



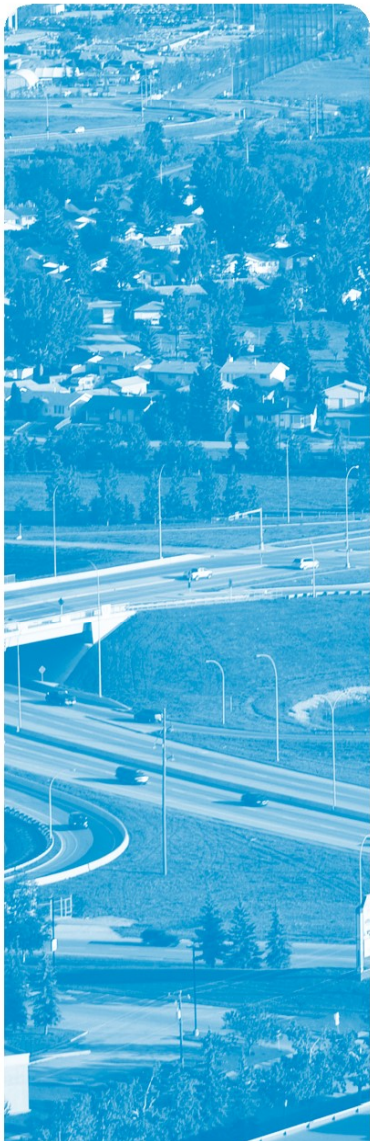
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MONTHLY STATISTICS PACKAGE

City of Calgary

January 2025



creb.com

January 2025

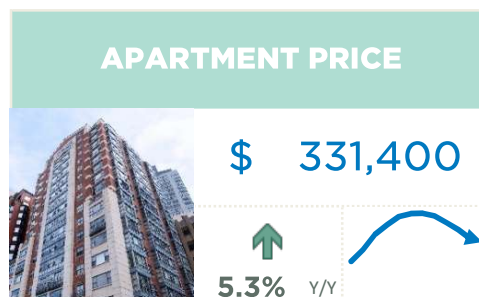
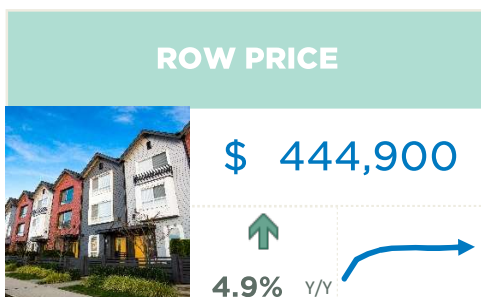
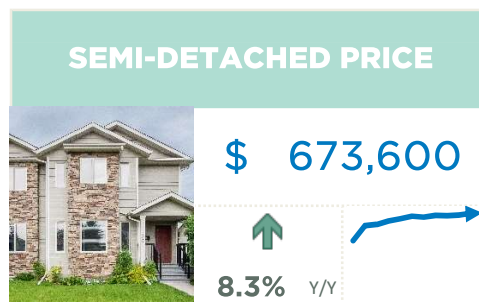
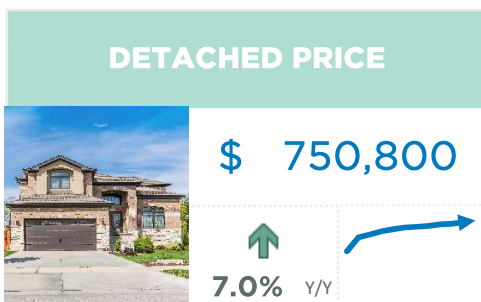
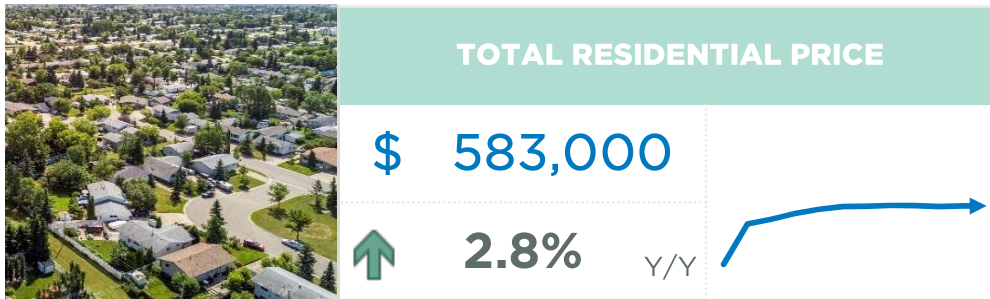
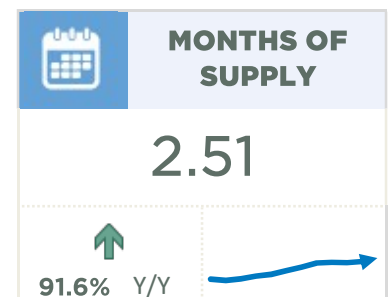
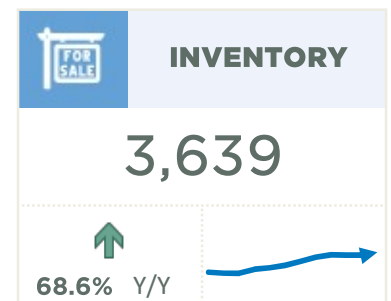
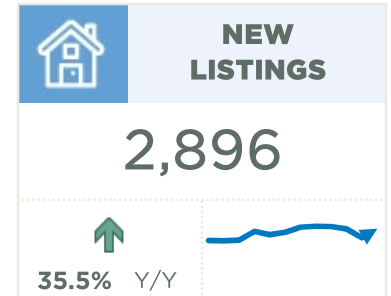
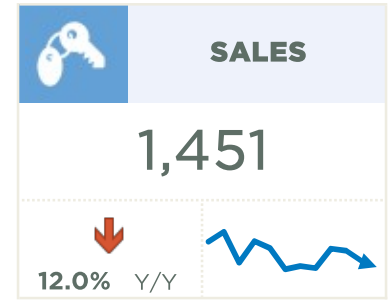
Supply levels improve in January

Calgary, Alberta, February 3, 2025 - Following three consecutive years of limited supply choice, inventory levels in January rose to 3,639 units. While the 70 per cent year-over-year gain is significant, inventory levels remain lower than the over 4,000 units we would typically see in January. Inventories rose across all property types, with some of the largest gains driven by apartment-style condominiums.

"Supply levels are expected to improve this year, contributing to more balanced conditions and slower price growth," said Ann-Marie Lurie, Chief Economist at CREB®. "However, the adjustment in supply is not equal amongst all property types. Compared with sales, we continue to see persistently tight conditions for detached, semi-detached and row properties while apartment condominiums show signs of excess supply for higher priced units." Citywide, the months of supply reached 2.5 months in January, an improvement over the one month of supply reported last year, but it is still considered low for a winter month. The month of supply ranged from under two months for semi-detached properties to 3.5 months for apartment-style units.

Rising supply resulted from a boost in new listings compared to sales. New listings rose to 2,896 units in January, compared to 1,451 sales. Sales in January were down by 12 per cent compared to last year. However, even with a pullback in sales, levels remained nearly 30 per cent higher than levels typically recorded in January.

The total residential benchmark price in January was \$583,000, which is relatively stable compared to levels reported at the end of last year and nearly three per cent higher than last January. Price growth ranged across districts within the city as well as property types.



January 2025

January 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	674	-8%	1,228	29%	1,448	45%	55%	2.15	58%	\$750,800	7%
Semi	160	22%	275	23%	307	40%	58%	1.92	15%	\$673,600	8%
Row	247	-17%	471	46%	589	128%	52%	2.38	175%	\$444,900	5%
Apartment	370	-24%	922	45%	1,295	90%	40%	3.50	150%	\$331,400	5%
Total Residential	1,451	-12%	2,896	36%	3,639	69%	50%	2.51	92%	\$583,000	3%

Year-to-Date

January 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	674	-8%	1,228	29%	1,448	45%	55%	2.15	58%	\$750,800	7%
Semi	160	22%	275	23%	307	40%	58%	1.92	15%	\$673,600	8%
Row	247	-17%	471	46%	589	128%	52%	2.38	175%	\$444,900	5%
Apartment	370	-24%	922	45%	1,295	90%	40%	3.50	150%	\$331,400	5%
Total Residential	1,451	-12%	2,896	36%	3,639	69%	50%	2.51	92%	\$583,000	3%



Detached

Driven by gains from homes priced above \$600,000, new listings reached 1,228 units in January, which is 29 per cent higher than last year. At the same time, sales activity slowed to 674 units, which brought levels in line with long-term trends. The improvement in new listings relative to sales did help support inventory gains. However, the 1,448 units in inventory are still nearly 27 per cent lower than levels we traditionally see in January, and the months of supply remained relatively low at just over two months. While conditions are not as tight as last year, there is some variation within the city districts as more balanced conditions are taking shape in the City Centre and North East districts. In January, the unadjusted benchmark price was \$750,800, slightly higher than last month and seven per cent higher than last January. On a seasonally adjusted basis, prices have remained relatively stable since the second half of last year.



Semi-Detached

Like other property types, gains in new listings relative to sales helped support some gains in inventory levels. While the semi-detached sector represents a relatively small share of activity in our market, sales in January did improve over last year, keeping the months of supply just below two months. Within the city, there is some significant variation, as the City Centre, North East, and West districts are all reporting near or above three months of supply, while all other districts have less than two months of supply.

The unadjusted benchmark price in January was \$673,600, slightly lower than last month but over eight per cent higher than levels reported last January. The districts with higher months of supply also reported some modest monthly price declines, offsetting stable to modest gains in the North, North West, South, South East, and East districts.



Row

January reported a boost in new listings compared to sales activity. This caused inventory levels to rise to 589 units, more than double the near-record low levels reported last January. The recent rise in new listings has helped bring inventories to levels that are more consistent with long-term trends. At the same time, the months of supply also improved, pushing above two months, a trend that started to play out over the second half of last year.

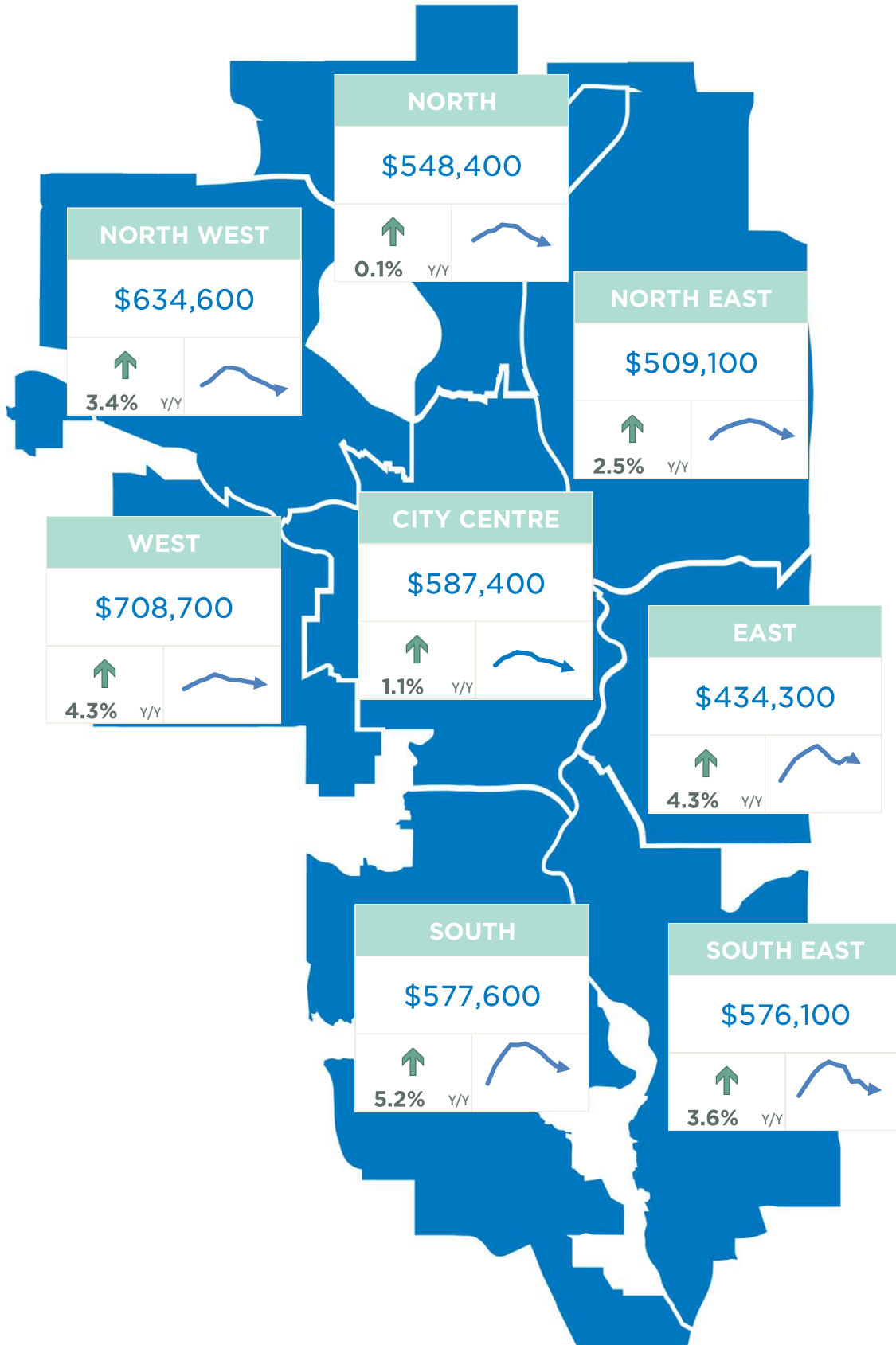
Improving supply relative to sales has taken some of the pressure off home prices, but not consistently across the city. Citywide, the unadjusted benchmark price was \$444,900, slightly lower than last month and nearly five per cent higher than last year. While prices are higher than last year across all districts, the largest monthly adjustment occurred in the North East district.



Apartment

Sales in January slowed to 370 units over last year's record high for the month. At the same time, new listings reached 922 units, a new high for January. The gain in new listings relative to sales caused inventories to rise to 1,295 units. While sales have remained relatively strong, the gain in supply has pushed the months of supply up to 3.5 months. This is much higher than the levels seen over the past three years but nowhere near the nine months reported in January prior to the pandemic.

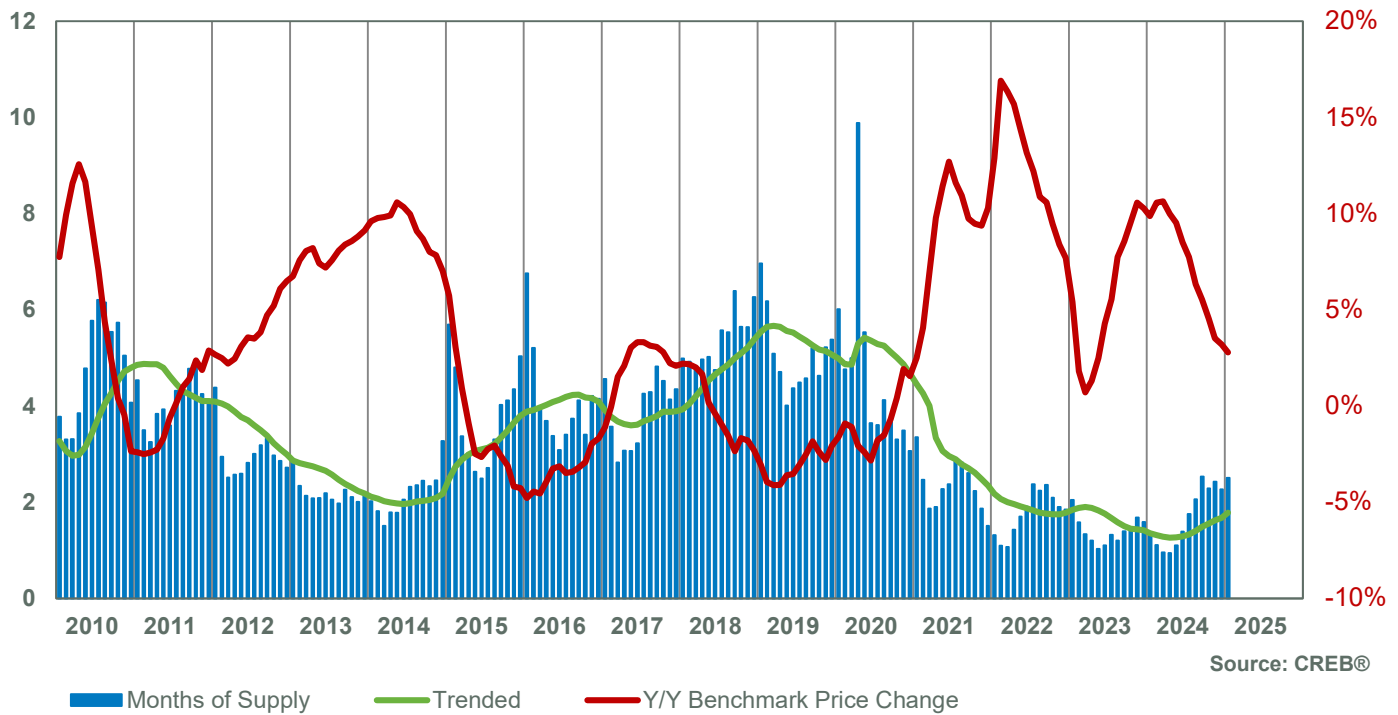
Improved supply choice has weighed on prices over the past five months. In January, the unadjusted benchmark price was \$331,400, slightly lower than last month but still five per cent higher than last year's levels. Like other property types, the level of adjustment varies across the city. The largest monthly declines occurred in the North, West and South districts.



