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MONTHLY STATISTICS PACKAGE

# City of Calgary

April 2026



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April 2026

## Balanced conditions in the city, except for apartment-style units

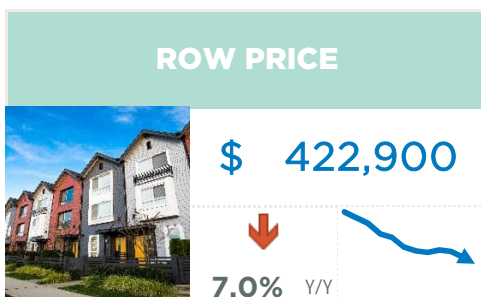
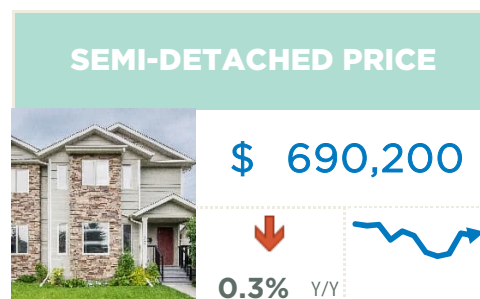
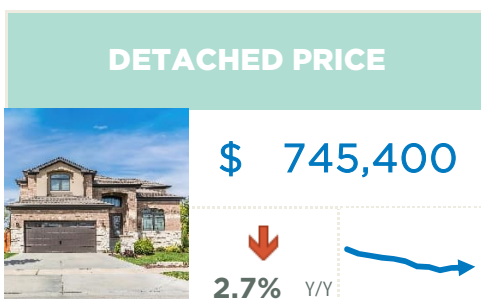
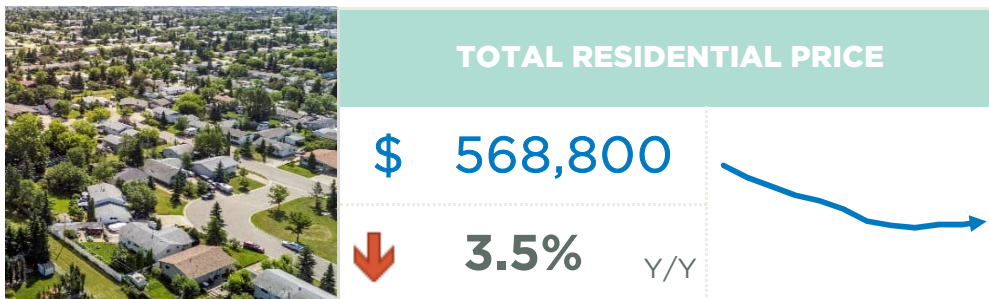
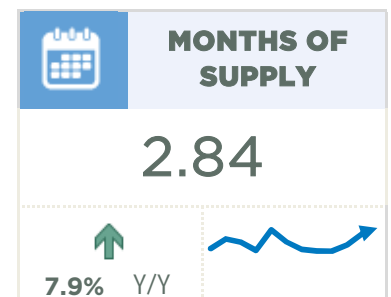
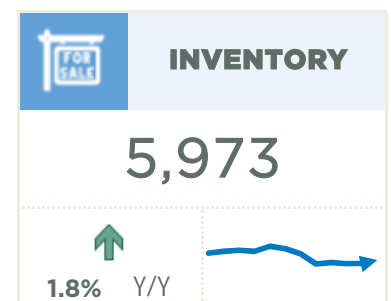
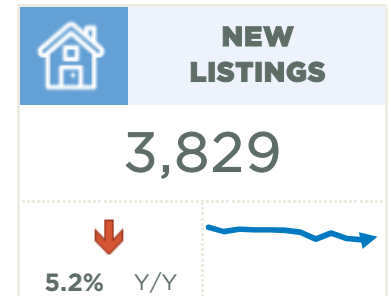
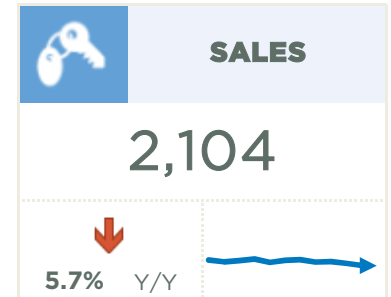
**Calgary, Alberta, May 1, 2026** - In line with seasonal expectations, both sales and inventory levels trended up relative to March's activity. Despite this typical monthly rise, April sales totalled 2,104 units, six per cent lower than levels reported in 2025.

"Sales were expected to ease this year as our market transitioned away from strong demand that was driven by previously rapid migration growth. Improved supply choice across the entire housing spectrum has reduced the urgency among potential purchasers, helping our market shift away from seller's market conditions to more balanced conditions," said Ann-Marie Lurie, CREB's Chief Economist. "However, the trend of limited supply choice in the detached market continues, while conditions favour the buyer in the apartment condominium market."

With 3,829 new listings in April, the sales-to-new-listings ratio remained at 55 per cent, supporting a modest monthly gain in supply. Inventory levels reached 5,973 units, nearly two per cent higher than levels reported last April. Overall, the months of supply remained just below three, representing relatively balanced conditions. However, this ranged from just over two months for detached homes to over four months for apartment-style homes.

The unadjusted total residential benchmark price trended up compared with March, reaching \$568,800. The monthly gain was mostly associated with seasonal improvements, which is expected heading into the spring market. Monthly gains were higher in the detached and semi-detached segments. Overall, compared with the previous year, prices remain three per cent lower, with modest year-over-year declines in the detached and semi-detached sector, while declines neared nine per cent for apartment-style units.

So far in 2026, conditions have varied, ranging from seller's market conditions and price growth for detached homes in some parts of the city to buyer's market conditions and price adjustments in the apartment condominium sector.



## April 2026

### April 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	1,095	0%	1,863	-2%	2,468	-2%	59%	2.25	-1%	\$745,400	-3%
Semi	214	14%	357	2%	536	11%	60%	2.50	-3%	\$690,200	0%
Row	363	2%	664	-4%	1,049	5%	55%	2.89	2%	\$422,900	-7%
Apartment	432	-27%	945	-13%	1,920	3%	46%	4.44	40%	\$301,400	-9%
<b>Total Residential</b>	<b>2,104</b>	<b>-6%</b>	<b>3,829</b>	<b>-5%</b>	<b>5,973</b>	<b>2%</b>	<b>55%</b>	<b>2.84</b>	<b>8%</b>	<b>\$568,800</b>	<b>-3%</b>

### Year-to-Date

### April 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	3,465	-3%	5,986	-5%	2,088	6%	58%	2.41	9%	\$736,250	-3%
Semi	700	1%	1,190	-1%	463	22%	59%	2.65	21%	\$681,375	-1%
Row	1,141	-13%	2,243	-4%	920	19%	51%	3.22	38%	\$422,800	-6%
Apartment	1,434	-27%	3,370	-15%	1,678	6%	43%	4.68	46%	\$300,375	-9%
<b>Total Residential</b>	<b>6,740</b>	<b>-11%</b>	<b>12,789</b>	<b>-7%</b>	<b>5,149</b>	<b>10%</b>	<b>53%</b>	<b>3.06</b>	<b>23%</b>	<b>\$562,325</b>	<b>-4%</b>



### Detached

With 1,095 sales and 1,863 new listings, inventory levels reported a modest monthly gain. However, with 2,468 units in inventory, levels remain lower than those reported last year and below long-term trends, while months of supply remained just over two. The tighter conditions helped support prices in April, which continued to rise compared with March, causing the pace of year-over-year price declines to ease to under three per cent. As of April, the unadjusted benchmark price was \$745,400. Within the detached market, conditions varied by district. Calgary's North West, West and South districts experienced seller's market conditions, with less than two months of supply, driving stronger monthly price gains. Meanwhile, conditions in the North East favoured the buyer, causing prices to trend down from the previous month. Benchmark price changes in April ranged from a year-over-year decline of eight per cent in the North East to a two per cent increase in the West district.



### Semi-Detached

Recent improvements in new listings helped to support the rise in sales this month. Year to date, there have been 700 sales and 1,190 new listings, similar to last year's levels. In April, both the sales-to-new-listings ratio and months of supply remained at the lower end of the balanced range. Conditions supported further monthly price growth, as the unadjusted benchmark price reached \$690,000. Gains over the past three months have brought prices to levels only slightly lower than those reported last April. As in the detached sector, conditions vary by location. In April, prices trended up over March in all districts except the North East and East, which are also reporting higher months of supply. Tighter conditions in other areas supported monthly price gains. Year to date, benchmark prices improved over last year's levels in the City Centre, North West and West districts.



### Row

Sales, new listings and inventory levels all trended over the previous month, in line with seasonal expectations. However, year to date, the pullback in sales has outpaced the pullback in new listings, causing the sales-to-new-listings ratio to average 51 per cent and inventories to trend higher than levels reported last year at this time. While inventories have improved, months of supply has remained in a relatively balanced range at nearly three months. Conditions vary significantly across the city, contributing to differing price trends. The North East district reported the highest months of supply and the steepest year-to-date price adjustments, at over 11 per cent. Meanwhile, the smallest year-to-date price adjustments occurred in the West, at less than a two per cent decline.

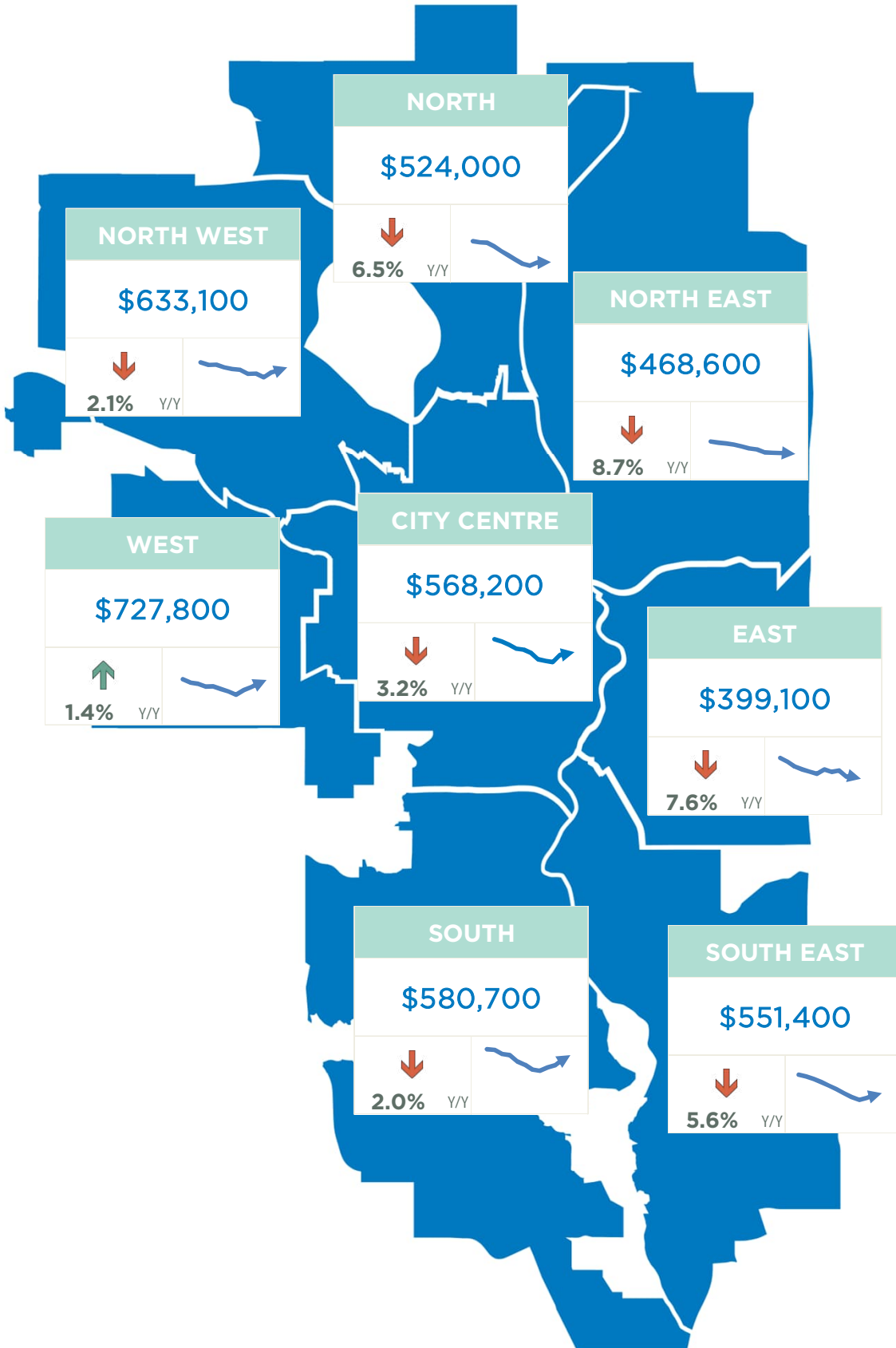


### Apartment

The pace of growth in new listings slowed in April relative to the gains in sales, causing the sales-to-new-listings ratio to improve to 46 per cent. However, this is not enough to prevent further inventory gains. In April, inventory rose to 1,920 units, nearly three per cent higher than last year and 27 per cent above long-term trends. With over four months of supply, conditions continue to favour the buyer, preventing any significant upward pressure on prices. As of April, the unadjusted benchmark price was \$301,400, slightly higher than March. Gains were mostly driven by improvements in the North West, South East and West districts, while prices continued to trend down in the North East, North and East districts. Compared with last April, benchmark prices have declined by nearly nine per cent, with the steepest declines in the North East, East, North and South East districts.

April 2026

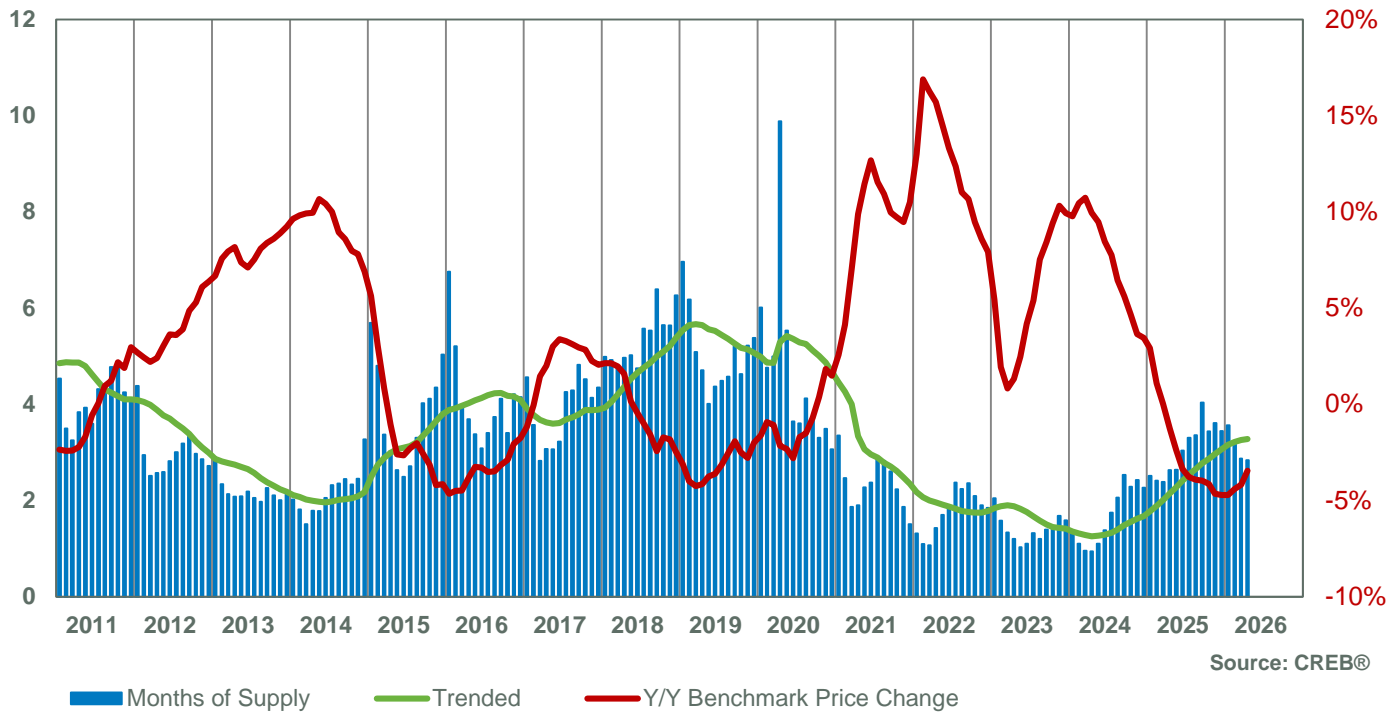
District Total Residential Benchmark Price



