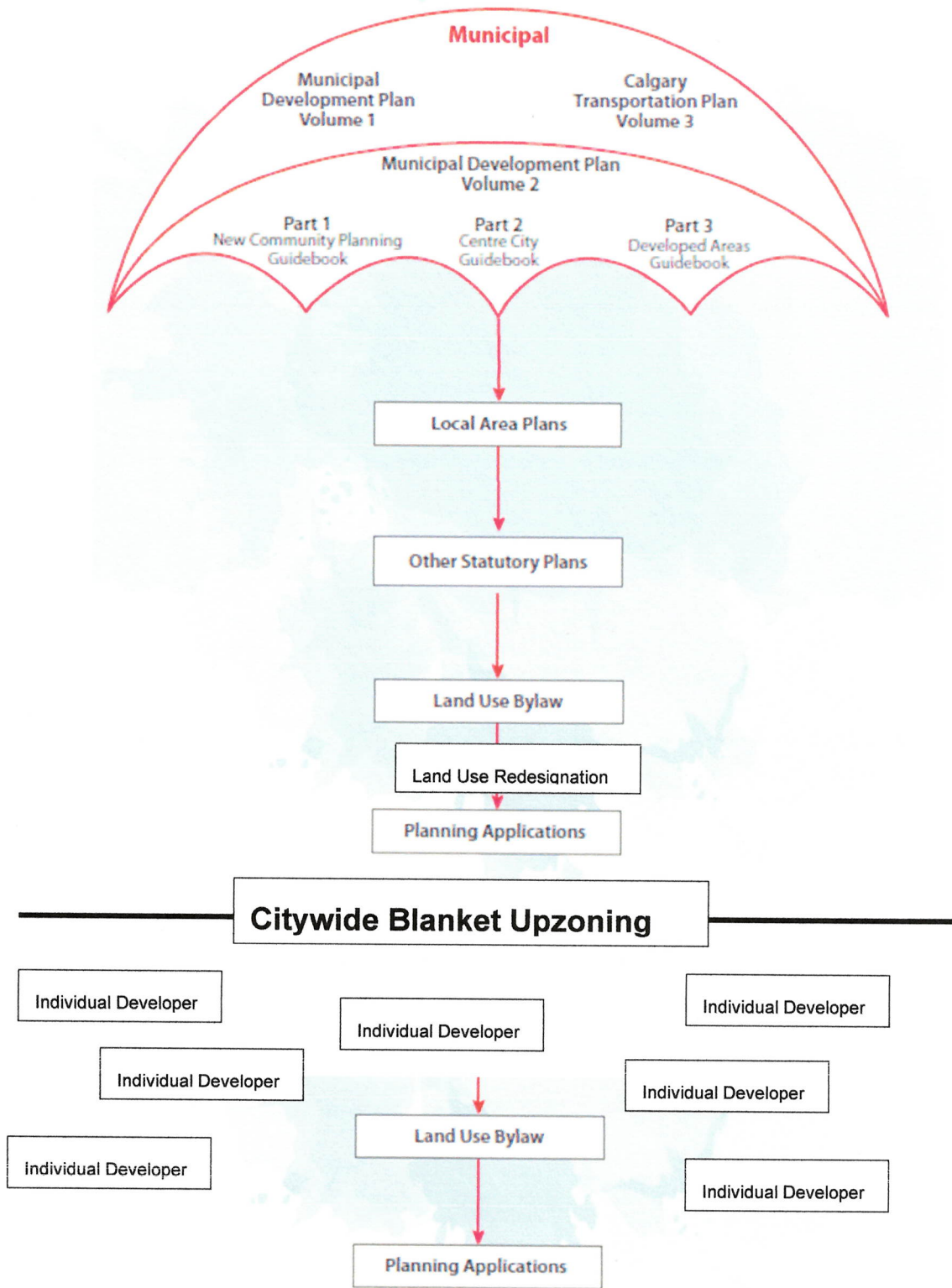


Planning In Calgary



Forecast Tables

Table 2 - Selected Real Estate Indicators for City of Calgary

City of Calgary

FORECAST COMPLETED: January 2025

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
								FORECAST			
DEMOGRAPHY											
Total Population ('000 people)	1,307.0	1,321.6	1,347.8	1,422.2	1,509.8	1,562.6	1,597.0	1,619.3	1,638.8	1,660.1	1,681.6
Total Population Growth (%)	1.7	1.1	2.0	5.6	6.2	3.5	2.2	1.4	1.2	1.3	1.3
Net Migration ('000 people)	12.3	6.1	19.1	66.6	80.2	42.6	24.6	12.7	10.1	12.5	13.2
Household Formation ('000 units)	7.7	5.6	10.1	28.5	33.6	19.8	13.1	7.9	6.8	7.5	7.6

FORECAST COMPLETED: September 2025

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
								FORECAST			
REAL ESTATE											
Residential Market											
Housing Starts ('000 units)*	7.9	12.7	14.8	16.7	20.2	23.0	17.1	15.1	14.0	13.1	12.9
Average Residential MLS Sale Price Growth (%)**	-0.1	7.6	4.9	4.3	12.6	5.4	4.7	3.1	3.1	2.7	2.5
Benchmark House Price Growth (%)**	-0.9	12.8	11.9	4.9	7.4	1.4	4.6	2.7	2.7	1.8	1.6
Total Building Permits (\$billions)	3.4	5.6	5.7	6.0	8.6	7.8	6.9	7.2	7.3	7.3	7.4

Numbers may not add up due to rounding.

Sources for historical data: * Canada Mortgage and Housing Corporation (CMHC) ** Calgary Real Estate Board