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MONTHLY STATISTICS PACKAGE

City of Calgary

January 2026



creb.com

January 2026

Slow start for high-density homes

Calgary, Alberta, Feb. 2, 2026 – Calgary reported 1,234 sales in January, a year-over-year decline of 15 per cent, but in line with typical levels of activity for the month. While sales declined across all property types, the steepest declines occurred in higher-density homes.

“Following the typical December slowdown, potential buyers for high-density homes were more hesitant to return to the market in January, as increased supply choice across all aspects of the market has reduced the sense of urgency,” said Ann-Marie Lurie, CREB®’s Chief Economist. “At the same time, sellers were quick to bring their listings onto the market, causing the sales-to-new-listings ratio to drop to 44 per cent, mostly due to shifts in apartment and row-style homes. Overall, this is not entirely uncommon for January, as both buyers and sellers weigh their options ahead of the spring market.”

The rise in new listings compared to sales caused inventory levels to increase to 4,391 units, the highest January level since 2020. However, as with sales, conditions vary by property type, with row and apartment homes facing higher levels of inventory compared to long-term trends. The result is months of supply that ranges from under three months in the detached sector to five months for apartment-style homes.

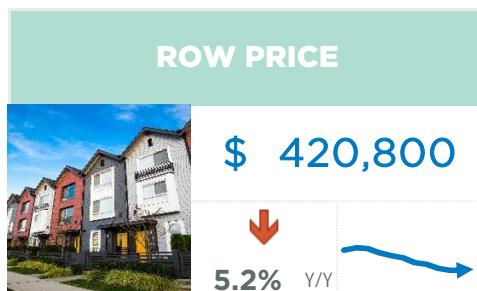
Due to declines in the later part of 2025, benchmark prices are lower than levels reported at the start of last year. However, seasonally adjusted figures point to stable levels in January compared to the end of 2025. Nonetheless, year-over-year total residential benchmark prices have declined by nearly five per cent, as steep declines reported in the oversupplied row- and apartment-style homes weighed on total residential prices compared to last year.

**TOTAL RESIDENTIAL PRICE**

\$ 554,400



4.7% Y/Y



January 2026

January 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	657	-2%	1,243	1%	1,753	21%	53%	2.67	23%	\$724,000	-3%
Semi	118	-26%	251	-8%	418	38%	47%	3.54	88%	\$667,000	-1%
Row	186	-25%	504	7%	785	33%	37%	4.22	76%	\$420,800	-5%
Apartment	273	-26%	787	-15%	1,435	11%	35%	5.26	50%	\$301,200	-8%
Total Residential	1,234	-15%	2,785	-4%	4,391	21%	44%	3.56	42%	\$554,400	-5%

Year-to-Date

January 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	657	-2%	1,243	1%	1,753	21%	53%	2.67	23%	\$724,000	-3%
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Total Residential	1,234	-15%	2,785	-4%	4,391	21%	44%	3.56	42%	\$554,400	-5%



Detached

There were 657 sales and 1,243 new listings in January, comparable to levels reported last year. However, new listings did rise over December levels, causing inventories to reach 1,753 units, just shy of long-term averages for the month. With less than three months of supply and a sales-to-new-listings ratio of 53 per cent, conditions remained relatively balanced in the detached market.

The January unadjusted benchmark price was \$724,000, slightly lower than the previous month and over three per cent lower than last January, as prices trended down over the second half of 2025. Price movements varied throughout the city, with year-over-year declines ranging from less than one per cent in the West district to over six per cent lower in the North East. While unadjusted prices did ease over December, this was mostly due to pullbacks in the City Centre and North West districts.

Semi-Detached

There were 118 sales in January and 251 new listings, representing 10 per cent of the market activity in the city. While both sales and new listings improved over December, the growth in new listings was higher, causing the sales-to-new-listings ratio to ease to 47 per cent. Inventory levels improved but conditions remained relatively balanced, with three and a half months of supply.

Rising supply, which started in the latter part of 2025 and continues into 2026, is creating more price stability. As of January, the benchmark price was \$667,000, similar to last month and only one per cent lower than last January. Year-over-year prices in both the North West and West districts remain higher than last year but are lower in every other district.

Row

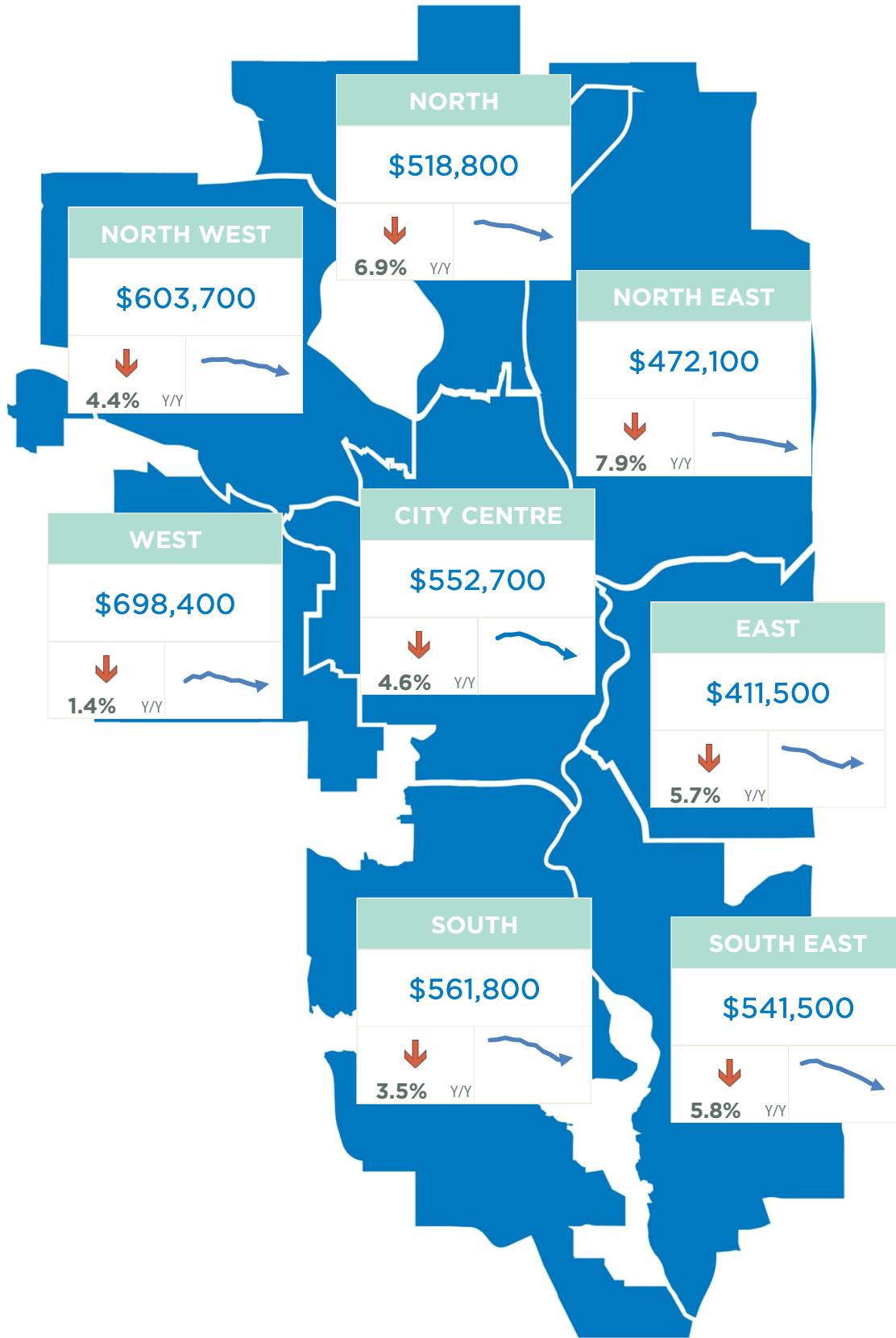
There were 186 sales in January, down by nearly 25 per cent compared to last year. Meanwhile, supply continued to rise both in terms of new listings and inventory growth, causing the months of supply to push above four months. Despite the added supply, the unadjusted benchmark price remained similar to December's levels, but was five per cent lower than last January. The month-over-month stability was due to gains in the City Centre and West districts. Year-over-year price adjustments have been the highest in the North East and East districts, followed by the North and South East districts, which have faced significant competition from the new-home market.

Apartment

Apartment-style units continue to struggle with supply. New listings reached 787 units, which is not as high as last year but a significant jump over December and much higher than the 273 sales reported in January, pushing the sales-to-new-listings ratio down to 35 per cent. This drove further gains in inventory, which reached 1,435 units, the highest levels ever reported for January. With over five months of supply in January, it is not surprising that prices trended down further. The unadjusted benchmark price was \$301,200, nearly one per cent lower than the previous month and eight per cent lower than last January. Prices have been falling across every district, with year-over-year declines ranging from 13 per cent in the North East to six per cent in the City Centre.

January 2026

District Total Residential Benchmark Price

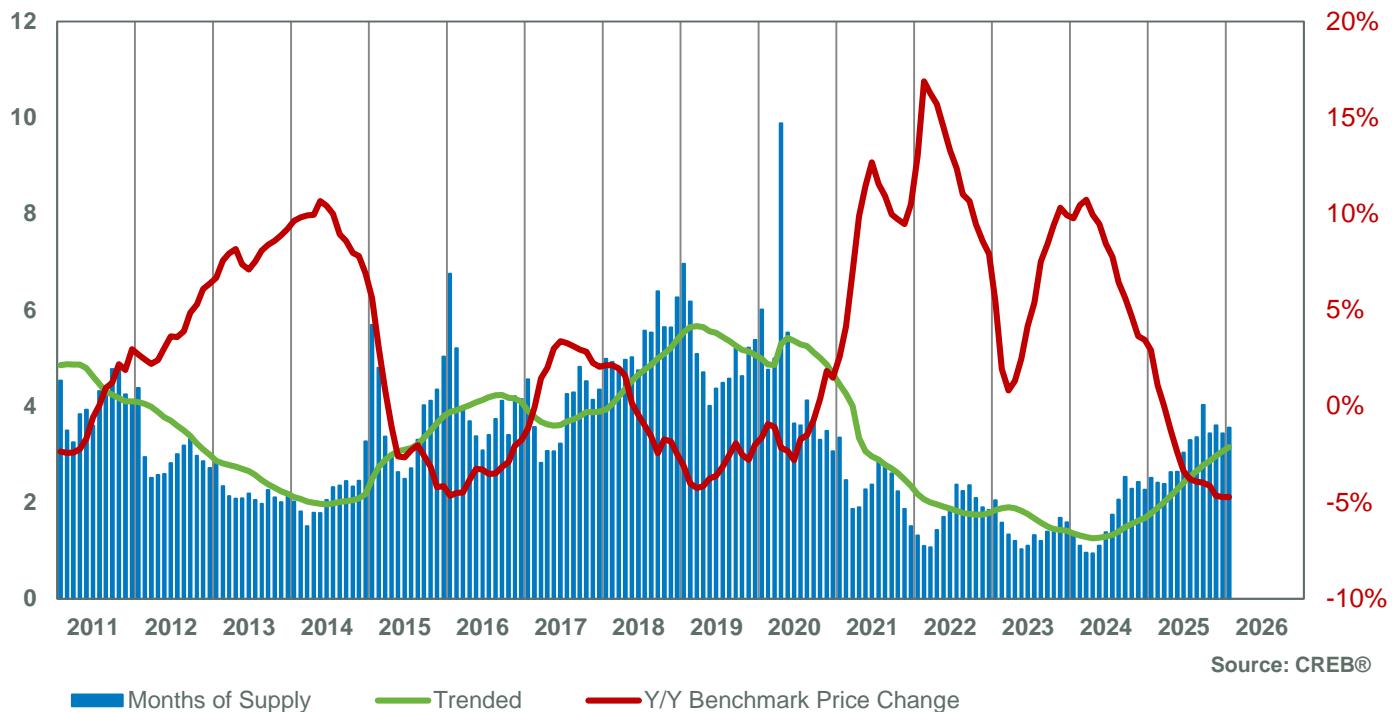


Jan. 2026

	Jan-25	Jan-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	1,449	1,234	-14.84%	1,449	1,234	-14.84%
Total Sales Volume	\$876,588,019	\$762,945,404	-12.96%	\$876,588,019	\$762,945,404	-12.96%
New Listings	2,896	2,785	-3.83%	2,896	2,785	-3.83%
Inventory	3,640	4,391	20.63%	3,640	4,391	20.63%
Months of Supply	2.51	3.56	41.65%	2.51	3.56	41.65%
Sales to New Listings	50.03%	44.31%	-5.73%	50.03%	44.31%	-5.73%
Sales to List Price	98.55%	97.68%	-0.87%	98.55%	97.68%	-0.87%
Days on Market	41	53	30.90%	41	53	30.90%
Benchmark Price	\$581,800	\$554,400	-4.71%	\$581,800	\$554,400	-4.71%
Median Price	\$572,000	\$556,250	-2.75%	\$572,000	\$556,250	-2.75%
Average Price	\$604,961	\$618,270	2.20%	\$604,961	\$618,270	2.20%
Index	273.1	260.3	-4.69%	278.3	270.0	-2.98%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jan. 2026

