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MONTHLY STATISTICS PACKAGE

# City of Calgary

October 2025



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**October 2025**

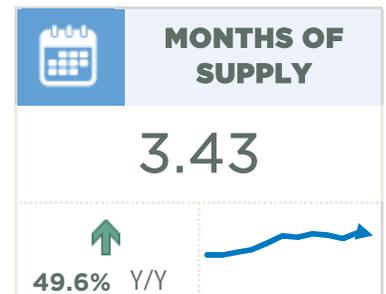
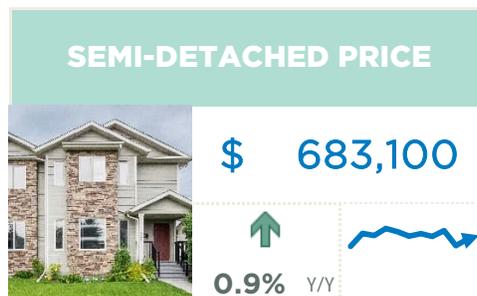
## Pace of new listings growth slows, preventing further inventory gains

**Calgary, Alberta, Nov. 3, 2025** - Inventory levels eased over last month thanks to the combined impact of a monthly pullback in new listings and a monthly pick up in sales. With 6,471 units in inventory and 1,885 sales the October months of supply returned to three-and-a-half months after pushing up to four months in September. While both row- and apartment-style properties continue to report elevated supply levels compared to demand, conditions remain relatively balanced for both detached and semi-detached properties.

Year-to-date sales in the city totaled 20,082, down nearly 16 per cent compared to last year, but still in line with longer-term trends. Much of the decline in sales has been driven by pullbacks for apartment- and row-style homes.

“Improved rental supply and easing rents have slowed ownership demand for apartment- and row-style homes. It is also these segments of the market that have seen October inventories reach a record high for the month,” said Ann-Marie Lurie, CREB’s Chief Economist. “Excess supply for apartment- and row-style properties is weighing on prices in those segments more so than any other property type, influencing total residential prices.”

As of October, the total unadjusted residential benchmark price in Calgary was \$568,000, down nearly one per cent compared to last month and over four per cent lower than last year’s levels. The largest price adjustments occurred for row- and apartment-style properties where prices have eased by a respective six and seven per cent compared to last October.



## October 2025

### October 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	1,012	-5%	1,593	4%	2,913	32%	64%	2.88	40%	\$744,400	-1%
Semi	186	-1%	329	15%	613	56%	57%	3.30	58%	\$683,100	1%
Row	275	-22%	520	0%	1,054	35%	53%	3.83	73%	\$431,200	-6%
Apartment	412	-26%	791	-14%	1,891	19%	52%	4.59	61%	\$318,200	-7%
<b>Total Residential</b>	<b>1,885</b>	<b>-13%</b>	<b>3,233</b>	<b>-1%</b>	<b>6,471</b>	<b>30%</b>	<b>58%</b>	<b>3.43</b>	<b>50%</b>	<b>\$568,000</b>	<b>-4%</b>

### Year-to-Date

### October 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	9,925	-9%	17,986	15%	2,623	61%	55%	2.64	78%	\$759,580	1%
Semi	1,899	-8%	3,310	18%	492	74%	57%	2.59	89%	\$688,720	3%
Row	3,412	-17%	6,129	13%	981	99%	56%	2.88	139%	\$446,110	-1%
Apartment	4,846	-29%	9,818	0%	1,852	59%	49%	3.82	122%	\$330,370	-2%
<b>Total Residential</b>	<b>20,082</b>	<b>-16%</b>	<b>37,243</b>	<b>10%</b>	<b>5,949</b>	<b>67%</b>	<b>54%</b>	<b>2.96</b>	<b>98%</b>	<b>\$583,130</b>	<b>-2%</b>



### Detached

October sales reached 1,012 units, an improvement over last month, but still five per cent lower than last year's levels. At the same time there were 1,593 new listings that came onto the market, causing the sales-to-new-listings ratio to rise to 64 per cent and inventories to trend down over last month to 2,913. Inventory levels remain slightly higher than long-term trends for the month, but with just under three months of supply, conditions remain relatively balanced and far better than conditions reported during the 2015 to 2019 period. Despite relatively balanced conditions, there are pockets of the market that are experiencing buyer's market conditions, which is impacting prices. Citywide detached benchmark prices eased to \$744,400 in October, one per cent lower than last year. However, price adjustments ranged from a year-over-year gain of nearly two per cent in the City Centre to a decline of over five per cent in the North East district. Despite recent adjustments, year-to-date prices remain over one per cent higher than last year.



### Semi-Detached

Sales improved over last month while new listings slowed, causing the sales-to-new-listing ratio to rise to 57 per cent, which is slightly lower than typical levels for this time of year, but high enough to prevent any significant change in inventory levels compared to last month. With 186 sales and 613 units in inventory, the months of supply was over three months, higher than last year's extremely low levels, but lower than last month. More inventory choice has weighed on prices over the past several months. However, with an October benchmark price of \$683,100, prices remain nearly one per cent higher than last year and on a year-to-date basis are over three per cent higher than last year.



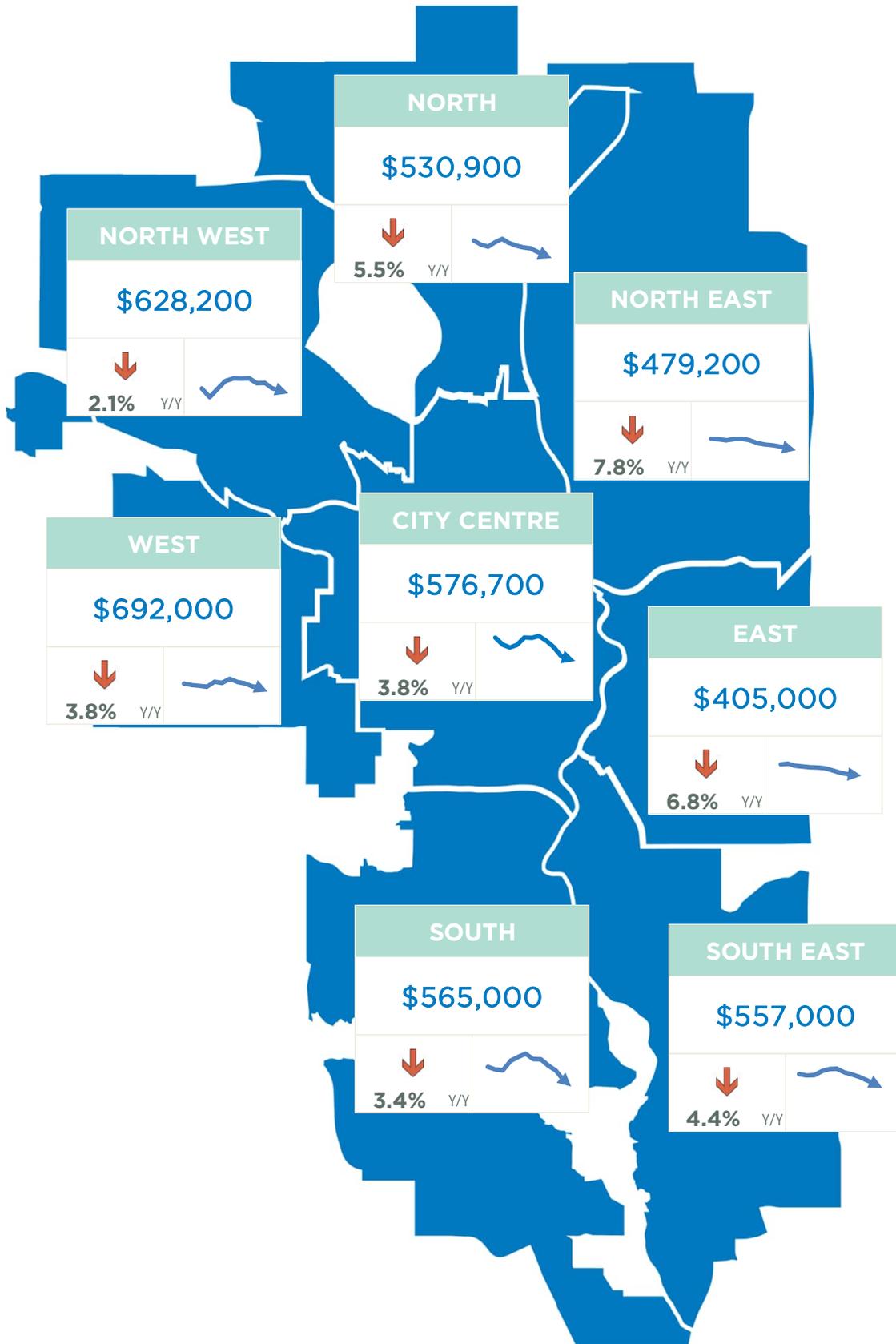
### Row

With 275 sales in October, year-to-date row sales totaled 3,412 units, a 17 per cent decline over last year. While row sales remain well above long-term trends, new listings have been on the rise and reached record highs so far this year. As of October, there were 1,054 units in inventory, the highest ever reported for the month and nearly 32 per cent higher than long-term averages. This also caused the months of supply to remain around four months. The additional supply choice has weighed on prices. The October benchmark price was \$431,200, over one per cent lower than last month and nearly six per cent lower than prices reported last year at this time. The steady slide in row prices have caused year-to-date prices to drop by one-and-a-half per cent. Price adjustments did vary across the city with the largest year-to-date declines occurring in the North East and North districts.



### Apartment

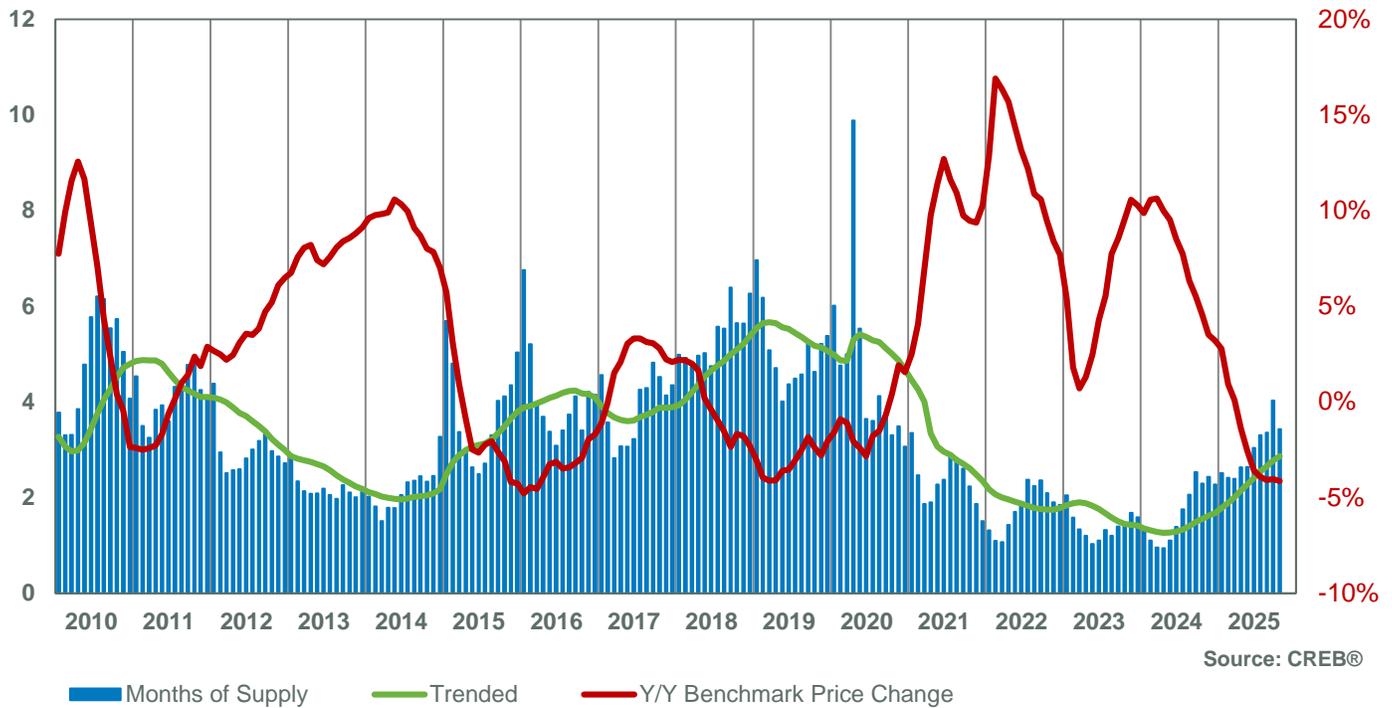
The pullback in new listings relative to sales this month did help prevent further gains in inventory levels. However, with 1,891 units in inventory and 412 sales, the months of supply remained elevated at nearly five months. Apartment condominiums have been experiencing buyer's market conditions for nearly 6 months, placing downward pressure on prices. As of October, the benchmark price was \$318,200, down over one per cent compared to last month, and nearly seven per cent lower than last October. On a year-to-date basis, prices are nearly two per cent lower than last year's levels. The largest year-to-date price declines occurred in the North East and South East districts at four per cent, as those districts are either reporting the highest months of supply on the resale market or are facing significant competition from the new home market.



