

CITY OF CALGARY

MARKET REPORT PART 1 OF 2

APRIL 2025

2025 vs 2024
Comparison

Current as of May 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 489
2024 706
↓ -30.7%

ACTIVE

2025 1,421
2024 957
↑ +48.5%



DETACHED

337 +45.3%
121 -23.9%
\$989,600 +5.5%

APARTMENT

821 +43.5%
263 -33.9%
\$348,000 -4.6%

SEMI-DETACHED

147 +50.0%
53 -31.2%
\$952,100 +4.6%

ROW

116 +110.9%
52 -27.8%
\$616,200 +1.7%

NORTH EAST

SOLD

2025 196
2024 363
↓ -46.0%

ACTIVE

2025 898
2024 345
↑ +160.3%



DETACHED

449 +114.8%
118 -42.7%
\$603,800 +0.7%

APARTMENT

166 +277.3%
23 -55.8%
\$297,000 -4.0%

SEMI-DETACHED

85 +174.2%
19 -42.4%
\$442,000 +2.3%

ROW

198 +224.6%
36 -50.0%
\$371,900 +4.1%

NORTH

SOLD

2025 268
2024 322
↓ -16.8%

ACTIVE

2025 699
2024 210
↑ +232.9%



DETACHED

348 +161.7%
131 -22.0%
\$685,400 +2.0%

