



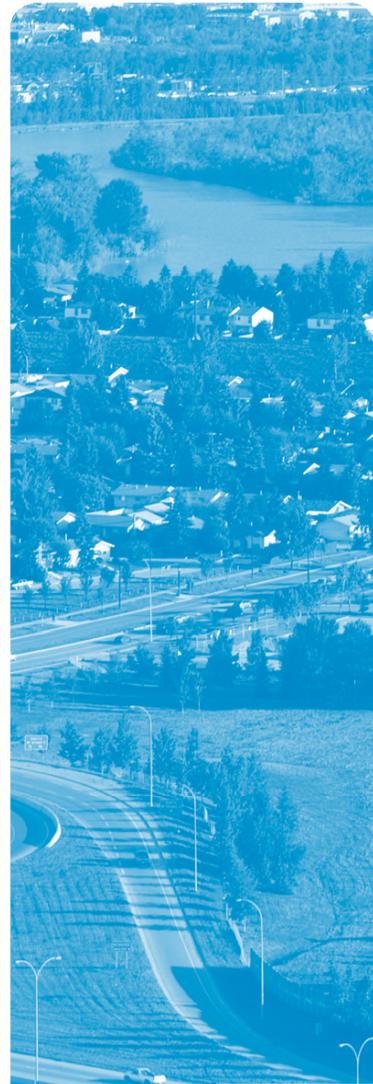
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MONTHLY STATISTICS PACKAGE

City of Calgary

December
2025



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December 2025

2025 housing market shifted to more balanced conditions

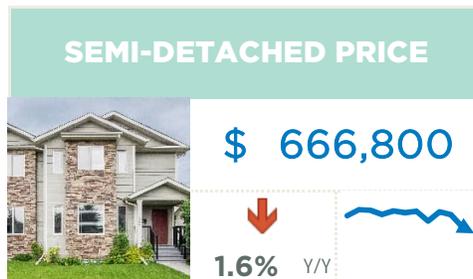
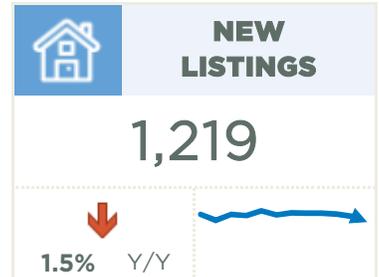
Calgary, Alberta, Jan. 2, 2026 – Following several years of strong price growth, 2025 marked a year of transition thanks to strong demand and limited supply. Due to record high starts, supply levels improved across all aspects of the housing market, just as demand pressure eased due to a reduction in migration levels and heightened uncertainty that persisted throughout the spring market. This helped shift the resale market from one that favoured the seller to one that was more balanced. In 2025, sales reached 22,751 units, down 16 per cent over last year, but in-line with long-term trends. Much of the shift came from the growth in supply. 2025 saw over 40,000 new listings come onto the market, nine per cent higher than last year, causing inventories to rise and driving more balanced conditions.

“Supply levels were expected to rise in 2025. However, the growth was higher than expected especially for apartment condominium and row homes. This weighed on prices in those sectors enough to offset the annual gains reported for both detached and semi-detached homes,” said Ann-Marie Lurie, CREB’s Chief Economist. “Adjustments in both supply and demand varied across the city, with pockets of the market continuing to experience seller’s market conditions versus some areas where the conditions favoured the buyer. This resulted in different price trends based on location, price range and property type.”

Overall, the annual average total residential benchmark price in 2025 was \$577,492, two per cent lower than last year’s annual average. However, annual detached and semi-detached prices rose by a respective one and three per cent, while apartment and row homes saw prices fall by a respective three and two per cent.

Compared to other districts, the North East reported the largest decline in prices this year. While some of this is related to improved supply across all areas of the city, it is also important to note that the North East district also reported the strongest price growth over the past two years.

For the first time in three years, we are heading into the New Year with better inventory levels. Details on what is expected to happen in the market in 2026 will be released at CREB’s annual



December 2025

December 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	587	-4%	559	3%	1,587	28%	105%	2.70	33%	\$726,900	-3%
Semi	96	-23%	102	2%	382	55%	94%	3.98	100%	\$666,800	-2%
Row	171	-25%	204	-16%	653	37%	84%	3.82	83%	\$421,300	-6%
Apartment	272	-24%	354	1%	1,238	20%	77%	4.55	57%	\$303,600	-7%
Total Residential	1,126	-15%	1,219	-2%	3,860	29%	92%	3.43	51%	\$554,700	-5%

Year-to-Date

December 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	11,328	-9%	19,617	14%	2,520	56%	58%	2.67	71%	\$752,767	1%
Semi	2,159	-8%	3,635	16%	488	70%	59%	2.71	86%	\$685,850	3%
Row	3,838	-17%	6,729	10%	947	88%	57%	2.96	127%	\$441,217	-2%
Apartment	5,426	-28%	10,728	-1%	1,786	51%	51%	3.95	111%	\$322,167	-3%
Total Residential	22,751	-16%	40,709	9%	5,741	60%	56%	3.03	90%	\$577,492	-2%



Detached

Detached sales totaled 11,328 in 2025, down by nearly nine per cent compared to last year. Sales eased across all districts in the city, with the steepest declines occurring in the North East, East and City Centre district. However, unlike the City Centre, the North East and East districts also experienced significant gains in inventory compared to long-term trends, driving annual price declines of two per cent. Meanwhile, in the City Centre detached inventory remained well below long-term averages, which likely prevented stronger sales and contributed to the annual price growth of over three per cent. Despite the differing conditions in different areas of the city, slowing sales and rising supply citywide helped move the market into balanced conditions by the second half of the year. The annual average benchmark price was \$752,767, one per cent higher than last year's annual level.



Semi-Detached

Semi-detached homes represent the smallest segment of the market, accounting for less than 10 per cent of all sales activity. Sales in 2025 were 2,159, eight per cent lower than last year, but slightly higher than long-term trends. Trends for semi-detached homes have been relatively consistent with the detached market. However, it took longer for this segment of the market to shift to more balanced conditions, resulting in stronger annual price gains. In 2025, the average annual benchmark price was \$685,850, nearly three per cent higher than last year. Prices did ease in the North district as competition for new homes weighed on resale activity, but the decline in this district was more than offset by the four per cent gain in the City Centre.



Row

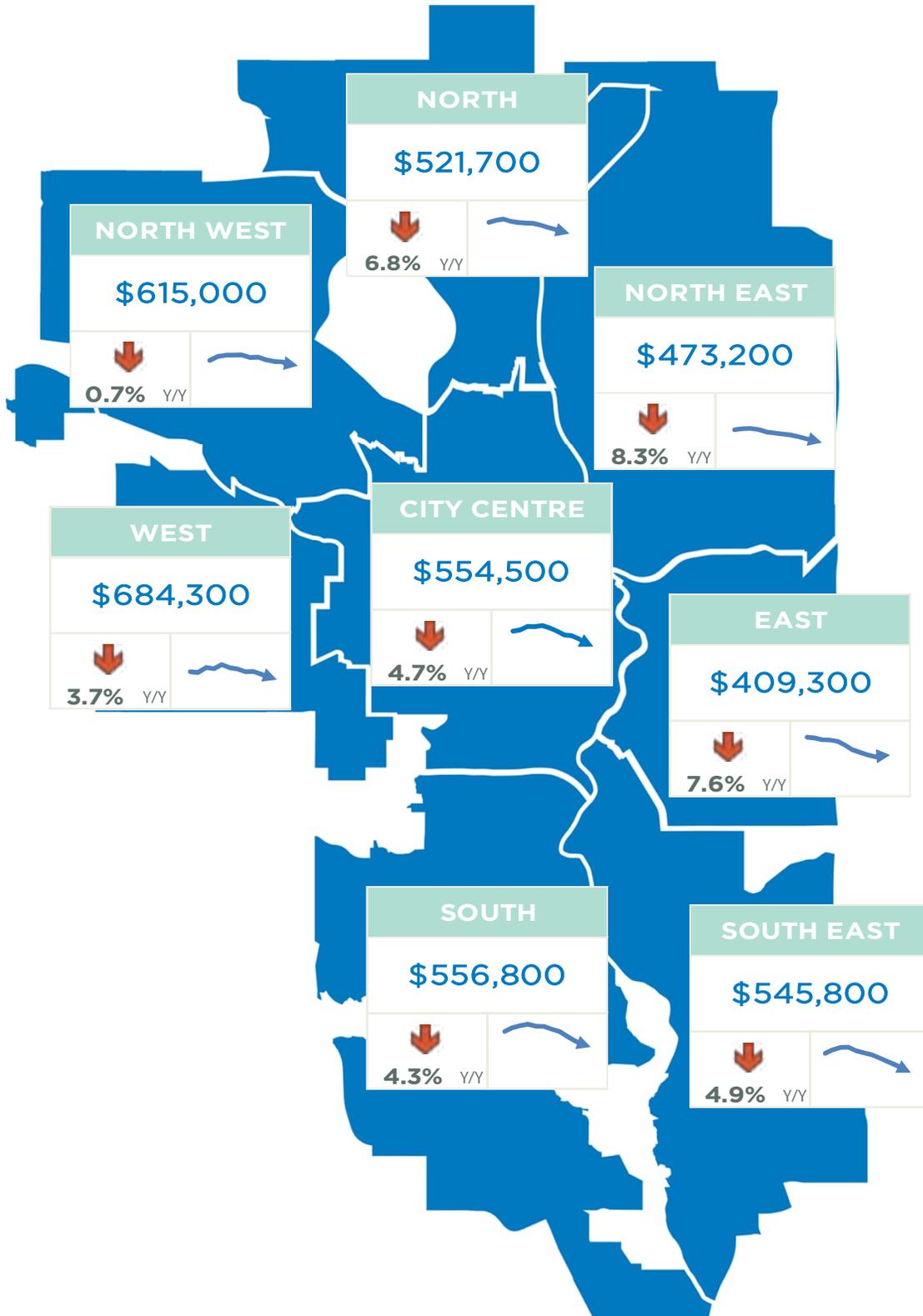
2025 sales eased by 17 per cent to 3,838 units. Despite the decline, sales were still higher than long-term trends, as row homes are starting to account for a larger share of the overall activity in the city. At the same time, new listings also rose relative to sales, driving inventory gains and taking the pressure off prices. Conditions shifted to more balanced levels relatively early in the year, and by the last quarter conditions ranged from a balanced to a buyer's market depending on the districts of the city. Overall, this contributed to the annual average benchmark price decline of two per cent. While prices were relatively stable in the City Centre, North West, West and East districts, additional supply in the resale market and competition from new homes caused prices to decline by four per cent in the North East and North



Apartment

Apartment-style homes reported the largest adjustment in price in 2025. Sales declined by 28 per cent compared to the near record high levels achieved last year. While the decline was significant, sales were still over 28 per cent higher than long-term trends. The main cause of the shift in conditions was due to the supply. Over the past three years, there has been a rise in apartment-style starts. While most of the apartment starts were purpose-built rental, they are adding to the supply choice and weighing on the resale market. Resale condominiums saw the market shift in favour of buyers by the second half of the year, with elevated months of supply being reported in most districts of the city. This resulted in relatively persistent downward pressure on prices, causing the annual average benchmark price to decline by nearly three per cent. Price declines were the steepest in the North East nearing five per cent. The only area to report relative stability in the annual

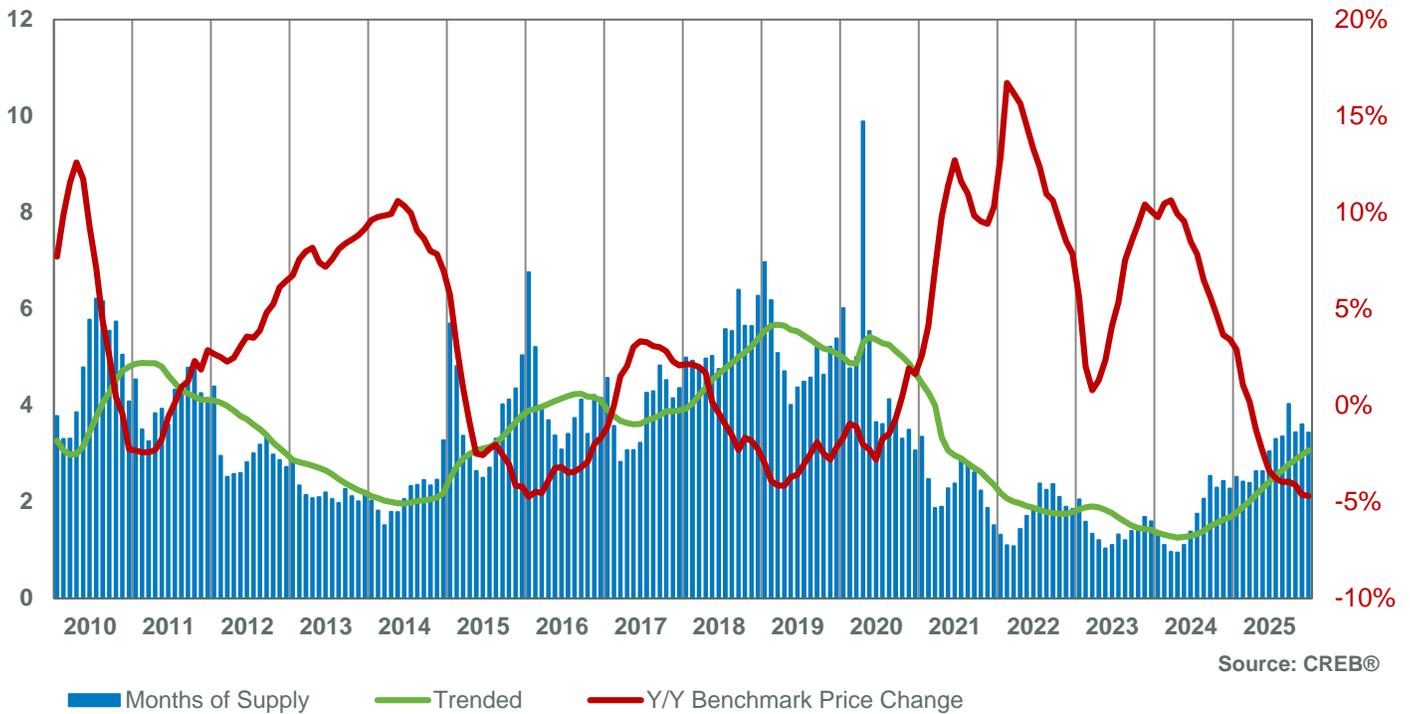
December 2025 District Total Residential Benchmark Price