	Oct-24	Oct-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	2,167	1,885	-13.01%	23,864	20,082	-15.85%
Total Sales Volume	\$1,345,739,599	\$1,211,754,107	-9.96%	\$14,473,519,794	\$12,669,798,710	-12.46%
New Listings	3,263	3,233	-0.92%	33,728	37,243	10.42%
Inventory	4,971	6,471	30.18%	3,567	5,949	66.77%
Months of Supply	2.29	3.43	49.65%	1.49	2.96	98.18%
Sales to New Listings	66.41%	58.30%	-8.11%	70.75%	53.92%	-16.83%
Sales to List Price	98.69%	97.43%	-1.26%	100.55%	98.36%	-2.20%
Days on Market	32	43	32.38%	24	35	46.33%
Benchmark Price	\$592,500	\$568,000	-4.14%	\$595,210	\$583,130	-2.03%
Median Price	\$575,000	\$577,000	0.35%	\$560,000	\$579,700	3.52%
Average Price	\$621,015	\$642,840	3.51%	\$606,500	\$630,903	4.02%
Index	277.4	265.9	-4.15%	276.4	273.2	-1.17%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Oct-24	Oct-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,067	1,012	-5.15%	10,936	9,925	-9.24%
Total Sales Volume	\$856,309,562	\$825,787,805	-3.56%	\$8,794,555,036	\$8,083,709,672	-8.08%
New Listings	1,536	1,593	3.71%	15,646	17,986	14.96%
Inventory	2,200	2,913	32.41%	1,625	2,623	61.41%
Months of Supply	2.06	2.88	39.61%	1.49	2.64	77.85%
Sales to New Listings Ratio	69.47%	63.53%	-5.94%	69.90%	55.18%	-14.71%
Sales to List Price Ratio	98.98%	97.70%	-1.28%	100.69%	98.70%	-1.99%
Days on Market	32	37	17.15%	23	31	34.37%
Benchmark Price	\$753,900	\$744,400	-1.26%	\$748,660	\$759,580	1.46%
Median Price	\$699,800	\$697,000	-0.40%	\$715,000	\$712,000	-0.42%
Average Price	\$802,539	\$815,996	1.68%	\$804,184	\$814,480	1.28%
<b>APARTMENT</b>						
Total Sales	559	412	-26.30%	6,781	4,846	-28.54%
Total Sales Volume	\$196,825,833	\$139,078,071	-29.34%	\$2,357,762,856	\$1,688,847,920	-28.37%
New Listings	921	791	-14.12%	9,824	9,818	-0.06%
Inventory	1,595	1,891	18.56%	1,167	1,852	58.79%
Months of Supply	2.85	4.59	60.86%	1.72	3.82	122.19%
Sales to New Listings Ratio	60.69%	52.09%	-8.61%	69.02%	49.36%	-19.67%
Sales to List Price Ratio	97.89%	96.47%	-1.42%	99.66%	97.46%	-2.20%
Days on Market	35	52	49.53%	27	44	62.33%
Benchmark Price	\$341,700	\$318,200	-6.88%	\$336,400	\$330,370	-1.79%
Median Price	\$315,000	\$302,250	-4.05%	\$324,500	\$318,000	-2.00%
Average Price	\$352,103	\$337,568	-4.13%	\$347,701	\$348,503	0.23%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	188	186	-1.06%	2,058	1,899	-7.73%
Total Sales Volume	\$132,312,870	\$124,594,799	-5.83%	\$1,406,191,968	\$1,307,257,983	-7.04%
New Listings	285	329	15.44%	2,811	3,310	17.75%
Inventory	393	613	55.98%	283	492	74.20%
Months of Supply	2.09	3.30	57.66%	1.37	2.59	88.79%
Sales to New Listings Ratio	65.96%	56.53%	-9.43%	73.21%	57.37%	-15.84%
Sales to List Price Ratio	99.40%	98.02%	-1.38%	101.05%	98.77%	-2.26%
Days on Market	28	39	38.34%	23	33	41.28%
Benchmark Price	\$677,000	\$683,100	0.90%	\$667,580	\$688,720	3.17%
Median Price	\$623,875	\$574,000	-7.99%	\$610,000	\$607,000	-0.49%
Average Price	\$703,792	\$669,865	-4.82%	\$683,281	\$688,393	0.75%
<b>CITY OF CALGARY ROW</b>						
Total Sales	353	275	-22.10%	4,089	3,412	-16.56%
Total Sales Volume	\$160,291,334	\$122,293,433	-23.71%	\$1,915,009,933	\$1,589,983,136	-16.97%
New Listings	521	520	-0.19%	5,447	6,129	12.52%
Inventory	783	1,054	34.61%	493	981	99.09%
Months of Supply	2.22	3.83	72.79%	1.21	2.88	138.59%
Sales to New Listings Ratio	67.75%	52.88%	-14.87%	75.07%	55.67%	-19.40%
Sales to List Price Ratio	98.71%	97.47%	-1.26%	101.43%	98.42%	-2.97%
Days on Market	31	50	61.73%	22	36	64.60%
Benchmark Price	\$456,600	\$431,200	-5.56%	\$452,740	\$446,110	-1.46%
Median Price	\$437,500	\$429,500	-1.83%	\$455,000	\$446,500	-1.87%
Average Price	\$454,083	\$444,703	-2.07%	\$468,332	\$465,997	-0.50%

For a list of definitions, see page 29.

October 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	124	173	71.68%	342	2.76	\$971,900	1.74%	0.43%
North East	105	256	41.02%	535	5.10	\$574,700	-5.59%	-0.85%
North	123	234	52.56%	424	3.45	\$664,400	-2.65%	-0.84%
North West	118	169	69.82%	307	2.60	\$788,600	0.50%	-0.53%
West	109	136	80.15%	222	2.04	\$944,200	-2.08%	-2.51%
South	226	312	72.44%	534	2.36	\$715,900	-1.27%	-0.40%
South East	162	245	66.12%	419	2.59	\$703,300	-2.71%	-0.99%
East	42	59	71.19%	110	2.62	\$499,400	-5.09%	-1.07%
<b>TOTAL CITY</b>	<b>1,012</b>	<b>1,593</b>	<b>63.53%</b>	<b>2,913</b>	<b>2.88</b>	<b>\$744,400</b>	<b>-1.26%</b>	<b>-0.73%</b>
<b>Apartment</b>								
City Centre	168	346	48.55%	822	4.89	\$329,000	-5.43%	-1.20%
North East	23	60	38.33%	161	7.00	\$276,400	-10.14%	-2.23%
North	33	61	54.10%	138	4.18	\$319,000	-7.80%	-1.36%
North West	37	62	59.68%	152	4.11	\$296,100	-8.04%	-1.20%
West	31	66	46.97%	179	5.77	\$341,200	-7.03%	-1.90%
South	61	89	68.54%	206	3.38	\$297,600	-7.84%	-2.01%
South East	44	85	51.76%	182	4.14	\$337,000	-8.45%	-1.32%
East	15	22	68.18%	51	3.40	\$232,600	-9.46%	-2.10%
<b>TOTAL CITY</b>	<b>412</b>	<b>791</b>	<b>52.09%</b>	<b>1,891</b>	<b>4.59</b>	<b>\$318,200</b>	<b>-6.88%</b>	<b>-1.46%</b>
<b>Semi-detached</b>								
City Centre	44	82	53.66%	159	3.61	\$946,800	1.75%	0.43%
North East	20	46	43.48%	87	4.35	\$424,800	-3.61%	-0.82%
North	25	39	64.10%	69	2.76	\$511,400	-1.46%	0.16%
North West	26	31	83.87%	48	1.85	\$660,100	0.99%	-2.19%
West	11	24	45.83%	46	4.18	\$809,000	1.56%	-0.41%
South	29	57	50.88%	96	3.31	\$525,200	-2.11%	-0.68%
South East	21	31	67.74%	73	3.48	\$506,100	-2.07%	-1.58%
East	10	18	55.56%	33	3.30	\$388,800	-3.52%	-0.03%
<b>TOTAL CITY</b>	<b>186</b>	<b>329</b>	<b>56.53%</b>	<b>613</b>	<b>3.30</b>	<b>\$683,100</b>	<b>0.90%</b>	<b>-0.25%</b>
<b>Row</b>								
City Centre	33	66	50.00%	119	3.61	\$598,700	-3.03%	0.74%
North East	23	67	34.33%	190	8.26	\$335,100	-11.04%	-3.32%
North	44	90	48.89%	177	4.02	\$392,000	-7.72%	-0.15%
North West	23	48	47.92%	97	4.22	\$438,700	-3.16%	-2.14%
West	36	56	64.29%	123	3.42	\$453,500	-5.30%	-2.77%
South	63	85	74.12%	129	2.05	\$387,600	-5.37%	-1.22%
South East	49	76	64.47%	166	3.39	\$439,500	-5.16%	-2.64%
East	4	32	12.50%	51	12.75	\$284,900	-6.74%	-1.21%
<b>TOTAL CITY</b>	<b>275</b>	<b>520</b>	<b>52.88%</b>	<b>1,054</b>	<b>3.83</b>	<b>\$431,200</b>	<b>-5.56%</b>	<b>-1.35%</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



Oct. 2025

TOTAL SALES

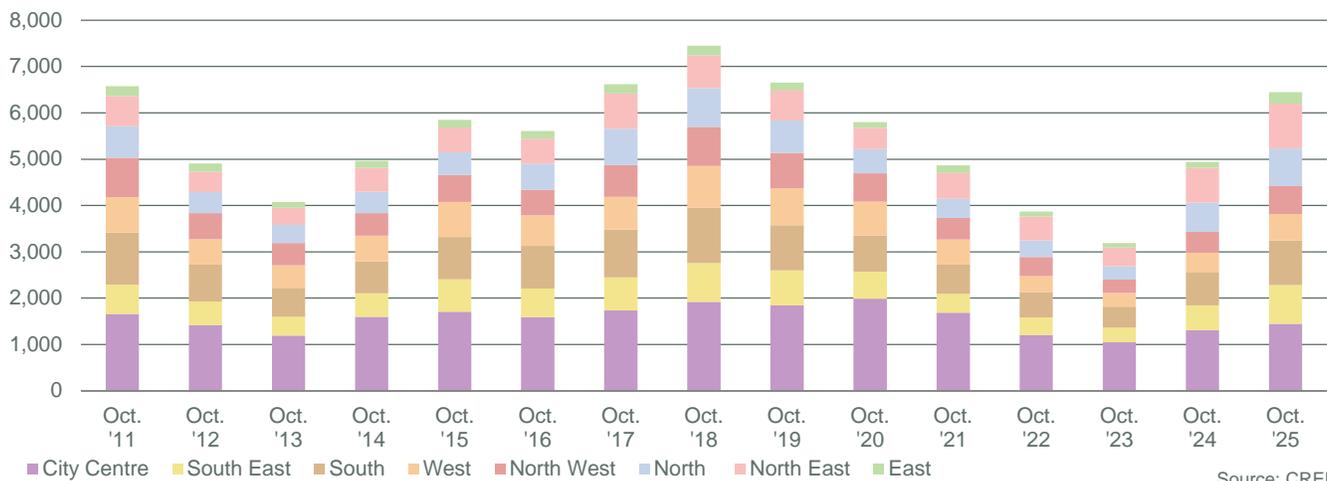
OCTOBER



Source: CREB®

TOTAL INVENTORY

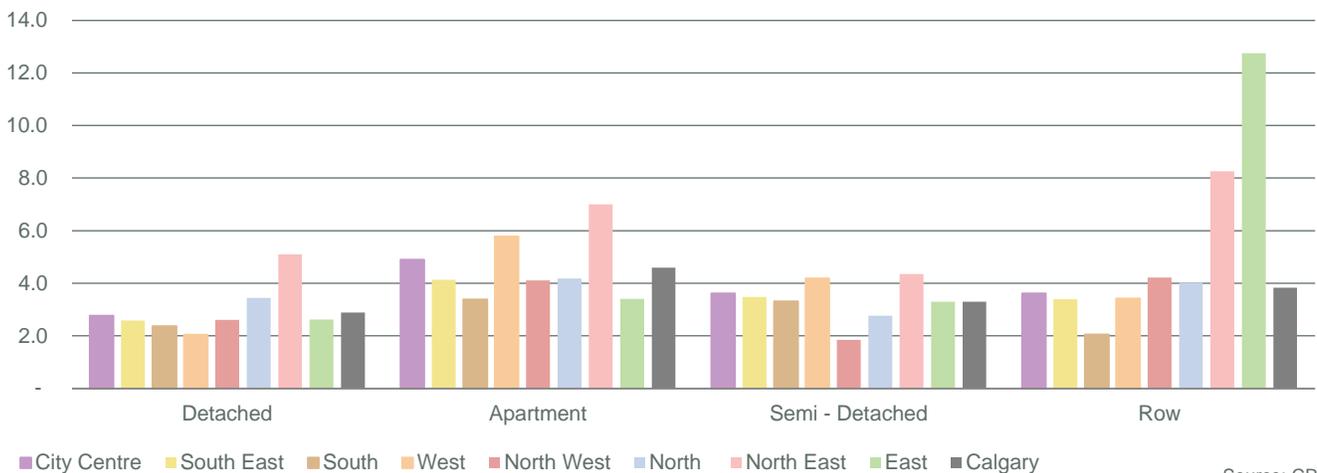
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Source: CREB®