	Jan-25	Jan-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	672	657	-2.23%	672	657	-2.23%
Total Sales Volume	\$524,291,506	\$512,933,777	-2.17%	\$524,291,506	\$512,933,777	-2.17%
New Listings	1,229	1,243	1.14%	1,229	1,243	1.14%
Inventory	1,452	1,753	20.73%	1,452	1,753	20.73%
Months of Supply	2.16	2.67	23.49%	2.16	2.67	23.49%
Sales to New Listings Ratio	54.68%	52.86%	-1.82%	54.68%	52.86%	-1.82%
Sales to List Price Ratio	98.88%	98.07%	-0.81%	98.88%	98.07%	-0.81%
Days on Market	37	48	29.35%	37	48	29.35%
Benchmark Price	\$749,300	\$724,000	-3.38%	\$749,300	\$724,000	-3.38%
Median Price	\$698,194	\$675,000	-3.32%	\$698,194	\$675,000	-3.32%
Average Price	\$780,196	\$780,721	0.07%	\$780,196	\$780,721	0.07%
APARTMENT						
Total Sales	370	273	-26.22%	370	273	-26.22%
Total Sales Volume	\$130,535,729	\$90,607,549	-30.59%	\$130,535,729	\$90,607,549	-30.59%
New Listings	922	787	-14.64%	922	787	-14.64%
Inventory	1,294	1,435	10.90%	1,294	1,435	10.90%
Months of Supply	3.50	5.26	50.30%	3.50	5.26	50.30%
Sales to New Listings Ratio	40.13%	34.69%	-5.44%	40.13%	34.69%	-5.44%
Sales to List Price Ratio	97.81%	96.46%	-1.34%	97.81%	96.46%	-1.34%
Days on Market	51	65	26.74%	51	65	26.74%
Benchmark Price	\$326,500	\$301,200	-7.75%	\$326,500	\$301,200	-7.75%
Median Price	\$311,500	\$297,000	-4.65%	\$311,500	\$297,000	-4.65%
Average Price	\$352,799	\$331,896	-5.93%	\$352,799	\$331,896	-5.93%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	160	118	-26.25%	160	118	-26.25%
Total Sales Volume	\$106,730,012	\$78,473,032	-26.48%	\$106,730,012	\$78,473,032	-26.48%
New Listings	272	251	-7.72%	272	251	-7.72%
Inventory	302	418	38.41%	302	418	38.41%
Months of Supply	1.89	3.54	87.68%	1.89	3.54	87.68%
Sales to New Listings Ratio	58.82%	47.01%	-11.81%	58.82%	47.01%	-11.81%
Sales to List Price Ratio	98.75%	97.78%	-0.98%	98.75%	97.78%	-0.98%
Days on Market	36	61	68.69%	36	61	68.69%
Benchmark Price	\$674,400	\$667,000	-1.10%	\$674,400	\$667,000	-1.10%
Median Price	\$589,257	\$583,500	-0.98%	\$589,257	\$583,500	-0.98%
Average Price	\$667,063	\$665,026	-0.31%	\$667,063	\$665,026	-0.31%
CITY OF CALGARY ROW						
Total Sales	247	186	-24.70%	247	186	-24.70%
Total Sales Volume	\$115,030,773	\$80,931,046	-29.64%	\$115,030,773	\$80,931,046	-29.64%
New Listings	473	504	6.55%	473	504	6.55%
Inventory	592	785	32.60%	592	785	32.60%
Months of Supply	2.40	4.22	76.09%	2.40	4.22	76.09%
Sales to New Listings Ratio	52.22%	36.90%	-15.32%	52.22%	36.90%	-15.32%
Sales to List Price Ratio	98.61%	98.01%	-0.61%	98.61%	98.01%	-0.61%
Days on Market	39	52	33.23%	39	52	33.23%
Benchmark Price	\$444,000	\$420,800	-5.23%	\$444,000	\$420,800	-5.23%
Median Price	\$449,500	\$412,250	-8.29%	\$449,500	\$412,250	-8.29%
Average Price	\$465,712	\$435,113	-6.57%	\$465,712	\$435,113	-6.57%

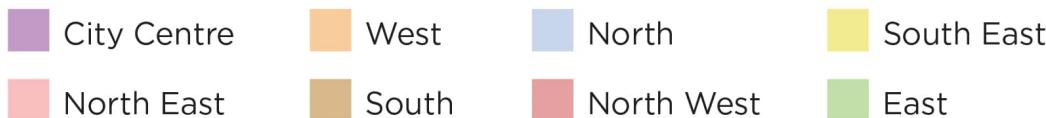
For a list of definitions, see page 29.

Jan. 2026

January 2026	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	72	159	45.28%	230	3.19	\$932,300	-2.36%	-1.53%
North East	99	180	55.00%	325	3.28	\$573,400	-6.20%	-0.05%
North	106	202	52.48%	257	2.42	\$637,700	-5.30%	-0.50%
North West	79	128	61.72%	143	1.81	\$755,100	-3.23%	-1.88%
West	59	103	57.28%	131	2.22	\$958,800	-0.34%	2.53%
South	133	230	57.83%	312	2.35	\$698,100	-3.95%	-0.01%
South East	95	192	49.48%	271	2.85	\$684,300	-4.53%	-0.61%
East	13	42	30.95%	73	5.62	\$509,700	-2.99%	0.93%
TOTAL CITY	657	1,243	52.86%	1,753	2.67	\$724,000	-3.38%	-0.32%
Apartment								
City Centre	115	320	35.94%	584	5.08	\$309,600	-6.44%	0.39%
North East	9	68	13.24%	116	12.89	\$266,800	-12.75%	-1.15%
North	15	68	22.06%	130	8.67	\$306,700	-9.63%	-1.64%
North West	31	57	54.39%	121	3.90	\$286,800	-6.82%	-4.24%
West	27	79	34.18%	128	4.74	\$326,400	-7.33%	-0.76%
South	41	91	45.05%	158	3.85	\$278,100	-8.61%	-2.42%
South East	26	91	28.57%	163	6.27	\$317,200	-9.40%	-1.43%
East	8	13	61.54%	35	4.38	\$226,600	-12.00%	-0.66%
TOTAL CITY	273	787	34.69%	1,435	5.26	\$301,200	-7.75%	-0.79%
Semi-detached								
City Centre	24	73	32.88%	105	4.38	\$919,300	-0.93%	-0.56%
North East	20	32	62.50%	54	2.70	\$434,100	-3.58%	1.14%
North	13	22	59.09%	42	3.23	\$475,300	-4.71%	0.02%
North West	13	26	50.00%	35	2.69	\$651,300	0.95%	0.56%
West	11	18	61.11%	32	2.91	\$806,800	3.12%	0.82%
South	16	37	43.24%	62	3.88	\$505,800	-4.67%	0.16%
South East	19	28	67.86%	62	3.26	\$493,000	-4.99%	-0.56%
East	2	12	16.67%	23	11.50	\$397,500	-3.12%	1.69%
TOTAL CITY	118	251	47.01%	418	3.54	\$667,000	-1.10%	-0.10%
Row								
City Centre	16	68	23.53%	106	6.63	\$583,800	-2.94%	2.96%
North East	25	68	36.76%	128	5.12	\$344,000	-10.70%	-1.26%
North	29	81	35.80%	120	4.14	\$388,300	-7.79%	-0.72%
North West	10	27	37.04%	63	6.30	\$423,800	-4.42%	-0.98%
West	18	77	23.38%	96	5.33	\$454,800	-0.09%	2.85%
South	32	69	46.38%	100	3.13	\$371,000	-5.41%	-1.22%
South East	47	93	50.54%	139	2.96	\$425,200	-7.24%	-1.23%
East	9	19	47.37%	29	3.22	\$272,200	-12.08%	-2.92%
TOTAL CITY	186	504	36.90%	785	4.22	\$420,800	-5.23%	0.10%

*Total city figures can include activity from areas not yet represented by a community / district

