



CALGARY REAL ESTATE MARKET UPDATE

June 2025

Insights, Trends, and Tips for Buyers and Sellers



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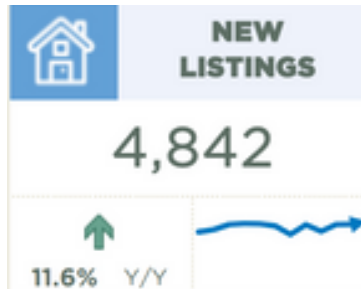
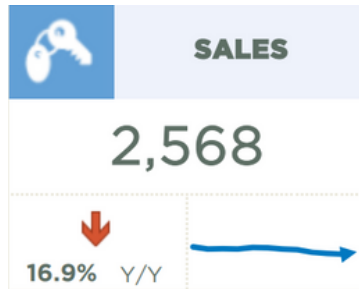
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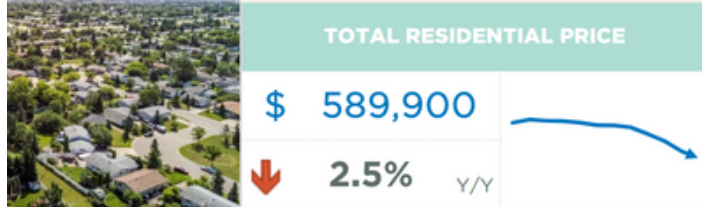
MARKET SNAPSHOT

Let's Compare April to May: SPOILER not much has changed



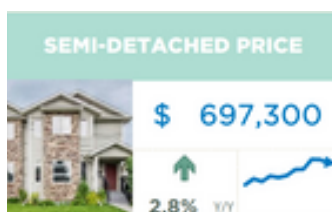
The Calgary real estate market is experiencing notable shifts as we head into the summer months. Home sales reached 2,568 units, marking a 15% increase from April's 2,236 sales, yet remaining 17% lower compared to May 2024. Despite the yearly drop, May's sales are still 11% above long-term averages for the month, showing market resilience.

Inventory Levels: Inventory rose from 5,867 units in April to 6,740 units in May, highlighting continued growth in supply. This growth is moving the market toward balanced conditions, now at 2.6 months of supply.



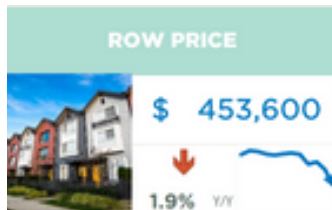
Benchmark Price: The city-wide residential benchmark price slightly declined from \$591,100 in April 2025 to \$589,900 in May 2025

Days on Market: Homes took slightly longer to sell, averaging 32 days in May, up from 29 days in April.



As always, the market story changes depending on location, price point, and property type.

Let me know if you'd like a deeper dive into your community or price range. **Simply hit "Reply" to this email, and let's chat!**



Source: Calgary Real Estate Board (CREB)



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HOT or NOT?

In demand property types, hottest/coldest areas, and emerging trends in today's market!

What's Hot?

Detached Homes: Detached homes continue to hold steady, nudging upward slightly from a benchmark price of \$769,300 in April to \$769,400 in May. This segment remains strong, especially in sought-after communities like West Springs, Altadore, Elbow Park, Aspen Woods, Mount Royal, and Springbank Hill.

Semi-Detached Homes: Semi-detached homes also saw healthy performance, particularly in Calgary's North West district. Prices increased notably from \$691,700 in April to \$697,300 in May, indicating continued buyer demand and market strength in these desirable areas.

What's Cold?

Apartments in the North East: High inventory and lower demand continue to challenge this market segment significantly, resulting in extended sales periods and lower prices.

Row Homes Citywide: With increased inventory and a lower sales-to-new-listings ratio, row homes have experienced slower price growth and weaker demand compared to detached and semi-detached homes, notably evident in districts such as the North East and East Calgary.

What's Trending?

Strong Premium Market: Premium neighborhoods such as the City Centre, West, and North West districts continue to demonstrate resilience. Despite rising inventory levels in other areas, these communities maintain stable prices and limited supply, reflecting strong buyer confidence and ongoing demand for quality homes in well-established locations.