MONTHS OF SUPPLY

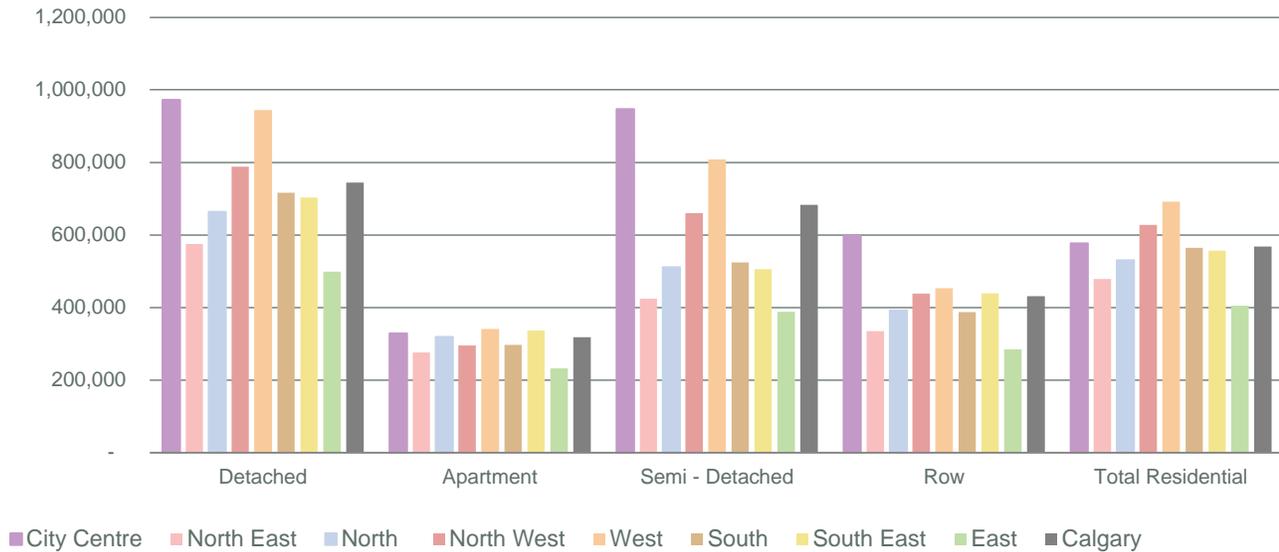
OCTOBER



Source: CREB®

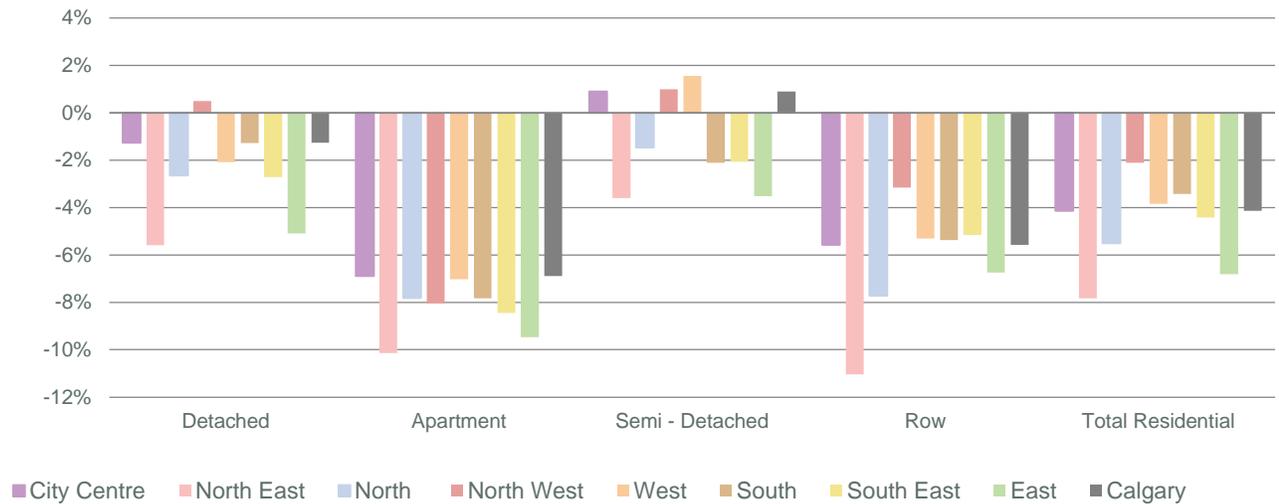
Oct. 2025

**BENCHMARK PRICE - OCTOBER**



Source: CREB®

**YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER**

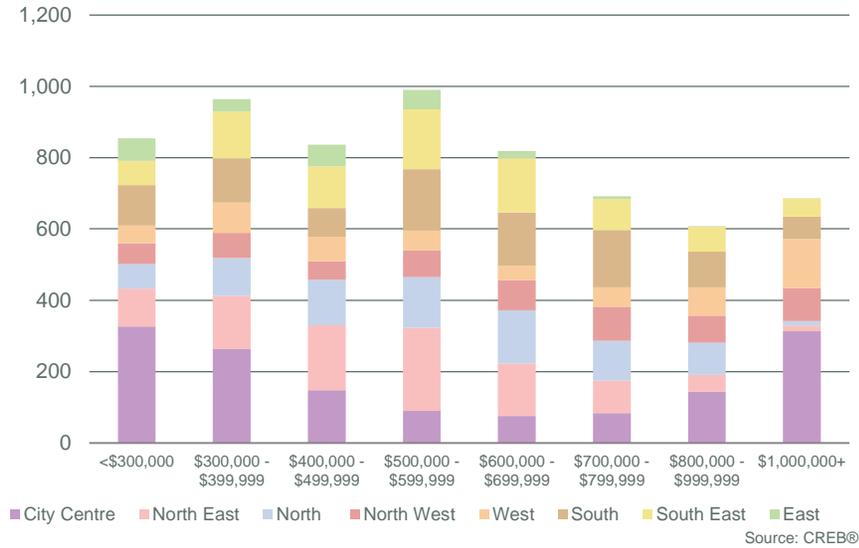


Source: CREB®

**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

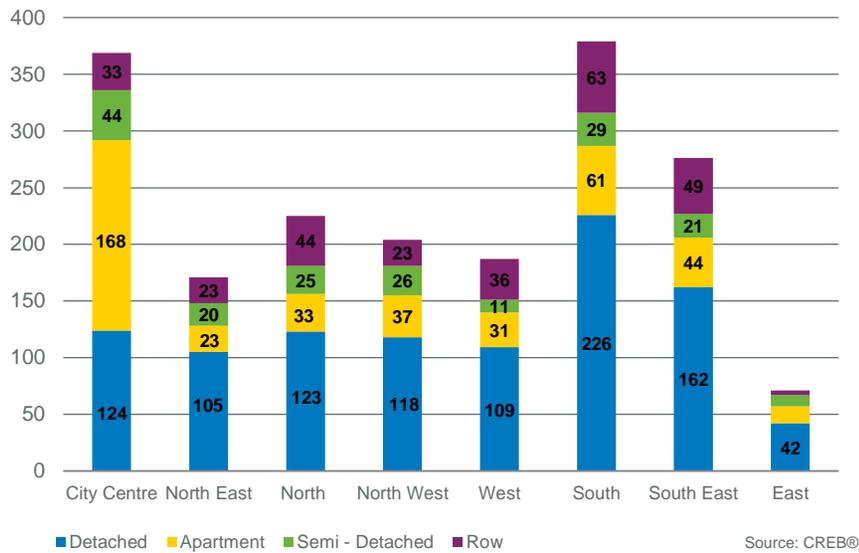
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



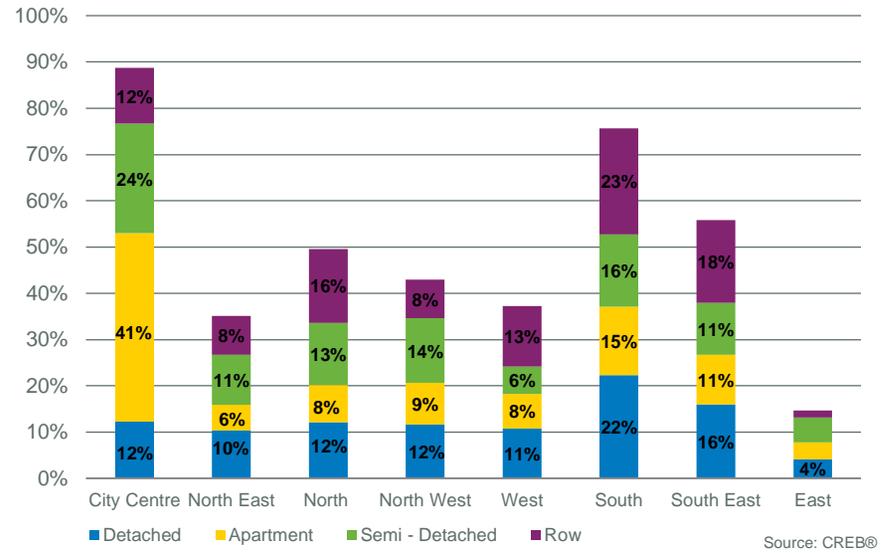
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



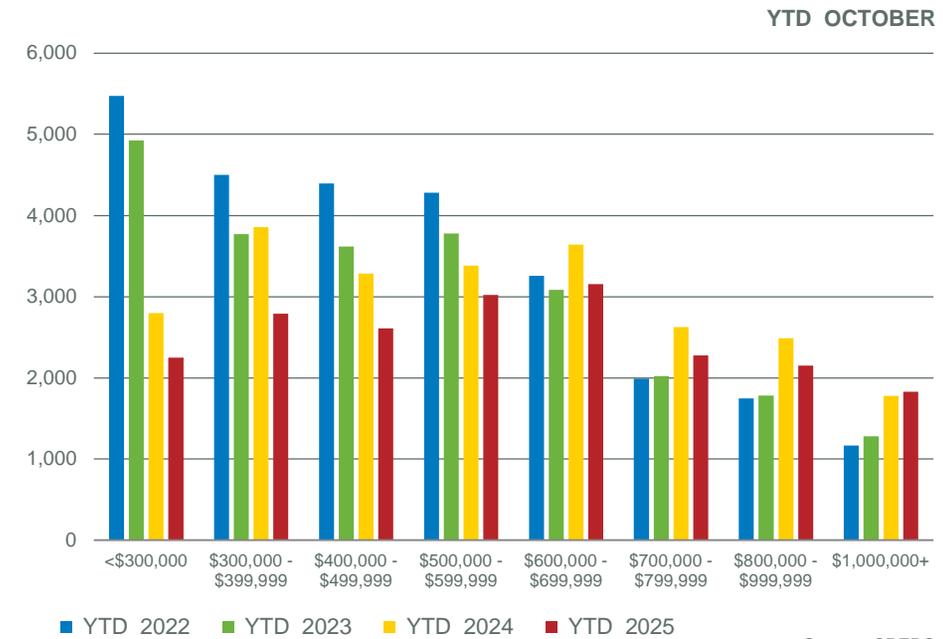
SHARE OF CITY WIDE SALES - OCTOBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2024</b>												
Sales	1,649	2,132	2,658	2,875	3,090	2,737	2,374	2,182	2,000	2,167	1,793	1,318
New Listings	2,137	2,711	3,173	3,489	4,333	3,796	3,603	3,536	3,687	3,263	2,327	1,238
Inventory	2,157	2,359	2,545	2,719	3,408	3,788	4,163	4,494	5,068	4,971	4,358	2,998
Days on Market	34	24	20	20	19	20	24	27	28	32	37	44
Benchmark Price	567,200	582,200	592,000	599,500	605,300	608,000	606,700	601,800	596,900	592,500	587,900	583,300
Median Price	523,000	548,300	557,000	565,500	562,500	570,444	562,500	556,500	565,000	575,000	573,000	551,556
Average Price	569,389	583,107	596,211	608,112	612,804	623,182	606,427	609,230	622,206	621,015	615,668	605,076
Index	266	273	277	281	283	285	284	282	279	277	275	273
<b>2025</b>												
Sales	1,449	1,718	2,156	2,230	2,560	2,283	2,097	1,986	1,718	1,885		
New Listings	2,896	2,830	4,017	4,035	4,839	4,222	3,911	3,478	3,782	3,233		
Inventory	3,645	4,152	5,157	5,870	6,745	6,944	6,920	6,665	6,922	6,471		
Days on Market	41	33	29	29	32	33	37	38	42	43		
Benchmark Price	583,000	587,600	592,500	591,200	589,900	586,200	582,900	577,200	572,800	568,000		
Median Price	572,000	566,500	584,750	590,000	591,500	595,000	570,000	569,500	560,000	577,000		
Average Price	604,961	612,528	639,578	646,566	650,239	646,352	617,465	612,165	615,568	642,840		
Index	273	275	277	277	276	274	273	270	268	266		

	Oct-24	Oct-25	YTD 2024	YTD 2025
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	2
\$100,000 - \$149,999	1	5	15	22
\$150,000 - \$199,999	22	28	187	240
\$200,000 - \$249,999	92	83	912	696
\$250,000 - \$299,999	137	118	1,686	1,290
\$300,000 - \$349,999	170	114	2,161	1,449
\$350,000 - \$399,999	151	115	1,698	1,339
\$400,000 - \$449,999	132	99	1,602	1,290
\$450,000 - \$499,999	158	143	1,683	1,319
\$500,000 - \$549,999	135	146	1,601	1,454
\$550,000 - \$599,999	178	152	1,782	1,569
\$600,000 - \$649,999	199	151	1,953	1,650
\$650,000 - \$699,999	163	141	1,689	1,505
\$700,000 - \$749,999	123	129	1,379	1,253
\$750,000 - \$799,999	110	94	1,248	1,024
\$800,000 - \$849,999	85	56	865	790
\$850,000 - \$899,999	60	76	746	654
\$900,000 - \$949,999	47	25	497	382
\$950,000 - \$999,999	30	30	382	325
\$1,000,000 - \$1,299,999	86	89	954	996
\$1,300,000 - \$1,499,999	28	34	318	309
\$1,500,000 - \$1,999,999	36	26	308	321
\$2,000,000 +	24	31	198	203
	<b>2,167</b>	<b>1,885</b>	<b>23,864</b>	<b>20,082</b>

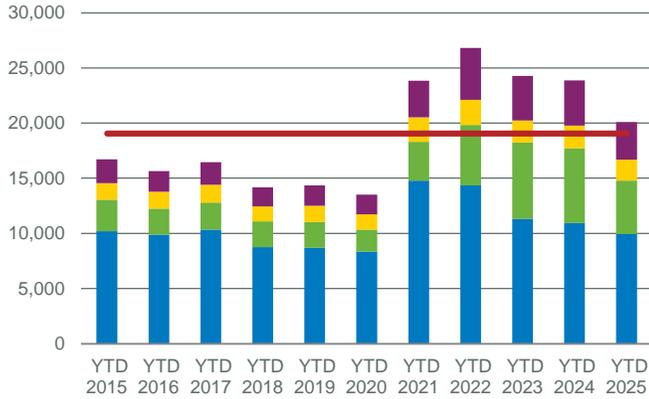
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY TOTAL SALES

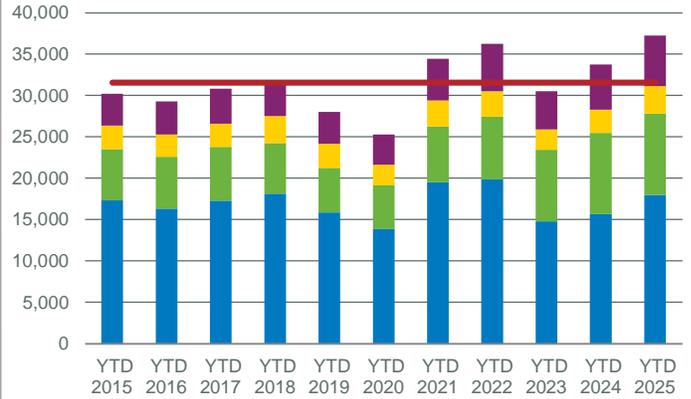
YTD OCTOBER



Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL NEW LISTINGS

YTD OCTOBER



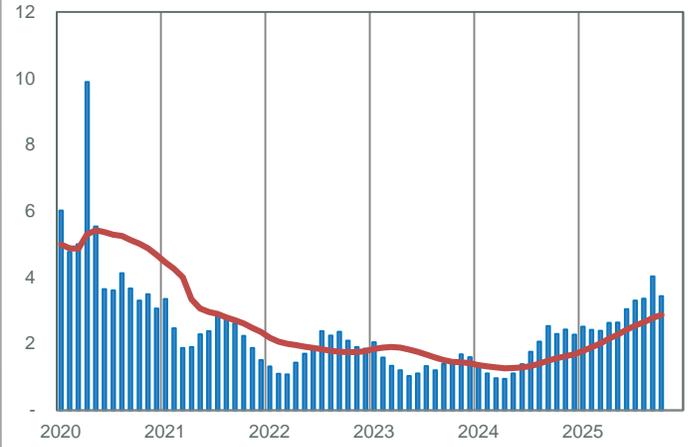
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



