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MONTHLY STATISTICS PACKAGE

City of Calgary

November
2025

creb.com

November 2025

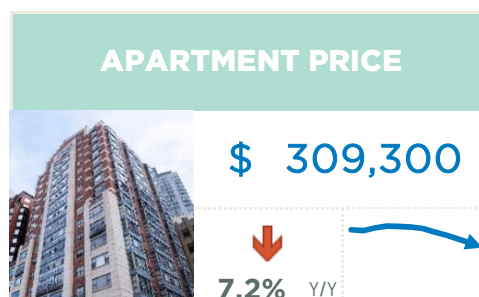
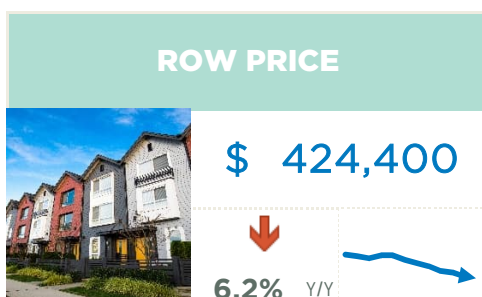
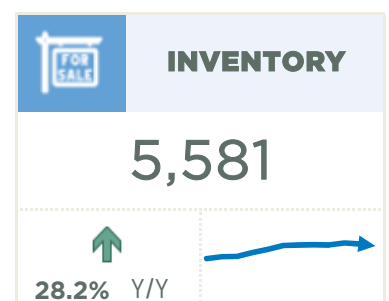
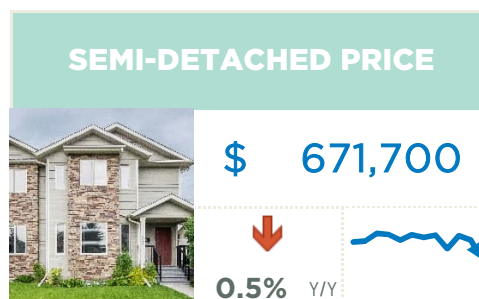
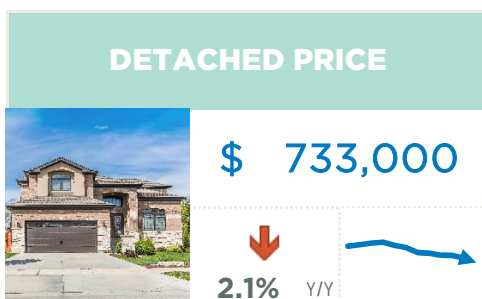
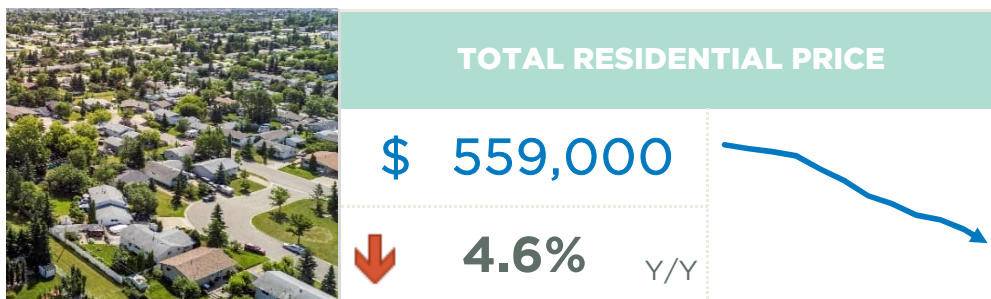
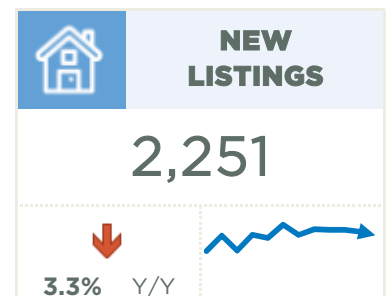
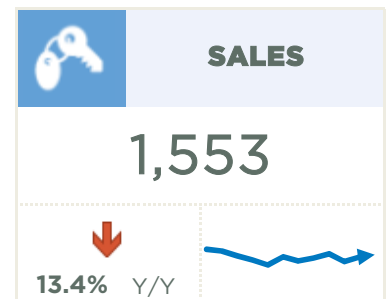
Conditions remain relatively balanced as we head into the winter months

Calgary, Alberta, Dec. 1, 2025 – In line with typical seasonal trends, sales, new listings and inventory levels all slowed relative to last month. The 1,553 sales were met with 2,251 new listings, causing the sales-to-new-listings levels ratio to improve to 69 per cent. This also helped support some of the inventory adjustment. However, with 5,581 units in inventory, levels are still 28 per cent higher than last year and over 15 per cent higher than typical levels reported in November.

“Supply levels have been sitting higher than typical levels for the past three months, mostly due to the gains occurring in the higher-density sectors of row and apartment style units,” said Ann-Marie Lurie, CREB’s Chief Economist. “This is partially related to the additional supply choice coming from the new homes sector, some of which end up on the resale market, especially near the end of the year. While buyer’s market conditions are more prevalent for apartment-style homes and to a lesser extent row homes, outside of a few pockets of the market, both the detached and semi-detached markets are relatively balanced.”

The additional supply choice across resale, new and rental markets, is having the most impact on apartment and row style home prices which are reporting year-over-year price declines of seven and six per cent. In comparison detached home prices are down by two per cent compared to last November, but still higher than last year when looking at year-to-date figures. Overall, the unadjusted total combined residential benchmark* price in November was \$559,000, nearly five per cent lower than last year.

*To keep the benchmark price relevant, once a year the attributes of a benchmark home are reviewed and the benchmark prices are updated. The review has been completed and the data has been updated. While all historical adjustments have occurred, old PDF monthly reports are not adjusted.



November 2025

November 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	823	-5%	1,075	3%	2,444	32%	77%	2.97	38%	\$733,000	-2%
Semi	166	-3%	225	0%	546	50%	74%	3.29	56%	\$671,700	-1%
Row	257	-22%	396	-2%	901	38%	65%	3.51	77%	\$424,400	-6%
Apartment	307	-28%	555	-15%	1,690	14%	55%	5.50	60%	\$309,300	-7%
Total Residential	1,553	-13%	2,251	-3%	5,581	28%	69%	3.59	48%	\$559,000	-5%

Year-to-Date

November 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	10,744	-9%	19,059	14%	2,606	58%	56%	2.67	74%	\$756,536	1%
Semi	2,064	-7%	3,535	16%	497	72%	58%	2.65	85%	\$687,464	3%
Row	3,669	-17%	6,525	11%	974	92%	56%	2.92	131%	\$442,418	-2%
Apartment	5,154	-29%	10,373	-1%	1,836	54%	50%	3.92	115%	\$324,536	-2%
Total Residential	21,631	-16%	39,492	10%	5,913	63%	55%	3.01	93%	\$579,500	-2%



Detached

Detached sales in November were 823 units, just slightly lower than last year's level, and relatively consistent with activity reported for November. The monthly reduction in new listings helped push down inventory levels compared to last month, but inventory remained well above the lower levels reported last year and are now relatively consistent with long-term trends. Overall, the months of supply remained around three months, reflecting a relatively balanced condition. Despite this we did see unadjusted prices trend down over last month, mostly reflecting seasonal patterns. As of November, the unadjusted detached benchmark price was \$733,000, down by nearly two per cent compared to last November. However, when considering the year-to-date figures, prices are still one per cent higher than last year. Most of the downward price adjustments have occurred in the North East, North and East districts as competition from new homes and additional supply choice in other parts of the city are more heavily weighing on those districts.



Semi-Detached

Sales in November were comparable to levels reported last year and still well above long-term trends, but with new listings also higher than typical levels for this time of year, inventories rose to the highest November level seen over the past five years. While conditions have been generally tighter for this property type, over the past three months we have seen the months of supply remain above three months, resulting in more balanced conditions. While the unadjusted benchmark price of \$671,700 did ease over last month, it remained stable compared to last year. Year-to-date price growth has been the strongest in this sector at nearly three per cent, with the largest gains occurring in the City Centre at four per cent, partially offsetting the one per cent pullback in the North district.



Row

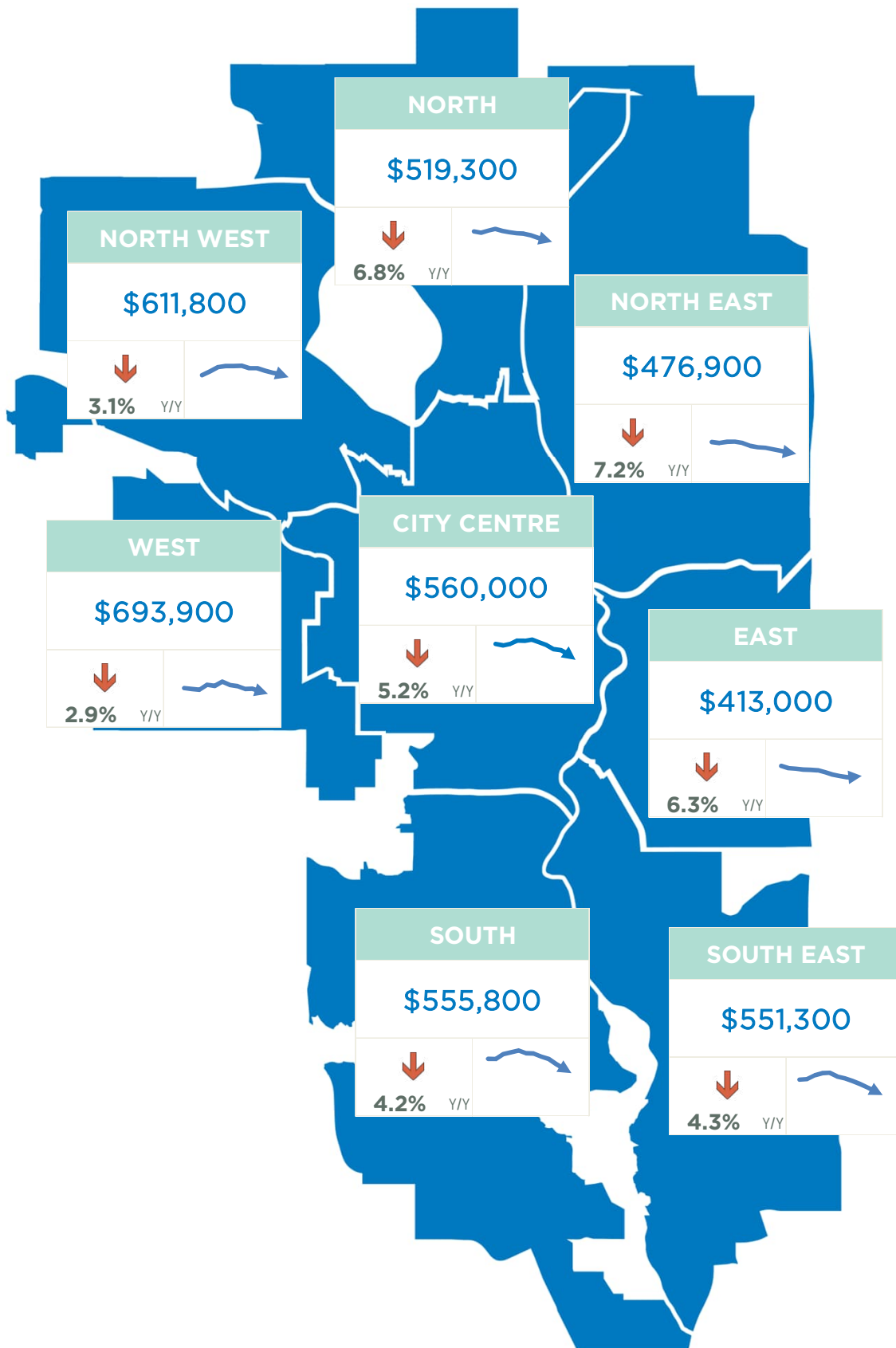
November sales eased to 257, however, last year was a record high for the month and current sales remain above long-term trends. Where there continues to be more notable shifts is in supply. New listings remained comparable to last year and inventories, while reporting the typical seasonal decline, were at November levels not seen since 2018. The additional supply has caused the months of supply to remain slightly elevated, especially over the past three months. This has been placing some downward pressure on prices. In November, the unadjusted benchmark price was \$424,400, down over last month and over six per cent lower than last year. While some of the monthly decline is seasonal, more persistent price declines have caused the year-to-date price to fall by nearly two per cent.



Apartment

This sector has struggled the most with excess supply. November sales dropped to levels consistent with long-term trends, but new listings remained elevated and November inventory levels hit a record high for the month. The months of supply edged near six months and has been sitting above four months since the summer. This has resulted in relatively persistent price adjustments throughout the second half of the year and as of November the unadjusted benchmark price was \$309,300, seven per cent lower than last year at this time. Year-to-date the decline was just over two per cent, with the largest decline occurring in the North East district at nearly five per cent. The only district to see prices remain flat was the West district.

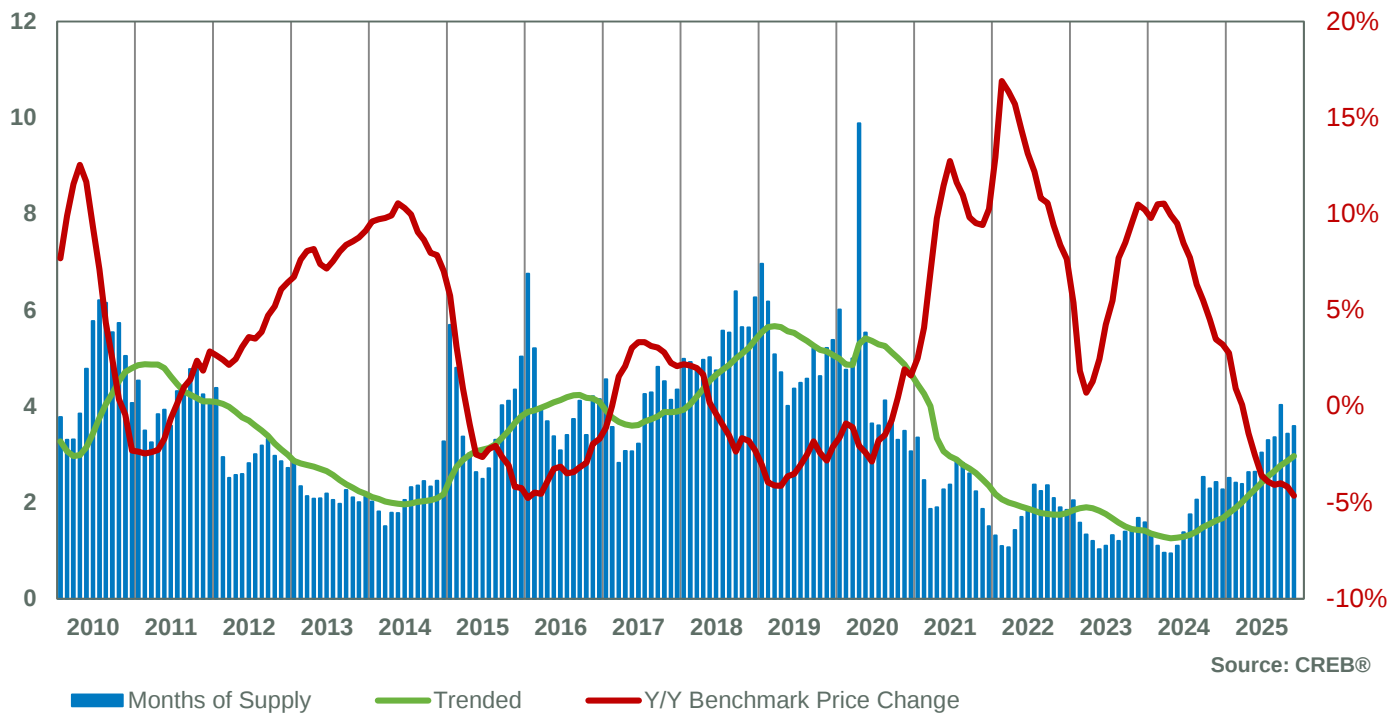
November 2025 District Total Residential Benchmark Price



