



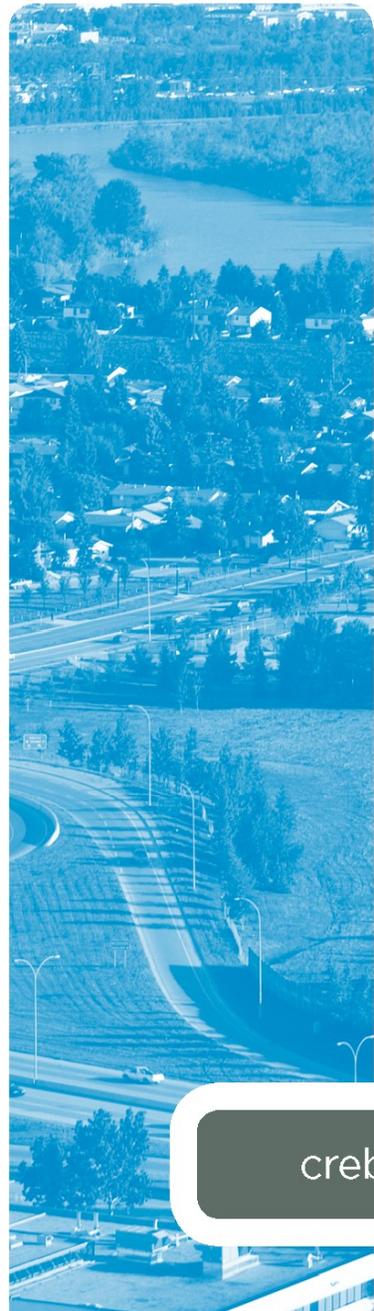
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MONTHLY STATISTICS PACKAGE

City of Calgary

March 2026



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March 2026

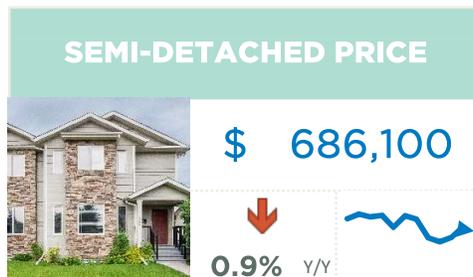
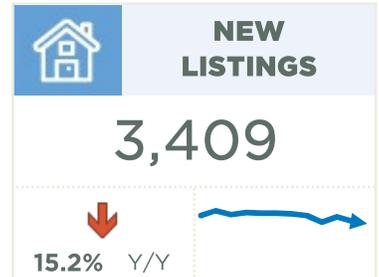
Trends differ based on property type

Calgary, Alberta, April 1, 2026 - Supply conditions in March varied significantly depending on property type. Inventory levels saw a typical monthly rise, but compared with long-term trends, inventory remained well above the 10-year average for both row and apartment-style units and well below trend for detached homes. This is not a surprise given the pullback in detached housing starts last year despite record-high apartment-style starts.

There were 1,881 sales in March, up from the previous month, but still 13 per cent lower than levels reported last year and below long-term trends for March. The decline in sales is mostly due to pullbacks in apartment-style activity, where increased supply choice and slower migration is spreading demand across a wider range of supply. Meanwhile, detached sales have also slowed compared to long-term trends, likely due to limited supply choice in some city districts.

“When considering total residential housing statistics, conditions appear to be relatively balanced as sales, new listings, inventories and prices all trended up over the previous month as we start to move into the spring market,” said Ann-Marie Lurie, CREB’s Chief Economist. “However, when we look deeper, we are seeing a market that ranges from tighter conditions for detached homes to the apartment sector, where conditions tend to favour the buyer. As expected, this is supporting upward momentum in detached prices and downward pressure in the apartment condominium sector.”

The total unadjusted benchmark price in the city was \$565,600, up nearly one per cent compared to February but down by more than four per cent compared to last year. After the first quarter, benchmark prices posted modest to stable conditions for lower density homes. However, apartment condominium prices continued to slide, dropping another three per cent in the first quarter compared to the fourth quarter of last year.



March 2026

March 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	982	-5%	1,614	-15%	2,181	-1%	61%	2.22	4%	\$741,300	-3%
Semi	193	5%	326	-2%	480	17%	59%	2.49	11%	\$686,100	-1%
Row	322	-19%	584	-16%	960	16%	55%	2.98	44%	\$423,900	-6%
Apartment	384	-29%	885	-19%	1,774	4%	43%	4.62	46%	\$300,300	-9%
Total Residential	1,881	-13%	3,409	-15%	5,395	5%	55%	2.87	20%	\$565,600	-4%

Year-to-Date

March 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	2,374	-4%	4,123	-6%	1,959	10%	58%	2.48	14%	\$733,200	-3%
Semi	485	-5%	833	-2%	439	27%	58%	2.71	33%	\$678,433	-1%
Row	778	-19%	1,581	-4%	878	27%	49%	3.38	57%	\$422,767	-5%
Apartment	1,003	-27%	2,423	-15%	1,596	7%	41%	4.77	48%	\$300,033	-9%
Total Residential	4,640	-13%	8,960	-8%	4,871	13%	52%	3.15	30%	\$560,167	-4%



Detached

The detached market is exhibiting the tightest conditions compared to all other property types. With 982 sales and 1,614 new listings in March, the sales-to-new-listings ratio rose to 61 per cent, while inventory levels remained similar to those reported last year. With just over two months of supply, conditions in March closely resembled those seen last year at this time. However, conditions varied across the city, with less than two months of supply reported in the North West, West, South, South East and East districts. Meanwhile, conditions were relatively balanced in both the City Centre and North districts, while the North East district continues to struggle with higher supply relative to demand. The detached benchmark price was \$741,300 in March, down by three per cent over last year's peak price of \$766,600. However, tight conditions in most parts of the city are driving some price gains. After the first quarter, the largest quarterly gain was reported in the West district, followed by the City Centre and South districts.



Semi-Detached

Semi-detached sales rose over last year's levels for the second consecutive month, supported by improvements in new listings and inventory levels. With 480 units in inventory and 193 sales, both levels are comparable to long-term trends and conditions remain relatively balanced. As of March, the unadjusted benchmark price was \$686,100—slightly higher than last month and only one per cent lower than last year's levels. Like other property types, there remains a range in price movements dependent on location. By the end of the first quarter, prices have trended up across most districts, but year-over-year prices remain below last year's levels in all districts except the City Centre, North West and West districts.



Row

Row home sales continue to slow compared to last year in March, contributing to a first-quarter decline of 19 per cent. The 778 sales in the first quarter were met with 1,581 new listings, keeping the sales-to-new-listings ratio just below 50 per cent and supporting further inventory gains. In March, there were 960 units in inventory — 25 per cent higher than long-term trends — causing the months of supply to rise to nearly three months. While the row market is relatively balanced in most areas of the city, conditions are favouring the buyer in the North East districts. As of March, the unadjusted benchmark price in the city was \$423,900, similar to last month and over six per cent lower than levels reported last year. After the first quarter, benchmark prices remain relatively comparable to levels reported in the previous quarter, as quarterly losses in the North East, North, South East and East districts offset the gains reported in the City Centre and West districts.

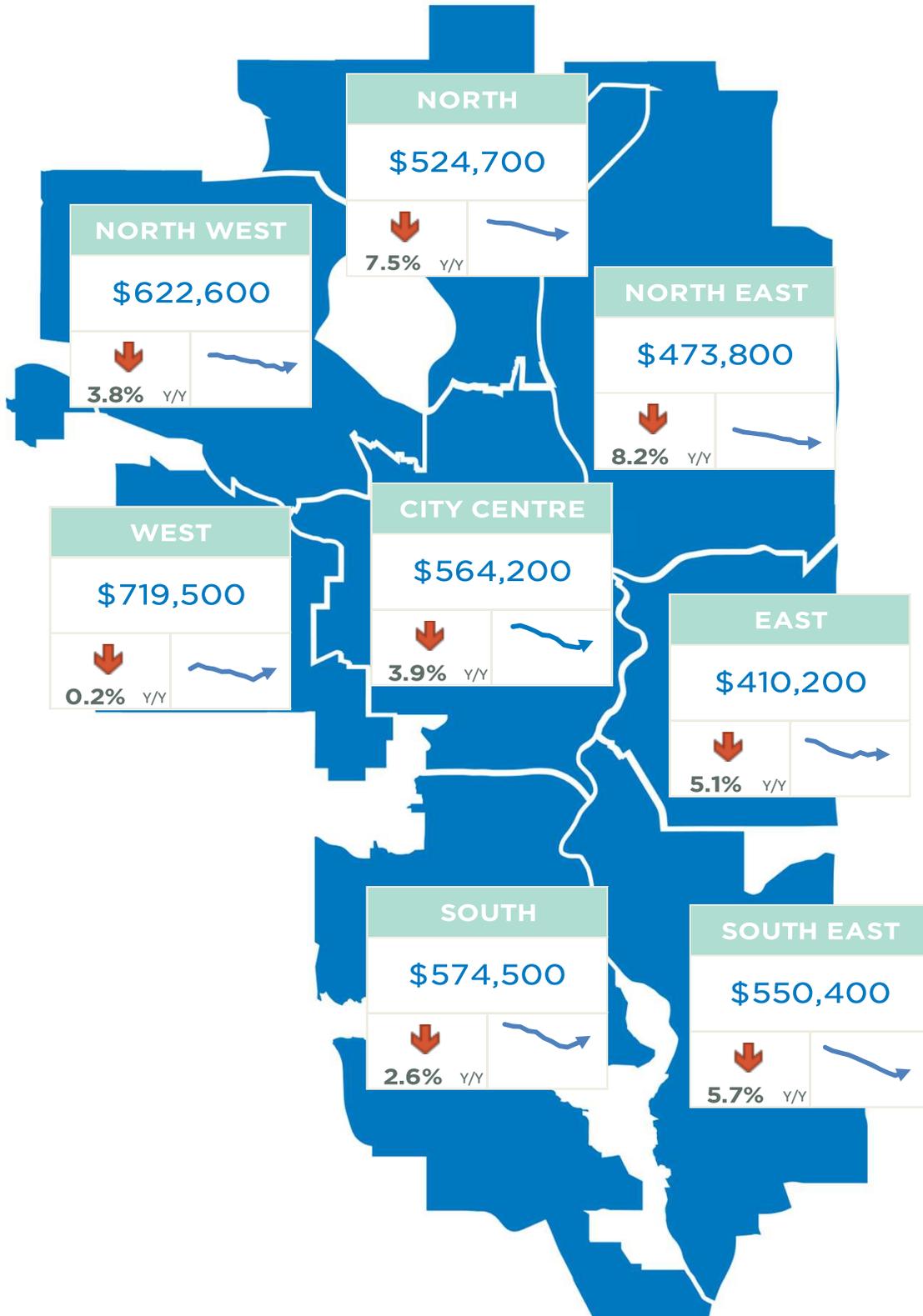


Apartment

Supply levels continue to rise for apartment-style units. With 1,774 units in inventory, levels are just shy of the record high for the month reported during the financial crisis in 2008. New supply growth, along with a sharp pullback in sales relative to new listings, has contributed to the rise in resale inventories. With the sales-to-new-listings ratio hovering around 40 per cent and nearly five months of supply, it is not surprising that prices struggle to improve. As of March, the unadjusted benchmark price was \$300,300 — slightly higher than last month but over nine per cent lower than last year's levels. After the first quarter of this year, apartment prices have eased by nearly three per cent compared with the fourth quarter of last year. While prices eased across all districts, the largest declines occurred in the South and North districts, both exceeding four per cent.

March 2026

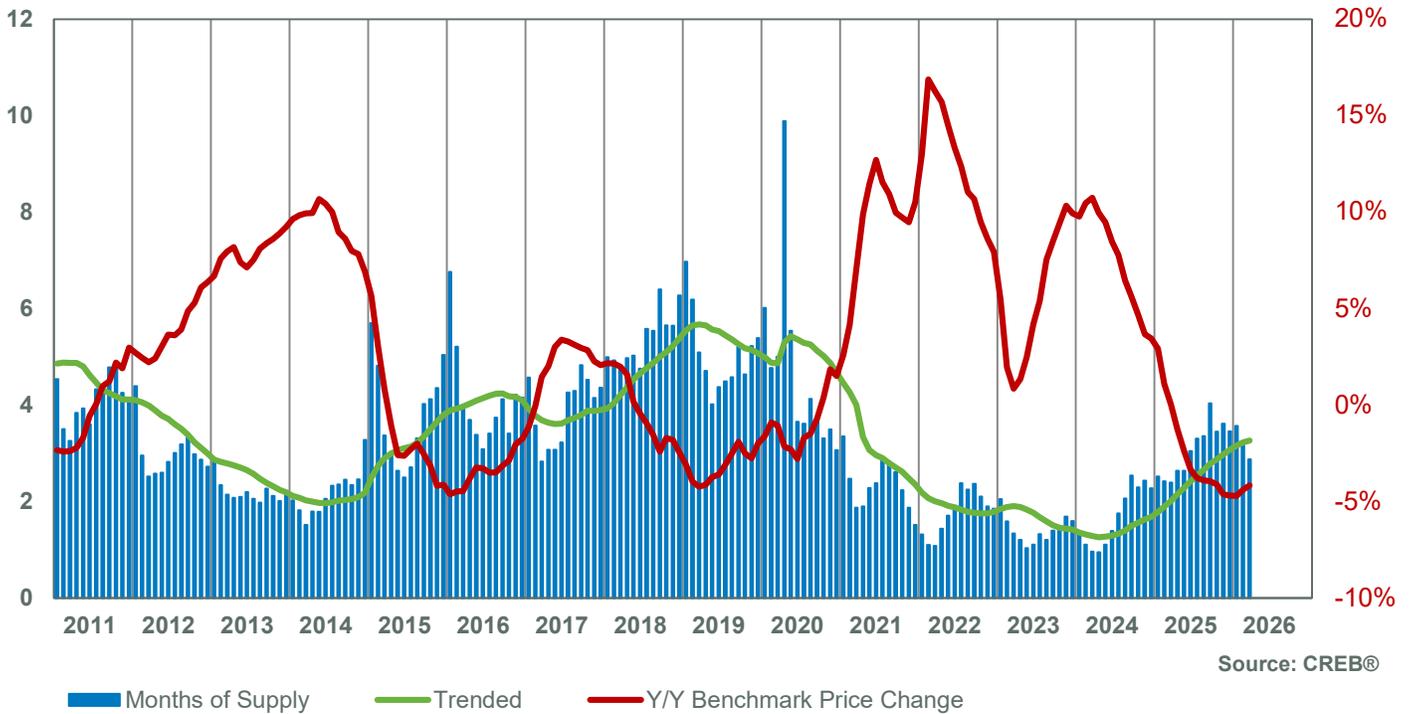
District Total Residential Benchmark Price



