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MONTHLY STATISTICS PACKAGE

# City of Calgary

April 2025



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April 2025

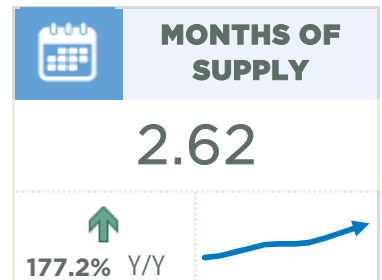
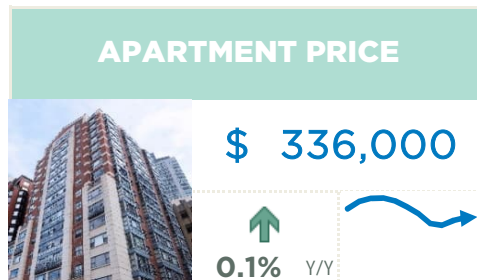
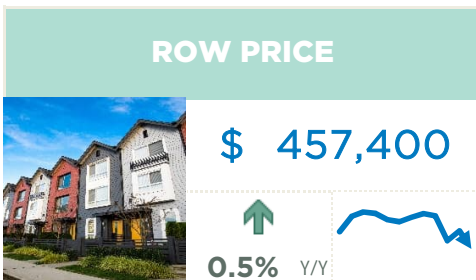
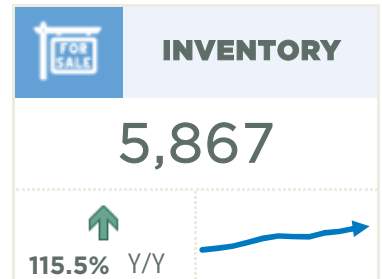
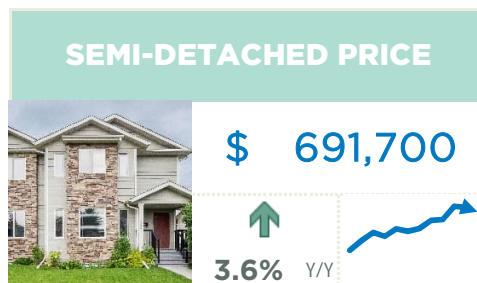
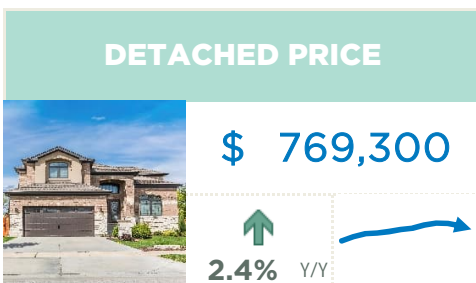
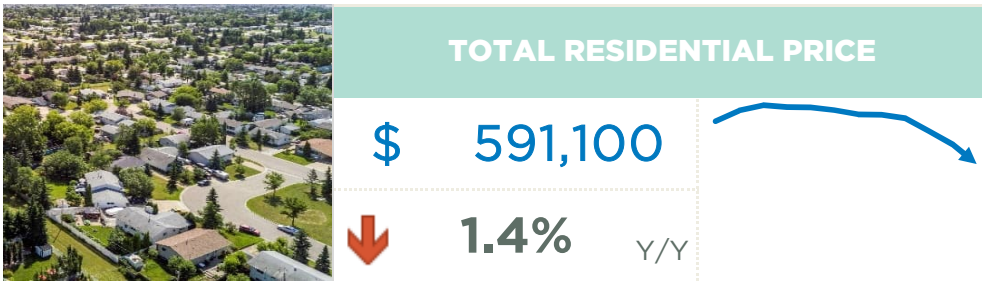
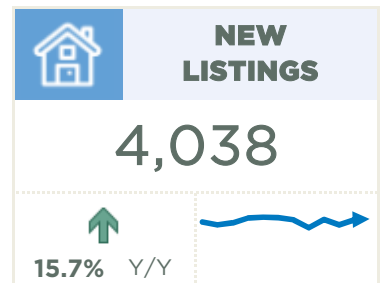
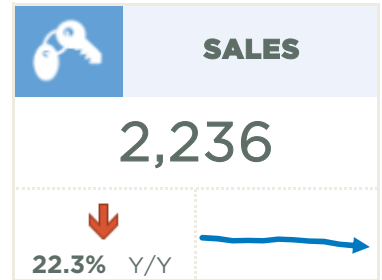
## Balanced conditions take pressure off prices

**Calgary, Alberta, May 1, 2025** – A boost in new listings this month relative to sales caused April inventories to rise to 5,876 units. While this is more than double the levels reported last year, supply last year was exceptionally low and current levels are consistent with levels we traditionally see in April. Sales in April reached 2,236 units, 22 per cent below last years levels but in line with long-term trends.

“Economic uncertainty has weighed on home sales in our market, but levels are still outpacing activity reported during the challenging economic climate experienced prior to the pandemic,” said Ann-Marie Lurie, Chief Economist at CREB®. “This, in part, is related to our market’s situation before the recent shocks. Previous gains in migration, relatively stable employment levels, lower lending rates, and better supply choice compared to last year’s ultra-low levels have likely prevented a more significant pullback in sales and have kept home prices relatively stable.”

The rise in inventory levels helped the market shift to balanced conditions with nearly three months of supply. However, conditions vary depending on price range and property type. Lower-priced detached and semi-detached properties continue to struggle with insufficient supply, while row and apartment-style homes are seeing more broad-based shifts to balanced conditions.

The additional supply has helped relieve the pressure on home prices following the steep gains reported over the past several years. Benchmark prices for each property type have remained relatively stable compared to last month. However, compared to last year, detached and semi-detached prices are over two per cent higher than last year’s levels, while apartment and row-style home prices have remained relatively unchanged.



## April 2025

### April 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	1,102	-16%	1,907	17%	2,511	106%	58%	2.28	146%	\$769,300	2%
Semi	190	-25%	350	19%	484	133%	54%	2.55	211%	\$691,700	4%
Row	355	-26%	695	34%	1,005	192%	51%	2.83	297%	\$457,400	1%
Apartment	589	-28%	1,086	4%	1,867	96%	54%	3.17	174%	\$336,000	0%
<b>Total Residential</b>	<b>2,236</b>	<b>-22%</b>	<b>4,038</b>	<b>16%</b>	<b>5,867</b>	<b>116%</b>	<b>55%</b>	<b>2.62</b>	<b>177%</b>	<b>\$591,100</b>	<b>-1%</b>

### Year-to-Date

### April 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	3,574	-14%	6,296	22%	1,968	79%	57%	2.20	108%	\$762,600	5%
Semi	698	-15%	1,196	19%	382	78%	58%	2.19	111%	\$685,175	6%
Row	1,318	-16%	2,340	28%	772	143%	56%	2.34	191%	\$450,775	3%
Apartment	1,971	-29%	3,951	12%	1,585	94%	50%	3.22	172%	\$334,425	3%
<b>Total Residential</b>	<b>7,561</b>	<b>-19%</b>	<b>13,783</b>	<b>20%</b>	<b>4,706</b>	<b>92%</b>	<b>55%</b>	<b>2.49</b>	<b>137%</b>	<b>\$588,550</b>	<b>1%</b>



### Detached

Detached sales were 1,102 units in April, a year-over-year decline of 16 per cent. While sales eased across most areas of the city, the South East district has seen sales rise over last year's levels. April saw 1,907 new listings come onto the market, and the sales-to-new-listings ratio remained balanced at 58 per cent. Inventories rose to 2,511 units, and the months of supply rose to 2.3 months. While this is a significant gain over the less than one month of supply reported last year at this time, conditions remain relatively tight, especially in the lower price ranges.

In April, the unadjusted benchmark price reached \$769,300, similar to last month but over two per cent higher than last April. The added supply choice, combined with uncertainty, has slowed the pace of price growth. However, with a year-over-year gain of nearly five per cent, the City Centre has exhibited stronger price growth than any other district.



### Semi-Detached

Easing sales in April contributed to the year-to-date decline of nearly 16 per cent. The 190 sales in April were met with 350 new listings, and the sales-to-new-listings ratio fell to 54 per cent. This also caused further gains in inventory levels, which reached 484 units. The rise in inventory did help push the market toward balanced conditions with 2.6 months of supply, a significant improvement over the less than one month reported at this time last year.

The shift toward more balanced conditions has slowed the pace of price growth. In April, the unadjusted benchmark price was \$691,700, similar to last month and over three per cent higher than last year. The City Centre reported the largest gain, at over five per cent, while prices in the North remained stable compared to last year.



### Row

April sales slowed for row homes, contributing to the year-to-date decline of 16 per cent. Meanwhile, new listings continued to rise compared to last year, driving the sales-to-new-listings down to 51 per cent. In April, inventories reached 1,005 units, the highest level reported since 2021, and the months of supply rose to nearly three months. Improved supply has taken some of the pressure off prices.

In April, the unadjusted row price was \$457,400, a slight gain over last month, but relatively unchanged compared to April of last year and still below last year's peak price reported in June. The pullbacks reported in the North and North East districts offset year-over-year gains in most districts.



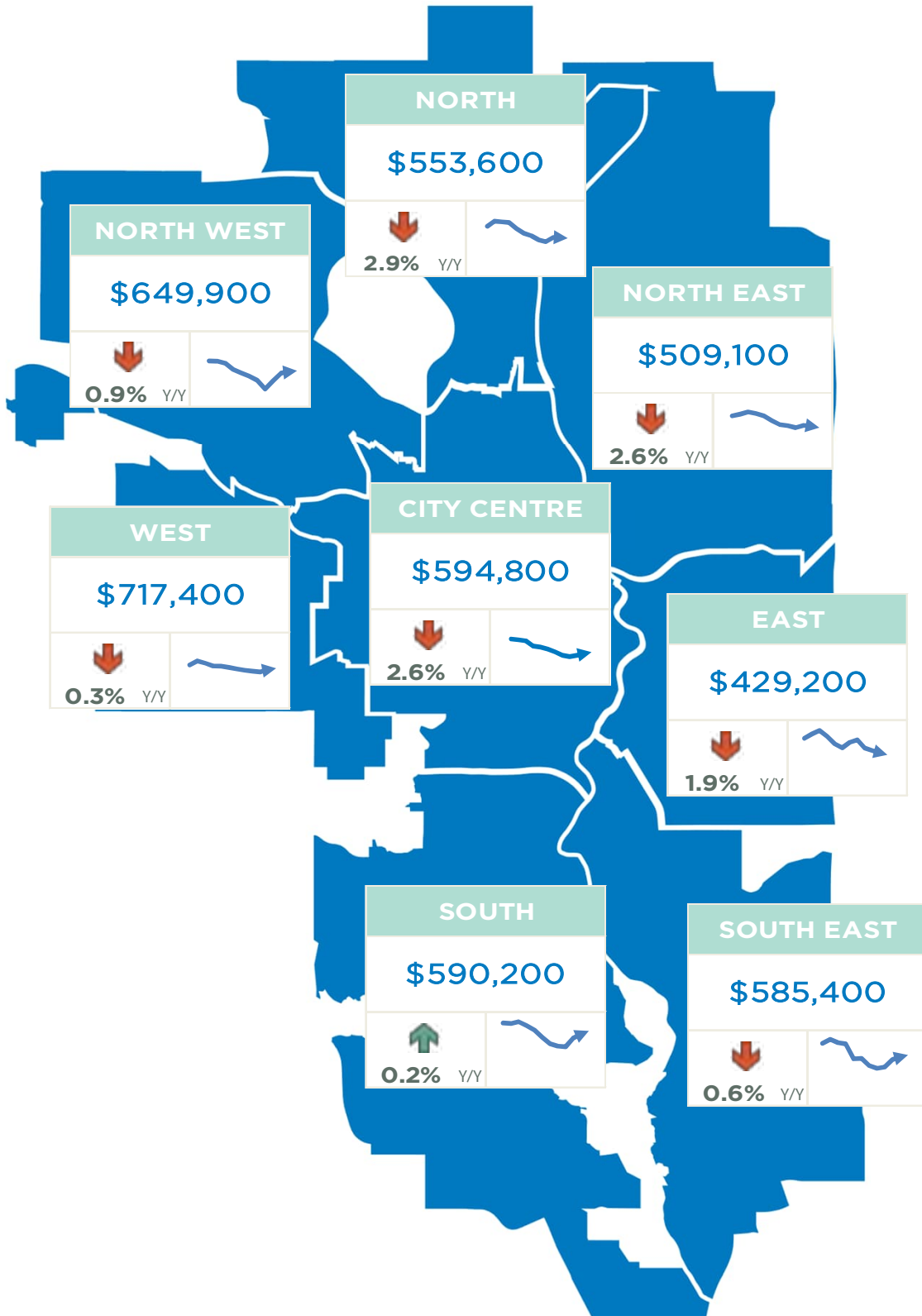
### Apartment

April sales eased by nearly 30 per cent over last year's record high but were far stronger than long-term trends. While sales have remained relatively strong, new listings in April reached a record high for the month, supporting further gains in inventory levels. With three months of supply in the city, conditions are considered relatively balanced. However, activity does range significantly based on location, impacting price movements.

The North East district reported the highest months of supply at seven months, resulting in a year-over-year price decline of two per cent and a spread of over seven per cent from last year's high. Overall, the April benchmark price in the city was \$336,000, similar to last year but still three per cent lower than last year's record high.

April 2025

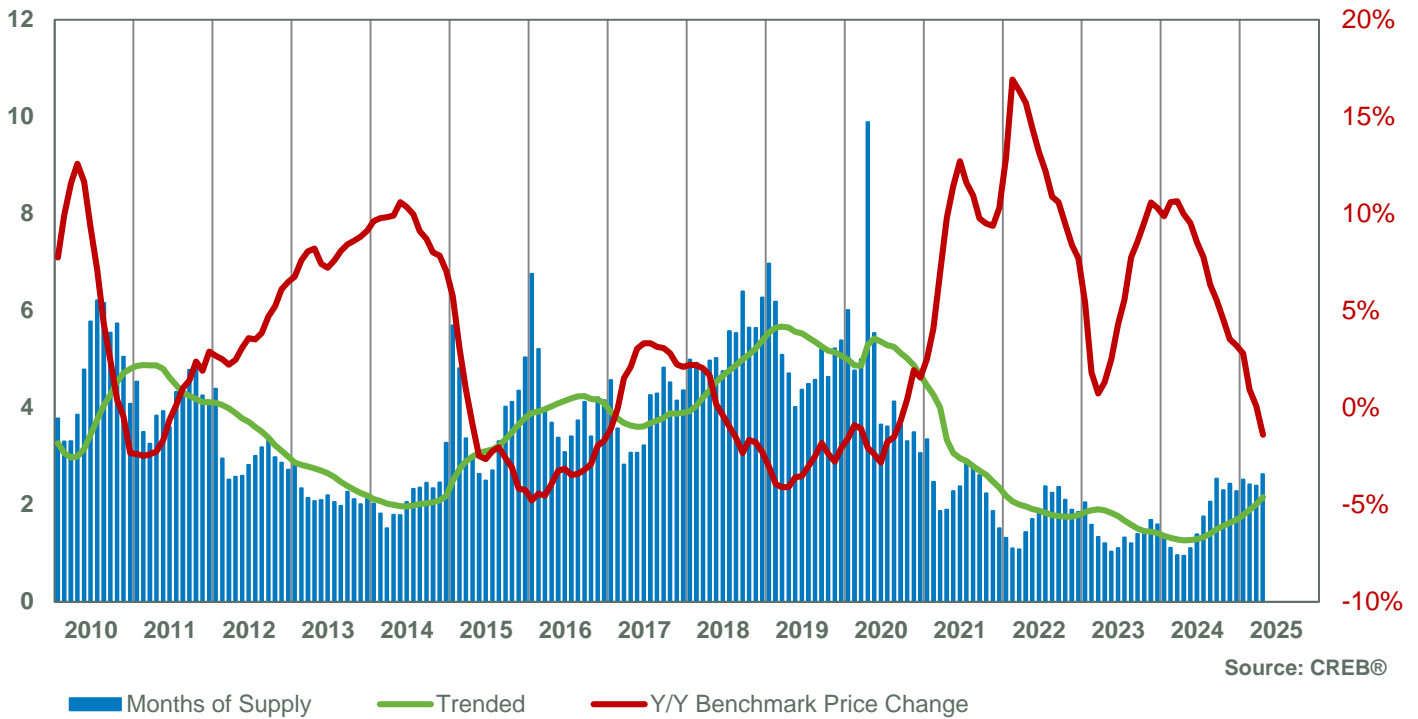
District Total Residential Benchmark Price



