







# 1 SUMMARY

## HOUSING DEMAND



	Q4 2024	Q3 2025	Q4 2025	YoY Change	2024	2025	YoY Change
 <b>Mortgage Rate</b> (5-year Conventional) Chartered Banks	6.49%	6.09%	6.09%	-0.40 percentage points	6.70%	6.22%	-0.48 percentage points
 <b>Population Change*</b> (working age population)	1,581,000	1,629,400	1,643,600	+62,600 people	1,547,200	1,621,400	+74,100 people
 <b>Job Growth*</b>	1,025,800	1,053,900	1,050,000	+24,200 jobs	1,009,300	1,046,500	+37,200 jobs

\* Calgary Economic Region (CER)


## HOUSING SUPPLY

	Q4 2024	Q3 2025	Q4 2025	YoY Change	2024	2025	YoY Change
 <b>Residential Construction Investment</b> City of Calgary	\$1,499M	\$1,503M	\$1,290M	-\$209 million	\$6,181M	\$5,447M	-\$734 million
 <b>Housing Starts</b> City of Calgary	5,867	5,190	6,025	+158 units	20,165	23,367	+3,202 units
 <b>Housing Under Construction</b> City of Calgary	20,216	22,366	23,467	+3,251 units	20,216	23,467	+3,251 units

## HOUSING MARKET

	Q4 2024	Q3 2025	Q4 2025	YoY Change	2024	2025	YoY Change
 <b>Housing Sales</b> City of Calgary	5,278	5,801	4,555	-723 units	26,975	22,751	-4,224 units
 <b>Average Resale House Prices</b> City of Calgary	\$613,920	\$615,029	\$622,114	+\$8,194	\$607,040	\$628,725	+\$21,685

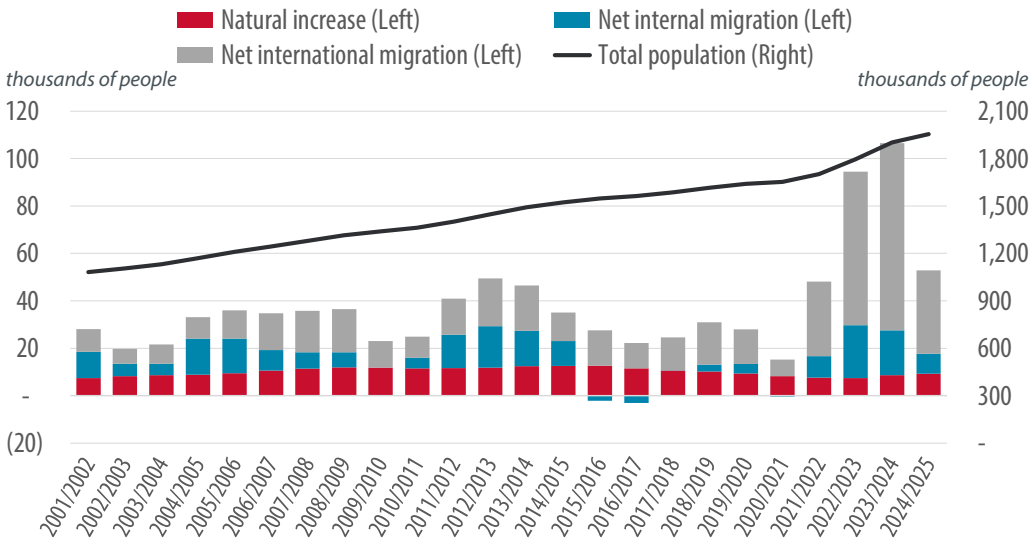
	Q3 2024	Q2 2025	Q3 2025	YoY Change
 <b>Housing Price to Income Ratio</b> Composite	5.7	5.5	5.1	-0.6

# 2 HOUSING DEMAND

## Interest Rates

In 2025, the Bank of Canada (BoC) lowered its policy interest rate by 0.75 percentage points, from 3.0 to 2.25 per cent, contributing to a decline in average five year mortgage rates to 6.2 per cent from 6.7 per cent in 2024. As a large share of mortgages renew after the low-rate period during the pandemic, mortgage delinquency rates have risen nationally, particularly in major cities in Ontario and British Columbia. In contrast, Calgary's mortgage delinquency rate remained stable at 0.16 per cent as of Q3 2025.

Chart 1. Population growth in Calgary Economic Region decelerated in 2024/2025 due to slower growth in non-permanent residents and interprovincial migration



Source: Statistics Canada Table 17-10-0150-01 and 17-10-0151-01, Corporate Economics

## Population Change

According to Statistics Canada, the Calgary Economic Region (CER) grew by 52,839 people, or 2.8 per cent, between July 2024 and July 2025.

