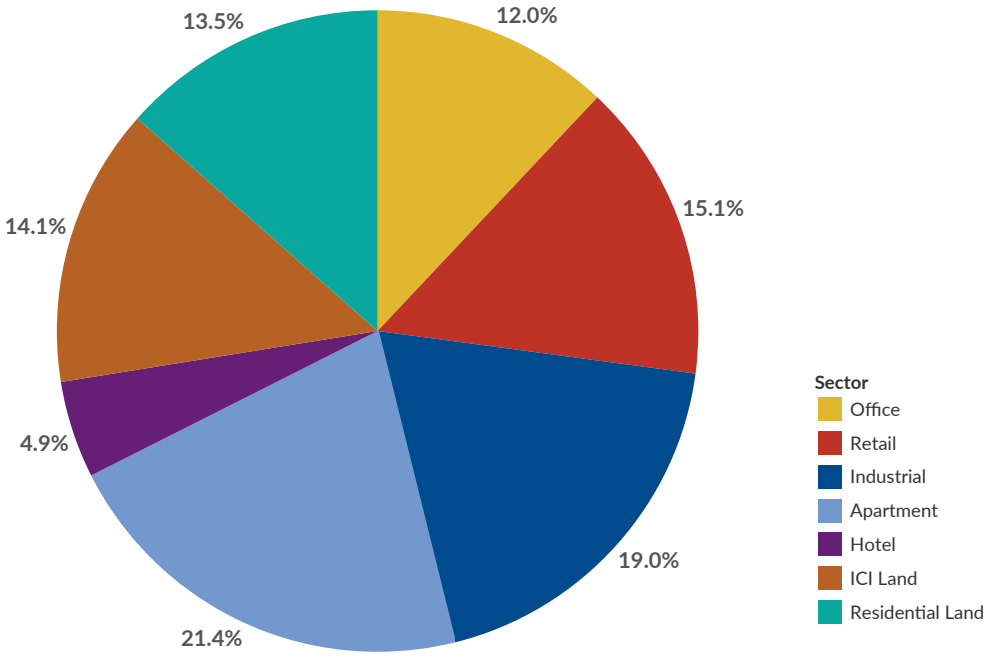
Calgary Market Area Commercial Q2 2025 Statistics

