



Altus Group

Calgary Submarket Report

**Calgary Inner City
Submarket Report - Q4 2024**

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Submarket Report - Q4 2024



Sales - Q4 2024

High Rise

103

Mid Rise

6

Low Rise

Townhouse

3

Grand Total

112

Annual Sales

2019

378

2020

243

2021

641

2022

578

2023

577

2024

485

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	4	1,035	756	249	30
Mid Rise	4	273	205	56	12
Low Rise					
Townhouse	1	65	44	18	3
Grand Total	9	1,373	1,005	323	45

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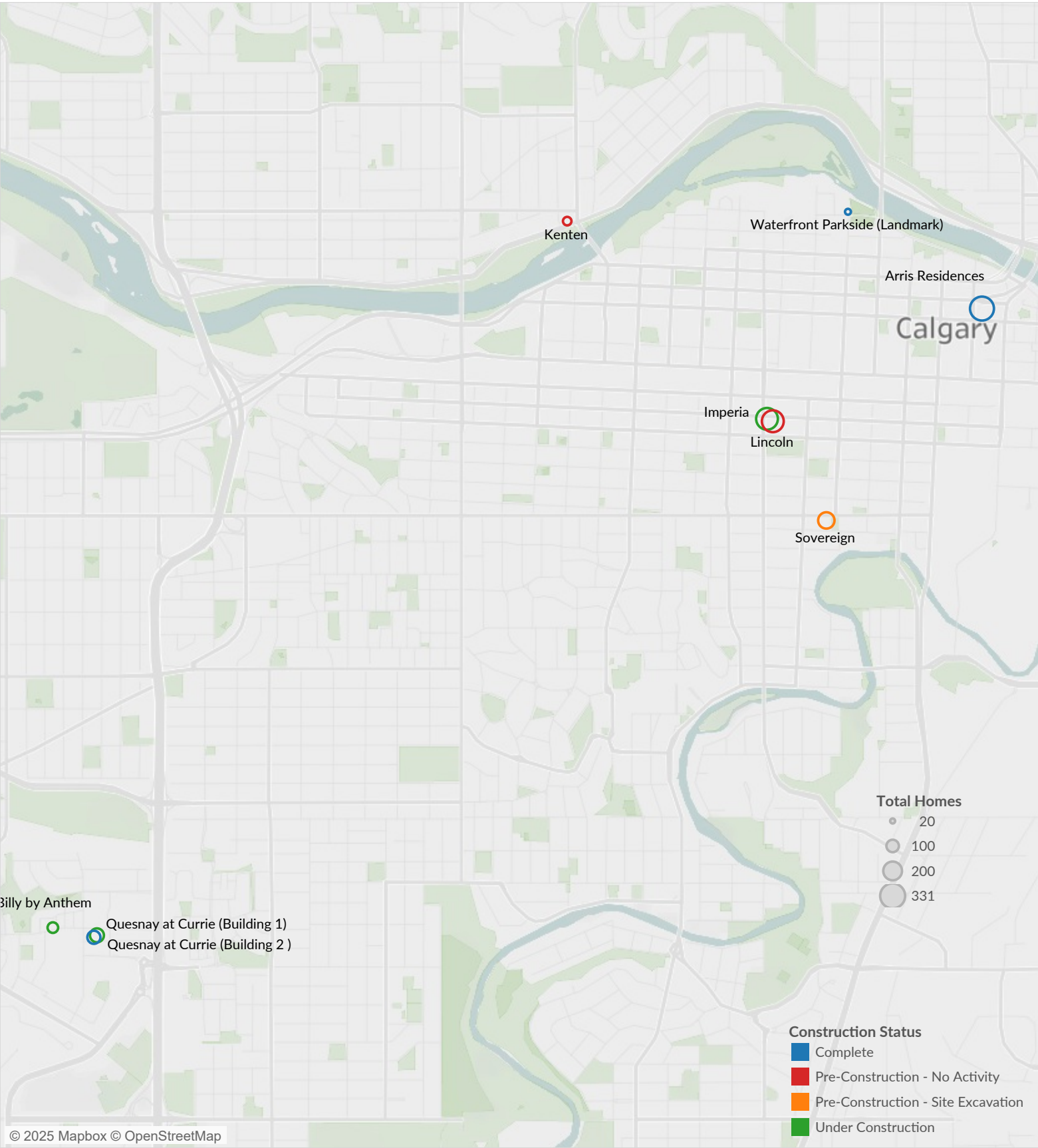
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$666	\$1,049	\$687	504	1,380
Mid Rise	\$606	\$1,072	\$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	193	331
Lincoln	Truman Homes	High Rise	February 2024	\$687	214	276
Imperia	Truman Homes	High Rise	May 2023	\$791	261	273
Sovereign	Homes by Avi	High Rise	August 2022	\$669	88	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	75	112
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	97	99
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	44	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	20	42
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	13	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	62	276
Arris Residences	Bosa Developments,RioCan Investment Trust	High Rise	October 2023	\$600	35	331
Sovereign	Homes by Avi	High Rise	August 2022	\$669	3	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	3	112
Imperia	Truman Homes	High Rise	May 2023	\$791	3	273
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	3	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	2	42
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	1	20

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	4	1,322
Mid Rise	2	155
Townhouse	1	37
Grand Total	7	1,514

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