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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2026



creb.com

May 2026

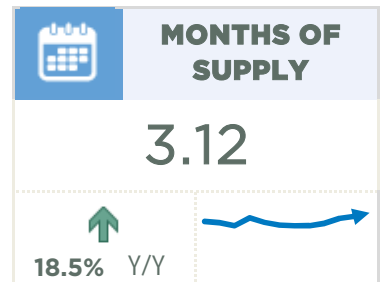
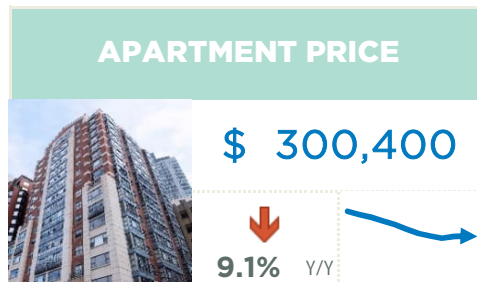
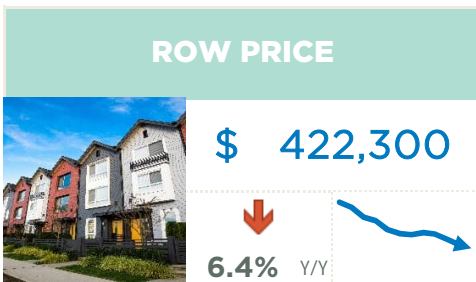
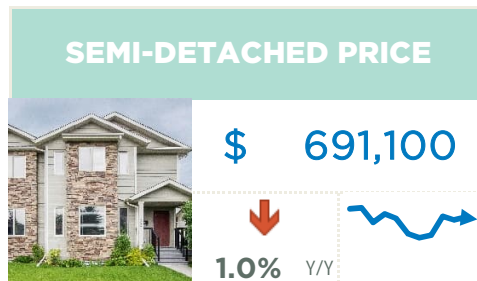
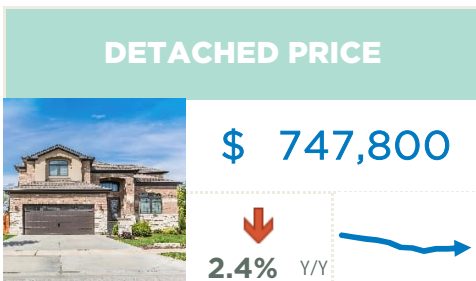
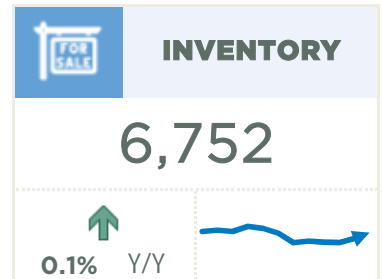
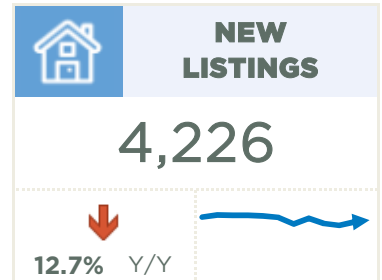
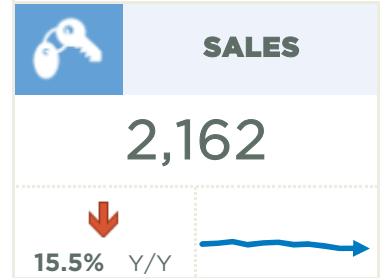
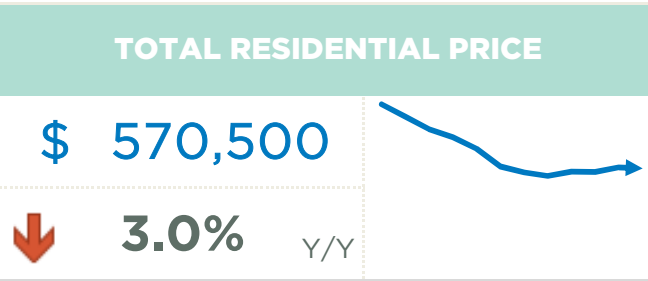
Apartment prices ease as inventory remains elevated

Calgary, Alberta, June 1, 2026 - In line with seasonal trends, inventory has risen from the start of the year, reaching 6,752 units in May. While these levels are consistent with last May, they remain 11 per cent higher than longer-term trends for the month, thanks to higher supply levels of apartment and row-style homes. Meanwhile, inventory levels for detached homes are down three per cent compared with both last year and long-term trends.

At the same time, sales activity has been slowing. Calgary sales in May were 2,162 units, 16 per cent lower than last year's levels and similar to sales reported in April. While new listings also slowed by 13 per cent compared with last year, it was not enough to offset the pullback in sales, causing the sales-to-new-listings ratio to ease to 51 per cent. The lower ratio also contributed to some of the inventory build, causing the months of supply to rise. However, conditions do vary across the market, with a range of two-and-a-half months of supply in the detached market to more than five months of supply in the apartment condominium market.

"The shift in supply is being felt in the market. More supply choice in the new and rental markets has created a more competitive environment for potential buyers. At the same time, concerns over rising cost of living and slower migration are also weighing on consumers," said Ann-Marie Lurie, Chief Economist at the Calgary Real Estate Board (CREB®). "While this has caused the overall resale market to shift to a balanced state, the supply pressure is having a more prevalent impact for apartment-style units, where conditions are favouring the buyer. This is also impacting price movements, with apartment prices continuing to trend down and other property types reporting a seasonal lift over the winter months."

The unadjusted total residential benchmark price in May was \$570,500, up over April's levels and the \$554,400 reported in January, but still three per cent lower than last May. Most of the unadjusted monthly gain was driven by detached homes, which rose from \$724,000 in January to \$747,800 in May. Apartment prices remain lower than January levels and are nine per cent lower than levels reported last May. Overall, when adjusting for seasonality, total residential prices have remained relatively stable, as detached improvements have offset pullbacks for apartment-style homes.



May 2026

May 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	1,192	-6%	2,195	-9%	2,916	-3%	54%	2.45	4%	\$747,800	-2%
Semi	217	-15%	375	-12%	593	10%	58%	2.73	29%	\$691,100	-1%
Row	350	-23%	695	-9%	1,173	5%	50%	3.35	37%	\$422,300	-6%
Apartment	403	-30%	961	-22%	2,070	-1%	42%	5.14	41%	\$300,400	-9%
Total Residential	2,162	-16%	4,226	-13%	6,752	0%	51%	3.12	19%	\$570,500	-3%

Year-to-Date

May 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	4,655	-4%	8,180	-6%	2,254	4%	57%	2.42	8%	\$738,560	-3%
Semi	917	-4%	1,567	-3%	490	19%	59%	2.67	23%	\$683,320	-1%
Row	1,491	-16%	2,936	-5%	970	15%	51%	3.25	37%	\$422,700	-6%
Apartment	1,837	-28%	4,331	-16%	1,757	4%	42%	4.78	44%	\$300,380	-9%
Total Residential	8,900	-12%	17,014	-9%	5,470	7%	52%	3.07	22%	\$563,960	-4%



Detached

Detached new listings reached 2,195 units in May compared with 1,192 sales, causing the sales-to-new-listings ratio to ease to 54 per cent compared to the higher levels reported over the past three months. This supported a monthly lift in inventory levels, but supply remained three per cent lower than levels reported last year at this time. With two-and-a-half months of supply, conditions remain relatively balanced and are supporting stability in seasonally adjusted prices.

Within the detached market, there is some significant variation. While year-to-date sales have slowed by four per cent, there have been gains for the lowest-priced (under \$600,000) and highest-priced (\$1.5 million and up) homes. Within each district, conditions ranged from a seller's market in the West district to a buyer's market in the North East district. The variation is also impacting price movements. The North East district is reporting the highest year-over-year decline at seven per cent. Meanwhile, thanks to recent gains, the West district has seen prices remain consistent with levels reported last year.



Semi-Detached

Both sales and new listings in May remained at levels similar to the previous month. With 217 sales and 375 new listings, the sales-to-new-listings ratio was 58 per cent, supporting some modest improvements in inventory levels. Despite inventory improvements, conditions remained relatively balanced, with months of supply sitting at just under three months. Unadjusted benchmark prices continued to rise in May, reaching \$691,100. This is an improvement over the \$667,000 reported in January, but still one per cent lower than levels reported in May 2025.

Like the detached sector, conditions vary significantly across the city. Prices have been trending up across most districts. Meanwhile, year-to-date new record-high prices have been reported in the North West and West districts.



Row

Following April's gains, May sales slowed, adding to the year-to-date decline of 16 per cent. The 350 sales were met with 695 new listings, causing the sales-to-new-listings ratio to fall to 50 per cent in May. This also resulted in slight gains in inventory levels, pushing the months of supply up above three months.

While there is more supply compared to several years ago, prices have still reported some modest gains compared with earlier in the year. The unadjusted benchmark price was \$422,300 in May. Prices have improved since the beginning of the year, but remain over six per cent lower than last year's levels. The largest year-over-year declines occurred in the North East and East districts, where prices fell by more than 10 per cent. The West district reported the smallest decline at nearly four per cent.



