Calgary Census Metropolitan Area (CMA)

Inflation Review
October 2025

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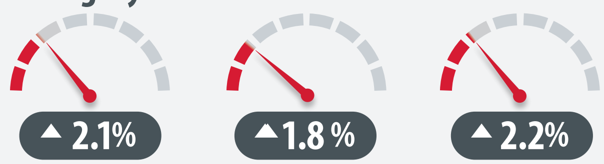
November 17, 2025

HIGHLIGHTS

Headline Inflation Comparison*

October 2025

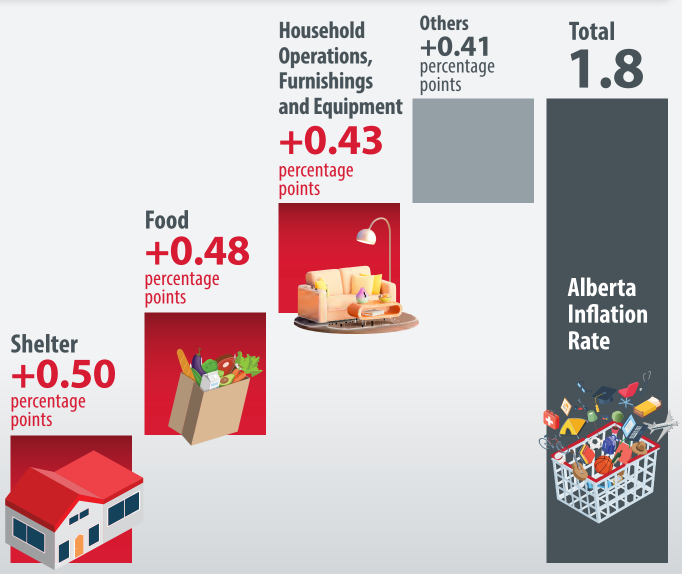
Calgary | Alberta | Canada



*Compared to the same month last year

Top Three Contributors to Alberta's Inflation Rate

October 2025



The total contribution of each product component may not exactly add up to the overall inflation figure due to rounding.

Inflation Rates

	Relative Importance (%)*	Year-over-year (%)		
		Oct-25	Sep-25	Aug-25
Calgary: All-items	**100.00**	**2.1**	**2.1**	**1.4**
Shelter	28.73	3.1	2.4	1.9
Rented accommodation	6.12	6.1	4.6	2.6
Owned accommodation	19.12	3.0	3.0	3.3
Water, fuel and electricity	3.48	-4.4	-6.7	-7.5
Alberta: All-items	**100.00**	**1.8**	**1.9**	**1.4**
Alberta: All-items excluding food and energy	78.28	2.9	2.6	2.6
Canada: All-items	**100.00**	**2.2**	**2.4**	**1.9**
Canada: All-items excluding food and energy	77.26	2.7	2.4	2.4

* CPI basket weights are based on the 2024 expenditure data, modified in June 2025.
Sources: Statistics Canada, Corporate Economics, November 17, 2025.

Calgary's inflation rate remains steady at 2.1 per cent in October 2025, while the national rate eases to 2.2 per cent

In October 2025, the Consumer Price Index (CPI) for the Calgary Census Metropolitan Area (CMA) rose by 2.1 per cent year-over year (YoY), unchanged from September. Alberta's overall inflation rate eased to 1.8 per cent, down from 1.9 per cent in September, while Canada's headline rate declined to 2.2 per cent from 2.4 per cent. The nationwide deceleration largely reflects lower gasoline prices, driven by the seasonal switch to winter blends and weaker commodity prices. Food prices also grew at a slower pace than in the previous month, led by declines in vegetables, sugar, and confectionery products. In Alberta, both home and mortgage insurance and vehicle insurance costs continued to post the highest increases in the country for a third consecutive month, rising by 13.7 per cent and 17.8 per cent YoY, respectively.

According to the Bank of Canada's (BoC) October Monetary Policy Report, counter-tariffs introduced earlier this year are estimated to have added about 0.3 percentage points to the CPI in Q3 2025. The BoC projects that CPI inflation will average 2.1 per cent in both 2025 and 2026. On October 29, the Bank cut its policy interest rate by 0.25 percentage points to 2.25 per cent. The next and final policy rate announcement for 2025 is scheduled for December 10.

The contribution of property tax to the overall inflation rate in Alberta 2025

Within the CPI, property taxes are one of the few items that municipalities have some direct influence over[1]. Every November (for the reference month of October), Statistics Canada updates the price index for the property taxes and other special charges. This index is available only at the provincial and national level, with Calgary's data included in Alberta's calculation. The calculation is determined by both municipal and provincial components of property tax, the assessed value of homes, including the education requisition tax which increased for 2025/2026 as per Alberta's 2025 budget[2], as well as other charges levied on homeowners (e.g., waste and recycling fees)[3]. In Alberta, this component carries a weight of 2.36 per cent in the CPI basket, which broadly aligns with the share of average household spending on property taxes[4].