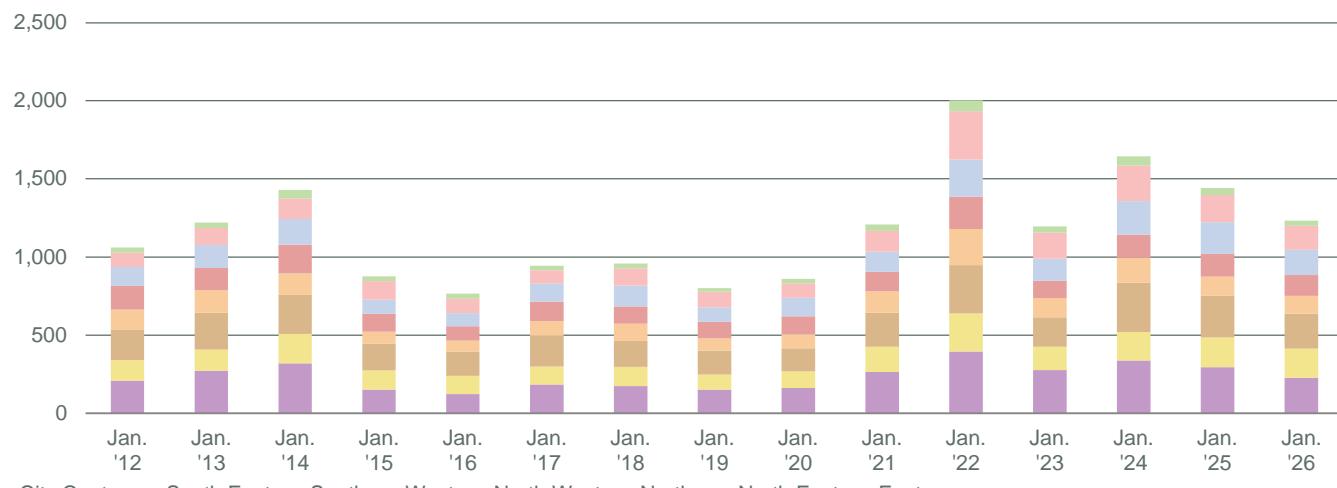
City of Calgary



Jan. 2026

TOTAL SALES

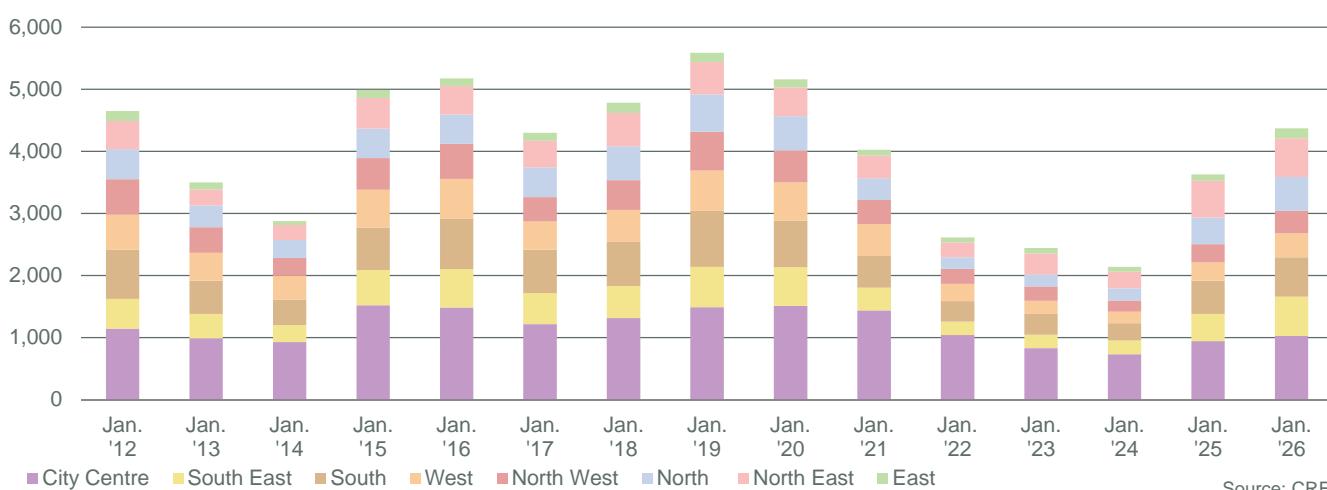
JANUARY



Source: CREB®

TOTAL INVENTORY

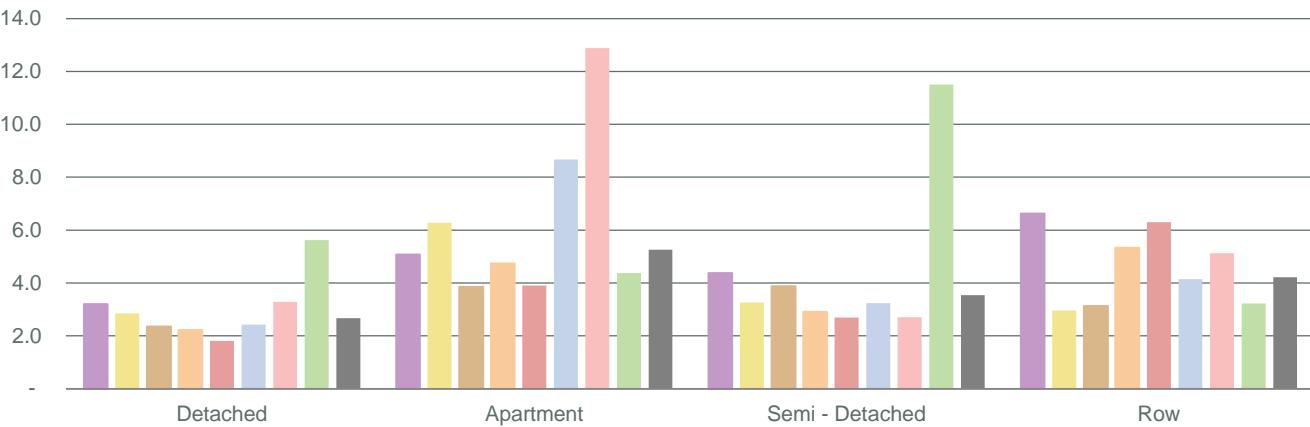
JANUARY



Source: CREB®

MONTHS OF SUPPLY

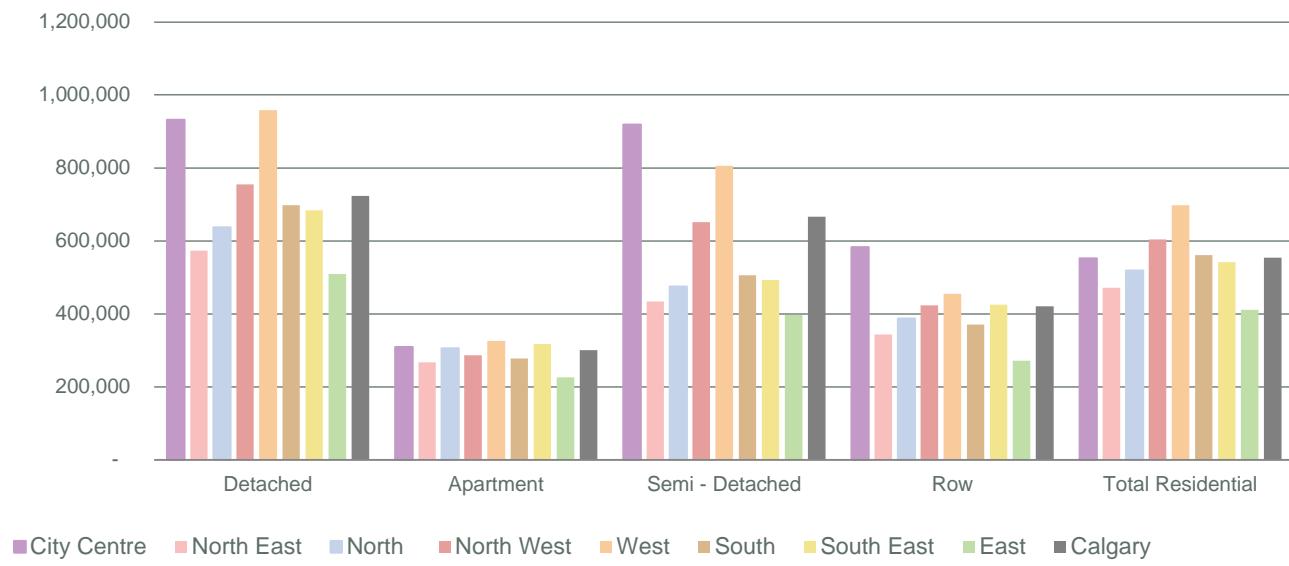
JANUARY



Source: CREB®

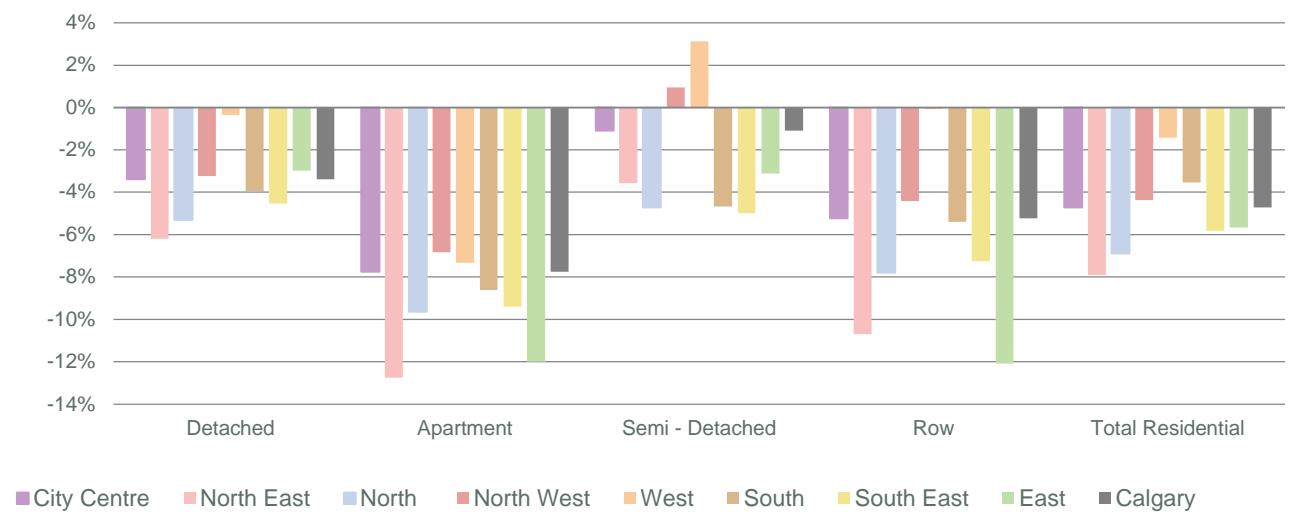
Jan. 2026

BENCHMARK PRICE - JANUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY



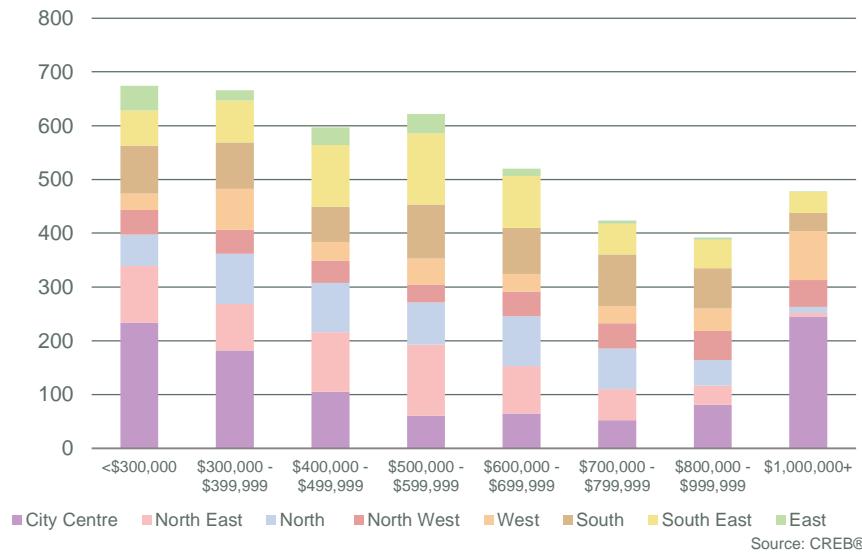
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001	1973	1992
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

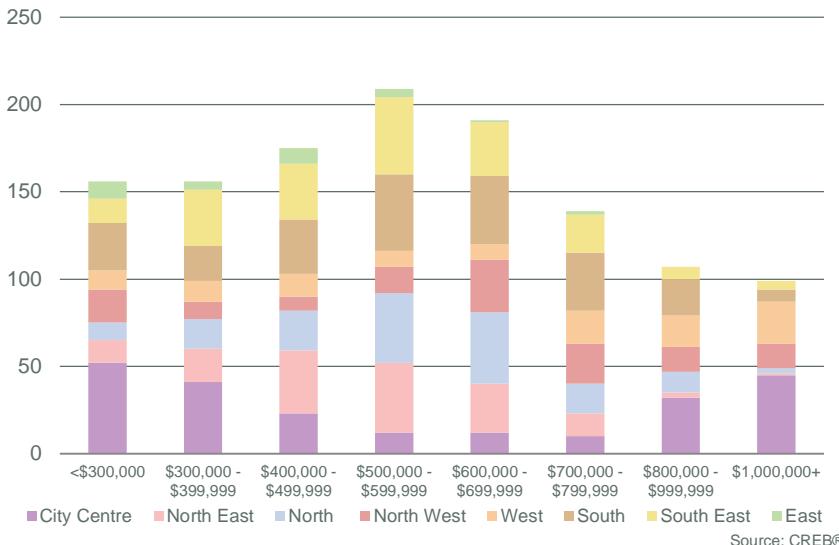
Jan. 2026

TOTAL INVENTORY BY PRICE RANGE - JANUARY



Source: CREB®

TOTAL SALES BY PRICE RANGE - JANUARY



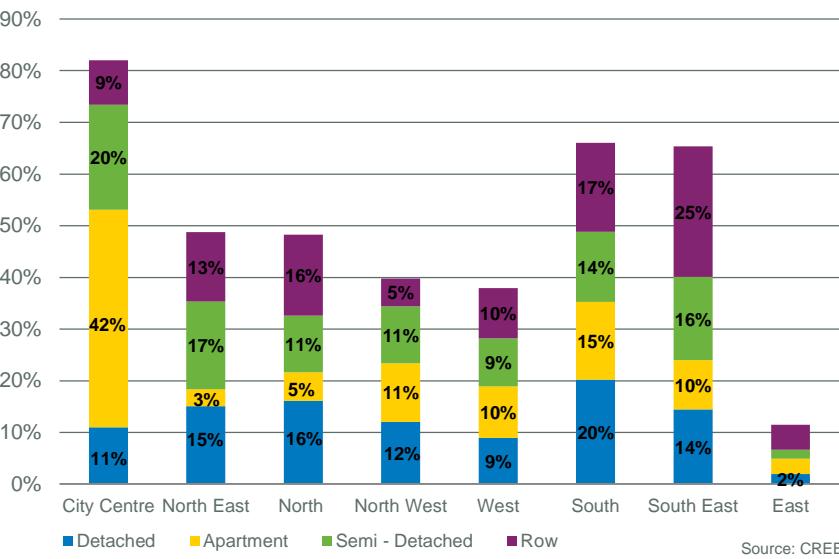
Source: CREB®

SALES BY PROPERTY TYPE - JANUARY



Source: CREB®

SHARE OF CITY WIDE SALES - JANUARY



Source: CREB®

Jan. 2026

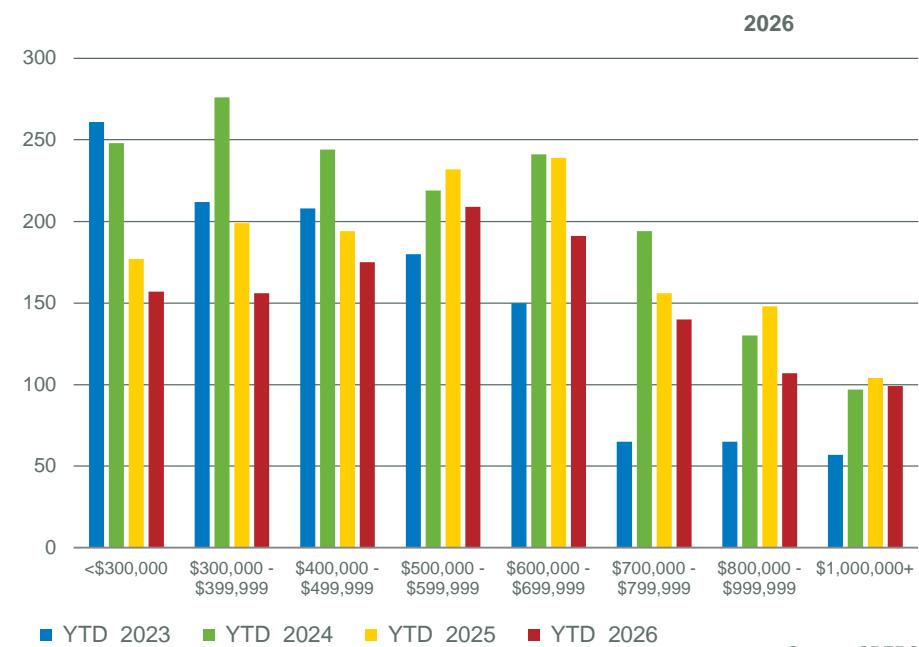
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	1,449	1,718	2,156	2,230	2,559	2,284	2,097	1,986	1,717	1,879	1,548	1,124
New Listings	2,896	2,830	4,018	4,037	4,840	4,223	3,911	3,477	3,782	3,232	2,251	1,219
Inventory	3,640	4,147	5,153	5,868	6,744	6,944	6,918	6,659	6,918	6,471	5,585	3,867
Days on Market	41	33	29	29	32	33	37	38	42	43	49	53
Benchmark Price	581,800	586,300	590,300	589,200	588,300	584,600	581,100	576,000	571,400	566,200	559,000	554,700
Median Price	572,000	566,500	584,750	590,000	591,500	595,000	570,000	569,500	560,000	577,000	560,000	553,500
Average Price	604,961	612,528	639,578	646,566	650,228	646,410	617,363	612,165	615,702	643,261	616,125	605,418
Index	273	275	277	277	276	275	273	270	268	266	262	260
2026												
Sales	1,234											
New Listings	2,785											
Inventory	4,391											
Days on Market	53											
Benchmark Price	554,400											
Median Price	556,250											
Average Price	618,270											
Index	260											

Jan-25 Jan-26 YTD 2025 YTD 2026

CALGARY TOTAL SALES

	Jan-25	Jan-26	YTD 2025	YTD 2026
<\$100,000	-	-	-	5
\$100,000 - \$149,999	-	5	-	5
\$150,000 - \$199,999	12	31	12	31
\$200,000 - \$249,999	50	50	50	50
\$250,000 - \$299,999	115	71	115	71
\$300,000 - \$349,999	108	76	108	76
\$350,000 - \$399,999	91	80	91	80
\$400,000 - \$449,999	95	88	95	88
\$450,000 - \$499,999	99	87	99	87
\$500,000 - \$549,999	96	104	96	104
\$550,000 - \$599,999	136	105	136	105
\$600,000 - \$649,999	140	106	140	106
\$650,000 - \$699,999	99	85	99	85
\$700,000 - \$749,999	87	79	87	79
\$750,000 - \$799,999	69	61	69	61
\$800,000 - \$849,999	58	36	58	36
\$850,000 - \$899,999	38	32	38	32
\$900,000 - \$949,999	27	17	27	17
\$950,000 - \$999,999	25	22	25	22
\$1,000,000 - \$1,299,999	56	46	56	46
\$1,300,000 - \$1,499,999	17	18	17	18
\$1,500,000 - \$1,999,999	22	18	22	18
\$2,000,000 +	9	17	9	17
	1,449	1,234	1,449	1,234

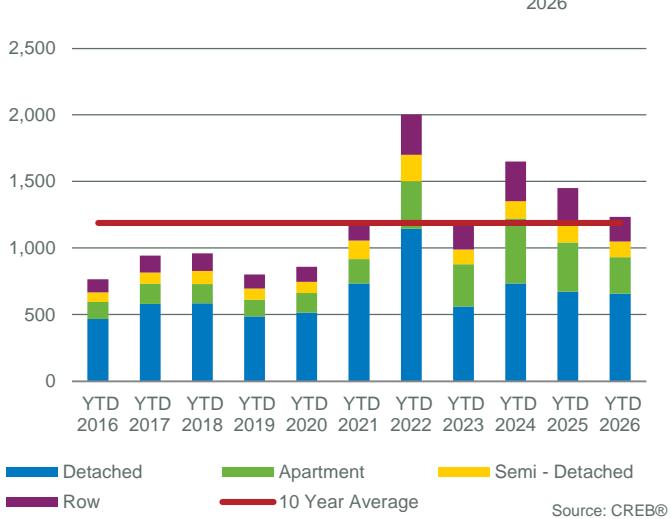
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

