

CITY OF CALGARY

MARKET REPORT PART 1 OF 2

AUGUST 2025

2025 vs 2024
Comparison

Current as of
September 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



creb®

CITY CENTRE

SOLD



2025 359
2024 436
-17.7%

DETACHED

348 +11.5%
97 +5.4%
\$974,100 +2.4%

APARTMENT

876 +23.2%
176 -32.8%
\$337,400 -4.9%

ACTIVE

2025 1,362
2024 1,226
+11.1%

SEMI-DETACHED

25 -77.9%
42 +0.0%
\$945,000 +2.0%

ROW

113 +25.6%
44 +10.0%
\$596,100 -2.2%

NORTH EAST

SOLD



2025 218
2024 285
-23.5%

DETACHED

561 +61.2%
126 -18.7%
\$586,400 -5.0%

APARTMENT

168 +28.2%
28 -28.2%
\$281,900 -11.1%

ACTIVE

2025 1,039
2024 657
+58.1%

SEMI-DETACHED

89 +81.6%
29 +3.6%
\$436,200 -2.6%

ROW

221 +71.3%
35 -44.4%
\$355,100 -8.7%

NORTH

SOLD



2025 235
2024 234
+0.4%

DETACHED

492 +86.4%
130 +4.8%
\$675,500 -3.6%

APARTMENT

141 +18.5%
32 -25.6%
\$324,900 -7.3%

ACTIVE

2025 885
2024 542
+63.3%

SEMI-DETACHED

67 +52.3%
24 +20.0%
\$517,100 -3.6%

ROW

185 +60.9%
49 +4.3%
\$409,000 -7.4%

NORTH WEST

SOLD



2025 218
2024 225
-3.1%

DETACHED

308 +34.5%
122 +2.5%
\$794,300 -0.5%

APARTMENT

162 +42.1%
42 -25.4%
\$305,800 -5.6%

ACTIVE

2025 614
2024 425
+44.5%

SEMI-DETACHED

44 +83.3%
17 +30.8%
\$668,400 +1.0%

ROW

100 +72.4%
37 -14.0%
\$445,700 -1.3%

CITY OF CALGARY

MARKET REPORT PART 2 OF 2

AUGUST 2025

2025 vs 2024
Comparison

Current as of
September 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

SOLD

2025 203
↓
2024 221
-8.1%



DETACHED		
228	+36.5%	
107	+2.9%	
\$967,300	+0.1%	

APARTMENT		
176	+89.2%	
37	-31.5%	
\$352,800	-3.2%	

ACTIVE

2025 553
↑
2024 361
+53.2%

SEMI-DETACHED		
37	+12.1%	
22	+46.7%	
\$812,200	+0.1%	

ROW		
112	+64.7%	
37	-22.9%	
\$456,700	-4.4%	

SOUTH

SOLD

2025 354
↓
2024 418
-15.3%



DETACHED		
534	+42.4%	
202	-13.7%	
\$729,700	-0.6%	

APARTMENT		
205	+43.4%	
57	-30.5%	
\$308,100	-5.3%	

ACTIVE

2025 971
↑
2024 646
+50.3%

SEMI-DETACHED		
67	+97.1%	
28	-3.4%	
\$537,900	-0.7%	

ROW		
165	+75.5%	
67	-8.2%	
\$395,200	-5.5%	

SOUTH EAST

SOLD

2025 339
↑
2024 285
+18.9%



DETACHED		
444	+96.5%	
176	+12.8%	
\$716,700	-2.3%	

APARTMENT		
206	+49.3%	
68	+21.4%	
\$343,400	-8.0%	

ACTIVE

2025 883
↑
2024 481
+83.6%

SEMI-DETACHED		
69	+109.1%	
35	+94.4%	
\$519,700	-1.4%	

ROW		
164	+95.2%	
60	+9.1%	
\$453,700	-4.0%	

EAST

SOLD

2025 58
↓
2024 73
-20.5%



DETACHED		
122	+67.1%	
32	-8.6%	
\$506,000	-5.5%	

APARTMENT		
45	+104.5%	
8	+55.6%	
\$237,600	-10.0%	

ACTIVE

2025 235
↑
2024 116
+102.6%

SEMI-DETACHED		
29	+314.3%	
9	+50.0%	
\$392,900	-3.4%	

ROW		
39	+178.6%	
9	-35.7%	
\$292,800	-5.4%	

LEGEND



ACTIVE LISTINGS



SALES



BENCHMARK PRICE



creb®