-1.80%
Median Price	\$565,000	\$560,000	-0.88%	\$560,000	\$579,905	3.55%
Average Price	\$622,206	\$615,005	-1.16%	\$605,050	\$629,612	4.06%
Index	279.4	268.2	-4.01%	275.4	274.2	-0.46%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



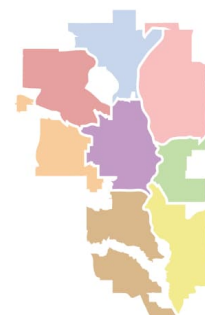
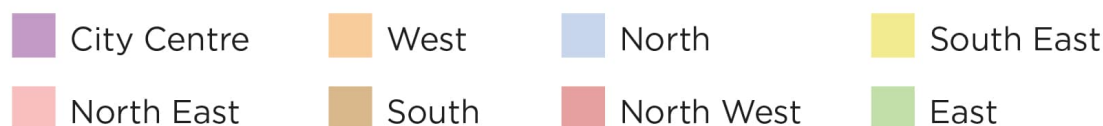
	Sep-24	Sep-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	942	859	-8.81%	9,869	8,914	-9.68%
Total Sales Volume	\$772,466,592	\$671,796,943	-13.03%	\$7,938,245,474	\$7,257,952,547	-8.57%
New Listings	1,791	1,905	6.37%	14,115	16,394	16.15%
Inventory	2,317	3,201	38.15%	1,562	2,591	65.90%
Months of Supply	2.46	3.73	51.50%	1.42	2.62	83.67%
Sales to New Listings Ratio	52.60%	45.09%	-7.50%	69.92%	54.37%	-15.54%
Sales to List Price Ratio	99.30%	97.97%	-1.33%	100.87%	98.80%	-2.07%
Days on Market	27	38	40.29%	23	31	36.88%
Benchmark Price	\$757,100	\$749,900	-0.95%	\$748,078	\$761,267	1.76%
Median Price	\$710,000	\$690,000	-2.82%	\$715,000	\$715,000	0.00%
Average Price	\$820,028	\$782,069	-4.63%	\$804,362	\$814,219	1.23%
APARTMENT						
Total Sales	501	401	-19.96%	6,222	4,434	-28.74%
Total Sales Volume	\$174,543,087	\$139,983,252	-19.80%	\$2,160,937,023	\$1,549,782,069	-28.28%
New Listings	991	924	-6.76%	8,904	9,022	1.33%
Inventory	1,622	1,999	23.24%	1,119	1,847	65.05%
Months of Supply	3.24	4.99	53.98%	1.62	3.75	131.61%
Sales to New Listings Ratio	50.55%	43.40%	-7.16%	69.88%	49.15%	-20.73%
Sales to List Price Ratio	98.30%	97.00%	-1.30%	99.82%	97.55%	-2.27%
Days on Market	33	52	55.51%	26	43	63.77%
Benchmark Price	\$345,000	\$322,900	-6.41%	\$335,811	\$331,722	-1.22%
Median Price	\$330,000	\$318,000	-3.64%	\$325,000	\$320,000	-1.54%
Average Price	\$348,389	\$349,085	0.20%	\$347,306	\$349,522	0.64%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	181	156	-13.81%	1,870	1,713	-8.40%
Total Sales Volume	\$121,779,637	\$107,146,057	-12.02%	\$1,273,879,098	\$1,182,663,184	-7.16%
New Listings	299	361	20.74%	2,526	2,980	17.97%
Inventory	378	617	63.23%	270	479	77.11%
Months of Supply	2.09	3.96	89.39%	1.30	2.52	93.34%
Sales to New Listings Ratio	60.54%	43.21%	-17.32%	74.03%	57.48%	-16.55%
Sales to List Price Ratio	99.89%	98.02%	-1.87%	101.22%	98.85%	-2.34%
Days on Market	25	37	46.73%	23	32	41.41%
Benchmark Price	\$678,400	\$684,800	0.94%	\$666,533	\$689,344	3.42%
Median Price	\$595,000	\$572,500	-3.78%	\$610,000	\$610,000	0.00%
Average Price	\$672,816	\$686,834	2.08%	\$681,219	\$690,405	1.35%
CITY OF CALGARY ROW						
Total Sales	376	304	-19.15%	3,736	3,138	-16.01%
Total Sales Volume	\$175,622,695	\$138,881,685	-20.92%	\$1,754,718,599	\$1,467,914,704	-16.34%
New Listings	606	592	-2.31%	4,929	5,614	13.90%
Inventory	751	1,099	46.34%	461	974	111.23%
Months of Supply	2.00	3.62	81.00%	1.11	2.79	151.48%
Sales to New Listings Ratio	62.05%	51.35%	-10.69%	75.80%	55.90%	-19.90%
Sales to List Price Ratio	99.59%	97.73%	-1.86%	101.69%	98.50%	-3.13%
Days on Market	25	44	80.11%	21	34	65.43%
Benchmark Price	\$459,200	\$437,100	-4.81%	\$452,311	\$447,767	-1.00%
Median Price	\$449,450	\$419,000	-6.77%	\$456,695	\$447,500	-2.01%
Average Price	\$467,082	\$456,848	-2.19%	\$469,678	\$467,787	-0.40%

For a list of definitions, see page 29.

September 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	217	41.94%	385	4.23	\$967,700	1.07%	-0.66%
North East	124	288	43.06%	548	4.42	\$579,600	-5.65%	-1.16%
North	121	246	49.19%	471	3.89	\$670,000	-2.83%	-0.81%
North West	86	225	38.22%	344	4.00	\$792,800	0.37%	-0.19%
West	85	174	48.85%	253	2.98	\$968,500	0.24%	0.12%
South	167	377	44.30%	594	3.56	\$718,800	-1.71%	-1.49%
South East	152	304	50.00%	467	3.07	\$710,300	-1.11%	-0.89%
East	30	68	44.12%	124	4.13	\$504,800	-4.19%	-0.24%
TOTAL CITY	859	1,905	45.09%	3,201	3.73	\$749,900	-0.95%	-0.75%
Apartment								
City Centre	175	398	43.97%	870	4.97	\$333,000	-5.18%	-1.30%
North East	20	68	29.41%	161	8.05	\$282,700	-10.37%	0.28%
North	28	66	42.42%	140	5.00	\$323,400	-7.02%	-0.46%
North West	28	70	40.00%	169	6.04	\$299,700	-6.84%	-1.99%
West	42	99	42.42%	183	4.36	\$347,800	-6.00%	-1.42%
South	43	118	36.44%	233	5.42	\$303,700	-6.64%	-1.43%
South East	59	83	71.08%	190	3.22	\$341,500	-8.57%	-0.55%
East	6	22	27.27%	53	8.83	\$237,600	-9.52%	0.00%
TOTAL CITY	401	924	43.40%	1,999	4.99	\$322,900	-6.41%	-1.10%
Semi-detached								
City Centre	48	99	48.48%	153	3.19	\$942,700	1.23%	-0.24%
North East	25	54	46.30%	97	3.88	\$428,300	-3.73%	-1.81%
North	17	41	41.46%	72	4.24	\$510,600	-3.19%	-1.26%
North West	12	34	35.29%	57	4.75	\$674,900	2.51%	0.97%
West	11	26	42.31%	42	3.82	\$812,300	1.70%	0.01%
South	19	49	38.78%	82	4.32	\$528,800	-1.73%	-1.69%
South East	16	43	37.21%	84	5.25	\$514,200	0.06%	-1.06%
East	8	15	53.33%	29	3.63	\$388,900	-3.33%	-1.02%
TOTAL CITY	156	361	43.21%	617	3.96	\$684,800	0.94%	-0.35%
Row								
City Centre	32	74	43.24%	113	3.53	\$594,300	-3.15%	-0.30%
North East	29	98	29.59%	217	7.48	\$346,600	-9.90%	-2.39%
North	50	110	45.45%	186	3.72	\$392,600	-8.53%	-2.75%
North West	30	55	54.55%	102	3.40	\$448,300	-2.10%	0.58%
West	35	66	53.03%	130	3.71	\$466,400	-2.63%	2.12%
South	77	87	88.51%	141	1.83	\$392,400	-5.13%	-0.71%
South East	38	90	42.22%	175	4.61	\$451,400	-2.78%	-0.51%
East	13	12	108.33%	32	2.46	\$288,400	-5.57%	-1.50%
TOTAL CITY	304	592	51.35%	1,099	3.62	\$437,100	-4.81%	-0.57%

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

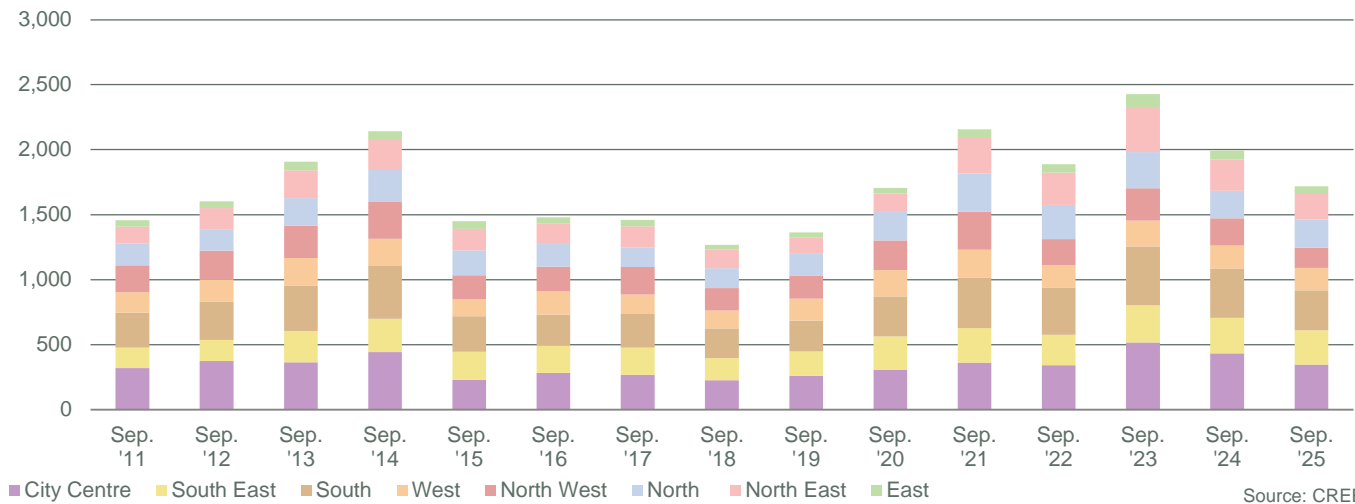
City of Calgary



Sep. 2025

TOTAL SALES

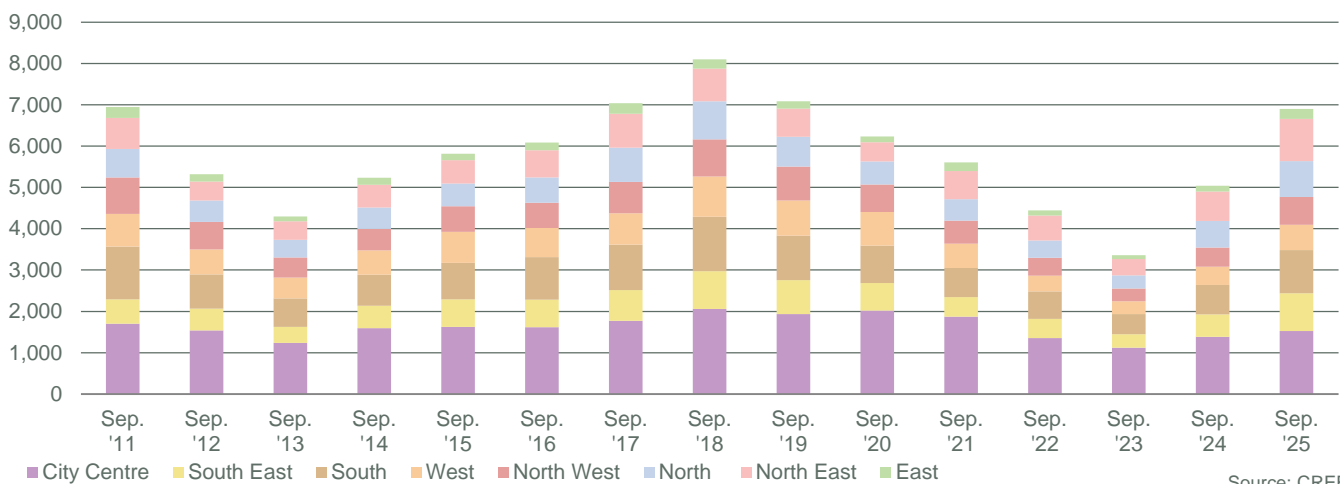
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