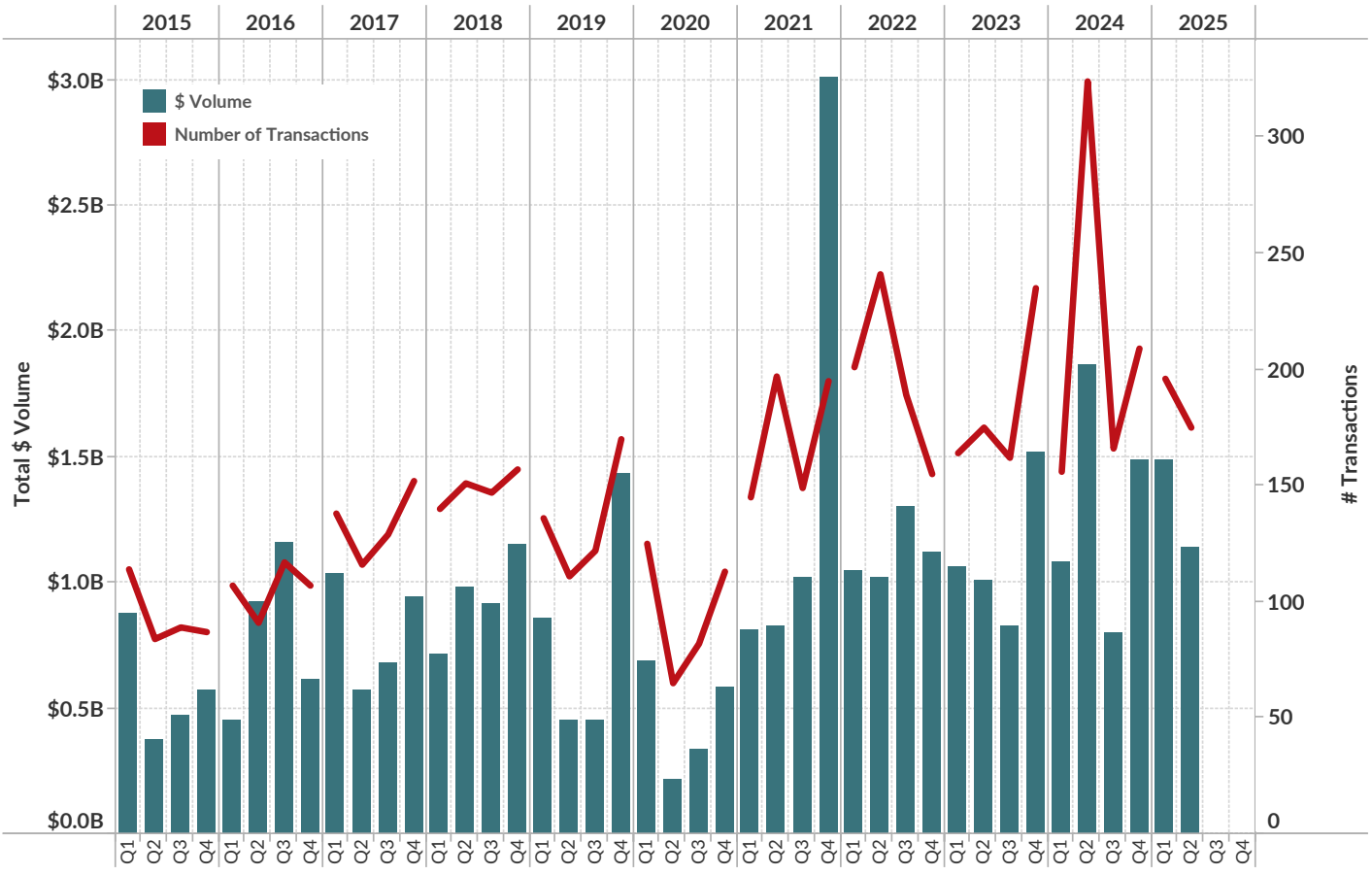
Altus Group

Q2 2025 YTD Property Transactions - Total $ Volume by Sector



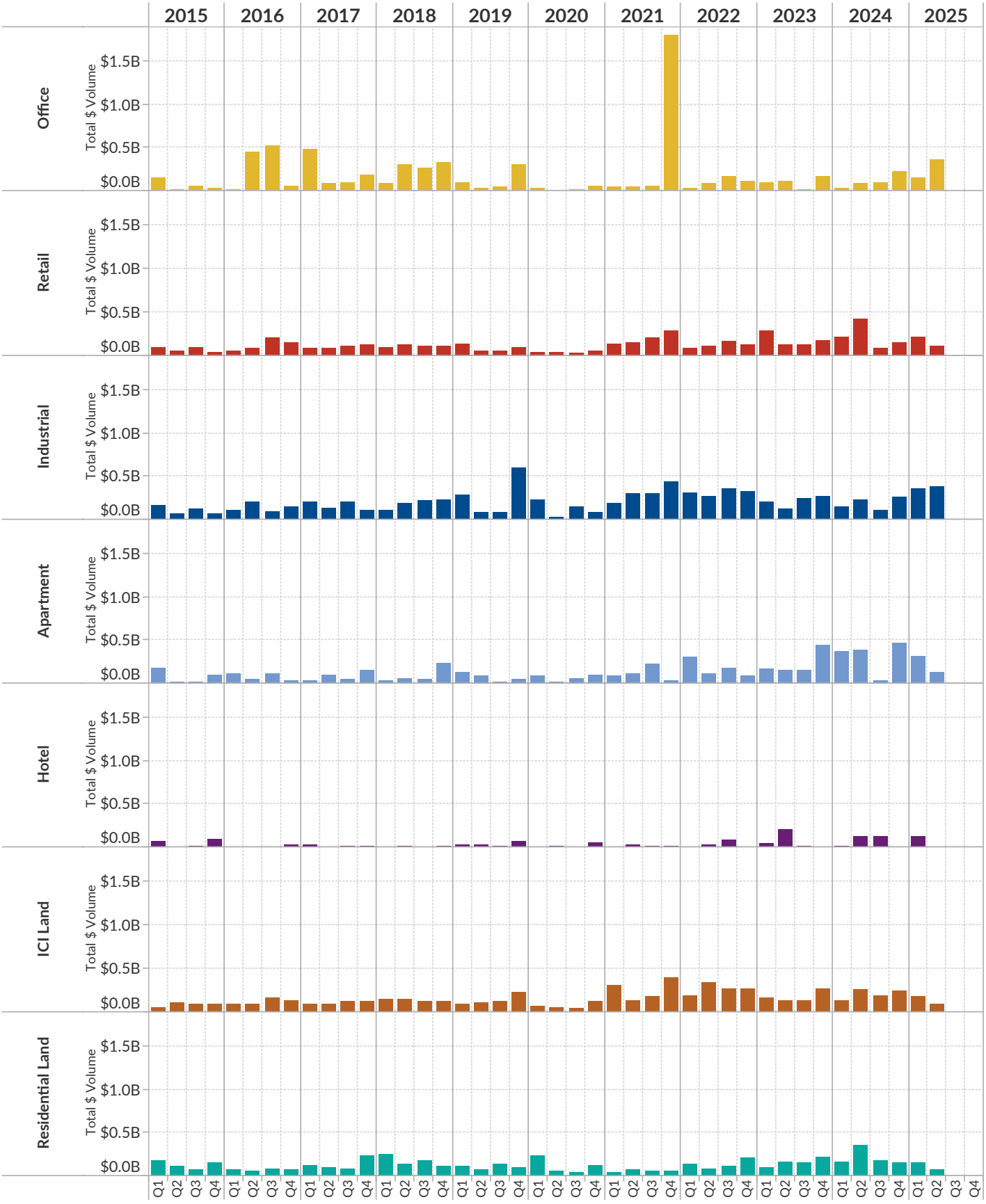
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total $ Volume by Quarter & Sector



