



Altus Group

Calgary Submarket Report

**Calgary Inner City
Submarket Report - Q3 2024**

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Submarket Report - Q3 2024



Sales - Q3 2024

High Rise

32

Mid Rise

15

Low Rise

Townhouse

6

Grand Total

53

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	653	343	39
Mid Rise	4	273	199	62	12
Low Rise					
Townhouse	1	65	41	21	3
Grand Total	9	1,373	893	426	54

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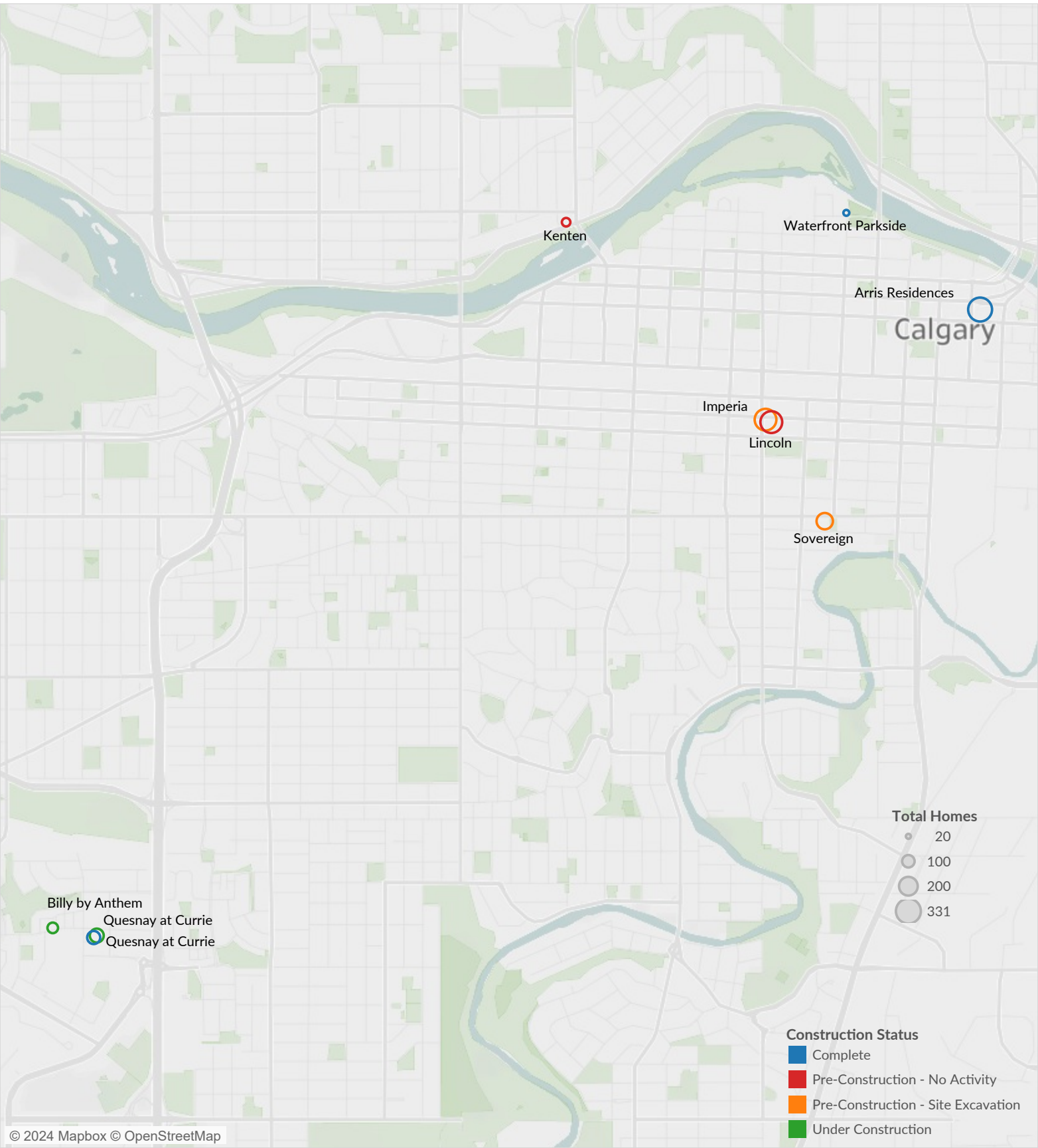
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$623	\$1,062	\$687	504	1,380
Mid Rise	\$614	\$1,076	\$774	945	2,238
Low Rise					
Townhouse	\$501	\$590	\$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	158	331
Lincoln	Truman Homes	High Rise	February 2024	\$687	152	276
Imperia	Truman Homes	High Rise	May 2023	\$791	258	273
Sovereign	Homes by Avi	High Rise	August 2022	\$669	85	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	72	112
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	97	99
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	41	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	18	42
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	21	276
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	9	112
Arris Residences	Bosa Developments,RioCan Investment Trust	High Rise	October 2023	\$600	8	331
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	6	65
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	5	99
Sovereign	Homes by Avi	High Rise	August 2022	\$669	3	155
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	1	42

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	5	1,482
Mid Rise	3	220
Townhouse	1	37
Grand Total	9	1,739

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