



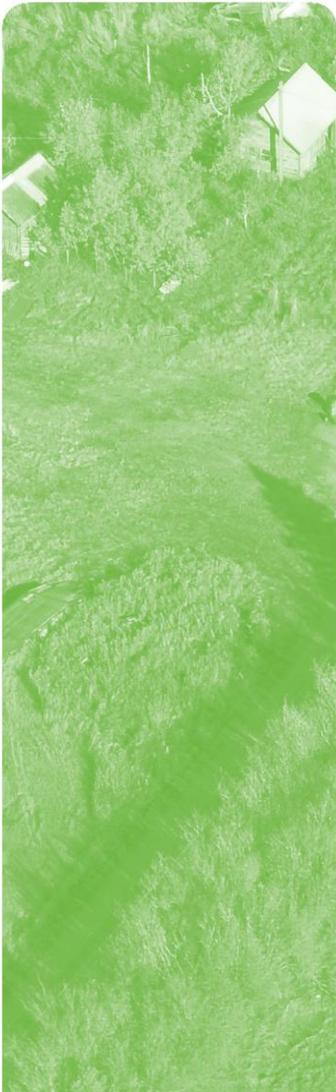
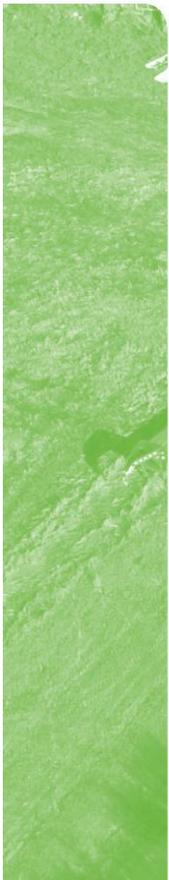
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MONTHLY STATISTICS PACKAGE

Calgary Region

February
2026



creb.com

Airdrie



Sales and new listings totalled 122 and 236 units, respectively, in February, causing the sales-to-new-listings ratio to rise to 52 per cent. At the same time, inventories increased slightly over the previous month and last year, pushing above long-term trends. However, with just over three months' supply, conditions are considered relatively balanced. The unadjusted benchmark price was \$512,200 in February, similar to the previous month, but still five per cent lower than last year's levels. Increased competition from the new home sector, along with increased supply choice in both Calgary and other surrounding areas, has contributed to some of the price adjustments that have occurred in Airdrie.

\$	PRICE		SALES
\$512,200		122	
↓		↓	↓
5.4%	Y/Y	0.8%	2.6% YTD
	INVENTORY		MONTHS OF SUPPLY
401		3.29	
↑		↑	
16.2%	Y/Y	17.2%	Y/Y
	Monthly trend*		Monthly trend*

Cochrane



The gains in sales in February helped offset the new listings in the market. With 91 sales and 154 new listings, the sales-to-new-listings ratio rose to 59 per cent, preventing any significant shift in inventory levels. This caused the market to shift toward more balanced conditions with three months of supply. As of February, the total residential benchmark price was \$553,500, slightly higher than January, but due to pullbacks mostly in the third quarter of 2025, prices remain three per cent lower than last February.

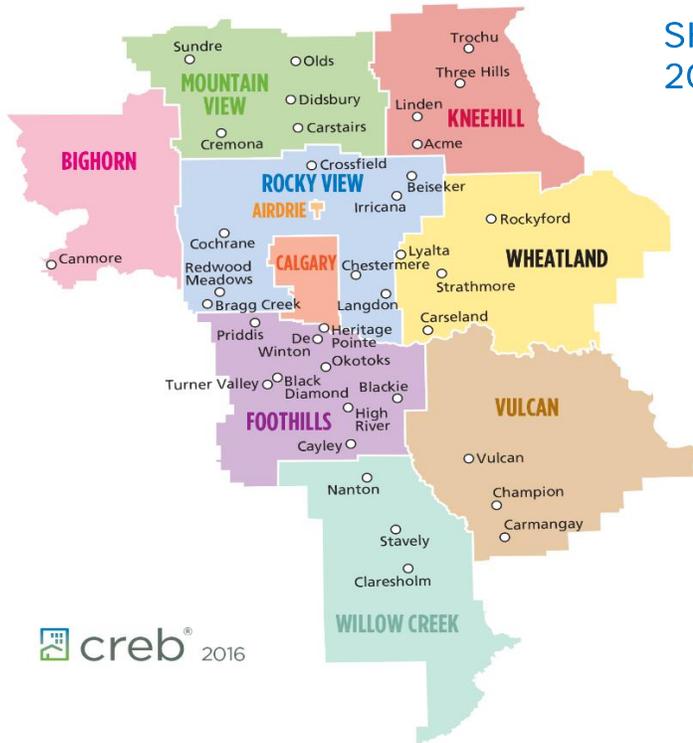
\$	PRICE		SALES
\$553,500		91	
↓		↑	↓
3.3%	Y/Y	21.3%	0.7% YTD
	INVENTORY		MONTHS OF SUPPLY
284		3.12	
↑		↑	
44.9%	Y/Y	19.4%	Y/Y
	Monthly trend*		Monthly trend*

Okotoks



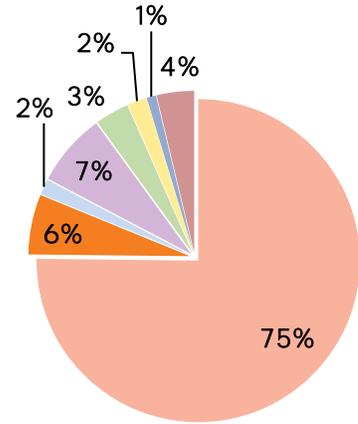
Sales in February slowed compared to new listings that came onto the market, causing the sales-to-new-listings ratio to fall below 60 per cent. This helped support some inventory gains in Okotoks for the month. However, inventory levels remained well below long-term trends and with under three months of supply, conditions remain relatively tight. The tighter conditions have once again contributed to some monthly gains in prices beyond what's typically seen early in the year. As of February, the unadjusted benchmark price was \$612,300, a two per cent gain over January and similar to levels reported last year.