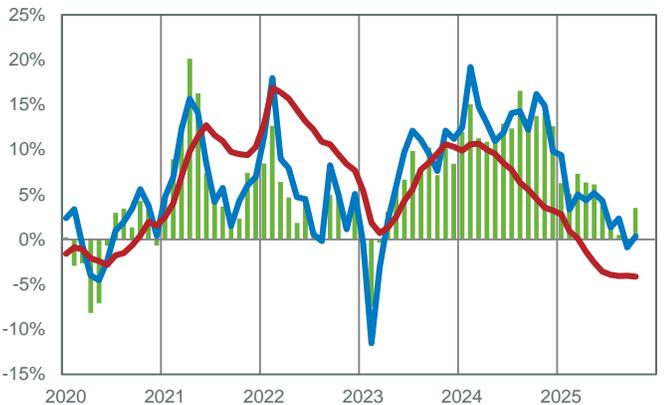
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



Legend: Months of Supply, Trended. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES



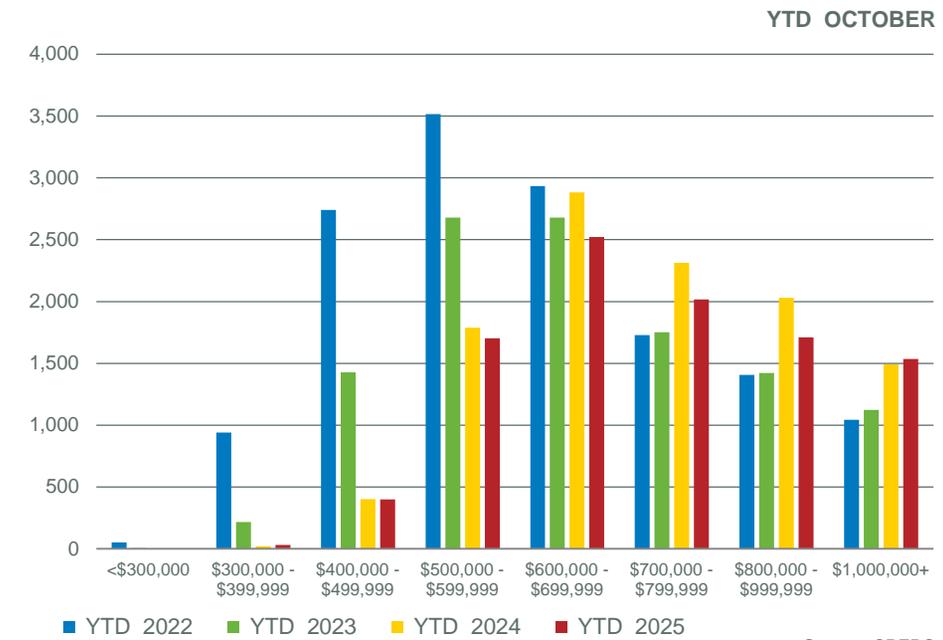
Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2024</b>												
Sales	733	952	1,148	1,317	1,383	1,277	1,093	1,024	942	1,067	862	609
New Listings	954	1,194	1,386	1,627	2,035	1,808	1,721	1,594	1,791	1,536	1,043	542
Inventory	999	1,056	1,120	1,217	1,598	1,776	1,954	2,014	2,317	2,200	1,859	1,238
Days on Market	34	25	20	19	18	19	24	26	27	32	34	43
Benchmark Price	701,500	723,700	739,400	751,200	761,800	767,600	767,800	762,600	757,100	753,900	750,100	747,500
Median Price	690,000	710,000	719,195	725,000	730,000	728,000	705,000	701,500	710,000	699,800	710,000	685,000
Average Price	759,239	777,236	801,848	796,049	823,167	829,335	803,854	804,979	820,028	802,539	785,821	798,015
Index	288	297	304	308	313	315	315	313	311	310	308	307
<b>2025</b>												
Sales	672	764	1,034	1,098	1,273	1,191	1,031	992	858	1,012		
New Listings	1,229	1,265	1,894	1,906	2,416	2,144	1,887	1,748	1,904	1,593		
Inventory	1,455	1,701	2,205	2,514	2,995	3,109	3,080	3,055	3,204	2,913		
Days on Market	37	28	27	25	28	30	34	35	38	37		
Benchmark Price	750,800	760,500	769,800	769,300	769,400	764,300	761,800	755,600	749,900	744,400		
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000	689,500	690,000	697,000		
Average Price	780,196	804,903	839,174	839,790	847,963	820,616	800,494	781,258	782,939	815,996		
Index	308	312	316	316	316	314	313	310	308	306		

Oct-24 Oct-25 YTD 2024 YTD 2025

CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	1	-	3
\$250,000 - \$299,999	-	-	2	2
\$300,000 - \$349,999	1	2	3	7
\$350,000 - \$399,999	3	2	19	24
\$400,000 - \$449,999	7	11	83	79
\$450,000 - \$499,999	34	52	321	319
\$500,000 - \$549,999	68	80	648	673
\$550,000 - \$599,999	132	118	1,140	1,030
\$600,000 - \$649,999	150	123	1,462	1,267
\$650,000 - \$699,999	141	120	1,420	1,255
\$700,000 - \$749,999	113	116	1,212	1,114
\$750,000 - \$799,999	91	82	1,101	905
\$800,000 - \$849,999	77	48	733	689
\$850,000 - \$899,999	48	56	623	493
\$900,000 - \$949,999	40	22	393	285
\$950,000 - \$999,999	21	24	282	244
\$1,000,000 - \$1,299,999	63	73	755	782
\$1,300,000 - \$1,499,999	24	29	273	267
\$1,500,000 - \$1,999,999	33	25	278	292
\$2,000,000 +	21	28	188	195
	1,067	1,012	10,936	9,925

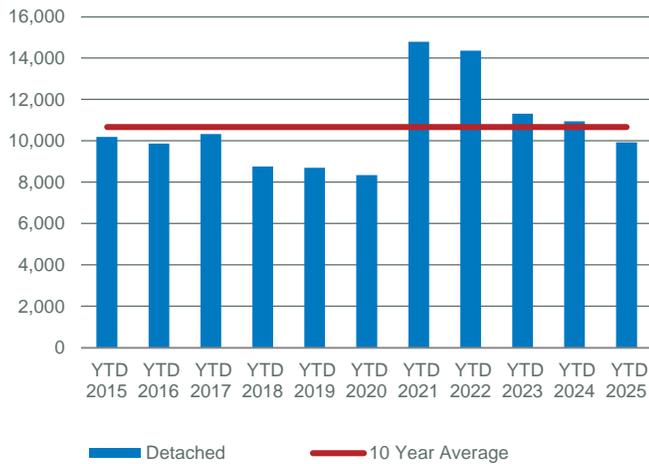
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

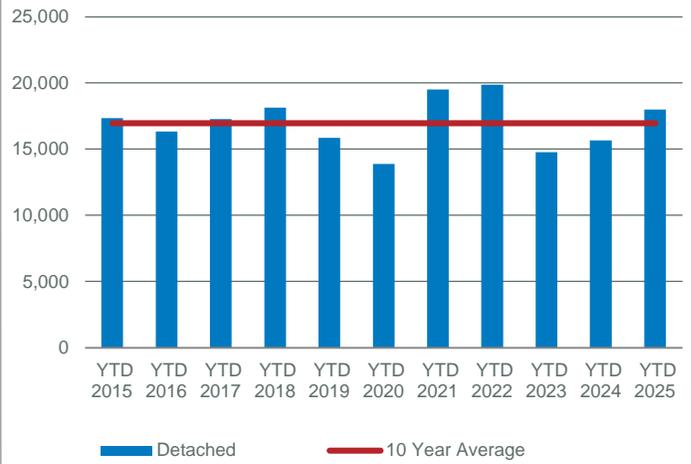
YTD OCTOBER



Source: CREB®

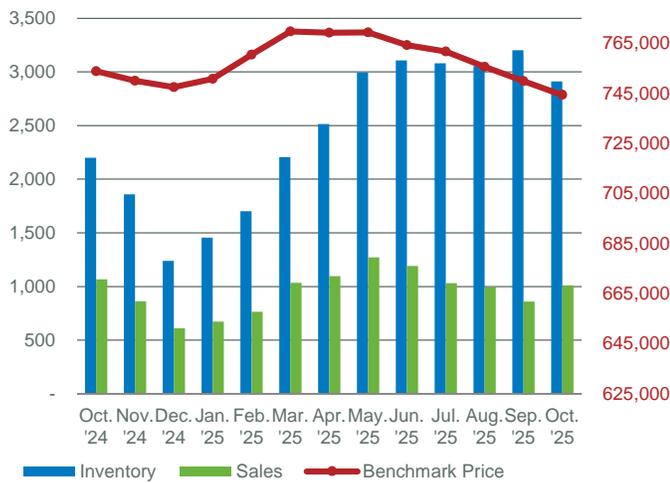
CITY OF CALGARY DETACHED NEW LISTINGS

YTD OCTOBER



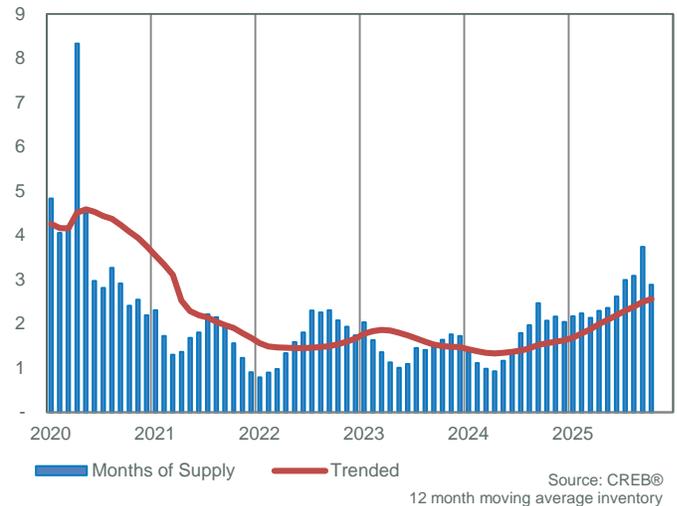
Source: CREB®

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

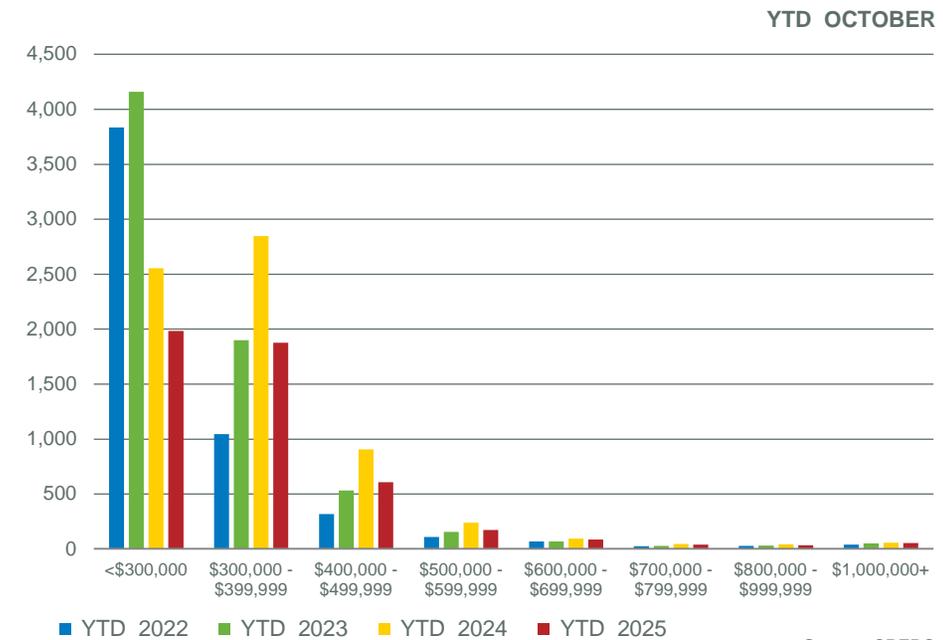


Source: CREB®

	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	1,249	1,106	1,043	1,001	991	921	653	352
Inventory	682	773	861	951	1,112	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	574	531	508	449	401	412		
New Listings	922	852	1,091	1,085	1,231	1,024	1,016	879	927	791		
Inventory	1,296	1,466	1,712	1,868	2,094	2,113	2,098	1,981	2,005	1,891		
Days on Market	51	42	36	36	41	41	45	47	52	52		
Benchmark Price	331,400	334,200	336,100	336,000	335,300	333,500	329,600	326,500	322,900	318,200		
Median Price	311,500	330,000	328,000	327,500	318,000	317,000	310,000	308,000	318,000	302,250		
Average Price	352,799	353,122	354,989	367,442	342,065	352,102	337,715	333,171	349,080	337,568		
Index	250	252	254	253	253	252	249	246	244	240		

	Oct-24	Oct-25	YTD 2024	YTD 2025
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	2
\$100,000 - \$149,999	1	5	15	22
\$150,000 - \$199,999	22	27	184	235
\$200,000 - \$249,999	88	68	883	638
\$250,000 - \$299,999	127	101	1,471	1,086
\$300,000 - \$349,999	122	83	1,737	1,133
\$350,000 - \$399,999	81	57	1,108	742
\$400,000 - \$449,999	45	24	600	396
\$450,000 - \$499,999	29	18	304	212
\$500,000 - \$549,999	11	11	159	111
\$550,000 - \$599,999	9	3	80	61
\$600,000 - \$649,999	7	3	57	49
\$650,000 - \$699,999	2	2	37	35
\$700,000 - \$749,999	2	1	29	21
\$750,000 - \$799,999	2	2	18	17
\$800,000 - \$849,999	-	1	12	7
\$850,000 - \$899,999	2	-	11	12
\$900,000 - \$949,999	1	-	7	12
\$950,000 - \$999,999	1	-	11	2
\$1,000,000 - \$1,299,999	3	3	28	23
\$1,300,000 - \$1,499,999	-	1	8	11
\$1,500,000 - \$1,999,999	1	-	13	12
\$2,000,000 +	3	2	9	7
	559	412	6,781	4,846