Jan. 2026

CITY OF CALGARY TOTAL SALES



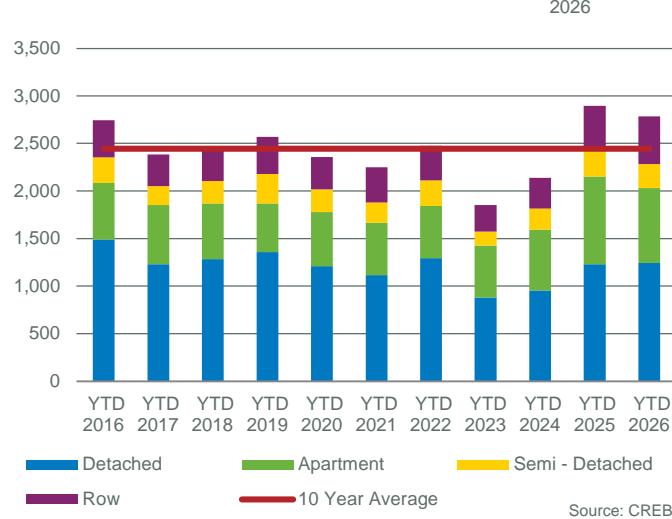
CITY OF CALGARY TOTAL INVENTORY AND SALES



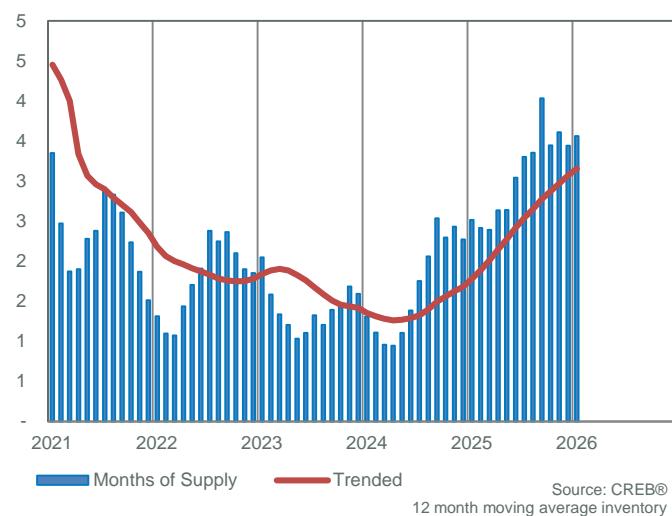
CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL NEW LISTINGS



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICES



Jan. 2026

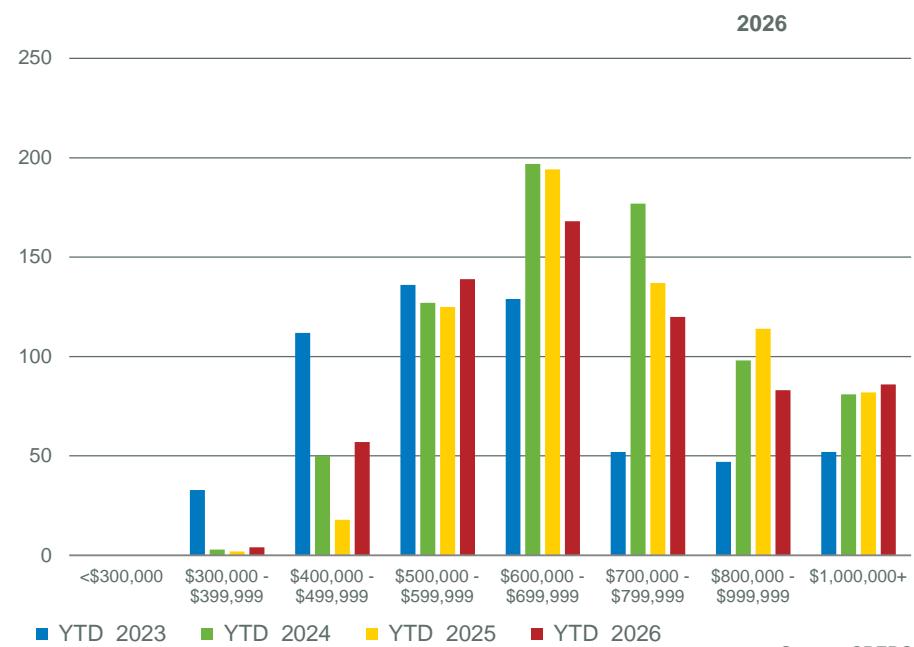
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	672	764	1,034	1,098	1,273	1,192	1,030	992	858	1,008	820	584
New Listings	1,229	1,265	1,894	1,907	2,417	2,144	1,887	1,747	1,904	1,593	1,075	559
Inventory	1,452	1,698	2,202	2,512	2,993	3,107	3,078	3,051	3,201	2,913	2,445	1,591
Days on Market	37	28	27	25	28	30	34	35	38	37	45	52
Benchmark Price	749,300	758,400	766,600	766,300	766,300	761,300	758,100	752,500	746,500	740,400	730,300	726,300
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000	689,500	690,000	698,000	673,018	675,000
Average Price	780,196	804,903	839,174	839,790	847,963	820,581	800,762	781,258	782,939	816,816	756,004	772,196
Index	309	312	316	316	316	314	312	310	308	305	301	299
2026												
Sales	657											
New Listings	1,243											
Inventory	1,753											
Days on Market	48											
Benchmark Price	724,000											
Median Price	675,000											
Average Price	780,721											
Index	298											

Jan-25 Jan-26 YTD 2025 YTD 2026

CALGARY TOTAL SALES

	Jan-25	Jan-26	YTD 2025	YTD 2026
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	-	-	-	-
\$300,000 - \$349,999	1	1	1	1
\$350,000 - \$399,999	1	3	1	3
\$400,000 - \$449,999	3	17	3	17
\$450,000 - \$499,999	15	40	15	40
\$500,000 - \$549,999	44	62	44	62
\$550,000 - \$599,999	81	77	81	77
\$600,000 - \$649,999	111	89	111	89
\$650,000 - \$699,999	83	79	83	79
\$700,000 - \$749,999	77	70	77	70
\$750,000 - \$799,999	60	50	60	50
\$800,000 - \$849,999	52	28	52	28
\$850,000 - \$899,999	29	25	29	25
\$900,000 - \$949,999	16	14	16	14
\$950,000 - \$999,999	17	16	17	16
\$1,000,000 - \$1,299,999	38	38	38	38
\$1,300,000 - \$1,499,999	15	16	15	16
\$1,500,000 - \$1,999,999	20	16	20	16
\$2,000,000 +	9	16	9	16
	672	657	672	657

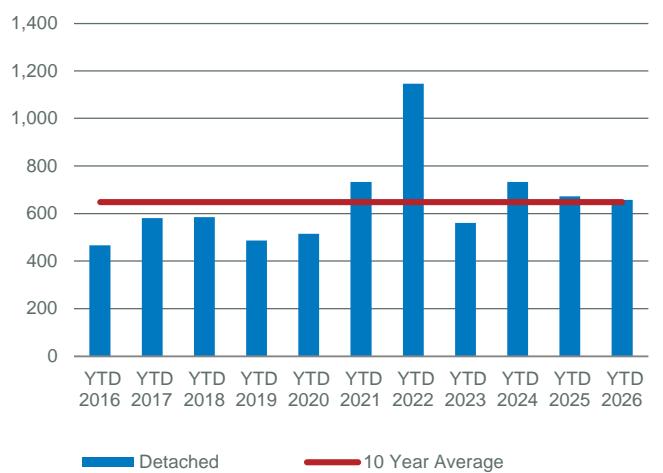
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



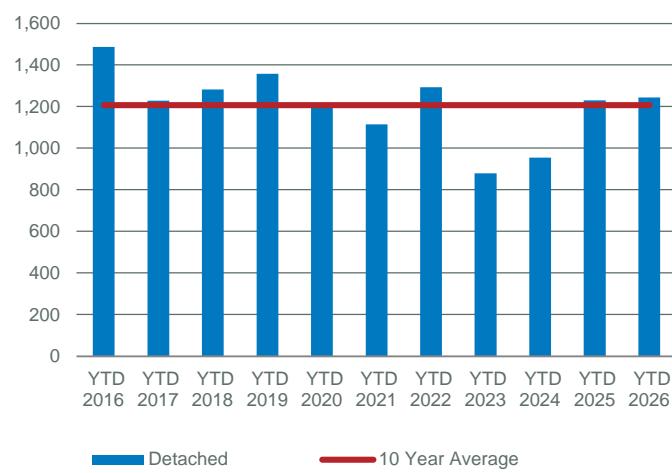
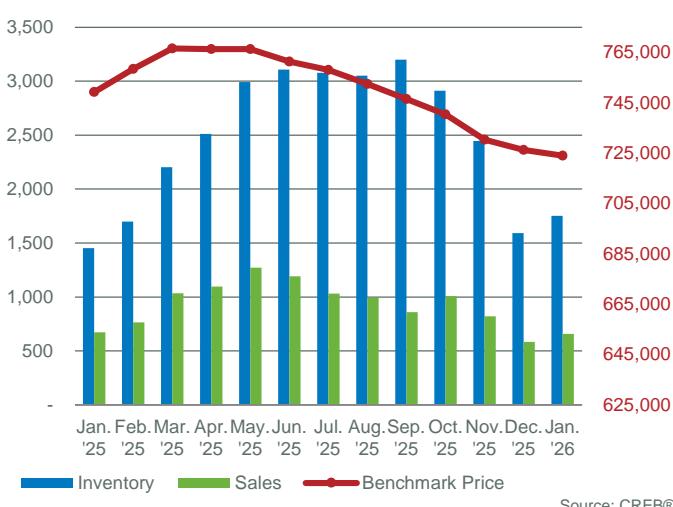
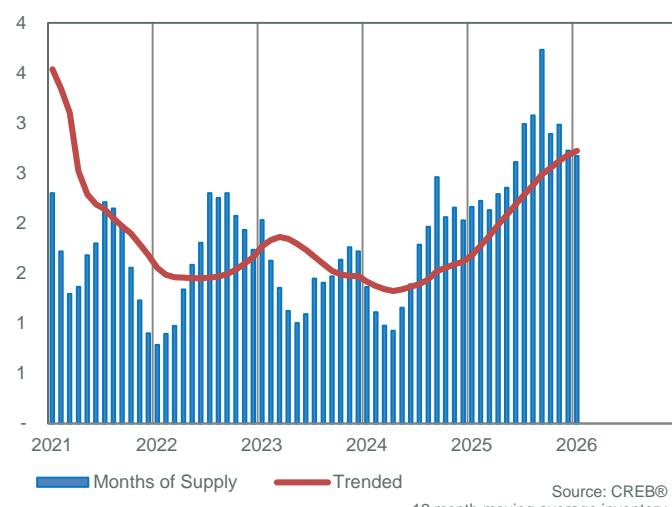
Source: CREB®

CITY OF CALGARY DETACHED SALES

2026


CITY OF CALGARY DETACHED NEW LISTINGS

2026


CITY OF CALGARY DETACHED INVENTORY AND SALES

CITY OF CALGARY DETACHED MONTHS OF INVENTORY

CITY OF CALGARY DETACHED PRICE CHANGE

CITY OF CALGARY DETACHED PRICES


Jan. 2026

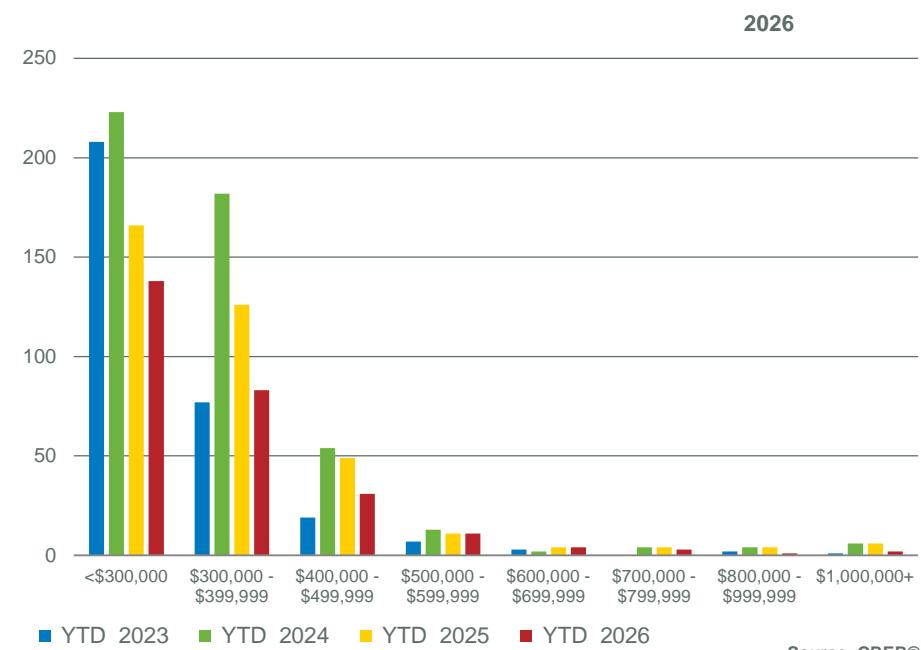
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	370	473	539	589	574	531	509	449	400	412	306	273
New Listings	922	852	1,092	1,086	1,231	1,024	1,016	879	927	791	556	352
Inventory	1,294	1,464	1,711	1,868	2,094	2,113	2,097	1,979	2,004	1,891	1,693	1,237
Days on Market	51	42	36	36	41	41	45	47	52	52	59	57
Benchmark Price	326,500	329,100	331,000	330,800	330,300	328,400	324,800	321,700	317,700	313,700	308,400	303,600
Median Price	311,500	330,000	328,000	327,500	318,000	317,000	310,000	308,000	318,000	302,250	296,900	290,000
Average Price	352,799	353,122	354,989	367,442	342,138	352,102	337,623	333,171	348,991	337,689	359,587	335,779
Index	251	253	254	254	254	252	249	247	244	241	237	233
2026												
Sales	273											
New Listings	787											
Inventory	1,435											
Days on Market	65											
Benchmark Price	301,200											
Median Price	297,000											
Average Price	331,896											
Index	231											