Source: Altus Group

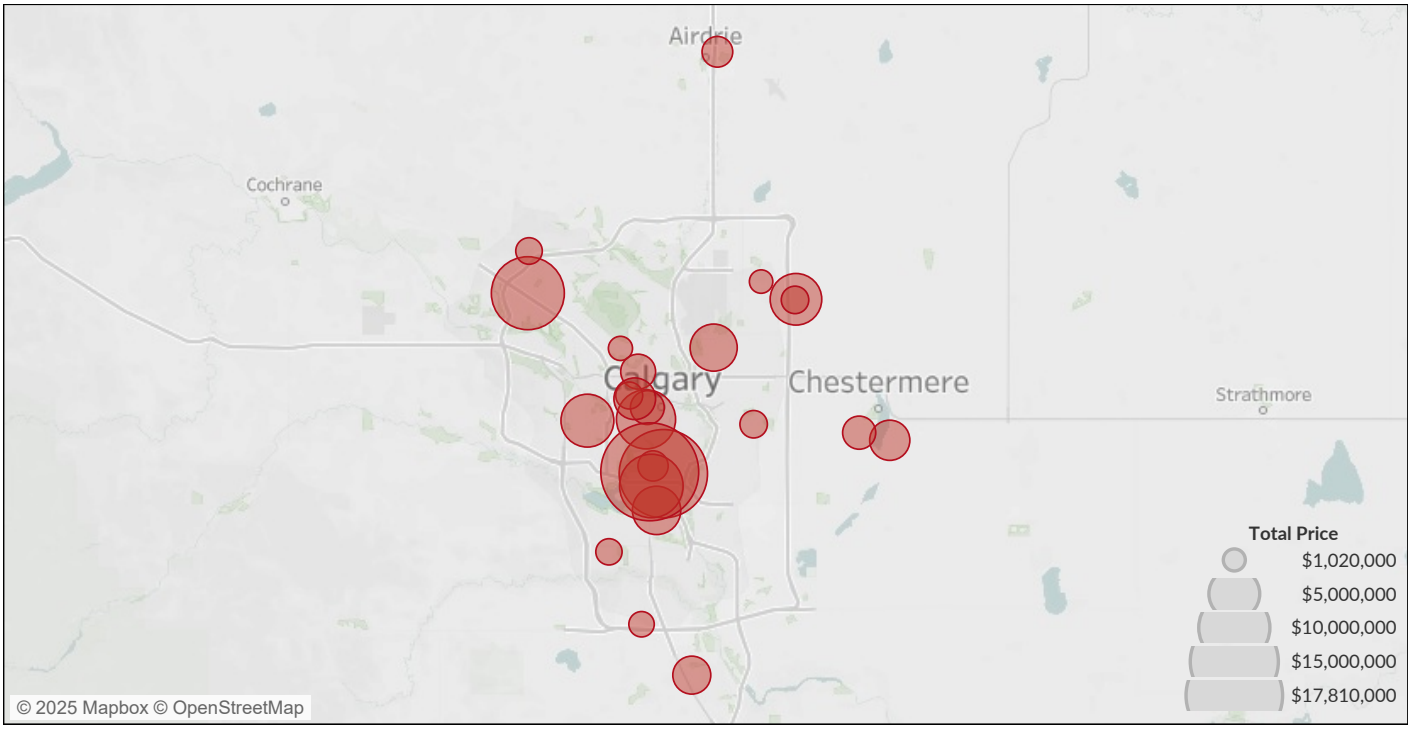
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/SF
Calgary	$96.9M	22	$425.1M	$294.5M	-30.7%	$496
Other Markets	$6.8M	3	$220.0M	$21.4M	-90.3%	$456
Grand Total	$103.7M	25	$645.1M	$315.9M	-51.0%	$492

