



creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

February
2025



creb.com

February 2025

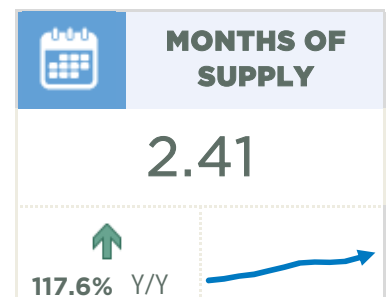
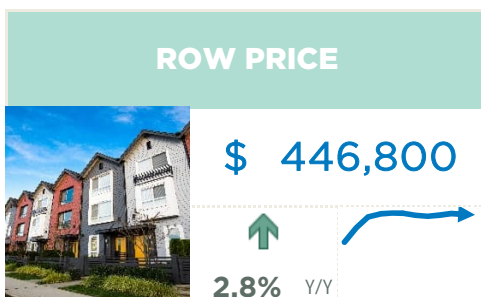
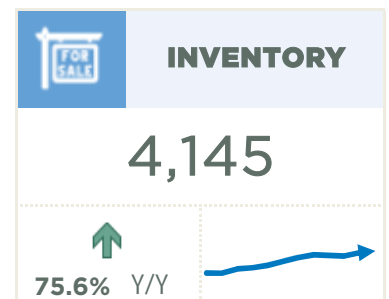
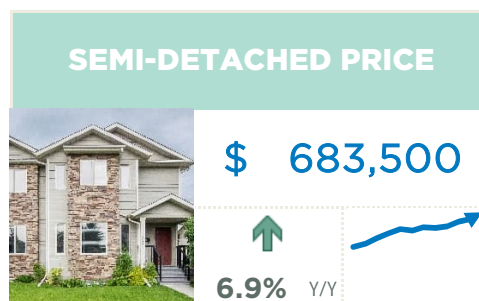
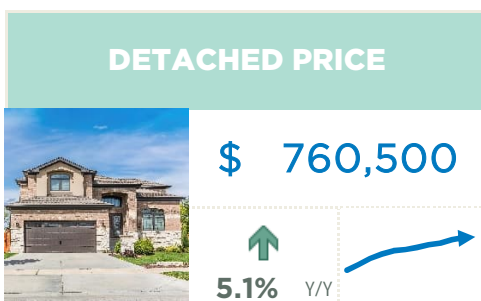
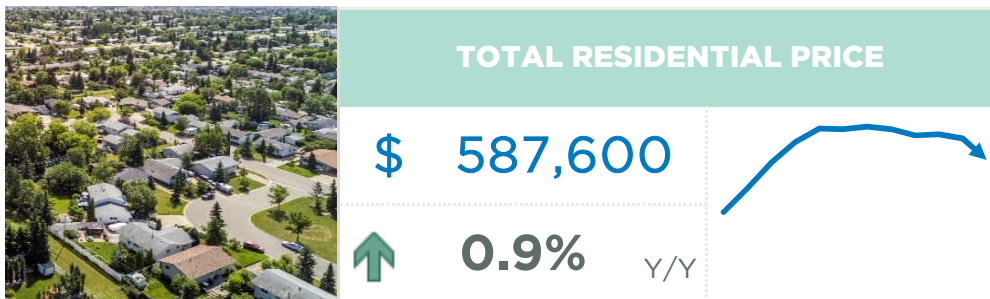
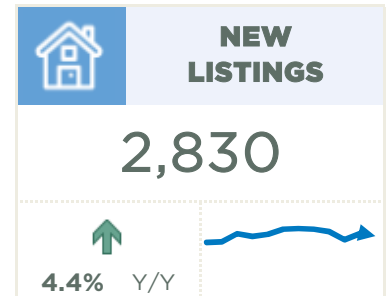
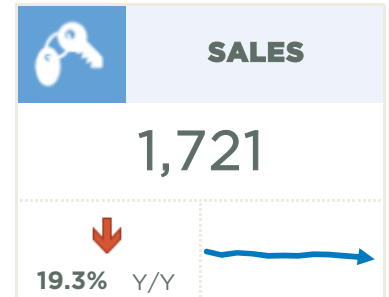
Sales remain above long-term trends despite declines

Calgary, Alberta, March 3, 2025 – For the second month in a row, inventory levels saw substantial year-over-year growth, rising by 76 per cent to 4,145 units in February. While inventory increases were seen across all price ranges, the largest increases were in homes priced under \$500,000; this increase was driven by substantial growth in the more affordable apartment and row/townhouse sectors. The overall months of supply were 2.4, similar to last month but more than double this time last year. Apartment-style units remained the most well-supplied at 3.1 months.

There were 1,721 sales in February, which was above historical averages for the month but 19 per cent lower than levels seen last year and significantly lower than the record levels seen in the post-pandemic period. New Listings in February reached 2,830, roughly in line with historical averages for the month. The sales-to-new listings ratio for the month was 61 per cent, higher than historical averages but below levels seen in each of the last three years.

“Even though more people listed their homes for sale, there were actually fewer sales than in February 2024. So, we’re seeing the seller’s market of the past two or three years ease off,” said Alan Tennant, President and CEO of CREB®. “In turn, that’s caused the pace at which prices are increasing to slow down a bit, which should come as welcome news for buyers.”

The total residential unadjusted benchmark price in February was \$587,600, relatively stable compared to late-2024 and roughly one per cent higher year-over-year. Price changes varied across the city, with the City Centre and North districts seeing declines, while the East district saw the largest price growth at over three per cent.



February 2025

February 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	765	-20%	1,265	6%	1,698	61%	60%	2.22	100%	\$760,500	5%
Semi	165	-14%	240	7%	326	46%	69%	1.98	69%	\$683,500	7%
Row	318	-9%	473	4%	655	113%	67%	2.06	135%	\$446,800	3%
Apartment	473	-26%	852	2%	1,466	90%	56%	3.10	156%	\$334,200	4%
Total Residential	1,721	-19%	2,830	4%	4,145	76%	61%	2.41	118%	\$587,600	1%

Year-to-Date

February 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	1,439	-15%	2,494	16%	1,575	53%	58%	2.19	79%	\$755,650	6%
Semi	325	1%	513	15%	315	43%	63%	1.94	41%	\$678,550	8%
Row	565	-13%	945	21%	623	120%	60%	2.21	152%	\$445,850	4%
Apartment	843	-25%	1,774	20%	1,381	90%	48%	3.28	154%	\$332,800	5%
Total Residential	3,172	-16%	5,726	18%	3,894	72%	55%	2.46	105%	\$585,300	2%



Detached

Sales in February slowed to 765 units, nearly 20 per cent lower than last year. New Listings increased by nearly six per cent year-over-year to 1,265 units. The decline in sales, coupled with the gain in new listings, drove inventory levels higher, reaching 1,698 and a 61 per cent increase in levels compared to 2024. Months of supply improved across all districts compared to the levels seen last year, although the recovery is uneven across the city. The City Centre and North East districts continue to trend towards more balanced conditions, while the South and North West districts remain supply-constrained at approximately 1.6 months. The unadjusted benchmark price rose to \$760,500, roughly five per cent higher than last February. Prices rose across all districts, with the largest increase occurring in the City Centre district at nearly eight per cent growth.



Semi-Detached

There were 240 new listings in February, a gain of seven per cent from 2024. Sales fell by nearly 14 per cent compared to 2024, slowing to 165 units. This gap between sales and new listings drove inventories up by 46 per cent, though they remain below long-term averages for the sector in February. There was a large variation in months of supply across the city, with a low of just one month in the North West district compared to a high of eight months in the East district. The unadjusted benchmark price pushed above levels seen in the late summer and early fall, rising by nearly seven per cent year-over-year to \$683,500. This increase was supported by price gains across all districts, with the largest growth occurring in the City Centre and South districts of approximately eight per cent.



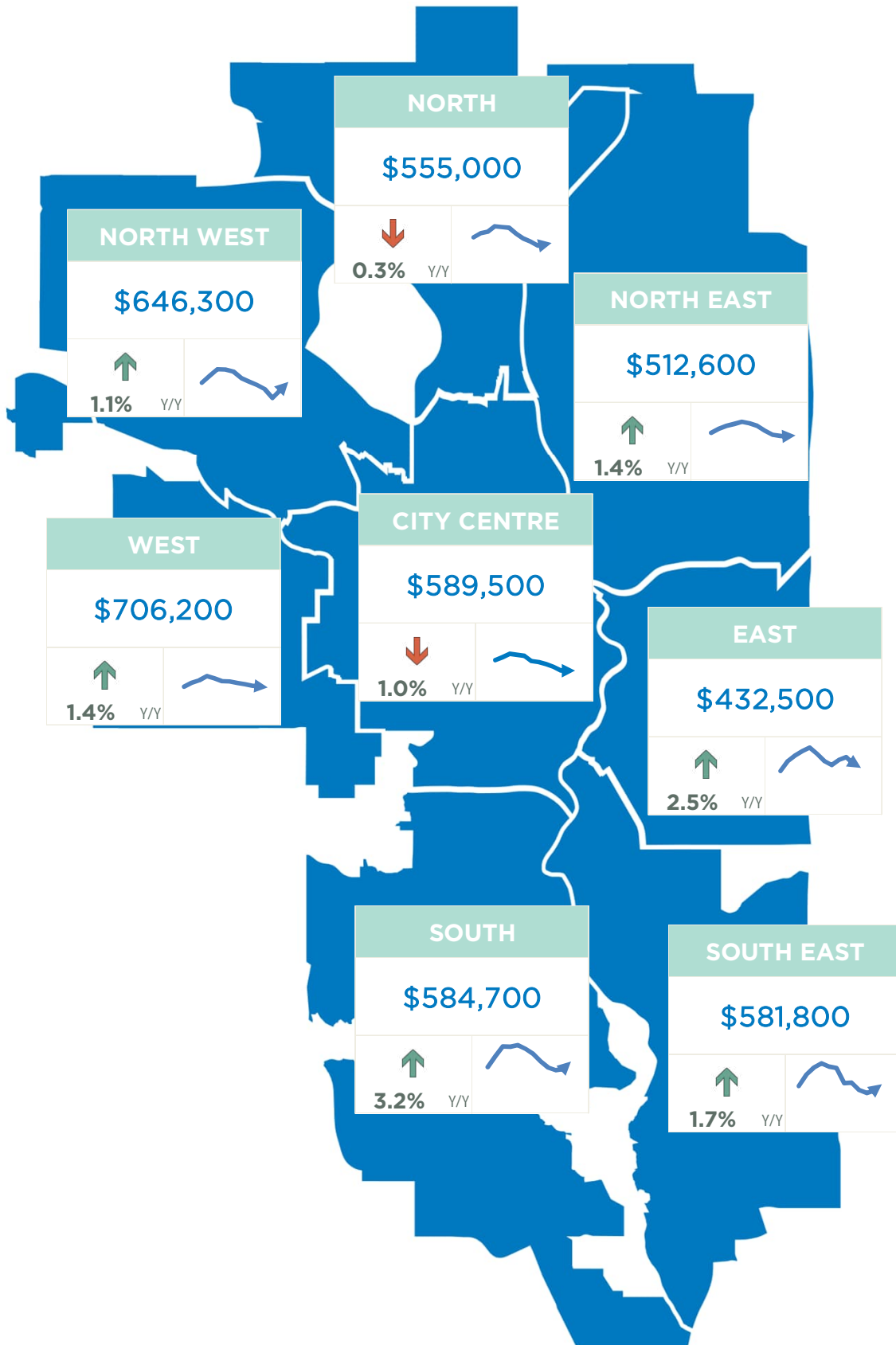
Row

As with other property types, year-over-year sales fell by over nine per cent while new listings increased by almost four per cent. Despite the sales decline, both sales and new listings remain above long-term averages for the month. This drop in sales pushed inventories to 655 units, more than double the levels seen last year, though still lower than the historical average levels for February. Months of supply improved across the city; the South and East districts have the tightest conditions at under 1.5 months, while the North East district has almost three months. Unadjusted benchmark prices remain below levels seen in the fall but are up almost three per cent year-over-year at \$446,880. Prices increased across all districts, with marginal increases in the South East and North districts, while the East district experienced a significant 12 per cent increase compared to 2024.



Apartment

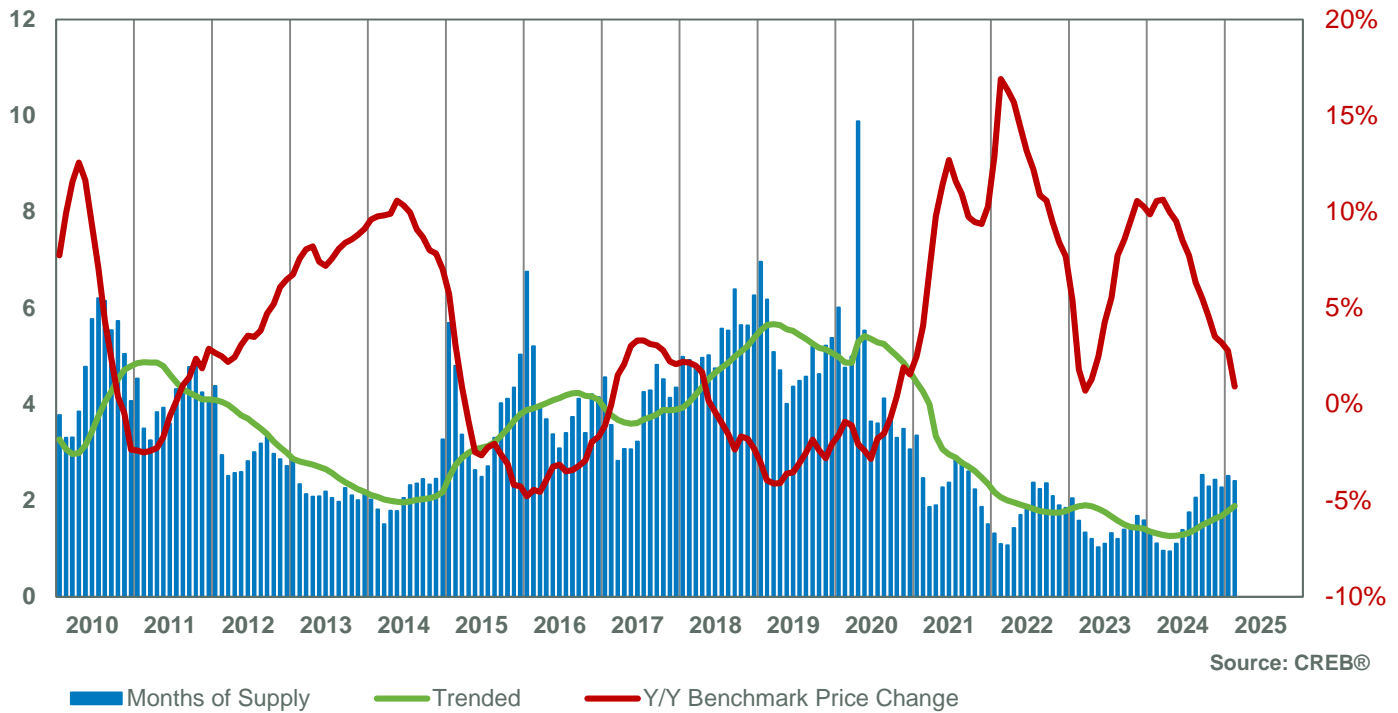
Sales reached 473 units in February, 26 per cent lower than last year but still well above long-term averages for the apartment sector in February. New listings were relatively flat year-over-year, but at 852 units, it was the highest amount on record for the month. Driven by the record new listings, inventory increased by 90 per cent year-over-year and also pushed to near-record levels. Months of supply reached 3.1 months in February, a substantial 155 per cent increase over 2024 but still well below record levels seen in the period between the 2014 oil crash and the pandemic. The unadjusted benchmark price for February was \$334,200, comparable to levels seen in the fall and almost four per cent above the prices seen this time last year. The largest price growth occurred in the West district at over eight per cent.