	Apr-24	Apr-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	2,876	2,236	-22.25%	9,315	7,561	-18.83%
Total Sales Volume	\$1,750,146,998	\$1,446,116,348	-17.37%	\$5,516,983,066	\$4,755,307,082	-13.81%
New Listings	3,491	4,038	15.67%	11,512	13,783	19.73%
Inventory	2,722	5,867	115.54%	2,447	4,706	92.35%
Months of Supply	0.95	2.62	177.23%	1.05	2.49	136.97%
Sales to New Listings	82.38%	55.37%	-27.01%	80.92%	54.86%	-26.06%
Sales to List Price	101.89%	98.80%	-3.10%	101.29%	98.87%	-2.42%
Days on Market	20	29	41.11%	24	32	35.61%
Benchmark Price	\$599,500	\$591,100	-1.40%	\$585,225	\$588,550	0.57%
Median Price	\$566,250	\$590,000	4.19%	\$550,000	\$580,000	5.45%
Average Price	\$608,535	\$646,743	6.28%	\$592,269	\$628,926	6.19%
Index	280.7	276.7	-1.43%	267.2	278.4	4.19%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

Apr. 2025

	Apr-24	Apr-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,318	1,102	-16.39%	4,151	3,574	-13.90%
Total Sales Volume	\$1,050,221,538	\$924,853,799	-11.94%	\$3,267,193,559	\$2,933,145,690	-10.22%
New Listings	1,629	1,907	17.07%	5,163	6,296	21.94%
Inventory	1,219	2,511	105.99%	1,099	1,968	79.11%
Months of Supply	0.92	2.28	146.36%	1.06	2.20	108.02%
Sales to New Listings Ratio	80.91%	57.79%	-23.12%	80.40%	56.77%	-23.63%
Sales to List Price Ratio	102.16%	99.13%	-3.02%	101.44%	99.30%	-2.14%
Days on Market	19	25	29.68%	23	28	22.33%
Benchmark Price	\$751,200	\$769,300	2.41%	\$728,950	\$762,600	4.62%
Median Price	\$725,000	\$725,000	0.00%	\$715,000	\$720,000	0.70%
Average Price	\$796,830	\$839,250	5.32%	\$787,086	\$820,690	4.27%
<b>APARTMENT</b>						
Total Sales	822	589	-28.35%	2,761	1,971	-28.61%
Total Sales Volume	\$294,778,843	\$216,423,224	-26.58%	\$948,705,016	\$705,324,515	-25.65%
New Listings	1,049	1,086	3.53%	3,513	3,951	12.47%
Inventory	951	1,867	96.32%	817	1,585	94.06%
Months of Supply	1.16	3.17	173.98%	1.18	3.22	171.84%
Sales to New Listings Ratio	78.36%	54.24%	-24.12%	78.59%	49.89%	-28.71%
Sales to List Price Ratio	100.60%	97.86%	-2.74%	100.28%	97.85%	-2.43%
Days on Market	23	36	58.38%	26	40	55.90%
Benchmark Price	\$335,500	\$336,000	0.15%	\$324,825	\$334,425	2.96%
Median Price	\$330,000	\$327,500	-0.76%	\$320,000	\$325,000	1.56%
Average Price	\$358,612	\$367,442	2.46%	\$343,609	\$357,851	4.14%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	254	190	-25.20%	826	698	-15.50%
Total Sales Volume	\$177,363,476	\$132,058,112	-25.54%	\$564,461,931	\$487,647,653	-13.61%
New Listings	293	350	19.45%	1,001	1,196	19.48%
Inventory	208	484	132.69%	214	382	78.27%
Months of Supply	0.82	2.55	211.07%	1.04	2.19	110.96%
Sales to New Listings Ratio	86.69%	54.29%	-32.40%	82.52%	58.36%	-24.16%
Sales to List Price Ratio	102.21%	99.41%	-2.73%	101.54%	99.28%	-2.22%
Days on Market	22	25	14.75%	25	30	21.22%
Benchmark Price	\$667,700	\$691,700	3.59%	\$646,800	\$685,175	5.93%
Median Price	\$628,000	\$620,500	-1.19%	\$615,000	\$618,000	0.49%
Average Price	\$698,281	\$695,043	-0.46%	\$683,368	\$698,636	2.23%
<b>CITY OF CALGARY ROW</b>						
Total Sales	482	355	-26.35%	1,577	1,318	-16.42%
Total Sales Volume	\$227,783,142	\$172,781,213	-24.15%	\$736,622,560	\$629,189,223	-14.58%
New Listings	520	695	33.65%	1,835	2,340	27.52%
Inventory	344	1,005	192.15%	317	772	143.26%
Months of Supply	0.71	2.83	296.67%	0.80	2.34	191.07%
Sales to New Listings Ratio	92.69%	51.08%	-41.61%	85.94%	56.32%	-29.62%
Sales to List Price Ratio	103.20%	98.97%	-4.10%	102.51%	99.00%	-3.43%
Days on Market	19	30	63.28%	21	31	51.03%
Benchmark Price	\$455,000	\$457,400	0.53%	\$439,650	\$450,775	2.53%
Median Price	\$462,750	\$470,000	1.57%	\$459,456	\$460,500	0.23%
Average Price	\$472,579	\$486,708	2.99%	\$467,104	\$477,382	2.20%

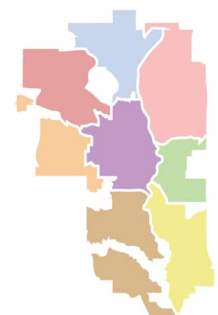
For a list of definitions, see page 29.

April 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
<b>Detached</b>								
City Centre	121	197	61.42%	337	2.79	\$989,600	4.79%	0.63%
North East	118	271	43.54%	449	3.81	\$603,800	-0.25%	-0.67%
North	131	269	48.70%	348	2.66	\$685,400	0.32%	-1.32%
North West	142	215	66.05%	232	1.63	\$809,600	2.44%	0.05%
West	108	200	54.00%	234	2.17	\$987,500	3.20%	-0.47%
South	246	378	65.08%	447	1.82	\$746,600	3.15%	0.50%
South East	196	306	64.05%	356	1.82	\$734,100	2.00%	0.10%
East	38	64	59.38%	87	2.29	\$526,300	0.40%	0.88%
<b>TOTAL CITY</b>	<b>1,102</b>	<b>1,907</b>	<b>57.79%</b>	<b>2,511</b>	<b>2.28</b>	<b>\$769,300</b>	<b>2.41%</b>	<b>-0.06%</b>
<b>Apartment</b>								
City Centre	263	469	56.08%	821	3.12	\$348,000	-0.23%	-0.06%
North East	23	75	30.67%	166	7.22	\$297,000	-2.08%	-1.59%
North	49	89	55.06%	151	3.08	\$330,200	-0.96%	0.55%
North West	48	78	61.54%	126	2.63	\$316,500	2.76%	0.06%
West	58	103	56.31%	163	2.81	\$356,300	3.31%	-0.08%
South	64	115	55.65%	185	2.89	\$310,800	0.55%	0.19%
South East	69	131	52.67%	218	3.16	\$361,100	-1.01%	0.17%
East	15	25	60.00%	35	2.33	\$248,400	-1.70%	-1.70%
<b>TOTAL CITY</b>	<b>589</b>	<b>1,086</b>	<b>54.24%</b>	<b>1,867</b>	<b>3.17</b>	<b>\$336,000</b>	<b>0.15%</b>	<b>-0.03%</b>
<b>Semi-detached</b>								
City Centre	53	92	57.61%	147	2.77	\$952,100	5.09%	0.34%
North East	19	53	35.85%	85	4.47	\$442,000	1.19%	-1.05%
North	24	39	61.54%	54	2.25	\$521,800	0.08%	-2.21%
North West	26	35	74.29%	34	1.31	\$677,700	2.92%	1.94%
West	13	27	48.15%	33	2.54	\$817,700	2.87%	-0.61%
South	25	41	60.98%	61	2.44	\$550,300	3.83%	0.71%
South East	21	41	51.22%	45	2.14	\$530,100	3.33%	-0.13%
East	8	20	40.00%	23	2.88	\$404,500	0.82%	-0.88%
<b>TOTAL CITY</b>	<b>190</b>	<b>350</b>	<b>54.29%</b>	<b>484</b>	<b>2.55</b>	<b>\$691,700</b>	<b>3.59%</b>	<b>-0.03%</b>
<b>Row</b>								
City Centre	52	91	57.14%	116	2.23	\$616,200	2.02%	0.93%
North East	36	109	33.03%	198	5.50	\$371,900	-0.91%	0.05%
North	64	112	57.14%	146	2.28	\$426,500	-1.25%	0.42%
North West	39	61	63.93%	85	2.18	\$462,200	1.56%	0.50%
West	34	83	40.96%	108	3.18	\$472,600	1.20%	0.72%
South	53	96	55.21%	127	2.40	\$411,000	1.78%	1.53%
South East	63	113	55.75%	179	2.84	\$473,300	1.94%	1.15%
East	14	30	46.67%	37	2.64	\$301,400	4.69%	-1.08%
<b>TOTAL CITY</b>	<b>355</b>	<b>695</b>	<b>51.08%</b>	<b>1,005</b>	<b>2.83</b>	<b>\$457,400</b>	<b>0.53%</b>	<b>0.75%</b>

\*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



Apr. 2025

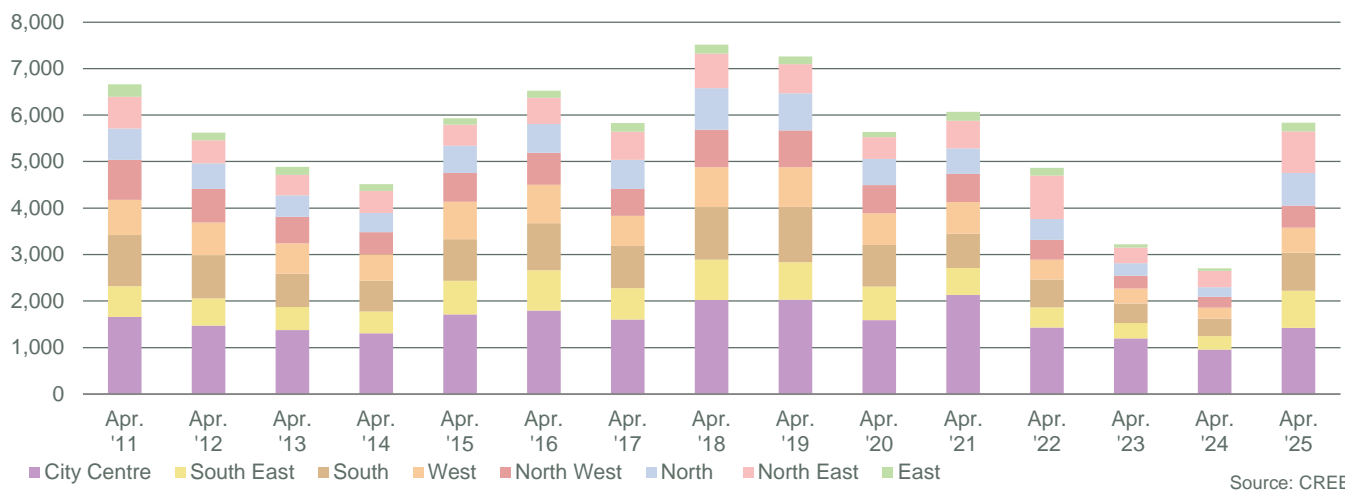
TOTAL SALES

APRIL



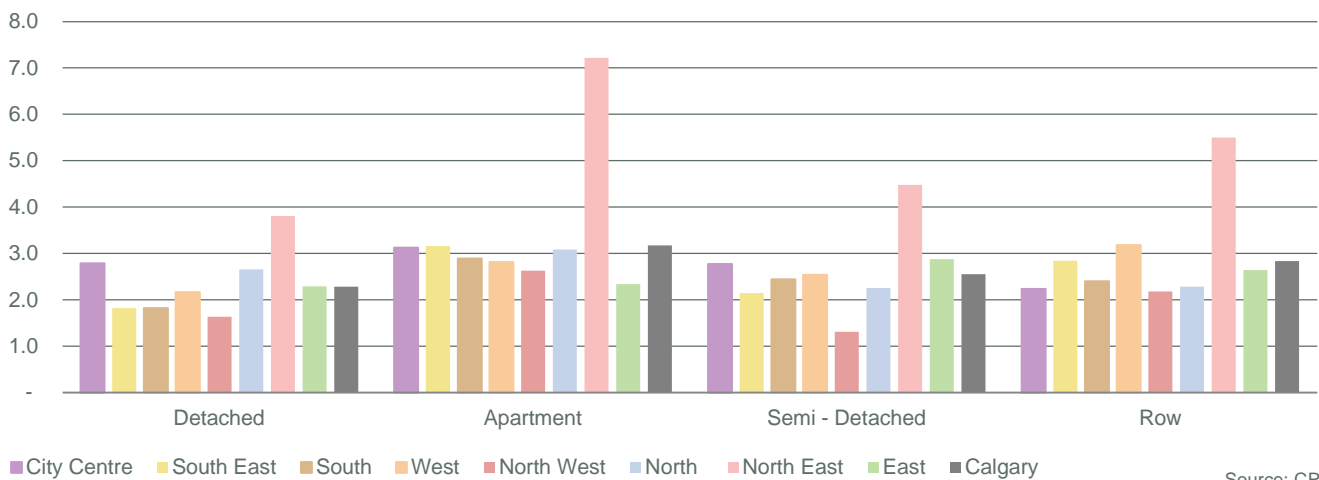
TOTAL INVENTORY

APRIL



MONTHS OF SUPPLY

APRIL





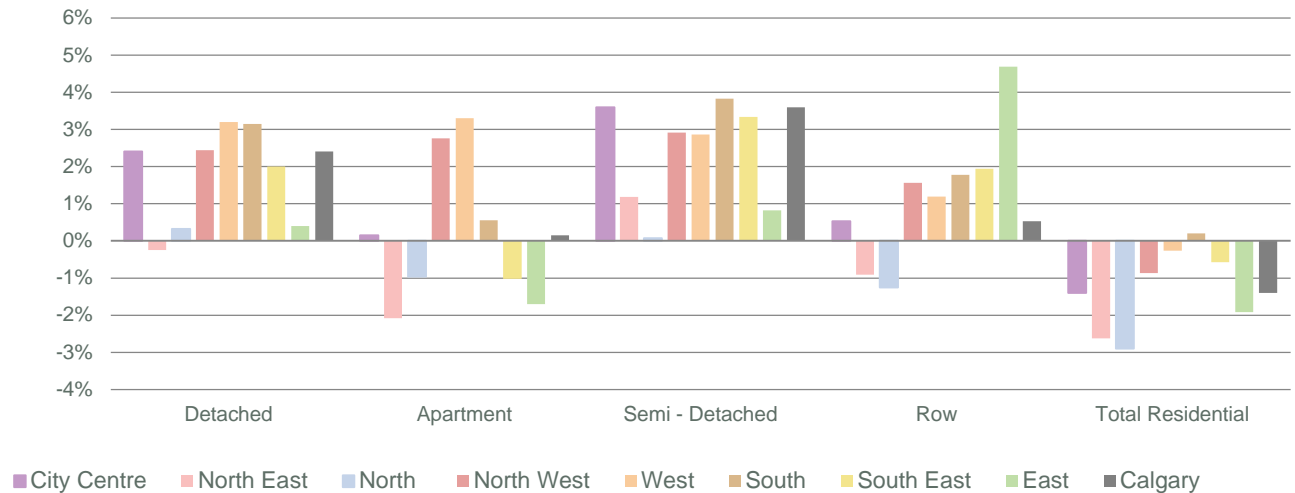
Apr. 2025

## BENCHMARK PRICE - APRIL



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL

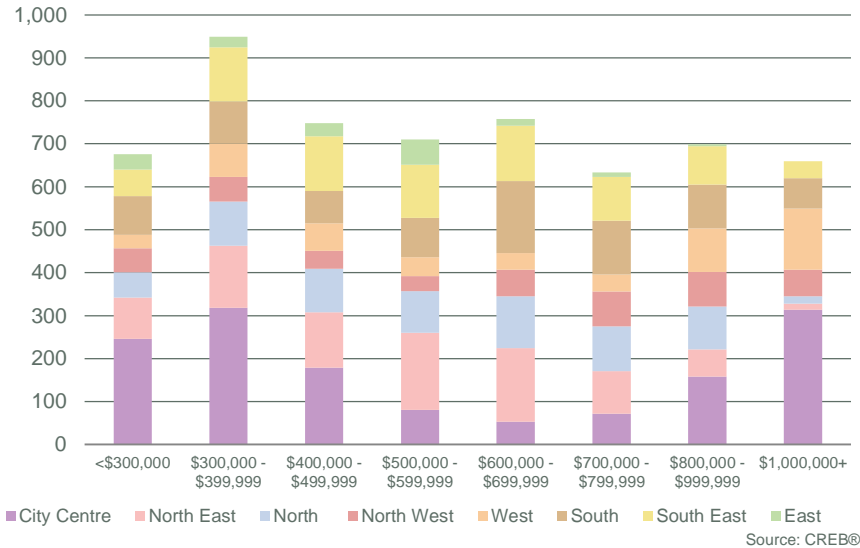


Source: CREB®

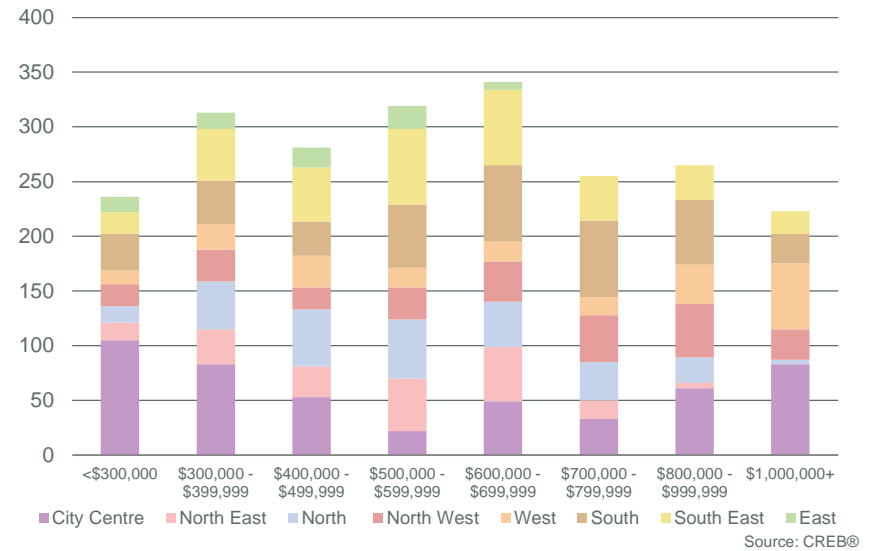
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