	Dec-24	Dec-25	Y/Y % Change	2024	2025	% Change
CITY OF CALGARY						
Total Sales	1,318	1,126	-14.57%	26,975	22,751	-15.66%
Total Sales Volume	\$797,489,703	\$683,650,091	-14.27%	\$16,374,902,193	\$14,304,126,817	-12.65%
New Listings	1,238	1,219	-1.53%	37,293	40,709	9.16%
Inventory	2,994	3,860	28.92%	3,582	5,741	60.28%
Months of Supply	2.27	3.43	50.91%	1.59	3.03	90.04%
Sales to New Listings	106.46%	92.37%	-14.09%	72.33%	55.89%	-16.45%
Sales to List Price	98.08%	97.12%	-0.96%	100.30%	98.23%	-2.07%
Days on Market	44	53	22.40%	26	37	43.35%
Benchmark Price	\$582,100	\$554,700	-4.71%	\$591,567	\$577,492	-2.38%
Median Price	\$551,556	\$555,000	0.62%	\$560,000	\$575,000	2.68%
Average Price	\$605,076	\$607,149	0.34%	\$607,040	\$628,725	3.57%
Index	273.3	260.4	-4.72%	277.7	271.1	-2.38%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Dec-24	Dec-25	Y/Y % Change	2024	2025	% Change
DETACHED						
Total Sales	609	587	-3.61%	12,407	11,328	-8.70%
Total Sales Volume	\$485,991,291	\$454,492,598	-6.48%	\$9,957,923,730	\$9,155,688,075	-8.06%
New Listings	542	559	3.14%	17,231	19,617	13.85%
Inventory	1,236	1,587	28.40%	1,611	2,520	56.46%
Months of Supply	2.03	2.70	33.21%	1.56	2.67	71.36%
Sales to New Listings Ratio	112.36%	105.01%	-7.35%	72.00%	57.75%	-14.26%
Sales to List Price Ratio	98.34%	97.31%	-1.02%	100.45%	98.55%	-1.90%
Days on Market	43	52	22.57%	25	34	33.59%
Benchmark Price	\$746,500	\$726,900	-2.63%	\$746,842	\$752,767	0.79%
Median Price	\$685,000	\$675,000	-1.46%	\$713,500	\$708,000	-0.77%
Average Price	\$798,015	\$774,263	-2.98%	\$802,605	\$808,235	0.70%
APARTMENT						
Total Sales	357	272	-23.81%	7,567	5,426	-28.29%
Total Sales Volume	\$127,960,263	\$91,297,726	-28.65%	\$2,637,474,386	\$1,890,933,334	-28.31%
New Listings	352	354	0.57%	10,829	10,728	-0.93%
Inventory	1,034	1,238	19.73%	1,180	1,786	51.38%
Months of Supply	2.90	4.55	57.14%	1.87	3.95	111.11%
Sales to New Listings Ratio	101.42%	76.84%	-24.58%	69.88%	50.58%	-19.30%
Sales to List Price Ratio	97.51%	96.45%	-1.06%	99.44%	97.36%	-2.08%
Days on Market	48	57	18.86%	29	45	56.34%
Benchmark Price	\$327,700	\$303,600	-7.35%	\$331,067	\$322,167	-2.69%
Median Price	\$315,000	\$289,500	-8.10%	\$323,500	\$315,000	-2.63%
Average Price	\$358,432	\$335,653	-6.36%	\$348,550	\$348,495	-0.02%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	124	96	-22.58%	2,354	2,159	-8.28%
Total Sales Volume	\$81,297,210	\$63,654,189	-21.70%	\$1,608,509,269	\$1,479,296,052	-8.03%
New Listings	100	102	2.00%	3,136	3,635	15.91%
Inventory	247	382	54.66%	286	488	70.29%
Months of Supply	1.99	3.98	99.76%	1.46	2.71	85.67%
Sales to New Listings Ratio	124.00%	94.12%	-29.88%	75.03%	59.39%	-15.67%
Sales to List Price Ratio	97.97%	97.79%	-0.19%	100.73%	98.65%	-2.07%
Days on Market	41	54	31.74%	25	35	40.28%
Benchmark Price	\$677,400	\$666,800	-1.56%	\$669,108	\$685,850	2.50%
Median Price	\$580,000	\$586,800	1.17%	\$610,000	\$604,700	-0.87%
Average Price	\$655,623	\$663,064	1.14%	\$683,309	\$685,176	0.27%
CITY OF CALGARY ROW						
Total Sales	228	171	-25.00%	4,647	3,838	-17.41%
Total Sales Volume	\$102,240,939	\$74,205,578	-27.42%	\$2,170,994,808	\$1,778,209,356	-18.09%
New Listings	244	204	-16.39%	6,097	6,729	10.37%
Inventory	477	653	36.90%	505	947	87.58%
Months of Supply	2.09	3.82	82.53%	1.30	2.96	127.11%
Sales to New Listings Ratio	93.44%	83.82%	-9.62%	76.22%	57.04%	-19.18%
Sales to List Price Ratio	98.36%	97.14%	-1.24%	101.08%	98.30%	-2.75%
Days on Market	40	50	25.28%	24	37	58.99%
Benchmark Price	\$446,500	\$421,300	-5.64%	\$450,467	\$441,217	-2.05%
Median Price	\$440,000	\$410,000	-6.82%	\$455,000	\$444,000	-2.42%
Average Price	\$448,425	\$433,951	-3.23%	\$467,182	\$463,317	-0.83%

For a list of definitions, see page 29.

December 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	59	50	118.00%	192	3.25	\$946,800	-0.46%	0.24%
North East	78	117	66.67%	342	4.38	\$573,700	-6.44%	-1.76%
North	84	77	109.09%	219	2.61	\$640,900	-4.91%	-1.32%
North West	79	51	154.90%	123	1.56	\$769,600	1.28%	0.18%
West	55	44	125.00%	109	1.98	\$935,100	-2.87%	-0.84%
South	125	115	108.70%	284	2.27	\$700,100	-3.29%	-0.57%
South East	87	82	106.10%	239	2.75	\$688,500	-3.88%	-0.86%
East	17	21	80.95%	68	4.00	\$505,000	-5.80%	-0.39%
TOTAL CITY	587	559	105.01%	1,587	2.70	\$726,900	-2.63%	-0.60%
Apartment								
City Centre	114	137	83.21%	515	4.52	\$308,400	-6.49%	-1.72%
North East	15	26	57.69%	100	6.67	\$269,900	-11.68%	-1.28%
North	26	39	66.67%	93	3.58	\$311,800	-8.83%	-1.48%
North West	19	34	55.88%	123	6.47	\$299,500	-2.89%	1.05%
West	22	29	75.86%	107	4.86	\$328,900	-7.69%	-1.50%
South	35	34	102.94%	137	3.91	\$285,000	-8.33%	-1.93%
South East	34	44	77.27%	124	3.65	\$321,800	-8.35%	-2.75%
East	7	10	70.00%	38	5.43	\$228,100	-11.04%	-1.55%
TOTAL CITY	272	354	76.84%	1,238	4.55	\$303,600	-7.35%	-1.56%
Semi-detached								
City Centre	29	24	120.83%	76	2.62	\$924,500	-1.09%	-0.16%
North East	10	24	41.67%	67	6.70	\$429,200	-5.17%	-2.57%
North	11	14	78.57%	41	3.73	\$475,200	-4.69%	-1.29%
North West	10	6	166.67%	32	3.20	\$647,700	0.72%	-0.69%
West	5	7	71.43%	31	6.20	\$800,200	0.77%	-0.67%
South	15	12	125.00%	51	3.40	\$507,500	-4.68%	-1.49%
South East	10	10	100.00%	65	6.50	\$495,800	-3.82%	-0.98%
East	6	5	120.00%	19	3.17	\$390,900	-4.52%	-0.64%
TOTAL CITY	96	102	94.12%	382	3.98	\$666,800	-1.56%	-0.74%
Row								
City Centre	25	22	113.64%	69	2.76	\$567,000	-6.06%	-2.83%
North East	20	49	40.82%	133	6.65	\$348,400	-11.30%	-2.19%
North	28	25	112.00%	101	3.61	\$391,100	-7.85%	-0.38%
North West	13	15	86.67%	58	4.46	\$428,000	-2.55%	-0.26%
West	21	15	140.00%	52	2.48	\$442,200	-3.32%	-3.22%
South	26	28	92.86%	87	3.35	\$381,800	-4.41%	0.85%
South East	32	40	80.00%	121	3.78	\$430,500	-5.41%	-0.51%
East	5	9	55.56%	29	5.80	\$280,400	-9.64%	-2.74%
TOTAL CITY	171	204	83.82%	653	3.82	\$421,300	-5.64%	-1.01%