	Feb-24	Feb-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
CITY OF CALGARY						
Total Sales	2,132	1,721	-19.28%	3,781	3,172	-16.11%
Total Sales Volume	\$1,243,184,057	\$1,054,693,485	-15.16%	\$2,182,106,342	\$1,932,585,505	-11.43%
New Listings	2,711	2,830	4.39%	4,848	5,726	18.11%
Inventory	2,360	4,145	75.64%	2,259	3,894	72.38%
Months of Supply	1.11	2.41	117.58%	1.19	2.46	105.47%
Sales to New Listings	78.64%	60.81%	-17.83%	77.99%	55.40%	-22.59%
Sales to List Price	101.02%	99.01%	-2.01%	100.52%	98.80%	-1.72%
Days on Market	24	33	33.72%	28	36	28.10%
Benchmark Price	\$582,200	\$587,600	0.93%	\$574,700	\$585,300	1.84%
Median Price	\$548,300	\$565,000	3.05%	\$537,000	\$570,000	6.15%
Average Price	\$583,107	\$612,838	5.10%	\$577,124	\$609,264	5.57%
Index	272.6	275.1	0.92%	262.9	278.7	6.04%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

	Feb-24	Feb-25	Y/Y % Change	2024 YTD	2025 YTD	% Change
DETACHED						
Total Sales	952	765	-19.64%	1,685	1,439	-14.60%
Total Sales Volume	\$739,928,413	\$615,395,771	-16.83%	\$1,296,450,400	\$1,140,991,277	-11.99%
New Listings	1,194	1,265	5.95%	2,148	2,494	16.11%
Inventory	1,056	1,698	60.80%	1,028	1,575	53.28%
Months of Supply	1.11	2.22	100.10%	1.22	2.19	79.49%
Sales to New Listings Ratio	79.73%	60.47%	-19.26%	78.45%	57.70%	-20.75%
Sales to List Price Ratio	101.08%	99.63%	-1.45%	100.60%	99.28%	-1.31%
Days on Market	25	28	12.58%	29	32	12.31%
Benchmark Price	\$723,700	\$760,500	5.08%	\$712,600	\$755,650	6.04%
Median Price	\$710,000	\$720,000	1.41%	\$700,000	\$710,000	1.43%
Average Price	\$777,236	\$804,439	3.50%	\$769,407	\$792,906	3.05%
APARTMENT						
Total Sales	638	473	-25.86%	1,126	843	-25.13%
Total Sales Volume	\$212,004,360	\$167,126,746	-21.17%	\$376,465,617	\$297,662,475	-20.93%
New Listings	836	852	1.91%	1,474	1,774	20.35%
Inventory	773	1,466	89.65%	728	1,381	89.83%
Months of Supply	1.21	3.10	155.81%	1.29	3.28	153.55%
Sales to New Listings Ratio	76.32%	55.52%	-20.80%	76.39%	47.52%	-28.87%
Sales to List Price Ratio	100.09%	97.76%	-2.33%	99.62%	97.78%	-1.84%
Days on Market	26	42	58.78%	30	46	51.50%
Benchmark Price	\$321,500	\$334,200	3.95%	\$318,100	\$332,800	4.62%
Median Price	\$315,000	\$330,000	4.76%	\$311,000	\$323,000	3.86%
Average Price	\$332,295	\$353,334	6.33%	\$334,339	\$353,099	5.61%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	191	165	-13.61%	322	325	0.93%
Total Sales Volume	\$127,318,344	\$118,699,777	-6.77%	\$214,789,786	\$225,429,789	4.95%
New Listings	224	240	7.14%	447	513	14.77%
Inventory	223	326	46.19%	221	315	42.53%
Months of Supply	1.17	1.98	69.22%	1.37	1.94	41.22%
Sales to New Listings Ratio	85.27%	68.75%	-16.52%	72.04%	63.35%	-8.68%
Sales to List Price Ratio	101.23%	99.39%	-1.82%	100.92%	99.07%	-1.83%
Days on Market	26	32	23.39%	30	34	14.74%
Benchmark Price	\$639,400	\$683,500	6.90%	\$630,650	\$678,550	7.60%
Median Price	\$595,000	\$640,000	7.56%	\$605,000	\$617,000	1.98%
Average Price	\$666,588	\$719,393	7.92%	\$667,049	\$693,630	3.98%
CITY OF CALGARY ROW						
Total Sales	351	318	-9.40%	648	565	-12.81%
Total Sales Volume	\$163,932,941	\$153,471,192	-6.38%	\$294,400,539	\$268,501,964	-8.80%
New Listings	457	473	3.50%	779	945	21.31%
Inventory	308	655	112.66%	283	623	120.14%
Months of Supply	0.88	2.06	134.73%	0.87	2.21	152.48%
Sales to New Listings Ratio	76.81%	67.23%	-9.57%	83.18%	59.79%	-23.40%
Sales to List Price Ratio	102.43%	99.18%	-3.17%	101.70%	98.93%	-2.72%
Days on Market	20	31	59.46%	24	35	43.08%
Benchmark Price	\$434,700	\$446,800	2.78%	\$429,500	\$445,850	3.81%
Median Price	\$465,000	\$465,000	0.00%	\$451,500	\$460,000	1.88%
Average Price	\$467,045	\$482,614	3.33%	\$454,322	\$475,225	4.60%

For a list of definitions, see page 29.

February 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	82	160	51.25%	261	3.18	\$965,100	7.77%	1.09%
North East	92	191	48.17%	317	3.45	\$606,100	3.73%	0.90%
North	110	160	68.75%	209	1.90	\$684,700	2.82%	1.77%
North West	93	139	66.91%	156	1.68	\$803,700	4.96%	2.59%
West	68	112	60.71%	138	2.03	\$962,000	4.44%	-0.30%
South	189	261	72.41%	303	1.60	\$735,900	6.48%	1.50%
South East	106	189	56.08%	241	2.27	\$730,200	5.20%	1.60%
East	24	36	66.67%	52	2.17	\$525,700	3.95%	-0.06%
TOTAL CITY	765	1,265	60.47%	1,698	2.22	\$760,500	5.08%	1.29%
Apartment								
City Centre	188	377	49.87%	659	3.51	\$344,800	2.86%	1.26%
North East	27	62	43.55%	142	5.26	\$302,100	5.30%	-0.76%
North	44	71	61.97%	133	3.02	\$329,700	3.16%	-0.60%
North West	36	67	53.73%	101	2.81	\$308,600	2.97%	1.08%
West	44	75	58.67%	117	2.66	\$357,100	8.08%	0.51%
South	75	100	75.00%	153	2.04	\$310,000	5.37%	0.55%
South East	47	86	54.65%	140	2.98	\$361,400	3.76%	1.75%
East	12	14	85.71%	21	1.75	\$252,200	5.79%	-0.63%
TOTAL CITY	473	852	55.52%	1,466	3.10	\$334,200	3.95%	0.84%
Semi-detached								
City Centre	51	71	71.83%	101	1.98	\$935,500	7.96%	0.96%
North East	18	25	72.00%	57	3.17	\$447,800	6.85%	2.26%
North	17	30	56.67%	27	1.59	\$527,900	3.69%	2.98%
North West	18	14	128.57%	18	1.00	\$659,100	4.07%	1.98%
West	11	16	68.75%	28	2.55	\$795,600	4.74%	1.75%
South	29	49	59.18%	51	1.76	\$544,000	8.30%	1.78%
South East	19	29	65.52%	34	1.79	\$526,400	6.93%	1.37%
East	1	6	16.67%	8	8.00	\$407,300	5.49%	-0.29%
TOTAL CITY	165	240	68.75%	326	1.98	\$683,500	6.90%	1.47%
Row								
City Centre	43	58	74.14%	76	1.77	\$603,300	2.78%	-0.20%
North East	46	71	64.79%	131	2.85	\$368,000	5.53%	2.08%
North	44	74	59.46%	104	2.36	\$417,500	1.43%	1.04%
North West	33	49	67.35%	52	1.58	\$451,200	5.25%	0.87%
West	30	55	54.55%	72	2.40	\$457,800	4.28%	0.09%
South	56	79	70.89%	82	1.46	\$402,900	4.16%	1.61%
South East	52	66	78.79%	114	2.19	\$456,100	1.83%	-0.98%
East	14	17	82.35%	20	1.43	\$304,900	12.30%	-0.20%
TOTAL CITY	318	473	67.23%	655	2.06	\$446,800	2.78%	0.43%

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

City of Calgary

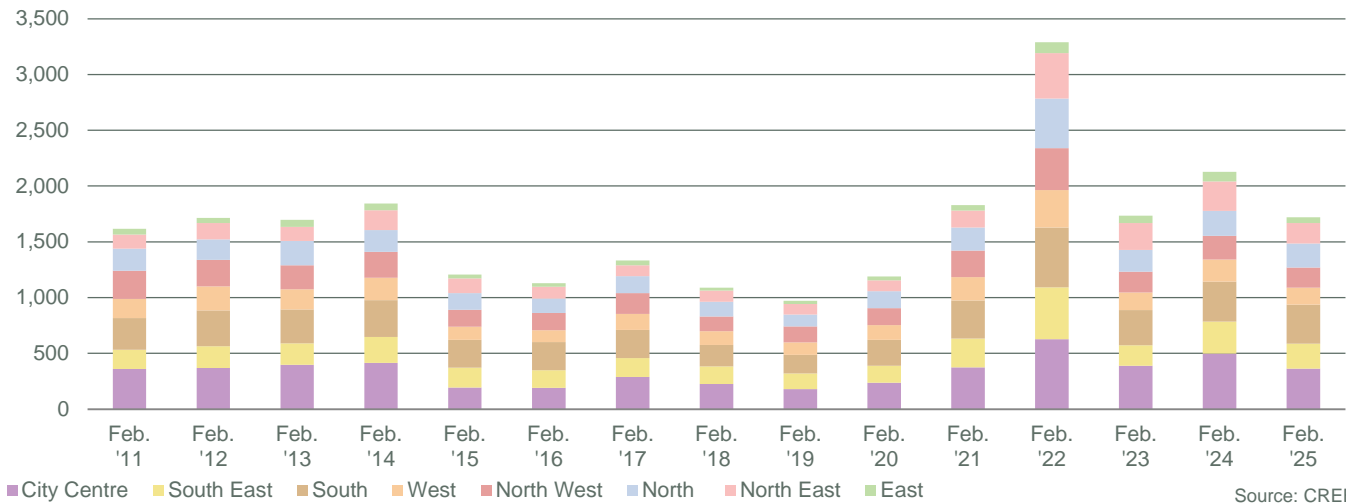
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Feb. 2025

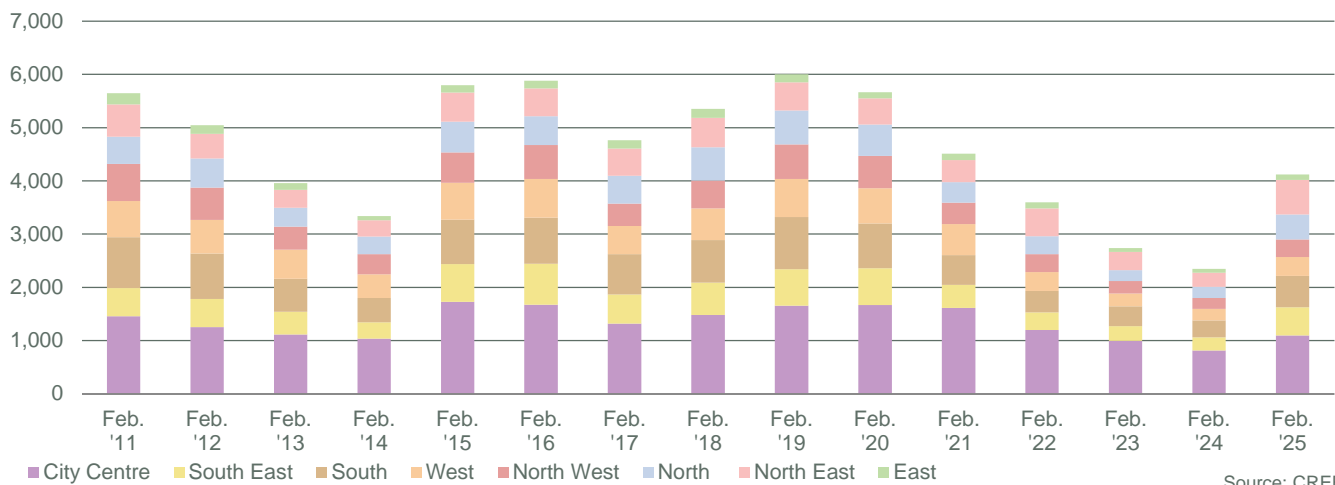
TOTAL SALES

FEBRUARY



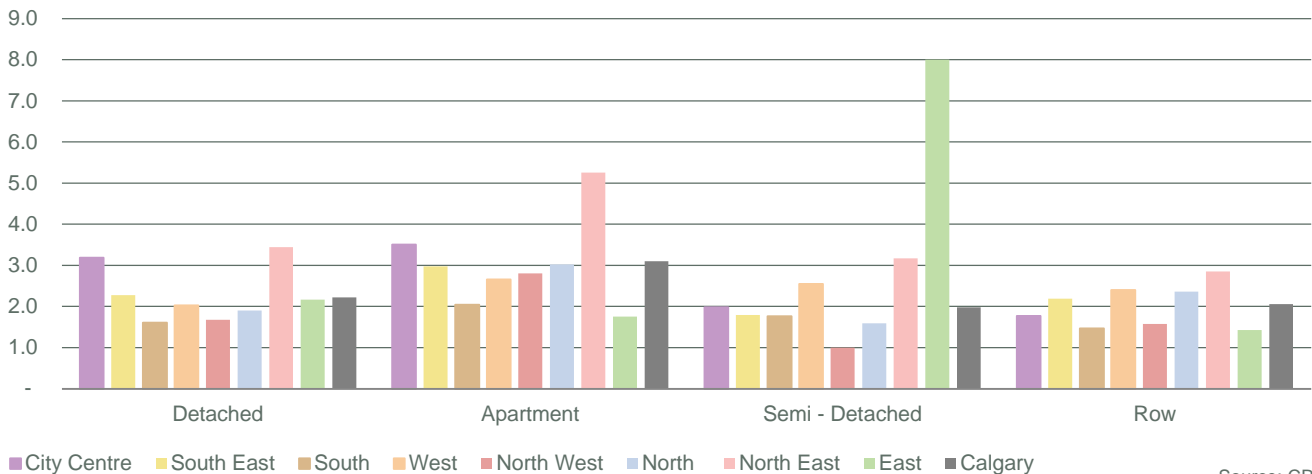
TOTAL INVENTORY

FEBRUARY



MONTHS OF SUPPLY

FEBRUARY



BENCHMARK PRICE - FEBRUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY

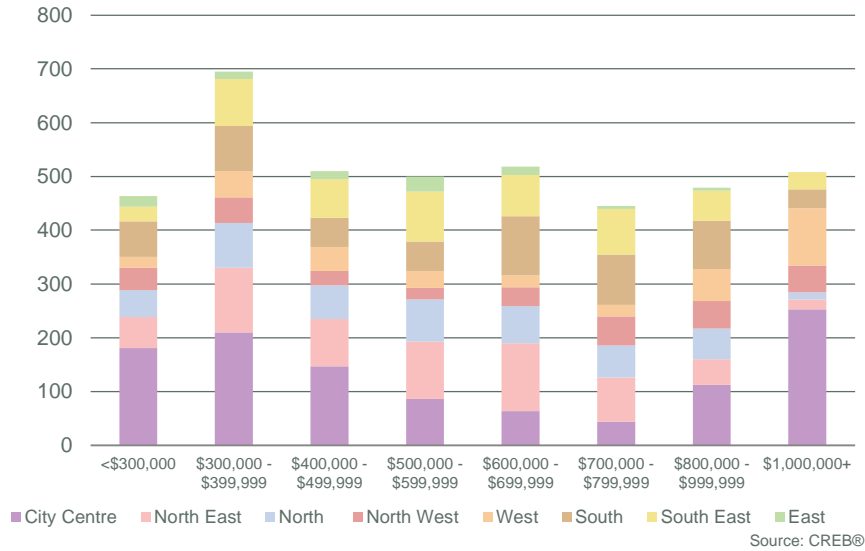


Source: CREB®

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

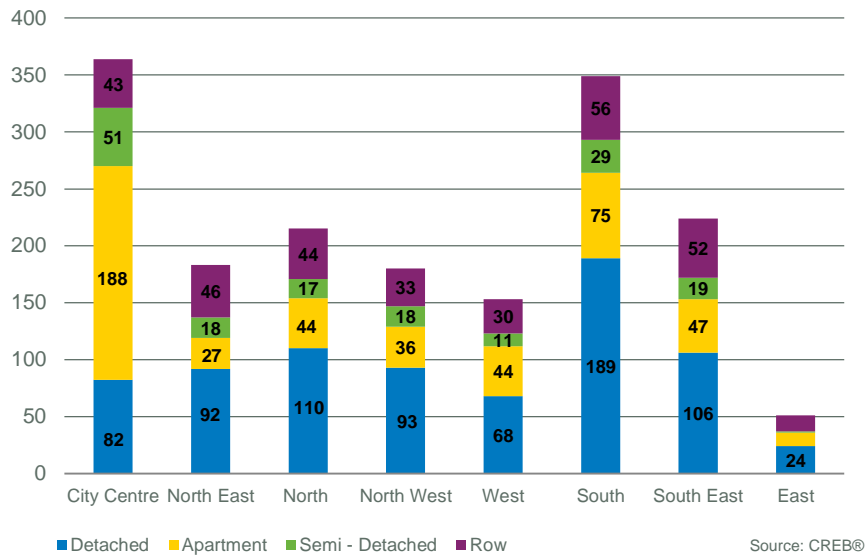
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



