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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2025

creb.com

May 2025

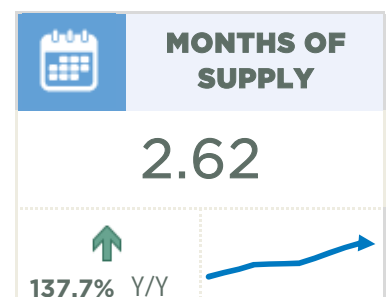
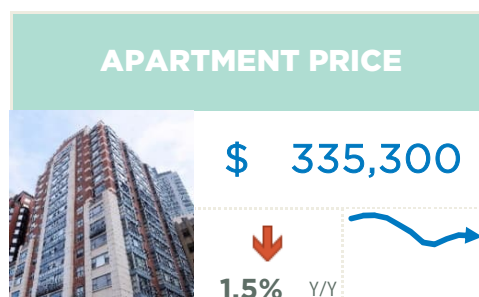
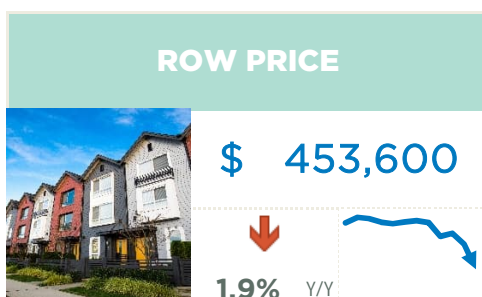
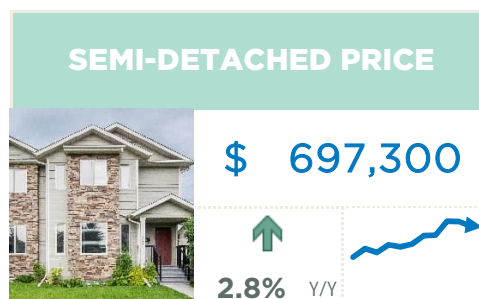
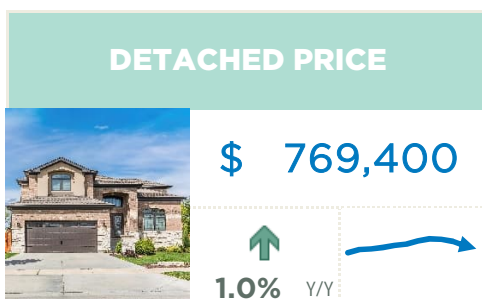
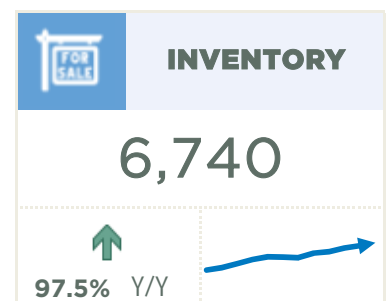
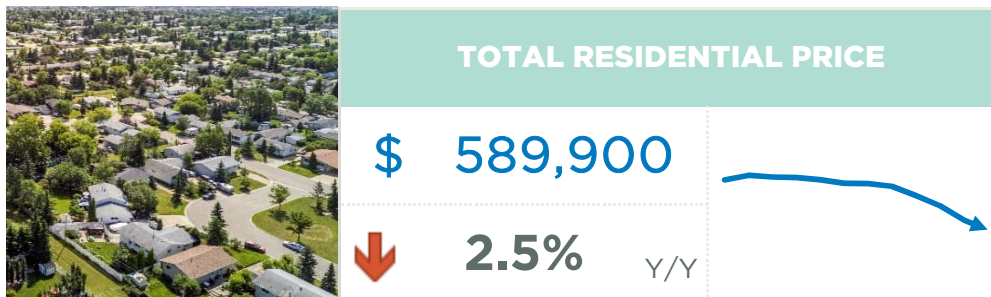
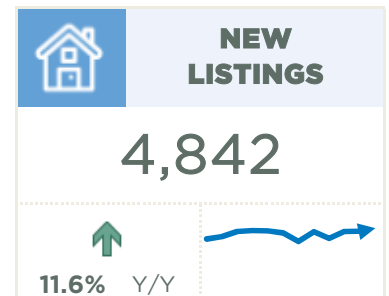
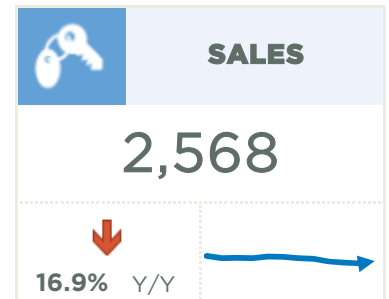
Price adjustments mostly driven by apartment and row style homes

Calgary, Alberta, June 2, 2025 – Thanks to steep pullbacks in the apartment condominium sector, total residential sales in Calgary eased by 17 per cent compared to May of last year. While the drop does seem significant, the 2,568 sales this month remain 11 per cent higher than long-term trends for May and improved over last month.

New listings continued to rise this month compared to sales, resulting in further gains in inventory levels. However, the monthly gain in both inventory and sales prevented any significant change in the months of supply compared to April. With 2.6 months of supply, conditions are still relatively balanced.

“Compared to last year, easing sales and rising inventories are consistent trends across many cities, as uncertainty continues to weigh on housing demand. However, prior to the economic uncertainty, Calgary was dealing with seller market conditions, and the recent pullbacks in sales and inventory have helped shift us toward balanced conditions taking the pressure off prices,” said Ann-Marie Lurie, Chief Economist at CREB®. “This is a different situation from some of the other larger cities, where their housing markets were struggling prior to the addition of economic uncertainty.”

Last year there was limited inventory across most property types and price ranges. Recent inventory gains are creating pockets of the market that are struggling with too much supply while in other areas supply levels are still low relative to the demand, resulting in divergent trends in home prices. Both detached and semi-detached home prices have remained relatively stable this month and are still higher than last year’s levels. Meanwhile, row and apartment style homes have reported modest monthly price declines and May prices remain below last year’s levels, as improved new home and rental supply is weighing on resale prices. Overall, the total residential unadjusted benchmark price in Calgary was \$589,900, slightly lower than last month and over two per cent below May 2024 levels.



May 2025

May 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,275	-8%	2,419	19%	2,995	87%	53%	2.35	103%	\$769,400	1%
Semi	256	-1%	428	19%	542	99%	60%	2.12	101%	\$697,300	3%
Row	458	-15%	764	11%	1,116	161%	60%	2.44	209%	\$453,600	-2%
Apartment	579	-36%	1,231	-2%	2,087	88%	47%	3.60	194%	\$335,300	-2%
Total Residential	2,568	-17%	4,842	12%	6,740	98%	53%	2.62	138%	\$589,900	-3%

Year-to-Date

May 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	4,846	-12%	8,713	21%	2,173	81%	56%	2.24	107%	\$763,960	4%
Semi	953	-12%	1,624	19%	414	83%	59%	2.17	109%	\$687,640	5%
Row	1,776	-16%	3,103	23%	840	148%	57%	2.37	195%	\$451,340	2%
Apartment	2,550	-30%	5,182	9%	1,686	92%	49%	3.31	177%	\$334,600	2%
Total Residential	10,125	-18%	18,622	17%	5,113	94%	54%	2.53	137%	\$588,840	0%



Detached

New listings in May rose to 2,419 units, with most of the gains driven by homes priced over \$600,000. At the same time, sales activity has slowed across most price ranges, supporting a shift toward more balanced conditions and relative stability in prices. However, districts that are facing more competition from new home product or are seeing a larger pullback in demand are starting to show some signs of elevated supply. The North East district has seen the largest pullback in resale sales activity combined with some of the highest gains in new listings. This has driven the sales-to-new listings ratio down to 41 per cent and the months of supply was nearly four months in May. This is causing prices to ease in the North East, offsetting some of the gains reported in the City Centre, West, and North West districts. City-wide the unadjusted benchmark price in May was \$769,400, similar to last month, one percent higher than last May, and still above last year's seasonal peak price.



Semi-Detached

The 428 new listings in May were met with 256 sales, causing the sales-to-new-listings ratio to rise to 60 per cent this month. This slowed the pace of inventory growth and the months of supply remained just above two months. Semi-detached homes continue to remain less than 10 per cent of all sales and inventory levels in the city. This in part is due to construction patterns shifting toward more row style properties over semi-detached, and is one of the reasons we do not see the same inventory build as row and apartment style homes. Like the detached market there is significant variation within the city districts. The North East has the highest months of supply at nearly three months and is reporting some price declines, while the tightest conditions are in the North West, where prices continue to rise. Overall, generally tighter conditions are still supporting price gains for semi-detached properties. In April the unadjusted benchmark price was \$697,300, a monthly gain of less than one per cent, nearly three per cent higher than last year's levels and above last year's seasonal peak.



Row

Row home sales have eased over last year's near record high pace but stayed well above long-term trends. However, the gain in new listings has continued to cause further inventory gains. For the second month in a row, inventory levels were over 1,000 units; we have not seen this much inventory for row units since 2021. While inventory levels have improved across all districts, we are starting to see higher months of supply in the North East district at 3.5 months, resulting in some downward pressure on prices. The North, North West and South areas have also reported higher year-over-year pullbacks in resale prices, as improved supply choice for new properties are impacting resale activity. Overall, the benchmark price in May was \$453,600, down over last month, nearly two per cent below last May, and lower than last year's seasonal high.

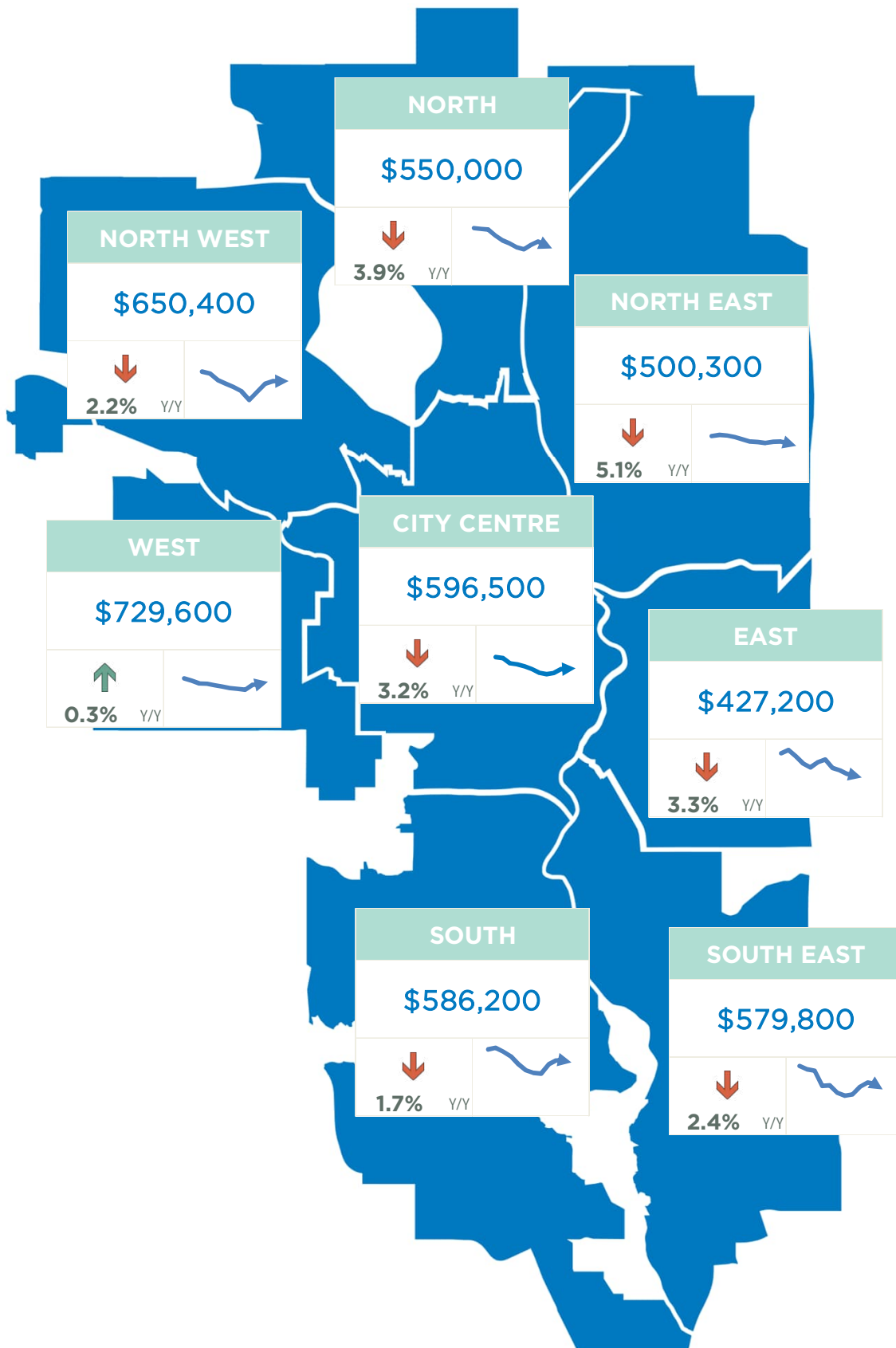


Apartment

Sales this month totaled 579 units, a significant decline over last May's record high of 907 units. While new listings were lower than levels reported last year, they remained high compared to sales, causing the sales-to-new listings ratio to drop to 47% this month. This contributed to further inventory gains and drove the months of supply up to 3.6 months. High levels of apartment rental units under construction are adding to the rental supply and contributing to rent adjustments. This is likely slowing condo ownership demand coming from existing renters and potential investors, contributing to some of the shifts witnessed in the apartment condominium sector. More supply choice is also weighing on condominium prices. In May the benchmark price eased to \$335,300, down from last month and over one per cent lower than last year. The steepest declines are occurring in the North East and South East districts, where competition from the new home market is weighing on resale pricing. While prices have eased and are below peak levels, recent declines have not offset the double-digit gains reported over the past two years.

May 2025

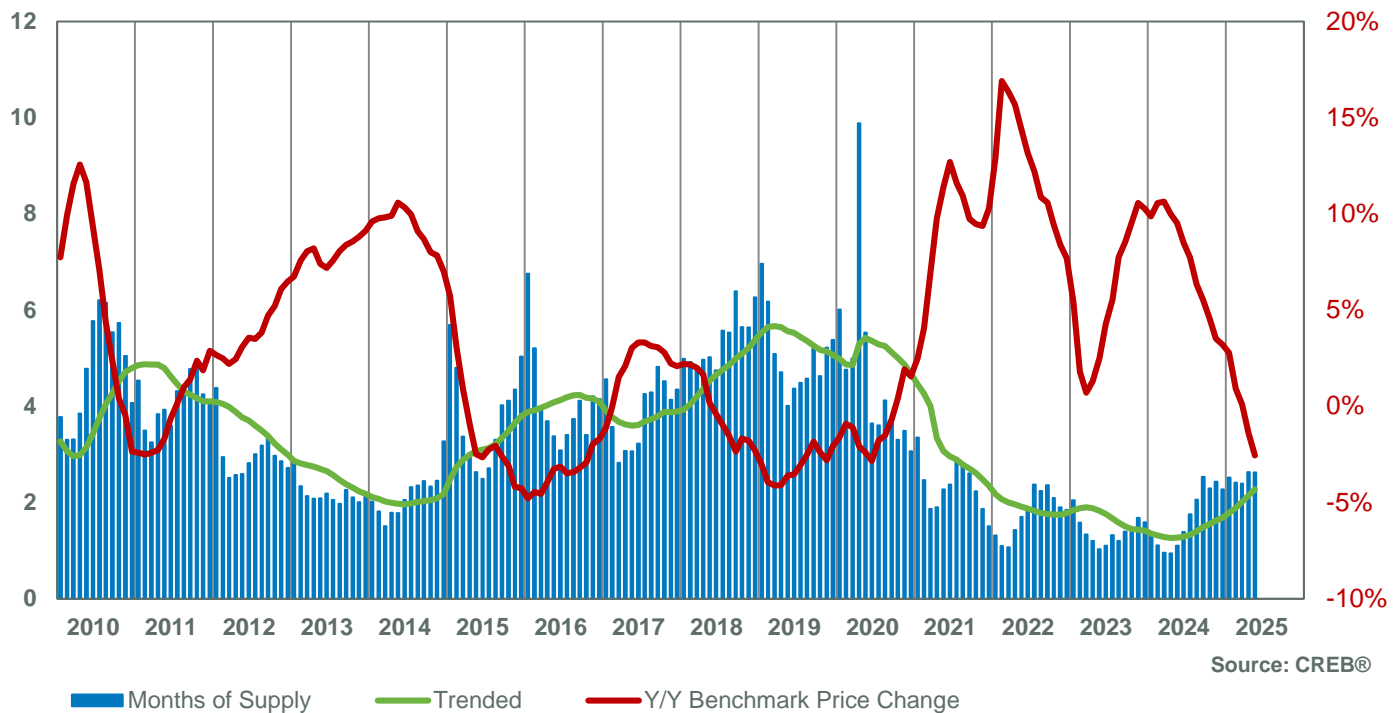
District Total Residential Benchmark Price