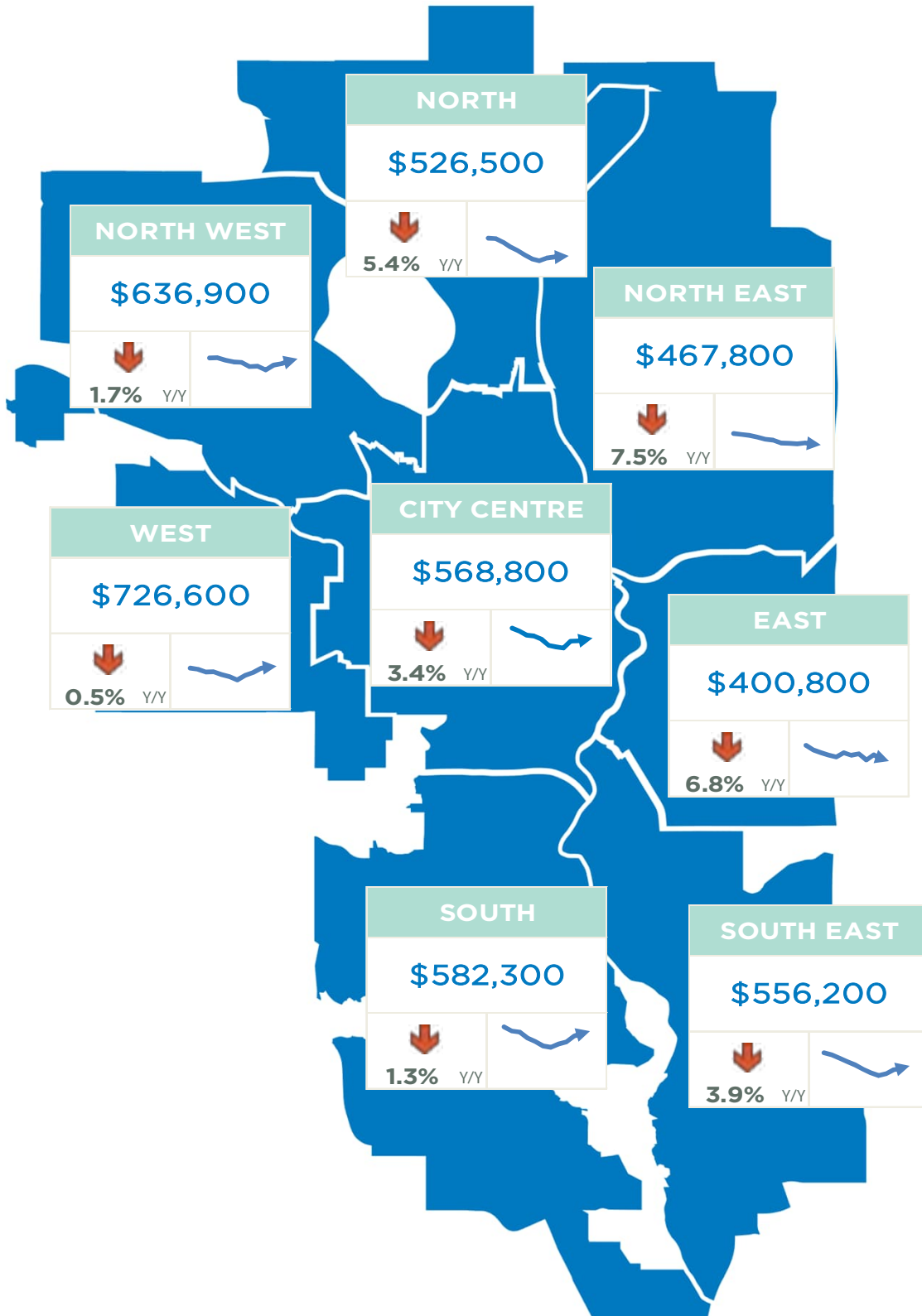
Apartment

Additional supply choice in the rental and new-home markets is heavily weighing on resale condominiums. Sales continued to slow into May, contributing to a year-to-date decline of nearly 28 per cent. At the same time, while new listings are not as high as last year, the 403 sales compared to 961 new listings caused the sales-to-new-listings ratio to fall to 42 per cent, keeping inventories elevated.

With supply levels remaining elevated and demand easing, the months of supply has pushed above five months, creating conditions favourable to buyers. The excess supply is also weighing on prices, as the unadjusted benchmark price continues to decline. In May, the unadjusted benchmark price was \$300,400, lower than January levels and nine per cent below last year's price. Prices have eased across each district, with double-digit declines occurring in the North East, North, and East districts. The lowest price decline occurred in the North West district at six per cent.

May 2026

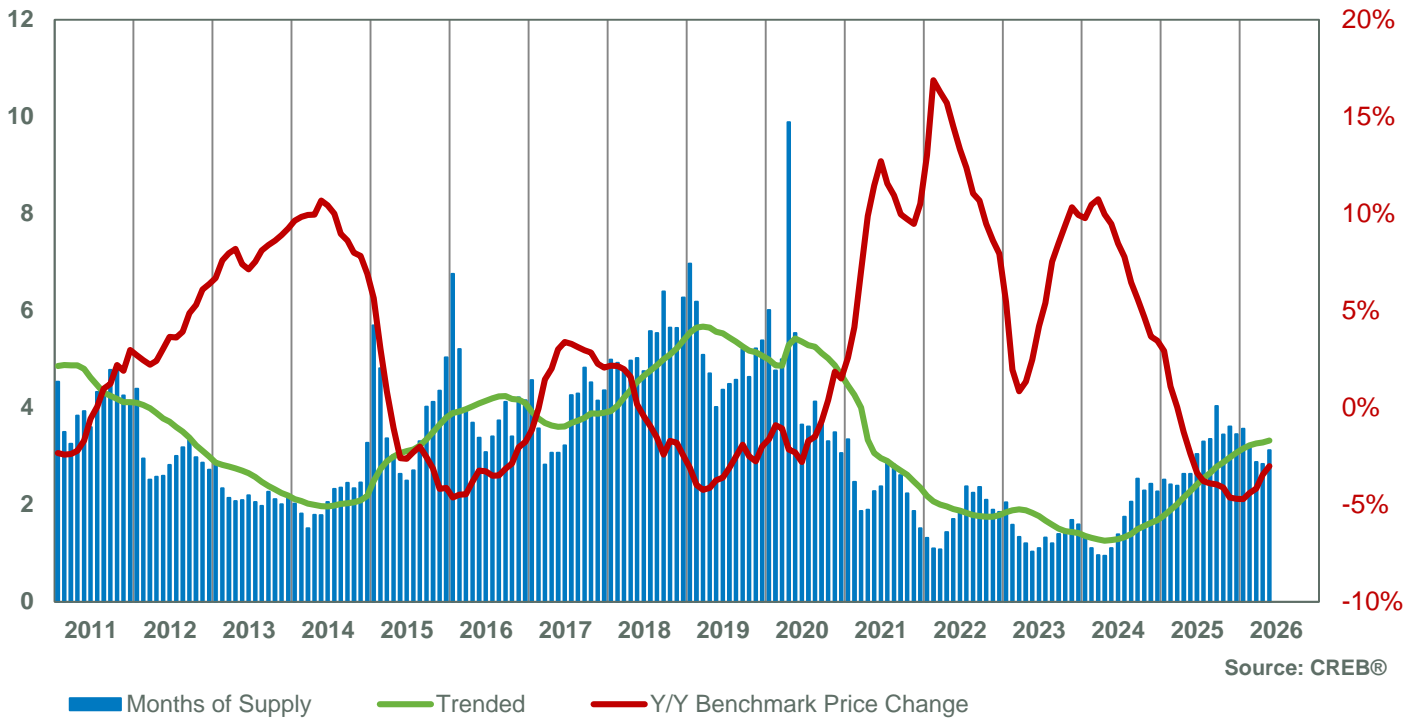
District Total Residential Benchmark Price



	May-25	May-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	2,559	2,162	-15.51%	10,112	8,900	-11.99%
Total Sales Volume	\$1,663,933,148	\$1,439,233,308	-13.50%	\$6,413,616,830	\$5,735,211,943	-10.58%
New Listings	4,840	4,226	-12.69%	18,621	17,014	-8.63%
Inventory	6,744	6,752	0.12%	5,110	5,470	7.04%
Months of Supply	2.64	3.12	18.50%	2.53	3.07	21.61%
Sales to New Listings	52.87%	51.16%	-1.71%	54.30%	52.31%	-1.99%
Sales to List Price	98.58%	98.27%	-0.31%	98.79%	98.10%	-0.69%
Days on Market	32	34	5.11%	32	39	20.08%
Benchmark Price	\$588,300	\$570,500	-3.03%	\$587,180	\$563,960	-3.95%
Median Price	\$591,500	\$592,250	0.13%	\$582,000	\$580,000	-0.34%
Average Price	\$650,228	\$665,695	2.38%	\$634,258	\$644,406	1.60%
Index	276.2	267.8	-3.04%	277.7	266.5	-4.03%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Source: CREB®

	May-25	May-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	1,273	1,192	-6.36%	4,841	4,655	-3.84%
Total Sales Volume	\$1,079,456,568	\$1,006,467,416	-6.76%	\$4,008,488,758	\$3,813,001,216	-4.88%
New Listings	2,417	2,195	-9.18%	8,712	8,180	-6.11%
Inventory	2,993	2,916	-2.57%	2,171	2,254	3.80%
Months of Supply	2.35	2.45	4.05%	2.24	2.42	7.95%
Sales to New Listings Ratio	52.67%	54.31%	1.64%	55.57%	56.91%	1.34%
Sales to List Price Ratio	98.95%	98.87%	-0.08%	99.21%	98.60%	-0.60%
Days on Market	28	28	-1.20%	28	33	16.13%
Benchmark Price	\$766,300	\$747,800	-2.41%	\$761,380	\$738,560	-3.00%
Median Price	\$730,000	\$715,000	-2.05%	\$725,000	\$700,000	-3.45%
Average Price	\$847,963	\$844,352	-0.43%	\$828,029	\$819,119	-1.08%
APARTMENT						
Total Sales	574	403	-29.79%	2,545	1,837	-27.82%
Total Sales Volume	\$196,387,261	\$131,243,269	-33.17%	\$901,711,776	\$623,711,685	-30.83%
New Listings	1,231	961	-21.93%	5,183	4,331	-16.44%
Inventory	2,094	2,070	-1.15%	1,686	1,757	4.18%
Months of Supply	3.65	5.14	40.80%	3.31	4.78	44.33%
Sales to New Listings Ratio	46.63%	41.94%	-4.69%	49.10%	42.42%	-6.69%
Sales to List Price Ratio	97.60%	96.82%	-0.78%	97.80%	96.85%	-0.95%
Days on Market	41	46	11.69%	41	50	23.32%
Benchmark Price	\$330,300	\$300,400	-9.05%	\$329,540	\$300,380	-8.85%
Median Price	\$318,000	\$295,000	-7.23%	\$325,000	\$300,000	-7.69%
Average Price	\$342,138	\$325,666	-4.81%	\$354,307	\$339,527	-4.17%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	255	217	-14.90%	951	917	-3.58%
Total Sales Volume	\$174,969,529	\$142,852,997	-18.36%	\$661,107,282	\$623,194,333	-5.73%
New Listings	427	375	-12.18%	1,623	1,567	-3.45%
Inventory	540	593	9.81%	413	490	18.60%
Months of Supply	2.12	2.73	29.05%	2.17	2.67	23.00%
Sales to New Listings Ratio	59.72%	57.87%	-1.85%	58.60%	58.52%	-0.08%
Sales to List Price Ratio	98.89%	98.32%	-0.58%	99.18%	98.20%	-0.98%
Days on Market	29	36	20.82%	30	42	39.65%
Benchmark Price	\$697,800	\$691,100	-0.96%	\$688,240	\$683,320	-0.71%
Median Price	\$607,000	\$575,000	-5.27%	\$615,000	\$585,000	-4.88%
Average Price	\$686,155	\$658,309	-4.06%	\$695,171	\$679,601	-2.24%
CITY OF CALGARY ROW						
Total Sales	457	350	-23.41%	1,775	1,491	-16.00%
Total Sales Volume	\$213,119,790	\$158,669,625	-25.55%	\$842,309,014	\$675,304,709	-19.83%
New Listings	765	695	-9.15%	3,103	2,936	-5.38%
Inventory	1,117	1,173	5.01%	840	970	15.45%
Months of Supply	2.44	3.35	37.12%	2.37	3.25	37.44%
Sales to New Listings Ratio	59.74%	50.36%	-9.38%	57.20%	50.78%	-6.42%
Sales to List Price Ratio	98.58%	97.83%	-0.76%	98.89%	98.01%	-0.89%
Days on Market	33	38	16.66%	32	40	27.53%
Benchmark Price	\$451,300	\$422,300	-6.43%	\$449,480	\$422,700	-5.96%
Median Price	\$449,000	\$423,450	-5.69%	\$458,000	\$430,000	-6.11%
Average Price	\$466,345	\$453,342	-2.79%	\$474,540	\$452,921	-4.56%

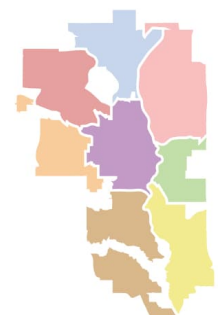
For a list of definitions, see page 29.