APARTMENT

151 +387.1%
49 -23.4%
\$330,200 -0.4%

SEMI-DETACHED

54 +260.0%
24 +4.3%
\$521,800 +0.1%

ROW

146 +371.0%
64 -4.5%
\$426,500 -1.9%

NORTH WEST

SOLD

2025 255
2024 313
↓ -18.5%

ACTIVE

2025 477
2024 232
↑ +105.6%



DETACHED

232 +90.2%
142 -17.9%
\$809,200 +2.6%

APARTMENT

126 +85.3%
48 -29.4%
\$316,500 +1.0%

SEMI-DETACHED

34 +209.1%
26 +18.2%
\$677,700 +3.8%

ROW

85 +174.2%
39 -22.0%
\$462,200 +1.5%

CITY OF CALGARY

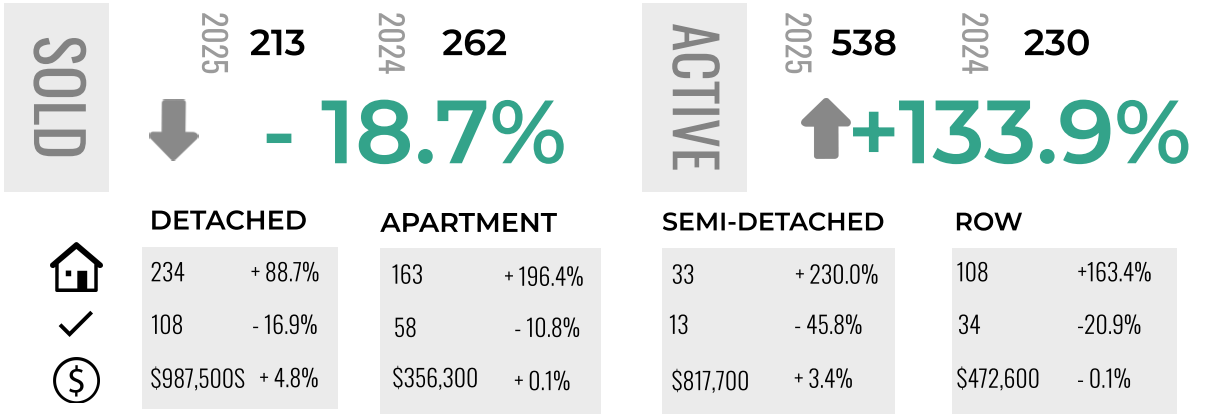
MARKET REPORT PART 2 OF 2

APRIL 2025

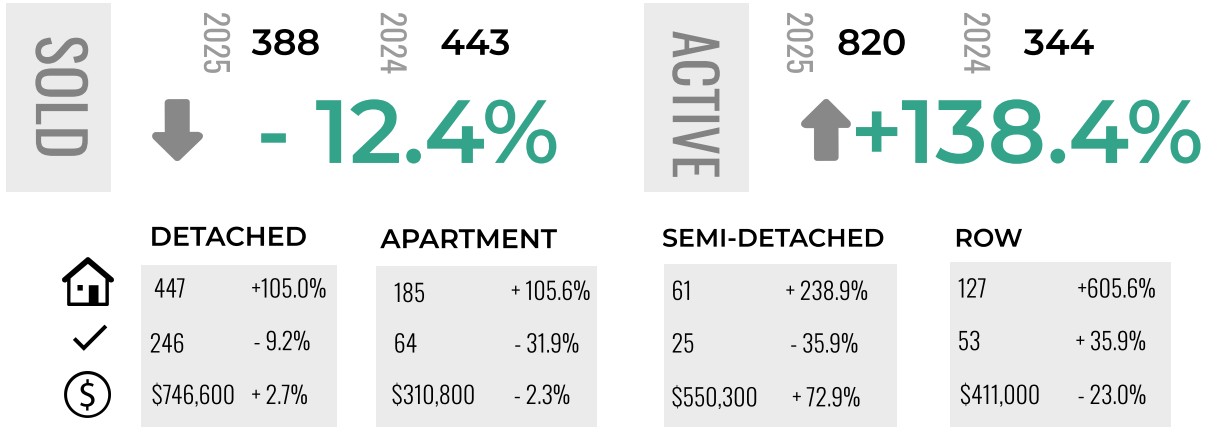
2025 vs 2024
Comparison

Current as of May 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

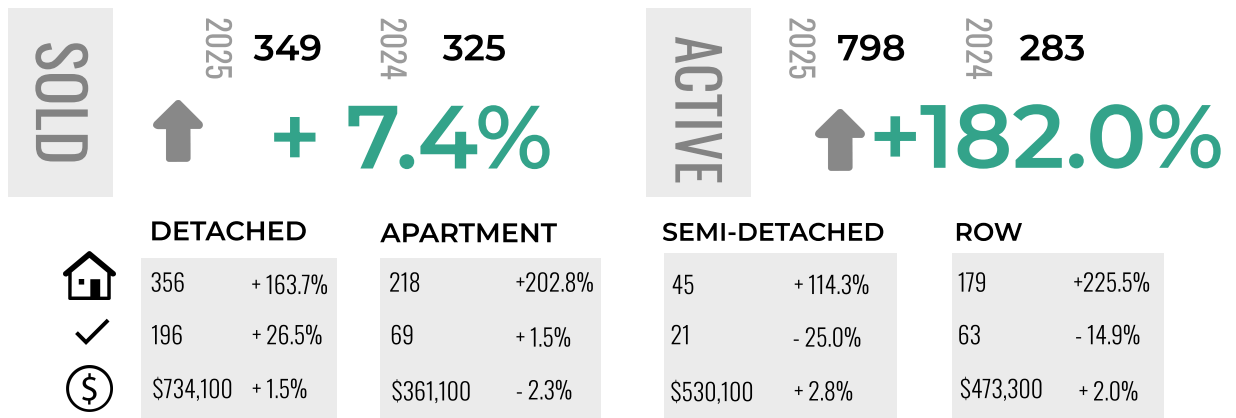
WEST



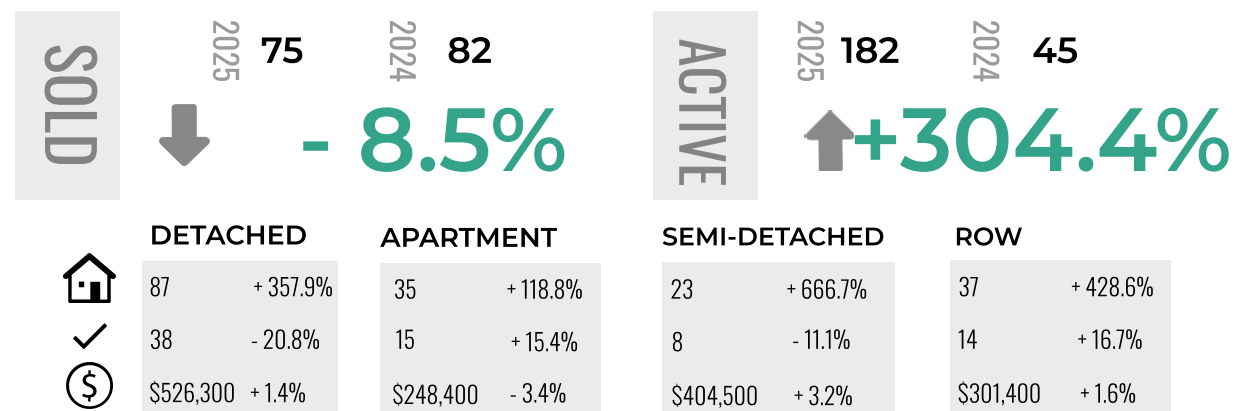
SOUTH



SOUTH EAST



EAST



LEGEND

- ACTIVE LISTINGS
- SALES
- BENCHMARK PRICE