*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



Dec. 2025

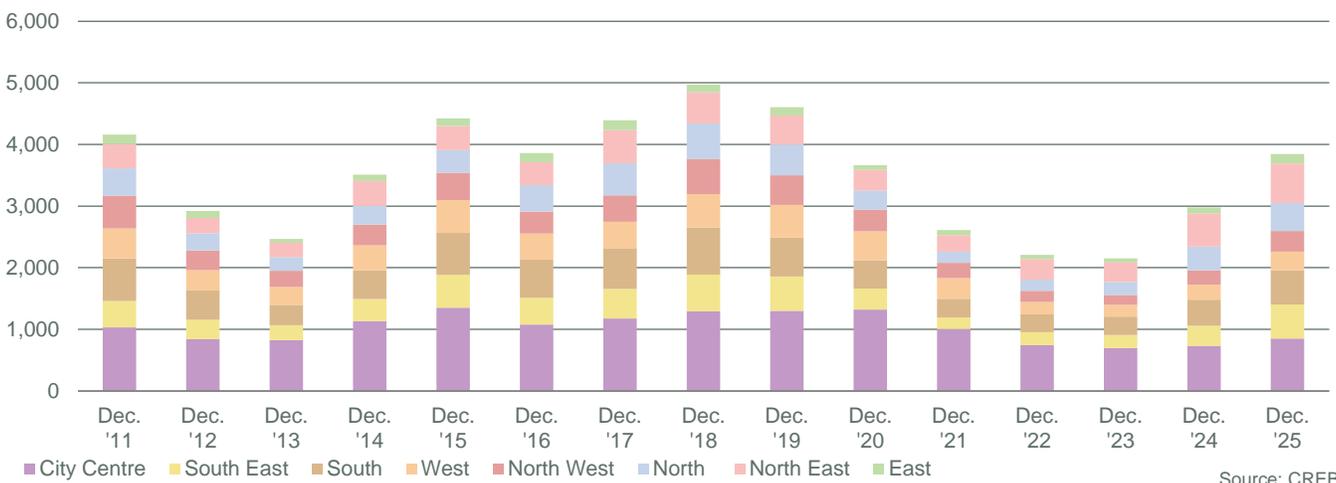
TOTAL SALES

DECEMBER



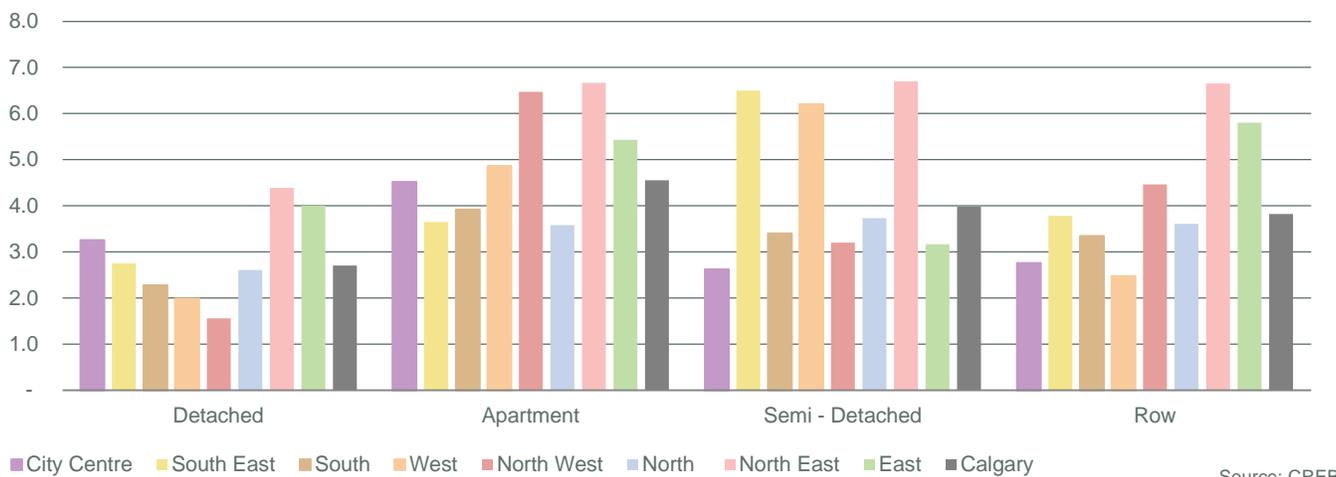
TOTAL INVENTORY

DECEMBER

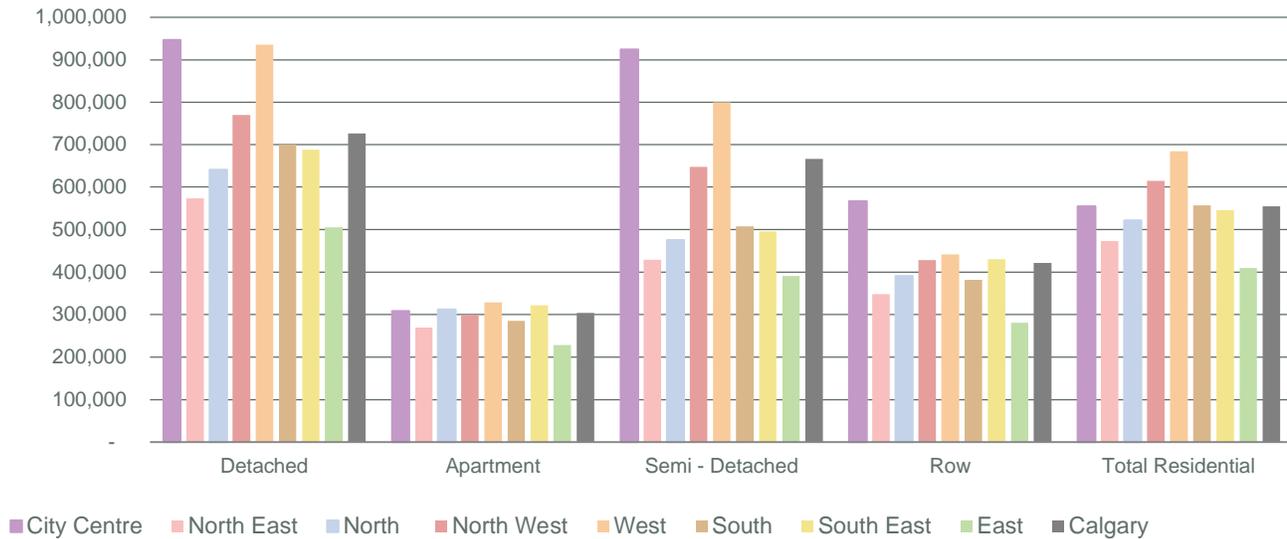


MONTHS OF SUPPLY

DECEMBER

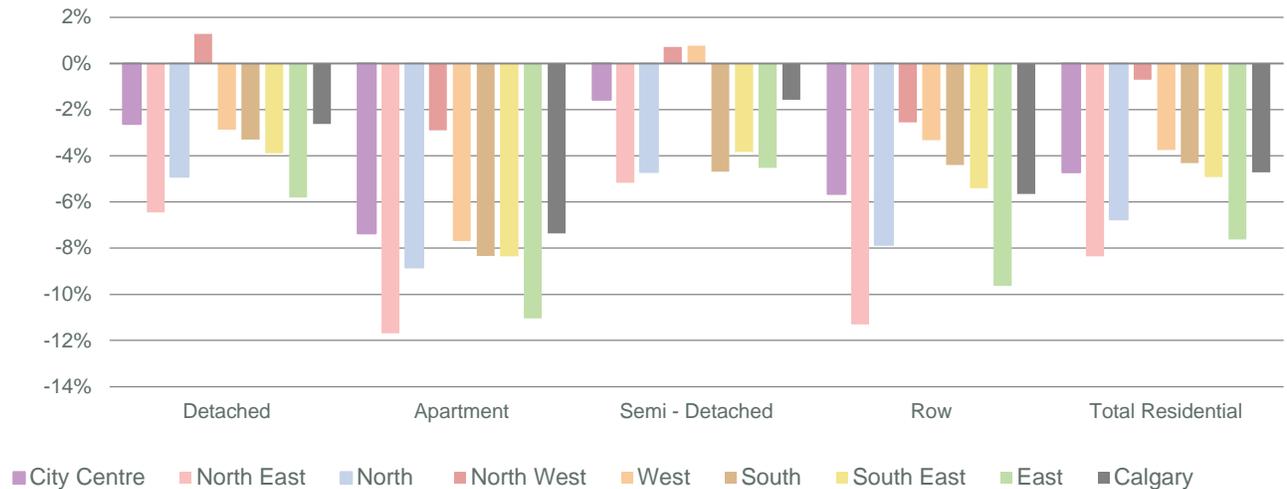


BENCHMARK PRICE - DECEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER

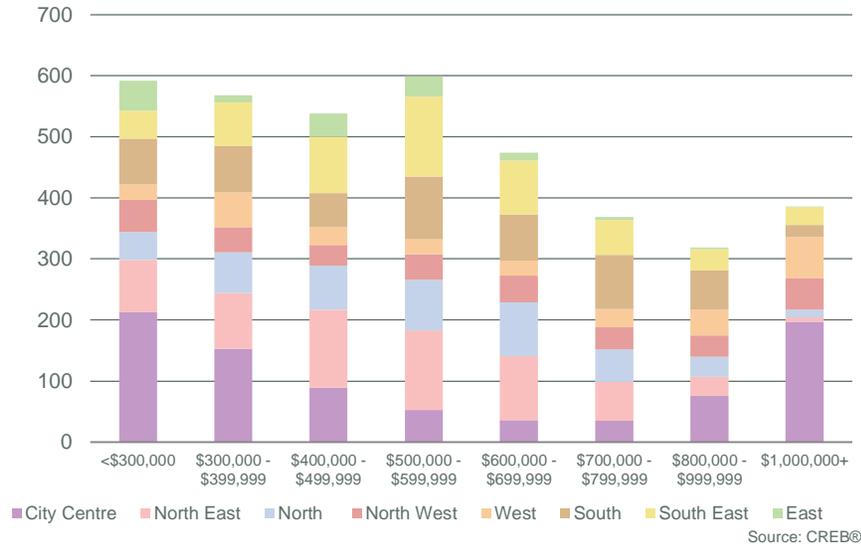


Source: CREB®

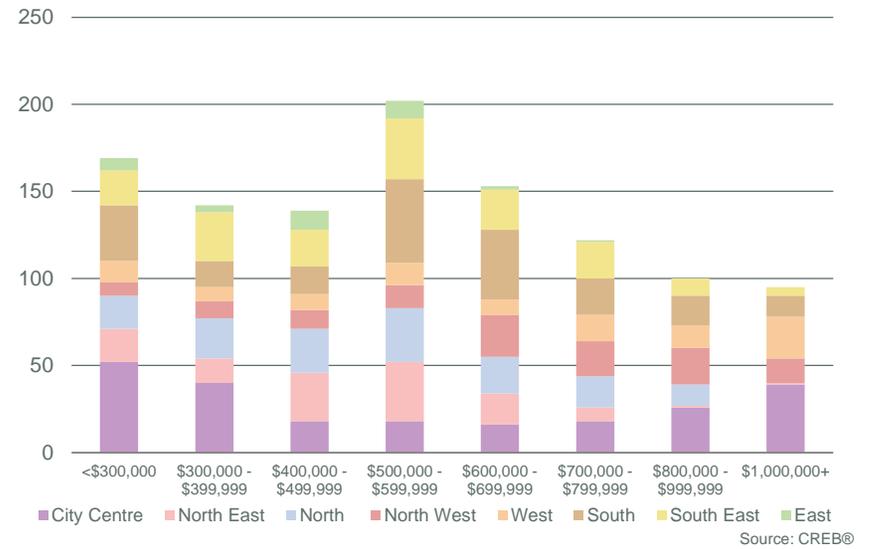
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

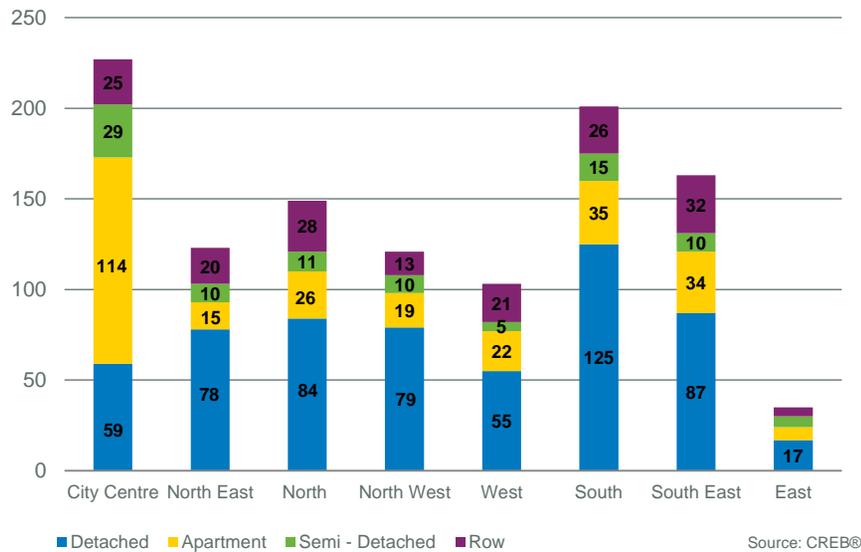
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



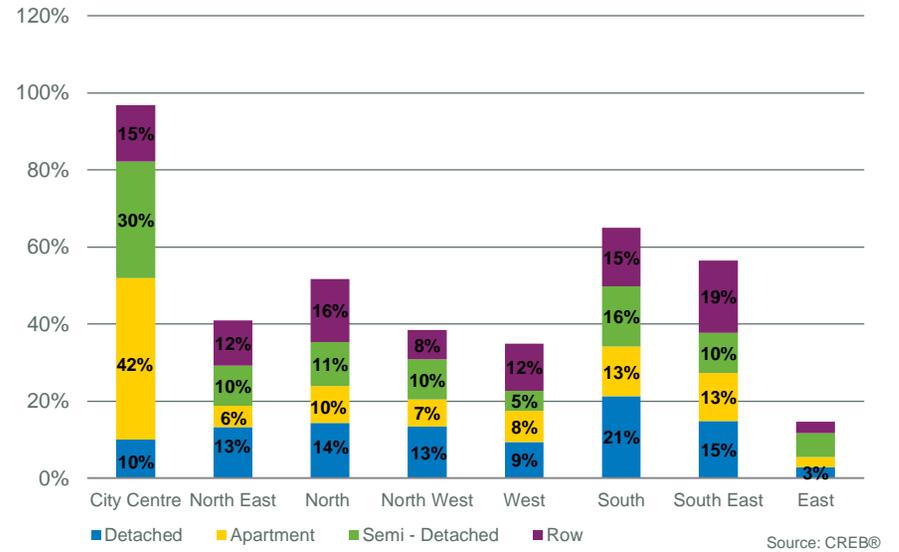
TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER



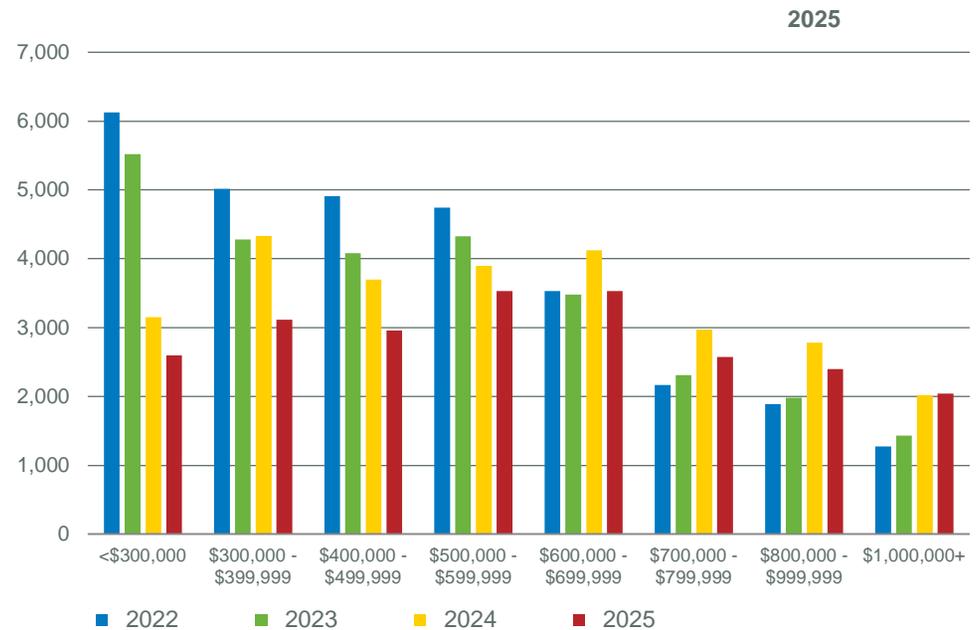
SHARE OF CITY WIDE SALES - DECEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	1,649	2,132	2,658	2,875	3,090	2,737	2,374	2,182	2,000	2,167	1,793	1,318
New Listings	2,137	2,711	3,173	3,489	4,333	3,796	3,603	3,536	3,687	3,263	2,327	1,238
Inventory	2,155	2,357	2,542	2,716	3,404	3,784	4,159	4,490	5,064	4,967	4,354	2,994
Days on Market	34	24	20	20	19	20	24	27	28	32	37	44
Benchmark Price	565,300	579,800	589,500	596,800	602,800	605,300	604,400	600,100	595,400	590,900	586,400	582,100
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	265	272	277	280	283	284	284	282	280	277	275	273
2025												
Sales	1,449	1,718	2,156	2,230	2,559	2,283	2,097	1,986	1,718	1,880	1,549	1,126
New Listings	2,896	2,830	4,017	4,035	4,839	4,222	3,911	3,477	3,782	3,231	2,250	1,219
Inventory	3,641	4,148	5,153	5,866	6,742	6,941	6,917	6,660	6,918	6,469	5,582	3,860
Days on Market	41	33	29	29	32	33	37	38	42	43	49	53
Benchmark Price	581,600	585,900	590,500	589,200	588,300	584,600	581,600	576,100	571,800	566,400	559,200	554,700
Median Price	572,000	566,500	584,750	590,000	591,500	595,000	570,000	569,500	560,000	576,500	560,000	555,000
Average Price	604,961	612,528	639,578	646,566	650,211	646,352	617,354	612,165	615,568	643,198	615,994	607,149
Index	273	275	277	277	276	275	273	271	269	266	263	260

	Dec-24	Dec-25	2024	2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	2
\$100,000 - \$149,999	1	5	17	28
\$150,000 - \$199,999	16	30	221	290
\$200,000 - \$249,999	51	64	1,025	825
\$250,000 - \$299,999	95	70	1,888	1,453
\$300,000 - \$349,999	109	68	2,399	1,612
\$350,000 - \$399,999	105	74	1,935	1,503
\$400,000 - \$449,999	84	65	1,809	1,451
\$450,000 - \$499,999	92	75	1,889	1,506
\$500,000 - \$549,999	90	100	1,823	1,708
\$550,000 - \$599,999	137	102	2,072	1,823
\$600,000 - \$649,999	114	80	2,194	1,854
\$650,000 - \$699,999	88	74	1,926	1,678
\$700,000 - \$749,999	79	78	1,563	1,429
\$750,000 - \$799,999	65	46	1,408	1,146
\$800,000 - \$849,999	33	32	974	874
\$850,000 - \$899,999	37	35	840	728
\$900,000 - \$949,999	17	20	558	430
\$950,000 - \$999,999	7	13	413	367
\$1,000,000 - \$1,299,999	51	49	1,093	1,113
\$1,300,000 - \$1,499,999	9	18	352	341
\$1,500,000 - \$1,999,999	20	13	351	356
\$2,000,000 +	18	15	225	234
	1,318	1,126	26,975	22,751

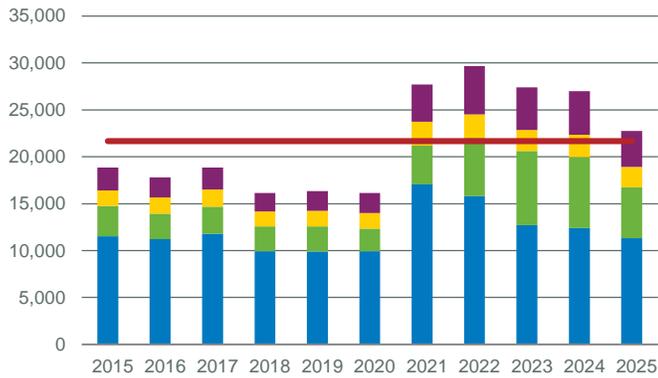
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

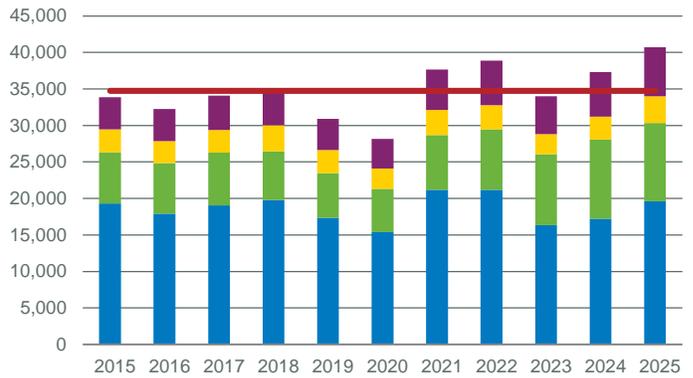
2025



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

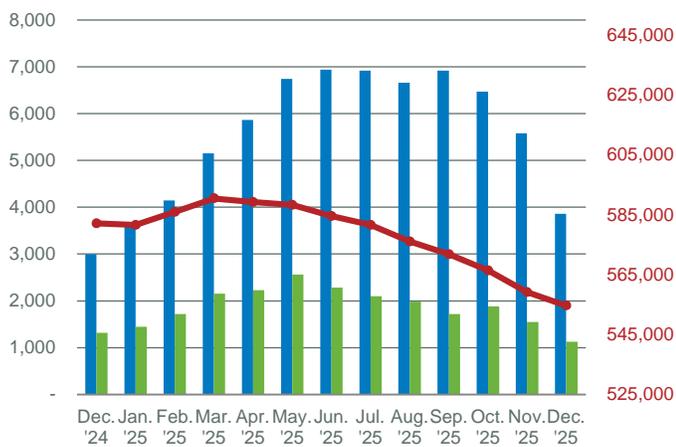
CITY OF CALGARY TOTAL NEW LISTINGS

2025



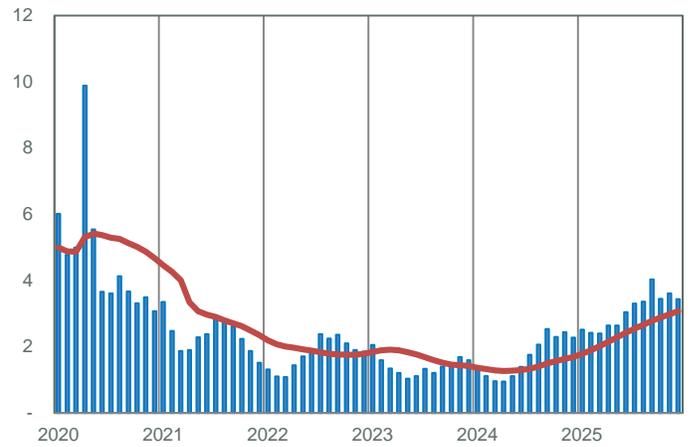
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



