



AltusGroup

Calgary Market Area Calgary Inner-City

New Homes Sub Market Report
Data as of December 2023

Calgary Inner City

Submarket Report - December 2023



Sales - Q4 2023

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
150	22	10	19	201

Annual Sales

2018	2019	2020	2021	2022	2023
379	378	243	641	578	577

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	6	1,185	796	309	80
Mid Rise	3	231	131	60	40
Low Rise					
Townhouse	1	65	19	4	42
Grand Total	10	1,481	946	373	162

Calgary Inner City

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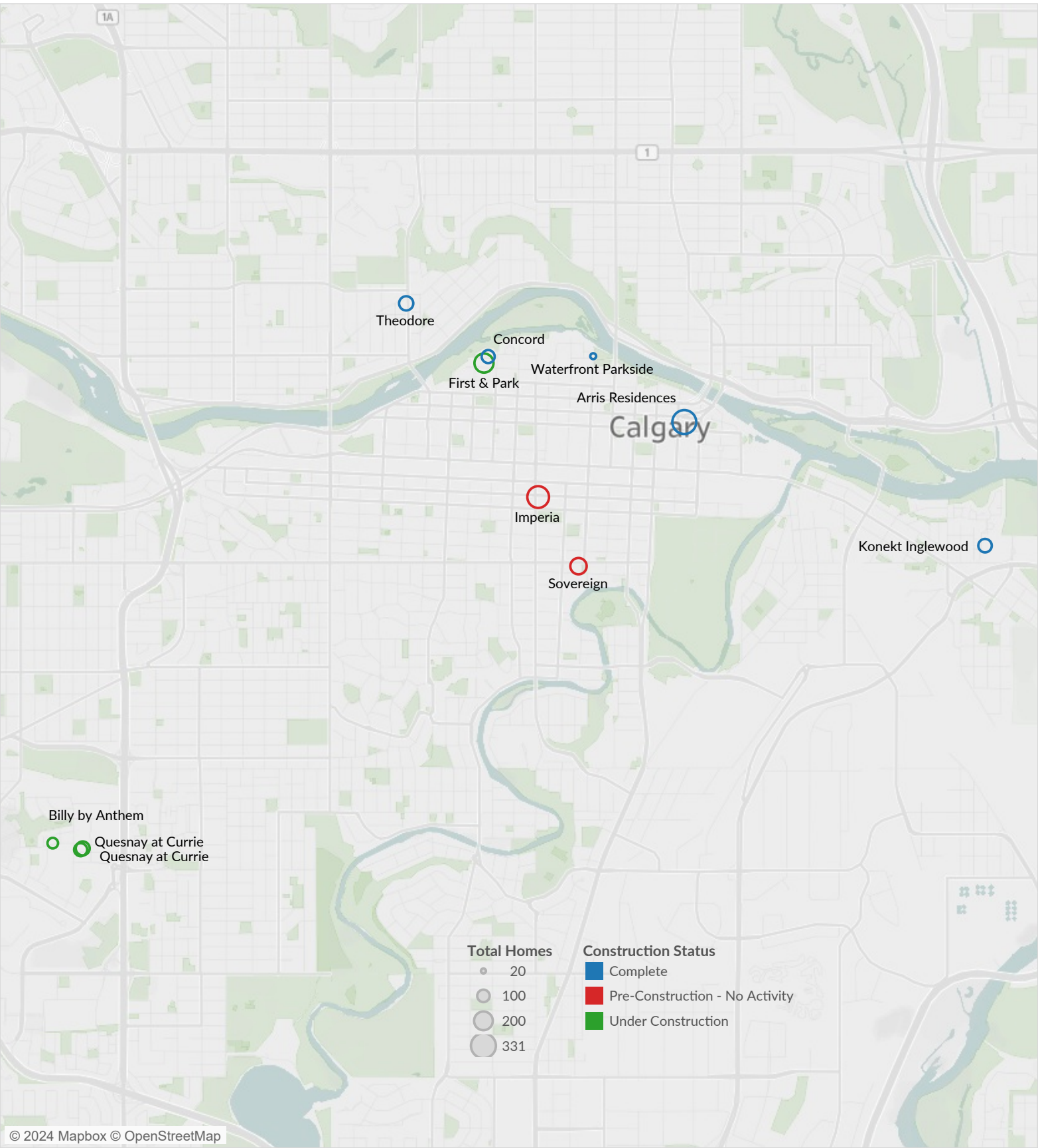
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$602	\$1,037	\$771	614	1,817
Mid Rise	\$568	\$704	\$599	745	1,546
Low Rise					
Townhouse	\$459	\$524	\$471	1,230	1,518

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Arris Residences	Bosa Developments,RioCan In..	High Rise	October 2023	\$600	106	331
Imperia	Truman Homes	High Rise	May 2023	\$791	214	273
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	208	211
Sovereign	Homes by Avi	High Rise	August 2022	\$669	56	155
Theodore	Graywood Developments Ltd	High Rise	May 2019	\$606	116	117
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	35	112
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
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	19	65
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	11	20

Current Active Phases



Calgary Inner City

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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
Arris Residences	Bosa Developments,RioCan Investment Trust	High Rise	October 2023	\$600	106	331
Imperia	Truman Homes	High Rise	May 2023	\$791	21	273
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	19	65
Sovereign	Homes by Avi	High Rise	August 2022	\$669	18	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	15	112
Konekt Inglewood	StreetSide Developments	Low Rise	August 2020	\$381	10	105
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	7	20
Theodore	Graywood Developments Ltd	High Rise	May 2019	\$606	4	117
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	1	211

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	7	1,801
Mid Rise	6	484
Townhouse	1	37
Grand Total	14	2,322

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