



Altus Group

Calgary Submarket Report

Calgary Suburban
Submarket Report - Q1 2025

Calgary Suburban Submarket Report - Q1 2025



Sales - Q1 2025

High Rise

Mid Rise

Low Rise

Townhouse

Grand Total

41

94

221

356

Annual Sales

2019

2020

2021

2022

2023

2024

2,290

2,221

4,512

5,176

4,880

2,836

Current Supply

Property Type

Number of
Phases

Total Homes

Homes Sold

Homes Available

Unreleased
Homes

High Rise

Mid Rise

Low Rise

Townhouse

Grand Total

15

1,466

801

648

17

27

1,931

1,302

597

32

59

6,687

3,875

920

1,892

101

10,084

5,978

2,165

1,941

Calgary Suburban

Submarket Report - Q1 2025



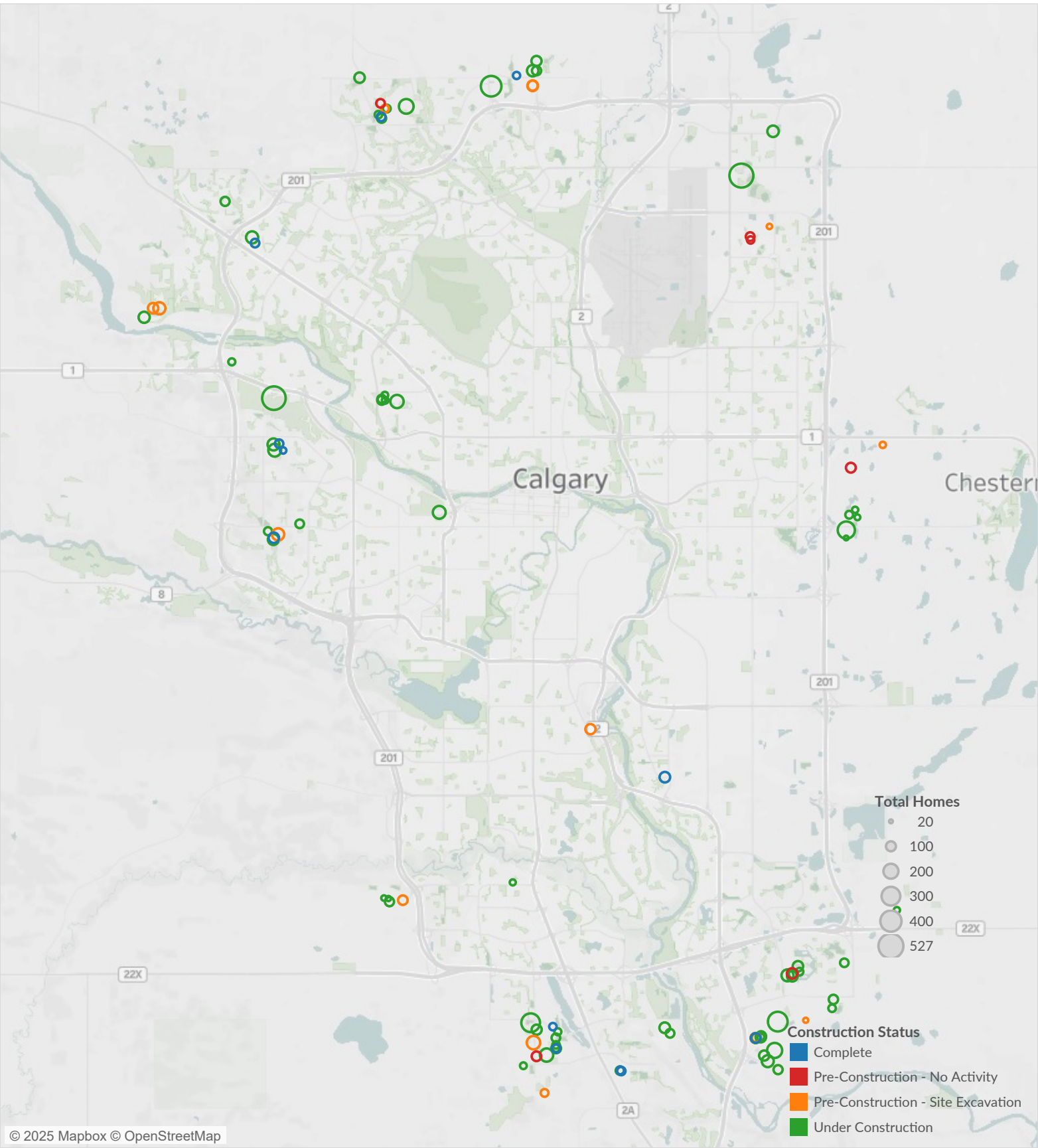
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$522	\$633	\$567	615	1,118
Low Rise	\$420	\$547	\$439	684	1,245
Townhouse	\$355	\$431	\$346	1,275	1,636