Retail - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
5809 MacLeod Trail SW	Calgary	Calgary	$17.8M	47,427	$376
363 58th Avenue SE	Calgary	Calgary	$14.5M	89,399	$162
101 Crowfoot Way NW	Calgary	Calgary	$9.9M	9,607	$1,030
6909 Fisher Street SE	Calgary	Calgary	$7.5M	28,768	$261
634 17th Avenue SW	Calgary	Calgary	$6.5M	8,872	$733

Source: Altus Group

Retail Property Transactions - Q2 2025



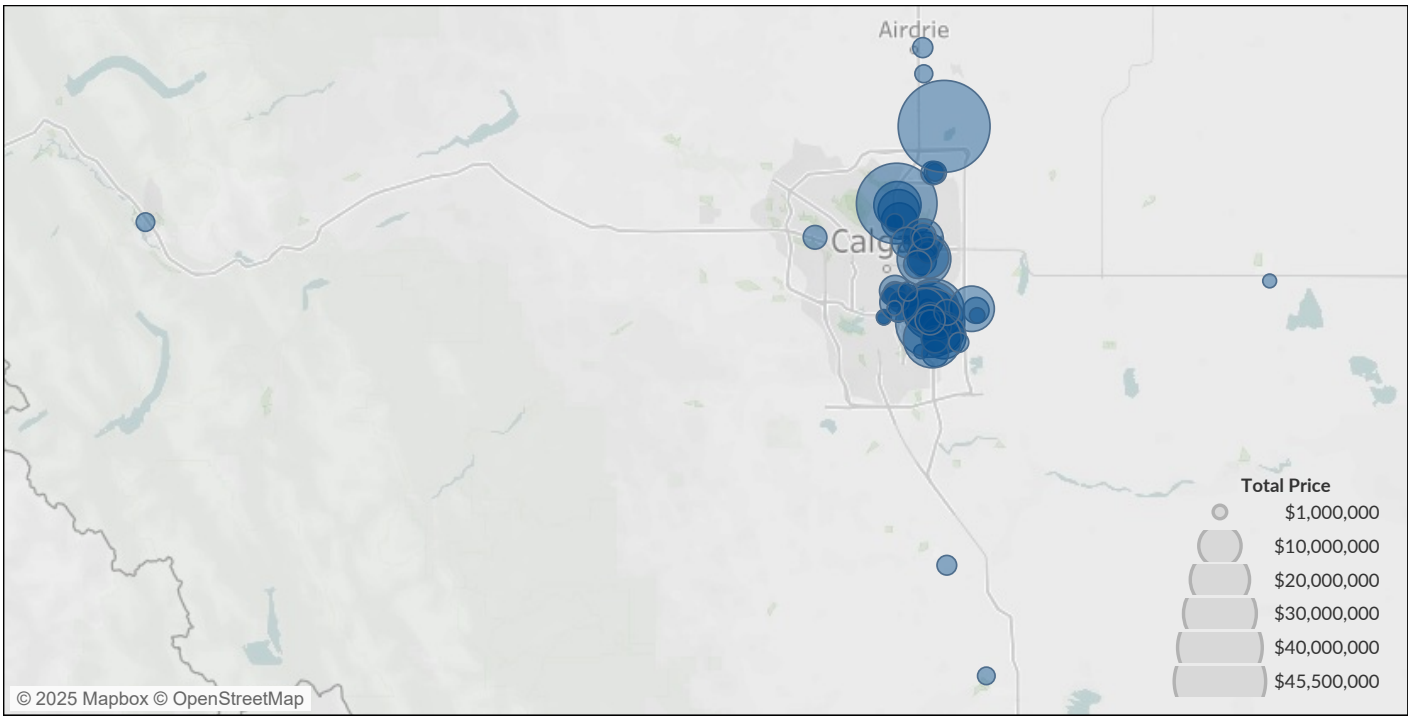
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/SF
Calgary	$330.9M	53	$269.8M	$672.6M	149.3%	$248
Other Markets	$56.0M	7	$105.4M	$75.6M	-28.3%	$273
Grand Total	$386.8M	60	$375.1M	$748.1M	99.4%	$252