	Apr-25	Apr-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	2,230	2,104	-5.65%	7,553	6,740	-10.76%
Total Sales Volume	\$1,441,841,948	\$1,371,587,846	-4.87%	\$4,749,683,682	\$4,296,646,014	-9.54%
New Listings	4,037	3,829	-5.15%	13,781	12,789	-7.20%
Inventory	5,868	5,973	1.79%	4,702	5,149	9.51%
Months of Supply	2.63	2.84	7.89%	2.49	3.06	22.72%
Sales to New Listings	55.24%	54.95%	-0.29%	54.81%	52.70%	-2.11%
Sales to List Price	98.79%	98.25%	-0.54%	98.87%	98.03%	-0.84%
Days on Market	29	35	22.14%	32	40	24.90%
Benchmark Price	\$589,200	\$568,800	-3.46%	\$586,900	\$562,325	-4.19%
Median Price	\$590,000	\$586,000	-0.68%	\$580,000	\$575,000	-0.86%
Average Price	\$646,566	\$651,895	0.82%	\$628,847	\$637,485	1.37%
Index	276.6	267.0	-3.47%	278.3	267.2	-3.97%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Apr-25	Apr-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,098	1,095	-0.27%	3,568	3,465	-2.89%
Total Sales Volume	\$922,089,299	\$909,196,224	-1.40%	\$2,929,032,190	\$2,807,240,178	-4.16%
New Listings	1,907	1,863	-2.31%	6,295	5,986	-4.91%
Inventory	2,512	2,468	-1.75%	1,966	2,088	6.21%
Months of Supply	2.29	2.25	-1.48%	2.20	2.41	9.36%
Sales to New Listings Ratio	57.58%	58.78%	1.20%	56.68%	57.89%	1.21%
Sales to List Price Ratio	99.13%	98.62%	-0.51%	99.30%	98.48%	-0.82%
Days on Market	25	30	19.62%	28	35	22.13%
Benchmark Price	\$766,300	\$745,400	-2.73%	\$760,150	\$736,250	-3.14%
Median Price	\$725,000	\$709,900	-2.08%	\$720,000	\$695,000	-3.47%
Average Price	\$839,790	\$830,316	-1.13%	\$820,917	\$810,170	-1.31%
<b>APARTMENT</b>						
Total Sales	589	432	-26.66%	1,971	1,434	-27.25%
Total Sales Volume	\$216,423,224	\$146,993,493	-32.08%	\$705,324,515	\$492,468,416	-30.18%
New Listings	1,086	945	-12.98%	3,952	3,370	-14.73%
Inventory	1,868	1,920	2.78%	1,584	1,678	5.93%
Months of Supply	3.17	4.44	40.14%	3.22	4.68	45.60%
Sales to New Listings Ratio	54.24%	45.71%	-8.52%	49.87%	42.55%	-7.32%
Sales to List Price Ratio	97.86%	97.14%	-0.72%	97.85%	96.85%	-1.00%
Days on Market	36	47	27.76%	40	51	26.70%
Benchmark Price	\$330,800	\$301,400	-8.89%	\$329,350	\$300,375	-8.80%
Median Price	\$327,500	\$303,500	-7.33%	\$325,000	\$303,000	-6.77%
Average Price	\$367,442	\$340,263	-7.40%	\$357,851	\$343,423	-4.03%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	188	214	13.83%	696	700	0.57%
Total Sales Volume	\$130,548,212	\$147,869,464	13.27%	\$486,137,753	\$480,302,336	-1.20%
New Listings	350	357	2.00%	1,196	1,190	-0.50%
Inventory	485	536	10.52%	381	463	21.59%
Months of Supply	2.58	2.50	-2.91%	2.19	2.65	20.89%
Sales to New Listings Ratio	53.71%	59.94%	6.23%	58.19%	58.82%	0.63%
Sales to List Price Ratio	99.41%	98.53%	-0.89%	99.28%	98.16%	-1.13%
Days on Market	25	38	50.96%	30	44	45.26%
Benchmark Price	\$692,200	\$690,200	-0.29%	\$685,850	\$681,375	-0.65%
Median Price	\$620,000	\$606,550	-2.17%	\$618,000	\$590,000	-4.53%
Average Price	\$694,405	\$690,979	-0.49%	\$698,474	\$686,146	-1.76%
<b>CITY OF CALGARY ROW</b>						
Total Sales	355	363	2.25%	1,318	1,141	-13.43%
Total Sales Volume	\$172,781,213	\$167,528,665	-3.04%	\$629,189,223	\$516,635,084	-17.89%
New Listings	694	664	-4.32%	2,338	2,243	-4.06%
Inventory	1,003	1,049	4.59%	771	920	19.33%
Months of Supply	2.83	2.89	2.28%	2.34	3.22	37.84%
Sales to New Listings Ratio	51.15%	54.67%	3.52%	56.37%	50.87%	-5.50%
Sales to List Price Ratio	98.97%	98.28%	-0.69%	99.00%	98.06%	-0.95%
Days on Market	30	37	20.30%	31	41	31.27%
Benchmark Price	\$454,500	\$422,900	-6.95%	\$449,025	\$422,800	-5.84%
Median Price	\$470,000	\$439,000	-6.60%	\$460,500	\$435,000	-5.54%
Average Price	\$486,708	\$461,511	-5.18%	\$477,382	\$452,791	-5.15%

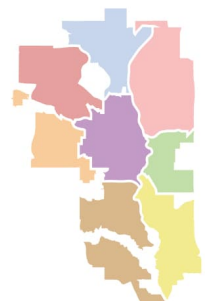
For a list of definitions, see page 29.

April 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
<b>Detached</b>								
City Centre	101	186	54.30%	316	3.13	\$978,700	-1.10%	1.45%
North East	102	244	41.80%	430	4.22	\$565,100	-8.20%	-1.69%
North	162	273	59.34%	382	2.36	\$645,400	-5.75%	-0.22%
North West	153	229	66.81%	236	1.54	\$795,500	-1.34%	1.99%
West	116	180	64.44%	201	1.73	\$1,007,600	2.28%	1.02%
South	259	395	65.57%	456	1.76	\$720,600	-3.08%	0.92%
South East	175	285	61.40%	349	1.99	\$696,700	-4.86%	0.03%
East	26	63	41.27%	81	3.12	\$487,500	-7.28%	-3.37%
<b>TOTAL CITY</b>	<b>1,095</b>	<b>1,863</b>	<b>58.78%</b>	<b>2,468</b>	<b>2.25</b>	<b>\$745,400</b>	<b>-2.73%</b>	<b>0.55%</b>
<b>Apartment</b>								
City Centre	181	401	45.14%	809	4.47	\$309,900	-8.39%	0.36%
North East	19	61	31.15%	139	7.32	\$261,500	-12.69%	-1.10%
North	28	78	35.90%	172	6.14	\$300,300	-10.52%	-0.53%
North West	37	71	52.11%	150	4.05	\$294,600	-7.82%	2.08%
West	51	83	61.45%	160	3.14	\$326,500	-7.59%	0.83%
South	64	139	46.04%	214	3.34	\$277,300	-9.56%	-0.04%
South East	48	95	50.53%	225	4.69	\$319,200	-10.39%	0.60%
East	4	16	25.00%	48	12.00	\$222,800	-11.69%	-1.11%
<b>TOTAL CITY</b>	<b>432</b>	<b>945</b>	<b>45.71%</b>	<b>1,920</b>	<b>4.44</b>	<b>\$301,400</b>	<b>-8.89%</b>	<b>0.37%</b>
<b>Semi-detached</b>								
City Centre	57	83	68.67%	128	2.25	\$957,000	0.38%	0.78%
North East	21	62	33.87%	86	4.10	\$425,500	-6.46%	-2.39%
North	24	33	72.73%	46	1.92	\$492,900	-2.95%	0.02%
North West	20	35	57.14%	60	3.00	\$688,300	1.83%	0.67%
West	23	33	69.70%	47	2.04	\$845,100	3.38%	1.54%
South	44	57	77.19%	74	1.68	\$522,600	-3.58%	1.61%
South East	22	36	61.11%	65	2.95	\$504,700	-4.74%	0.42%
East	3	13	23.08%	23	7.67	\$384,500	-5.27%	-2.14%
<b>TOTAL CITY</b>	<b>214</b>	<b>357</b>	<b>59.94%</b>	<b>536</b>	<b>2.50</b>	<b>\$690,200</b>	<b>-0.29%</b>	<b>0.60%</b>
<b>Row</b>								
City Centre	57	84	67.86%	134	2.35	\$572,300	-6.75%	-2.12%
North East	34	83	40.96%	183	5.38	\$349,000	-11.15%	1.28%
North	59	110	53.64%	152	2.58	\$386,200	-9.72%	-0.82%
North West	43	62	69.35%	87	2.02	\$427,700	-6.68%	-0.88%
West	41	77	53.25%	121	2.95	\$455,800	-3.29%	0.35%
South	57	114	50.00%	148	2.60	\$384,100	-4.69%	0.79%
South East	62	97	63.92%	170	2.74	\$427,700	-9.27%	0.26%
East	9	32	28.13%	47	5.22	\$269,300	-11.79%	-1.46%
<b>TOTAL CITY</b>	<b>363</b>	<b>664</b>	<b>54.67%</b>	<b>1,049</b>	<b>2.89</b>	<b>\$422,900</b>	<b>-6.95%</b>	<b>-0.24%</b>

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

## City of Calgary

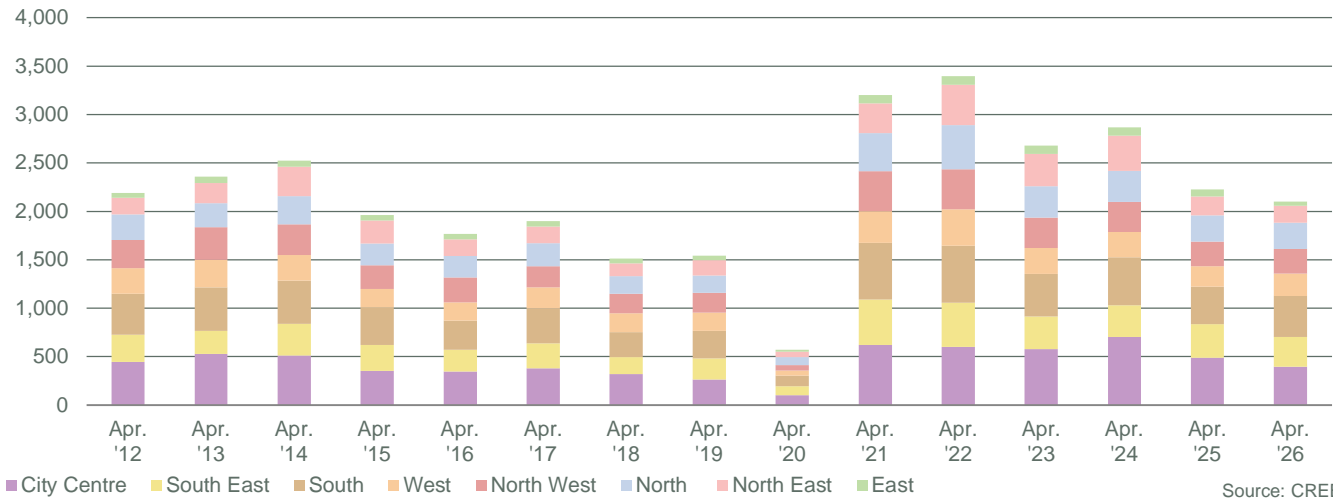
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Apr. 2026

TOTAL SALES

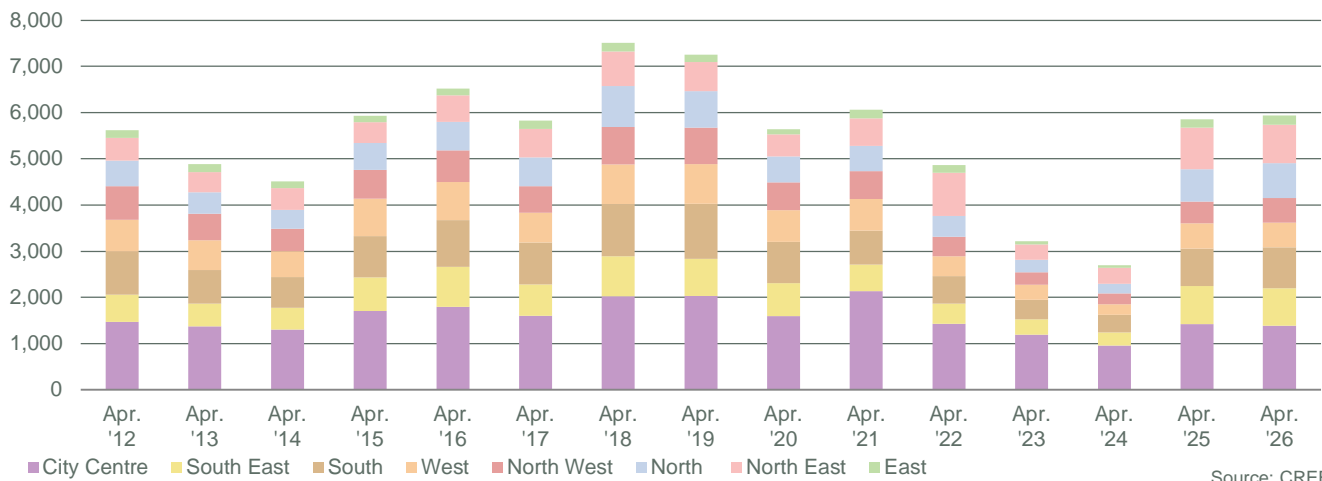
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Source: CREB®

TOTAL INVENTORY

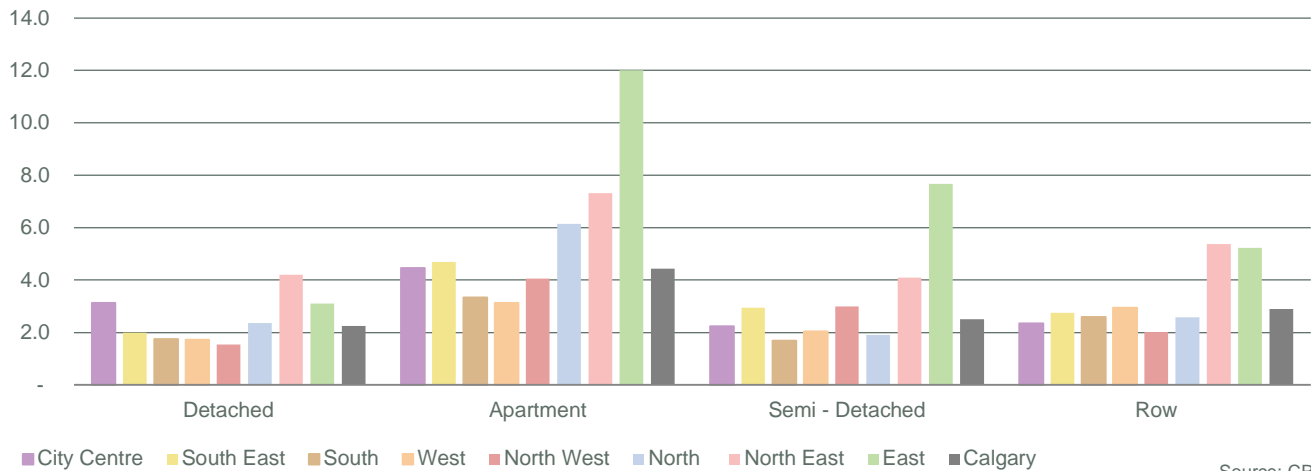
APRIL



Source: CREB®

MONTHS OF SUPPLY

APRIL



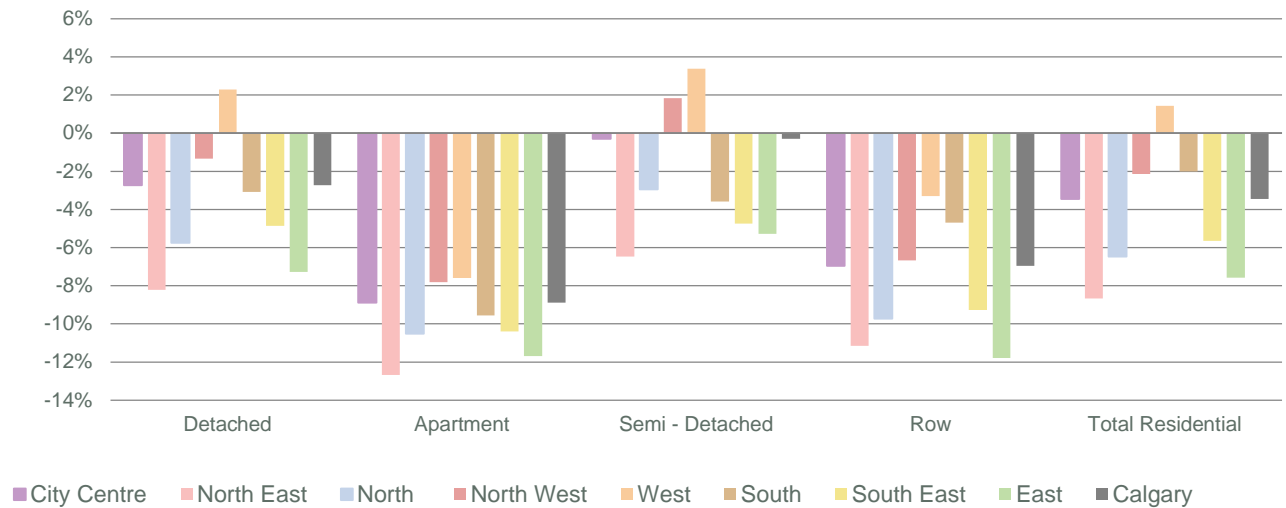
Source: CREB®

**BENCHMARK PRICE - APRIL**



Source: CREB®

**YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL**

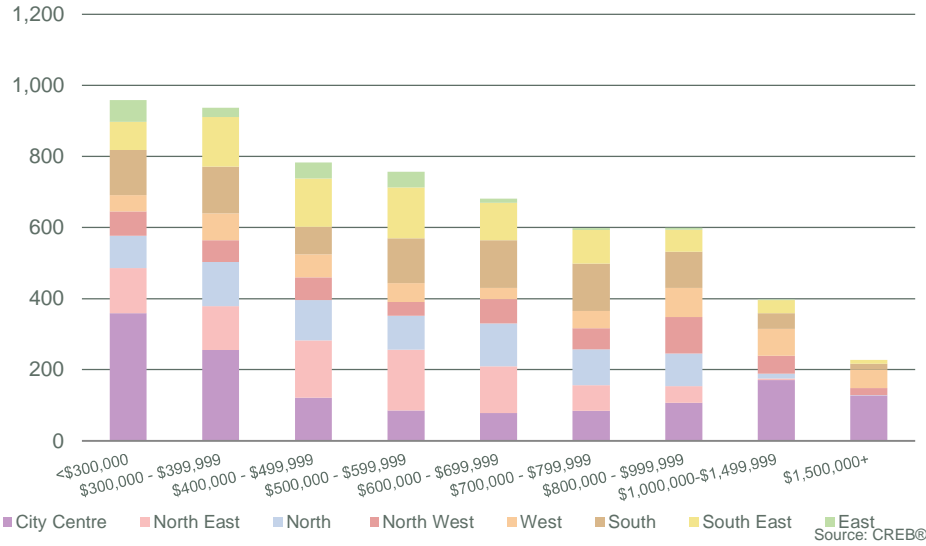


Source: CREB®

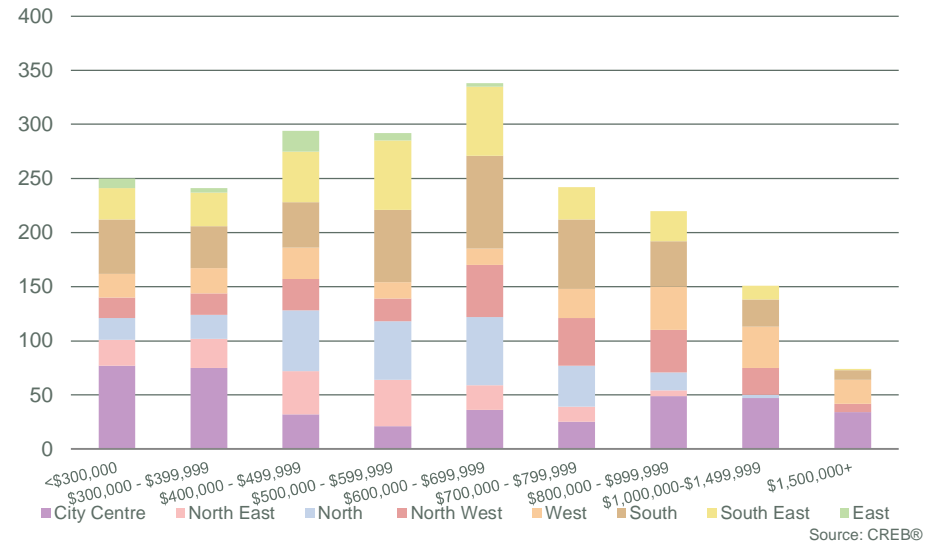
**TYPICAL HOME ATTRIBUTES - DETACHED HOMES**