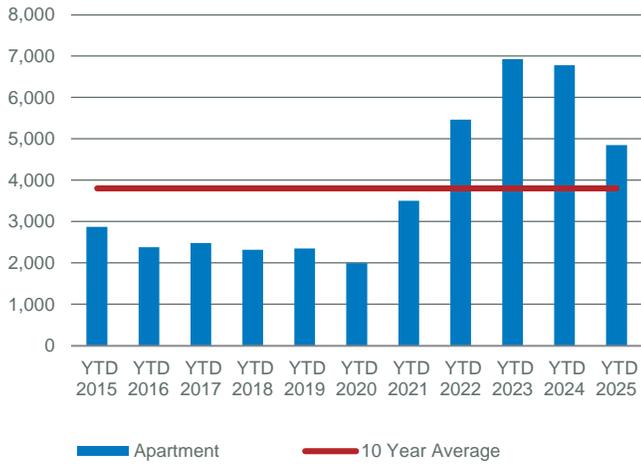
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

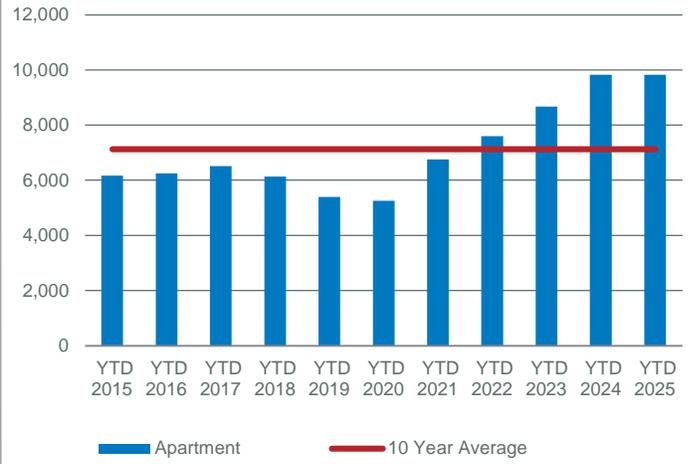
CITY OF CALGARY APARTMENT SALES

YTD OCTOBER



CITY OF CALGARY APARTMENT NEW LISTINGS

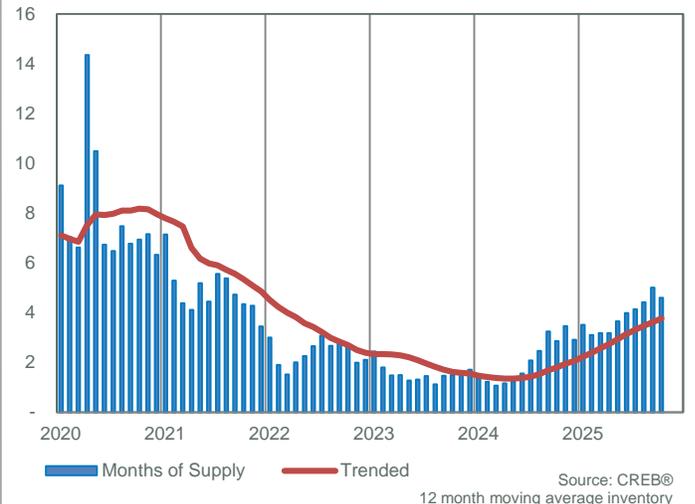
YTD OCTOBER



CITY OF CALGARY APARTMENT INVENTORY AND SALES



CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



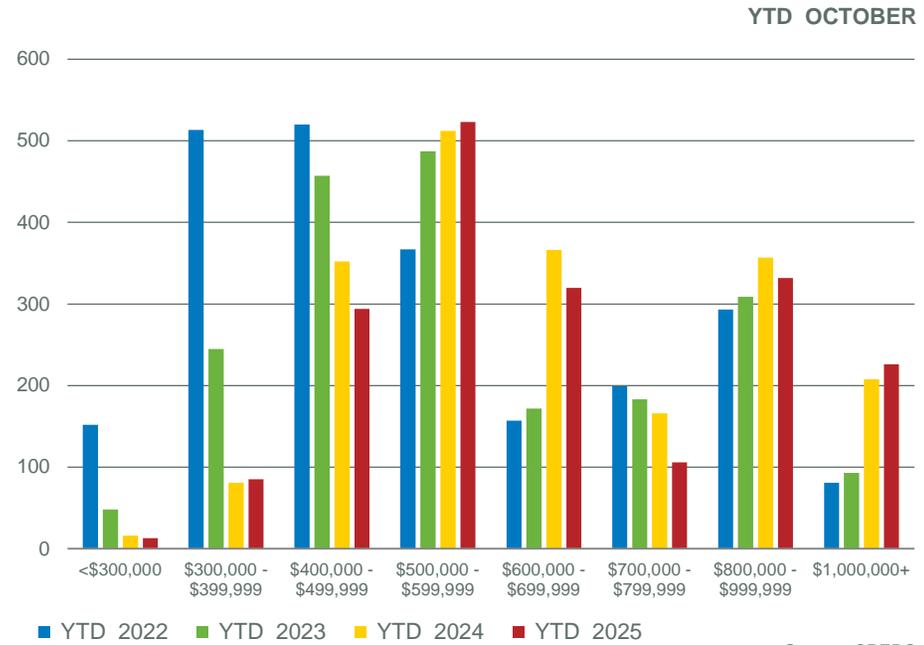
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<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	218	222	205	207	272	297	294	340	378	393	363	247
Days on Market	35	26	21	22	17	18	22	25	25	28	31	41
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100	687,900	681,200	678,400	677,000	675,100	677,600
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000	590,000	595,000	623,875	635,000	580,000
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,666	658,408	672,816	703,792	703,605	655,623
Index	334	343	353	358	364	368	369	366	364	363	362	364
<b>2025</b>												
Sales	160	164	184	188	256	212	187	206	156	186		
New Listings	272	240	334	350	427	357	329	310	362	329		
Inventory	302	325	412	485	539	553	547	529	618	613		
Days on Market	36	32	28	25	29	32	34	35	37	39		
Benchmark Price	673,600	683,500	691,900	691,900	697,300	696,400	697,500	687,200	684,800	683,100		
Median Price	589,257	640,000	616,500	620,000	608,500	620,000	605,000	586,750	572,500	574,000		
Average Price	667,063	715,791	714,510	694,405	686,287	701,429	693,094	657,177	686,834	669,865		
Index	361	367	371	371	374	374	374	369	367	367		

	Oct-24	Oct-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	1
\$250,000 - \$299,999	1	1	15	12
\$300,000 - \$349,999	-	1	22	20
\$350,000 - \$399,999	5	10	59	65
\$400,000 - \$449,999	13	19	148	120
\$450,000 - \$499,999	26	23	204	174
\$500,000 - \$549,999	17	25	238	248
\$550,000 - \$599,999	19	19	274	275
\$600,000 - \$649,999	29	14	247	204
\$650,000 - \$699,999	7	11	119	116
\$700,000 - \$749,999	7	6	74	52
\$750,000 - \$799,999	10	4	92	54
\$800,000 - \$849,999	7	5	96	67
\$850,000 - \$899,999	8	20	86	122
\$900,000 - \$949,999	5	3	90	73
\$950,000 - \$999,999	8	6	85	70
\$1,000,000 - \$1,299,999	20	13	159	184
\$1,300,000 - \$1,499,999	4	4	33	27
\$1,500,000 - \$1,999,999	2	1	15	14
\$2,000,000 +	-	1	1	1
	188	186	2,058	1,899

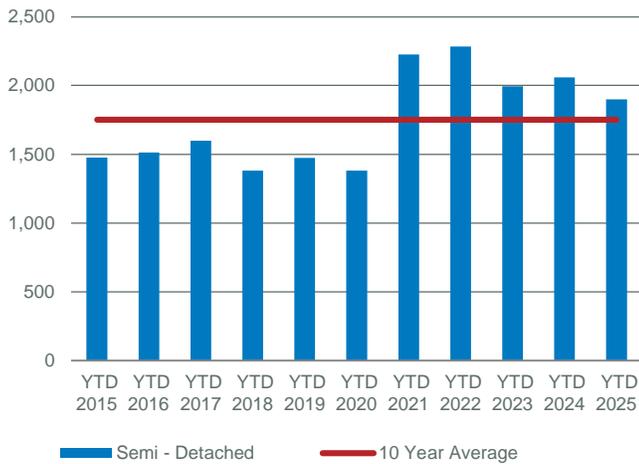
**CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

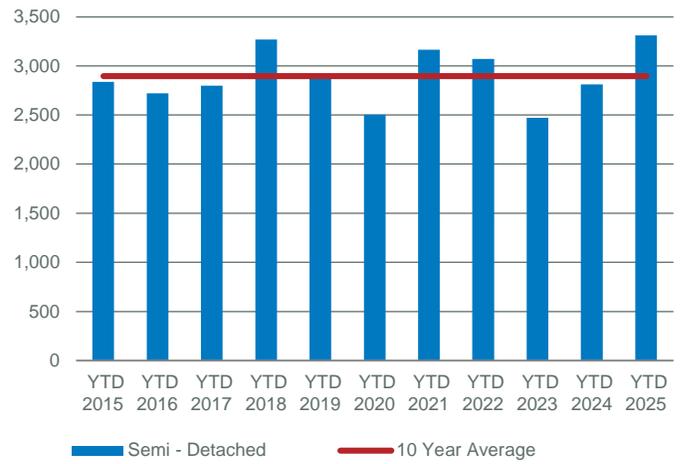
YTD OCTOBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD OCTOBER



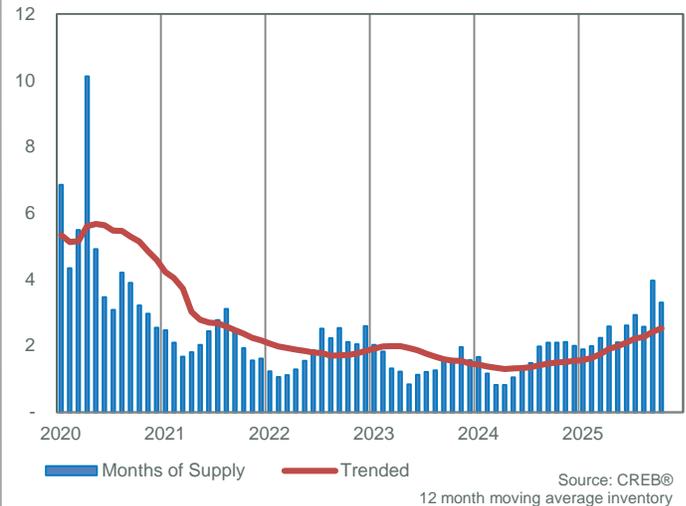
Source: CREB®

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



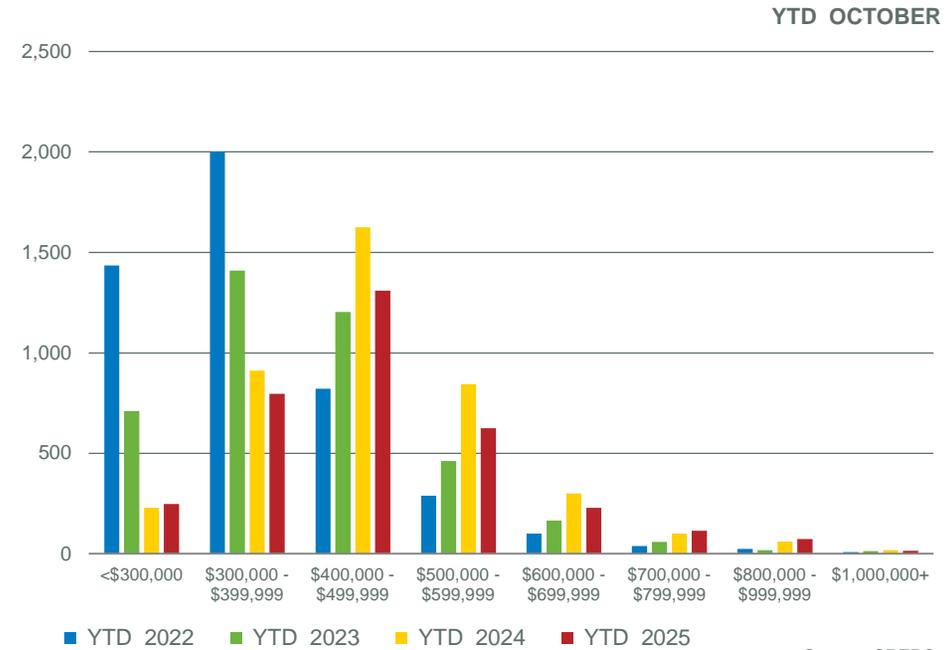
Source: CREB®

Oct. 2025

	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	689	578	576	642	606	521	406	244
Inventory	258	308	359	344	426	492	546	662	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
Benchmark Price	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	457	349	371	339	303	275		
New Listings	473	473	698	694	765	697	679	541	589	520		
Inventory	592	660	828	1,003	1,117	1,169	1,195	1,100	1,095	1,054		
Days on Market	39	31	27	30	33	33	37	40	45	50		
Benchmark Price	444,900	446,800	454,000	457,400	453,600	450,300	446,200	439,600	437,100	431,200		
Median Price	449,500	465,000	455,000	470,000	449,000	442,000	434,900	435,000	420,000	429,500		
Average Price	465,712	482,527	472,221	486,708	466,345	465,897	453,768	459,523	457,613	444,703		
Index	288	289	294	296	294	292	289	285	283	279		