	Mar-25	Mar-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	2,156	1,881	-12.76%	5,323	4,640	-12.83%
Total Sales Volume	\$1,378,930,229	\$1,207,308,686	-12.45%	\$3,307,841,734	\$2,927,950,549	-11.48%
New Listings	4,018	3,409	-15.16%	9,744	8,960	-8.05%
Inventory	5,153	5,395	4.70%	4,313	4,871	12.94%
Months of Supply	2.39	2.87	20.00%	2.43	3.15	29.56%
Sales to New Listings	53.66%	55.18%	1.52%	54.63%	51.79%	-2.84%
Sales to List Price	99.08%	98.16%	-0.92%	98.90%	97.93%	-0.97%
Days on Market	29	35	21.59%	33	42	26.37%
Benchmark Price	\$590,300	\$565,600	-4.18%	\$586,133	\$560,167	-4.43%
Median Price	\$584,750	\$577,000	-1.33%	\$575,000	\$570,000	-0.87%
Average Price	\$639,578	\$641,844	0.35%	\$621,424	\$631,024	1.54%
Index	277.1	265.5	-4.19%	278.6	268.0	-3.78%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Mar-25	Mar-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	1,034	982	-5.03%	2,470	2,374	-3.89%
Total Sales Volume	\$867,705,614	\$794,362,943	-8.45%	\$2,006,942,891	\$1,901,371,335	-5.26%
New Listings	1,894	1,614	-14.78%	4,388	4,123	-6.04%
Inventory	2,202	2,181	-0.95%	1,784	1,959	9.81%
Months of Supply	2.13	2.22	4.29%	2.17	2.48	14.25%
Sales to New Listings Ratio	54.59%	60.84%	6.25%	56.29%	57.58%	1.29%
Sales to List Price Ratio	99.49%	98.60%	-0.88%	99.37%	98.42%	-0.95%
Days on Market	27	31	15.72%	30	37	23.26%
Benchmark Price	\$766,600	\$741,300	-3.30%	\$758,100	\$733,200	-3.28%
Median Price	\$731,750	\$703,250	-3.89%	\$718,500	\$690,000	-3.97%
Average Price	\$839,174	\$808,924	-3.60%	\$812,527	\$800,915	-1.43%
APARTMENT						
Total Sales	539	384	-28.76%	1,382	1,003	-27.42%
Total Sales Volume	\$191,338,817	\$132,120,261	-30.95%	\$488,901,292	\$345,774,923	-29.28%
New Listings	1,092	885	-18.96%	2,866	2,423	-15.46%
Inventory	1,711	1,774	3.68%	1,490	1,596	7.14%
Months of Supply	3.17	4.62	45.53%	3.23	4.77	47.62%
Sales to New Listings Ratio	49.36%	43.39%	-5.97%	48.22%	41.39%	-6.83%
Sales to List Price Ratio	98.03%	97.08%	-0.95%	97.85%	96.73%	-1.12%
Days on Market	36	45	23.29%	42	53	26.39%
Benchmark Price	\$331,000	\$300,300	-9.27%	\$328,867	\$300,033	-8.77%
Median Price	\$328,000	\$305,000	-7.01%	\$325,000	\$303,000	-6.77%
Average Price	\$354,989	\$344,063	-3.08%	\$353,764	\$344,741	-2.55%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	184	193	4.89%	508	485	-4.53%
Total Sales Volume	\$131,469,752	\$136,104,028	3.52%	\$355,589,541	\$331,697,872	-6.72%
New Listings	334	326	-2.40%	846	833	-1.54%
Inventory	412	480	16.50%	346	439	26.66%
Months of Supply	2.24	2.49	11.07%	2.05	2.71	32.67%
Sales to New Listings Ratio	55.09%	59.20%	4.11%	60.05%	58.22%	-1.82%
Sales to List Price Ratio	99.50%	98.24%	-1.27%	99.23%	97.99%	-1.25%
Days on Market	28	38	37.03%	32	46	44.94%
Benchmark Price	\$692,000	\$686,100	-0.85%	\$683,733	\$678,433	-0.78%
Median Price	\$616,500	\$585,000	-5.11%	\$616,000	\$585,000	-5.03%
Average Price	\$714,510	\$705,202	-1.30%	\$699,979	\$683,913	-2.30%
CITY OF CALGARY ROW						
Total Sales	399	322	-19.30%	963	778	-19.21%
Total Sales Volume	\$188,416,046	\$144,721,455	-23.19%	\$456,408,011	\$349,106,419	-23.51%
New Listings	698	584	-16.33%	1,644	1,581	-3.83%
Inventory	828	960	15.94%	693	878	26.59%
Months of Supply	2.08	2.98	43.67%	2.16	3.38	56.69%
Sales to New Listings Ratio	57.16%	55.14%	-2.03%	58.58%	49.21%	-9.37%
Sales to List Price Ratio	99.23%	98.02%	-1.21%	99.01%	97.96%	-1.06%
Days on Market	27	37	38.48%	31	43	36.53%
Benchmark Price	\$451,900	\$423,900	-6.20%	\$447,200	\$422,767	-5.46%
Median Price	\$455,000	\$435,000	-4.40%	\$459,000	\$432,500	-5.77%
Average Price	\$472,221	\$449,446	-4.82%	\$473,944	\$448,723	-5.32%

For a list of definitions, see page 29.

March 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	99	177	55.93%	282	2.85	\$964,700	-1.87%	-0.32%
North East	98	226	43.36%	398	4.06	\$574,800	-7.13%	0.33%
North	125	228	54.82%	353	2.82	\$646,800	-6.87%	0.17%
North West	111	174	63.79%	201	1.81	\$780,000	-3.17%	0.70%
West	108	164	65.85%	169	1.56	\$997,400	0.69%	2.46%
South	222	342	64.91%	393	1.77	\$714,000	-3.36%	1.64%
South East	182	260	70.00%	311	1.71	\$696,500	-4.80%	1.09%
East	32	36	88.89%	58	1.81	\$504,500	-3.19%	1.41%
TOTAL CITY	982	1,614	60.84%	2,181	2.22	\$741,300	-3.30%	0.95%
Apartment								
City Centre	167	398	41.96%	738	4.42	\$308,800	-8.83%	1.05%
North East	16	53	30.19%	135	8.44	\$264,400	-12.62%	1.46%
North	35	64	54.69%	147	4.20	\$301,900	-9.69%	-0.63%
North West	33	73	45.21%	149	4.52	\$288,600	-9.59%	-0.14%
West	39	73	53.42%	162	4.15	\$323,800	-8.38%	-1.04%
South	47	95	49.47%	183	3.89	\$277,400	-9.38%	0.00%
South East	42	111	37.84%	216	5.14	\$317,300	-10.75%	0.83%
East	5	17	29.41%	42	8.40	\$225,300	-12.27%	2.18%
TOTAL CITY	384	885	43.39%	1,774	4.62	\$300,300	-9.27%	0.57%
Semi-detached								
City Centre	63	88	71.59%	117	1.86	\$949,600	-0.03%	-0.19%
North East	23	39	58.97%	68	2.96	\$435,900	-5.07%	0.09%
North	23	34	67.65%	40	1.74	\$492,800	-5.45%	0.88%
North West	9	26	34.62%	52	5.78	\$683,700	3.00%	2.38%
West	18	33	54.55%	47	2.61	\$832,300	1.23%	1.51%
South	24	48	50.00%	73	3.04	\$514,300	-4.17%	1.28%
South East	28	42	66.67%	61	2.18	\$502,600	-5.22%	1.15%
East	5	15	33.33%	20	4.00	\$392,900	-3.94%	1.03%
TOTAL CITY	193	326	59.20%	480	2.49	\$686,100	-0.85%	0.57%
Row								
City Centre	53	83	63.86%	130	2.45	\$584,700	-3.82%	-1.63%
North East	29	89	32.58%	186	6.41	\$344,600	-12.32%	0.55%
North	46	88	52.27%	137	2.98	\$389,400	-8.66%	0.36%
North West	23	46	50.00%	89	3.87	\$431,500	-5.37%	0.26%
West	38	72	52.78%	108	2.84	\$454,200	-2.80%	0.20%
South	58	87	66.67%	115	1.98	\$381,100	-5.15%	1.30%
South East	60	100	60.00%	159	2.65	\$426,600	-8.40%	-0.26%
East	14	19	73.68%	34	2.43	\$273,300	-11.41%	2.82%
TOTAL CITY	322	584	55.14%	960	2.98	\$423,900	-6.20%	0.07%

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

City of Calgary

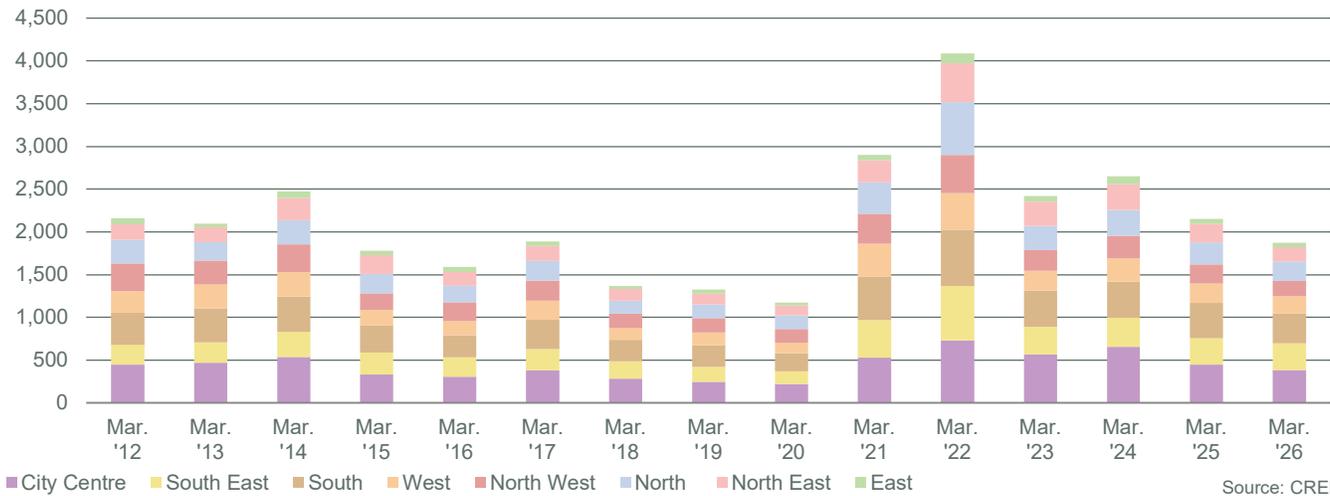
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Mar. 2026