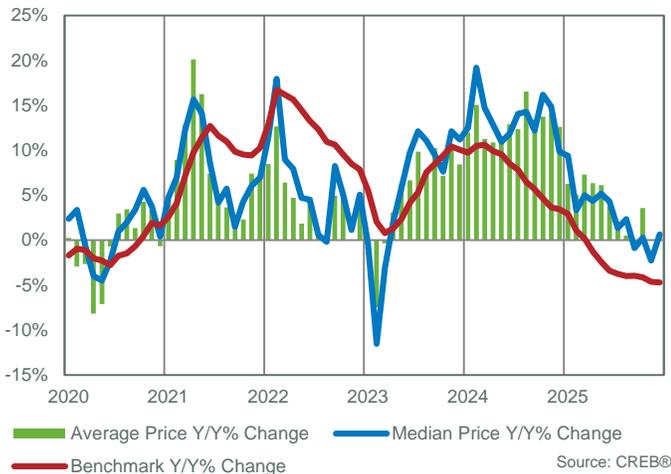
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



Legend: Months of Supply, Trended 12 month moving average inventory. 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.
2024												
Sales	733	952	1,148	1,317	1,383	1,277	1,093	1,024	942	1,067	862	609
New Listings	954	1,194	1,386	1,627	2,035	1,808	1,721	1,594	1,791	1,536	1,043	542
Inventory	999	1,056	1,119	1,216	1,596	1,774	1,952	2,012	2,315	2,198	1,857	1,236
Days on Market	34	25	20	19	18	19	24	26	27	32	34	43
Benchmark Price	700,100	721,300	737,100	748,700	759,600	765,100	765,500	761,200	756,000	752,400	748,600	746,500
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
2025												
Sales	672	764	1,034	1,098	1,273	1,191	1,030	992	858	1,009	820	587
New Listings	1,229	1,265	1,894	1,906	2,416	2,144	1,887	1,747	1,904	1,592	1,074	559
Inventory	1,453	1,699	2,203	2,512	2,993	3,107	3,079	3,052	3,202	2,912	2,444	1,587
Days on Market	37	28	27	25	28	30	34	35	38	37	45	52
Benchmark Price	749,600	758,700	767,700	767,200	767,100	762,100	759,600	753,500	748,100	741,400	731,300	726,900
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000	689,500	690,000	698,000	673,018	675,000
Average Price	780,196	804,903	839,174	839,790	847,963	820,616	800,762	781,258	782,939	816,527	756,004	774,263
Index	309	312	316	316	316	314	313	310	308	305	301	299

	Dec-24	Dec-25	2024	2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	3
\$250,000 - \$299,999	-	-	2	2
\$300,000 - \$349,999	-	-	5	7
\$350,000 - \$399,999	1	1	20	30
\$400,000 - \$449,999	3	13	92	109
\$450,000 - \$499,999	17	36	370	393
\$500,000 - \$549,999	54	65	759	832
\$550,000 - \$599,999	91	76	1,329	1,217
\$600,000 - \$649,999	82	64	1,635	1,427
\$650,000 - \$699,999	73	68	1,613	1,410
\$700,000 - \$749,999	71	70	1,380	1,274
\$750,000 - \$799,999	62	40	1,249	1,009
\$800,000 - \$849,999	32	27	828	761
\$850,000 - \$899,999	29	26	697	548
\$900,000 - \$949,999	15	12	442	316
\$950,000 - \$999,999	4	10	301	278
\$1,000,000 - \$1,299,999	36	37	858	874
\$1,300,000 - \$1,499,999	6	16	299	294
\$1,500,000 - \$1,999,999	18	12	317	322
\$2,000,000 +	15	14	211	222
	609	587	12,407	11,328

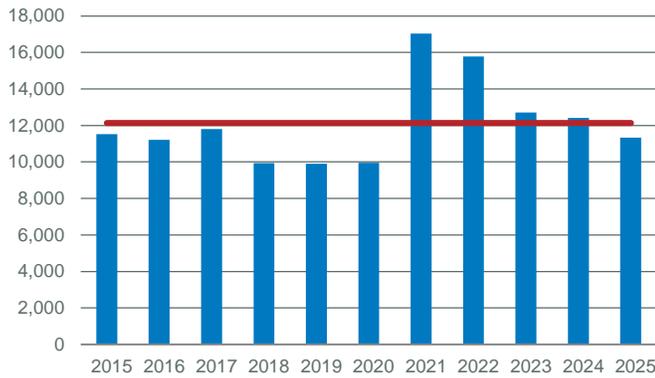
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

2025

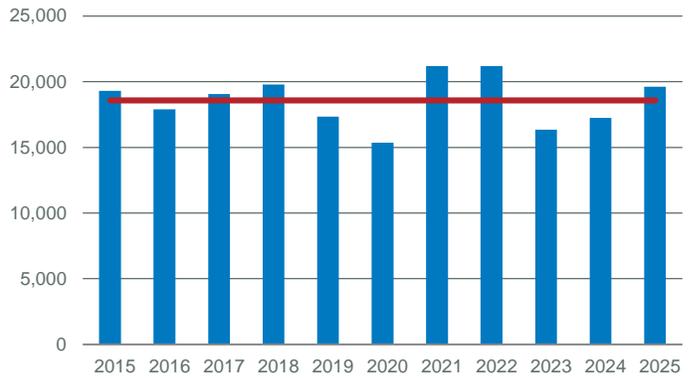


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

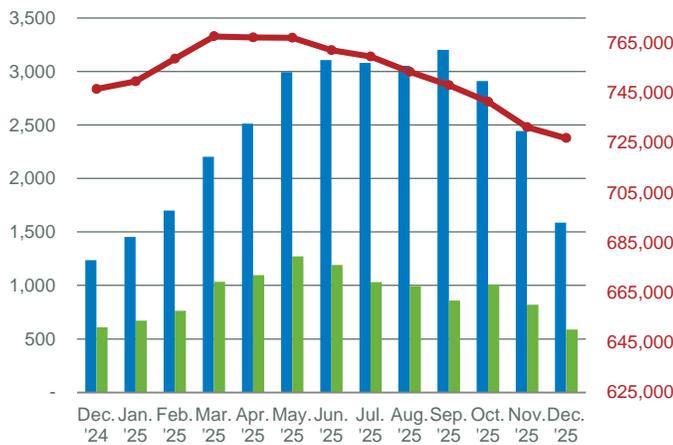
2025



■ Detached — 10 Year Average

Source: CREB®

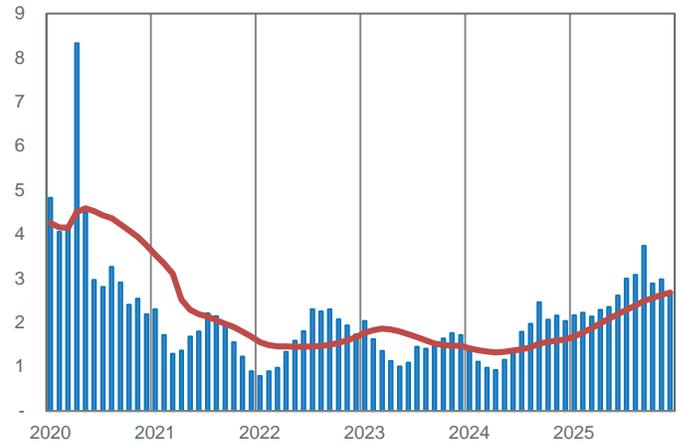
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE

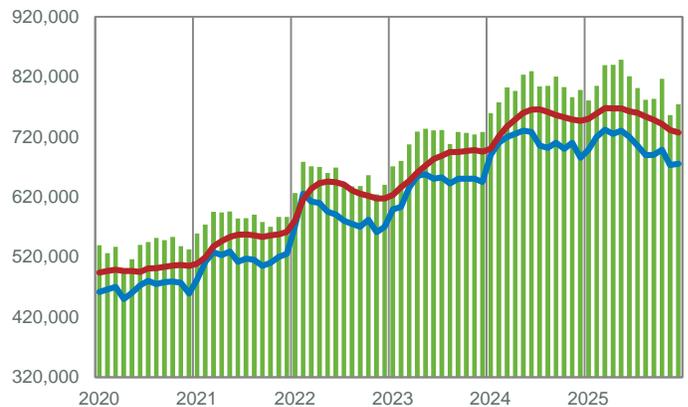


■ Average Price Y/Y% Change ■ Median Price Y/Y% Change

— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



■ Average Price ■ Median Price

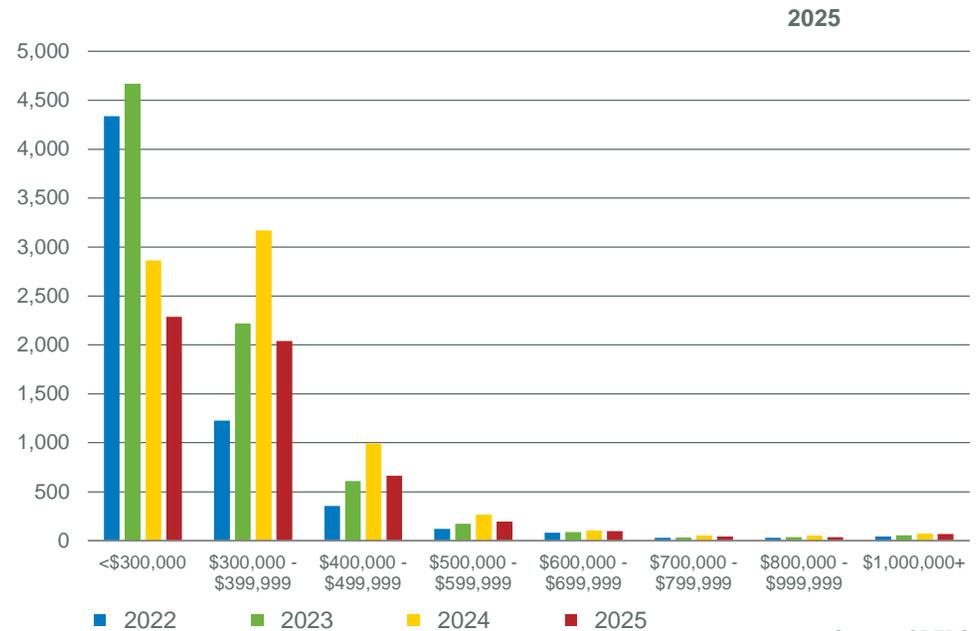
— Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	488	638	813	822	907	791	659	603	501	559	429	357
New Listings	638	836	990	1,049	1,249	1,106	1,043	1,001	991	921	653	352
Inventory	680	771	859	949	1,110	1,221	1,367	1,476	1,620	1,593	1,479	1,034
Days on Market	35	26	23	23	22	23	27	32	33	35	45	48
Benchmark Price	309,400	316,300	322,300	330,000	335,100	339,600	341,300	341,400	339,900	336,800	333,000	327,700
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000	330,000	315,000	325,000	315,000
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,894	348,389	352,103	353,733	358,432
Index	238	243	247	253	257	261	262	262	261	259	256	252
2025												
Sales	370	473	539	589	574	531	509	449	401	412	307	272
New Listings	922	852	1,091	1,085	1,231	1,024	1,016	879	927	791	556	354
Inventory	1,294	1,464	1,710	1,866	2,092	2,111	2,096	1,979	2,003	1,890	1,691	1,238
Days on Market	51	42	36	36	41	41	45	47	52	52	59	57
Benchmark Price	326,500	329,100	331,000	330,800	330,300	328,400	324,800	321,700	317,700	313,700	308,400	303,600
Median Price	311,500	330,000	328,000	327,500	318,000	317,000	310,000	308,000	318,000	302,250	298,800	289,500
Average Price	352,799	353,122	354,989	367,442	342,065	352,102	337,623	333,171	349,080	337,689	359,761	335,653
Index	251	253	254	254	254	252	249	247	244	241	237	233

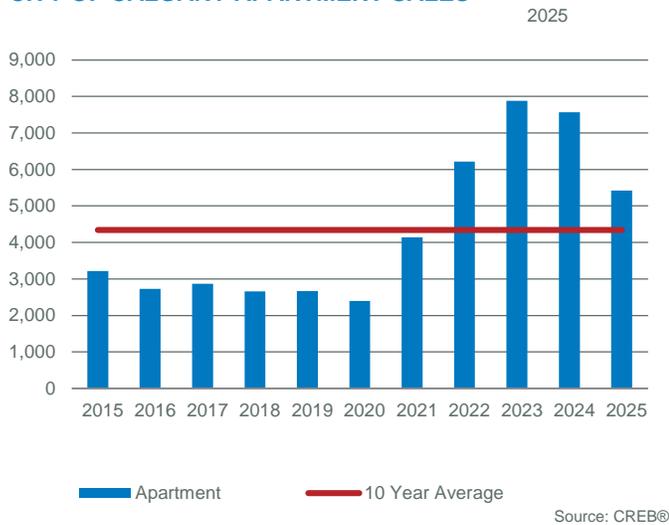
	Dec-24	Dec-25	2024	2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	2
\$100,000 - \$149,999	1	5	17	28
\$150,000 - \$199,999	15	28	217	283
\$200,000 - \$249,999	48	58	990	754
\$250,000 - \$299,999	77	56	1,638	1,220
\$300,000 - \$349,999	87	48	1,920	1,246
\$350,000 - \$399,999	65	27	1,250	796
\$400,000 - \$449,999	20	16	660	428
\$450,000 - \$499,999	17	5	331	234
\$500,000 - \$549,999	3	7	173	127
\$550,000 - \$599,999	6	4	93	68
\$600,000 - \$649,999	5	4	65	57
\$650,000 - \$699,999	2	3	42	39
\$700,000 - \$749,999	2	2	31	23
\$750,000 - \$799,999	-	1	19	19
\$800,000 - \$849,999	-	1	14	8
\$850,000 - \$899,999	1	-	13	12
\$900,000 - \$949,999	-	1	8	14
\$950,000 - \$999,999	2	-	15	2
\$1,000,000 - \$1,299,999	1	3	34	27
\$1,300,000 - \$1,499,999	-	1	9	13
\$1,500,000 - \$1,999,999	2	1	16	15
\$2,000,000 +	3	1	12	11
	357	272	7,567	5,426