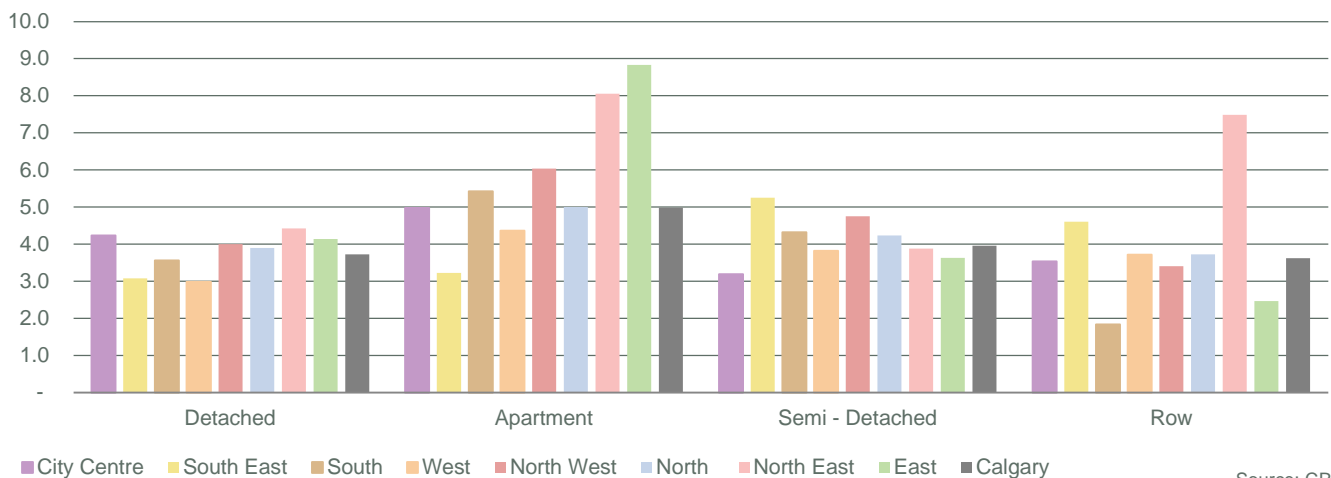
SEPTEMBER



Source: CREB®

MONTHS OF SUPPLY

SEPTEMBER



Source: CREB®

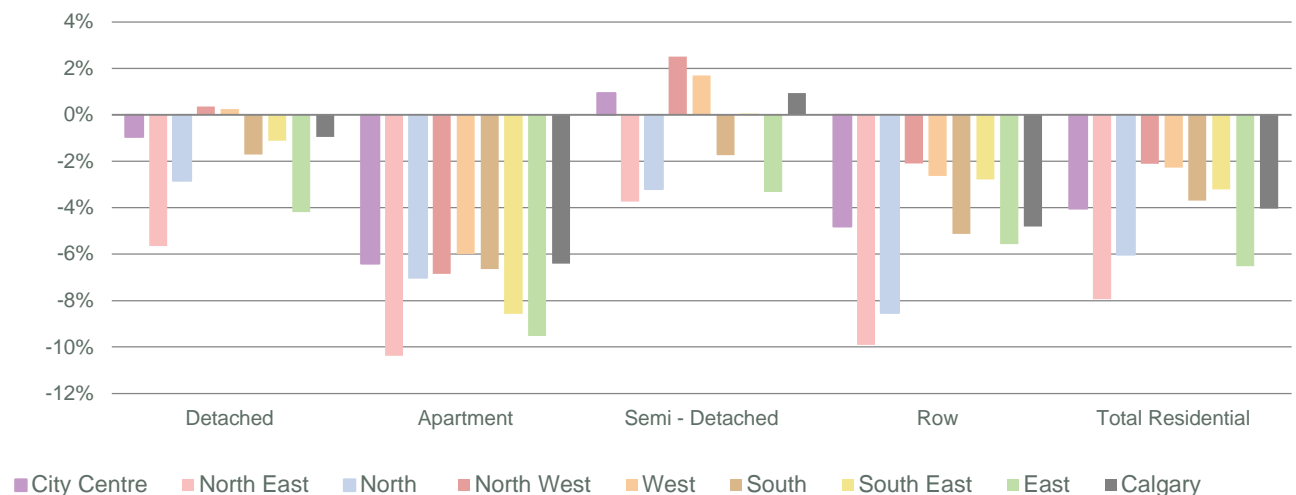
Sep. 2025

BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER



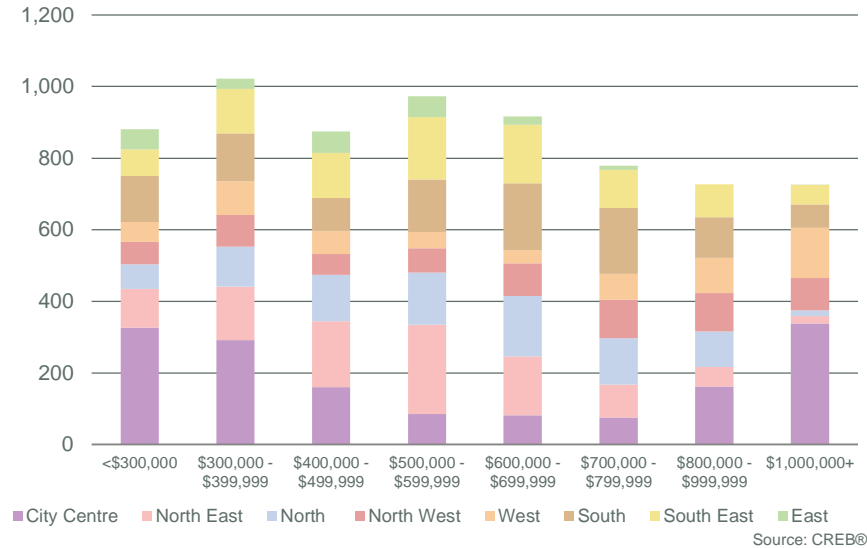
Source: CREB®

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

Sep. 2025

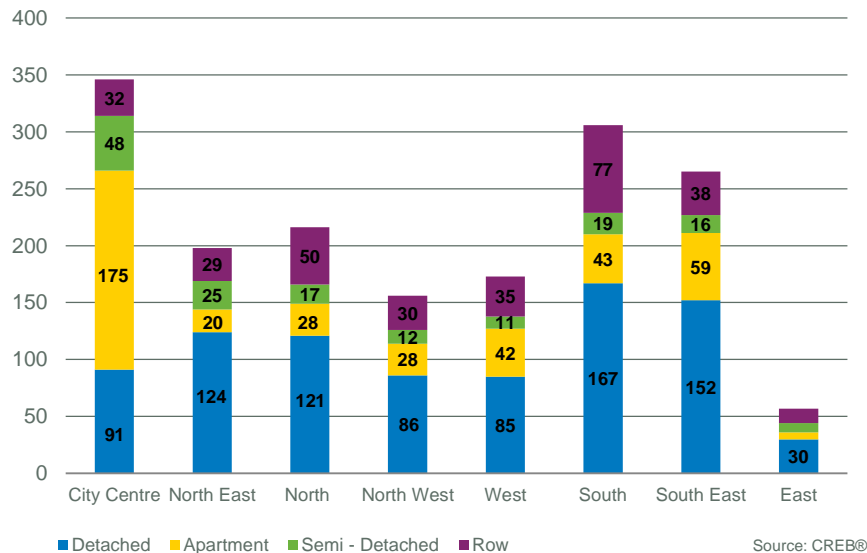
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



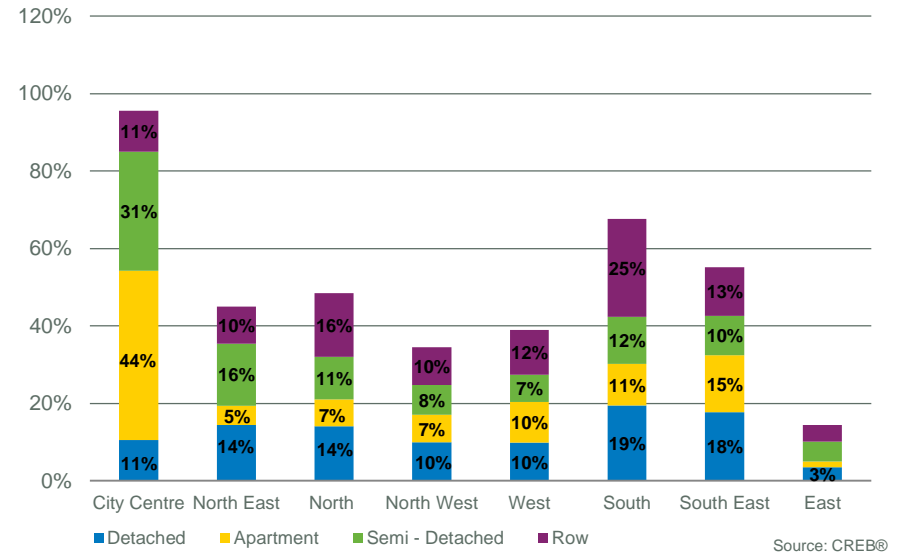
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



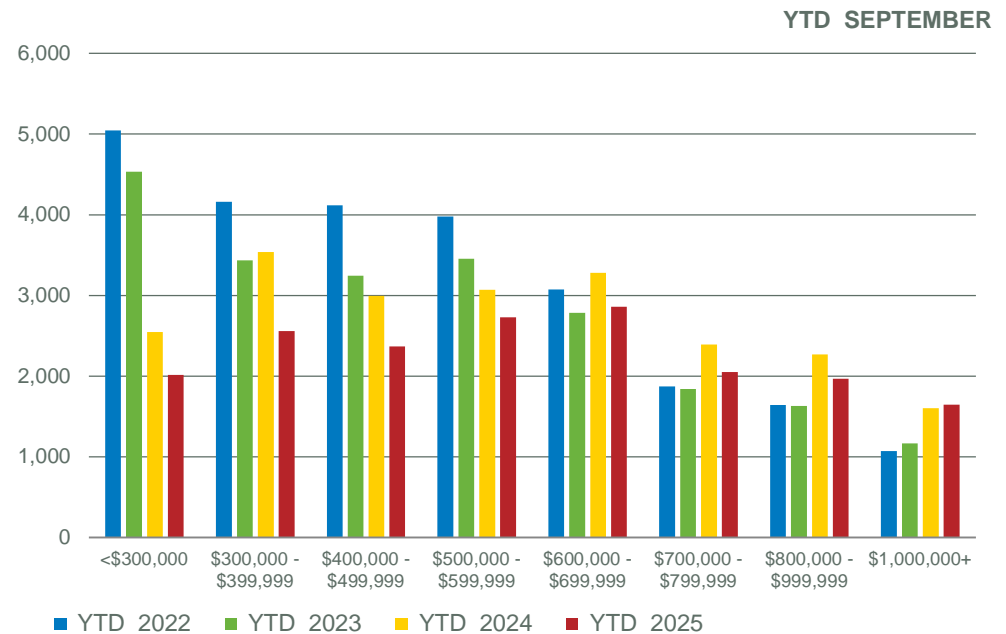
SHARE OF CITY WIDE SALES - SEPTEMBER



	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	2,283	2,097	1,986	1,720			
New Listings	2,896	2,830	4,017	4,035	4,839	4,222	3,911	3,478	3,782			
Inventory	3,645	4,152	5,157	5,870	6,745	6,944	6,920	6,665	6,916			
Days on Market	41	33	29	29	32	33	37	38	42			
Benchmark Price	583,000	587,600	592,500	591,200	589,900	586,200	582,900	577,200	572,800			
Median Price	572,000	566,500	584,750	590,000	591,500	595,000	570,000	569,500	560,000			
Average Price	604,961	612,528	639,578	646,566	650,239	646,352	617,463	612,170	615,005			
Index	273	275	277	277	276	274	273	270	268			

	Sep-24	Sep-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	1	-	3
\$100,000 - \$149,999	-	3	14	17
\$150,000 - \$199,999	13	32	165	212
\$200,000 - \$249,999	68	59	820	614
\$250,000 - \$299,999	105	119	1,549	1,172
\$300,000 - \$349,999	174	109	1,991	1,335
\$350,000 - \$399,999	171	137	1,547	1,224
\$400,000 - \$449,999	131	123	1,470	1,191
\$450,000 - \$499,999	144	105	1,525	1,176
\$500,000 - \$549,999	145	136	1,466	1,308
\$550,000 - \$599,999	158	133	1,604	1,418
\$600,000 - \$649,999	172	139	1,754	1,499
\$650,000 - \$699,999	142	116	1,526	1,362
\$700,000 - \$749,999	119	102	1,256	1,124
\$750,000 - \$799,999	92	88	1,138	930
\$800,000 - \$849,999	59	65	780	735
\$850,000 - \$899,999	74	50	686	578
\$900,000 - \$949,999	40	21	450	357
\$950,000 - \$999,999	39	26	352	295
\$1,000,000 - \$1,299,999	76	91	868	907
\$1,300,000 - \$1,499,999	26	25	290	275
\$1,500,000 - \$1,999,999	28	25	272	295
\$2,000,000 +	24	15	174	172
	2,000	1,720	21,697	18,199

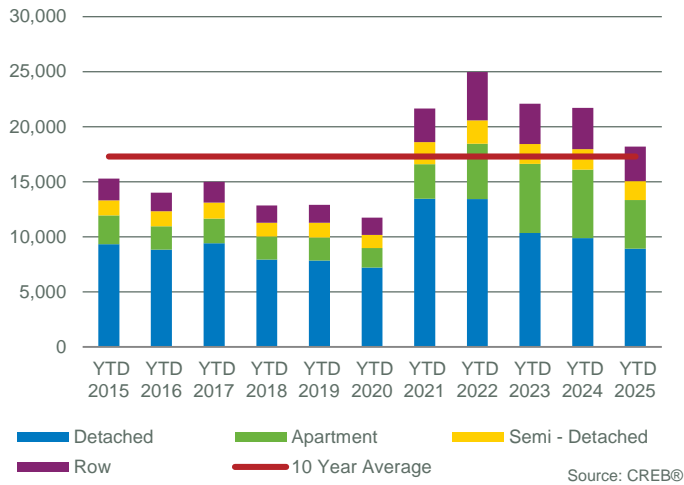
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

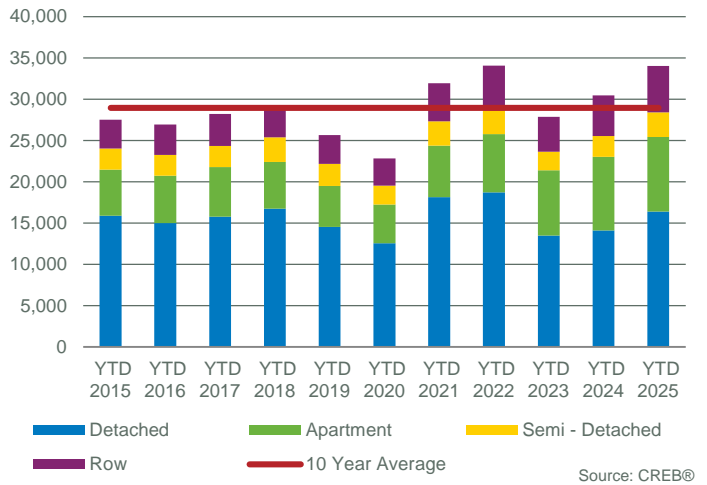
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER



CITY OF CALGARY TOTAL NEW LISTINGS

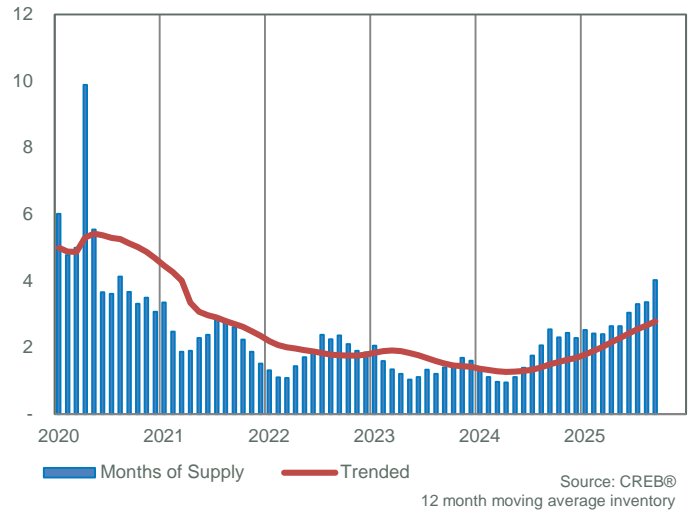
YTD SEPTEMBER



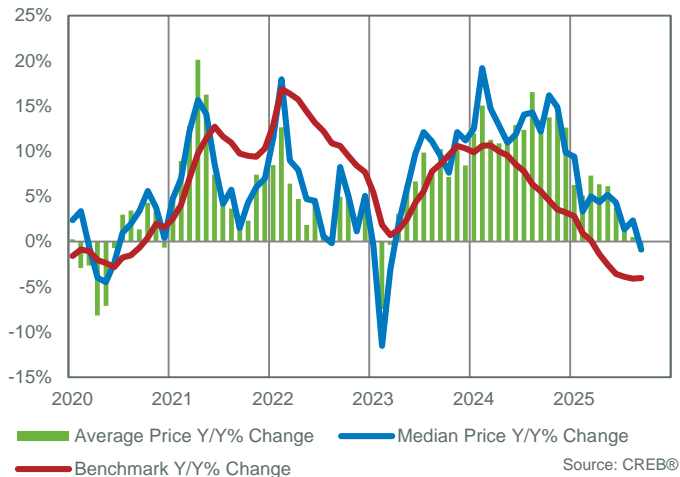
CITY OF CALGARY TOTAL INVENTORY AND SALES