	Nov-24	Nov-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	1,793	1,553	-13.39%	25,657	21,631	-15.69%
Total Sales Volume	\$1,103,892,696	\$956,626,516	-13.34%	\$15,577,412,490	\$13,623,608,726	-12.54%
New Listings	2,327	2,251	-3.27%	36,055	39,492	9.53%
Inventory	4,355	5,581	28.15%	3,636	5,913	62.62%
Months of Supply	2.43	3.59	47.96%	1.56	3.01	92.88%
Sales to New Listings	77.05%	68.99%	-8.06%	71.16%	54.77%	-16.39%
Sales to List Price	98.52%	97.36%	-1.16%	100.41%	98.29%	-2.12%
Days on Market	37	49	34.40%	25	36	45.21%
Benchmark Price	\$586,200	\$559,000	-4.64%	\$592,955	\$579,500	-2.27%
Median Price	\$573,000	\$560,000	-2.27%	\$560,000	\$576,500	2.95%
Average Price	\$615,668	\$615,986	0.05%	\$607,141	\$629,819	3.74%
Index	275.2	262.4	-4.65%	277.2	272.2	-1.83%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Nov-24	Nov-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	862	823	-4.52%	11,798	10,744	-8.93%
Total Sales Volume	\$677,377,403	\$621,855,805	-8.20%	\$9,471,932,439	\$8,703,127,977	-8.12%
New Listings	1,043	1,075	3.07%	16,689	19,059	14.20%
Inventory	1,858	2,444	31.54%	1,646	2,606	58.37%
Months of Supply	2.16	2.97	37.77%	1.53	2.67	73.90%
Sales to New Listings Ratio	82.65%	76.56%	-6.09%	70.69%	56.37%	-14.32%
Sales to List Price Ratio	98.92%	97.55%	-1.38%	100.56%	98.61%	-1.95%
Days on Market	34	45	32.80%	24	33	34.37%
Benchmark Price	\$749,100	\$733,000	-2.15%	\$747,727	\$756,536	1.18%
Median Price	\$710,000	\$672,036	-5.35%	\$715,000	\$710,000	-0.70%
Average Price	\$785,821	\$755,596	-3.85%	\$802,842	\$810,045	0.90%
APARTMENT						
Total Sales	429	307	-28.44%	7,210	5,154	-28.52%
Total Sales Volume	\$151,751,267	\$110,446,688	-27.22%	\$2,509,514,124	\$1,799,635,608	-28.29%
New Listings	653	555	-15.01%	10,477	10,373	-0.99%
Inventory	1,479	1,690	14.27%	1,193	1,836	53.87%
Months of Supply	3.45	5.50	59.68%	1.82	3.92	115.25%
Sales to New Listings Ratio	65.70%	55.32%	-10.38%	68.82%	49.69%	-19.13%
Sales to List Price Ratio	97.52%	96.61%	-0.91%	99.53%	97.41%	-2.13%
Days on Market	45	59	31.18%	28	45	59.39%
Benchmark Price	\$333,200	\$309,300	-7.17%	\$331,655	\$324,536	-2.15%
Median Price	\$325,000	\$298,800	-8.06%	\$324,900	\$317,000	-2.43%
Average Price	\$353,733	\$359,761	1.70%	\$348,060	\$349,173	0.32%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	172	166	-3.49%	2,230	2,064	-7.44%
Total Sales Volume	\$121,020,091	\$109,623,880	-9.42%	\$1,527,212,059	\$1,416,161,863	-7.27%
New Listings	225	225	0.00%	3,036	3,535	16.44%
Inventory	363	546	50.41%	290	497	71.56%
Months of Supply	2.11	3.29	55.85%	1.43	2.65	85.36%
Sales to New Listings Ratio	76.44%	73.78%	-2.67%	73.45%	58.39%	-15.06%
Sales to List Price Ratio	98.90%	97.80%	-1.11%	100.89%	98.69%	-2.18%
Days on Market	31	46	45.87%	24	34	42.00%
Benchmark Price	\$675,200	\$671,700	-0.52%	\$668,473	\$687,464	2.84%
Median Price	\$635,000	\$587,500	-7.48%	\$610,000	\$605,000	-0.82%
Average Price	\$703,605	\$660,385	-6.14%	\$684,848	\$686,125	0.19%
CITY OF CALGARY ROW						
Total Sales	330	257	-22.12%	4,419	3,669	-16.97%
Total Sales Volume	\$153,743,935	\$114,700,142	-25.40%	\$2,068,753,869	\$1,704,683,278	-17.60%
New Listings	406	396	-2.46%	5,853	6,525	11.48%
Inventory	655	901	37.56%	508	974	91.85%
Months of Supply	1.98	3.51	76.63%	1.26	2.92	131.07%
Sales to New Listings Ratio	81.28%	64.90%	-16.38%	75.50%	56.23%	-19.27%
Sales to List Price Ratio	98.55%	97.36%	-1.20%	101.22%	98.35%	-2.83%
Days on Market	35	53	49.09%	23	37	62.44%
Benchmark Price	\$452,400	\$424,400	-6.19%	\$450,909	\$442,418	-1.88%
Median Price	\$449,000	\$425,000	-5.35%	\$455,000	\$445,000	-2.20%
Average Price	\$465,891	\$446,304	-4.20%	\$468,150	\$464,618	-0.75%

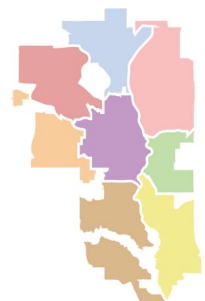
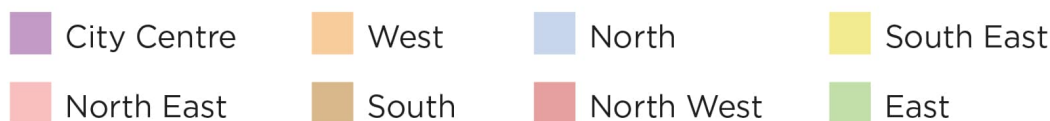
For a list of definitions, see page 29.

Nov. 2025

November 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	85	122	69.67%	301	3.54	\$944,500	-1.07%	-1.71%
North East	105	176	59.66%	442	4.21	\$571,900	-4.86%	-0.19%
North	118	170	69.41%	364	3.08	\$650,400	-4.23%	-1.41%
North West	103	100	103.00%	237	2.30	\$767,600	-0.89%	-2.20%
West	75	74	101.35%	178	2.37	\$943,000	-1.70%	-1.59%
South	170	212	80.19%	452	2.66	\$705,300	-2.31%	-1.34%
South East	128	172	74.42%	365	2.85	\$694,500	-2.98%	-1.35%
East	33	35	94.29%	88	2.67	\$507,000	-4.66%	1.87%
TOTAL CITY	823	1,075	76.56%	2,444	2.97	\$733,000	-2.15%	-1.36%
Apartment								
City Centre	135	234	57.69%	741	5.49	\$315,400	-6.13%	-2.08%
North East	23	40	57.50%	140	6.09	\$269,500	-12.41%	-2.28%
North	20	42	47.62%	121	6.05	\$314,100	-7.26%	-2.09%
North West	21	45	46.67%	136	6.48	\$296,400	-7.11%	-1.36%
West	37	49	75.51%	145	3.92	\$333,900	-7.40%	-1.33%
South	40	71	56.34%	188	4.70	\$290,600	-7.54%	-1.36%
South East	23	55	41.82%	169	7.35	\$330,900	-7.96%	-0.48%
East	8	19	42.11%	50	6.25	\$231,700	-10.51%	-1.86%
TOTAL CITY	307	555	55.32%	1,690	5.50	\$309,300	-7.17%	-1.68%
Semi-detached								
City Centre	46	47	97.87%	128	2.78	\$926,000	-0.24%	-2.11%
North East	15	35	42.86%	87	5.80	\$430,200	-2.32%	0.80%
North	18	22	81.82%	59	3.28	\$491,300	-3.52%	-1.84%
North West	13	19	68.42%	45	3.46	\$652,200	0.74%	-2.80%
West	11	15	73.33%	39	3.55	\$805,600	2.14%	-1.06%
South	32	35	91.43%	76	2.38	\$515,200	-3.03%	-1.51%
South East	22	39	56.41%	80	3.64	\$500,700	-3.00%	-1.40%
East	9	11	81.82%	28	3.11	\$393,400	-4.31%	0.69%
TOTAL CITY	166	225	73.78%	546	3.29	\$671,700	-0.52%	-1.70%
Row								
City Centre	31	50	62.00%	113	3.65	\$583,500	-5.51%	-2.57%
North East	24	70	34.29%	162	6.75	\$332,200	-10.60%	-1.07%
North	37	53	69.81%	147	3.97	\$385,900	-9.03%	-1.53%
North West	32	32	100.00%	70	2.19	\$429,100	-4.26%	-0.90%
West	32	30	106.67%	98	3.06	\$456,900	-2.93%	1.53%
South	44	57	77.19%	111	2.52	\$373,600	-7.18%	-0.48%
South East	48	83	57.83%	154	3.21	\$432,700	-5.17%	-1.07%
East	8	20	40.00%	43	5.38	\$288,300	-8.04%	0.56%
TOTAL CITY	257	396	64.90%	901	3.51	\$424,400	-6.19%	-0.93%

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

City of Calgary



Nov. 2025

TOTAL SALES

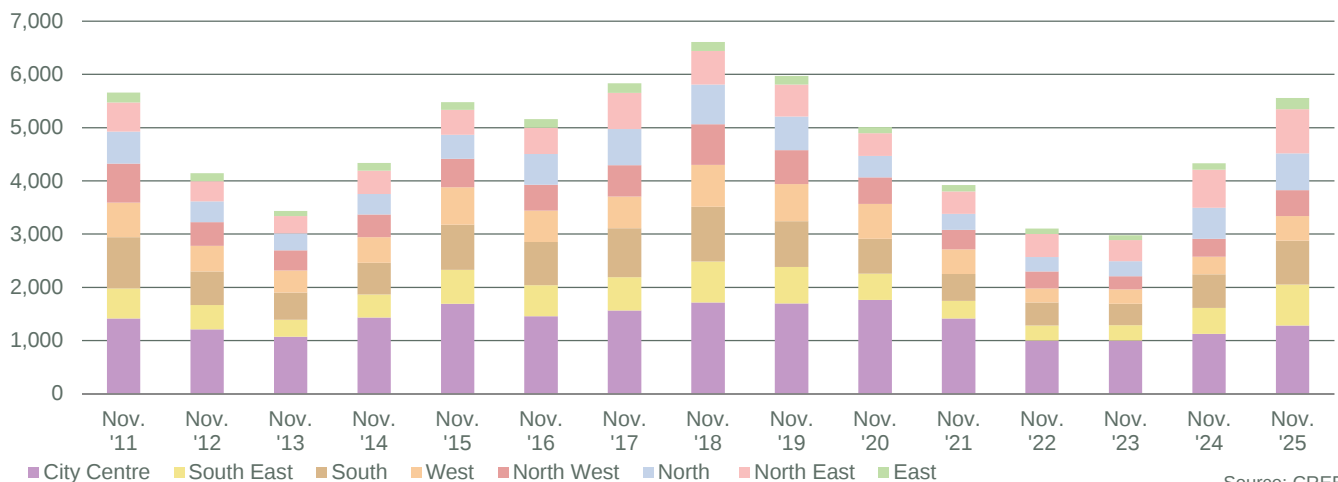
NOVEMBER



Source: CREB®

TOTAL INVENTORY

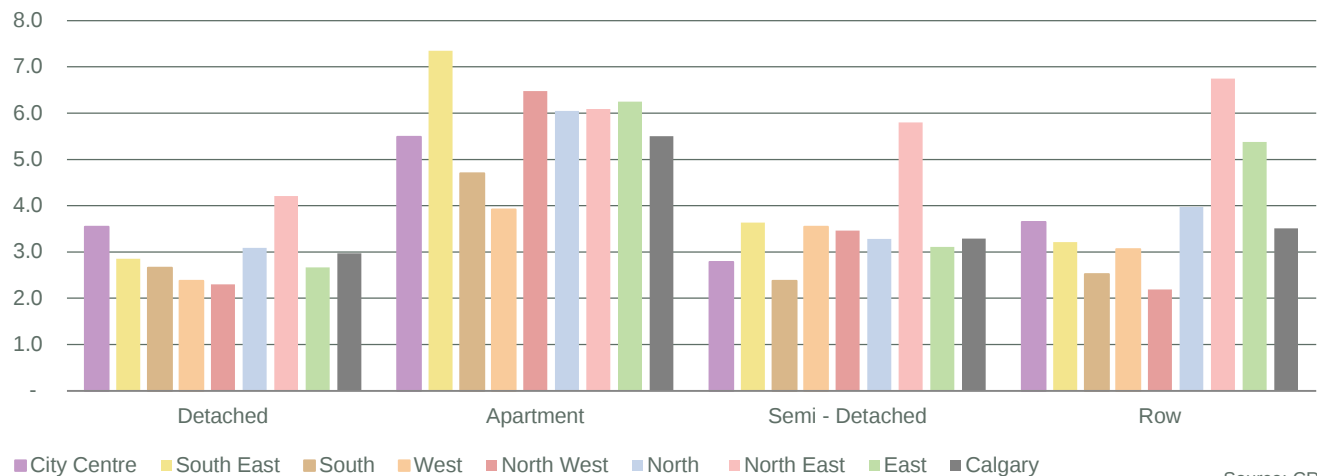
NOVEMBER



Source: CREB®

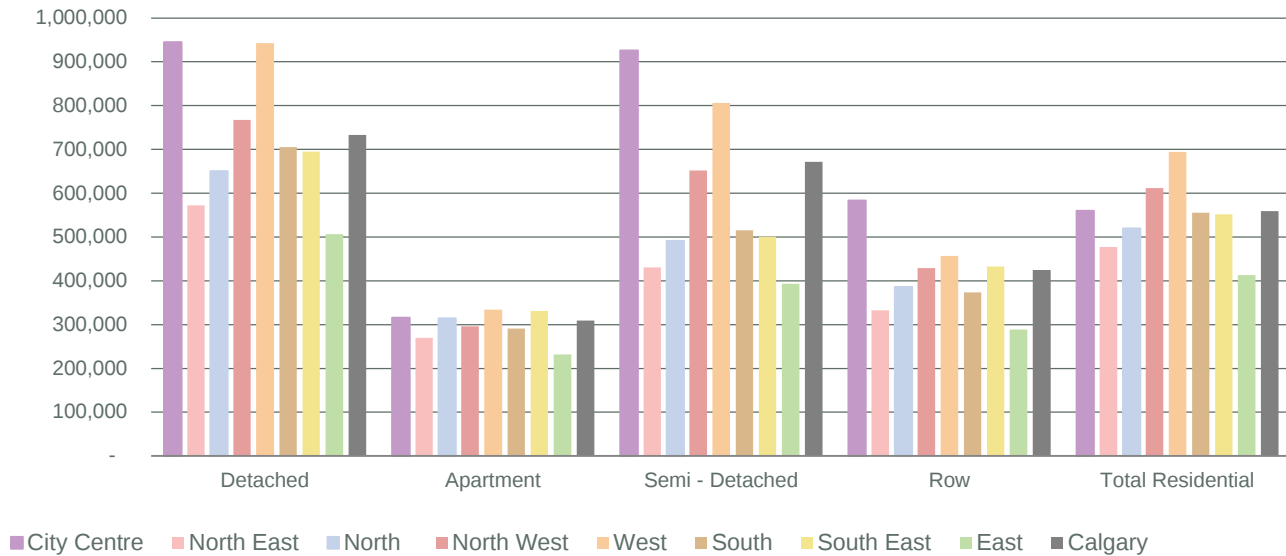
MONTHS OF SUPPLY

NOVEMBER



Source: CREB®

BENCHMARK PRICE - NOVEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER



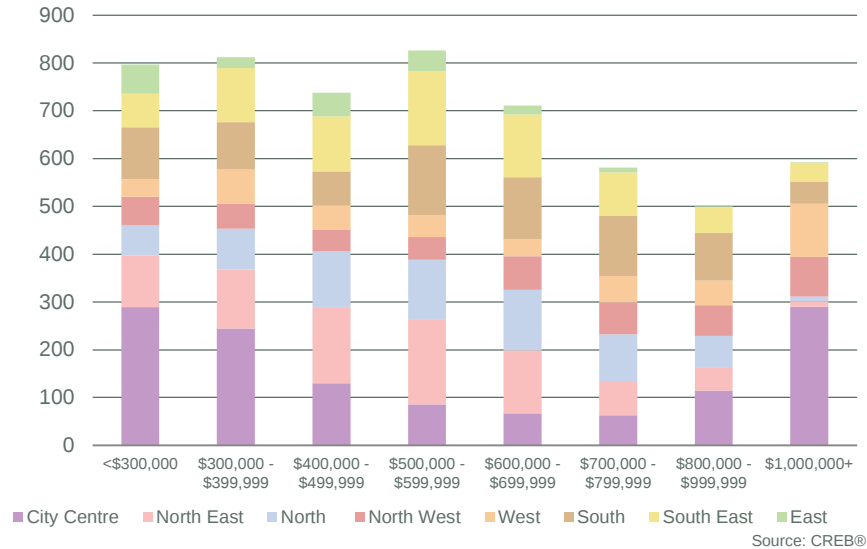
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

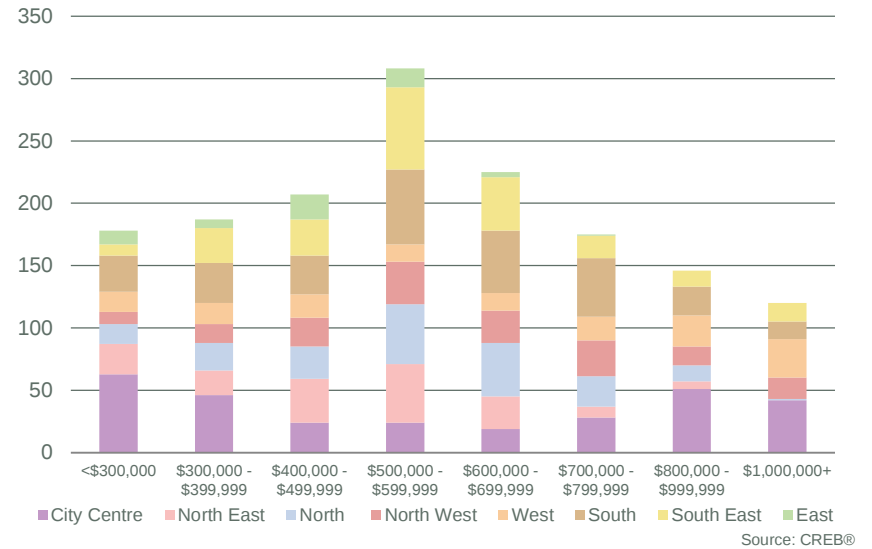
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

Nov. 2025

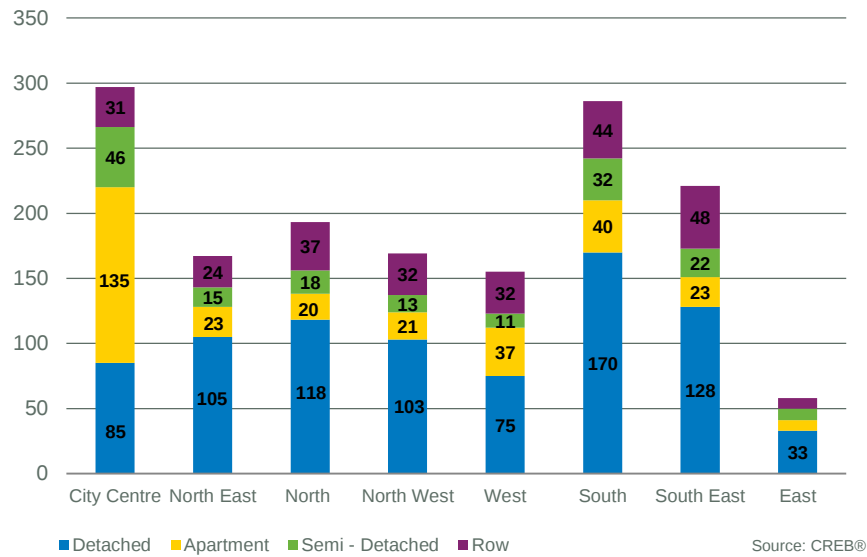
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



