

# CITY OF CALGARY

MARKET REPORT PART 1 OF 2

DECEMBER 2025

2025 vs 2024  
Comparison

Current as of January 2026. All MLS® active listings for Calgary and Area may be found at the board's website at [www.creb.com](http://www.creb.com). CREB® is a registered trademark of the Calgary Real Estate Board Cooperative.

## CITY CENTRE

SOLD	2025	227	2024	273	-16.8%	ACTIVE	2025	852	2024	734	+16.1%
DETACHED			APARTMENT			SEMI-DETACHED			ROW		
House icon	192	+ 10.3%	515	+ 22.0%		76	- 12.6%	69	+ 35.3%		
Checkmark icon	59	- 24.4%	114	- 23.0%		29	+ 16.0%	25	+ 13.6%		
Dollar sign icon	\$946,800	- 0.4%	\$308,400	- 9.0%		\$924,500	- 1.0%	\$567,000	- 6.5%		

## NORTH EAST

SOLD	2025	123	2024	201	-38.8%	ACTIVE	2025	642	2024	532	+20.7%
DETACHED			APARTMENT			SEMI-DETACHED			ROW		
House icon	342	+ 22.1%	100	- 15.3%		67	+ 81.1%	133	+ 37.1%		
Checkmark icon	78	- 21.2%	15	- 50.0%		10	- 50.0%	20	- 61.5%		
Dollar sign icon	\$573,700	- 4.7%	\$269,900	- 11.0%		\$429,200	- 2.6%	\$348,400	- 6.0%		

## NORTH

SOLD	2025	149	2024	177	-15.8%	ACTIVE	2025	454	2024	385	+17.9%
DETACHED			APARTMENT			SEMI-DETACHED			ROW		
House icon	219	+ 28.1%	93	- 8.8%		41	+ 41.4%	101	+ 21.7%		
Checkmark icon	84	+ 0.0%	26	- 40.9%		11	+ 22.2%	28	- 30.0%		
Dollar sign icon	\$640,900	- 4.9%	\$311,800	- 6.9%		\$475,200	- 7.2%	\$391,100	- 6.4%		

## NORTH WEST

SOLD	2025	121	2024	120	+0.8%	ACTIVE	2025	336	2024	235	+43.0%
DETACHED			APARTMENT			SEMI-DETACHED			ROW		
House icon	123	+ 20.6%	123	+ 70.8%		32	+ 52.4%	58	+ 45.0%		
Checkmark icon	79	+ 23.4%	19	- 32.1%		10	- 37.5%	13	+ 8.3%		
Dollar sign icon	\$769,600	+ 0.9%	\$299,500	- 2.1%		\$647,700	+ 0.4%	\$428,000	- 5.4%		

## LEGEND

ACTIVE LISTINGS  
SALES  
BENCHMARK PRICE

creb®

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## WEST

SOLD	2025	103	2024	96	ACTIVE	2025	299	2024	241
<b>+7.3%</b>					<b>+24.1%</b>				
DETACHED			APARTMENT		SEMI-DETACHED			ROW	
109	+ 10.1%		107	+ 28.9%	31	+ 138.5%		52	+ 13.0%
55	+ 34.1%		22	- 18.5%	5	- 28.6%		21	+ 0.0%
\$935,100	- 3.2%		\$328,900	- 8.4%	\$800,200	+ 0.9%		\$442,200	- 3.8%

## SOUTH

SOLD	2025	201	2024	238	ACTIVE	2025	559	2024	422
<b>-15.5%</b>					<b>+ 32.5%</b>				
DETACHED			APARTMENT		SEMI-DETACHED			ROW	
284	+ 36.5%		137	+ 7.0%	51	+ 75.9%		87	+ 52.6%
125	+ 1.6%		35	- 32.7%	15	- 34.8%		26	- 35.0%
\$700,100	- 2.8%		\$285,000	- 9.6%	\$507,500	- 4.9%		\$381,800	- 5.3%

## SOUTH EAST

SOLD	2025	163	2024	167	ACTIVE	2025	549	2024	319
<b>-2.4%</b>					<b>+72.1%</b>				
DETACHED			APARTMENT		SEMI-DETACHED			ROW	
239	+ 85.3%		124	+ 44.2%	65	+ 182.6%		121	+ 49.4%
87	- 5.4%		34	+ 41.7%	10	- 37.5%		32	- 8.6%
\$688,500	- 4.1%		\$321,800	- 9.7%	\$495,800	- 3.9%		\$430,500	- 5.8%

## EAST

SOLD	2025	35	2024	46	ACTIVE	2025	154	2024	97
<b>-23.9%</b>					<b>+58.8%</b>				
DETACHED			APARTMENT		SEMI-DETACHED			ROW	
68	+ 41.7%		38	+ 58.3%	19	+ 375.0%		29	+ 38.1%
17	- 43.3%		7	+ 75.0%	6	+ 0.0%		5	- 16.7%
\$505,000	- 5.9%		\$228,100	- 10.0%	\$666,800	+ 63.5%		\$280,400	- 8.6%

## LEGEND

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