	Oct-24	Oct-25	YTD 2024	YTD 2025
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	3	5
\$200,000 - \$249,999	4	14	28	54
\$250,000 - \$299,999	9	16	198	190
\$300,000 - \$349,999	47	28	399	289
\$350,000 - \$399,999	62	46	512	508
\$400,000 - \$449,999	67	45	771	695
\$450,000 - \$499,999	69	50	854	614
\$500,000 - \$549,999	39	30	556	422
\$550,000 - \$599,999	18	12	288	203
\$600,000 - \$649,999	13	11	187	130
\$650,000 - \$699,999	13	8	113	99
\$700,000 - \$749,999	1	6	64	66
\$750,000 - \$799,999	7	6	37	48
\$800,000 - \$849,999	1	2	24	27
\$850,000 - \$899,999	2	-	26	27
\$900,000 - \$949,999	1	-	7	12
\$950,000 - \$999,999	-	-	4	9
\$1,000,000 - \$1,299,999	-	-	12	7
\$1,300,000 - \$1,499,999	-	-	4	4
\$1,500,000 - \$1,999,999	-	-	2	3
\$2,000,000 +	-	-	-	-
	353	275	4,089	3,412

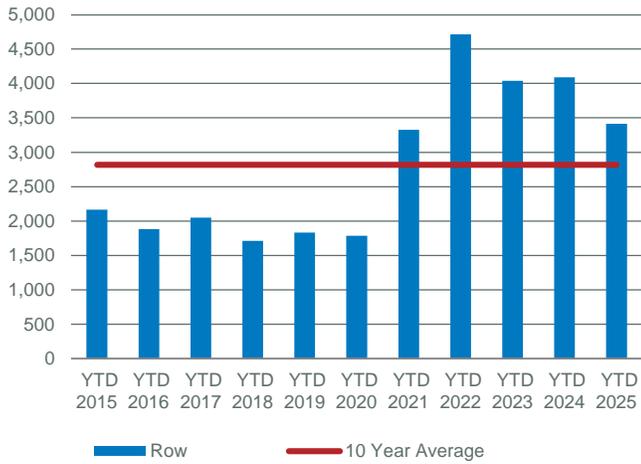
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD OCTOBER



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



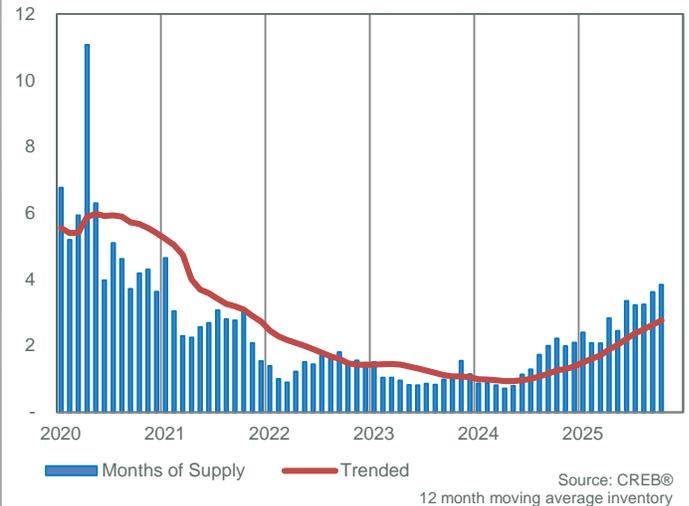
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



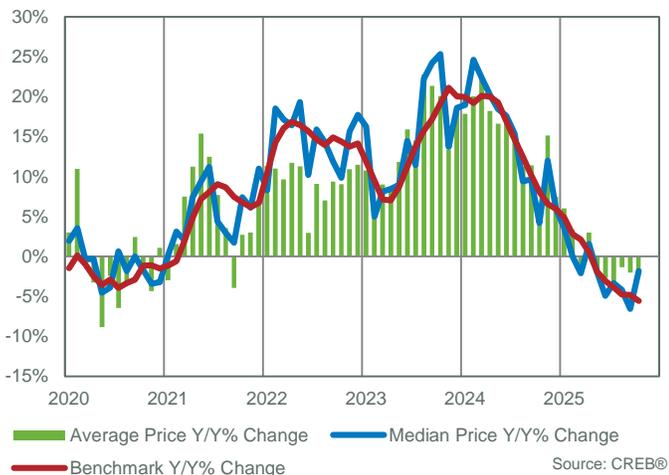
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

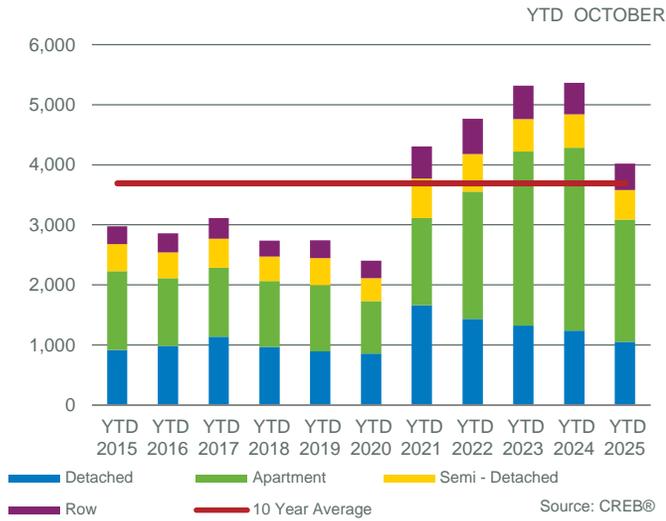
CITY OF CALGARY ROW PRICES



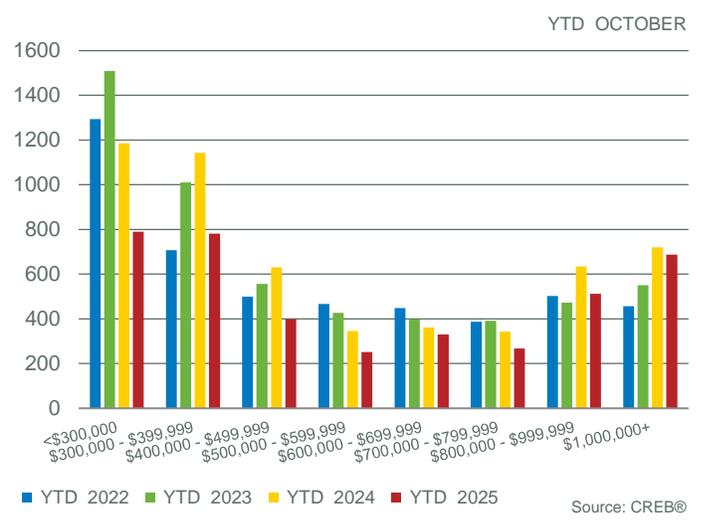
Source: CREB®

**CITY CENTRE**

**CITY CENTRE TOTAL SALES**



**CITY CENTRE TOTAL SALES BY PRICE RANGE**



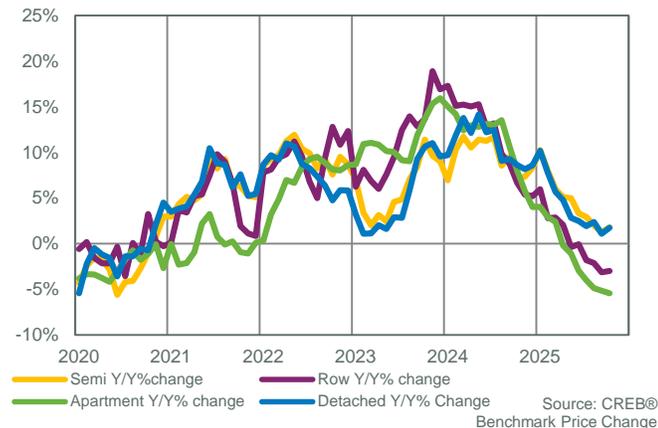
**CITY CENTRE INVENTORY AND SALES**



**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

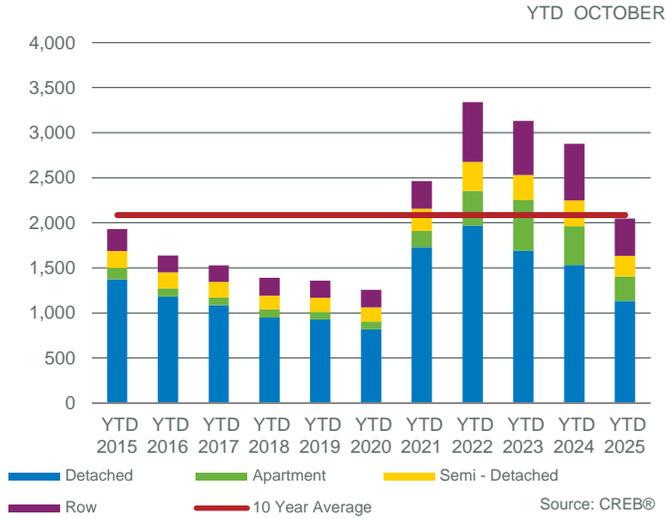


**CITY CENTRE PRICES**

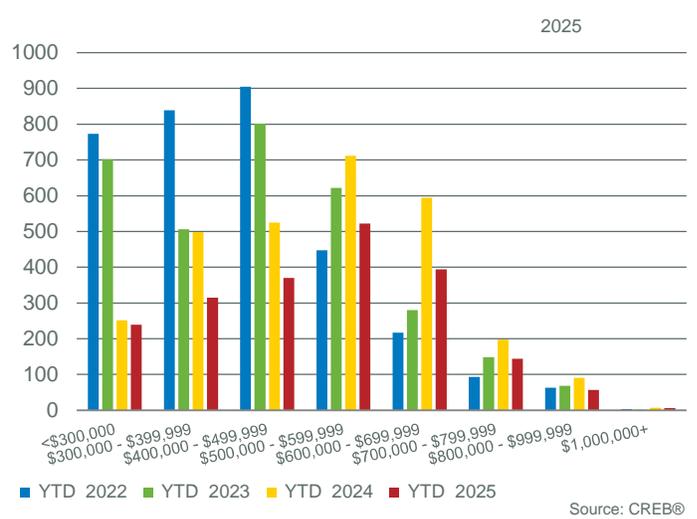


**NORTHEAST**

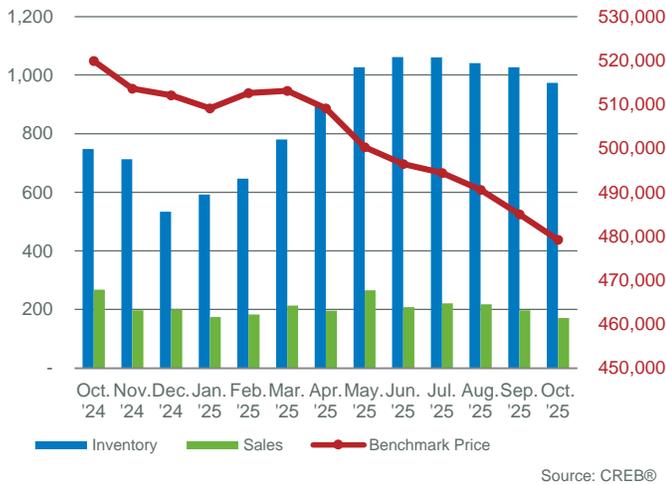
**NORTHEAST TOTAL SALES**



**NORTHEAST TOTAL SALES BY PRICE RANGE**



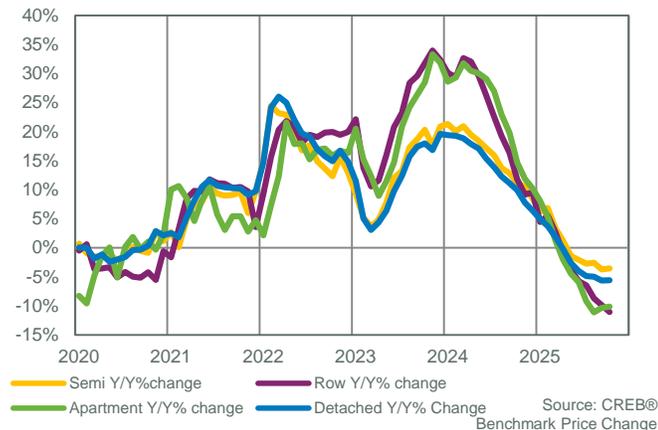
**NORTHEAST INVENTORY AND SALES**



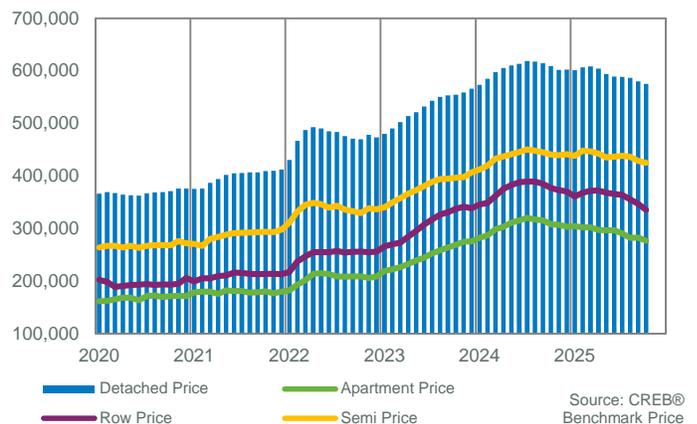
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

