

Your Guide to Homeownership in Airdrie & the Calgary Region

Whether you're relocating to the Calgary region or exploring your first home purchase, this guide provides current market insights, neighborhood highlights, and strategic advice to help you make informed decisions in today's balanced real estate environment.



Market Snapshot: Current Conditions

Airdrie Market

The average sold house price in Airdrie sits at **\$540,400**, with approximately 666 new listings in the past 28 days. Home sales are down about 14% compared to last year, while new listings have surged 19.7% year-over-year—creating significantly more choices for buyers.

This shift indicates a move toward a **balanced market**, offering neither strong seller nor buyer dominance and providing excellent opportunities for savvy homebuyers.

Calgary & Region

Calgary's August 2025 average selling price reached **\$572,600** across all residential types. Breaking it down by property type:

- Single-family homes: ~\$686,600
- Townhouses: ~\$452,500
- Condos: ~\$332,600

Inventory is increasing, with detached homes showing 3.8 months of supply and apartments at 4.9 months—up significantly from the previous year.

Why Choose Airdrie & the Calgary Region



Airdrie's Family Appeal

Airdrie remains a top choice for families seeking proximity to Calgary while enjoying newer communities, family-oriented amenities, excellent schools, and a balanced lifestyle—all at competitive price points.



Calgary's Urban Advantages

Calgary offers the full spectrum of urban living—diverse employment opportunities, rich cultural amenities, comprehensive transit systems, and a wide variety of housing types to suit every lifestyle and budget.

Value & Lifestyle Comparison



Detached Homes

Both markets offer opportunities, but Airdrie often provides similar value with lower price points and newer community benefits—ideal for growing families.



Townhomes & Condos

Calgary's higher-density segments show more inventory and price softening, creating opportunities for first-time buyers and investors seeking urban convenience.



Best of Both Worlds

Airdrie positions you as the family-friendly, transit-accessible "near-Calgary" option—perfect for those wanting space without sacrificing city access.

What Today's Buyers Should Know

1

Rising Inventory Benefits

More homes are listed than in recent years—Airdrie listings up over 20% year-over-year. This means less urgency, more selection, and better opportunities for negotiation on your terms.

2

Price Trends Vary by Type

Detached homes are holding strong, while townhomes and condos show more softening. Calgary condo prices decreased approximately 5.6% year-over-year as of August 2025—creating entry points for strategic buyers.

3

Extended Market Time

Homes are staying on the market longer, giving buyers more time to evaluate options, conduct thorough inspections, and make confident decisions without feeling rushed.

4

Balanced Market Conditions

Airdrie's sales-to-new-listings ratio at approximately 58% signals neither strong seller nor buyer dominance—a sweet spot where both parties can find fair value and reasonable terms.

❏ **Pro Tip:** Every neighborhood and community behaves differently. Working with a local agent who understands micro-market dynamics is essential for finding the best opportunities and avoiding overpaying.

Entry-Level & Starter Home Opportunities

Airdrie Affordability

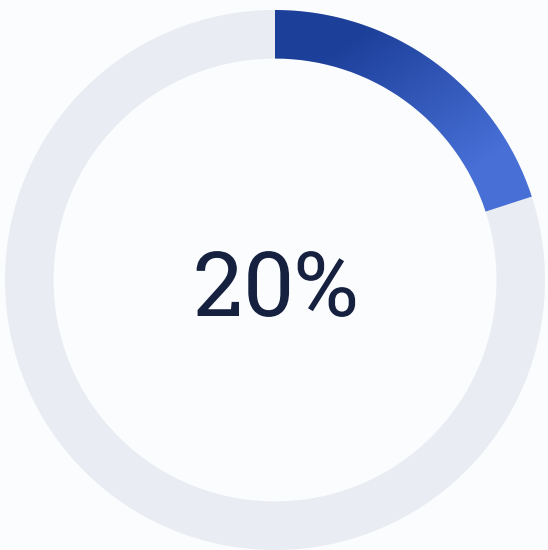
Rising inventory in Airdrie's townhome, condo, and newer community segments means first-time buyers can find excellent opportunities with modern amenities and family-friendly features at accessible price points.

Why Buy Now?