	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

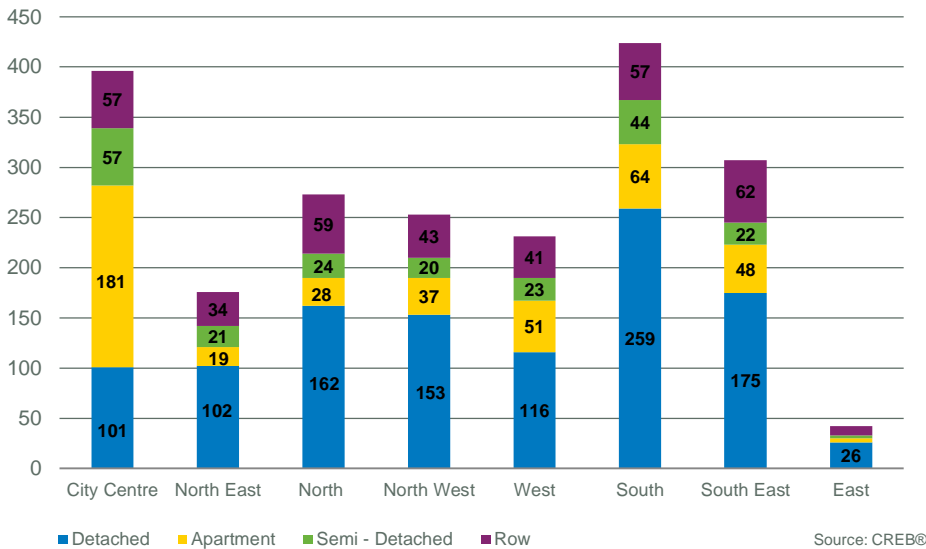
TOTAL INVENTORY BY PRICE RANGE - APRIL



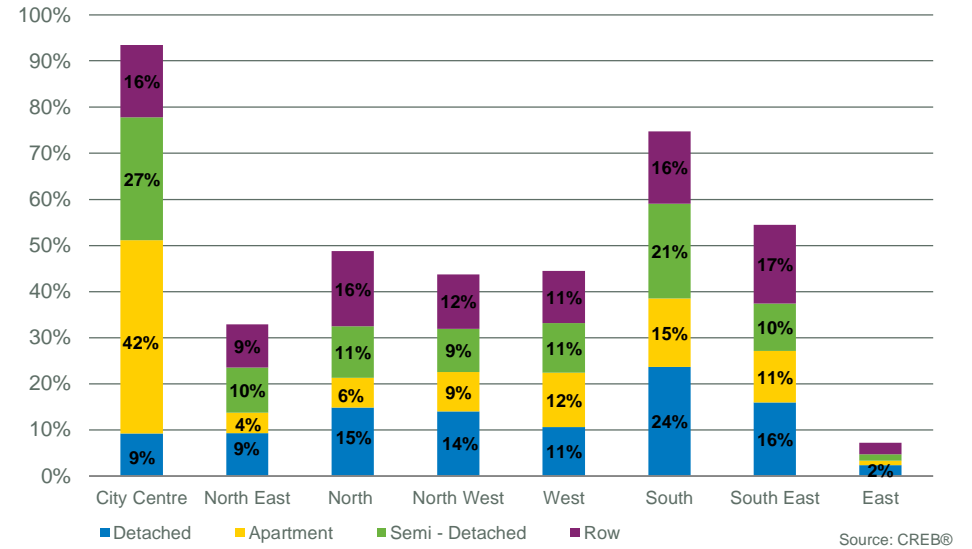
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



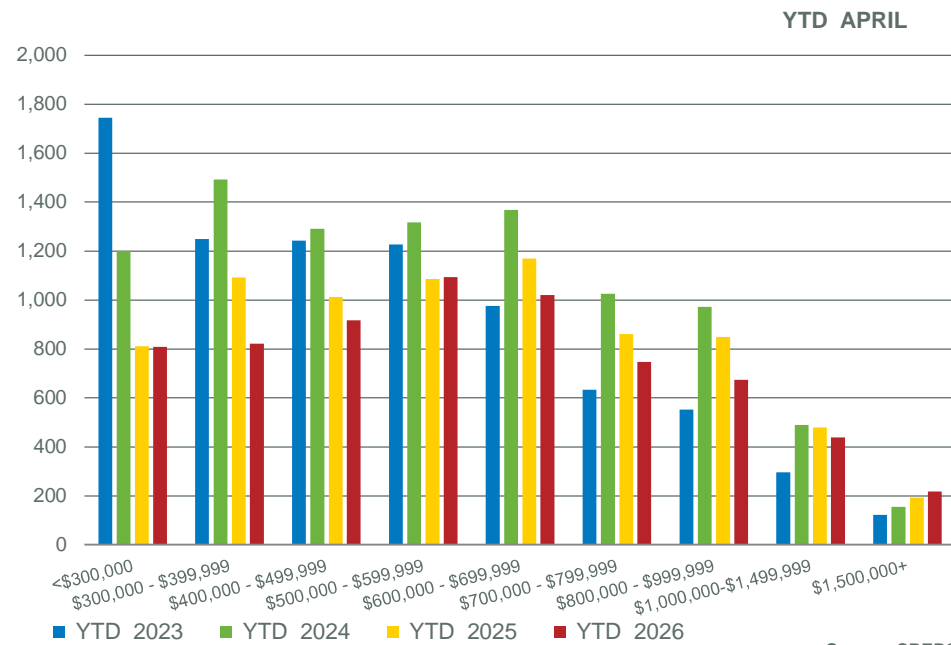
SHARE OF CITY WIDE SALES - APRIL



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2025</b>												
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	589,750	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
<b>2026</b>												
Sales	1,233	1,525	1,878	2,104								
New Listings	2,785	2,767	3,408	3,829								
Inventory	4,395	4,827	5,402	5,973								
Days on Market	54	42	35	35								
Benchmark Price	554,400	560,500	565,600	568,800								
Median Price	556,000	565,000	575,500	586,000								
Average Price	618,101	628,364	641,472	651,895								
Index	260	263	266	267								

	Apr-25	Apr-26	YTD 2025	YTD 2026
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	1	1	1
\$100,000 - \$149,999	3	5	8	11
\$150,000 - \$199,999	20	35	69	126
\$200,000 - \$249,999	75	88	241	279
\$250,000 - \$299,999	137	121	493	392
\$300,000 - \$349,999	166	105	580	389
\$350,000 - \$399,999	147	136	512	433
\$400,000 - \$449,999	131	141	500	449
\$450,000 - \$499,999	150	154	513	469
\$500,000 - \$549,999	158	140	507	544
\$550,000 - \$599,999	159	152	579	549
\$600,000 - \$649,999	167	169	594	534
\$650,000 - \$699,999	174	169	575	487
\$700,000 - \$749,999	147	137	483	405
\$750,000 - \$799,999	108	106	378	342
\$800,000 - \$849,999	97	76	327	231
\$850,000 - \$899,999	74	69	241	209
\$900,000 - \$949,999	59	40	162	113
\$950,000 - \$999,999	34	35	120	121
\$1,000,000 - \$1,299,999	120	127	372	346
\$1,300,000 - \$1,499,999	41	24	106	92
\$1,500,000 - \$1,999,999	33	45	121	132
\$2,000,000 +	29	29	71	86
	2,230	2,104	7,553	6,740

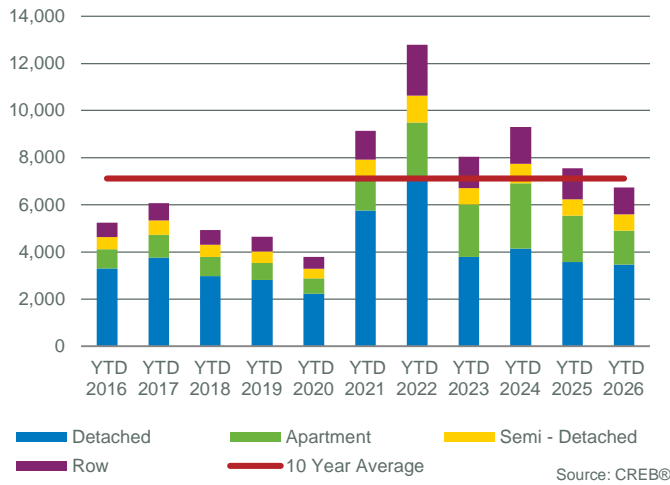
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

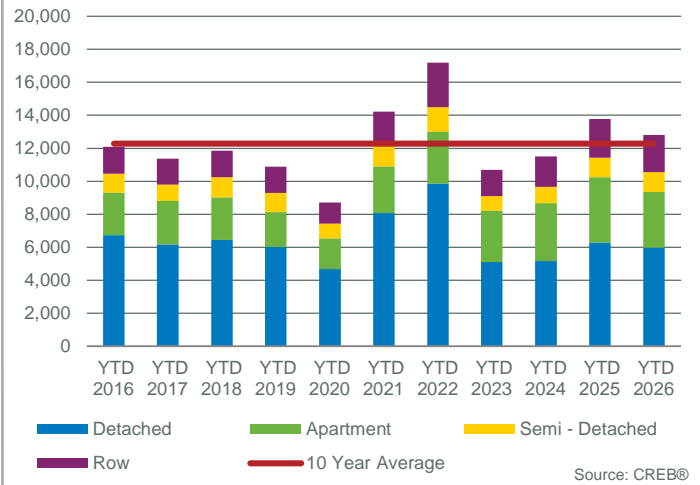
CITY OF CALGARY TOTAL SALES

YTD APRIL

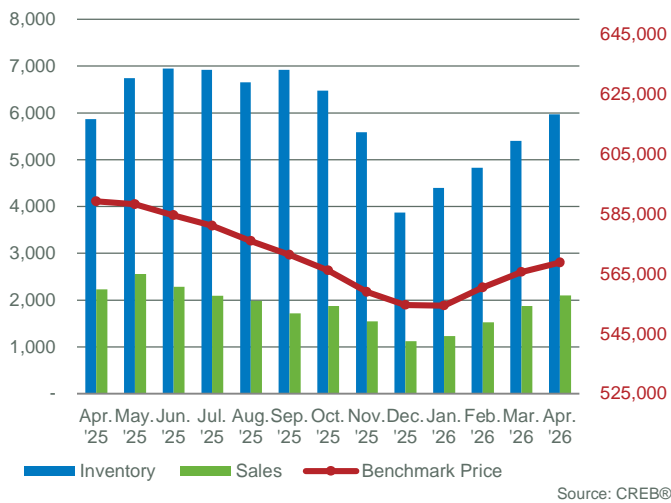


CITY OF CALGARY TOTAL NEW LISTINGS

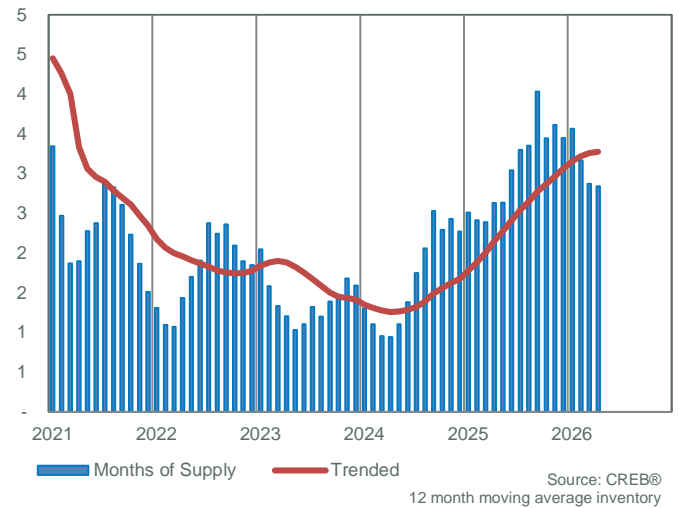
YTD APRIL



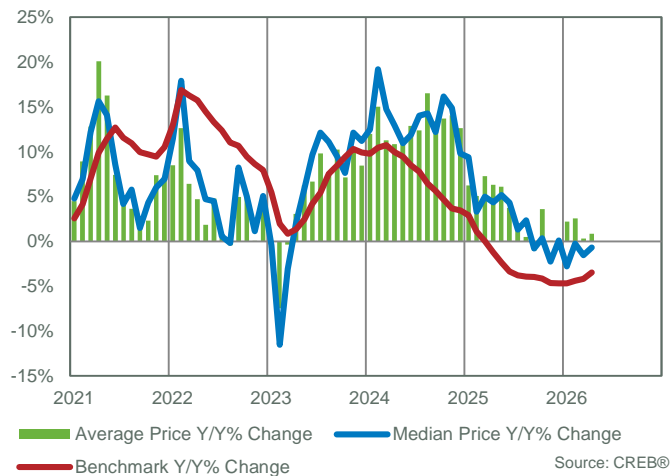
CITY OF CALGARY TOTAL INVENTORY AND SALES



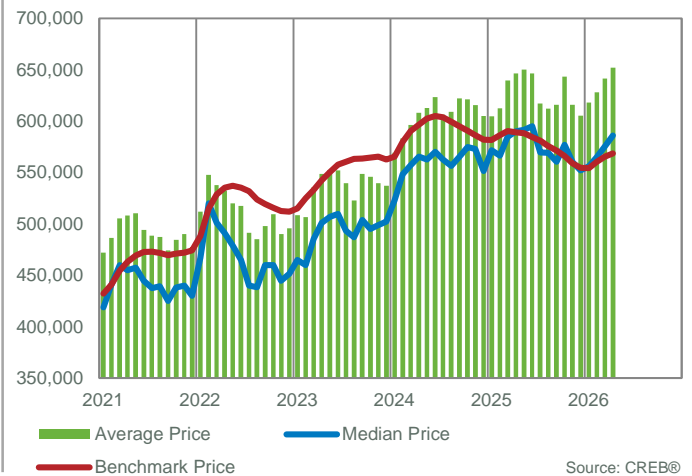
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



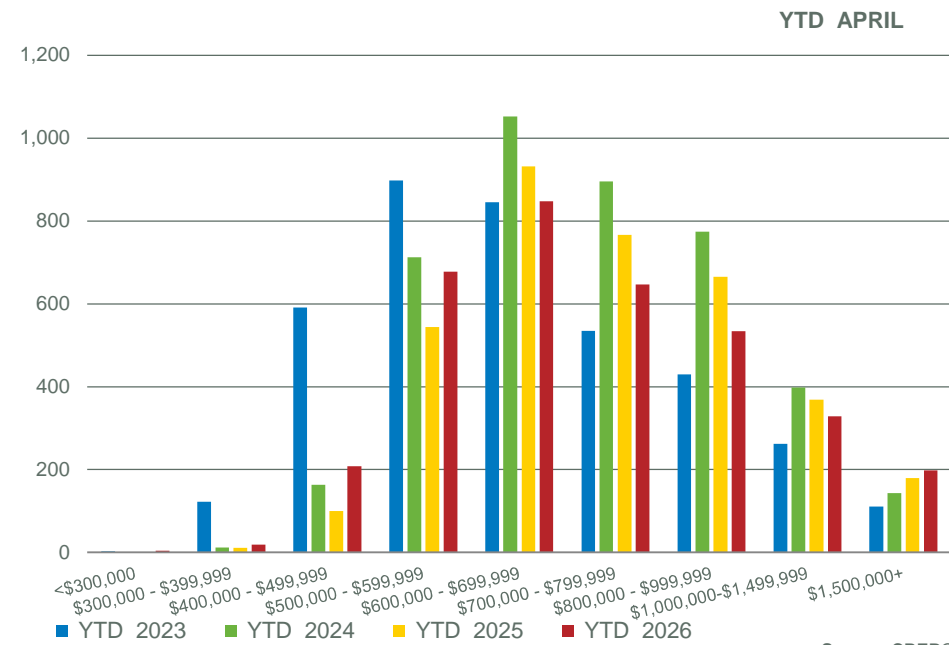
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2025</b>												
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
<b>2026</b>												
Sales	656	736	978	1,095								
New Listings	1,240	1,269	1,614	1,863								
Inventory	1,753	1,944	2,187	2,468								
Days on Market	48	35	31	30								
Benchmark Price	724,000	734,300	741,300	745,400								
Median Price	675,000	688,500	700,000	709,900								
Average Price	780,750	808,244	808,797	830,316								
Index	298	302	305	307								