\$	PRICE		SALES
\$612,300		36	
↓		↓	↓
0.3%	Y/Y	20.0%	9.2% YTD
	INVENTORY		MONTHS OF SUPPLY
96		2.67	
↑		↑	
39.1%	Y/Y	73.9%	Y/Y
	Monthly trend*		Monthly trend*



SHARE OF SALES February 2026

- Calgary
- Airdrie
- Chestermere
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



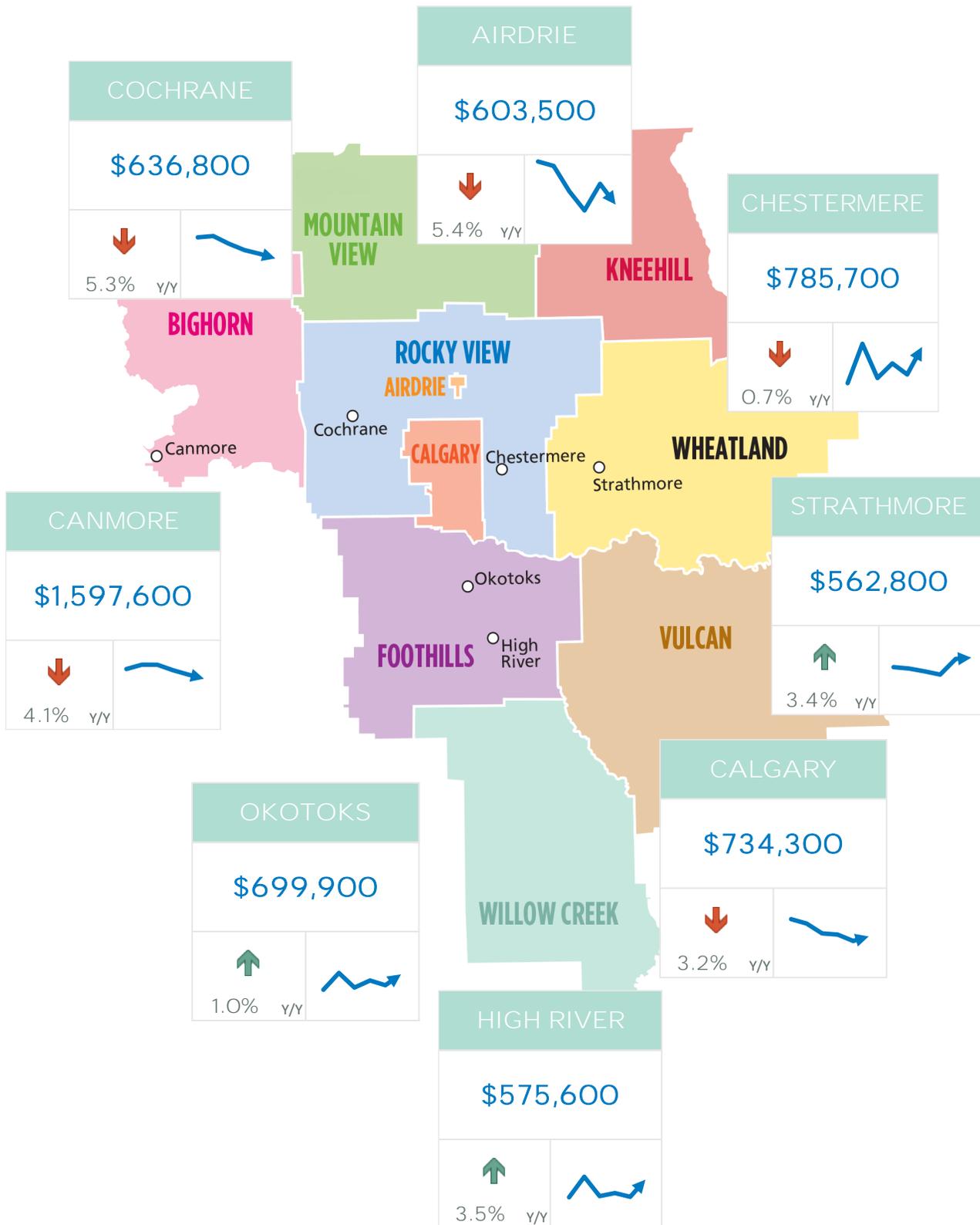
Source: CREB®



February 2026	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,526	2,766	55%	4,822	3.16	560,500	627,841	565,000
Airdrie	122	236	52%	401	3.29	512,200	526,387	513,700
Chestermere	31	110	28%	212	6.84	703,700	613,768	600,000
Rocky View Region	148	271	55%	527	3.56	776,100	829,837	637,500
Foothills Region	69	129	53%	230	3.33	674,800	753,362	585,000
Mountain View Region	39	76	51%	149	3.82	511,300	549,640	520,000
Kneehill Region	5	14	36%	29	5.80	276,300	306,600	258,000
Wheatland Region	19	67	28%	145	7.63	475,400	530,382	488,000
Willow Creek Region	19	20	95%	45	2.37	370,800	352,592	345,000
Vulcan Region	6	10	60%	39	6.50	327,800	439,250	521,500
Bighorn Region	46	63	73%	148	3.22	1,021,600	1,005,490	779,000

