

Megan Stuart Greater Calgary Real Estate

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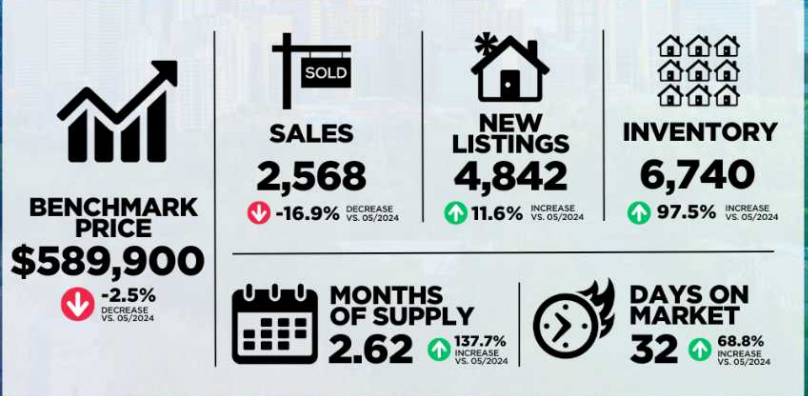
2025 Q2



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FREE MARKET
EVALUATIONS!

CALGARY HOUSING STATISTICS MAY 2025



creb®

Price adjustments mostly driven by apartment and row style homes

Thanks to steep pullbacks in the apartment condo sector, total residential sales in Calgary eased by 17% compared to May of last year. While the drop does seem significant, the 2,568 sales this month remain 11% higher than long-term trends for May and improved over last month. New listings continued to rise this month compared to sales, resulting in further gains in inventory levels. However, the monthly gain in both inventory and sales prevented any significant change in the months of supply compared to April. With 2.6 months of supply, conditions are still relatively balanced.

"Compared to last year, easing sales and rising inventories are consistent trends across many cities, as uncertainty continues to weigh on housing demand. However, prior to the economic uncertainty, Calgary was dealing with seller market conditions, and the recent pullbacks in sales and inventory have helped shift us toward balanced conditions taking the pressure off prices," said Ann-Marie Lurie, Chief Economist at CREB®. "This is a different situation from some of the other larger cities, where their housing markets were struggling prior to the addition of economic uncertainty." Last year there was limited inventory across most property types and price ranges. Recent inventory gains are creating pockets of the market that are struggling with too much supply while in other areas supply levels are still low relative to the demand, resulting in divergent trends in home prices.

Both detached and semi-detached home prices have remained relatively stable this month and are still higher than last year's levels. Meanwhile, row and apartment style homes have reported modest monthly price declines and May prices remain below last year's levels, as improved new home and rental supply is weighing on resale prices. Overall, the total residential unadjusted benchmark price in Calgary was \$589,900, slightly lower than last month and over 2% below May 2024 levels.

Source: Calgary Real Estate Board

TOP Producers



Celebrating!

- ★ 15 Years in the Business
- ★ #1 in the Brokerage!

Thank You For Your
Loyal Business &
Referrals!

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Megan
Stuart



May

2025

About Megan

Megan is a seasoned real estate professional with over 30 years of sales experience. With a passion for real estate, she has successfully bought, sold, built, and renovated numerous properties. Megan finds great satisfaction in helping clients sell their homes or find their dream properties. With her attention to detail and extensive knowledge of urban and rural real estate, she will be a valuable asset in reaching your real estate goals.

- ◆ Residential
- ◆ Farm/Ranch
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational
- ◆ Commercial

Serving all areas within the Calgary Real Estate Board!

Market Data – May 2025

Calgary

INVENTORY, SALES, AND PRICE



Foothills County

INVENTORY, SALES, AND PRICE



Rockyview County

INVENTORY, SALES, AND PRICE



For detailed statistics in your area:

https://www.creb.com/Housing_Statistics/

Listing Showcase



323 Raymond Cl, Diamond Valley, AB

- A2224817
- \$650,000
- 5 Beds, 3 Baths
- Fully Finished Bungalow
- Dbl Attached Garage
- Huge Yard w/ Greenhouse & Hen House



901 16 St SE, High River, AB

- A2217756
- \$555,000
- 4 Beds, 2 Baths
- Fully Finished Split Level
- Dbl Detch **MAN CAVE** Garage
- Corner Lot in Lake Community



32 Applewood Ct, Calgary, AB

- A2224344
- \$599,900
- 5 Beds, 2 Baths
- Fully Finished Split Level
- Dbl Attached Garage
- **Entertaining Space**, Open Plan

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