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Dear clients,

Some homes in Calgary are selling fast, with the demand so strong in some neighbourhoods that houses are getting taken off the market in less than two weeks.

According to digital real estate platform Wahi's August report, five neighbourhoods in Calgary have houses that are being taken off the market faster than other neighbourhoods.

Here are the five fastest-selling neighbourhoods in Calgary as of August;

1. West Hillhurst, with an average of five days on the market
2. Sandstone Valley, with an average of 13 days on the market
3. Palliser, with an average of 15 days on the market
4. Sundance, with an average of 15 days on the market
5. Deer Run, with an average of 18 days on the market

West Hillhurst took the top spot with homes seeing an average of five days on the market, and it also had the second-lowest median sold price on the list at \$413,490. Palliser recorded the lowest median sold price of \$412,500.

West Hillhurst also had the biggest year-over-year change, with homes seeing an average of 39 days on the market in 2024, compared to the mere five days this year.

Deer run topped the list in July, with homes averaging just 12 days on the market.

On the other end of the list, Hillhurst took the top spot for the slowest-selling neighbourhood in Calgary in August, with the average days on market being 144 and a median sold price of \$794,000. Downtown West End followed with 66 days, and Cliff Bungalow with 59 days.





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People hunting for homes and mortgages have had a lot of economic and market news coming their way lately. Probably the most significant is the Bank of Canada's decision to lower its policy rate.

As expected, the central bank trimmed a quarter of a point off its trendsetting interest rate, bring it to 2.50%. It is the first rate move since March.

The cut came a day after Statistics Canada reported the inflation rate rose to 1.9% in August, up from 1.7% in July.

Normally rising inflation would be a reason for the Bank not to lower its rate, due to concerns about over stimulating the economy and encouraging even more inflation. However, the Bank noted that other factors – such as stable (although higher than desired) core inflation, a decline in the gross domestic product and an increase in unemployment – indicate inflation is not a high risk.

The interest rate cut could make variable-rate mortgages look more attractive for those who are comfortable with potential rate movement.

The Canadian Real Estate Association reports August home sales increased 1.1% compared to July and were almost 2.0% better than a year earlier. The MLS Home Price Index showed flat pricing month-over-month, but registered a 3.4% decline year-over-year. CREA's national average price was \$664,000 in August 2025, up 1.8% from August 2024.

August new listings were up 2.6% over July and up 8.8% over a year earlier.

Yours truly,
ANYTIME and ANYWHERE Mortgages

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