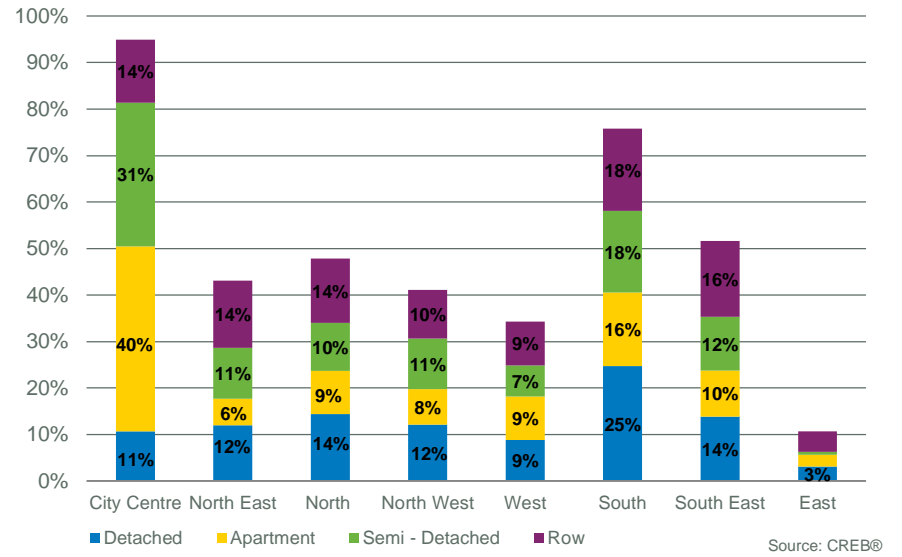
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



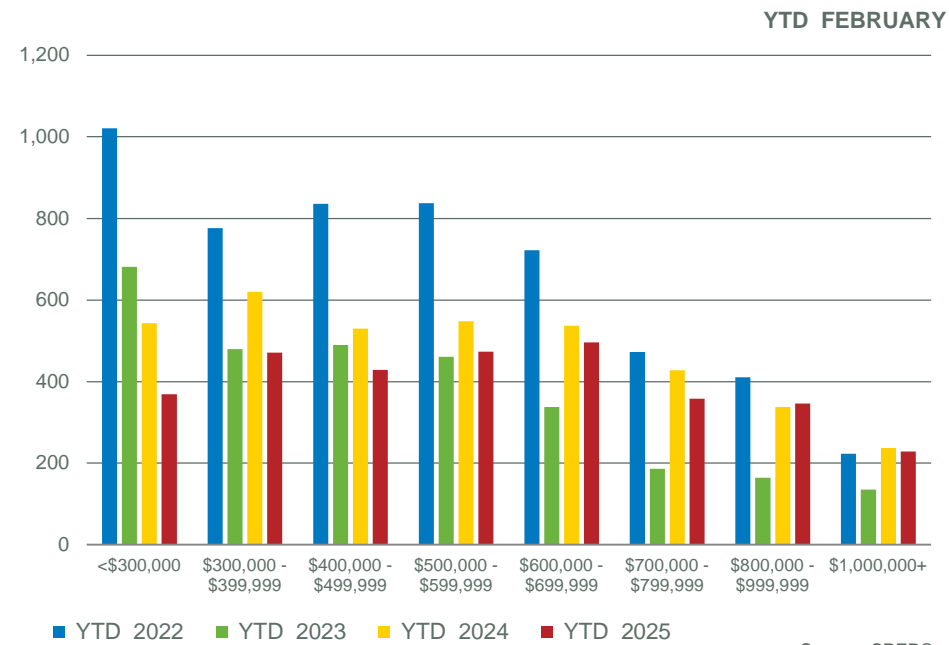
SHARE OF CITY WIDE SALES - FEBRUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	1,649	2,132	2,658	2,876	3,090	2,737	2,374	2,182	2,000	2,168	1,793	1,318
New Listings	2,137	2,711	3,173	3,491	4,337	3,798	3,603	3,537	3,687	3,264	2,327	1,238
Inventory	2,158	2,360	2,546	2,722	3,412	3,790	4,165	4,496	5,069	4,971	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	566,250	562,500	570,444	562,500	556,500	565,000	575,000	573,000	551,556
Average Price	569,389	583,107	596,211	608,535	612,804	623,182	606,427	609,230	622,205	621,055	615,668	605,076
Index	266	273	277	281	283	285	284	282	279	277	275	273
2025												
Sales	1,451	1,721										
New Listings	2,896	2,830										
Inventory	3,643	4,145										
Days on Market	41	33										
Benchmark Price	583,000	587,600										
Median Price	572,500	565,000										
Average Price	605,026	612,838										
Index	273	275										

	Feb-24	Feb-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	5	2	5	2
\$150,000 - \$199,999	14	19	33	31
\$200,000 - \$249,999	106	53	198	103
\$250,000 - \$299,999	170	118	307	233
\$300,000 - \$349,999	189	135	347	243
\$350,000 - \$399,999	155	137	273	228
\$400,000 - \$449,999	131	113	252	208
\$450,000 - \$499,999	155	122	278	221
\$500,000 - \$549,999	149	117	274	213
\$550,000 - \$599,999	180	125	274	261
\$600,000 - \$649,999	154	127	288	268
\$650,000 - \$699,999	142	128	249	228
\$700,000 - \$749,999	122	115	227	202
\$750,000 - \$799,999	112	87	201	156
\$800,000 - \$849,999	90	75	142	133
\$850,000 - \$899,999	53	58	89	96
\$900,000 - \$949,999	40	37	60	64
\$950,000 - \$999,999	25	28	47	53
\$1,000,000 - \$1,299,999	83	68	137	124
\$1,300,000 - \$1,499,999	23	20	39	37
\$1,500,000 - \$1,999,999	22	21	40	43
\$2,000,000 +	12	16	21	25
	2,132	1,721	3,781	3,172

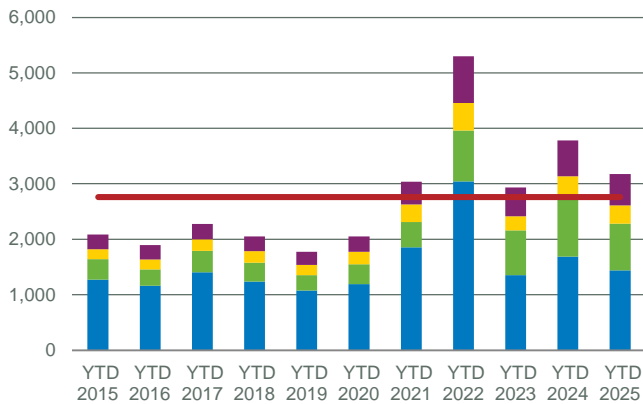
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

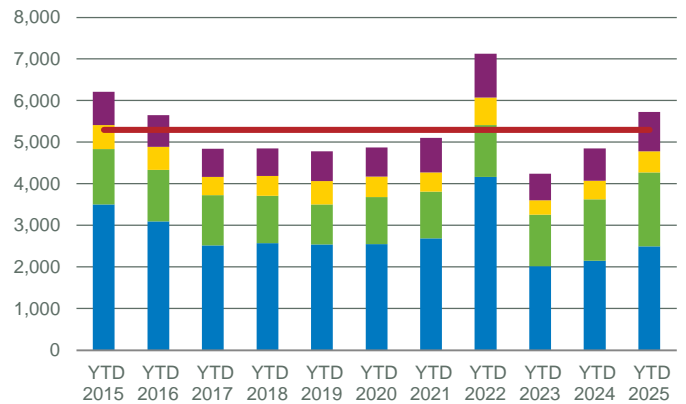
YTD FEBRUARY



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

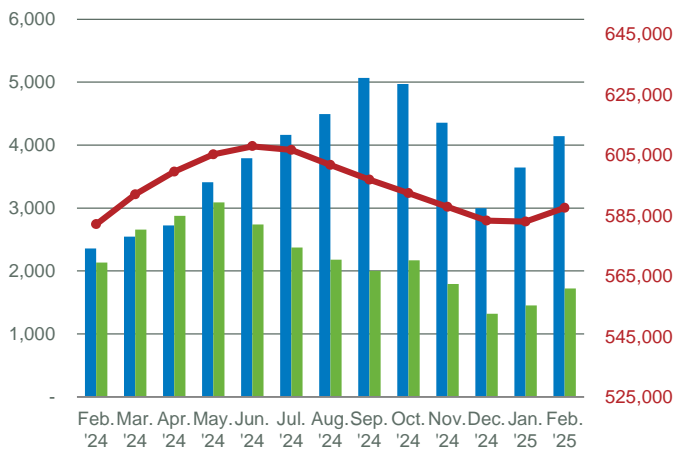
CITY OF CALGARY TOTAL NEW LISTINGS

YTD FEBRUARY



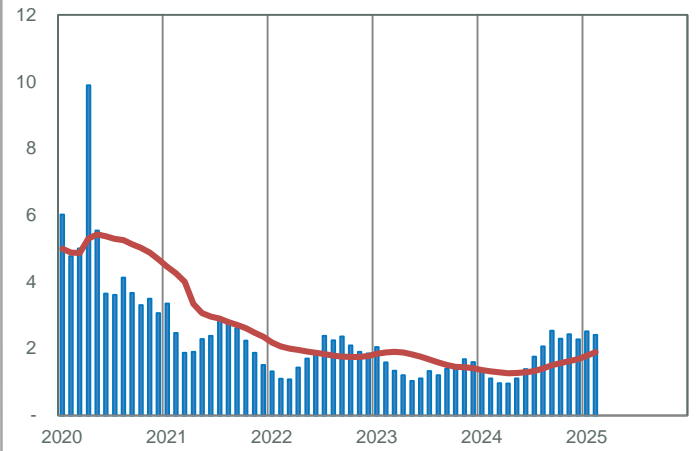
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



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

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



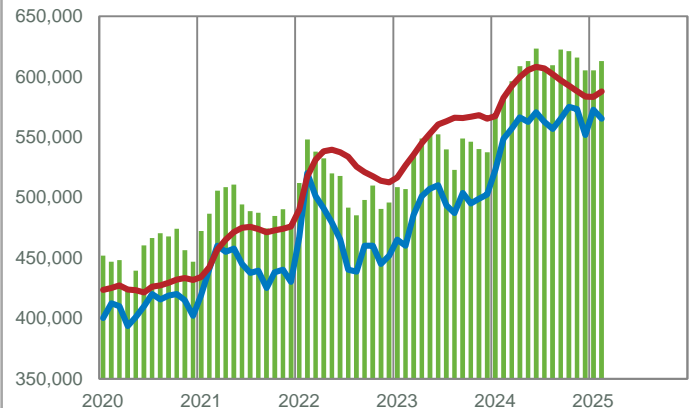
Legend: Months of Supply, Trended. Source: CREB®

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

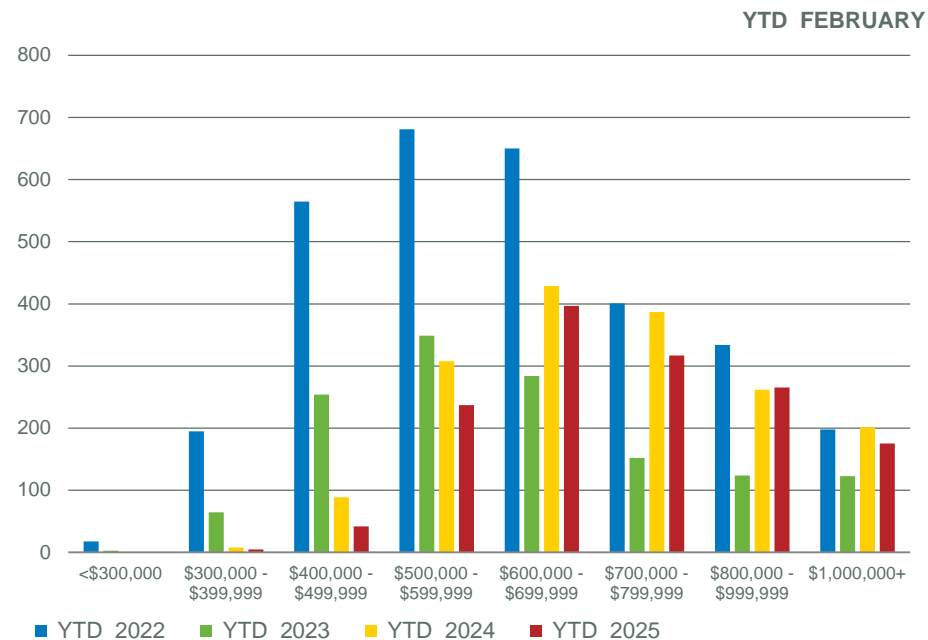


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	733	952	1,148	1,318	1,383	1,277	1,093	1,024	942	1,068	862	609
New Listings	954	1,194	1,386	1,629	2,037	1,809	1,721	1,594	1,791	1,536	1,043	542
Inventory	999	1,056	1,120	1,219	1,599	1,776	1,954	2,014	2,317	2,199	1,858	1,237
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	699,850	710,000	685,000
Average Price	759,239	777,236	801,848	796,830	823,167	829,335	803,854	804,979	820,026	802,450	785,821	798,015
Index	288	297	304	308	313	315	315	313	311	310	308	307
2025												
Sales	674	765										
New Listings	1,229	1,265										
Inventory	1,452	1,698										
Days on Market	37	28										
Benchmark Price	750,800	760,500										
Median Price	698,194	720,000										
Average Price	779,815	804,439										
Index	308	312										

	Feb-24	Feb-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	-	1	-	1
\$300,000 - \$349,999	-	1	-	2
\$350,000 - \$399,999	5	2	8	3
\$400,000 - \$449,999	11	6	28	9
\$450,000 - \$499,999	28	18	61	33
\$500,000 - \$549,999	65	39	127	83
\$550,000 - \$599,999	116	73	181	154
\$600,000 - \$649,999	111	100	219	212
\$650,000 - \$699,999	121	101	210	185
\$700,000 - \$749,999	110	102	205	179
\$750,000 - \$799,999	100	78	182	138
\$800,000 - \$849,999	73	64	115	116
\$850,000 - \$899,999	41	42	71	71
\$900,000 - \$949,999	32	28	46	44
\$950,000 - \$999,999	18	17	30	34
\$1,000,000 - \$1,299,999	68	45	112	83
\$1,300,000 - \$1,499,999	21	14	35	29
\$1,500,000 - \$1,999,999	20	18	35	38
\$2,000,000 +	12	16	20	25
	952	765	1,685	1,439

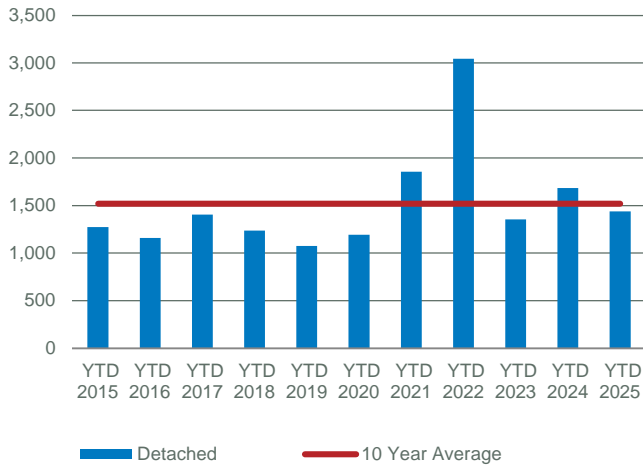
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

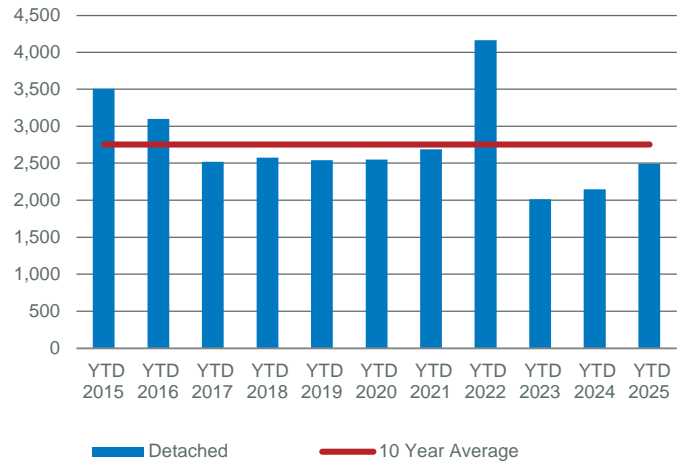
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



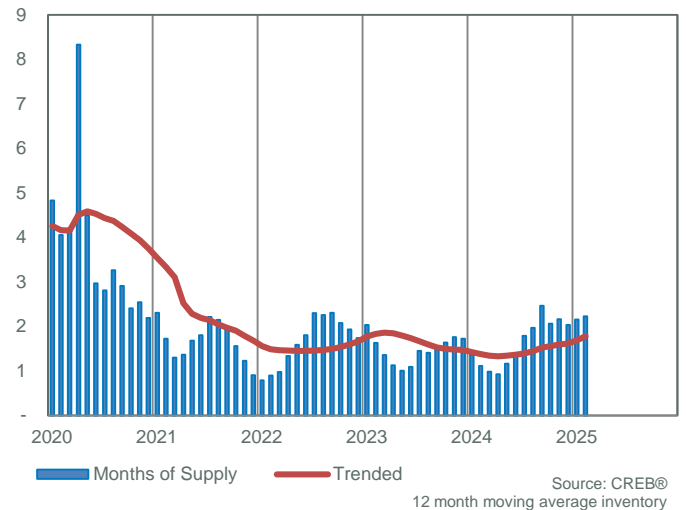
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