	Jan-24	Jan-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	1,649	1,451	-12.01%	1,649	1,451	-12.01%
Total Sales Volume	\$938,922,285	\$877,892,019	-6.50%	\$938,922,285	\$877,892,019	-6.50%
New Listings	2,137	2,896	35.52%	2,137	2,896	35.52%
Inventory	2,158	3,639	68.63%	2,158	3,639	68.63%
Months of Supply	1.31	2.51	91.64%	1.31	2.51	91.64%
Sales to New Listings	77.16%	50.10%	-27.06%	77.16%	50.10%	-27.06%
Sales to List Price	99.88%	98.55%	-1.33%	99.88%	98.55%	-1.33%
Days on Market	34	41	21.63%	34	41	21.63%
Benchmark Price	\$567,200	\$583,000	2.79%	\$567,200	\$583,000	2.79%
Median Price	\$523,000	\$572,500	9.46%	\$523,000	\$572,500	9.46%
Average Price	\$569,389	\$605,026	6.26%	\$569,389	\$605,026	6.26%
Index	265.5	272.9	2.79%	260.7	278.5	6.84%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Jan-24	Jan-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	733	674	-8.05%	733	674	-8.05%
Total Sales Volume	\$556,521,987	\$525,595,506	-5.56%	\$556,521,987	\$525,595,506	-5.56%
New Listings	954	1,228	28.72%	954	1,228	28.72%
Inventory	999	1,448	44.94%	999	1,448	44.94%
Months of Supply	1.36	2.15	57.63%	1.36	2.15	57.63%
Sales to New Listings Ratio	76.83%	54.89%	-21.95%	76.83%	54.89%	-21.95%
Sales to List Price Ratio	99.97%	98.89%	-1.08%	99.97%	98.89%	-1.08%
Days on Market	34	37	9.95%	34	37	9.95%
Benchmark Price	\$701,500	\$750,800	7.03%	\$701,500	\$750,800	7.03%
Median Price	\$690,000	\$698,194	1.19%	\$690,000	\$698,194	1.19%
Average Price	\$759,239	\$779,815	2.71%	\$759,239	\$779,815	2.71%
APARTMENT						
Total Sales	488	370	-24.18%	488	370	-24.18%
Total Sales Volume	\$164,461,258	\$130,535,729	-20.63%	\$164,461,258	\$130,535,729	-20.63%
New Listings	638	922	44.51%	638	922	44.51%
Inventory	682	1,295	89.88%	682	1,295	89.88%
Months of Supply	1.40	3.50	150.44%	1.40	3.50	150.44%
Sales to New Listings Ratio	76.49%	40.13%	-36.36%	76.49%	40.13%	-36.36%
Sales to List Price Ratio	99.00%	97.81%	-1.19%	99.00%	97.81%	-1.19%
Days on Market	35	51	44.07%	35	51	44.07%
Benchmark Price	\$314,700	\$331,400	5.31%	\$314,700	\$331,400	5.31%
Median Price	\$308,000	\$311,500	1.14%	\$308,000	\$311,500	1.14%
Average Price	\$337,011	\$352,799	4.68%	\$337,011	\$352,799	4.68%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	131	160	22.14%	131	160	22.14%
Total Sales Volume	\$87,471,442	\$106,730,012	22.02%	\$87,471,442	\$106,730,012	22.02%
New Listings	223	275	23.32%	223	275	23.32%
Inventory	219	307	40.18%	219	307	40.18%
Months of Supply	1.67	1.92	14.77%	1.67	1.92	14.77%
Sales to New Listings Ratio	58.74%	58.18%	-0.56%	58.74%	58.18%	-0.56%
Sales to List Price Ratio	100.48%	98.75%	-1.72%	100.48%	98.75%	-1.72%
Days on Market	35	36	3.06%	35	36	3.06%
Benchmark Price	\$621,900	\$673,600	8.31%	\$621,900	\$673,600	8.31%
Median Price	\$610,000	\$589,257	-3.40%	\$610,000	\$589,257	-3.40%
Average Price	\$667,721	\$667,063	-0.10%	\$667,721	\$667,063	-0.10%
CITY OF CALGARY ROW						
Total Sales	297	247	-16.84%	297	247	-16.84%
Total Sales Volume	\$130,467,598	\$115,030,773	-11.83%	\$130,467,598	\$115,030,773	-11.83%
New Listings	322	471	46.27%	322	471	46.27%
Inventory	258	589	128.29%	258	589	128.29%
Months of Supply	0.87	2.38	174.51%	0.87	2.38	174.51%
Sales to New Listings Ratio	92.24%	52.44%	-39.79%	92.24%	52.44%	-39.79%
Sales to List Price Ratio	100.84%	98.61%	-2.21%	100.84%	98.61%	-2.21%
Days on Market	30	39	31.59%	30	39	31.59%
Benchmark Price	\$424,300	\$444,900	4.86%	\$424,300	\$444,900	4.86%
Median Price	\$434,200	\$449,500	3.52%	\$434,200	\$449,500	3.52%
Average Price	\$439,285	\$465,712	6.02%	\$439,285	\$465,712	6.02%

For a list of definitions, see page 29.

January 2025	Sales	New Listings	Sales to New Listings Ratio	New Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	76	167	45.51%	215	2.83	\$954,700	10.15%	0.39%
North East	83	174	47.70%	284	3.42	\$600,700	4.89%	-0.22%
North	111	169	65.68%	190	1.71	\$672,800	3.05%	-0.16%
North West	73	132	55.30%	134	1.84	\$783,400	6.99%	2.71%
West	62	108	57.41%	114	1.84	\$964,900	7.91%	-0.09%
South	144	253	56.92%	267	1.85	\$725,000	8.88%	0.62%
South East	97	181	53.59%	181	1.87	\$718,700	6.95%	0.07%
East	24	38	63.16%	53	2.21	\$526,000	5.73%	-1.98%
TOTAL CITY	674	1,228	54.89%	1,448	2.15	\$750,800	7.03%	0.44%
Apartment								
City Centre	151	405	37.28%	560	3.71	\$340,500	4.03%	0.44%
North East	34	84	40.48%	124	3.65	\$304,400	8.06%	0.43%
North	32	83	38.55%	123	3.84	\$331,700	5.70%	-0.96%
North West	33	68	48.53%	87	2.64	\$305,300	4.41%	-0.20%
West	32	74	43.24%	101	3.16	\$355,300	9.86%	-1.09%
South	53	106	50.00%	156	2.94	\$308,300	6.24%	-2.25%
South East	26	86	30.23%	119	4.58	\$355,200	4.44%	-0.28%
East	9	16	56.25%	25	2.78	\$253,800	7.86%	0.12%
TOTAL CITY	370	922	40.13%	1,295	3.50	\$331,400	5.31%	-0.30%
Semi-detached								
City Centre	38	73	52.05%	103	2.71	\$926,600	10.23%	-0.74%
North East	20	48	41.67%	56	2.80	\$437,900	6.23%	-0.66%
North	17	20	85.00%	27	1.59	\$512,600	2.62%	0.12%
North West	16	27	59.26%	26	1.63	\$646,300	5.26%	0.15%
West	6	23	26.09%	25	4.17	\$781,900	5.43%	-1.41%
South	28	44	63.64%	38	1.36	\$534,500	9.69%	0.11%
South East	28	35	80.00%	26	0.93	\$519,300	8.91%	0.66%
East	4	4	100.00%	3	0.75	\$408,500	7.90%	0.15%
TOTAL CITY	160	275	58.18%	307	1.92	\$673,600	8.31%	-0.59%
Row								
City Centre	30	63	47.62%	69	2.30	\$604,500	5.96%	-0.26%
North East	37	101	36.63%	130	3.51	\$360,500	4.40%	-2.70%
North	43	62	69.35%	89	2.07	\$413,200	2.08%	-1.10%
North West	24	39	61.54%	43	1.79	\$447,300	8.17%	0.99%
West	21	43	48.84%	56	2.67	\$457,400	6.47%	-0.46%
South	43	70	61.43%	73	1.70	\$396,500	5.54%	-1.69%
South East	41	78	52.56%	108	2.63	\$460,600	5.86%	0.77%
East	7	12	58.33%	21	3.00	\$305,500	15.50%	-0.39%
TOTAL CITY	247	471	52.44%	589	2.38	\$444,900	4.86%	-0.56%

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

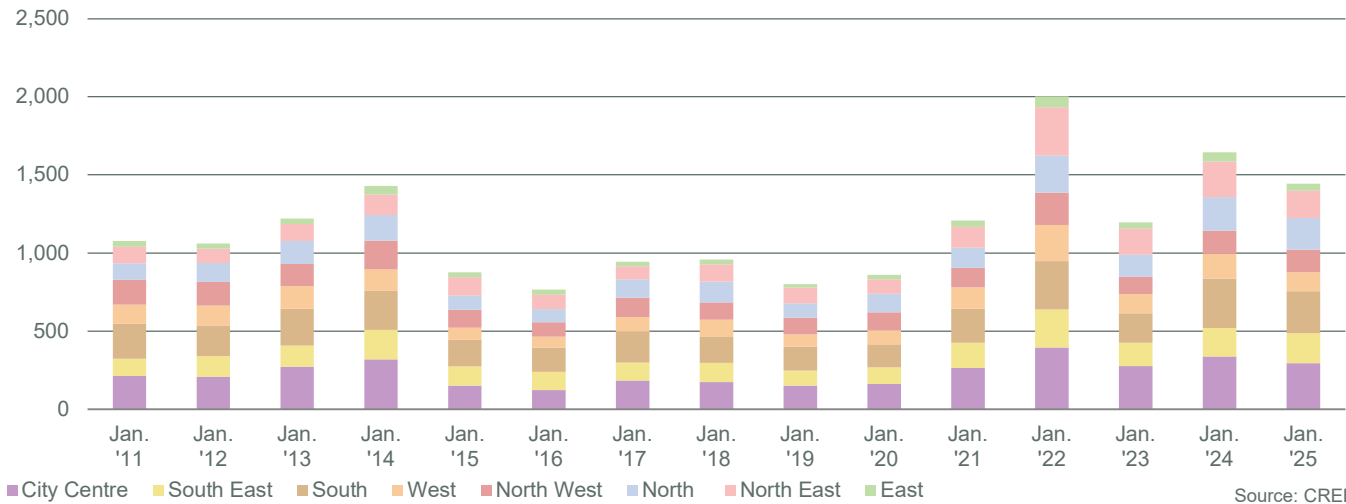
City of Calgary

- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



TOTAL SALES

JANUARY



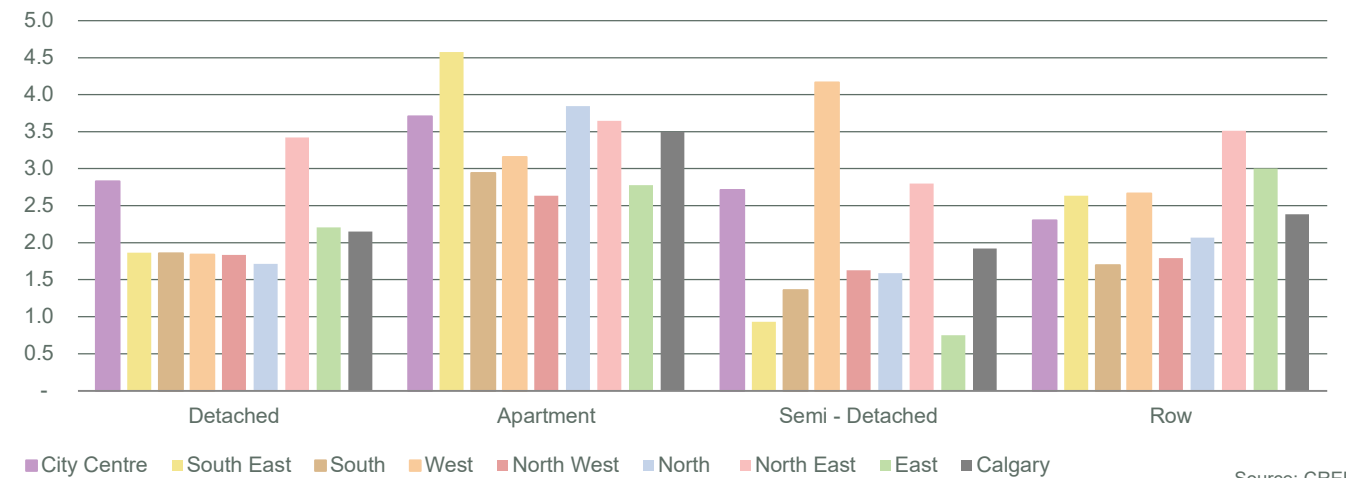
TOTAL INVENTORY

JANUARY



MONTHS OF SUPPLY

JANUARY

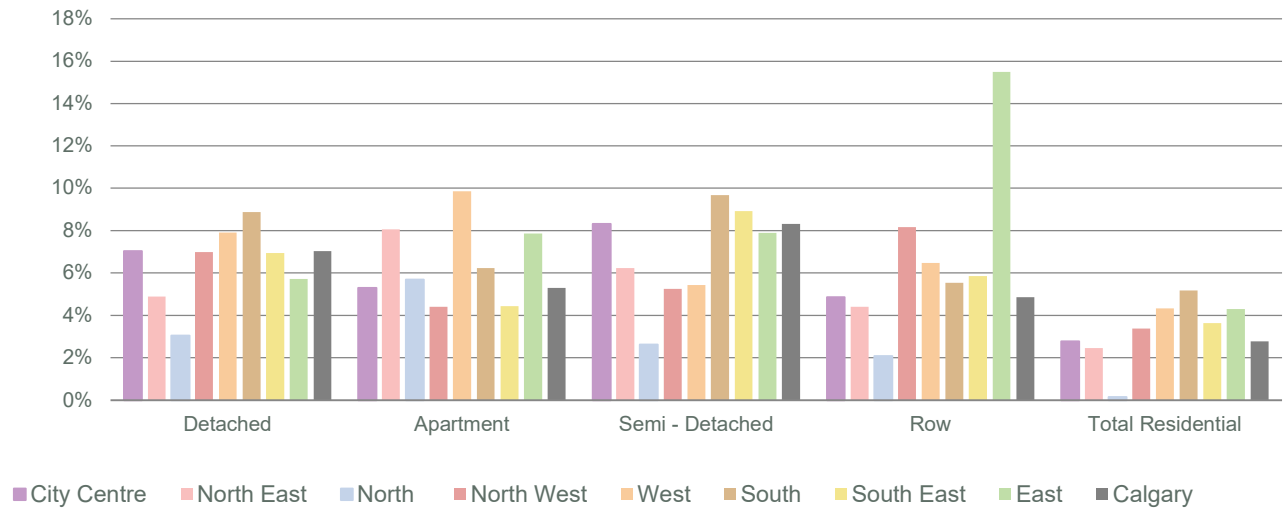


BENCHMARK PRICE - JANUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY

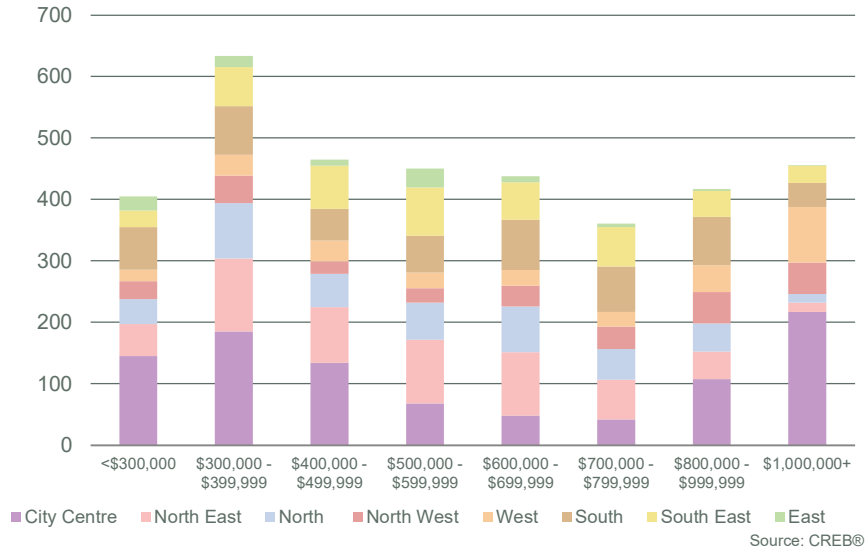


Source: CREB®

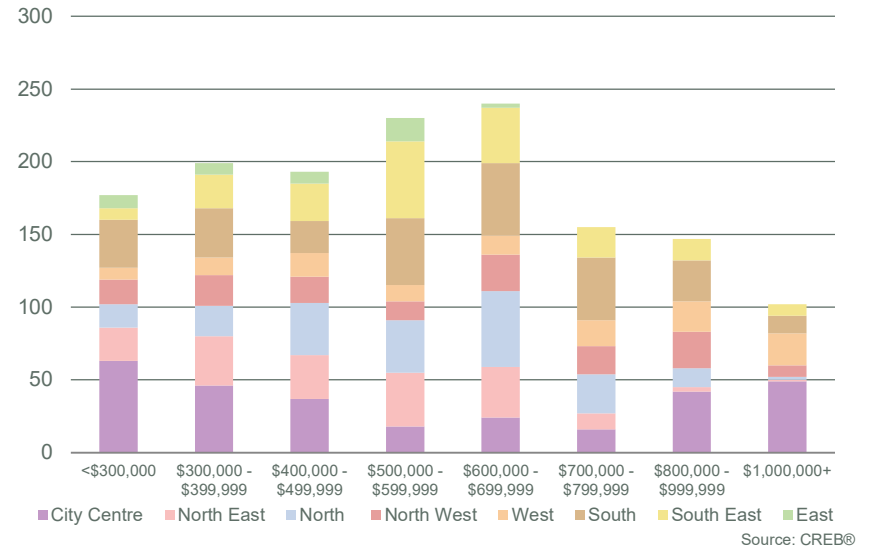
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