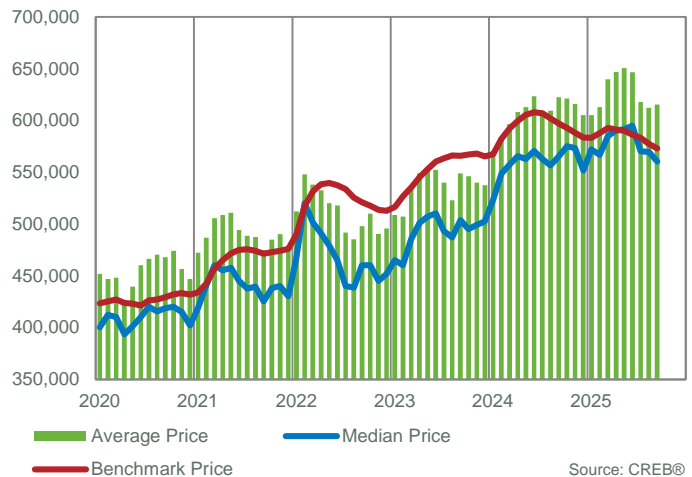
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



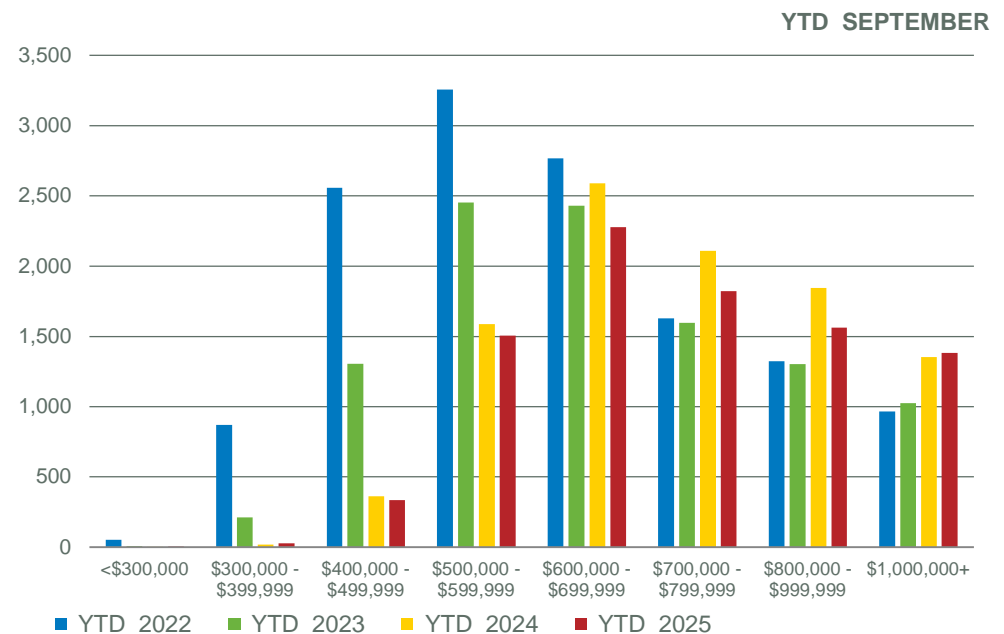
CITY OF CALGARY TOTAL PRICES



	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	1,191	1,031	992	859			
New Listings	1,229	1,265	1,894	1,906	2,416	2,144	1,887	1,748	1,905			
Inventory	1,455	1,701	2,205	2,514	2,995	3,109	3,080	3,055	3,201			
Days on Market	37	28	27	25	28	30	34	35	38			
Benchmark Price	750,800	760,500	769,800	769,300	769,400	764,300	761,800	755,600	749,900			
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000	689,500	690,000			
Average Price	780,196	804,903	839,174	839,790	847,963	820,616	800,490	781,258	782,069			
Index	308	312	316	316	316	314	313	310	308			

	Sep-24	Sep-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$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	2	8	16	22
\$400,000 - \$449,999	7	12	76	68
\$450,000 - \$499,999	35	40	287	267
\$500,000 - \$549,999	53	76	580	593
\$550,000 - \$599,999	94	98	1,008	913
\$600,000 - \$649,999	137	110	1,312	1,144
\$650,000 - \$699,999	119	101	1,279	1,133
\$700,000 - \$749,999	102	88	1,099	998
\$750,000 - \$799,999	82	71	1,010	823
\$800,000 - \$849,999	50	59	656	642
\$850,000 - \$899,999	70	34	575	437
\$900,000 - \$949,999	32	16	353	263
\$950,000 - \$999,999	27	21	261	220
\$1,000,000 - \$1,299,999	63	70	692	709
\$1,300,000 - \$1,499,999	21	18	249	238
\$1,500,000 - \$1,999,999	24	22	245	267
\$2,000,000 +	24	14	167	167
	942	859	9,869	8,914

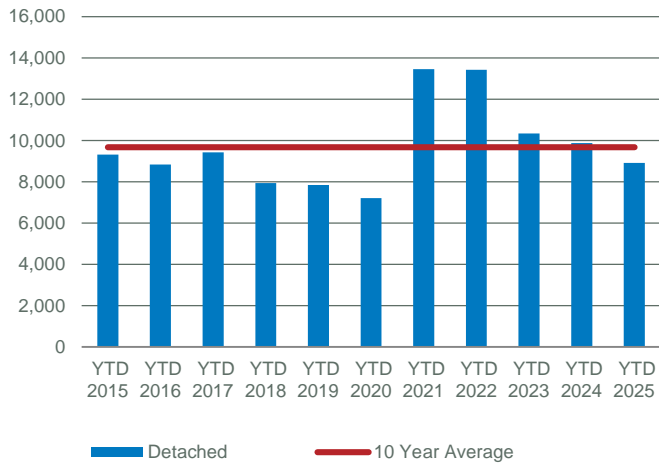
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

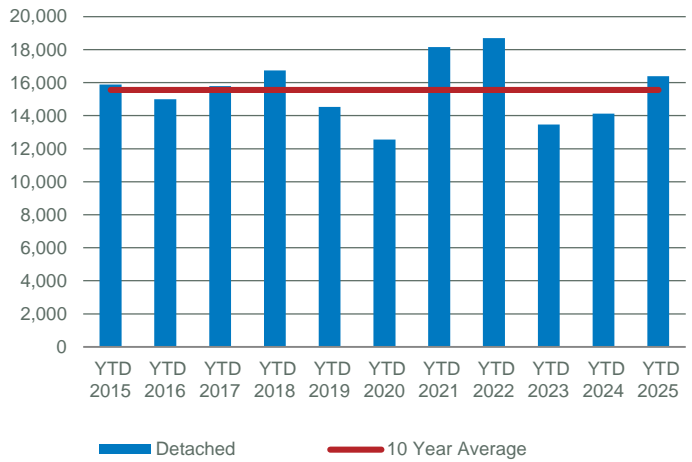
YTD SEPTEMBER



Source: CREB®

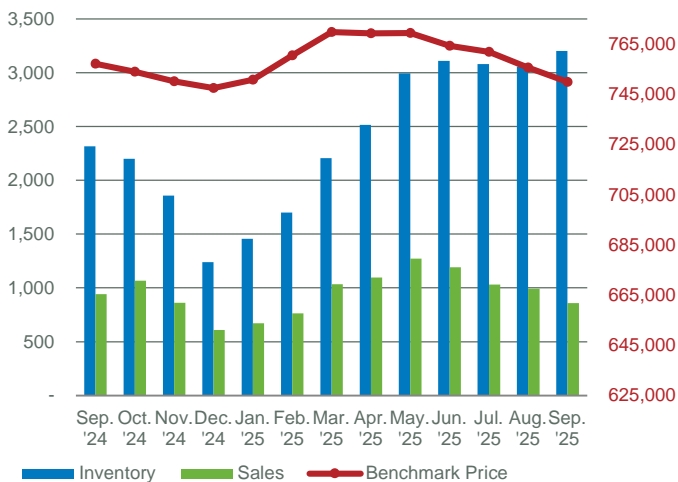
CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



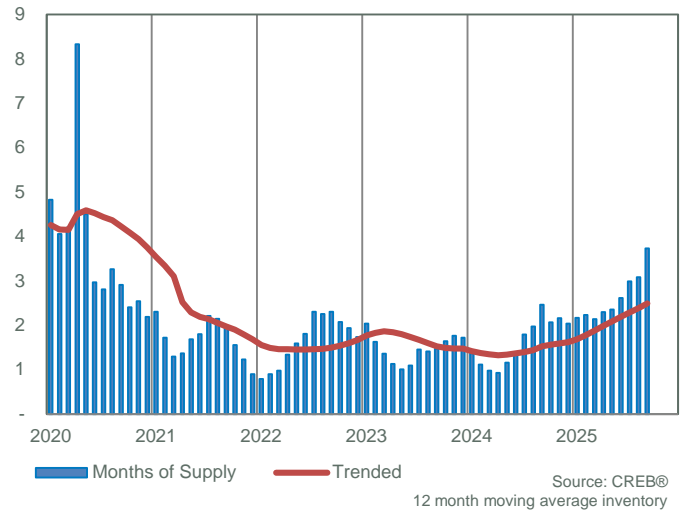
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



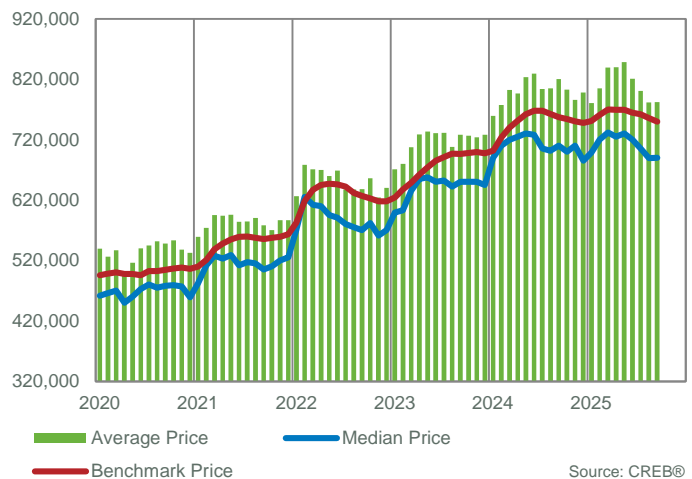
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

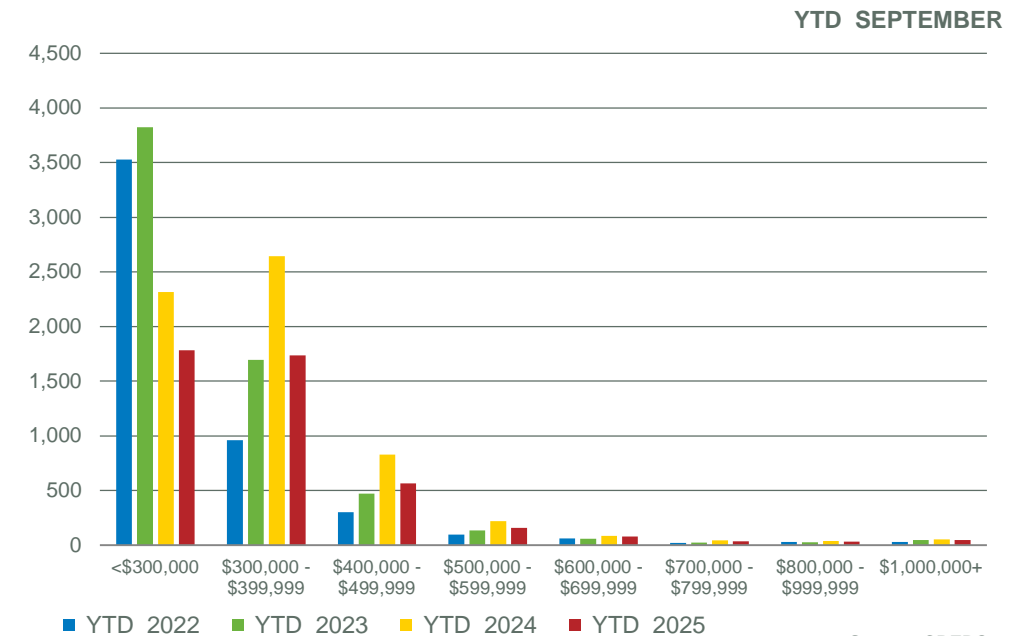


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	488	638	813	822	907	791	659	603	501	559	429	357
New Listings	638	836	990	1,049	1,250	1,106	1,043	1,001	991	921	653	352
Inventory	682	773	861	951	1,113	1,223	1,369	1,478	1,622	1,595	1,481	1,036
Days on Market	35	26	23	23	22	23	27	32	33	35	45	48
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300	346,500	345,000	341,700	337,800	332,400
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000	330,000	315,000	325,000	315,000
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,894	348,389	352,103	353,733	358,432
Index	237	243	247	253	257	260	261	261	260	258	255	251
2025												
Sales	370	473	539	589	574	531	508	449	401			
New Listings	922	852	1,091	1,085	1,231	1,024	1,015	878	924			
Inventory	1,296	1,466	1,712	1,868	2,094	2,113	2,097	1,979	1,999			
Days on Market	51	42	36	36	41	41	45	47	52			
Benchmark Price	331,400	334,200	336,100	336,000	335,300	333,500	329,600	326,500	322,900			
Median Price	311,500	330,000	328,000	327,500	318,000	317,000	310,000	308,000	318,000			
Average Price	352,799	353,122	354,989	367,442	342,065	352,102	337,715	333,194	349,085			
Index	250	252	254	253	253	252	249	246	244			

