



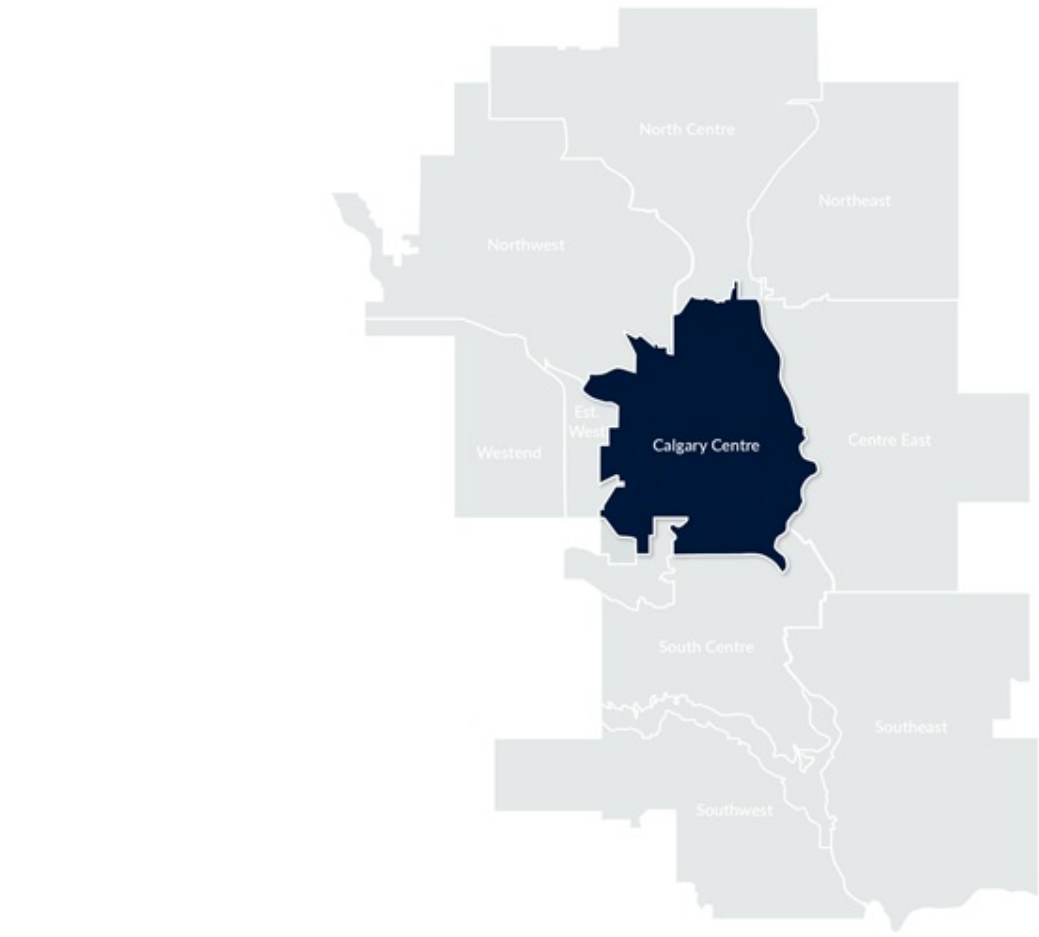
AltusGroup

Calgary Market Area Calgary Inner-City

New Homes Sub Market Report
Data as of June 2023

Calgary Inner City

Submarket Report - June 2023



Sales - Q2 2023

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
192	58	4		254

Annual Sales

2017	2018	2019	2020	2021	2022
966	379	378	243	641	578

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	858	590	146	122
Mid Rise	3	385	352	33	0
Low Rise	3	176	158	18	0
Townhouse					
Grand Total	11	1,419	1,100	197	122

Calgary Inner City

Submarket Report - June 2023

Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$611	\$1,097	\$805	606	1,804
Mid Rise	\$581	\$881	\$615	725	1,617
Low Rise	\$434	\$582	\$481	611	1,179
Townhouse					

