City of Calgary Monthly Statistics

October 2025

Market Trend Summary

Sales in October were 1,885 units, down 13 percent compared to last year. Sales were down for all property types. Apartment sales dropped the most, falling 26% year over year.

There were 3,233 new listings in October, a 0.9 percent drop from last year. The drop in sales increased the months of supply compared to last year by 49.7 percent to 3.43.

The sales-to-new-listings ratio increased again from last month to 58% percent. Overall inventory is up 30.2 percent at 6,472 units. In October, the total residential median price increased month over month to $577,000, which is 0.3 percent higher than last year's levels. Year to date, prices were flat for detached (0%), for semi (0%) and fell for row (-2%) and apartment (-2%).

SALES

1,885

13.0% Y/Y

Monthly trend*

NEW LISTINGS

3,233

0.9% Y/Y

Monthly trend*

TOTAL RESIDENTIAL MEDIAN PRICE

$ 577,000

0.3% Y/Y

Monthly trend*

INVENTORY

6,472

30.2% Y/Y

Monthly trend*

DETACHED MEDIAN PRICE

$ 697,000

0.4% Y/Y

Monthly trend*

SEMI-DETACHED MEDIAN PRICE

$ 574,000

8.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.43

49.7% Y/Y

Monthly trend*

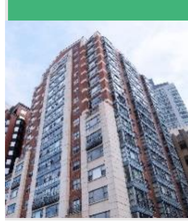
ROW MEDIAN PRICE

$ 429,500

1.8% Y/Y

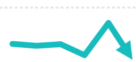
Monthly trend*

APARTMENT MEDIAN PRICE



$ 302,250

4.0% Y/Y



Monthly trend*

*Monthly trend is based on seasonally adjusted data for the prior 6 months

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October 2025

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	Sales		New Listings		Inventory		S/NL	Months of Supply		Median Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,012	-5%	1,593	4%	2914	32%	64%	2.88	40%	$697,000	0%
Semi	186	-1%	329	15%	613	56%	57%	3.30	58%	$574,000	-8%
Row	275	-22%	520	0%	1054	35%	53%	3.83	73%	$429,500	-2%
Apartment	412	-26%	791	-14%	1891	19%	52%	4.59	61%	$302,250	-4%
Total Residential	1,885	-13%	3,233	-1%	6472	30%	58%	3.43	50%	$577,000	0%

Year-to-Date October 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Median Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	9,925	-9%	17,986	15%	2,623	61%	55%	2.64	78%	$712,000	0%
Semi	1,899	-8%	3,310	18%	492	74%	57%	2.59	89%	$607,000	0%
Row	3,412	-17%	6,129	13%	981	99%	56%	2.88	139%	$446,500	-2%
Apartment	4,846	-29%	9,818	0%	1,852	59%	49%	3.82	122%	$318,000	-2%
Total Residential	20,082	-16%	37,243	10%	5,949	67%	54%	2.96	98%	$579,700	4%