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE

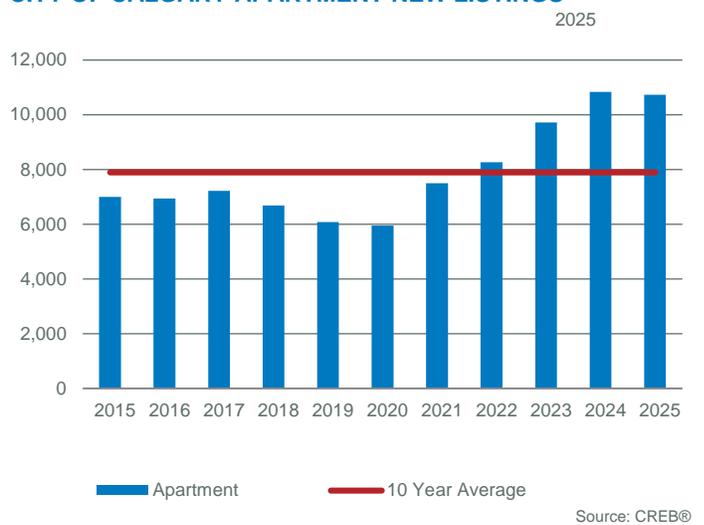


Source: CREB®

CITY OF CALGARY APARTMENT SALES



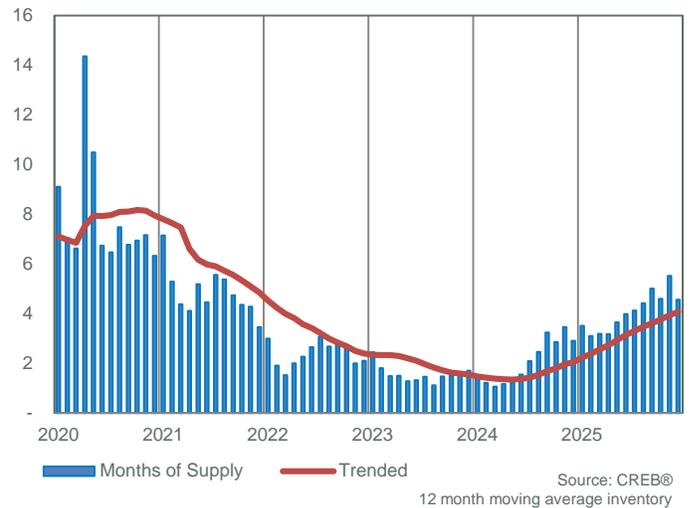
CITY OF CALGARY APARTMENT NEW LISTINGS



CITY OF CALGARY APARTMENT INVENTORY AND SALES



CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



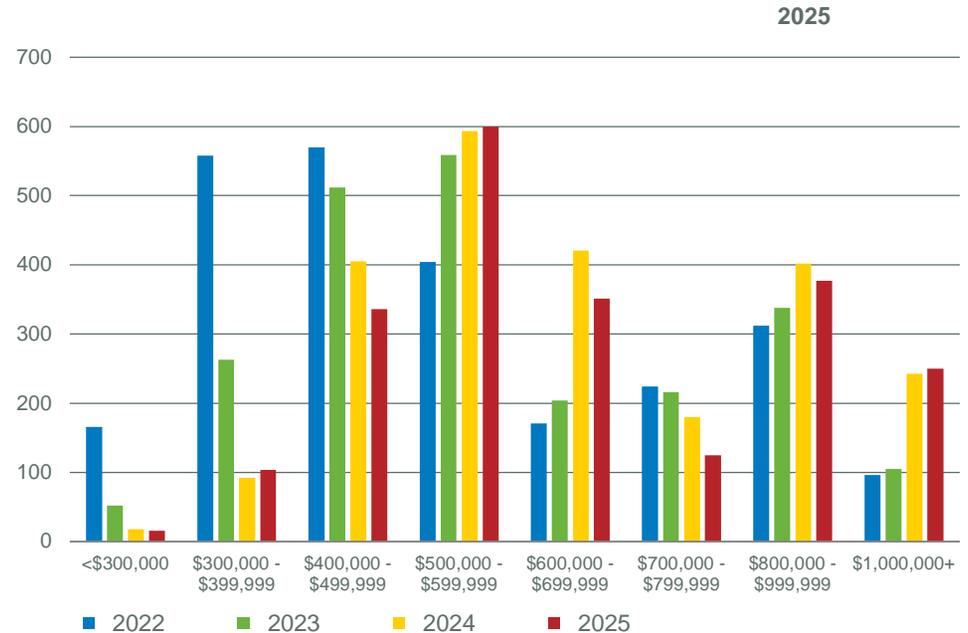
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	131	191	250	254	259	233	199	172	181	188	172	124
New Listings	223	224	261	293	360	304	263	299	299	285	225	100
Inventory	218	222	205	207	272	297	294	340	378	393	363	247
Days on Market	35	26	21	22	17	18	22	25	25	28	31	41
Benchmark Price	622,000	639,800	658,400	667,700	678,200	685,900	687,800	681,300	678,600	677,000	675,200	677,400
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000	590,000	595,000	623,875	635,000	580,000
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,666	658,408	672,816	703,792	703,605	655,623
Index	333	343	353	358	363	367	368	365	364	363	362	363
2025												
Sales	160	164	184	188	255	212	187	206	156	186	165	96
New Listings	272	240	334	350	427	357	329	310	362	328	224	102
Inventory	302	325	412	485	540	554	547	529	618	612	545	382
Days on Market	36	32	28	25	29	32	34	35	37	39	45	54
Benchmark Price	673,500	684,000	691,700	691,900	697,300	696,700	697,200	687,200	688,700	683,400	671,800	666,800
Median Price	589,257	640,000	616,500	620,000	607,000	620,000	605,000	586,750	572,500	574,000	590,000	586,800
Average Price	667,063	715,791	714,510	694,405	686,155	701,429	693,094	657,177	686,834	669,865	661,236	663,064
Index	361	366	371	371	374	373	373	368	369	366	360	357

	Dec-24	Dec-25	2024	2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	1	1
\$250,000 - \$299,999	2	1	17	15
\$300,000 - \$349,999	2	2	25	25
\$350,000 - \$399,999	3	8	67	79
\$400,000 - \$449,999	8	6	167	135
\$450,000 - \$499,999	18	8	238	201
\$500,000 - \$549,999	14	14	275	286
\$550,000 - \$599,999	23	13	318	314
\$600,000 - \$649,999	12	6	274	227
\$650,000 - \$699,999	11	2	147	124
\$700,000 - \$749,999	2	5	81	60
\$750,000 - \$799,999	3	4	99	65
\$800,000 - \$849,999	1	3	107	77
\$850,000 - \$899,999	6	6	101	136
\$900,000 - \$949,999	2	6	101	87
\$950,000 - \$999,999	1	2	93	77
\$1,000,000 - \$1,299,999	13	9	186	205
\$1,300,000 - \$1,499,999	3	1	39	28
\$1,500,000 - \$1,999,999	-	-	16	16
\$2,000,000 +	-	-	2	1
	124	96	2,354	2,159

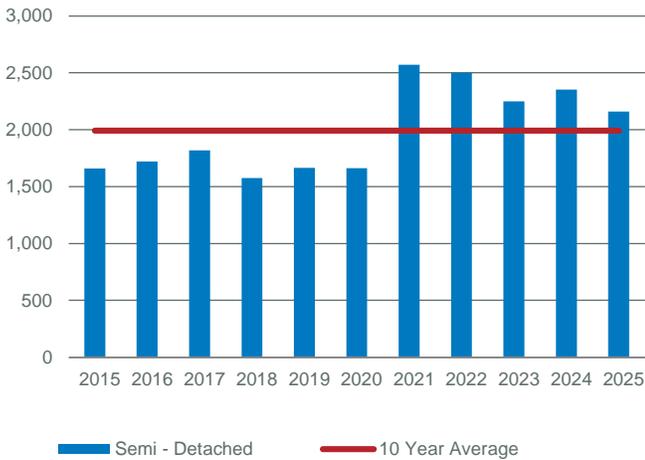
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

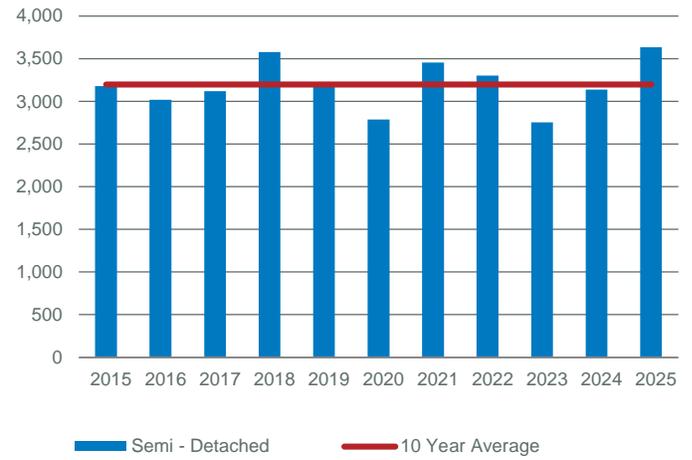
2025



Source: CREB®

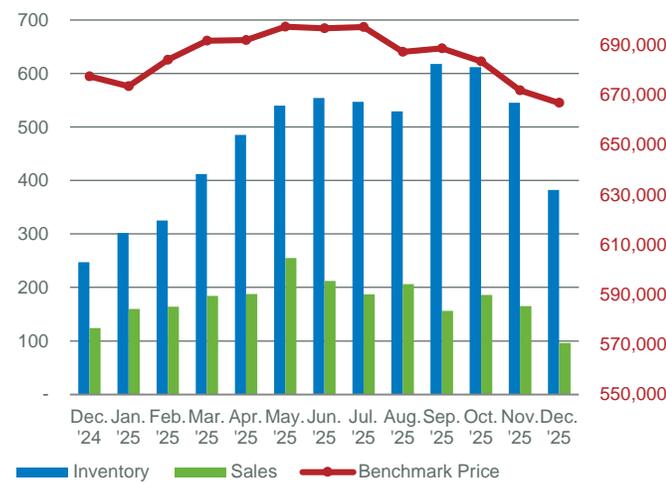
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2025



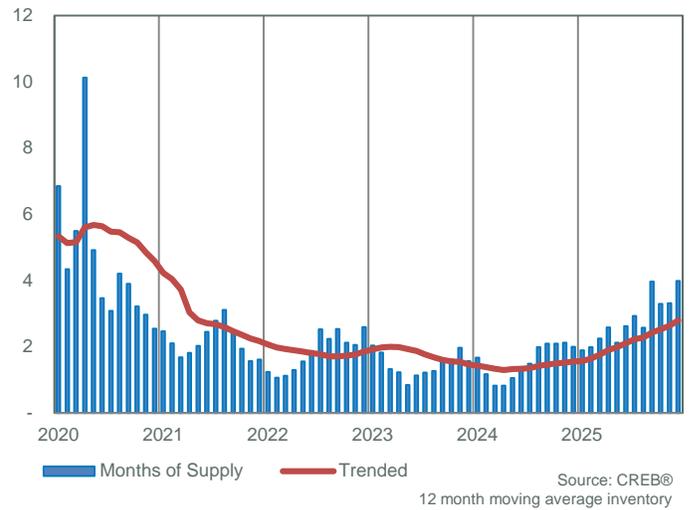
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



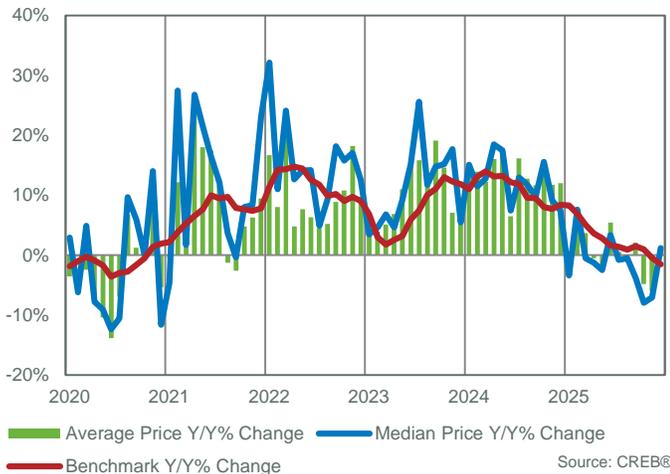
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

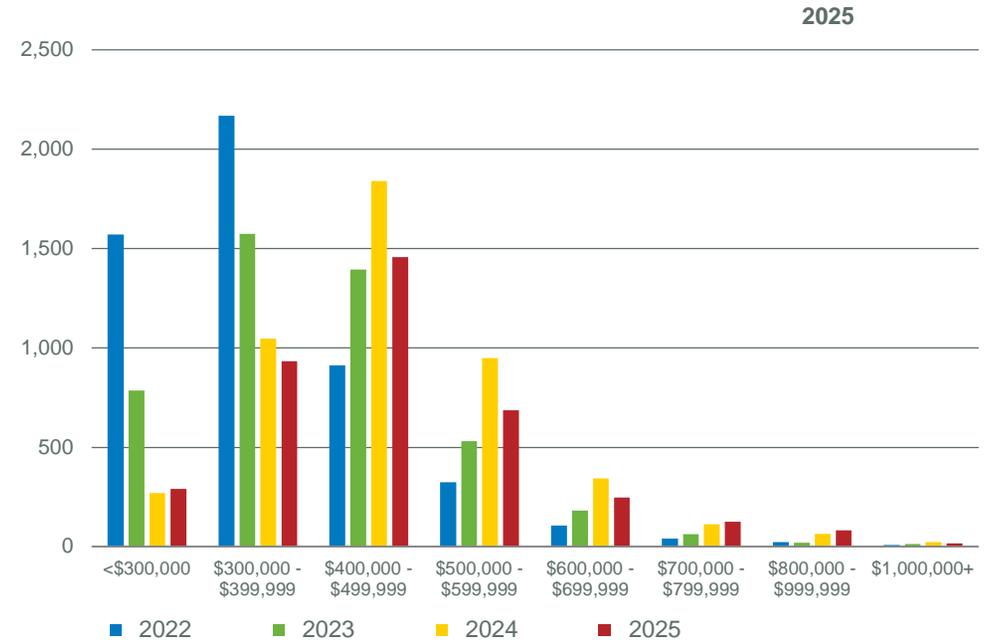


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	689	578	576	642	606	521	406	244
Inventory	258	308	359	344	426	492	546	662	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
Benchmark Price	422,800	432,500	442,400	451,700	459,300	461,500	462,100	459,600	458,000	455,900	453,300	446,500
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000	454,000	449,450	437,500	449,000	440,000
Average Price	439,285	467,045	479,729	472,579	474,060	478,847	470,055	465,787	467,082	454,083	465,891	448,425
Index	274	281	287	293	298	300	300	298	297	296	294	290
2025												
Sales	247	317	399	355	457	349	371	339	303	273	257	171
New Listings	473	473	698	694	765	697	679	541	589	520	396	204
Inventory	592	660	828	1,003	1,117	1,169	1,195	1,100	1,095	1,055	902	653
Days on Market	39	31	27	30	33	33	37	40	45	50	53	50
Benchmark Price	444,100	445,300	451,600	454,800	451,700	449,000	445,900	439,000	436,700	429,600	425,600	421,300
Median Price	449,500	465,000	455,000	470,000	449,000	442,000	434,900	435,000	420,000	429,900	425,000	410,000
Average Price	465,712	482,527	472,221	486,708	466,345	465,897	453,768	459,523	457,613	445,472	446,304	433,951
Index	288	289	293	295	293	291	289	285	283	279	276	273

	Dec-24	Dec-25	2024	2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	2	4	7
\$200,000 - \$249,999	3	6	34	67
\$250,000 - \$299,999	16	13	231	216
\$300,000 - \$349,999	20	18	449	334
\$350,000 - \$399,999	36	38	598	598
\$400,000 - \$449,999	53	30	890	779
\$450,000 - \$499,999	40	26	950	678
\$500,000 - \$549,999	19	14	616	463
\$550,000 - \$599,999	17	9	332	224
\$600,000 - \$649,999	15	6	220	143
\$650,000 - \$699,999	2	1	124	105
\$700,000 - \$749,999	4	1	71	72
\$750,000 - \$799,999	-	1	41	53
\$800,000 - \$849,999	-	1	25	28
\$850,000 - \$899,999	1	3	29	32
\$900,000 - \$949,999	-	1	7	13
\$950,000 - \$999,999	-	1	4	10
\$1,000,000 - \$1,299,999	1	-	15	7
\$1,300,000 - \$1,499,999	-	-	5	6
\$1,500,000 - \$1,999,999	-	-	2	3
\$2,000,000 +	-	-	-	-
	228	171	4,647	3,838

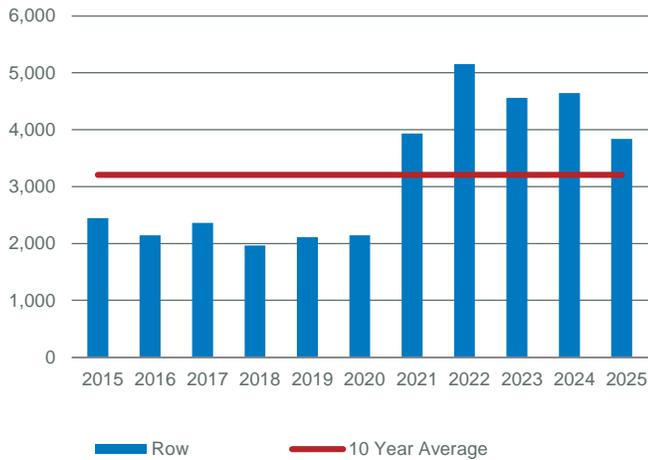
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