Industrial - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
292028 Crosspointe Road	Other Markets	Balzac	$45.5M	247,613	$184
928 72nd Avenue NE	Calgary	Calgary	$35.0M	171,025	$205
7503 35th Street SE	Calgary	Calgary	$25.6M	219,200	$117
3925 56th Avenue SE	Calgary	Calgary	$20.1M	118,493	$170
9559 40th Street SE	Calgary	Calgary	$18.0M	64,551	$279

Source: Altus Group

Industrial Property Transactions - Q2 2025



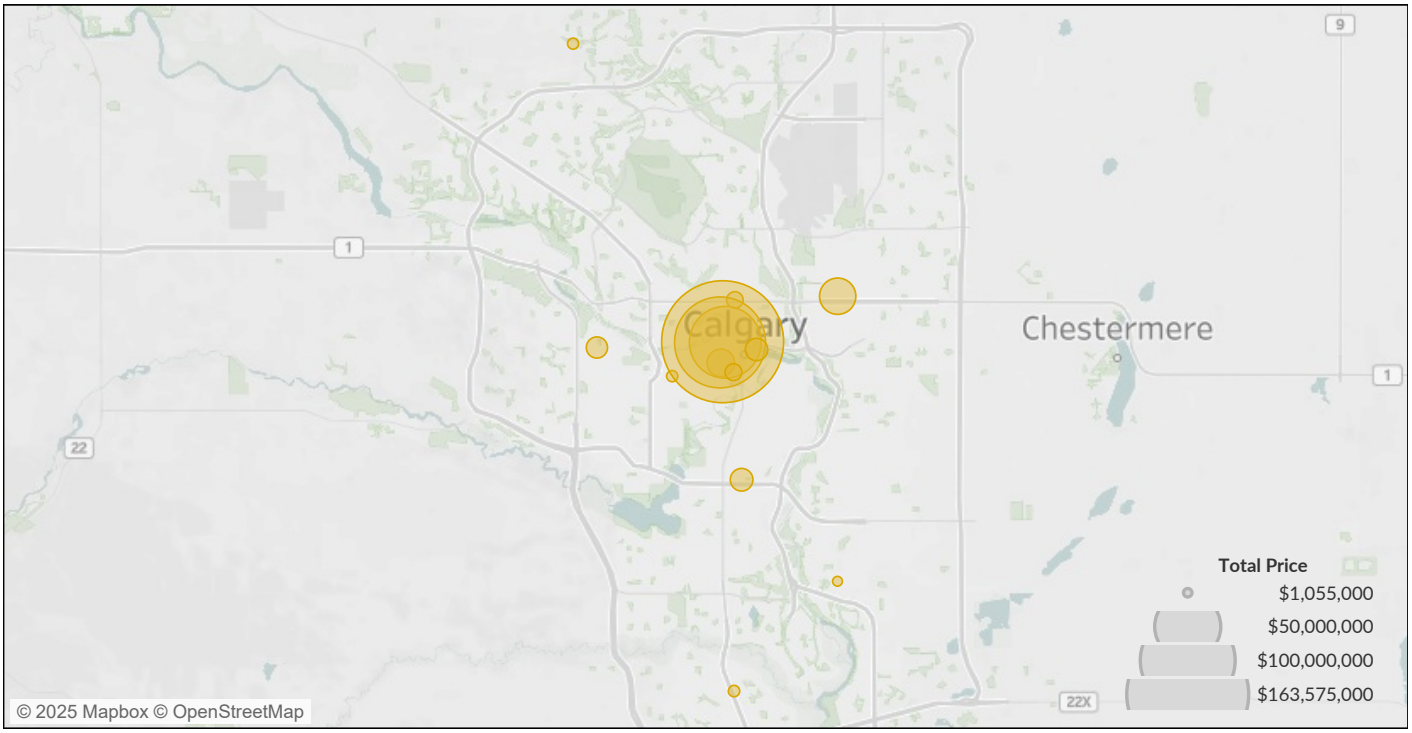
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/SF
Calgary	$361.5M	14	$112.1M	$507.3M	352.7%	$294
Other Markets			$2.3M		-100.0%	
Grand Total	$361.5M	14	$114.4M	$507.3M	343.6%	$294