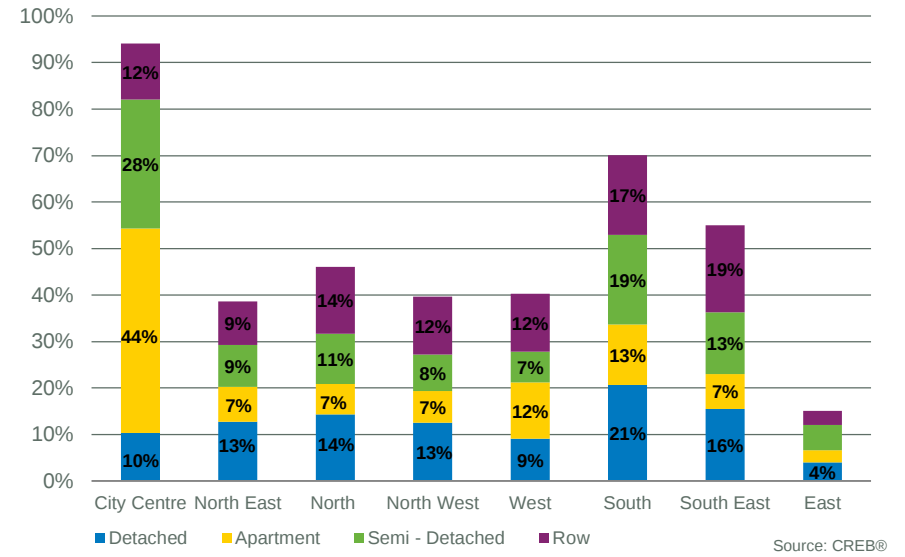
TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER



SHARE OF CITY WIDE SALES - NOVEMBER

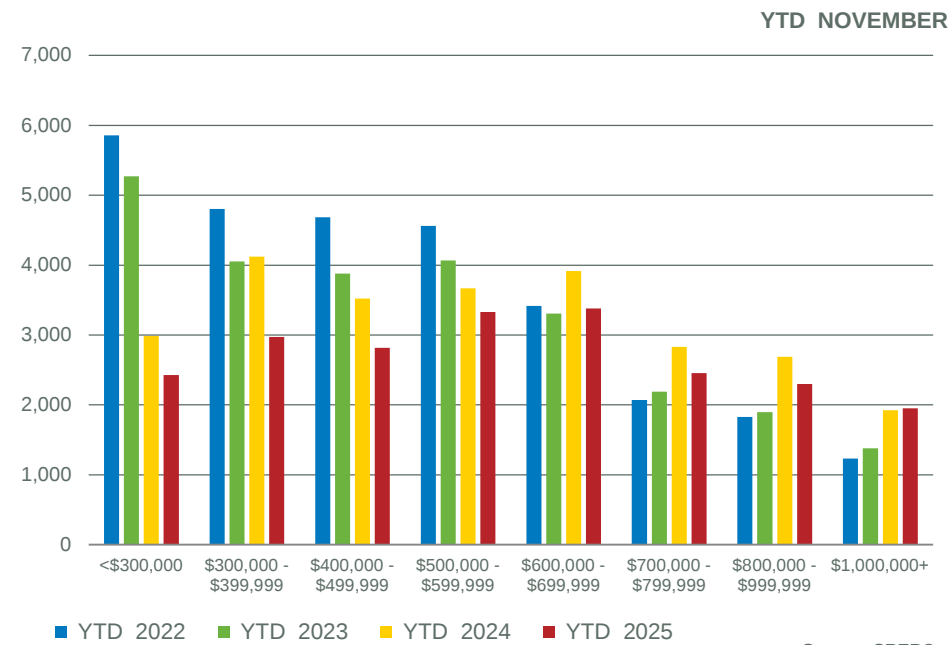


Nov. 2025

	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	3,489	4,333	3,796	3,603	3,536	3,687	3,263	2,327	1,238
Inventory	2,155	2,357	2,542	2,716	3,405	3,785	4,160	4,491	5,065	4,968	4,355	2,995
Days on Market	34	24	20	20	19	20	24	27	28	32	37	44
Benchmark Price	565,600	580,700	590,300	597,900	603,800	606,400	605,100	600,300	595,300	590,900	586,200	581,700
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	284	285	284	282	280	277	275	273
2025												
Sales	1,449	1,718	2,156	2,230	2,559	2,283	2,097	1,986	1,718	1,882	1,553	
New Listings	2,896	2,830	4,017	4,035	4,839	4,222	3,911	3,477	3,782	3,232	2,251	
Inventory	3,642	4,149	5,154	5,867	6,743	6,942	6,918	6,661	6,919	6,469	5,581	
Days on Market	41	33	29	29	32	33	37	38	42	43	49	
Benchmark Price	581,300	586,100	590,700	589,500	588,500	584,500	581,400	575,800	571,500	566,200	559,000	
Median Price	572,000	566,500	584,750	590,000	591,500	595,000	570,000	569,500	560,000	575,500	560,000	
Average Price	604,961	612,528	639,578	646,566	650,211	646,352	617,354	612,165	615,568	642,875	615,986	
Index	273	275	277	277	276	274	273	270	268	266	262	

	Nov-24	Nov-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	2
\$100,000 - \$149,999	1	1	16	23
\$150,000 - \$199,999	18	20	205	260
\$200,000 - \$249,999	62	65	974	761
\$250,000 - \$299,999	107	92	1,793	1,383
\$300,000 - \$349,999	129	96	2,290	1,545
\$350,000 - \$399,999	132	91	1,830	1,430
\$400,000 - \$449,999	123	96	1,725	1,386
\$450,000 - \$499,999	114	112	1,797	1,431
\$500,000 - \$549,999	132	157	1,733	1,609
\$550,000 - \$599,999	153	152	1,935	1,722
\$600,000 - \$649,999	127	127	2,080	1,775
\$650,000 - \$699,999	149	99	1,838	1,604
\$700,000 - \$749,999	105	101	1,484	1,352
\$750,000 - \$799,999	95	76	1,343	1,100
\$800,000 - \$849,999	76	52	941	842
\$850,000 - \$899,999	57	39	803	693
\$900,000 - \$949,999	44	28	541	410
\$950,000 - \$999,999	24	29	406	354
\$1,000,000 - \$1,299,999	88	68	1,042	1,064
\$1,300,000 - \$1,499,999	25	14	343	323
\$1,500,000 - \$1,999,999	23	22	331	343
\$2,000,000 +	9	16	207	219
	1,793	1,553	25,657	21,631

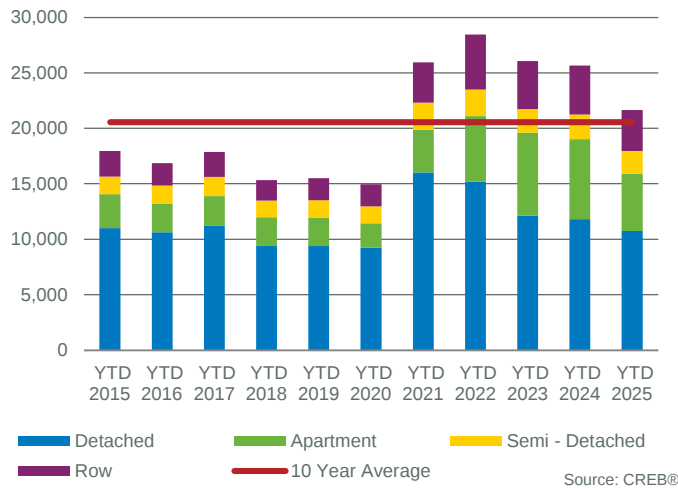
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

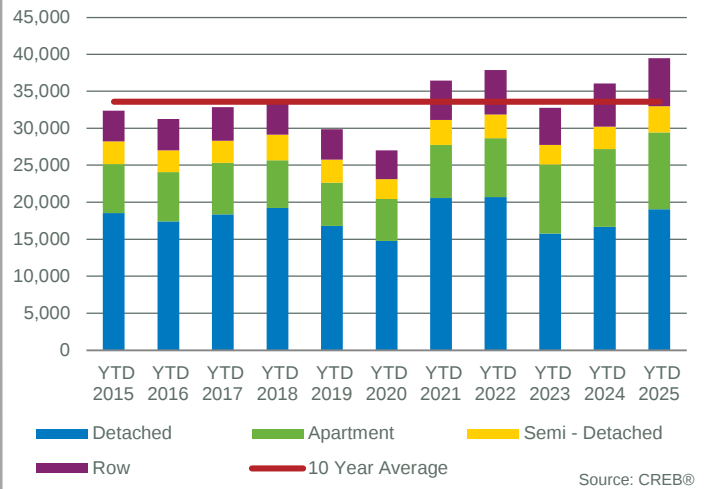
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

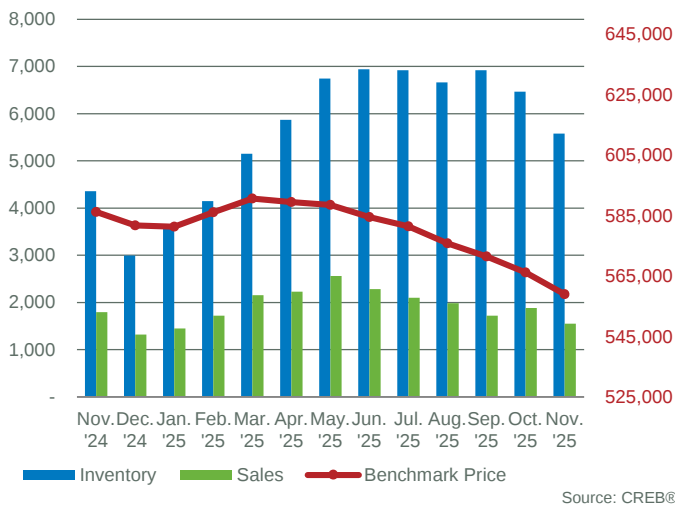


CITY OF CALGARY TOTAL NEW LISTINGS

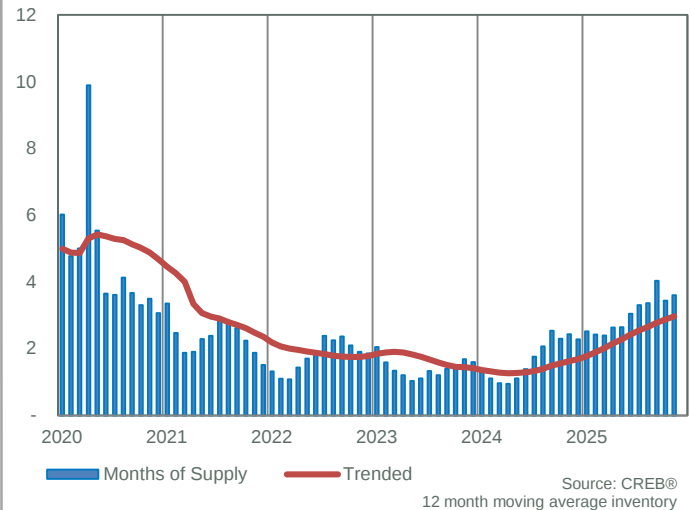
YTD NOVEMBER



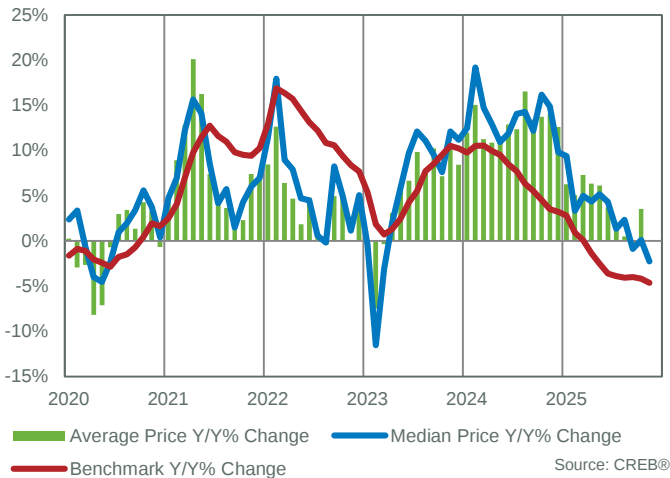
CITY OF CALGARY TOTAL INVENTORY AND SALES



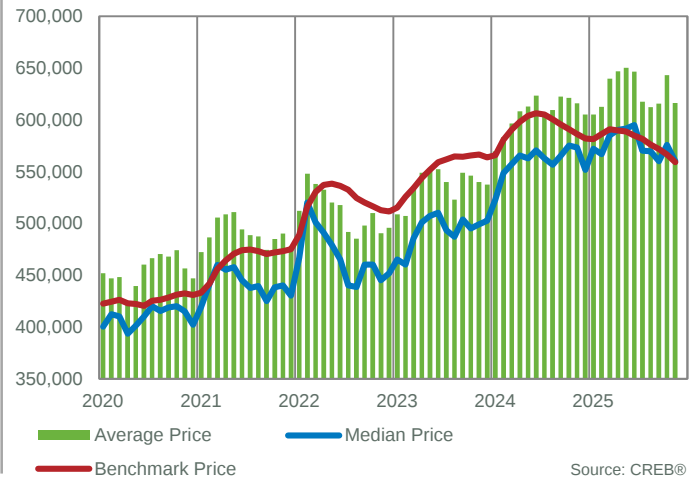
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

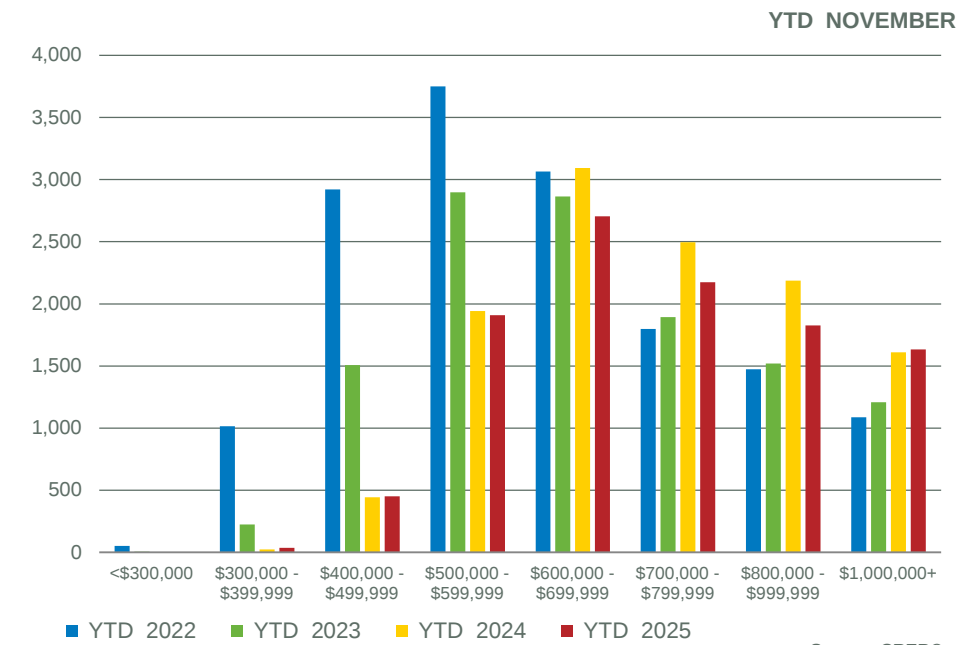


Nov. 2025

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	733	952	1,148	1,317	1,383	1,277	1,093	1,024	942	1,067	862	609
New Listings	954	1,194	1,386	1,627	2,035	1,808	1,721	1,594	1,791	1,536	1,043	542
Inventory	999	1,056	1,119	1,216	1,597	1,775	1,953	2,013	2,316	2,199	1,858	1,237
Days on Market	34	25	20	19	18	19	24	26	27	32	34	43
Benchmark Price	700,200	722,400	738,100	750,000	760,800	766,600	766,900	761,700	756,200	753,000	749,100	746,700
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	309	313	316	316	314	311	310	308	307
2025												
Sales	672	764	1,034	1,098	1,273	1,191	1,030	992	858	1,009	823	
New Listings	1,229	1,265	1,894	1,906	2,416	2,144	1,887	1,747	1,904	1,592	1,075	
Inventory	1,454	1,700	2,204	2,513	2,994	3,108	3,080	3,053	3,203	2,913	2,444	
Days on Market	37	28	27	25	28	30	34	35	38	37	45	
Benchmark Price	750,000	759,900	769,000	768,700	768,700	763,600	761,200	754,900	749,800	743,100	733,000	
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000	689,500	690,000	698,000	672,036	
Average Price	780,196	804,903	839,174	839,790	847,963	820,616	800,762	781,258	782,939	816,527	755,596	
Index	309	313	317	317	317	314	313	311	309	306	302	

	Nov-24	Nov-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	3
\$250,000 - \$299,999	-	-	2	2
\$300,000 - \$349,999	2	-	5	7
\$350,000 - \$399,999	-	5	19	29
\$400,000 - \$449,999	6	17	89	96
\$450,000 - \$499,999	32	38	353	357
\$500,000 - \$549,999	57	95	705	767
\$550,000 - \$599,999	98	112	1,238	1,142
\$600,000 - \$649,999	91	99	1,553	1,364
\$650,000 - \$699,999	120	87	1,540	1,342
\$700,000 - \$749,999	97	92	1,309	1,205
\$750,000 - \$799,999	86	64	1,187	969
\$800,000 - \$849,999	63	45	796	734
\$850,000 - \$899,999	45	29	668	522
\$900,000 - \$949,999	34	19	427	304
\$950,000 - \$999,999	15	24	297	268
\$1,000,000 - \$1,299,999	67	55	822	837
\$1,300,000 - \$1,499,999	20	11	293	278
\$1,500,000 - \$1,999,999	21	18	299	310
\$2,000,000 +	8	13	196	208
	862	823	11,798	10,744

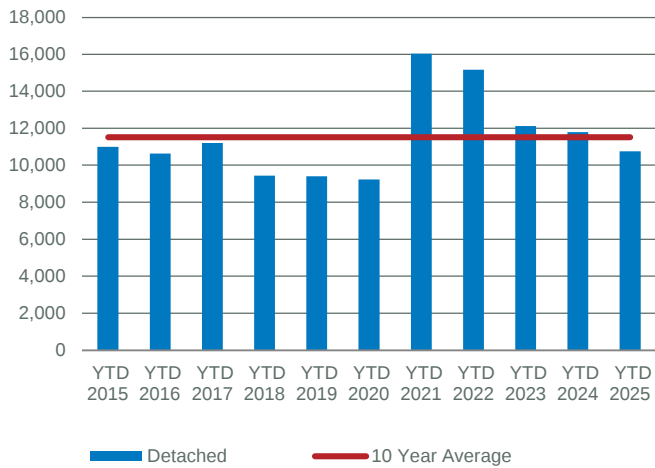
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