Jan-25 Jan-26 YTD 2025 YTD 2026

CALGARY TOTAL SALES

	Jan-25	Jan-26	YTD 2025	YTD 2026
<\$100,000	-	-	-	5
\$100,000 - \$149,999	-	5	-	5
\$150,000 - \$199,999	12	29	12	29
\$200,000 - \$249,999	49	46	49	46
\$250,000 - \$299,999	105	58	105	58
\$300,000 - \$349,999	79	52	79	52
\$350,000 - \$399,999	47	31	47	31
\$400,000 - \$449,999	32	21	32	21
\$450,000 - \$499,999	17	10	17	10
\$500,000 - \$549,999	9	6	9	6
\$550,000 - \$599,999	2	5	2	5
\$600,000 - \$649,999	3	4	3	4
\$650,000 - \$699,999	1	-	1	-
\$700,000 - \$749,999	2	2	2	2
\$750,000 - \$799,999	2	1	2	1
\$800,000 - \$849,999	-	1	-	1
\$850,000 - \$899,999	1	-	1	-
\$900,000 - \$949,999	3	-	3	-
\$950,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,299,999	3	-	3	-
\$1,300,000 - \$1,499,999	2	-	2	-
\$1,500,000 - \$1,999,999	1	1	1	1
\$2,000,000 +	-	1	-	1
	370	273	370	273

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE

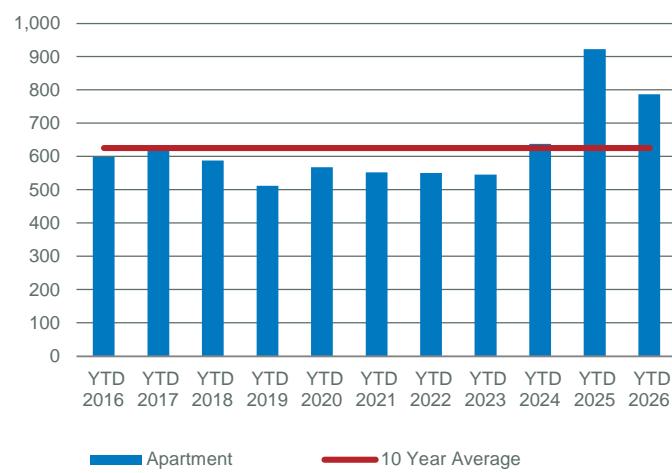


Source: CREB®

CITY OF CALGARY APARTMENT SALES

2026

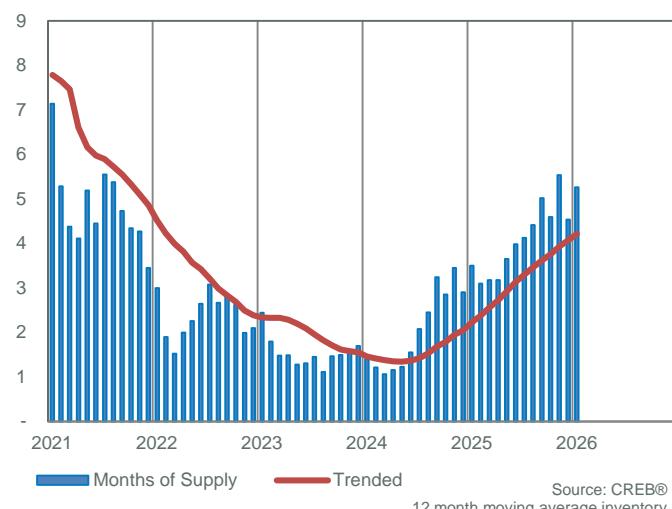

CITY OF CALGARY APARTMENT NEW LISTINGS

2026


CITY OF CALGARY APARTMENT INVENTORY AND SALES



CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

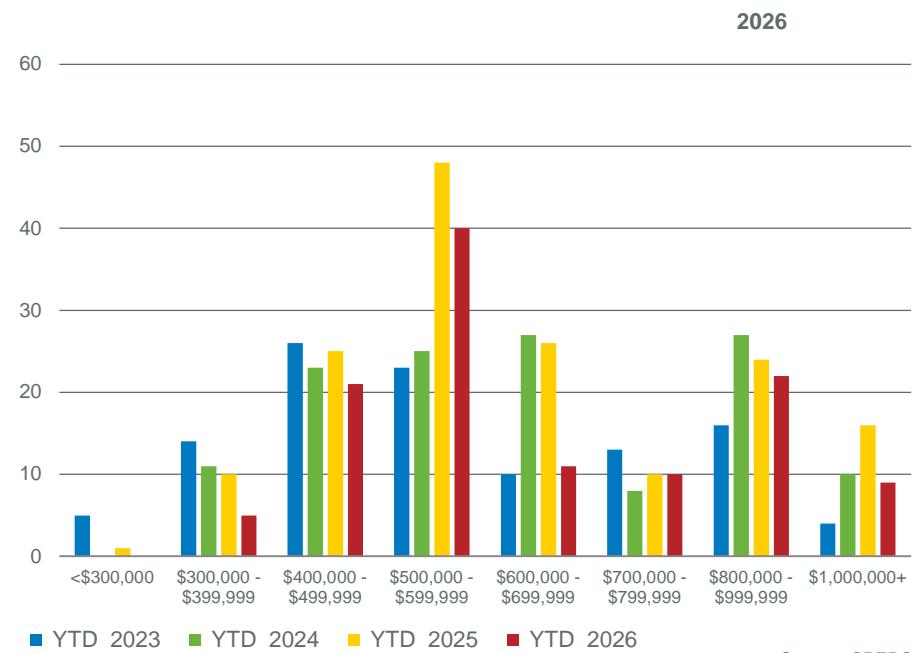


Jan. 2026

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	160	164	184	188	255	212	187	206	156	186	165	96
New Listings	272	240	334	350	427	357	329	310	362	328	225	102
Inventory	302	325	412	485	540	554	547	529	618	612	546	385
Days on Market	36	32	28	25	29	32	34	35	37	39	45	54
Benchmark Price	674,400	684,800	692,000	692,200	697,800	697,200	697,400	687,600	688,900	683,900	672,400	667,700
Median Price	589,257	640,000	616,500	620,000	607,000	620,000	605,000	586,750	572,500	574,000	590,000	586,800
Average Price	667,063	715,791	714,510	694,405	686,155	701,429	693,191	657,177	686,834	669,865	661,236	663,064
Index	360	366	370	370	373	372	373	367	368	365	359	357
2026												
Sales	118											
New Listings	251											
Inventory	418											
Days on Market	61											
Benchmark Price	667,000											
Median Price	583,500											
Average Price	665,026											
Index	356											

	Jan-25	Jan-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	1	-	1	-
\$300,000 - \$349,999	2	2	2	2
\$350,000 - \$399,999	8	3	8	3
\$400,000 - \$449,999	7	10	7	10
\$450,000 - \$499,999	18	11	18	11
\$500,000 - \$549,999	17	20	17	20
\$550,000 - \$599,999	31	20	31	20
\$600,000 - \$649,999	17	7	17	7
\$650,000 - \$699,999	9	4	9	4
\$700,000 - \$749,999	4	4	4	4
\$750,000 - \$799,999	6	6	6	6
\$800,000 - \$849,999	4	6	4	6
\$850,000 - \$899,999	7	7	7	7
\$900,000 - \$949,999	6	3	6	3
\$950,000 - \$999,999	7	6	7	6
\$1,000,000 - \$1,299,999	15	6	15	6
\$1,300,000 - \$1,499,999	-	2	-	2
\$1,500,000 - \$1,999,999	1	1	1	1
\$2,000,000 +	-	-	-	-
	160	118	160	118

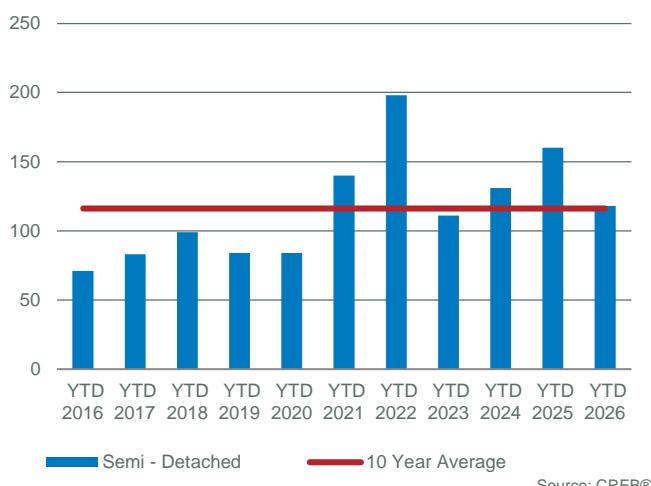
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

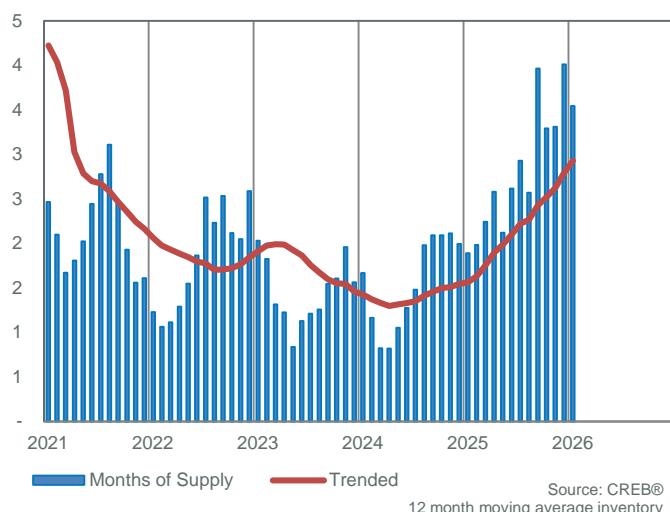
2026


CITY OF CALGARY SEMI-DET. INVENTORY AND SALES

CITY OF CALGARY SEMI-DET. PRICE CHANGE

CITY OF CALGARY SEMI-DET. NEW LISTINGS

2026


CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY

CITY OF CALGARY SEMI-DET. PRICES


Jan. 2026

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	247	317	399	355	457	349	371	339	303	273	257	171
New Listings	473	473	698	694	765	698	679	541	589	520	395	206
Inventory	592	660	828	1,003	1,117	1,170	1,196	1,100	1,095	1,055	901	654
Days on Market	39	31	27	30	33	33	37	40	45	50	53	50
Benchmark Price	444,000	445,700	451,900	454,500	451,300	448,500	445,200	438,600	436,200	429,100	425,000	420,400
Median Price	449,500	465,000	455,000	470,000	449,000	442,000	434,900	435,000	420,000	429,900	425,000	410,000
Average Price	465,712	482,527	472,221	486,708	466,345	465,897	453,768	459,523	457,613	445,472	446,304	433,951
Index	288	289	293	295	293	291	289	285	283	279	276	273
2026												
Sales	186											
New Listings	504											
Inventory	785											
Days on Market	52											
Benchmark Price	420,800											
Median Price	412,250											
Average Price	435,113											
Index	273											

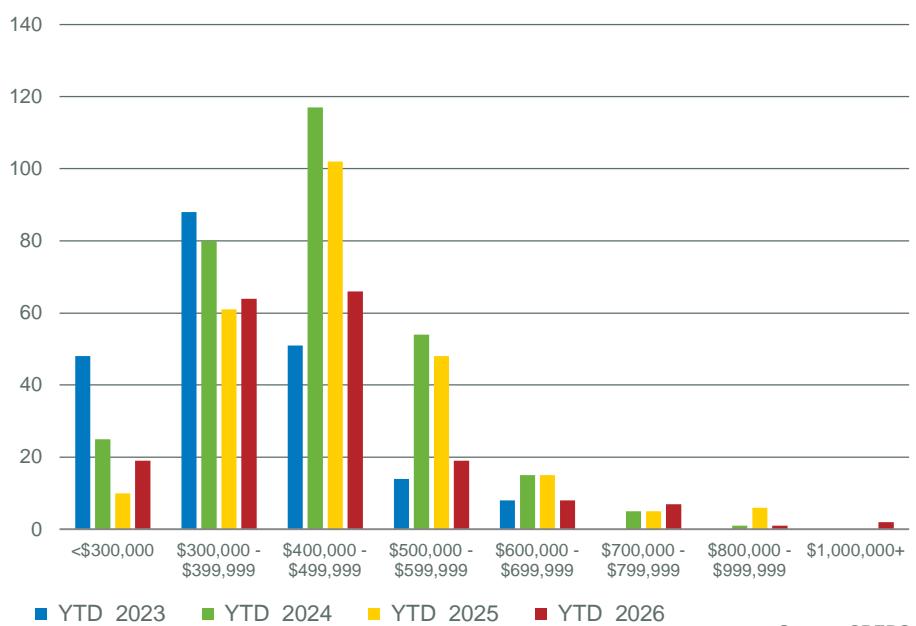
Jan-25 Jan-26 YTD 2025 YTD 2026

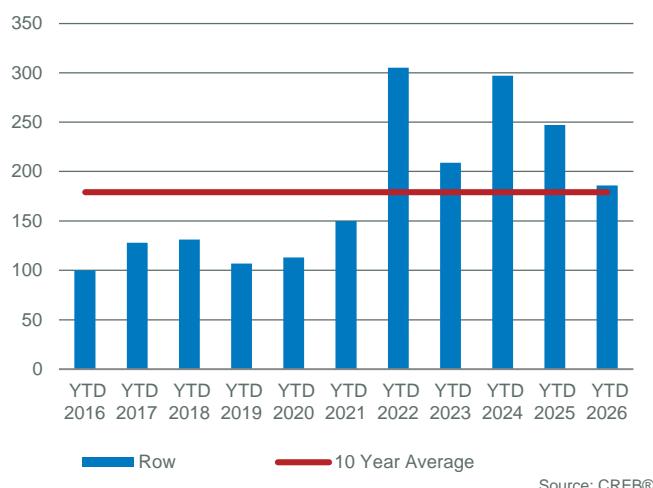
CALGARY TOTAL SALES

	Jan-25	Jan-26	YTD 2025	YTD 2026
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	2	-	2
\$200,000 - \$249,999	1	4	1	4
\$250,000 - \$299,999	9	13	9	13
\$300,000 - \$349,999	26	21	26	21
\$350,000 - \$399,999	35	43	35	43
\$400,000 - \$449,999	53	40	53	40
\$450,000 - \$499,999	49	26	49	26
\$500,000 - \$549,999	26	16	26	16
\$550,000 - \$599,999	22	3	22	3
\$600,000 - \$649,999	9	6	9	6
\$650,000 - \$699,999	6	2	6	2
\$700,000 - \$749,999	4	3	4	3
\$750,000 - \$799,999	1	4	1	4
\$800,000 - \$849,999	2	1	2	1
\$850,000 - \$899,999	1	-	1	-
\$900,000 - \$949,999	2	-	2	-
\$950,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,299,999	-	2	-	2
\$1,300,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	247	186	247	186