	May-24	May-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	3,090	2,568	-16.89%	12,405	10,125	-18.38%
Total Sales Volume	\$1,893,565,879	\$1,667,320,098	-11.95%	\$7,410,548,945	\$6,419,968,780	-13.37%
New Listings	4,337	4,842	11.64%	15,849	18,622	17.50%
Inventory	3,412	6,740	97.54%	2,640	5,113	93.71%
Months of Supply	1.10	2.62	137.69%	1.06	2.53	137.33%
Sales to New Listings	71.25%	53.04%	-18.21%	78.27%	54.37%	-23.90%
Sales to List Price	101.55%	98.55%	-3.01%	101.35%	98.79%	-2.57%
Days on Market	19	32	68.79%	23	32	42.63%
Benchmark Price	\$605,300	\$589,900	-2.54%	\$589,240	\$588,840	-0.07%
Median Price	\$562,500	\$590,250	4.93%	\$553,000	\$582,000	5.24%
Average Price	\$612,804	\$649,268	5.95%	\$597,384	\$634,071	6.14%
Index	283.4	276.2	-2.54%	269.3	277.8	3.18%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	May-24	May-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	1,383	1,275	-7.81%	5,534	4,846	-12.43%
Total Sales Volume	\$1,138,439,423	\$1,079,906,218	-5.14%	\$4,405,632,982	\$4,011,043,408	-8.96%
New Listings	2,037	2,419	18.75%	7,200	8,713	21.01%
Inventory	1,599	2,995	87.30%	1,199	2,173	81.31%
Months of Supply	1.16	2.35	103.17%	1.08	2.24	107.05%
Sales to New Listings Ratio	67.89%	52.71%	-15.19%	76.86%	55.62%	-21.24%
Sales to List Price Ratio	101.82%	98.88%	-2.94%	101.53%	99.19%	-2.35%
Days on Market	18	28	57.92%	22	28	29.68%
Benchmark Price	\$761,800	\$769,400	1.00%	\$735,520	\$763,960	3.87%
Median Price	\$730,000	\$730,000	0.00%	\$717,500	\$725,000	1.05%
Average Price	\$823,167	\$846,985	2.89%	\$796,103	\$827,702	3.97%
APARTMENT						
Total Sales	907	579	-36.16%	3,668	2,550	-30.48%
Total Sales Volume	\$316,593,237	\$198,004,561	-37.46%	\$1,265,298,253	\$903,329,076	-28.61%
New Listings	1,250	1,231	-1.52%	4,763	5,182	8.80%
Inventory	1,113	2,087	87.51%	876	1,686	92.44%
Months of Supply	1.23	3.60	193.74%	1.19	3.31	176.82%
Sales to New Listings Ratio	72.56%	47.03%	-25.53%	77.01%	49.21%	-27.80%
Sales to List Price Ratio	100.51%	97.63%	-2.88%	100.34%	97.80%	-2.54%
Days on Market	22	41	87.82%	25	41	62.79%
Benchmark Price	\$340,500	\$335,300	-1.53%	\$327,960	\$334,600	2.02%
Median Price	\$327,000	\$318,000	-2.75%	\$320,000	\$324,900	1.53%
Average Price	\$349,055	\$341,977	-2.03%	\$344,956	\$354,247	2.69%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	259	256	-1.16%	1,085	953	-12.17%
Total Sales Volume	\$182,066,683	\$175,689,529	-3.50%	\$746,528,614	\$662,687,282	-11.23%
New Listings	360	428	18.89%	1,361	1,624	19.32%
Inventory	273	542	98.53%	226	414	83.26%
Months of Supply	1.05	2.12	100.86%	1.04	2.17	108.64%
Sales to New Listings Ratio	71.94%	59.81%	-12.13%	79.72%	58.68%	-21.04%
Sales to List Price Ratio	101.55%	98.91%	-2.60%	101.54%	99.18%	-2.32%
Days on Market	17	29	77.07%	23	30	30.81%
Benchmark Price	\$678,000	\$697,300	2.85%	\$653,040	\$687,640	5.30%
Median Price	\$622,500	\$608,500	-2.25%	\$620,000	\$616,600	-0.55%
Average Price	\$702,960	\$686,287	-2.37%	\$688,045	\$695,370	1.06%
CITY OF CALGARY ROW						
Total Sales	541	458	-15.34%	2,118	1,776	-16.15%
Total Sales Volume	\$256,466,535	\$213,719,790	-16.67%	\$993,089,095	\$842,909,014	-15.12%
New Listings	690	764	10.72%	2,525	3,103	22.89%
Inventory	427	1,116	161.36%	339	840	147.76%
Months of Supply	0.79	2.44	208.72%	0.80	2.37	195.47%
Sales to New Listings Ratio	78.41%	59.95%	-18.46%	83.88%	57.23%	-26.65%
Sales to List Price Ratio	102.64%	98.60%	-3.94%	102.55%	98.89%	-3.56%
Days on Market	18	33	80.81%	20	32	57.96%
Benchmark Price	\$462,500	\$453,600	-1.92%	\$444,220	\$451,340	1.60%
Median Price	\$458,000	\$449,450	-1.87%	\$459,141	\$458,250	-0.19%
Average Price	\$474,060	\$466,637	-1.57%	\$468,881	\$474,611	1.22%

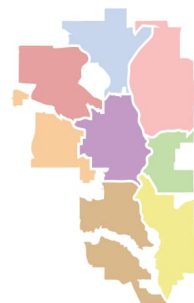
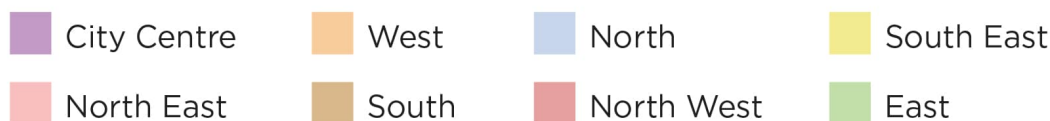
For a list of definitions, see page 29.

May, 2025

May 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	145	251	57.77%	353	2.43	\$993,500	2.81%	0.40%
North East	136	335	40.60%	532	3.91	\$593,400	-2.66%	-1.72%
North	138	323	42.72%	429	3.11	\$682,900	-0.55%	-0.36%
North West	192	343	55.98%	314	1.64	\$811,400	0.80%	0.22%
West	135	246	54.88%	287	2.13	\$1,009,000	3.74%	2.18%
South	265	432	61.34%	508	1.92	\$741,600	0.95%	-0.68%
South East	215	395	54.43%	435	2.02	\$727,600	-0.14%	-0.89%
East	46	88	52.27%	115	2.50	\$525,200	-0.92%	-0.21%
TOTAL CITY	1,275	2,419	52.71%	2,995	2.35	\$769,400	1.00%	0.01%
Apartment								
City Centre	235	510	46.08%	900	3.83	\$347,700	-1.11%	-0.09%
North East	34	99	34.34%	169	4.97	\$296,600	-4.51%	-0.13%
North	47	107	43.93%	186	3.96	\$329,900	-2.91%	-0.09%
North West	45	86	52.33%	146	3.24	\$316,400	1.77%	-0.03%
West	56	108	51.85%	184	3.29	\$356,400	1.54%	0.03%
South	75	142	52.82%	215	2.87	\$311,600	-2.04%	0.26%
South East	69	143	48.25%	239	3.46	\$355,700	-4.30%	-1.50%
East	17	34	50.00%	46	2.71	\$248,800	-3.79%	0.16%
TOTAL CITY	579	1,231	47.03%	2,087	3.60	\$335,300	-1.53%	-0.21%
Semi-detached								
City Centre	67	119	56.30%	158	2.36	\$967,800	4.98%	1.65%
North East	32	58	55.17%	89	2.78	\$434,800	-1.43%	-1.63%
North	29	48	60.42%	67	2.31	\$523,200	-0.48%	0.21%
North West	24	30	80.00%	35	1.46	\$681,200	2.45%	0.52%
West	18	40	45.00%	44	2.44	\$839,600	3.49%	2.68%
South	42	72	58.33%	78	1.86	\$548,500	1.59%	-0.27%
South East	33	46	71.74%	49	1.48	\$526,100	0.92%	-0.75%
East	11	14	78.57%	21	1.91	\$401,500	-0.20%	-0.74%
TOTAL CITY	256	428	59.81%	542	2.12	\$697,300	2.85%	0.78%
Row								
City Centre	65	87	74.71%	118	1.82	\$615,700	-0.39%	-0.10%
North East	67	138	48.55%	235	3.51	\$367,800	-3.79%	-1.10%
North	69	128	53.91%	175	2.54	\$418,800	-4.38%	-1.81%
North West	38	74	51.35%	99	2.61	\$457,900	-1.86%	-0.93%
West	53	78	67.95%	107	2.02	\$472,100	0.23%	-0.11%
South	68	122	55.74%	153	2.25	\$405,800	-1.43%	-1.27%
South East	80	120	66.67%	188	2.35	\$470,200	0.17%	-0.68%
East	18	17	105.88%	32	1.78	\$305,300	0.53%	1.29%
TOTAL CITY	458	764	59.95%	1,116	2.44	\$453,600	-1.92%	-0.83%