TOTAL SALES

MARCH



Source: CREB®

TOTAL INVENTORY

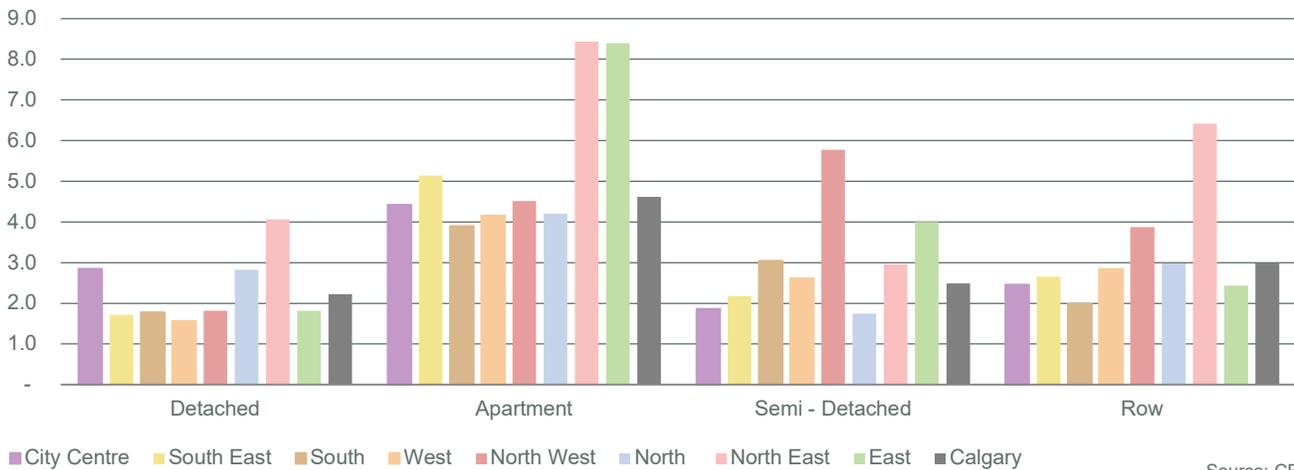
MARCH



Source: CREB®

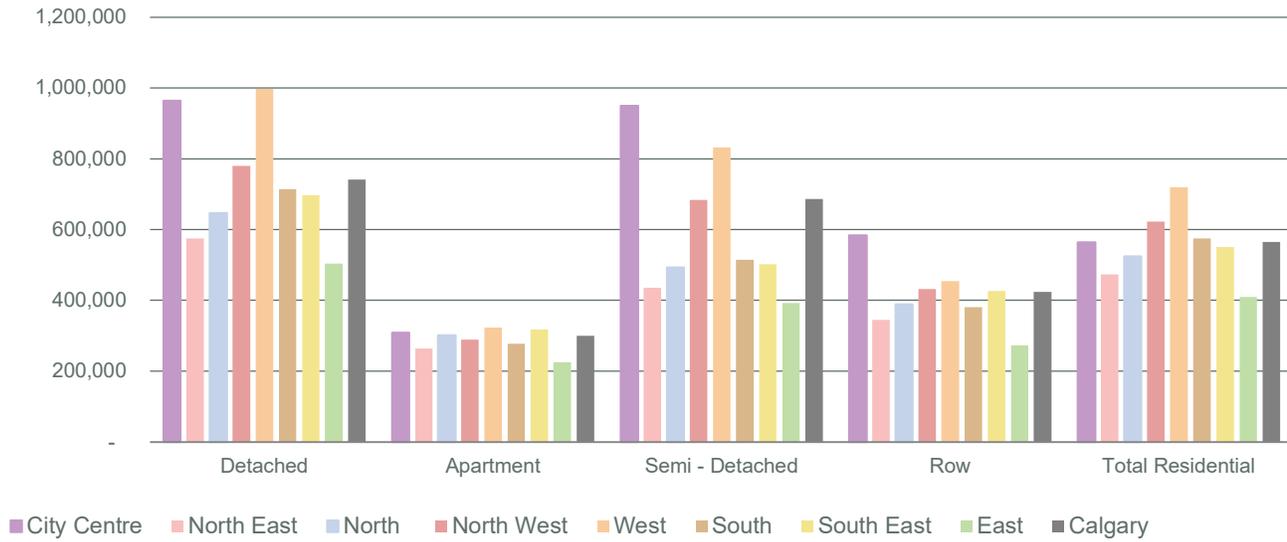
MONTHS OF SUPPLY

MARCH



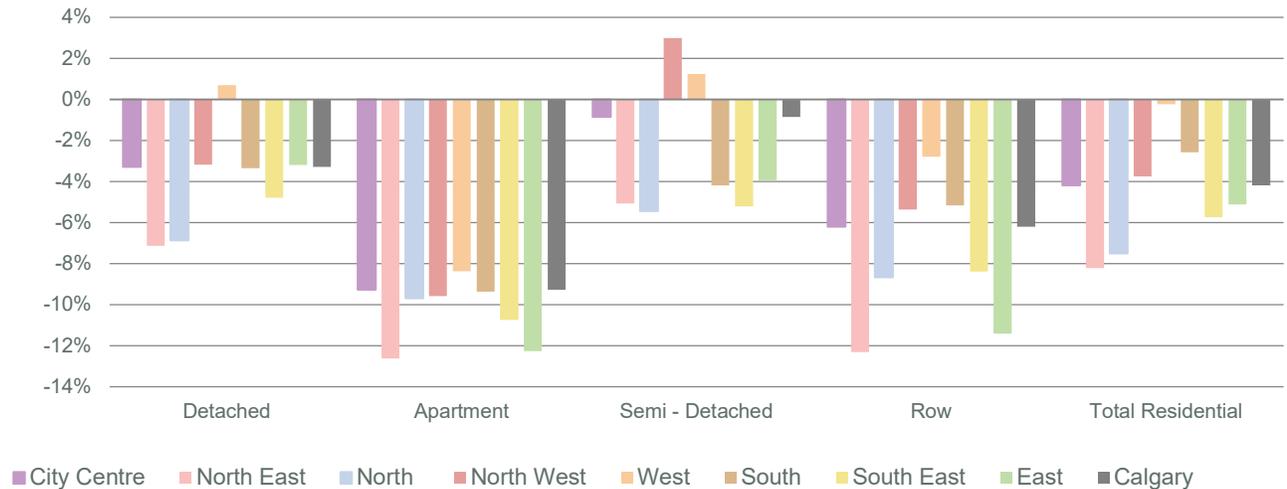
Source: CREB®

BENCHMARK PRICE - MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

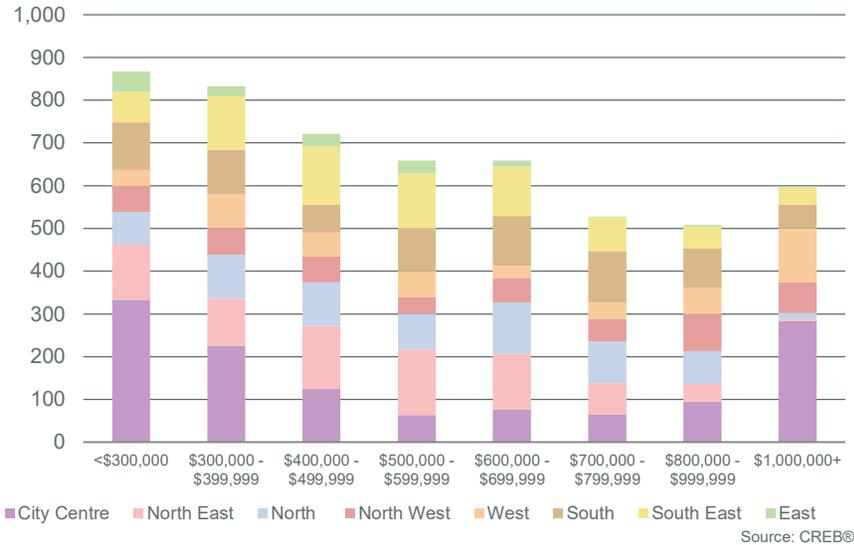


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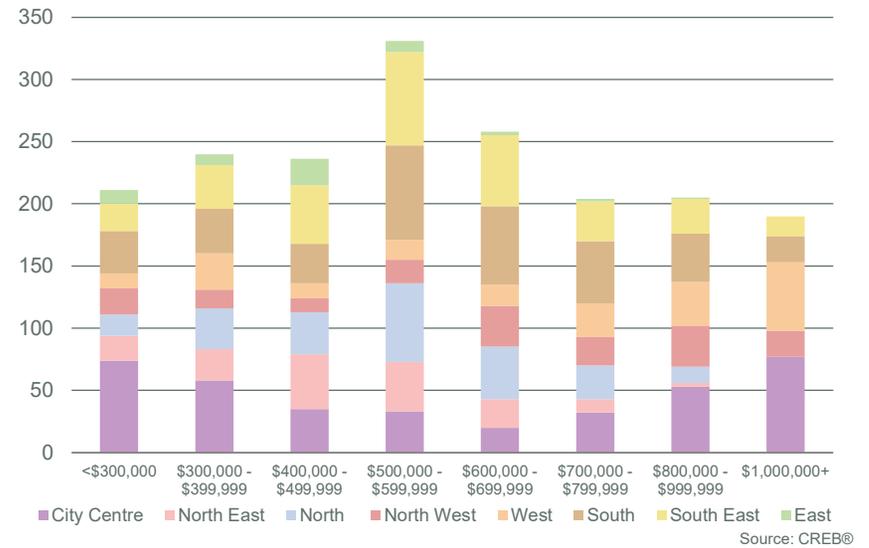
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

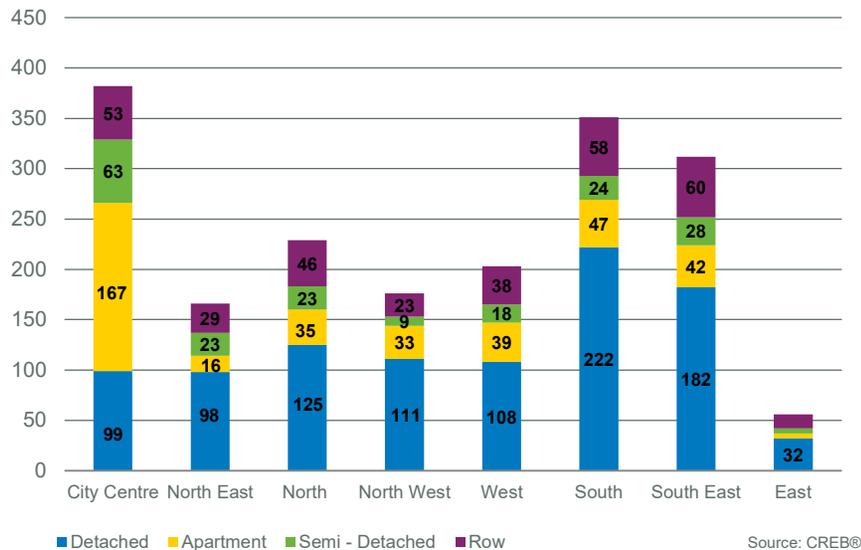
TOTAL INVENTORY BY PRICE RANGE - MARCH



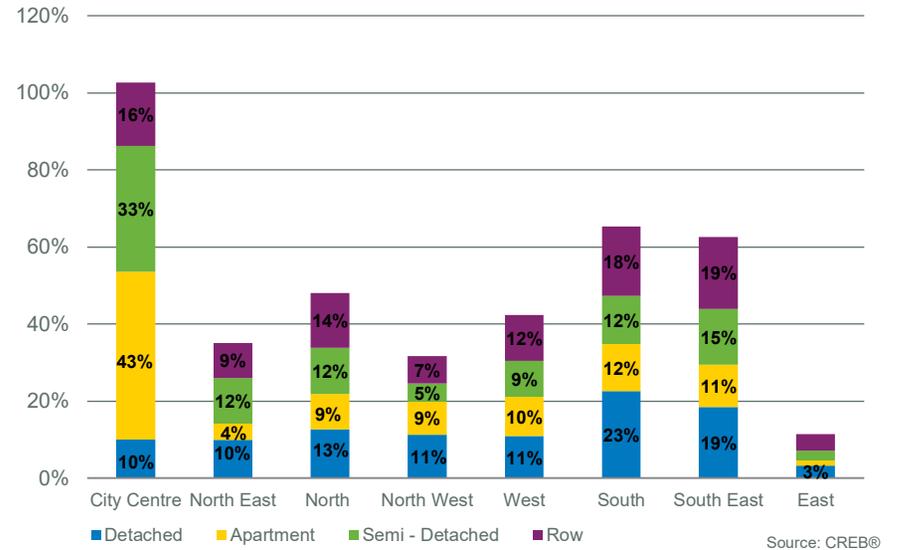
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH



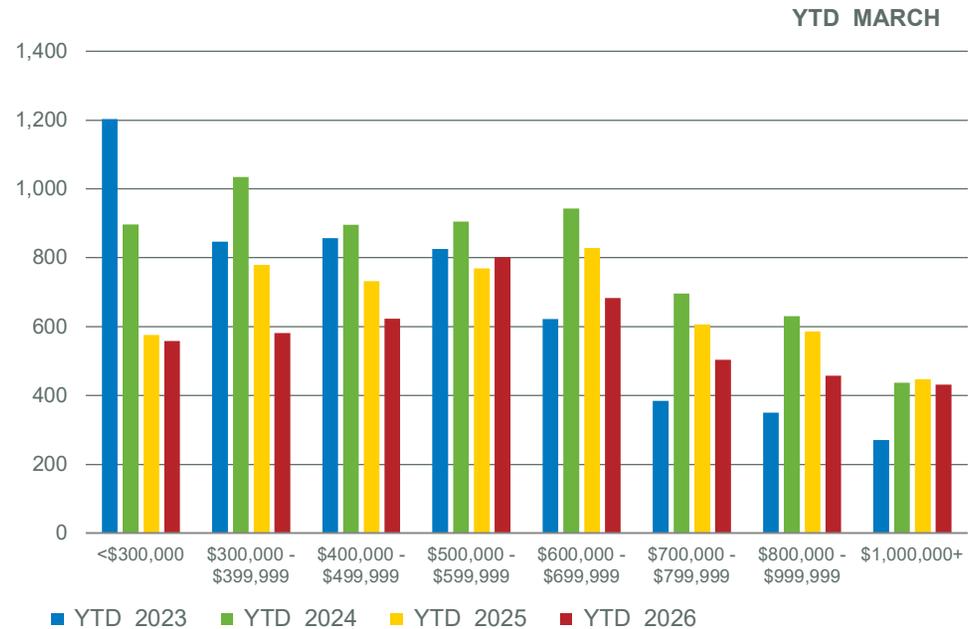
SHARE OF CITY WIDE SALES - MARCH



	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	2,096	1,986	1,716	1,879	1,547	1,123
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	6,919	6,659	6,919	6,472	5,587	3,873
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	569,750	569,500	560,500	577,000	560,000	552,000
Average Price	604,961	612,528	639,578	646,566	650,228	646,410	617,291	612,165	615,813	643,261	616,045	605,325
Index	273	275	277	277	276	275	273	270	268	266	262	260
2026												
Sales	1,234	1,525	1,881									
New Listings	2,785	2,766	3,409									
Inventory	4,394	4,825	5,395									
Days on Market	54	42	35									
Benchmark Price	554,400	560,500	565,600									
Median Price	555,500	565,000	577,000									
Average Price	617,844	628,343	641,844									
Index	260	263	266									

	Mar-25	Mar-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	3	-	5	6
\$150,000 - \$199,999	18	28	49	91
\$200,000 - \$249,999	62	76	166	191
\$250,000 - \$299,999	123	107	356	271
\$300,000 - \$349,999	172	114	414	285
\$350,000 - \$399,999	137	126	365	297
\$400,000 - \$449,999	161	113	369	308
\$450,000 - \$499,999	143	123	363	315
\$500,000 - \$549,999	137	166	349	404
\$550,000 - \$599,999	159	167	420	397
\$600,000 - \$649,999	160	135	427	366
\$650,000 - \$699,999	174	123	401	317
\$700,000 - \$749,999	134	91	336	267
\$750,000 - \$799,999	114	113	270	237
\$800,000 - \$849,999	97	71	230	157
\$850,000 - \$899,999	71	65	167	140
\$900,000 - \$949,999	39	35	103	74
\$950,000 - \$999,999	33	36	86	86
\$1,000,000 - \$1,299,999	128	95	252	219
\$1,300,000 - \$1,499,999	29	32	65	68
\$1,500,000 - \$1,999,999	45	45	88	87
\$2,000,000 +	17	20	42	57
	2,156	1,881	5,323	4,640

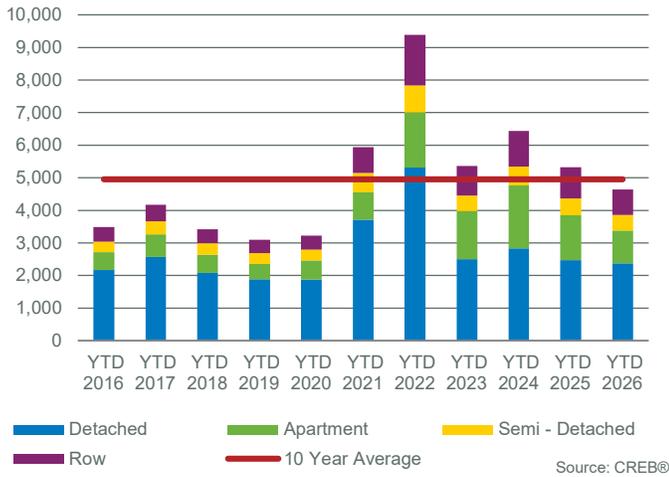
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