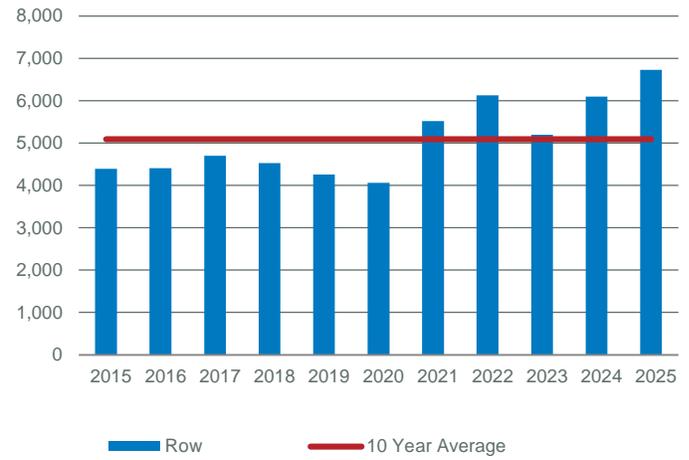
2025



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

2025



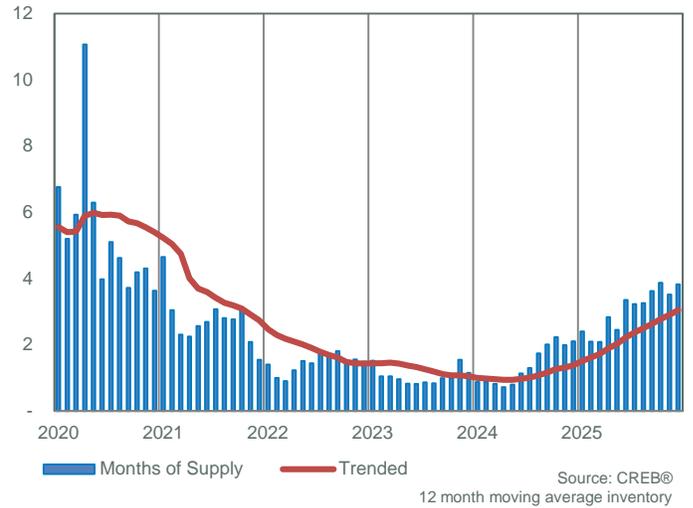
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



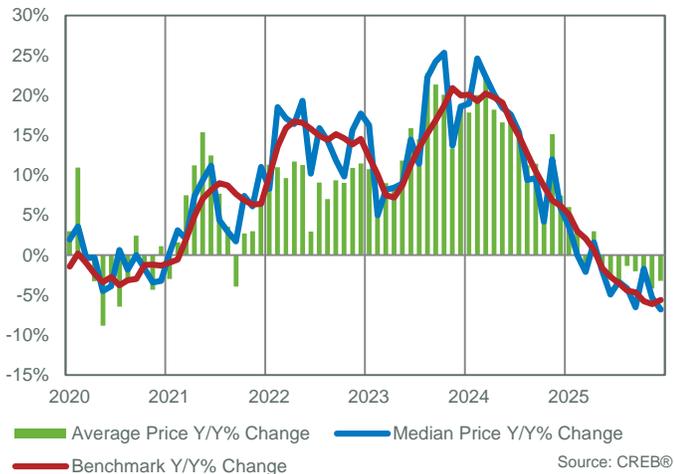
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

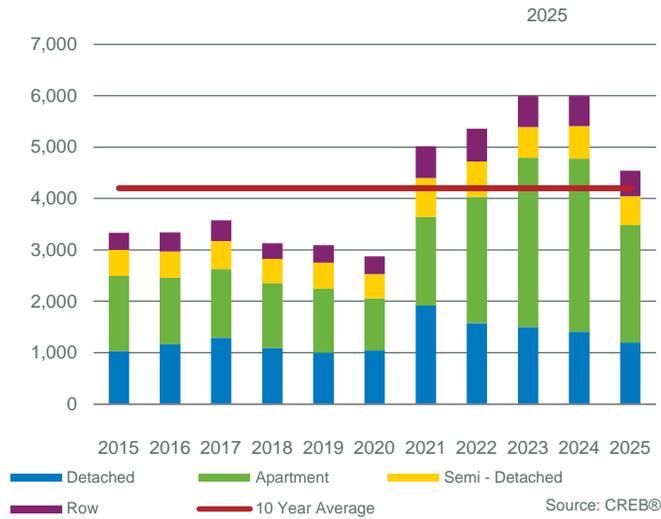
CITY OF CALGARY ROW PRICES



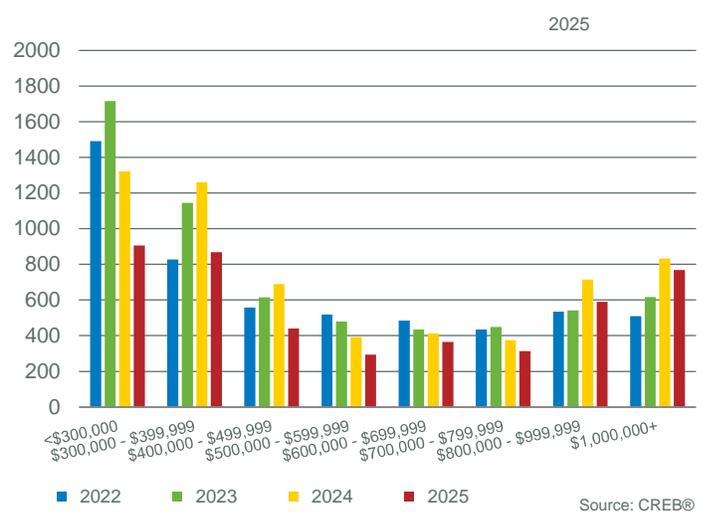
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



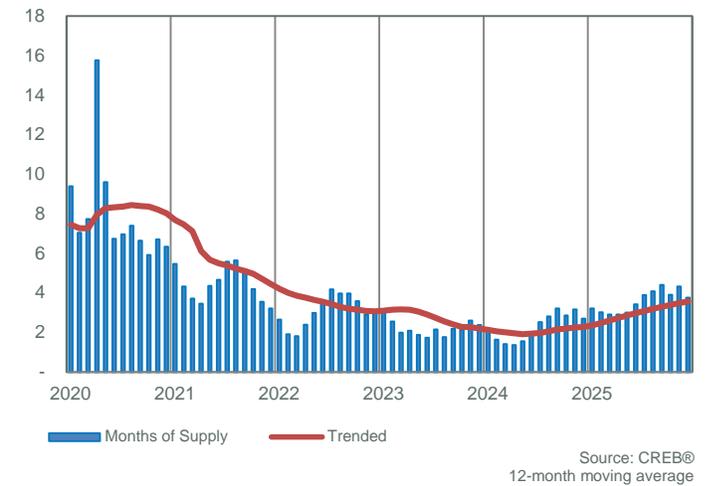
CITY CENTRE TOTAL SALES BY PRICE RANGE



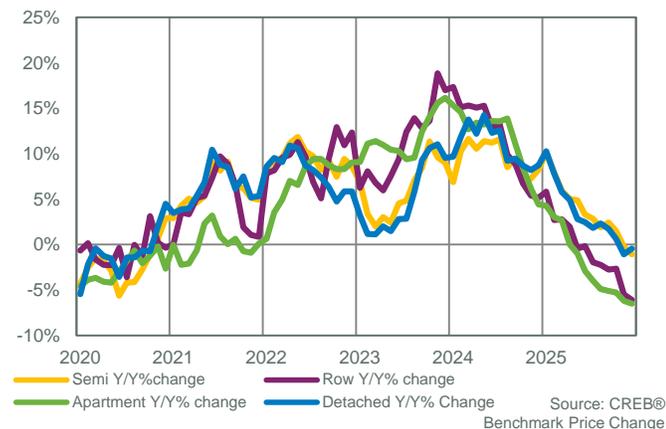
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