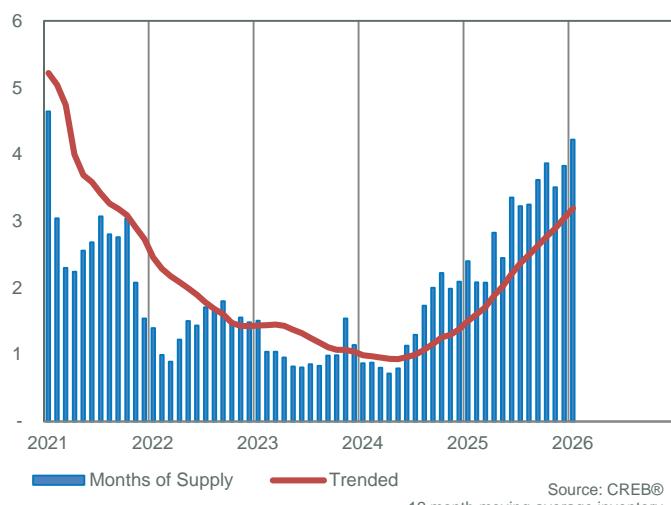
CITY OF CALGARY ROW SALES BY PRICE RANGE

2026



CITY OF CALGARY ROW SALES
2026

CITY OF CALGARY ROW NEW LISTINGS
2026

CITY OF CALGARY ROW INVENTORY AND SALES

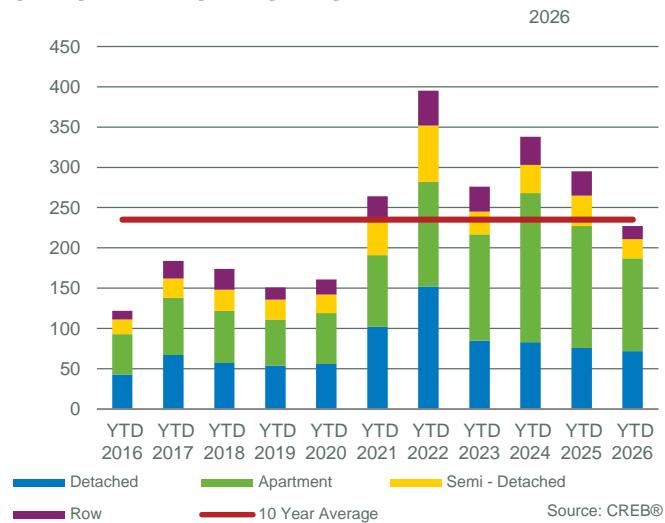
CITY OF CALGARY ROW MONTHS OF INVENTORY

CITY OF CALGARY ROW PRICE CHANGE

CITY OF CALGARY ROW PRICES


Jan. 2026

CITY CENTRE

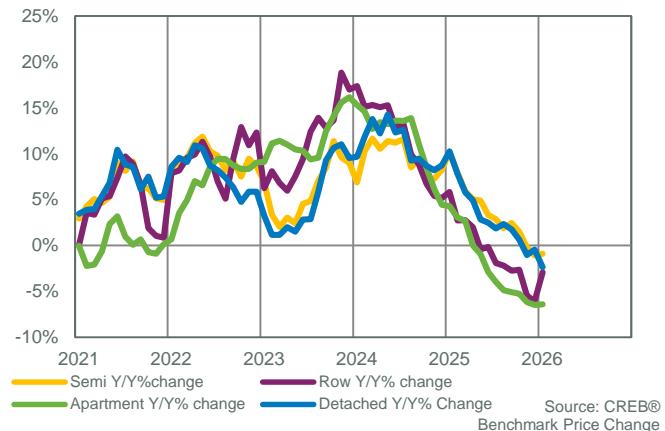
CITY CENTRE TOTAL SALES



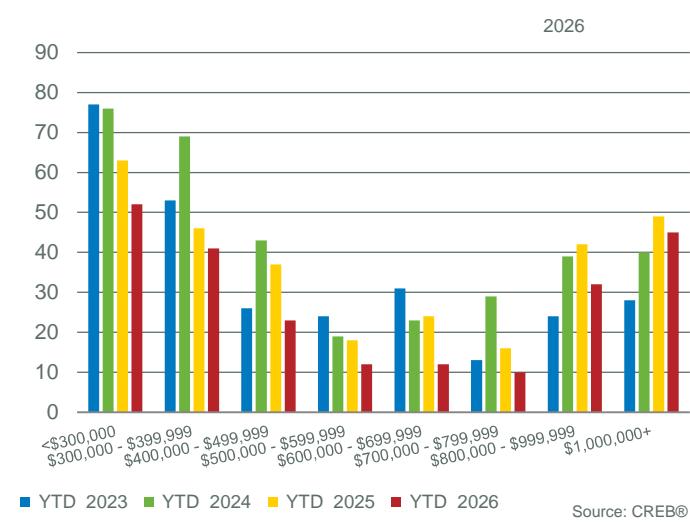
CITY CENTRE INVENTORY AND SALES



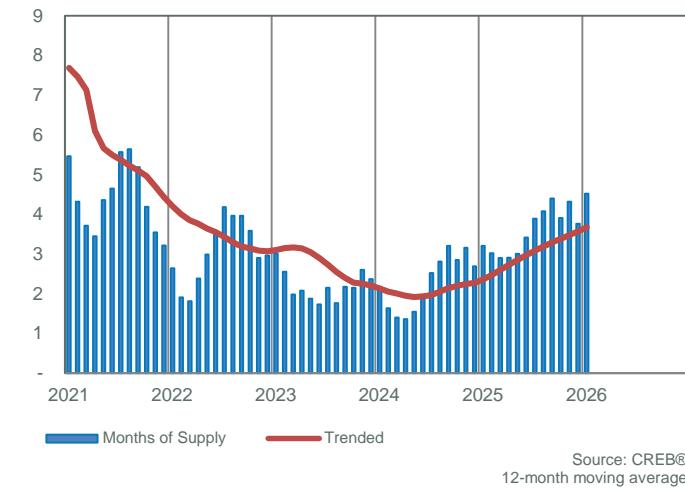
CITY CENTRE PRICE CHANGE



CITY CENTRE TOTAL SALES BY PRICE RANGE



CITY CENTRE MONTHS OF INVENTORY



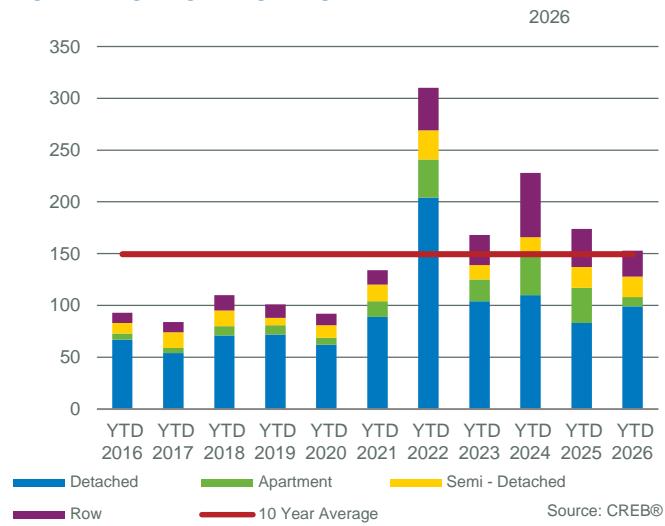
CITY CENTRE PRICES



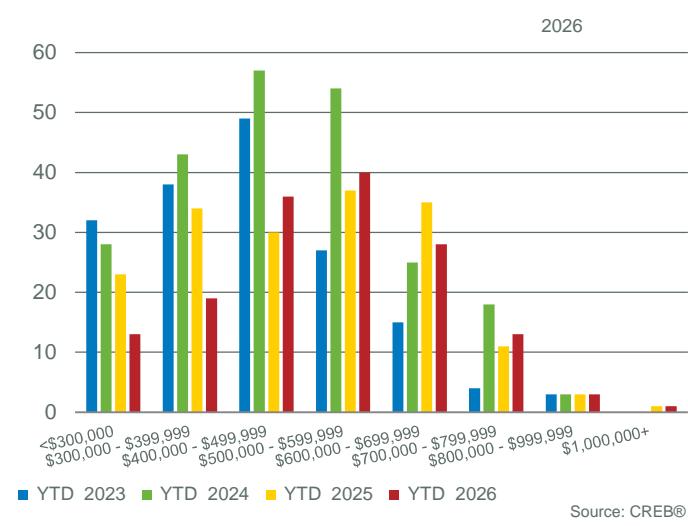
Jan. 2026

NORTHEAST

NORTHEAST TOTAL SALES



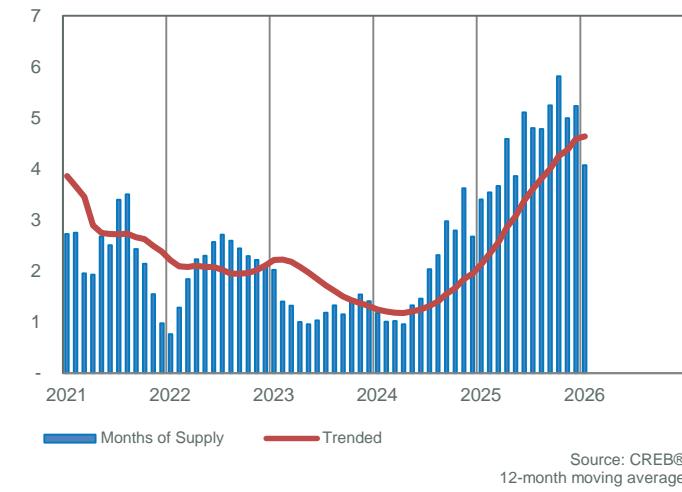
NORTHEAST TOTAL SALES BY PRICE RANGE



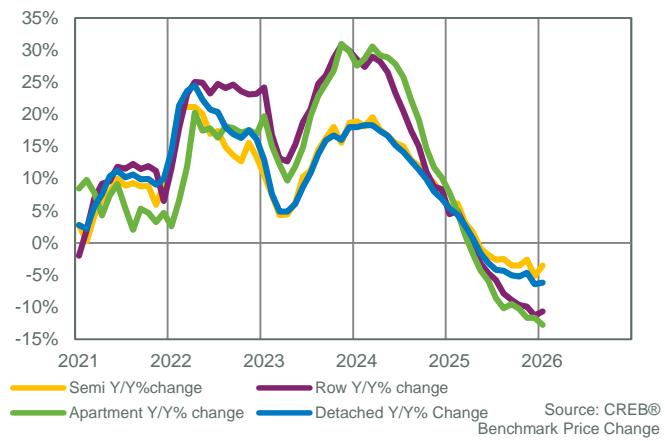
NORTHEAST INVENTORY AND SALES



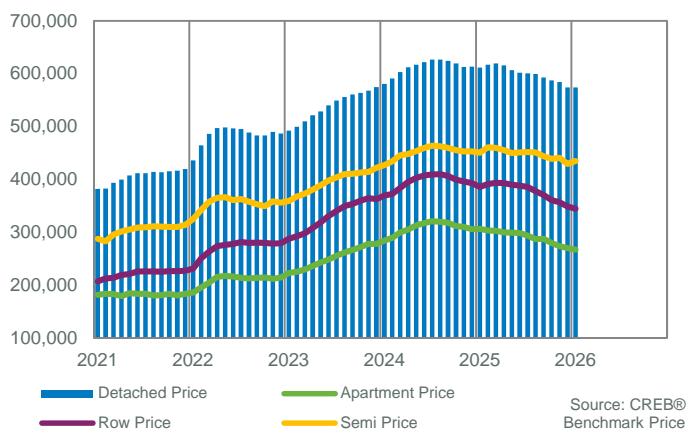
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE



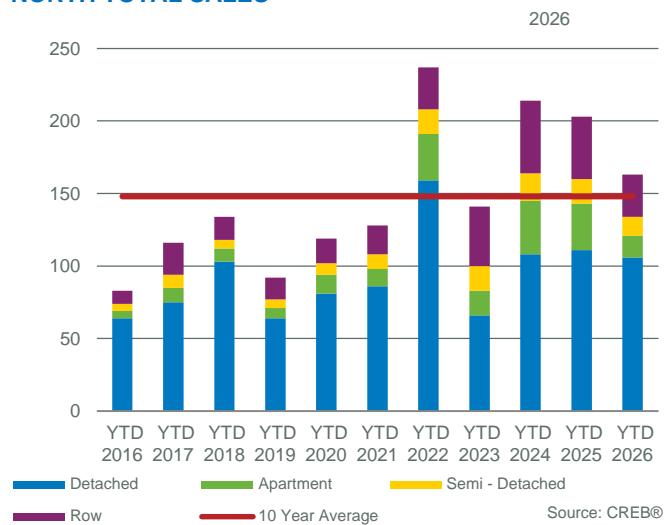
NORTHEAST PRICES



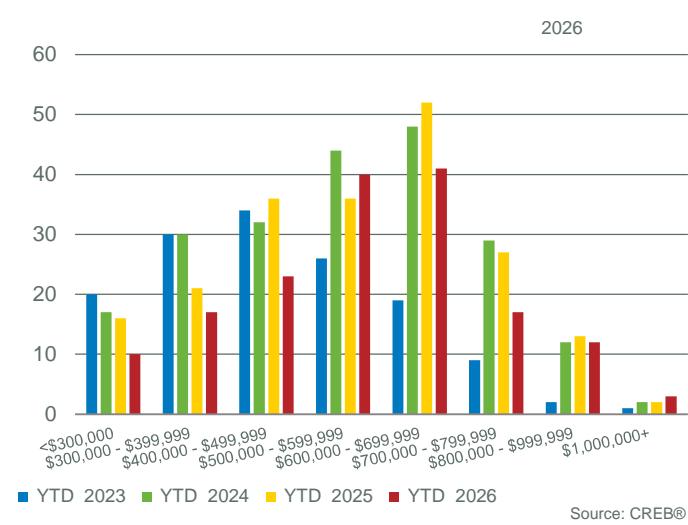
Jan. 2026

NORTH

NORTH TOTAL SALES



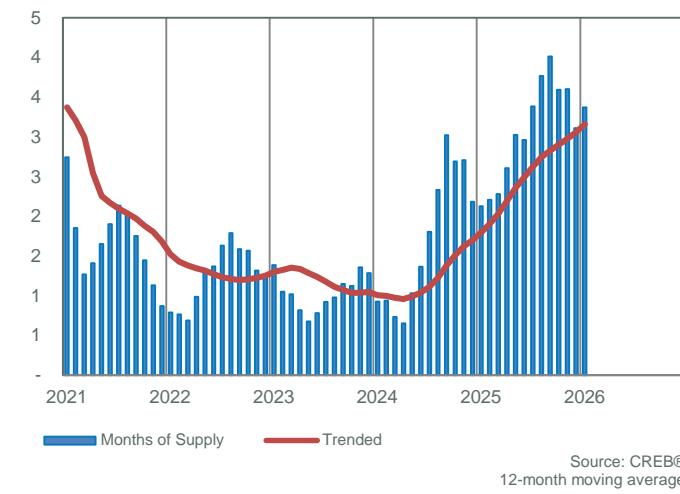
NORTH TOTAL SALES BY PRICE RANGE



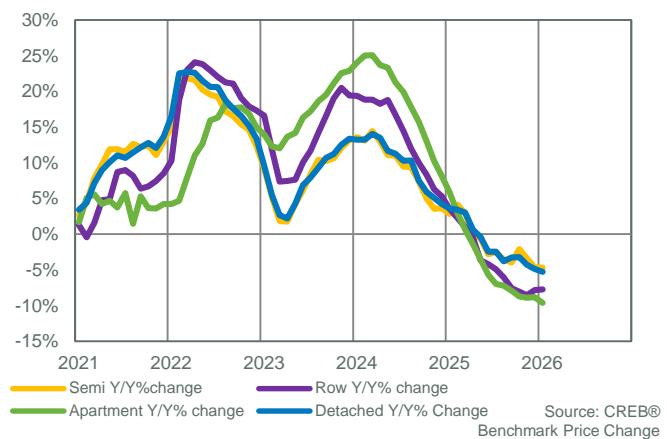
NORTH INVENTORY AND SALES



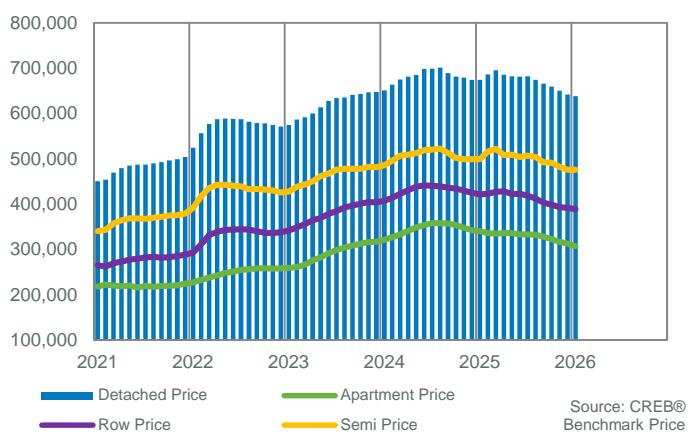
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE



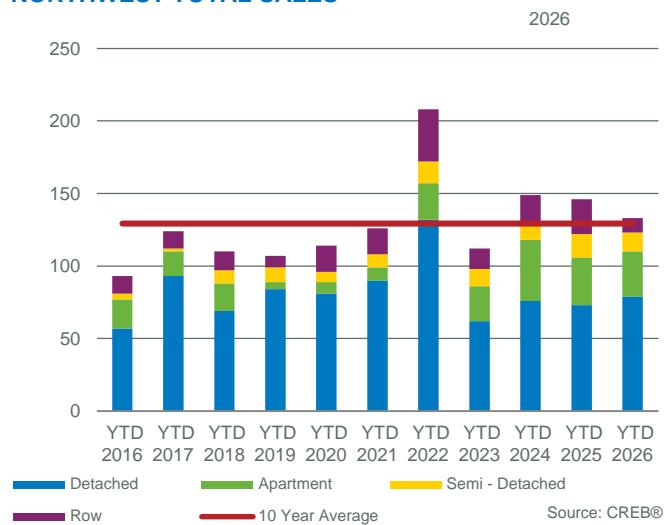
NORTH PRICES



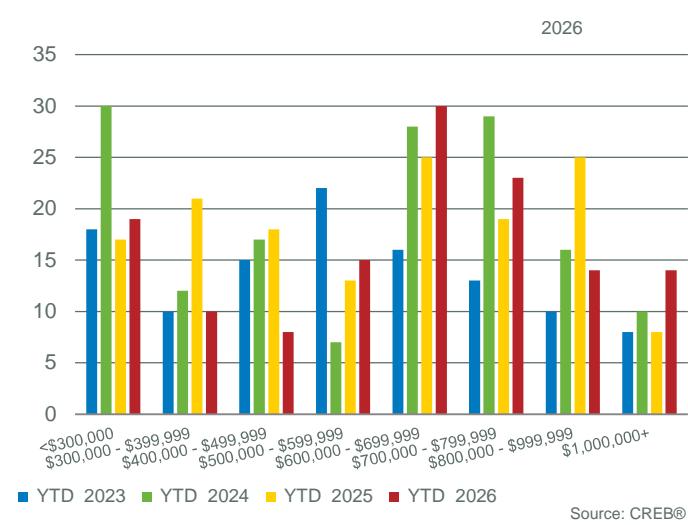
Jan. 2026

NORTHWEST

NORTHWEST TOTAL SALES



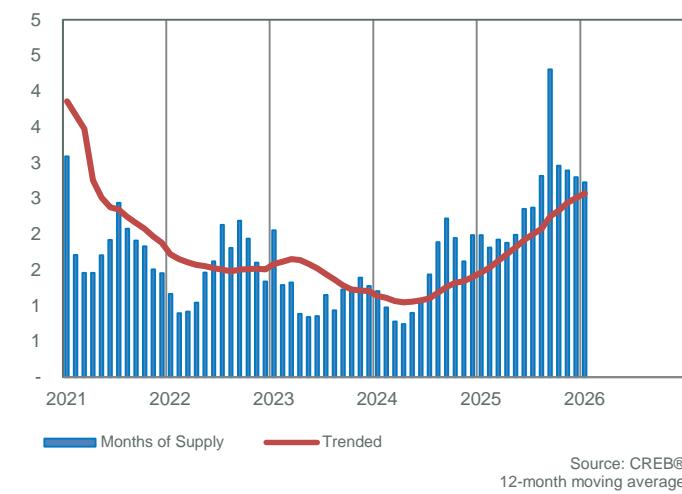
NORTHWEST TOTAL SALES BY PRICE RANGE



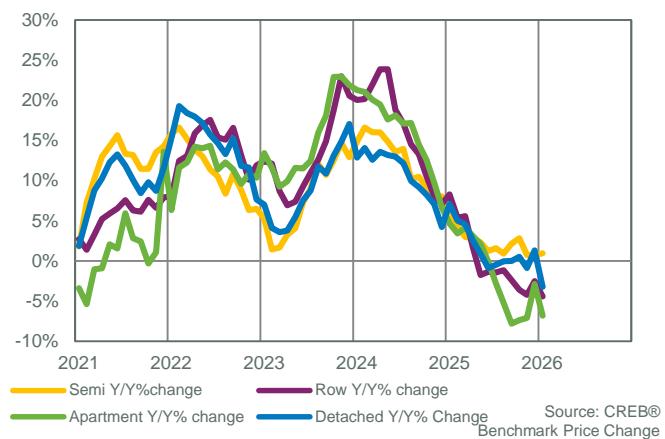
NORTHWEST INVENTORY AND SALES



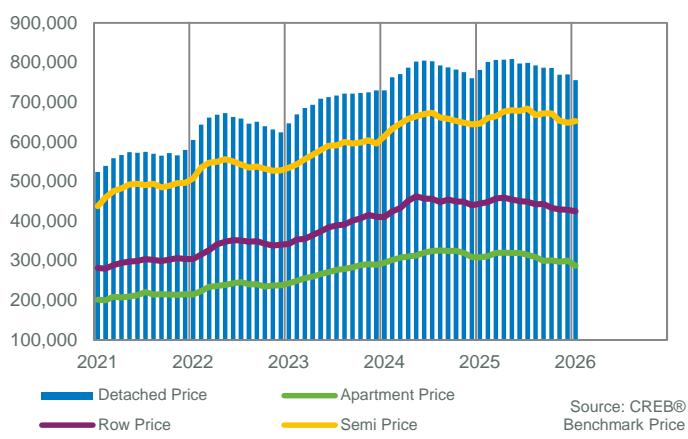
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE



NORTHWEST PRICES



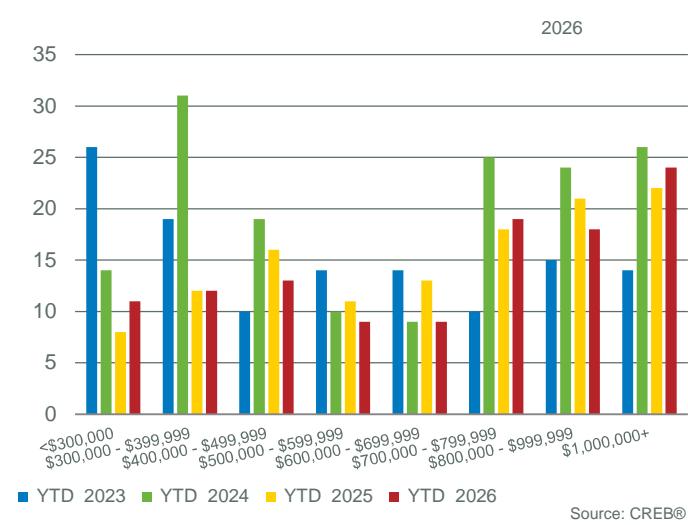
Jan. 2026

WEST

WEST TOTAL SALES



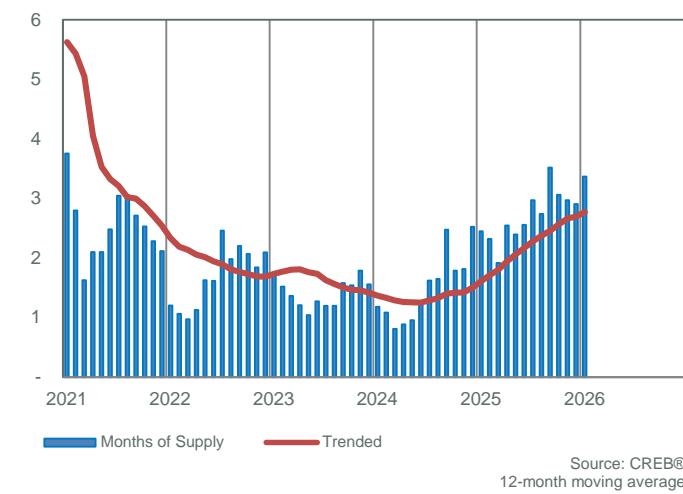
WEST TOTAL SALES BY PRICE RANGE



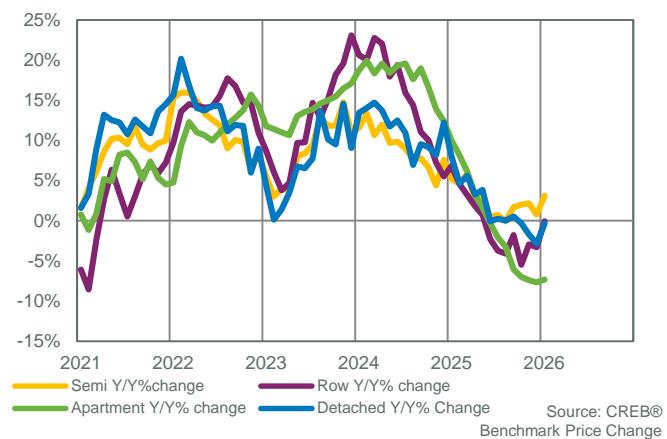
WEST INVENTORY AND SALES



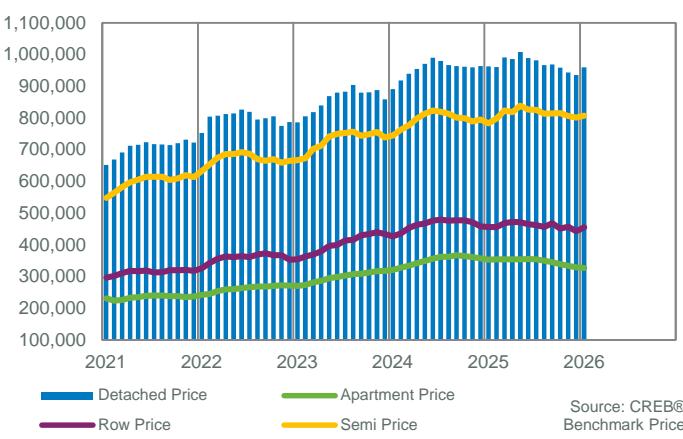
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE