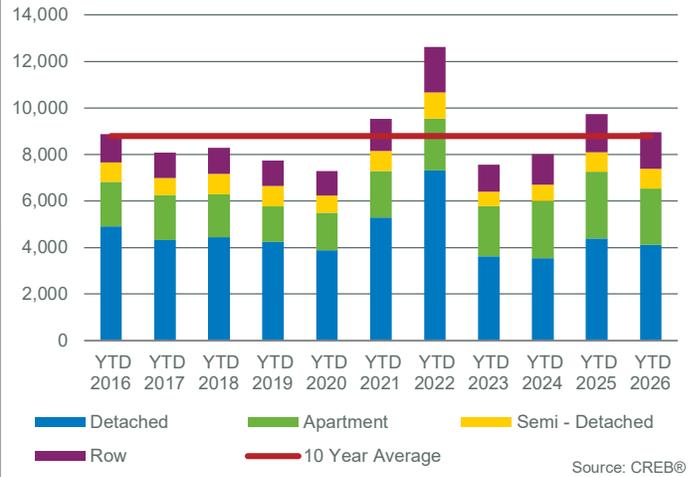
CITY OF CALGARY TOTAL SALES

YTD MARCH



CITY OF CALGARY TOTAL NEW LISTINGS

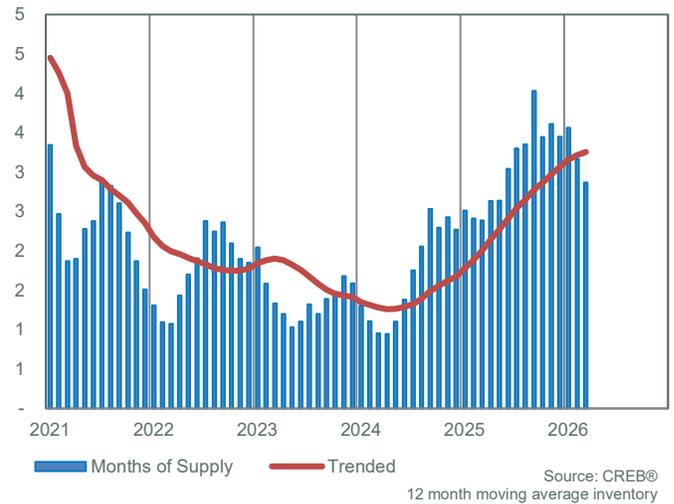
YTD MARCH



CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



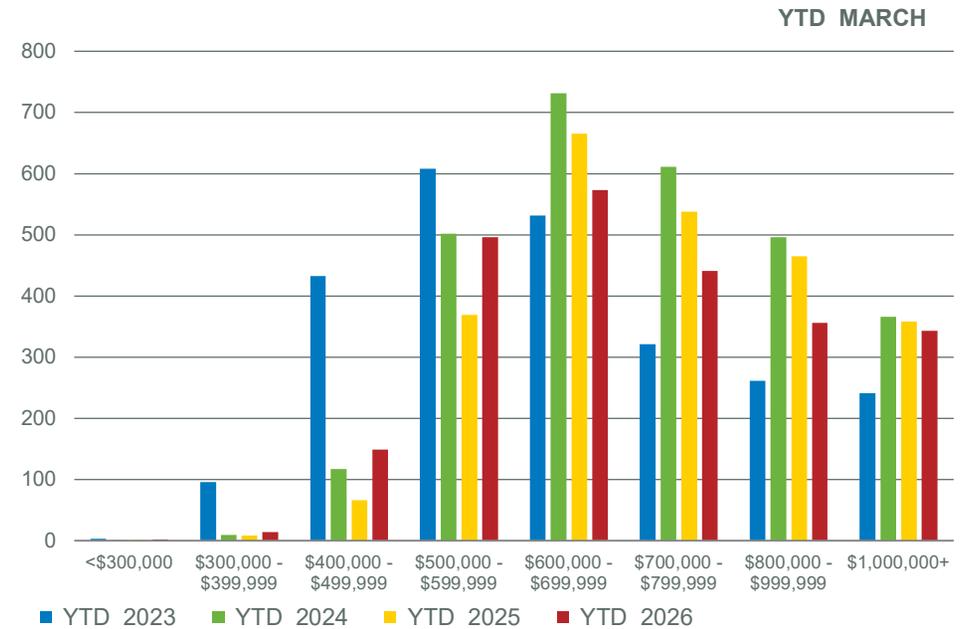
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	672	764	1,034	1,098	1,273	1,192	1,029	992	858	1,008	819	583
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	3,079	3,051	3,201	2,913	2,447	1,596
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	672,036	675,000
Average Price	780,196	804,903	839,174	839,790	847,963	820,581	800,794	781,258	782,939	816,816	756,024	772,303
Index	309	312	316	316	316	314	312	310	308	305	301	299
2026												
Sales	656	736	982									
New Listings	1,240	1,269	1,614									
Inventory	1,753	1,943	2,181									
Days on Market	48	35	31									
Benchmark Price	724,000	734,300	741,300									
Median Price	675,000	688,500	703,250									
Average Price	780,750	808,201	808,924									
Index	298	302	305									

	Mar-25	Mar-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	1
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	-	-	1	1
\$300,000 - \$349,999	1	1	3	2
\$350,000 - \$399,999	2	6	5	12
\$400,000 - \$449,999	4	16	13	43
\$450,000 - \$499,999	21	31	53	106
\$500,000 - \$549,999	44	95	127	219
\$550,000 - \$599,999	88	112	242	277
\$600,000 - \$649,999	125	118	336	298
\$650,000 - \$699,999	145	105	329	275
\$700,000 - \$749,999	116	82	295	237
\$750,000 - \$799,999	105	98	243	204
\$800,000 - \$849,999	84	62	200	133
\$850,000 - \$899,999	55	44	126	100
\$900,000 - \$949,999	36	31	80	58
\$950,000 - \$999,999	25	27	59	65
\$1,000,000 - \$1,299,999	99	66	182	151
\$1,300,000 - \$1,499,999	27	31	56	63
\$1,500,000 - \$1,999,999	40	38	78	74
\$2,000,000 +	17	19	42	55
	1,034	982	2,470	2,374

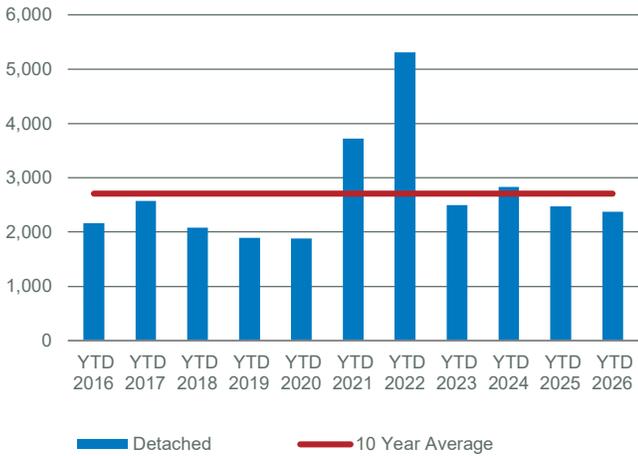
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

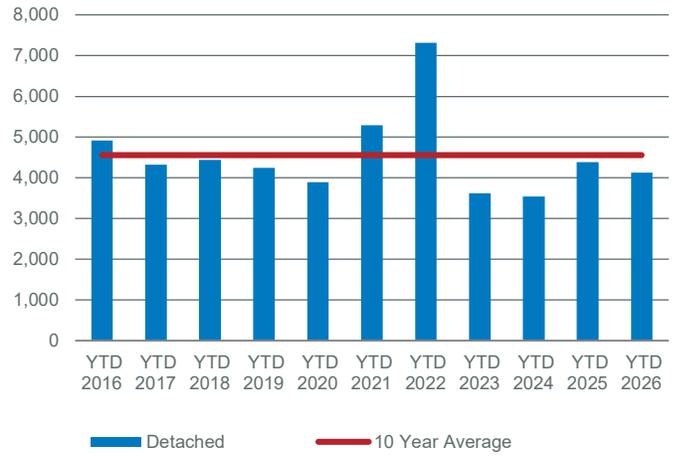
YTD MARCH



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD MARCH



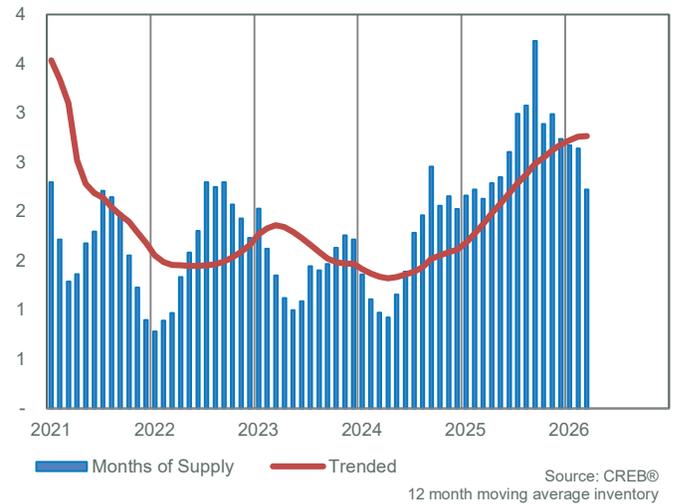
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



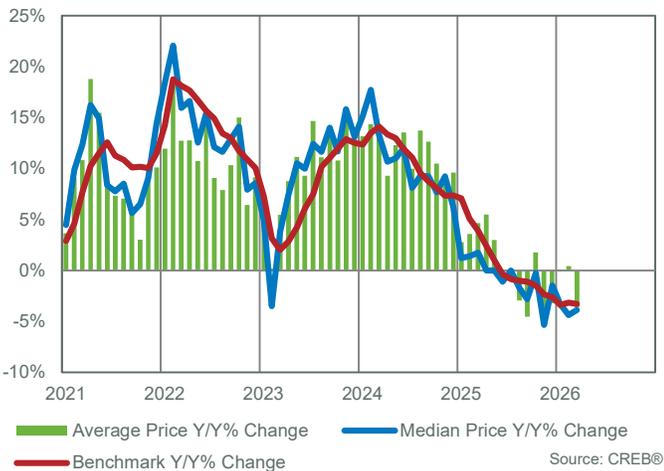
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

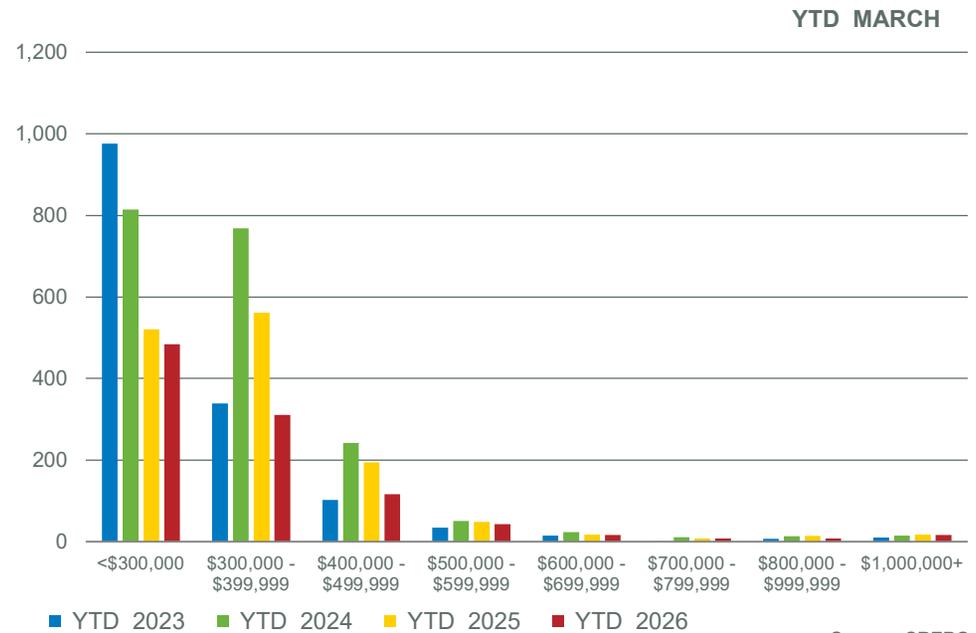


Source: CREB®

	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	353
Inventory	1,294	1,464	1,711	1,868	2,094	2,113	2,097	1,979	2,004	1,891	1,693	1,238
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	274	345	384									
New Listings	786	752	885									
Inventory	1,435	1,579	1,774									
Days on Market	65	54	45									
Benchmark Price	301,200	298,600	300,300									
Median Price	296,219	303,500	305,000									
Average Price	331,597	355,934	344,063									
Index	231	229	231									

	Mar-25	Mar-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	3	-	5	6
\$150,000 - \$199,999	17	28	48	88
\$200,000 - \$249,999	59	68	159	167
\$250,000 - \$299,999	106	84	309	223
\$300,000 - \$349,999	139	81	326	200
\$350,000 - \$399,999	87	45	235	111
\$400,000 - \$449,999	57	28	129	77
\$450,000 - \$499,999	31	16	66	40
\$500,000 - \$549,999	10	12	30	27
\$550,000 - \$599,999	12	8	19	16
\$600,000 - \$649,999	3	1	10	9
\$650,000 - \$699,999	3	3	7	7
\$700,000 - \$749,999	2	1	5	5
\$750,000 - \$799,999	1	2	3	3
\$800,000 - \$849,999	1	1	2	2
\$850,000 - \$899,999	2	-	7	1
\$900,000 - \$949,999	-	-	4	2
\$950,000 - \$999,999	-	1	1	3
\$1,000,000 - \$1,299,999	3	-	8	4
\$1,300,000 - \$1,499,999	-	-	3	2
\$1,500,000 - \$1,999,999	3	4	6	8
\$2,000,000 +	-	1	-	2
	539	384	1,382	1,003

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD MARCH



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MARCH



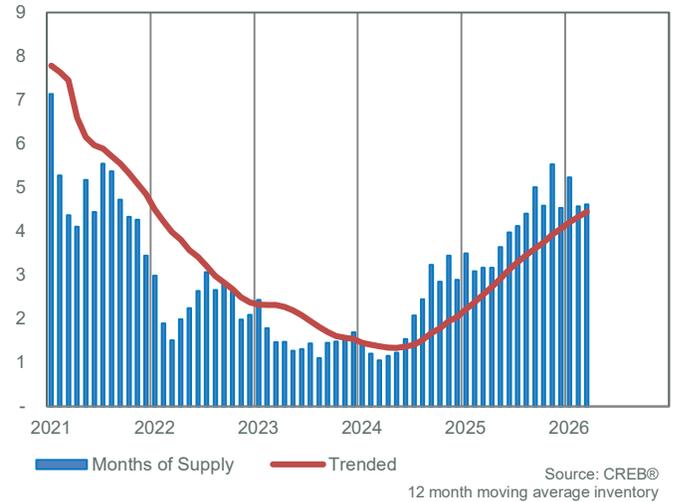
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