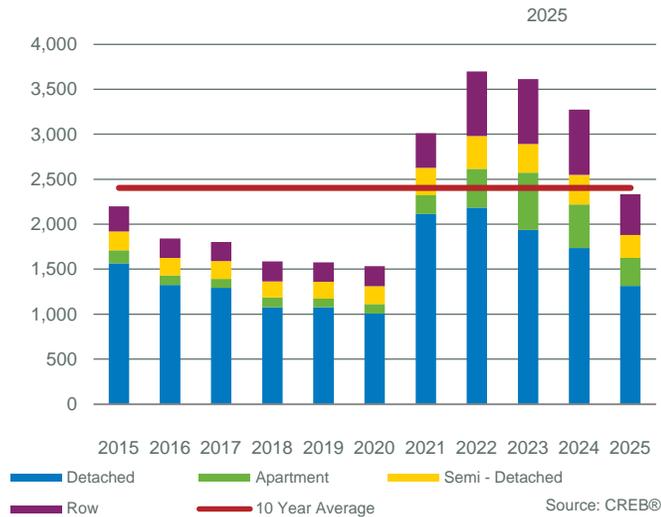


CITY CENTRE PRICES

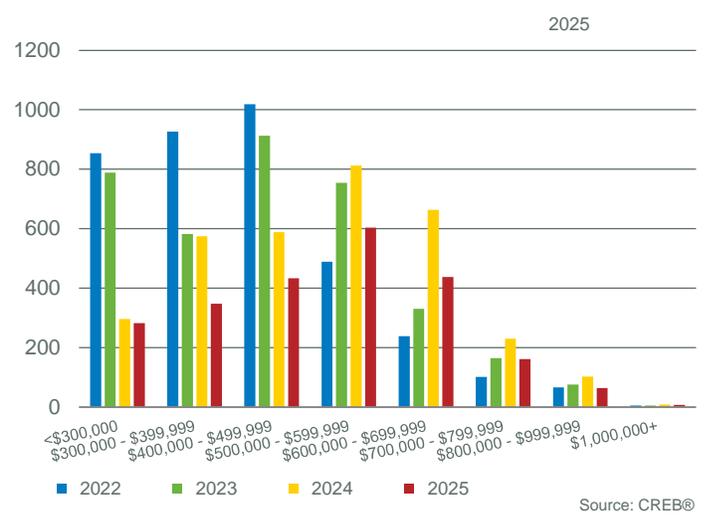


NORTHEAST

NORTHEAST TOTAL SALES



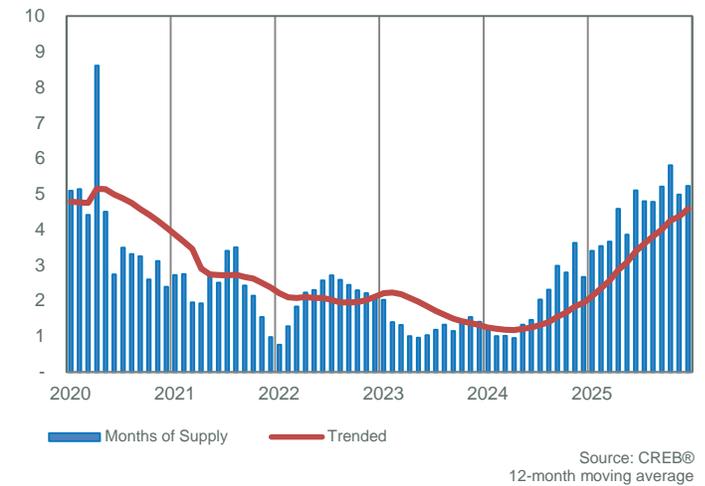
NORTHEAST TOTAL SALES BY PRICE RANGE



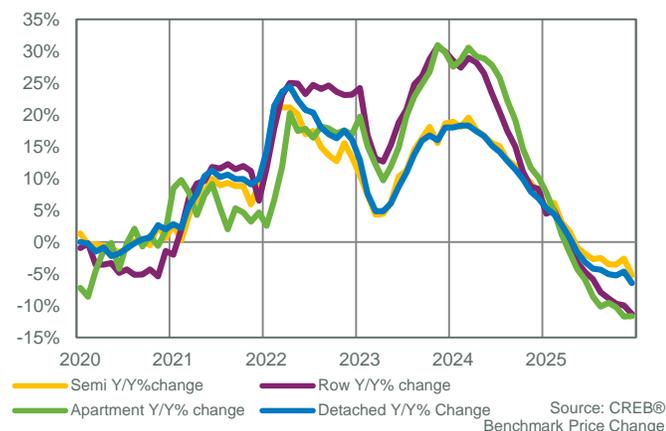
NORTHEAST INVENTORY AND SALES



NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

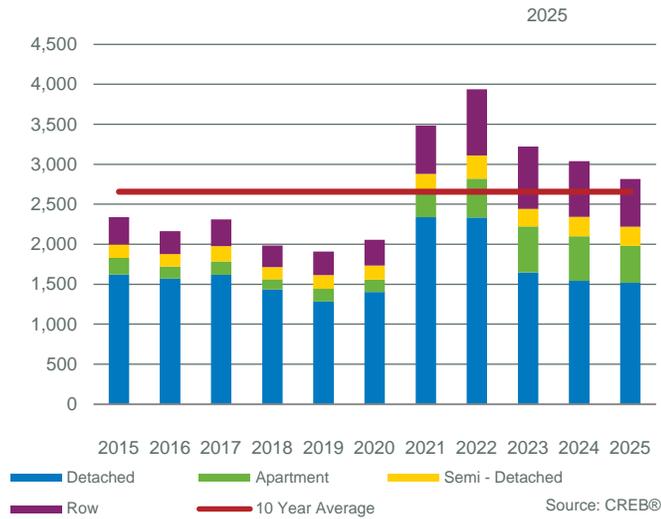


NORTHEAST PRICES

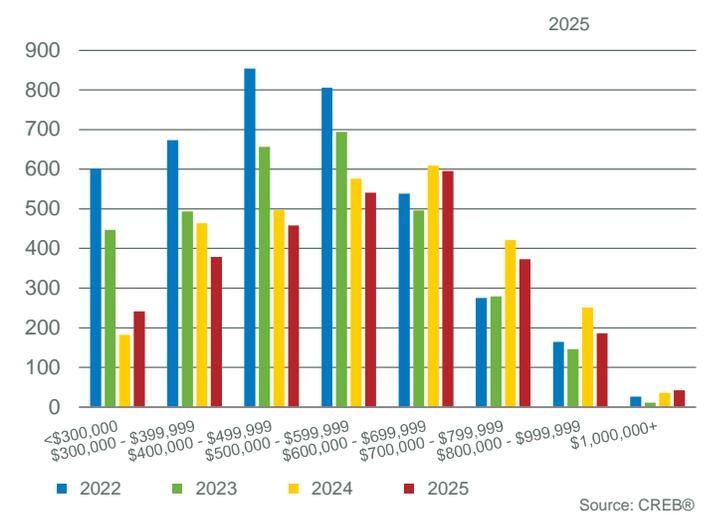


NORTH

NORTH TOTAL SALES



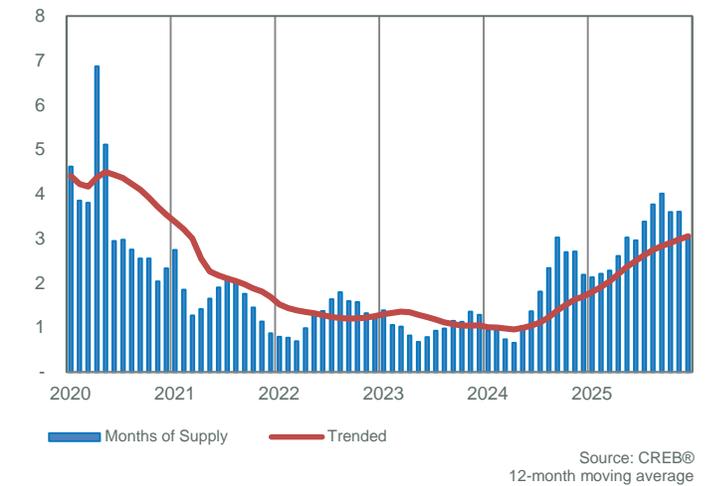
NORTH TOTAL SALES BY PRICE RANGE



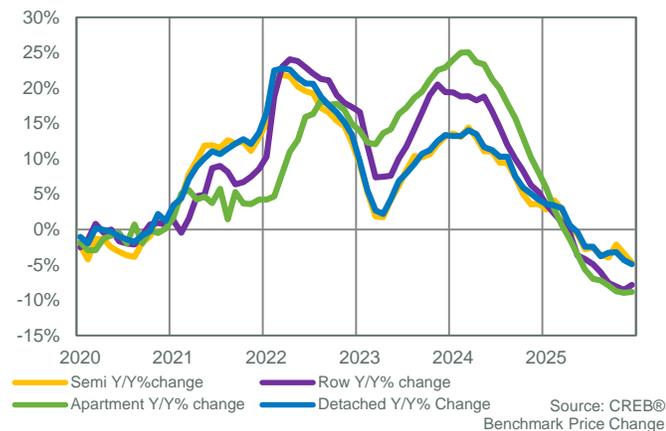
NORTH INVENTORY AND SALES



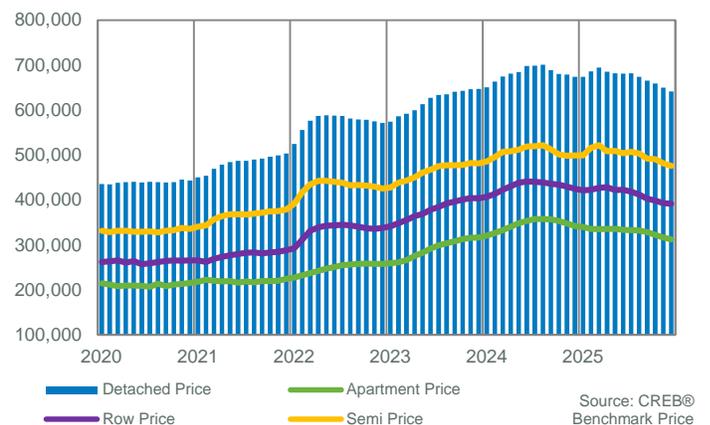
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

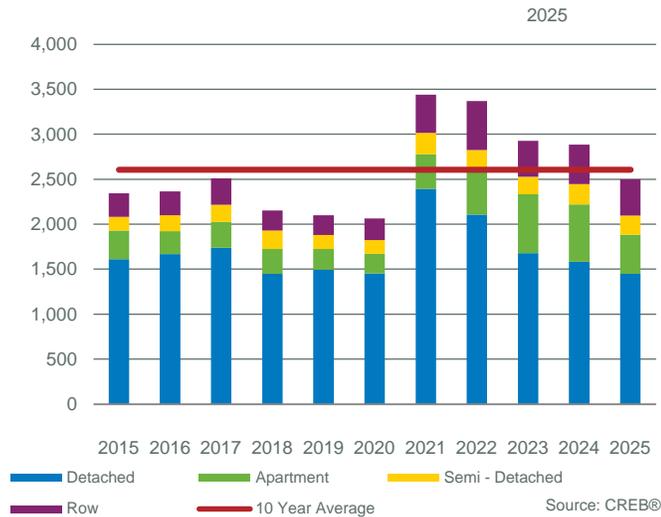


NORTH PRICES

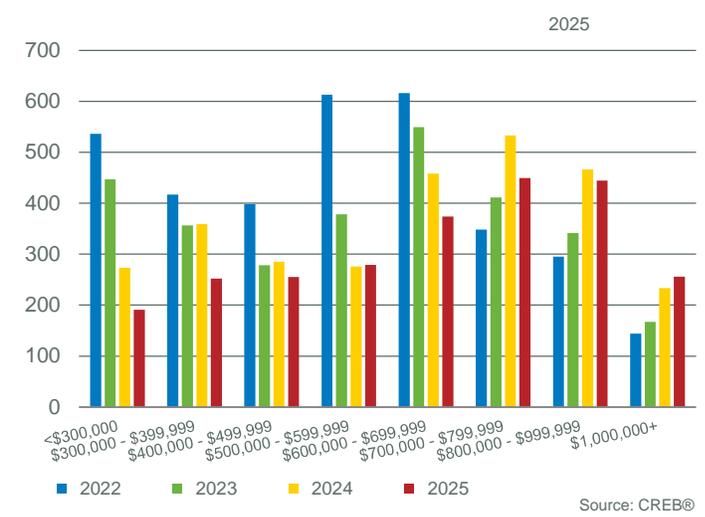


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



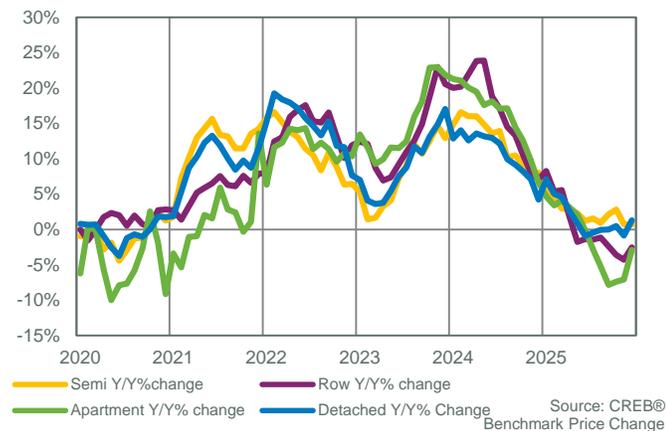
NORTHWEST INVENTORY AND SALES



NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

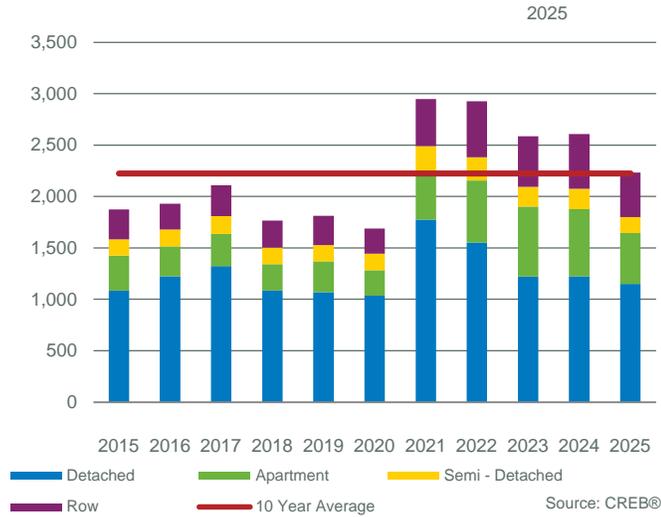


NORTHWEST PRICES

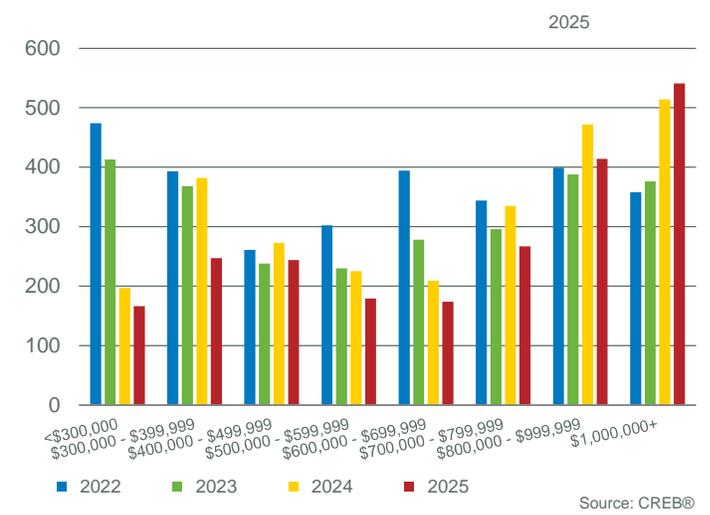


WEST

WEST TOTAL SALES



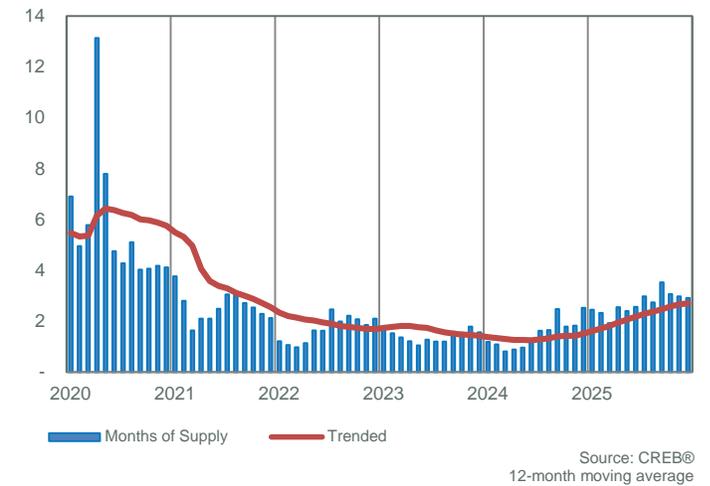
WEST TOTAL SALES BY PRICE RANGE



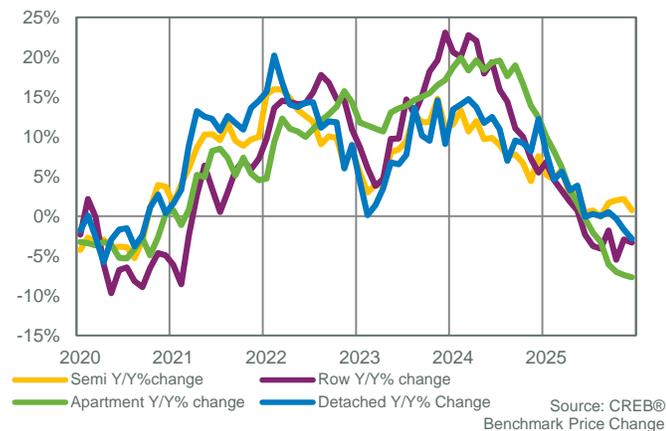
WEST INVENTORY AND SALES



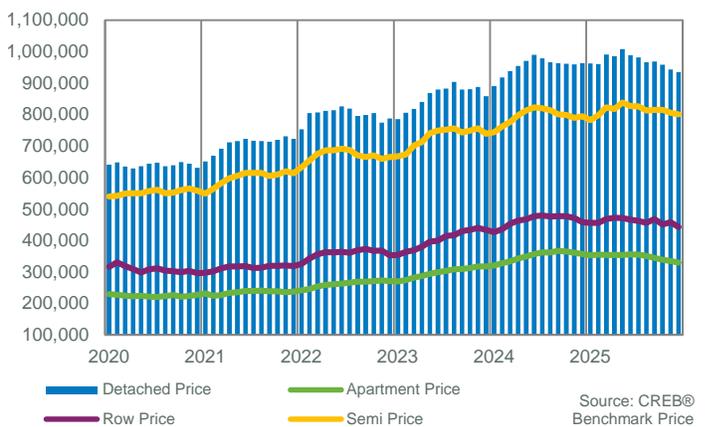
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

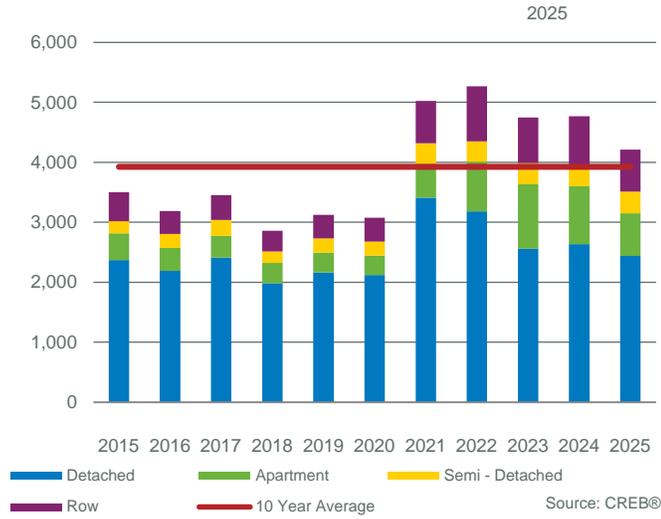


WEST PRICES

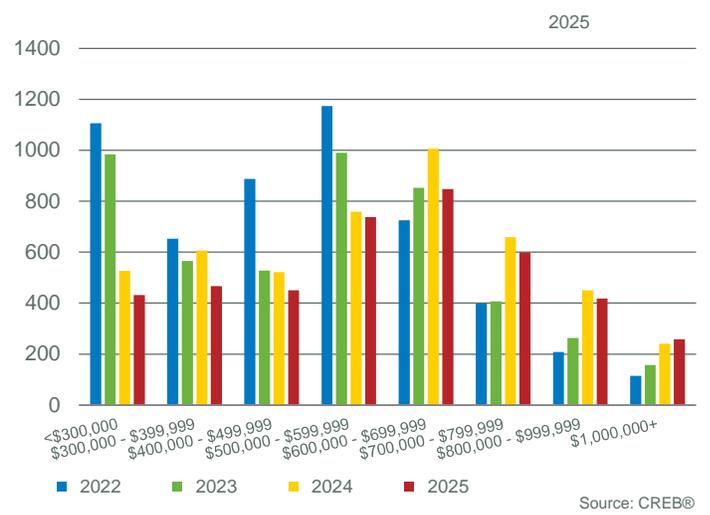


SOUTH

SOUTH TOTAL SALES



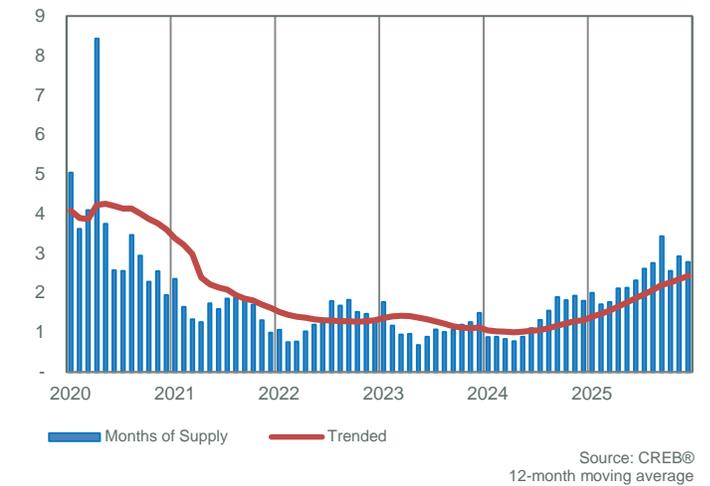
SOUTH TOTAL SALES BY PRICE RANGE



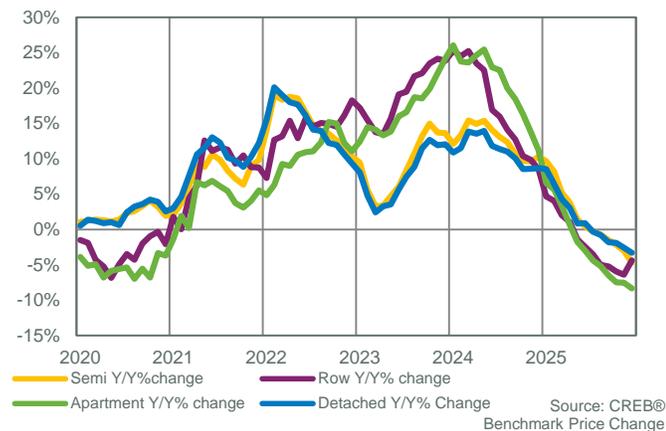
SOUTH INVENTORY AND SALES



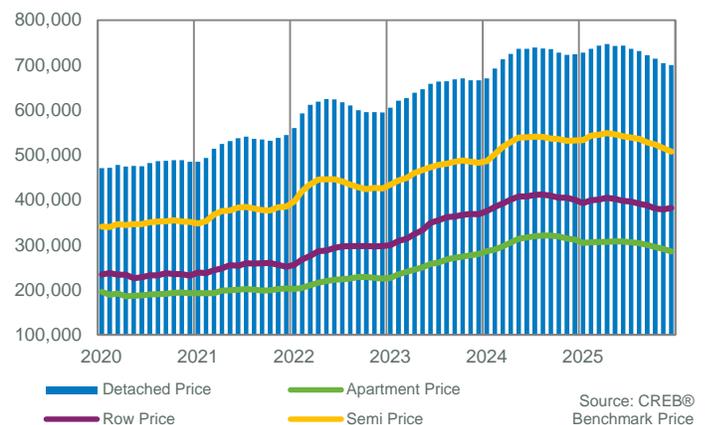
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