Office - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
600 3rd Avenue SW	Calgary	Calgary	$91.0M	611,178	$298
400 3rd Avenue SW	Calgary	Calgary	$56.7M	818,838	$139
2891 Sunridge Way NE	Calgary	Calgary	$14.5M	87,247	$166
550 11th Avenue SW	Calgary	Calgary	$8.3M	87,537	$94
220 62nd Avenue SE	Calgary	Calgary	$5.6M	38,734	$145

Source: Altus Group

Office Property Transactions - Q2 2025



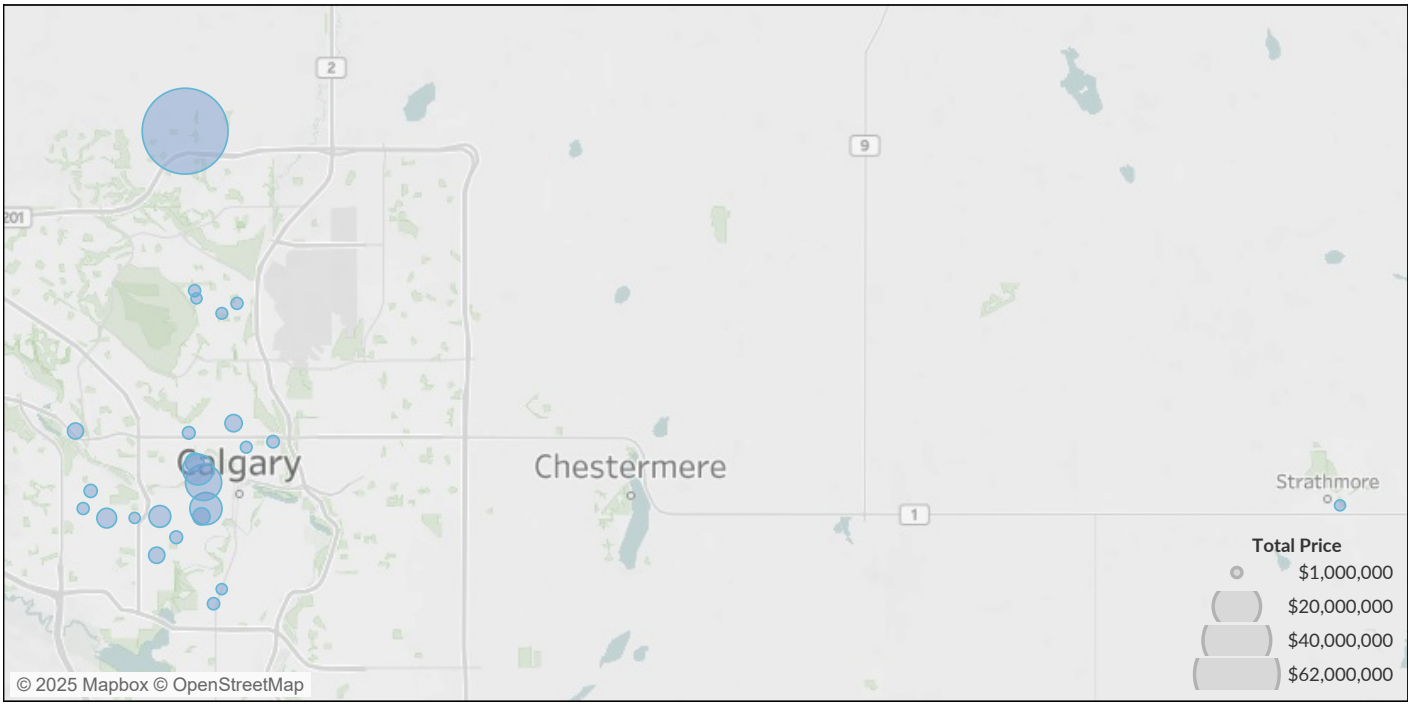
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/Unit
Calgary	$124.7M	24	$713.8M	$390.4M	-45.3%	$306,154
Other Markets	$1.0M	1	$39.1M	$44.1M	12.7%	$255,846
Grand Total	$125.7M	25	$752.9M	$434.5M	-42.3%	$302,943