YEAR-TO-DATE 2026	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	2,760	5,551	50%	4,607	3.34	557,450	623,370	560,000
Airdrie	228	463	49%	373	3.27	513,050	542,077	522,750
Chestermere	64	214	30%	192	6.00	695,400	612,876	590,000
Rocky View Region	242	522	46%	502	4.14	771,800	804,049	629,900
Foothills Region	133	233	57%	212	3.18	667,150	750,929	585,000
Mountain View Region	70	124	56%	140	3.99	506,600	505,391	452,500
Kneehill Region	11	20	55%	28	5.00	276,450	353,091	343,500
Wheatland Region	45	128	35%	133	5.89	472,200	496,826	460,000
Willow Creek Region	31	38	82%	46	2.97	363,300	351,105	345,000
Vulcan Region	9	21	43%	41	9.00	321,450	432,000	518,000
Bighorn Region	72	127	57%	145	4.01	1,024,950	1,055,349	835,000

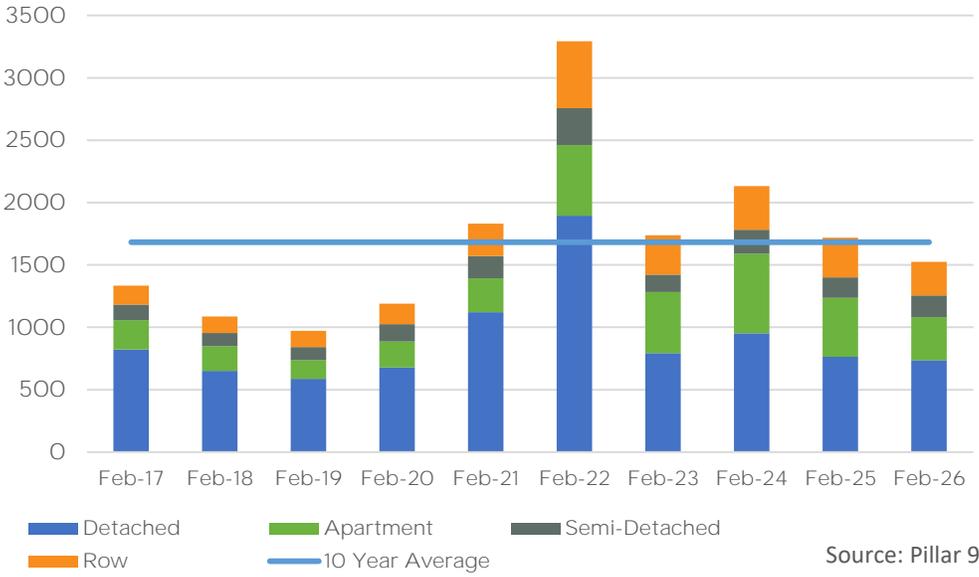