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

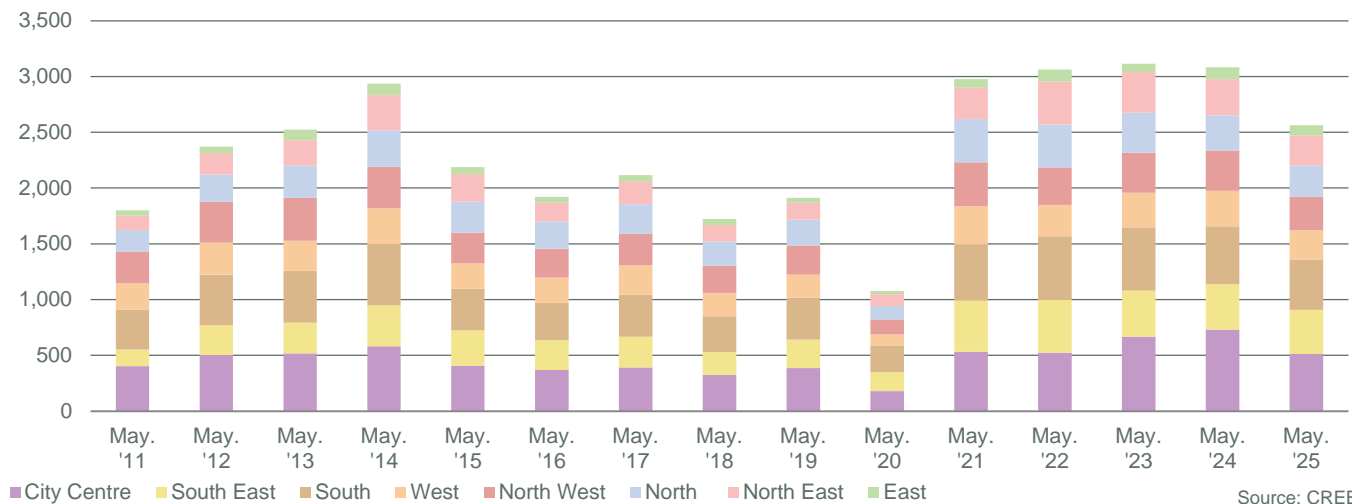
City of Calgary



May. 2025

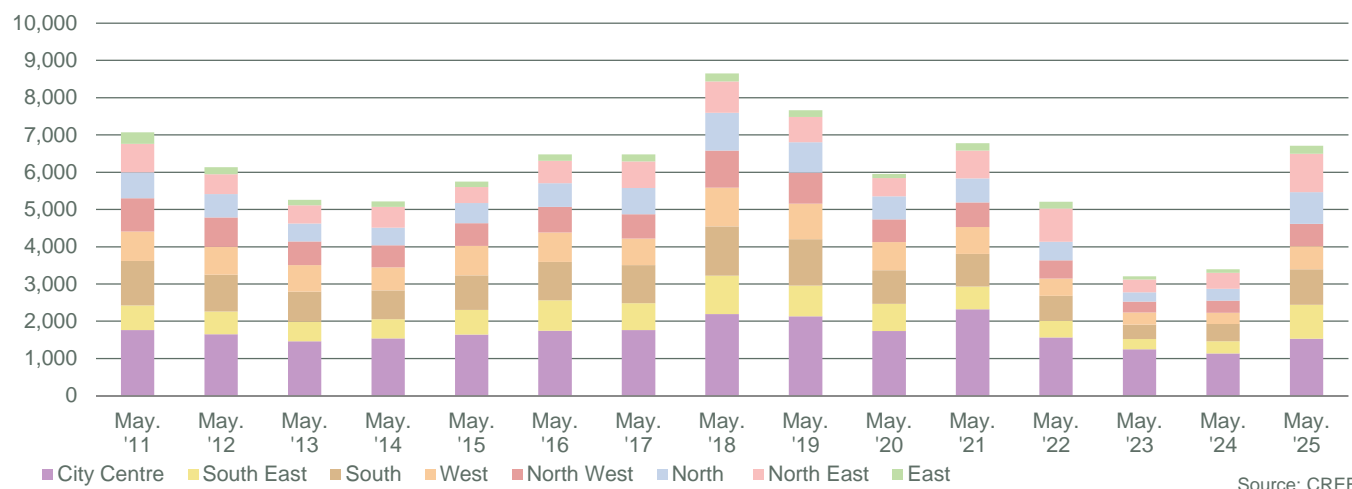
TOTAL SALES

MAY



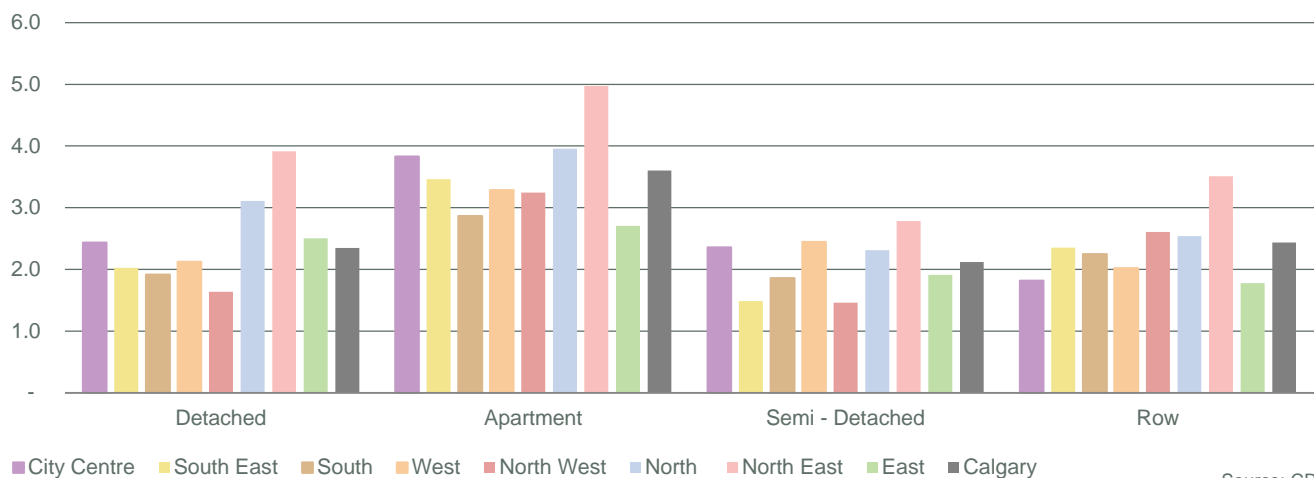
TOTAL INVENTORY

MAY



MONTHS OF SUPPLY

MAY

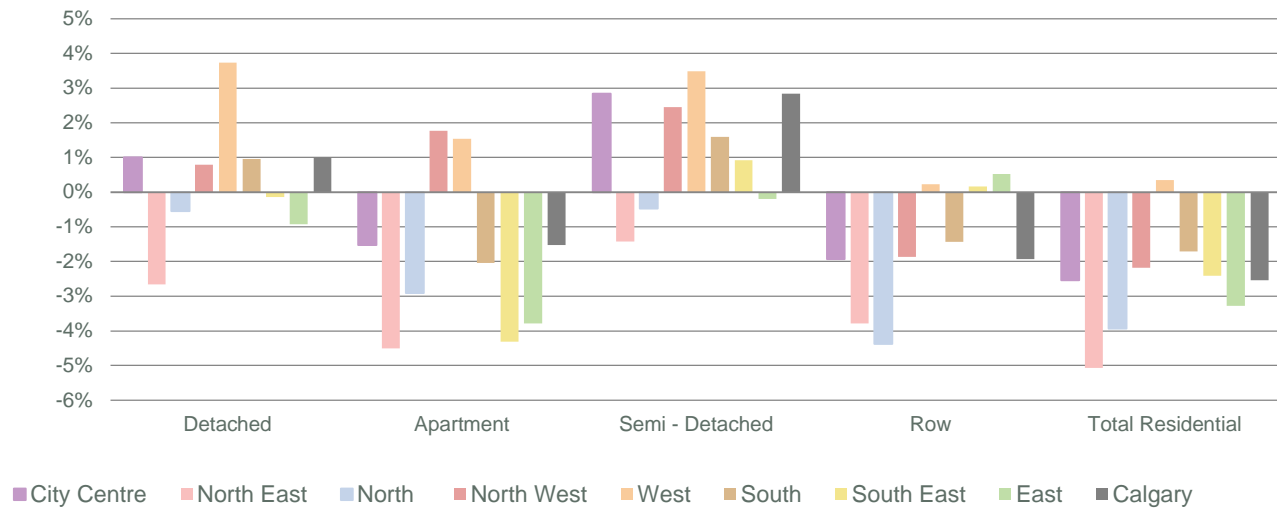


BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY



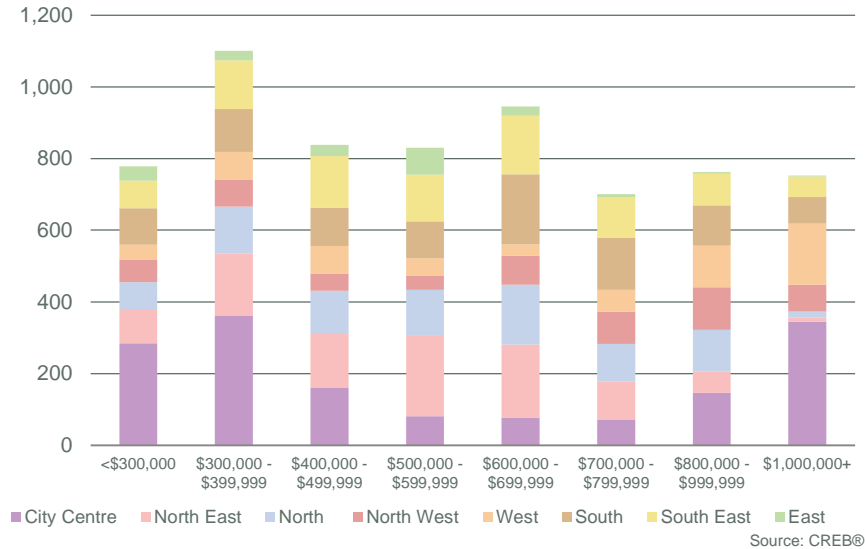
Source: CREB®

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

May, 2025

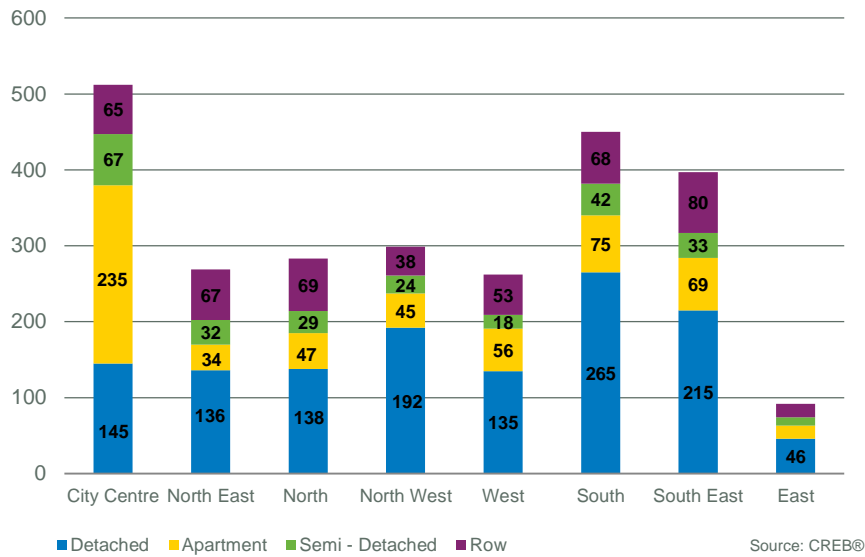
TOTAL INVENTORY BY PRICE RANGE - MAY



TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



SHARE OF CITY WIDE SALES - MAY



May, 2025

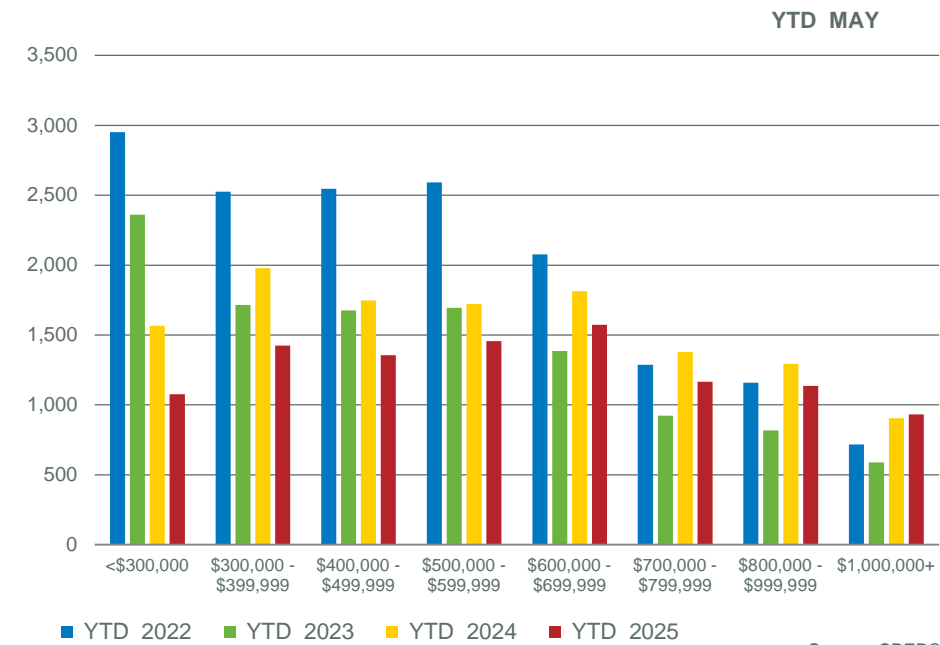
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	1,649	2,132	2,658	2,876	3,090	2,737	2,374	2,182	2,000	2,167	1,793	1,318
New Listings	2,137	2,711	3,173	3,491	4,337	3,798	3,603	3,537	3,687	3,264	2,327	1,238
Inventory	2,158	2,360	2,546	2,722	3,412	3,790	4,165	4,496	5,069	4,972	4,359	2,999
Days on Market	34	24	20	20	19	20	24	27	28	32	37	44
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000	606,700	601,800	596,900	592,500	587,900	583,300
Median Price	523,000	548,300	557,000	566,250	562,500	570,444	562,500	556,500	565,000	575,000	573,000	551,556
Average Price	569,389	583,107	596,211	608,535	612,804	623,182	606,427	609,230	622,206	621,015	615,668	605,076
Index	266	273	277	281	283	285	284	282	279	277	275	273
2025												
Sales	1,449	1,719	2,156	2,233	2,568							
New Listings	2,896	2,830	4,018	4,036	4,842							
Inventory	3,646	4,152	5,158	5,870	6,740							
Days on Market	41	33	29	29	32							
Benchmark Price	583,000	587,600	592,500	591,200	589,900							
Median Price	572,000	565,000	584,750	590,000	590,250							
Average Price	604,961	612,434	639,578	646,824	649,268							
Index	273	275	277	277	276							

May-24 May-25 YTD 2024 YTD 2025

CALGARY TOTAL SALES

<\$100,000	-	1	-	2
\$100,000 - \$149,999	-	1	9	9
\$150,000 - \$199,999	29	29	102	98
\$200,000 - \$249,999	111	85	516	326
\$250,000 - \$299,999	225	149	939	642
\$300,000 - \$349,999	279	185	1,144	765
\$350,000 - \$399,999	206	148	834	660
\$400,000 - \$449,999	230	183	862	683
\$450,000 - \$499,999	226	159	885	673
\$500,000 - \$549,999	189	175	819	682
\$550,000 - \$599,999	215	197	902	776
\$600,000 - \$649,999	233	219	962	813
\$650,000 - \$699,999	213	185	853	760
\$700,000 - \$749,999	186	160	732	644
\$750,000 - \$799,999	169	144	648	522
\$800,000 - \$849,999	120	112	487	439
\$850,000 - \$899,999	87	84	366	326
\$900,000 - \$949,999	61	45	241	208
\$950,000 - \$999,999	52	44	199	164
\$1,000,000 - \$1,299,999	132	148	513	520
\$1,300,000 - \$1,499,999	56	37	165	143
\$1,500,000 - \$1,999,999	46	44	154	165
\$2,000,000 +	25	34	73	105
	3,090	2,568	12,405	10,125

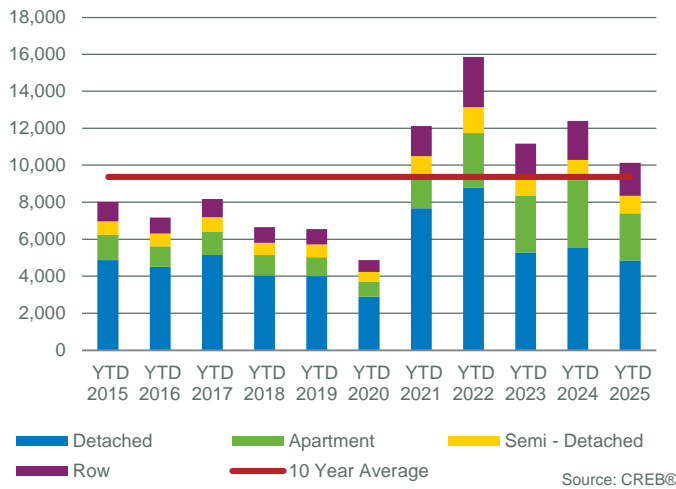
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

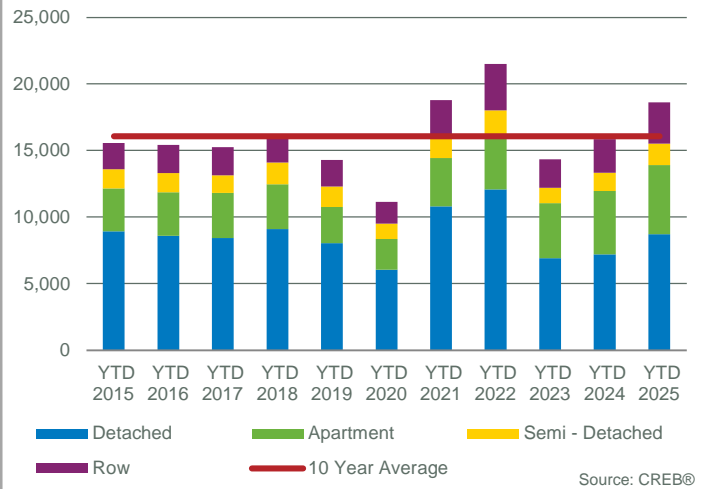
CITY OF CALGARY TOTAL SALES

YTD MAY

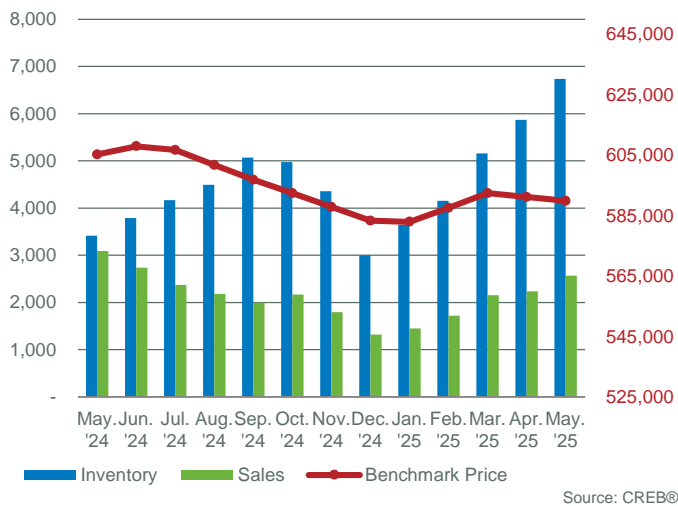


CITY OF CALGARY TOTAL NEW LISTINGS

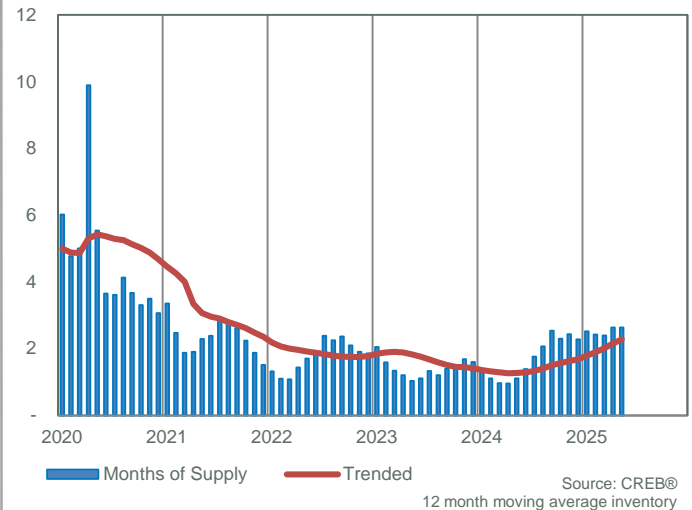
YTD MAY



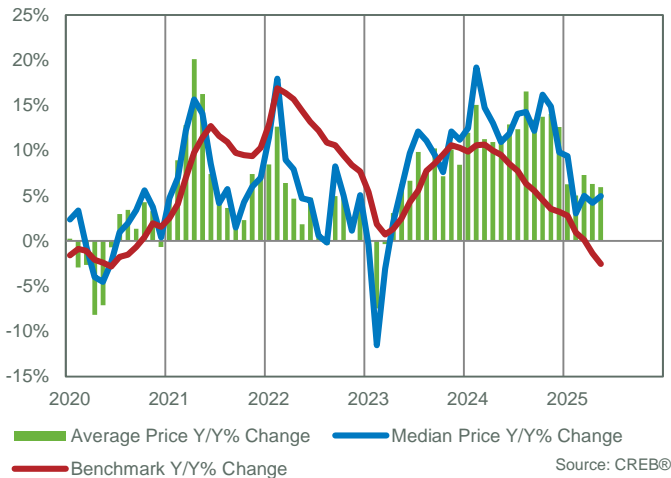
CITY OF CALGARY TOTAL INVENTORY AND SALES



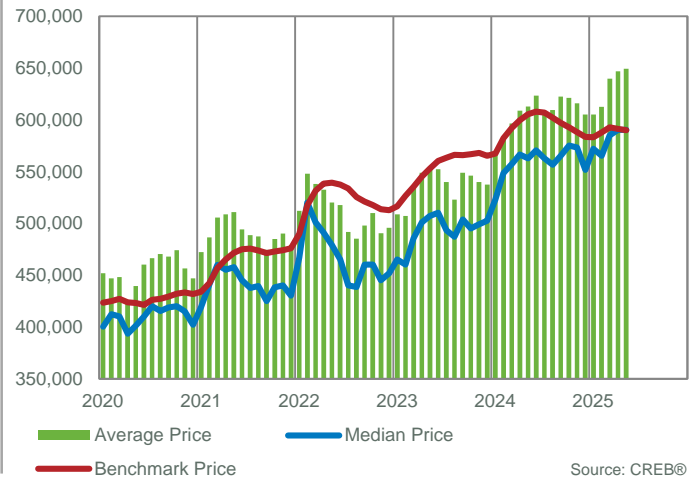
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

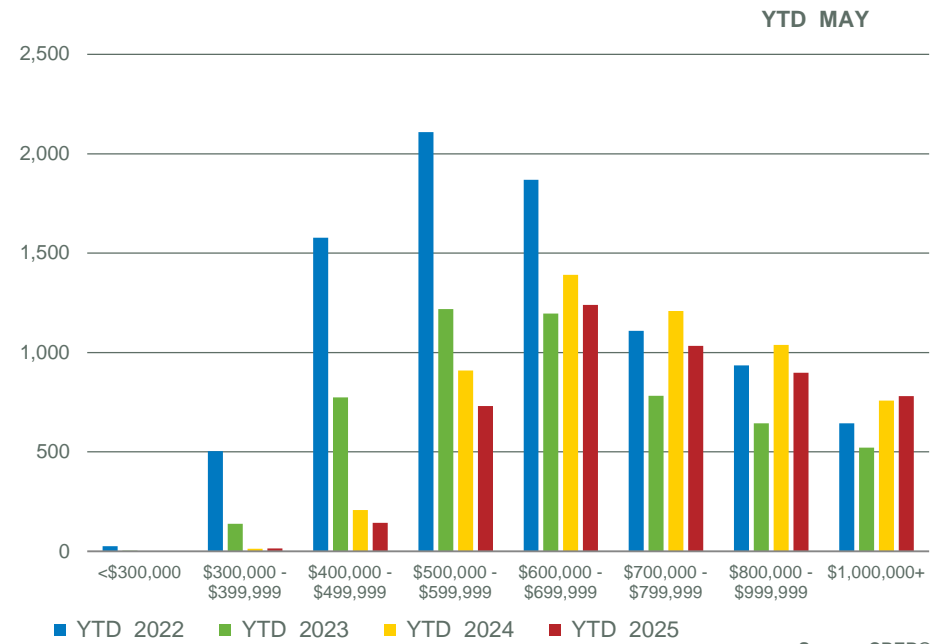


May. 2025

	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	1,067	862	609
New Listings	954	1,194	1,386	1,629	2,037	1,809	1,721	1,594	1,791	1,536	1,043	542
Inventory	999	1,056	1,120	1,219	1,599	1,776	1,954	2,014	2,317	2,200	1,859	1,238
Days on Market	34	25	20	19	18	19	24	26	27	32	34	43
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600	767,800	762,600	757,100	753,900	750,100	747,500
Median Price	690,000	710,000	719,195	725,000	730,000	728,000	705,000	701,500	710,000	699,800	710,000	685,000
Average Price	759,239	777,236	801,848	796,830	823,167	829,335	803,854	804,979	820,028	802,539	785,821	798,015
Index	288	297	304	308	313	315	315	313	311	310	308	307
2025												
Sales	672	765	1,034	1,100	1,275							
New Listings	1,229	1,265	1,894	1,906	2,419							
Inventory	1,455	1,700	2,204	2,512	2,995							
Days on Market	37	28	27	25	28							
Benchmark Price	750,800	760,500	769,800	769,300	769,400							
Median Price	698,194	720,000	731,750	725,000	730,000							
Average Price	780,196	804,439	839,174	839,768	846,985							
Index	308	312	316	316	316							

	May-24	May-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	1	-	1
\$250,000 - \$299,999	1	-	2	1
\$300,000 - \$349,999	1	2	1	5
\$350,000 - \$399,999	1	2	13	10
\$400,000 - \$449,999	10	12	49	31
\$450,000 - \$499,999	35	30	159	112
\$500,000 - \$549,999	65	65	346	271
\$550,000 - \$599,999	134	122	565	460
\$600,000 - \$649,999	166	157	690	615
\$650,000 - \$699,999	174	152	702	626
\$700,000 - \$749,999	168	142	635	568
\$750,000 - \$799,999	145	123	573	465
\$800,000 - \$849,999	106	102	405	381
\$850,000 - \$899,999	73	66	303	245
\$900,000 - \$949,999	49	32	187	154
\$950,000 - \$999,999	37	33	144	119
\$1,000,000 - \$1,299,999	106	126	410	402
\$1,300,000 - \$1,499,999	45	33	139	126
\$1,500,000 - \$1,999,999	42	40	141	149
\$2,000,000 +	25	34	70	104
	1,383	1,275	5,534	4,846

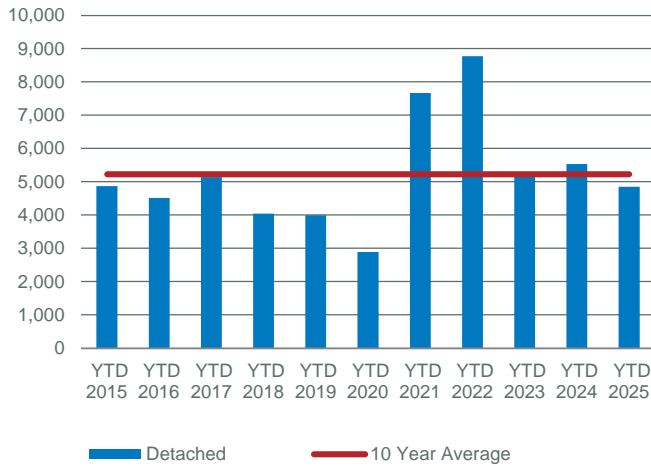
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