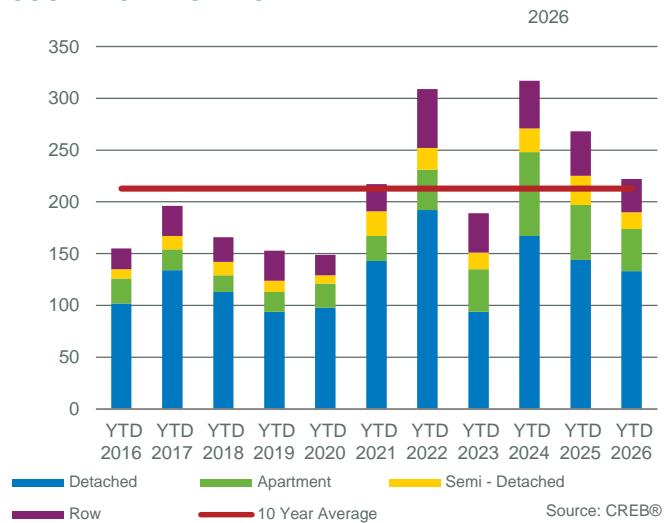
WEST PRICES



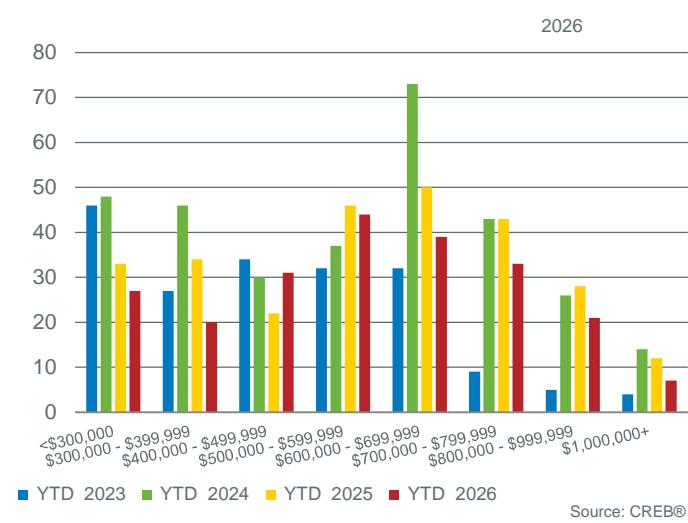
Jan. 2026

SOUTH

SOUTH TOTAL SALES



SOUTH TOTAL SALES BY PRICE RANGE



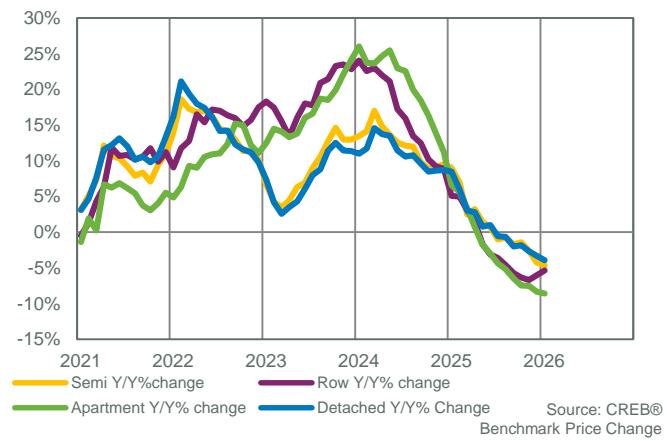
SOUTH INVENTORY AND SALES



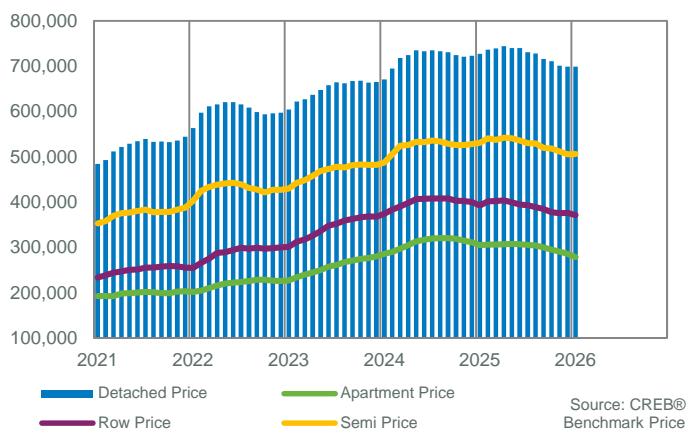
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE



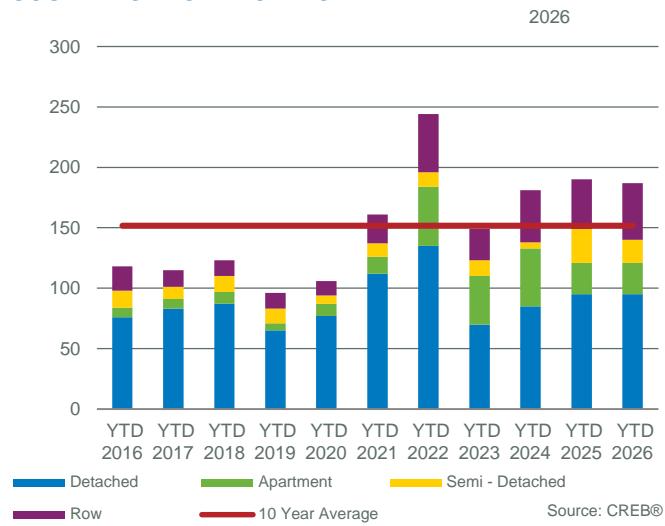
SOUTH PRICES



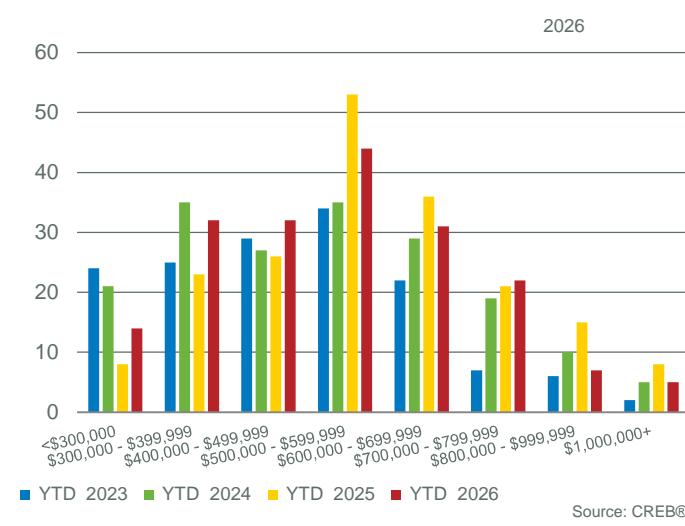
Jan. 2026

SOUTHEAST

SOUTHEAST TOTAL SALES



SOUTHEAST TOTAL SALES BY PRICE RANGE



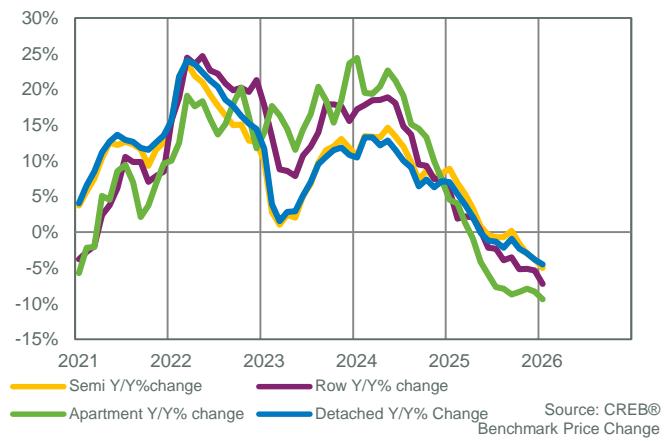
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE



SOUTHEAST PRICES



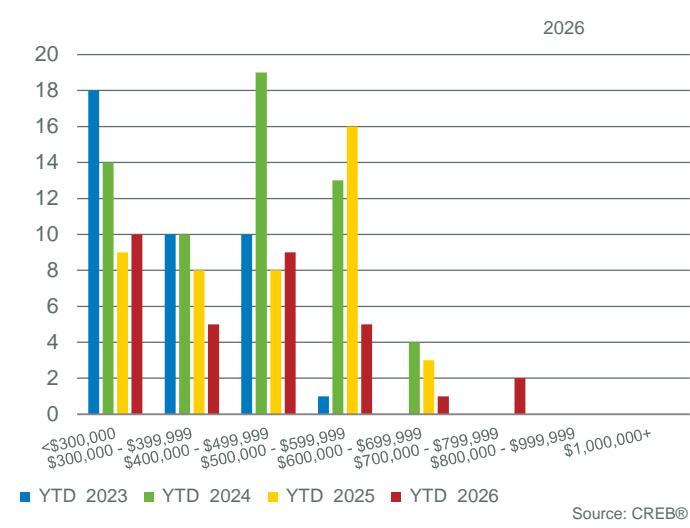
Jan. 2026

EAST

EAST TOTAL SALES



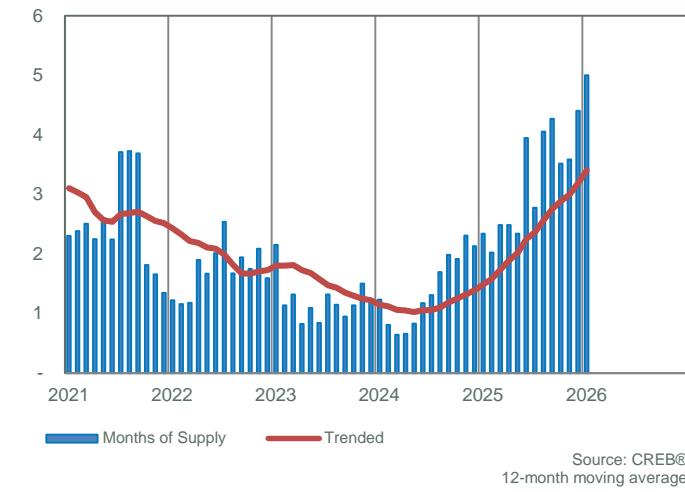
EAST TOTAL SALES BY PRICE RANGE



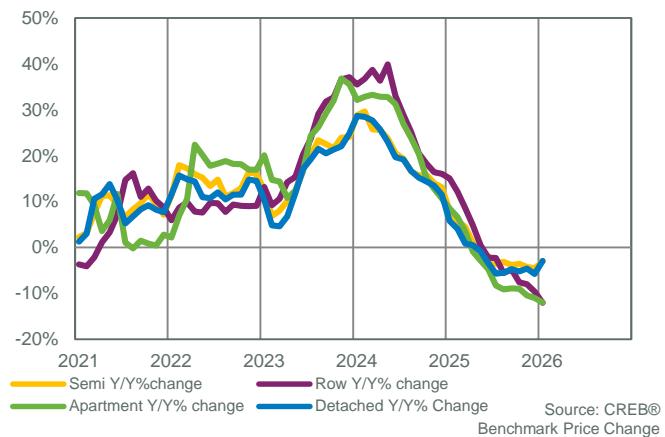
EAST INVENTORY AND SALES



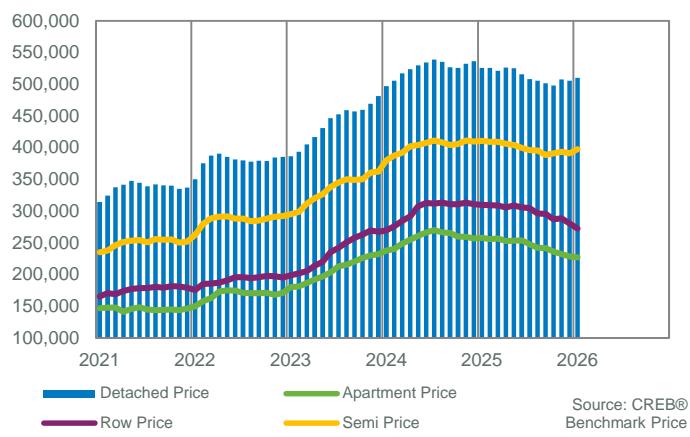
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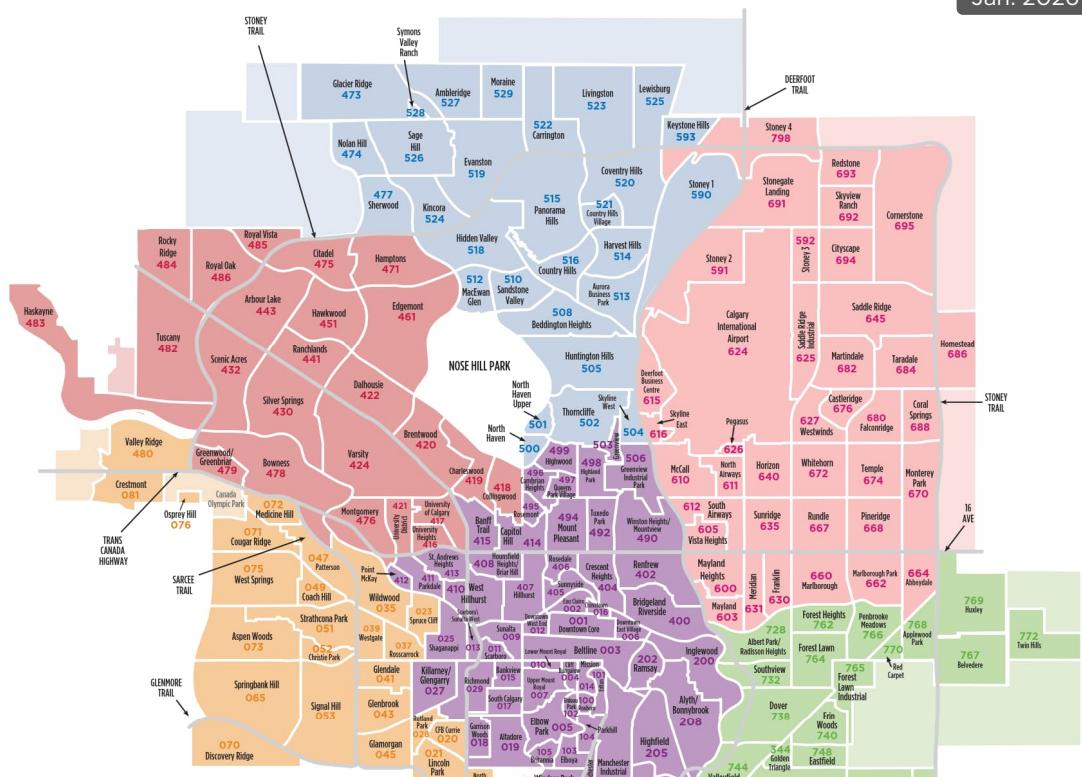
EAST PRICE CHANGE



EAST PRICES



Jan. 2026



2025 COMMUNITY MAP



LEGEND

CITY CENTRE	NORTH EAST
EAST	NORTH WEST
WEST	SOUTH
NORTH	SOUTH EAST

DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.

MLS® Home Price Index - Changes in home prices by comparing current price levels relative to January 2005 price level.

Absorption Rate - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.

Months of Supply - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.

Detached - A unit that is not attached to any other unit.

Semi-detached - A single dwelling built as one of a pair that share one common wall.

Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.

Attached - Both row and semi-detached properties.

Apartment - A unit within a high rise or low rise condominium building with access through an interior hallway.

Total Residential - Includes detached, attached and apartment style properties.

Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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