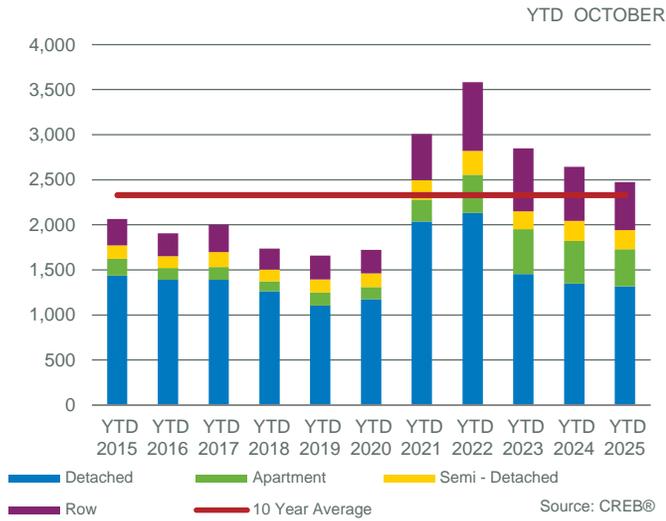


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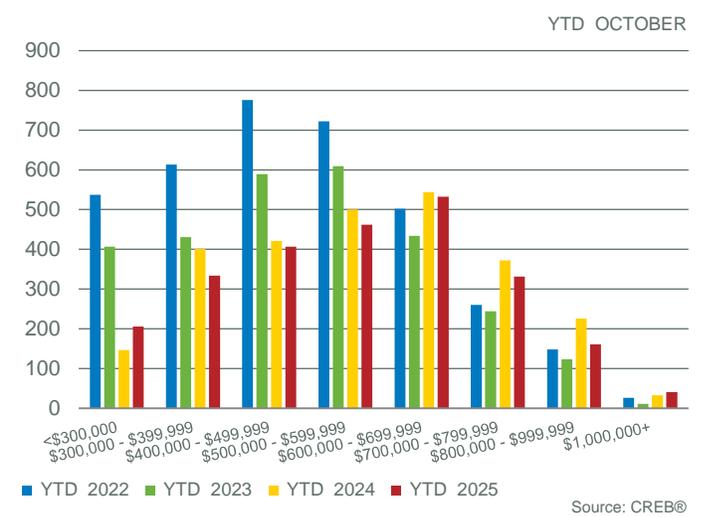


**NORTH**

**NORTH TOTAL SALES**



**NORTH TOTAL SALES BY PRICE RANGE**



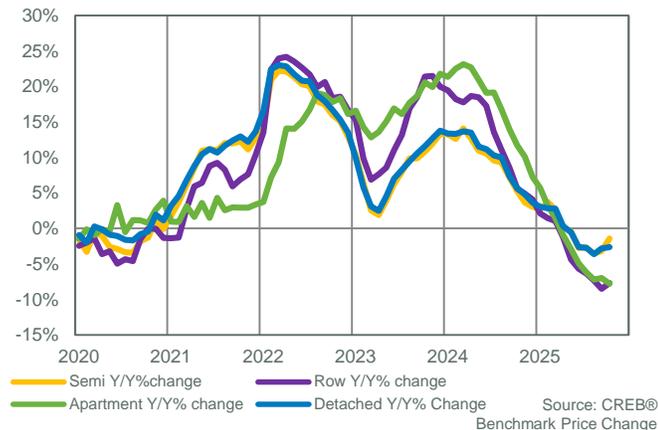
**NORTH INVENTORY AND SALES**



**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

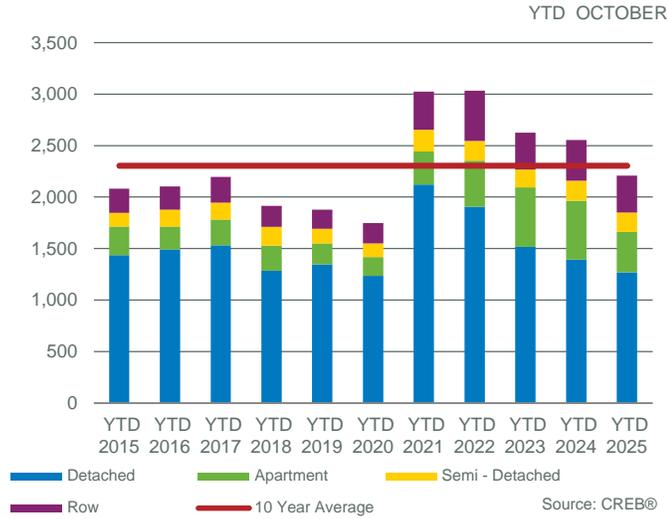


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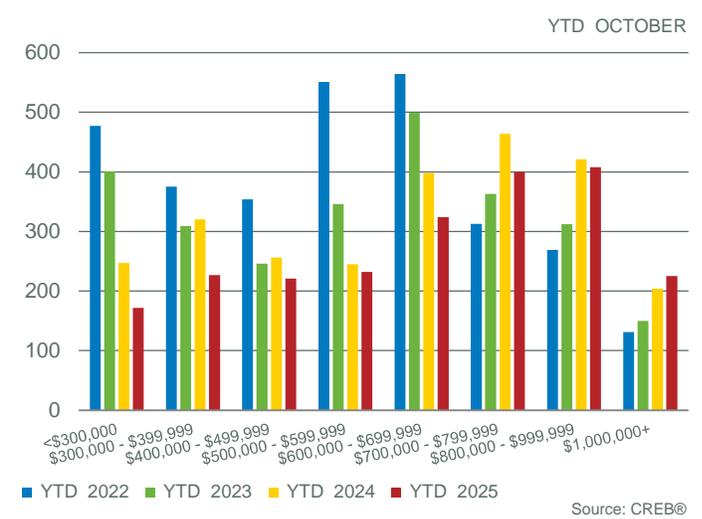


**NORTHWEST**

**NORTHWEST TOTAL SALES**



**NORTHWEST TOTAL SALES BY PRICE RANGE**



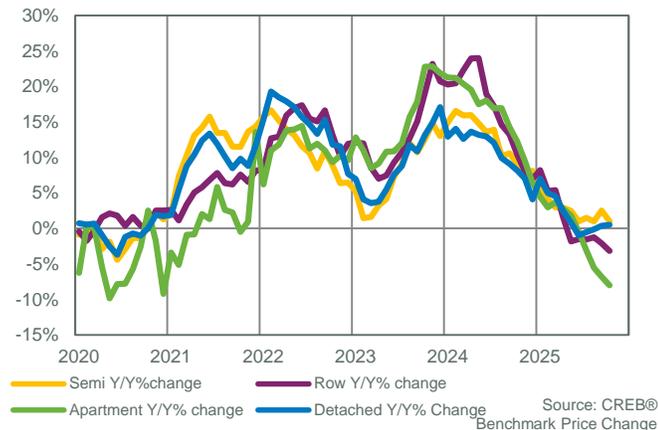
**NORTHWEST INVENTORY AND SALES**



**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

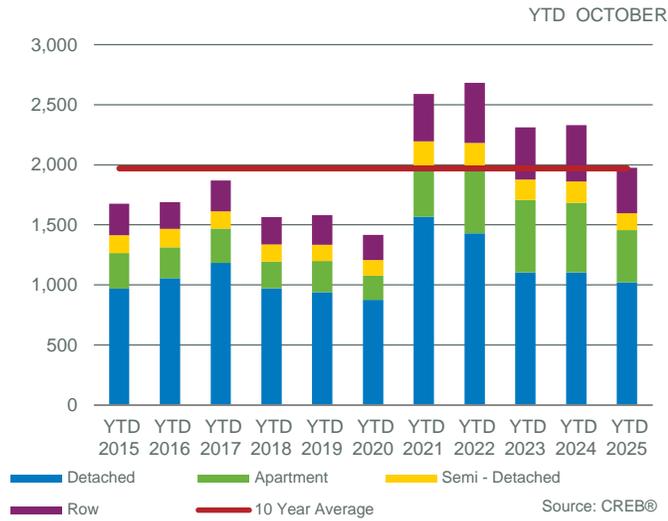


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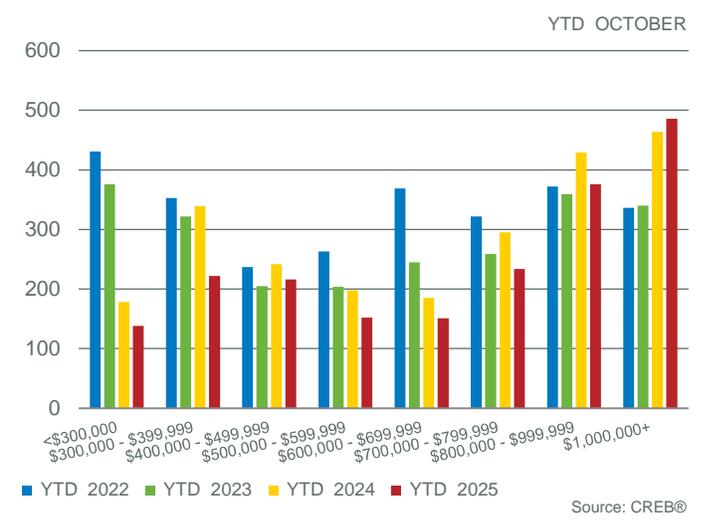


WEST

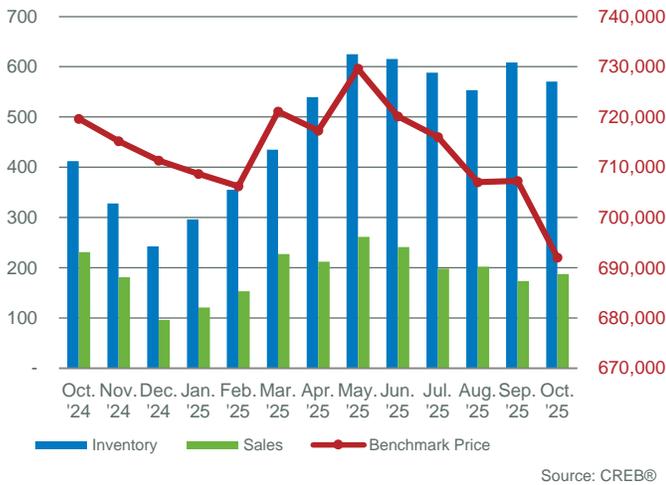
WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



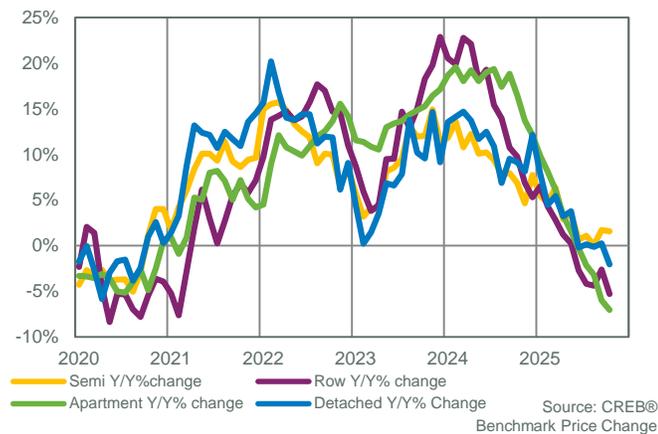
WEST INVENTORY AND SALES



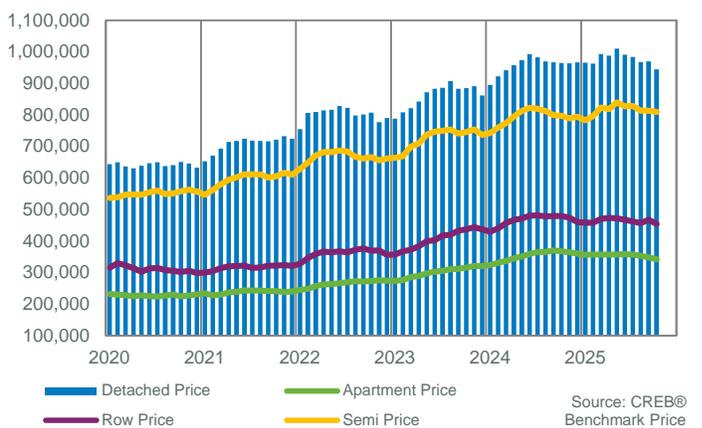
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

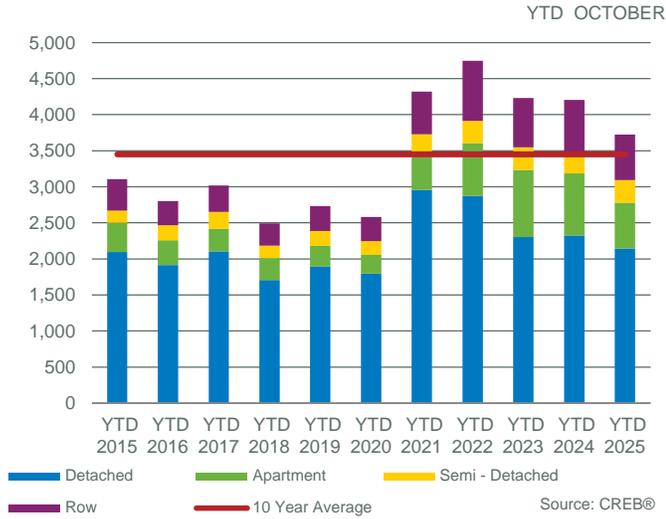


WEST PRICES

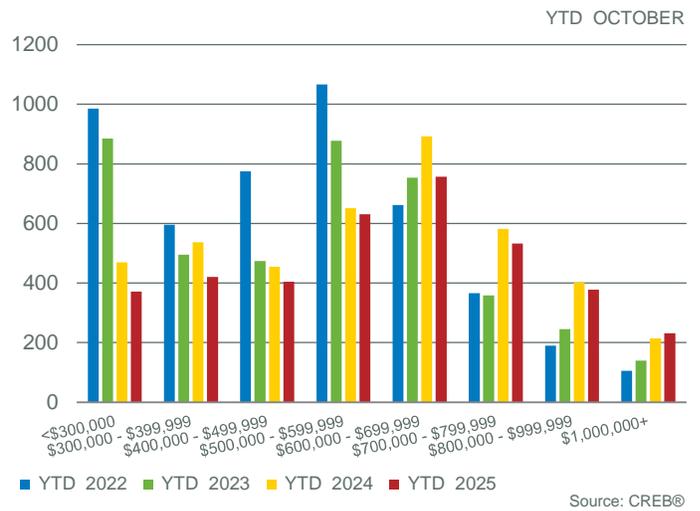


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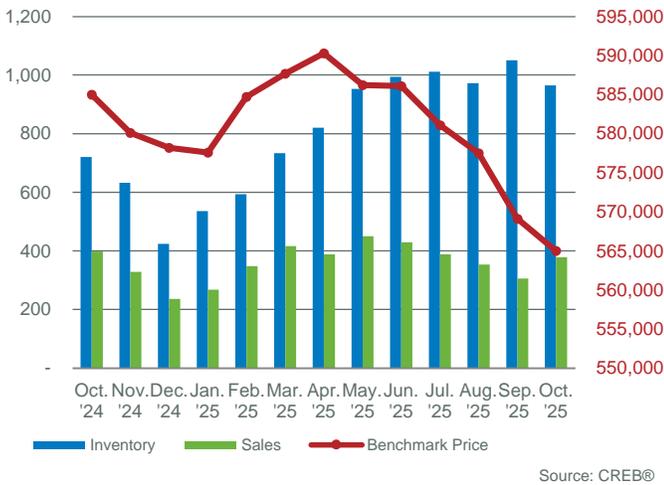
**SOUTH TOTAL SALES**