	Sep-24	Sep-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	2
\$100,000 - \$149,999	-	3	14	17
\$150,000 - \$199,999	13	30	162	208
\$200,000 - \$249,999	65	48	795	570
\$250,000 - \$299,999	89	90	1,344	985
\$300,000 - \$349,999	130	80	1,615	1,050
\$350,000 - \$399,999	107	65	1,027	685
\$400,000 - \$449,999	41	32	555	372
\$450,000 - \$499,999	21	17	275	194
\$500,000 - \$549,999	14	11	148	100
\$550,000 - \$599,999	7	6	71	58
\$600,000 - \$649,999	1	6	50	46
\$650,000 - \$699,999	4	1	35	33
\$700,000 - \$749,999	3	2	27	20
\$750,000 - \$799,999	1	3	16	15
\$800,000 - \$849,999	1	-	12	6
\$850,000 - \$899,999	-	-	9	12
\$900,000 - \$949,999	1	1	6	12
\$950,000 - \$999,999	1	-	10	2
\$1,000,000 - \$1,299,999	-	3	25	20
\$1,300,000 - \$1,499,999	1	2	8	10
\$1,500,000 - \$1,999,999	1	-	12	12
\$2,000,000 +	-	1	6	5
	501	401	6,222	4,434

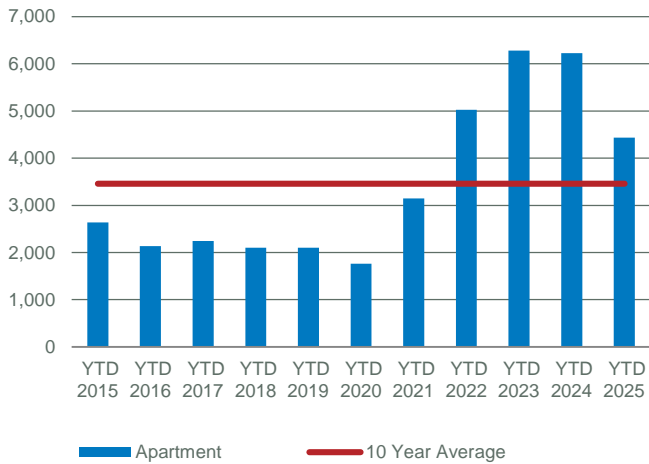
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

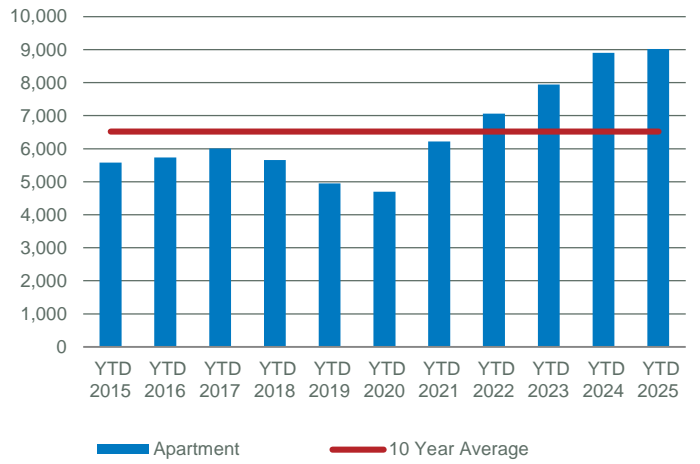
CITY OF CALGARY APARTMENT SALES

YTD SEPTEMBER



CITY OF CALGARY APARTMENT NEW LISTINGS

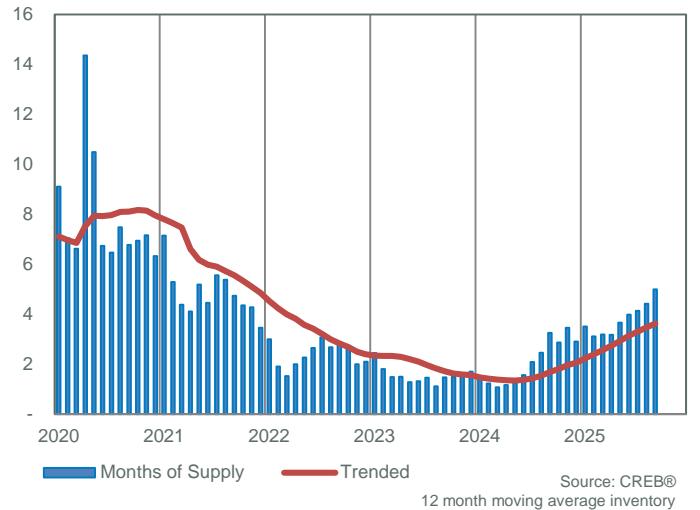
YTD SEPTEMBER



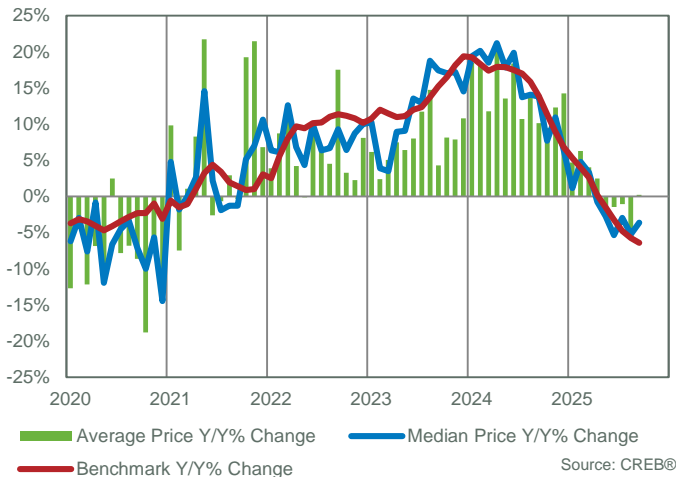
CITY OF CALGARY APARTMENT INVENTORY AND SALES



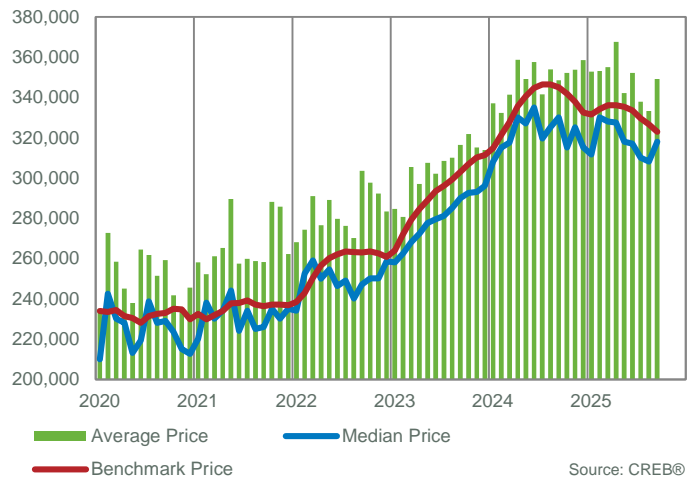
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

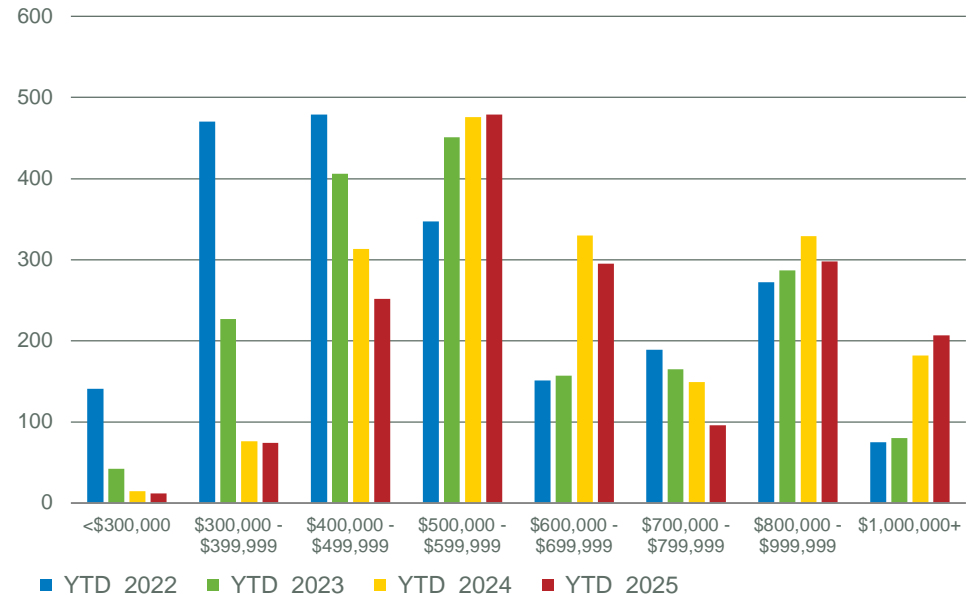


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	131	191	250	254	259	233	199	172	181	188	172	124
New Listings	223	224	261	293	360	304	263	299	299	285	225	100
Inventory	218	222	205	207	272	297	294	340	378	393	363	247
Days on Market	35	26	21	22	17	18	22	25	25	28	31	41
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	206	156			
New Listings	272	240	334	350	427	357	329	310	361			
Inventory	302	325	412	485	539	553	547	529	617			
Days on Market	36	32	28	25	29	32	34	35	37			
Benchmark Price	673,600	683,500	691,900	691,900	697,300	696,400	697,500	687,200	684,800			
Median Price	589,257	640,000	616,500	620,000	608,500	620,000	605,000	586,750	572,500			
Average Price	667,063	715,791	714,510	694,405	686,287	701,429	693,094	657,177	686,834			
Index	361	367	371	371	374	374	374	369	367			

	Sep-24	Sep-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	1	1	1
\$250,000 - \$299,999	4	3	14	11
\$300,000 - \$349,999	2	1	22	19
\$350,000 - \$399,999	3	9	54	55
\$400,000 - \$449,999	10	16	135	101
\$450,000 - \$499,999	24	13	178	151
\$500,000 - \$549,999	21	24	221	223
\$550,000 - \$599,999	30	16	255	256
\$600,000 - \$649,999	19	10	218	190
\$650,000 - \$699,999	15	6	112	105
\$700,000 - \$749,999	5	4	67	46
\$750,000 - \$799,999	6	6	82	50
\$800,000 - \$849,999	6	5	89	62
\$850,000 - \$899,999	2	12	78	102
\$900,000 - \$949,999	6	4	85	70
\$950,000 - \$999,999	11	3	77	64
\$1,000,000 - \$1,299,999	11	17	139	171
\$1,300,000 - \$1,499,999	3	3	29	23
\$1,500,000 - \$1,999,999	3	3	13	13
\$2,000,000 +	-	-	1	-
	181	156	1,870	1,713

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

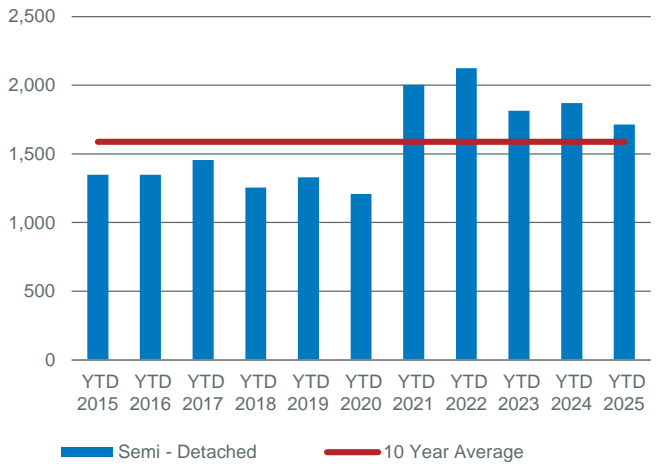
YTD SEPTEMBER



Source: CREB®

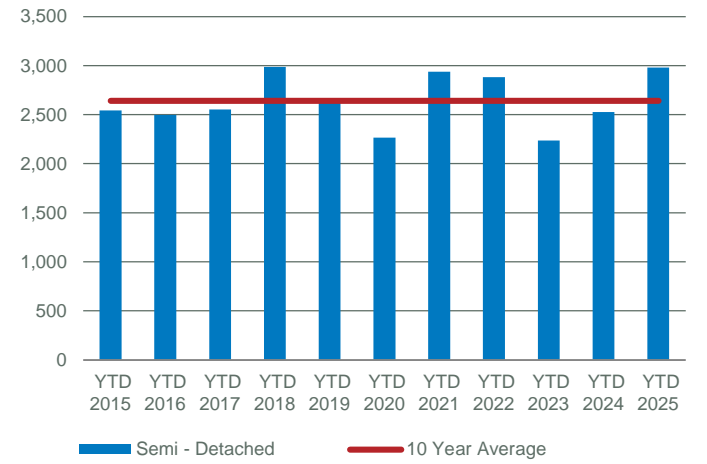
CITY OF CALGARY SEMI-DET. SALES

YTD SEPTEMBER

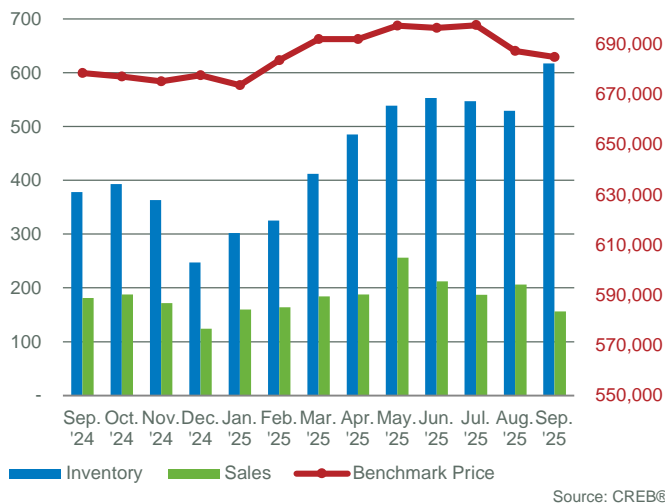


CITY OF CALGARY SEMI-DET. NEW LISTINGS

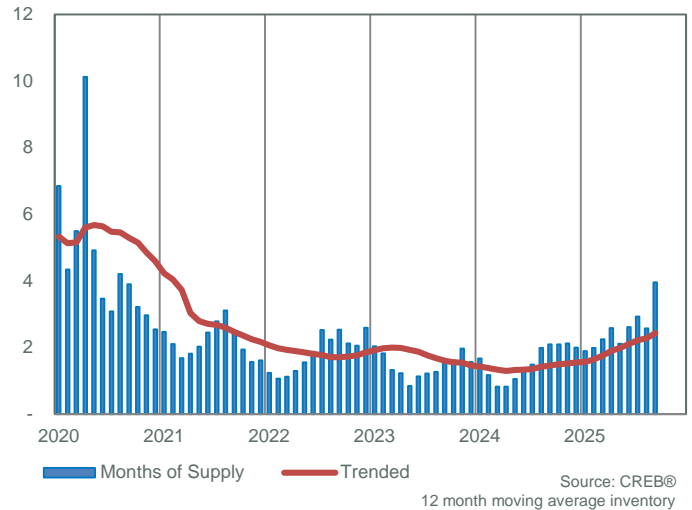
YTD SEPTEMBER



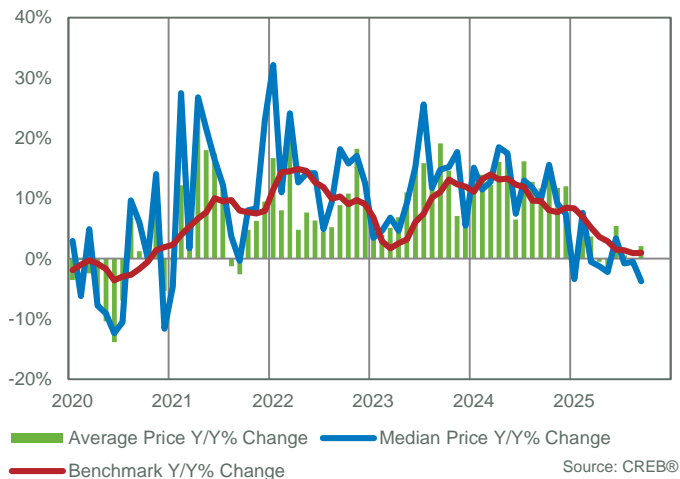
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



