



AltusGroup

Calgary Market Area Calgary Inner-City

New Homes Sub Market Report
Data as of March 2023

Calgary Inner City

Submarket Report - March 2023



Sales - Q1 2023

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
7	43	1		51

Annual Sales

2017	2018	2019	2020	2021	2022
966	382	379	279	723	632

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	4	585	398	182	5
Mid Rise	4	540	449	91	0
Low Rise	3	176	154	22	0
Townhouse					
Grand Total	11	1,301	1,001	295	5

Calgary Inner City

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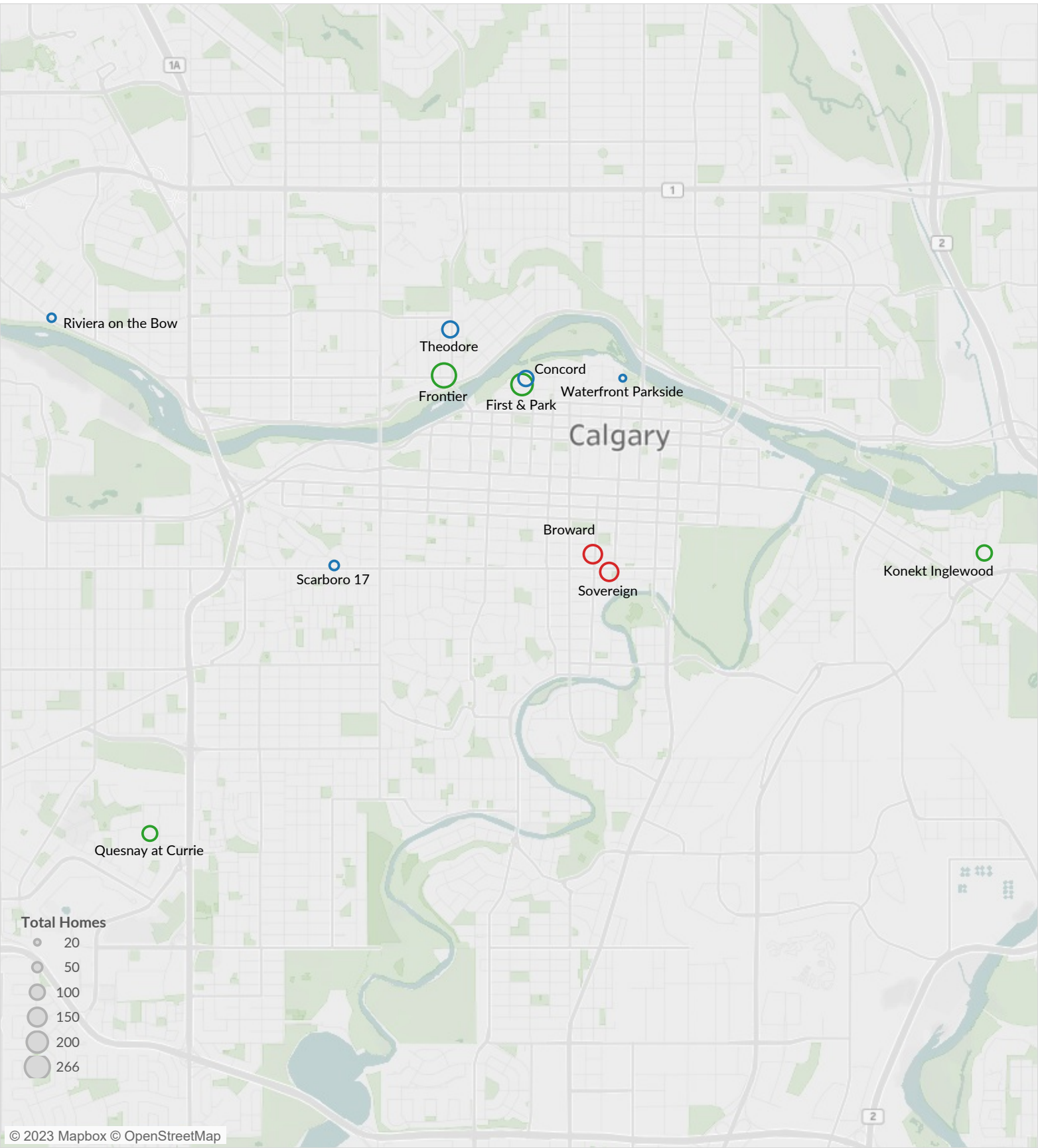
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$574	\$1,077	\$808	657	2,038
Mid Rise	\$579	\$903	\$648	666	1,496
Low Rise	\$434	\$591	\$481	611	1,179
Townhouse					

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Frontier	Truman Homes	Mid Rise	November 2021	\$621	263	266
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	200	211
Broward	Truman Homes	Mid Rise	November 2022	\$745	117	155
Sovereign	Homes by Avi	High Rise	August 2022	\$669	0	152
Theodore	Graywood Developments Ltd	High Rise	May 2019	\$606	105	117
Concord (Building 1)	Concord Pacific	High Rise	June 2014	\$1,285	93	105
Konekt Inglewood	StreetSide Development Corporation	Low Rise	August 2020	\$381	88	105
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	66	99
Scarboro 17	Bow Developments	Low Rise	May 2018	\$534	37	40
Riviera on the Bow	Davinci Homes	Low Rise	November 2013	\$527	29	31

Current Active Phases



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Active Phases - Top Projects by Current Quarter Sales

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Quarter Sales	Total Homes
Broward	Truman Homes	Mid Rise	November 2022	\$745	27	155
Sola	Ocgrow Group of Companies	Mid Rise	October 2020	\$691	16	172
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	5	211
Concord (Building 1)	Concord Pacific	High Rise	June 2014	\$1,285	2	105
Konekt Inglewood	StreetSide Development Corporation	Low Rise	August 2020	\$381	1	105

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	7	1,621
Mid Rise	4	391
Townhouse	3	185
Grand Total	14	2,197

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