	Apr-25	Apr-26	YTD 2025	YTD 2026
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	1
\$200,000 - \$249,999	-	1	-	1
\$250,000 - \$299,999	-	-	1	1
\$300,000 - \$349,999	-	-	3	2
\$350,000 - \$399,999	3	5	8	17
\$400,000 - \$449,999	6	19	19	62
\$450,000 - \$499,999	28	40	81	146
\$500,000 - \$549,999	79	74	206	293
\$550,000 - \$599,999	96	108	338	385
\$600,000 - \$649,999	122	135	458	432
\$650,000 - \$699,999	145	140	474	416
\$700,000 - \$749,999	130	114	425	351
\$750,000 - \$799,999	99	93	342	296
\$800,000 - \$849,999	79	63	279	194
\$850,000 - \$899,999	53	55	179	155
\$900,000 - \$949,999	41	34	121	91
\$950,000 - \$999,999	27	29	86	94
\$1,000,000 - \$1,299,999	94	95	276	246
\$1,300,000 - \$1,499,999	37	20	93	83
\$1,500,000 - \$1,999,999	31	42	109	116
\$2,000,000 +	28	27	70	82
	1,098	1,095	3,568	3,465

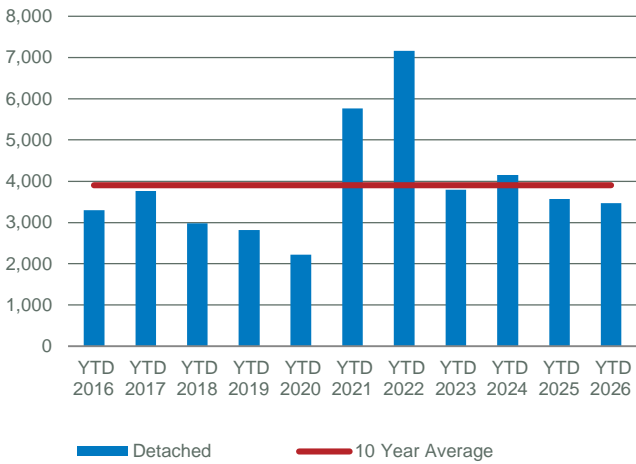
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

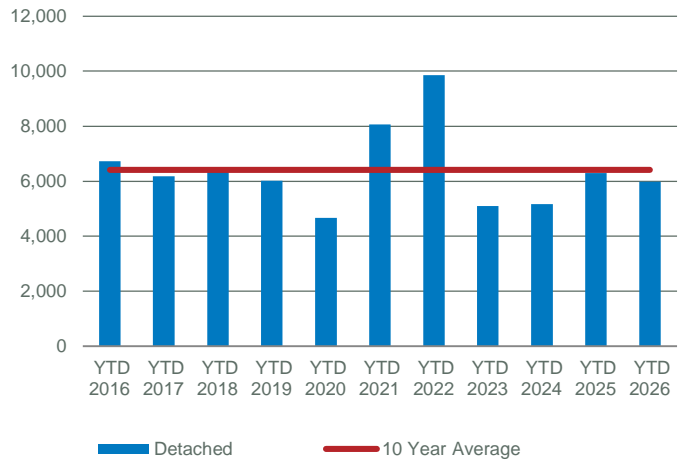
YTD APRIL



Source: CREB®

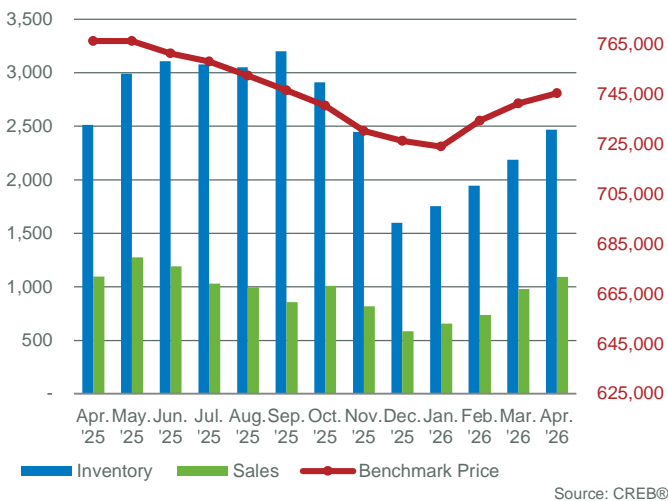
CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



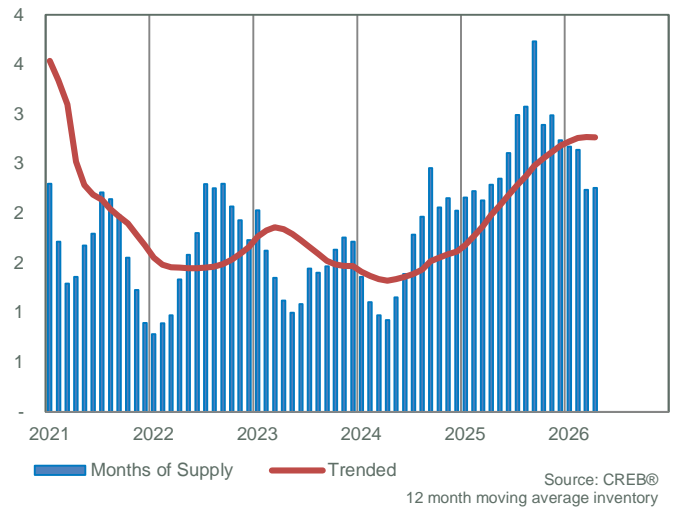
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



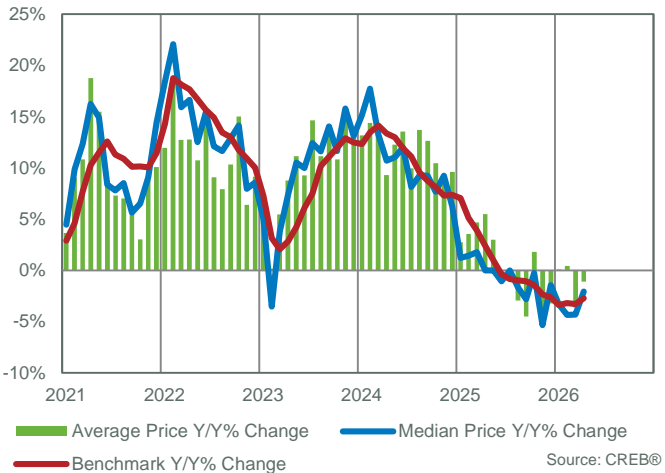
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



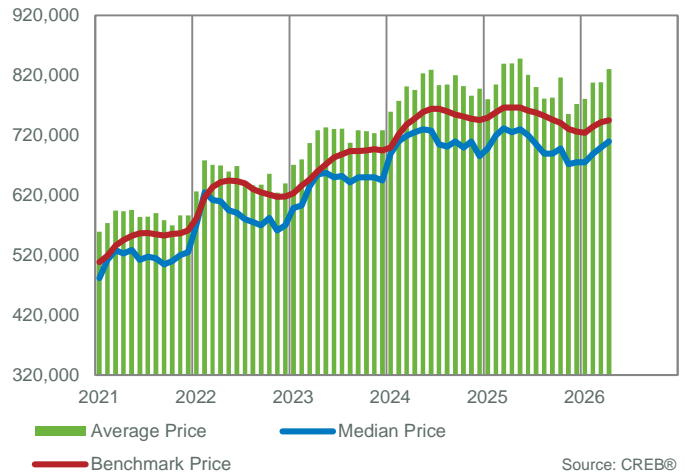
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

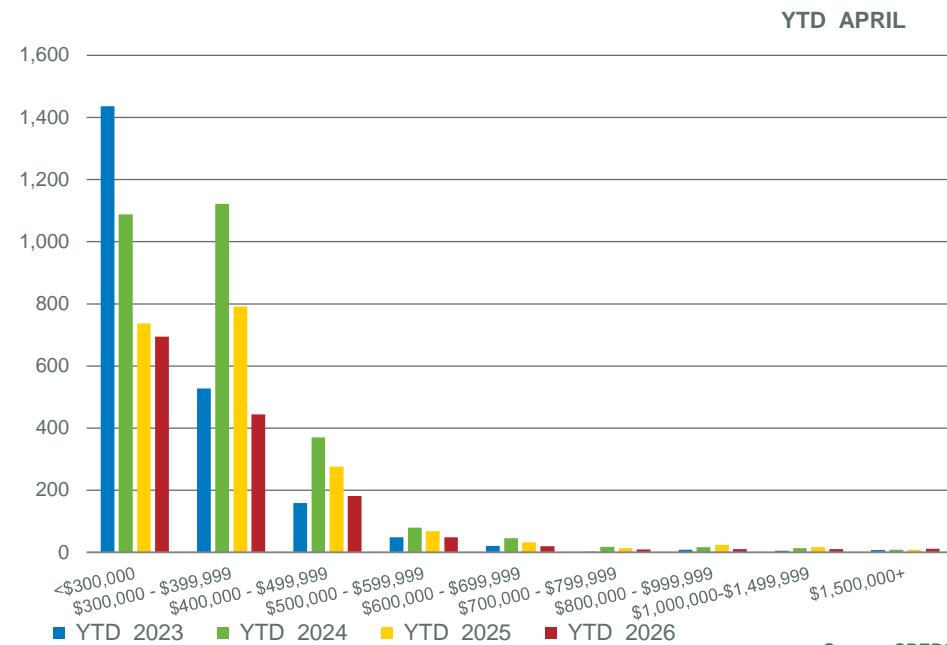


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2025</b>												
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
<b>2026</b>												
Sales	273	345	384	432								
New Listings	786	754	885	945								
Inventory	1,436	1,581	1,776	1,920								
Days on Market	65	54	45	47								
Benchmark Price	301,200	298,600	300,300	301,400								
Median Price	295,438	303,500	305,000	303,500								
Average Price	331,713	355,934	344,063	340,263								
Index	231	229	231	231								

	Apr-25	Apr-26	YTD 2025	YTD 2026
<b>CALGARY TOTAL SALES</b>				
<\$100,000	1	-	1	-
\$100,000 - \$149,999	3	5	8	11
\$150,000 - \$199,999	20	33	68	121
\$200,000 - \$249,999	71	74	230	241
\$250,000 - \$299,999	121	99	430	322
\$300,000 - \$349,999	144	66	470	265
\$350,000 - \$399,999	87	68	322	179
\$400,000 - \$449,999	55	32	184	109
\$450,000 - \$499,999	27	33	93	73
\$500,000 - \$549,999	12	3	42	30
\$550,000 - \$599,999	8	3	27	19
\$600,000 - \$649,999	7	3	17	12
\$650,000 - \$699,999	9	1	16	8
\$700,000 - \$749,999	4	1	9	6
\$750,000 - \$799,999	1	1	4	4
\$800,000 - \$849,999	3	1	5	3
\$850,000 - \$899,999	3	1	10	2
\$900,000 - \$949,999	3	-	7	2
\$950,000 - \$999,999	1	1	2	4
\$1,000,000 - \$1,299,999	3	3	11	7
\$1,300,000 - \$1,499,999	3	2	6	4
\$1,500,000 - \$1,999,999	2	1	8	9
\$2,000,000 +	1	1	1	3
	589	432	1,971	1,434

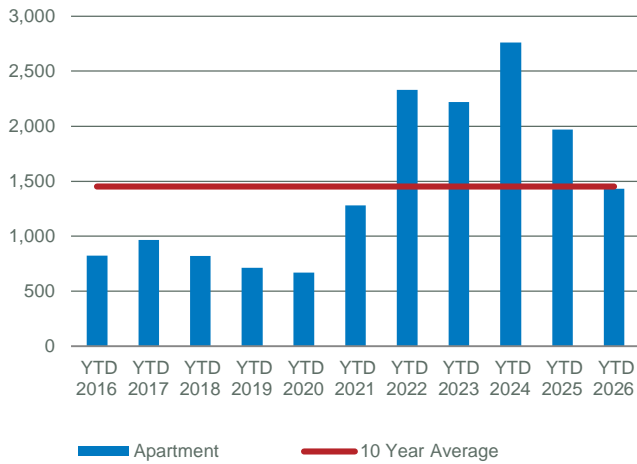
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

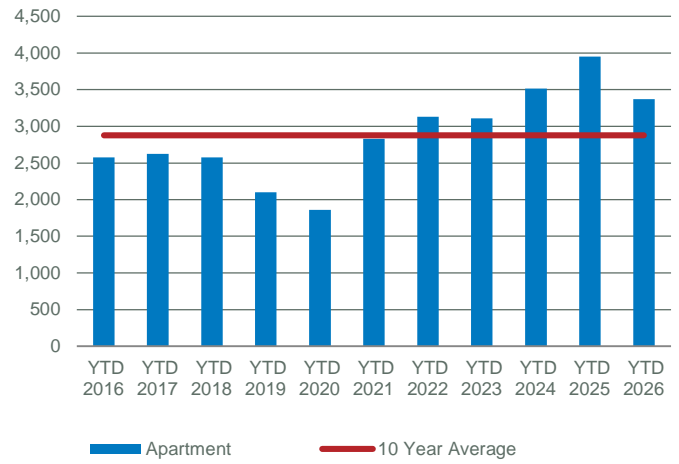
YTD APRIL



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



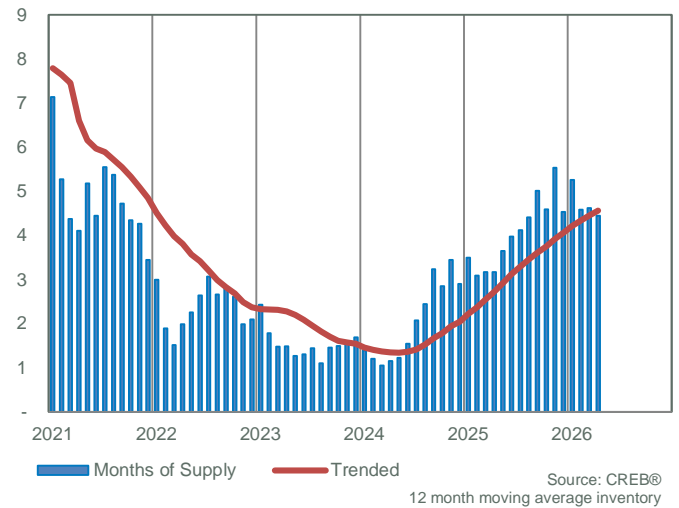
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



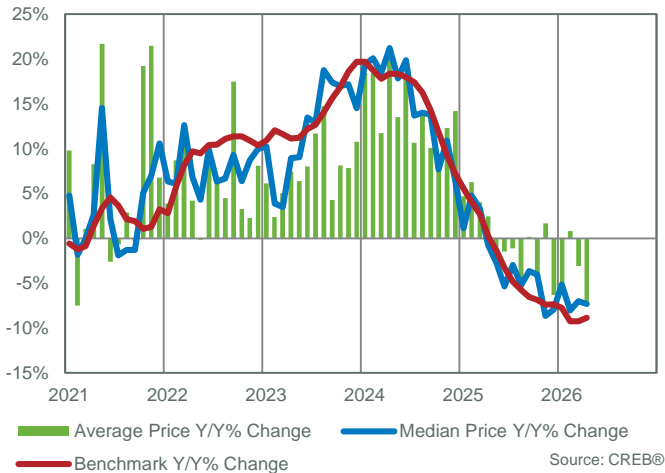
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



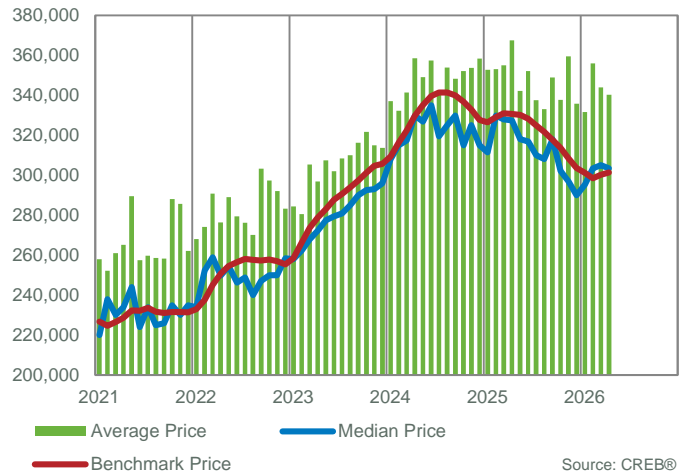
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

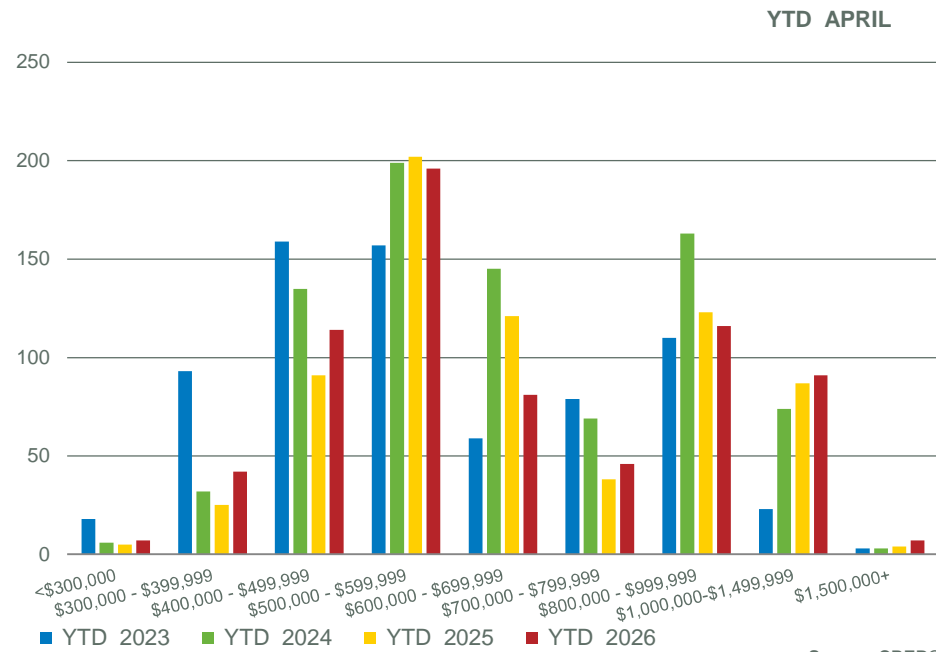


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2025</b>												
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
<b>2026</b>												
Sales	118	174	194	214								
New Listings	254	254	325	357								
Inventory	421	416	480	536								
Days on Market	61	45	38	38								
Benchmark Price	667,000	682,200	686,100	690,200								
Median Price	583,500	588,500	585,000	606,550								
Average Price	665,026	673,108	705,356	690,979								
Index	356	364	367	369								