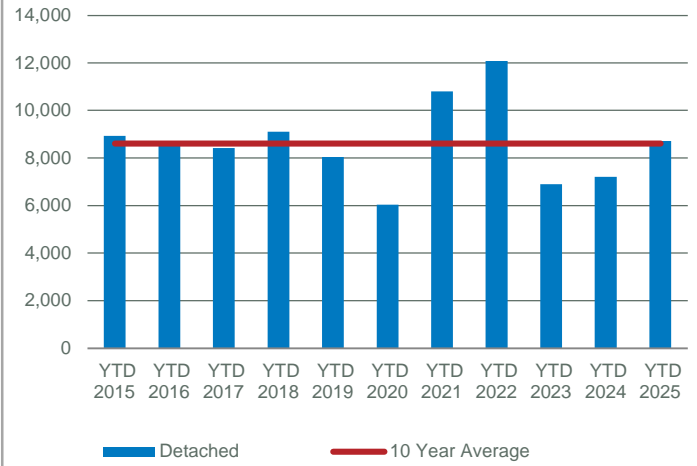
CITY OF CALGARY DETACHED SALES

YTD MAY

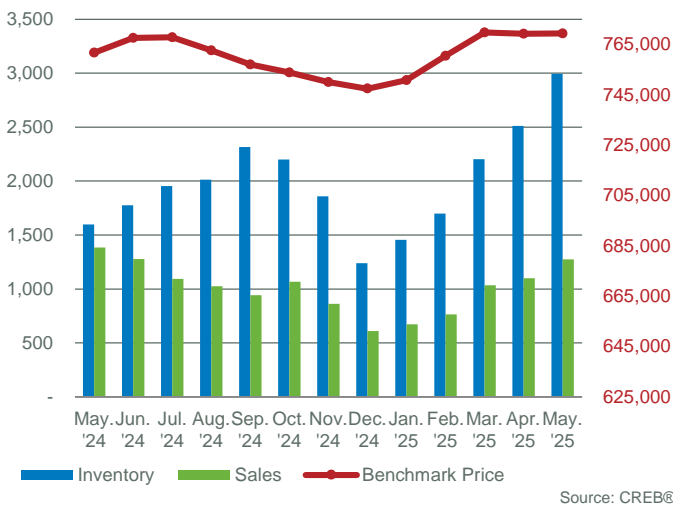


CITY OF CALGARY DETACHED NEW LISTINGS

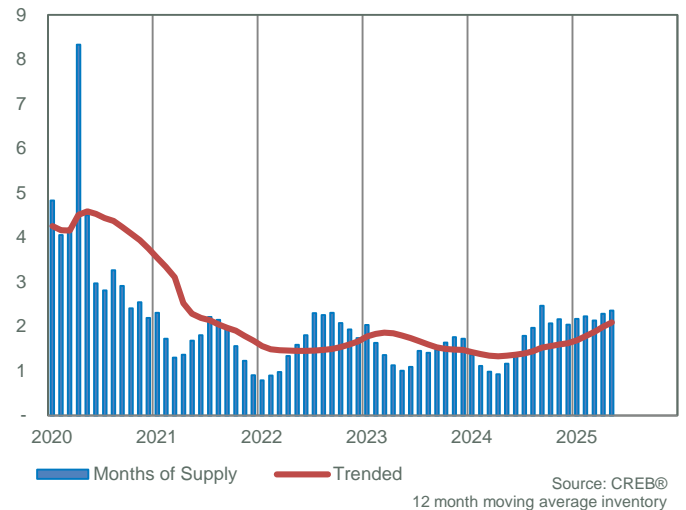
YTD MAY



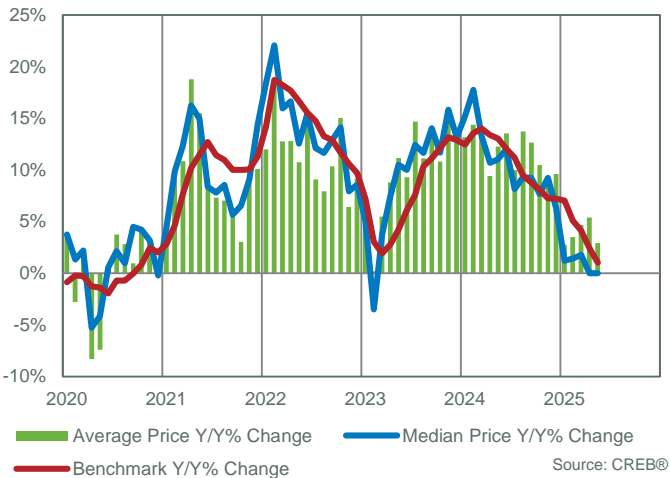
CITY OF CALGARY DETACHED INVENTORY AND SALES



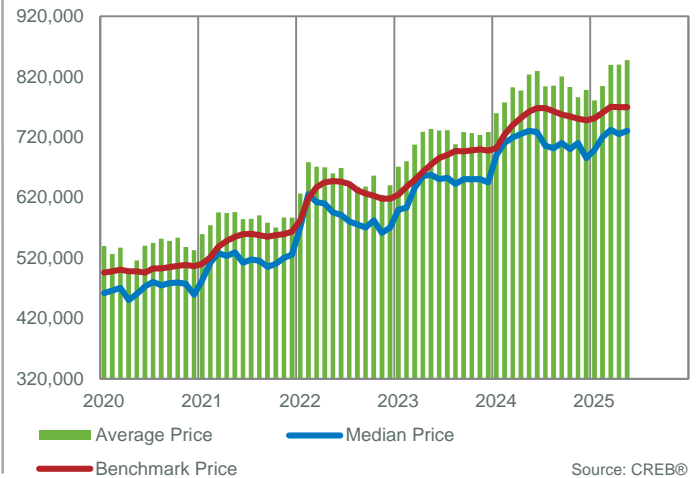
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



CITY OF CALGARY DETACHED PRICES

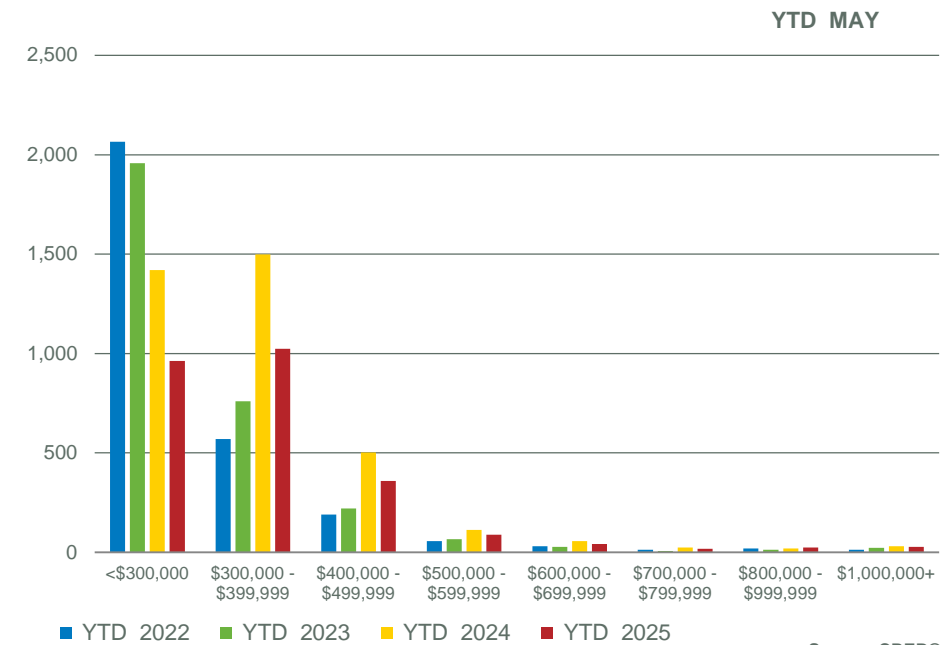


May, 2025

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	488	638	813	822	907	791	659	603	501	559	429	357
New Listings	638	836	990	1,049	1,250	1,106	1,043	1,001	991	921	653	352
Inventory	682	773	861	951	1,113	1,223	1,369	1,478	1,622	1,595	1,481	1,036
Days on Market	35	26	23	23	22	23	27	32	33	35	45	48
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300	346,500	345,000	341,700	337,800	332,400
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000	330,000	315,000	325,000	315,000
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,894	348,389	352,103	353,733	358,432
Index	237	243	247	253	257	260	261	261	260	258	255	251
2025												
Sales	370	473	539	589	579							
New Listings	922	851	1,092	1,086	1,231							
Inventory	1,296	1,465	1,712	1,869	2,087							
Days on Market	51	42	36	36	41							
Benchmark Price	331,400	334,200	336,100	336,000	335,300							
Median Price	311,500	330,000	328,000	327,500	318,000							
Average Price	352,799	353,122	354,989	367,442	341,977							
Index	250	252	254	253	253							

	May-24	May-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	1
\$100,000 - \$149,999	-	1	9	9
\$150,000 - \$199,999	29	28	99	96
\$200,000 - \$249,999	108	77	498	307
\$250,000 - \$299,999	196	120	815	550
\$300,000 - \$349,999	225	144	933	614
\$350,000 - \$399,999	152	88	566	410
\$400,000 - \$449,999	82	50	326	234
\$450,000 - \$499,999	50	33	176	126
\$500,000 - \$549,999	24	13	77	55
\$550,000 - \$599,999	10	7	36	34
\$600,000 - \$649,999	8	7	40	24
\$650,000 - \$699,999	5	2	18	18
\$700,000 - \$749,999	2	3	13	12
\$750,000 - \$799,999	4	2	11	6
\$800,000 - \$849,999	-	1	7	6
\$850,000 - \$899,999	1	-	6	10
\$900,000 - \$949,999	-	-	2	7
\$950,000 - \$999,999	2	-	5	2
\$1,000,000 - \$1,299,999	6	-	15	11
\$1,300,000 - \$1,499,999	3	1	7	7
\$1,500,000 - \$1,999,999	-	2	7	10
\$2,000,000 +	-	-	2	1
	907	579	3,668	2,550

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE

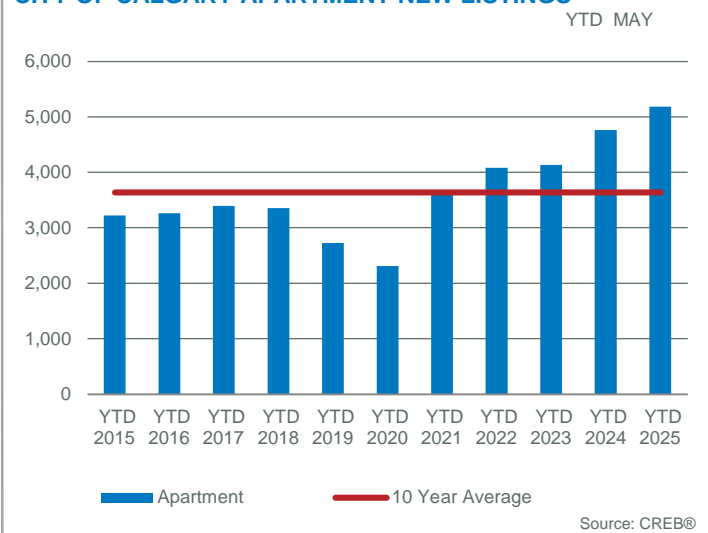


Source: CREB®

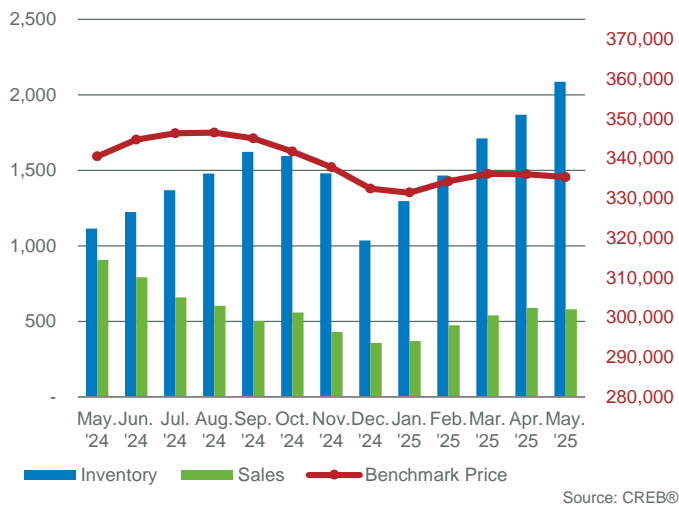
CITY OF CALGARY APARTMENT SALES



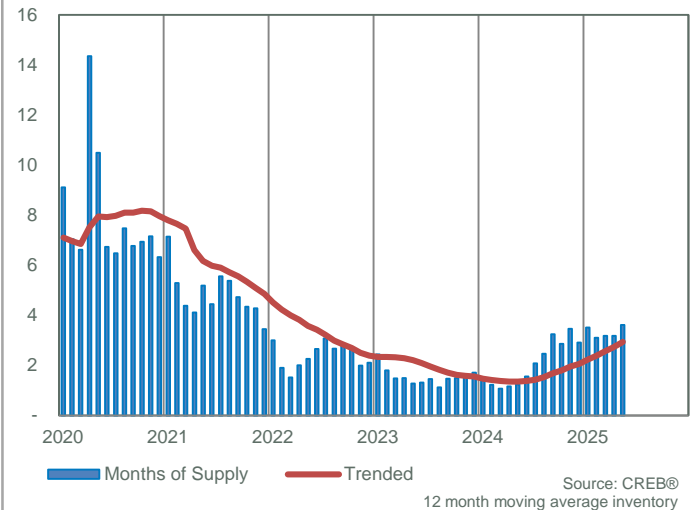
CITY OF CALGARY APARTMENT NEW LISTINGS



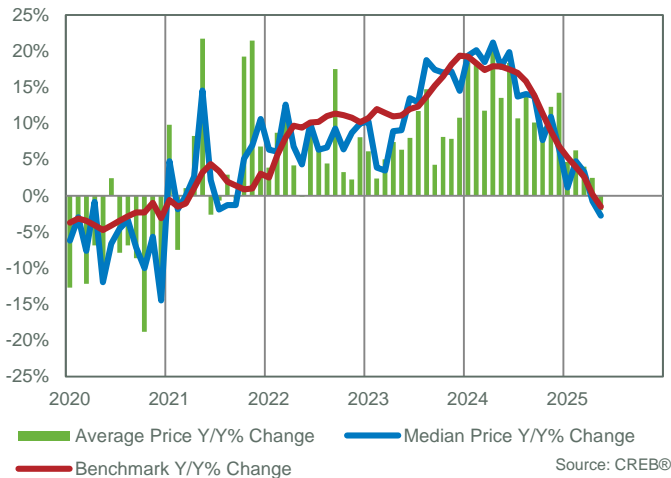
CITY OF CALGARY APARTMENT INVENTORY AND SALES



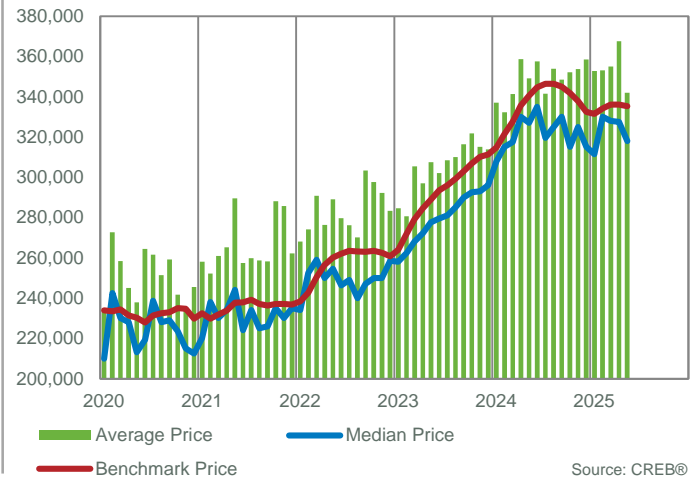
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

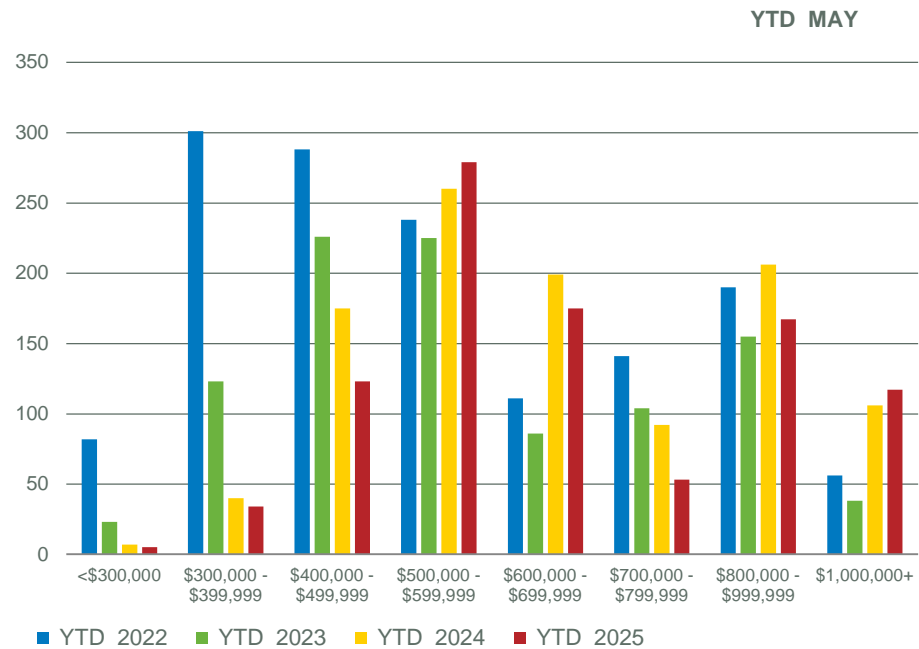


May. 2025

	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	219	223	206	208	273	298	295	341	379	394	364	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	623,875	635,000	580,000
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,666	658,408	672,816	703,792	703,605	655,623
Index	334	343	353	358	364	368	369	366	364	363	362	364
2025												
Sales	160	164	184	189	256							
New Listings	272	240	334	350	428							
Inventory	303	326	413	485	542							
Days on Market	36	32	28	25	29							
Benchmark Price	673,600	683,500	691,900	691,900	697,300							
Median Price	589,257	640,000	616,500	620,000	608,500							
Average Price	667,063	715,791	714,510	695,282	686,287							
Index	361	367	371	371	374							