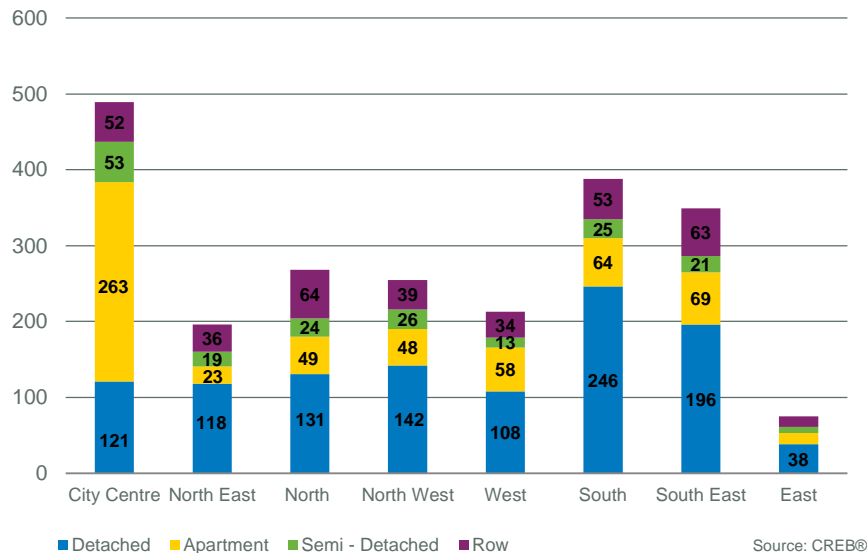
TOTAL INVENTORY BY PRICE RANGE - APRIL



TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



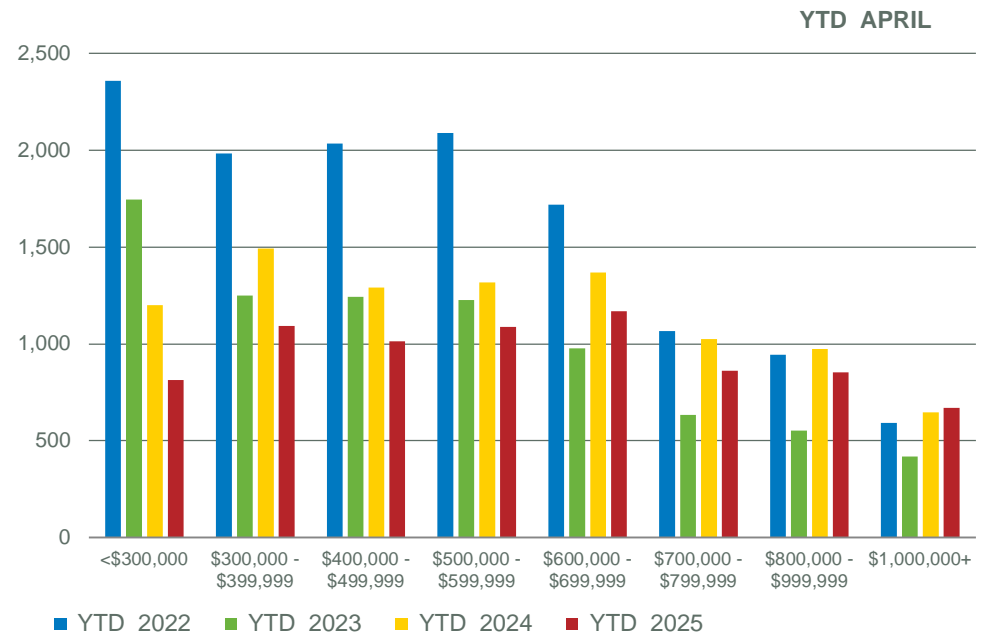
SHARE OF CITY WIDE SALES - APRIL



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2024</b>												
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
<b>2025</b>												
Sales	1,449	1,719	2,157	2,236								
New Listings	2,896	2,830	4,019	4,038								
Inventory	3,646	4,152	5,158	5,867								
Days on Market	41	33	29	29								
Benchmark Price	583,000	587,600	592,500	591,100								
Median Price	572,000	565,000	585,000	590,000								
Average Price	604,961	612,434	639,698	646,743								
Index	273	275	277	277								

	Apr-24	Apr-25	YTD 2024	YTD 2025
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	1	3	9	8
\$150,000 - \$199,999	16	20	73	69
\$200,000 - \$249,999	88	75	405	241
\$250,000 - \$299,999	199	137	714	493
\$300,000 - \$349,999	275	166	865	580
\$350,000 - \$399,999	183	147	628	512
\$400,000 - \$449,999	191	131	632	500
\$450,000 - \$499,999	204	150	659	514
\$500,000 - \$549,999	197	159	630	508
\$550,000 - \$599,999	215	160	687	580
\$600,000 - \$649,999	208	168	729	595
\$650,000 - \$699,999	218	174	640	575
\$700,000 - \$749,999	178	148	546	484
\$750,000 - \$799,999	151	108	479	378
\$800,000 - \$849,999	122	97	367	327
\$850,000 - \$899,999	96	75	279	243
\$900,000 - \$949,999	70	60	180	163
\$950,000 - \$999,999	55	34	147	120
\$1,000,000 - \$1,299,999	124	120	381	372
\$1,300,000 - \$1,499,999	40	41	109	106
\$1,500,000 - \$1,999,999	32	33	108	121
\$2,000,000 +	13	29	48	71
	<b>2,876</b>	<b>2,236</b>	<b>9,315</b>	<b>7,561</b>

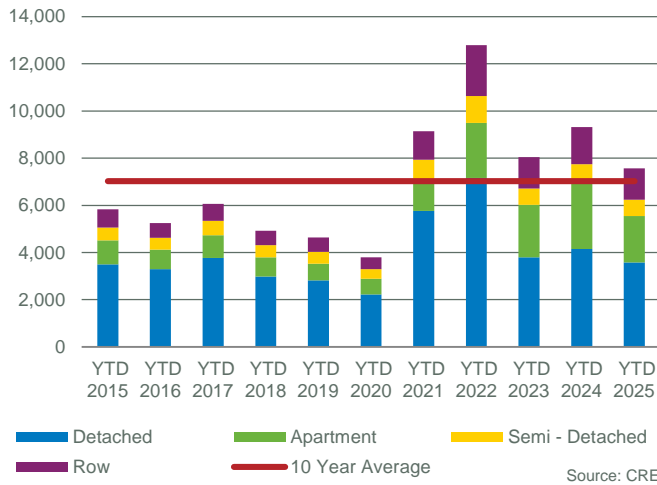
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

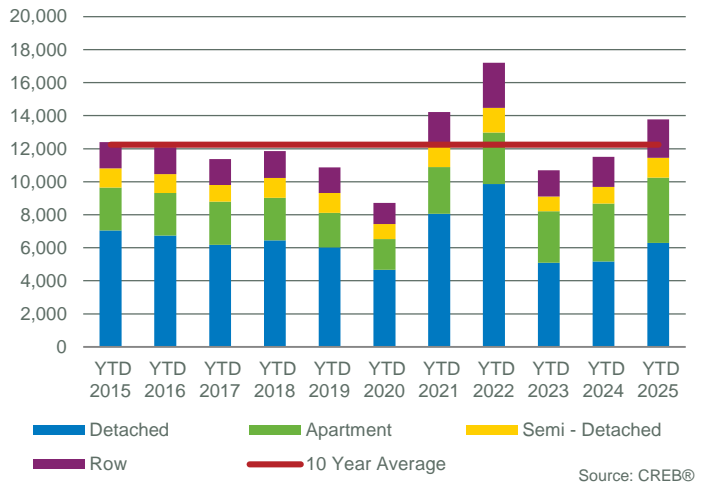
CITY OF CALGARY TOTAL SALES

YTD APRIL

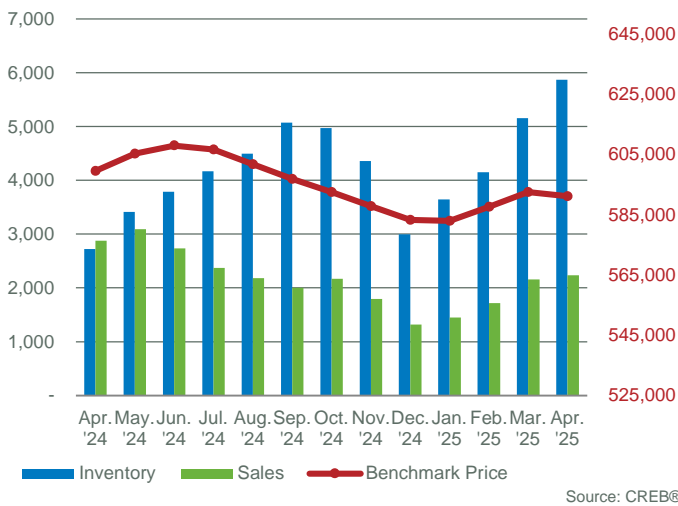


CITY OF CALGARY TOTAL NEW LISTINGS

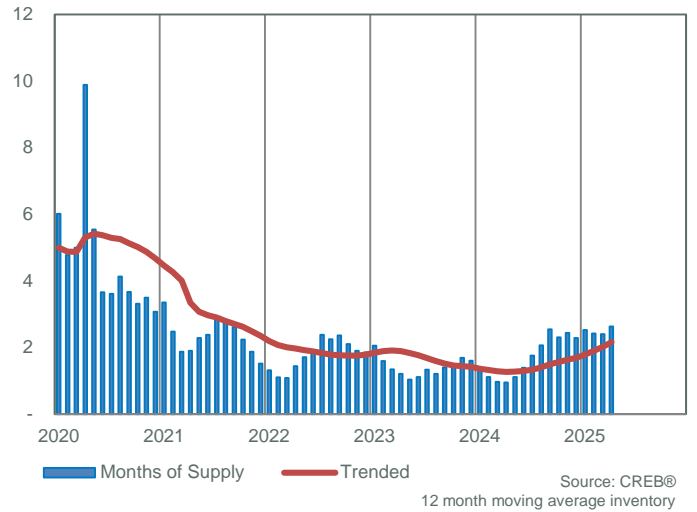
YTD APRIL



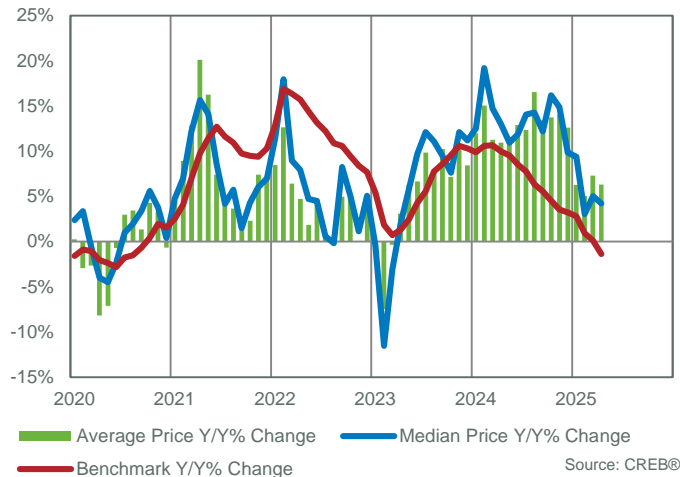
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



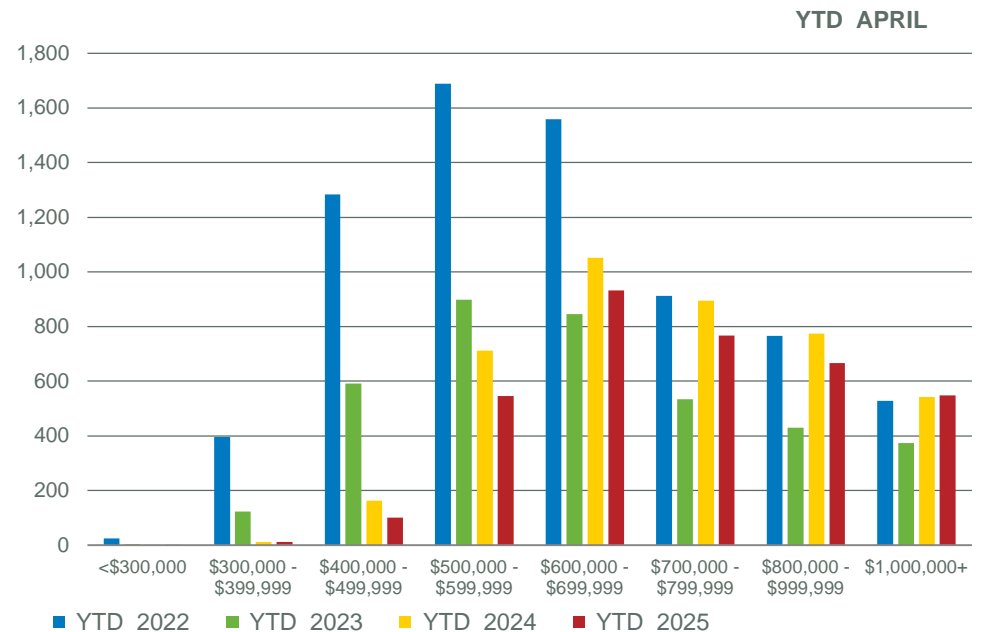
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2024</b>												
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
<b>2025</b>												
Sales	672	765	1,035	1,102								
New Listings	1,229	1,265	1,895	1,907								
Inventory	1,455	1,700	2,204	2,511								
Days on Market	37	28	27	25								
Benchmark Price	750,800	760,500	769,800	769,300								
Median Price	698,194	720,000	732,500	725,000								
Average Price	780,196	804,439	839,232	839,250								
Index	308	312	316	316								

	Apr-24	Apr-25	YTD 2024	YTD 2025
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	-	-	1	1
\$300,000 - \$349,999	-	-	-	3
\$350,000 - \$399,999	3	3	12	8
\$400,000 - \$449,999	5	6	39	19
\$450,000 - \$499,999	41	28	124	82
\$500,000 - \$549,999	83	80	281	207
\$550,000 - \$599,999	127	97	431	339
\$600,000 - \$649,999	145	122	524	458
\$650,000 - \$699,999	176	145	528	474
\$700,000 - \$749,999	149	131	467	426
\$750,000 - \$799,999	135	99	428	342
\$800,000 - \$849,999	99	79	299	279
\$850,000 - \$899,999	83	53	230	180
\$900,000 - \$949,999	54	42	138	122
\$950,000 - \$999,999	42	27	107	86
\$1,000,000 - \$1,299,999	99	94	304	276
\$1,300,000 - \$1,499,999	36	37	94	93
\$1,500,000 - \$1,999,999	30	31	99	109
\$2,000,000 +	11	28	45	70
	<b>1,318</b>	<b>1,102</b>	<b>4,151</b>	<b>3,574</b>

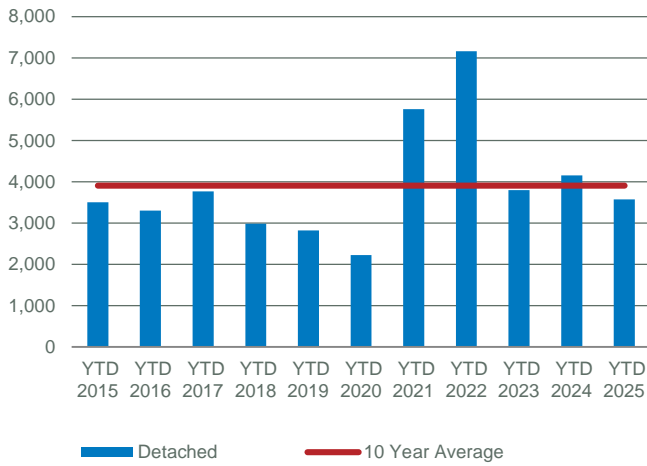
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