DETACHED BENCHMARK PRICE COMPARISON



February 2026

Calgary

Monthly Sales Comparison



SALES

1,526

↓ 11.2% Y/Y ↓ 12.9% YTD

NEW LISTINGS

2,766

↓ 2.3% Y/Y ↓ 3.1% YTD

INVENTORY

4,822

↑ 16.3% Y/Y → Monthly trend*

MONTHS OF SUPPLY

3.16

↑ 30.9% Y/Y → Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE

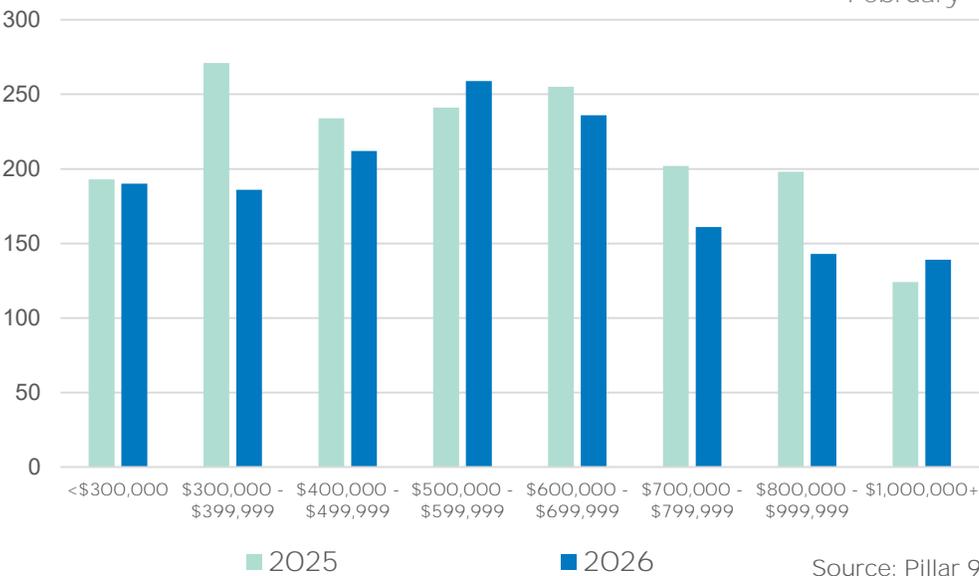
\$ 560,500

↓ 4.4% Y/Y

Monthly trend*

Residential Sales by Price Range

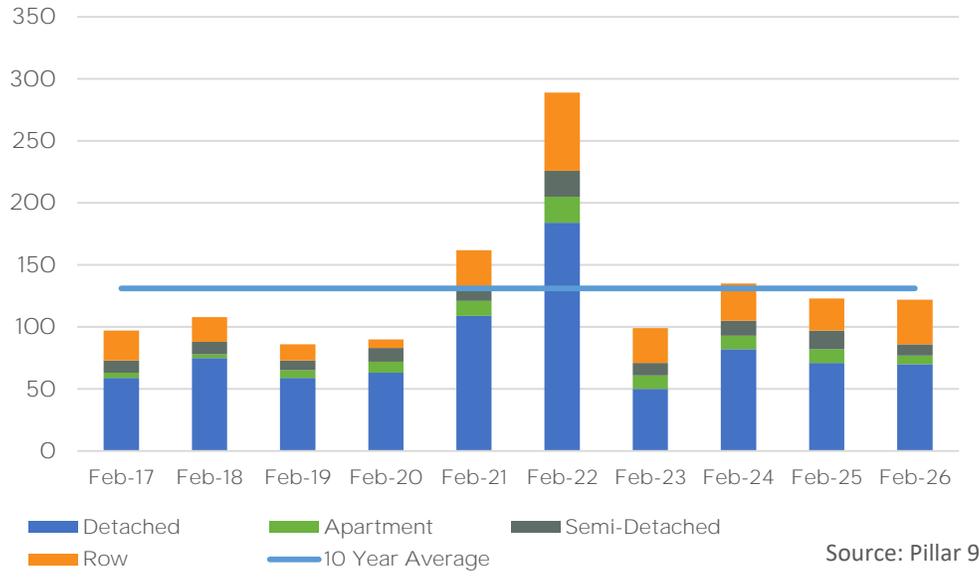
February



February 2026

Airdrie

Monthly Sales Comparison



SALES

122

↓ 0.8% Y/Y ↓ 2.6% YTD

NEW LISTINGS

236

↑ 4.9% Y/Y ↑ 3.6% YTD

INVENTORY

401

↑ 16.2% Y/Y → Monthly trend*

MONTHS OF SUPPLY

3.29

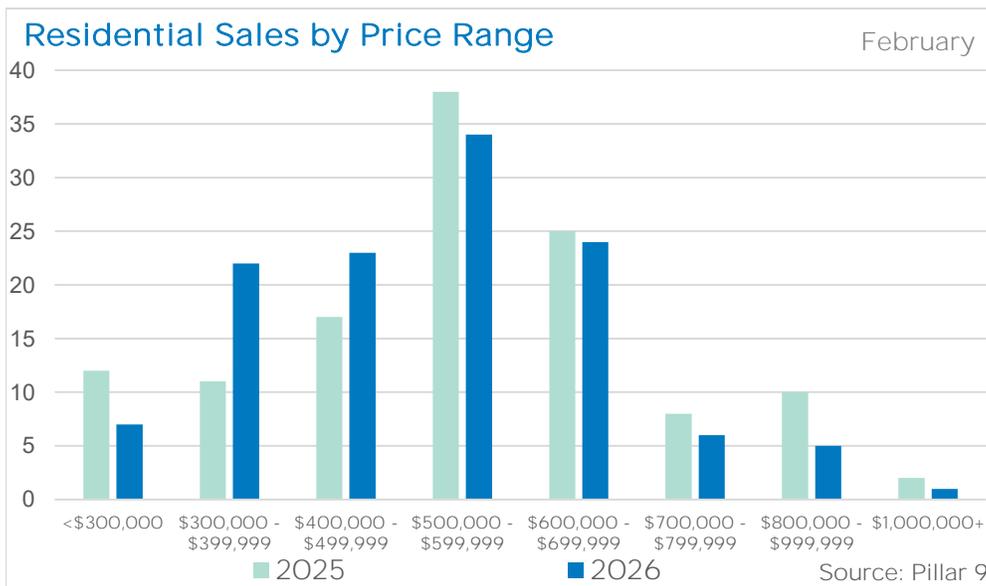
↑ 17.2% Y/Y → Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 512,200