	May-24	May-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	1	-
\$250,000 - \$299,999	1	-	6	5
\$300,000 - \$349,999	3	4	9	9
\$350,000 - \$399,999	5	5	31	25
\$400,000 - \$449,999	21	16	84	47
\$450,000 - \$499,999	19	16	91	76
\$500,000 - \$549,999	24	35	112	116
\$550,000 - \$599,999	37	42	148	163
\$600,000 - \$649,999	36	36	132	105
\$650,000 - \$699,999	18	18	67	70
\$700,000 - \$749,999	13	8	47	26
\$750,000 - \$799,999	10	7	45	27
\$800,000 - \$849,999	12	7	63	35
\$850,000 - \$899,999	8	15	46	55
\$900,000 - \$949,999	11	10	49	39
\$950,000 - \$999,999	12	11	48	38
\$1,000,000 - \$1,299,999	18	21	82	103
\$1,300,000 - \$1,499,999	8	3	18	8
\$1,500,000 - \$1,999,999	3	2	5	6
\$2,000,000 +	-	-	1	-
	259	256	1,085	953

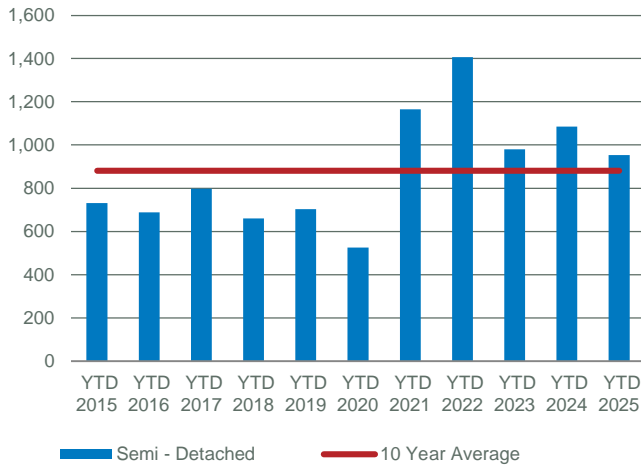
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

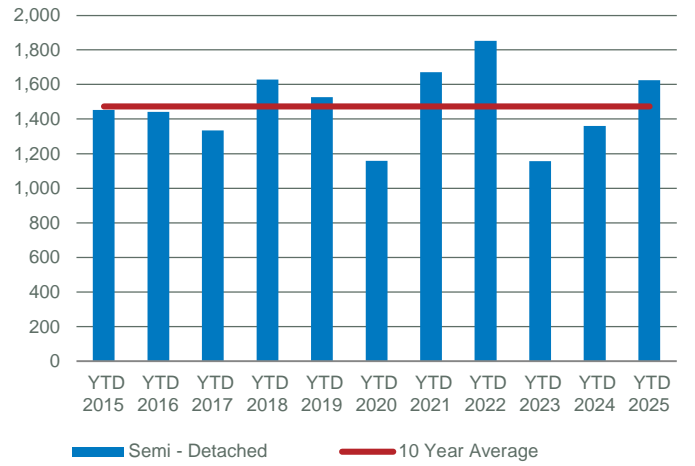
CITY OF CALGARY SEMI-DET. SALES

YTD MAY

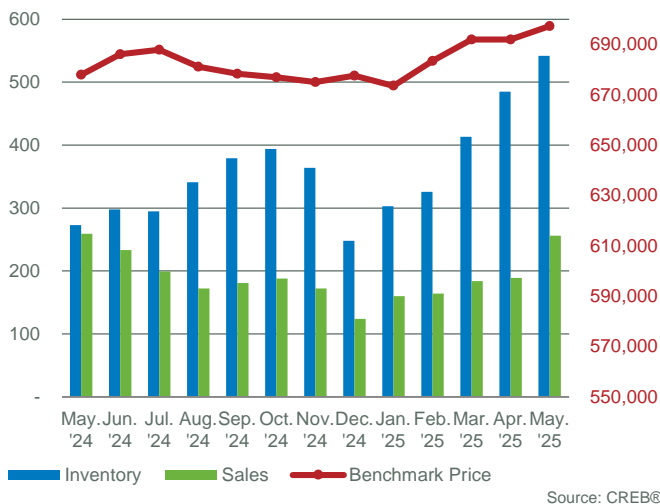


CITY OF CALGARY SEMI-DET. NEW LISTINGS

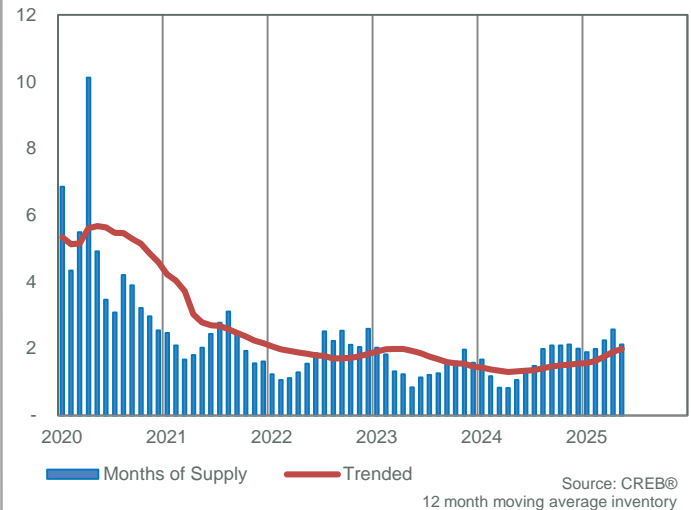
YTD MAY



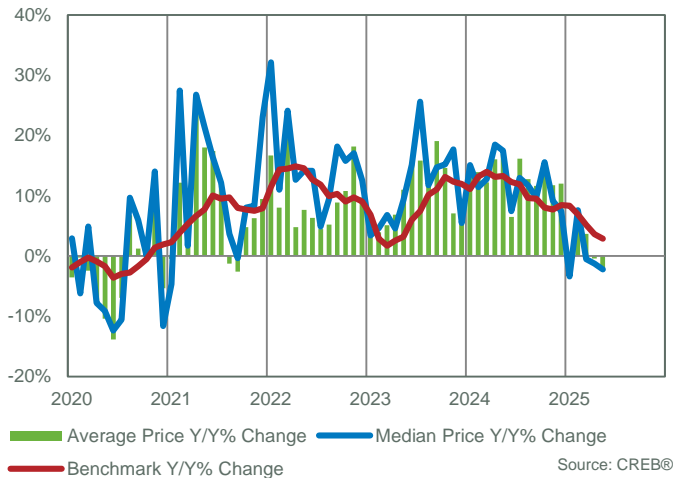
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



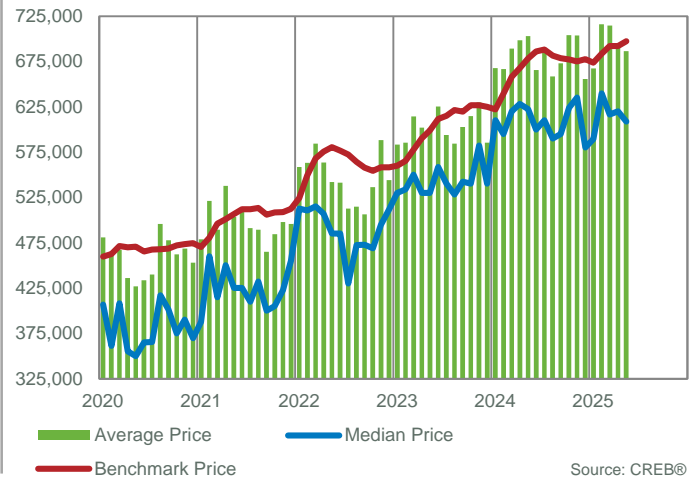
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES

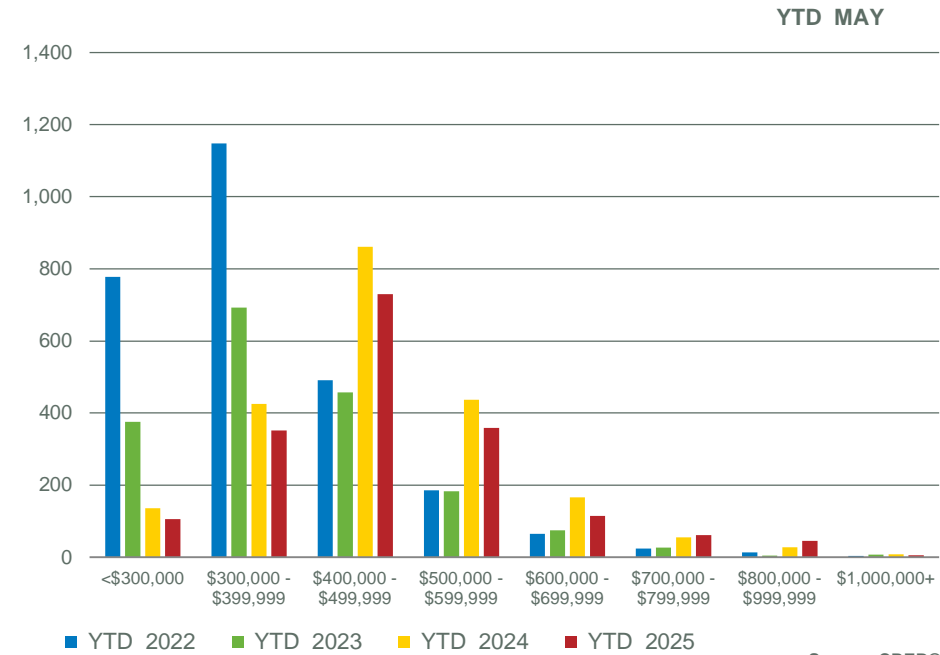


May. 2025

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	690	579	576	643	606	522	406	244
Inventory	258	308	359	344	427	493	547	663	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600	464,200	461,700	459,200	456,600	454,300	447,400
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000	454,000	449,450	437,500	449,000	440,000
Average Price	439,285	467,045	479,729	472,579	474,060	478,847	470,055	465,787	467,082	454,083	465,891	448,425
Index	275	281	288	295	299	301	301	299	297	296	294	290
2025												
Sales	247	317	399	355	458							
New Listings	473	474	698	694	764							
Inventory	592	661	829	1,004	1,116							
Days on Market	39	31	27	30	33							
Benchmark Price	444,900	446,800	454,000	457,400	453,600							
Median Price	449,500	465,000	455,000	470,000	449,450							
Average Price	465,712	482,527	472,221	486,708	466,637							
Index	288	289	294	296	294							

	May-24	May-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	3	2
\$200,000 - \$249,999	3	7	17	18
\$250,000 - \$299,999	27	29	116	86
\$300,000 - \$349,999	50	35	201	137
\$350,000 - \$399,999	48	53	224	215
\$400,000 - \$449,999	117	105	403	371
\$450,000 - \$499,999	122	80	459	359
\$500,000 - \$549,999	76	62	284	240
\$550,000 - \$599,999	34	26	153	119
\$600,000 - \$649,999	23	19	100	69
\$650,000 - \$699,999	16	13	66	46
\$700,000 - \$749,999	3	7	37	38
\$750,000 - \$799,999	10	12	19	24
\$800,000 - \$849,999	2	2	12	17
\$850,000 - \$899,999	5	3	11	16
\$900,000 - \$949,999	1	3	3	8
\$950,000 - \$999,999	1	-	2	5
\$1,000,000 - \$1,299,999	2	1	6	4
\$1,300,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,999,999	1	-	1	-
\$2,000,000 +	-	-	-	-
	541	458	2,118	1,776

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

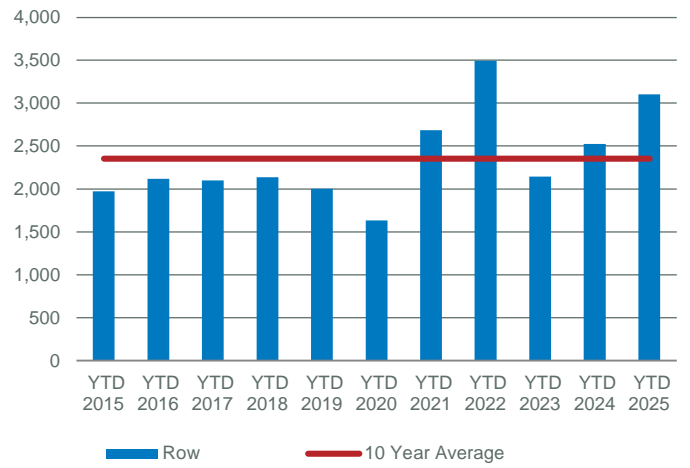
CITY OF CALGARY ROW SALES

YTD MAY

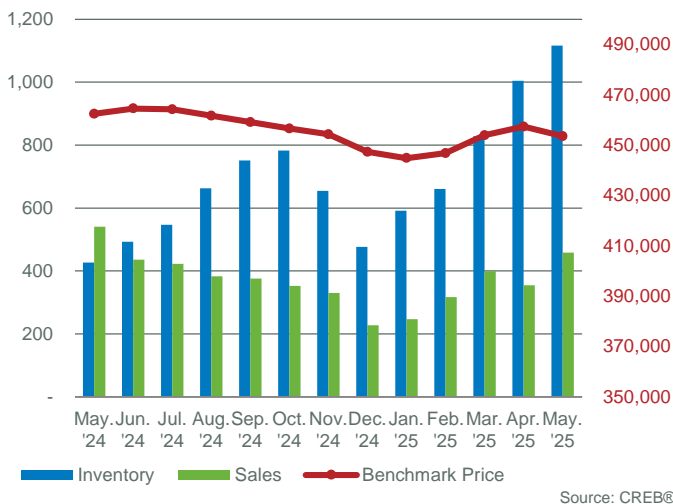


CITY OF CALGARY ROW NEW LISTINGS

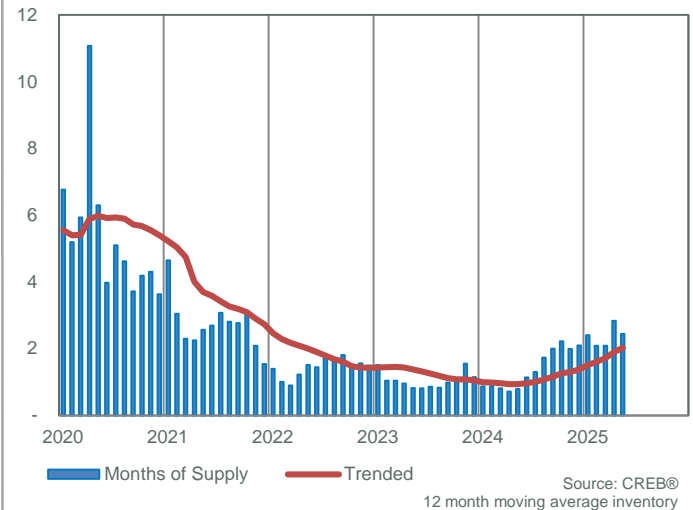
YTD MAY



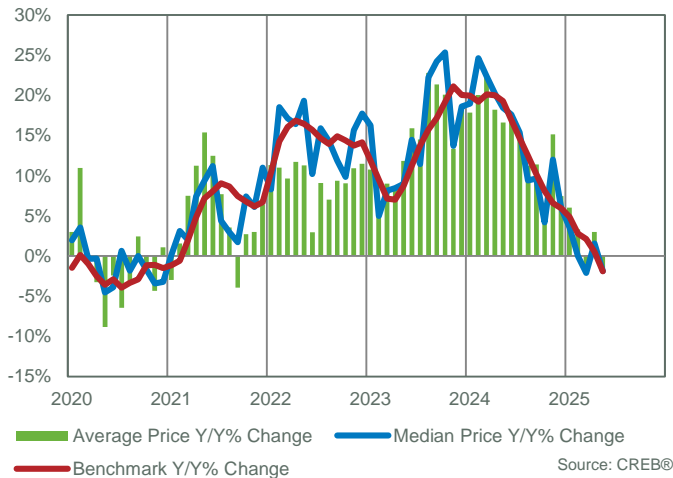
CITY OF CALGARY ROW INVENTORY AND SALES



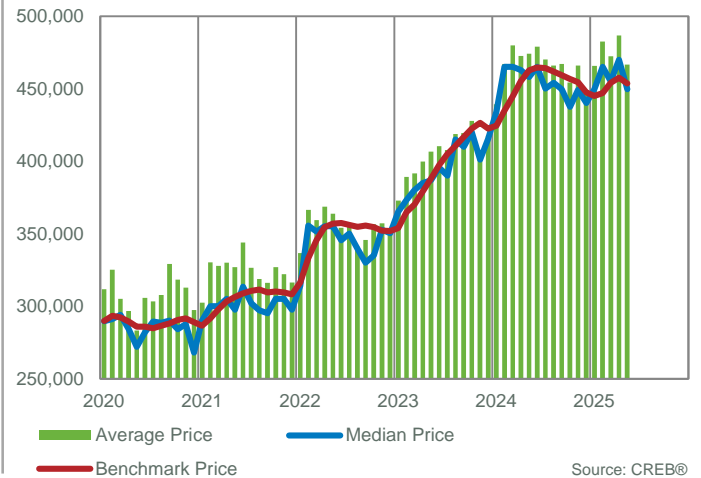
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