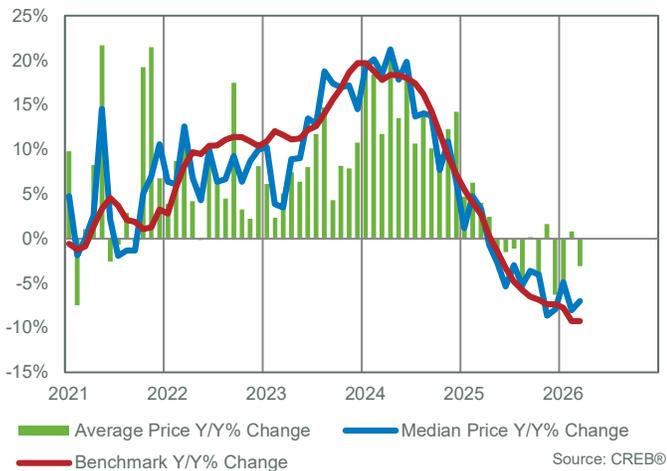
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

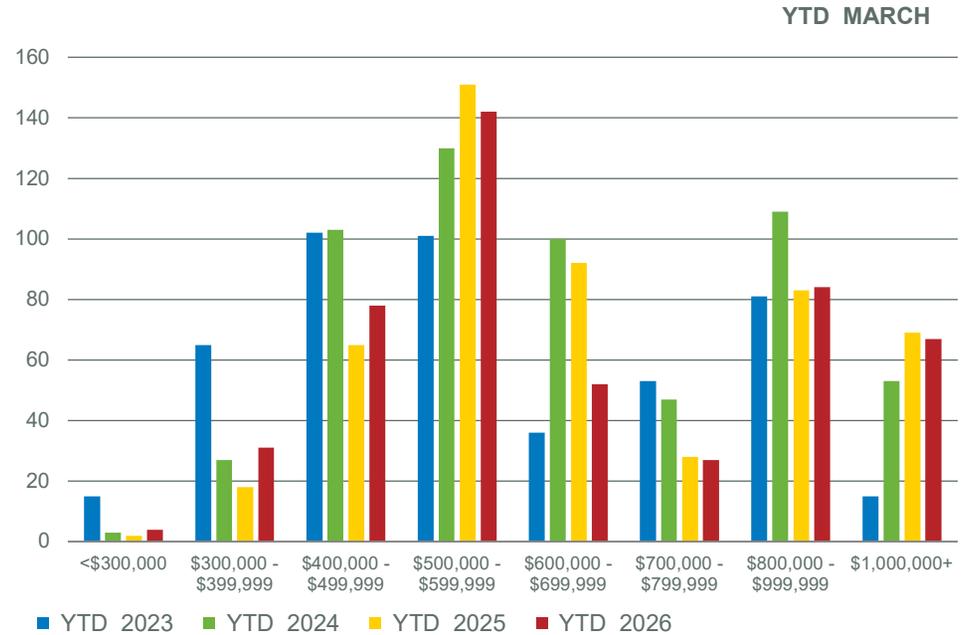


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	160	164	184	188	255	212	187	206	155	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	619	613	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	575,000	574,000	590,000	586,800
Average Price	667,063	715,791	714,510	694,405	686,155	701,429	693,191	657,177	688,523	669,865	661,236	663,064
Index	360	366	370	370	373	372	373	367	368	365	359	357
2026												
Sales	118	174	193									
New Listings	254	253	326									
Inventory	421	415	480									
Days on Market	61	45	38									
Benchmark Price	667,000	682,200	686,100									
Median Price	583,500	588,500	585,000									
Average Price	665,026	673,108	705,202									
Index	356	364	367									

	Mar-25	Mar-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	2
\$250,000 - \$299,999	1	-	2	2
\$300,000 - \$349,999	1	3	3	6
\$350,000 - \$399,999	3	11	15	25
\$400,000 - \$449,999	6	11	21	30
\$450,000 - \$499,999	14	22	44	48
\$500,000 - \$549,999	26	26	63	73
\$550,000 - \$599,999	32	28	88	69
\$600,000 - \$649,999	17	9	50	31
\$650,000 - \$699,999	15	6	42	21
\$700,000 - \$749,999	7	1	13	8
\$750,000 - \$799,999	4	7	15	19
\$800,000 - \$849,999	11	6	21	19
\$850,000 - \$899,999	8	19	24	34
\$900,000 - \$949,999	3	4	16	13
\$950,000 - \$999,999	6	8	22	18
\$1,000,000 - \$1,299,999	26	28	61	59
\$1,300,000 - \$1,499,999	2	1	4	3
\$1,500,000 - \$1,999,999	2	3	4	5
\$2,000,000 +	-	-	-	-
	184	193	508	485

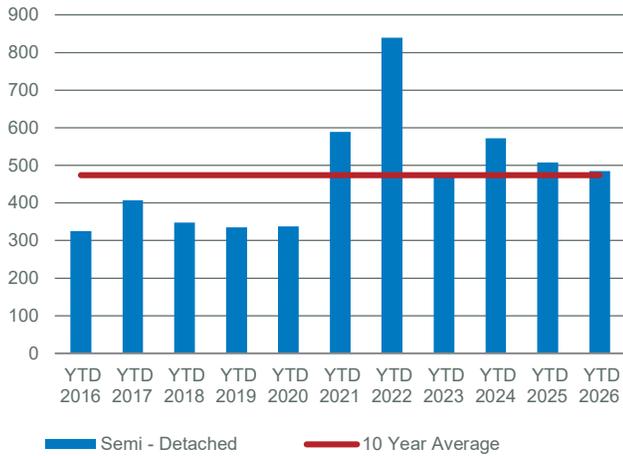
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

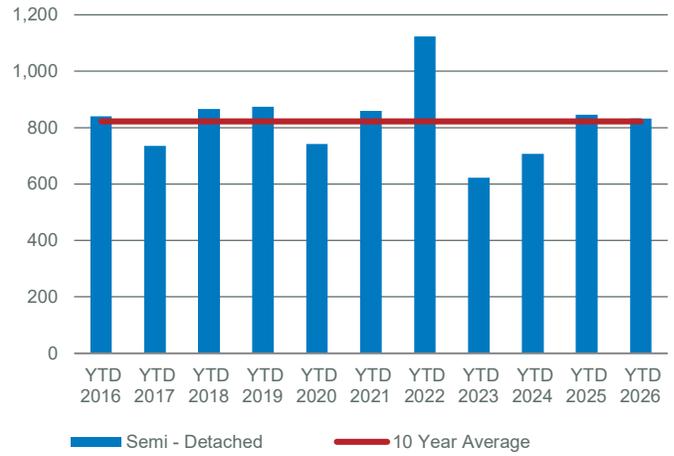
YTD MARCH



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



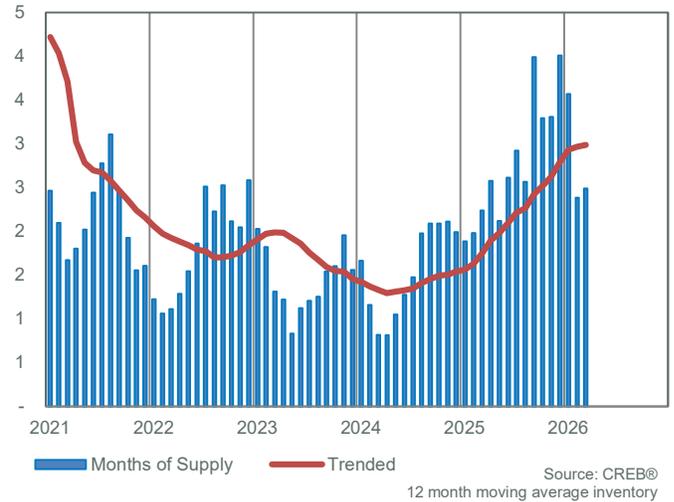
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



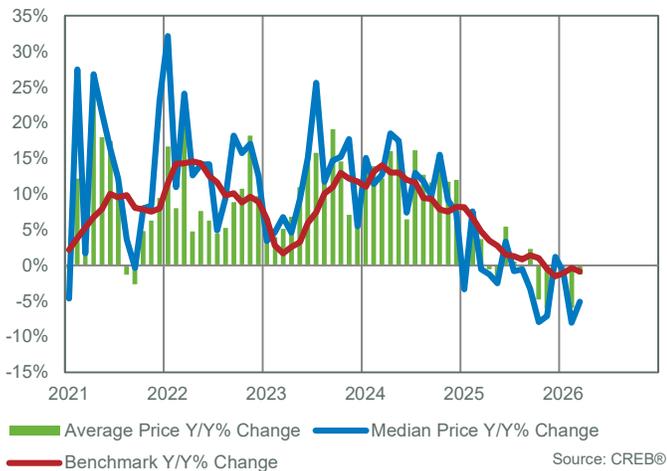
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

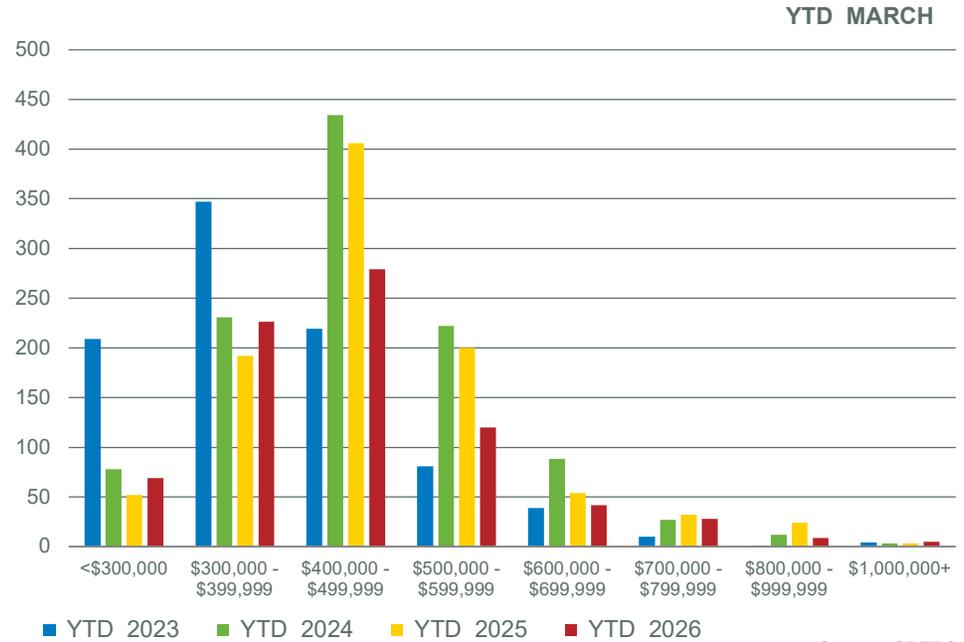


Source: CREB®

	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	205
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	270	322									
New Listings	505	492	584									
Inventory	785	888	960									
Days on Market	53	44	37									
Benchmark Price	420,800	423,600	423,900									
Median Price	412,250	444,250	435,000									
Average Price	435,033	457,292	449,446									
Index	273	275	275									

	Mar-25	Mar-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	1	2
\$200,000 - \$249,999	3	8	7	22
\$250,000 - \$299,999	16	23	44	45
\$300,000 - \$349,999	31	29	82	77
\$350,000 - \$399,999	45	64	110	149
\$400,000 - \$449,999	94	58	206	158
\$450,000 - \$499,999	77	54	200	121
\$500,000 - \$549,999	57	33	129	85
\$550,000 - \$599,999	27	19	71	35
\$600,000 - \$649,999	15	7	31	28
\$650,000 - \$699,999	11	9	23	14
\$700,000 - \$749,999	9	7	23	17
\$750,000 - \$799,999	4	6	9	11
\$800,000 - \$849,999	1	2	7	3
\$850,000 - \$899,999	6	2	10	5
\$900,000 - \$949,999	-	-	3	1
\$950,000 - \$999,999	2	-	4	-
\$1,000,000 - \$1,299,999	-	1	1	5
\$1,300,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	399	322	963	778

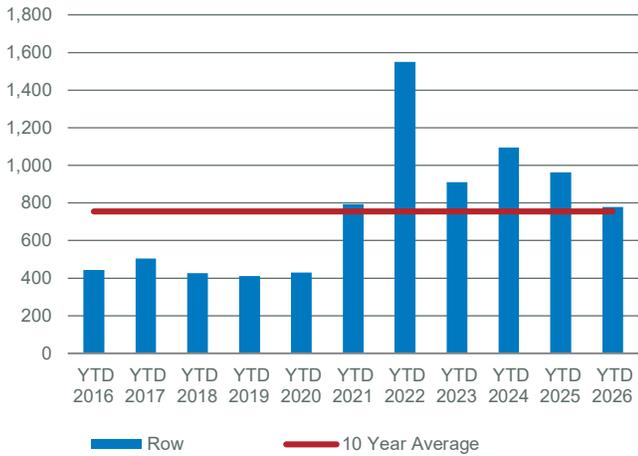
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD MARCH



Source: CREB®

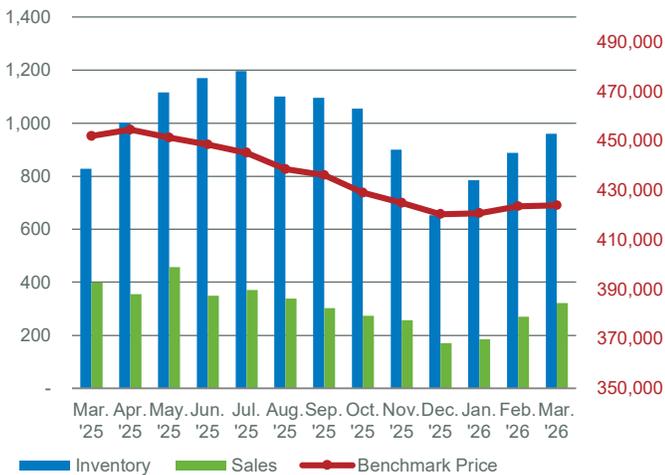
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