Apartment - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
235 Carrington Plaza NW	Calgary	Calgary	$62.0M	182	$340,659
816 4th Avenue SW	Calgary	Calgary	$11.0M	92	$119,565
724 14th Avenue SW	Calgary	Calgary	$8.7M	38	$228,158
222 9th Street NW	Calgary	Calgary	$8.0M	19	$420,526
1817 18A Street SW	Calgary	Calgary	$4.0M	17	$234,235

Source: Altus Group

Apartment Property Transactions - Q2 2025



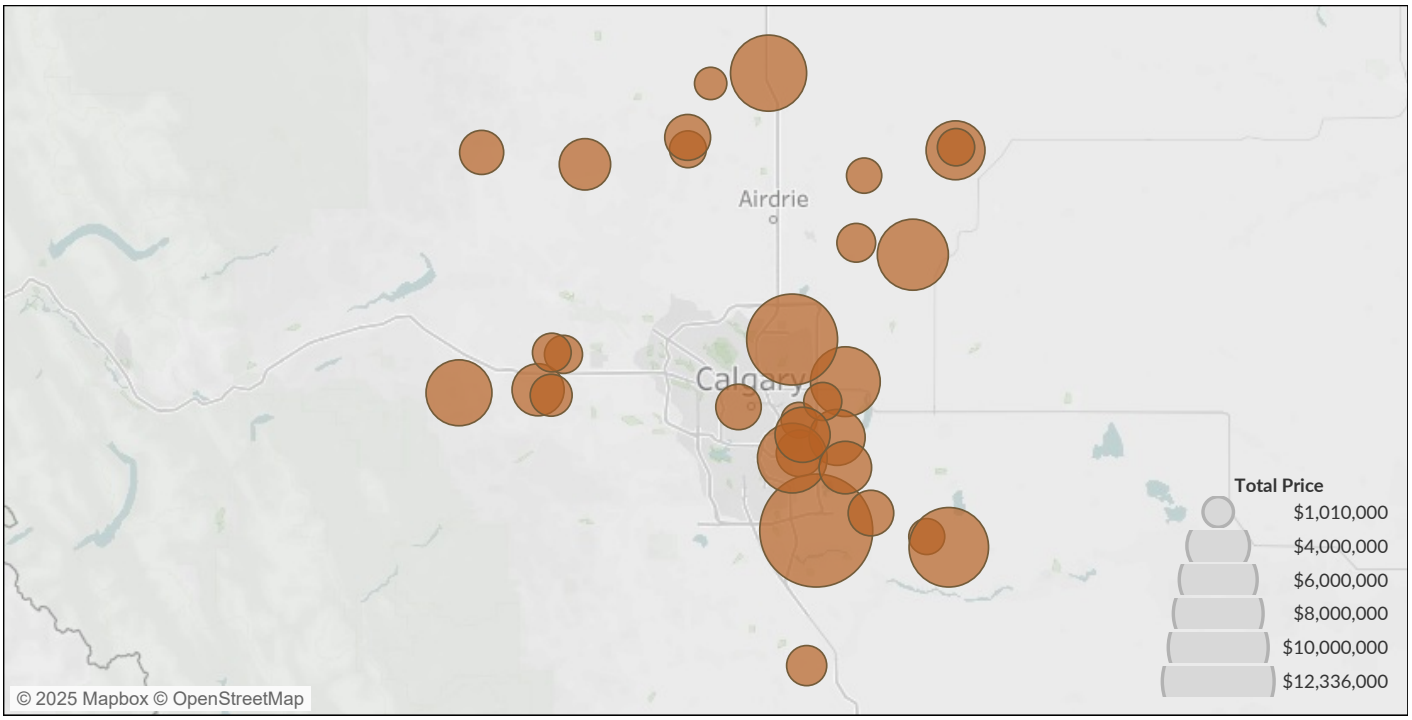
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/Acre
Calgary	$81.1M	26	$240.5M	$179.7M	-25.3%	$0.4M
Other Markets	$12.9M	5	$160.5M	$90.8M	-43.4%	$0.3M
Grand Total	$94.0M	31	$401.0M	$270.5M	-32.5%	$0.4M

ICI Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
62 Mercado Street SE	Calgary	Calgary	$12.3M	7.7	$1,600,000
40th Street NE	Calgary	Calgary	$8.0M	11.2	$715,000
SE-15-22-27-4	Calgary	Calgary	$6.1M	159.0	$38,435
SW-24-28-1-5	Other Markets	Crossfield	$5.6M	295.1	$18,975
NE-20-26-27-4	Calgary	Calgary	$4.9M	623.5	$7,827