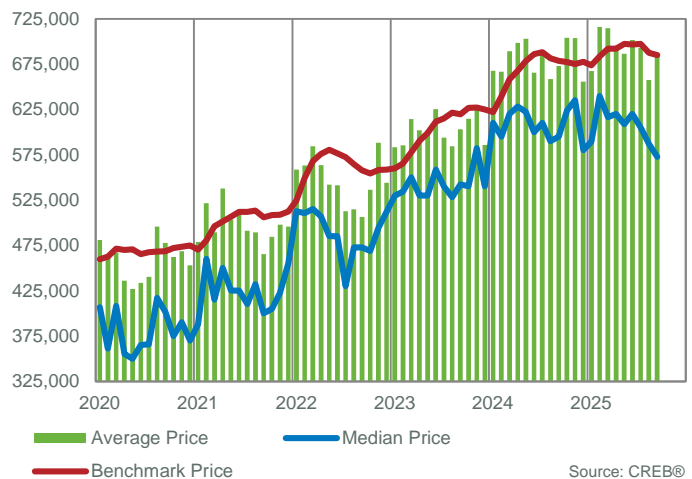
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES

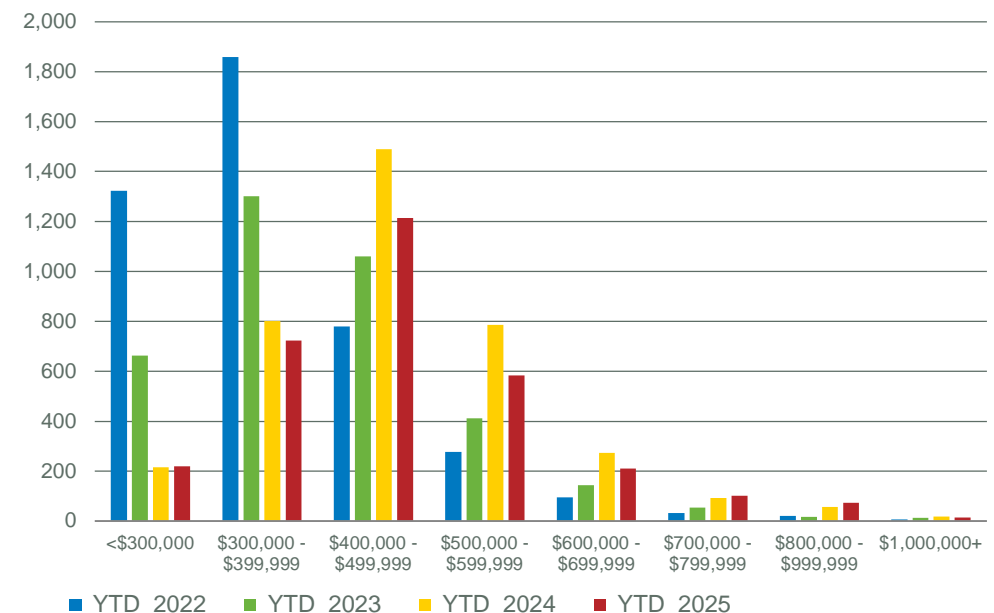


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	690	579	576	643	606	522	406	244
Inventory	258	308	359	344	427	493	547	663	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
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	371	339	304			
New Listings	473	473	698	694	765	697	680	542	592			
Inventory	592	660	828	1,003	1,117	1,169	1,196	1,102	1,099			
Days on Market	39	31	27	30	33	33	37	40	44			
Benchmark Price	444,900	446,800	454,000	457,400	453,600	450,300	446,200	439,600	437,100			
Median Price	449,500	465,000	455,000	470,000	449,000	442,000	434,900	435,000	419,000			
Average Price	465,712	482,527	472,221	486,708	466,345	465,897	453,768	459,523	456,848			
Index	288	289	294	296	294	292	289	285	283			

	Sep-24	Sep-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	2	3	4
\$200,000 - \$249,999	3	10	24	41
\$250,000 - \$299,999	12	26	189	174
\$300,000 - \$349,999	42	28	352	261
\$350,000 - \$399,999	59	55	450	462
\$400,000 - \$449,999	73	63	704	650
\$450,000 - \$499,999	64	35	785	564
\$500,000 - \$549,999	57	25	517	392
\$550,000 - \$599,999	27	13	270	191
\$600,000 - \$649,999	15	13	174	119
\$650,000 - \$699,999	4	8	100	91
\$700,000 - \$749,999	9	8	63	60
\$750,000 - \$799,999	3	8	30	42
\$800,000 - \$849,999	2	1	23	25
\$850,000 - \$899,999	2	4	24	27
\$900,000 - \$949,999	1	-	6	12
\$950,000 - \$999,999	-	2	4	9
\$1,000,000 - \$1,299,999	2	1	12	7
\$1,300,000 - \$1,499,999	1	2	4	4
\$1,500,000 - \$1,999,999	-	-	2	3
\$2,000,000 +	-	-	-	-
	376	304	3,736	3,138

CITY OF CALGARY ROW SALES BY PRICE RANGE

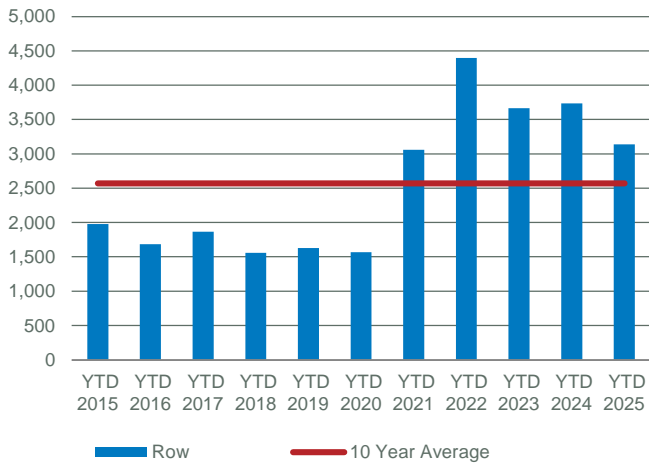
YTD SEPTEMBER



Source: CREB®

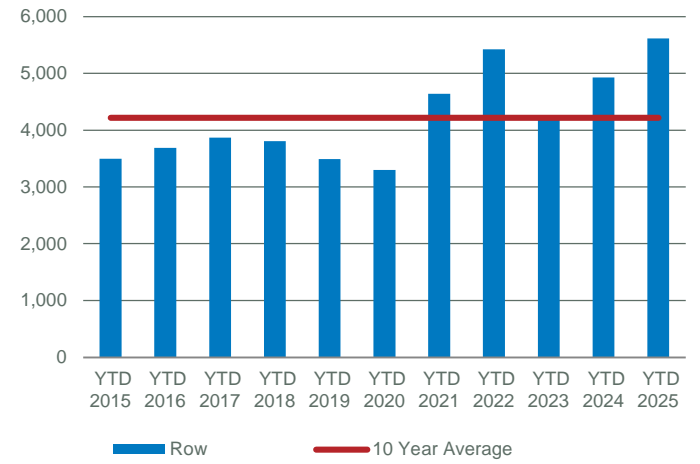
CITY OF CALGARY ROW SALES

YTD SEPTEMBER



CITY OF CALGARY ROW NEW LISTINGS

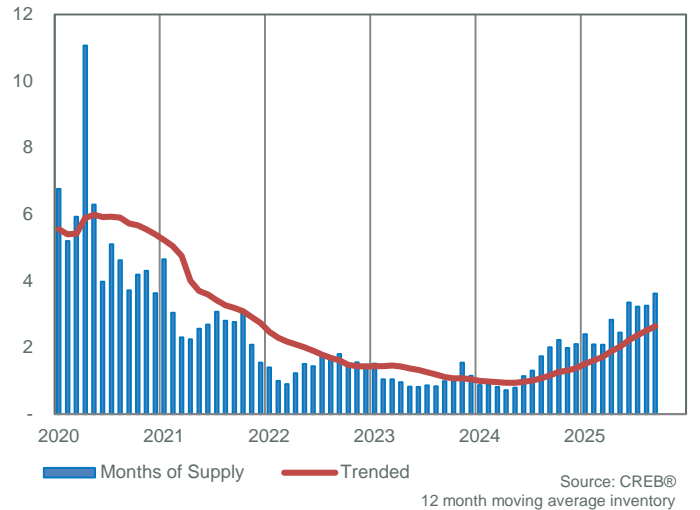
YTD SEPTEMBER



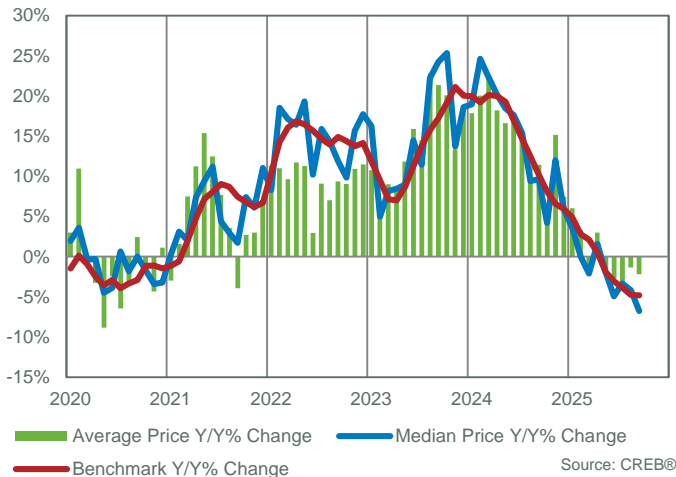
CITY OF CALGARY ROW INVENTORY AND SALES



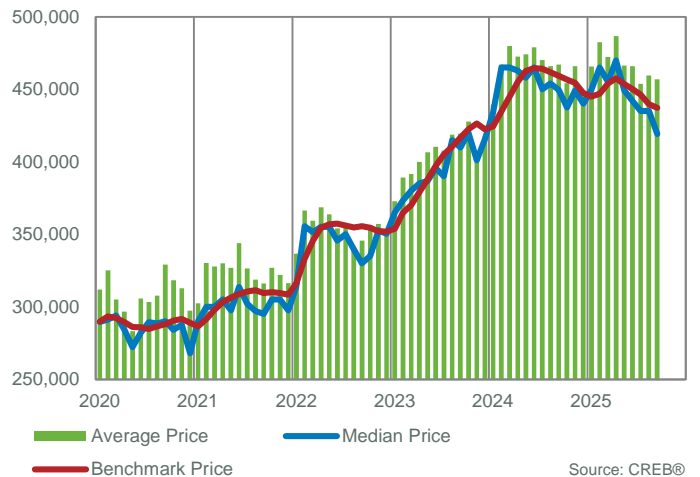
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