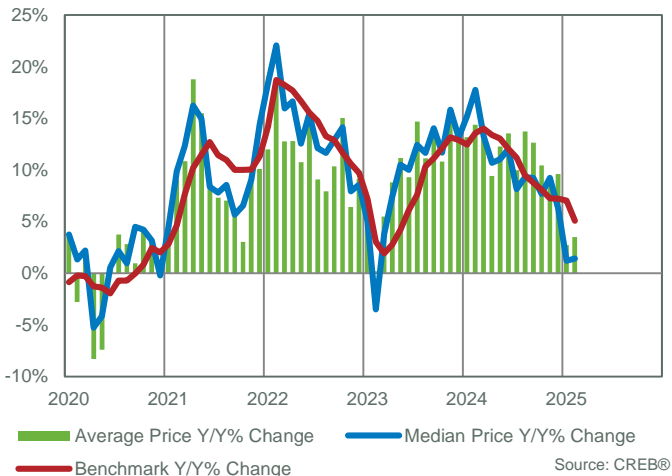
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



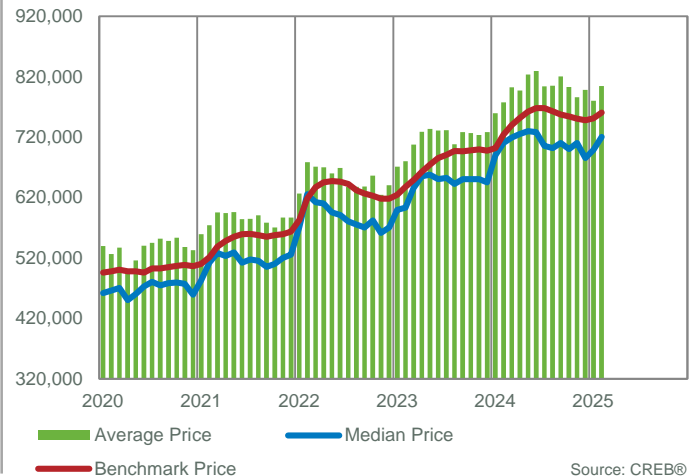
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

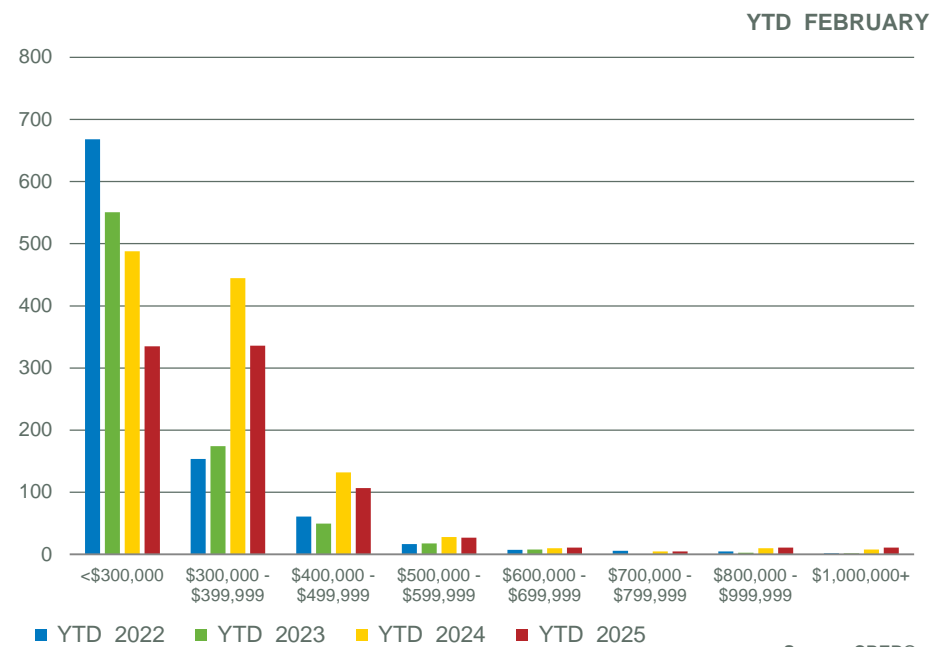


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	488	638	813	822	907	791	659	603	501	559	429	357
New Listings	638	836	990	1,049	1,250	1,106	1,043	1,001	991	921	653	352
Inventory	682	773	861	951	1,113	1,223	1,369	1,478	1,622	1,595	1,481	1,036
Days on Market	35	26	23	23	22	23	27	32	33	35	45	48
Benchmark Price	314,700	321,500	327,600	335,500	340,500	344,700	346,300	346,500	345,000	341,700	337,800	332,400
Median Price	308,000	315,000	317,500	330,000	327,000	335,000	319,500	325,000	330,000	315,000	325,000	315,000
Average Price	337,011	332,295	341,280	358,612	349,055	357,432	341,379	353,894	348,389	352,103	353,733	358,432
Index	237	243	247	253	257	260	261	261	260	258	255	251
2025												
Sales	370	473										
New Listings	922	852										
Inventory	1,296	1,466										
Days on Market	51	42										
Benchmark Price	331,400	334,200										
Median Price	311,500	330,000										
Average Price	352,799	353,334										
Index	250	252										

	Feb-24	Feb-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	5	2	5	2
\$150,000 - \$199,999	14	19	31	31
\$200,000 - \$249,999	101	50	189	99
\$250,000 - \$299,999	145	98	263	203
\$300,000 - \$349,999	160	109	280	188
\$350,000 - \$399,999	103	101	165	148
\$400,000 - \$449,999	49	40	80	72
\$450,000 - \$499,999	29	18	52	35
\$500,000 - \$549,999	11	11	18	20
\$550,000 - \$599,999	4	5	10	7
\$600,000 - \$649,999	7	4	8	7
\$650,000 - \$699,999	1	3	2	4
\$700,000 - \$749,999	1	1	2	3
\$750,000 - \$799,999	-	-	3	2
\$800,000 - \$849,999	2	1	4	1
\$850,000 - \$899,999	2	4	3	5
\$900,000 - \$949,999	-	1	-	4
\$950,000 - \$999,999	2	1	3	1
\$1,000,000 - \$1,299,999	1	2	3	5
\$1,300,000 - \$1,499,999	-	1	1	3
\$1,500,000 - \$1,999,999	1	2	4	3
\$2,000,000 +	-	-	-	-
	638	473	1,126	843

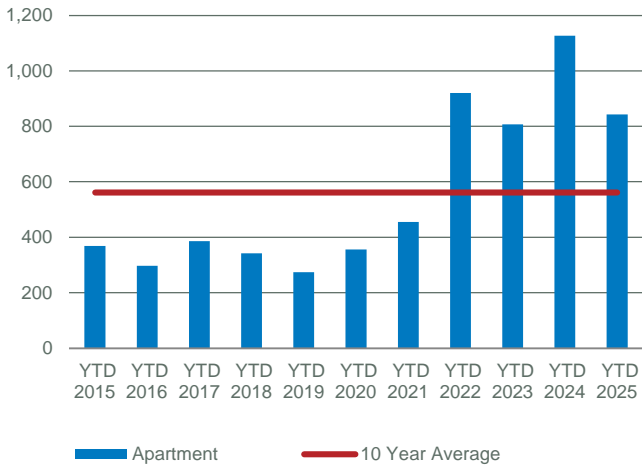
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

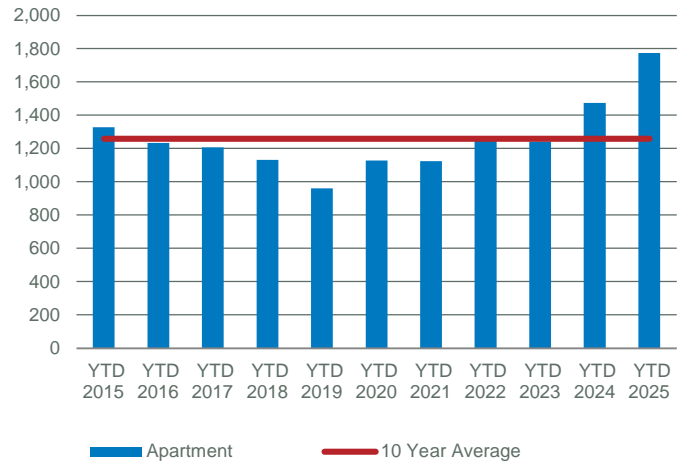
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



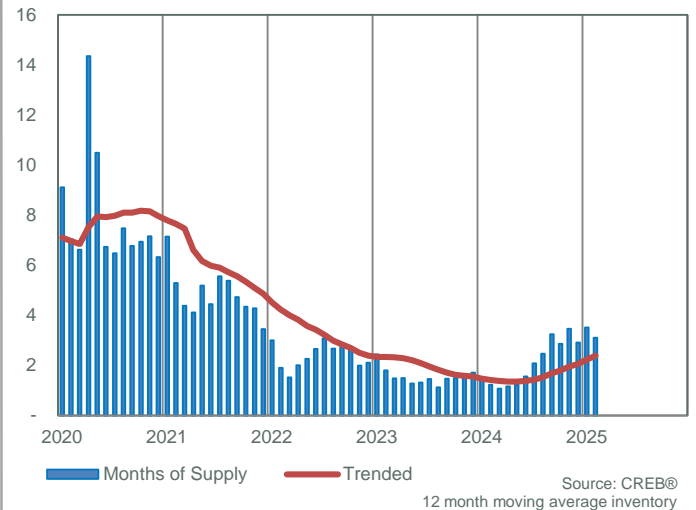
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



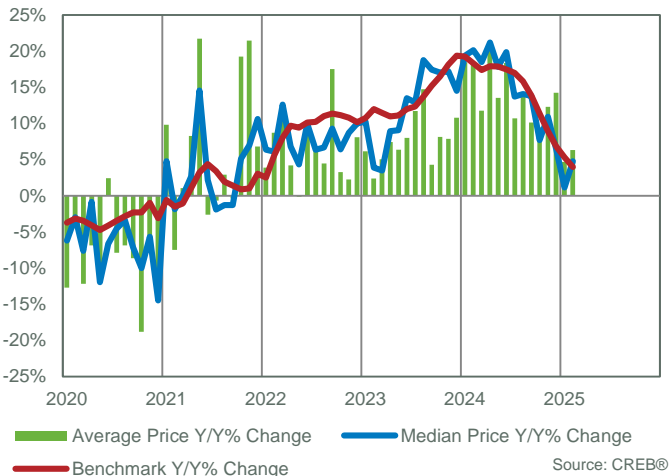
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



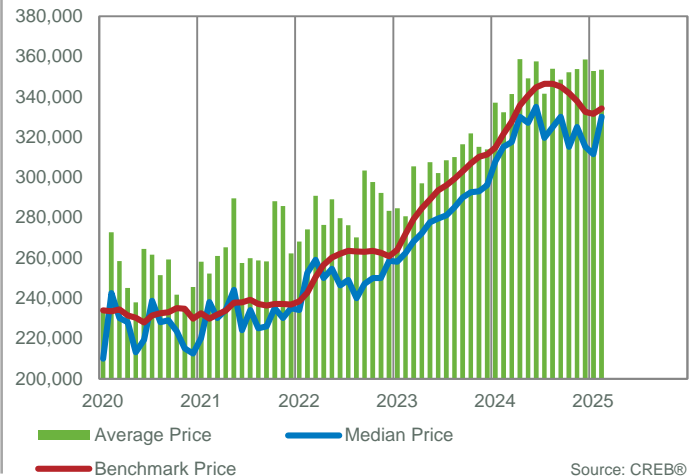
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

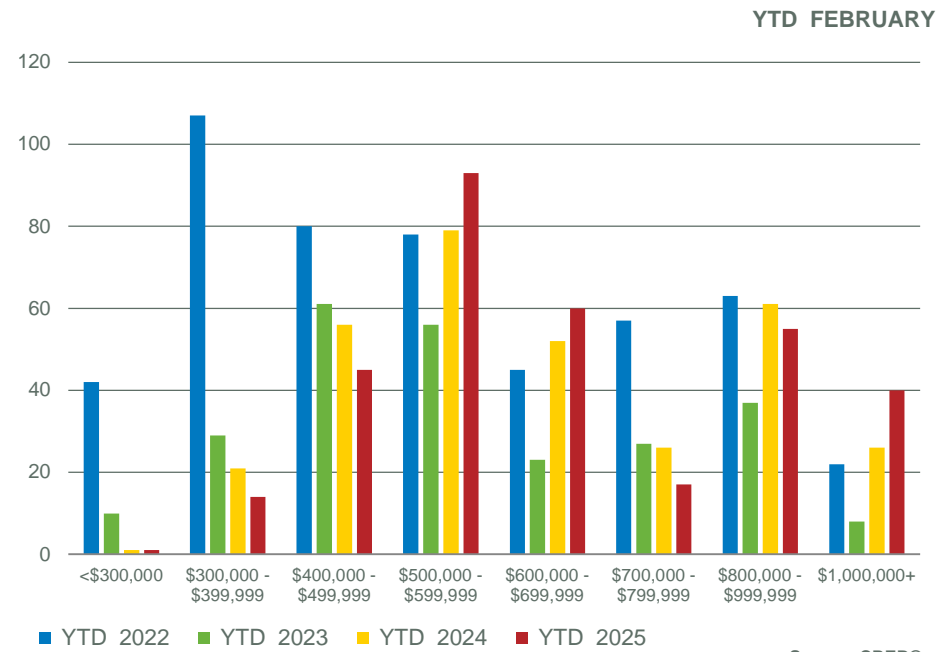


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	131	191	250	254	259	233	199	172	181	188	172	124
New Listings	223	224	261	293	360	304	263	299	299	285	225	100
Inventory	219	223	206	208	273	298	295	341	379	394	364	248
Days on Market	35	26	21	22	17	18	22	25	25	28	31	41
Benchmark Price	621,900	639,400	658,200	667,700	678,000	686,100	687,900	681,200	678,400	677,000	675,100	677,600
Median Price	610,000	595,000	620,000	628,000	622,500	599,900	610,000	590,000	595,000	623,875	635,000	580,000
Average Price	667,721	666,588	689,235	698,281	702,960	665,584	689,666	658,408	672,816	703,792	703,605	655,623
Index	334	343	353	358	364	368	369	366	364	363	362	364
2025												
Sales	160	165										
New Listings	273	240										
Inventory	304	326										
Days on Market	36	32										
Benchmark Price	673,600	683,500										
Median Price	589,257	640,000										
Average Price	667,063	719,393										
Index	361	367										

	Feb-24	Feb-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	1	-	1	1
\$300,000 - \$349,999	1	-	3	2
\$350,000 - \$399,999	9	4	18	12
\$400,000 - \$449,999	19	8	32	15
\$450,000 - \$499,999	14	12	24	30
\$500,000 - \$549,999	23	20	38	37
\$550,000 - \$599,999	31	25	41	56
\$600,000 - \$649,999	16	16	31	33
\$650,000 - \$699,999	9	18	21	27
\$700,000 - \$749,999	8	2	13	6
\$750,000 - \$799,999	10	5	13	11
\$800,000 - \$849,999	13	6	21	10
\$850,000 - \$899,999	8	9	13	16
\$900,000 - \$949,999	8	7	13	13
\$950,000 - \$999,999	5	9	14	16
\$1,000,000 - \$1,299,999	13	20	21	35
\$1,300,000 - \$1,499,999	2	3	3	3
\$1,500,000 - \$1,999,999	1	1	1	2
\$2,000,000 +	-	-	1	-
	191	165	322	325

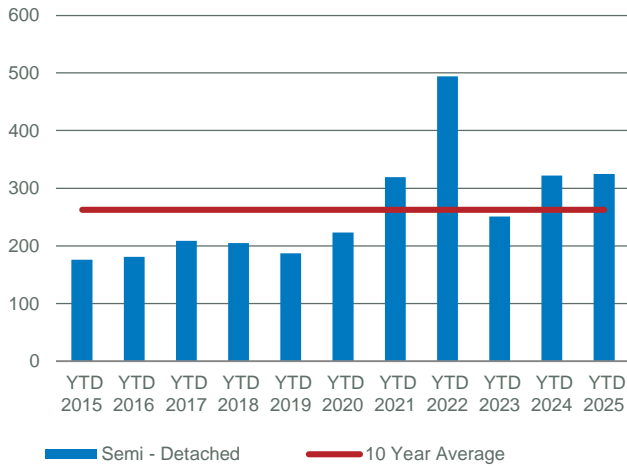
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

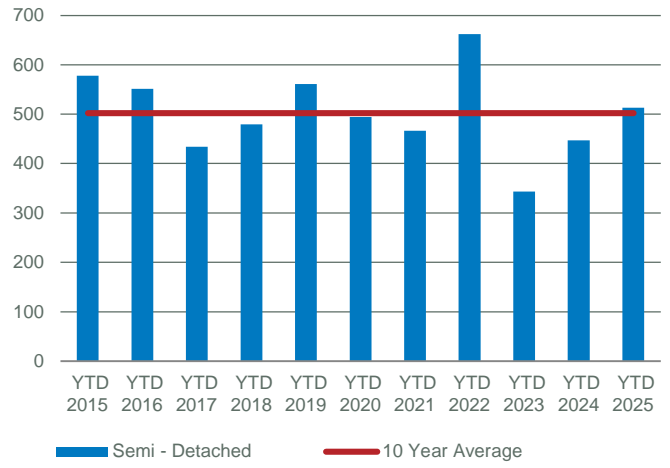
YTD FEBRUARY



Source: CREB®

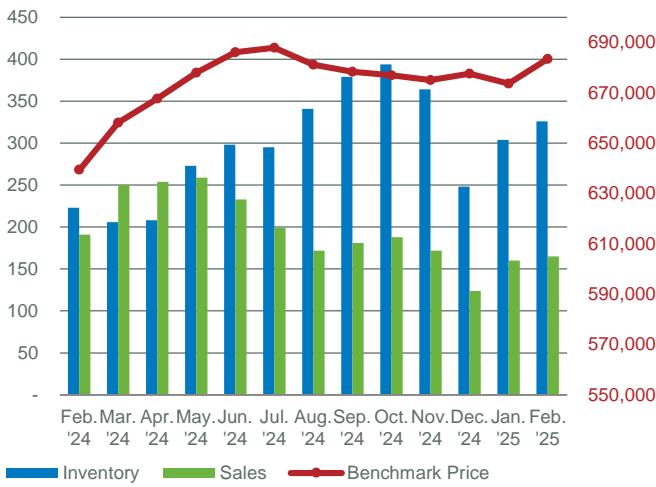
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