May 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	127	239	53.14%	366	2.88	\$985,500	-0.74%	0.69%
North East	125	328	38.11%	523	4.18	\$563,900	-6.96%	-0.21%
North	148	309	47.90%	435	2.94	\$647,200	-5.05%	0.28%
North West	160	283	56.54%	321	2.01	\$799,000	-1.14%	0.44%
West	134	215	62.33%	237	1.77	\$1,005,200	-0.19%	-0.24%
South	278	431	64.50%	514	1.85	\$721,600	-2.42%	0.14%
South East	190	319	59.56%	406	2.14	\$704,200	-2.98%	1.08%
East	28	65	43.08%	100	3.57	\$489,100	-6.78%	0.33%
TOTAL CITY	1,192	2,195	54.31%	2,916	2.45	\$747,800	-2.41%	0.32%
Apartment								
City Centre	167	428	39.02%	905	5.42	\$306,000	-9.49%	-1.26%
North East	17	49	34.69%	135	7.94	\$260,000	-13.04%	-0.57%
North	30	79	37.97%	185	6.17	\$300,800	-10.37%	0.17%
North West	39	90	43.33%	182	4.67	\$300,600	-5.89%	2.04%
West	47	85	55.29%	162	3.45	\$328,400	-7.13%	0.58%
South	45	113	39.82%	229	5.09	\$277,600	-9.72%	0.11%
South East	49	94	52.13%	220	4.49	\$319,100	-9.01%	-0.03%
East	9	23	39.13%	49	5.44	\$219,800	-13.19%	-1.35%
TOTAL CITY	403	961	41.94%	2,070	5.14	\$300,400	-9.05%	-0.33%
Semi-detached								
City Centre	49	92	53.26%	144	2.94	\$955,000	-1.44%	-0.21%
North East	25	48	52.08%	91	3.64	\$422,900	-5.88%	-0.61%
North	12	36	33.33%	68	5.67	\$496,100	-2.46%	0.65%
North West	24	44	54.55%	66	2.75	\$692,300	1.97%	0.58%
West	23	35	65.71%	55	2.39	\$844,100	0.67%	-0.12%
South	31	55	56.36%	80	2.58	\$523,000	-3.13%	0.08%
South East	40	48	83.33%	64	1.60	\$507,400	-3.43%	0.53%
East	12	16	75.00%	22	1.83	\$385,500	-4.48%	0.26%
TOTAL CITY	217	375	57.87%	593	2.73	\$691,100	-0.96%	0.13%
Row								
City Centre	53	96	55.21%	150	2.83	\$573,200	-6.51%	0.16%
North East	44	83	53.01%	188	4.27	\$347,400	-10.79%	-0.46%
North	57	98	58.16%	162	2.84	\$385,000	-8.68%	-0.31%
North West	33	79	41.77%	119	3.61	\$430,100	-5.29%	0.56%
West	46	105	43.81%	144	3.13	\$452,000	-3.87%	-0.83%
South	62	101	61.39%	155	2.50	\$381,400	-4.39%	-0.70%
South East	50	102	49.02%	191	3.82	\$428,600	-8.44%	0.21%
East	3	29	10.34%	59	19.67	\$273,200	-11.50%	1.45%
TOTAL CITY	350	695	50.36%	1,173	3.35	\$422,300	-6.43%	-0.14%

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

City of Calgary

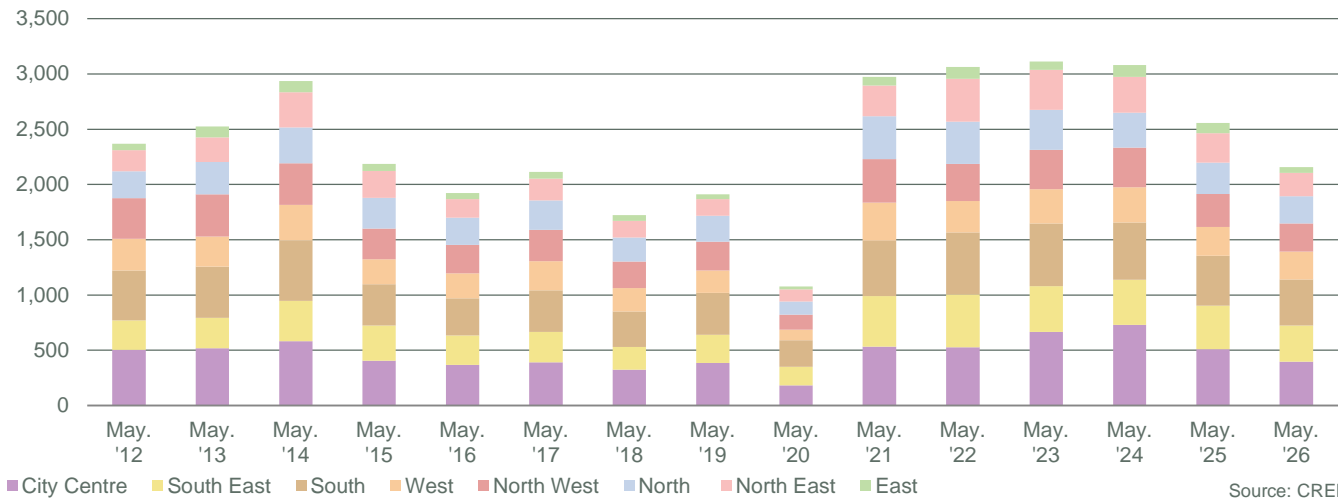
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