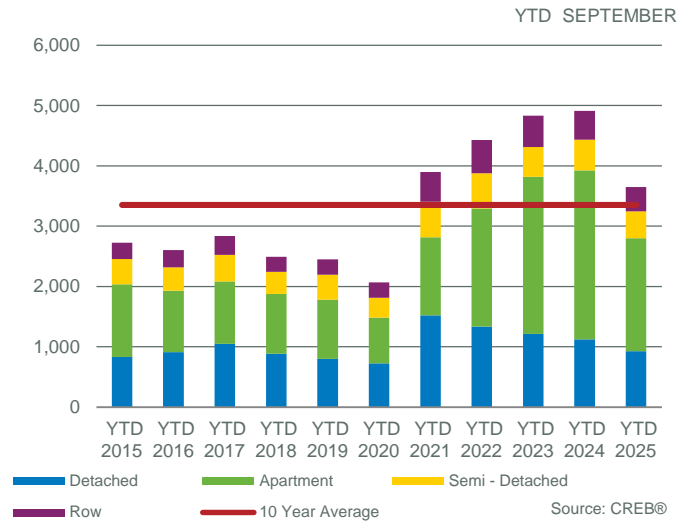


CITY OF CALGARY ROW PRICES

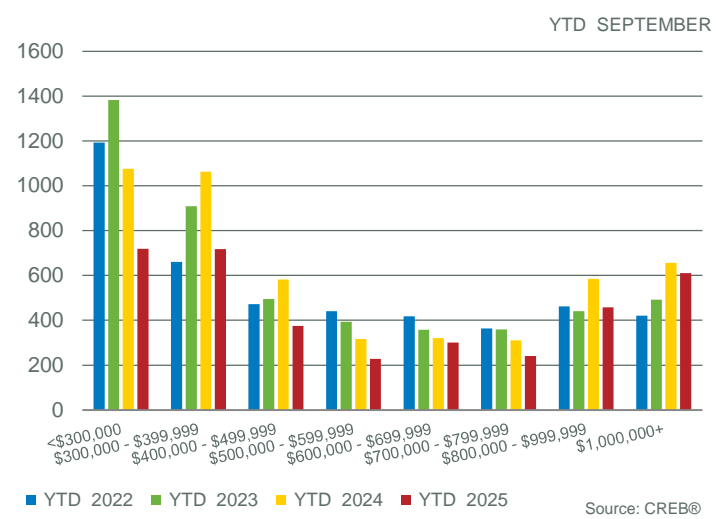


CITY CENTRE

CITY CENTRE TOTAL SALES



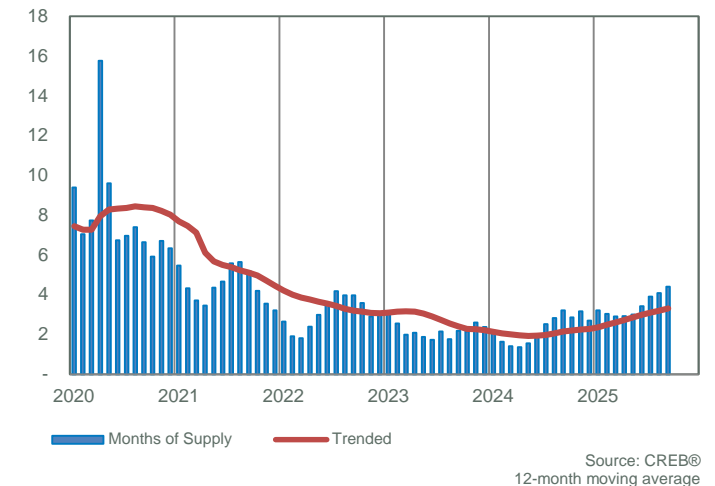
CITY CENTRE TOTAL SALES BY PRICE RANGE



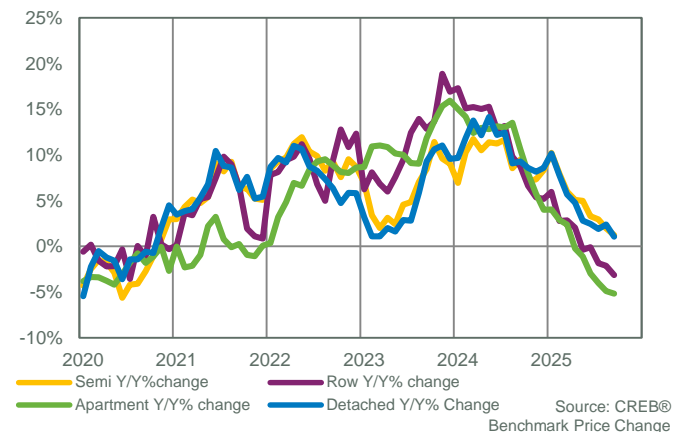
CITY CENTRE INVENTORY AND SALES



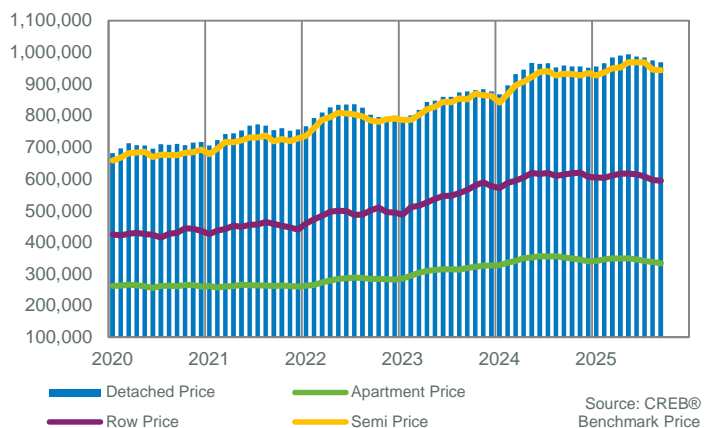
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

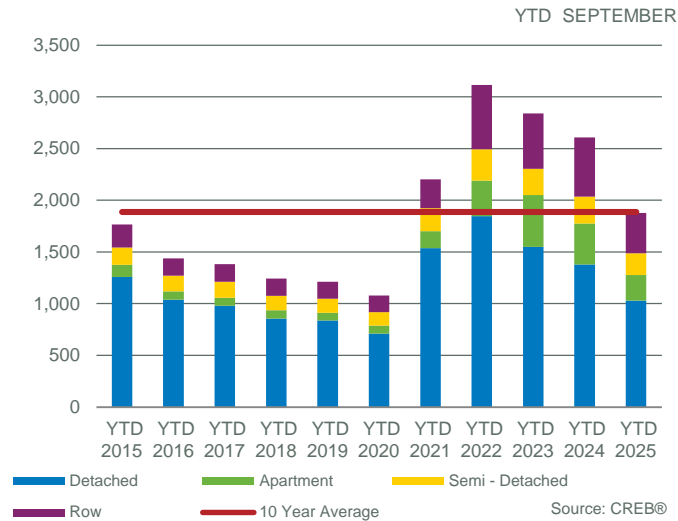


CITY CENTRE PRICES

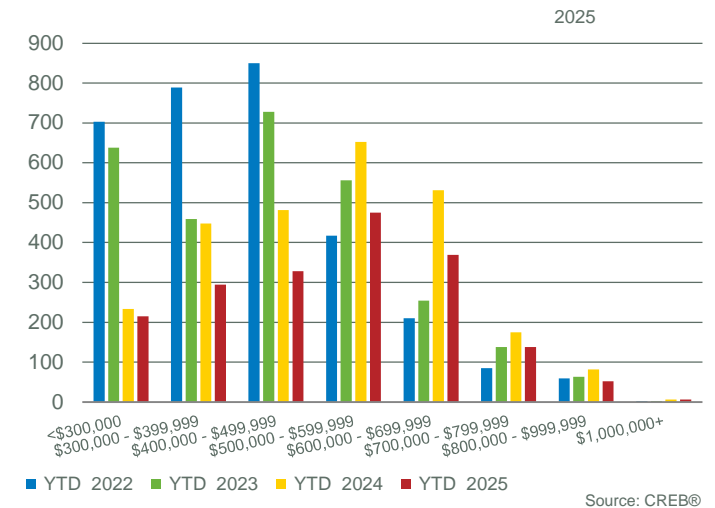


NORTHEAST

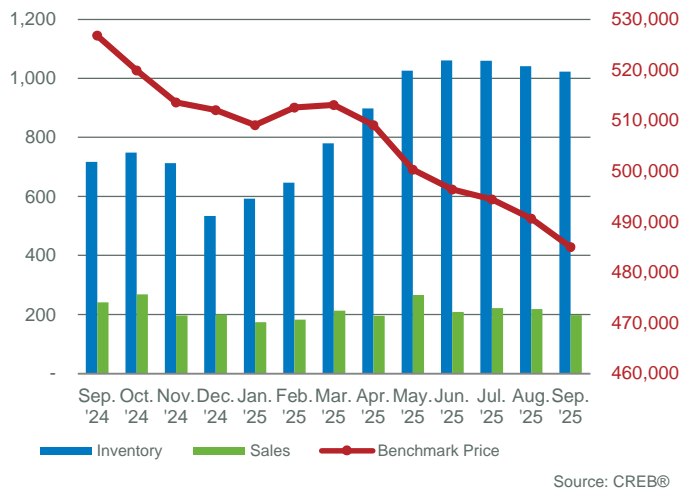
NORTHEAST TOTAL SALES



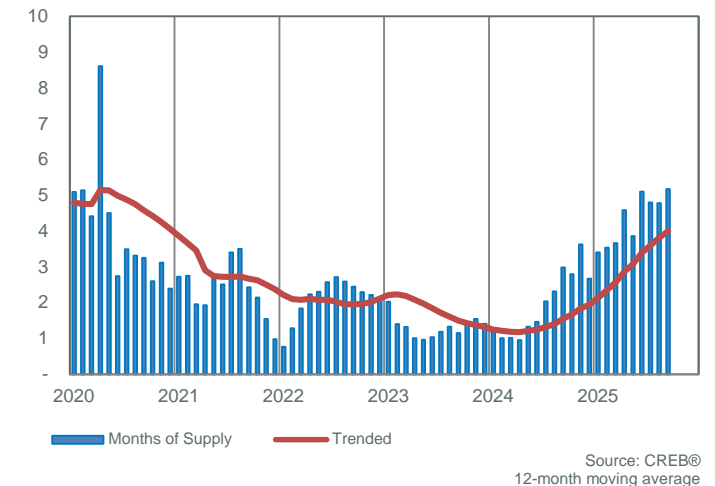
NORTHEAST TOTAL SALES BY PRICE RANGE



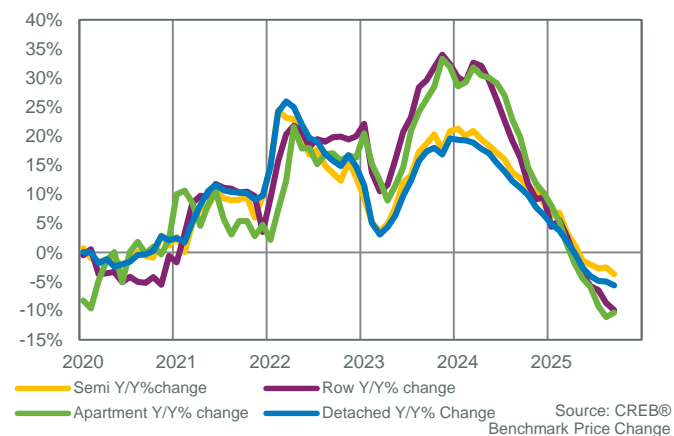
NORTHEAST INVENTORY AND SALES



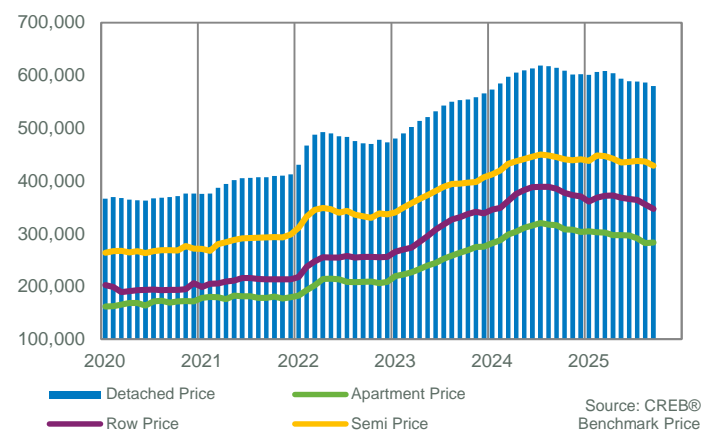
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

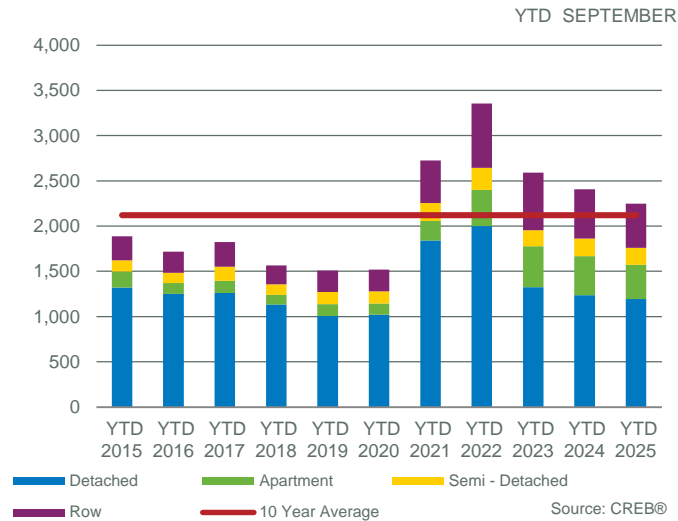


NORTHEAST PRICES

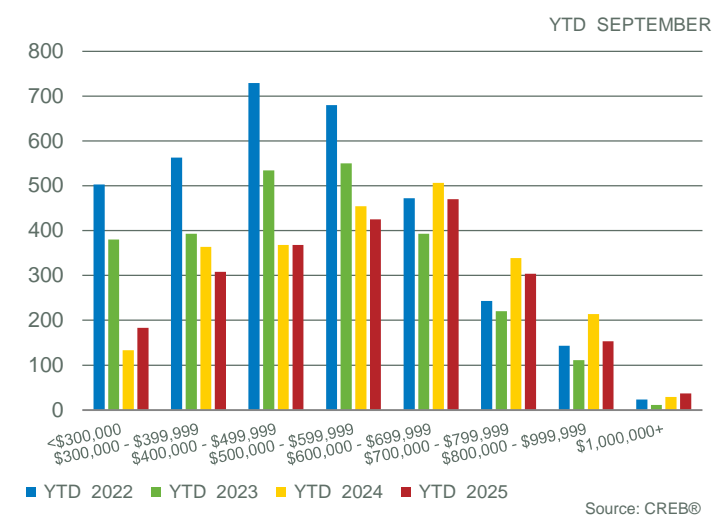


NORTH

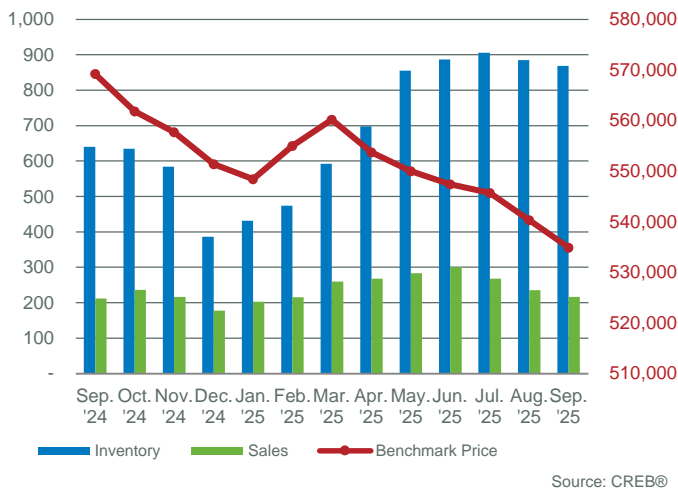
NORTH TOTAL SALES



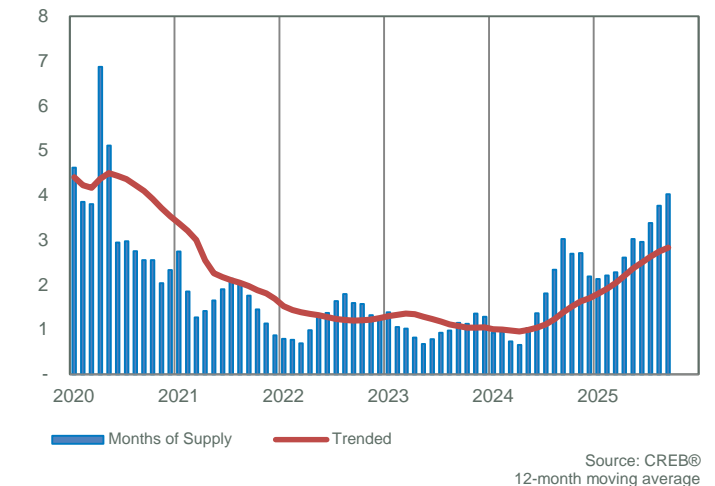
NORTH TOTAL SALES BY PRICE RANGE



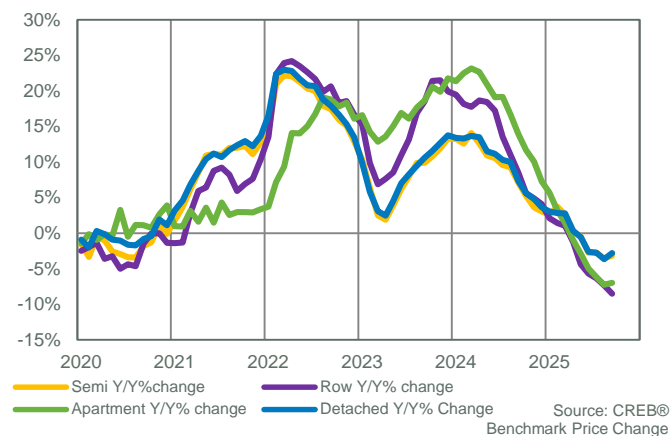
NORTH INVENTORY AND SALES



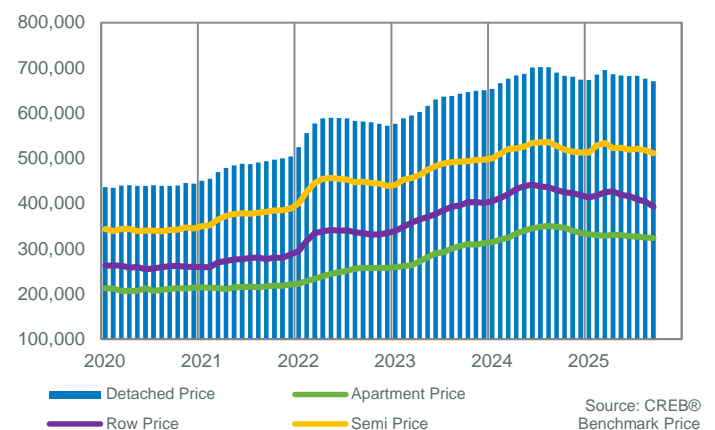
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