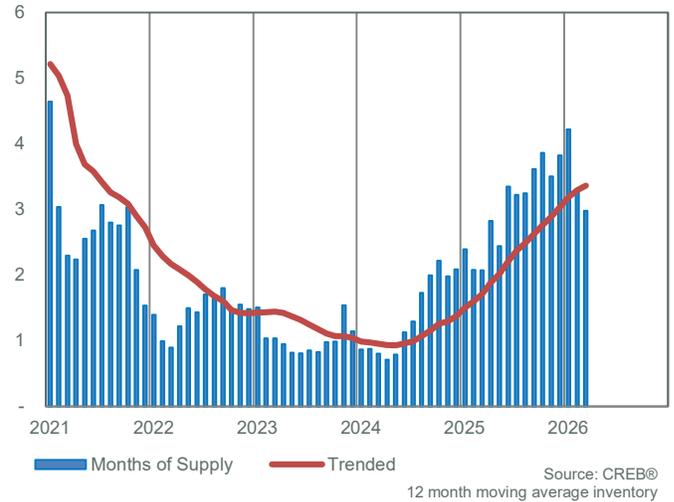
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



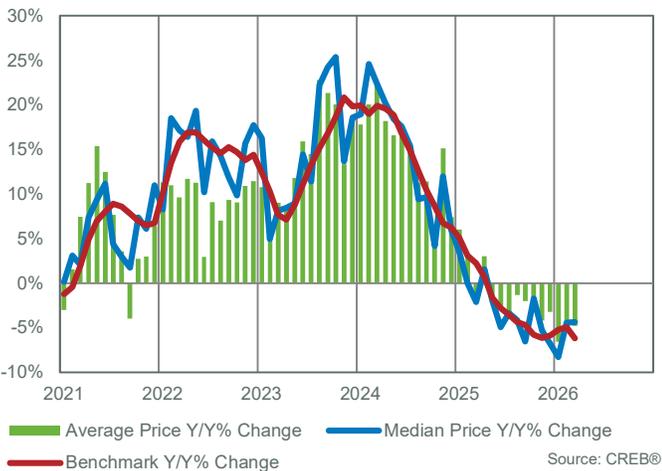
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

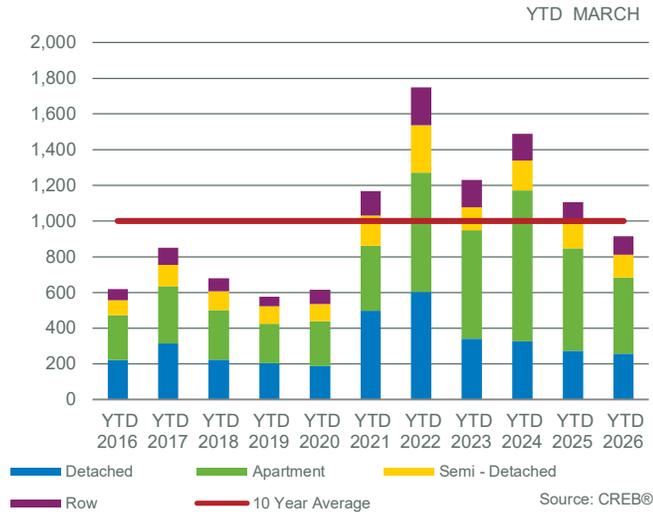
CITY OF CALGARY ROW PRICES



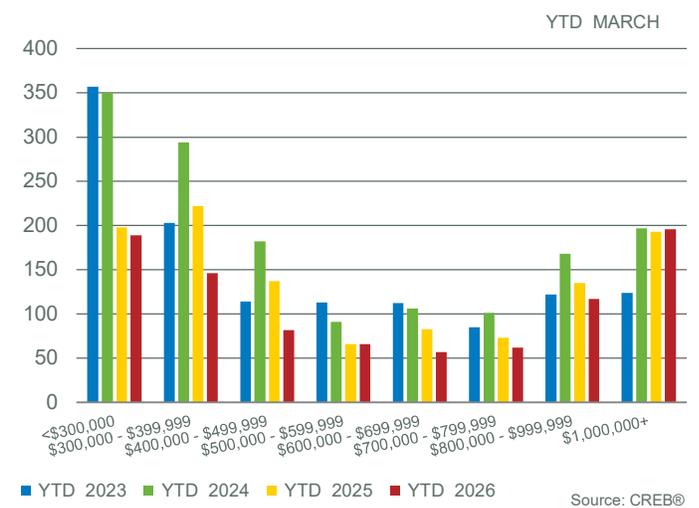
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



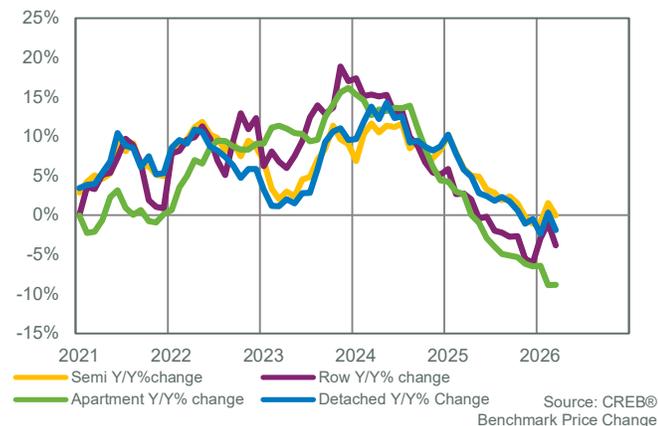
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

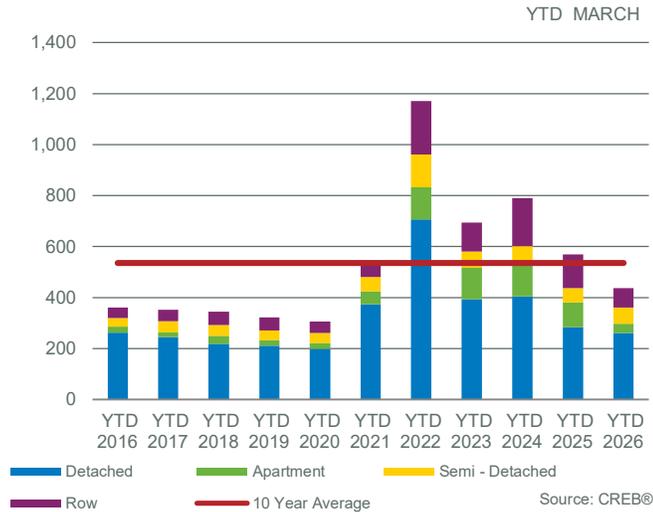


CITY CENTRE PRICES

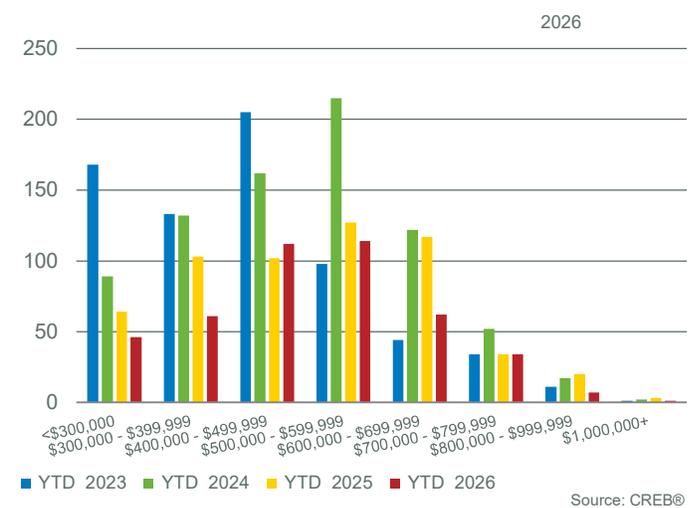


NORTHEAST

NORTHEAST TOTAL SALES



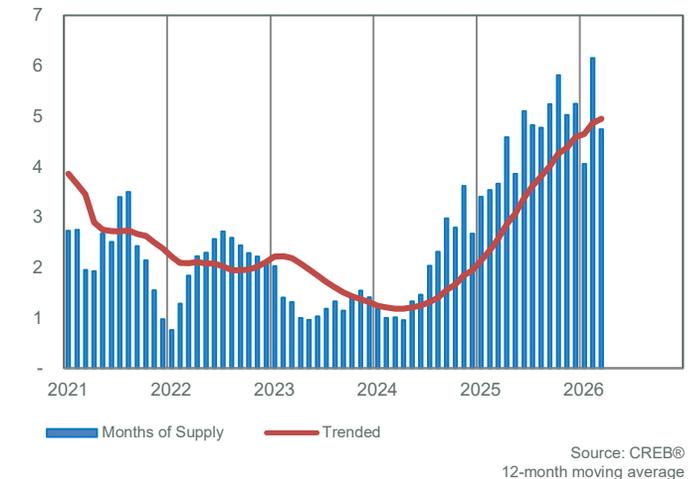
NORTHEAST TOTAL SALES BY PRICE RANGE



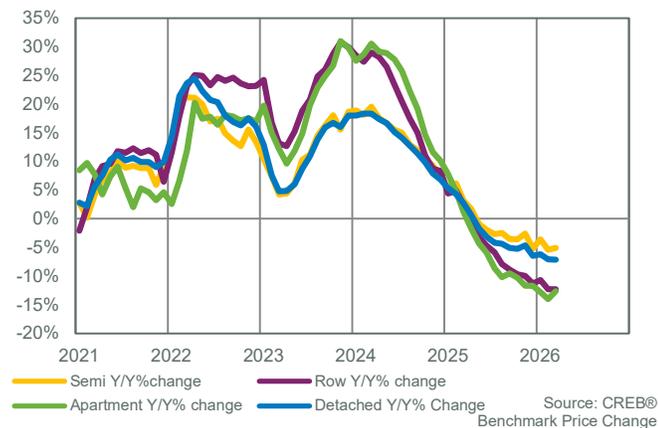
NORTHEAST INVENTORY AND SALES



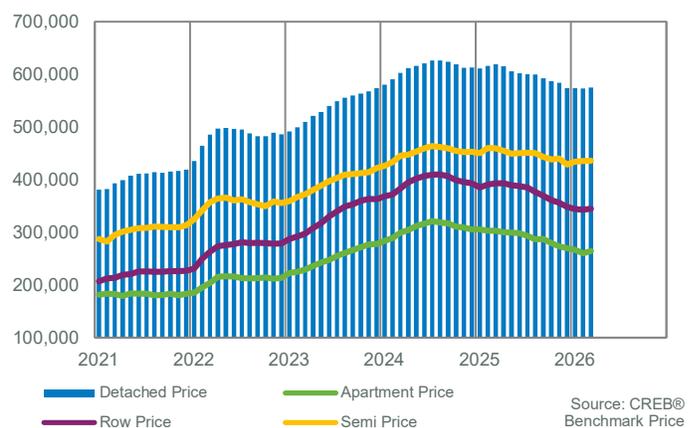
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

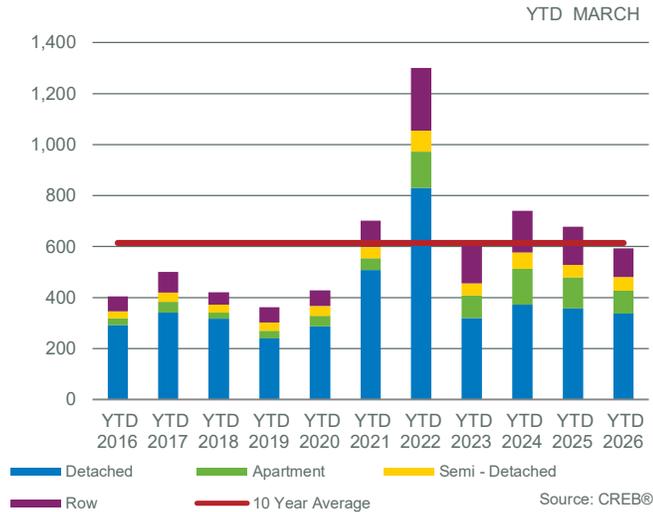


NORTHEAST PRICES

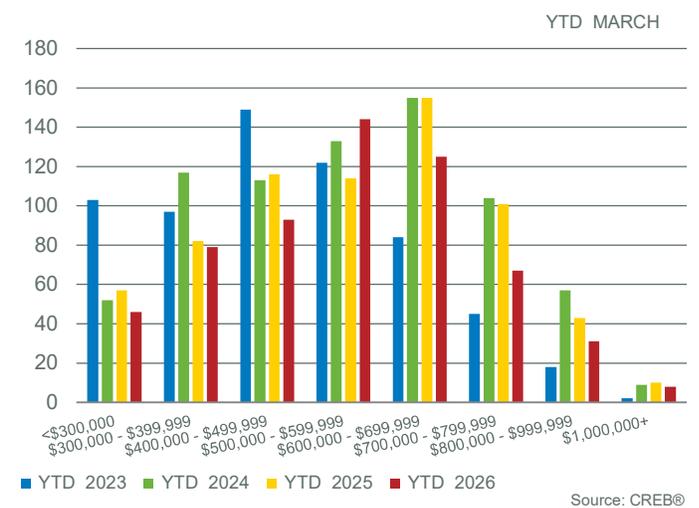


NORTH

NORTH TOTAL SALES



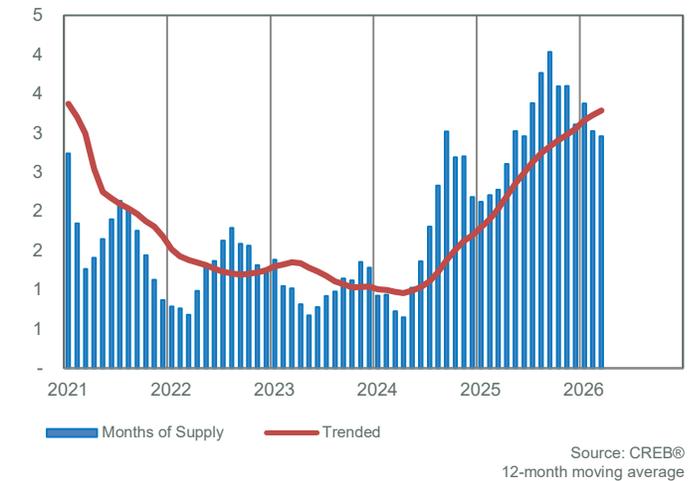
NORTH TOTAL SALES BY PRICE RANGE



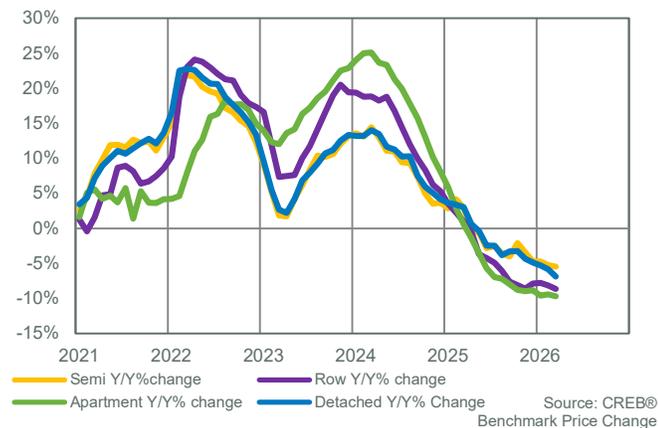
NORTH INVENTORY AND SALES



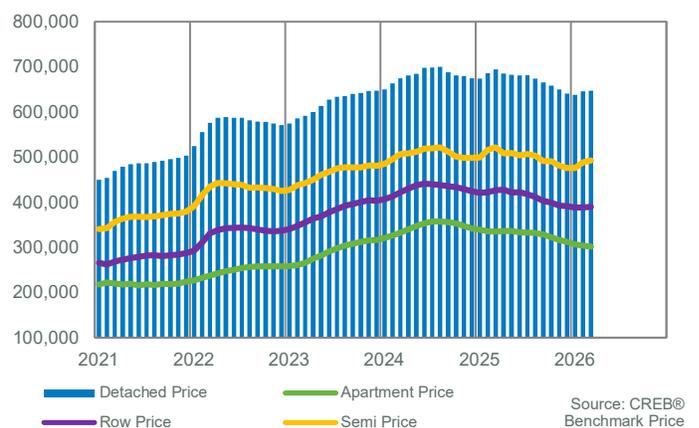
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