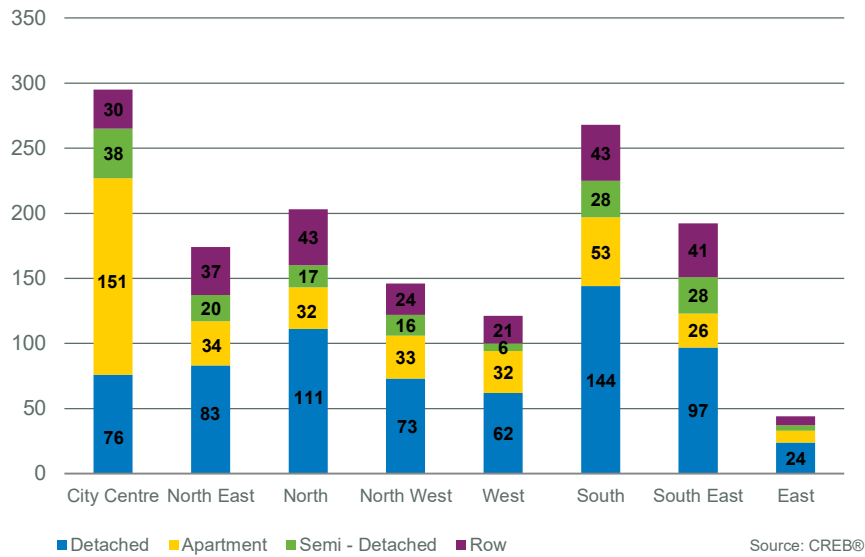
TOTAL INVENTORY BY PRICE RANGE - JANUARY



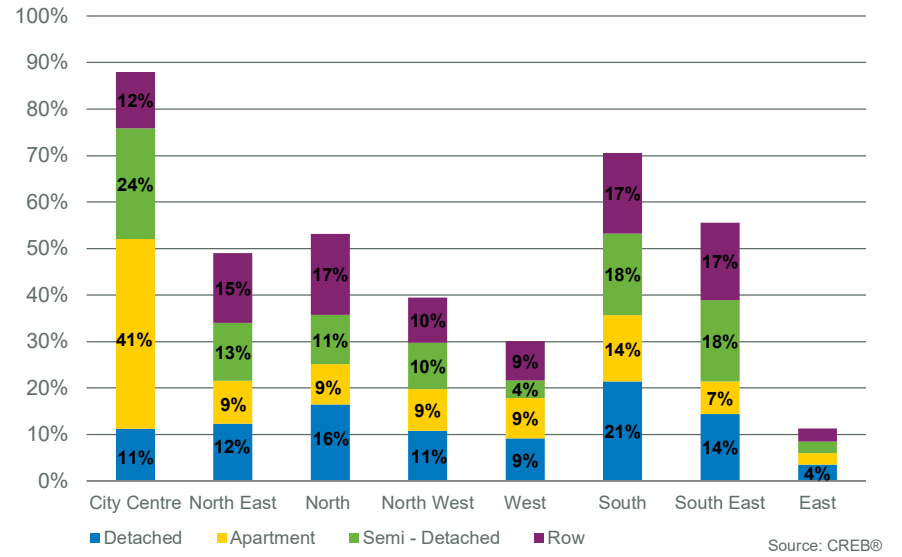
TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



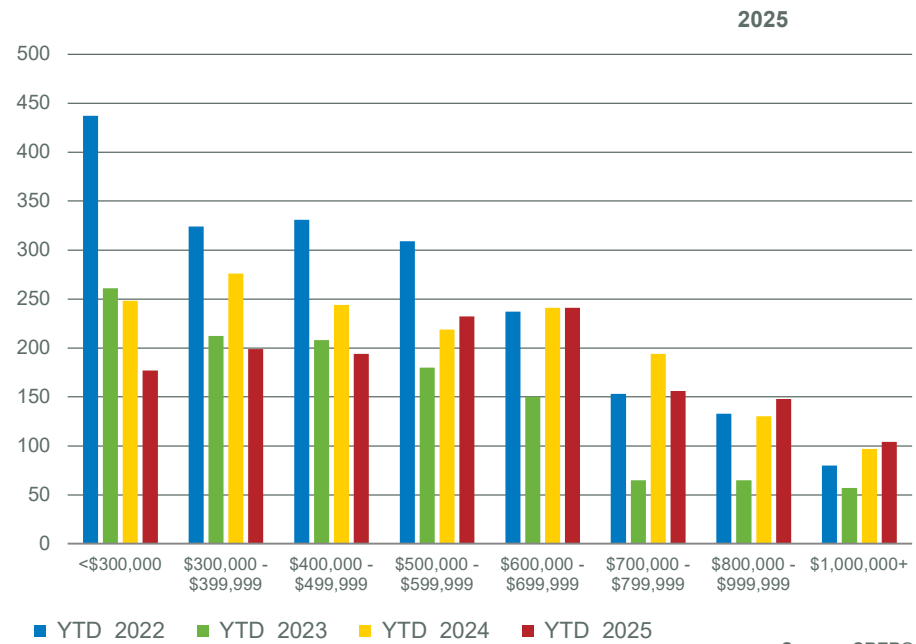
SHARE OF CITY WIDE SALES - JANUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	1,649	2,132	2,658	2,876	3,090	2,737	2,374	2,182	2,000	2,170	1,793	1,320
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	2,158	2,360	2,546	2,722	3,412	3,790	4,165	4,496	5,069	4,969	4,357	2,995
Days on Market	34	24	20	20	19	20	24	27	28	32	37	43
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	566,250	562,500	570,444	562,500	556,500	565,000	574,950	573,000	552,250
Average Price	569,389	583,107	596,211	608,535	612,804	623,182	606,427	609,230	622,205	620,811	615,668	605,062
Index	266	273	277	281	283	285	284	282	279	277	275	273
2025												
Sales	1,451											
New Listings	2,896											
Inventory	3,639											
Days on Market	41											
Benchmark Price	583,000											
Median Price	572,500											
Average Price	605,026											
Index	273											

	Jan-24	Jan-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	19	12	19	12
\$200,000 - \$249,999	92	50	92	50
\$250,000 - \$299,999	137	115	137	115
\$300,000 - \$349,999	158	108	158	108
\$350,000 - \$399,999	118	91	118	91
\$400,000 - \$449,999	121	95	121	95
\$450,000 - \$499,999	123	99	123	99
\$500,000 - \$549,999	125	96	125	96
\$550,000 - \$599,999	94	136	94	136
\$600,000 - \$649,999	134	141	134	141
\$650,000 - \$699,999	107	100	107	100
\$700,000 - \$749,999	105	87	105	87
\$750,000 - \$799,999	89	69	89	69
\$800,000 - \$849,999	52	58	52	58
\$850,000 - \$899,999	36	38	36	38
\$900,000 - \$949,999	20	27	20	27
\$950,000 - \$999,999	22	25	22	25
\$1,000,000 - \$1,299,999	54	56	54	56
\$1,300,000 - \$1,499,999	16	17	16	17
\$1,500,000 - \$1,999,999	18	22	18	22
\$2,000,000 +	9	9	9	9
	1,649	1,451	1,649	1,451

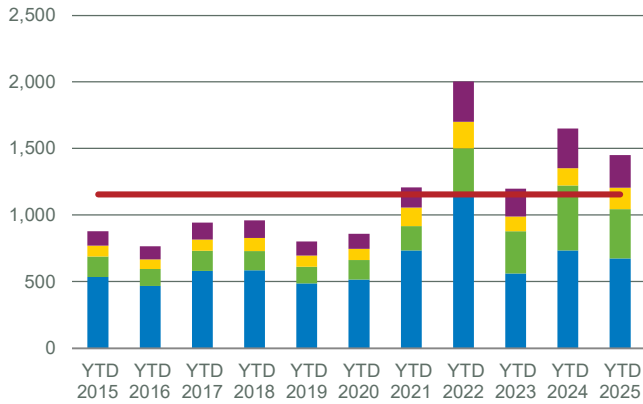
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

2025

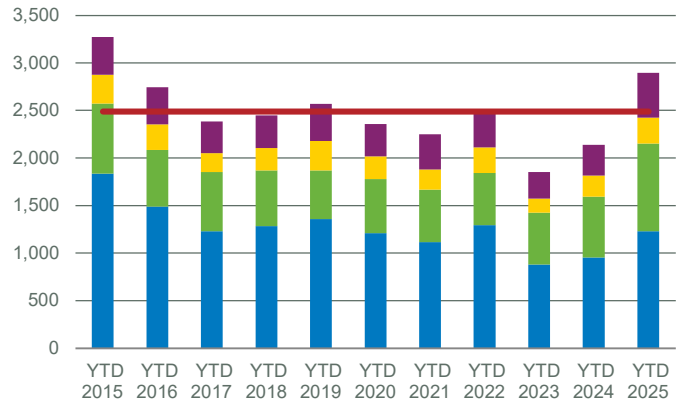


■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average

Source: CREB®

CITY OF CALGARY TOTAL NEW LISTINGS

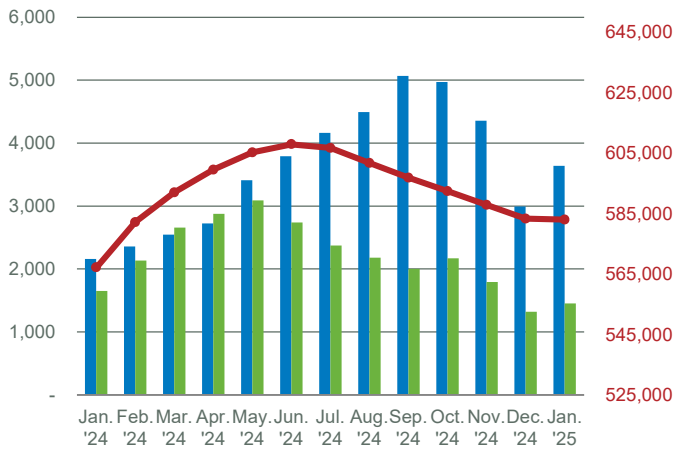
2025



■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average

Source: CREB®

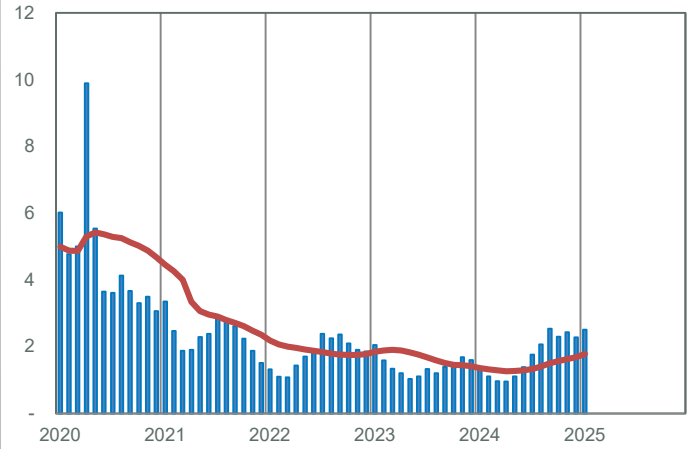
CITY OF CALGARY TOTAL INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

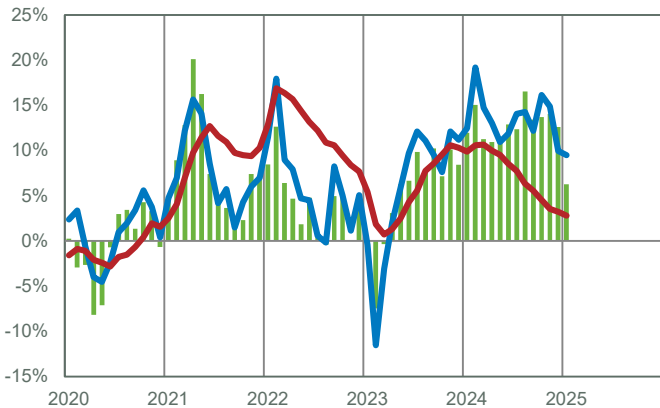
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



■ Months of Supply — Trended
 12 month moving average inventory

Source: CREB®

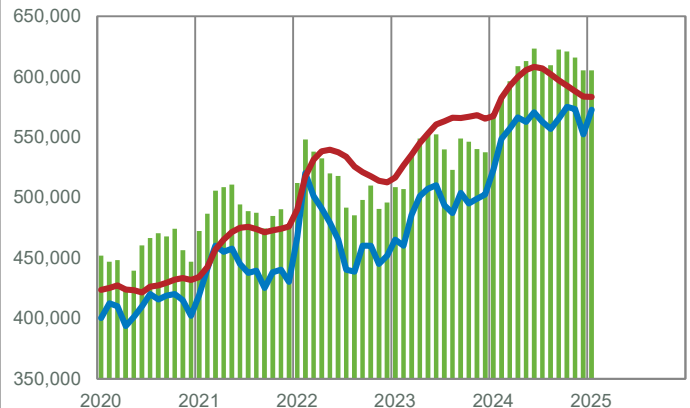
CITY OF CALGARY TOTAL PRICE CHANGE



— Average Price Y/Y% Change — Median Price Y/Y% Change
— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY TOTAL PRICES



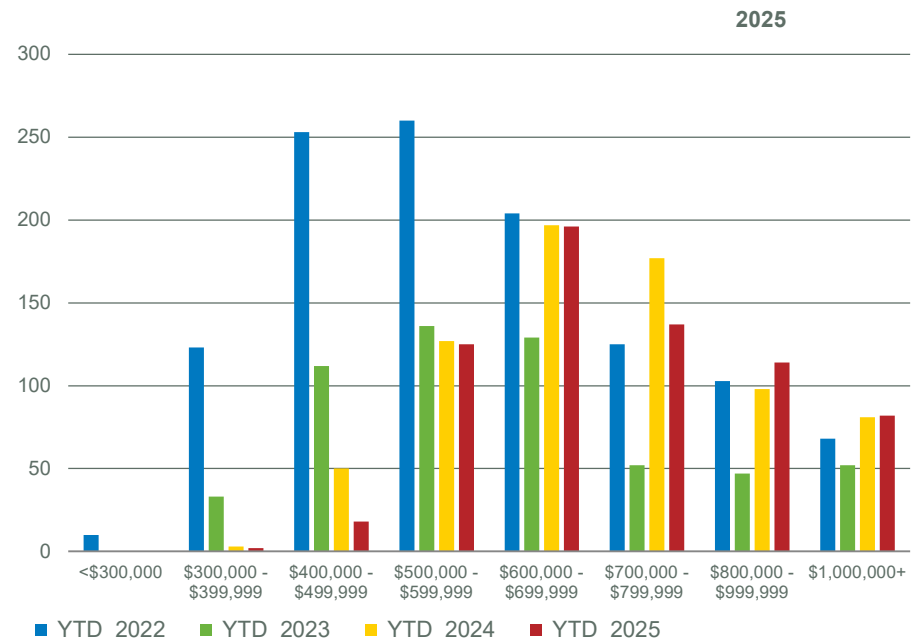
■ Average Price ■ Median Price
— Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	733	952	1,148	1,318	1,383	1,277	1,093	1,024	942	1,068	862	611
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	2,199	1,858	1,234
Days on Market	34	25	20	19	18	19	24	26	27	32	34	42
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	699,850	710,000	685,000
Average Price	759,239	777,236	801,848	796,830	823,167	829,335	803,854	804,979	820,026	802,450	785,821	797,354
Index	288	297	304	308	313	315	315	313	311	310	308	307
2025												
Sales	674											
New Listings	1,228											
Inventory	1,448											
Days on Market	37											
Benchmark Price	750,800											
Median Price	698,194											
Average Price	779,815											
Index	308											