↓ 5.4% Y/Y

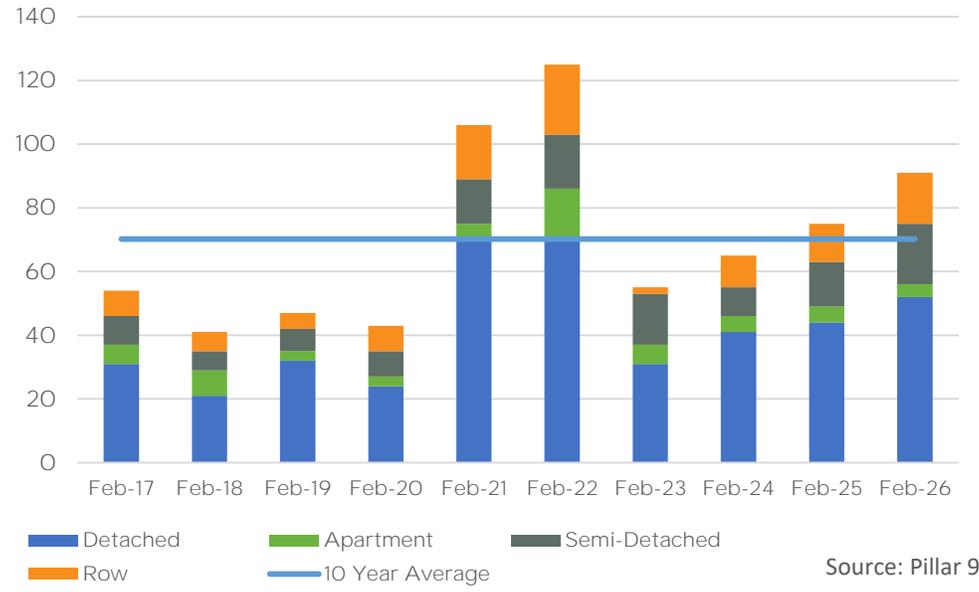
Monthly trend*



February 2026

Cochrane

Monthly Sales Comparison



SALES

91

↑ 21.3% Y/Y ↓ 0.7% YTD

NEW LISTINGS

154

↑ 22.2% Y/Y ↑ 31.7% YTD

INVENTORY

284

↑ 44.9% Y/Y Monthly trend*

MONTHS OF SUPPLY

3.12

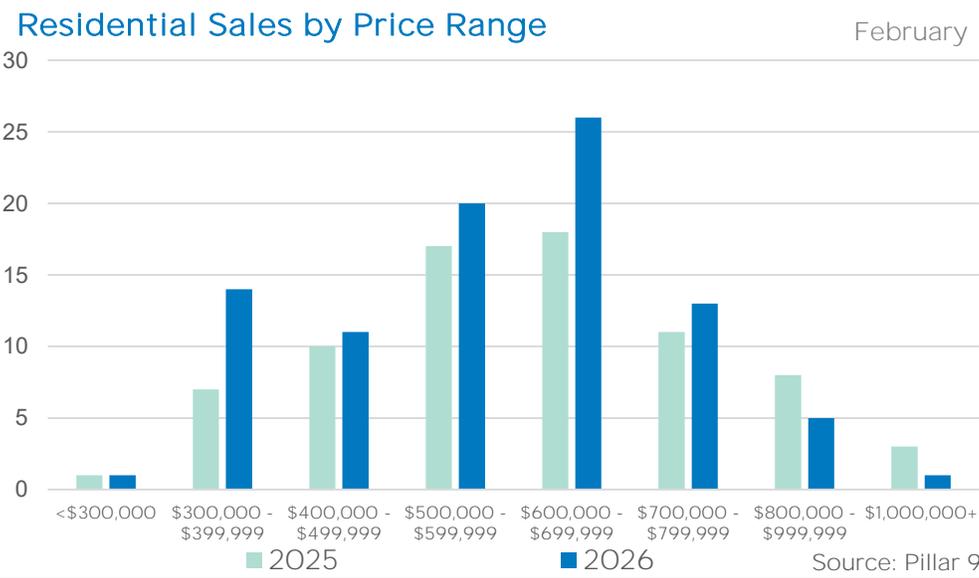
↑ 19.4% Y/Y Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 553,500