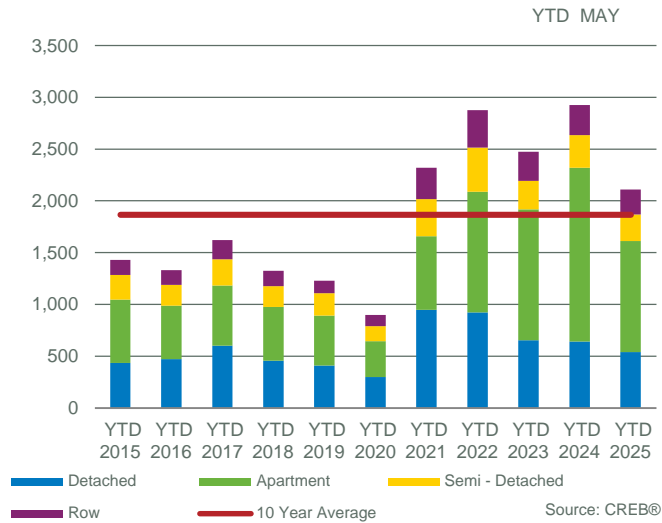


CITY OF CALGARY ROW PRICES

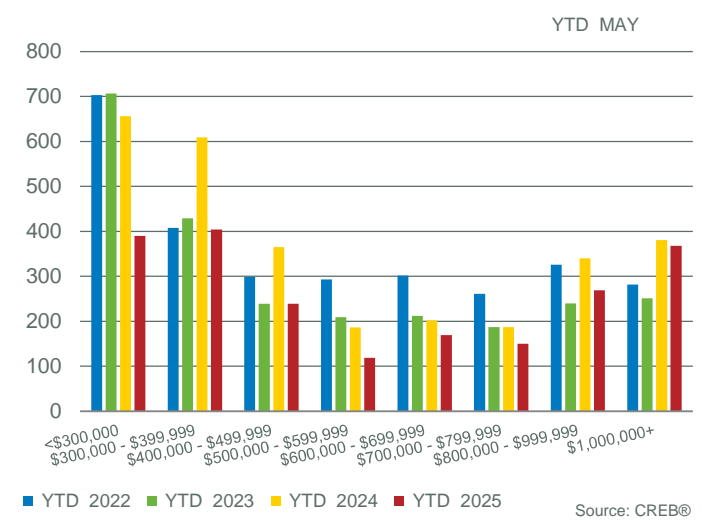


CITY CENTRE

CITY CENTRE TOTAL SALES



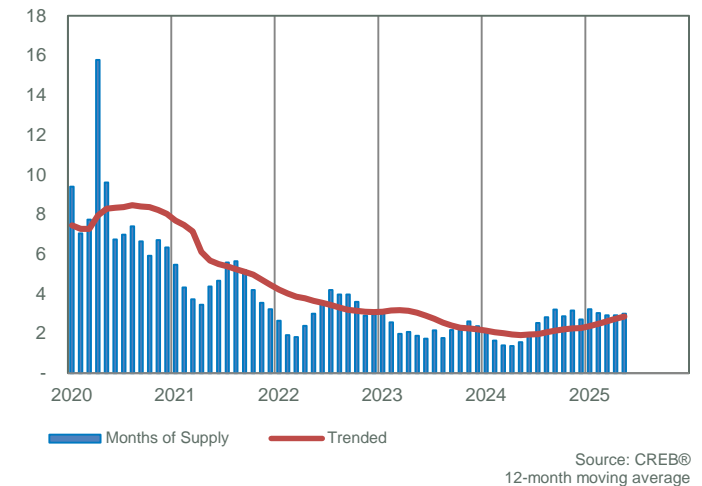
CITY CENTRE TOTAL SALES BY PRICE RANGE



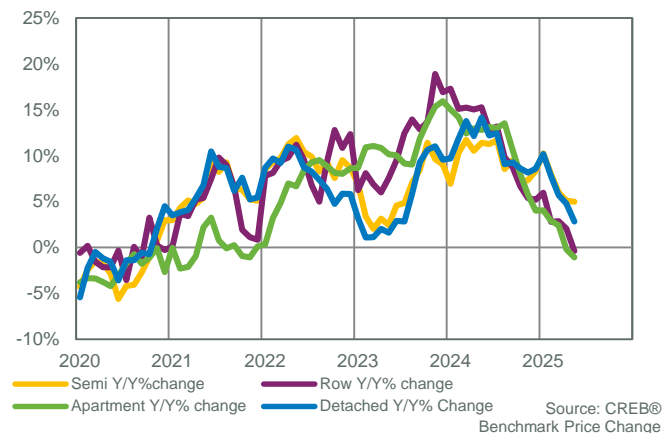
CITY CENTRE INVENTORY AND SALES



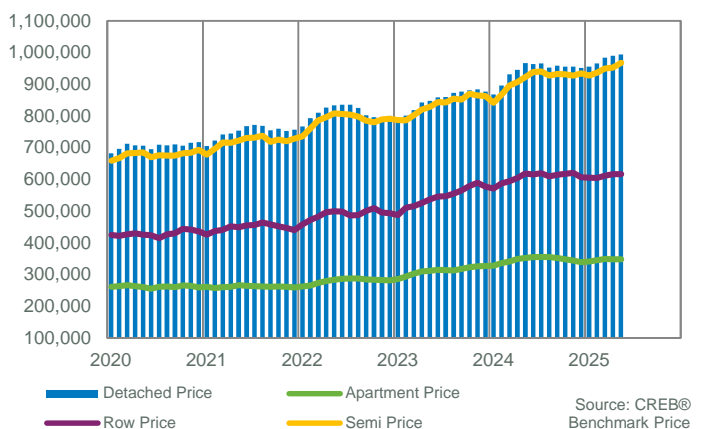
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

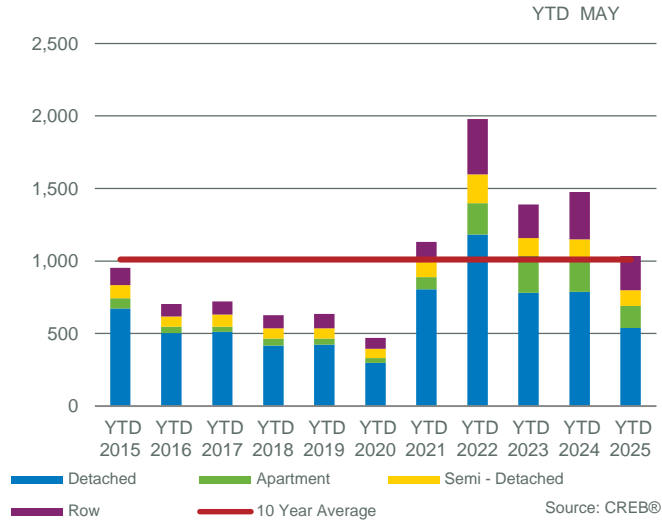


CITY CENTRE PRICES

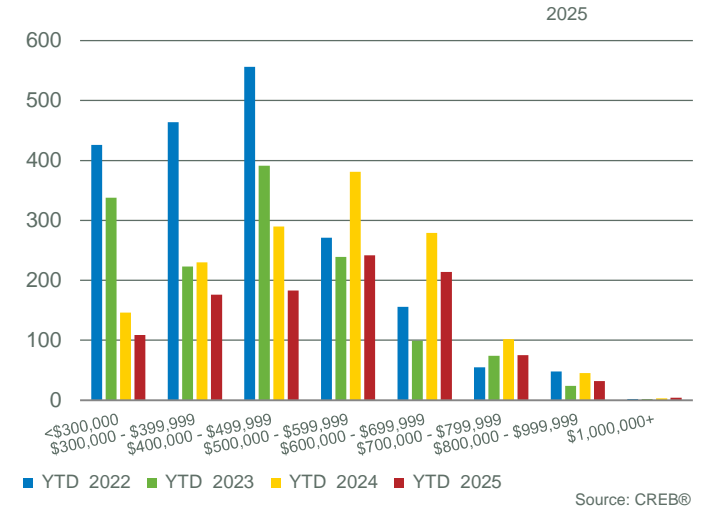


NORTHEAST

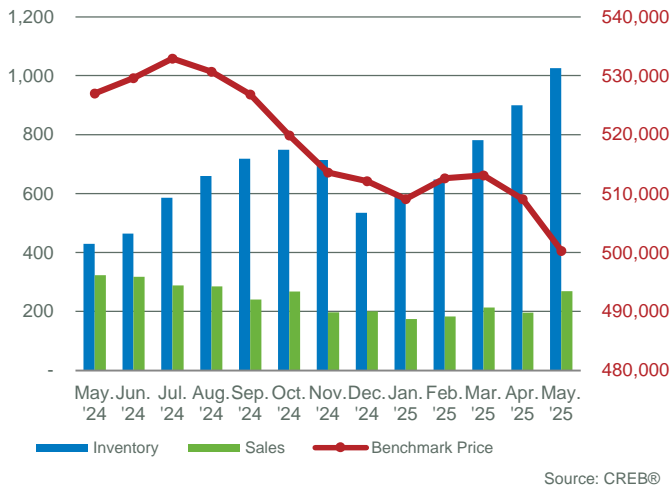
NORTHEAST TOTAL SALES



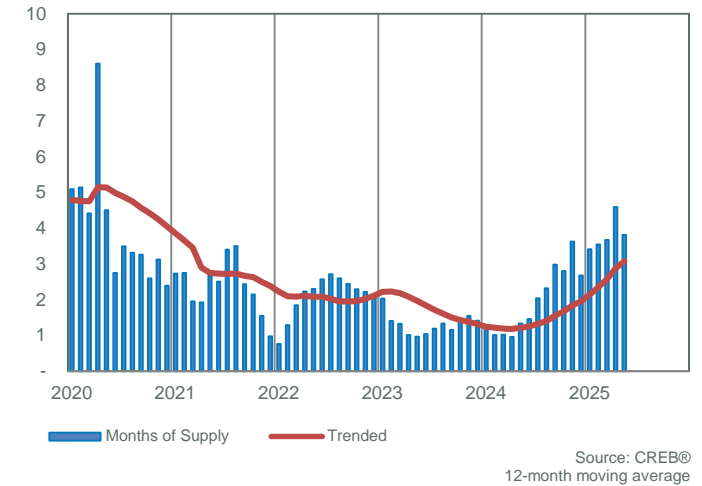
NORTHEAST TOTAL SALES BY PRICE RANGE



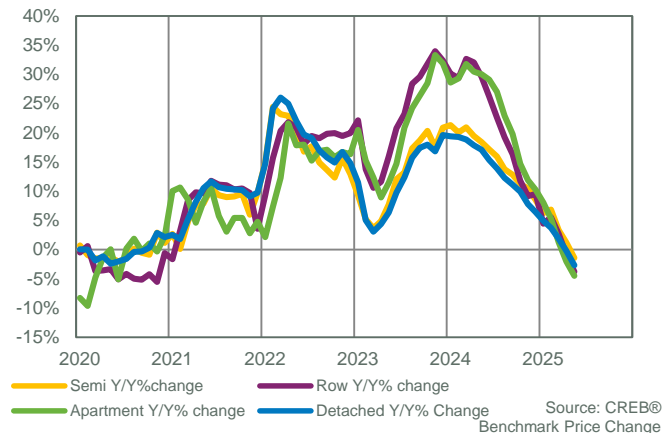
NORTHEAST INVENTORY AND SALES



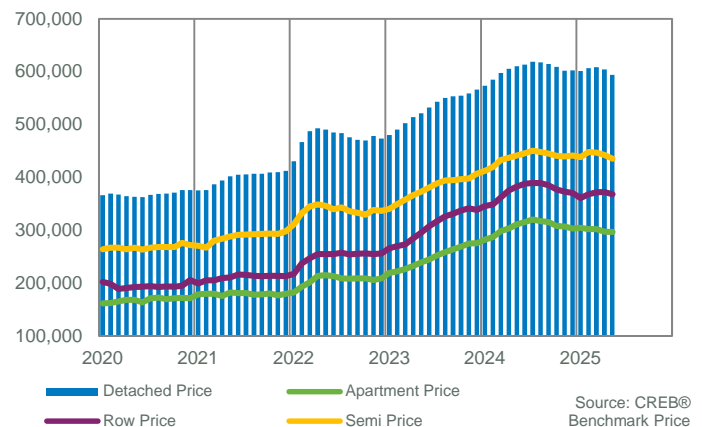
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

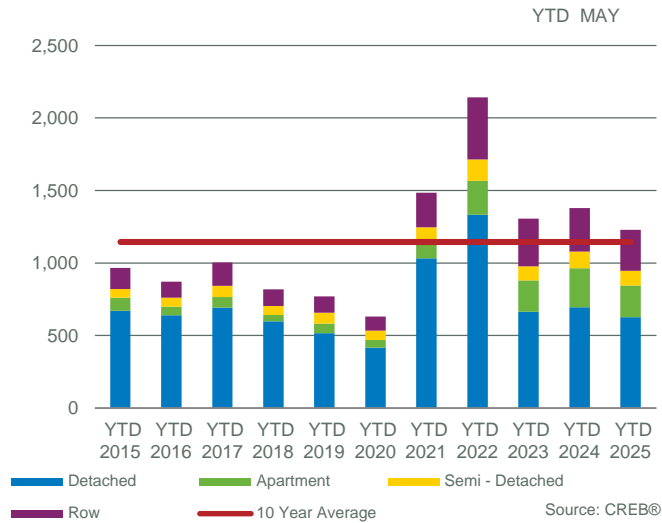


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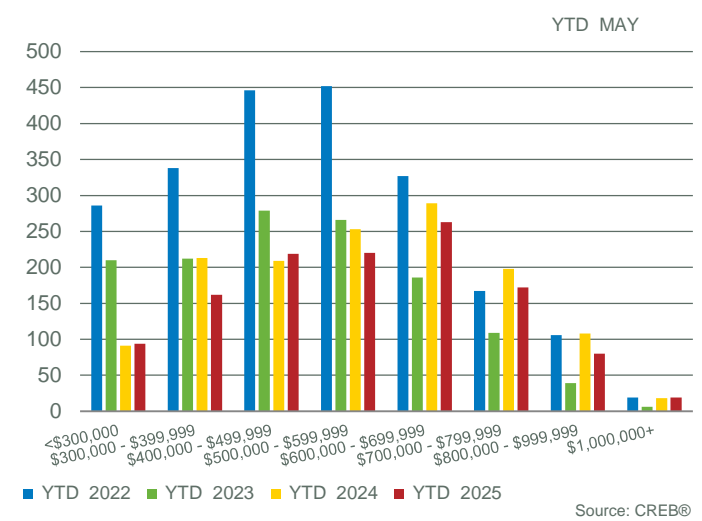


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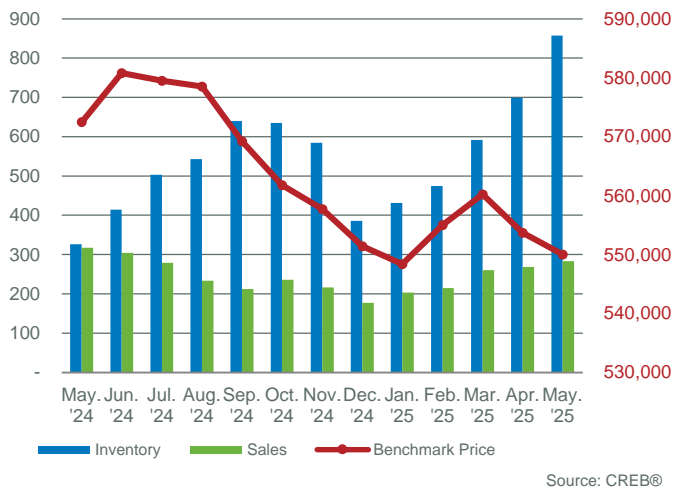
NORTH TOTAL SALES



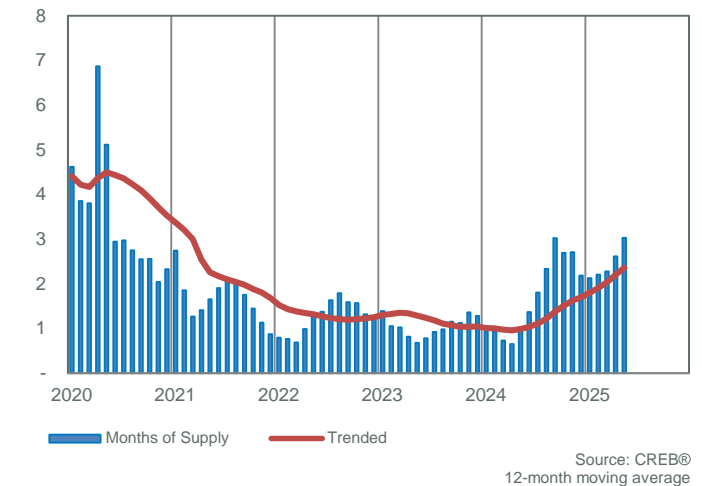
NORTH TOTAL SALES BY PRICE RANGE



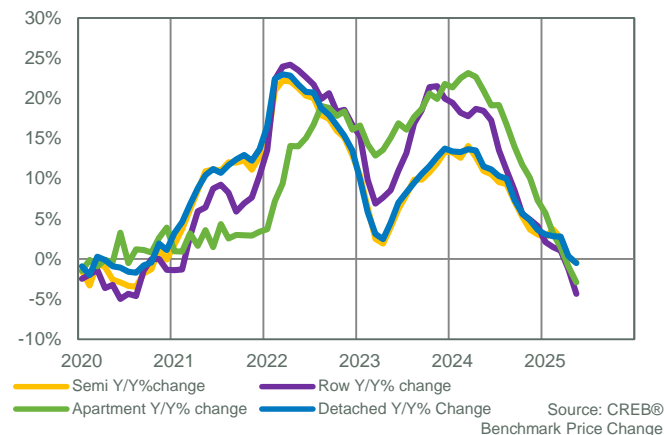
NORTH INVENTORY AND SALES



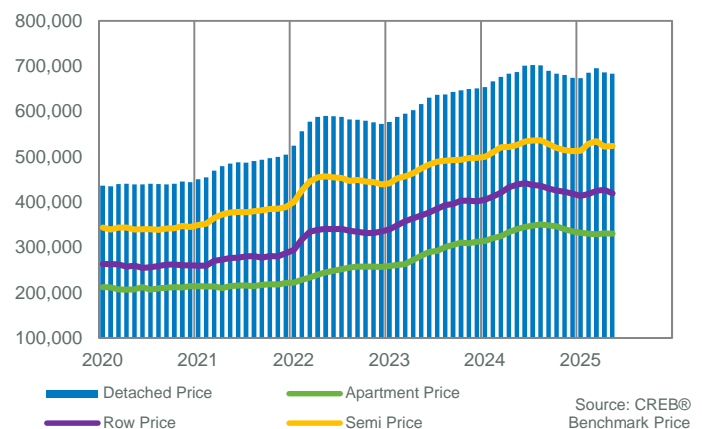
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