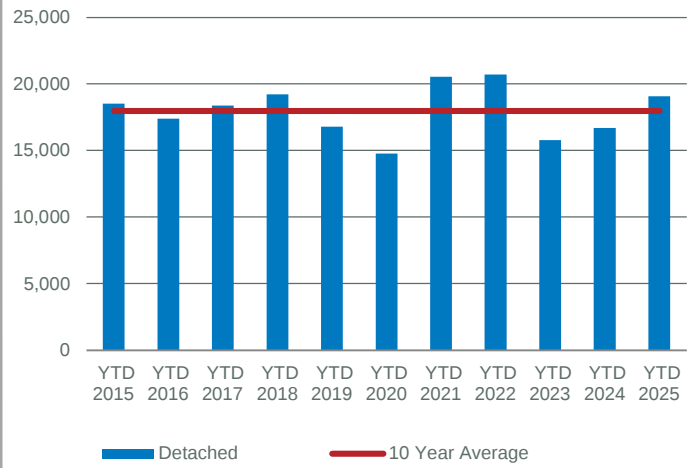
CITY OF CALGARY DETACHED SALES

YTD NOVEMBER

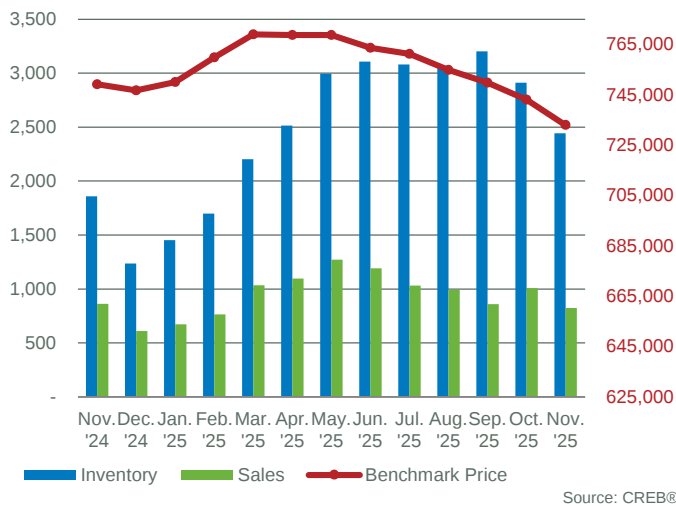


CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



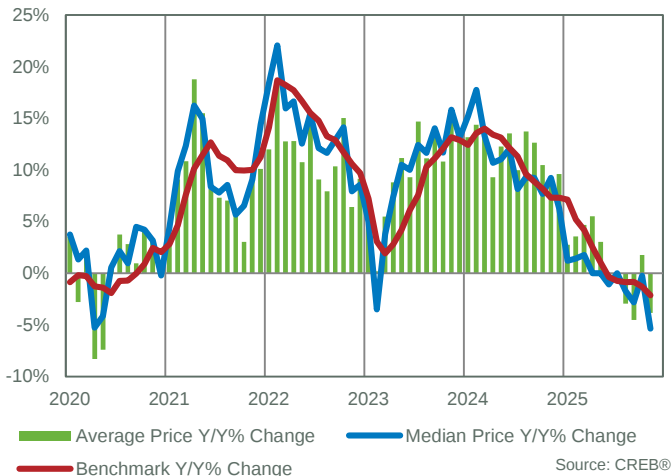
CITY OF CALGARY DETACHED INVENTORY AND SALES



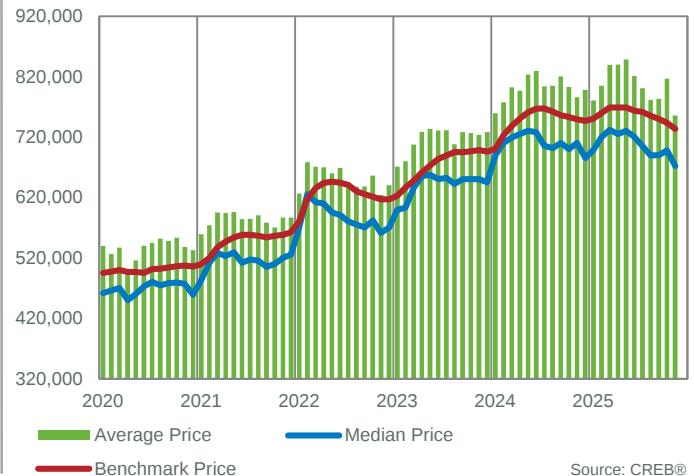
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



CITY OF CALGARY DETACHED PRICES

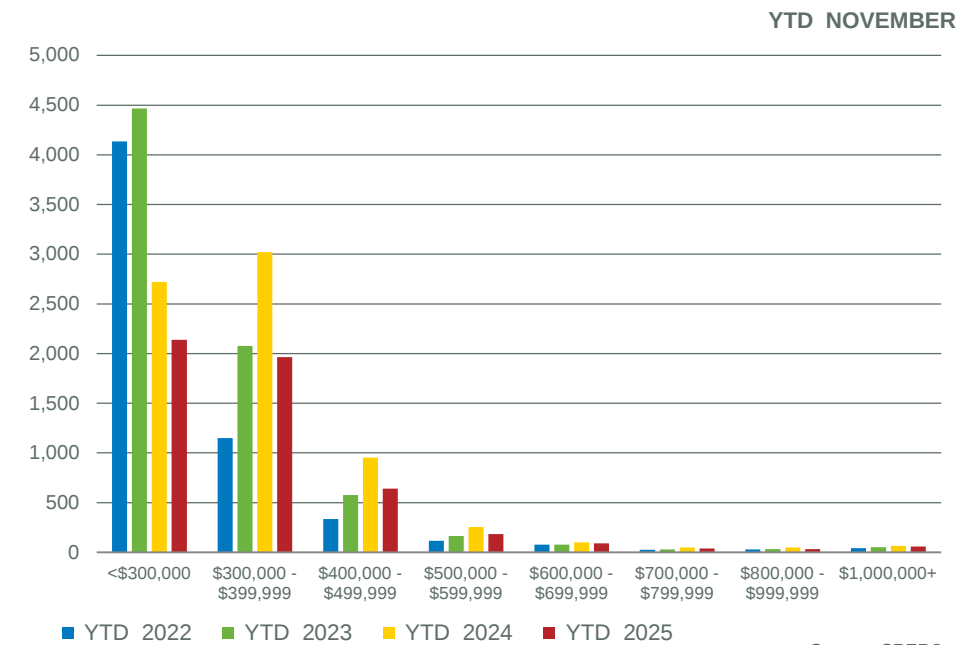


Nov. 2025

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	488	638	813	822	907	791	659	603	501	559	429	357
New Listings	638	836	990	1,049	1,249	1,106	1,043	1,001	991	921	653	352
Inventory	680	771	859	949	1,110	1,221	1,367	1,476	1,620	1,593	1,479	1,034
Days on Market	35	26	23	23	22	23	27	32	33	35	45	48
Benchmark Price	309,800	316,600	322,500	330,400	335,400	339,800	341,500	341,700	340,200	337,100	333,200	328,000
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	238	243	248	254	257	261	262	262	261	259	256	252
2025												
Sales	370	473	539	589	574	531	509	449	401	412	307	
New Listings	922	852	1,091	1,085	1,231	1,024	1,016	879	927	791	555	
Inventory	1,294	1,464	1,710	1,866	2,092	2,111	2,096	1,979	2,003	1,890	1,690	
Days on Market	51	42	36	36	41	41	45	47	52	52	59	
Benchmark Price	326,900	329,800	331,700	331,500	330,900	329,200	325,400	322,300	318,300	314,600	309,300	
Median Price	311,500	330,000	328,000	327,500	318,000	317,000	310,000	308,000	318,000	302,250	298,800	
Average Price	352,799	353,122	354,989	367,442	342,065	352,102	337,623	333,171	349,080	337,689	359,761	
Index	251	253	255	254	254	253	250	247	244	241	237	

	Nov-24	Nov-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	2
\$100,000 - \$149,999	1	1	16	23
\$150,000 - \$199,999	18	20	202	255
\$200,000 - \$249,999	59	58	942	696
\$250,000 - \$299,999	90	77	1,561	1,164
\$300,000 - \$349,999	96	65	1,833	1,198
\$350,000 - \$399,999	77	27	1,185	769
\$400,000 - \$449,999	40	16	640	412
\$450,000 - \$499,999	10	17	314	229
\$500,000 - \$549,999	11	10	170	120
\$550,000 - \$599,999	7	2	87	64
\$600,000 - \$649,999	3	4	60	53
\$650,000 - \$699,999	3	1	40	36
\$700,000 - \$749,999	-	-	29	21
\$750,000 - \$799,999	1	1	19	18
\$800,000 - \$849,999	2	-	14	7
\$850,000 - \$899,999	1	-	12	12
\$900,000 - \$949,999	1	1	8	13
\$950,000 - \$999,999	2	-	13	2
\$1,000,000 - \$1,299,999	5	1	33	24
\$1,300,000 - \$1,499,999	1	1	9	12
\$1,500,000 - \$1,999,999	1	2	14	14
\$2,000,000 +	-	3	9	10
	429	307	7,210	5,154

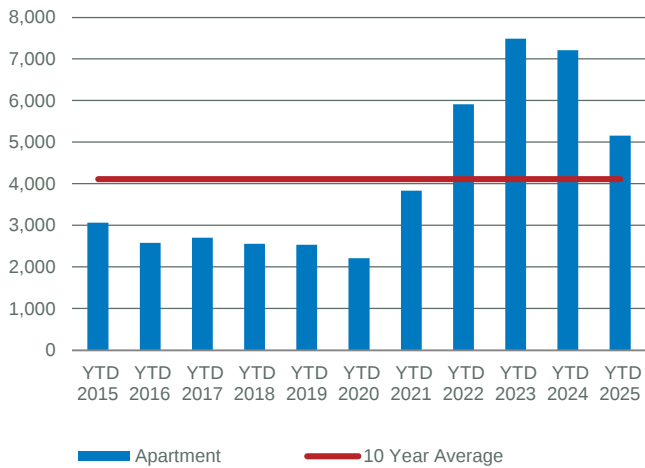
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

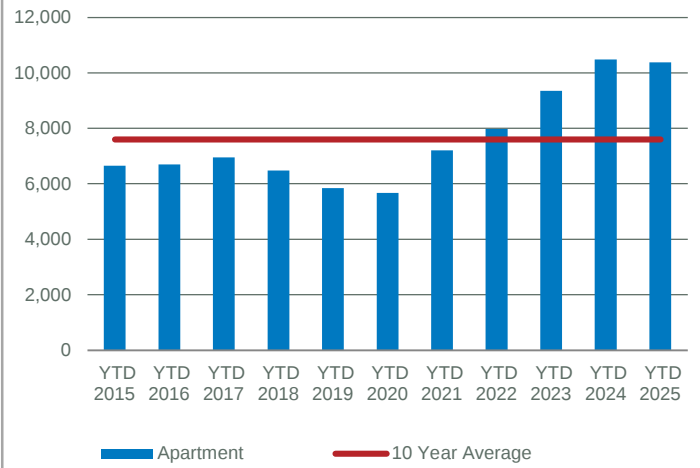
CITY OF CALGARY APARTMENT SALES

YTD NOVEMBER

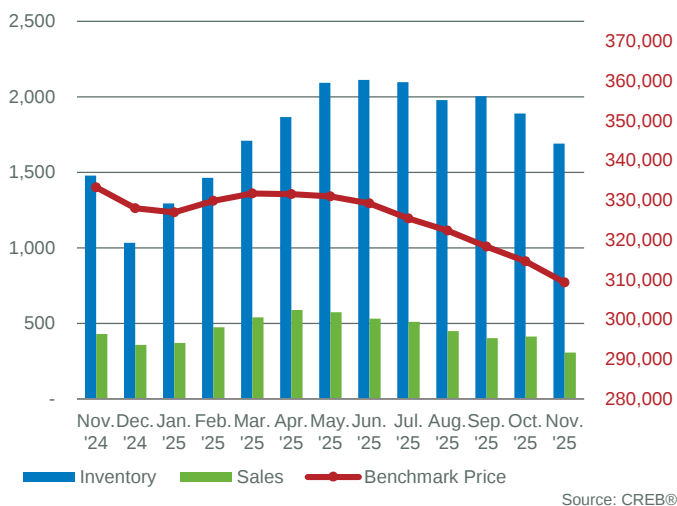


CITY OF CALGARY APARTMENT NEW LISTINGS

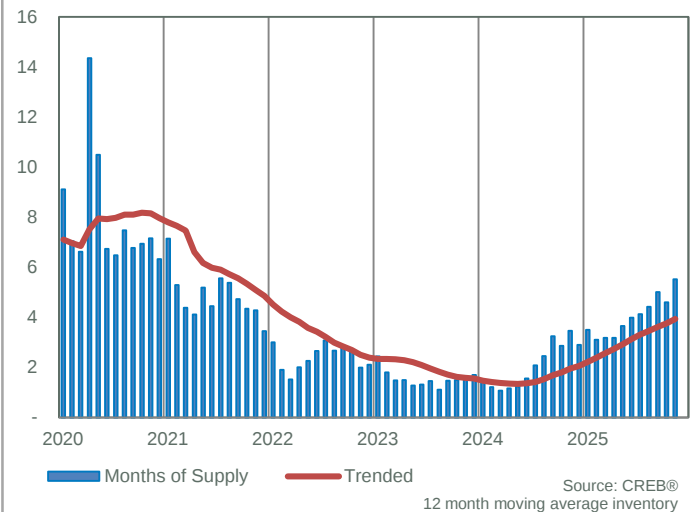
YTD NOVEMBER



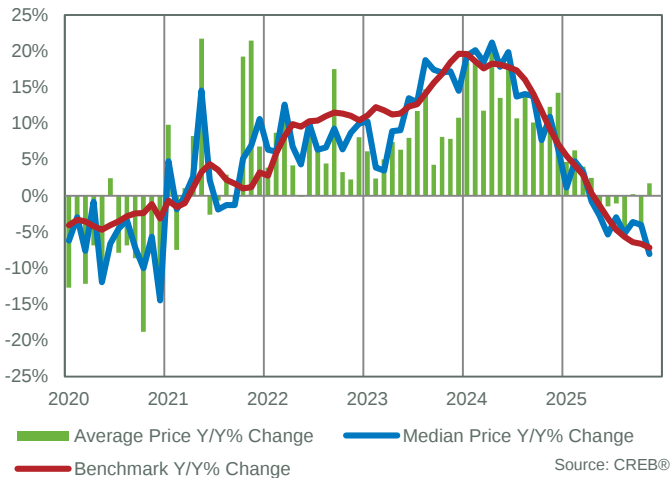
CITY OF CALGARY APARTMENT INVENTORY AND SALES



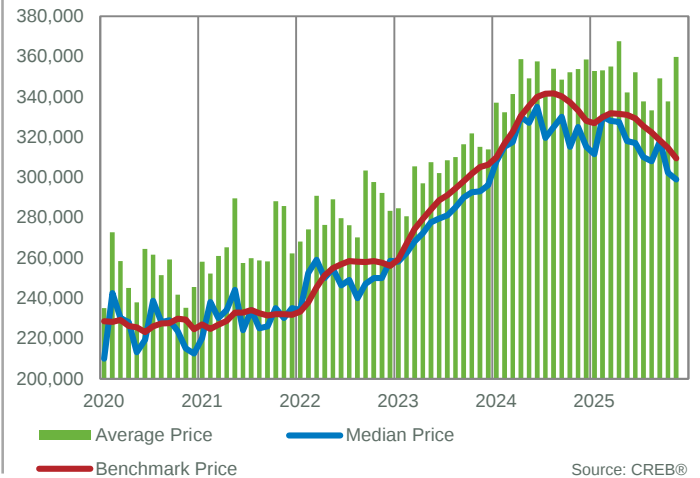
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES



Nov. 2025

	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	622,200	640,000	658,500	667,900	678,400	686,100	687,900	681,300	678,600	677,100	675,200	677,300
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	333	343	353	358	363	368	369	365	364	363	362	363
2025												
Sales	160	164	184	188	255	212	187	206	156	186	166	
New Listings	272	240	334	350	427	357	329	310	362	329	225	
Inventory	302	325	412	485	540	554	547	529	618	613	546	
Days on Market	36	32	28	25	29	32	34	35	37	39	46	
Benchmark Price	673,500	683,900	691,500	691,700	697,200	696,600	697,100	687,000	688,600	683,300	671,700	
Median Price	589,257	640,000	616,500	620,000	607,000	620,000	605,000	586,750	572,500	574,000	587,500	
Average Price	667,063	715,791	714,510	694,405	686,155	701,429	693,094	657,177	686,834	669,865	660,385	
Index	361	366	370	371	373	373	373	368	369	366	360	