	Apr-25	Apr-26	YTD 2025	YTD 2026
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	1	-	3
\$250,000 - \$299,999	3	2	5	4
\$300,000 - \$349,999	2	4	5	10
\$350,000 - \$399,999	5	7	20	32
\$400,000 - \$449,999	10	15	31	45
\$450,000 - \$499,999	16	21	60	69
\$500,000 - \$549,999	18	34	81	107
\$550,000 - \$599,999	33	20	121	89
\$600,000 - \$649,999	19	15	69	46
\$650,000 - \$699,999	10	14	52	35
\$700,000 - \$749,999	5	13	18	22
\$750,000 - \$799,999	5	5	20	24
\$800,000 - \$849,999	7	11	28	30
\$850,000 - \$899,999	15	10	39	44
\$900,000 - \$949,999	13	6	29	19
\$950,000 - \$999,999	5	5	27	23
\$1,000,000 - \$1,299,999	21	28	82	87
\$1,300,000 - \$1,499,999	1	1	5	4
\$1,500,000 - \$1,999,999	-	1	4	6
\$2,000,000 +	-	1	-	1
	188	214	696	700

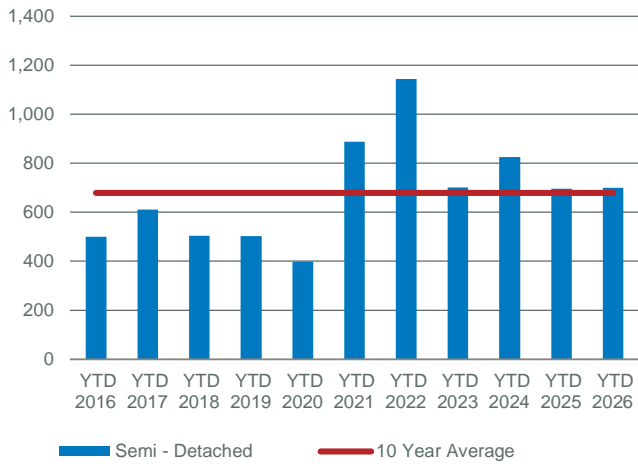
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

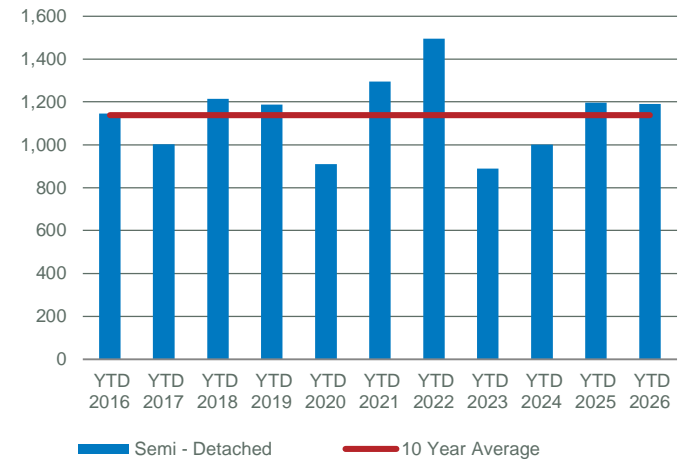
YTD APRIL



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



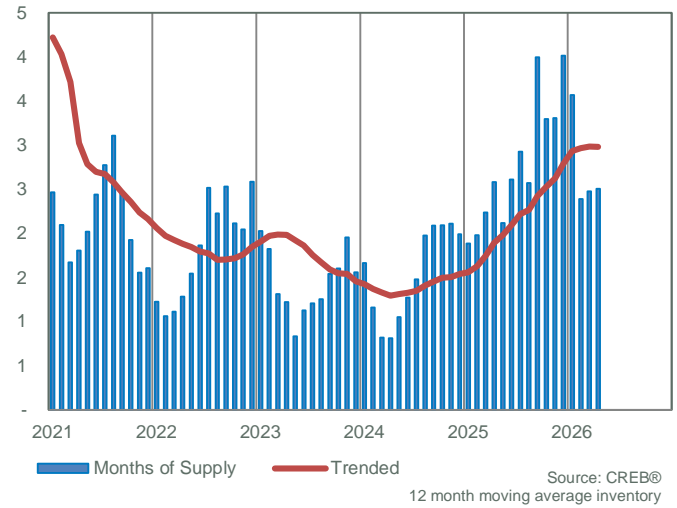
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



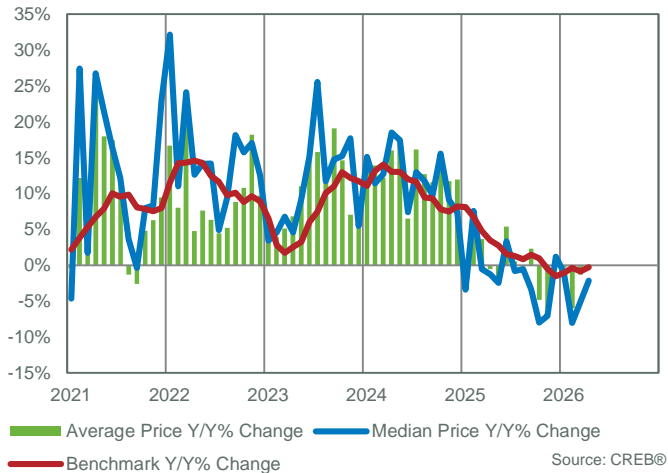
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



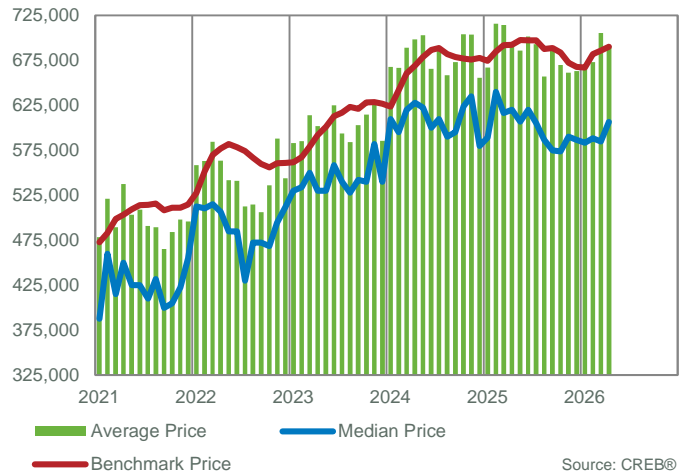
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

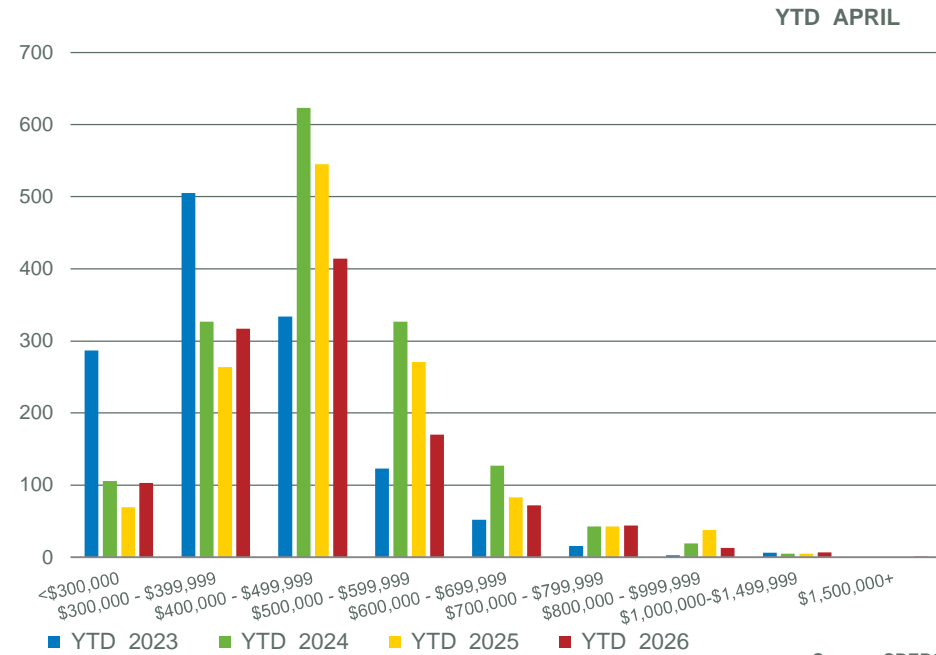


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2025</b>												
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
<b>2026</b>												
Sales	186	270	322	363								
New Listings	505	490	584	664								
Inventory	785	886	959	1,049								
Days on Market	53	44	37	37								
Benchmark Price	420,800	423,600	423,900	422,900								
Median Price	412,250	444,250	435,000	439,000								
Average Price	435,033	457,292	449,446	461,511								
Index	273	275	275	274								

	Apr-25	Apr-26	YTD 2025	YTD 2026
<b>CALGARY TOTAL SALES</b>				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	2	1	4
\$200,000 - \$249,999	4	12	11	34
\$250,000 - \$299,999	13	20	57	65
\$300,000 - \$349,999	20	35	102	112
\$350,000 - \$399,999	52	56	162	205
\$400,000 - \$449,999	60	75	266	233
\$450,000 - \$499,999	79	60	279	181
\$500,000 - \$549,999	49	29	178	114
\$550,000 - \$599,999	22	21	93	56
\$600,000 - \$649,999	19	16	50	44
\$650,000 - \$699,999	10	14	33	28
\$700,000 - \$749,999	8	9	31	26
\$750,000 - \$799,999	3	7	12	18
\$800,000 - \$849,999	8	1	15	4
\$850,000 - \$899,999	3	3	13	8
\$900,000 - \$949,999	2	-	5	1
\$950,000 - \$999,999	1	-	5	-
\$1,000,000 - \$1,299,999	2	1	3	6
\$1,300,000 - \$1,499,999	-	1	2	1
\$1,500,000 - \$1,999,999	-	1	-	1
\$2,000,000 +	-	-	-	-
	355	363	1,318	1,141

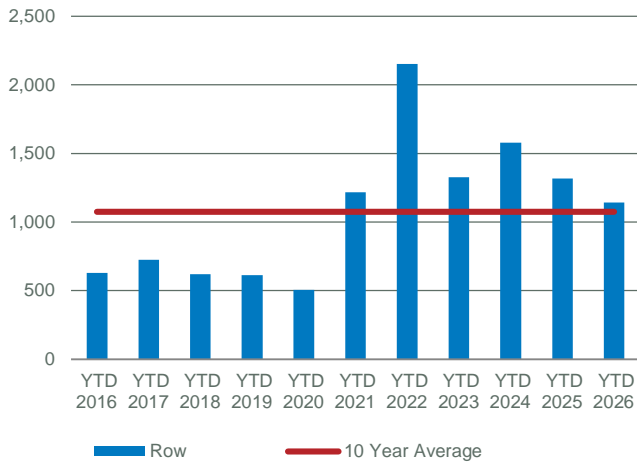
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

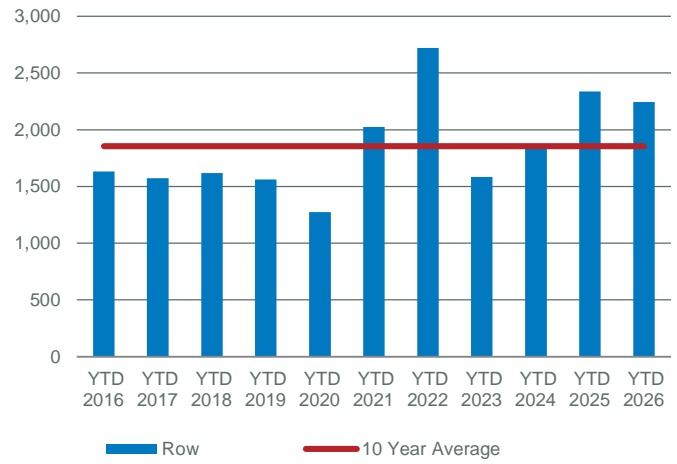
YTD APRIL



Source: CREB®

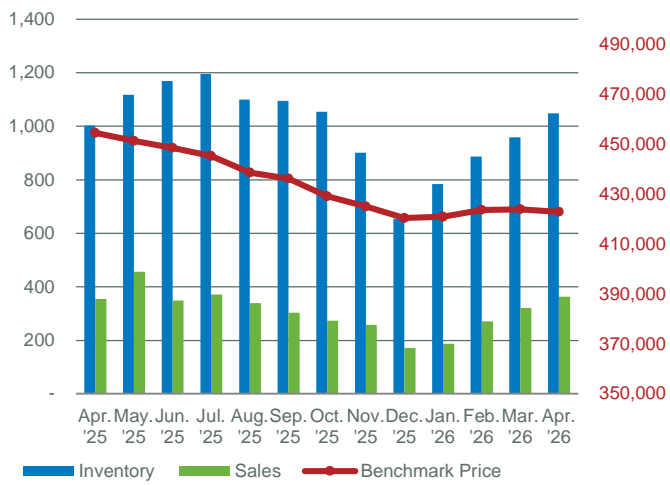
CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



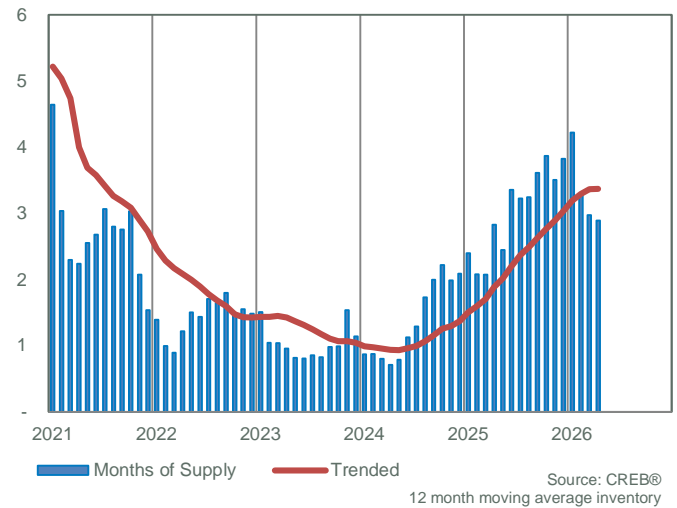
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



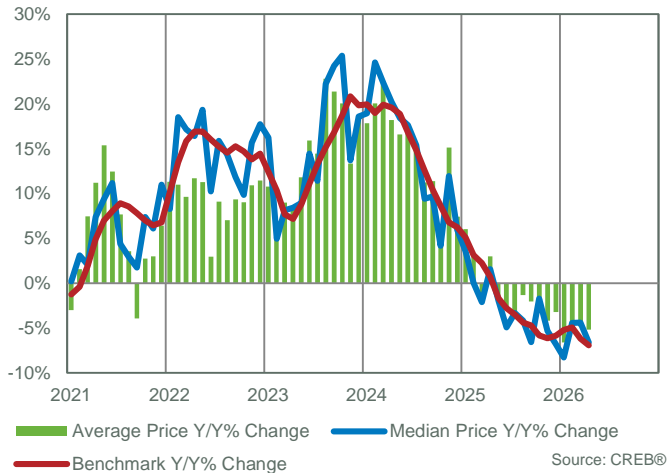
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CITY OF CALGARY ROW MONTHS OF INVENTORY



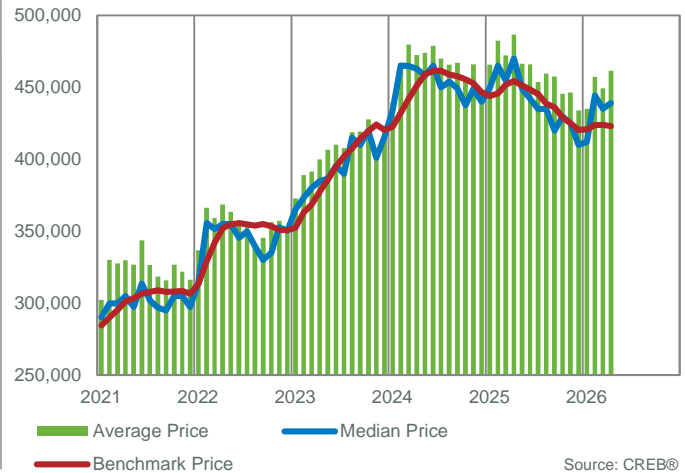
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