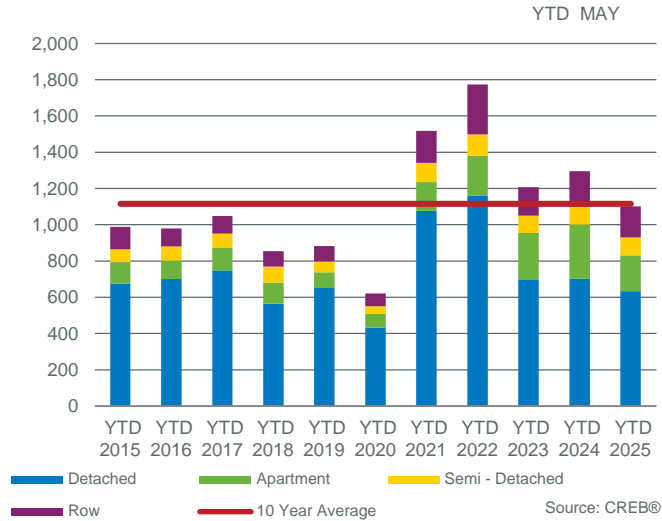


NORTH PRICES

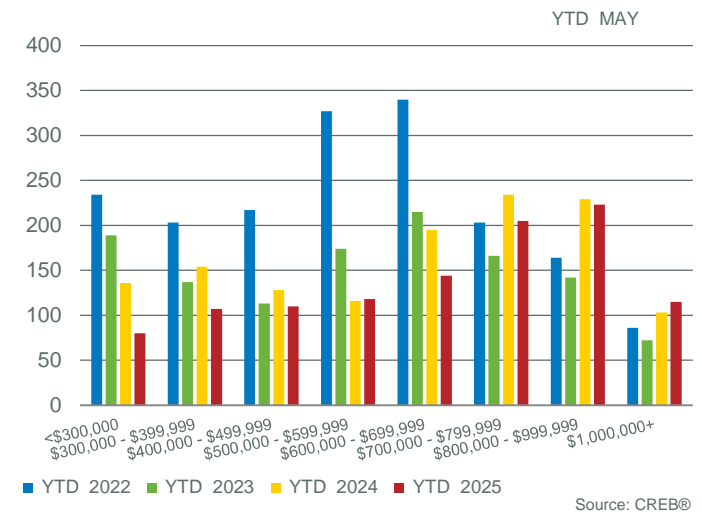


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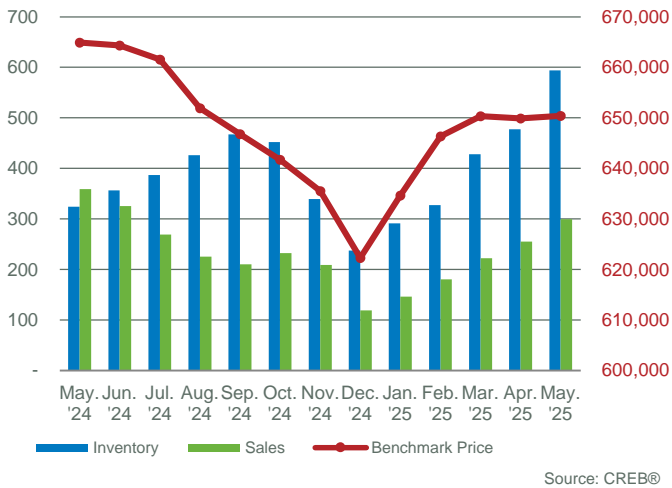
NORTHWEST TOTAL SALES



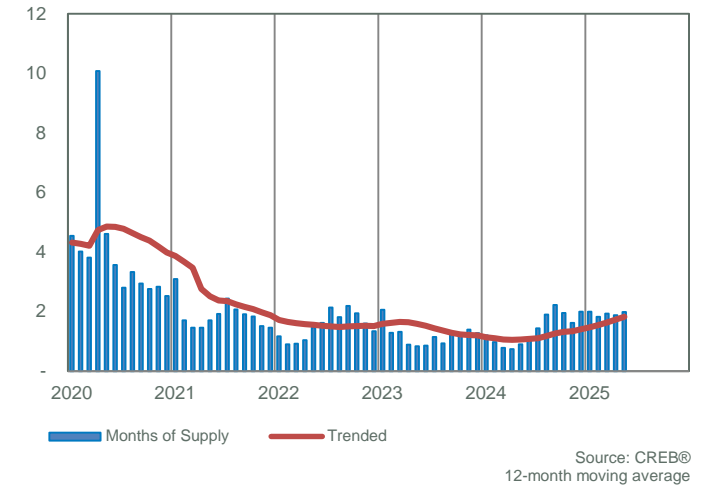
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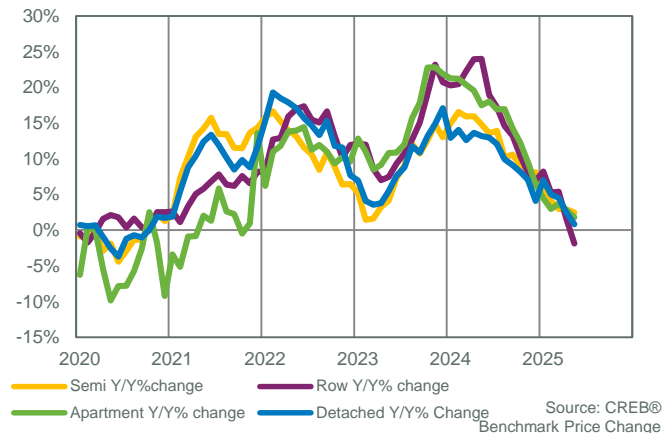
NORTHWEST INVENTORY AND SALES



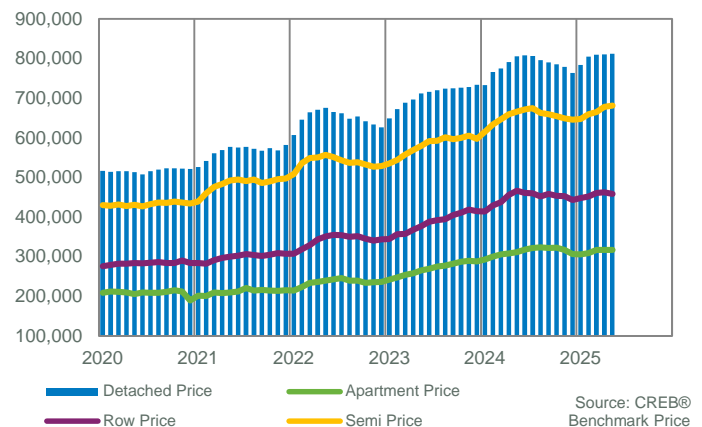
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

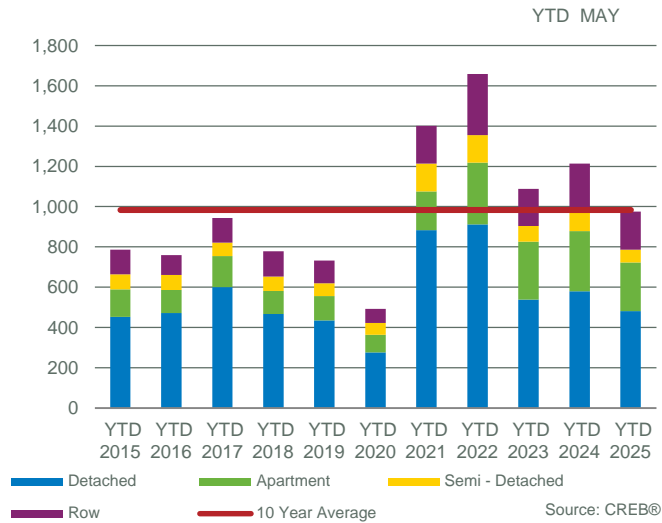


NORTHWEST PRICES

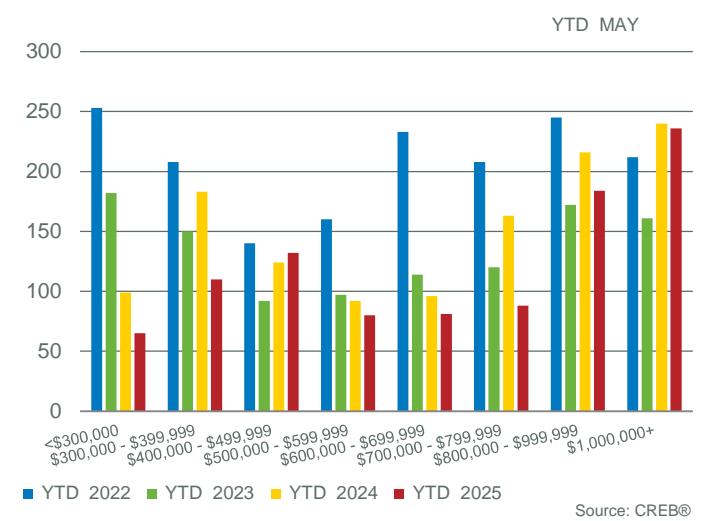


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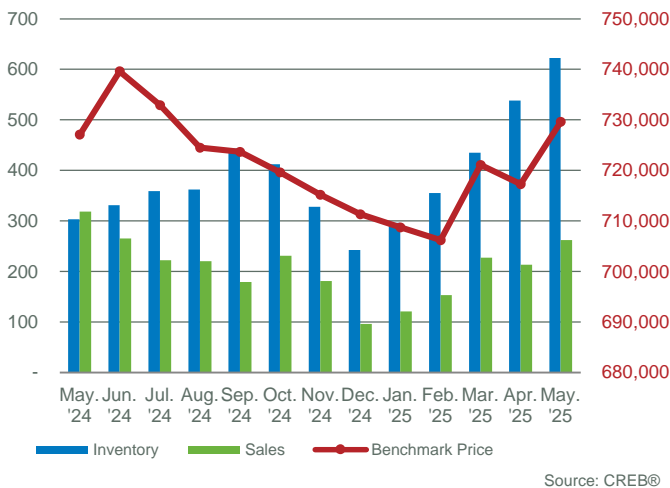
WEST TOTAL SALES



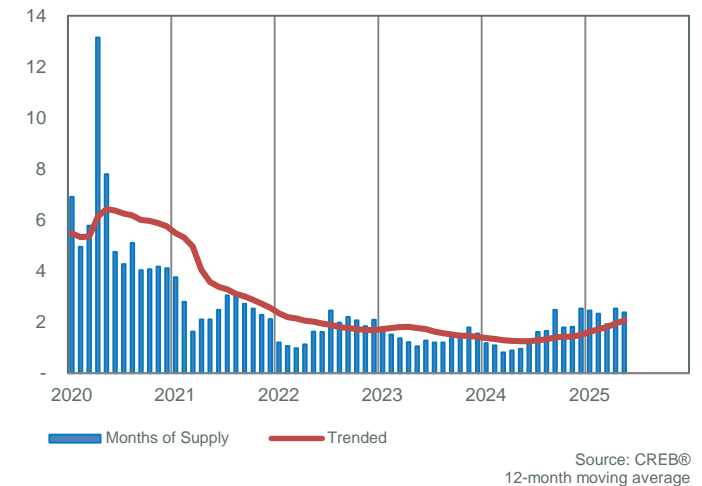
WEST TOTAL SALES BY PRICE RANGE



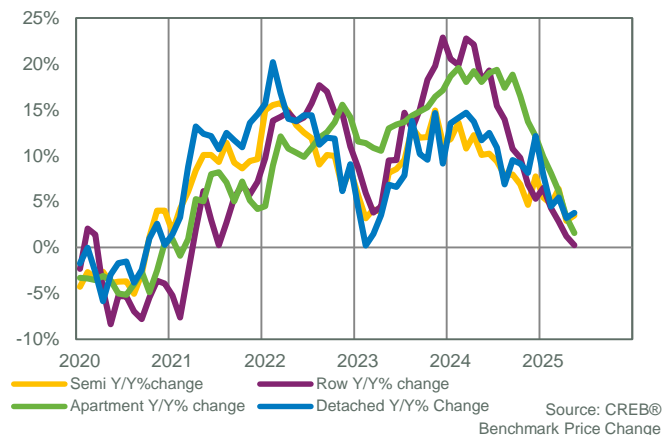
WEST INVENTORY AND SALES



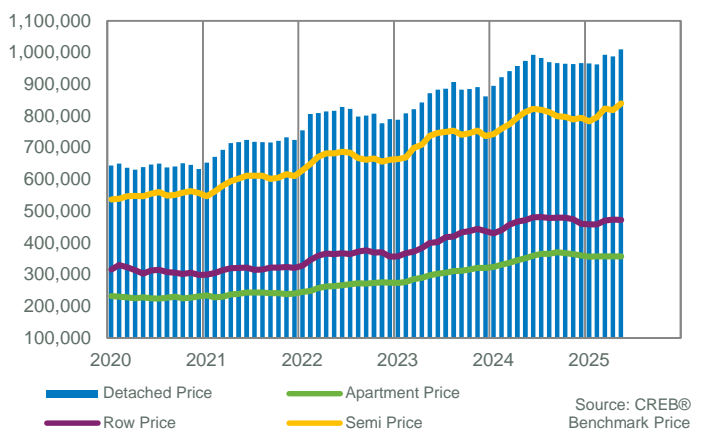
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

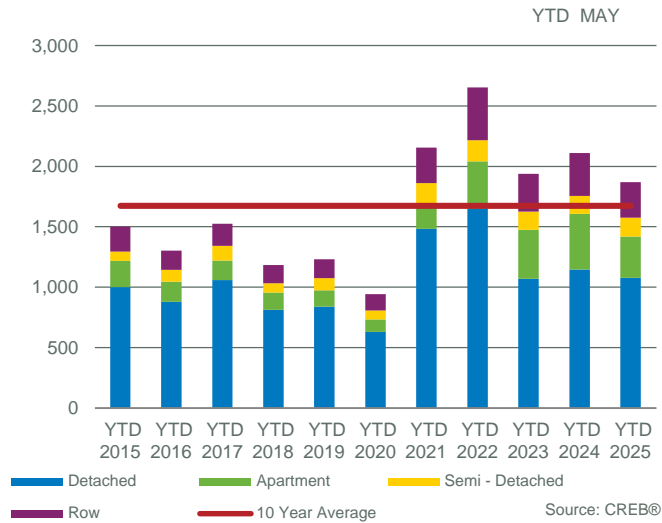


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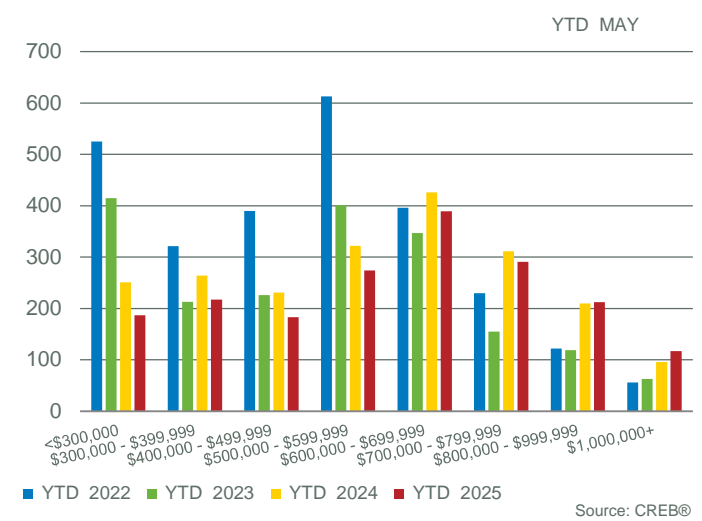


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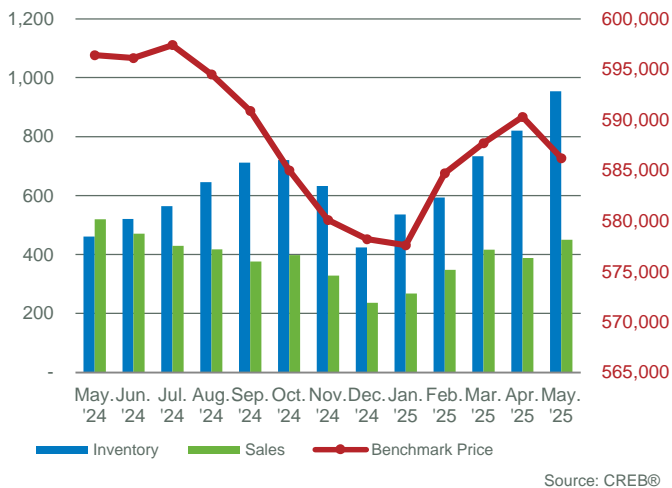
SOUTH TOTAL SALES



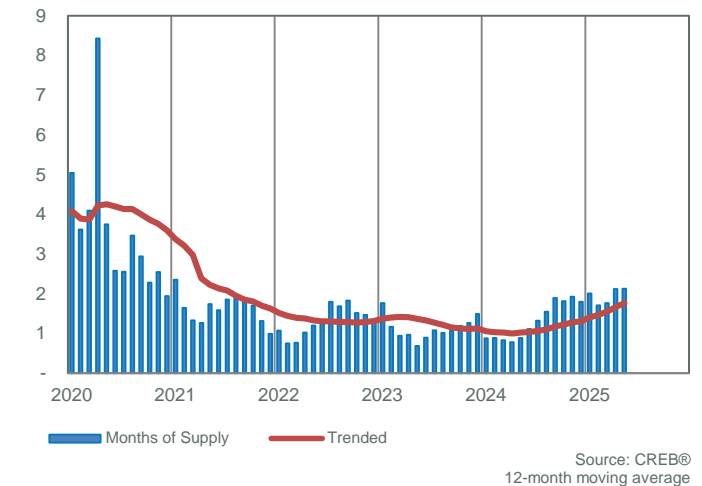
SOUTH TOTAL SALES BY PRICE RANGE



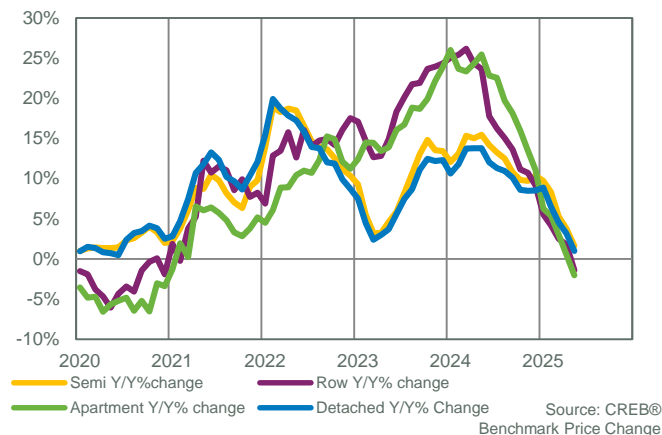
SOUTH INVENTORY AND SALES



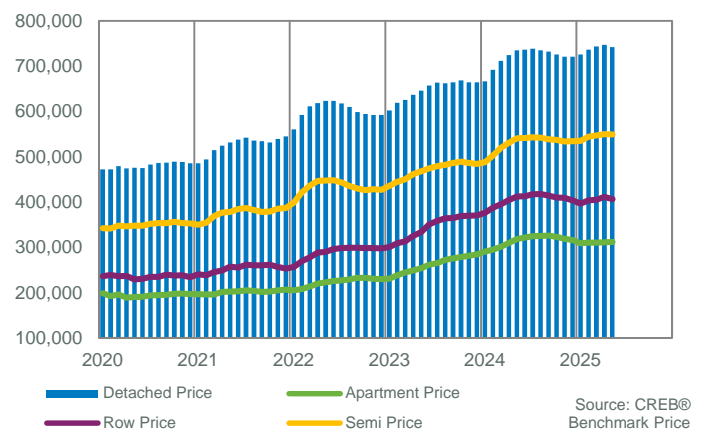
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