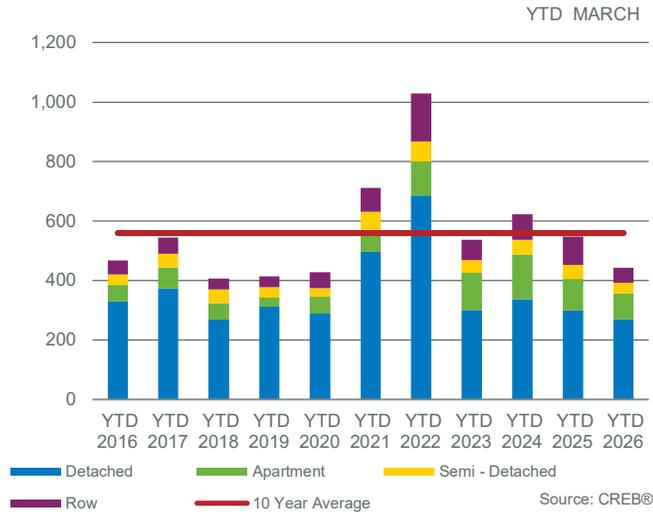


NORTH PRICES

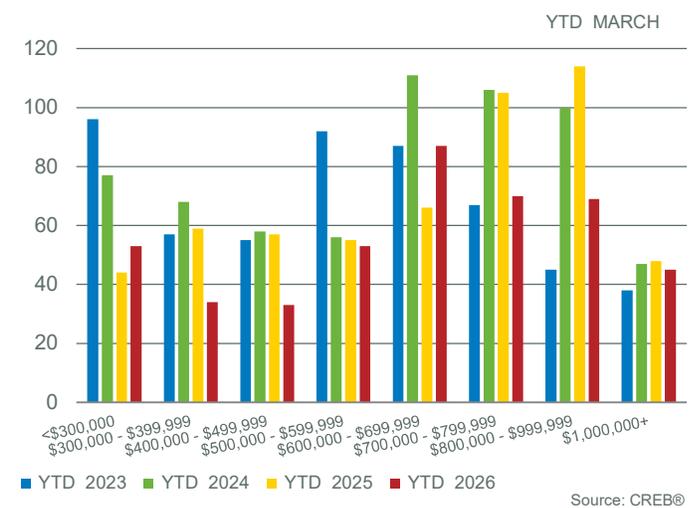


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



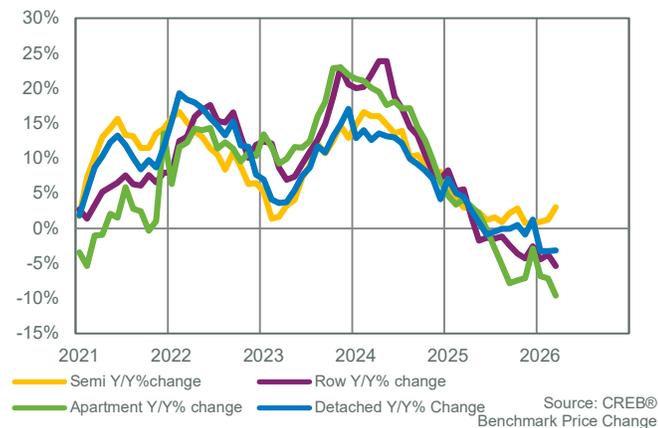
NORTHWEST INVENTORY AND SALES



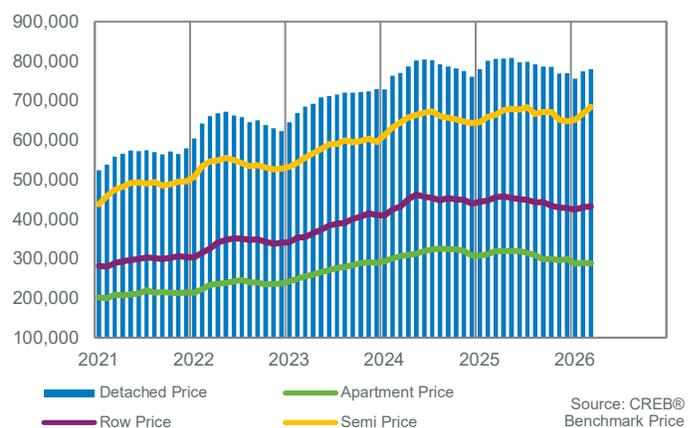
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

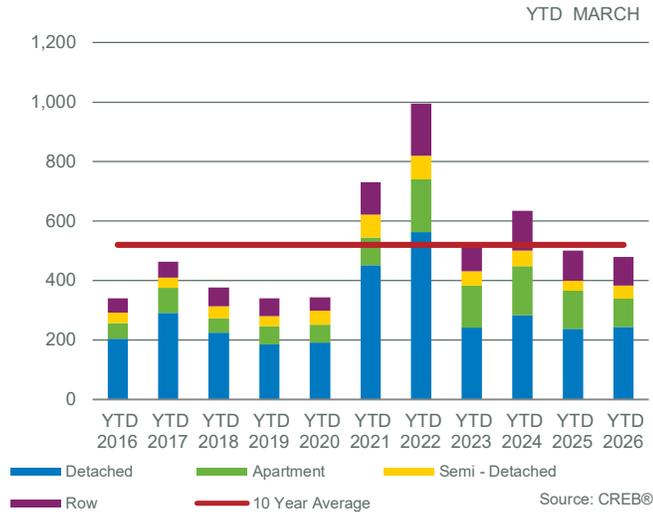


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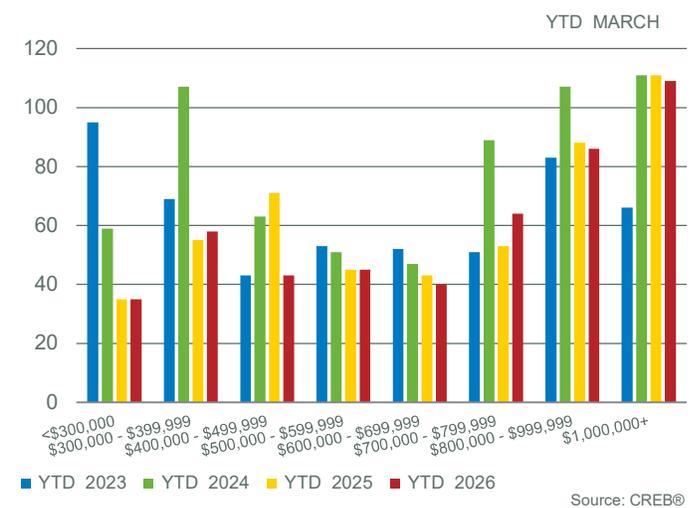


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



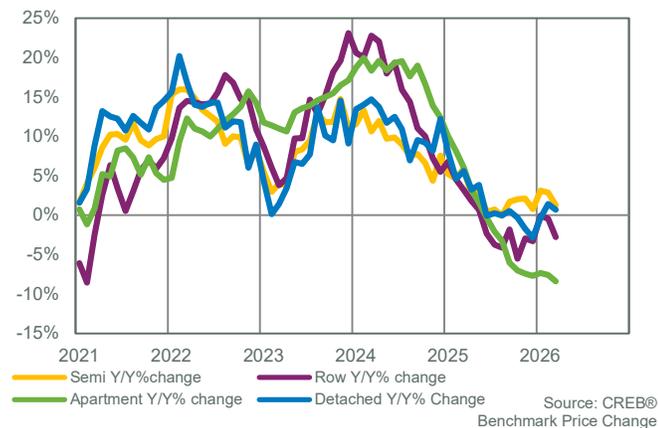
WEST INVENTORY AND SALES



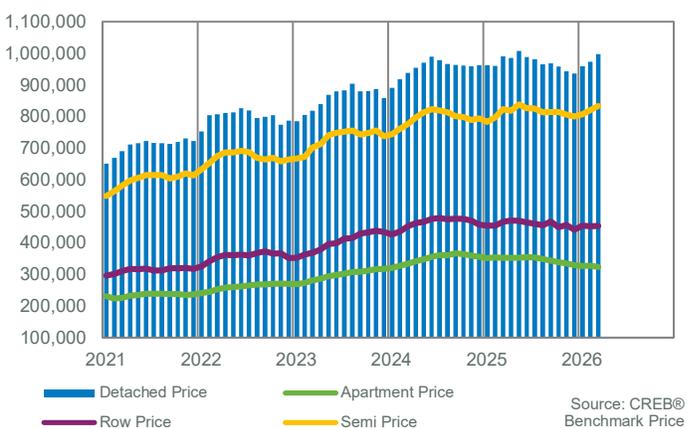
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

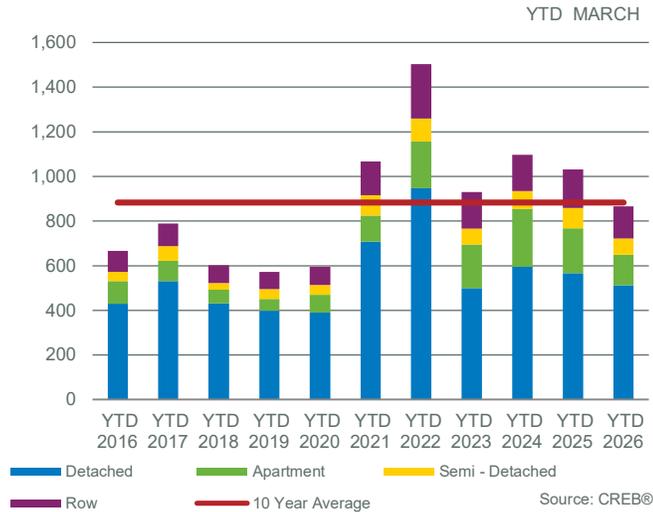


WEST PRICES

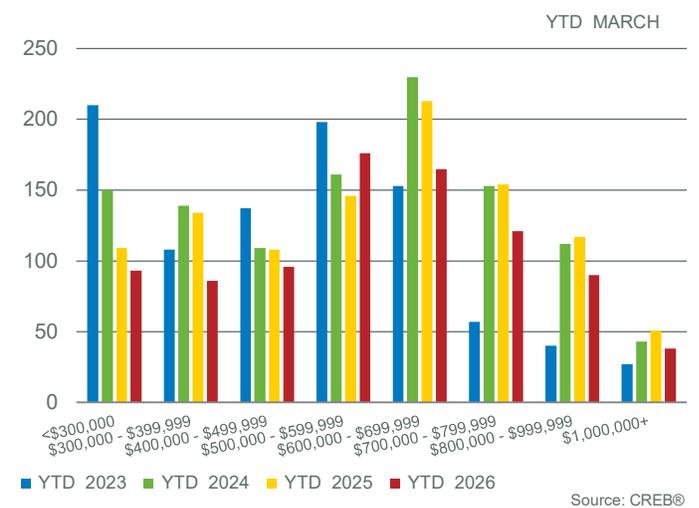


SOUTH

SOUTH TOTAL SALES



SOUTH TOTAL SALES BY PRICE RANGE



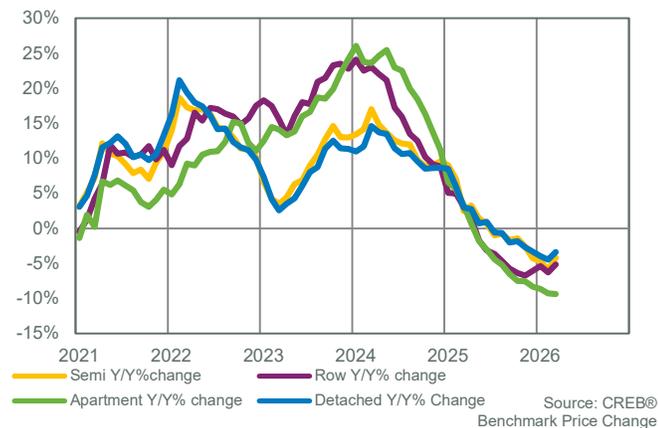
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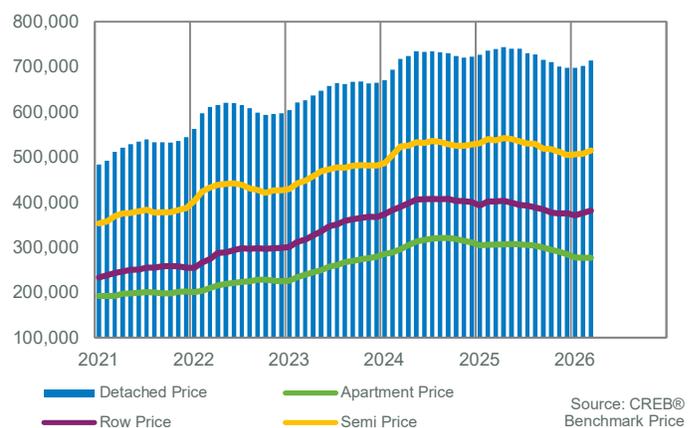
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