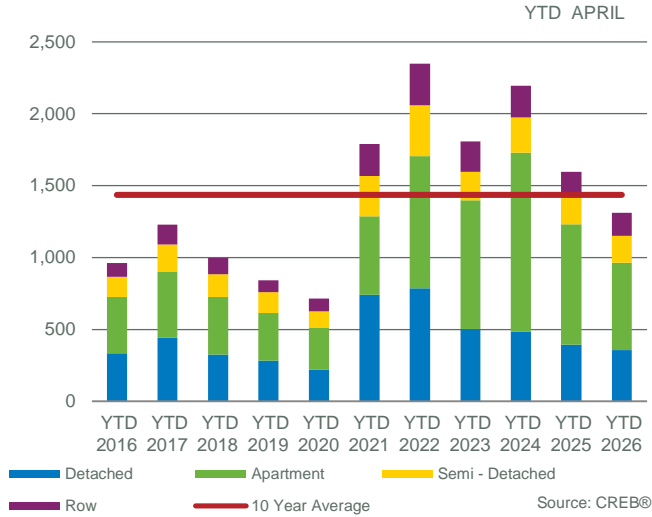
CITY OF CALGARY ROW PRICES



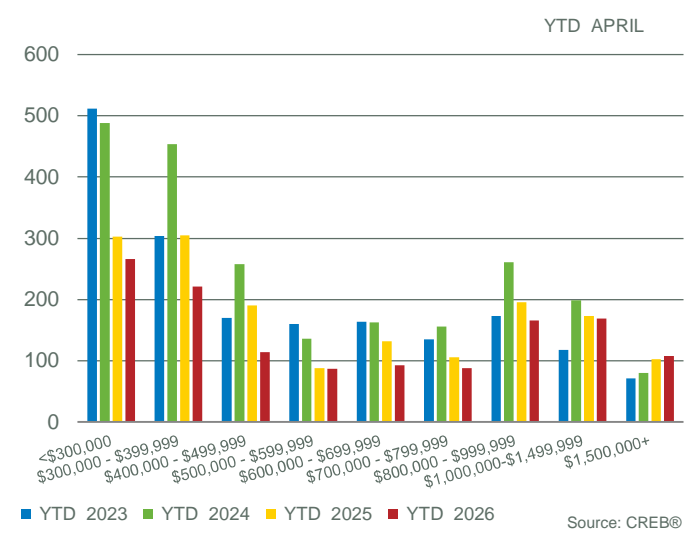
Source: CREB®

CITY CENTRE

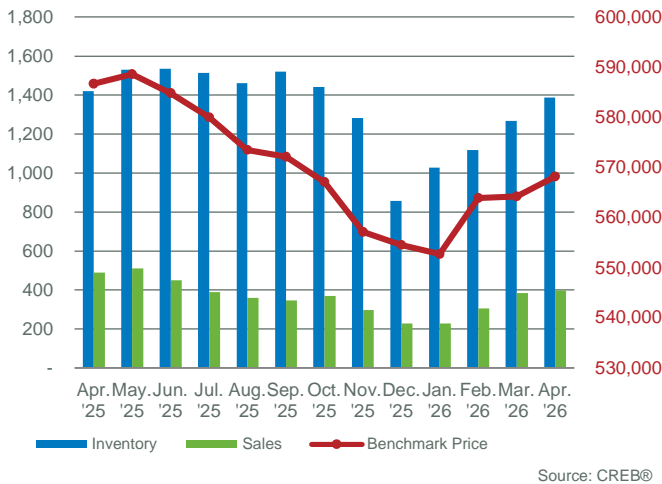
CITY CENTRE TOTAL SALES



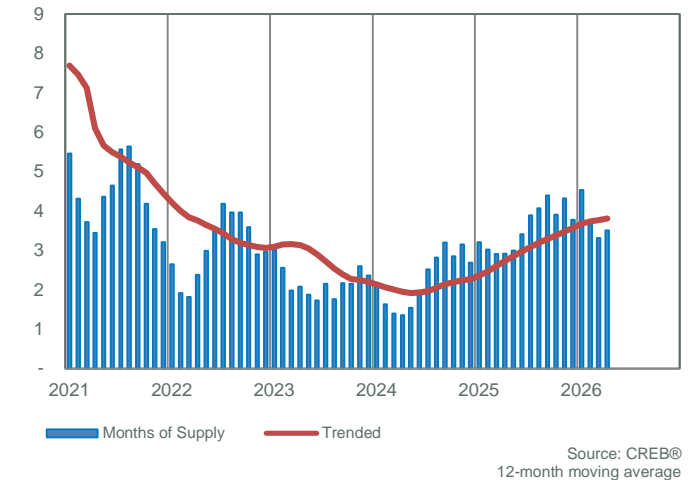
CITY CENTRE TOTAL SALES BY PRICE RANGE



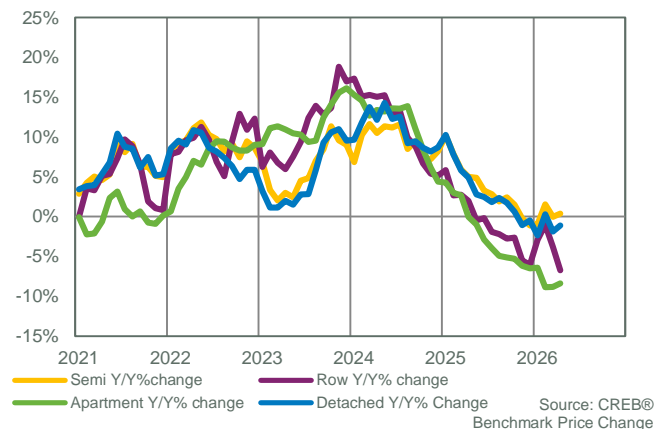
CITY CENTRE INVENTORY AND SALES



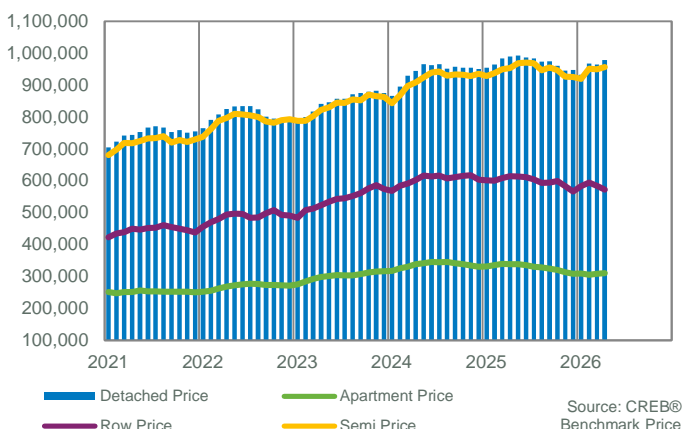
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

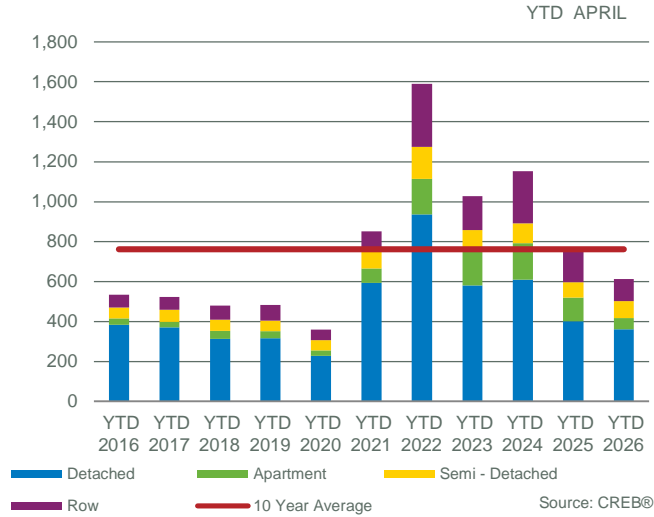


CITY CENTRE PRICES

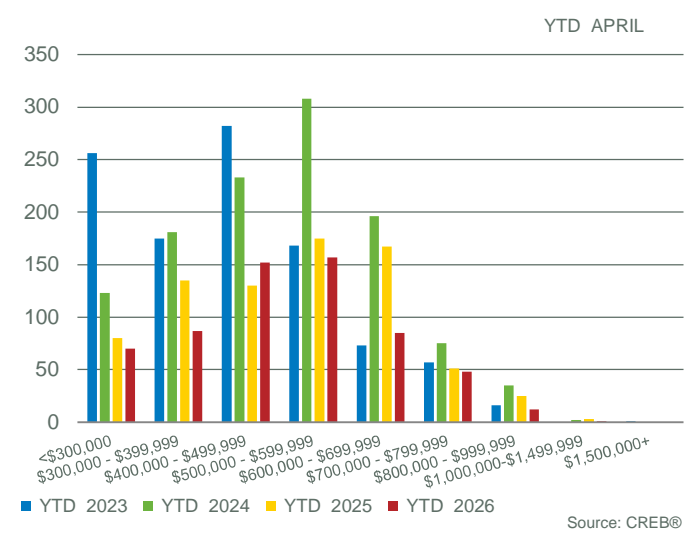


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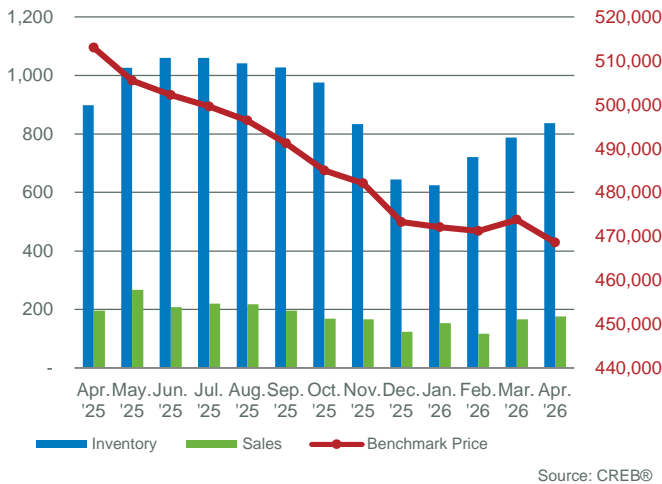
**NORTHEAST TOTAL SALES**



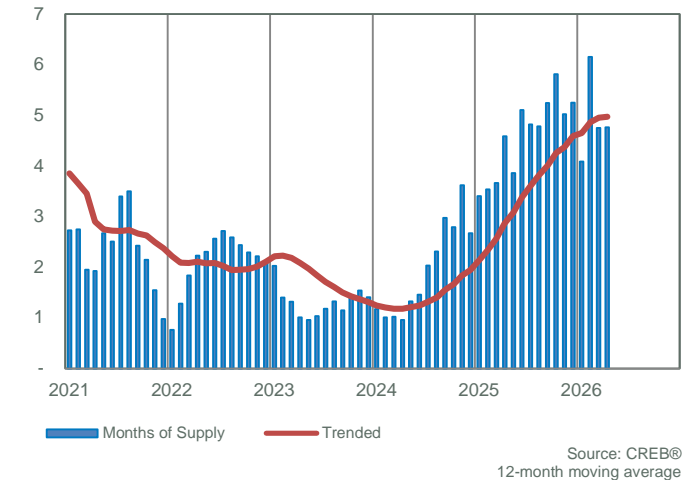
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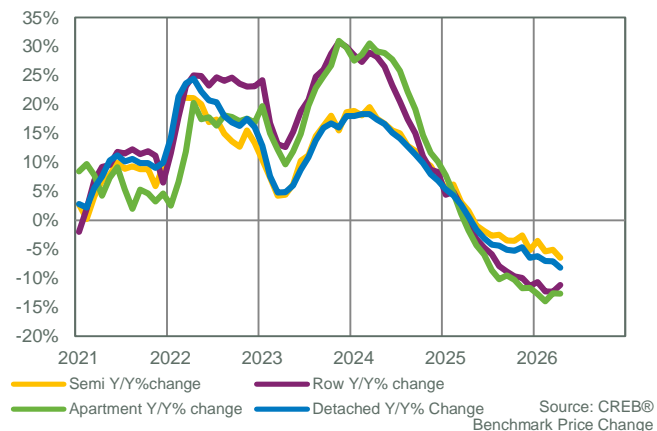
**NORTHEAST INVENTORY AND SALES**



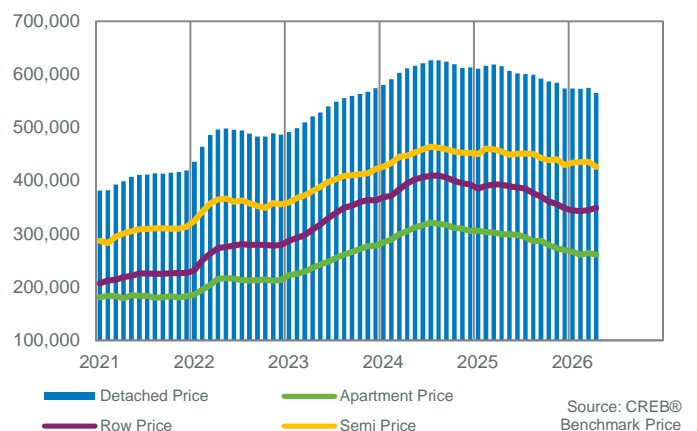
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

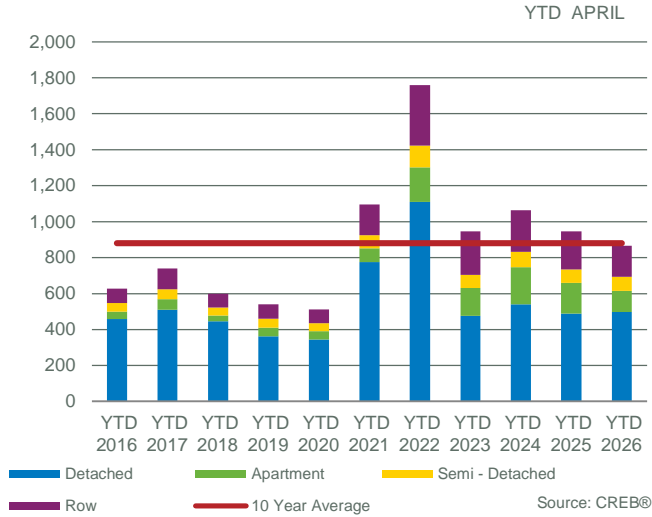


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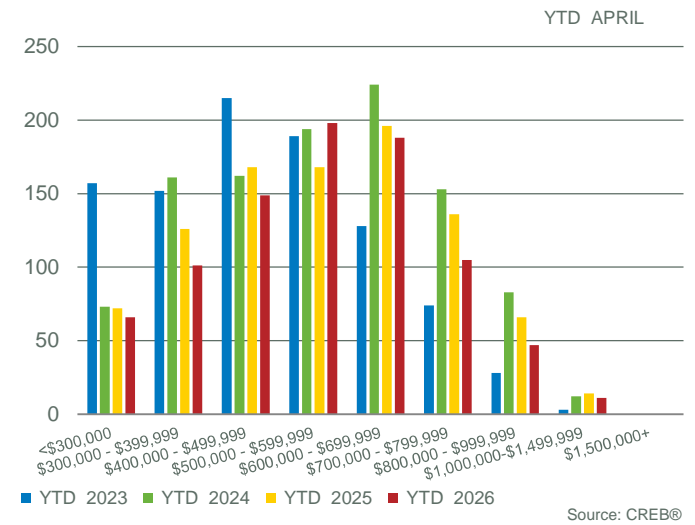


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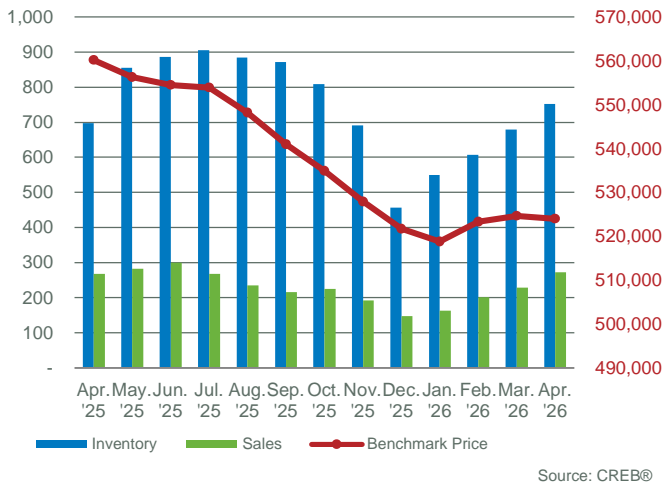
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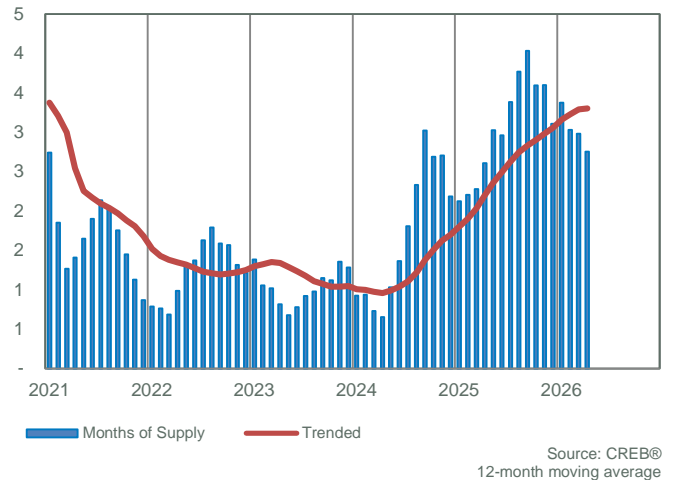
**NORTH TOTAL SALES BY PRICE RANGE**



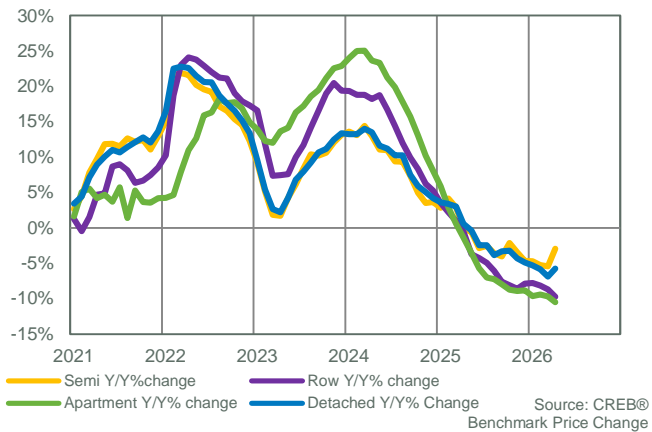
**NORTH INVENTORY AND SALES**



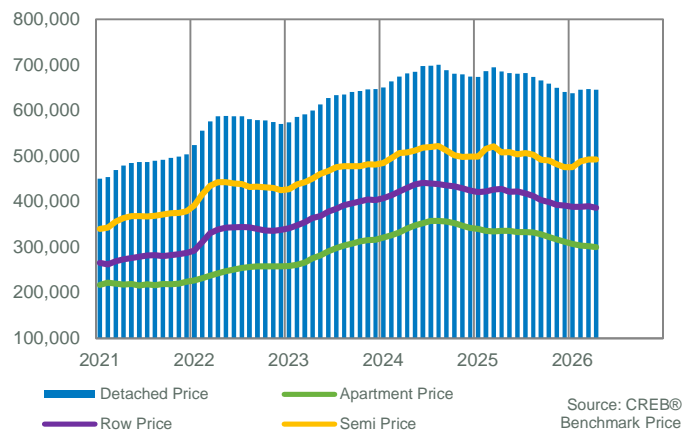
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

