



AltusGroup

Calgary Market Area Calgary Suburban

New Homes Sub Market Report
Data as of September 2023

Calgary Inner City

Submarket Report - September 2023



Sales - Q3 2023

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
72	23	8		103

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	854	646	193	15
Mid Rise	3	231	109	82	40
Low Rise	1	105	95	10	0
Townhouse					
Grand Total	9	1,190	850	285	55

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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	\$610	\$1,115	\$805	598	1,829
Mid Rise	\$552	\$711	\$599	745	1,539
Low Rise	\$398	\$565	\$381	533	911
Townhouse					

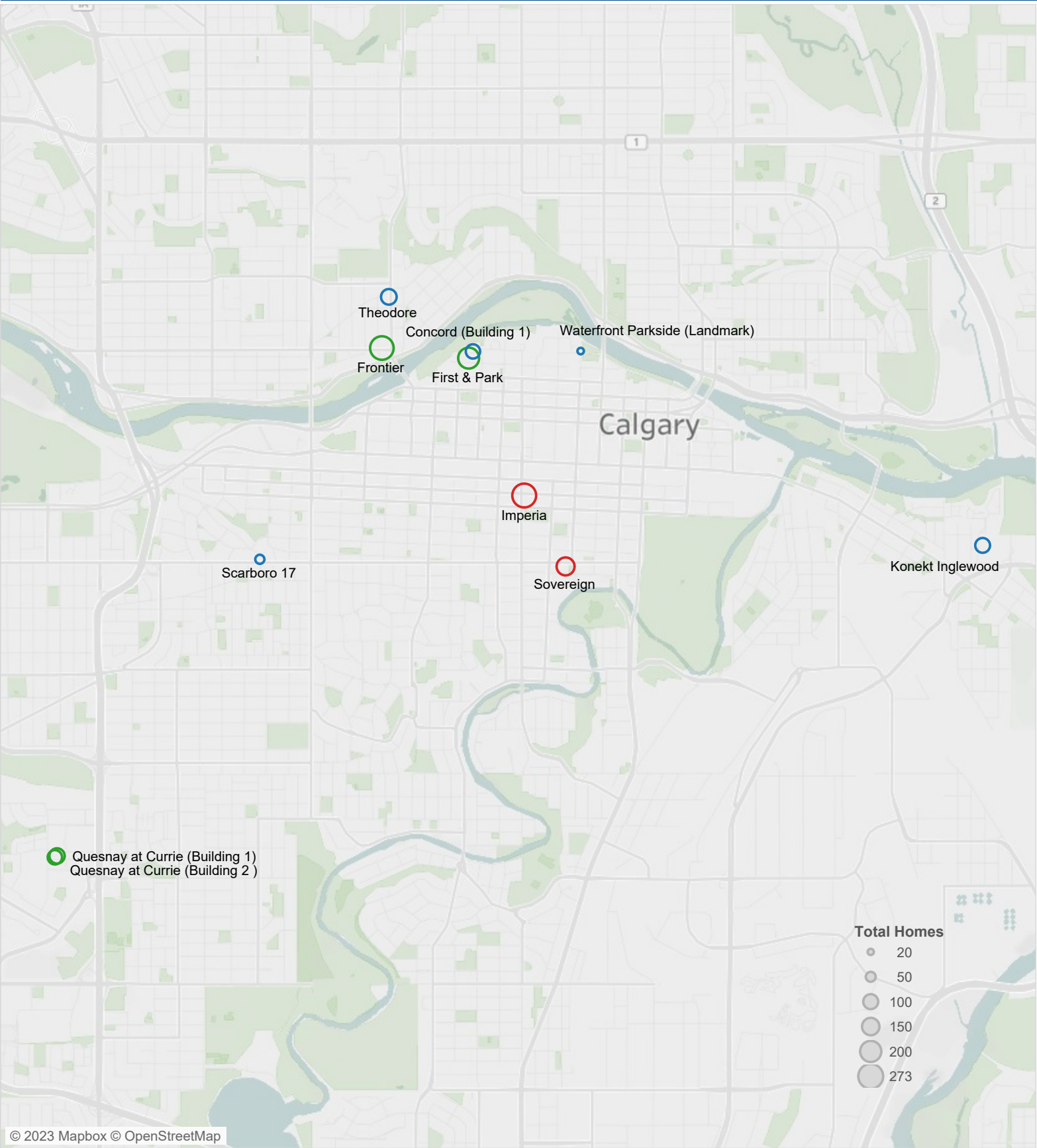
Active Phases - Top Projects by Total Homes

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	193	273
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	207	211
Sovereign	Homes by Avi	High Rise	August 2022	\$669	38	155
Theodore	Graywood Developments Ltd	High Rise	May 2019	\$606	112	117
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	20	112
Konekt Inglewood	StreetSide Development Corporation	Low Rise	August 2020	\$381	95	105
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	85	99
Concord (Building 1)	Concord Pacific	High Rise	June 2014	\$1,285	96	98
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	4	20

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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
Imperia	Truman Homes	High Rise	May 2023	\$791	55	273
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	20	112
Sovereign	Homes by Avi	High Rise	August 2022	\$669	7	155
Konekt Inglewood	StreetSide Development Corporation	Low Rise	August 2020	\$381	5	105
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	4	211
Theodore	Graywood Developments Ltd	High Rise	May 2019	\$606	3	117
Frontier	Truman Homes	Mid Rise	November 2021	\$621	3	266
Concord (Building 1)	Concord Pacific	High Rise	June 2014	\$1,285	3	102
Riviera on the Bow	Davinci Homes	Low Rise	November 2013	\$527	2	31
Scarboro 17	Bow Developments	Low Rise	May 2018	\$534	1	40

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	6	1,527
Mid Rise	4	329
Townhouse	3	185
Grand Total	13	2,041

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