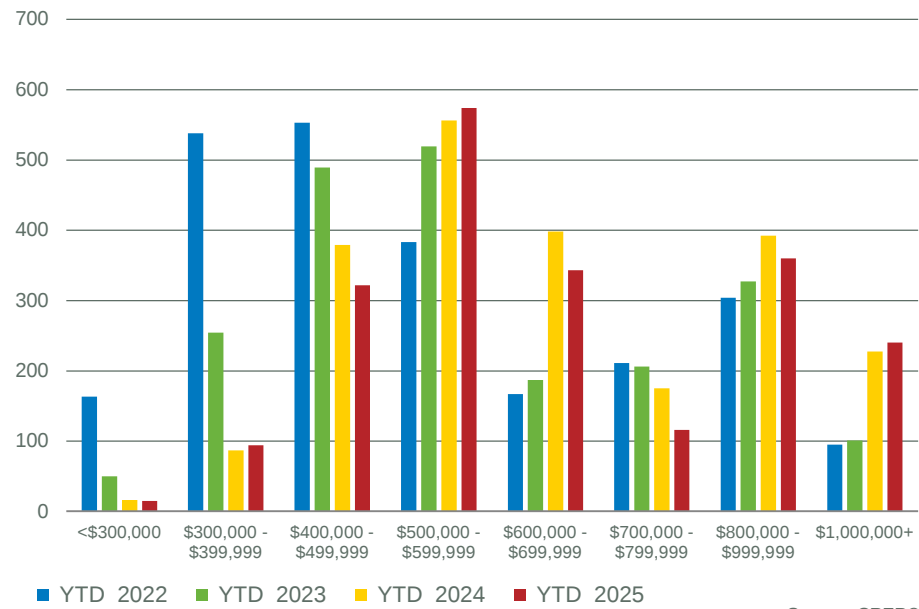
Nov-24 Nov-25 YTD 2024 YTD 2025

CALGARY TOTAL SALES

<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	1	1
\$250,000 - \$299,999	-	2	15	14
\$300,000 - \$349,999	1	3	23	23
\$350,000 - \$399,999	5	6	64	71
\$400,000 - \$449,999	11	9	159	129
\$450,000 - \$499,999	16	19	220	193
\$500,000 - \$549,999	23	25	261	273
\$550,000 - \$599,999	21	26	295	301
\$600,000 - \$649,999	15	17	262	221
\$650,000 - \$699,999	17	6	136	122
\$700,000 - \$749,999	5	4	79	55
\$750,000 - \$799,999	4	7	96	61
\$800,000 - \$849,999	10	7	106	74
\$850,000 - \$899,999	9	8	95	130
\$900,000 - \$949,999	9	8	99	81
\$950,000 - \$999,999	7	5	92	75
\$1,000,000 - \$1,299,999	14	12	173	196
\$1,300,000 - \$1,499,999	3	-	36	27
\$1,500,000 - \$1,999,999	1	2	16	16
\$2,000,000 +	1	-	2	1
	172	166	2,230	2,064

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

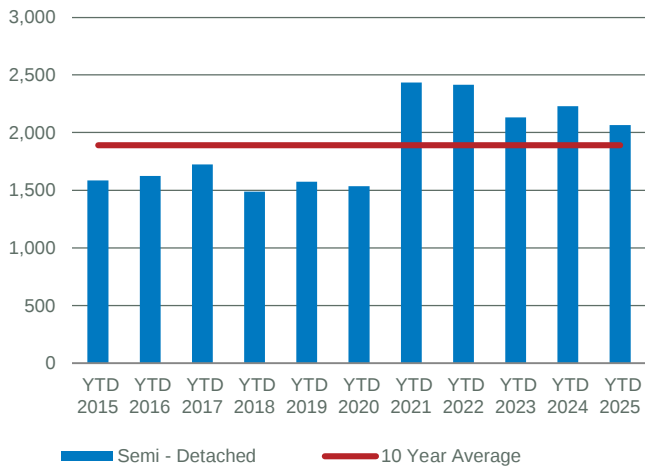
YTD NOVEMBER



Source: CREB®

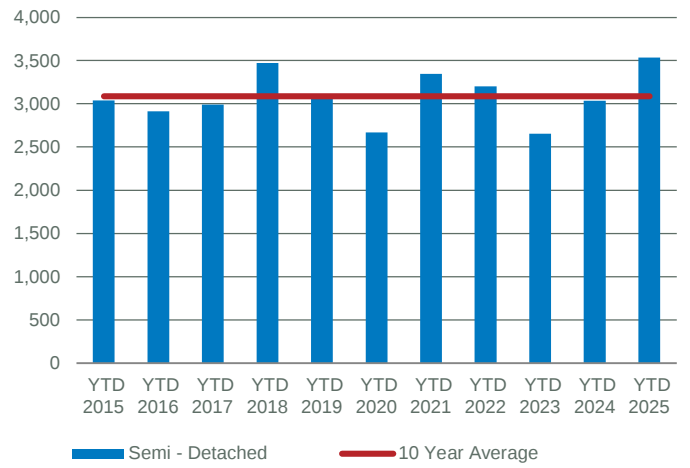
CITY OF CALGARY SEMI-DET. SALES

YTD NOVEMBER

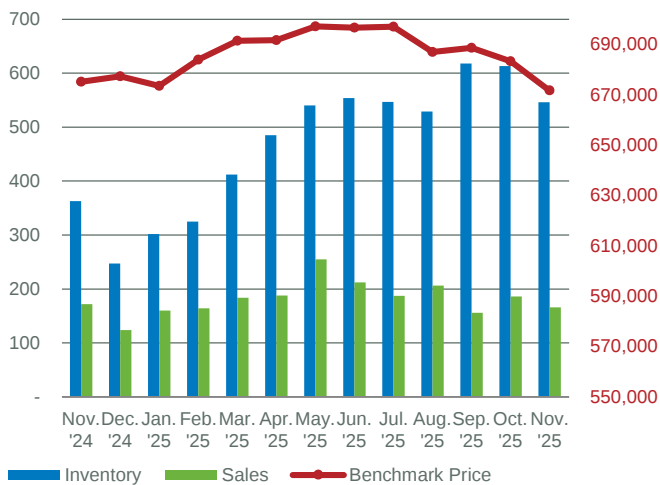


CITY OF CALGARY SEMI-DET. NEW LISTINGS

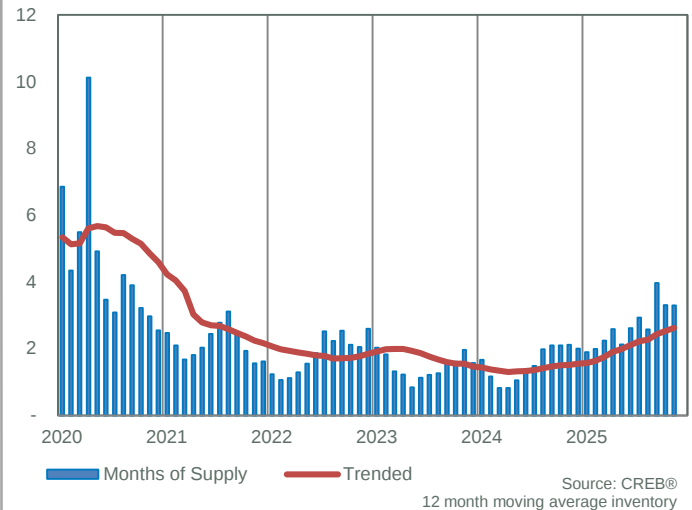
YTD NOVEMBER



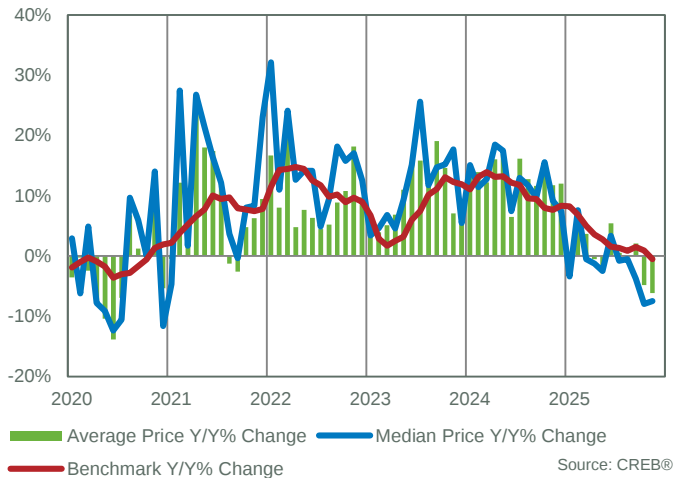
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



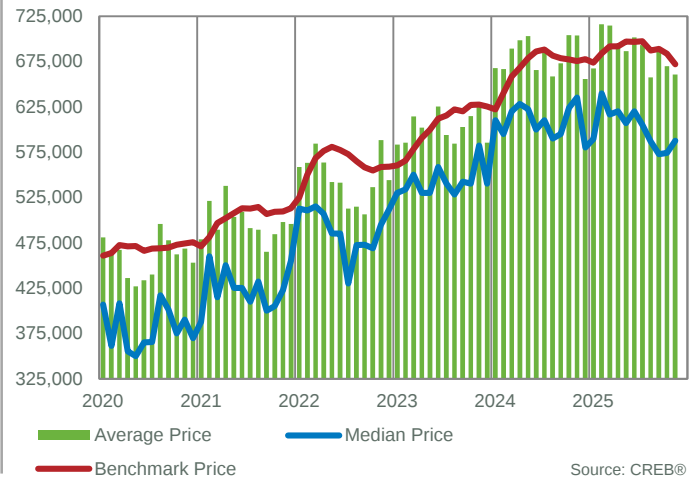
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES



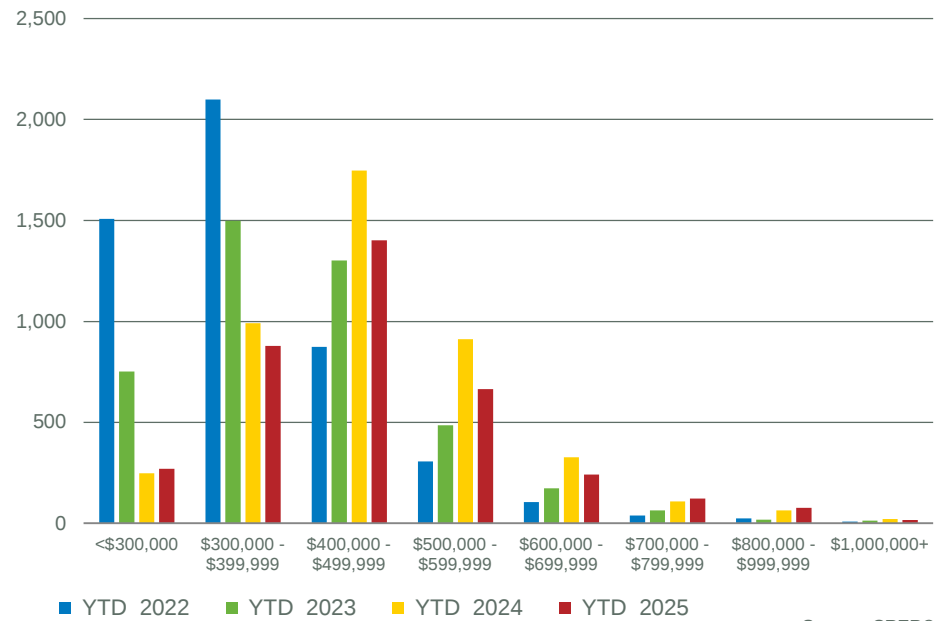
Nov. 2025

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	689	578	576	642	606	521	406	244
Inventory	258	308	359	344	426	492	546	662	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
Benchmark Price	422,400	432,600	442,600	452,900	460,300	462,500	462,300	459,800	457,400	454,800	452,400	445,600
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	274	281	287	294	299	300	300	298	297	295	294	289
2025												
Sales	247	317	399	355	457	349	371	339	303	275	257	
New Listings	473	473	698	694	765	697	679	541	589	520	396	
Inventory	592	660	828	1,003	1,117	1,169	1,195	1,100	1,095	1,053	901	
Days on Market	39	31	27	30	33	33	37	40	45	50	53	
Benchmark Price	443,000	444,800	452,100	455,600	451,900	448,500	444,600	438,000	435,300	428,400	424,400	
Median Price	449,500	465,000	455,000	470,000	449,000	442,000	434,900	435,000	420,000	429,500	425,000	
Average Price	465,712	482,527	472,221	486,708	466,345	465,897	453,768	459,523	457,613	444,703	446,304	
Index	288	289	293	296	293	291	289	284	283	278	275	

	Nov-24	Nov-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	5
\$200,000 - \$249,999	3	7	31	61
\$250,000 - \$299,999	17	13	215	203
\$300,000 - \$349,999	30	28	429	317
\$350,000 - \$399,999	50	53	562	561
\$400,000 - \$449,999	66	54	837	749
\$450,000 - \$499,999	56	38	910	652
\$500,000 - \$549,999	41	27	597	449
\$550,000 - \$599,999	27	12	315	215
\$600,000 - \$649,999	18	7	205	137
\$650,000 - \$699,999	9	5	122	104
\$700,000 - \$749,999	3	5	67	71
\$750,000 - \$799,999	4	4	41	52
\$800,000 - \$849,999	1	-	25	27
\$850,000 - \$899,999	2	2	28	29
\$900,000 - \$949,999	-	-	7	12
\$950,000 - \$999,999	-	-	4	9
\$1,000,000 - \$1,299,999	2	-	14	7
\$1,300,000 - \$1,499,999	1	2	5	6
\$1,500,000 - \$1,999,999	-	-	2	3
\$2,000,000 +	-	-	-	-
	330	257	4,419	3,669

CITY OF CALGARY ROW SALES BY PRICE RANGE

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

YTD NOVEMBER

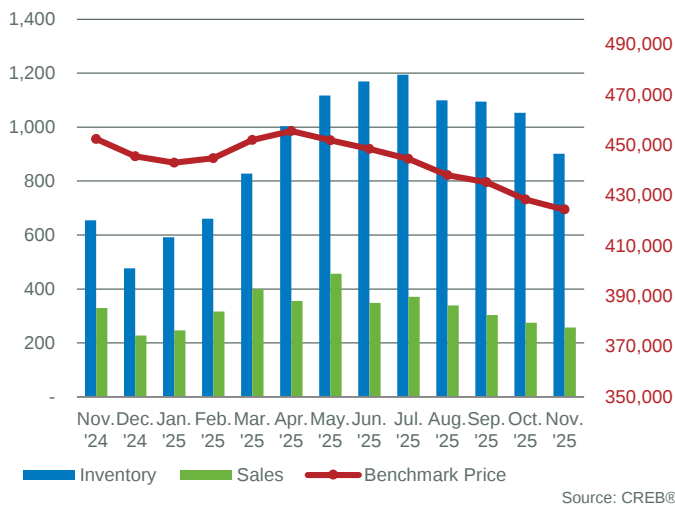


CITY OF CALGARY ROW NEW LISTINGS

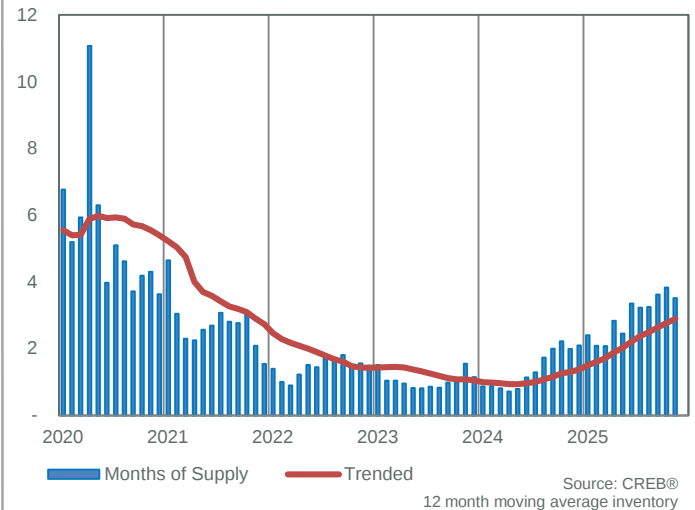
YTD NOVEMBER



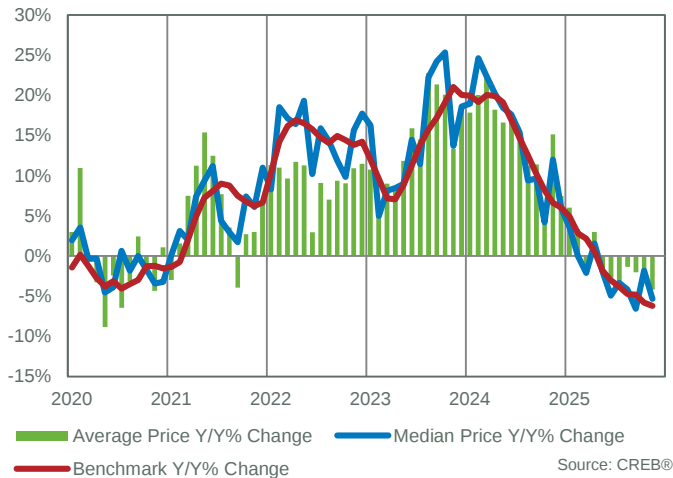
CITY OF CALGARY ROW INVENTORY AND SALES



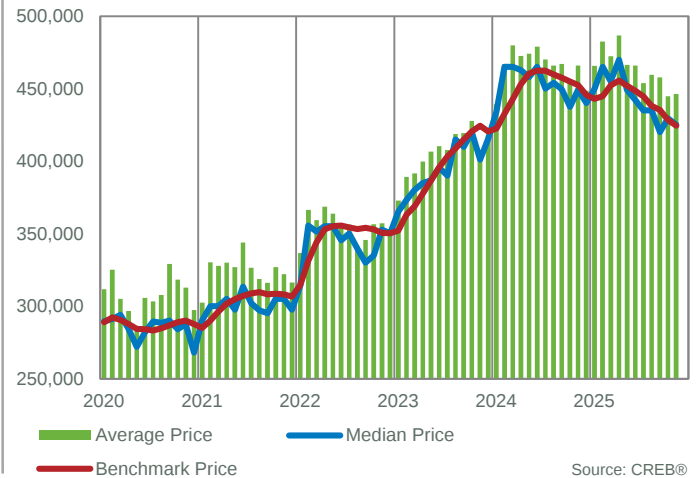
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