Source: Altus Group

ICI Land Property Transactions - Q2 2025



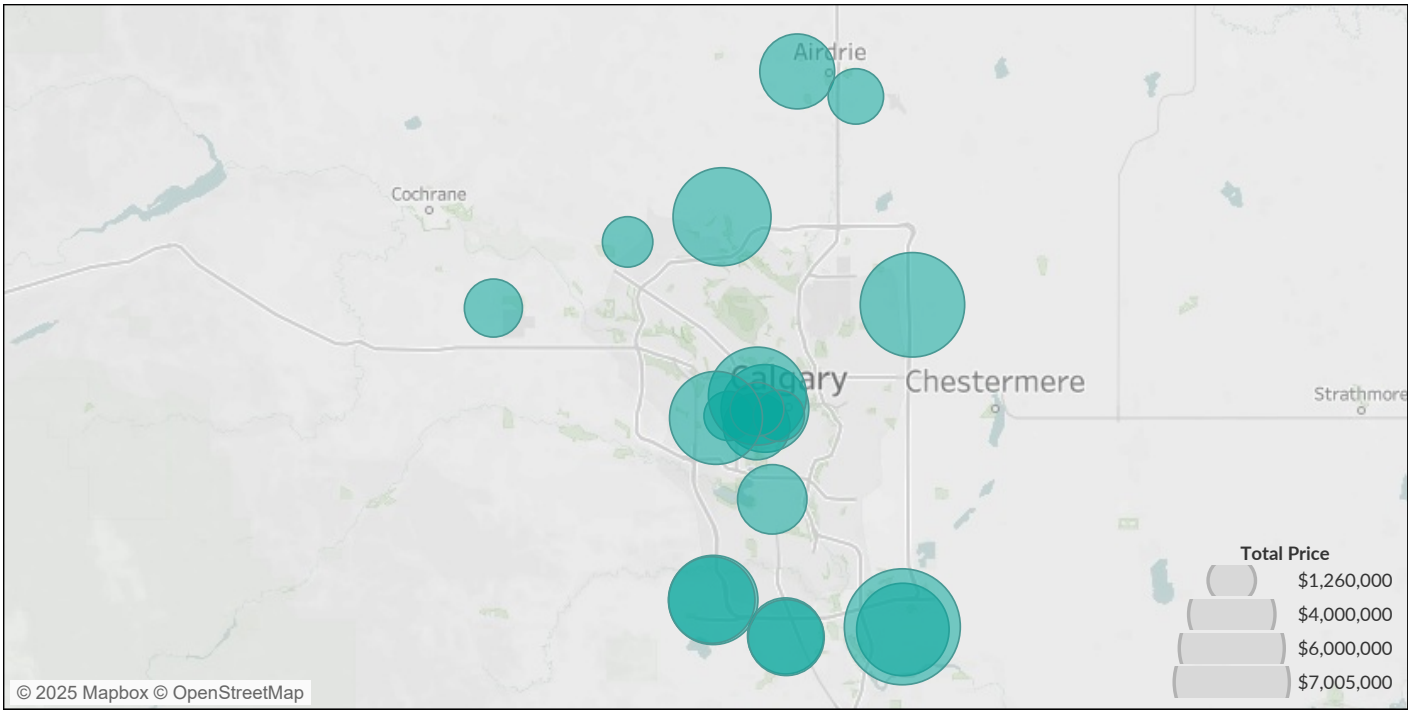
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/Acre
Calgary	$61.7M	18	$467.5M	$154.7M	-66.9%	$1.5M
Other Markets	$4.5M	2	$47.3M	$68.1M	43.9%	$2.5M
Grand Total	$66.2M	20	$514.8M	$222.8M	-56.7%	$1.7M

Residential Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
171 Mercado Lane SE	Calgary	Calgary	$7.0M	4.1	$1,696,126
225 Homestead Crescent NE	Calgary	Calgary	$5.7M	2.7	$2,096,402
211 14th Street NW	Calgary	Calgary	$5.0M	0.5	Null
14555 Symons Valley Road NW	Calgary	Calgary	$5.0M	30.7	$162,655
3820 17th Avenue SW	Calgary	Calgary	$4.5M	0.7	Null

Source: Altus Group

Residential Land Property Transactions - Q2 2025



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