

CITY OF CALGARY

MARKET REPORT PART 1 OF 2


MAY 2025

2025 vs 2024
Comparison

Current as of June 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 512
2024 730
↓ -29.9%



DETACHED

353 +17.3%
145 -7.1%
\$993,500 +2.8%

APARTMENT

900 +39.8%
235 -45.9%
\$347,700 -1.1%

ACTIVE

2025 1,529
2024 1,132
↑ +35.1%

SEMI-DETACHED

158 +45.0%
67 -4.3%
\$967,800 +5.0%

ROW

118 +51.3%
65 -7.1%
\$615,700 -0.4%

NORTH EAST

SOLD

2025 665
2024 324
↑ +105.2%



DETACHED

136 -42.6%
532 +198.9%
\$93,400 -2.6%

APARTMENT

169 +144.9%
34 -26.1%
\$296,600 -4.5%

ACTIVE

2025 629
2024 428
↑ +47.0%

SEMI-DETACHED

89 +154.3%
32 -11.1%
\$434,800 -1.4%

ROW

235 +170.1%
67 +4.7%
\$367,800 -3.8%

NORTH

SOLD

2025 283
2024 317
↓ -10.7%



DETACHED

429 +125.8%
138 -11.0%
\$682,900 -0.6%

APARTMENT

186 +161.5%
47 +46.7%
\$329,900 +7.9%

ACTIVE

2025 857
2024 326
↑ +162.9%

SEMI-DETACHED

67 +415.4%
29 +0.0%
\$523,200 -0.5%

ROW

175 +161.2%
69 -2.8%
\$418,800 -4.4%

NORTH WEST

SOLD

2025 299
2024 360
↓ -16.9%



DETACHED

314 +62.7%
192 +0.0%
\$811,400 +0.8%

APARTMENT

146 +100.0%
45 -45.1%
\$316,400 +1.8%

ACTIVE

2025 594
2024 323
↑ +83.9%

SEMI-DETACHED

35 +45.8%
24 -4.0%
\$681,200 +2.5%

ROW

99 +200.0%
38 -37.7%
\$457,900 -1.9%

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LEGEND



ACTIVE LISTINGS



SALES



BENCHMARK PRICE



creb®

WEST

SOLD

2025 262
2024 319
↓ -17.9%



DETACHED

287 +85.2%
135 -18.7%
\$1,009,000 +3.7%

APARTMENT

184 +124.4%
56 -20.0%
\$356,400 +1.5%

ACTIVE

2025 622
2024 302
↑ +106.0%

SEMI-DETACHED

44 +83.3%
18 +0.0%
\$839,600 +3.5%

ROW

107 +161.0%
53 -18.5%
\$472,100 +0.2%

SOUTH

SOLD

2025 450
2024 521
↓ -13.6%



DETACHED

508 +77.6%
265 -6.0%
\$741,600 +1.0%

APARTMENT

215 +144.3%
75 -30.6%
\$311,600 -2.0%

ACTIVE

2025 954
2024 457
↑ +108.8%

SEMI-DETACHED

78 +160.0%
42 +44.8%
\$548,500 +1.6%

ROW

153 +188.7%
68 -33.3%
\$405,800 -1.4%

SOUTH EAST

SOLD

2025 397
2024 406
↓ -2.2%



DETACHED

435 +147.2%
215 +3.9%
\$727,600 -0.1%

APARTMENT

239 +210.4%
69 -14.8%
\$355,700 -4.3%

ACTIVE

2025 911
2024 329
↑ +176.9%

SEMI-DETACHED

49 +104.2%
33 -5.7%
\$526,100 +0.9%

ROW

188 +261.5%
80 -3.6%
\$470,200 +0.2%

EAST

SOLD

2025 92
2024 102
↓ -9.8%



DETACHED

115 +228.6%
46 +7.0%
\$252,200 -52.4%

APARTMENT

46 +142.1%
17 -29.2%
\$248,800 -3.8%

ACTIVE

2025 214
2024 78
↑ +174.4%

SEMI-DETACHED

21 +75.0%
11 -21.4%
\$401,500 -0.2%

ROW

32 +166.7%
18 -14.3%
\$305,300 +0.5%