May. 2026

TOTAL SALES

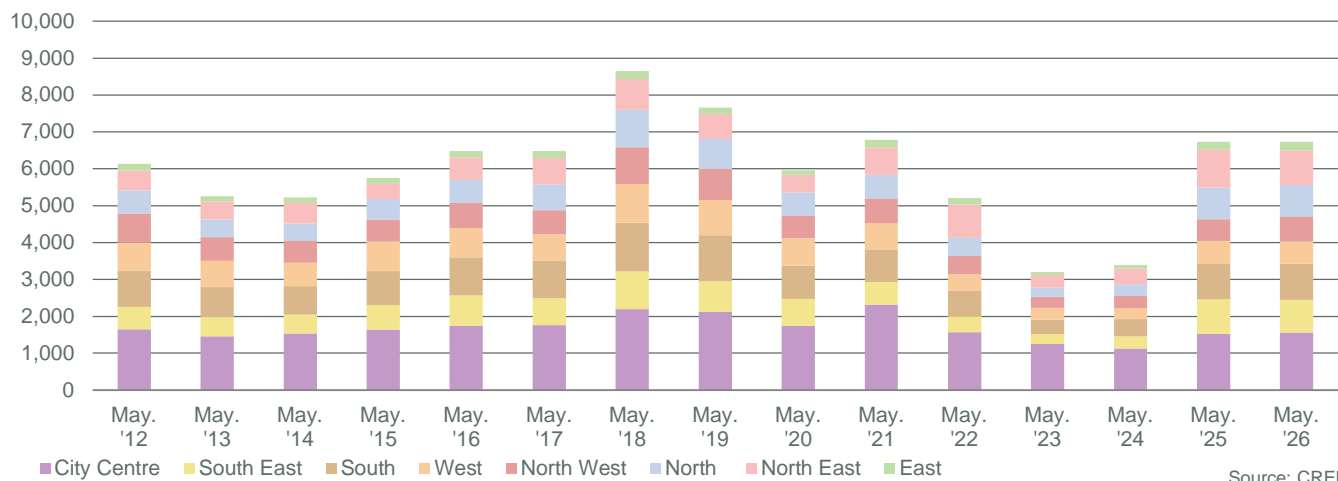
MAY



Source: CREB®

TOTAL INVENTORY

MAY



Source: CREB®

MONTHS OF SUPPLY

MAY



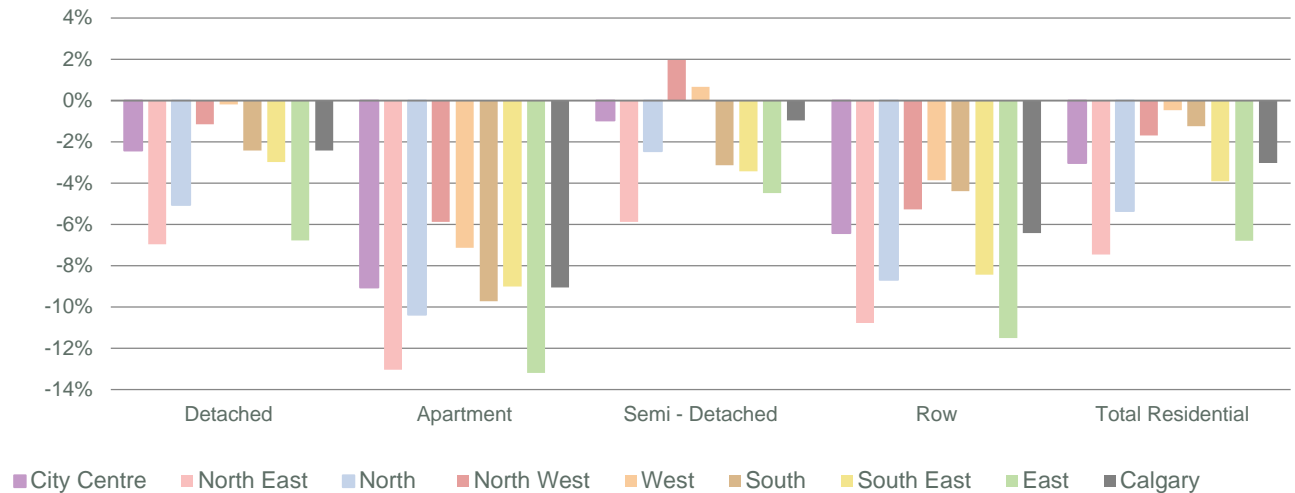
Source: CREB®

BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY

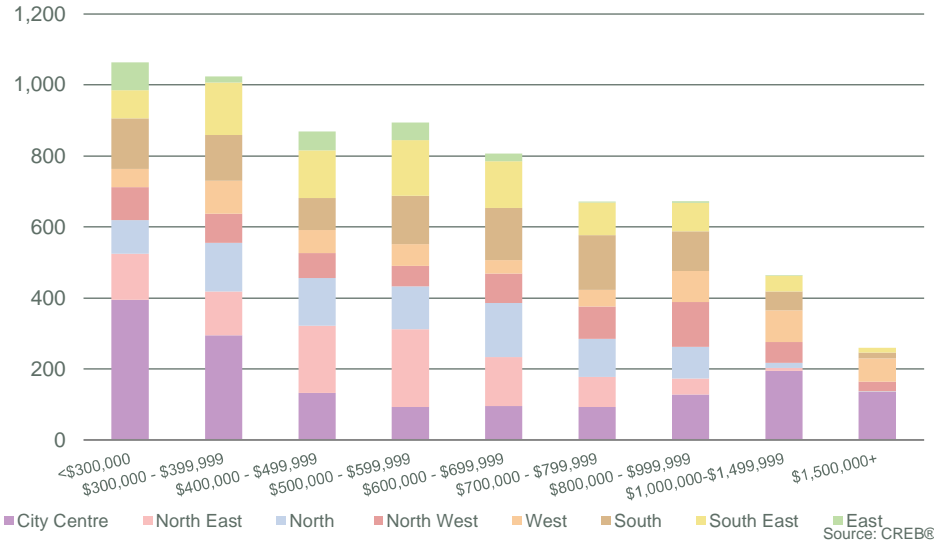


Source: CREB®

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

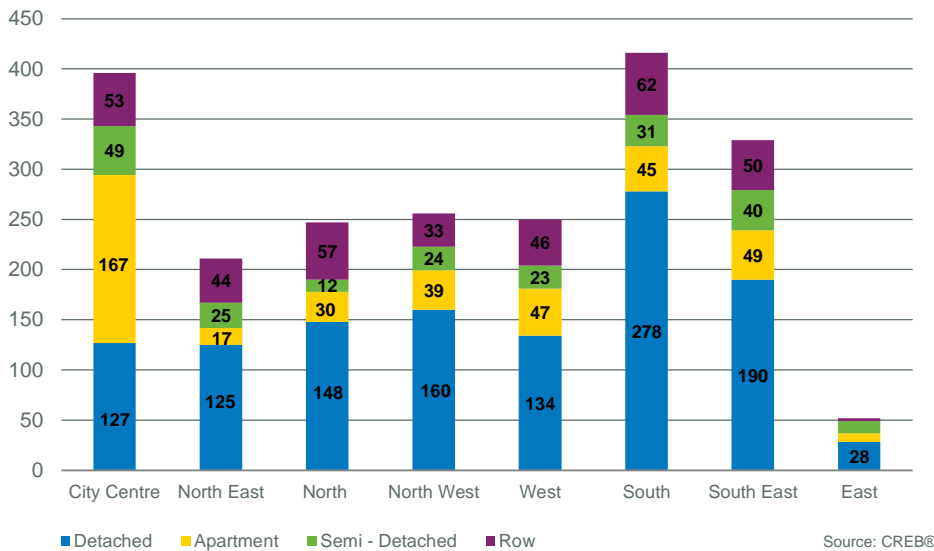
TOTAL INVENTORY BY PRICE RANGE - MAY



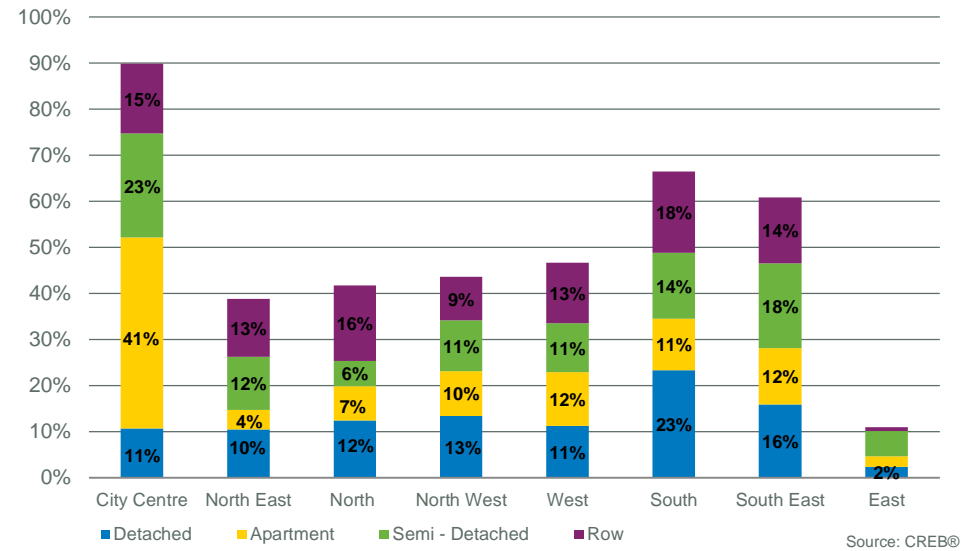
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



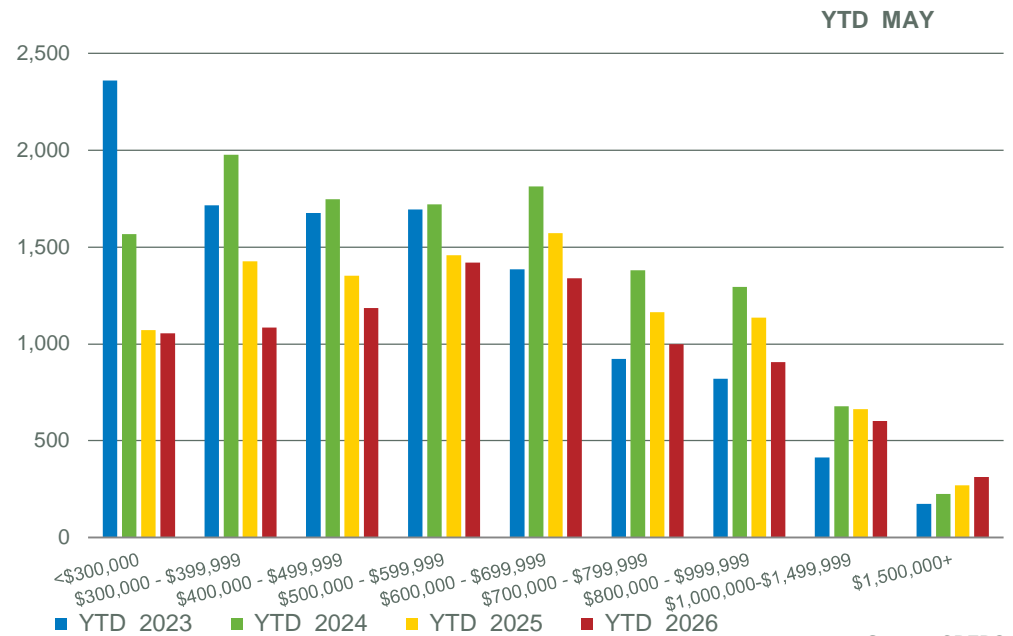
SHARE OF CITY WIDE SALES - MAY



	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	1,233	1,524	1,877	2,104	2,162							
New Listings	2,785	2,767	3,408	3,828	4,226							
Inventory	4,395	4,828	5,404	5,971	6,752							
Days on Market	54	42	35	35	34							
Benchmark Price	554,400	560,500	565,600	568,800	570,500							
Median Price	556,000	565,000	576,000	586,000	592,250							
Average Price	618,101	628,292	641,510	652,199	665,695							
Index	260	263	266	267	268							

	May-25	May-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	1	1	9	12
\$150,000 - \$199,999	29	37	98	163
\$200,000 - \$249,999	85	101	326	380
\$250,000 - \$299,999	145	108	638	500
\$300,000 - \$349,999	186	134	766	523
\$350,000 - \$399,999	148	128	660	561
\$400,000 - \$449,999	181	116	681	565
\$450,000 - \$499,999	158	151	671	620
\$500,000 - \$549,999	174	157	681	701
\$550,000 - \$599,999	198	169	777	718
\$600,000 - \$649,999	218	174	812	706
\$650,000 - \$699,999	185	144	760	633
\$700,000 - \$749,999	159	123	642	527
\$750,000 - \$799,999	144	130	522	472
\$800,000 - \$849,999	112	82	439	313
\$850,000 - \$899,999	84	71	325	280
\$900,000 - \$949,999	45	39	207	152
\$950,000 - \$999,999	44	40	164	161
\$1,000,000 - \$1,299,999	148	122	520	468
\$1,300,000 - \$1,499,999	37	41	143	133
\$1,500,000 - \$1,999,999	44	54	165	186
\$2,000,000 +	34	40	105	126
	2,559	2,162	10,112	8,900

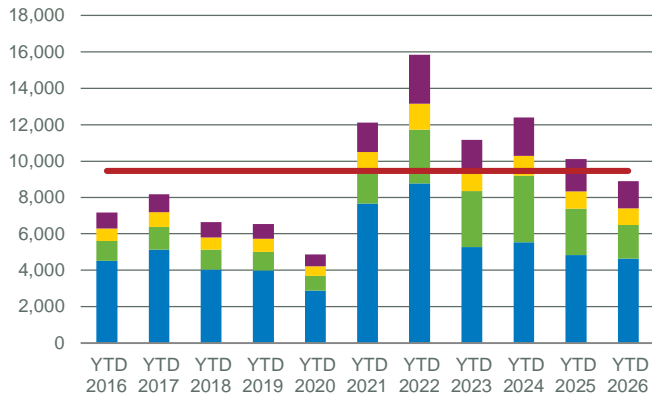
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

YTD MAY

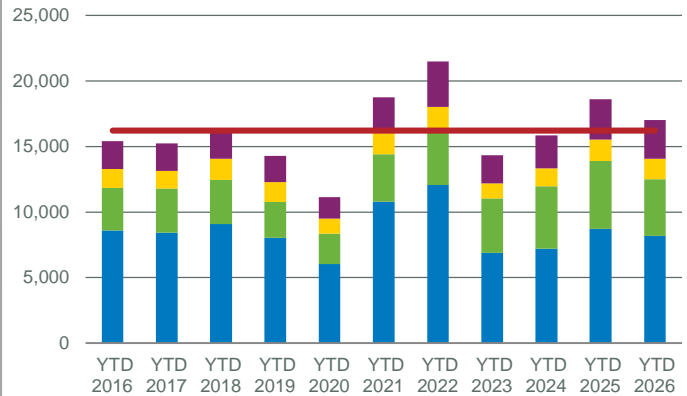


■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average

Source: CREB®

CITY OF CALGARY TOTAL NEW LISTINGS

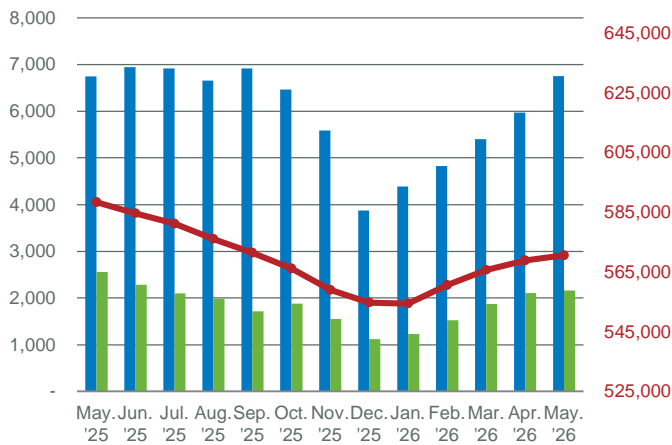
YTD MAY



■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average

Source: CREB®

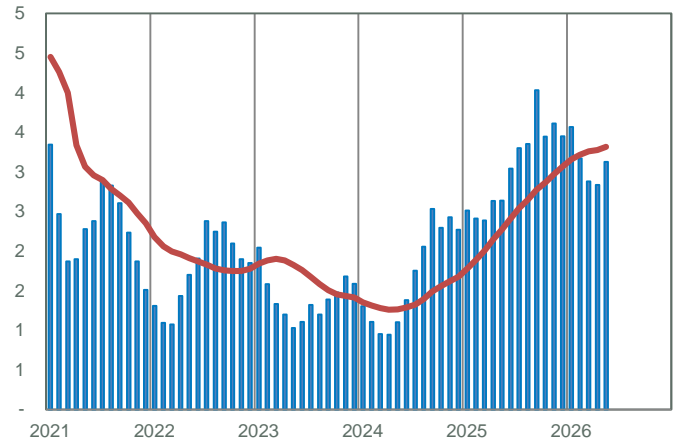
CITY OF CALGARY TOTAL INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

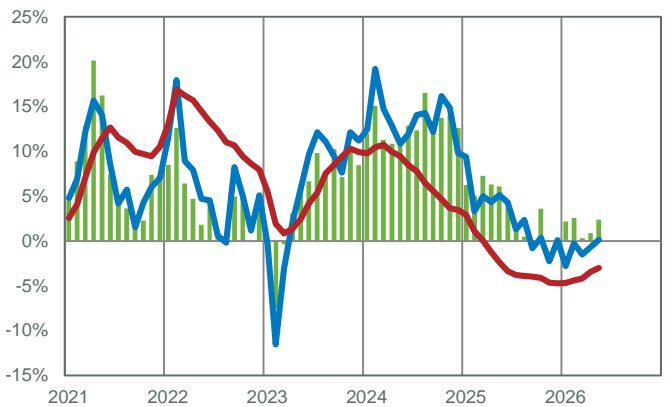
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®
12 month moving average inventory