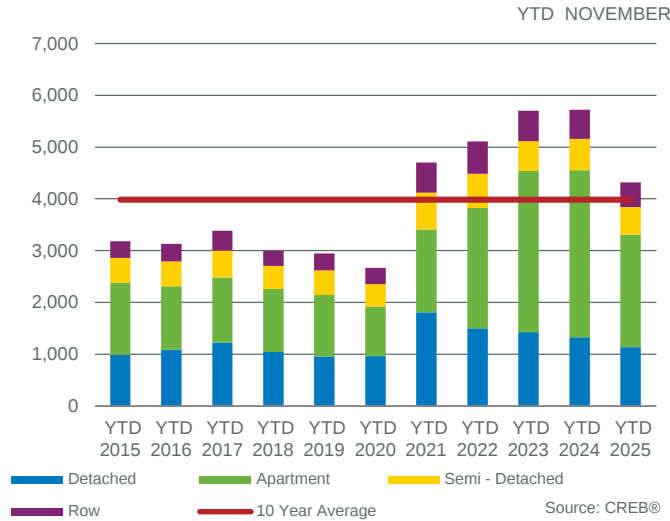


CITY OF CALGARY ROW PRICES

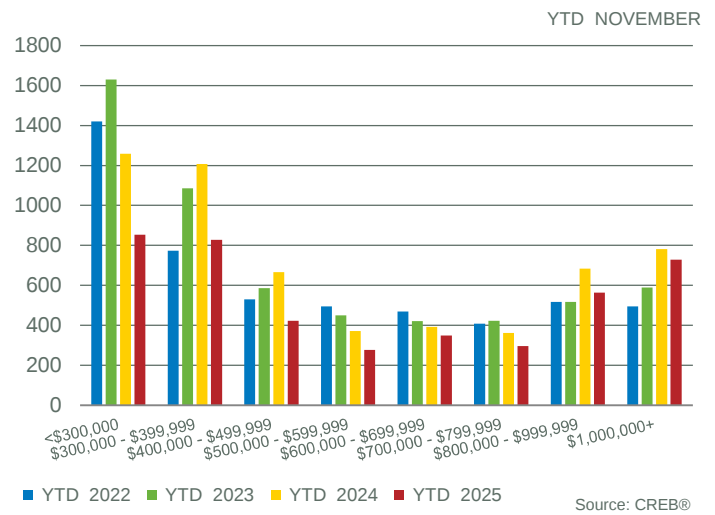


CITY CENTRE

CITY CENTRE TOTAL SALES



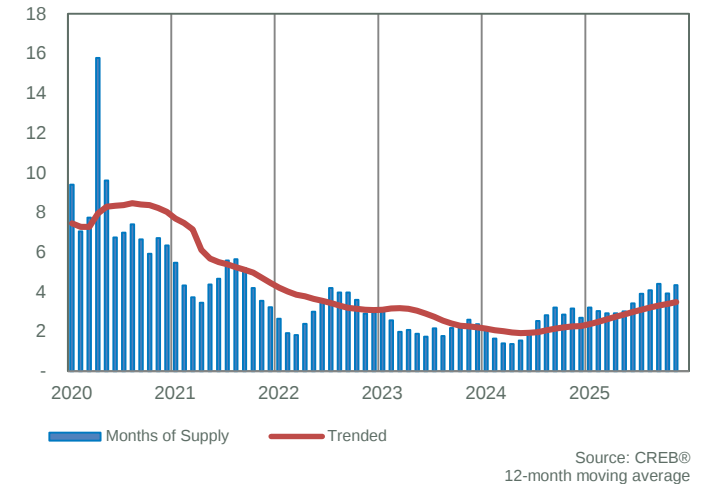
CITY CENTRE TOTAL SALES BY PRICE RANGE



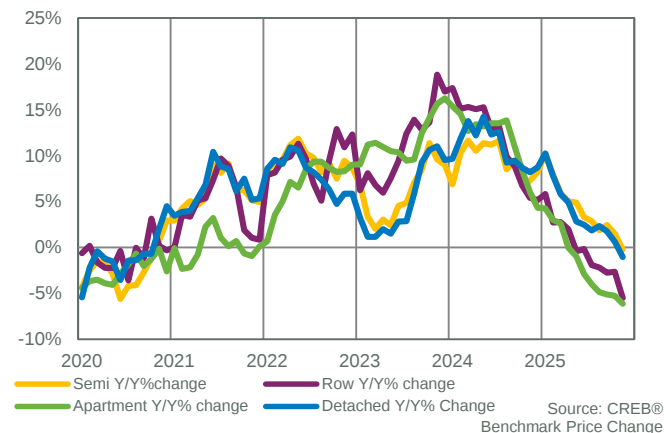
CITY CENTRE INVENTORY AND SALES



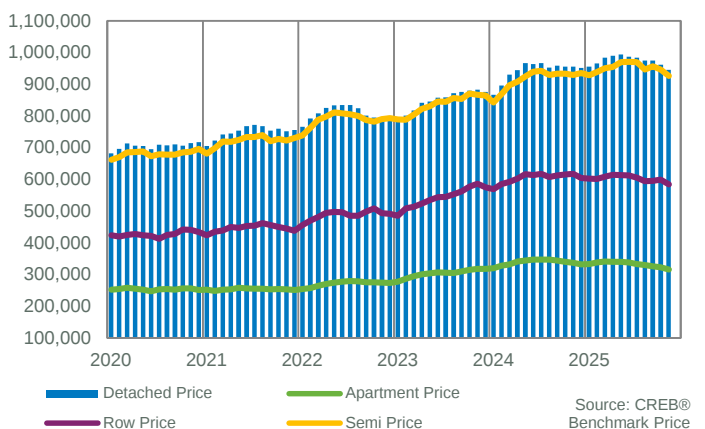
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

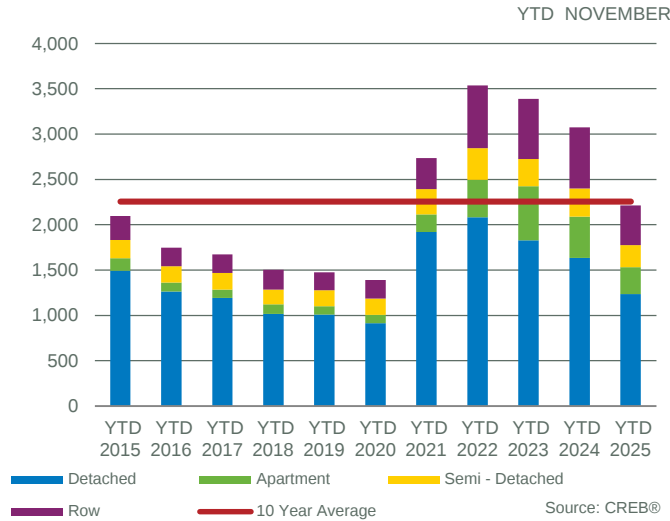


CITY CENTRE PRICES

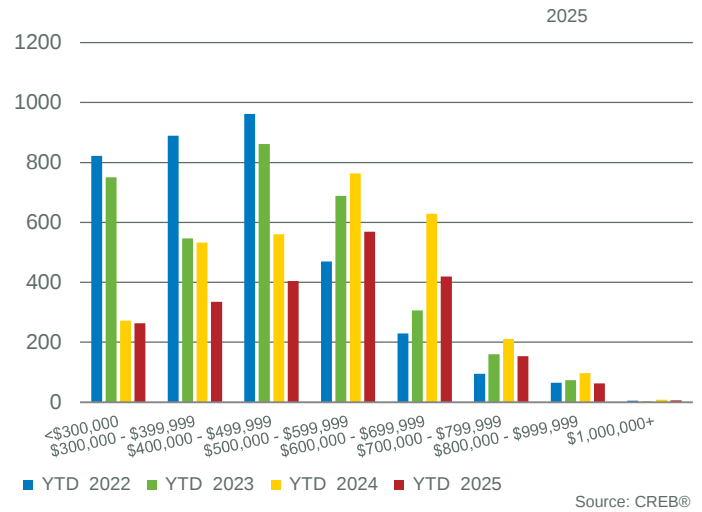


NORTHEAST

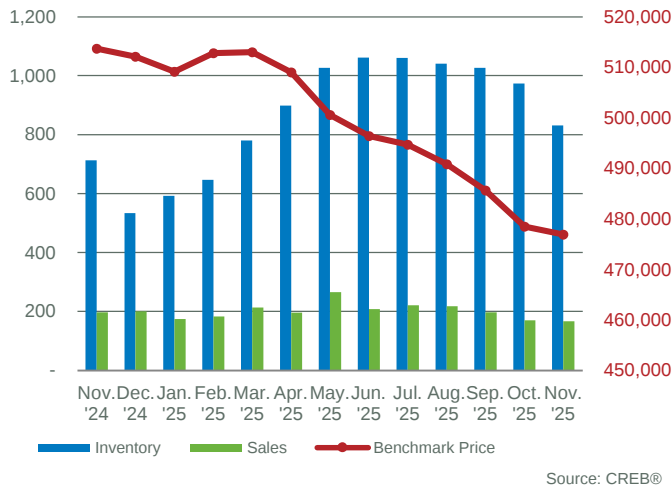
NORTHEAST TOTAL SALES



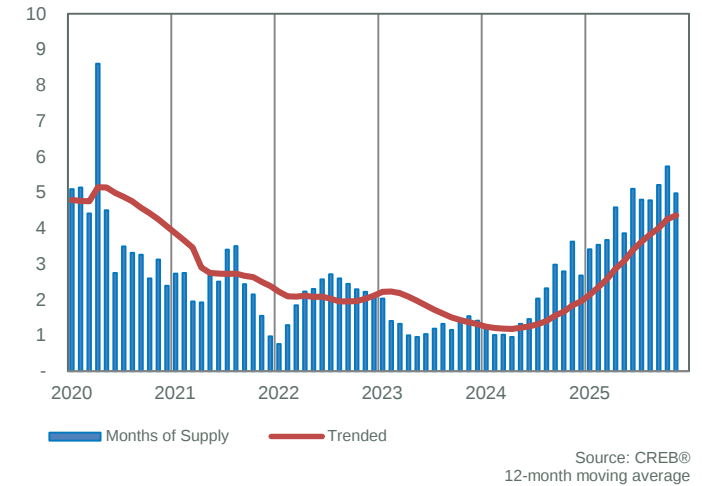
NORTHEAST TOTAL SALES BY PRICE RANGE



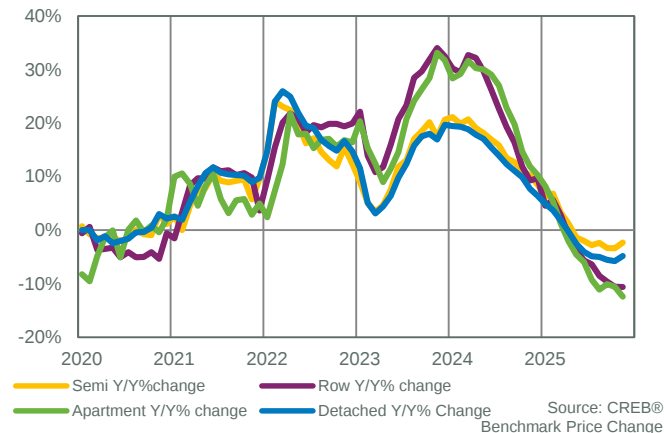
NORTHEAST INVENTORY AND SALES



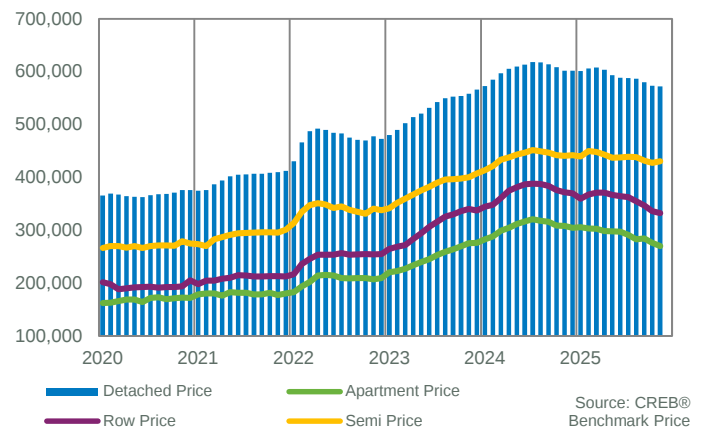
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

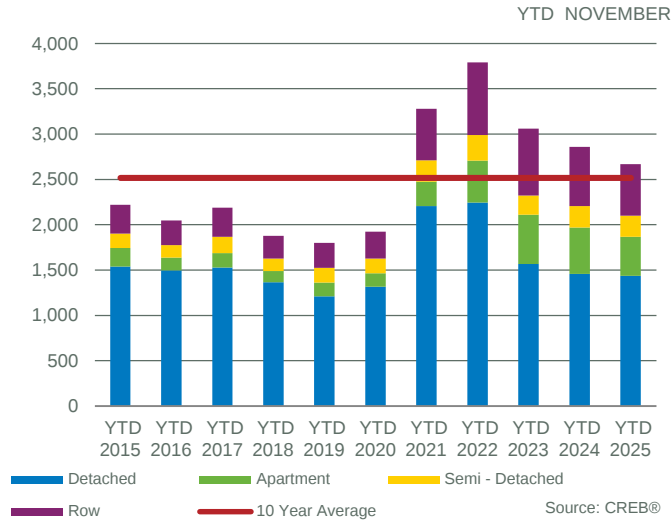


NORTHEAST PRICES

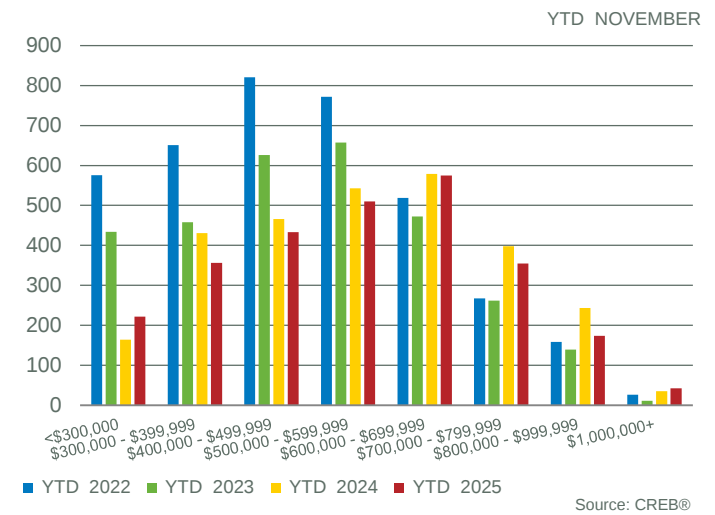


NORTH

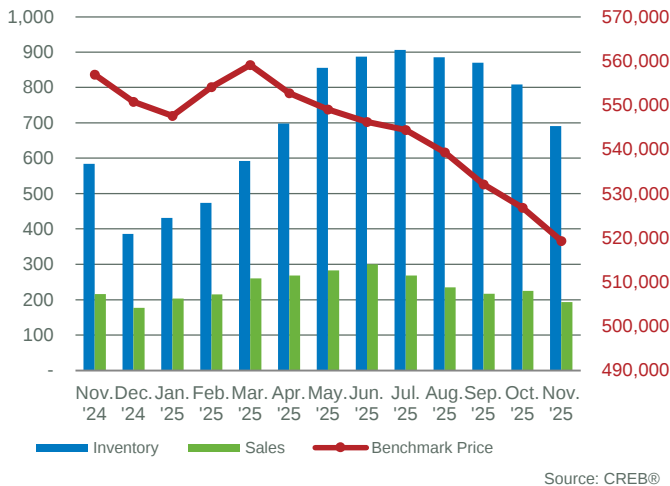
NORTH TOTAL SALES



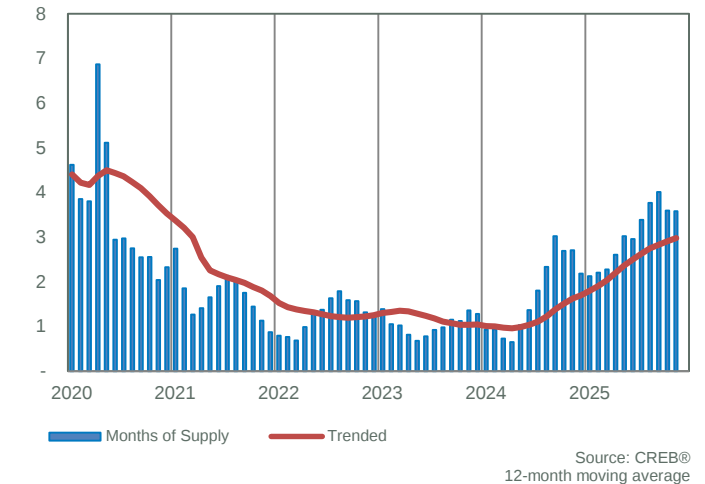
NORTH TOTAL SALES BY PRICE RANGE



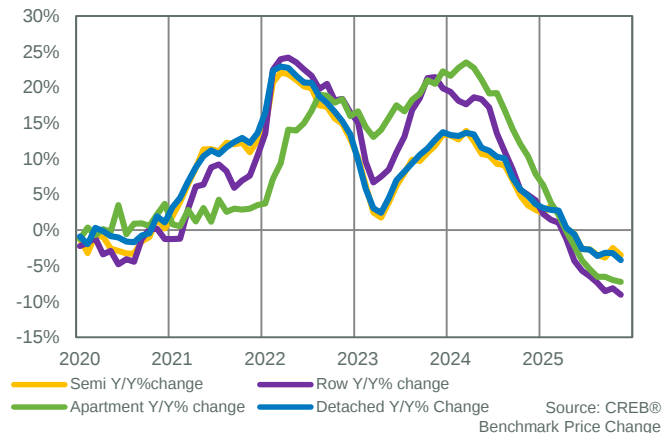
NORTH INVENTORY AND SALES



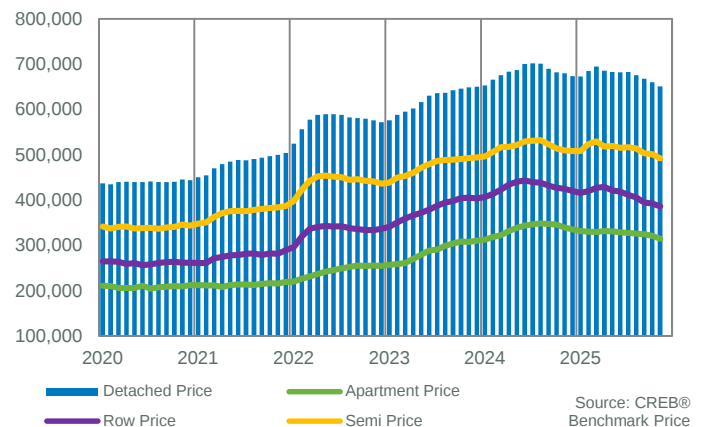
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