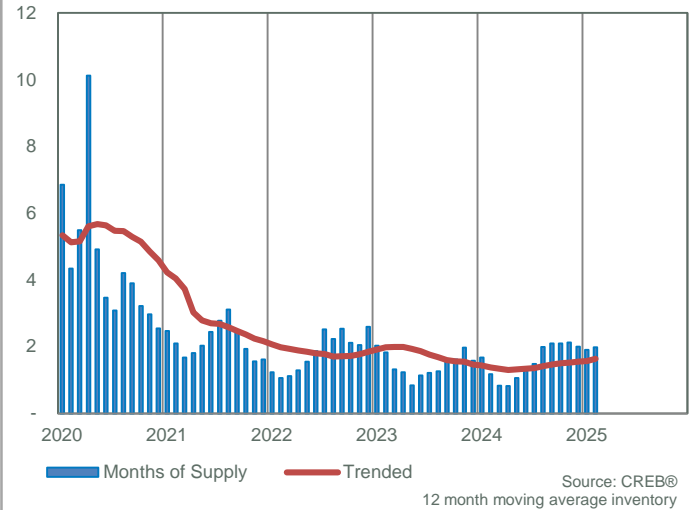
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



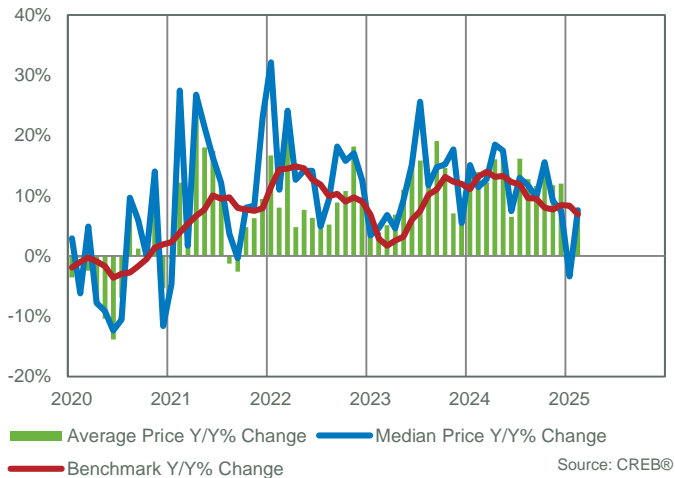
Source: CREB®

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



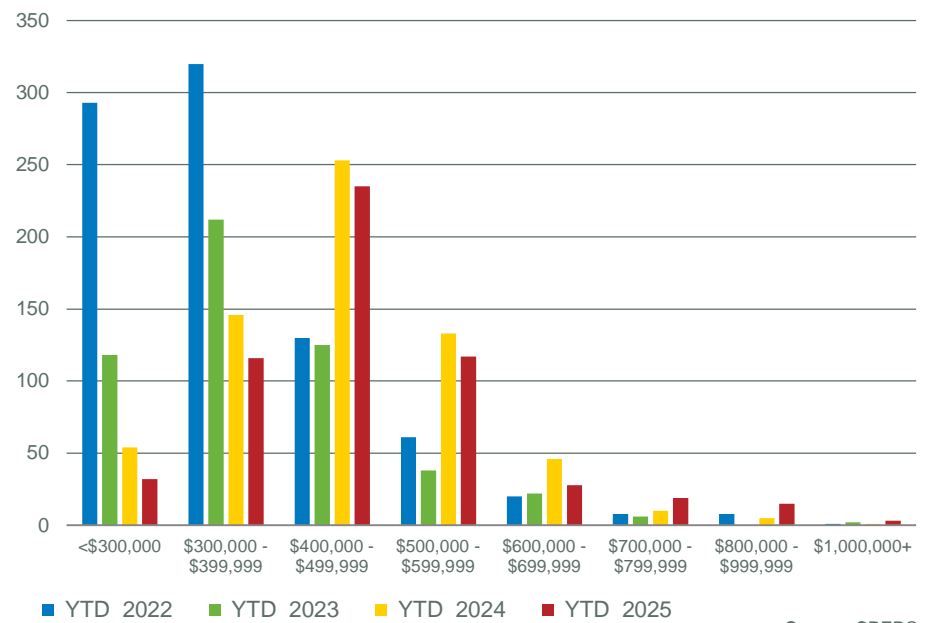
Source: CREB®

Feb. 2025

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2024												
Sales	297	351	447	482	541	436	423	383	376	353	330	228
New Listings	322	457	536	520	690	579	576	643	606	522	406	244
Inventory	258	308	359	344	427	493	547	663	751	783	655	477
Days on Market	30	20	17	19	18	18	20	25	25	31	35	40
Benchmark Price	424,300	434,700	444,600	455,000	462,500	464,600	464,200	461,700	459,200	456,600	454,300	447,400
Median Price	434,200	465,000	464,900	462,750	458,000	465,000	450,000	454,000	449,450	437,500	449,000	440,000
Average Price	439,285	467,045	479,729	472,579	474,060	478,847	470,055	465,787	467,082	454,083	465,891	448,425
Index	275	281	288	295	299	301	301	299	297	296	294	290
2025												
Sales	247	318										
New Listings	472	473										
Inventory	591	655										
Days on Market	39	31										
Benchmark Price	444,900	446,800										
Median Price	449,500	465,000										
Average Price	465,712	482,614										
Index	288	289										

	Feb-24	Feb-25	YTD 2024	YTD 2025
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	2	-
\$200,000 - \$249,999	5	3	9	4
\$250,000 - \$299,999	24	19	43	28
\$300,000 - \$349,999	28	25	64	51
\$350,000 - \$399,999	38	30	82	65
\$400,000 - \$449,999	52	59	112	112
\$450,000 - \$499,999	84	74	141	123
\$500,000 - \$549,999	50	47	91	73
\$550,000 - \$599,999	29	22	42	44
\$600,000 - \$649,999	20	7	30	16
\$650,000 - \$699,999	11	6	16	12
\$700,000 - \$749,999	3	10	7	14
\$750,000 - \$799,999	2	4	3	5
\$800,000 - \$849,999	2	4	2	6
\$850,000 - \$899,999	2	3	2	4
\$900,000 - \$949,999	-	1	1	3
\$950,000 - \$999,999	-	1	-	2
\$1,000,000 - \$1,299,999	1	1	1	1
\$1,300,000 - \$1,499,999	-	2	-	2
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	351	318	648	565

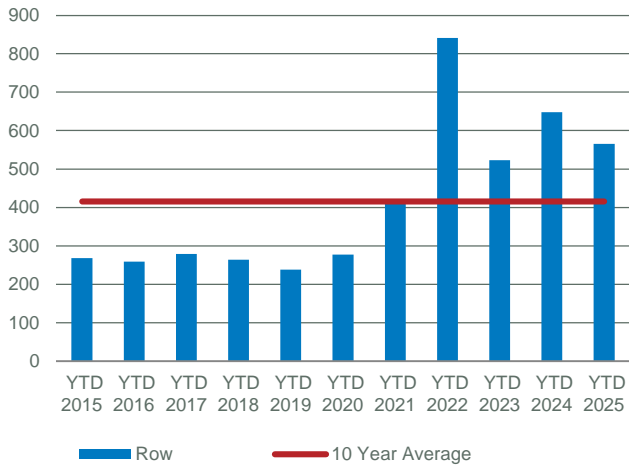
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

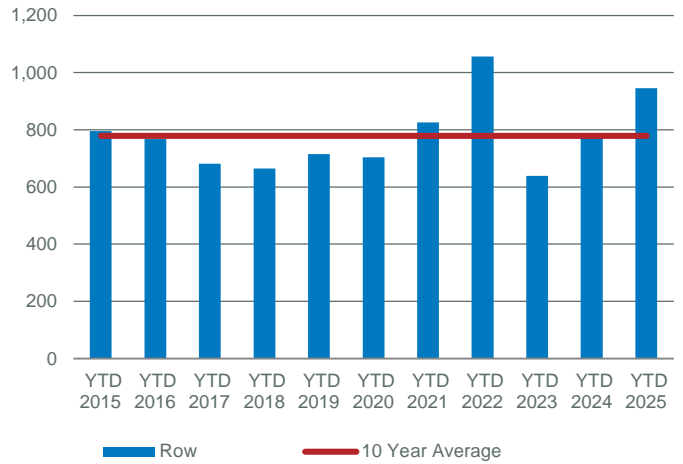
YTD FEBRUARY



Source: CREB®

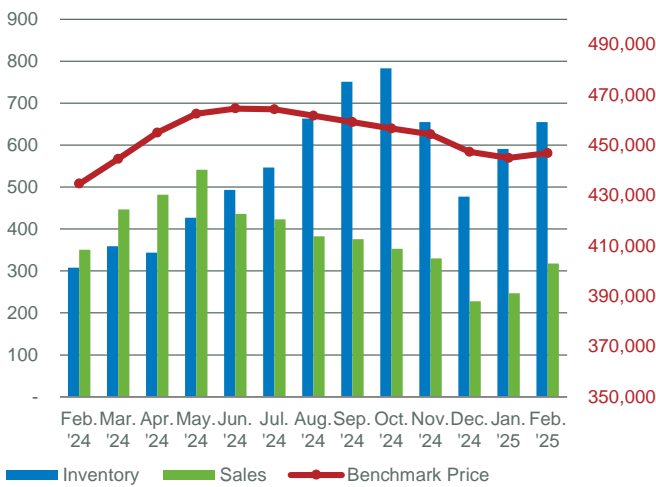
CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



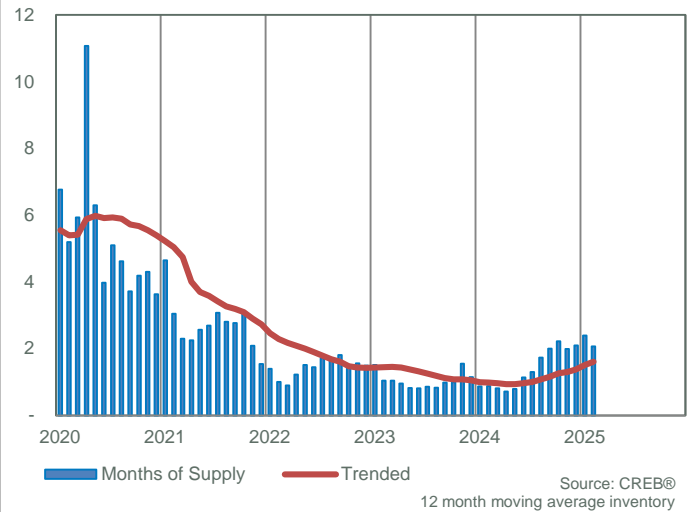
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



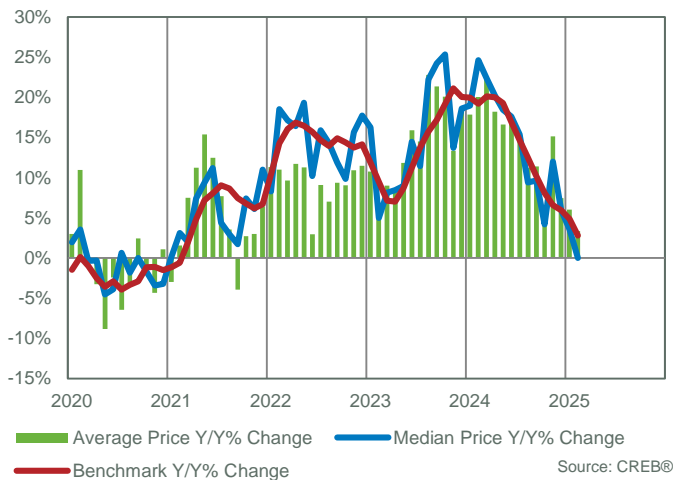
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



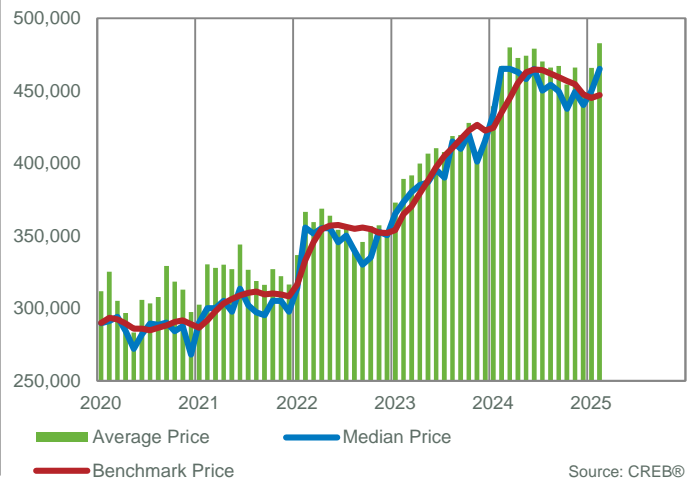
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