	Jan-24	Jan-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	-	-	-	-
\$300,000 - \$349,999	-	1	-	1
\$350,000 - \$399,999	3	1	3	1
\$400,000 - \$449,999	17	3	17	3
\$450,000 - \$499,999	33	15	33	15
\$500,000 - \$549,999	62	44	62	44
\$550,000 - \$599,999	65	81	65	81
\$600,000 - \$649,999	108	112	108	112
\$650,000 - \$699,999	89	84	89	84
\$700,000 - \$749,999	95	77	95	77
\$750,000 - \$799,999	82	60	82	60
\$800,000 - \$849,999	42	52	42	52
\$850,000 - \$899,999	30	29	30	29
\$900,000 - \$949,999	14	16	14	16
\$950,000 - \$999,999	12	17	12	17
\$1,000,000 - \$1,299,999	44	38	44	38
\$1,300,000 - \$1,499,999	14	15	14	15
\$1,500,000 - \$1,999,999	15	20	15	20
\$2,000,000 +	8	9	8	9
	733	674	733	674

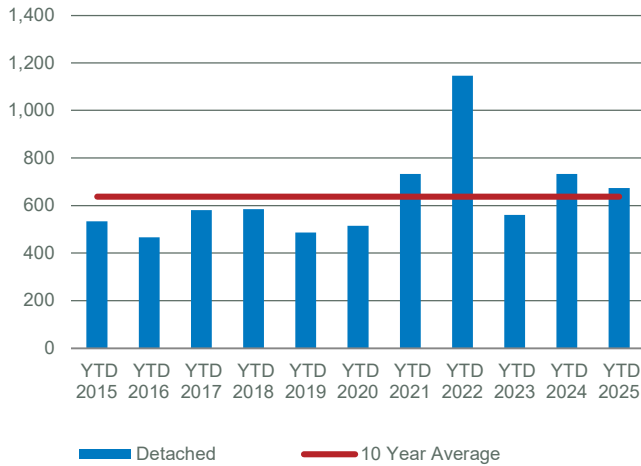
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

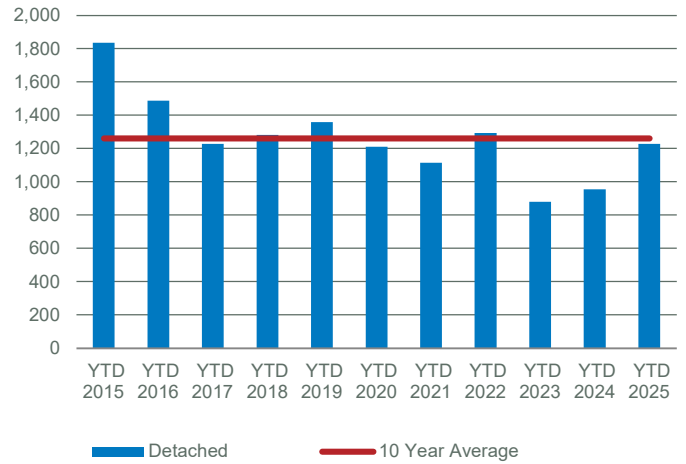
2025



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

2025



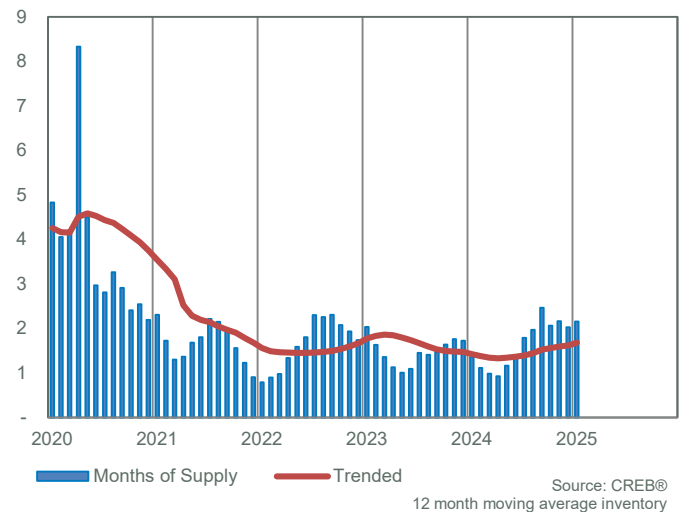
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



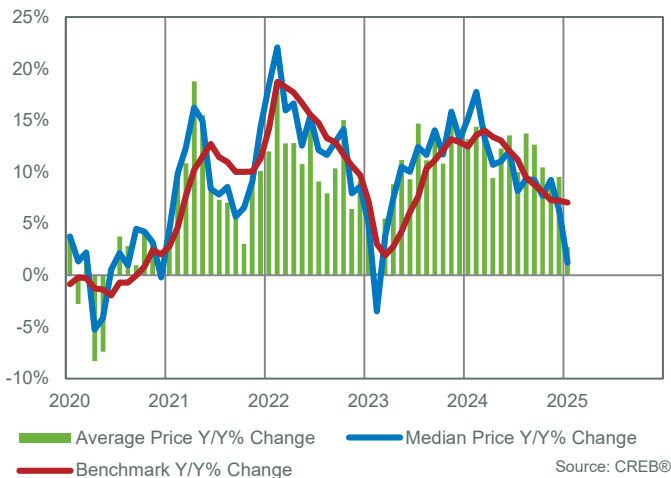
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



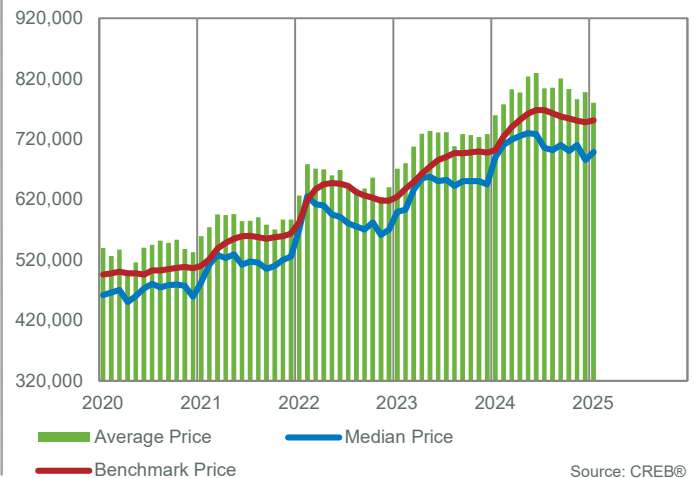
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

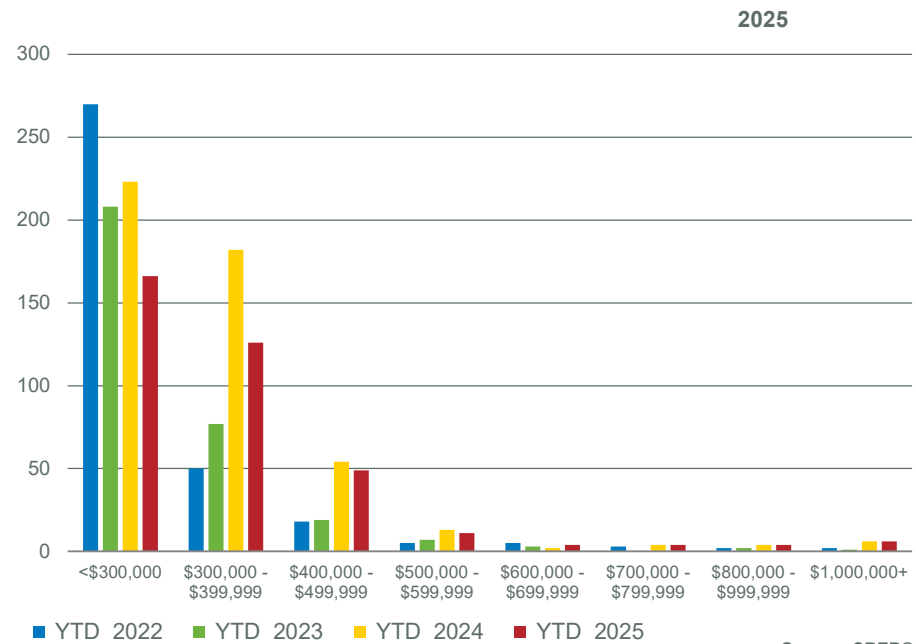


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	488	638	813	822	907	791	659	603	501	560	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	1,594	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	351,998	353,733	358,432
Index	237	243	247	253	257	260	261	261	260	258	255	251
2025												
Sales	370											
New Listings	922											
Inventory	1,295											
Days on Market	51											
Benchmark Price	331,400											
Median Price	311,500											
Average Price	352,799											
Index	250											

	Jan-24	Jan-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	17	12	17	12
\$200,000 - \$249,999	88	49	88	49
\$250,000 - \$299,999	118	105	118	105
\$300,000 - \$349,999	120	79	120	79
\$350,000 - \$399,999	62	47	62	47
\$400,000 - \$449,999	31	32	31	32
\$450,000 - \$499,999	23	17	23	17
\$500,000 - \$549,999	7	9	7	9
\$550,000 - \$599,999	6	2	6	2
\$600,000 - \$649,999	1	3	1	3
\$650,000 - \$699,999	1	1	1	1
\$700,000 - \$749,999	1	2	1	2
\$750,000 - \$799,999	3	2	3	2
\$800,000 - \$849,999	2	-	2	-
\$850,000 - \$899,999	1	1	1	1
\$900,000 - \$949,999	-	3	-	3
\$950,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,299,999	2	3	2	3
\$1,300,000 - \$1,499,999	1	2	1	2
\$1,500,000 - \$1,999,999	3	1	3	1
\$2,000,000 +	-	-	-	-
	488	370	488	370

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES



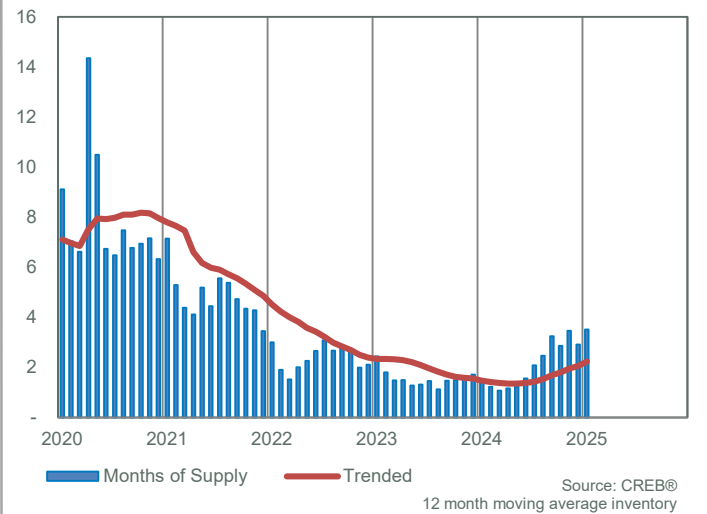
CITY OF CALGARY APARTMENT NEW LISTINGS



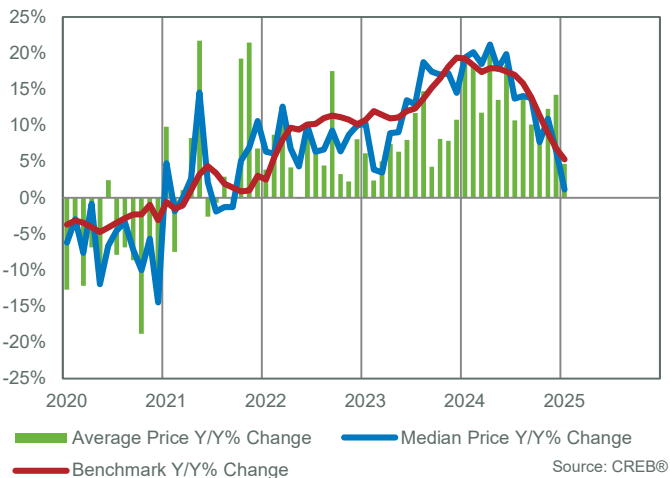
CITY OF CALGARY APARTMENT INVENTORY AND SALES



CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



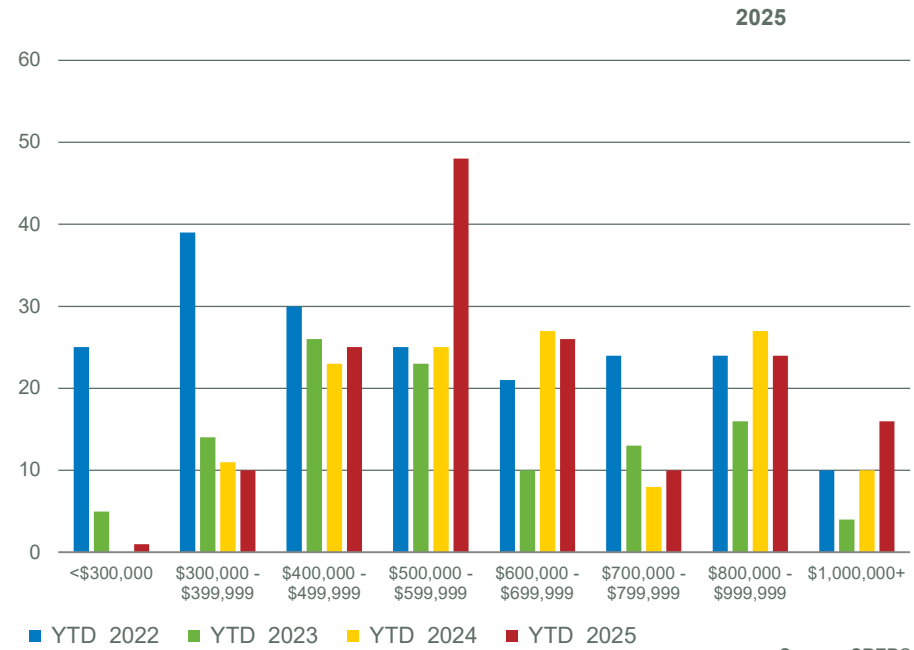
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	131	191	250	254	259	233	199	172	181	189	172	124
New Listings	223	224	261	293	360	304	263	299	299	285	225	100
Inventory	219	223	206	208	273	298	295	341	379	393	363	248
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	622,750	635,000	580,000
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,666	658,408	672,816	702,290	703,605	655,623
Index	334	343	353	358	364	368	369	366	364	363	362	364
2025												
Sales	160											
New Listings	275											
Inventory	307											
Days on Market	36											
Benchmark Price	673,600											
Median Price	589,257											
Average Price	667,063											
Index	361											

	Jan-24	Jan-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	-	1	-	1
\$300,000 - \$349,999	2	2	2	2
\$350,000 - \$399,999	9	8	9	8
\$400,000 - \$449,999	13	7	13	7
\$450,000 - \$499,999	10	18	10	18
\$500,000 - \$549,999	15	17	15	17
\$550,000 - \$599,999	10	31	10	31
\$600,000 - \$649,999	15	17	15	17
\$650,000 - \$699,999	12	9	12	9
\$700,000 - \$749,999	5	4	5	4
\$750,000 - \$799,999	3	6	3	6
\$800,000 - \$849,999	8	4	8	4
\$850,000 - \$899,999	5	7	5	7
\$900,000 - \$949,999	5	6	5	6
\$950,000 - \$999,999	9	7	9	7
\$1,000,000 - \$1,299,999	8	15	8	15
\$1,300,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	1	-	1	-
	131	160	131	160

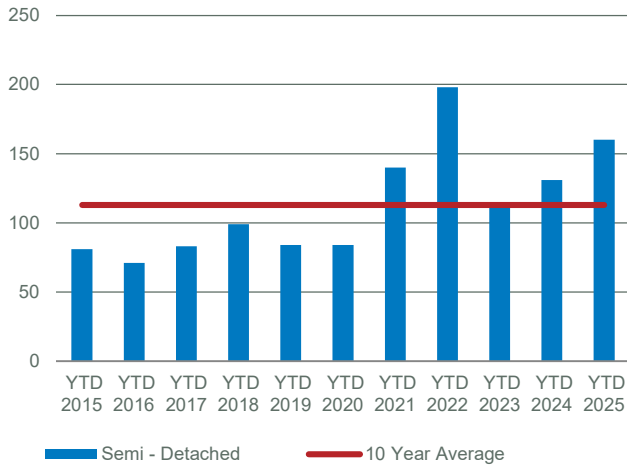
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