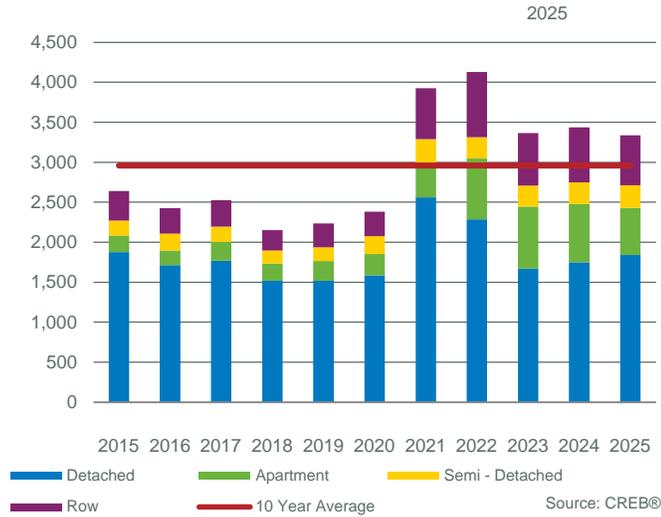


SOUTH PRICES

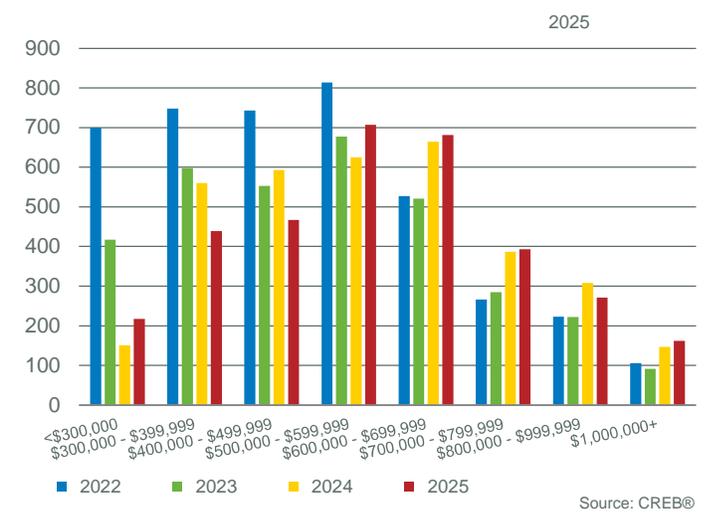


SOUTHEAST

SOUTHEAST TOTAL SALES



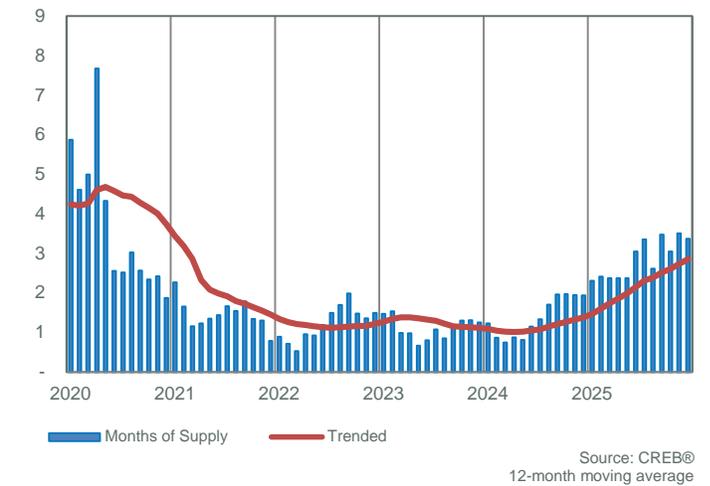
SOUTHEAST TOTAL SALES BY PRICE RANGE



SOUTHEAST INVENTORY AND SALES



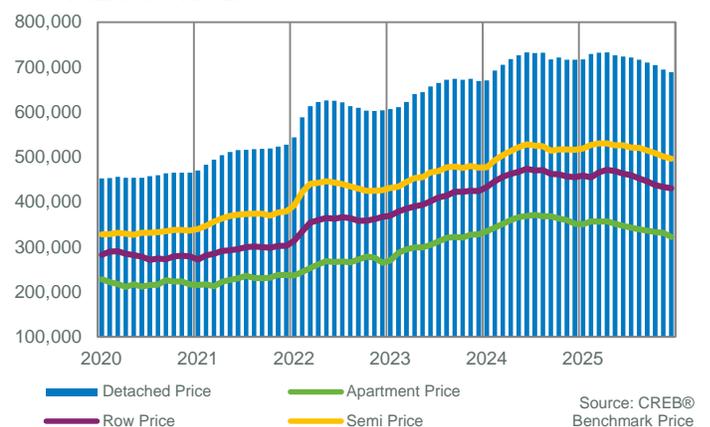
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

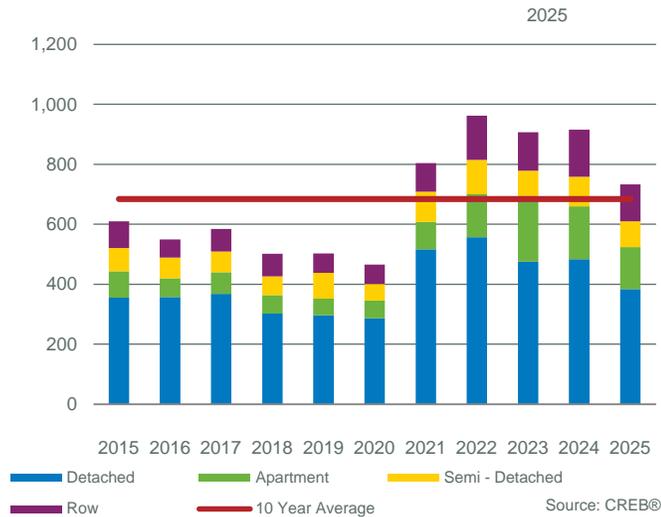


SOUTHEAST PRICES

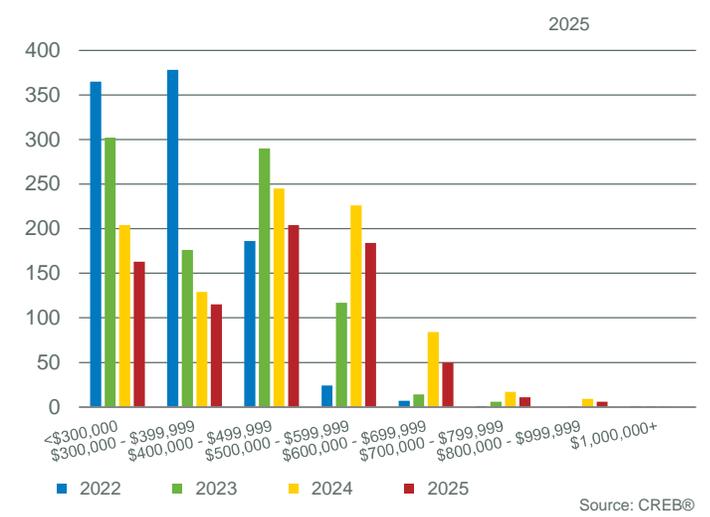


EAST

EAST TOTAL SALES



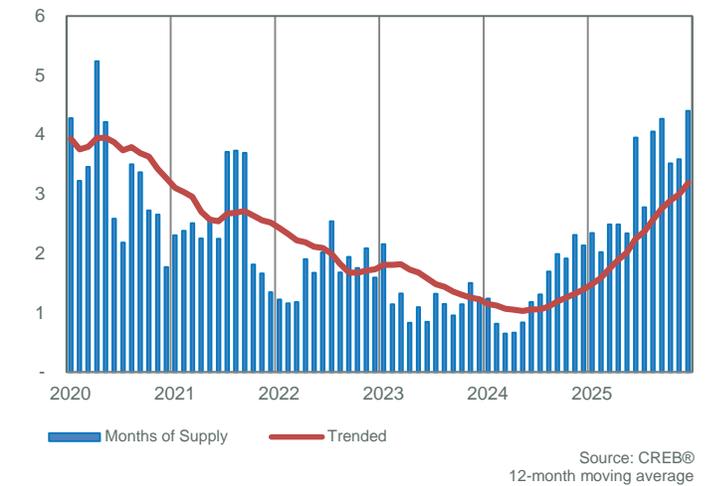
EAST TOTAL SALES BY PRICE RANGE



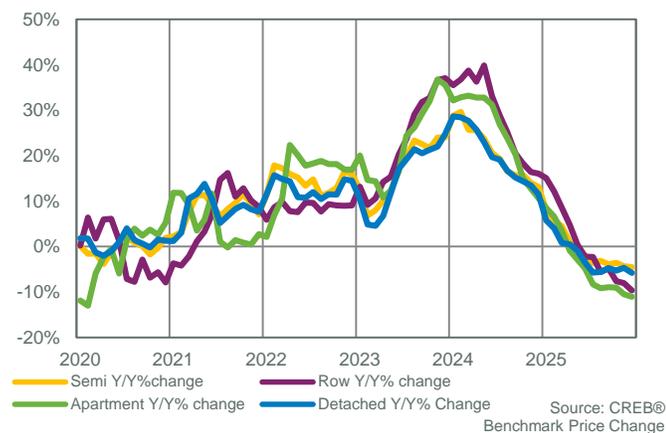
EAST INVENTORY AND SALES



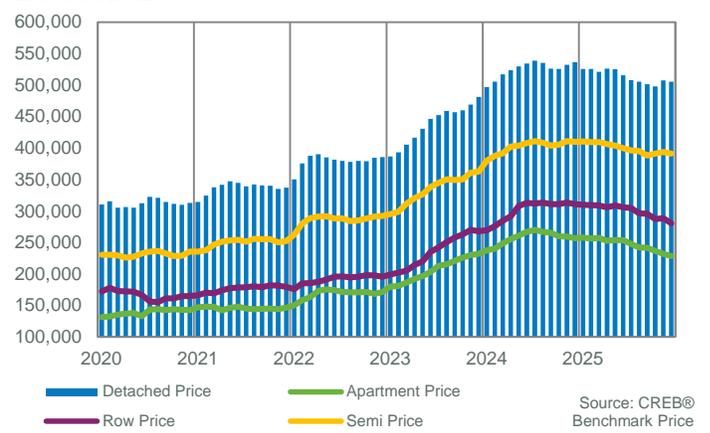
EAST MONTHS OF INVENTORY

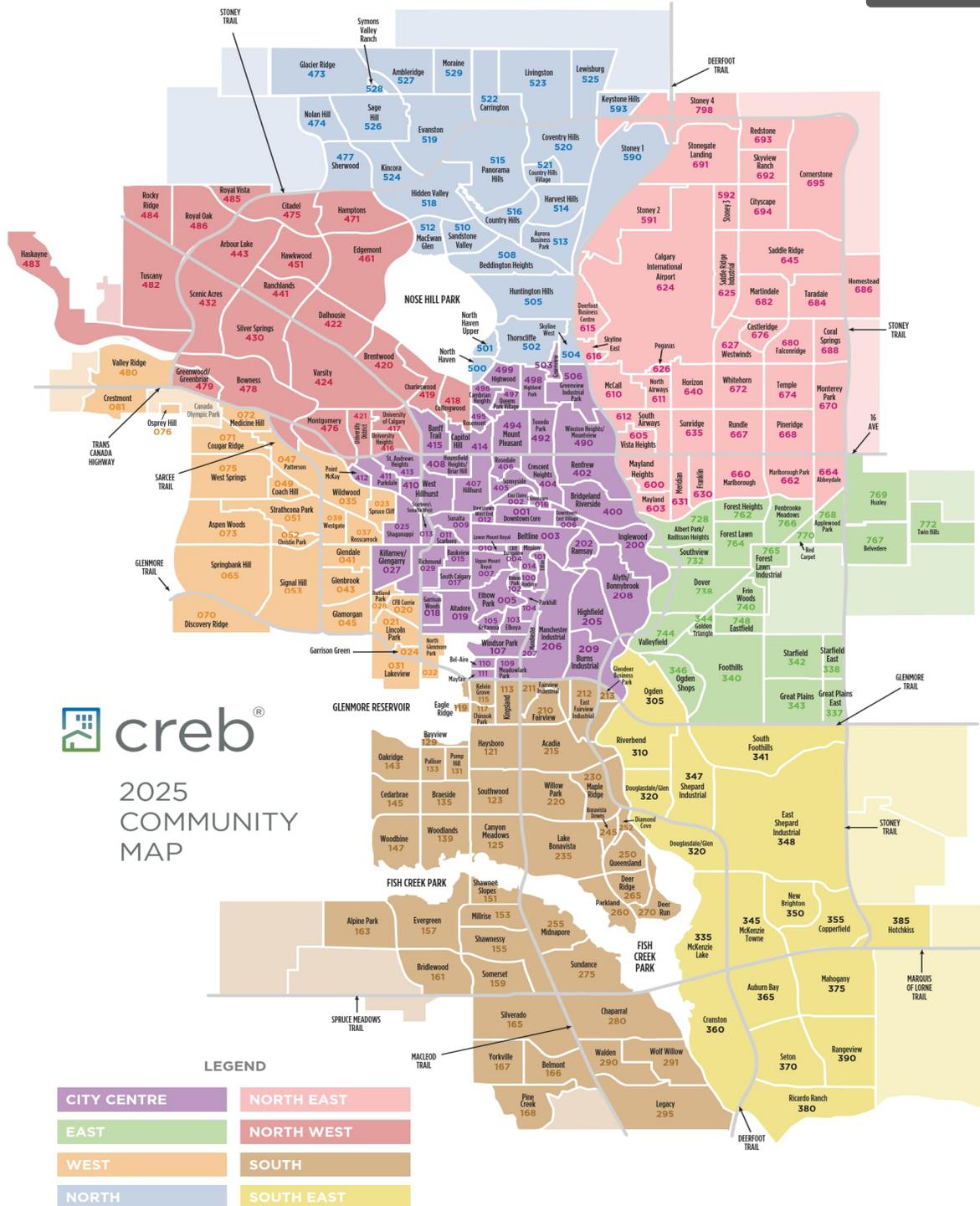


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

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

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