Active Phases - Top Projects by Total Homes

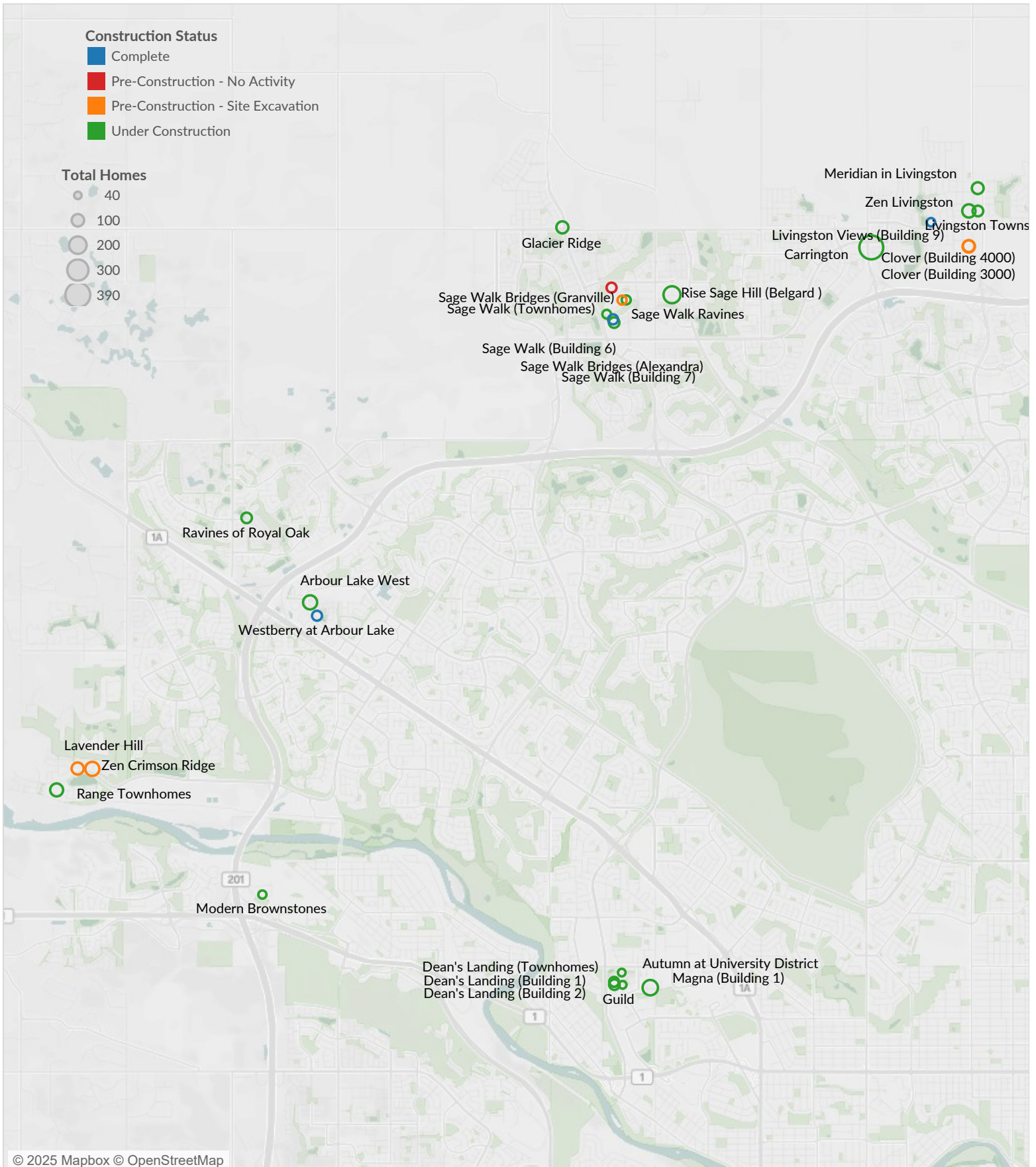
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Cityscape - Urban Townhomes	Mattamy Homes	Townhouse	May 2013	\$248	526	527
Village at Trinity Hills	Metropia	Townhouse	October 2019	\$309	170	510
Carrington	Mattamy Homes	Townhouse	April 2018	\$257	308	390
Seton (Townhomes)	Rohit Communities	Townhouse	October 2017	\$231	355	357
Yorkville	Mattamy Homes	Townhouse	June 2018	\$241	282	322
East Hills Crossing (Townhomes)	Minto	Townhouse	November 2021	\$284	252	272
Seton Towns	JaymanBUILT	Townhouse	January 2021	\$274	160	209
Rise Sage Hill (Belgard)	Sage Property Developments Inc.	Townhouse	October 2021	\$236	64	198
Violette (Building B)	Truman Homes	Mid Rise	June 2024	\$487	87	166
Goodwin	Anthem Properties	Townhouse	September 2019	\$242	128	163