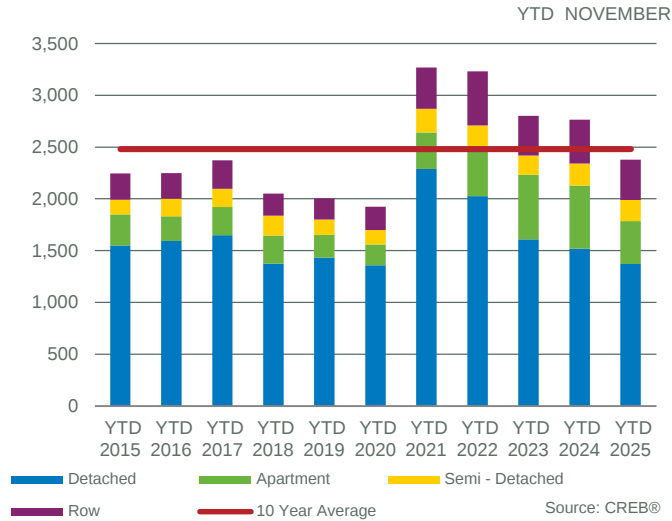


NORTH PRICES

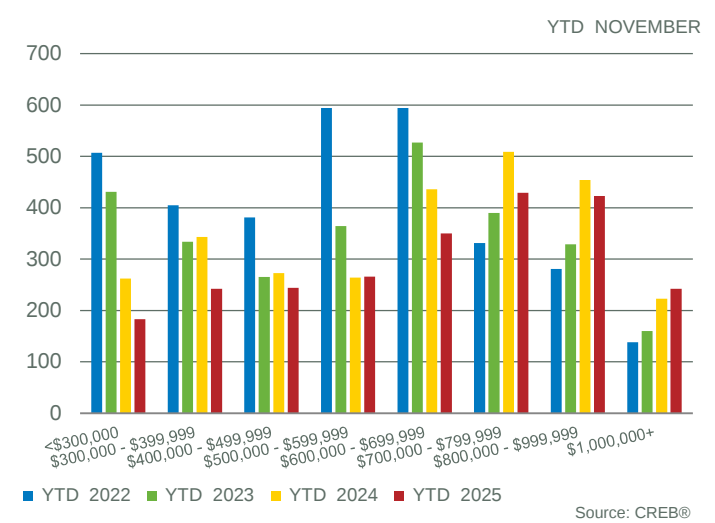


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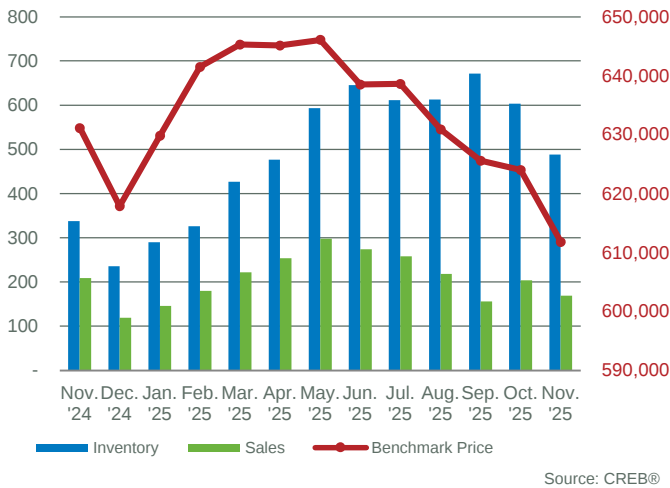
NORTHWEST TOTAL SALES



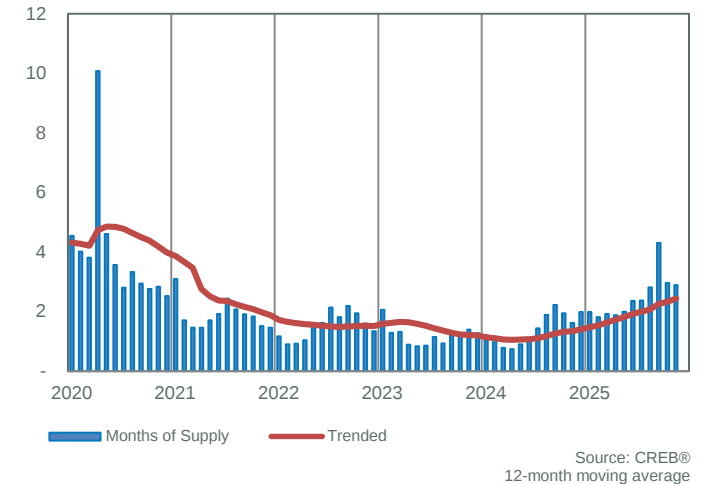
NORTHWEST TOTAL SALES BY PRICE RANGE



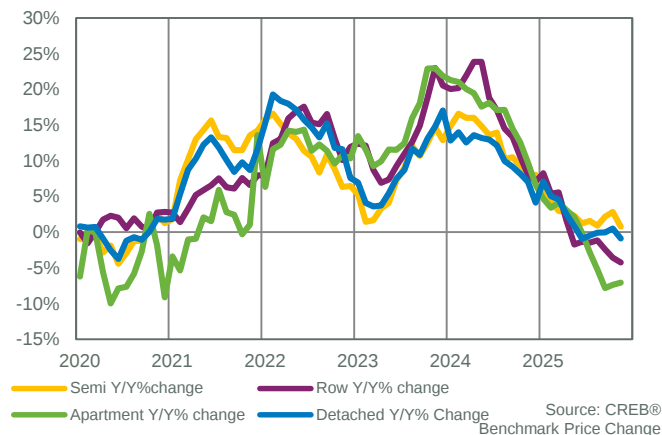
NORTHWEST INVENTORY AND SALES



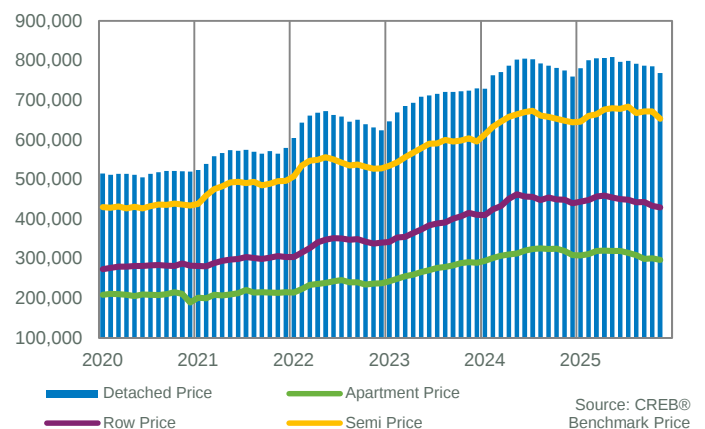
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

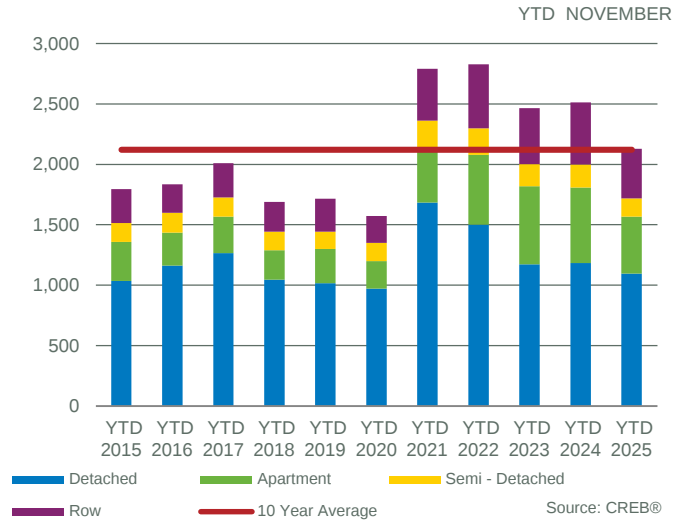


NORTHWEST PRICES

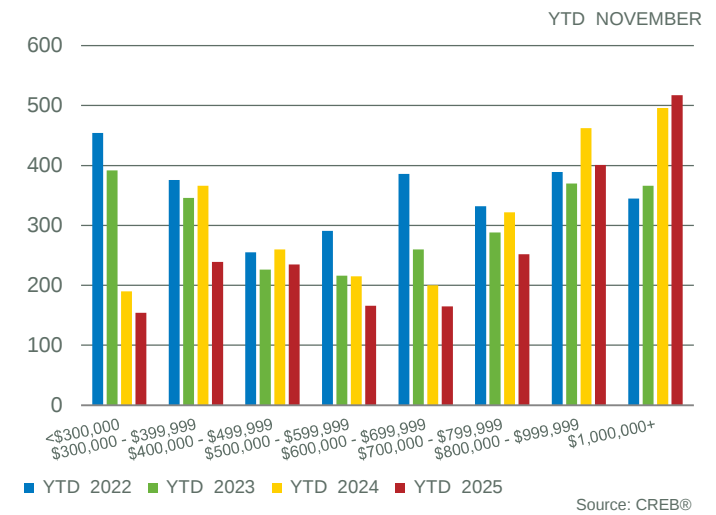


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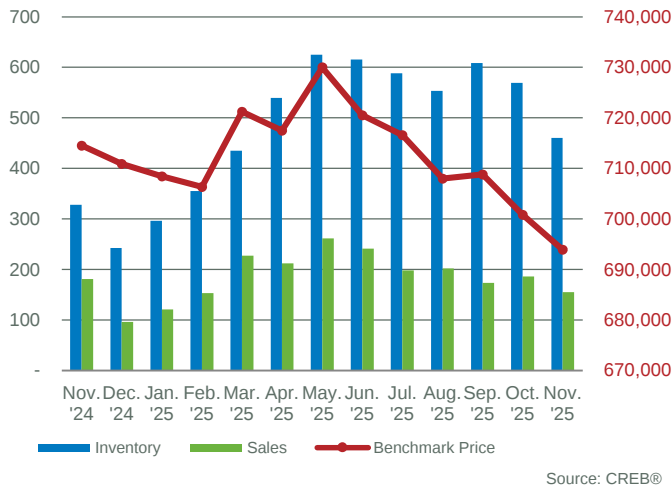
WEST TOTAL SALES



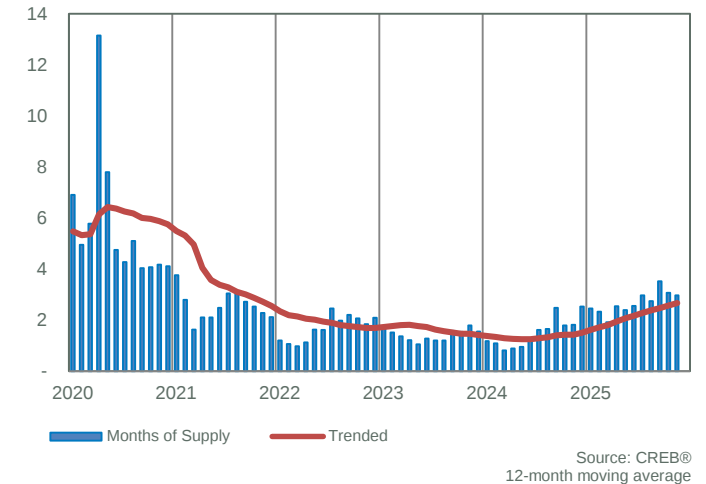
WEST TOTAL SALES BY PRICE RANGE



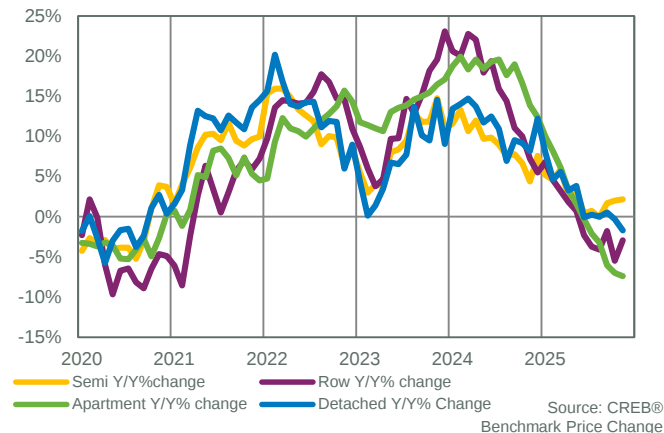
WEST INVENTORY AND SALES



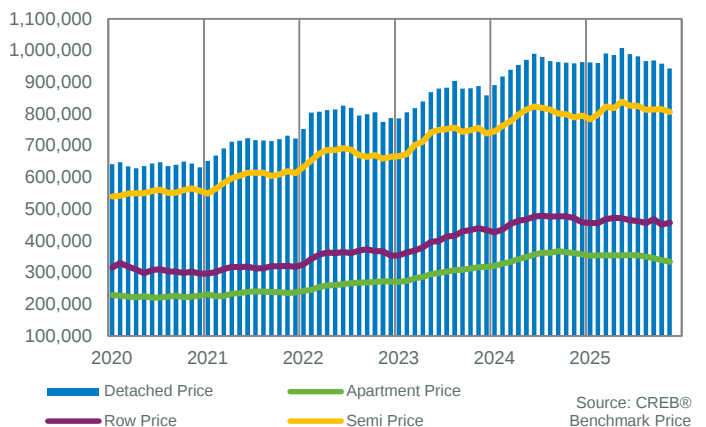
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

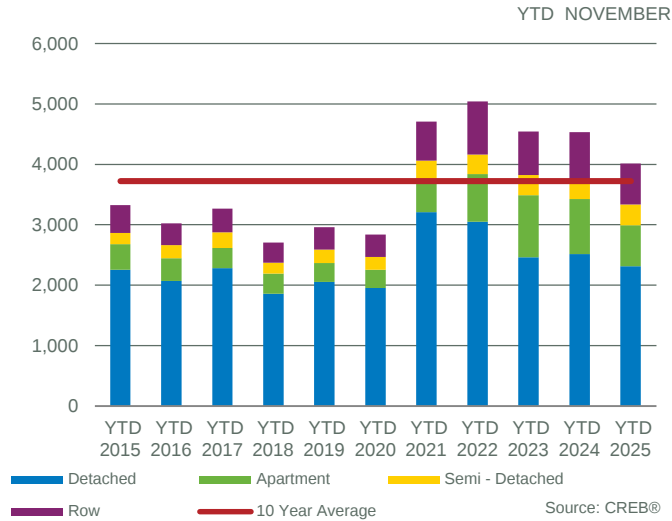


WEST PRICES

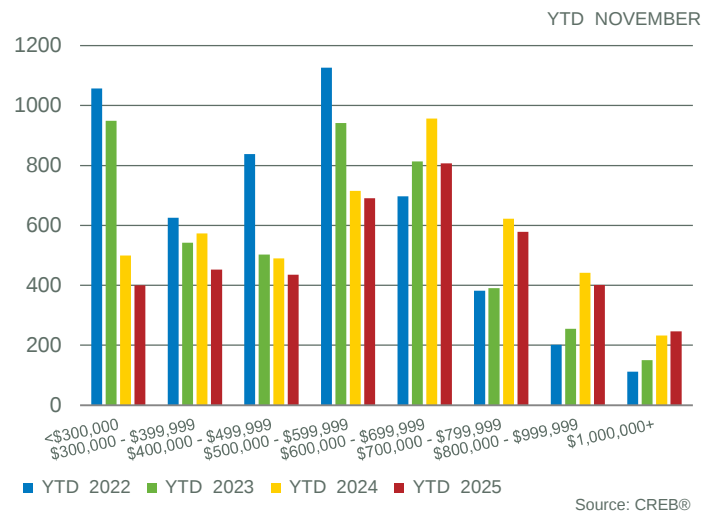


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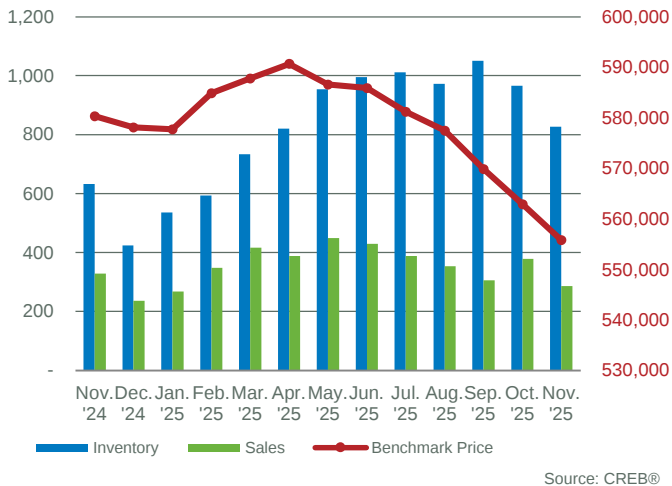
SOUTH TOTAL SALES



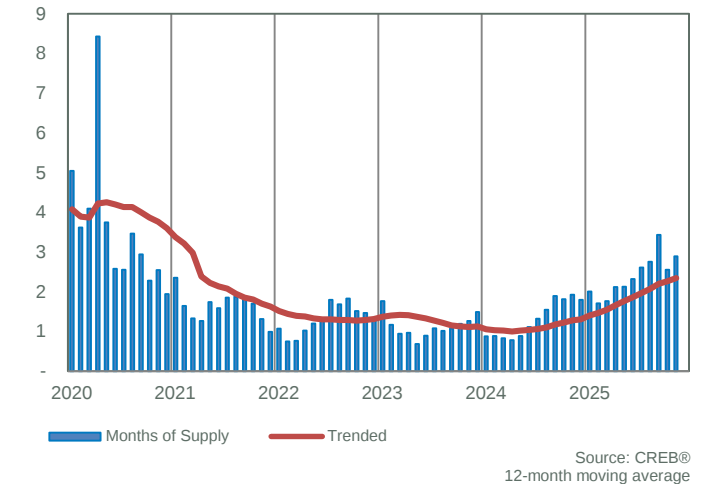
SOUTH TOTAL SALES BY PRICE RANGE



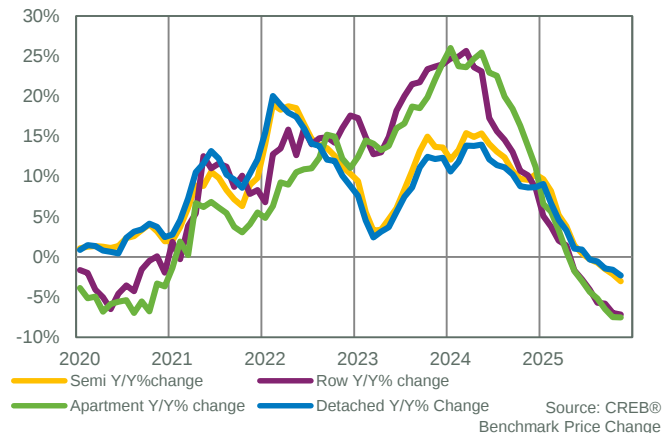
SOUTH INVENTORY AND SALES



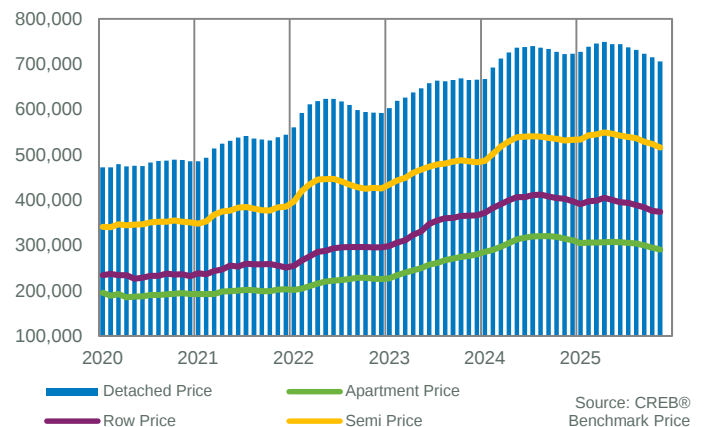
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