As of October 2025, Alberta's property taxes and other special charges saw a 4.9 per cent increase YoY, down from last year's

1 Other items include local commuter transportation. Municipalities can also influence shelter costs indirectly through planning and zoning regulations.

2 https://www.alberta.ca/education-property-tax

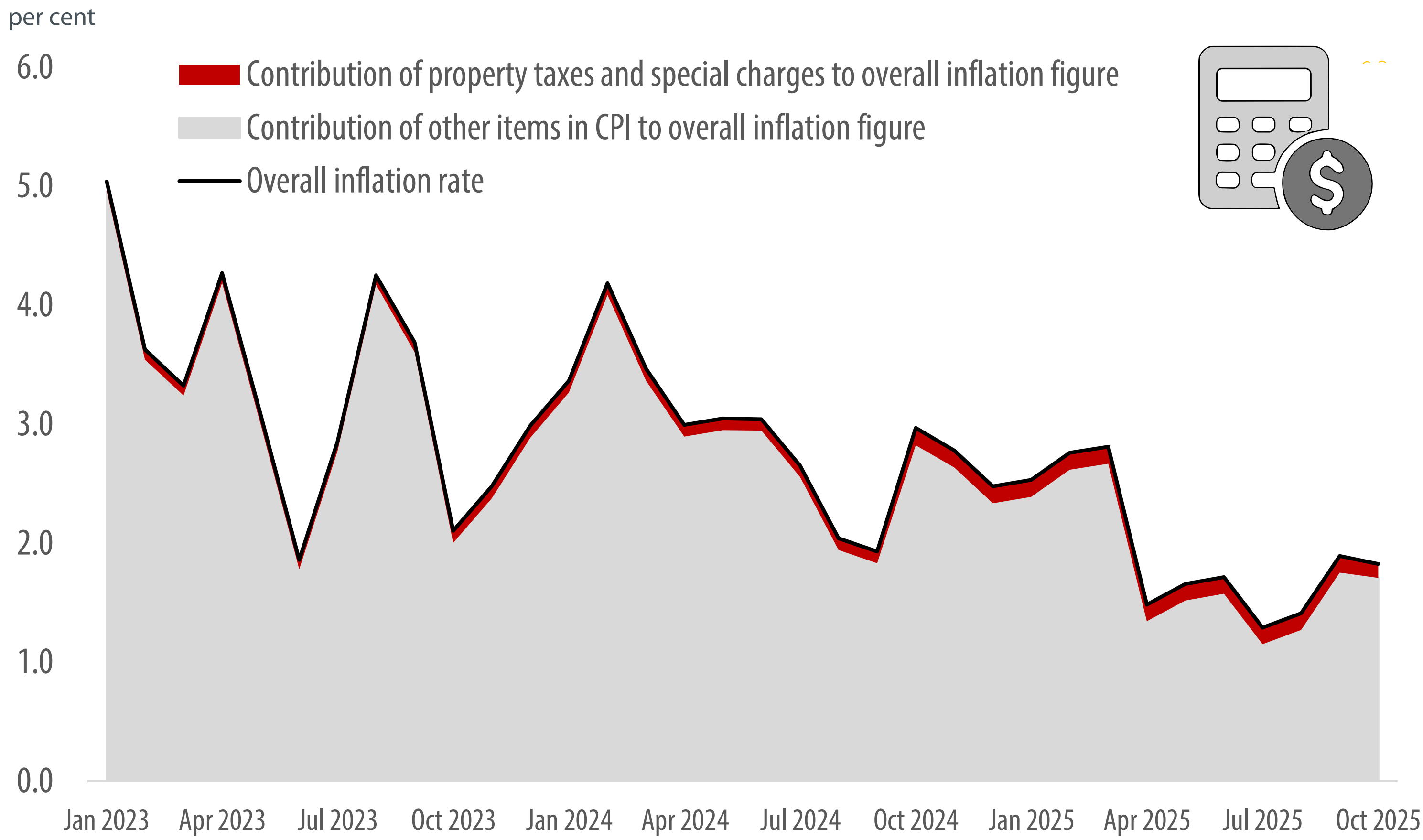
3 https://www150.statcan.gc.ca/n1/pub/62f0014m/62f0014m2023007-eng.htm

4 Statistics Canada Table: 11-10-0222-01

6.3 per cent increase. Using the approach by Chen and Tombe (2023), the contribution of property taxes and other special charges to Alberta's overall inflation is estimated at about 0.12 percentage points[5]. In other words, Alberta's overall inflation rate for October 2025 would have been 1.7 per cent, instead of the reported 1.8 per cent, had property taxes and special charges data in surveyed municipalities remained unchanged from last year (see chart 1).