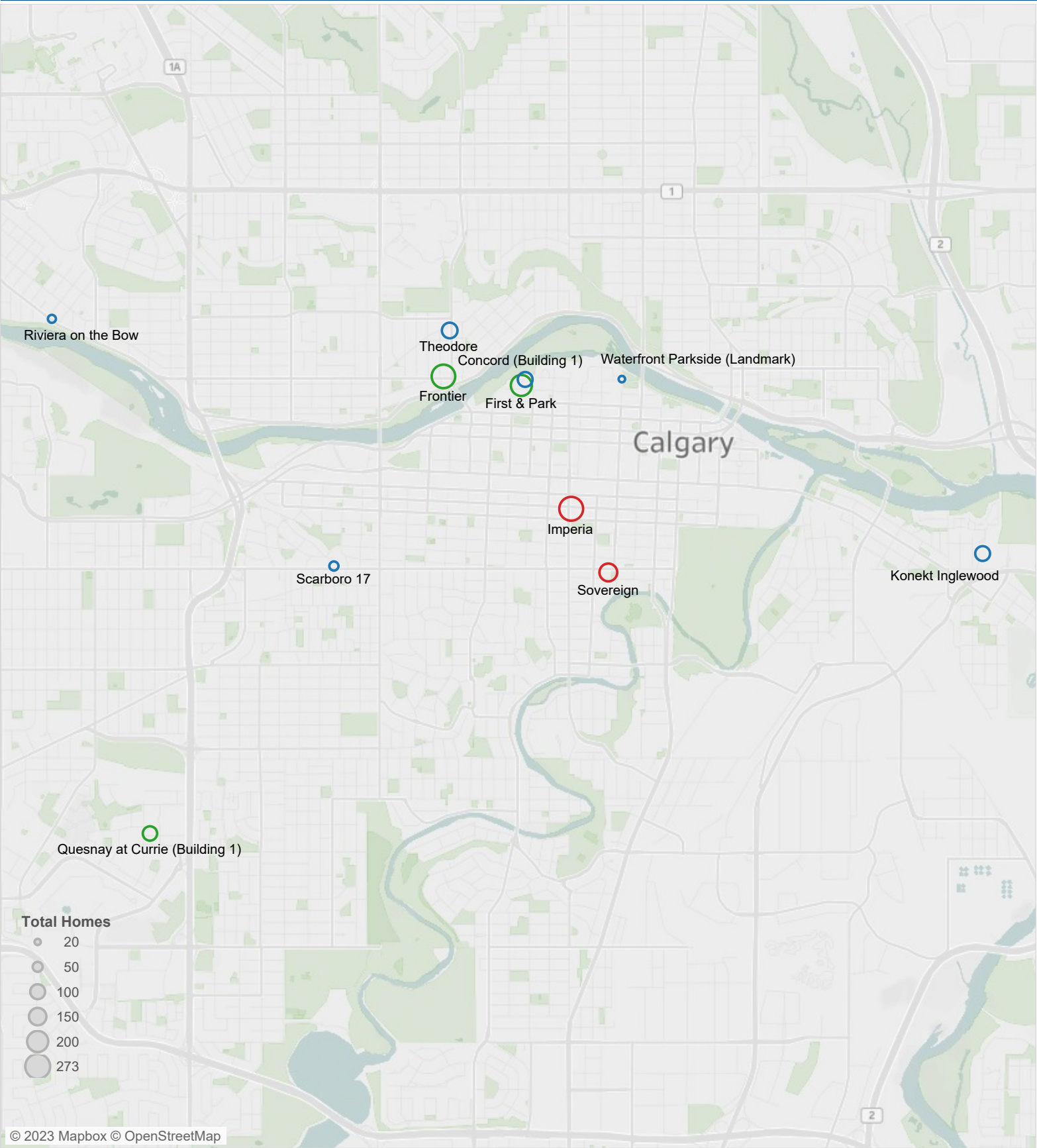
Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Imperia	Truman Homes	High Rise	May 2023	\$791	184	273
Frontier	Truman Homes	Mid Rise	November 2021	\$621	263	266
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	203	211
Sovereign	Homes by Avi	High Rise	August 2022	\$669	1	152
Theodore	Graywood Developments Ltd	High Rise	May 2019	\$606	109	117
Concord (Building 1)	Concord Pacific	High Rise	June 2014	\$1,285	93	105
Konekt Inglewood	StreetSide Development Corporation	Low Rise	August 2020	\$381	90	105
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	85	99
Scarboro 17	Bow Developments	Low Rise	May 2018	\$534	39	40
Riviera on the Bow	Davinci Homes	Low Rise	November 2013	\$527	29	31

Calgary Inner City

Submarket Report - June 2023

Current Active Phases



Calgary Inner City

Submarket Report - June 2023

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
Imperia	Truman Homes	High Rise	May 2023	\$791	184	273
Broward	Truman Homes	Mid Rise	November 2022	\$745	38	155
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	19	99
Theodore	Graywood Developments Ltd	High Rise	May 2019	\$606	4	117
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	3	211
Scarboro 17	Bow Developments	Low Rise	May 2018	\$534	2	40
Konekt Inglewood	StreetSide Development Corporation	Low Rise	August 2020	\$381	2	105
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	1	20
Sovereign	Homes by Avi	High Rise	August 2022	\$669	1	152

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	7	1,621
Mid Rise	5	441
Townhouse	3	185
Grand Total	15	2,247

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