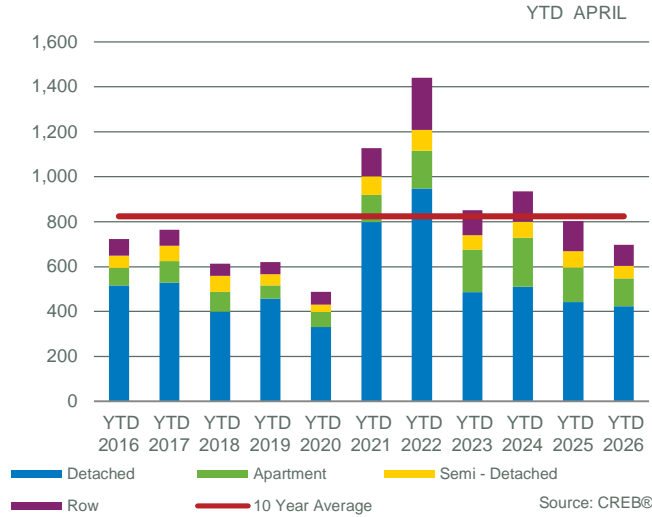


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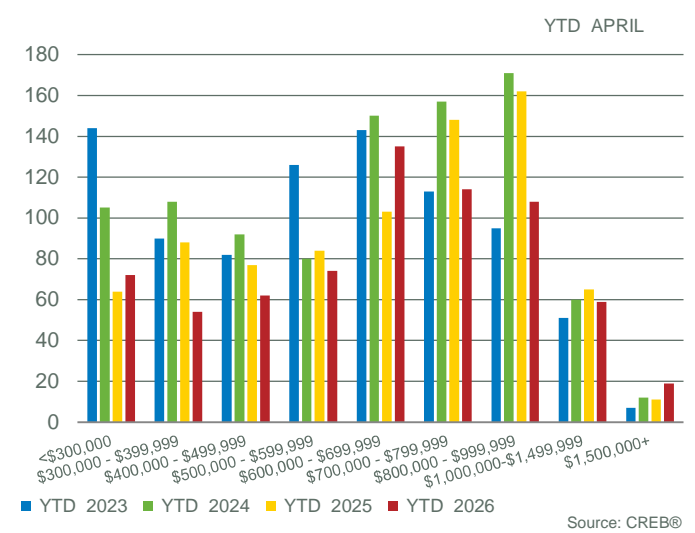


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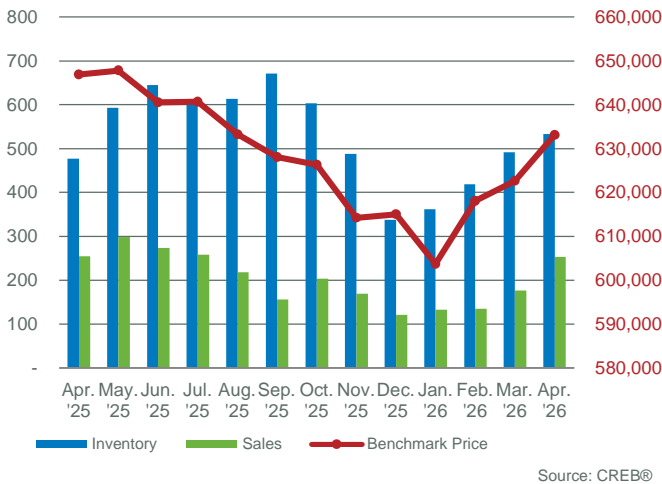
**NORTHWEST TOTAL SALES**



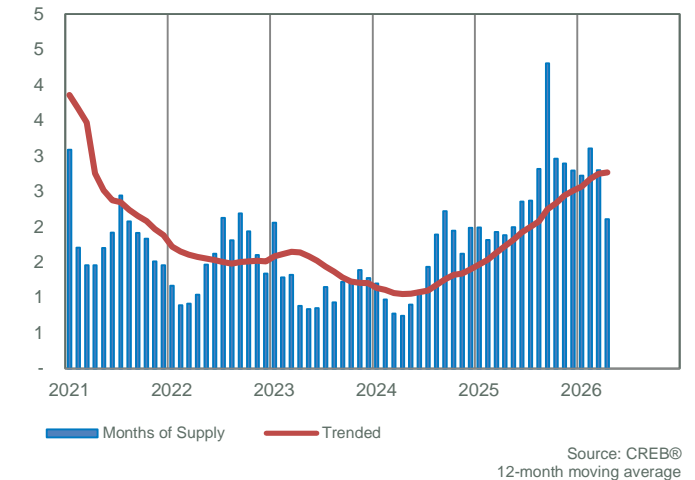
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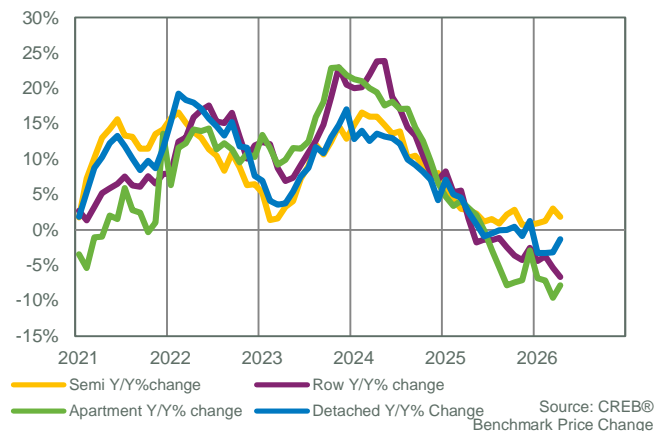
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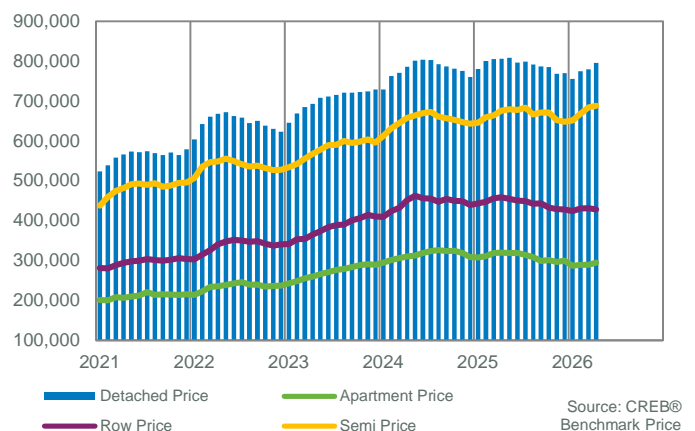
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

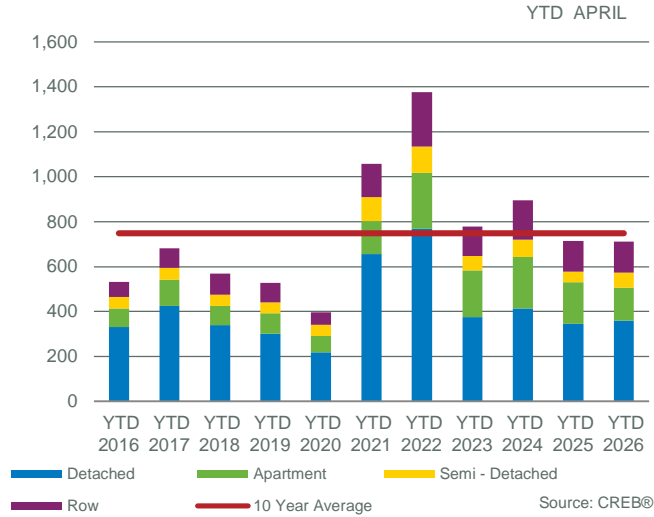


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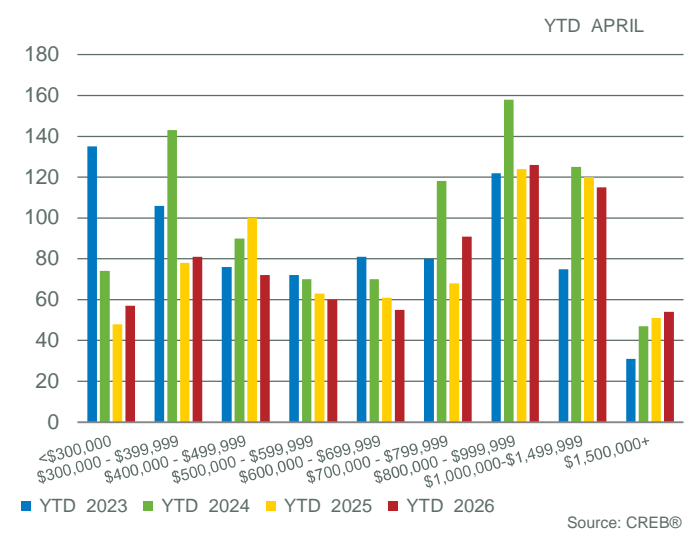


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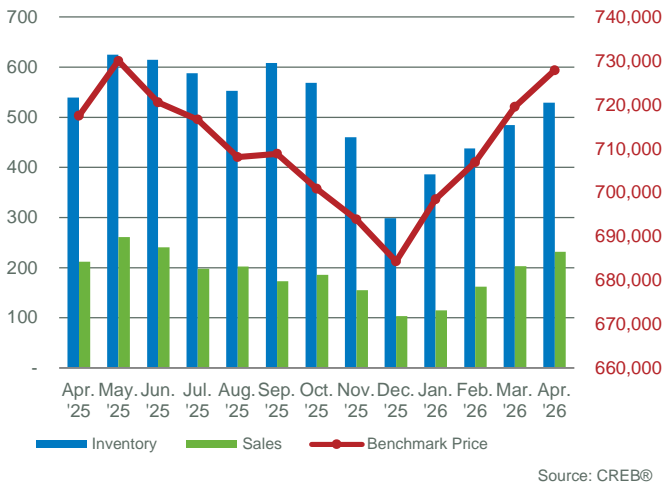
WEST TOTAL SALES



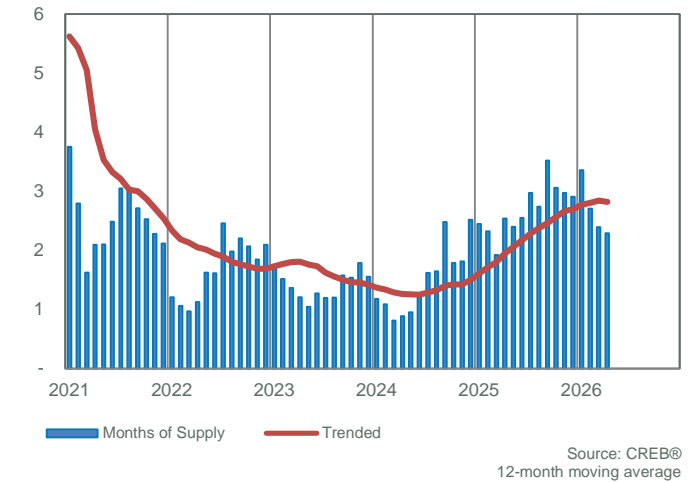
WEST TOTAL SALES BY PRICE RANGE



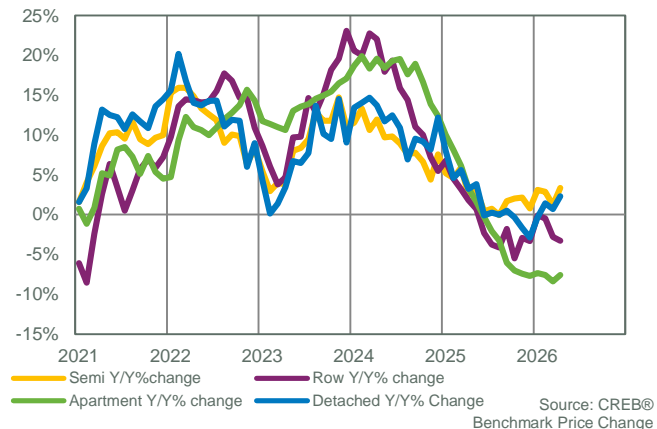
WEST INVENTORY AND SALES



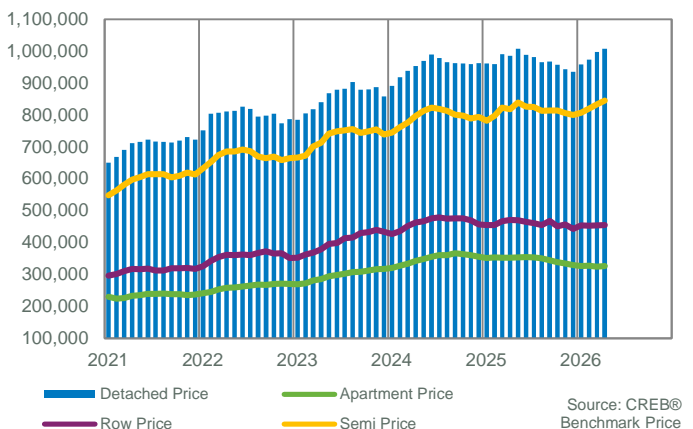
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

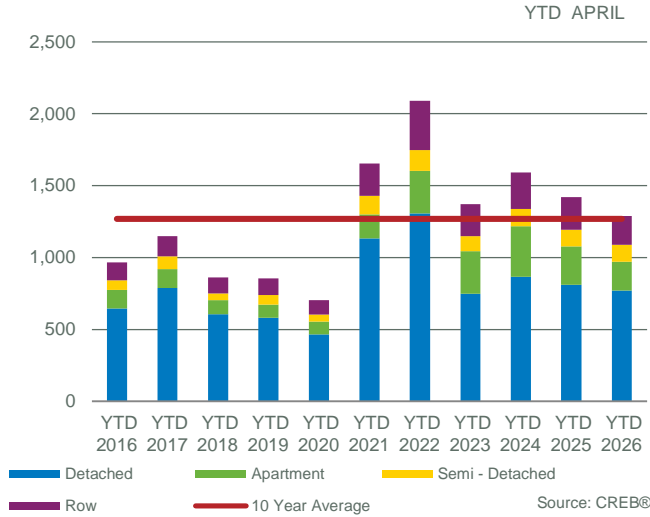


WEST PRICES

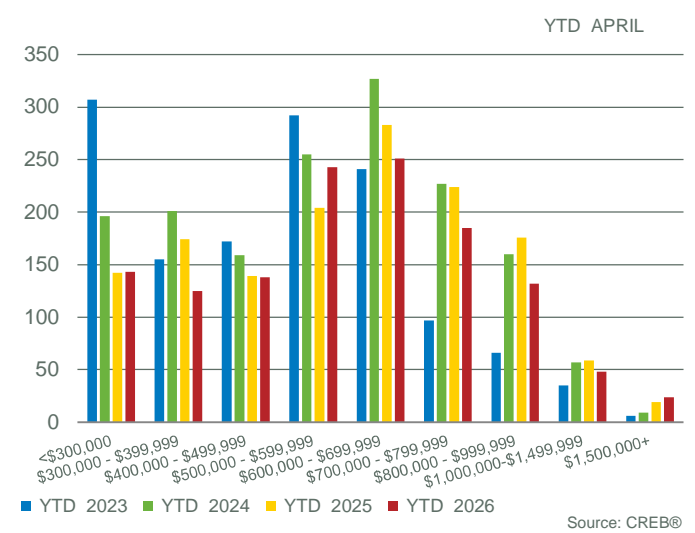


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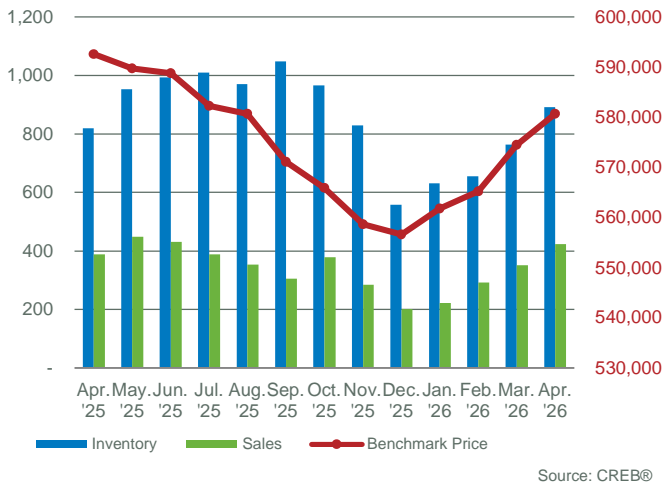
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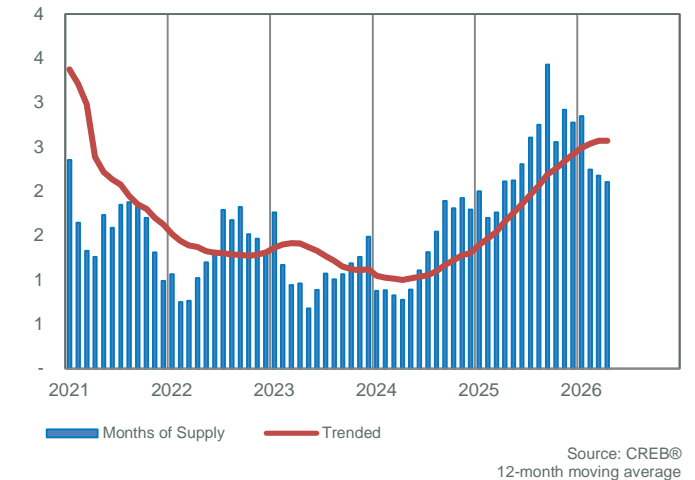
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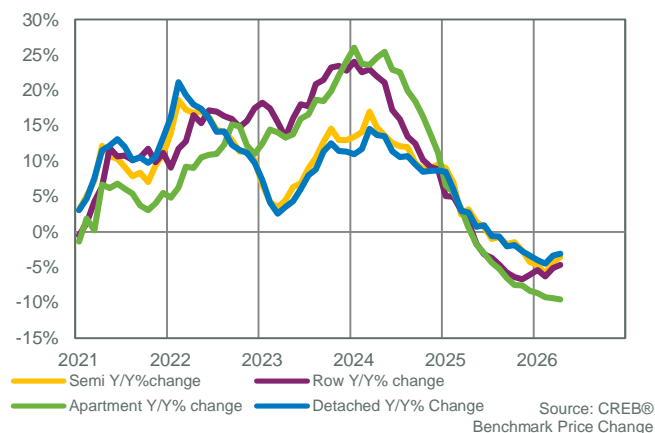
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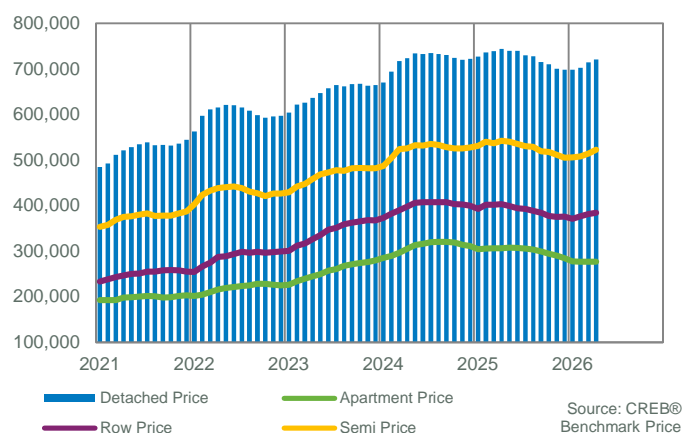
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