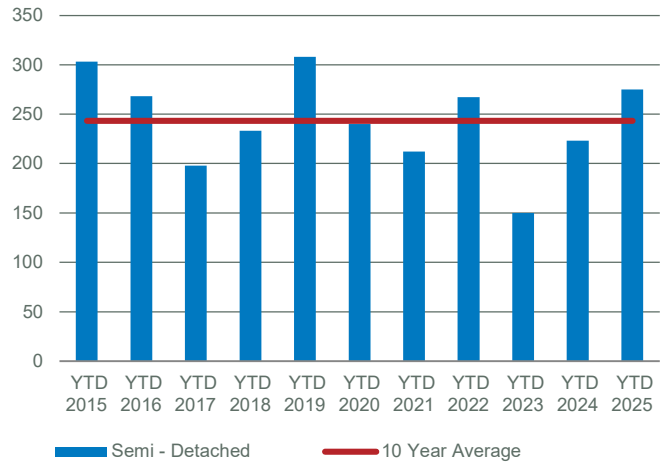
2025



Source: CREB®

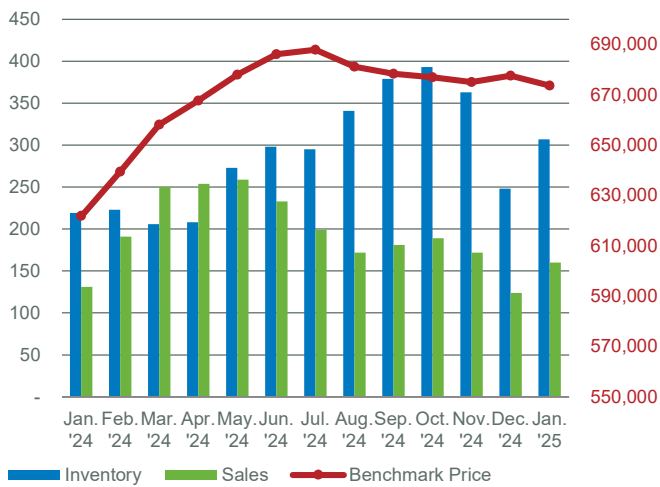
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2025



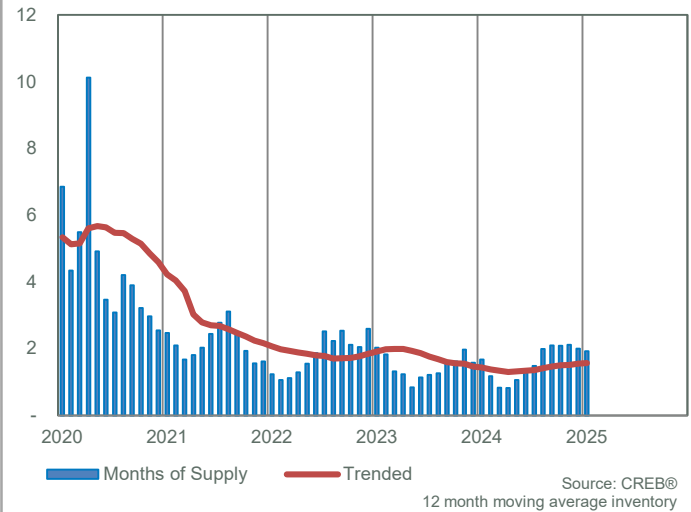
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



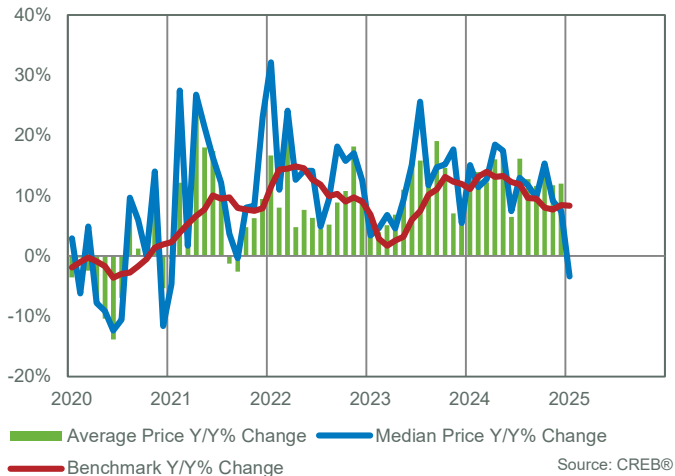
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

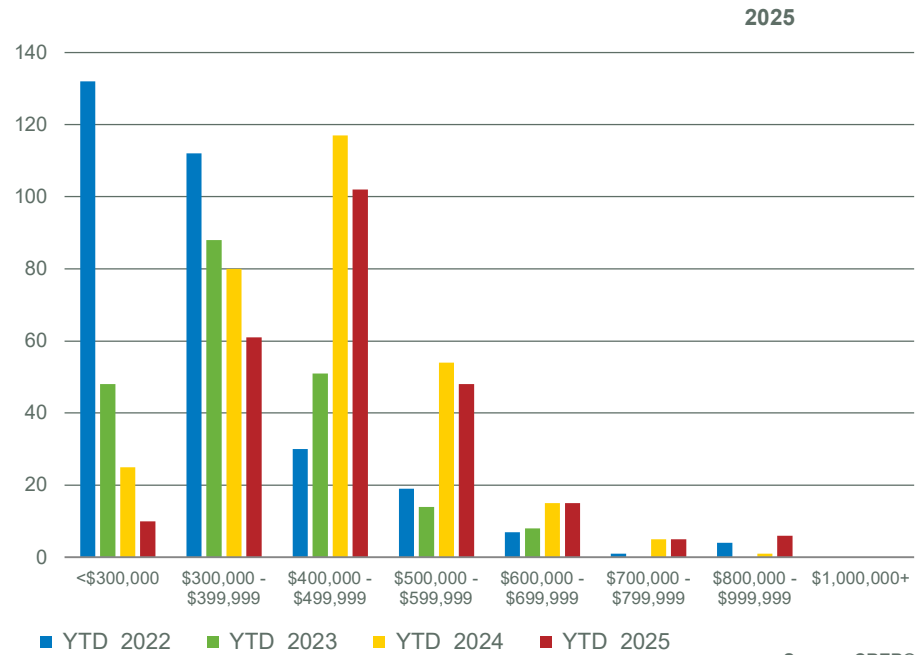


Source: CREB®

	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											
New Listings	471											
Inventory	589											
Days on Market	39											
Benchmark Price	444,900											
Median Price	449,500											
Average Price	465,712											
Index	288											

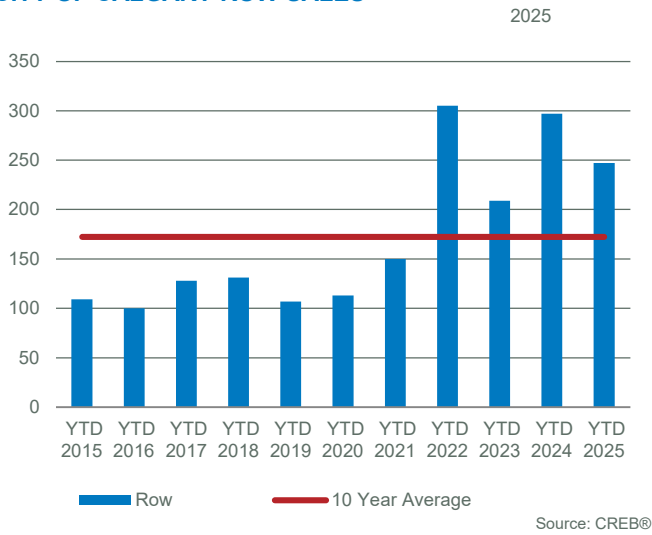
	Jan-24	Jan-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	2	-	2	-
\$200,000 - \$249,999	4	1	4	1
\$250,000 - \$299,999	19	9	19	9
\$300,000 - \$349,999	36	26	36	26
\$350,000 - \$399,999	44	35	44	35
\$400,000 - \$449,999	60	53	60	53
\$450,000 - \$499,999	57	49	57	49
\$500,000 - \$549,999	41	26	41	26
\$550,000 - \$599,999	13	22	13	22
\$600,000 - \$649,999	10	9	10	9
\$650,000 - \$699,999	5	6	5	6
\$700,000 - \$749,999	4	4	4	4
\$750,000 - \$799,999	1	1	1	1
\$800,000 - \$849,999	-	2	-	2
\$850,000 - \$899,999	-	1	-	1
\$900,000 - \$949,999	1	2	1	2
\$950,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,299,999	-	-	-	-
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	297	247	297	247

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

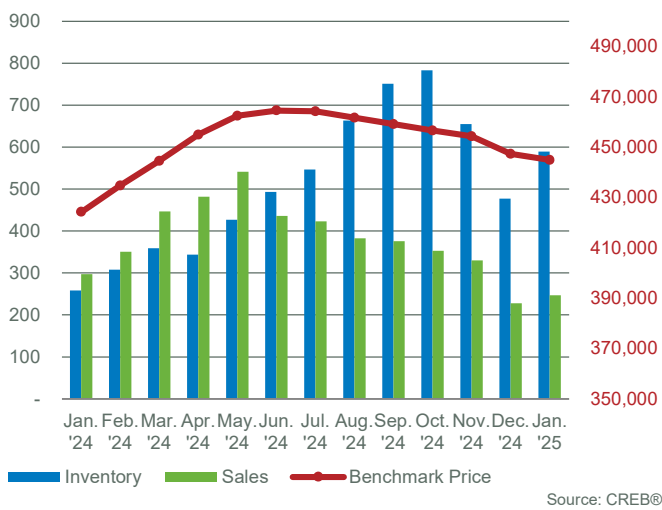
CITY OF CALGARY ROW SALES



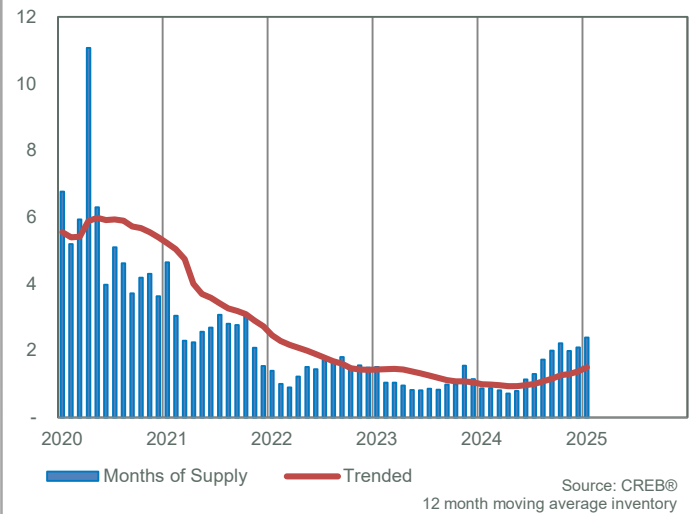
CITY OF CALGARY ROW NEW LISTINGS



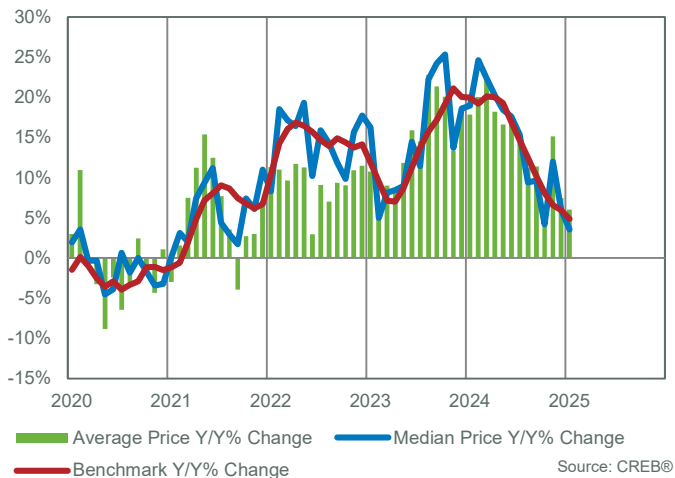
CITY OF CALGARY ROW INVENTORY AND SALES



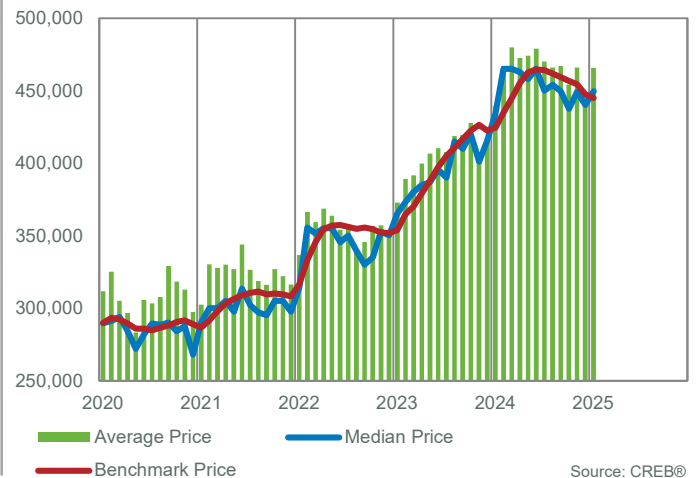
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

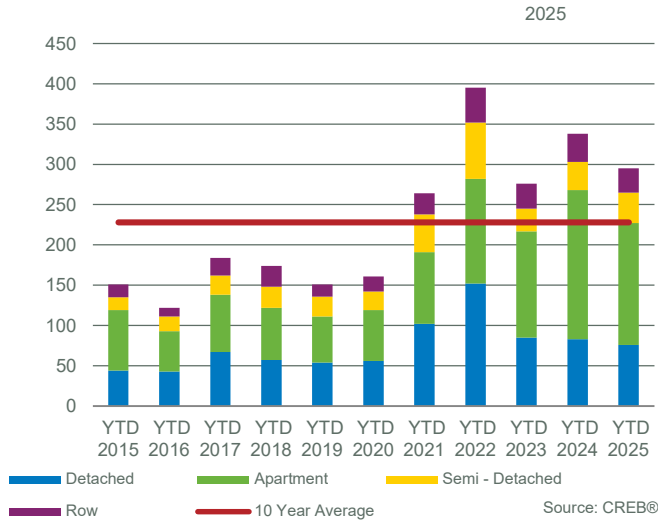


CITY OF CALGARY ROW PRICES

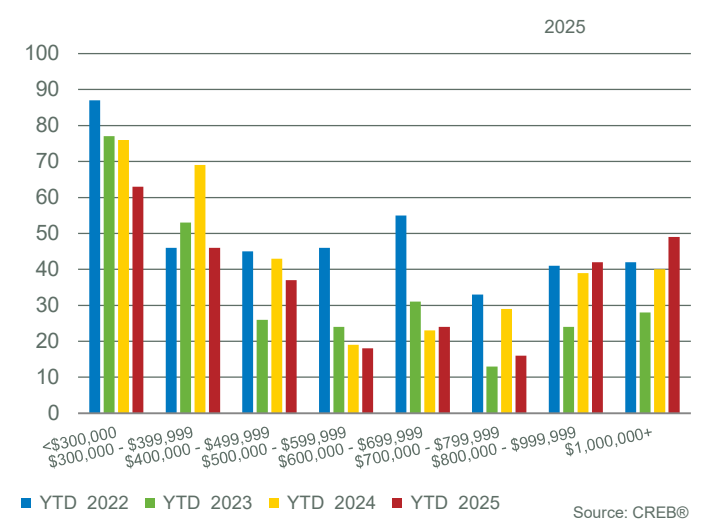


CITY CENTRE

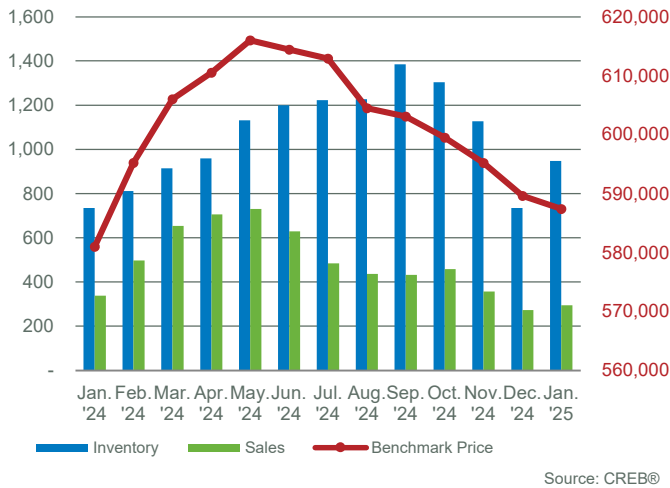
CITY CENTRE TOTAL SALES



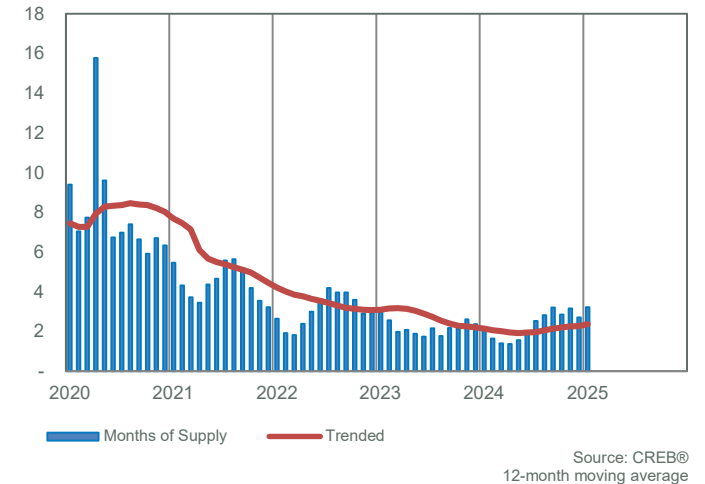
CITY CENTRE TOTAL SALES BY PRICE RANGE



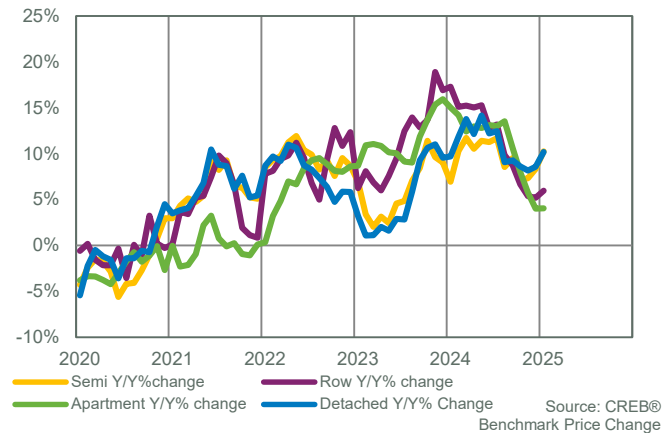
CITY CENTRE INVENTORY AND SALES



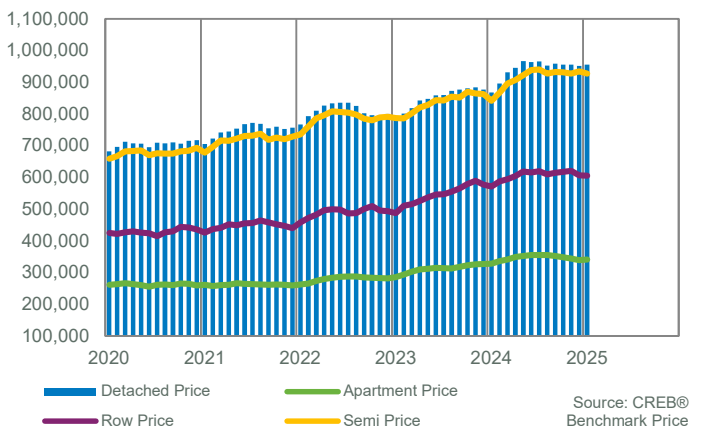
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