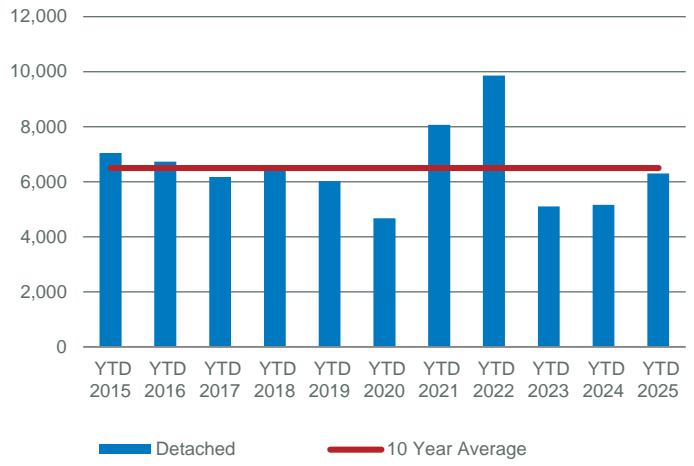
YTD APRIL



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



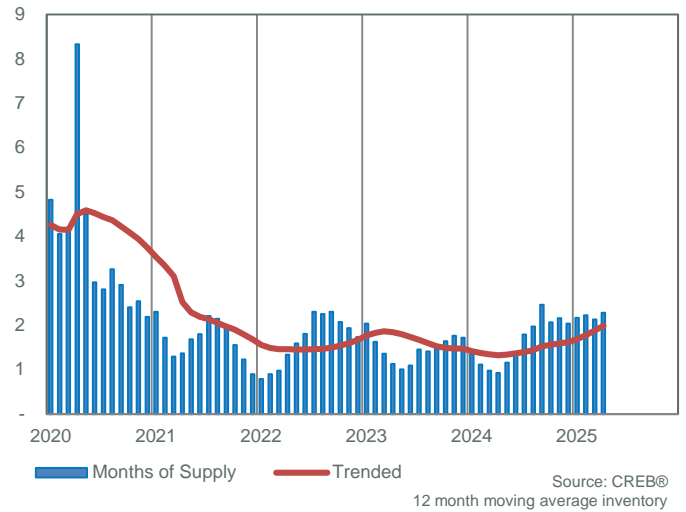
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



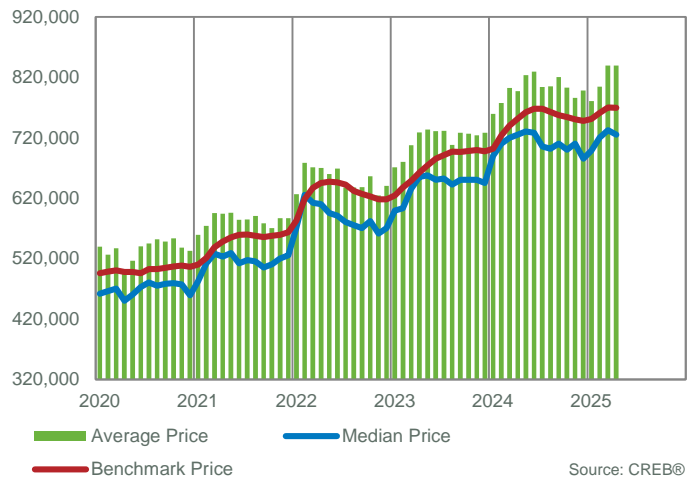
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

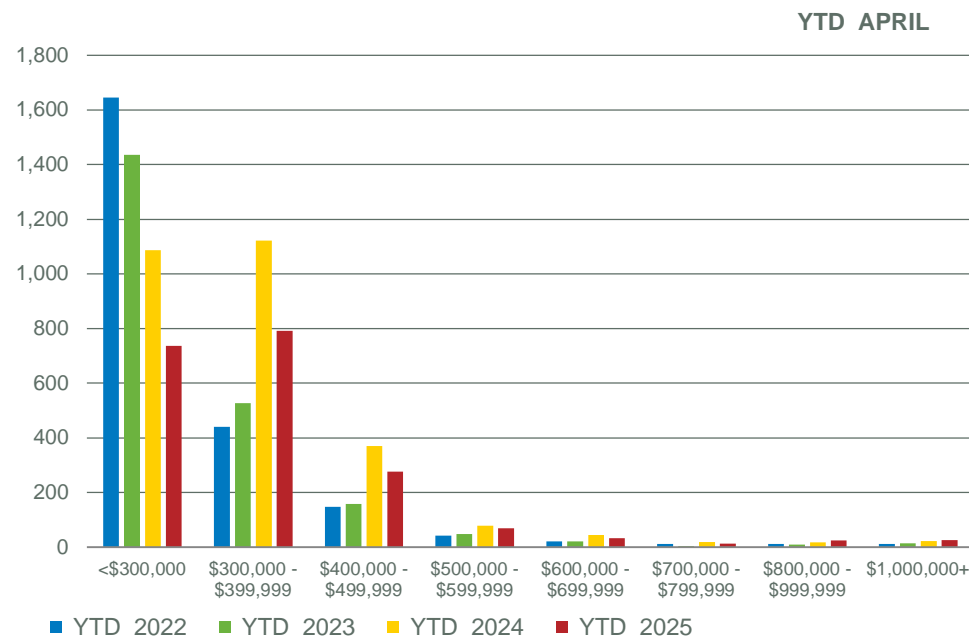


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2024</b>												
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
<b>2025</b>												
Sales	370	473	539	589								
New Listings	922	851	1,092	1,086								
Inventory	1,296	1,465	1,712	1,867								
Days on Market	51	42	36	36								
Benchmark Price	331,400	334,200	336,100	336,000								
Median Price	311,500	330,000	328,000	327,500								
Average Price	352,799	353,122	354,989	367,442								
Index	250	252	254	253								

	Apr-24	Apr-25	YTD 2024	YTD 2025
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	1	3	9	8
\$150,000 - \$199,999	15	20	70	68
\$200,000 - \$249,999	86	71	390	230
\$250,000 - \$299,999	171	121	619	430
\$300,000 - \$349,999	223	144	708	470
\$350,000 - \$399,999	131	87	414	322
\$400,000 - \$449,999	86	55	244	184
\$450,000 - \$499,999	42	27	126	93
\$500,000 - \$549,999	21	12	53	42
\$550,000 - \$599,999	7	8	26	27
\$600,000 - \$649,999	14	7	32	17
\$650,000 - \$699,999	7	9	13	16
\$700,000 - \$749,999	4	4	11	9
\$750,000 - \$799,999	3	1	7	4
\$800,000 - \$849,999	1	3	7	5
\$850,000 - \$899,999	1	3	5	10
\$900,000 - \$949,999	2	3	2	7
\$950,000 - \$999,999	-	1	3	2
\$1,000,000 - \$1,299,999	3	3	9	11
\$1,300,000 - \$1,499,999	1	3	4	6
\$1,500,000 - \$1,999,999	1	2	7	8
\$2,000,000 +	2	1	2	1
	822	589	2,761	1,971

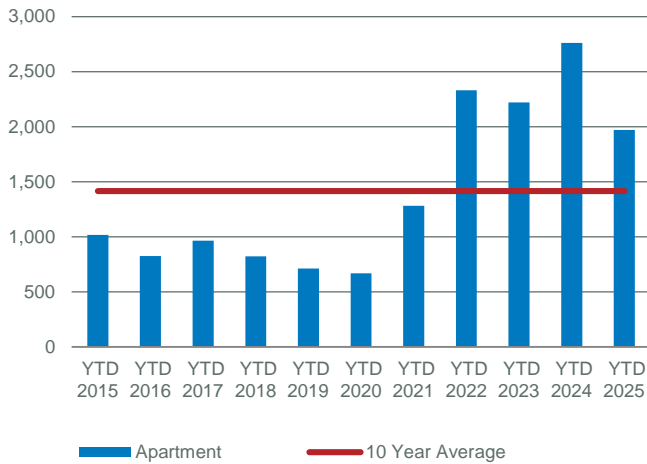
### CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

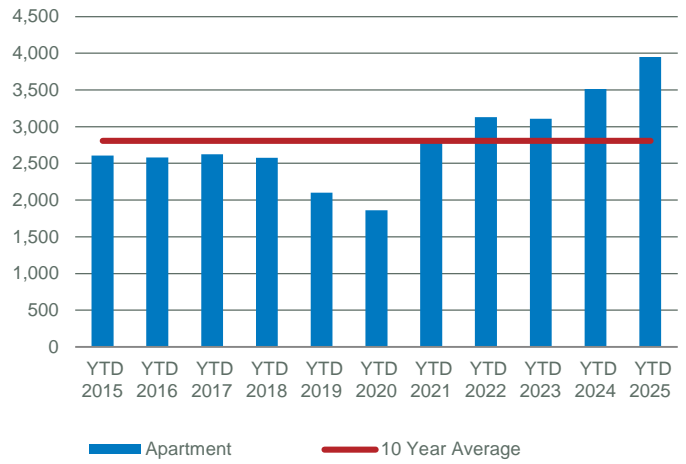
YTD APRIL



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



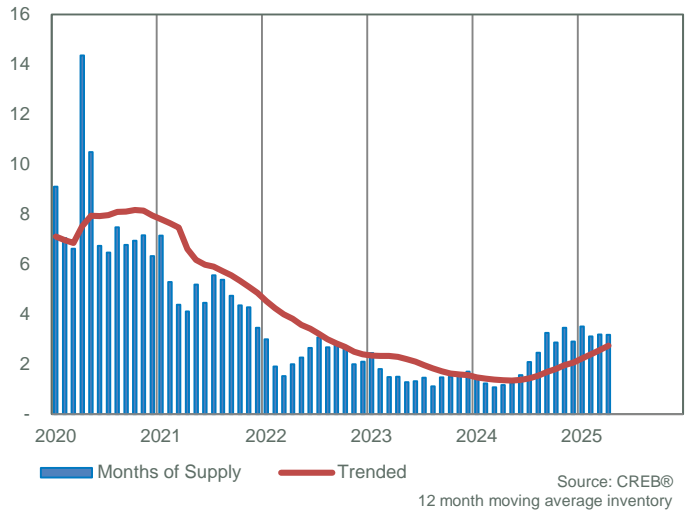
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



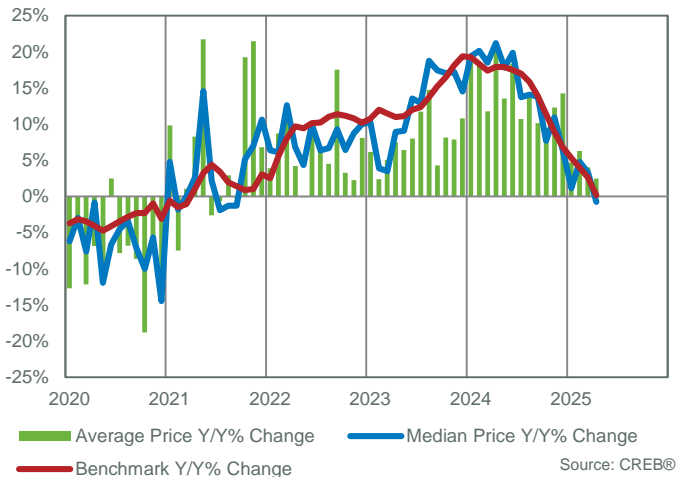
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



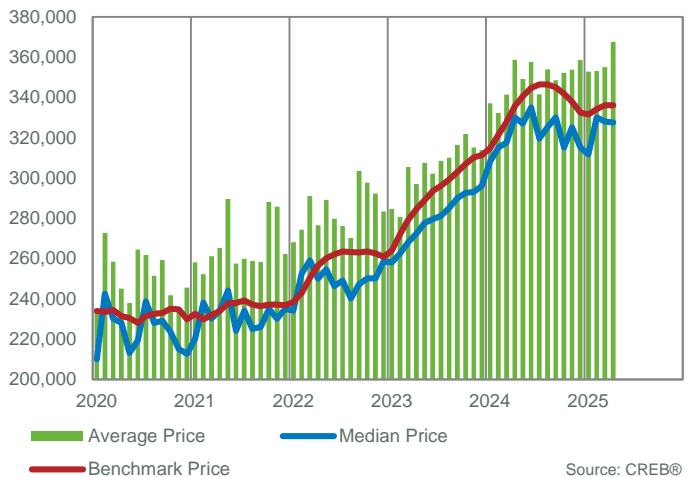
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



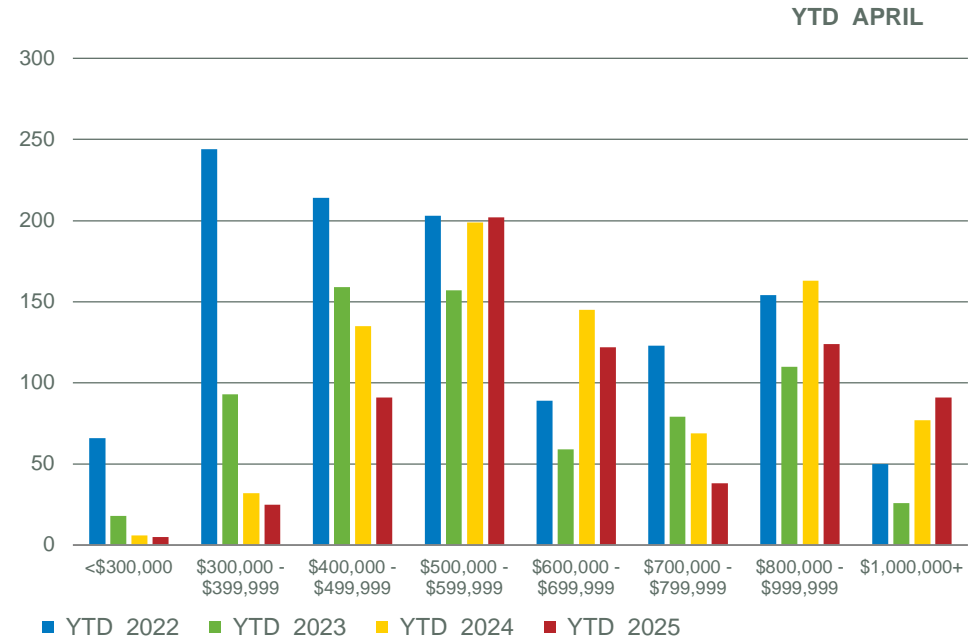
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2024</b>												
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
<b>2025</b>												
Sales	160	164	184	190								
New Listings	272	240	334	350								
Inventory	303	326	413	484								
Days on Market	36	32	28	25								
Benchmark Price	673,600	683,500	691,900	691,700								
Median Price	589,257	640,000	616,500	620,500								
Average Price	667,063	715,791	714,510	695,043								
Index	361	367	371	371								

	Apr-24	Apr-25	YTD 2024	YTD 2025
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	1	-
\$250,000 - \$299,999	3	3	5	5
\$300,000 - \$349,999	2	2	6	5
\$350,000 - \$399,999	3	5	26	20
\$400,000 - \$449,999	7	10	63	31
\$450,000 - \$499,999	25	16	72	60
\$500,000 - \$549,999	28	18	88	81
\$550,000 - \$599,999	41	33	111	121
\$600,000 - \$649,999	28	20	96	70
\$650,000 - \$699,999	17	10	49	52
\$700,000 - \$749,999	12	5	34	18
\$750,000 - \$799,999	10	5	35	20
\$800,000 - \$849,999	18	7	51	28
\$850,000 - \$899,999	10	16	38	40
\$900,000 - \$949,999	13	13	38	29
\$950,000 - \$999,999	13	5	36	27
\$1,000,000 - \$1,299,999	20	21	64	82
\$1,300,000 - \$1,499,999	3	1	10	5
\$1,500,000 - \$1,999,999	1	-	2	4
\$2,000,000 +	-	-	1	-
	254	190	826	698

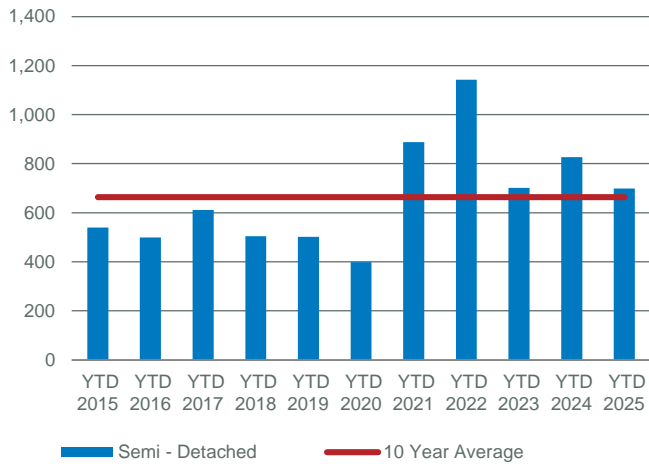
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

