

CITY OF CALGARY

MARKET REPORT PART 1 OF 2
JANUARY 2025

2025 vs 2024
Comparison

Current as of February 2025. All MLS® active listings for Calgary and Area may be found at the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative

LEGEND

-  ACTIVE LISTINGS
-  SALES
-  BENCHMARK PRICE



CITY CENTRE

SOLD

2025 295
2024 338
↓ -12.7%



DETACHED

215 +5.9%
76 -8.4%
\$954,700 +9.6%

APARTMENT

560 +48.1%
151 -18.4%
\$340,500 -0.2%

ACTIVE

2025 947
2024 734
↑ +29.0%

SEMI-DETACHED

103 -2.8%
38 +8.6%
\$926,600 +9.1%

ROW

69 +46.8%
22 -14.3%
\$606,100 +6.2%

NORTH EAST

SOLD

2025 174
2024 229
↓ -24.0%



DETACHED

284 +85.6%
83 -25.2%
\$600,700 +5.7%

APARTMENT

124 +181.8%
34 -12.8%
\$304,400 +6.5%

ACTIVE

2025 594
2024 268
↑ +121.6%

SEMI-DETACHED

56 +166.7%
20 +17.6%
\$437,900 +7.6%

ROW

130 +160.0%
37 -40.3%
\$360,500 +5.9%

NORTH

SOLD

2025 203
2024 214
↓ -5.1%



DETACHED

190 +62.4%
111 +2.8%
\$672,800 +2.5%

APARTMENT

123 +207.5%
32 -13.5%
\$331,700 +6.2%

ACTIVE

2025 385
2024 209
↑ +84.2%

SEMI-DETACHED

27 +58.8%
17 -10.5%
\$512,600 +2.0%

ROW

89 +270.8%
43 -14.9%
\$413,200 +3.3%

NORTH WEST

SOLD

2025 146
2024 149
↓ -2.0%



DETACHED

134 +48.9%
73 -3.9%
\$783,400 +6.6%

APARTMENT

87 +52.6%
33 -21.4%
\$305,300 +2.1%

ACTIVE

2025 290
2024 177
↑ +63.8%

SEMI-DETACHED

26 +62.5%
16 +60.0%
\$646,300 +5.1%

ROW

43 +207.1%
24 +14.3%
\$447,300 +6.2%

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LEGEND

 ACTIVE LISTINGS

 SALES

 BENCHMARK PRICE



WEST

SOLD

2025 121
2024 158
↓ -23.4%



DETACHED
114 +23.9%
62 -10.1%
\$946,900 +6.4%

APARTMENT
101 +93.0%
32 -28.9%
\$355,300 +5.9%

ACTIVE

2025 296
2024 186
↑ +59.1%

SEMI-DETACHED
25 +66.7%
6 -50.0%
\$781,900 +6.7%

ROW
56 +55.6%
21 -34.4%
\$457,400 +4.3%

SOUTH

SOLD

2025 268
2024 317
↓ -15.5%



DETACHED
267 +59.9%
144 -13.8%
\$725,000 +8.6%

APARTMENT
156 +155.7%
53 -34.6%
\$308,300 +3.8%

ACTIVE

2025 534
2024 275
↑ +94.2%

SEMI-DETACHED
38 +111.1%
28 +21.7%
\$534,500 +8.2%

ROW
73 +151.7%
43 -6.5%
\$396,500 +5.3%

SOUTH EAST

SOLD

2025 192
2024 181
↑ +6.1%



DETACHED
181 +52.1%
97 +14.1%
\$718,700 +6.7%

APARTMENT
119 +158.7%
26 -45.8%
\$355,200 +3.6%

ACTIVE

2025 434
2024 222
↑ +95.5%

SEMI-DETACHED
26 +73.3%
28 +460.0%
\$519,300 +8.5%

ROW
108 +157.1%
41 -4.7%
\$460,600 +6.3%

EAST

SOLD

2025 44
2024 58
↓ -24.1%



DETACHED
53 +112.0%
24 -22.6%
\$526,000 +6.6%

APARTMENT
25 +92.3%
9 -18.2%
\$253,800 +6.2%

ACTIVE

2025 102
2024 56
↑ +82.1%

SEMI-DETACHED
3 -70.0%
4 -55.6%
\$408,500 +9.5%

ROW
21 +162.5%
7 +0.0%
\$305,500 +13.9%