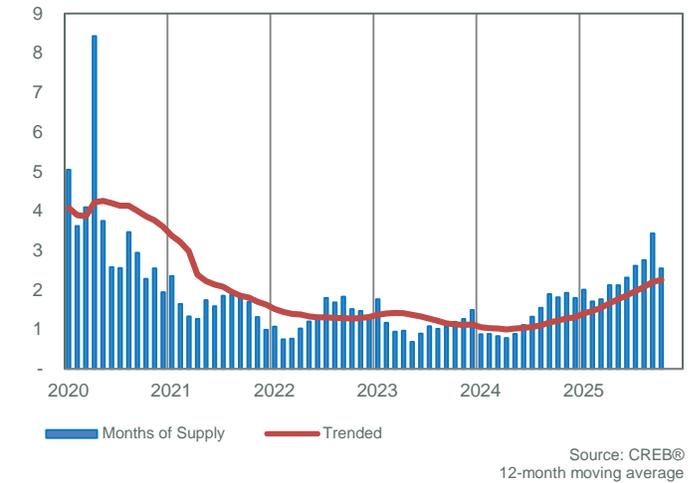
**SOUTH TOTAL SALES BY PRICE RANGE**



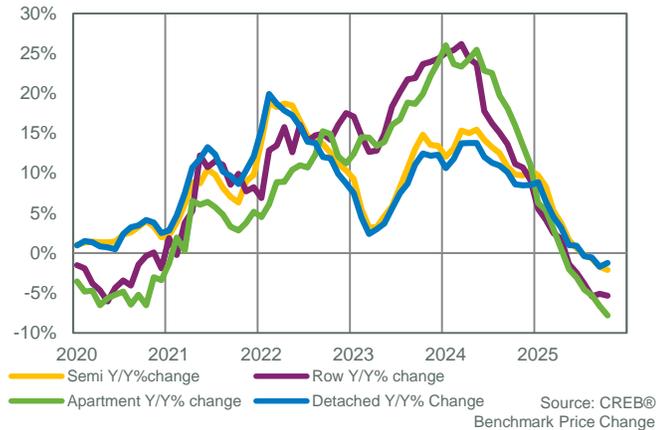
**SOUTH INVENTORY AND SALES**



**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

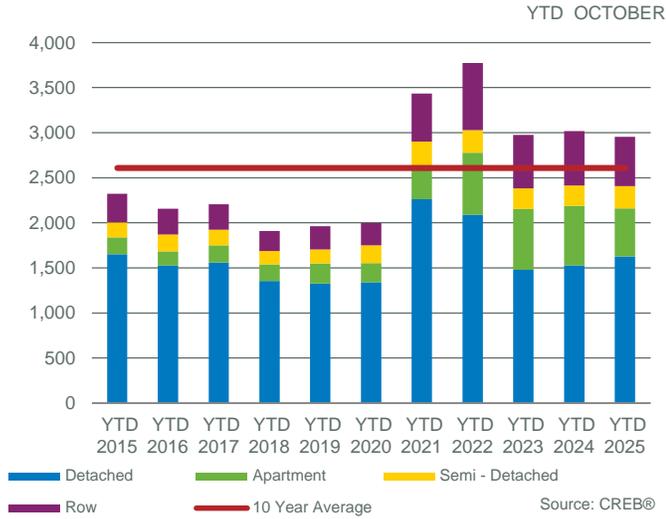


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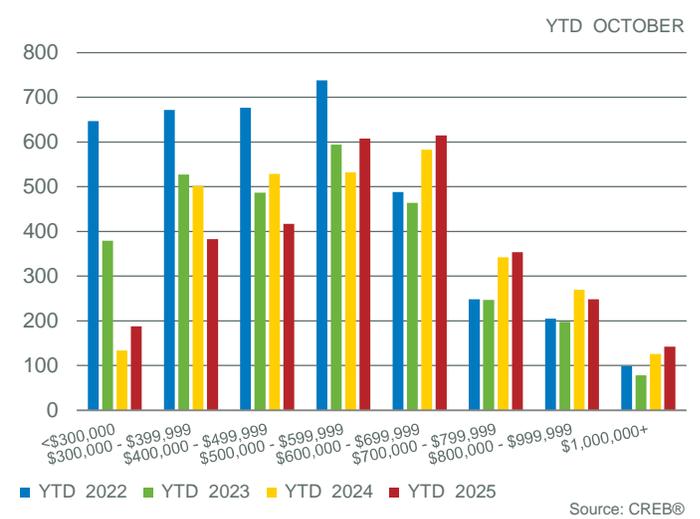


**SOUTHEAST**

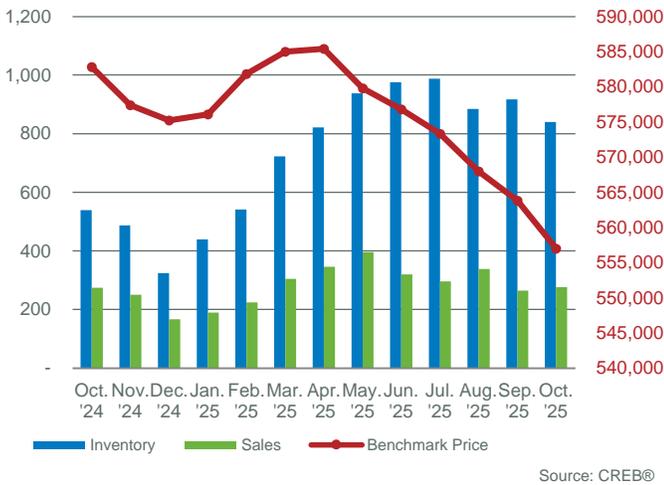
**SOUTHEAST TOTAL SALES**



**SOUTHEAST TOTAL SALES BY PRICE RANGE**



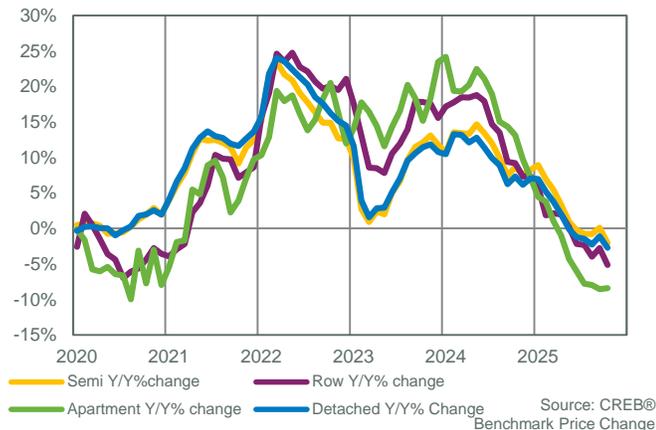
**SOUTHEAST INVENTORY AND SALES**



**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

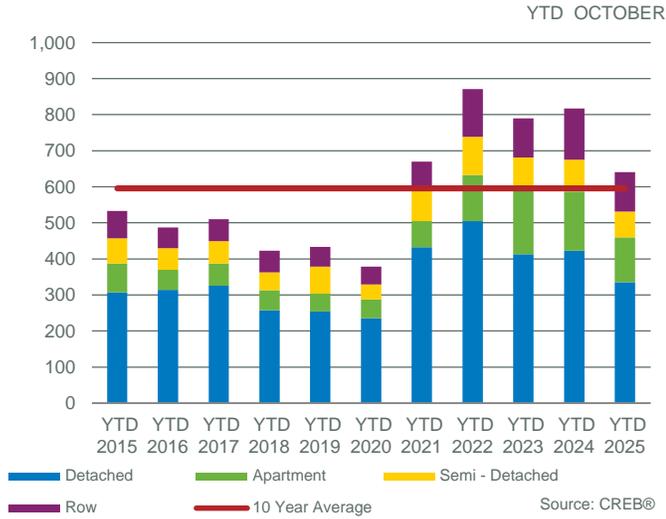


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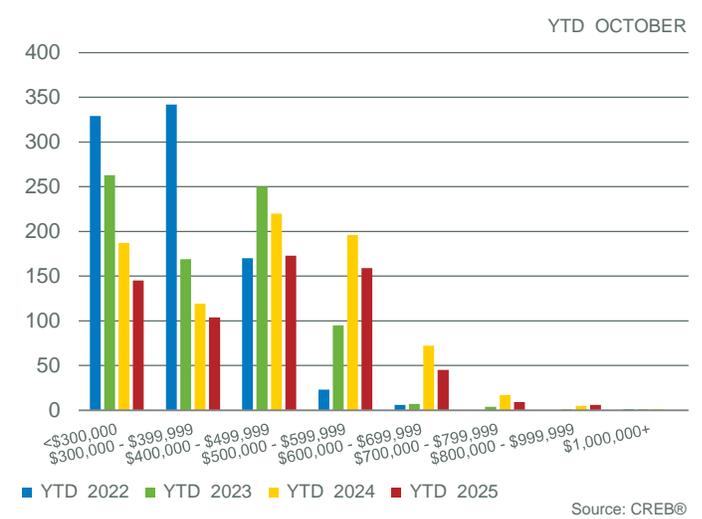


**EAST**

**EAST TOTAL SALES**



**EAST TOTAL SALES BY PRICE RANGE**



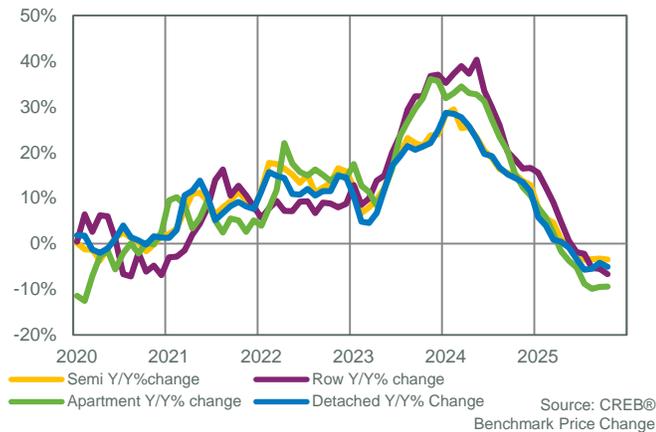
**EAST INVENTORY AND SALES**



**EAST MONTHS OF INVENTORY**

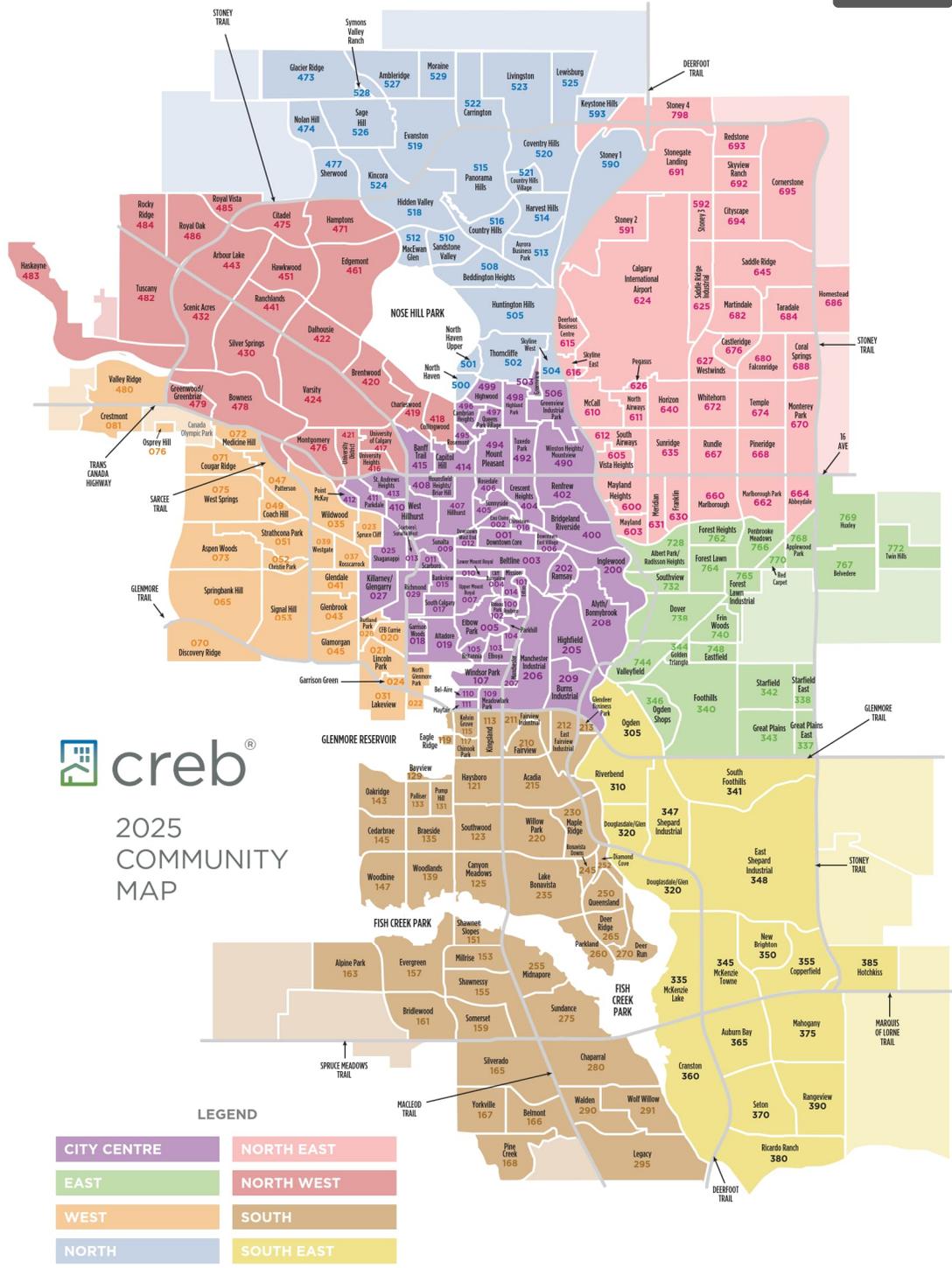


**EAST PRICE CHANGE**



**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.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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