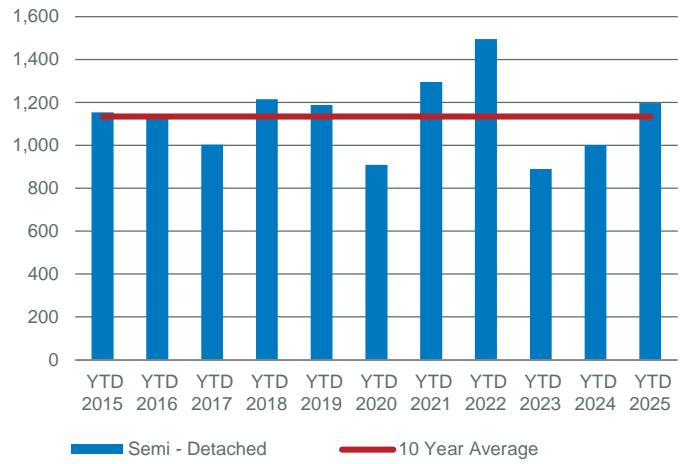
YTD APRIL



Source: CREB®

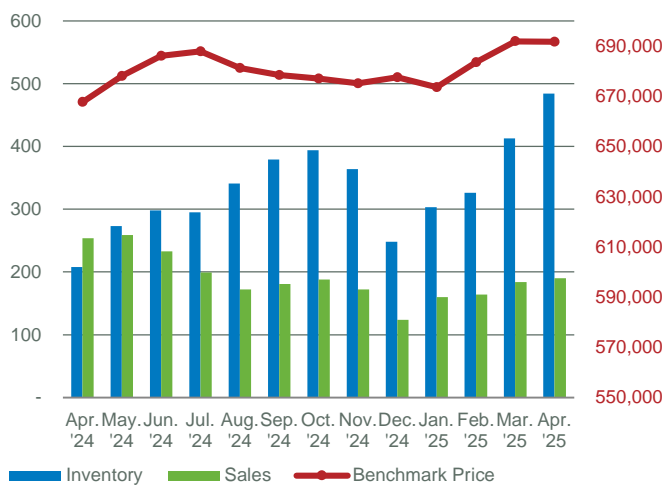
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



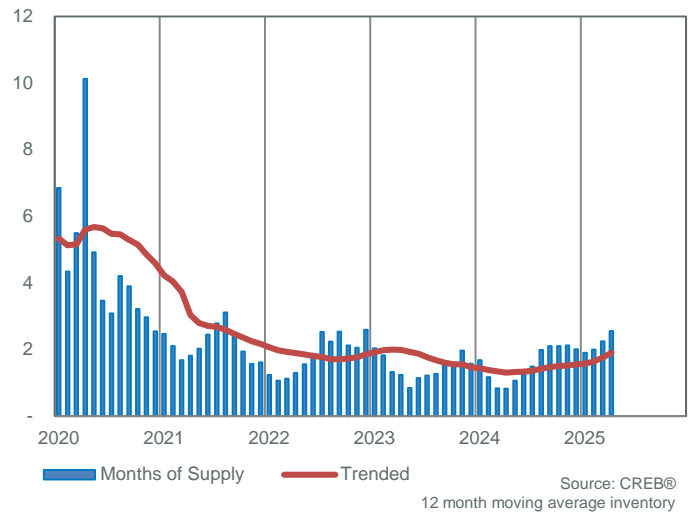
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



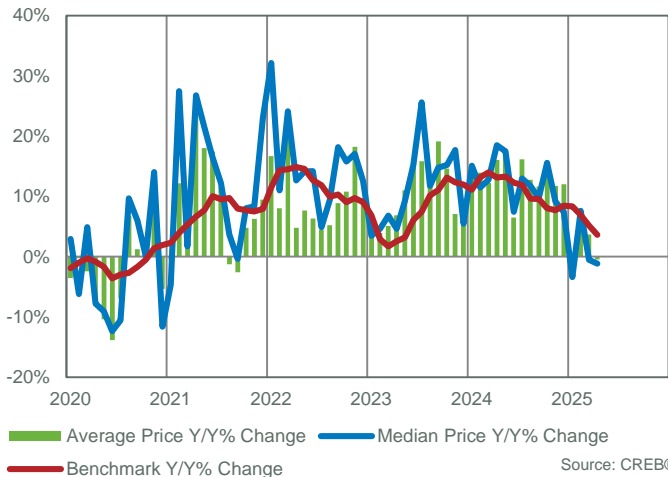
Source: CREB®

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

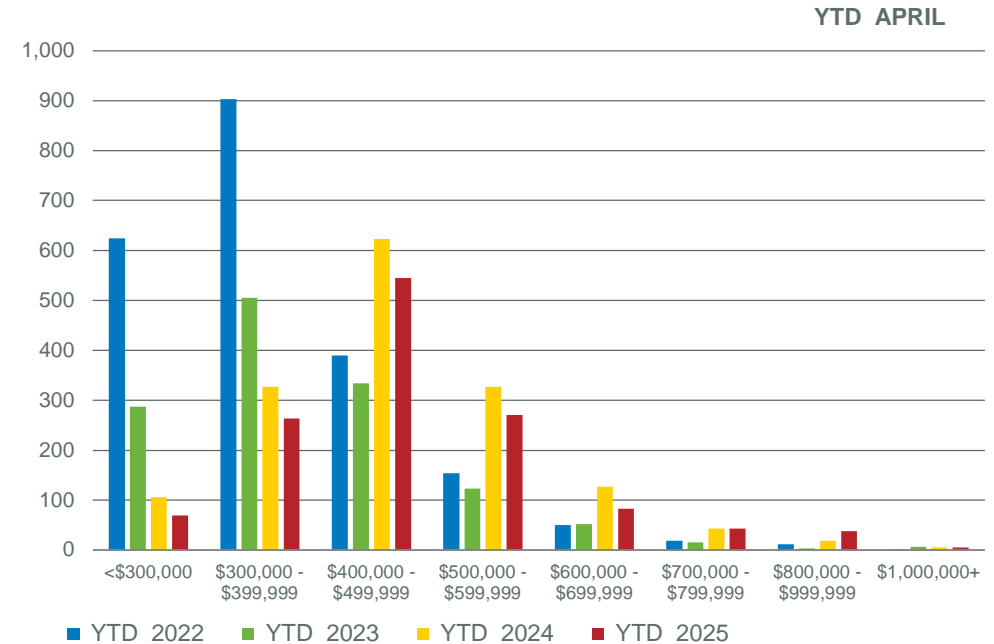


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2024</b>												
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
<b>2025</b>												
Sales	247	317	399	355								
New Listings	473	474	698	695								
Inventory	592	661	829	1,005								
Days on Market	39	31	27	30								
Benchmark Price	444,900	446,800	454,000	457,400								
Median Price	449,500	465,000	455,000	470,000								
Average Price	465,712	482,527	472,221	486,708								
Index	288	289	294	296								

	Apr-24	Apr-25	YTD 2024	YTD 2025
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	3	1
\$200,000 - \$249,999	2	4	14	11
\$250,000 - \$299,999	25	13	89	57
\$300,000 - \$349,999	50	20	151	102
\$350,000 - \$399,999	46	52	176	162
\$400,000 - \$449,999	93	60	286	266
\$450,000 - \$499,999	96	79	337	279
\$500,000 - \$549,999	65	49	208	178
\$550,000 - \$599,999	40	22	119	93
\$600,000 - \$649,999	21	19	77	50
\$650,000 - \$699,999	18	10	50	33
\$700,000 - \$749,999	13	8	34	31
\$750,000 - \$799,999	3	3	9	12
\$800,000 - \$849,999	4	8	10	15
\$850,000 - \$899,999	2	3	6	13
\$900,000 - \$949,999	1	2	2	5
\$950,000 - \$999,999	-	1	1	5
\$1,000,000 - \$1,299,999	2	2	4	3
\$1,300,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	482	355	1,577	1,318

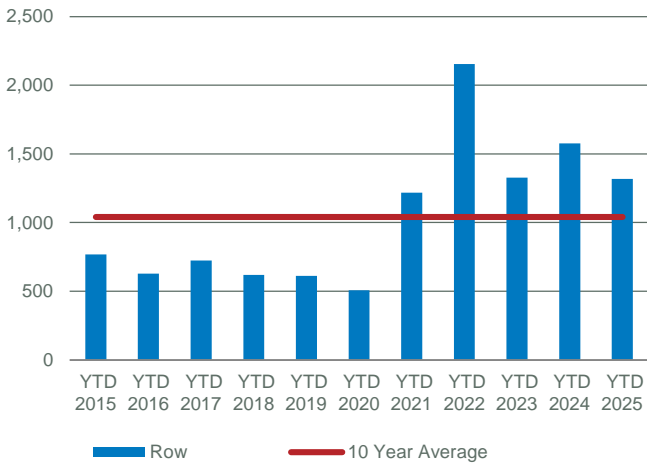
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

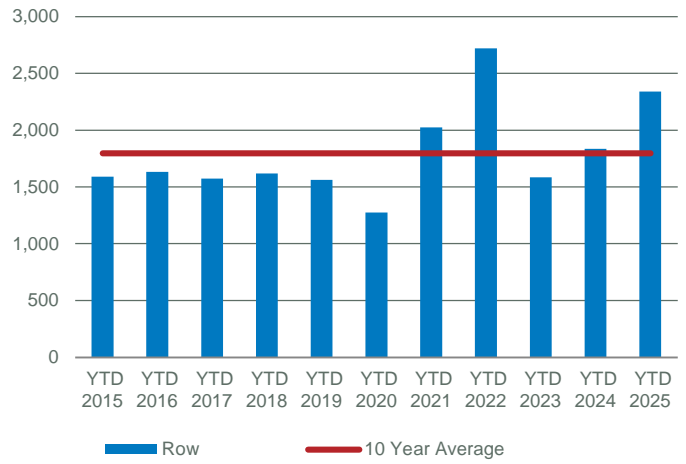
YTD APRIL



Source: CREB®

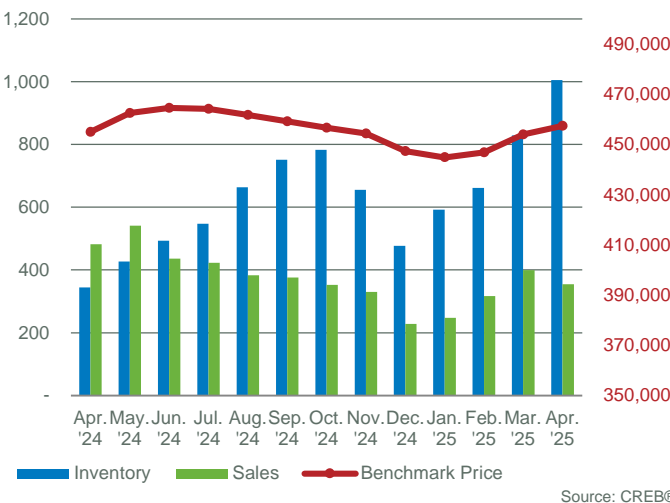
CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



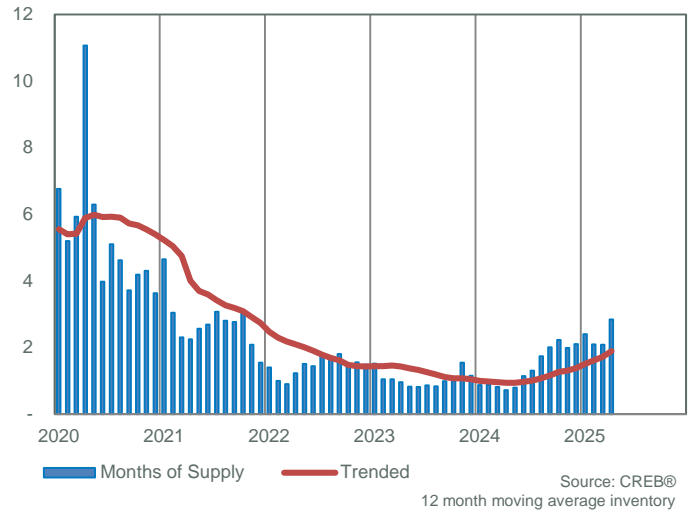
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



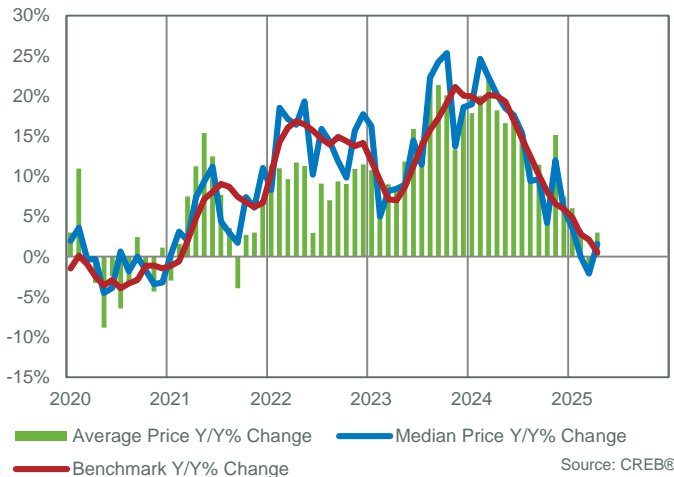
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



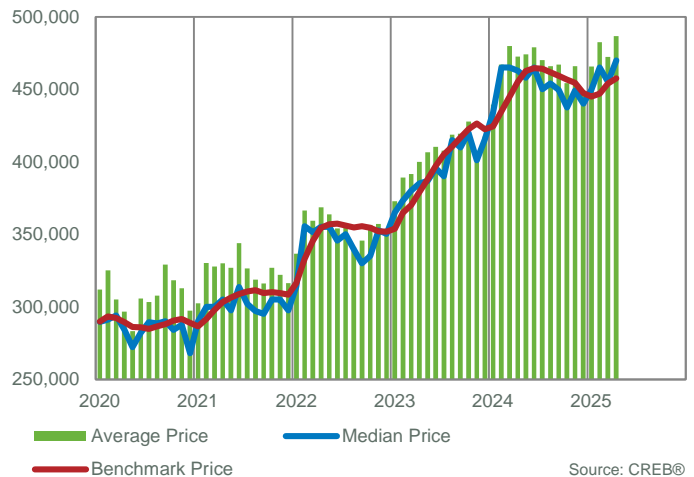
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

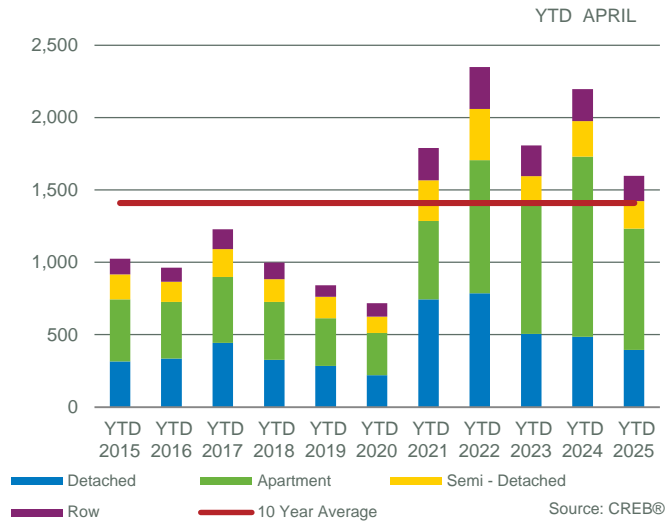
CITY OF CALGARY ROW PRICES



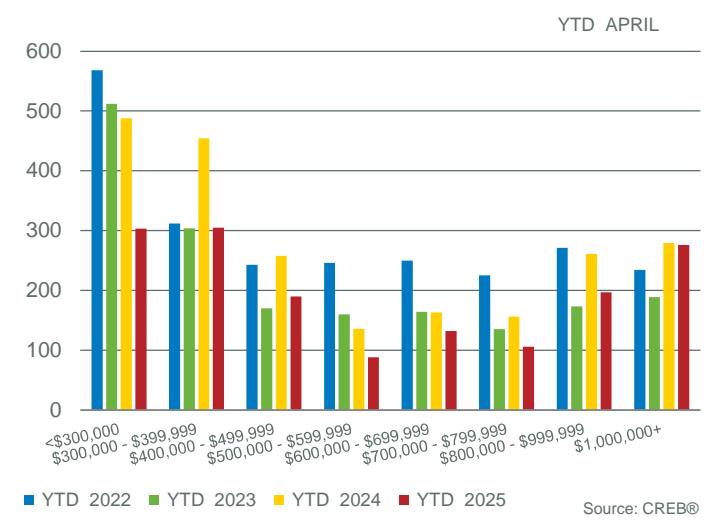
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