This marks a significant slowdown from the 5.9 per cent increase, or 106,483 people, recorded between 2023 and 2024. The deceleration was largely driven by an 80 per cent decline in growth of non-permanent residents, while interprovincial migration almost halved to 11,124 from 20,982. Despite this moderation, CER recorded the highest population growth in absolute terms and the second-highest growth rate among economic regions, trailing only Edmonton, with interprovincial migration still more than twice its ten year average of about 4,000.

## Employment and Labour Income

In 2025, the CER employment grew by 3.7 per cent (37,200 jobs), outpacing Canada's 1.5 per cent growth but slowing from 4.8 per cent in 2024. Cooling hiring intentions, partly driven by economic uncertainty, keep youth unemployment elevated, limiting entry into housing activity. Labour income growth eased to 2.8 per cent in 2025 from 5.2 per cent in 2024. BoC's latest consumer survey shows sluggish labour market prospects are weighing on household spending.

# 3 HOUSING SUPPLY

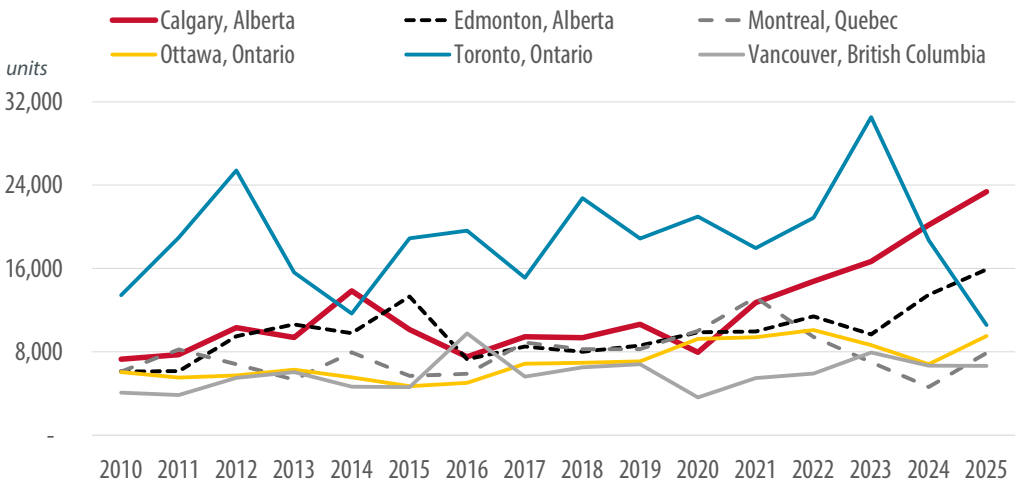
## Building Permits

According to Open Data Calgary, the total value of residential building permits submitted in 2025 was about \$5,500 million with 23,000 housing units, representing declines of 15 per cent and 11 per cent from 2024. Apartments (9,000 units, \$2,200 million) and single-family homes (4,500 units, \$1,800 million) led the slowdown, with permit values down 18 per cent, apartment units down 10 per cent, and single detached units down 15 per cent across all districts except the Centre and West. Duplex permits (1,600 units, \$300 million) declined by 20 per cent, while townhouse activity (3,000 units, \$600 million) was little changed.

## Housing Starts

According to CMHC, the city of Calgary recorded 23,360 housing starts in 2025, up 15.9 per cent from 20,165 in 2024, setting a record for the second consecutive year. Calgary led all Canadian municipalities in housing starts for the second year in a row, while construction activity weakened in Toronto.

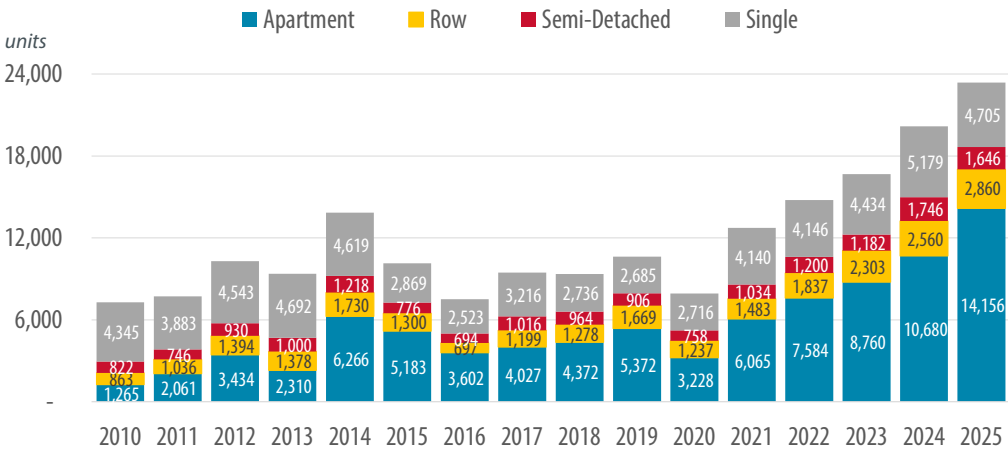
Chart 2. City of Calgary led all Canadian municipalities in housing starts in 2024 and 2025



Source: CMHC

Growth was driven by apartment construction, which rose 32.6 per cent. Purpose built rentals accounted for 62.6 per cent of apartment starts, and rental units represented 40 per cent of all housing starts, the highest share on record, likely supported by federal programs such as CMHC's Mortgage Loan Insurance Select. Single and semi-detached starts declined modestly, while rowhouse construction increased.