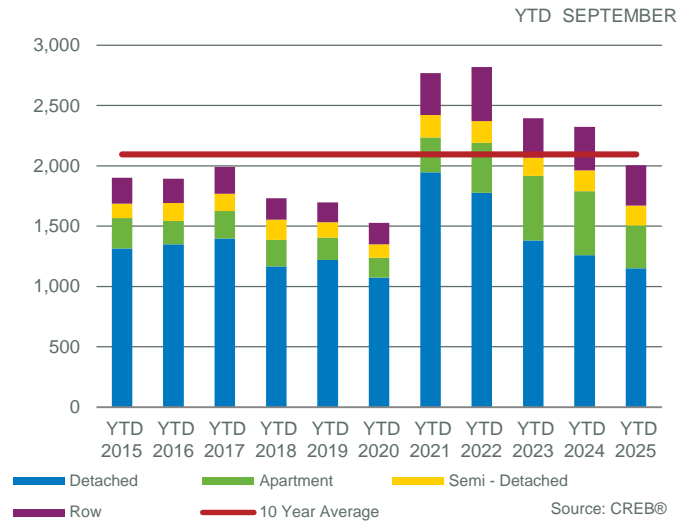


NORTH PRICES

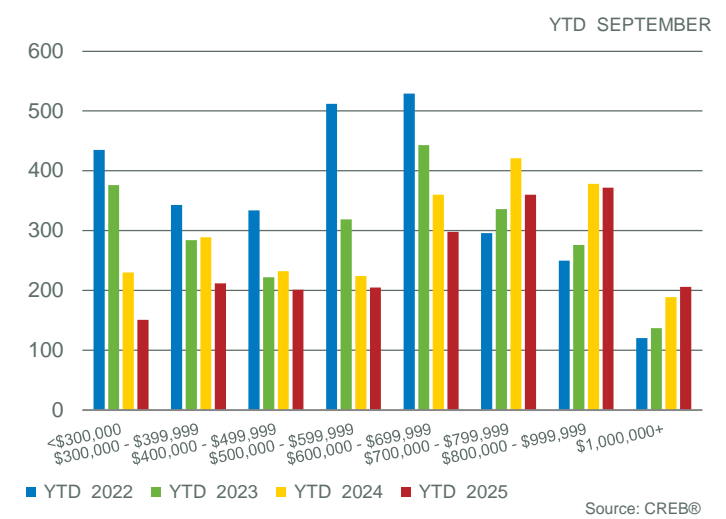


NORTHWEST

NORTHWEST TOTAL SALES



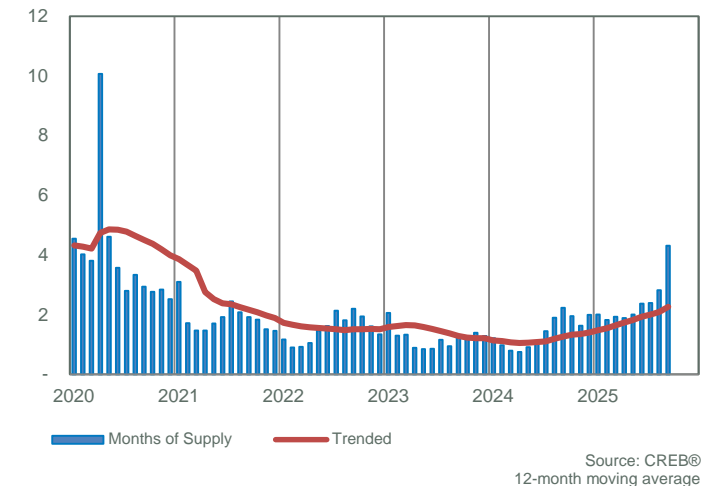
NORTHWEST TOTAL SALES BY PRICE RANGE



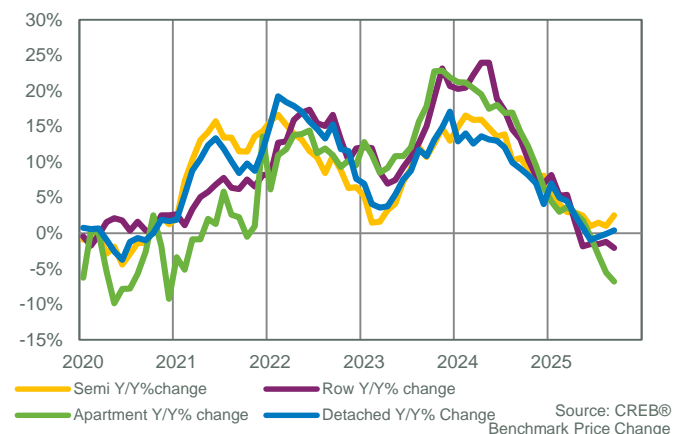
NORTHWEST INVENTORY AND SALES



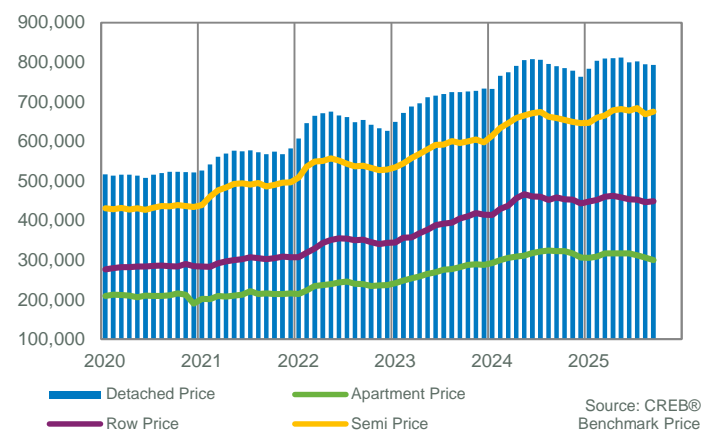
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

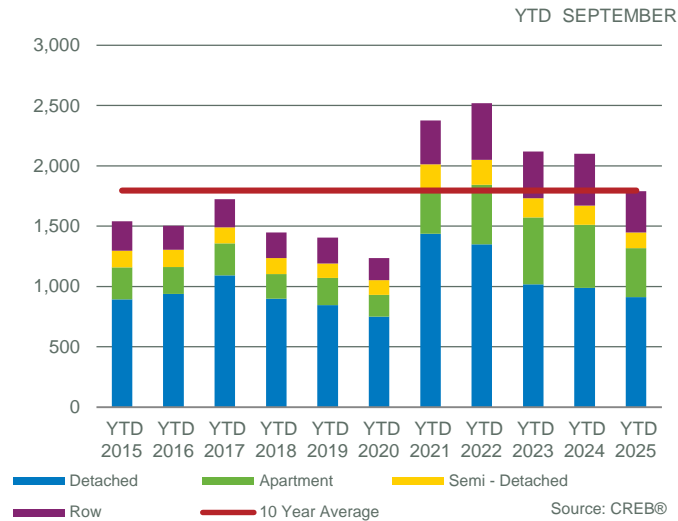


NORTHWEST PRICES

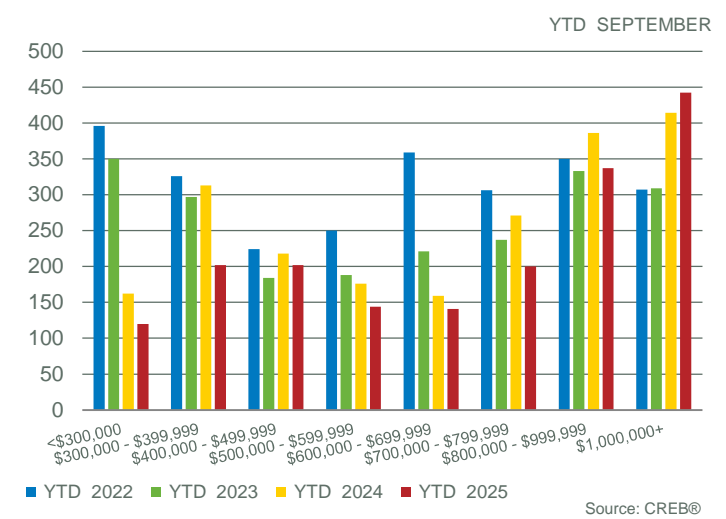


WEST

WEST TOTAL SALES



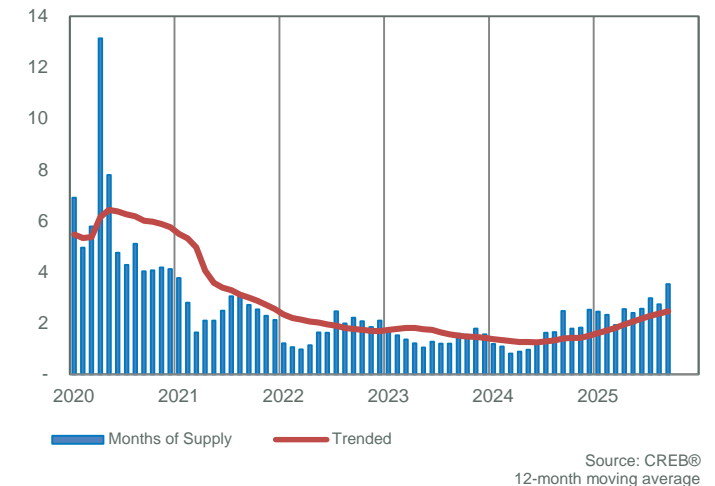
WEST TOTAL SALES BY PRICE RANGE



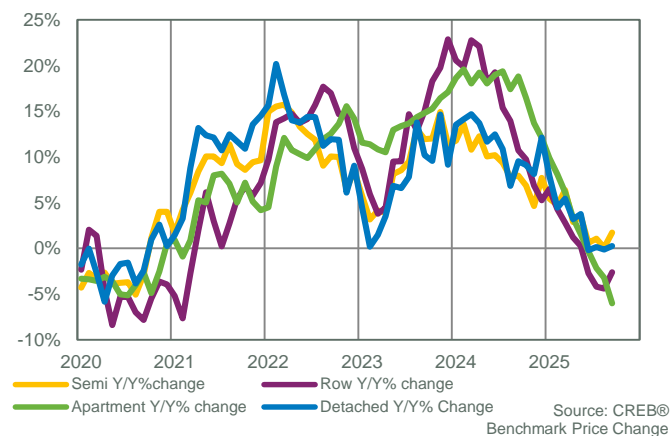
WEST INVENTORY AND SALES



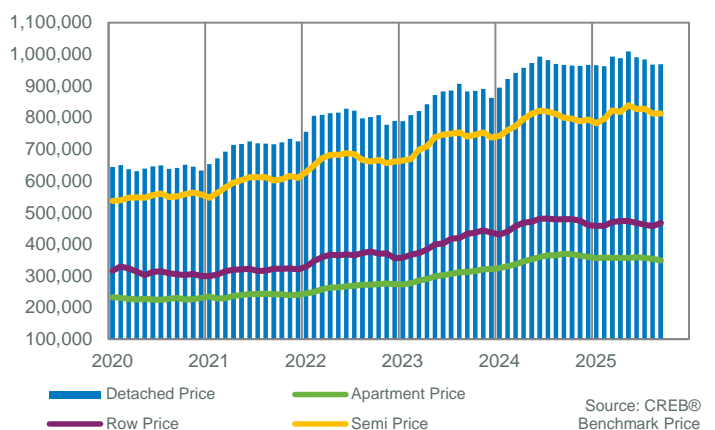
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

