



Altus Group

Calgary Submarket Report

**Calgary Inner City
Submarket Report - Q2 2024**

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Submarket Report - Q2 2024



Sales - Q2 2024

High Rise

76

Mid Rise

22

Low Rise

Townhouse

11

Grand Total

109

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	4	1,035	621	349	65
Mid Rise	3	231	167	64	0
Low Rise					
Townhouse	1	65	35	12	18
Grand Total	8	1,331	823	425	83

Calgary Inner City

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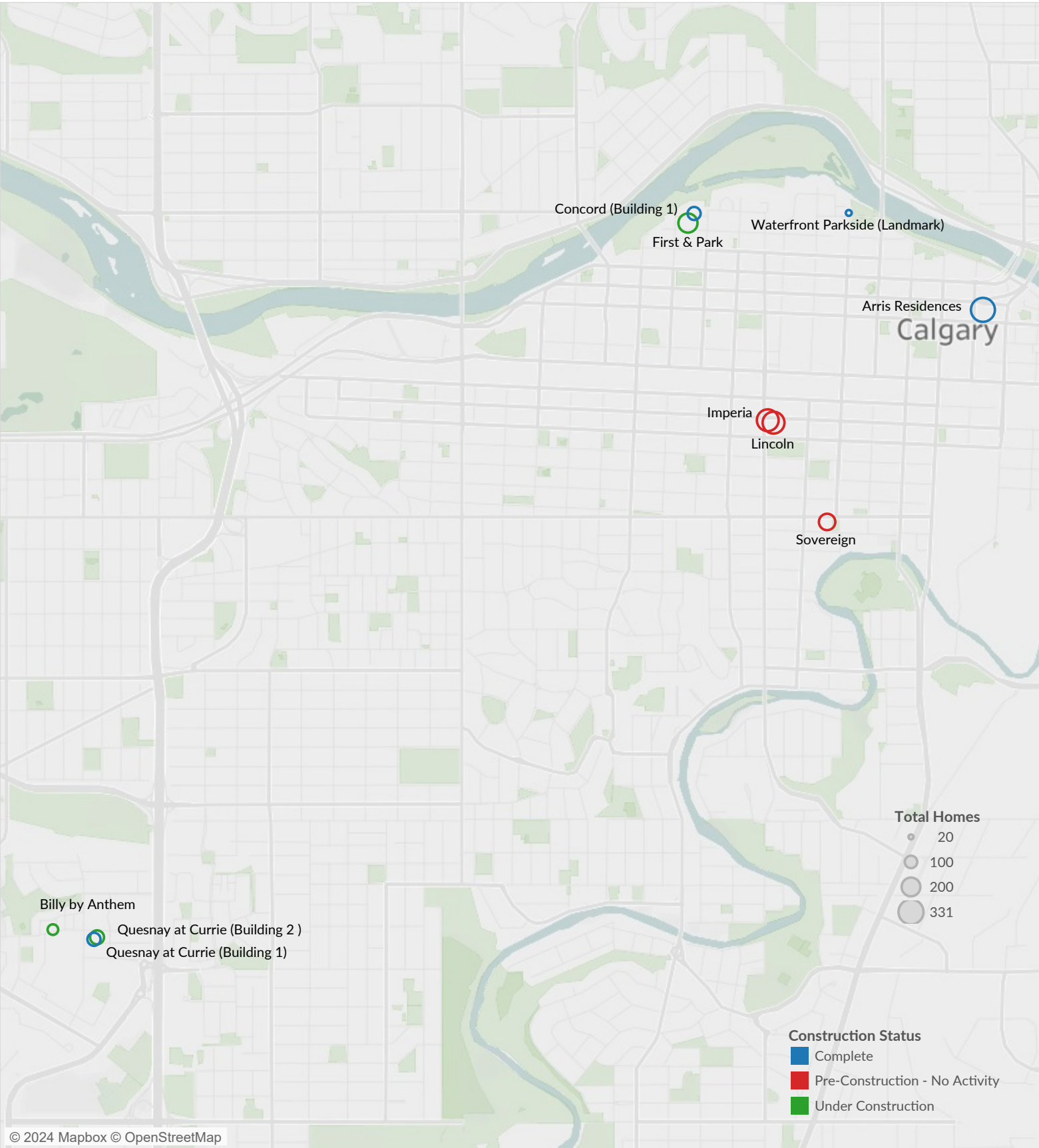
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$599	\$996	\$687	526	1,322
Mid Rise	\$588	\$716	\$599	752	1,546
Low Rise					
Townhouse	\$494	\$545	\$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	131	276
Imperia	Truman Homes	High Rise	May 2023	\$791	258	273
Sovereign	Homes by Avi	High Rise	August 2022	\$669	82	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	63	112
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	92	99
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	35	65
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	12	20

Current Active Phases



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	46	276
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	17	112
Sovereign	Homes by Avi	High Rise	August 2022	\$669	16	155
Imperia	Truman Homes	High Rise	May 2023	\$791	12	273
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	11	65
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	5	99
First & Park	Graywood Developments Ltd	High Rise	October 2021	\$673	1	211
Concord (Building 1)	Concord Pacific	High Rise	June 2014	\$1,285	1	98

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	5	1,482
Mid Rise	5	328
Townhouse	1	37
Grand Total	11	1,847

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