



Altus Group

Calgary Submarket Report

**Calgary Inner City
Submarket Report - March 2024**

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Sales - Q1 2024

High Rise

175

Mid Rise

14

Low Rise

Townhouse

5

Grand Total

194

Annual Sales

2018

379

2019

378

2020

243

2021

641

2022

578

2023

577

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	6	1,344	854	401	89
Mid Rise	3	231	145	86	0
Low Rise					
Townhouse	1	65	24	10	31
Grand Total	10	1,640	1,023	497	120

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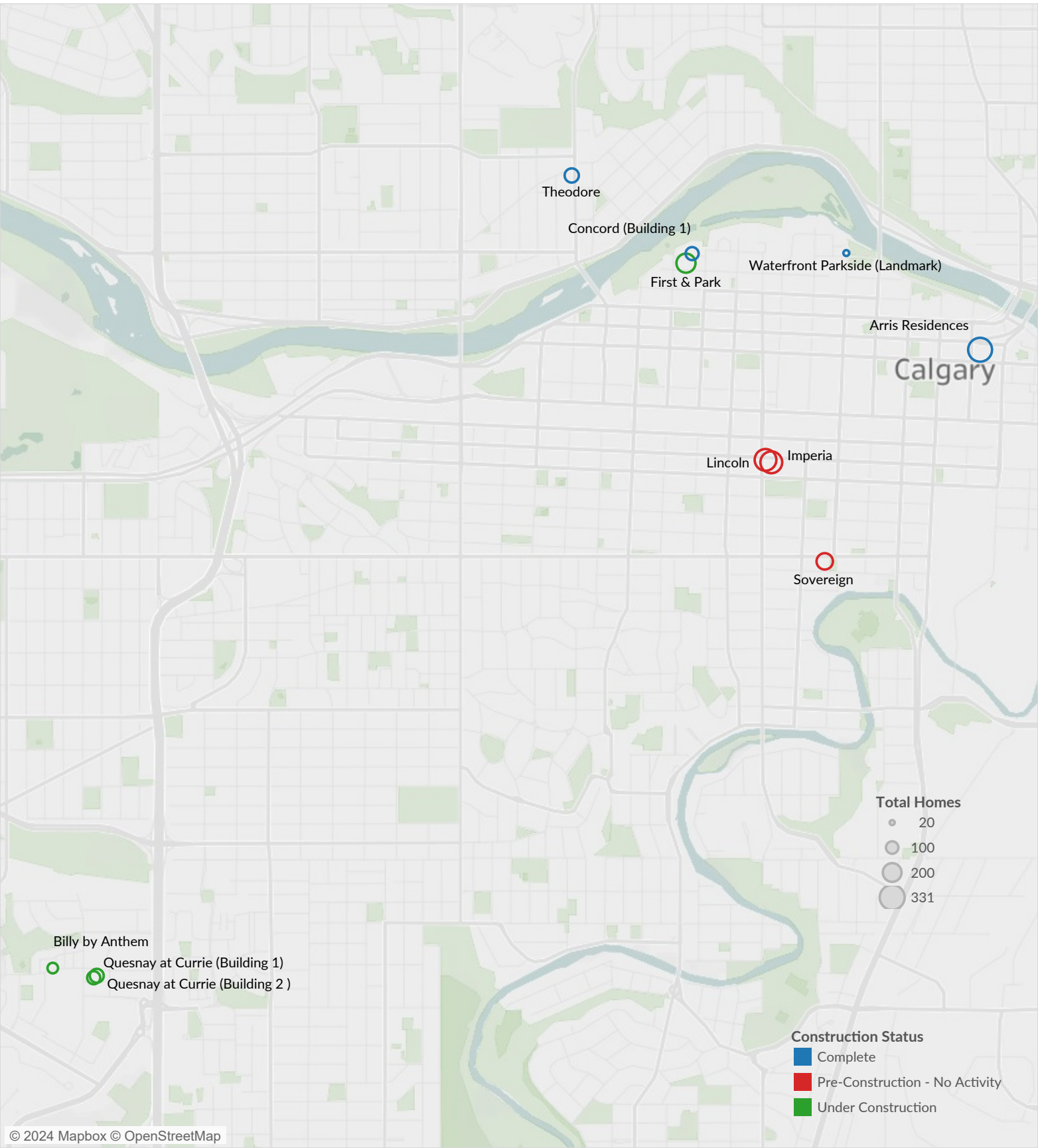
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$616	\$1,099	\$784	603	1,816
Mid Rise	\$571	\$698	\$599	752	1,546
Low Rise					
Townhouse	\$480	\$531	\$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	150	331
Lincoln	Truman Homes	High Rise	February 2024	\$687	85	276
Imperia	Truman Homes	High Rise	May 2023	\$791	246	273
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	210	211
Sovereign	Homes by Avi	High Rise	August 2022	\$669	66	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	46	112
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	87	99
Concord (Building 1)	Concord Pacific	High Rise	June 2014	\$1,285	97	98
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	24	65
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	12	20

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
Lincoln	Truman Homes	High Rise	February 2024	\$687	85	276
Arris Residences	Bosa Developments,RioCan Investment Trust	High Rise	October 2023	\$600	44	331
Imperia	Truman Homes	High Rise	May 2023	\$791	32	273
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	11	112
Sovereign	Homes by Avi	High Rise	August 2022	\$669	10	155
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	5	65
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	2	99
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	2	211
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	1	20
Theodore	Graywood Developments Ltd	High Rise	May 2019	\$606	1	117

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	5	1,482
Mid Rise	5	336
Townhouse	1	37
Grand Total	11	1,855

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