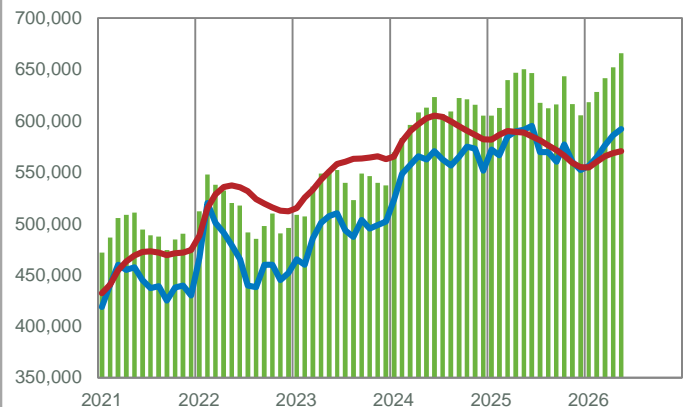
CITY OF CALGARY TOTAL PRICE CHANGE



— Average Price Y/Y% Change — Median Price Y/Y% Change
— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY TOTAL PRICES



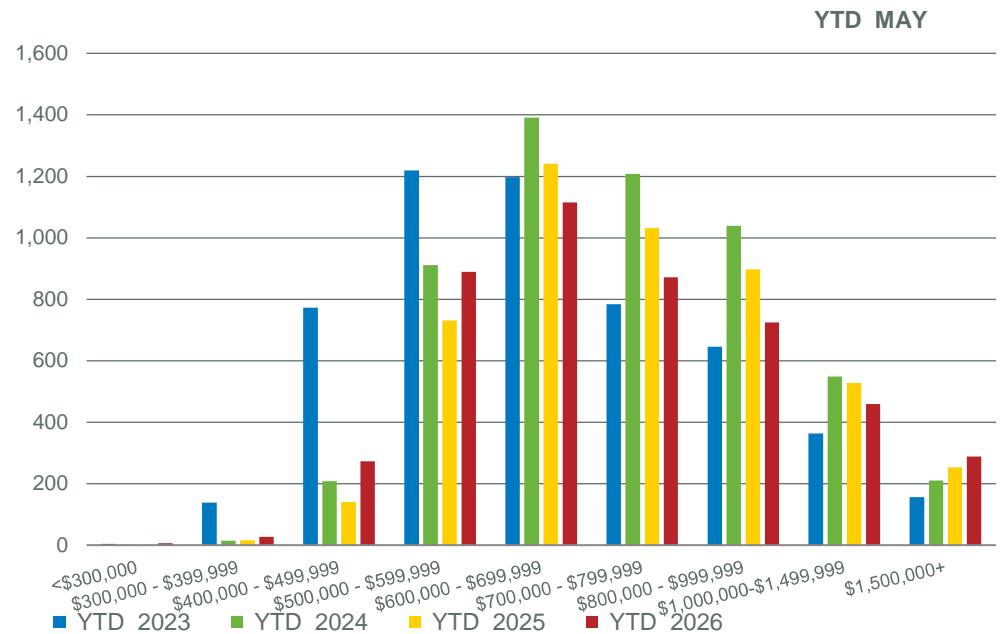
■ Average Price — Median Price
— Benchmark Price

Source: CREB®

	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	735	977	1,095	1,192							
New Listings	1,240	1,269	1,614	1,862	1,952							
Inventory	1,753	1,945	2,189	2,467	2,916							
Days on Market	48	35	31	30	28							
Benchmark Price	724,000	734,300	741,300	745,400	747,800							
Median Price	675,000	688,000	700,000	709,900	715,000							
Average Price	780,750	808,341	809,042	830,865	844,352							
Index	298	302	305	307	308							

	May-25	May-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	1
\$200,000 - \$249,999	1	-	1	1
\$250,000 - \$299,999	-	3	1	4
\$300,000 - \$349,999	2	2	5	4
\$350,000 - \$399,999	2	6	10	23
\$400,000 - \$449,999	12	17	31	79
\$450,000 - \$499,999	29	48	110	194
\$500,000 - \$549,999	64	85	270	378
\$550,000 - \$599,999	123	126	461	511
\$600,000 - \$649,999	157	142	615	573
\$650,000 - \$699,999	152	125	626	542
\$700,000 - \$749,999	142	111	567	461
\$750,000 - \$799,999	123	115	465	411
\$800,000 - \$849,999	102	67	381	261
\$850,000 - \$899,999	66	58	245	213
\$900,000 - \$949,999	32	31	153	122
\$950,000 - \$999,999	33	34	119	128
\$1,000,000 - \$1,299,999	126	95	402	341
\$1,300,000 - \$1,499,999	33	36	126	119
\$1,500,000 - \$1,999,999	40	51	149	167
\$2,000,000 +	34	40	104	122
	1,273	1,192	4,841	4,655

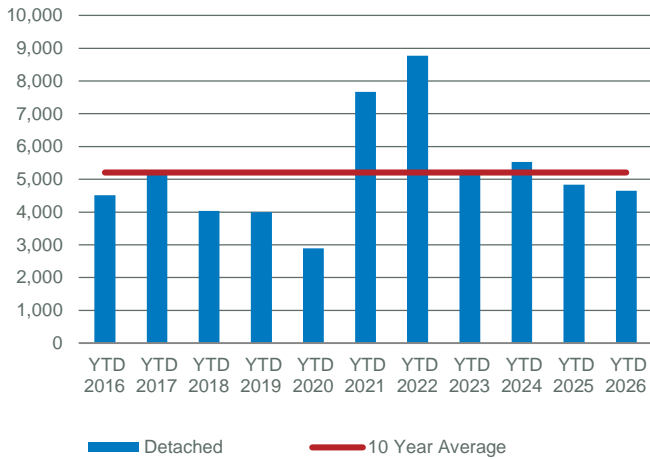
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

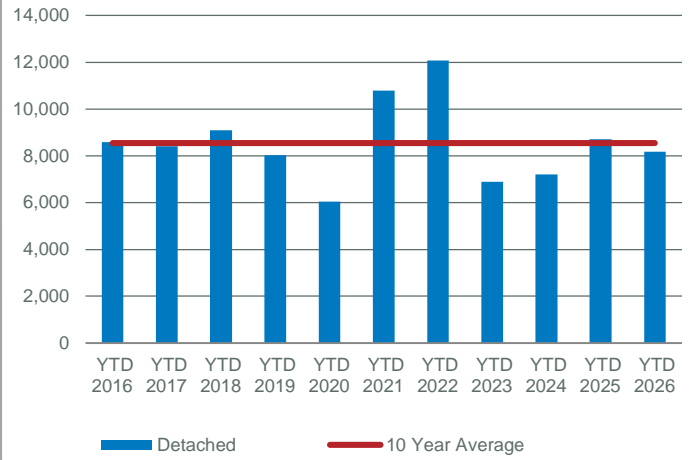
YTD MAY



Source: CREB®

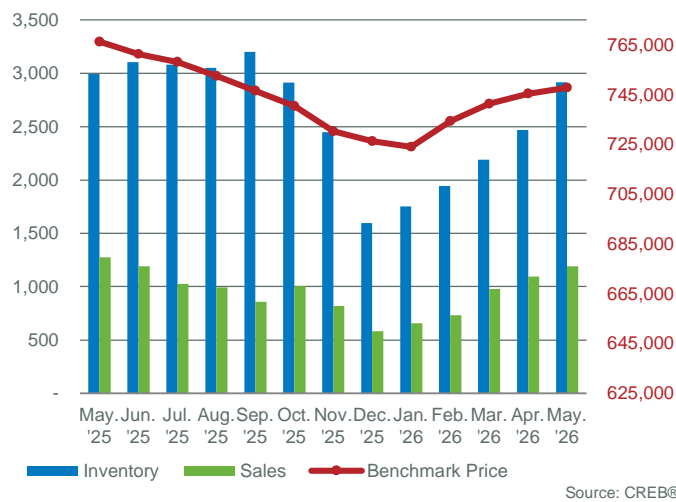
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



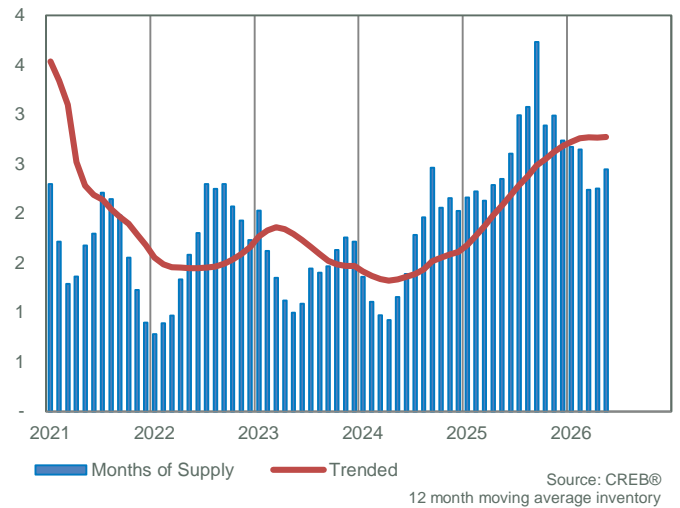
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



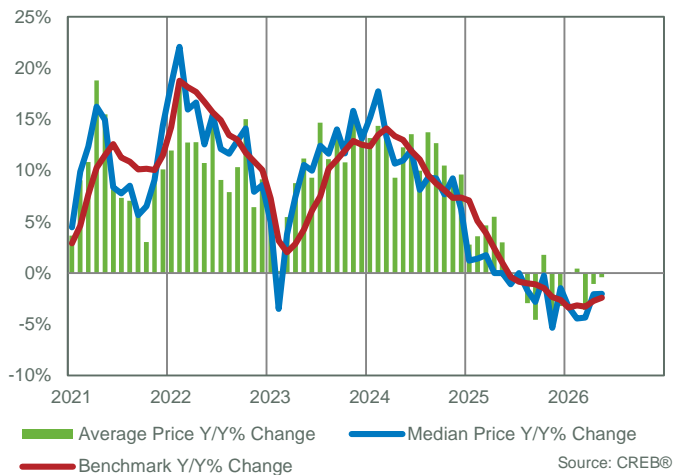
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



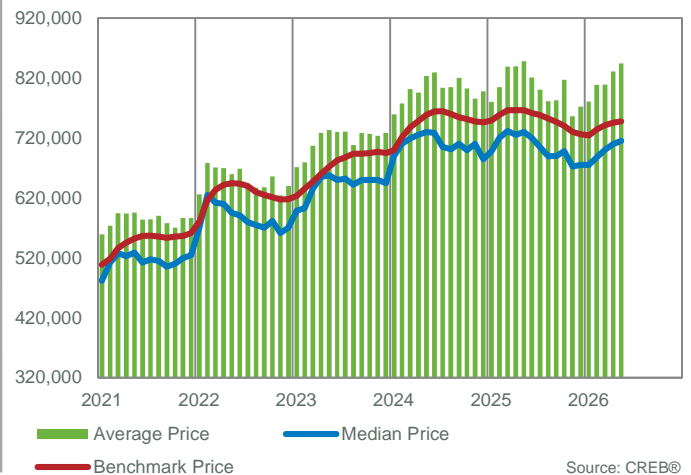
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

