

CITY OF CALGARY

MARKET REPORT PART 1 OF 2

JUNE 2025

2025 vs 2024
Comparison

Current as of July 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 451
2024 629
↓ -28.3%



DETACHED

379 +14.5%
111 -27.5%
\$986,700 +2.5%

APARTMENT

883 +32.6%
239 -35.2%
\$344,800 -3.0%

ACTIVE

2025 1,535
2024 1,201
↑ +27.8%

SEMI-DETACHED

153 +20.5%
56 +5.7%
\$968,400 +3.3%

ROW

120 +55.8%
45 -16.7%
\$614,200 -0.1%

NORTH EAST

SOLD

2025 210
2024 319
↓ -34.2%



DETACHED

549 +123.2%
120 -29.4%
\$588,400 -4.0%

APARTMENT

174 +109.6%
26 -48.0%
\$296,500 -6.0%

ACTIVE

2025 1,059
2024 463
↑ +128.7%

SEMI-DETACHED

101 +152.5%
22 -33.3%
\$436,000 -2.1%

ROW

235 +150.0%
42 -36.4%
\$365,500 -5.8%

NORTH

SOLD

2025 300
2024 304
↓ -1.3%



DETACHED

461 +98.7%
166 -1.8%
\$681,700 -2.7%

APARTMENT

174 +93.3%
52 +26.8%
\$3,247,600 +842.2%

ACTIVE

2025 887
2024 414
↑ +114.3%

SEMI-DETACHED

68 +223.8%
24 +9.1%
\$518,600 -2.8%

ROW

184 +159.2%
58 -19.4%
\$416,300 -5.7%

NORTH WEST

SOLD

2025 273
2024 325
↓ -16.0%



DETACHED

341 +74.0%
164 -10.4%
\$799,700 -1.0%

APARTMENT

148 +68.2%
41 -46.1%
\$316,600 -0.3%

ACTIVE

2025 646
2024 355
↑ +82.0%

SEMI-DETACHED

44 +91.3%
22 -15.4%
\$677,500 +1.0%

ROW

113 +135.4%
46 +15.0%
\$453,400 -1.5%

CITY OF CALGARY

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LEGEND



ACTIVE LISTINGS



SALES



BENCHMARK PRICE



creb®

WEST

SOLD

2025 241
2024 1,365
↓ -82.3%



DETACHED

253 +61.1%
143 -88.3%
\$990,200 -0.2%

APARTMENT

200 +129.9%
39 -43.5%
\$357,800 -0.3%

ACTIVE

2025 614
2024 331
↑ +85.5%

SEMI-DETACHED

41 +41.4%
16 -30.4%
\$826,600 +0.6%

ROW

120 +106.9%
43 -14.0%
\$466,200 -2.7%

SOUTH

SOLD

2025 430
2024 471
↓ -8.7%



DETACHED

533 +65.0%
254 -3.1%
\$742,500 +0.9%

APARTMENT

219 +121.2%
74 -19.6%
\$311,100 -3.1%

ACTIVE

2025 995
2024 521
↑ +91.0%

SEMI-DETACHED

75 +150.0%
41 -4.7%
\$544,000 +0.6%

ROW

168 +143.5%
61 -17.6%
\$401,900 -2.5%

SOUTH EAST

SOLD

2025 316
2024 337
↓ -6.2%



DETACHED

457 +102.2%
198 +16.5%
\$724,800 -1.3%

APARTMENT

259 +212.0%
48 -37.7%
\$351,500 -6.1%

ACTIVE

2025 954
2024 387
↑ +146.5%

SEMI-DETACHED

53 +52.4%
25 +8.7%
\$526,300 -0.3%

ROW

185 +224.6%
45 -32.8%
\$464,900 -2.2%

EAST

SOLD

2025 56
2024 83
↓ -32.5%



DETACHED

118 +162.2%
29 -34.1%
\$515,800 -3.5%

APARTMENT

52 +126.1%
13 -23.5%
\$249,700 -5.2%

ACTIVE

2025 221
2024 89
↑ +148.3%

SEMI-DETACHED

19 +111.1%
6 -40.0%
\$397,900 -2.1%

ROW

32 +166.7%
8 -33.3%
\$302,200 -1.9%