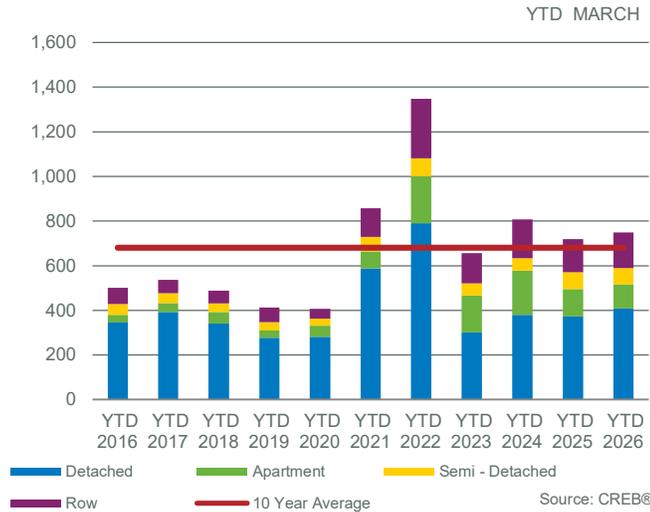


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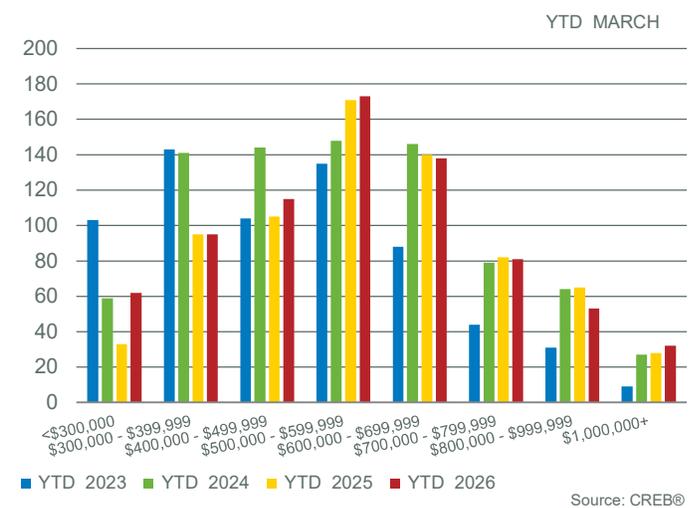


SOUTHEAST

SOUTHEAST TOTAL SALES



SOUTHEAST TOTAL SALES BY PRICE RANGE



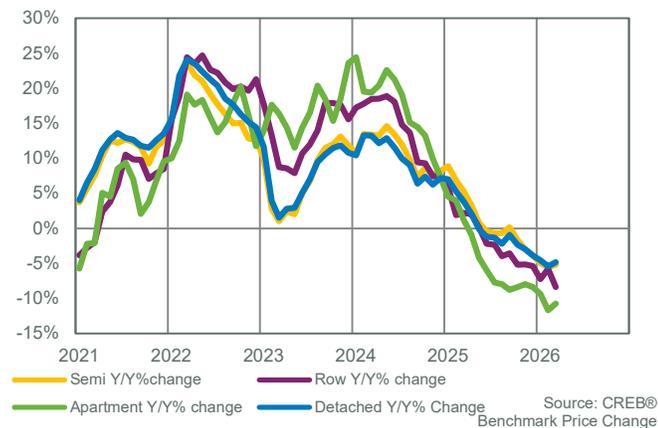
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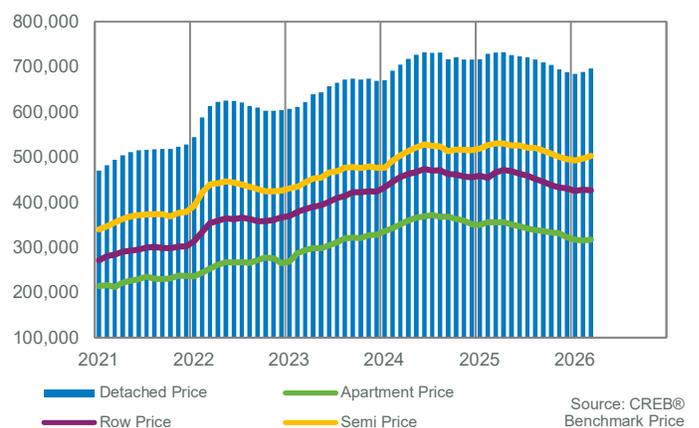
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SOUTHEAST PRICE CHANGE

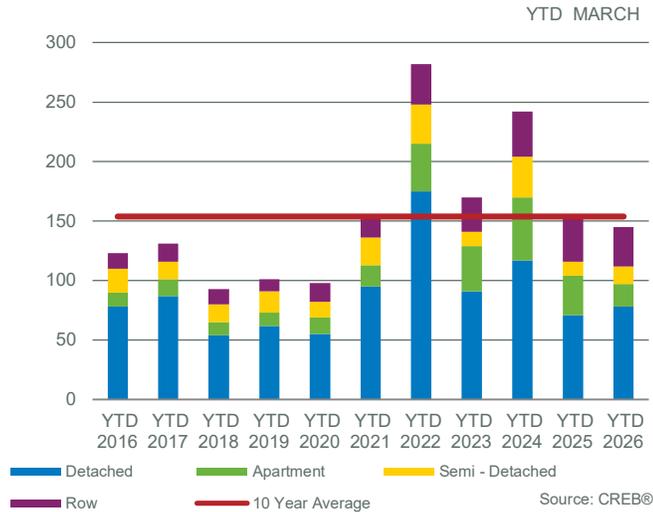


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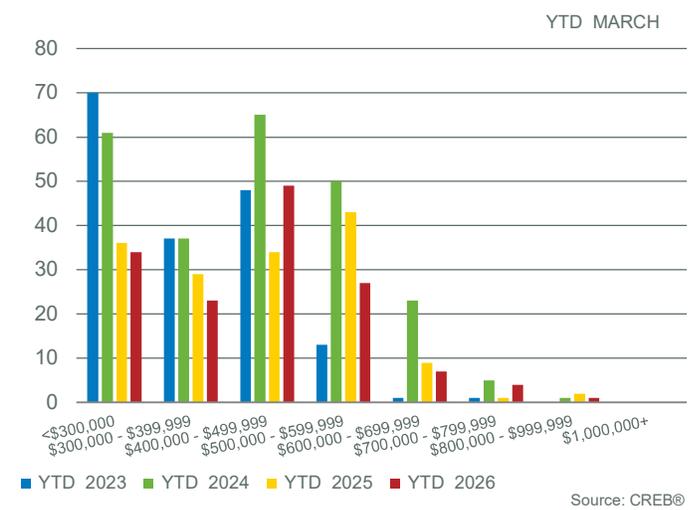


EAST

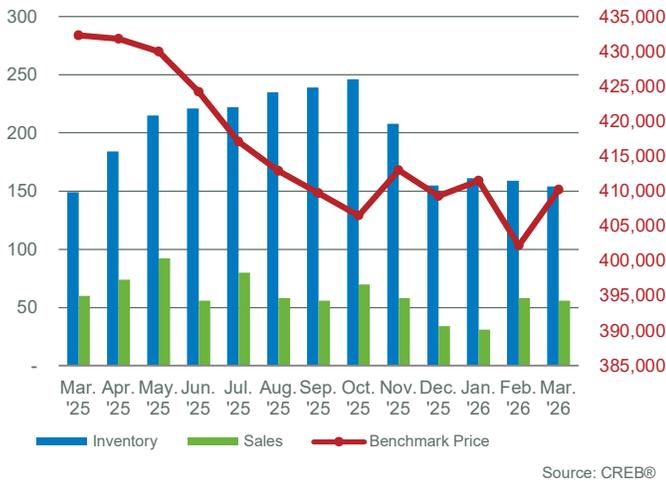
EAST TOTAL SALES



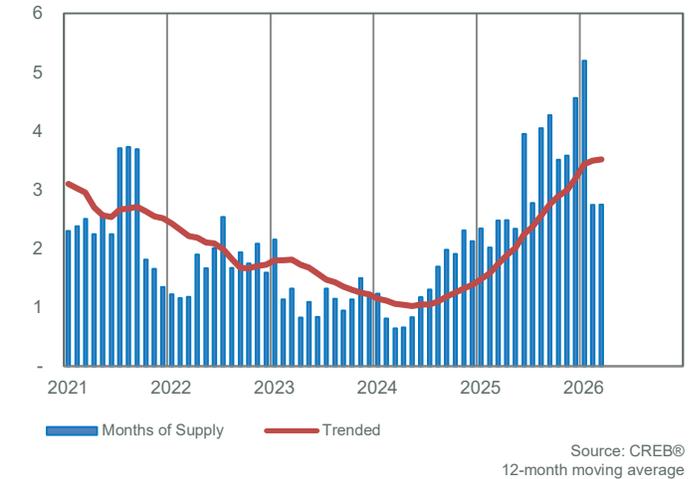
EAST TOTAL SALES BY PRICE RANGE



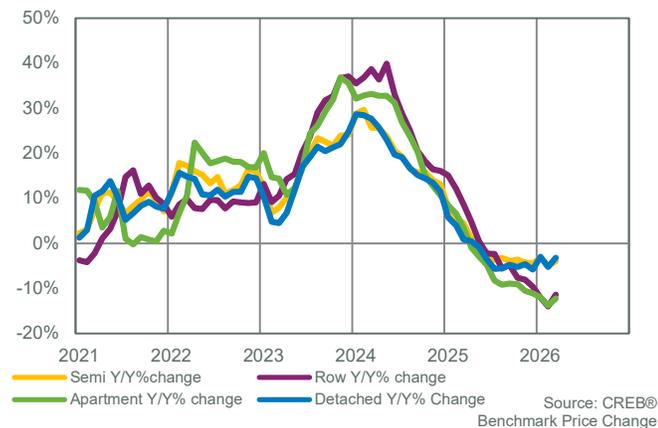
EAST INVENTORY AND SALES



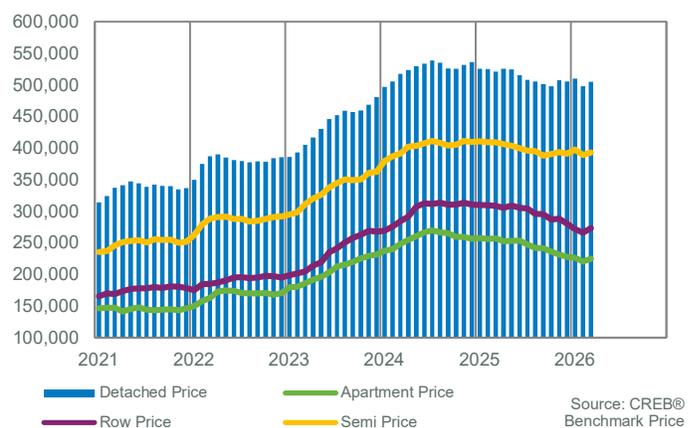
EAST MONTHS OF INVENTORY

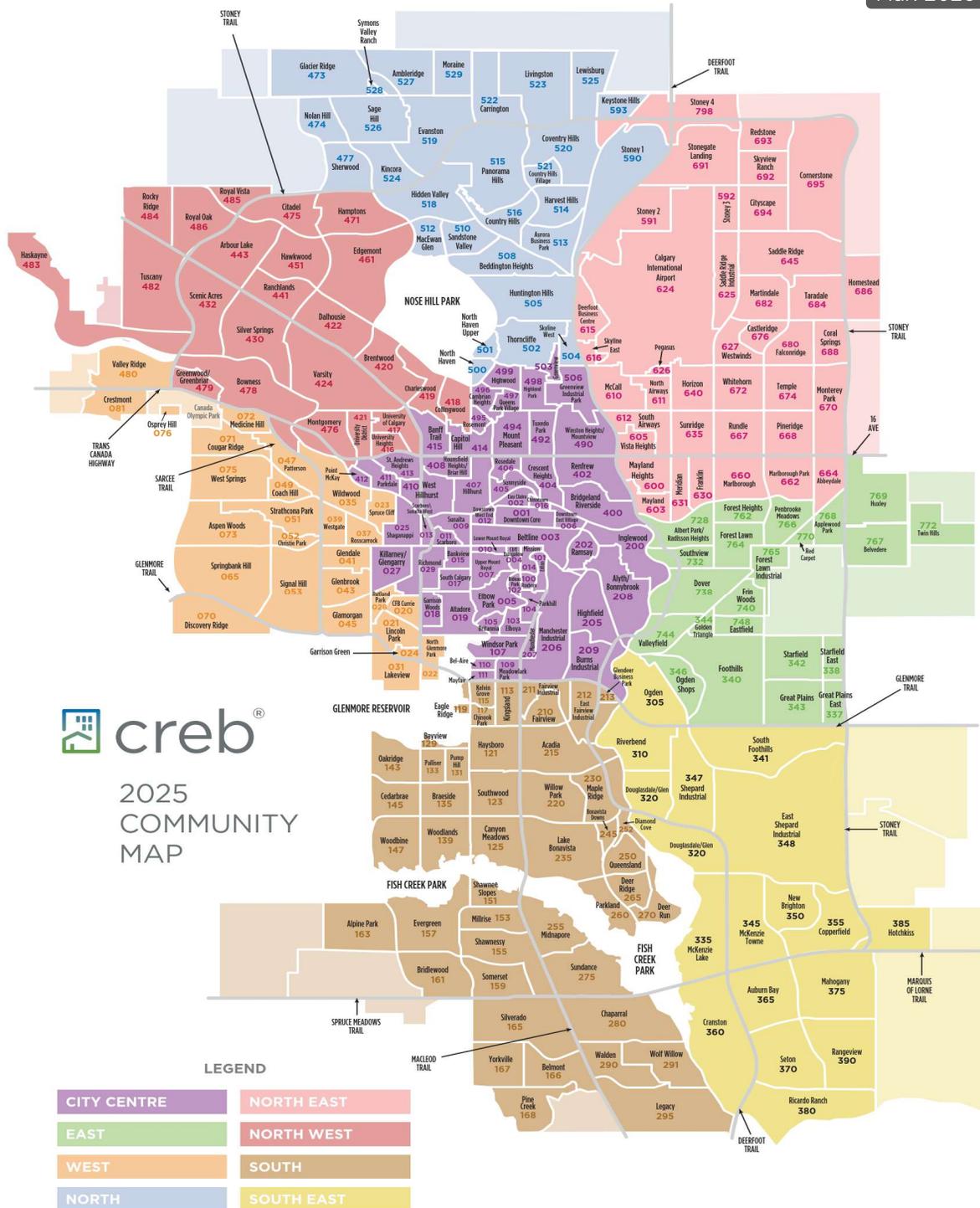


EAST PRICE CHANGE



EAST PRICES





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.

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