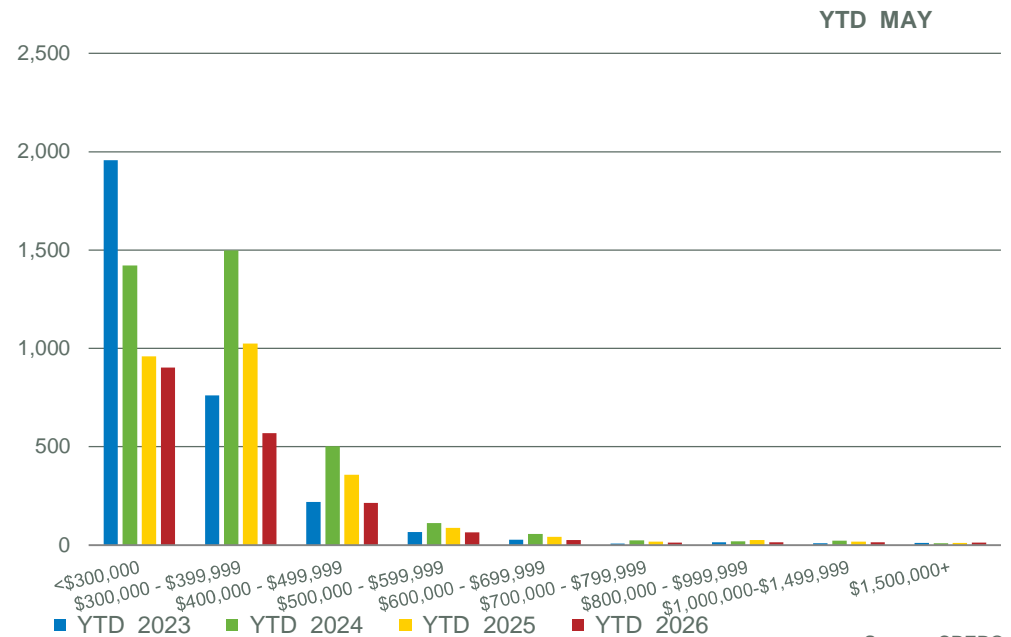


Source: CREB®

	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	273	345	384	432	403							
New Listings	786	754	885	945	961							
Inventory	1,436	1,581	1,776	1,920	2,070							
Days on Market	65	54	45	47	46							
Benchmark Price	301,200	298,600	300,300	301,400	300,400							
Median Price	295,438	303,500	305,000	303,500	295,000							
Average Price	331,713	355,934	344,063	340,263	325,666							
Index	231	229	231	231	231							

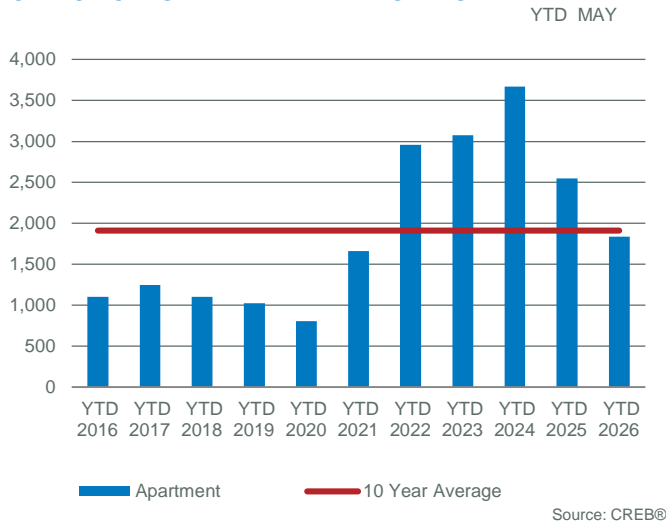
	May-25	May-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	1	1	9	12
\$150,000 - \$199,999	28	34	96	155
\$200,000 - \$249,999	77	92	307	333
\$250,000 - \$299,999	116	82	546	404
\$300,000 - \$349,999	145	89	615	354
\$350,000 - \$399,999	88	37	410	216
\$400,000 - \$449,999	48	18	232	127
\$450,000 - \$499,999	33	16	126	89
\$500,000 - \$549,999	13	6	55	36
\$550,000 - \$599,999	7	11	34	30
\$600,000 - \$649,999	7	4	24	16
\$650,000 - \$699,999	2	2	18	10
\$700,000 - \$749,999	3	1	12	7
\$750,000 - \$799,999	2	2	6	6
\$800,000 - \$849,999	1	2	6	5
\$850,000 - \$899,999	-	1	10	3
\$900,000 - \$949,999	-	-	7	2
\$950,000 - \$999,999	-	1	2	5
\$1,000,000 - \$1,299,999	-	3	11	10
\$1,300,000 - \$1,499,999	1	-	7	4
\$1,500,000 - \$1,999,999	2	1	10	10
\$2,000,000 +	-	-	1	3
	574	403	2,545	1,837

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

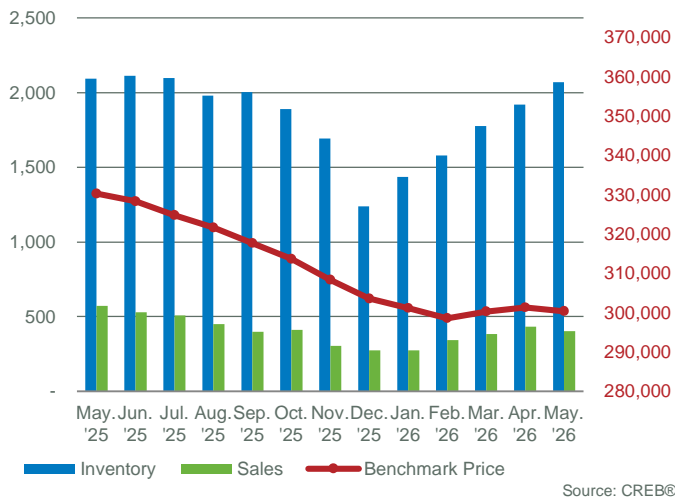
CITY OF CALGARY APARTMENT SALES



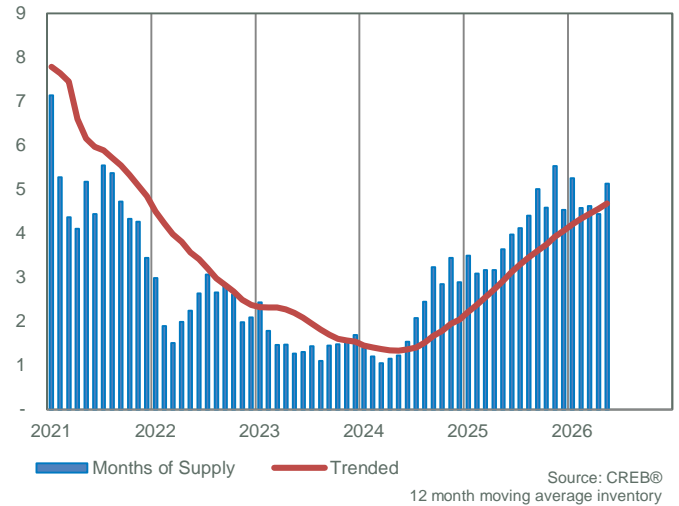
CITY OF CALGARY APARTMENT NEW LISTINGS



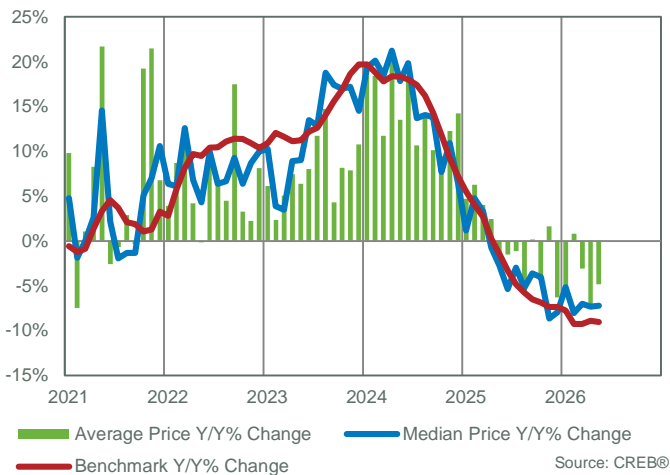
CITY OF CALGARY APARTMENT INVENTORY AND SALES



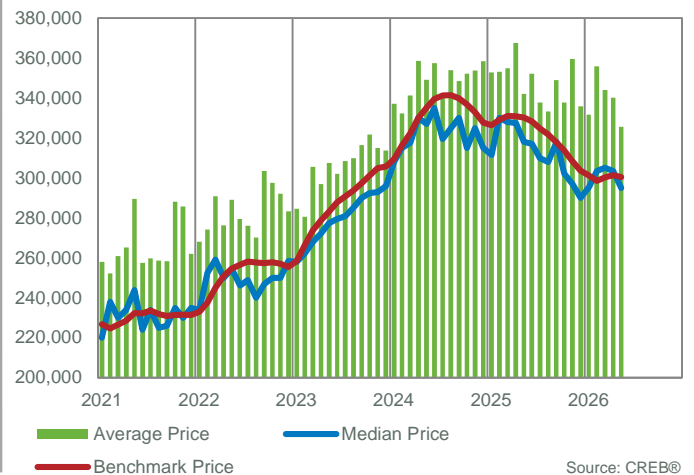
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



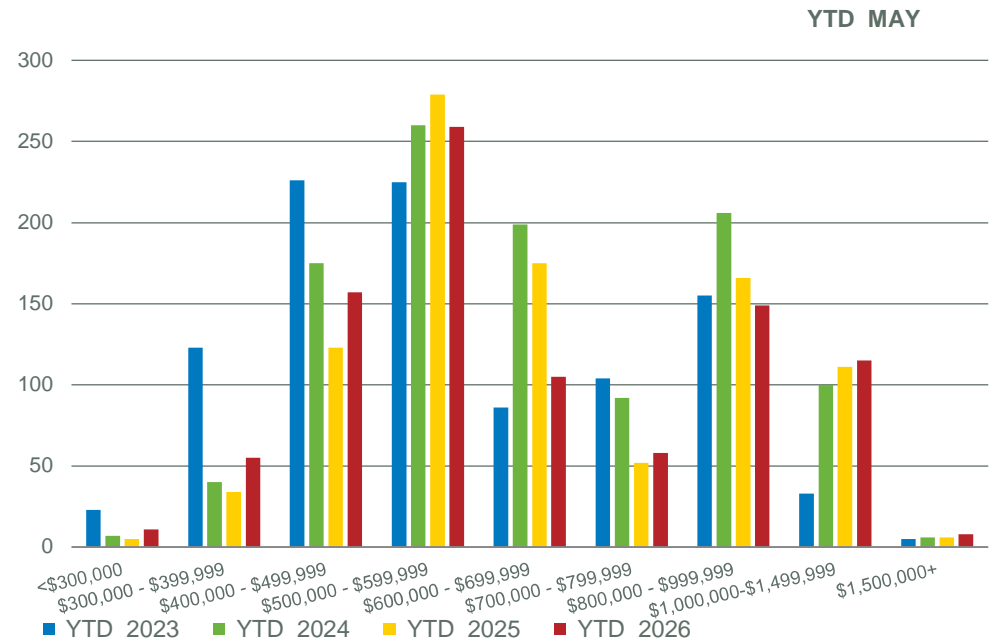
CITY OF CALGARY APARTMENT PRICES



	Jan.	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	194	214	217							
New Listings	254	254	325	359	375							
Inventory	421	416	480	538	593							
Days on Market	61	45	38	38	36							
Benchmark Price	667,000	682,200	686,100	690,200	691,100							
Median Price	583,500	588,500	585,000	606,550	575,000							
Average Price	665,026	673,108	705,356	691,161	658,309							
Index	356	364	367	369	369							