Chart 3. Apartment starts led the record breaking housing starts



Source: CMHC

With population growth slowing and housing starts rising, new supply and demand conditions in 2025 are beginning to normalize after several years of demand outpacing supply. Given the significant increase in rental supply, the vacancy rate in the city of Calgary improved to 5 per cent in 2025, up from 1.4 per cent in 2023, alongside slower population growth.

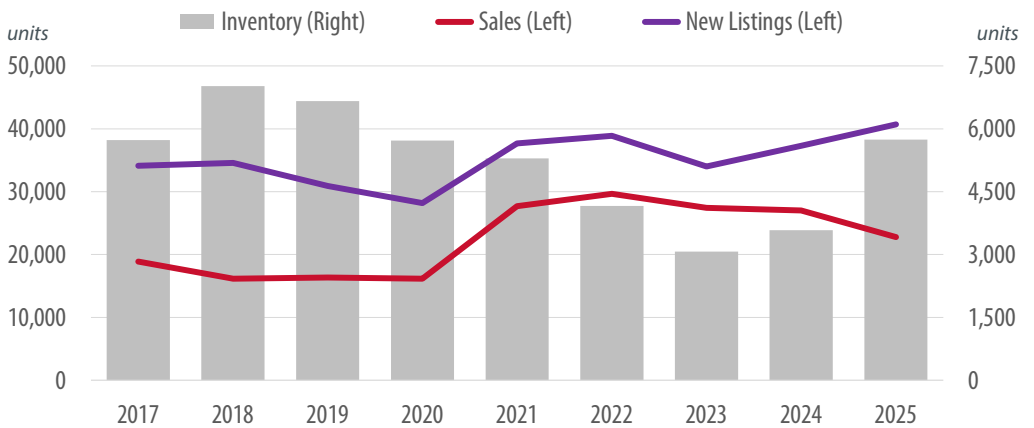
Housing Under Construction and Housing Completions

As of the end of 2025, the city of Calgary had 23,467 housing units under construction, up 16.1 per cent from a year earlier. Apartments totaled 17,207 units, up 29 per cent and accounting for 73.3 per cent of all units, while single detached (2,959 units) and semi-detached homes (1,082 units) both declined by 16 per cent, suggesting slower new supply in the coming year amid higher levels of unabsorbed inventory for these housing types (755 units as of December 2025 vs 465 units as of December 2024). Housing completions reached 20,414 units in 2025, down slightly from 21,084 units in 2024 but still the second highest level on record. As a result, 2025 marked the first year Calgary led all Canadian municipalities in both housing starts and completions.

# 4 HOUSING MARKET

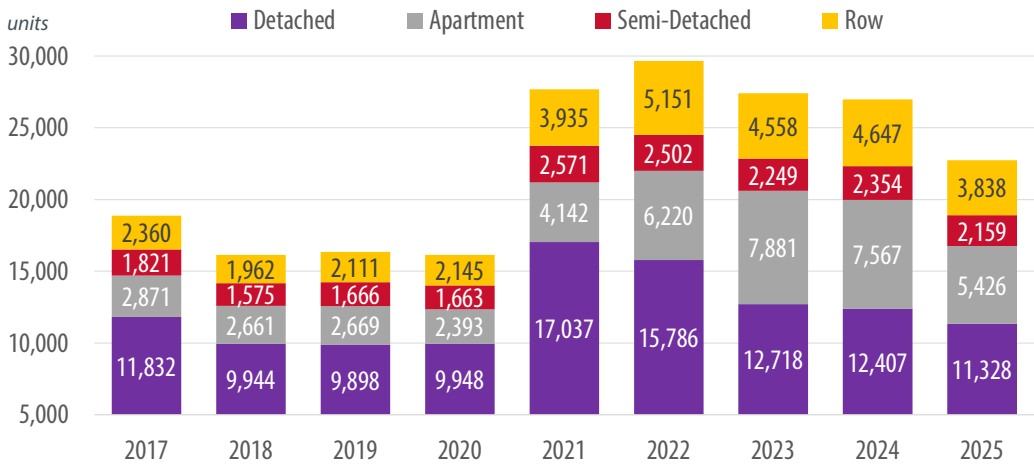
## Listing, Inventory and Sales

Chart 4. Inventory returns to pre-pandemic levels as new listings rise and sales decline in city of Calgary