Growing Gap in Property Types: A clear divide is emerging between detached and semi-detached homes versus apartment and row-style properties. Detached and semi-detached homes remain stable, often selling quickly and holding solid pricing due to lower inventory and sustained buyer interest. In contrast, apartments and row homes saw a significant increase in inventory from April to May, indicating softer demand and presenting more opportunities for buyers, particularly in neighborhoods where supply has expanded considerably.



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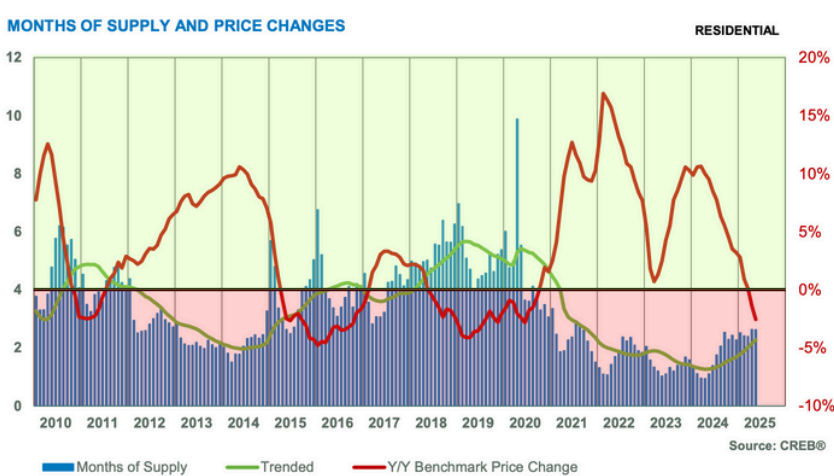
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GRAPHS!

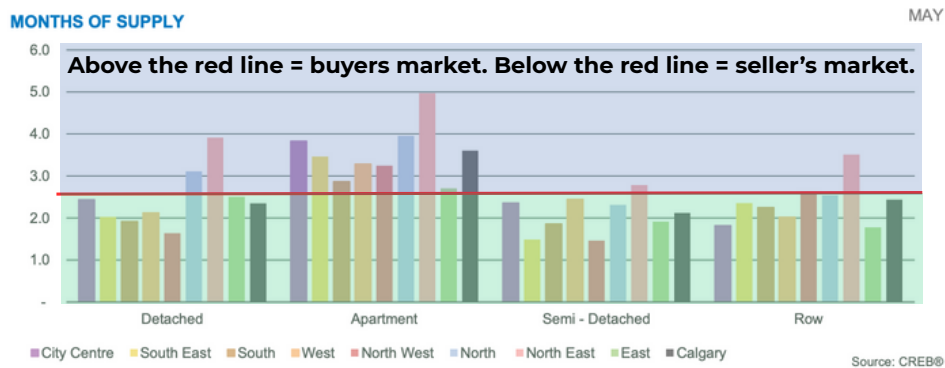
2 Important Graphs to Better Understand the Calgary Real Estate Market.



Months of Supply and Price Changes:

For the first time since 2020, we are seeing year over year prices consistently decrease. But this is not all bad. While you may not get the price you could have last summer, the steady year over year price increases since 2020 mean you may have built up significant equity over the past five years.

This graph provides useful information, but the next one will give you an even clearer picture of the Calgary market as a whole.



Location and Property Type Make a Difference

Across Calgary, the market varies by area and property type. Detached and semi detached homes are generally in a strong sellers market, while apartments are mostly in buyers market territory. Row townhomes sit somewhere in between. Even though overall year over year prices may be softening, prices are holding steady or rising slightly in high demand areas like detached homes in the Northwest.

Calgary's market is relatively balanced right now. Sellers need to price competitively and market well, while buyers have some room to negotiate, but lowball offers rarely succeed. I've recently seen multiple offer situations, showing the ongoing competition.

A balanced market is complex, so it's important to look at the full picture. If you want a detailed breakdown of your neighbourhood or one you're interested in, just send me an email, I'm happy to help!



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The market is evolving, and the right strategy makes all the difference. Whether you're looking to buy, sell, or simply stay ahead of the trends, knowing when and how to act can put you in the best position for success.

Thinking about making a move? Let's connect and build a plan that works for you, no guesswork, just smart real estate decisions.

Reply to this email and let's talk strategy!

Follow me on Instagram @joshwhiteyc for Calgary house tours, market insights, and what's going on in my world of Real Estate!

Thank you for reading!



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