	May-25	May-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	3
\$250,000 - \$299,999	-	4	5	8
\$300,000 - \$349,999	4	2	9	12
\$350,000 - \$399,999	5	11	25	43
\$400,000 - \$449,999	16	13	47	58
\$450,000 - \$499,999	16	30	76	99
\$500,000 - \$549,999	35	42	116	149
\$550,000 - \$599,999	42	21	163	110
\$600,000 - \$649,999	36	19	105	64
\$650,000 - \$699,999	18	5	70	41
\$700,000 - \$749,999	7	6	25	28
\$750,000 - \$799,999	7	6	27	30
\$800,000 - \$849,999	7	11	35	41
\$850,000 - \$899,999	15	9	54	53
\$900,000 - \$949,999	10	8	39	27
\$950,000 - \$999,999	11	5	38	28
\$1,000,000 - \$1,299,999	21	22	103	109
\$1,300,000 - \$1,499,999	3	2	8	6
\$1,500,000 - \$1,999,999	2	1	6	7
\$2,000,000 +	-	-	-	1
	255	217	951	917

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

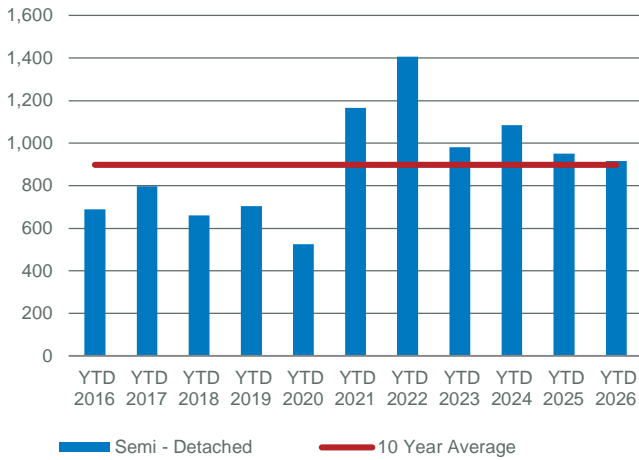


Source: CREB®

May, 2026

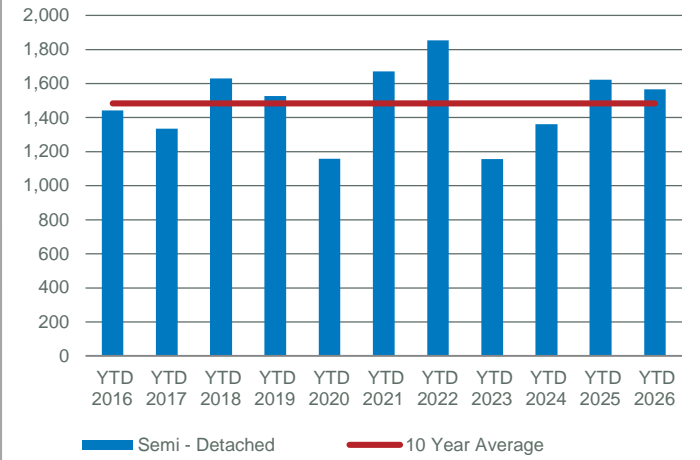
CITY OF CALGARY SEMI-DET. SALES

YTD MAY

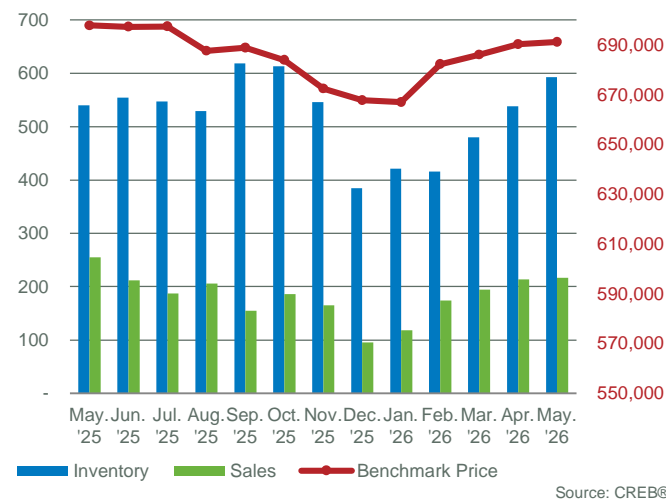


CITY OF CALGARY SEMI-DET. NEW LISTINGS

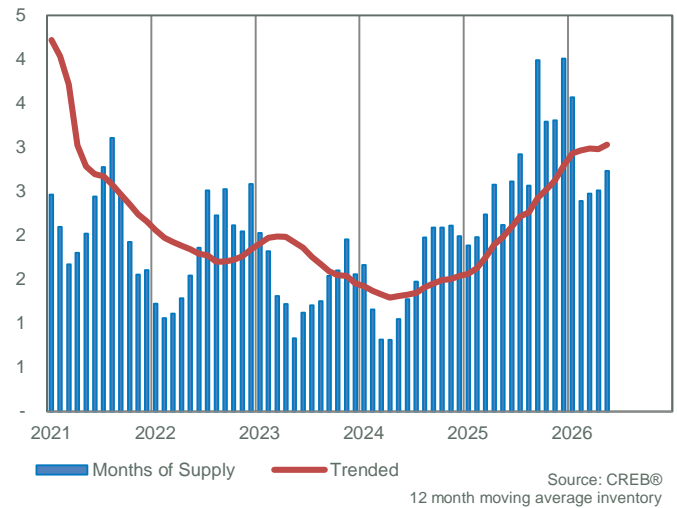
YTD MAY



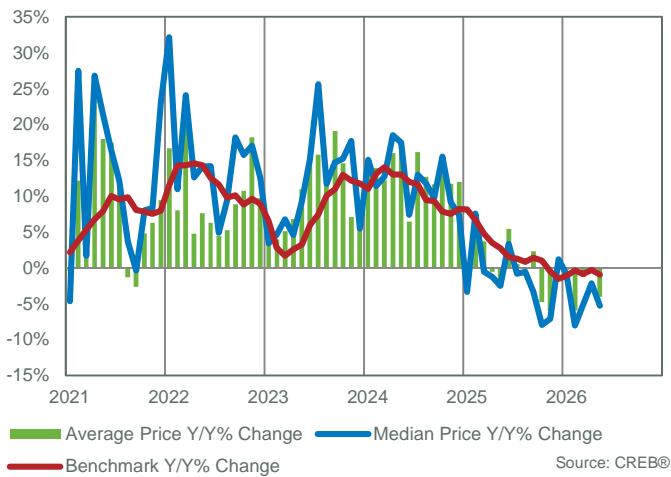
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



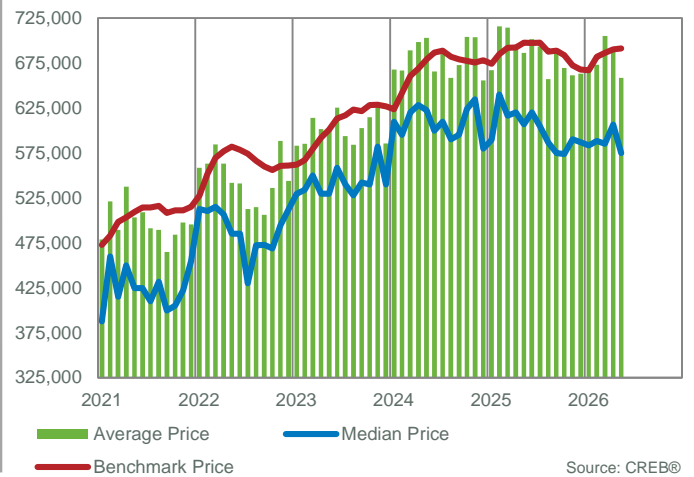
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



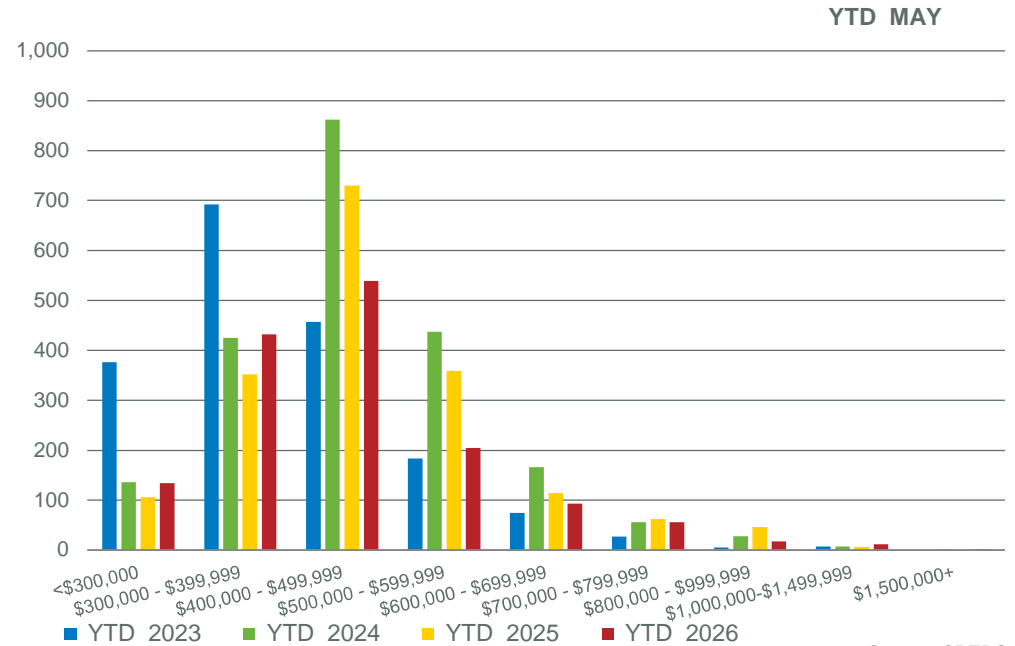
CITY OF CALGARY SEMI-DET. PRICES



	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	363	350							
New Listings	505	490	584	662	695							
Inventory	785	886	959	1,046	1,173							
Days on Market	53	44	37	37	38							
Benchmark Price	420,800	423,600	423,900	422,900	422,300							
Median Price	412,250	444,250	435,000	439,000	423,450							
Average Price	435,033	457,292	449,446	461,511	453,342							
Index	273	275	275	274	274							