5 Chen, Y., & Tombe, T. (2023). The rise (and fall?) of inflation in Canada: A detailed analysis of its post-pandemic experience. Canadian Public Policy, 49(2), 197-217.

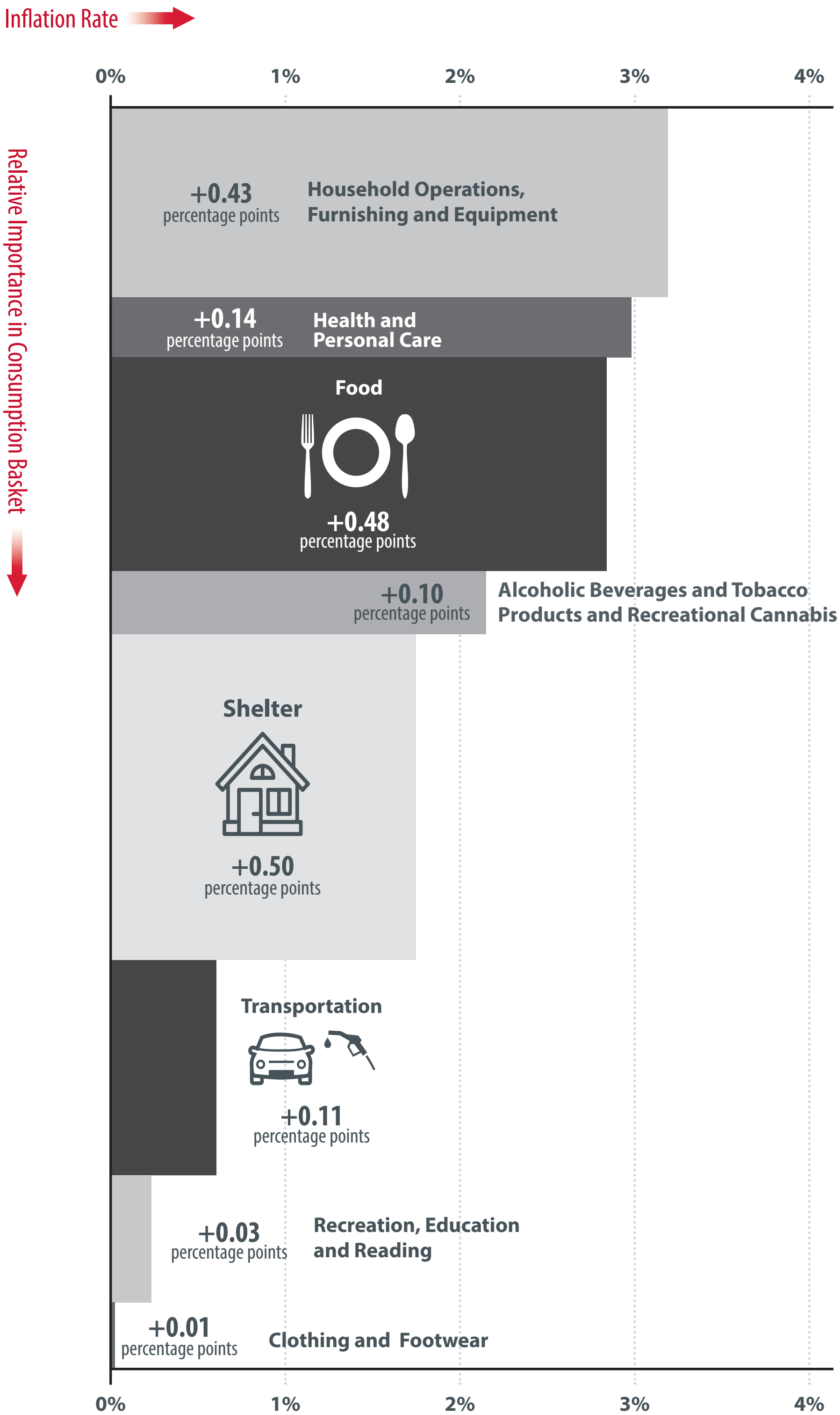
Chart 1: The Contribution of Property Taxes and Special Charges to Overall Inflation Figure (January 2023 - October 2025)



Source: Statistics Canada, Corporate Economics.

Contribution of Consumer Items to Inflation: Alberta

October 2025



The calculation for contribution incorporates the effects of changes in basket weight. The total contribution of each product component may not exactly add up to the overall inflation figure due to rounding.

Sources: Statistics Canada, Corporate Economics, November 17, 2025.

Next release: December 15, 2025

Who We Are

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Sources:
Bank of Canada, Statistics Canada, Corporate Economics