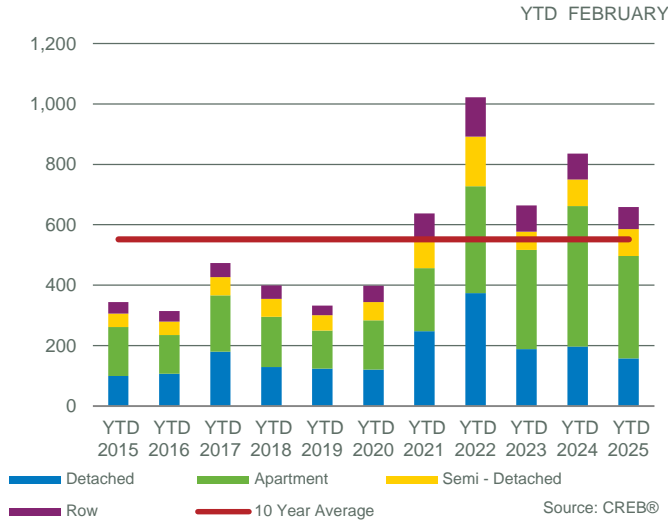
CITY OF CALGARY ROW PRICES



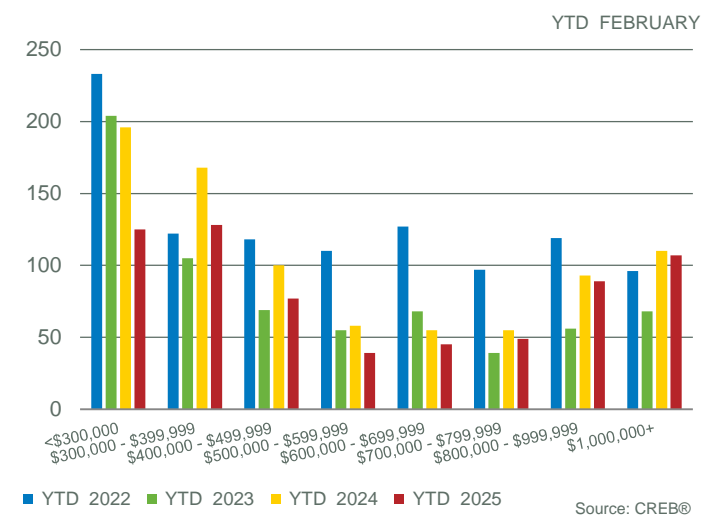
Source: CREB®

CITY CENTRE

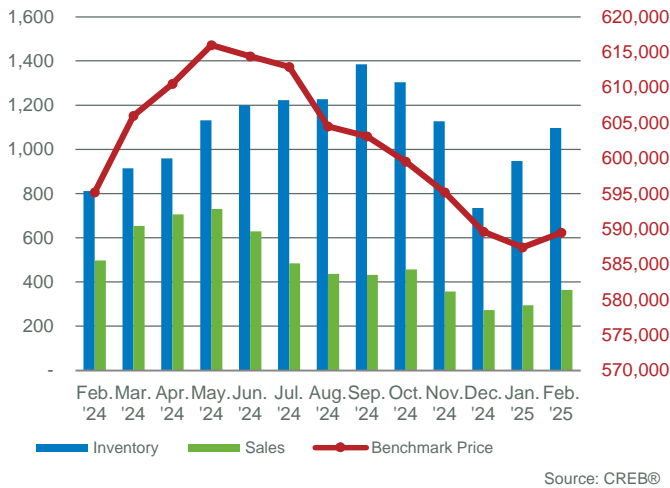
CITY CENTRE TOTAL SALES



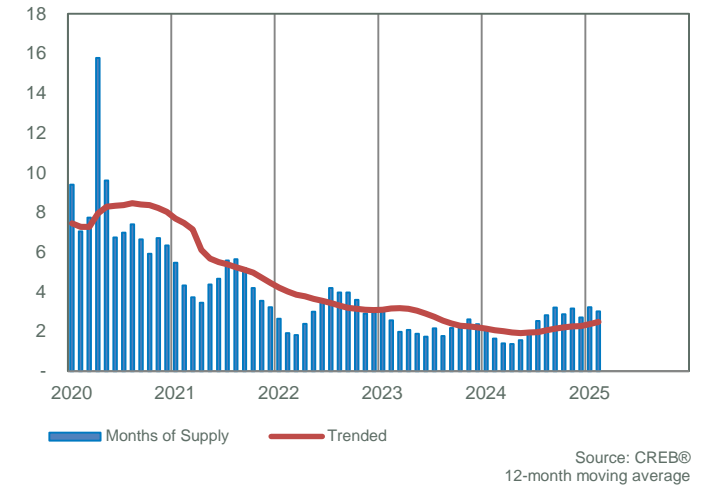
CITY CENTRE TOTAL SALES BY PRICE RANGE



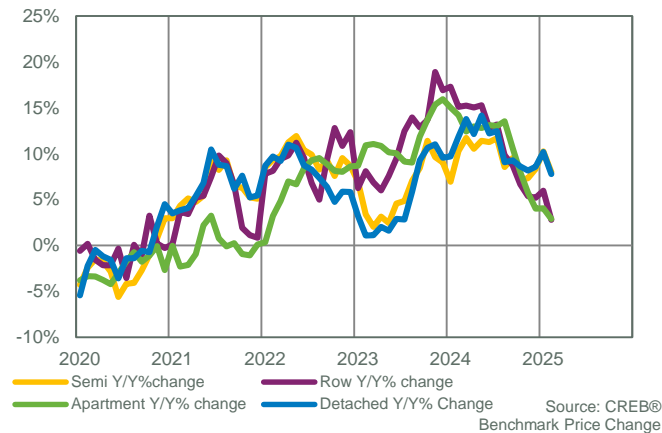
CITY CENTRE INVENTORY AND SALES



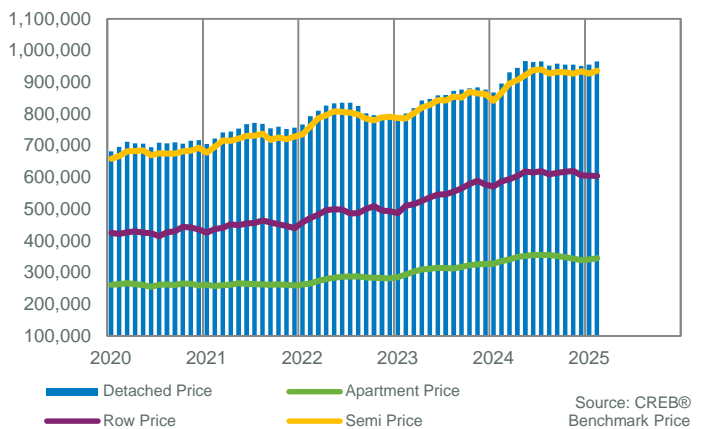
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

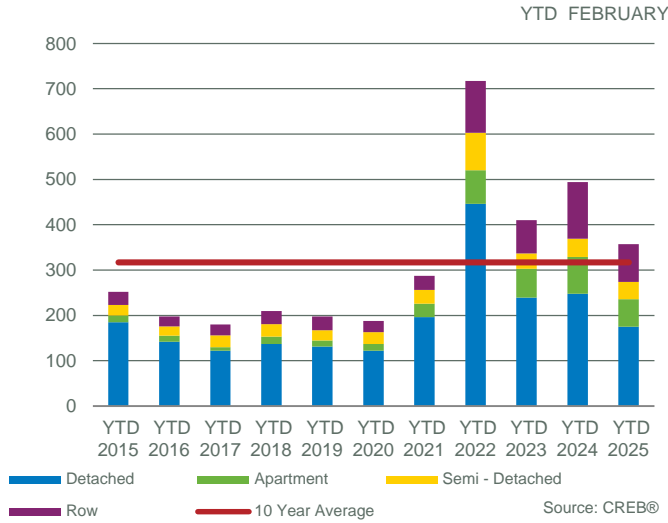


CITY CENTRE PRICES

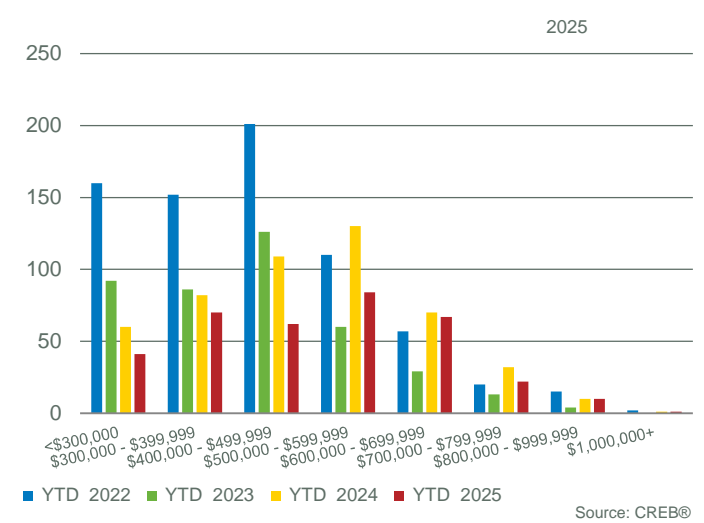


NORTHEAST

NORTHEAST TOTAL SALES



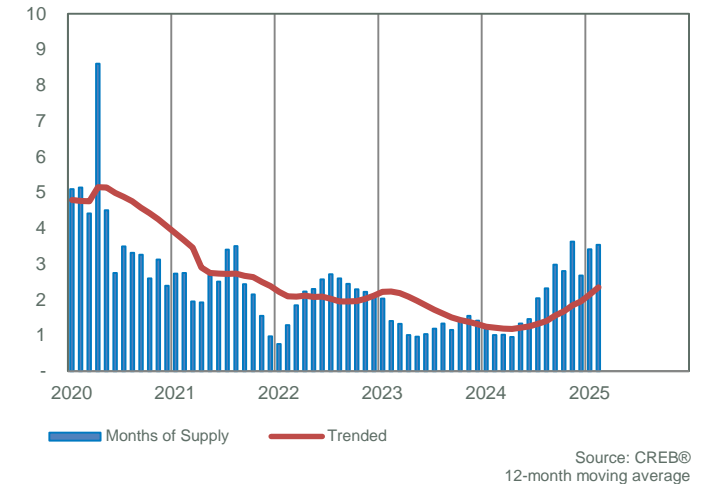
NORTHEAST TOTAL SALES BY PRICE RANGE



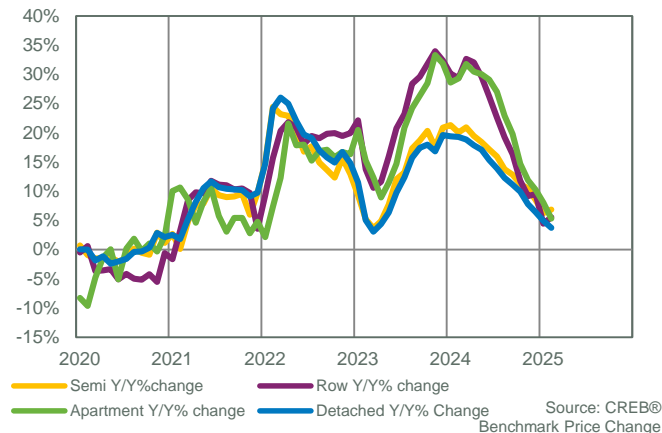
NORTHEAST INVENTORY AND SALES



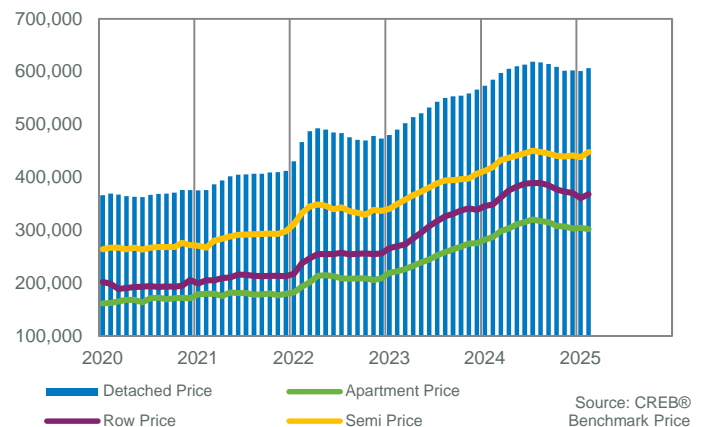
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

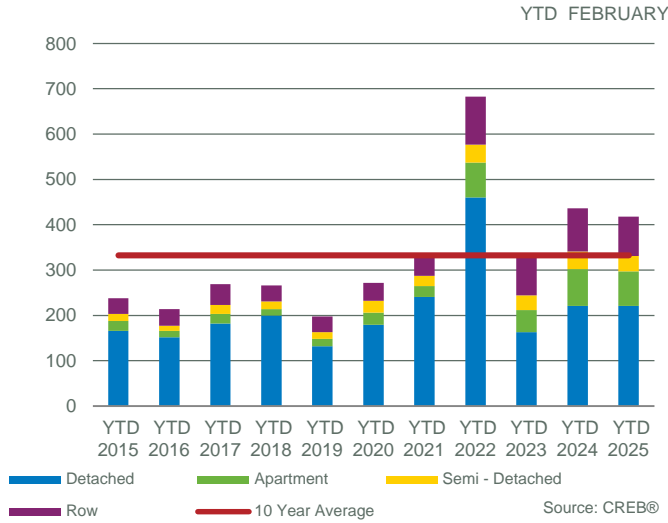


NORTHEAST PRICES

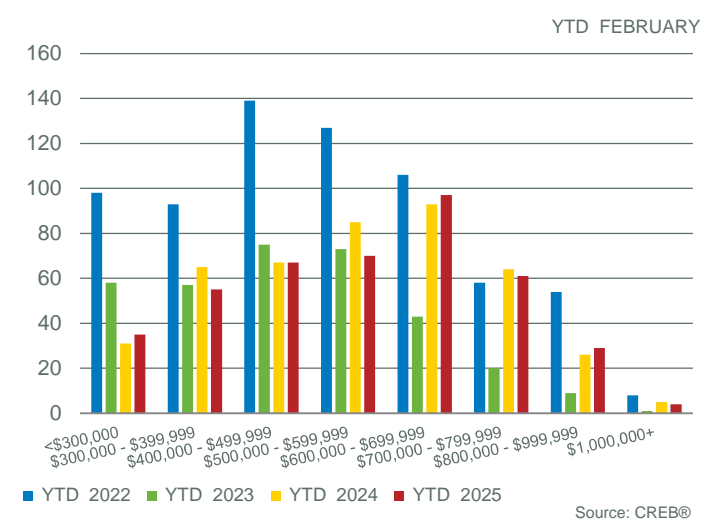


NORTH

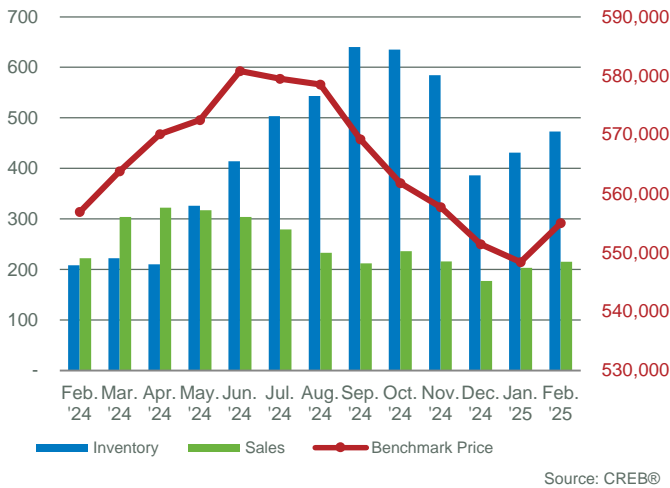
NORTH TOTAL SALES



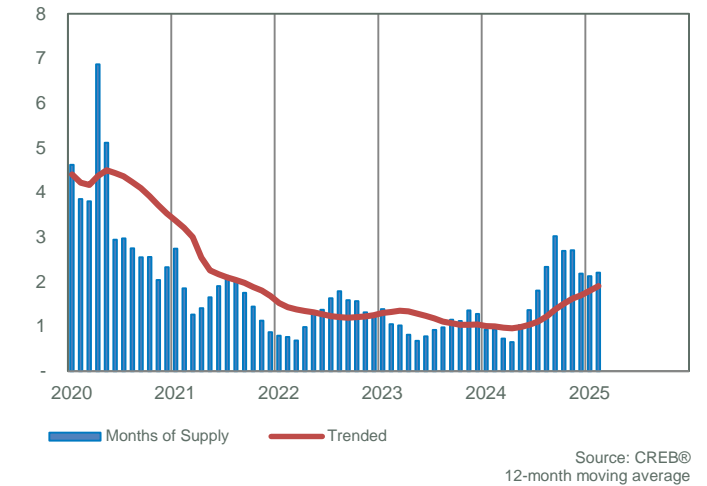
NORTH TOTAL SALES BY PRICE RANGE



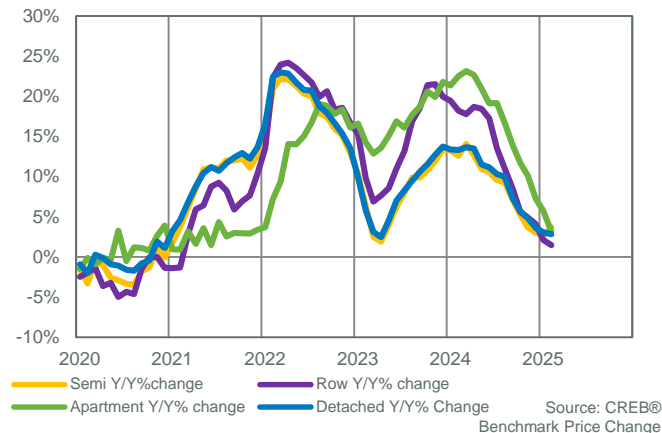
NORTH INVENTORY AND SALES



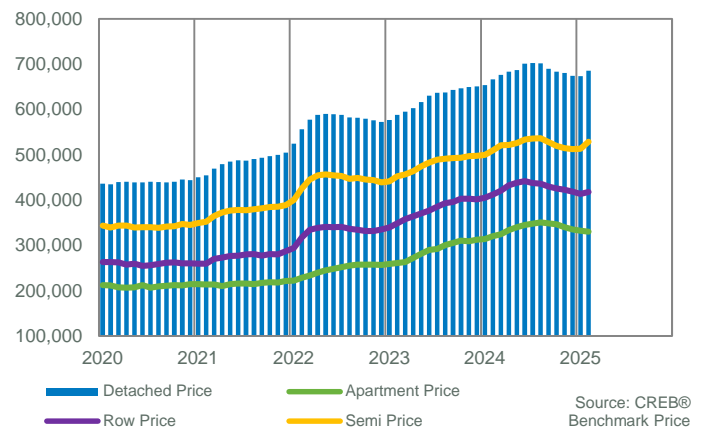
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