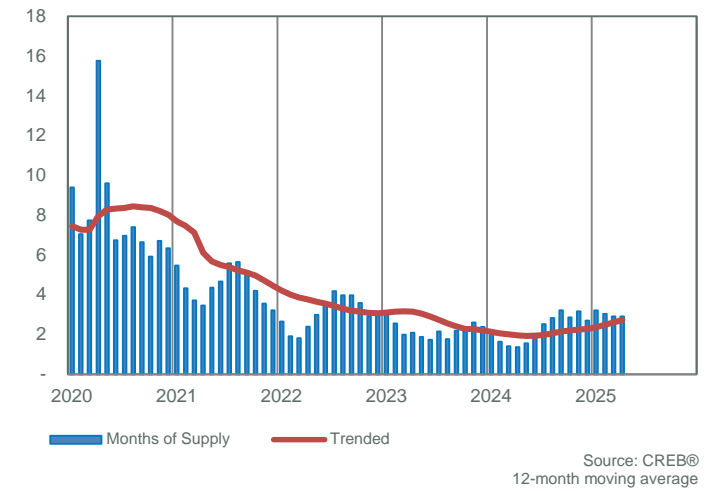
CITY CENTRE TOTAL SALES BY PRICE RANGE



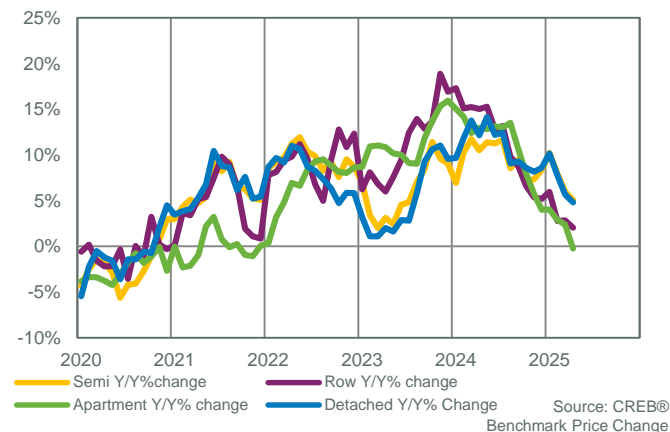
CITY CENTRE INVENTORY AND SALES



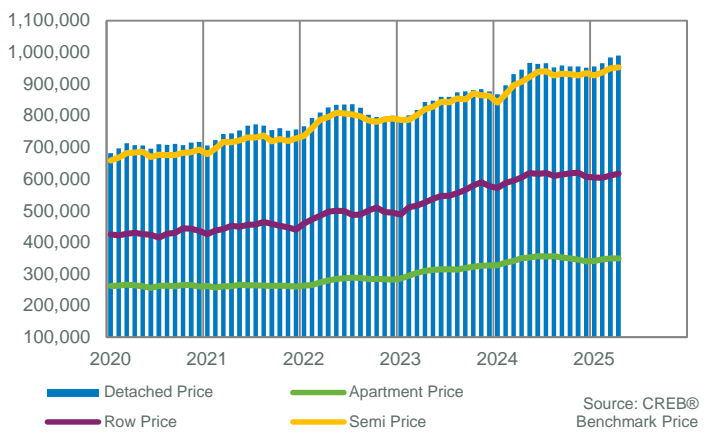
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

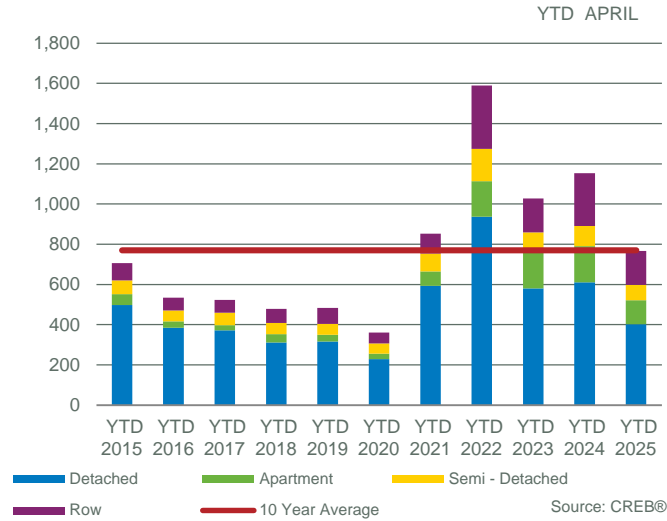


CITY CENTRE PRICES

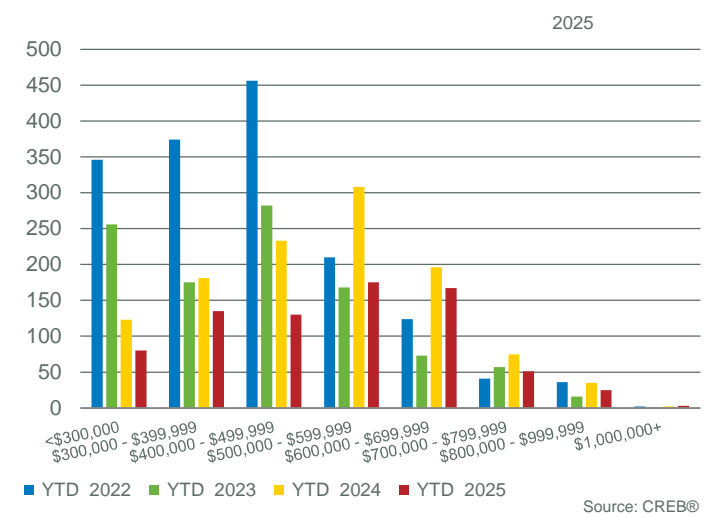


**NORTHEAST**

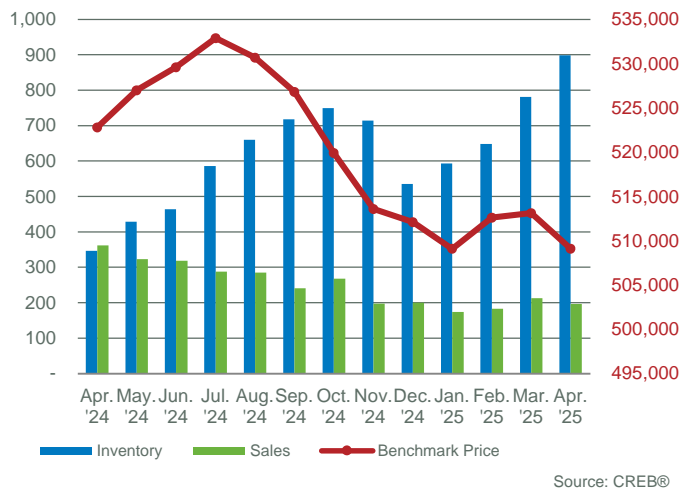
**NORTHEAST TOTAL SALES**



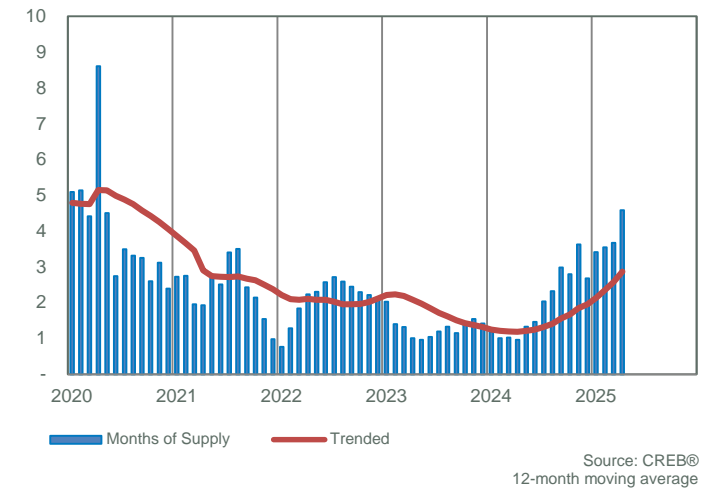
**NORTHEAST TOTAL SALES BY PRICE RANGE**



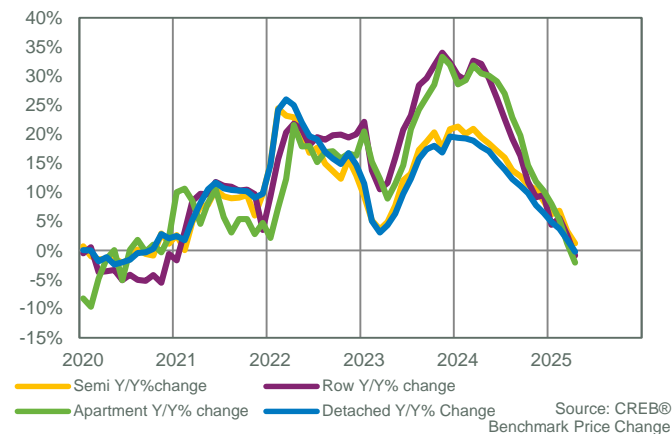
**NORTHEAST INVENTORY AND SALES**



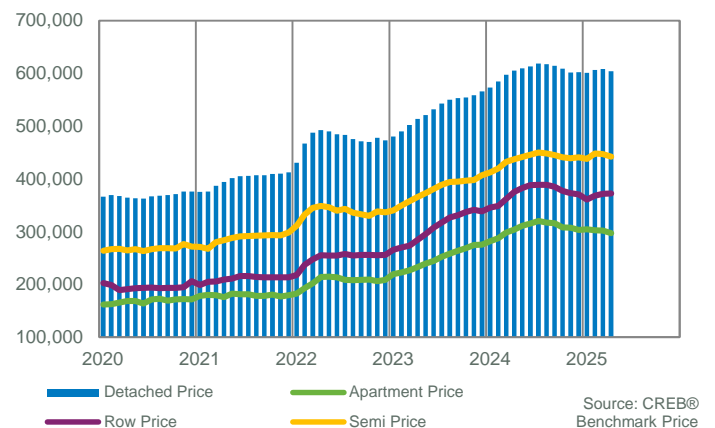
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

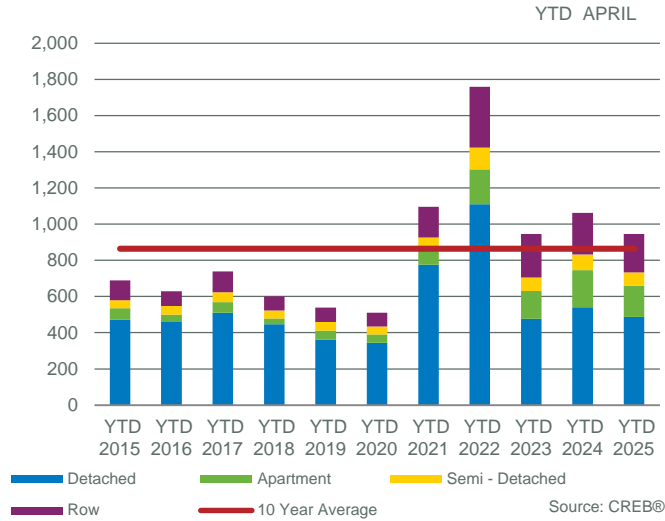


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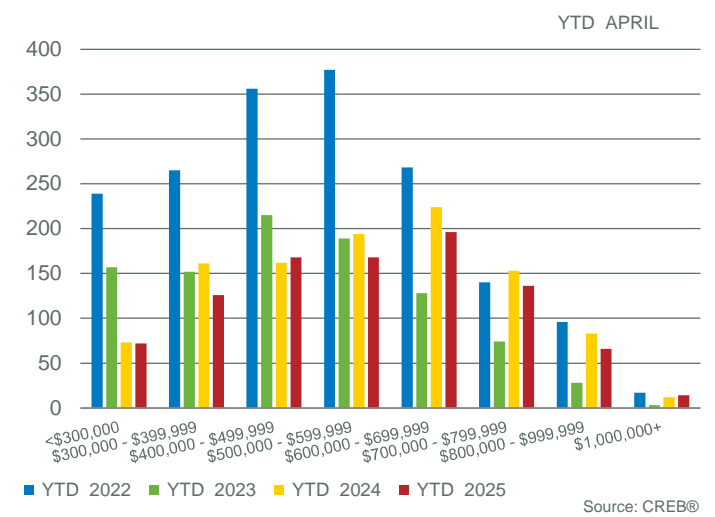


**NORTH**

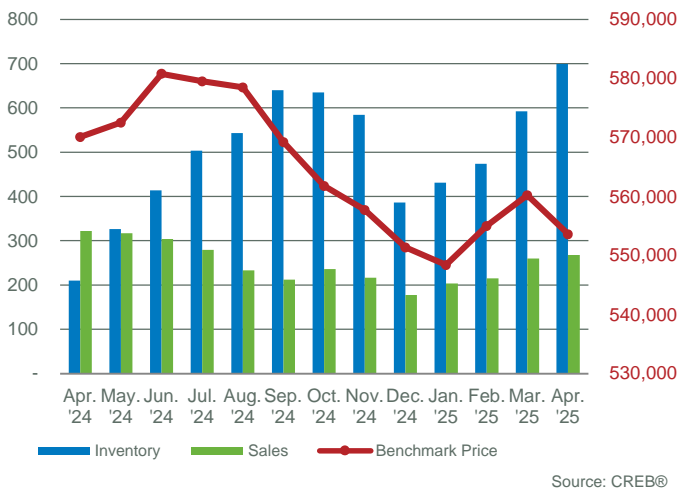
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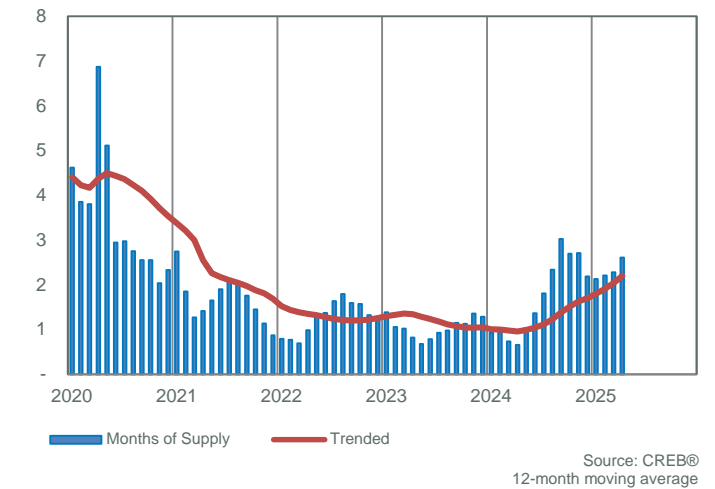
**NORTH TOTAL SALES BY PRICE RANGE**



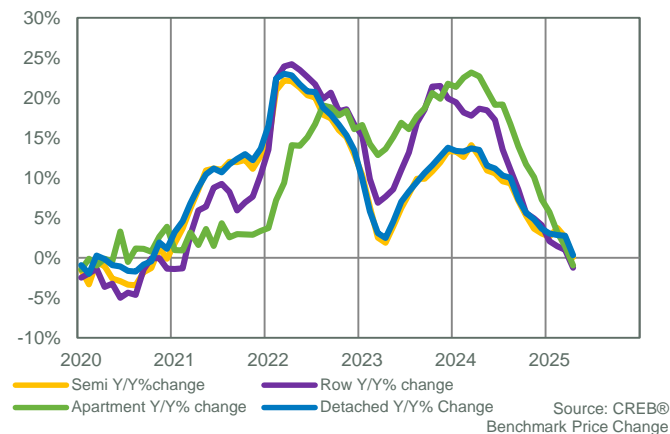
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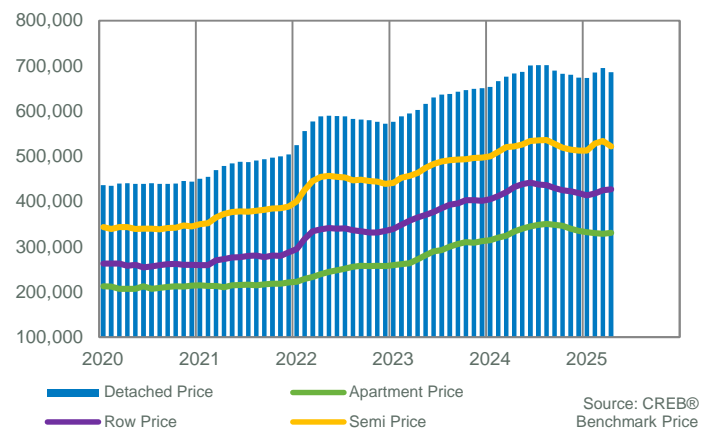
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