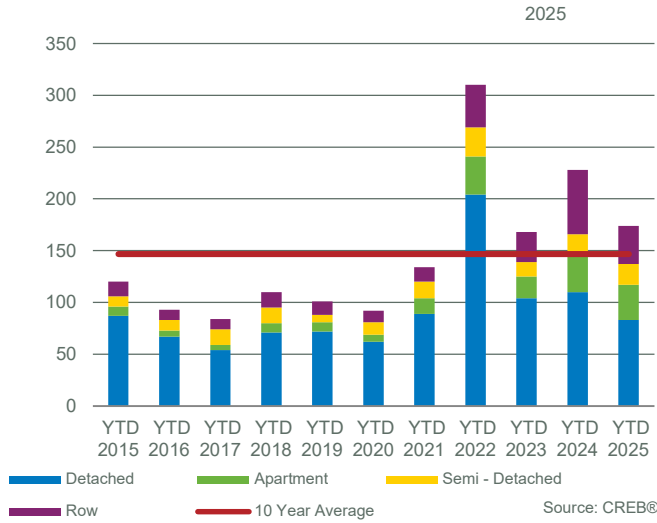


CITY CENTRE PRICES

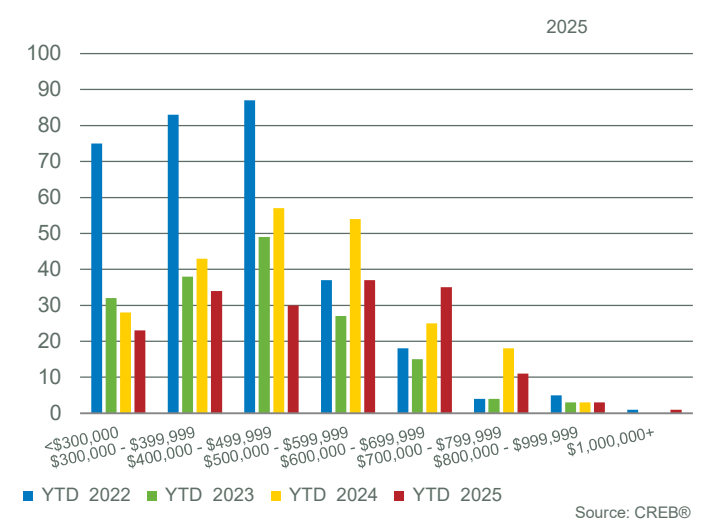


NORTHEAST

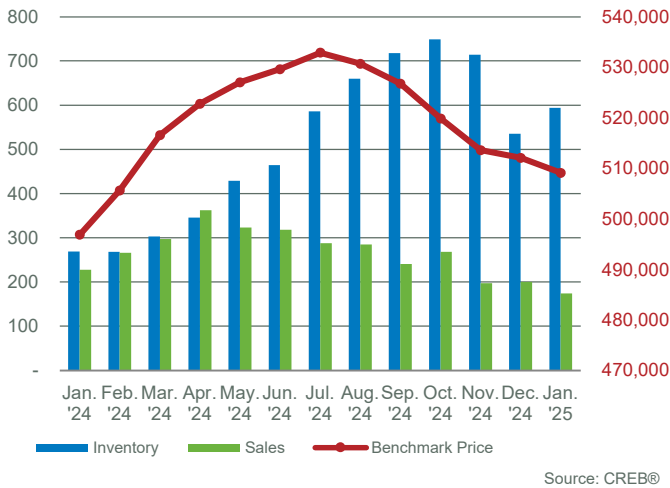
NORTHEAST TOTAL SALES



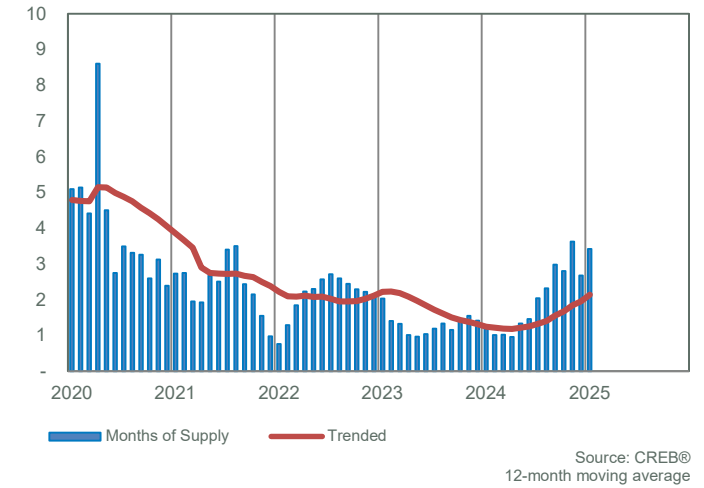
NORTHEAST TOTAL SALES BY PRICE RANGE



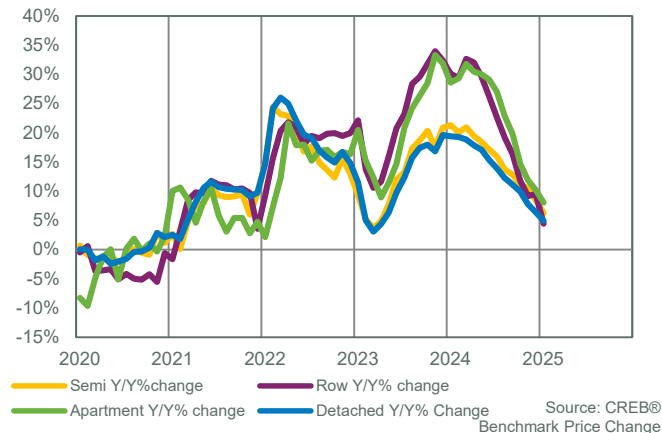
NORTHEAST INVENTORY AND SALES



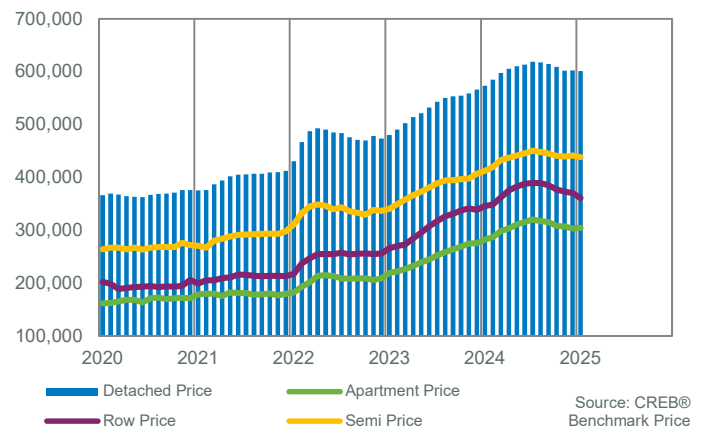
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

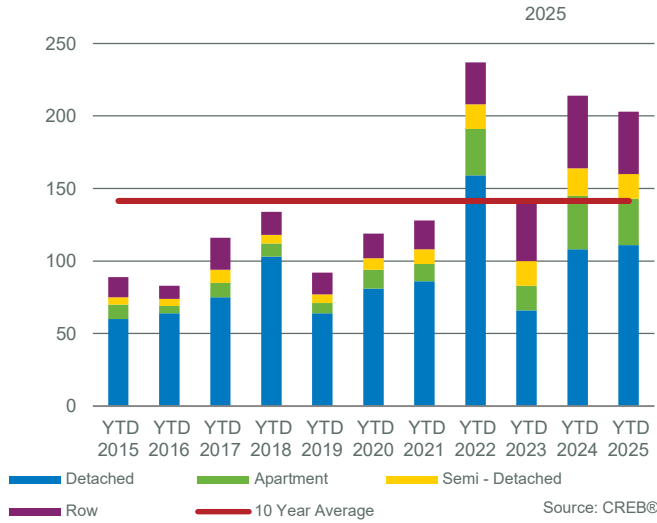


NORTHEAST PRICES

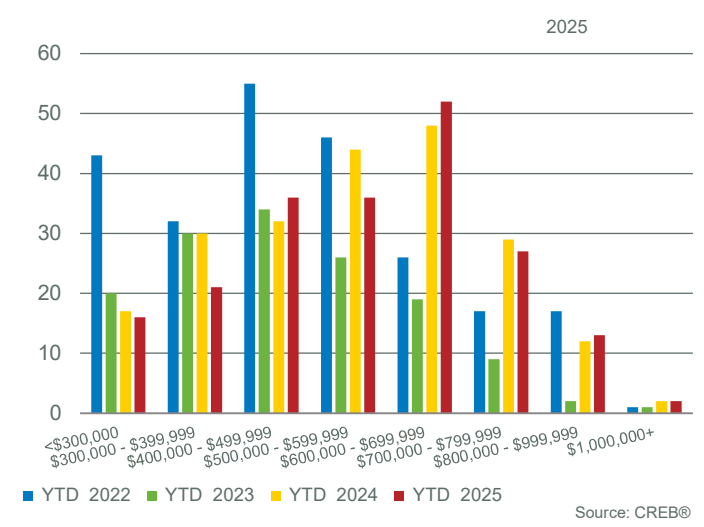


NORTH

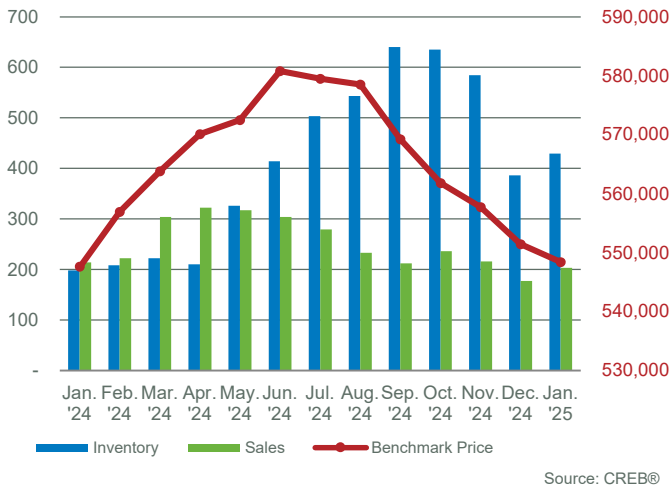
NORTH TOTAL SALES



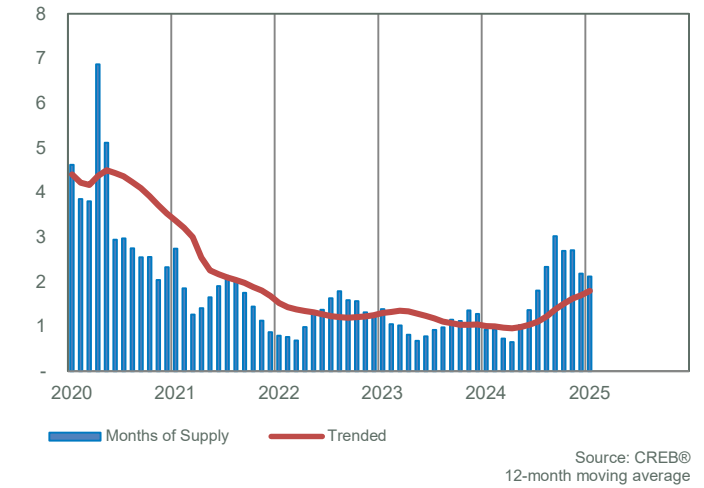
NORTH TOTAL SALES BY PRICE RANGE



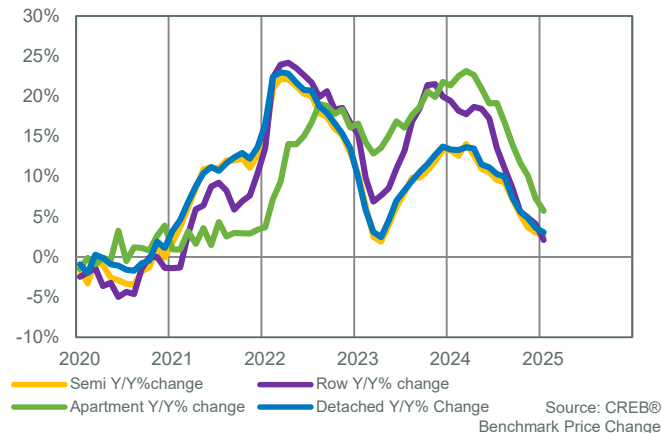
NORTH INVENTORY AND SALES



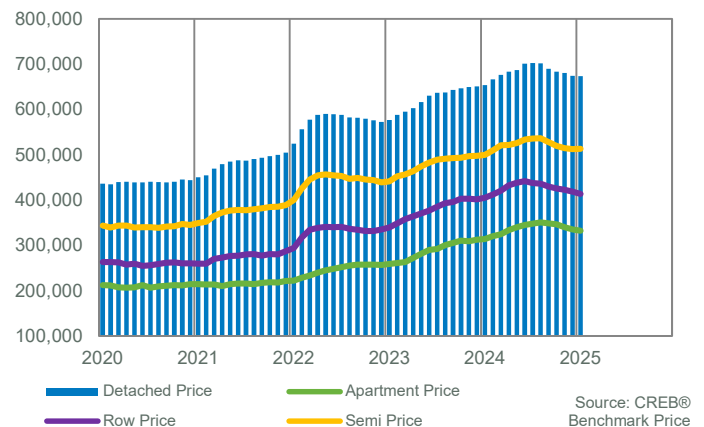
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