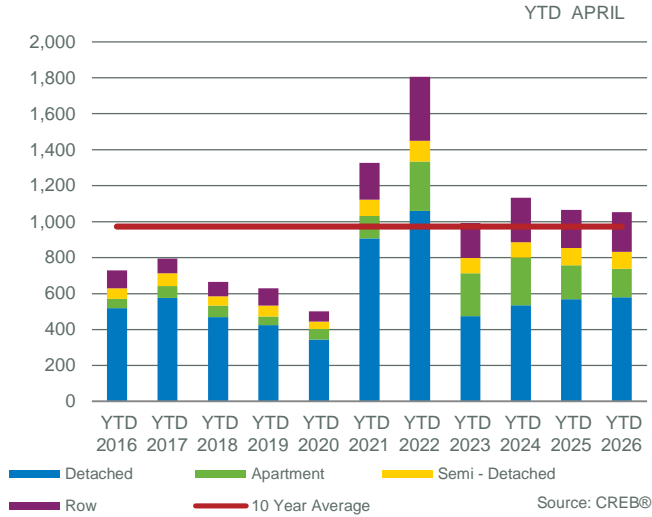


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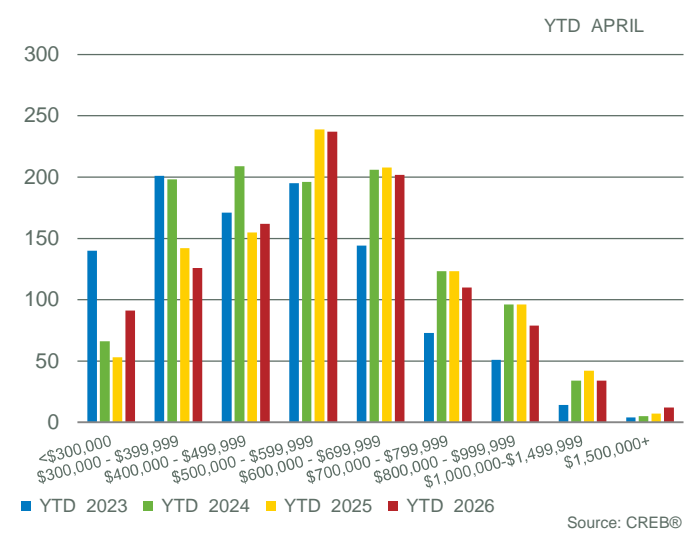


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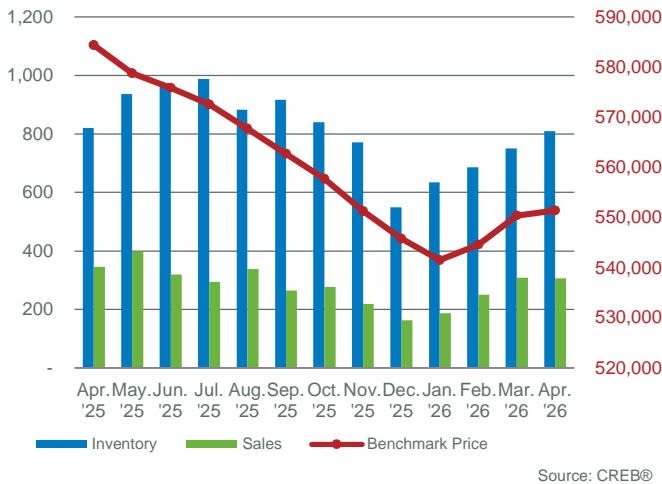
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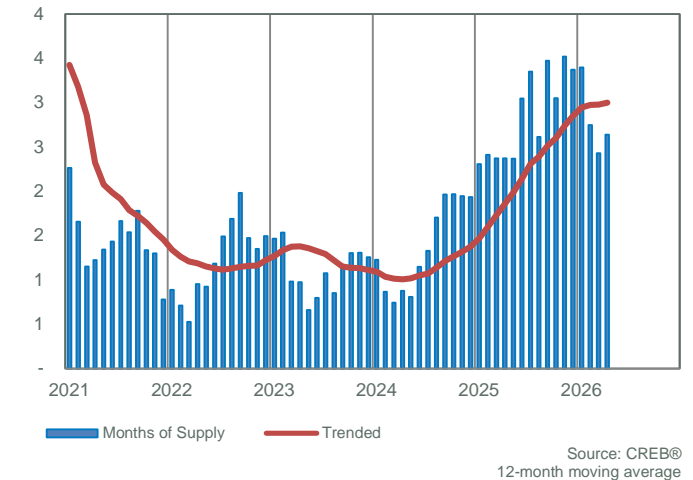
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



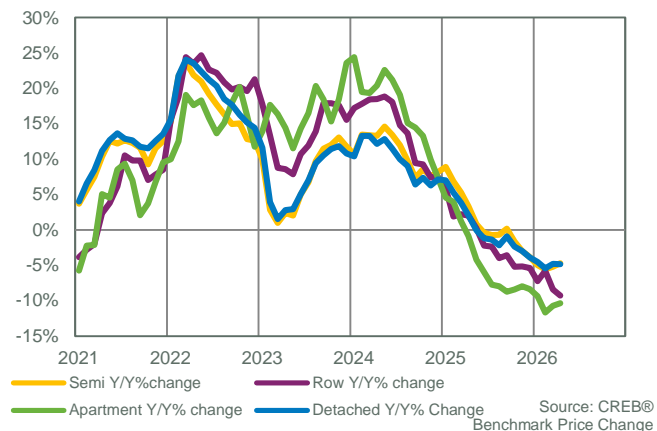
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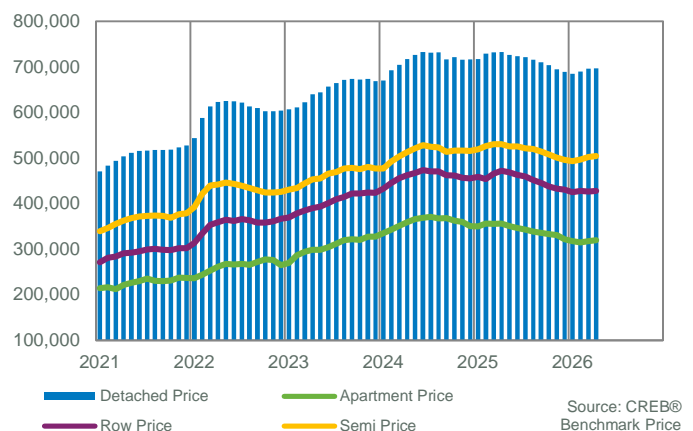
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

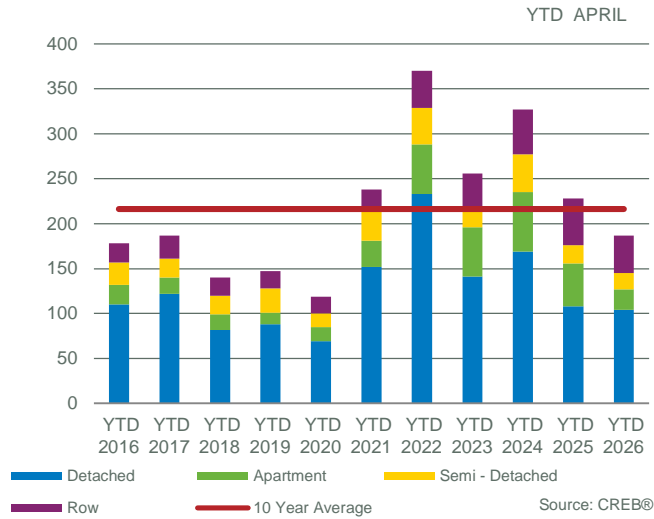


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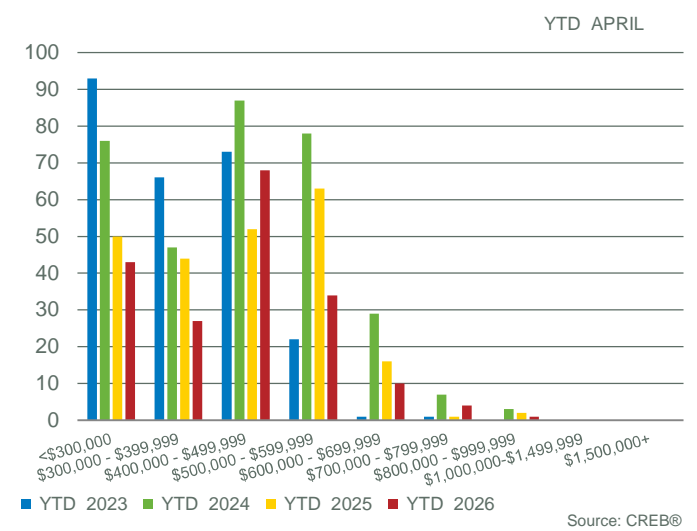


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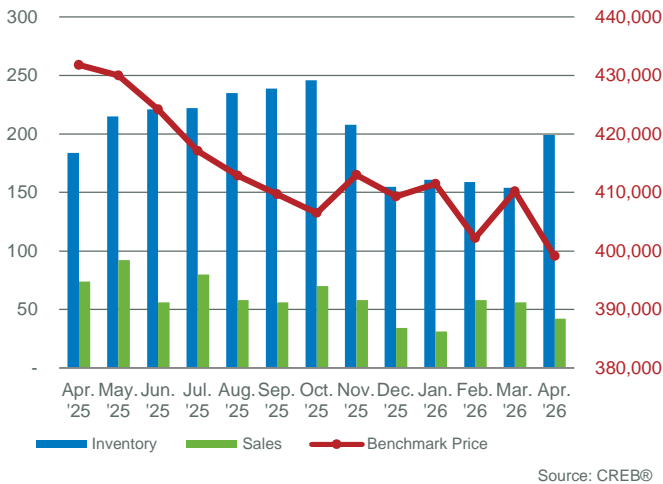
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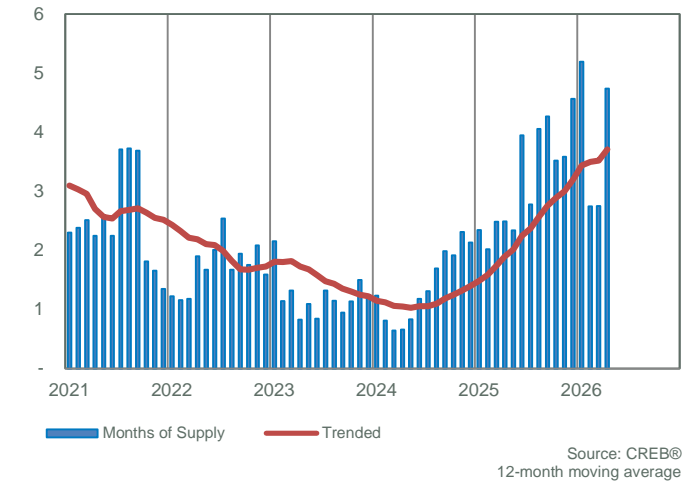
**EAST TOTAL SALES BY PRICE RANGE**



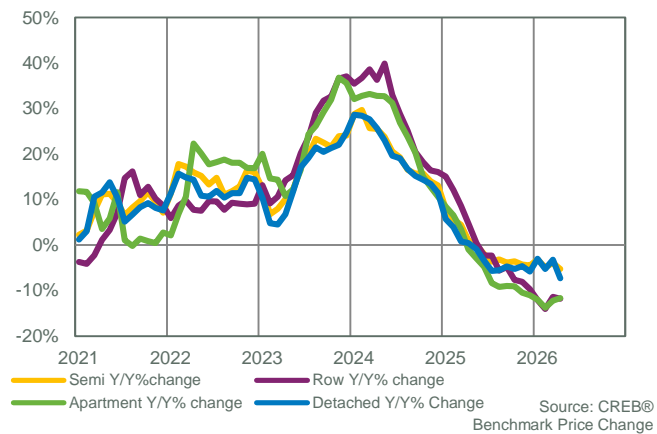
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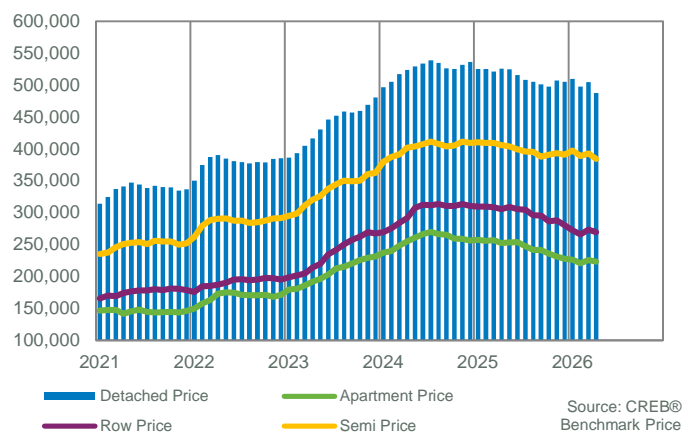
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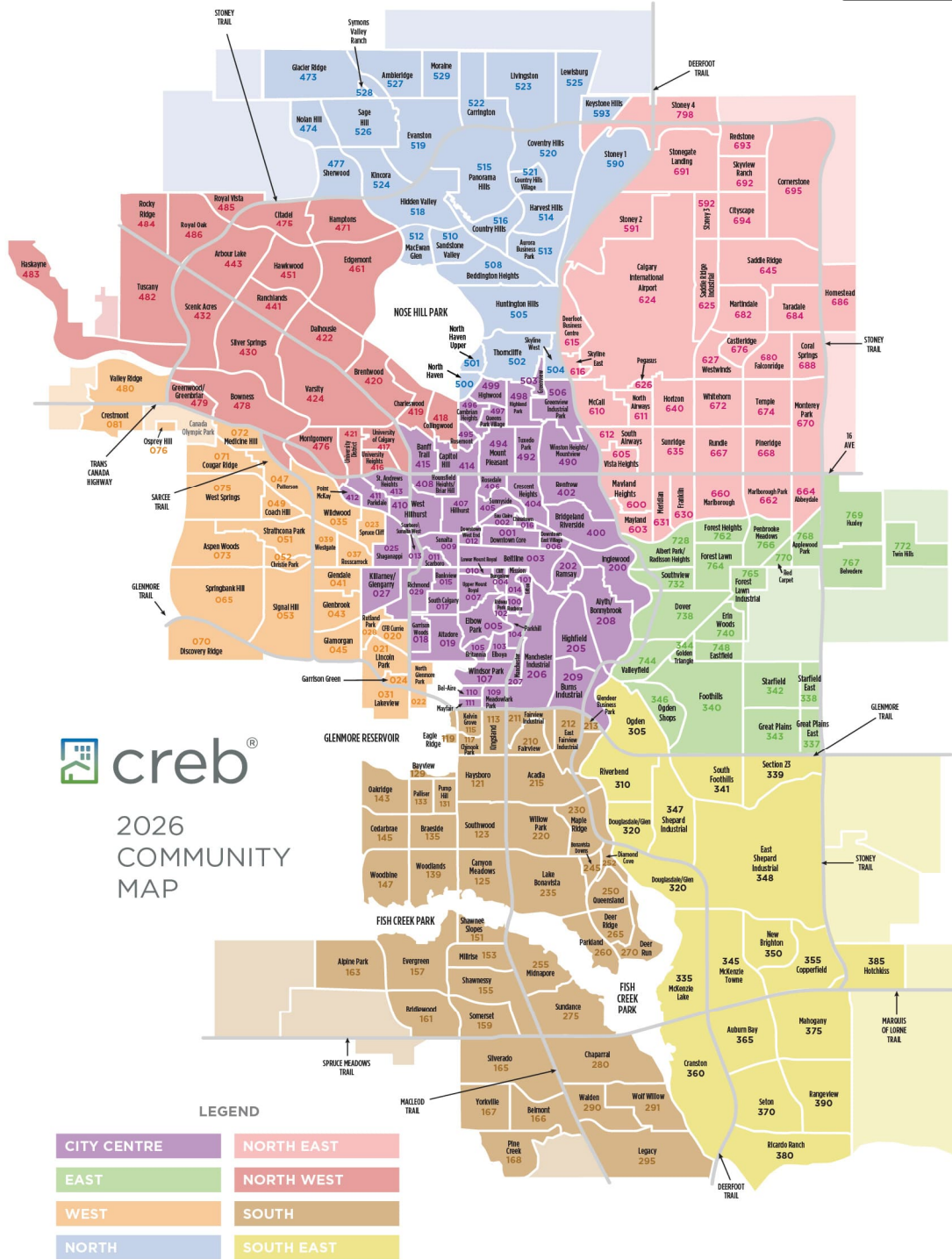


**EAST PRICE CHANGE**



**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 or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at [www.creb.com](http://www.creb.com).
- 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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