Current Active Phases

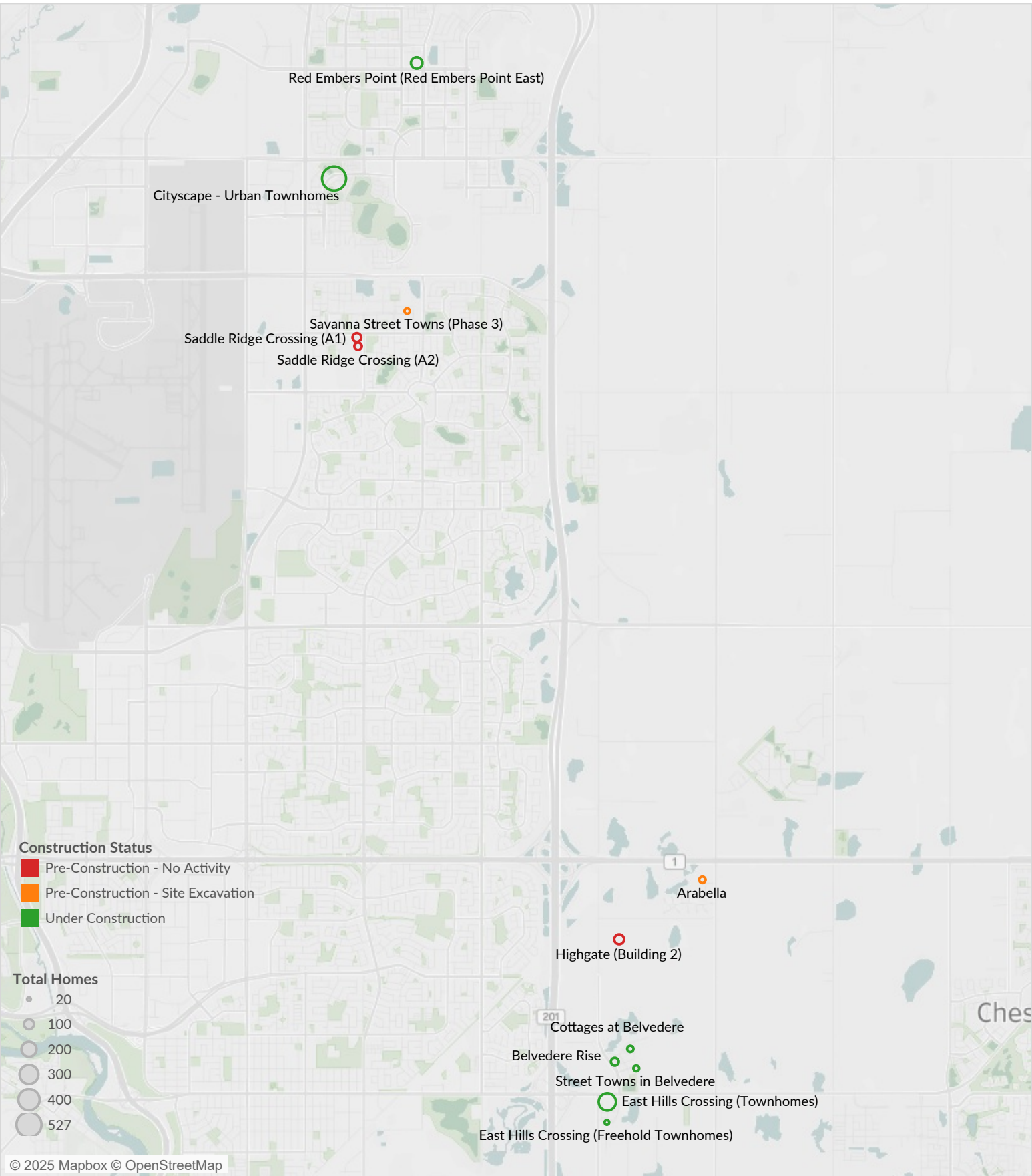


Construction Status

- Complete
- Pre-Construction - No Activity
- Pre-Construction - Site Excavation
- Under Construction