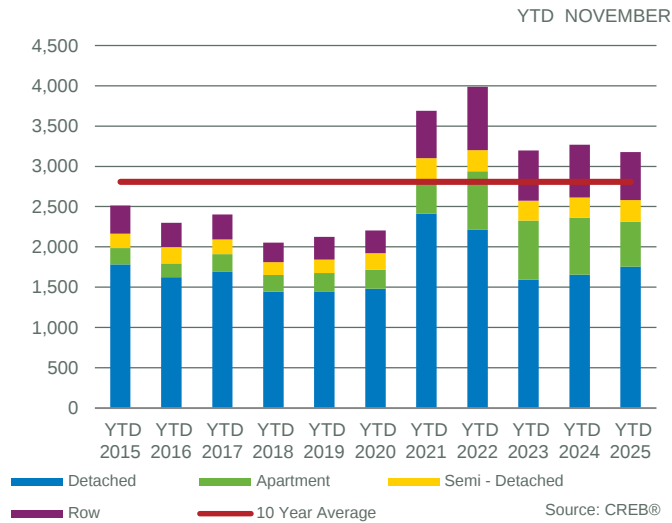


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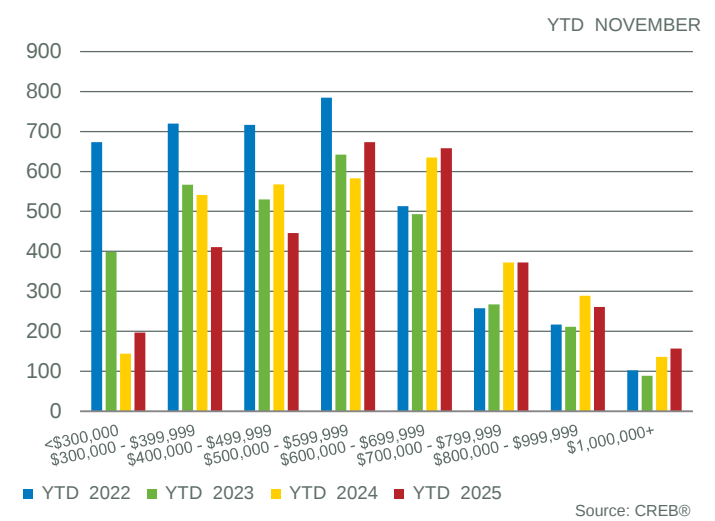


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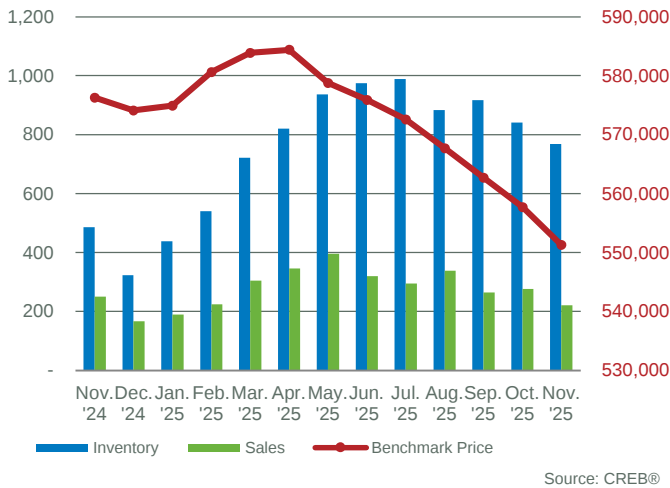
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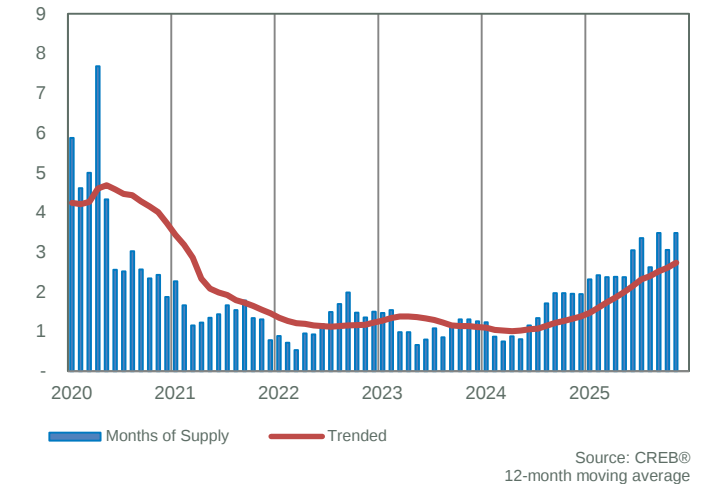
SOUTHEAST TOTAL SALES BY PRICE RANGE



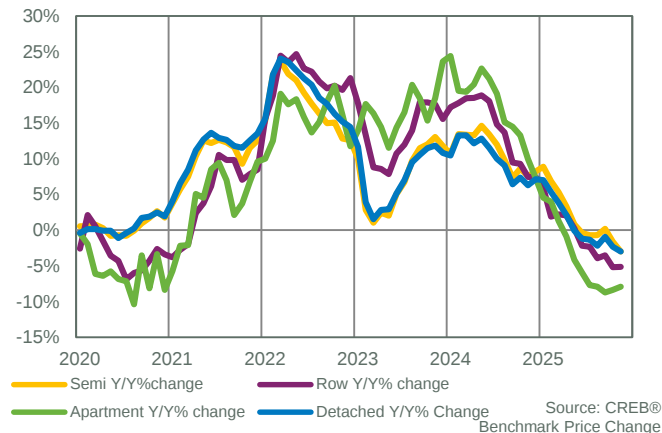
SOUTHEAST INVENTORY AND SALES



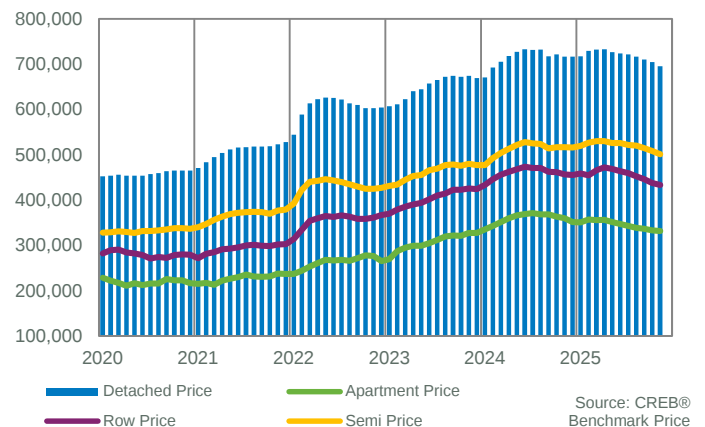
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

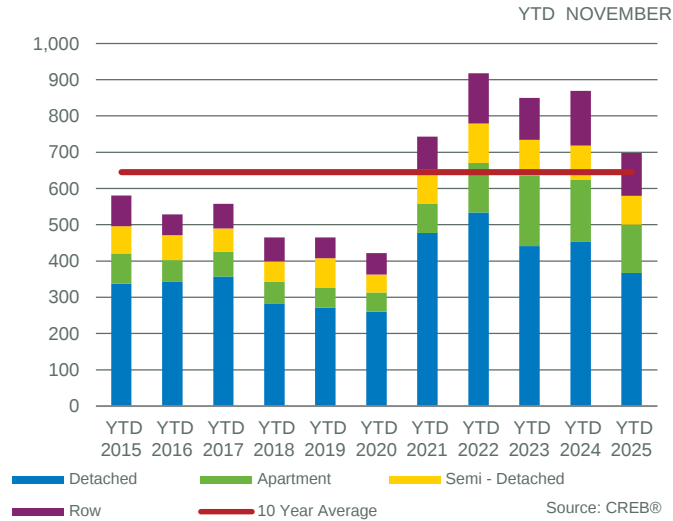


SOUTHEAST PRICES

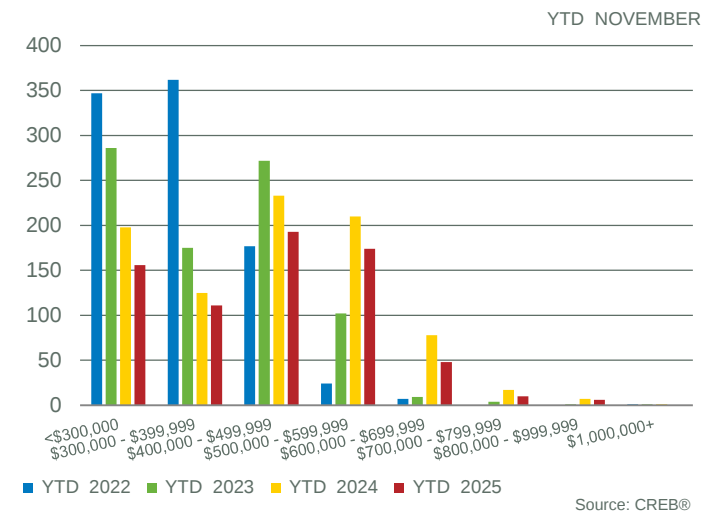


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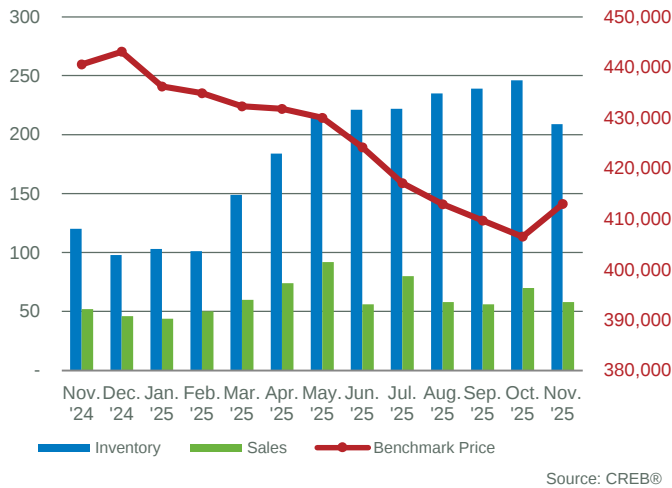
EAST TOTAL SALES



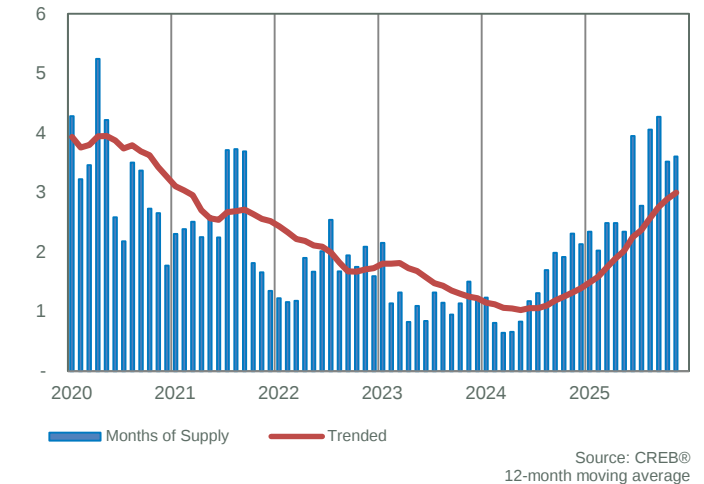
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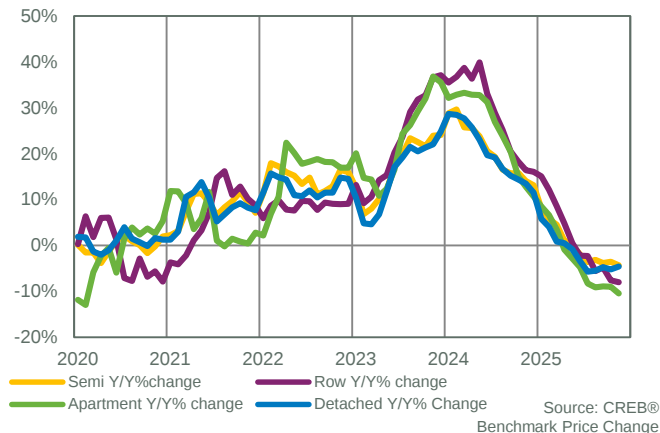
EAST INVENTORY AND SALES



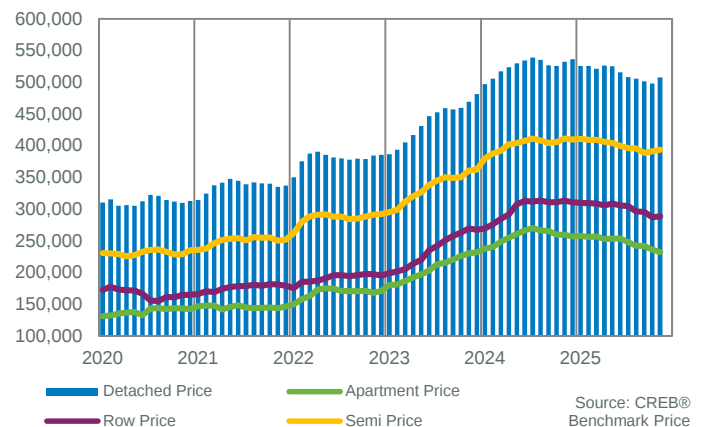
EAST MONTHS OF INVENTORY

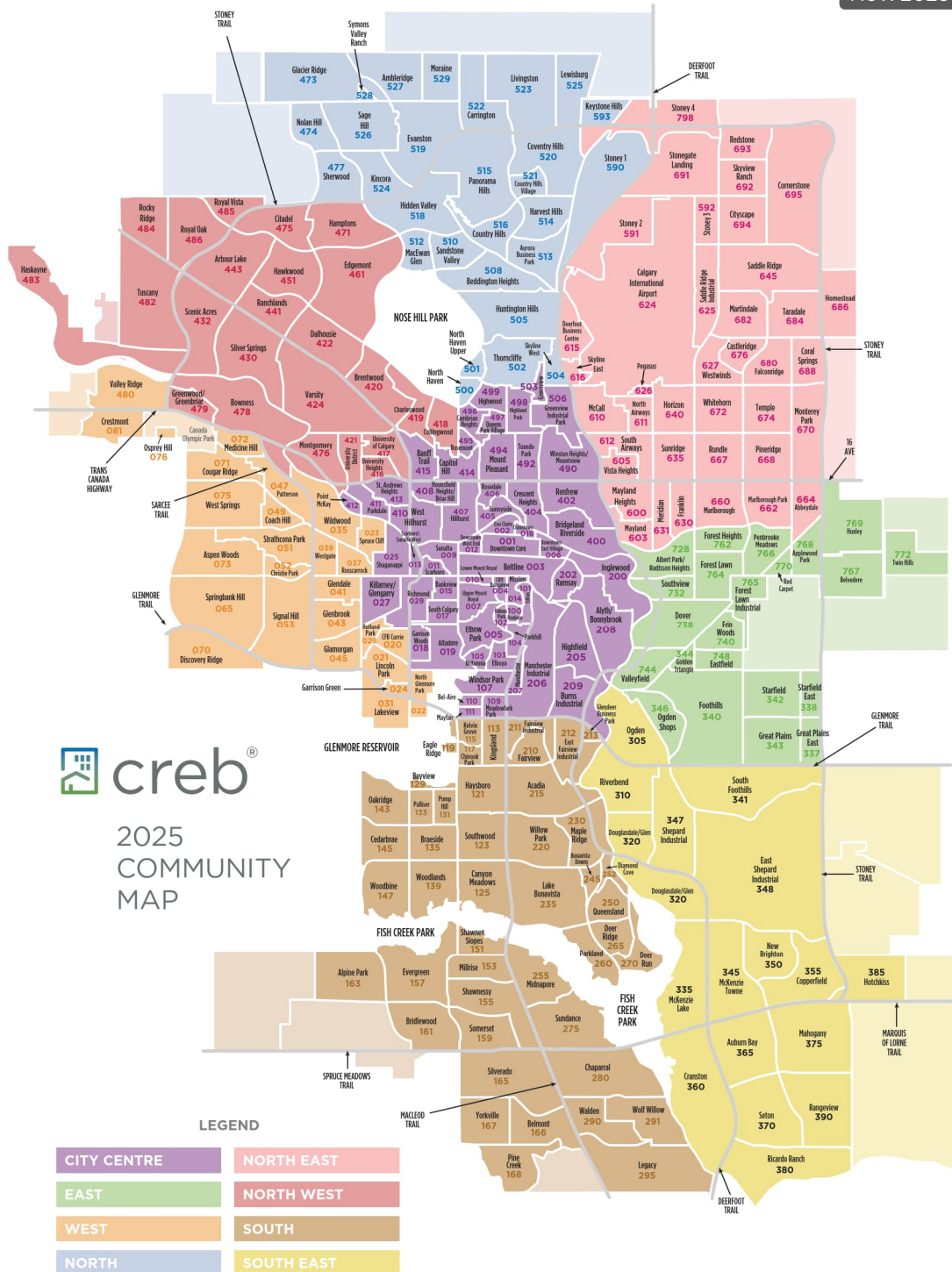


EAST PRICE CHANGE



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.

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

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