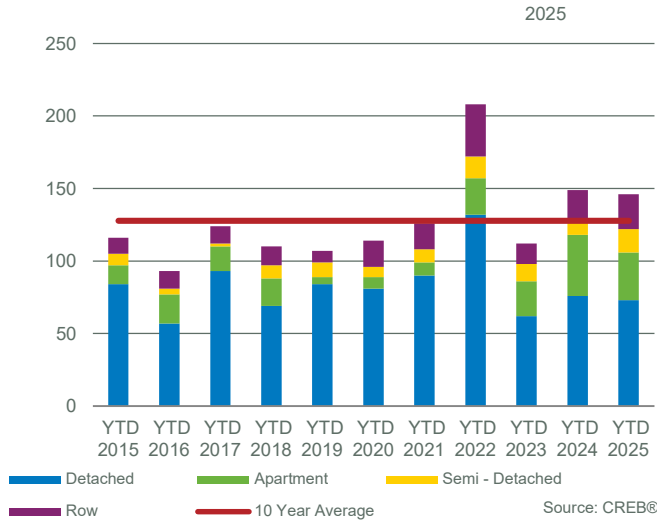


NORTH PRICES

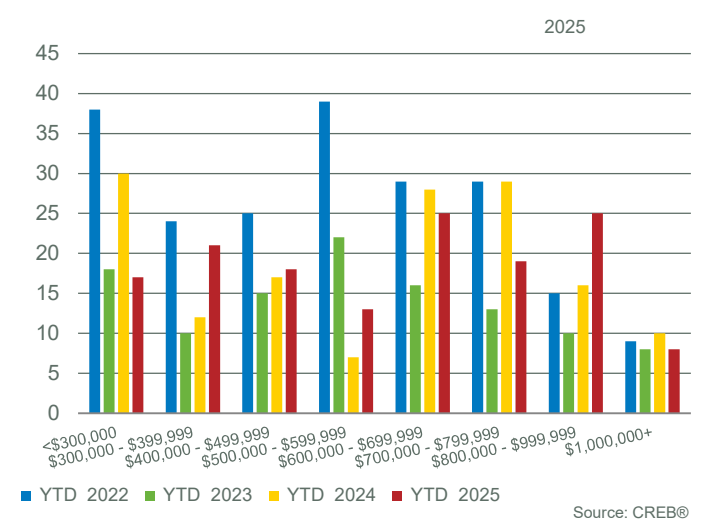


NORTHWEST

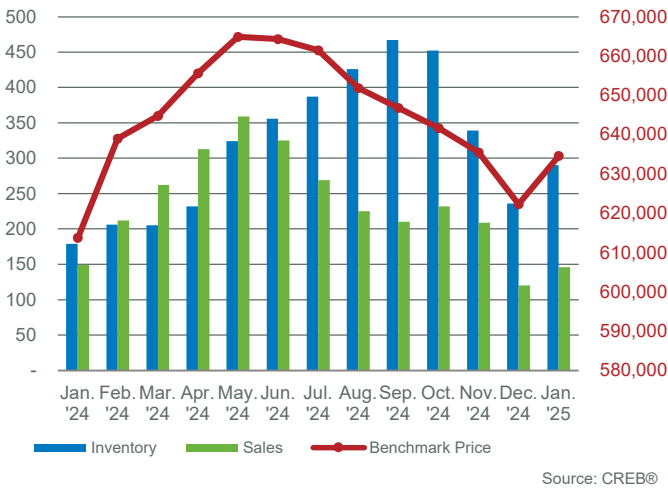
NORTHWEST TOTAL SALES



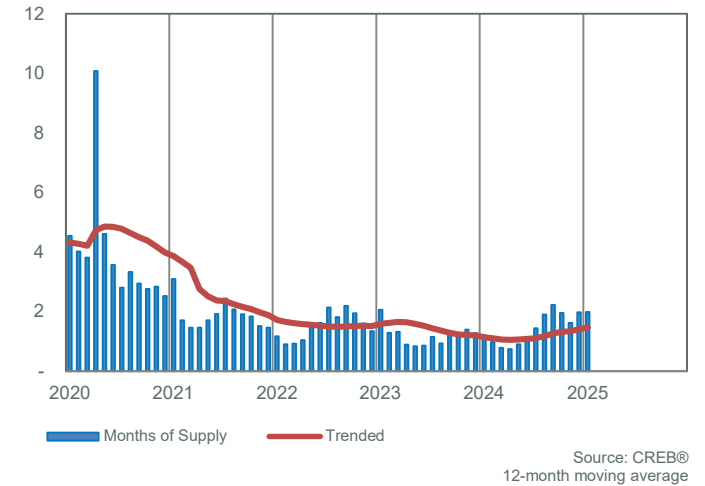
NORTHWEST TOTAL SALES BY PRICE RANGE



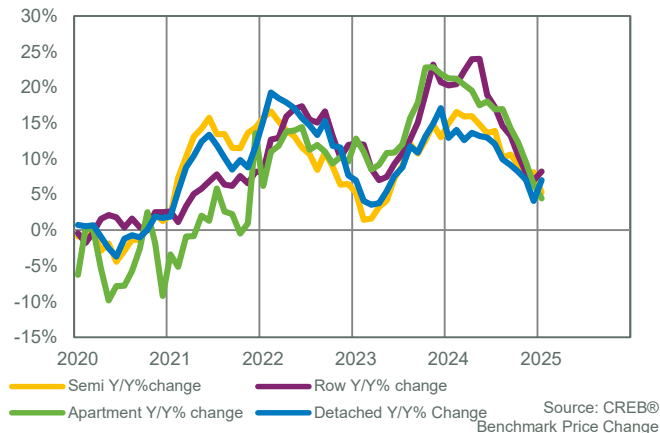
NORTHWEST INVENTORY AND SALES



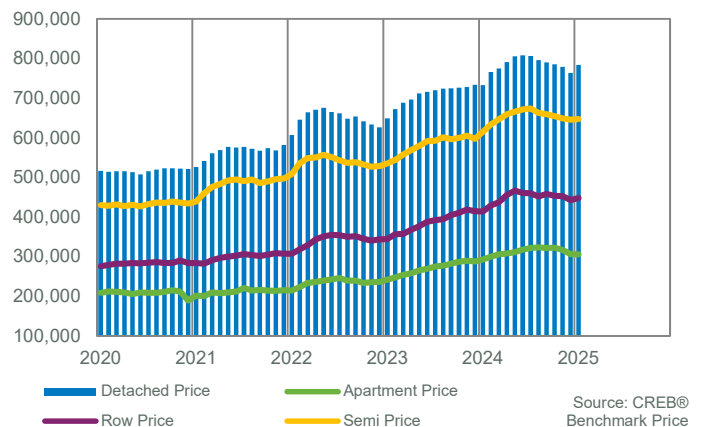
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

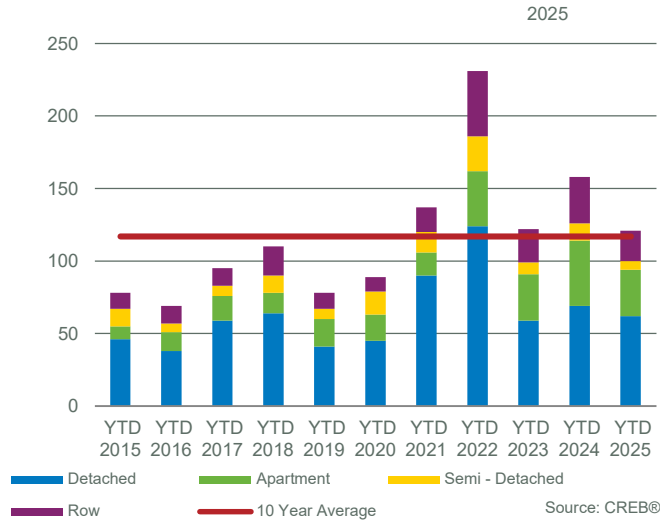


NORTHWEST PRICES

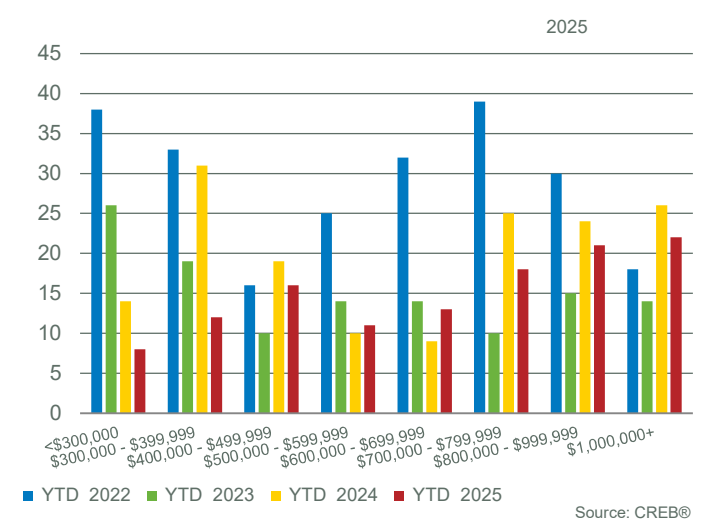


WEST

WEST TOTAL SALES



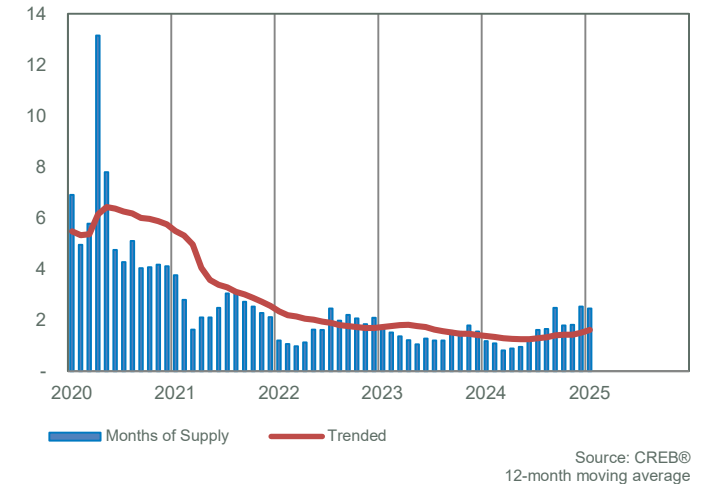
WEST TOTAL SALES BY PRICE RANGE



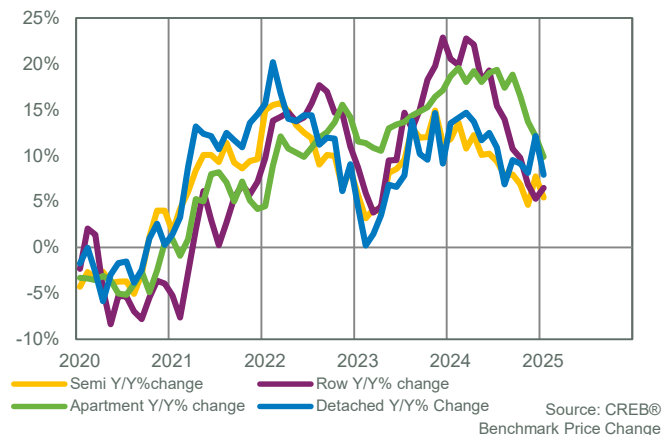
WEST INVENTORY AND SALES



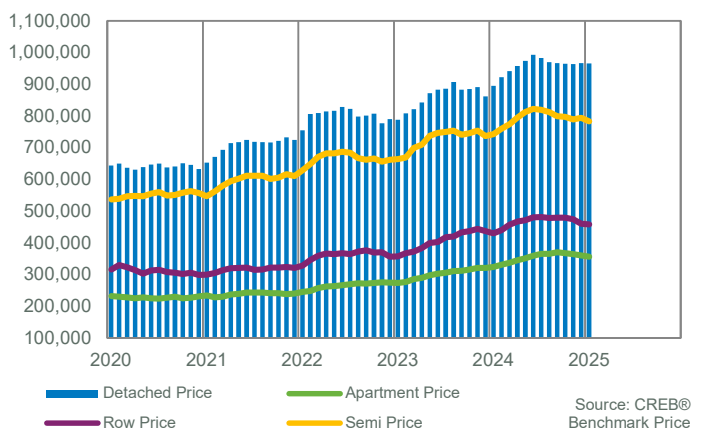
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

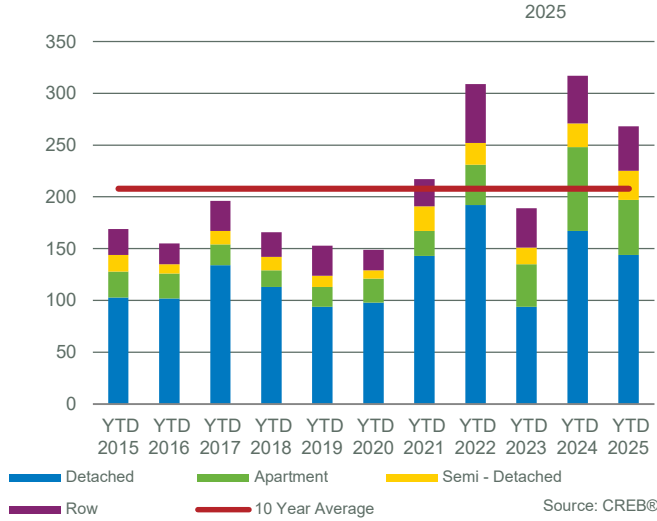


WEST PRICES

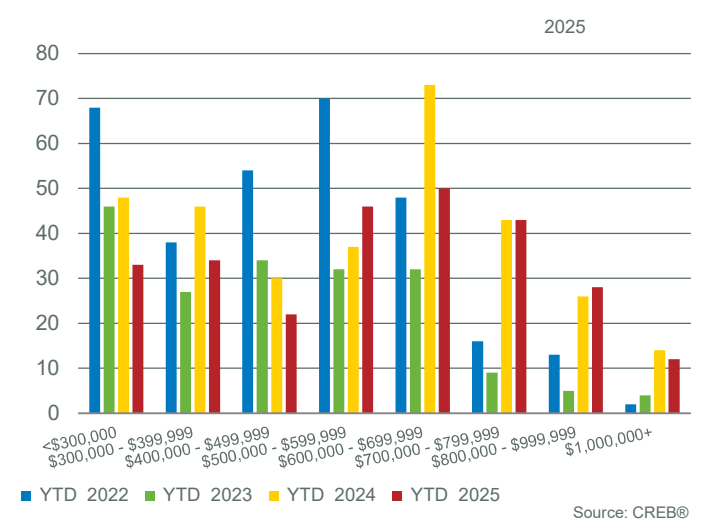


SOUTH

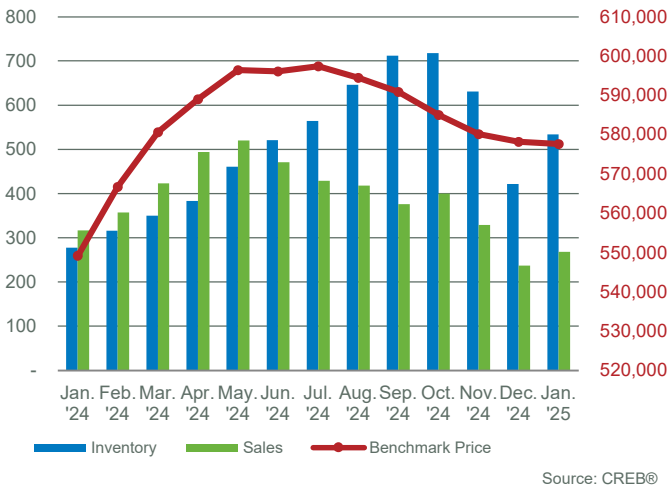
SOUTH TOTAL SALES



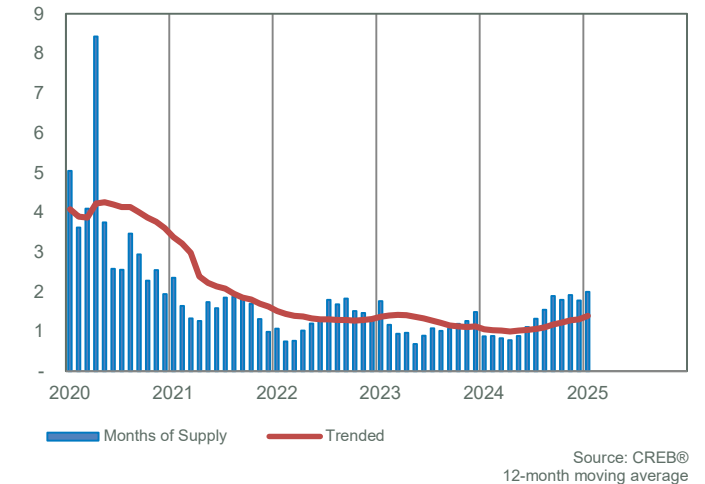
SOUTH TOTAL SALES BY PRICE RANGE



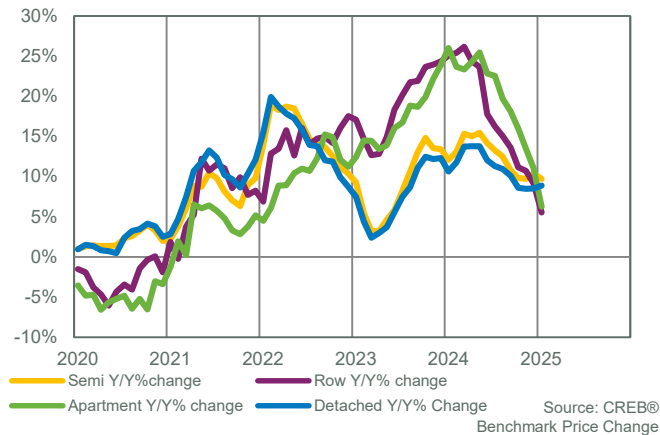
SOUTH INVENTORY AND SALES



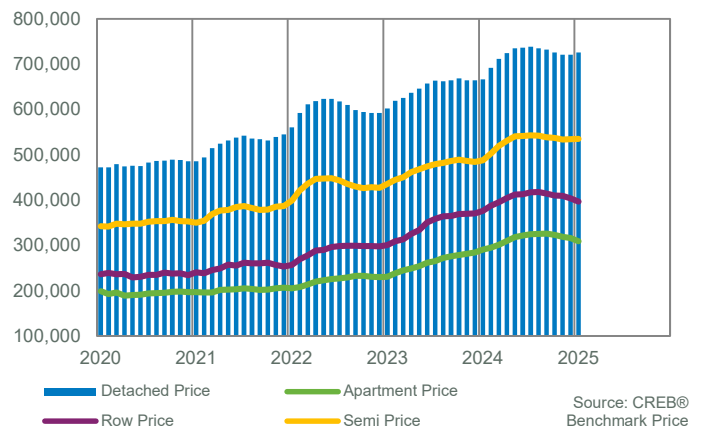
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