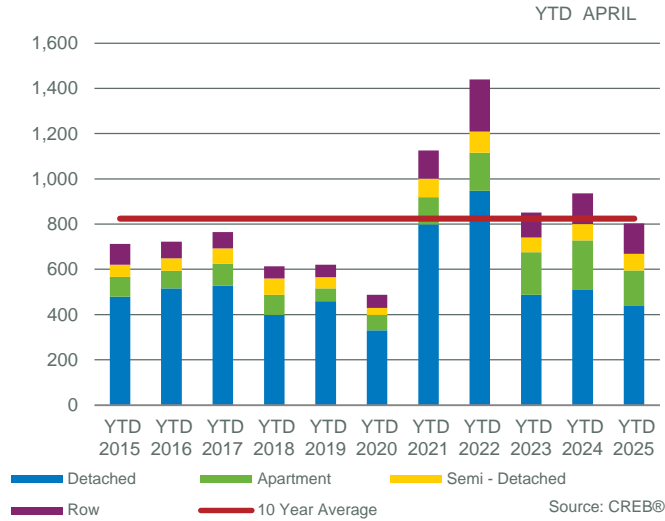


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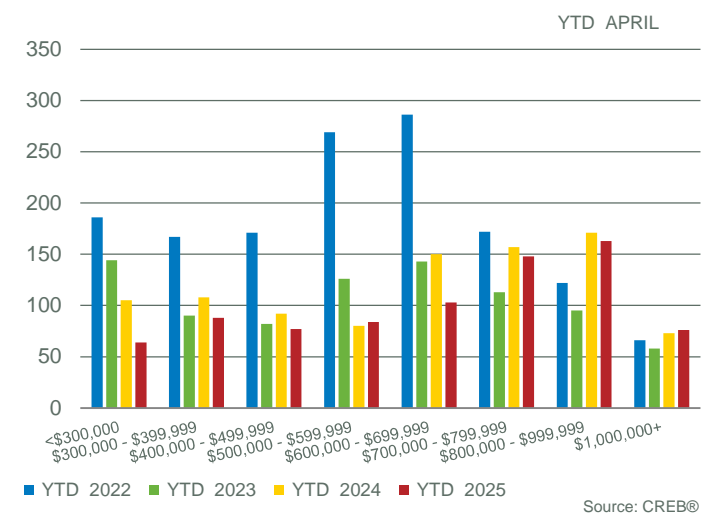


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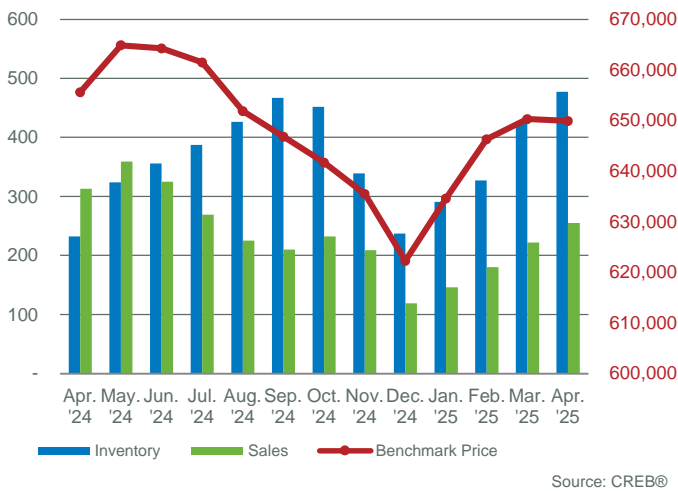
**NORTHWEST TOTAL SALES**



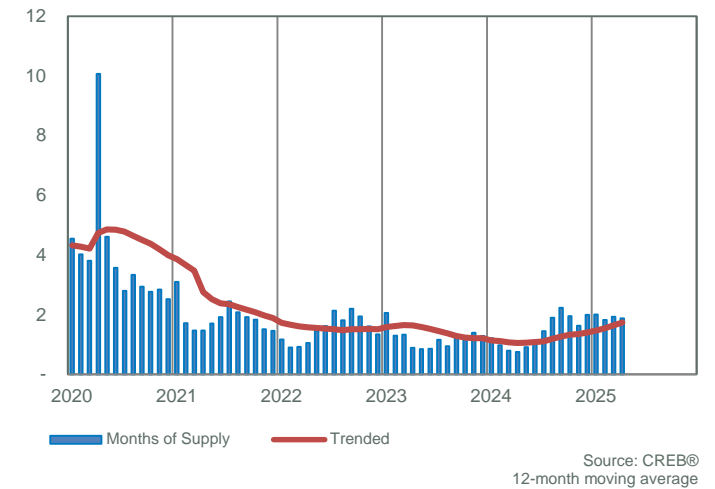
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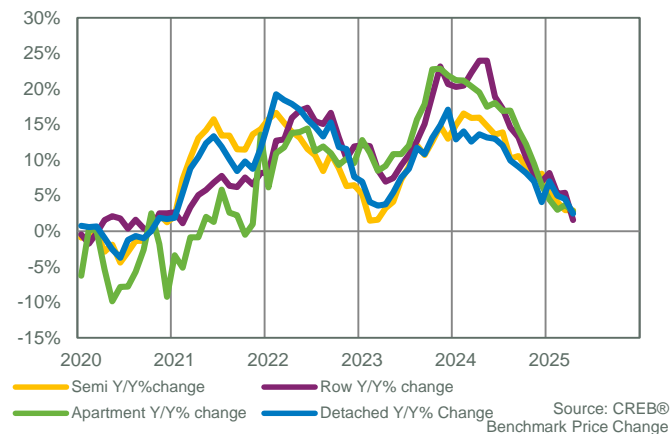
**NORTHWEST INVENTORY AND SALES**



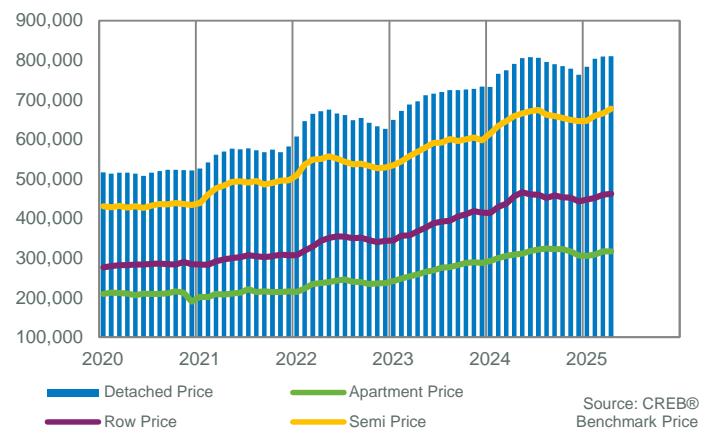
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**



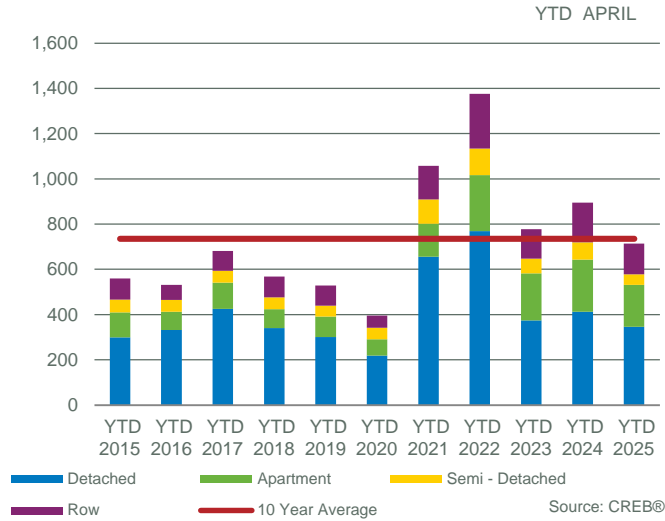
**NORTHWEST PRICES**



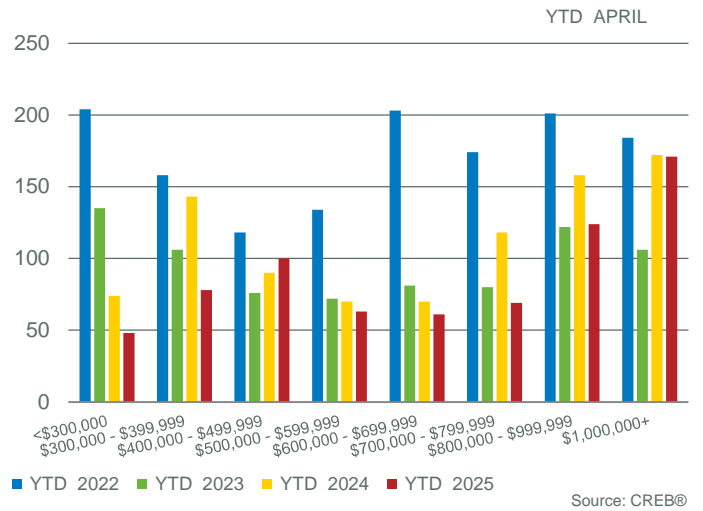


WEST

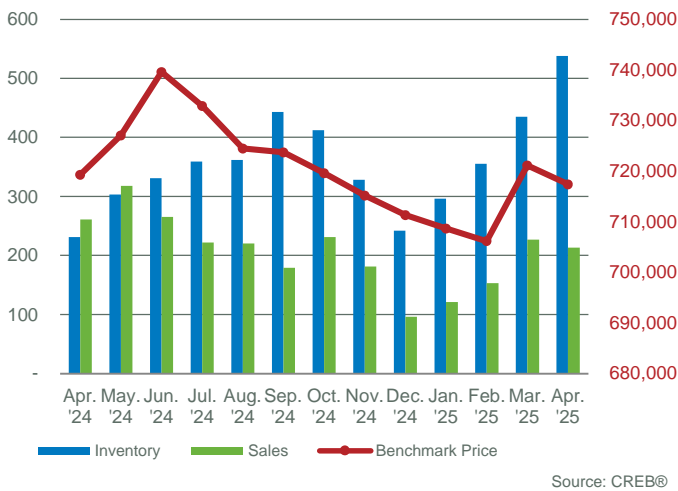
WEST TOTAL SALES



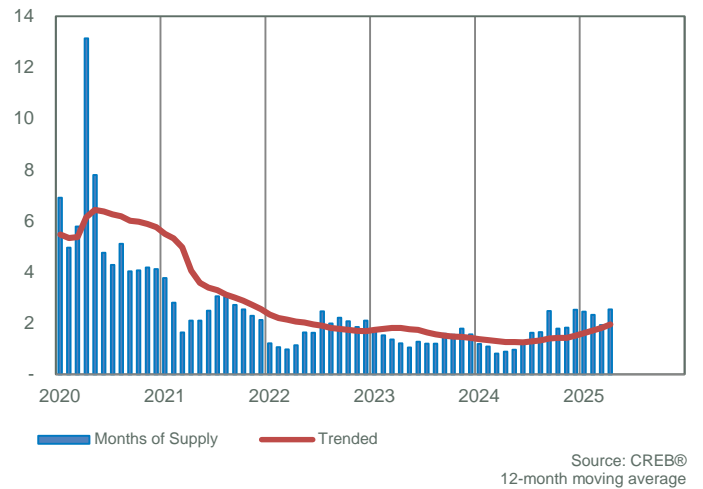
WEST TOTAL SALES BY PRICE RANGE



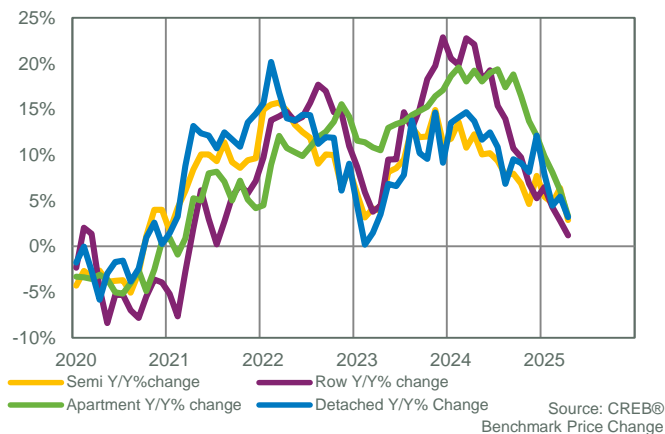
WEST INVENTORY AND SALES



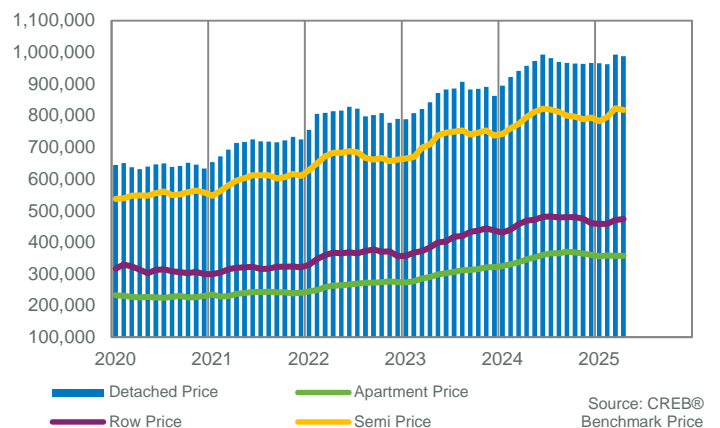
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

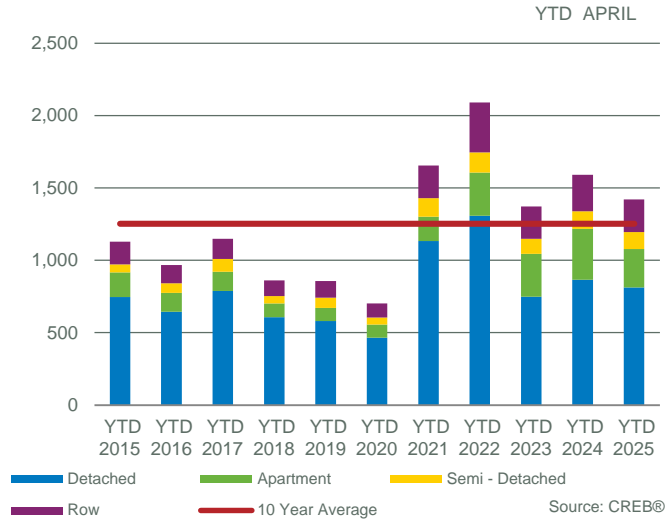


WEST PRICES

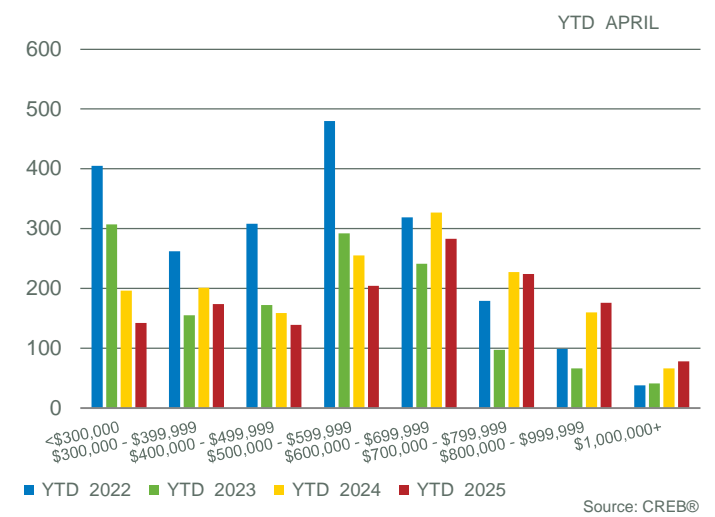


**SOUTH**

**SOUTH TOTAL SALES**



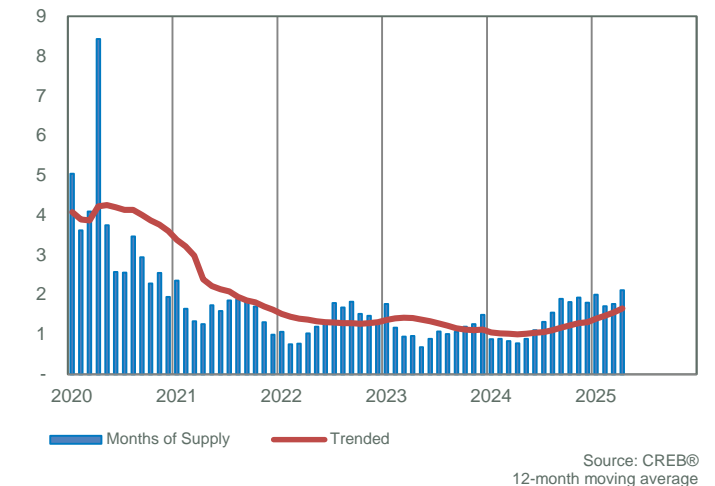
**SOUTH TOTAL SALES BY PRICE RANGE**



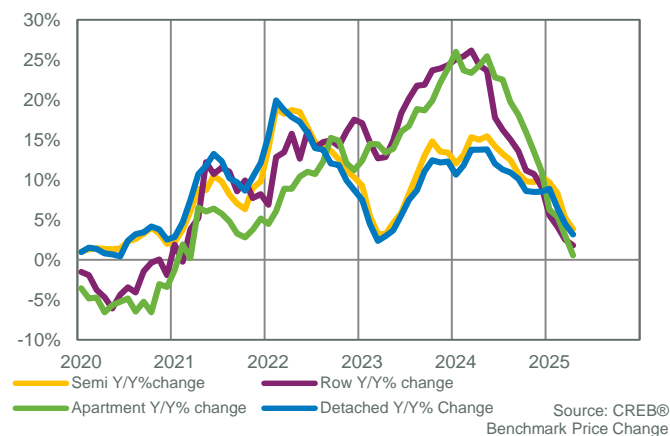
**SOUTH INVENTORY AND SALES**



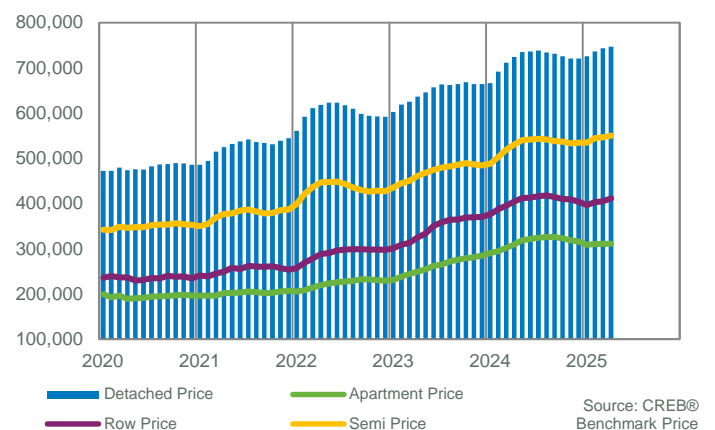
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