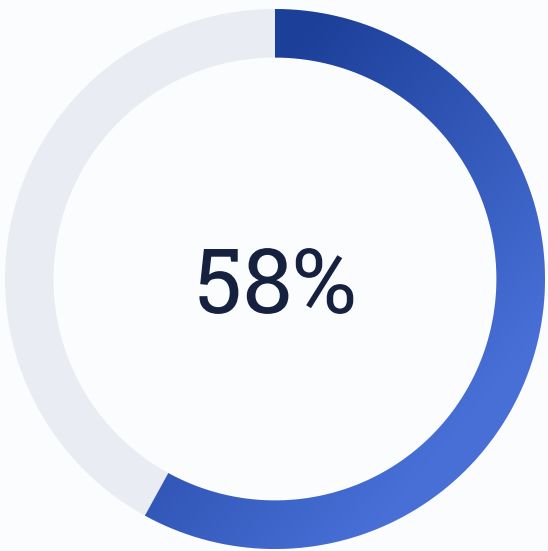
The current market offers advantages that may not last: increased selection, reduced competition, better negotiating power, and the ability to be selective rather than settling for what's available in a heated market.

Calgary Urban Living

With townhome averages around \$452,500 in August 2025, Calgary's higher-density options are experiencing meaningful price adjustments—perfect for those seeking urban convenience and walkable neighborhoods.



More inventory available year-over-year



Balanced sales-to-listings ratio

Communities & Balanced Living

Airdrie Highlights

- **Newer communities** with modern infrastructure and contemporary home designs
- **Excellent schools** serving families at every stage
- **Abundant parks and recreation** for active, outdoor lifestyles
- **Family-focused amenities** including community centers and youth programs
- **Easy commute access** to Calgary for work and entertainment

Calgary Neighborhoods

- **North & south suburbs** offering family living with space and community feel
- **Transit-accessible areas** for convenient car-free or reduced-car lifestyles
- **Diverse housing types** from urban condos to suburban detached homes
- **Cultural amenities** including museums, theaters, restaurants, and festivals
- **Employment hubs** across multiple sectors and industries

- ❏ Your relocation guide includes detailed maps and neighborhood profiles highlighting recommended communities in both Airdrie and Calgary—tailored to families, commuting professionals, and those seeking balanced living between urban and suburban environments.

Outlook & Trends for 2025

Market Forecast

CREB® forecasts a 2025 market characterized by **moderated growth** rather than boom conditions—creating stability and predictability for both buyers and sellers.

Segment Performance

Detached homes will likely remain the most stable segment, while higher-density properties may see further adjustments—ideal for buyers in those categories.

1

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Balanced Conditions

Expect continued balanced market dynamics with neither overheating nor major declines—providing fair value opportunities throughout the year.

12-18 Month Window

The coming months present excellent opportunities for negotiation and value—strategic buyers can benefit from favorable conditions and increased selection.

For Buyers

The next 12-18 months may offer some of the best opportunities for negotiation, favorable terms, and finding the right property without compromise. Patient, strategic buyers will benefit most.

For Sellers

Pricing accuracy, property condition, professional presentation, and strategic timing will be critical success factors in attracting qualified buyers and achieving optimal results.

Your Next Steps



Schedule a Consultation

Let's meet to review your budget, housing goals, preferred neighborhoods, and current listings that match your specific needs and timeline.



Get Custom Market Data

I'll provide community-specific data, recent comparables, and insider insights on upcoming developments and inventory coming to market in your target areas.



Receive Your Snapshot

Request a custom market snapshot for your desired Airdrie or Calgary area—tailored to your home type preferences, budget parameters, and buying timeline.

Stay Connected & Informed

I publish monthly market updates across YouTube, Instagram, and email newsletters—ensuring you're always informed about the latest trends, opportunities, and market shifts in the Airdrie and Calgary region.

Ready to explore your homeownership options? Contact me today to start your journey toward finding the perfect home in Airdrie or the Calgary region.

100%

Local Expertise

Dedicated to your success

Contact Rob Campbell

As an Agent & Lending Consultant, I'm ready to help you navigate your real estate journey in Airdrie and Calgary. Reach out today to discuss your goals!

Get in Touch

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