City of Calgary Monthly Statistics

October 2026

Supply levels ease as we move into winter

Calgary, Alberta, Nov. 2, 2026 – October sales slowed to 1,592 units, contributing to a year-to-date decline of nearly 11 per cent. While sales have slowed this year, much of the decline was driven by steep pullbacks in resale apartment condominiums and row-style units. Although sales have fallen across all property types, we have seen a pickup in sales of homes that are priced above $1.5 million, which account for less than four per cent of all sales activity.

The overall pullback in sales was met with further declines in new listings, causing inventories to trend down in October. In line with typical seasonal behaviour, inventories slowed from September, leaving inventories nearly five per cent lower than October 2025 levels. With 6,173 units in inventory and 1,592 sales, the months of supply remained just below four months. The elevated months of supply is mostly due to shifts in the higher-density apartment and row sectors of the market, which both tend to favour the buyer. Meanwhile, detached and semi-detached markets remain relatively balanced.

"Supply choice in the new, rental and resale markets has taken much of the pressure off prices this year. However, supply choice can vary significantly within the market, resulting in divergent impacts on prices," said Ann-Marie Lurie, Chief Economist at the Calgary Real Estate Board (CREB®). "Much of the downward pressure on prices is occurring in the oversupplied higher-density segments of the market, while detached and semi-detached prices have remained more stable. Even within the detached market, we see variation as the City Centre and West districts continue to report price gains over 2025, while prices have declined by more than six per cent in the North East district."

In line with seasonal expectations, October's benchmark price eased compared with September, and remained similar to last year's levels. While much of the price adjustment in the market occurred in the second half of 2025, we did not see the same seasonal lift in prices in spring 2026, leaving year-to-date prices nearly three per cent lower than October 2025. Year-to-date benchmark prices ranged from stable in the semi-detached sector to a decline of nearly nine per cent in the apartment condominium sector.

SALES

1,592

15.3% Y/Y

NEW LISTINGS

2,928

9.4% Y/Y

INVENTORY

6,173

4.6% Y/Y

MONTHS OF SUPPLY

3.88

12.6% Y/Y



TOTAL RESIDENTIAL PRICE

$ 564,200

0.4% Y/Y

DETACHED PRICE



$ 735,100

0.7% Y/Y

SEMI-DETACHED PRICE



$ 685,200

0.8% Y/Y

ROW PRICE



$ 407,500

5.1% Y/Y

APARTMENT PRICE



$ 288,800

7.9% Y/Y

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	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	847	-16%	1,505	-6%	2,832	-3%	56%	3.34	16%	$735,100	-1%
Semi	184	-1%	302	-8%	581	-5%	61%	3.16	-4%	$685,200	1%
Row	241	-12%	483	-7%	1,069	1%	50%	4.44	15%	$407,500	-5%
Apartment	320	-22%	638	-19%	1,691	-11%	50%	5.28	15%	$288,800	-8%
Total Residential	1,592	-15%	2,928	-9%	6,173	-5%	54%	3.88	13%	$564,200	0%

Year-to-Date October 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	9,471	-5%	16,745	-7%	2,598	-1%	57%	2.74	4%	$740,600	-2%
Semi	1,861	-2%	3,207	-3%	534	8%	58%	2.87	10%	$684,780	0%
Row	2,888	-15%	5,597	-9%	1,039	6%	52%	3.60	25%	$419,400	-6%
Apartment	3,658	-25%	8,108	-17%	1,826	-1%	45%	4.99	31%	$297,410	-9%
Total Residential	17,878	-11%	33,657	-10%	5,997	1%	53%	3.35	13%	$565,680	-3%



Detached

October detached sales eased to 847 units, down from September and nearly 16 per cent lower than last year's levels. The monthly decline in new listings was more significant than the pullback in sales, causing the sales-to-new-listings ratio to rise to 56 per cent. This also caused inventories to trend down from September, but with 2,832 units in inventory, levels were comparable to October 2025 and typical October levels.

Overall, with just over three months of supply, conditions remained relatively balanced, preventing monthly price declines beyond typical seasonal behaviour. In October, the unadjusted benchmark price was $735,100, less than one per cent lower than last year. Year-to-date price gains in the City Centre and West districts were not high enough to offset declines occurring mostly in the North East, North and East districts, leaving total detached prices two per cent lower than 2025.



Semi-Detached

Unlike other property types, sales improved in October compared with September. While this was not enough to offset earlier pullbacks, year-to-date sales fell by less than two per cent compared to last year. At the same time, new listings eased in October, lifting the sales-to-new-listings ratio to 61 per cent, the highest among the four property types. This also caused a steeper decline in inventory levels, bringing the months of supply back down to three months, compared with nearly four months in September.

Relatively tighter market conditions throughout the year have prevented any significant change in prices. In October, the unadjusted benchmark price was $685,200, similar to September and nearly one per cent higher than last year. Overall, year-to-date prices have remained stable compared to October 2025.



Row

Sales continued to slow in October, contributing to the year-to-date decline of over 15 per cent. Meanwhile, new listings eased, but not as much as sales, leaving the sales-to-new-listings ratio below 50 per cent for the second month in a row. This also prevented any significant adjustment in inventory levels, which were stable compared with September and five per cent higher than October 2025. With 241 sales and 1,069 units in inventory, the months of supply pushed up to 4.4 months, showing more persistent signs of oversupply.

Competition from the new home market and added rental supply choice has weighed on resale row homes, resulting in persistent downward pressure on prices over the past four months. In October, the unadjusted benchmark price was $407,500, more than five per cent lower than October 2025. While year-to-date prices are lower than last year across every district, the North East and East districts reported the steepest declines at more than 11 per cent.



Apartment

With over five months of supply, apartment condominiums continue to struggle with excess supply and price declines. Easing rental rates and competing product in the new home market have lowered demand for resale condominiums. In October, the pullback in new listings helped drive further inventory declines. However, the 1,691 units in inventory were still 13 per cent higher than typical October levels.

Persistent price adjustments have left the unadjusted benchmark price at $288,800 in October, eight per cent lower than last year and 15 per cent below the peak price reached in August 2024. Downward pressure on prices over the past two years has erased much of the gains reported since prices recovered in 2023. Prices have eased across all districts in the city, with the largest declines occurring in the North East and East districts.

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October 2026 District Total Residential Benchmark Price