Source: CREB

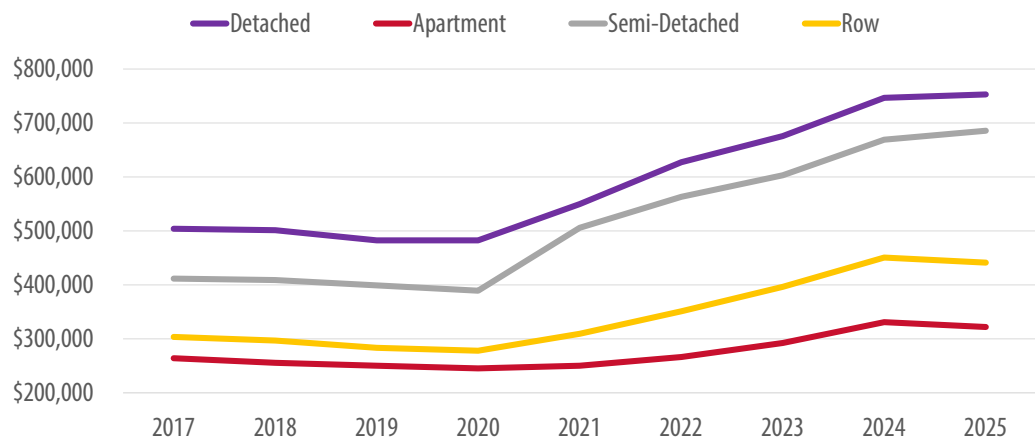
Chart 5. Apartment and rowhouses sales saw significant declines in 2025



Source: CREB

In 2025 sales declined in virtually all regions and types, primarily due to weaker market prospects and economic uncertainties, especially apartment and rowhouses recorded double digits declines (28 per cent & 17 per cent). Coupled with higher listing, slower sales improve the inventory, which reached the highest level since the pandemic, offering more options for buyers. However, some specific location/housing type combinations remain more sought such as detached and semi-detached in city centre and west as reflected in higher sales to new listing ratio and lower month of inventory.

Chart 6. Apartment and rowhouses see drops in benchmark prices while single and semi-detached hold steady in 2025



Source: CREB

### Resale House Prices (Benchmark Prices)

As demand and supply balanced improved with slower population growth and higher listings, coupled with uncertainty, the prices have largely been adjusted. Especially in rowhouses and apartments as they compete with new supplies while semi-detached and single-detached hold supported by solid demands in regions. While almost all price ranges saw declines, sales of \$1M have increased across all property types.

### Housing Price to Income Ratio

As of Q3 2025, the latest housing price to income ratio<sup>1</sup> stood at 5.1, experiencing continued declines from 5.5 in Q2 2025 and 5.7 in Q3 2024 as prices ease while wage growth remains steady. While affordability has improved in the short term, the ratio was 3.9 in Q1 2020 and was about average 3.8 between 2015-2020, highlighting the deterioration in housing affordability since the pandemic.

<sup>1</sup> A detailed explanation of the methodology can be found in the [Fall 2024 Calgary and Region Economic Outlook](#).

# 5 GLOSSARY

**CMA:** The Calgary CMA includes Airdrie (City), Beiseker (Village), Calgary (City), Chestermere (City), Cochrane (Town), Crossfield (Town), Irricana (Town), Rocky View County (Municipal district), and Tsuu t'ina Nation.

**CER:** Calgary Economic Region (CER) is an Alberta economic region that covers the city of Calgary and its surrounding twenty cities, towns, villages, and First Nation reserves including: Airdrie (City), Beiseker (Village), Black Diamond (Town), Carstairs (Town), Chestermere (City), Cochrane (Town), Cremona (Village), Crossfield (Town), Didsbury (Town), Eden Valley Reserve; Bearspaw First Nation, Foothills No. 31 (Municipal district), High River (Town), Irricana (Town), Longview (Village), Mountain View County (Municipal district), Okotoks (Town), Olds (Town), Rocky View County (Municipal district), Sundre (Town), Tsuu t'ina Nation, Turner Valley (Town).

**Benchmark prices:** According to CREB, benchmark price refers to the price of a typical home in an area as calculated by the Calgary Real Estate Board (CREB).

**Next Update: April 2026**

## Who We Are

Corporate Economics provides services in four areas: forecasting, information provision, policy analysis and consulting. We also monitor the current economic trends which allows us to develop unique insights on how external events are impacting the local economy and the Municipal government. We are experienced at researching different economic topics and have developed reliable methods of forecasting and analysis.

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Sources:  
Bank of Canada, CMHC, CREA, CREB, Statistics Canada, The City of Calgary.