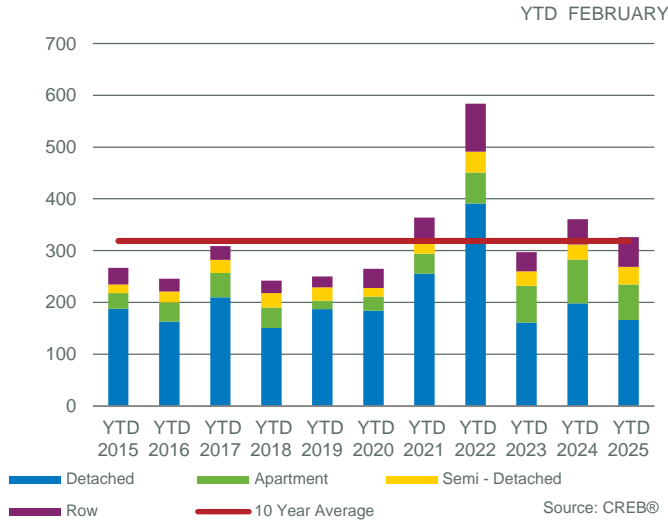


NORTH PRICES

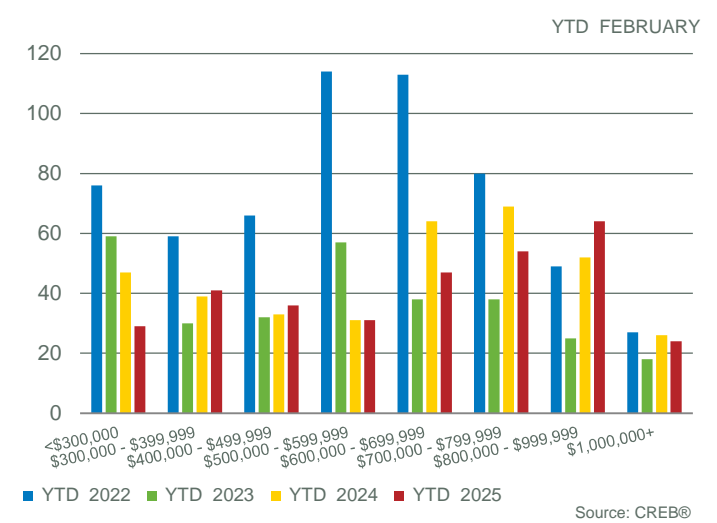


NORTHWEST

NORTHWEST TOTAL SALES



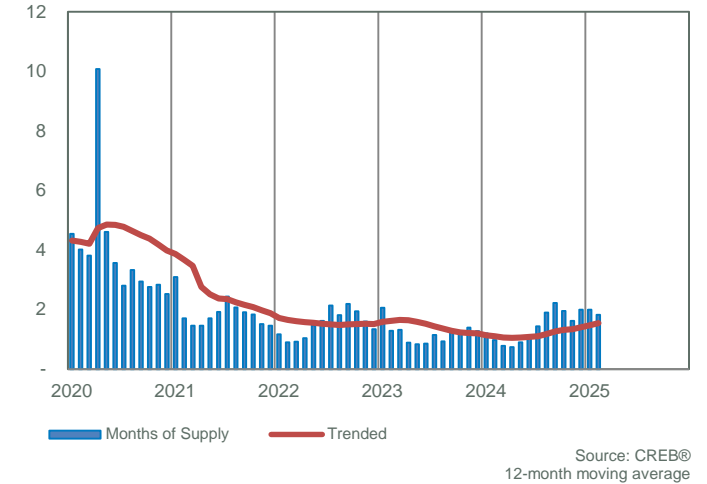
NORTHWEST TOTAL SALES BY PRICE RANGE



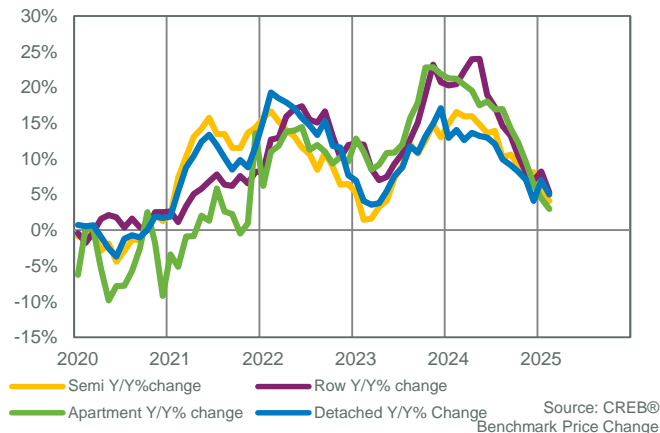
NORTHWEST INVENTORY AND SALES



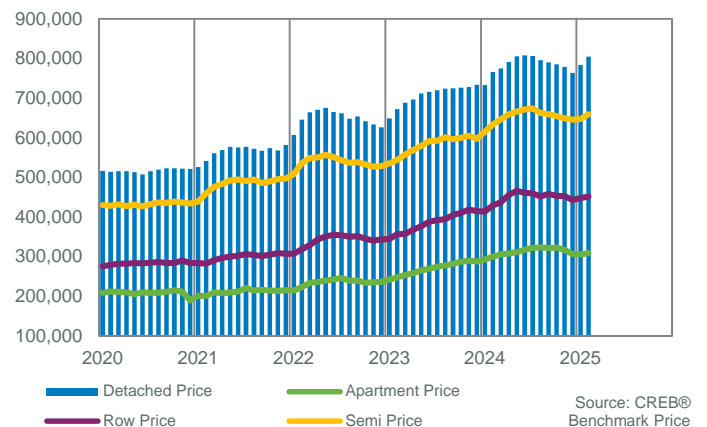
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

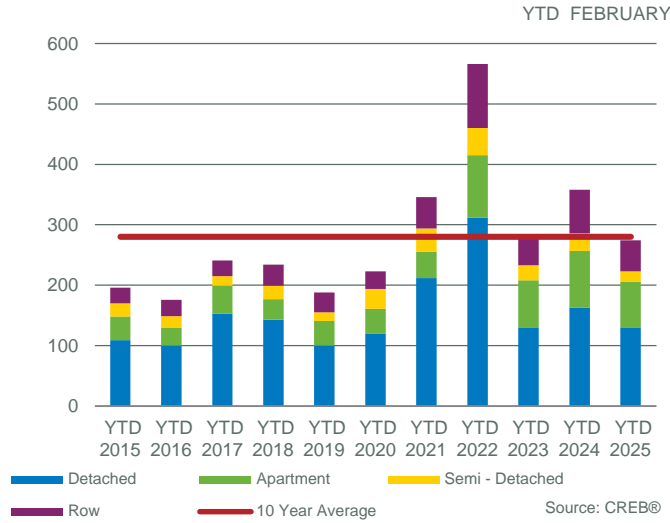


NORTHWEST PRICES

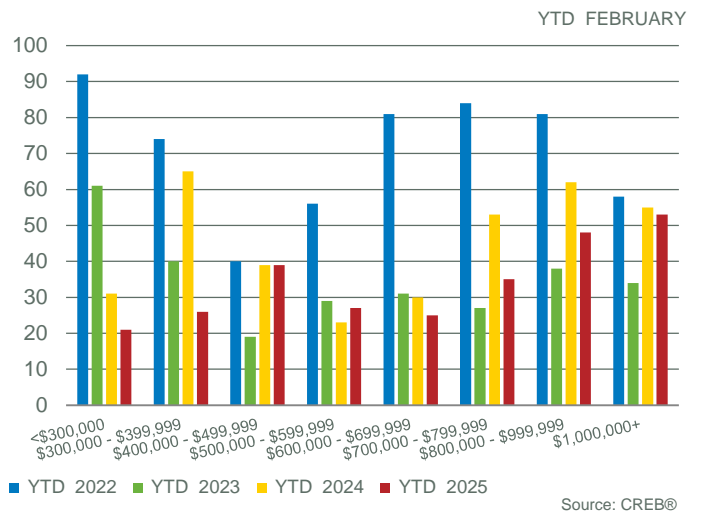


WEST

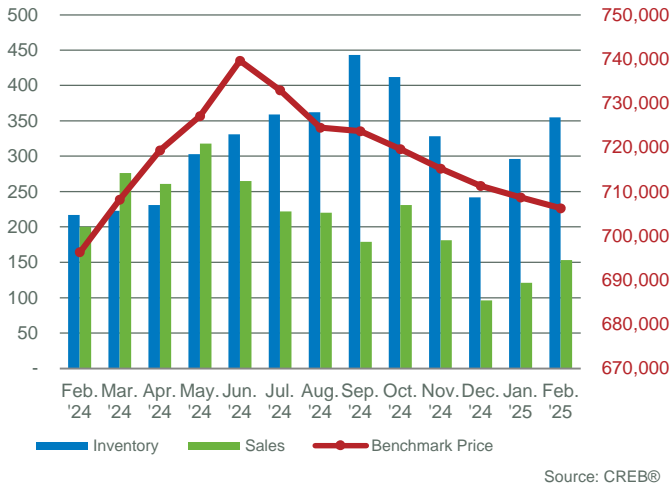
WEST TOTAL SALES



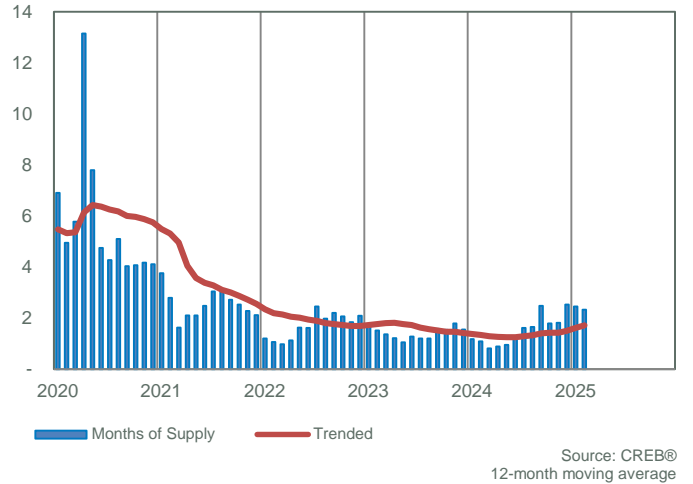
WEST TOTAL SALES BY PRICE RANGE



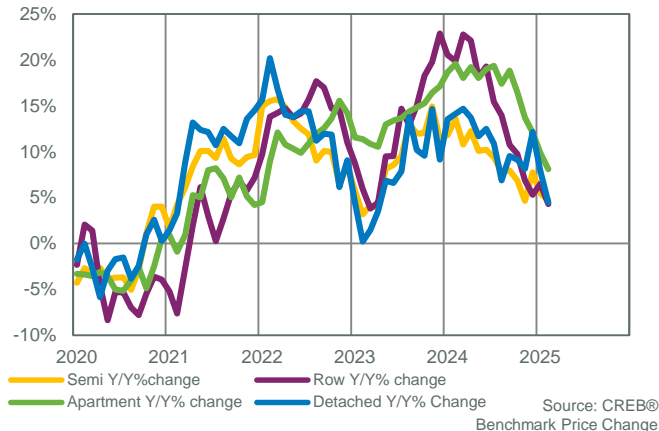
WEST INVENTORY AND SALES



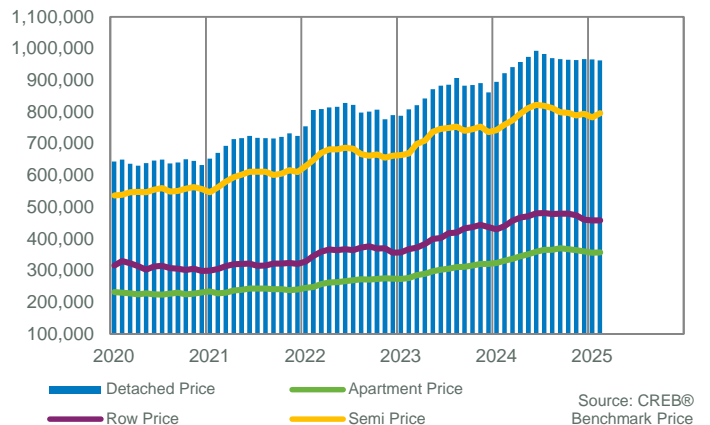
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

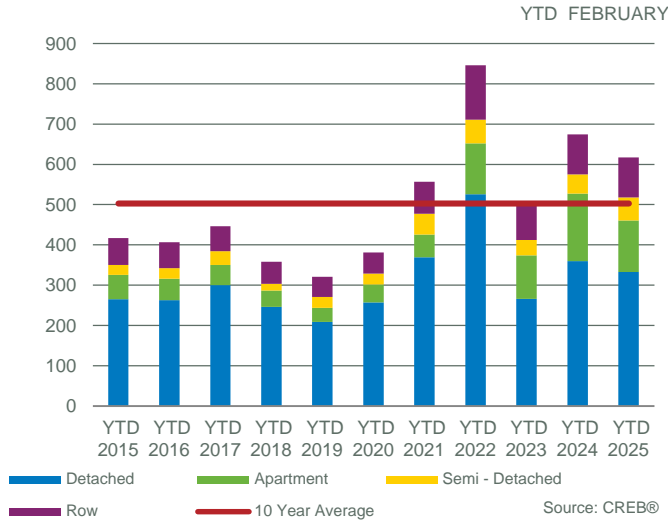


WEST PRICES

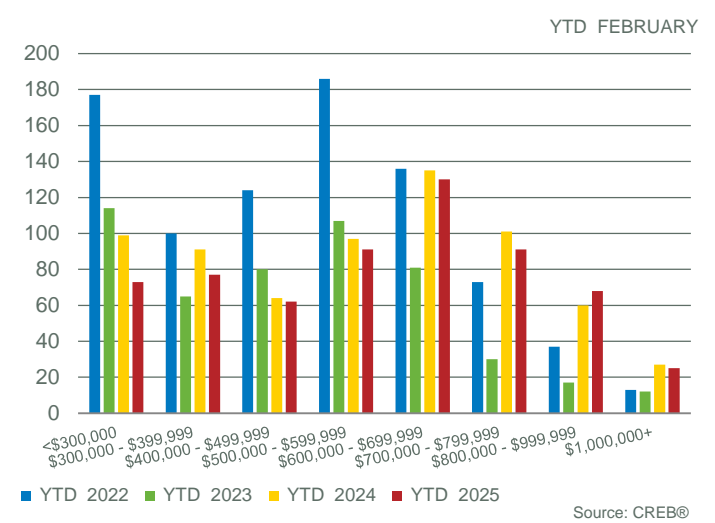


SOUTH

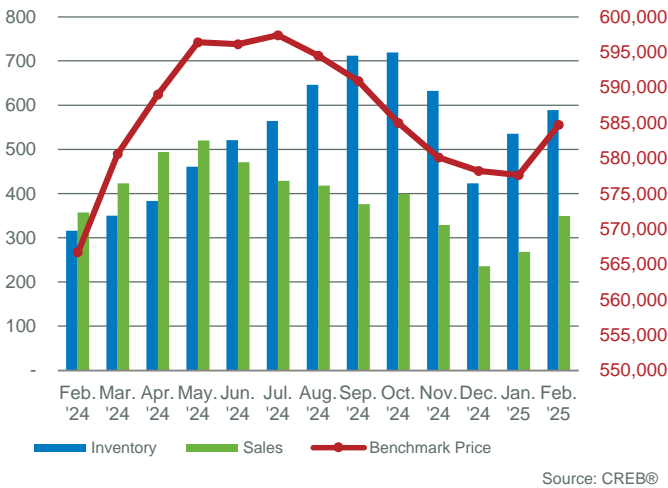
SOUTH TOTAL SALES



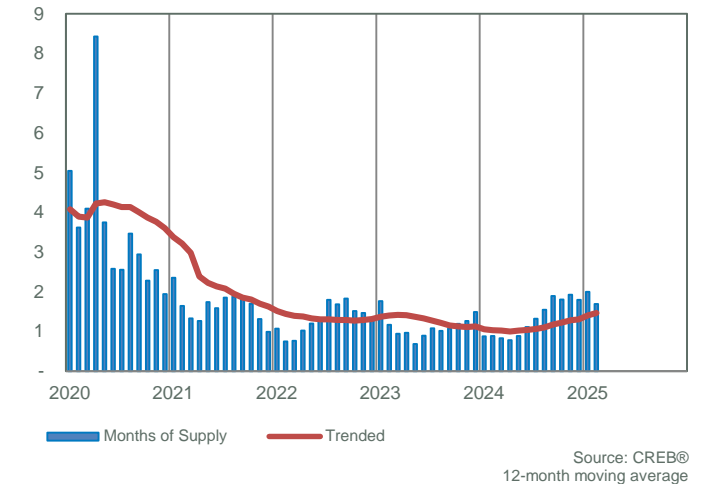
SOUTH TOTAL SALES BY PRICE RANGE



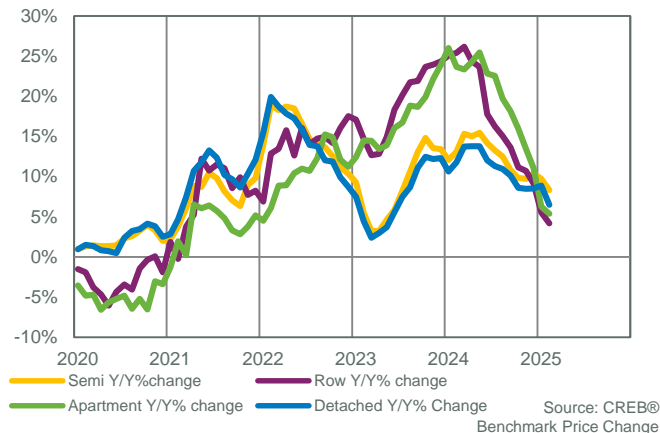
SOUTH INVENTORY AND SALES



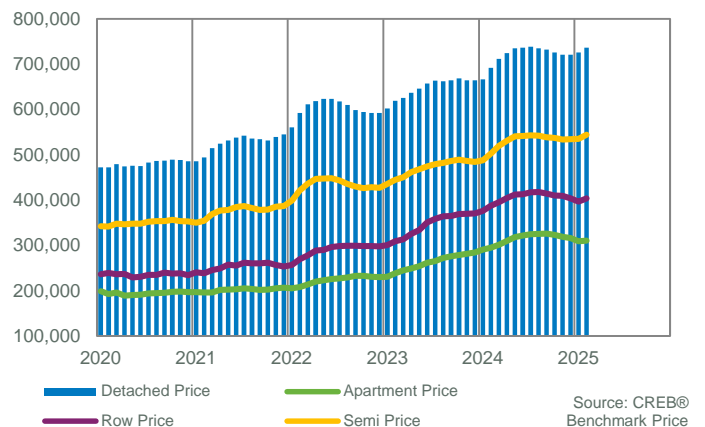
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