↓ 3.3% Y/Y

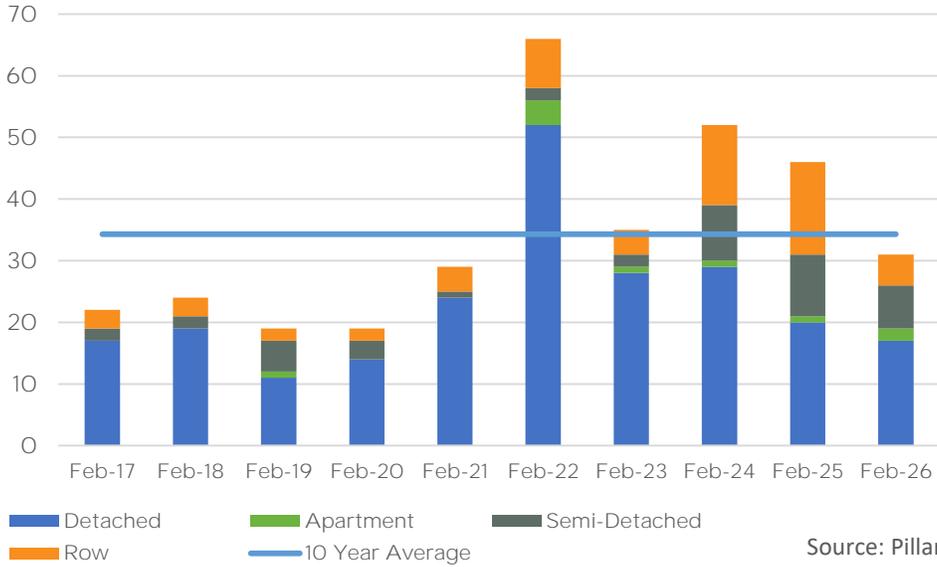
Monthly trend*



February 2026

Chestermere

Monthly Sales Comparison



SALES

31

↓ 32.6% Y/Y ↓ 36.6% YTD

NEW LISTINGS

110

↓ 6.8% Y/Y ↓ 11.2% YTD

INVENTORY

212

↑ 6.5% Y/Y → Monthly trend*

MONTHS OF SUPPLY

6.84

↑ 58.1% Y/Y → Monthly trend*

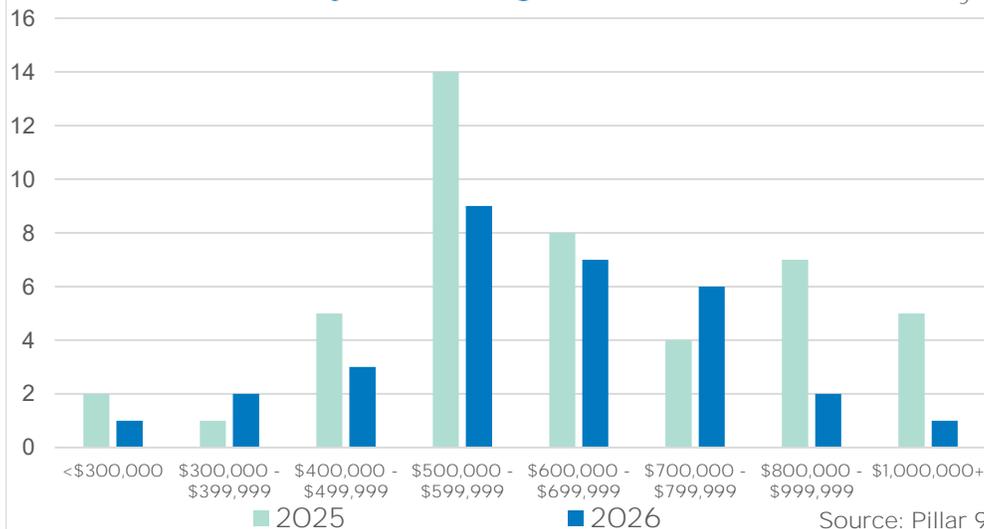


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

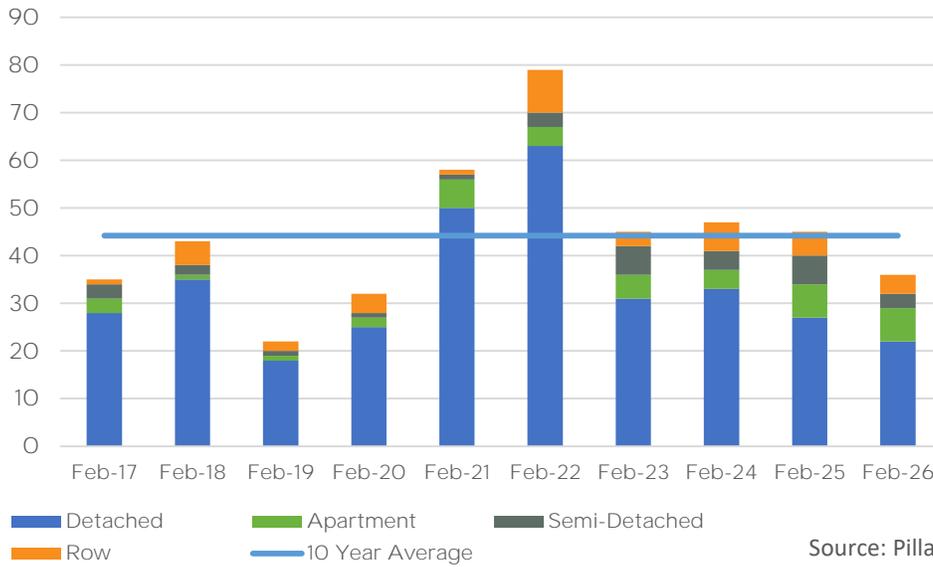
February



February 2026

Okotoks

Monthly Sales Comparison



SALES

36

↓ 20.0% Y/Y

↓ 9.2% YTD

NEW LISTINGS

63

↑ 5.0% Y/Y

↓ 1.7% YTD

INVENTORY

96

↑ 39.1% Y/Y

→ Monthly trend*

MONTHS OF SUPPLY

2.67

↑ 73.9% Y/Y

→ Monthly trend*