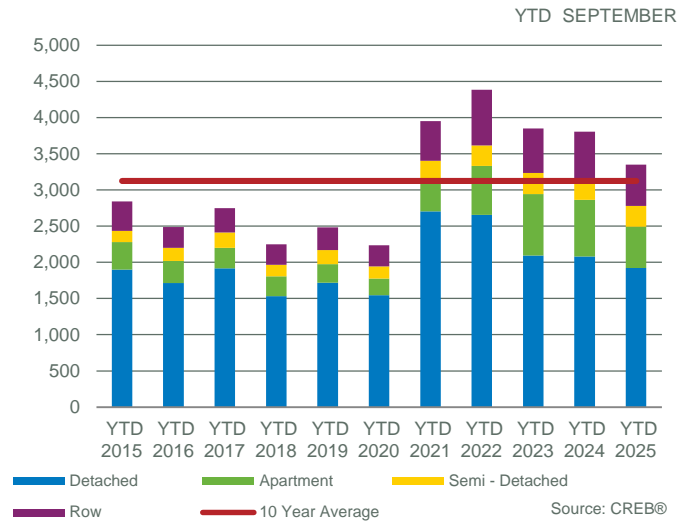


WEST PRICES

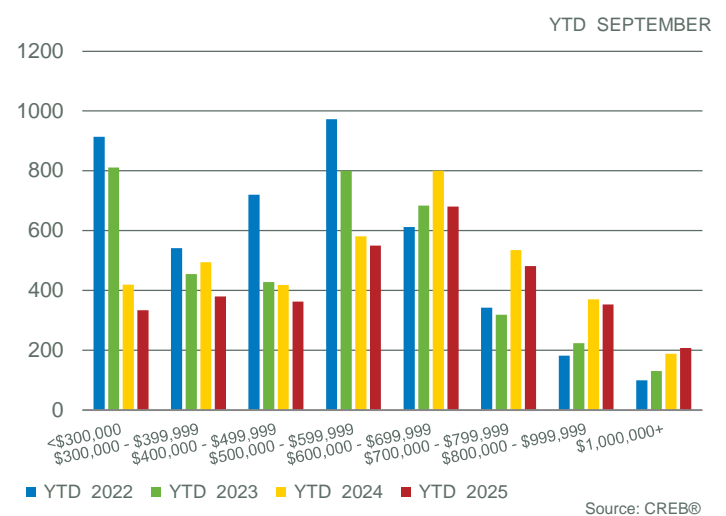


SOUTH

SOUTH TOTAL SALES



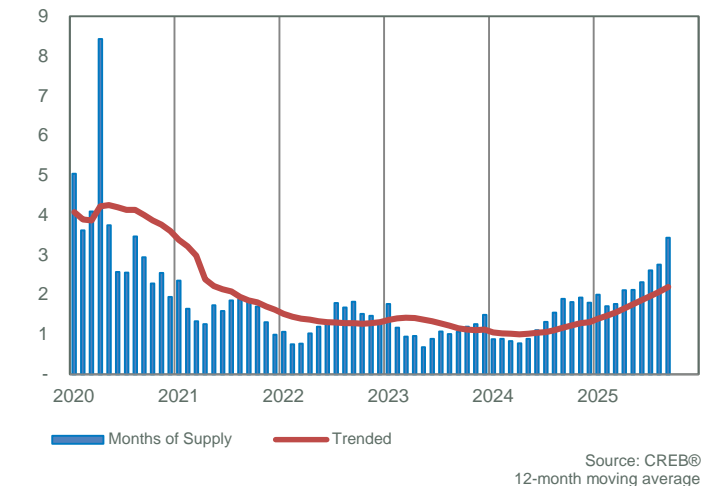
SOUTH TOTAL SALES BY PRICE RANGE



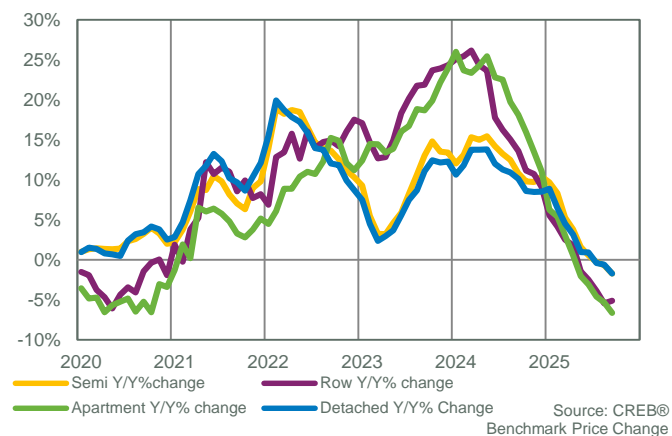
SOUTH INVENTORY AND SALES



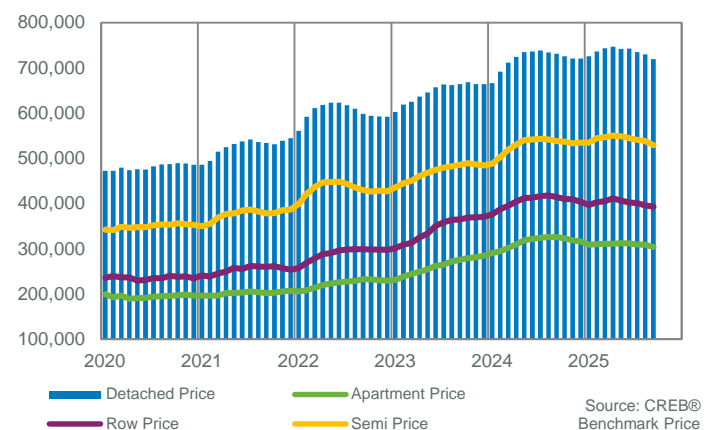
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

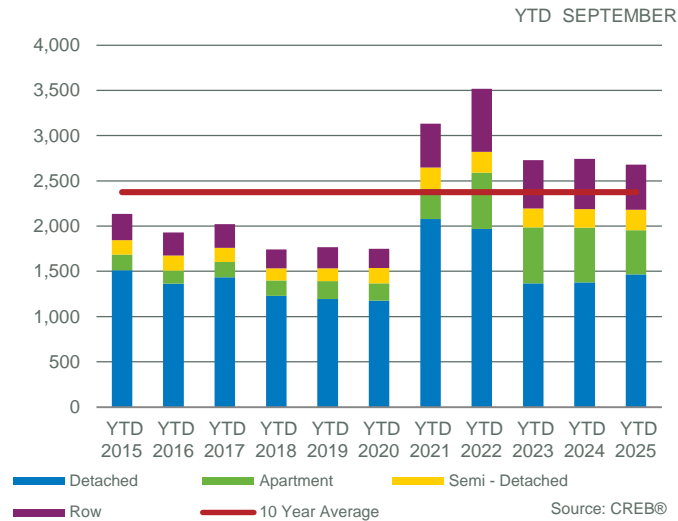


SOUTH PRICES

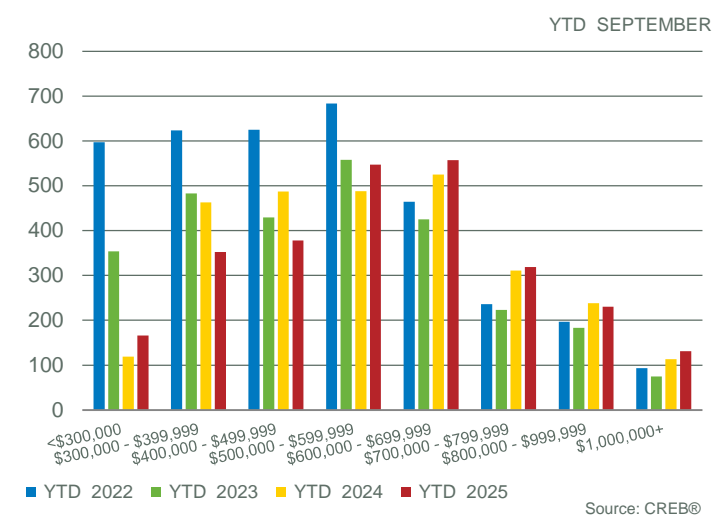


SOUTHEAST

SOUTHEAST TOTAL SALES



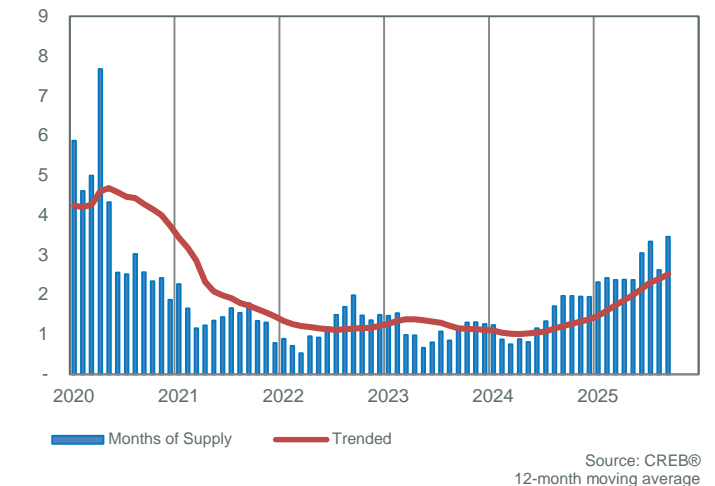
SOUTHEAST TOTAL SALES BY PRICE RANGE



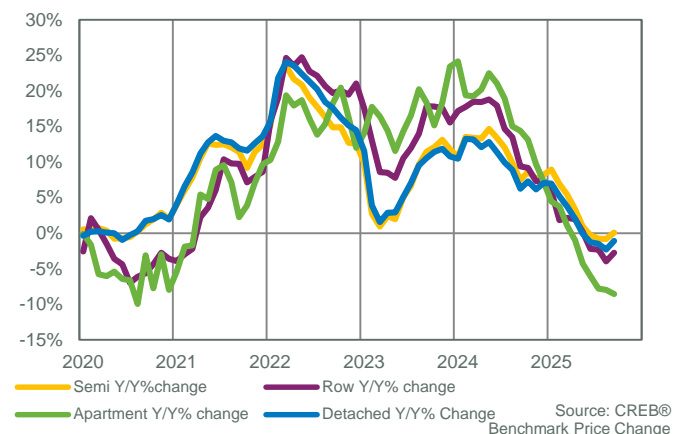
SOUTHEAST INVENTORY AND SALES



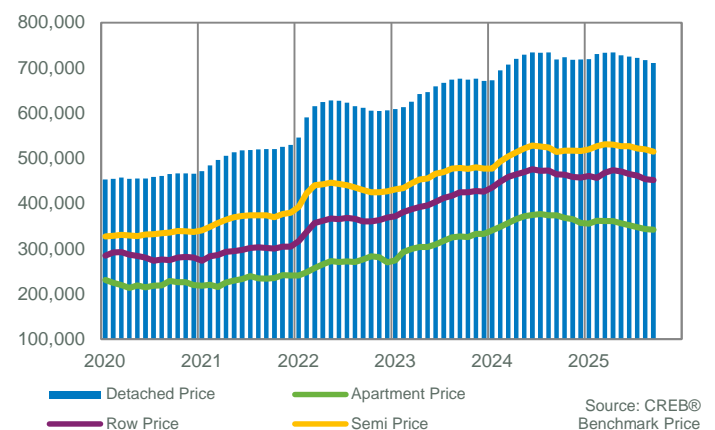
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

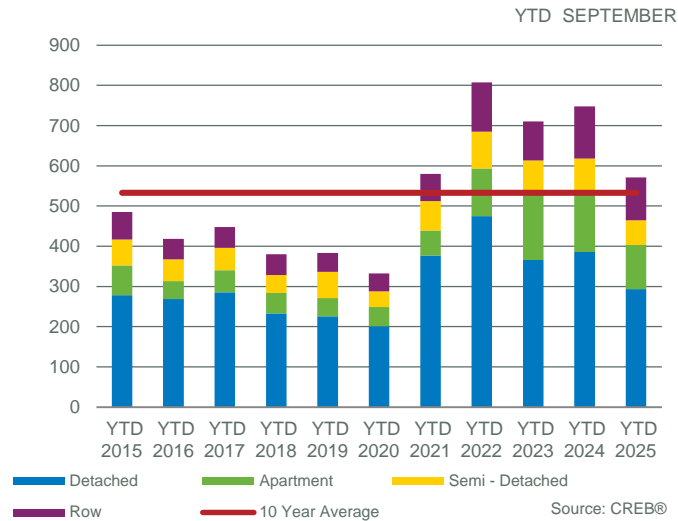


SOUTHEAST PRICES

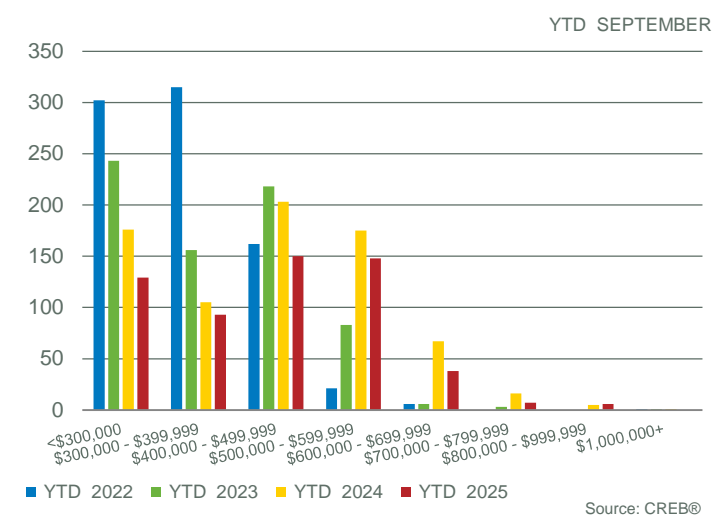


EAST

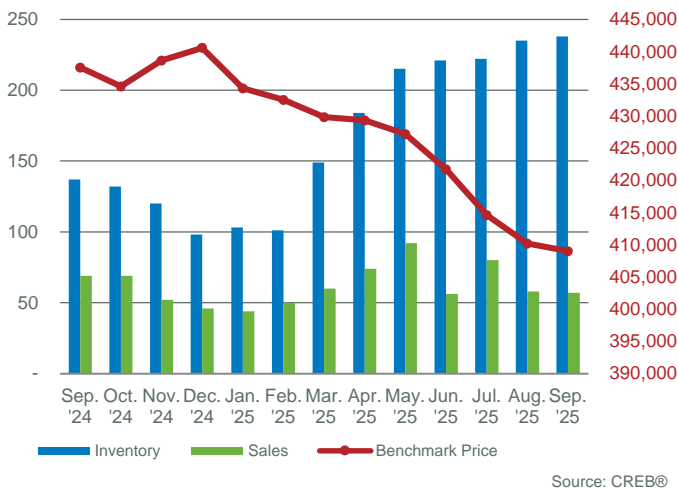
EAST TOTAL SALES



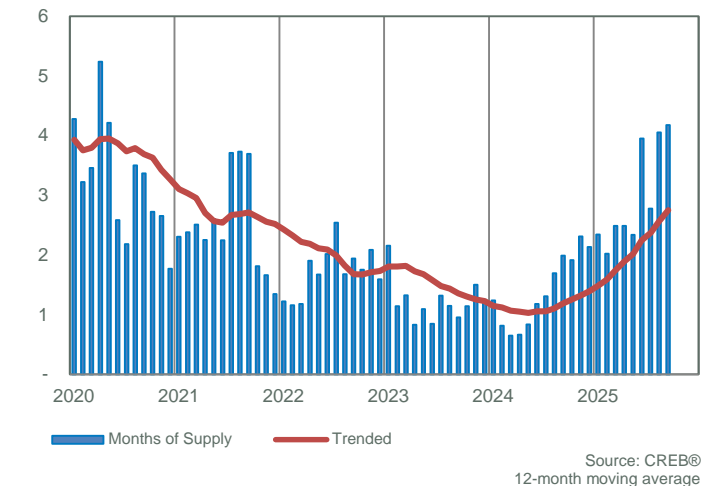
EAST TOTAL SALES BY PRICE RANGE



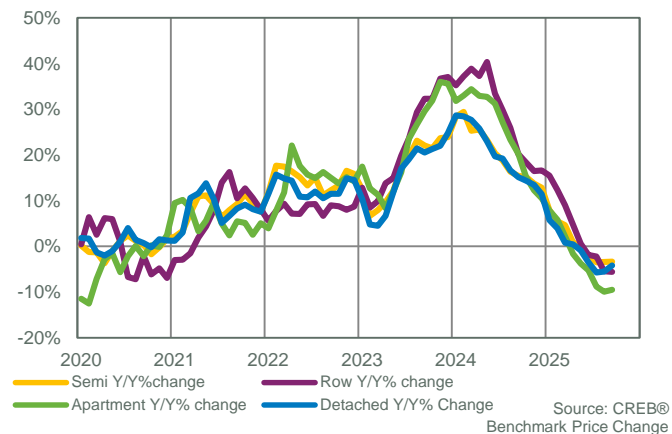
EAST INVENTORY AND SALES



EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES