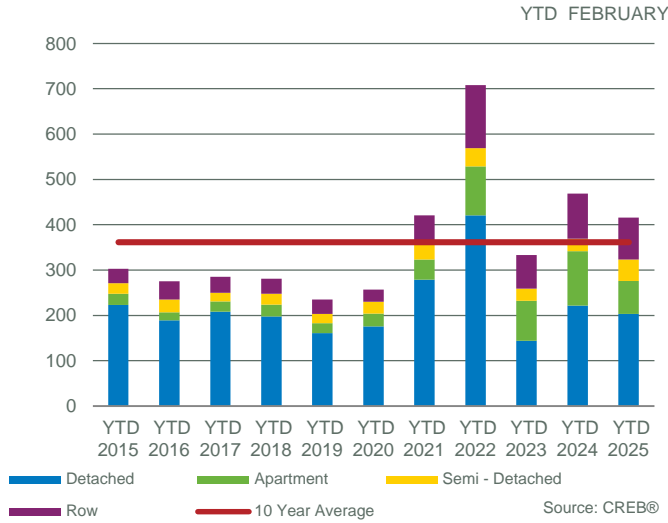


SOUTH PRICES

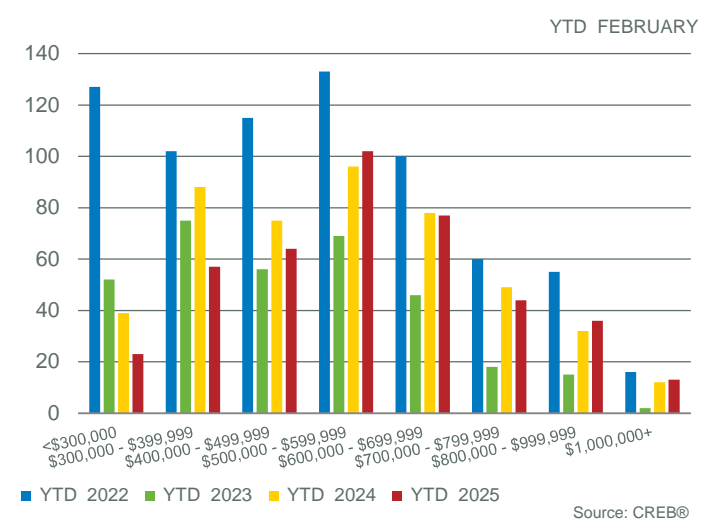


SOUTHEAST

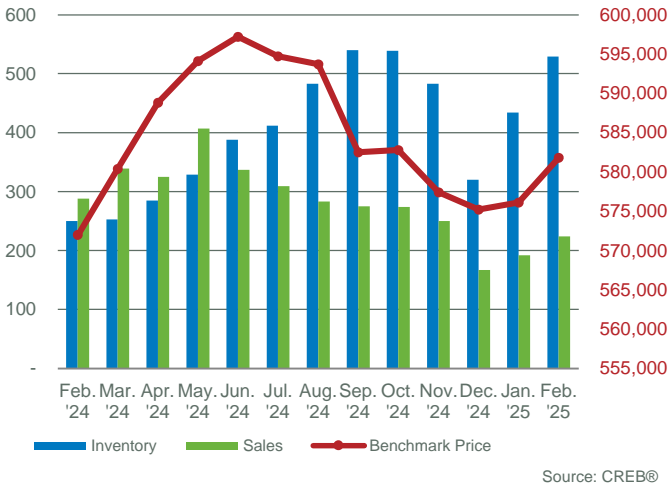
SOUTHEAST TOTAL SALES



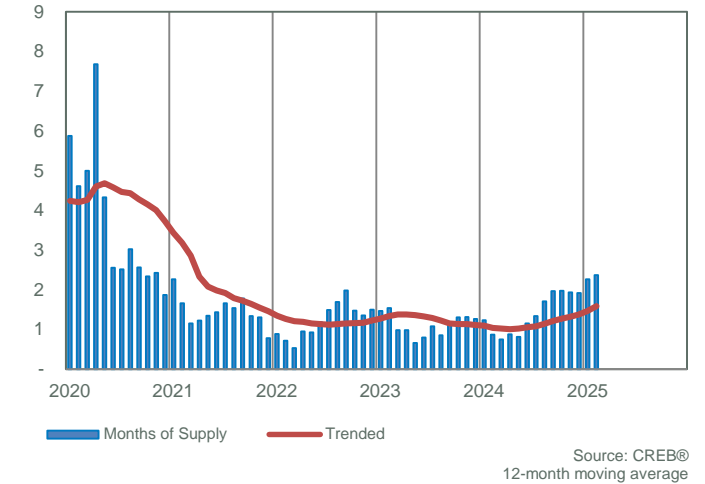
SOUTHEAST TOTAL SALES BY PRICE RANGE



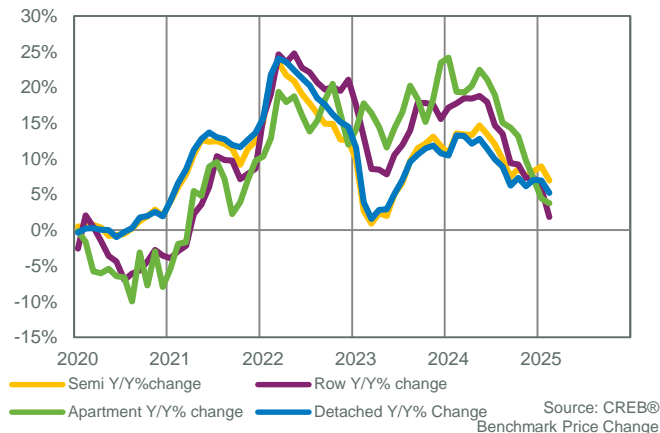
SOUTHEAST INVENTORY AND SALES



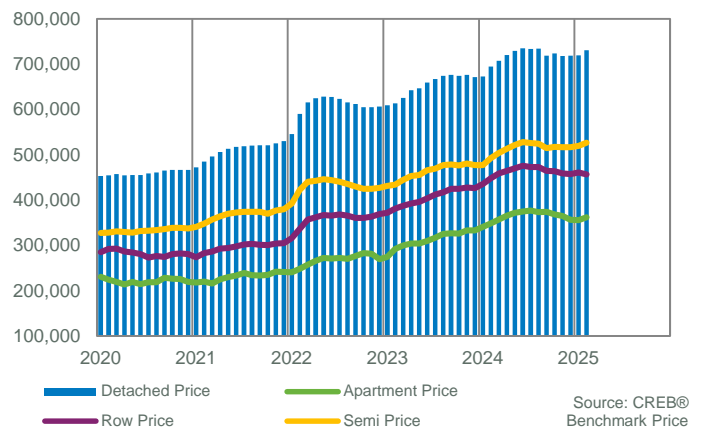
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

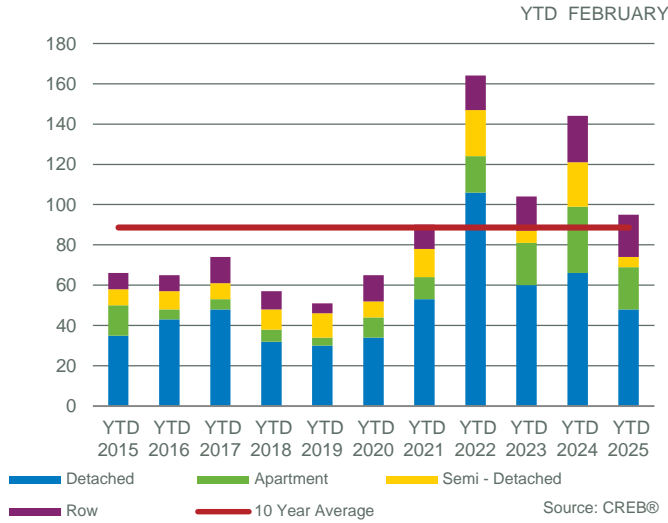


SOUTHEAST PRICES

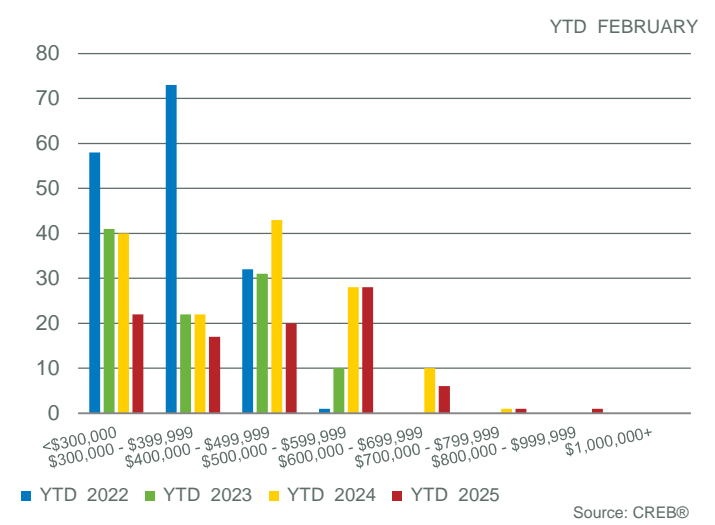


EAST

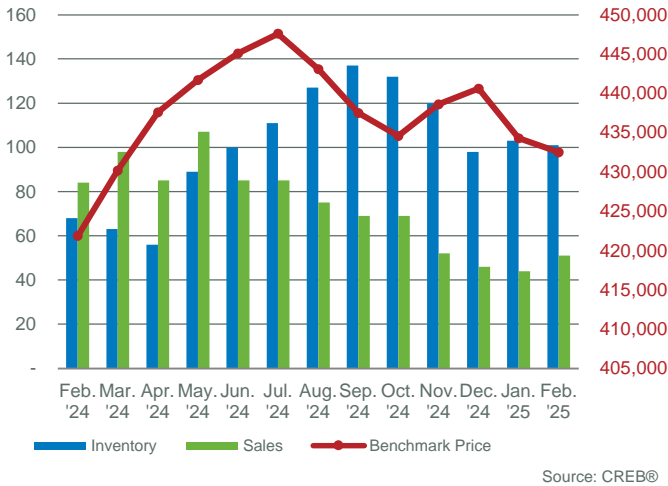
EAST TOTAL SALES



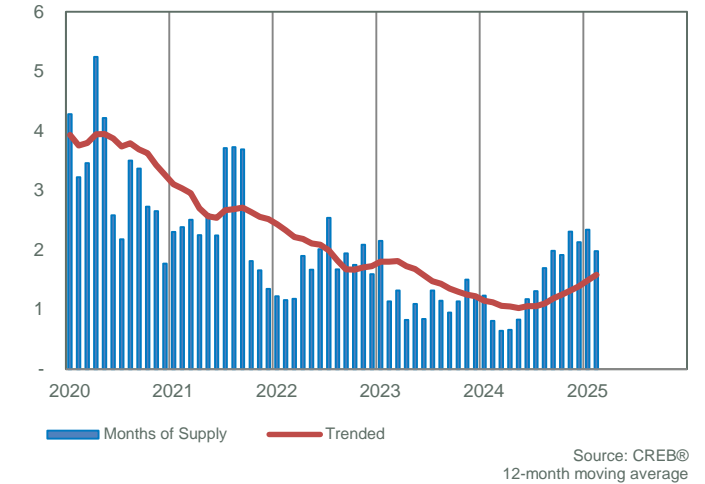
EAST TOTAL SALES BY PRICE RANGE



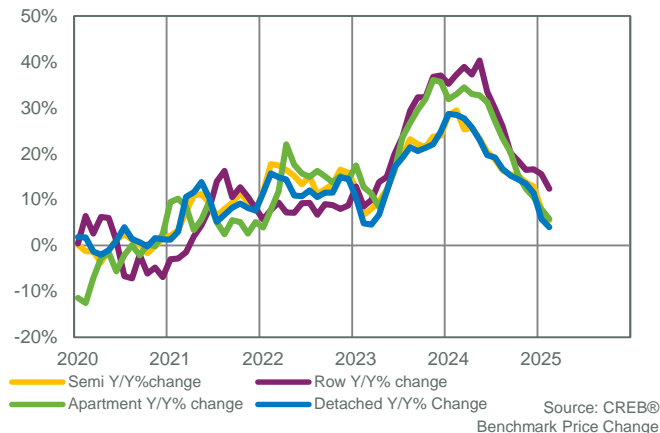
EAST INVENTORY AND SALES



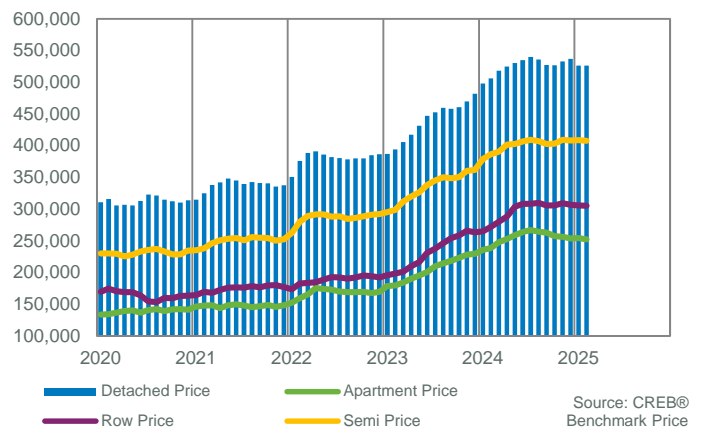
EAST MONTHS OF INVENTORY

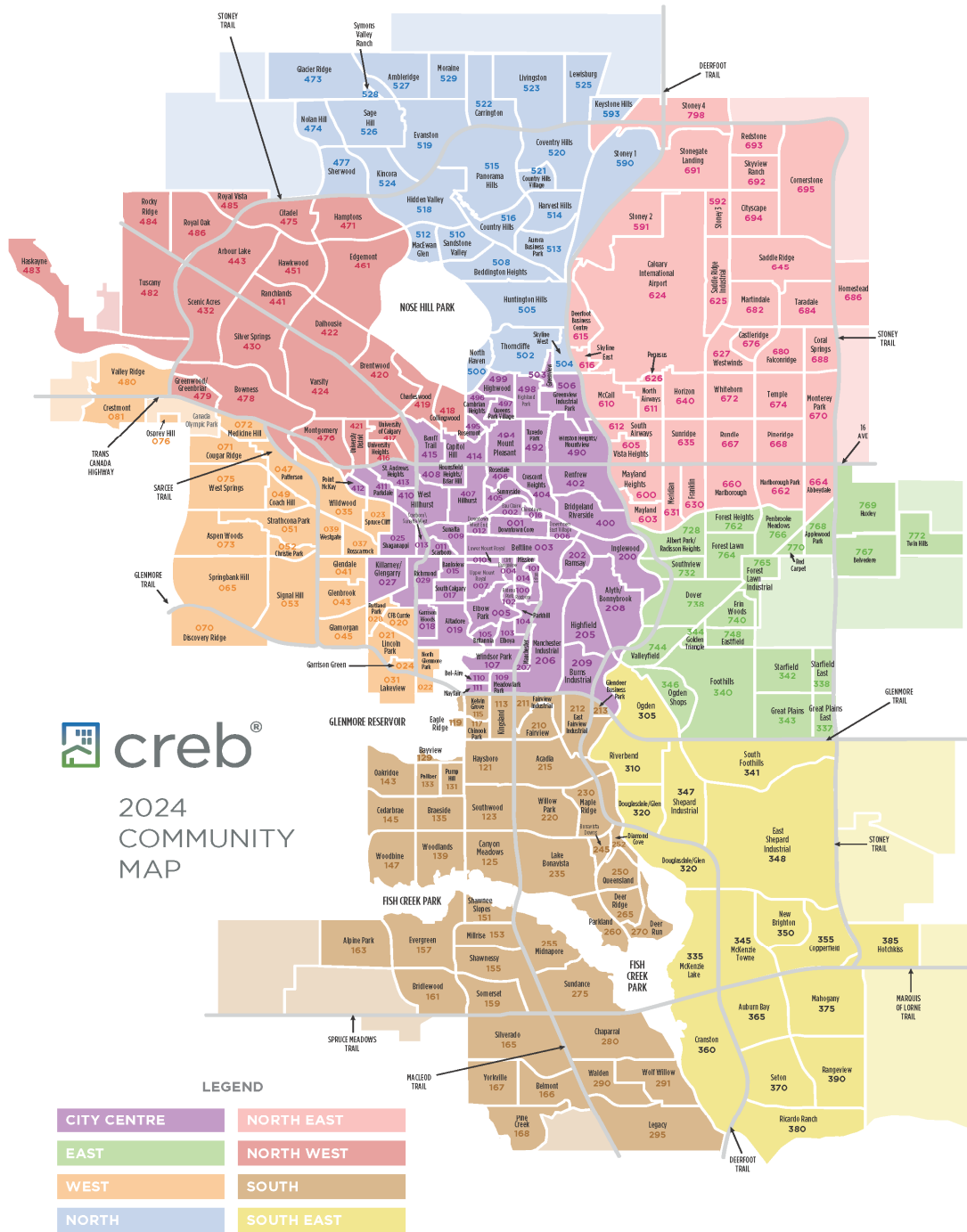


EAST PRICE CHANGE



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.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.