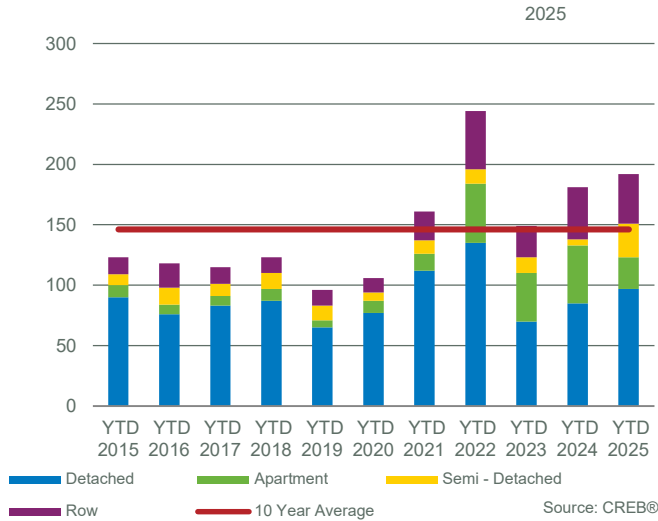


SOUTH PRICES

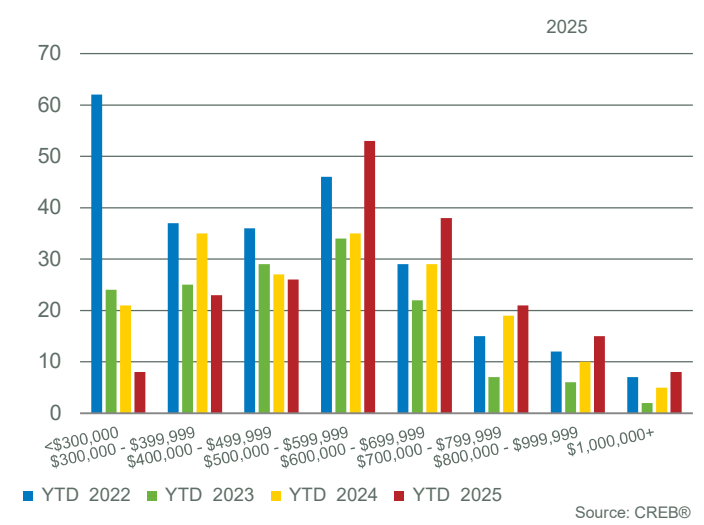


SOUTHEAST

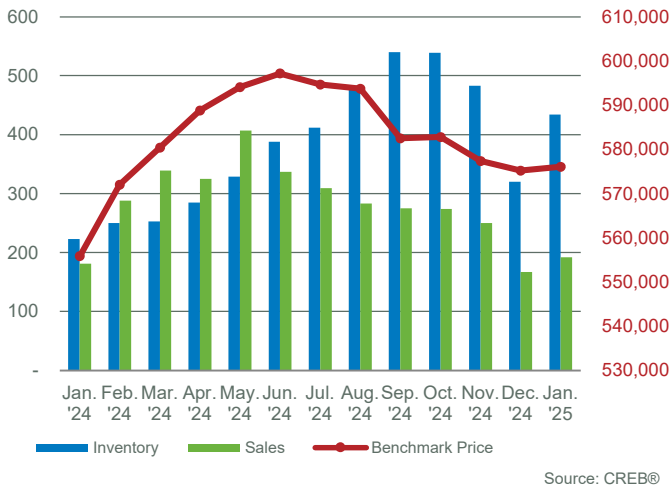
SOUTHEAST TOTAL SALES



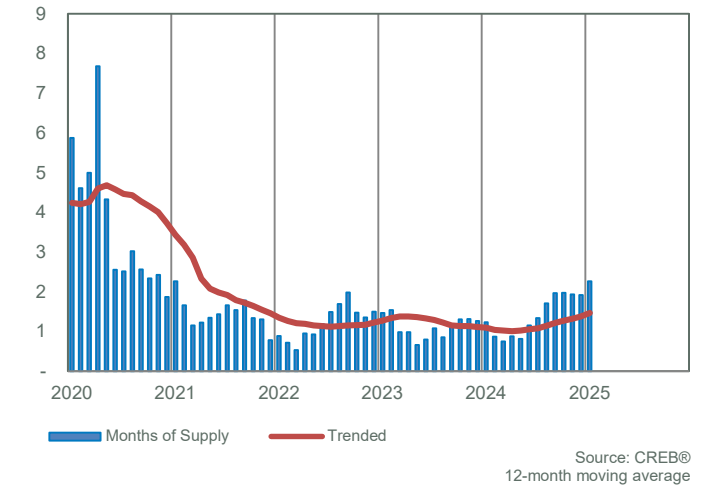
SOUTHEAST TOTAL SALES BY PRICE RANGE



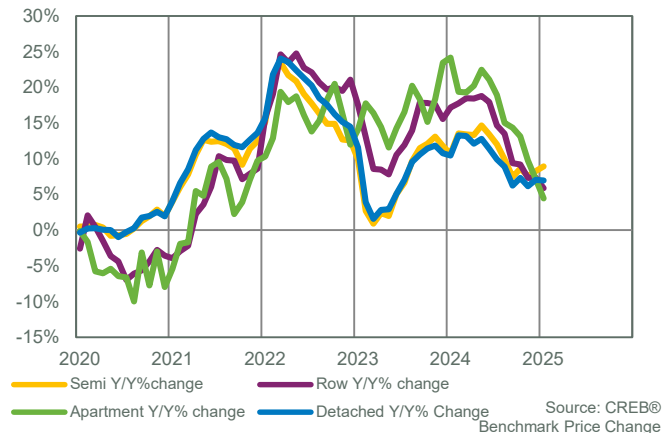
SOUTHEAST INVENTORY AND SALES



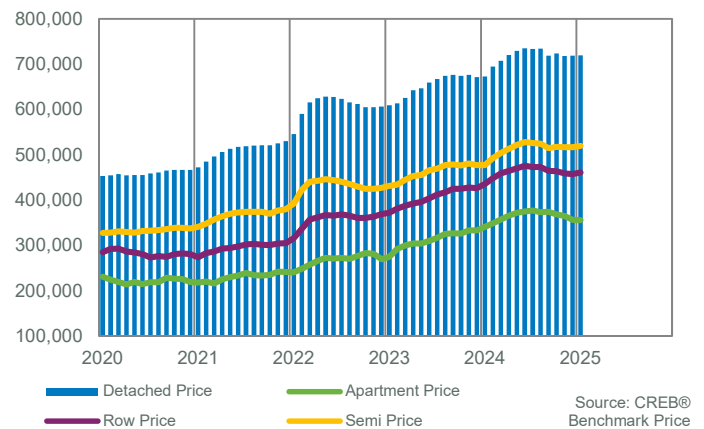
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

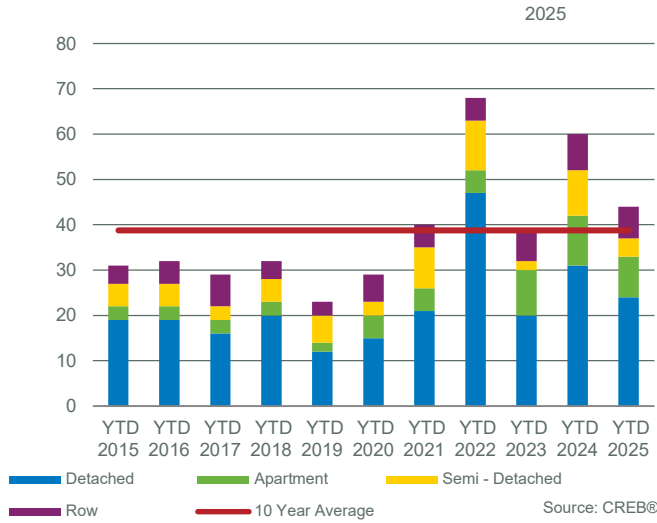


SOUTHEAST PRICES

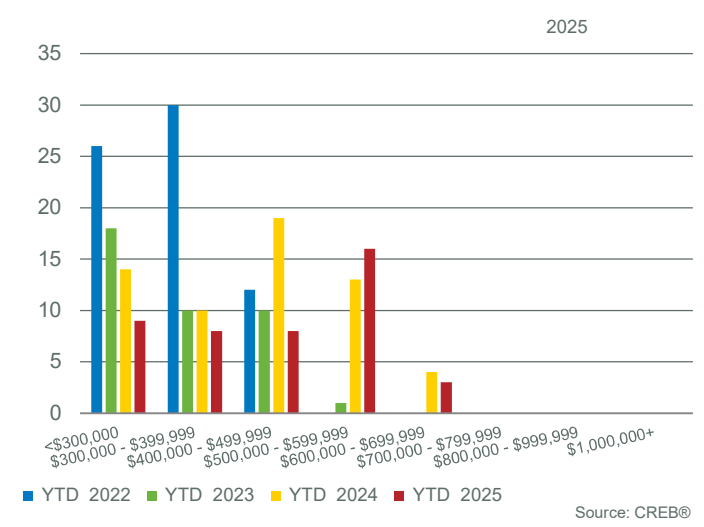


EAST

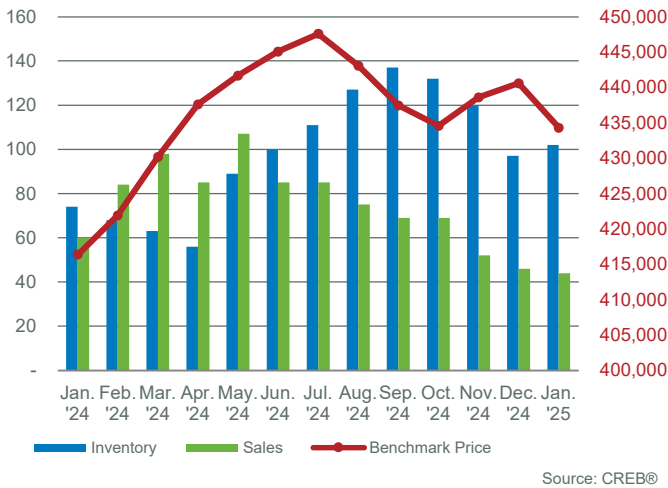
EAST TOTAL SALES



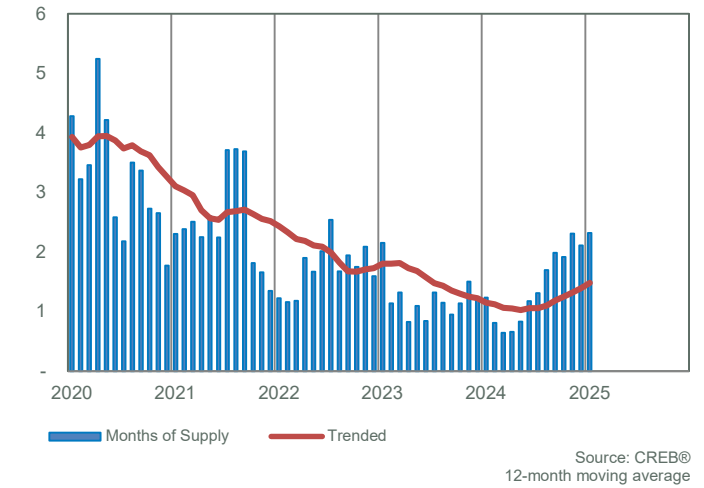
EAST TOTAL SALES BY PRICE RANGE



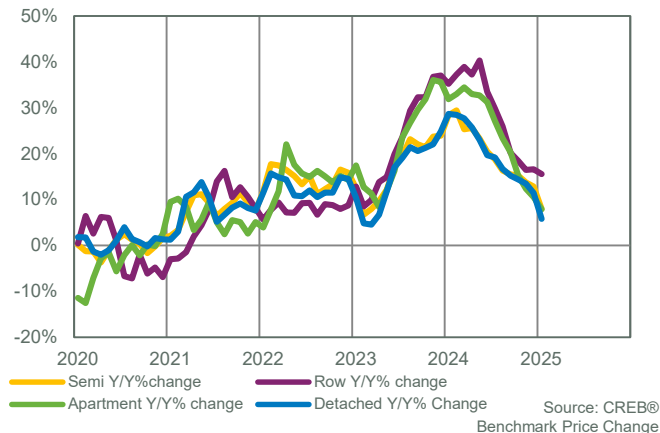
EAST INVENTORY AND SALES



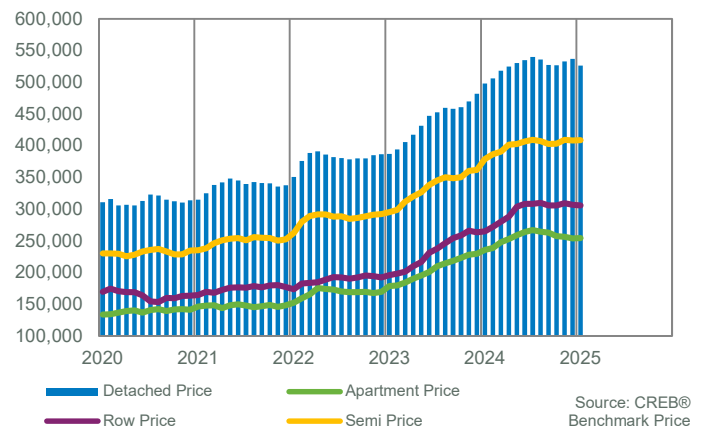
EAST MONTHS OF INVENTORY

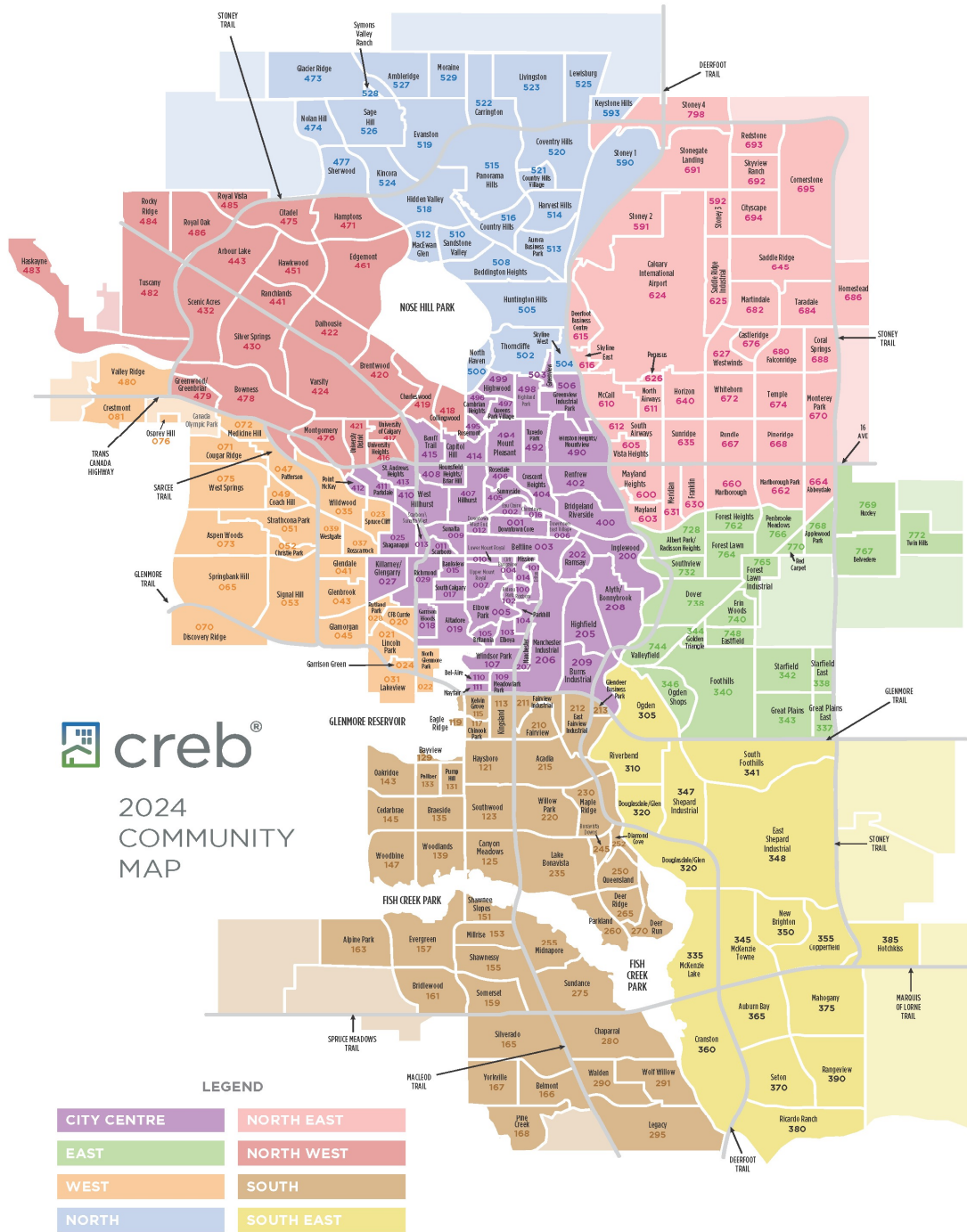


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between Inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.

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