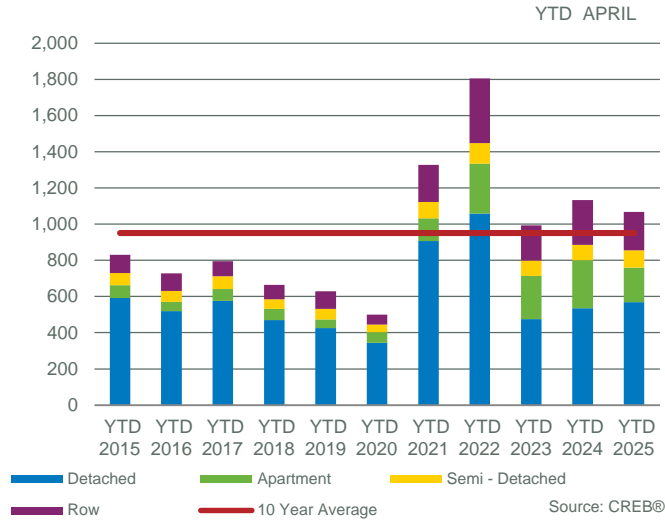


**SOUTH PRICES**

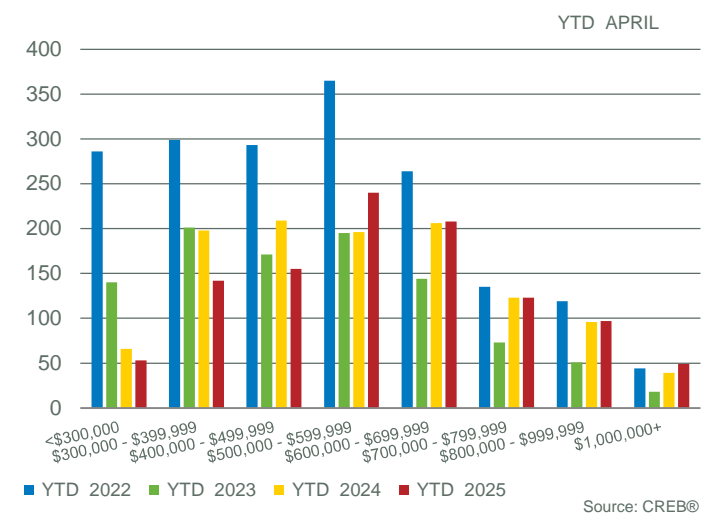


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



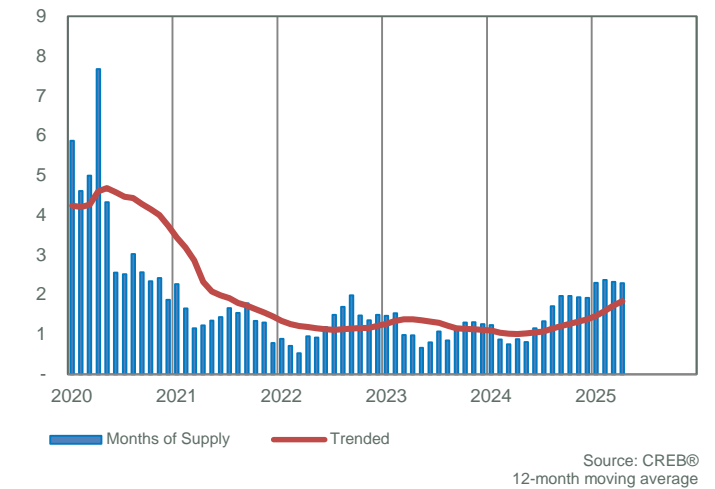
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



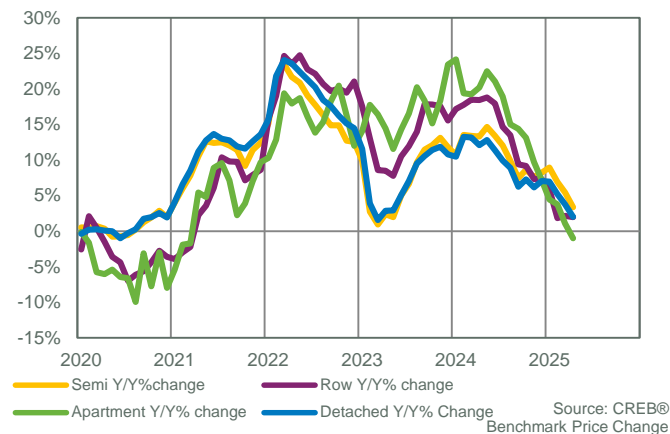
**SOUTHEAST INVENTORY AND SALES**



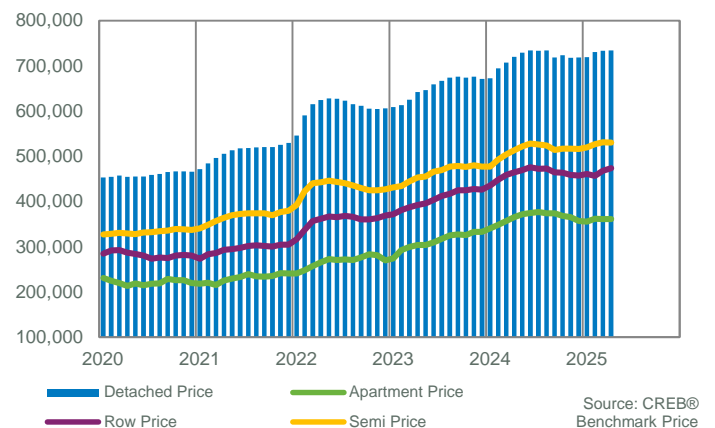
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

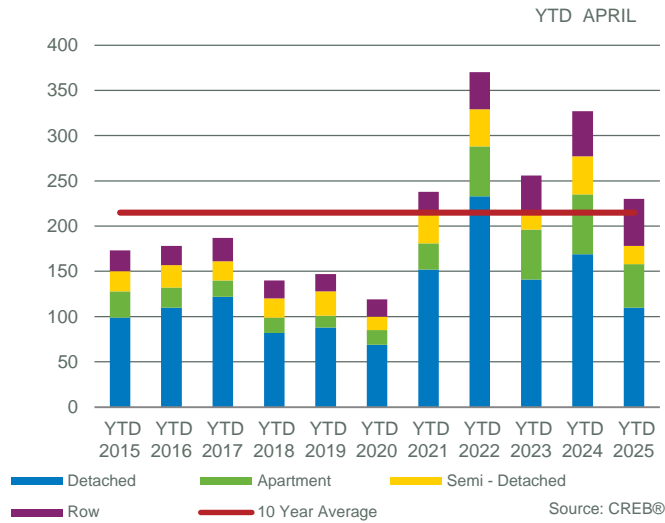


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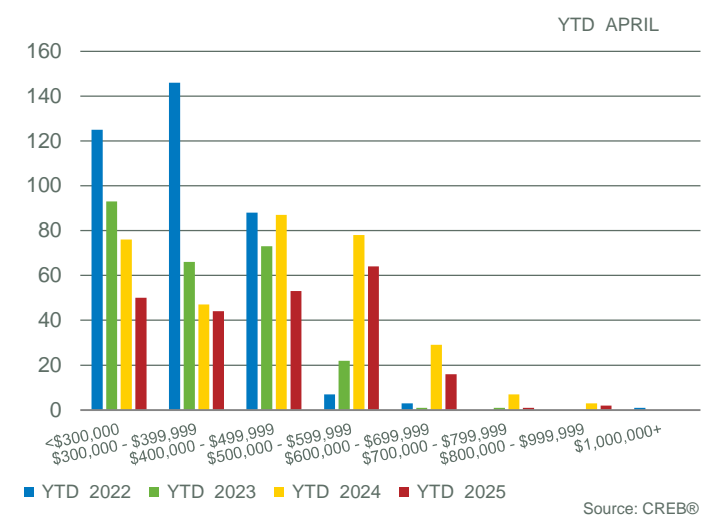


**EAST**

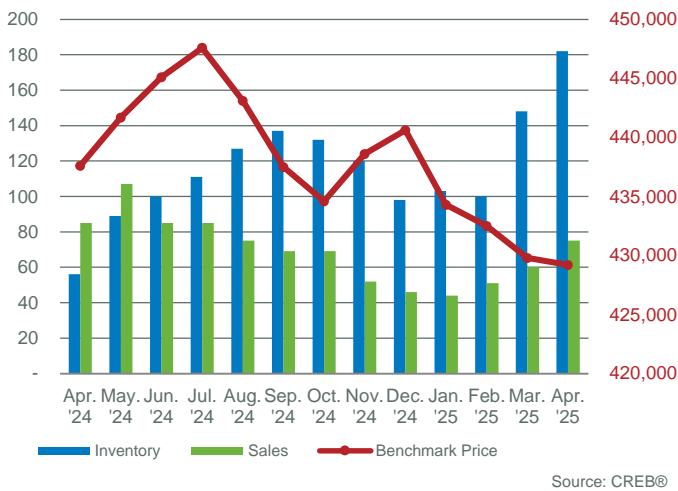
**EAST TOTAL SALES**



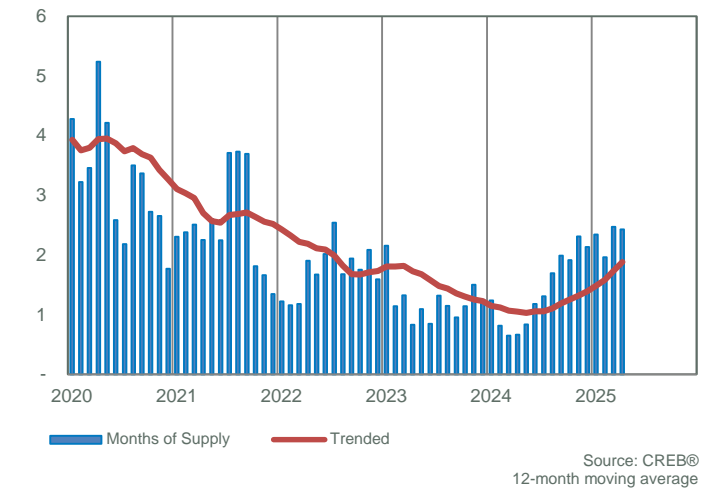
**EAST TOTAL SALES BY PRICE RANGE**



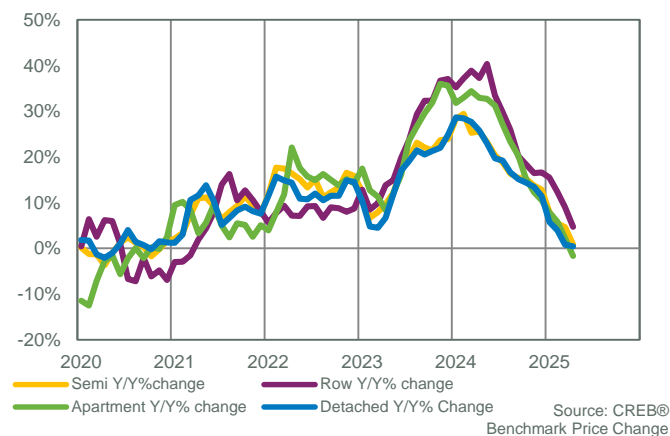
**EAST INVENTORY AND SALES**



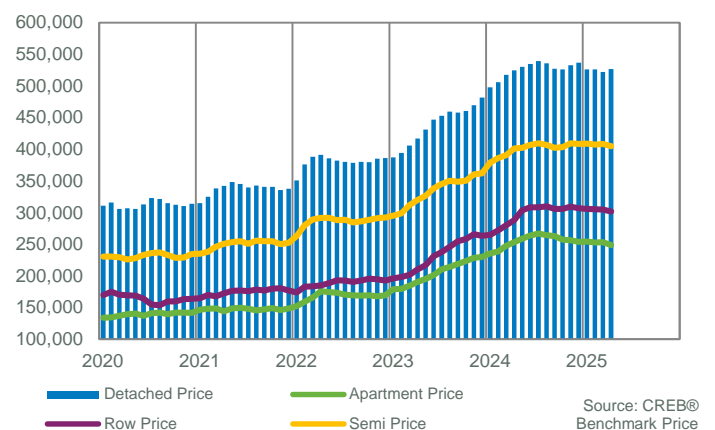
**EAST MONTHS OF INVENTORY**

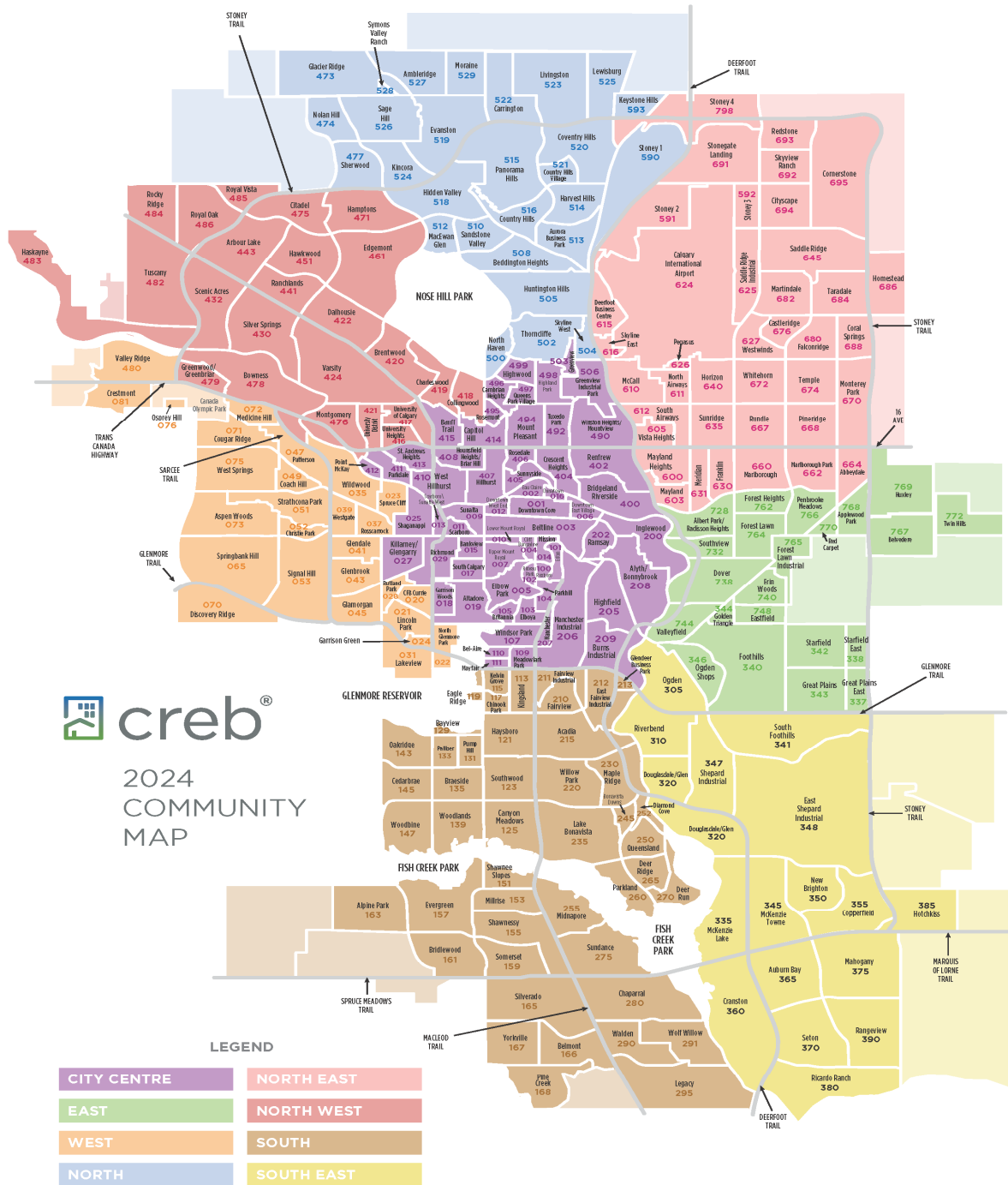


**EAST PRICE CHANGE**



**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.

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