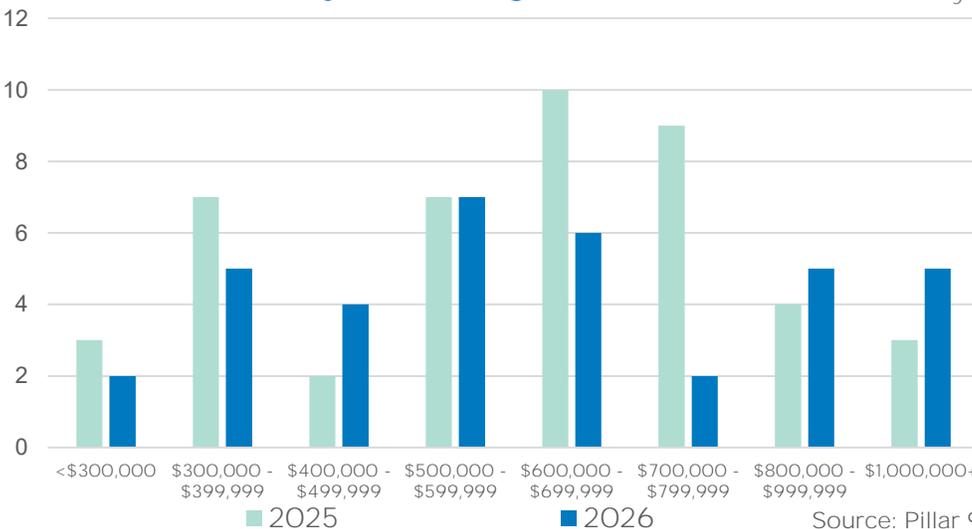


TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

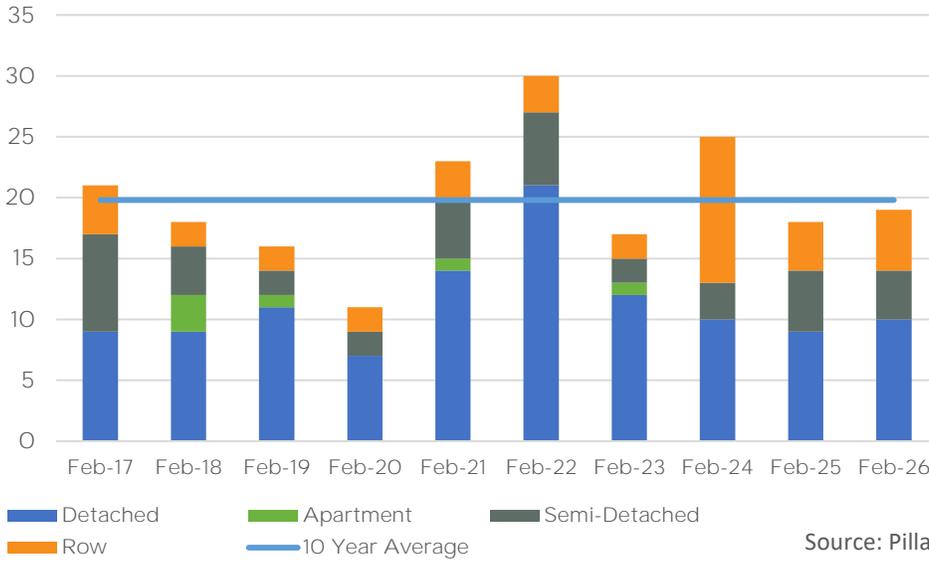
February



February 2026

High River

Monthly Sales Comparison



SALES

19

↑ 5.6% Y/Y ↑ 8.8% YTD

NEW LISTINGS

25

↓ 3.8% Y/Y ↑ 11.1% YTD

INVENTORY

47

↑ 38.2% Y/Y → Monthly trend*

MONTHS OF SUPPLY

2.47

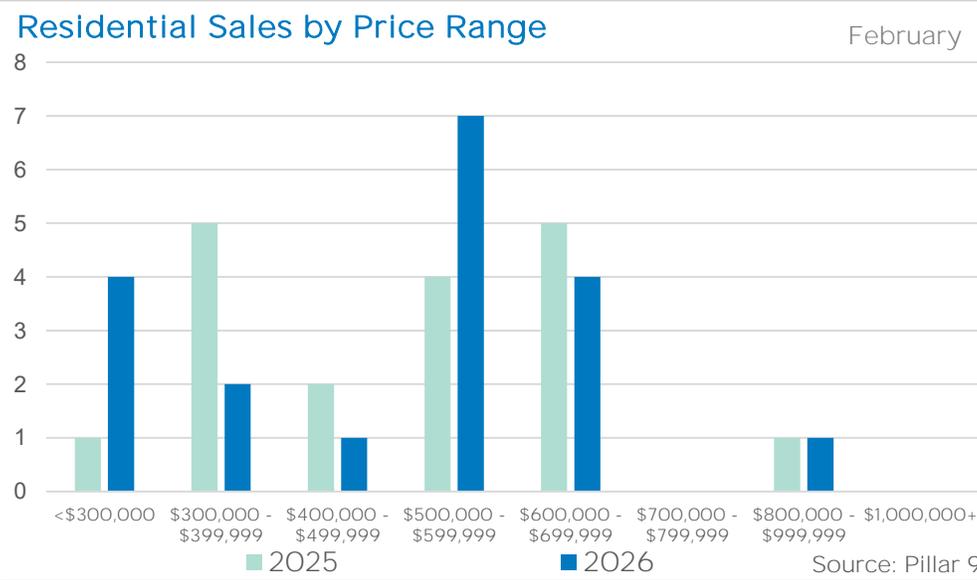
↑ 31.0% Y/Y → Monthly trend*

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 500,300

↑ 2.7% Y/Y

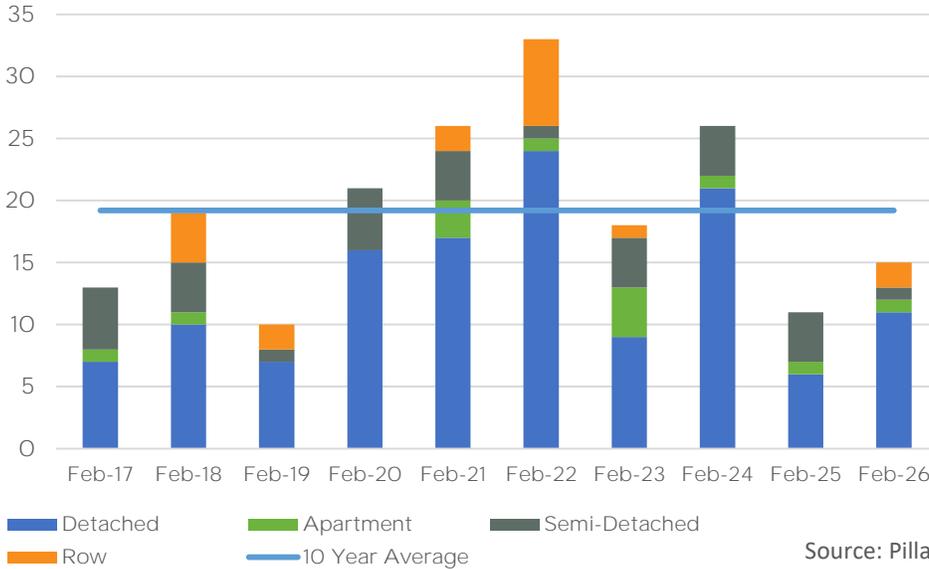
Monthly trend*



February 2026

Strathmore

Monthly Sales Comparison



SALES

15

↑ 36.4% Y/Y

↑ 16.1% YTD

NEW LISTINGS

49

↑ 96.0% Y/Y

