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Dear Clients,

Calgary home sales figures fell in May year-over-year but remained above trends, with the housing market continuing to move toward more balanced conditions, the city's real estate board reported this week.

The completion of townhomes and apartment-style condos helped to push prices down in those sectors, while prices for detached and semi-detached homes varied widely depending on where supply was available, the Calgary Real Estate Board said in its monthly report.

Compared to last year, easing sales and rising inventories are consistent trends across many cities, as uncertainty continues to weigh on housing demand. However, prior to the economic uncertainty, Calgary was dealing with seller market conditions, and the recent pullbacks in sales and inventory have helped shift us toward balanced conditions taking the pressure off prices. This is a different situation from some of the other larger cities, where their housing markets were struggling prior to the addition of economic uncertainty.

The residential unadjusted benchmark price in Calgary was \$589,900 for May 2025, 2.5 per cent lower than the same month a year earlier and slightly lower than in [April 2025](#).

The inventory of available housing in Calgary last month was almost twice as high as it was in the same period a year ago, leading to more than 2½ months of supply on the market.

Price gains for detached homes were driven by those costing \$600,000 or more, CREB said, with a city-wide unadjusted benchmark price of \$769,400, similar to April 2025 and one per cent higher than last May, while still reaching higher than last year's seasonal peak price.

Sales activity has slowed across most price ranges, supporting a shift toward more balanced conditions and relative stability in prices. However, districts that are facing more

competition from new home product or are seeing a larger pullback in demand are starting to show some signs of elevated supply.

Conditions eased particularly in northeast Calgary, balancing the price gains observed in the board's City Centre, West, and North West districts.

The semi-detached market saw a slow pace of inventory growth, with only two months of supply and benchmark prices reaching \$697,300.

If you have any questions, please contact me, I will be available ANYTIME and ANYWHERE.