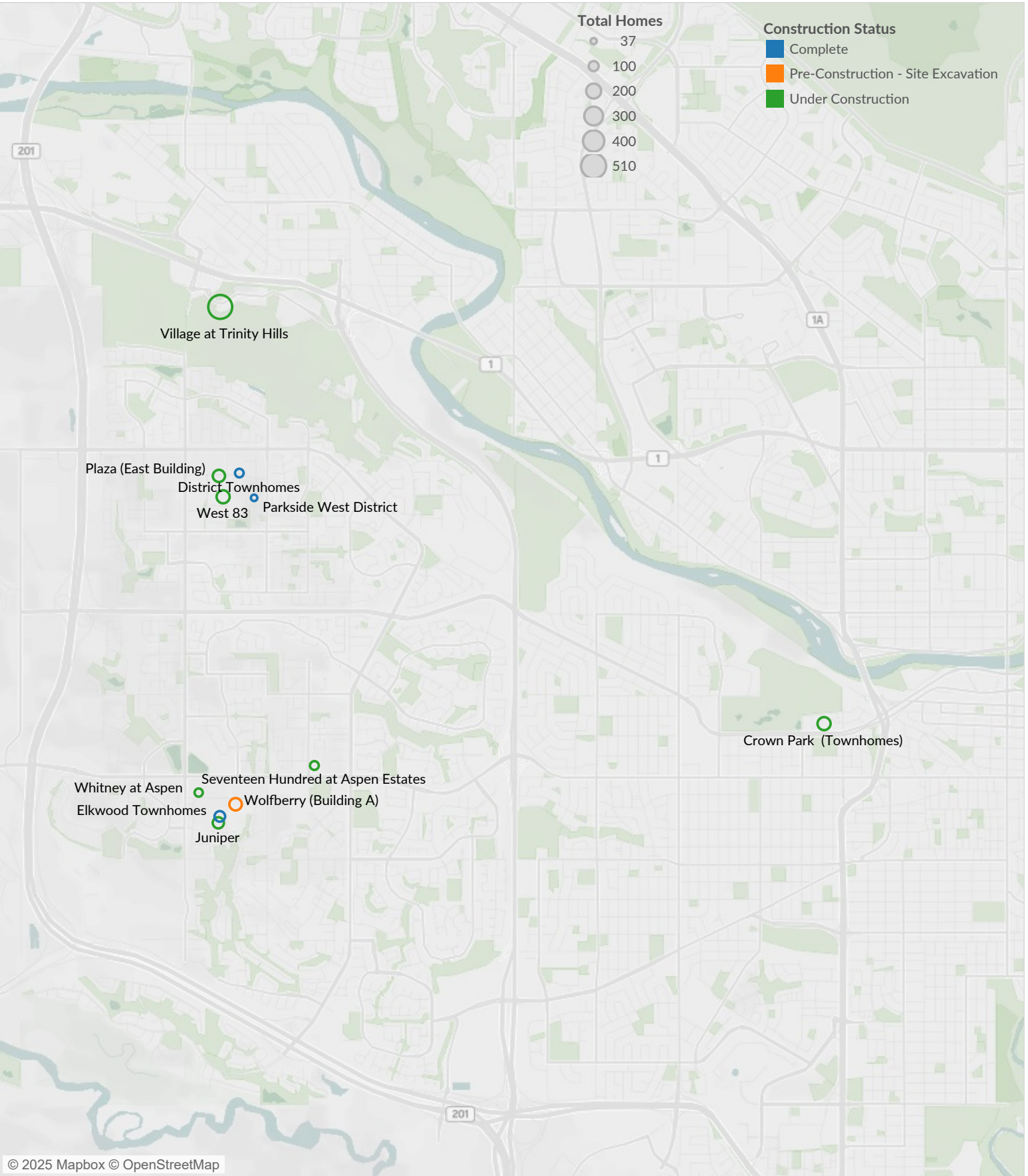


Current Active Phases - East



[illegible]

Current Active Phases - West



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
Alpine Park (Building 3)	Cedarglen Living	Low Rise	November 2024	\$412	20	84
Sora Townhomes	Rohit Communities	Townhouse	September 2024	\$343	16	48
West 83	Trico Homes	Townhouse	January 2023	\$407	15	152
Zen Crimson Ridge	Avalon Master Builder	Townhouse	Null	\$362	13	136
Seton Towns	JaymanBUILT	Townhouse	January 2021	\$274	11	209
Seton Serenity (Building 3)	Cedarglen Living	Low Rise	August 2023	\$393	11	92
Wolf Willow	Look Master Builder	Townhouse	August 2020	\$242	10	104
Violette (Building B)	Truman Homes	Mid Rise	June 2024	\$487	10	166
Range Townhomes	Brookfield Residential	Townhouse	May 2024	\$411	10	115
Crown Park (Townhomes)	Brookfield Residential	Townhouse	October 2022	\$447	10	152

Future Supply - Calgary Suburban

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	5	922
Mid Rise	25	2,401
Low Rise	28	1,983
Townhouse	12	738
Grand Total	70	6,044

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risks and improve returns throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.