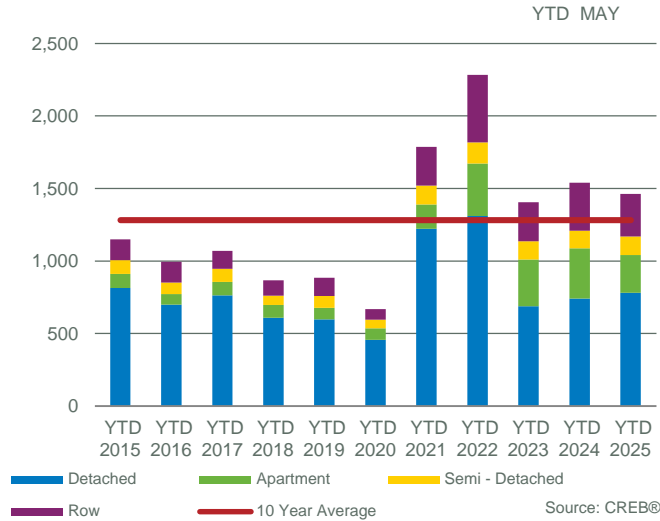


SOUTH PRICES

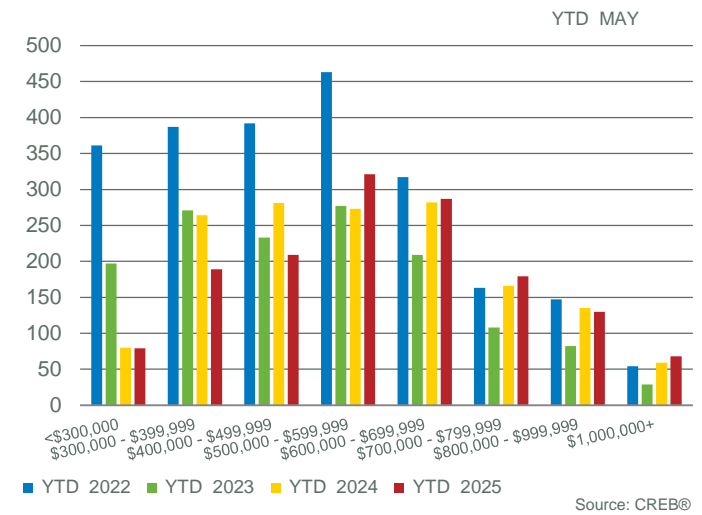


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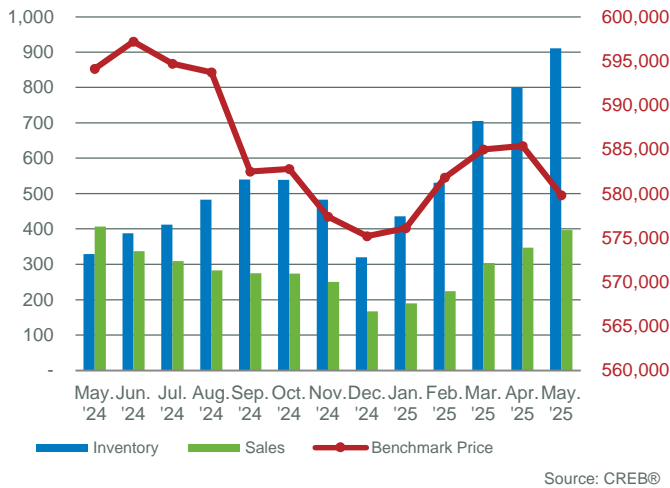
SOUTHEAST TOTAL SALES



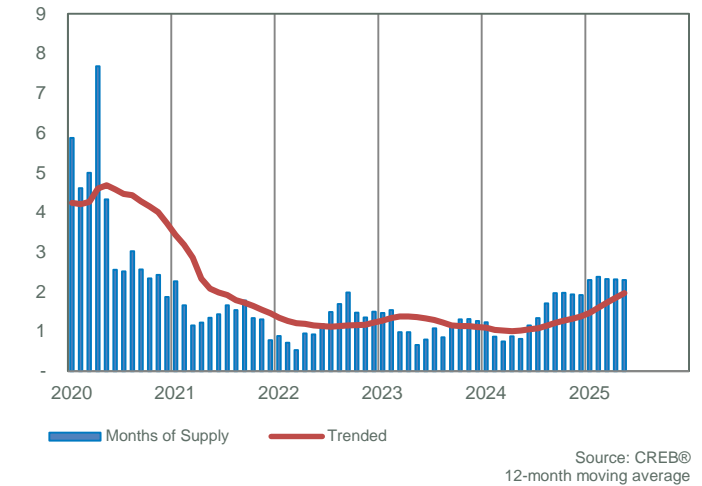
SOUTHEAST TOTAL SALES BY PRICE RANGE



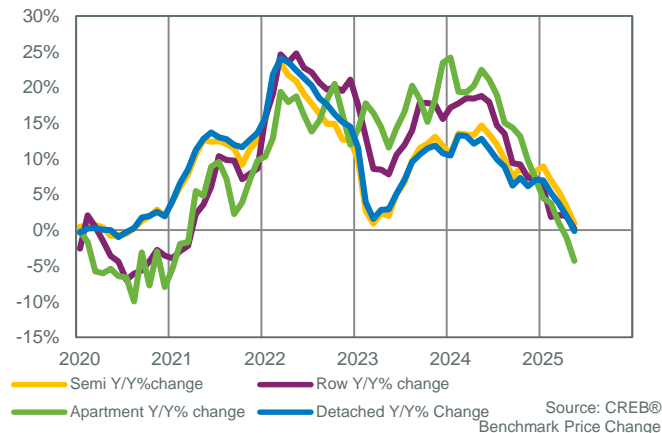
SOUTHEAST INVENTORY AND SALES



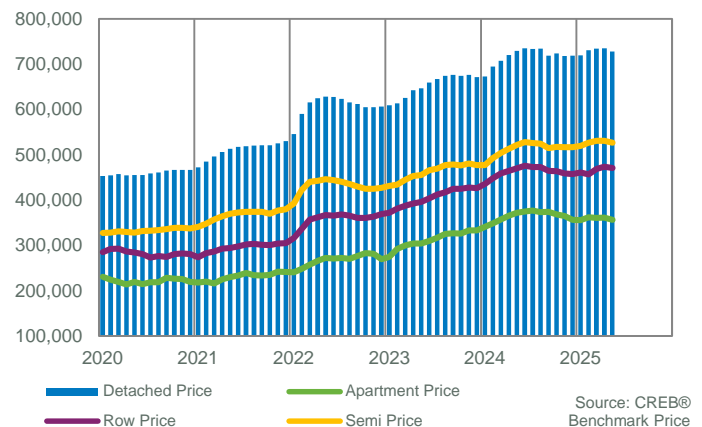
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

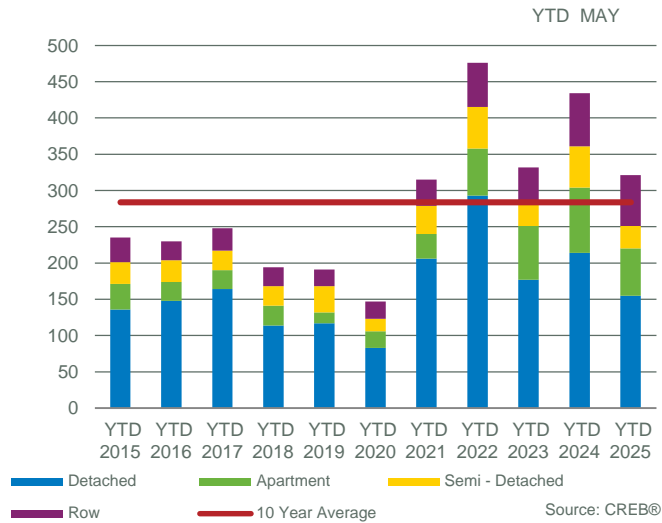


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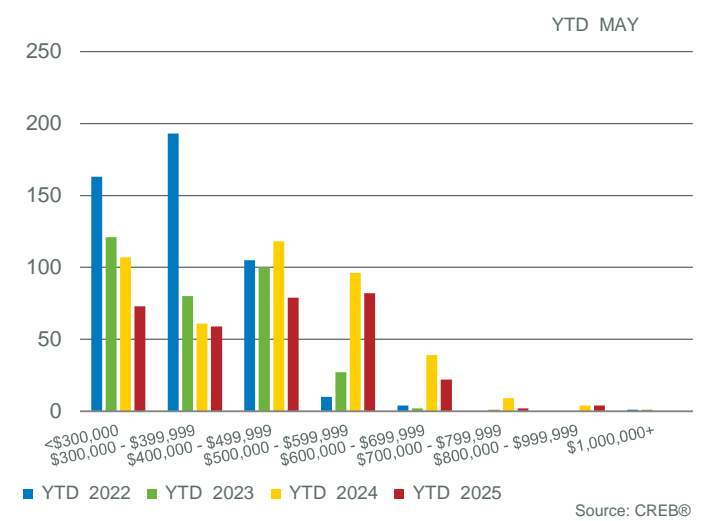


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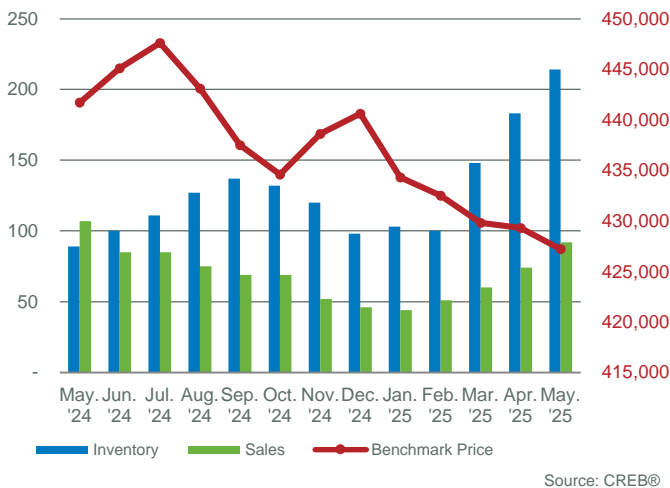
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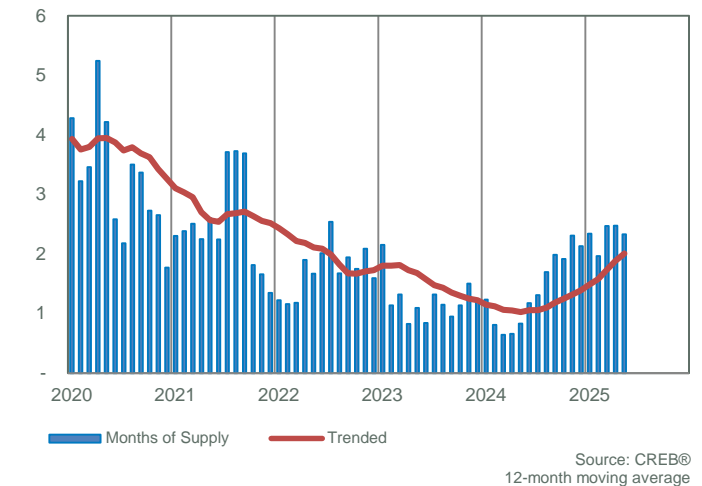
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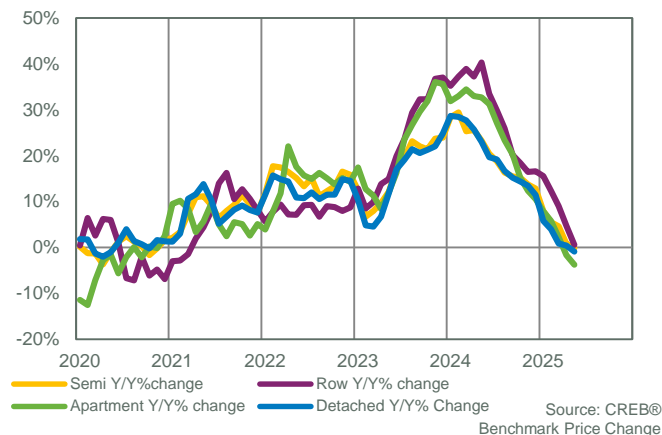
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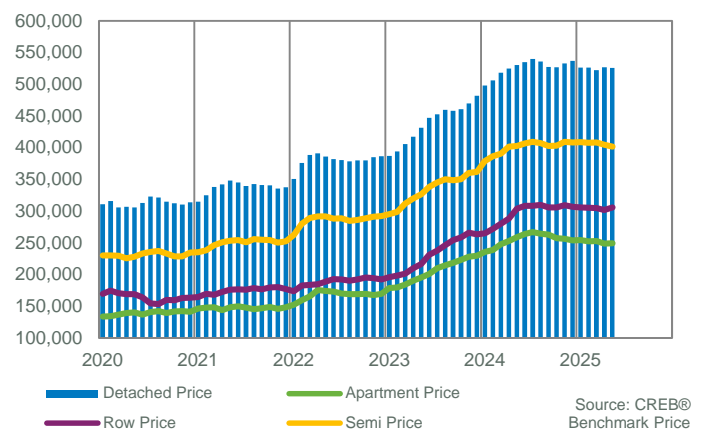
EAST MONTHS OF INVENTORY

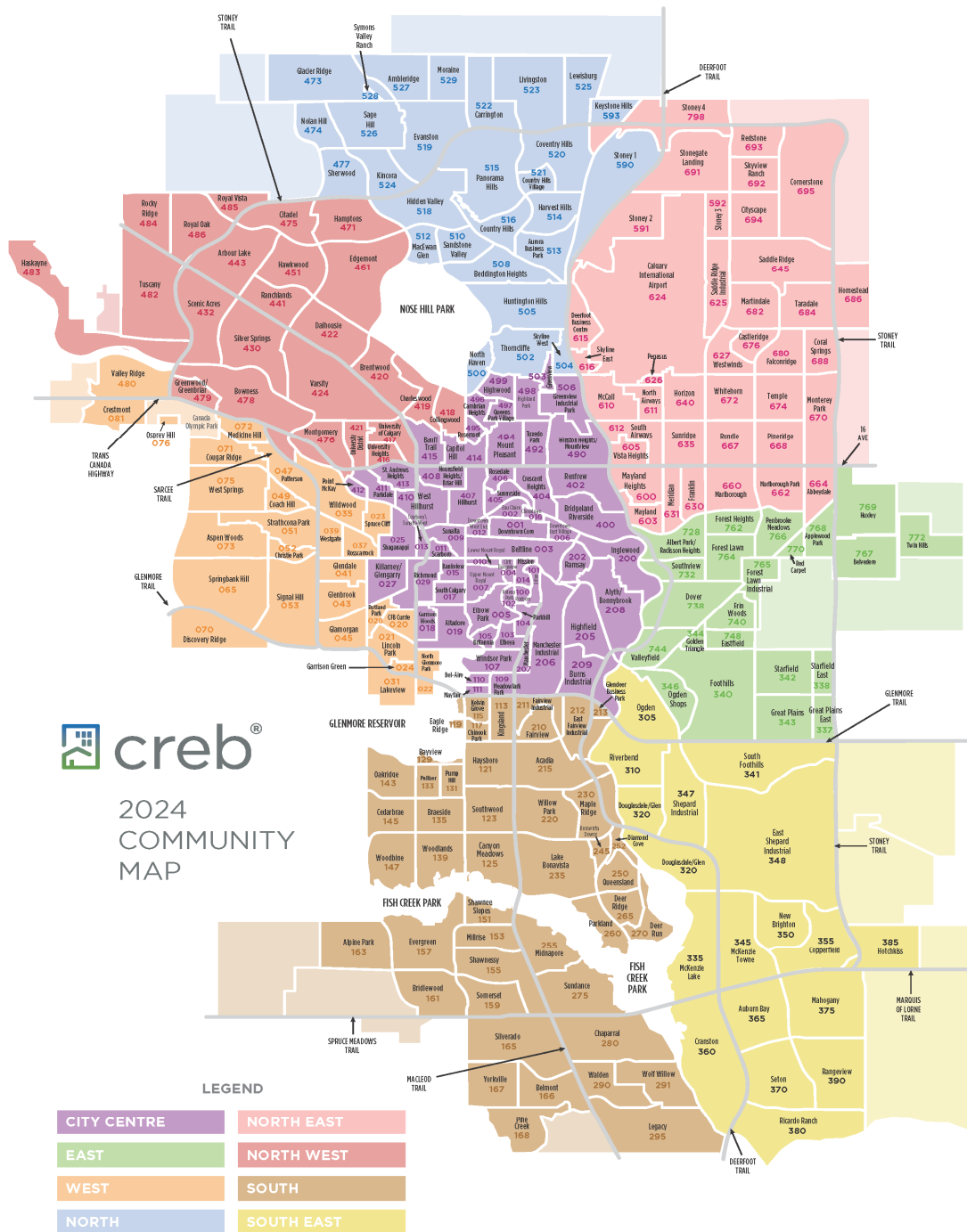


EAST PRICE CHANGE



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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