

Megan Stuart Greater Calgary Real Estate

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2025 Q1

Update

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

CALGARY HOUSING STATISTICS FEBRUARY 2025



Sales remain above long-term trends despite declines

Inventory levels saw substantial year-over-year growth for the second month in a row, rising by 76 per cent to 4,145 units in February. While inventory increases were seen across all price ranges, the largest increases were in homes priced under \$500,000.

The increase was driven by substantial growth in the more affordable apartment and row/townhouse sectors. The overall months of supply was 2.4 in February, similar to last month but more than double this time last year. Apartment-style units remained the most well-supplied at 3.1 months.

There were 1,721 sales in February, which was above historical averages for the month but 19 per cent lower than levels seen last year and significantly lower than the record levels seen in the post-pandemic period. New Listings in February reached 2,830, roughly in line with historical averages for the month.

The sales-to-new listings ratio for the month was 61 per cent, higher than historical averages but below levels seen in each of the last three years.

"Even though more people listed their homes for sale, there were actually fewer sales than in February 2024. So, we're seeing the seller's market of the past two or three years ease off," said Alan Tennant, President and CEO of CREB®. "In turn, that's caused the pace at which prices are increasing to slow down a bit, which should come as welcome news for buyers."

The total residential unadjusted benchmark price in February was \$587,600, relatively stable compared to late-2024 and roughly one per cent higher year-over-year. Price changes varied across the city, with the City Centre and North districts seeing declines, while the East district saw the largest price growth at over three per cent.

Source: Calgary Real Estate Board



*Top Agent Award
January 2025*



*Thank You
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About Megan

Megan is a seasoned real estate professional with over 25 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.



Serving all areas within the Calgary Real Estate Board!

Market Data – February 2025

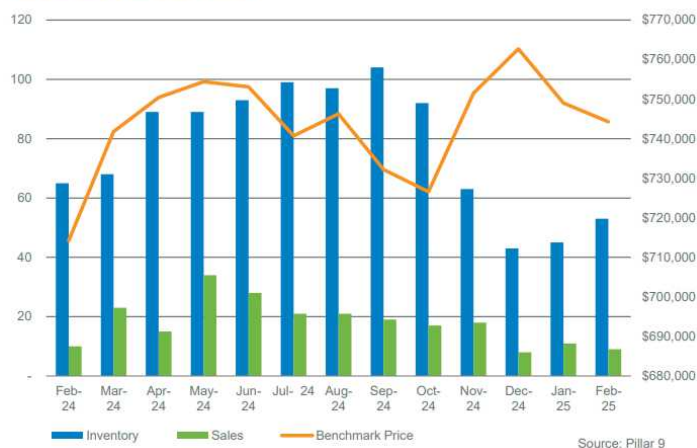
Calgary

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/



Smart Ways to Reduce Cost of Living in Alberta



Living in Alberta comes with many advantages, including no provincial sales tax and a relatively low cost of living. However, with rising expenses, it's important to find ways to save. Here are some practical tips to cut costs without sacrificing comfort:

Energy Efficiency – Upgrade insulation, use a programmable thermostat, and explore rebates for energy-efficient appliances to lower utility bills.

Property Tax Savings – Check if you qualify for property tax assistance programs or appeal your assessment if it seems high.

Smart Homeownership Choices – Consider downsizing, refinancing at a lower interest rate, or renting out a portion of your home to generate extra income.

Water Conservation – Install low-flow fixtures and make use of municipal rebate programs to reduce water bills.

Transportation Savings – Take advantage of Alberta's public transit systems, carpooling, or fuel-efficient vehicle incentives to reduce commuting expenses.

Grocery & Household Costs – Shop local, take advantage of loyalty programs, and buy in bulk to reduce grocery expenses. As for me, my next step is coming in April – CHICKENS!

Making small changes can lead to significant long-term savings. Whether you're buying a home or looking to manage costs, there are many ways to live affordably.



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