↑ 62.1% YTD

INVENTORY

97

↑ 120.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

6.47

↑ 61.7% Y/Y

Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE

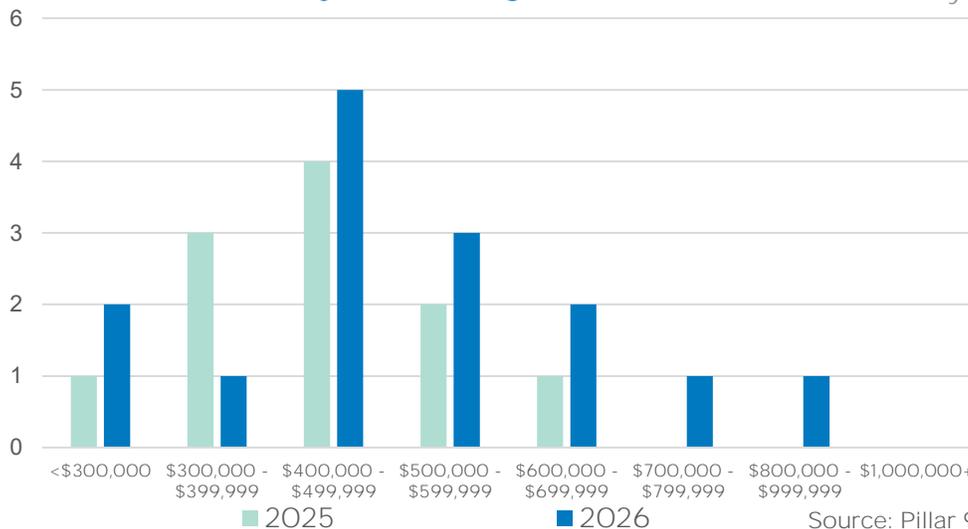
\$ 437,700

↑ 1.7% Y/Y



Residential Sales by Price Range

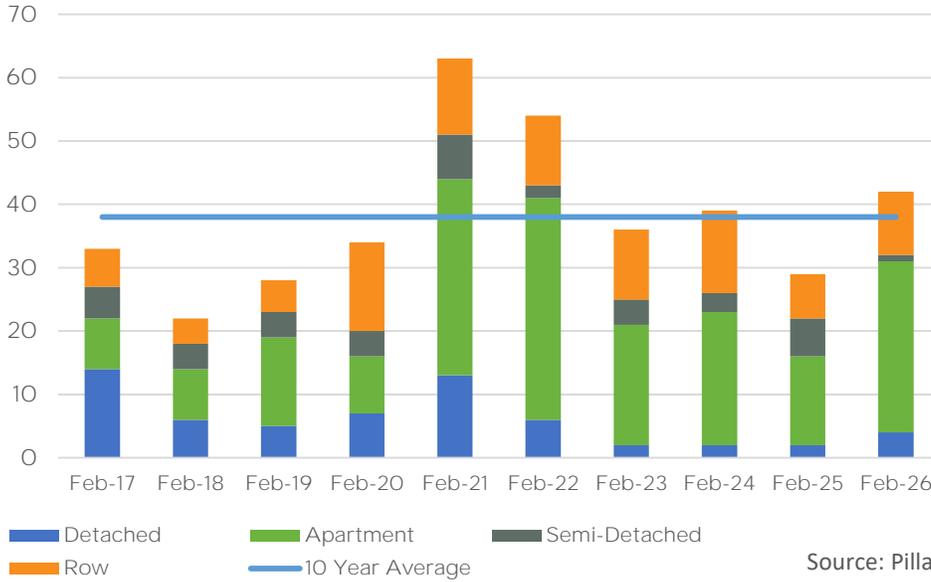
February



February 2026

Canmore

Monthly Sales Comparison



SALES

42

↑ 44.8% Y/Y ↑ 16.4% YTD

NEW LISTINGS

56

↑ 43.6% Y/Y ↑ 35.7% YTD

INVENTORY

126

↑ 6.8% Y/Y → Monthly trend*

MONTHS OF SUPPLY

3.00

↓ 26.3% Y/Y → Monthly trend*



TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 1,049,400

↓ 2.3% Y/Y

Monthly trend*

Residential Sales by Price Range

February