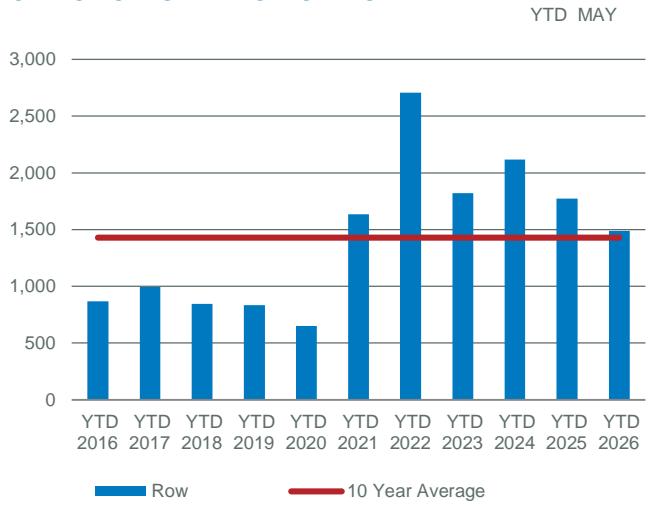
	May-25	May-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	3	2	7
\$200,000 - \$249,999	7	9	18	43
\$250,000 - \$299,999	29	19	86	84
\$300,000 - \$349,999	35	41	137	153
\$350,000 - \$399,999	53	74	215	279
\$400,000 - \$449,999	105	68	371	301
\$450,000 - \$499,999	80	57	359	238
\$500,000 - \$549,999	62	24	240	138
\$550,000 - \$599,999	26	11	119	67
\$600,000 - \$649,999	18	9	68	53
\$650,000 - \$699,999	13	12	46	40
\$700,000 - \$749,999	7	5	38	31
\$750,000 - \$799,999	12	7	24	25
\$800,000 - \$849,999	2	2	17	6
\$850,000 - \$899,999	3	3	16	11
\$900,000 - \$949,999	3	-	8	1
\$950,000 - \$999,999	-	-	5	-
\$1,000,000 - \$1,299,999	1	2	4	8
\$1,300,000 - \$1,499,999	-	3	2	4
\$1,500,000 - \$1,999,999	-	1	-	2
\$2,000,000 +	-	-	-	-
	457	350	1,775	1,491

CITY OF CALGARY ROW SALES BY PRICE RANGE

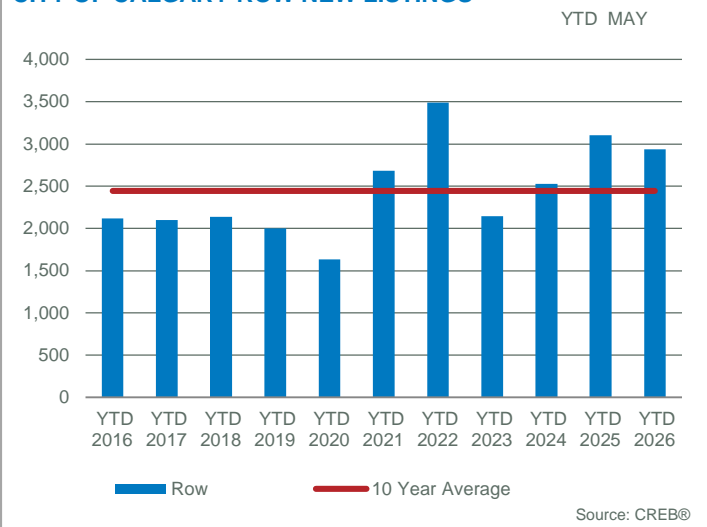


Source: CREB®

CITY OF CALGARY ROW SALES



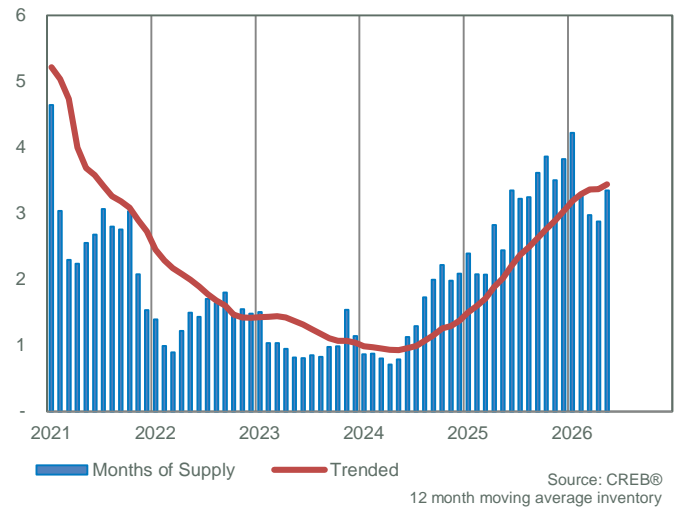
CITY OF CALGARY ROW NEW LISTINGS



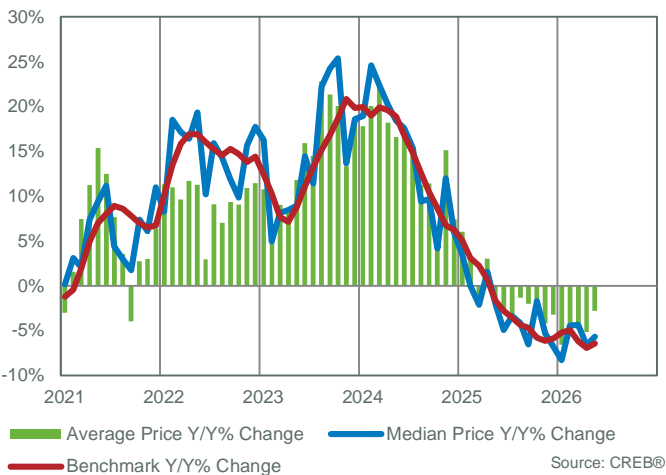
CITY OF CALGARY ROW INVENTORY AND SALES



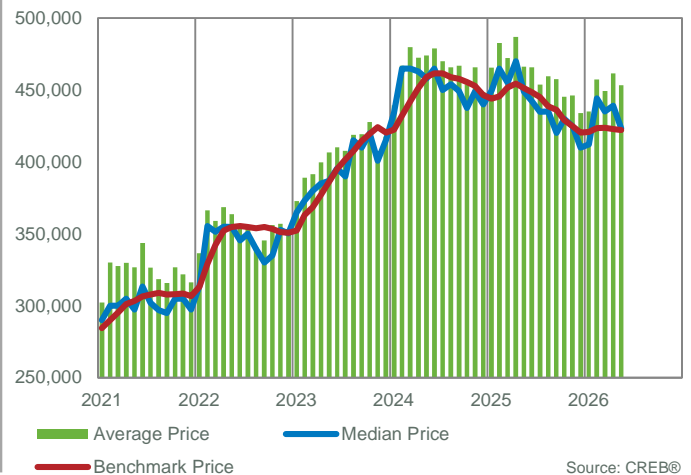
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

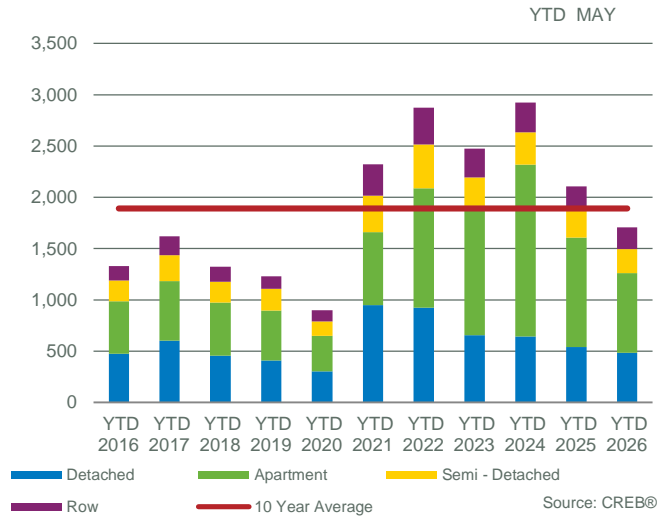


CITY OF CALGARY ROW PRICES

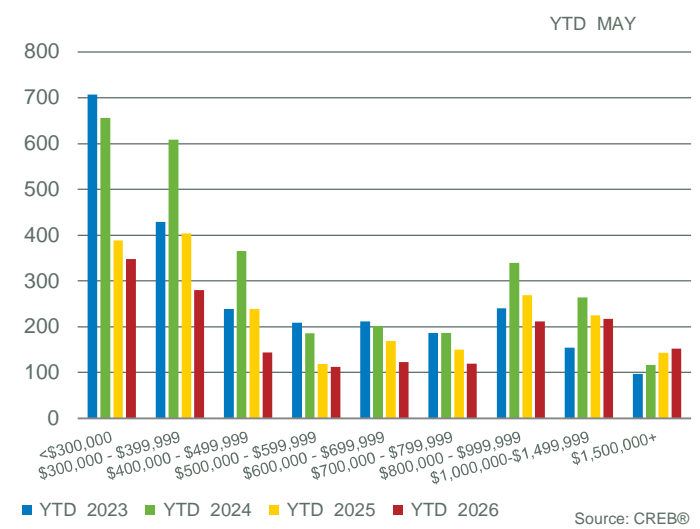


CITY CENTRE

CITY CENTRE TOTAL SALES



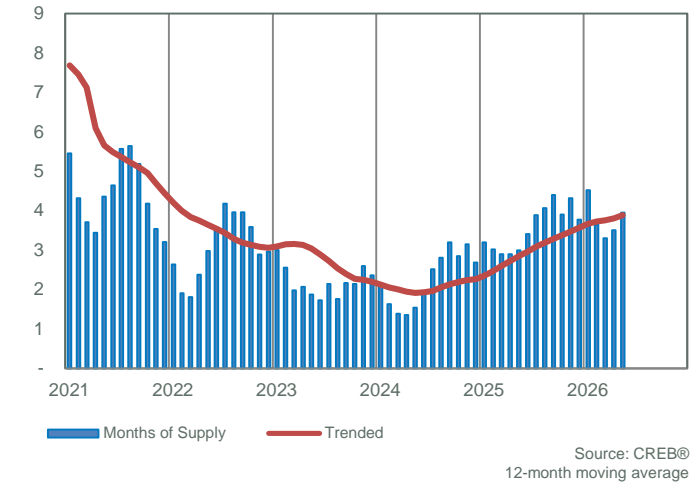
CITY CENTRE TOTAL SALES BY PRICE RANGE



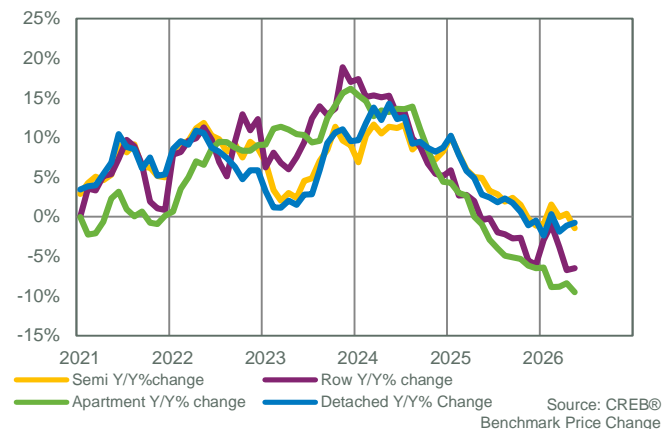
CITY CENTRE INVENTORY AND SALES



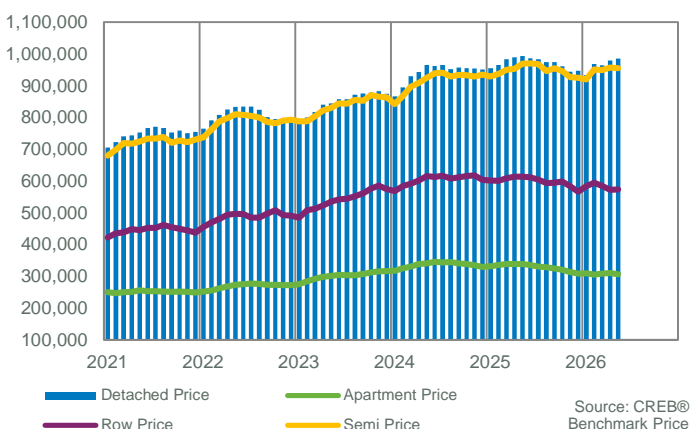
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

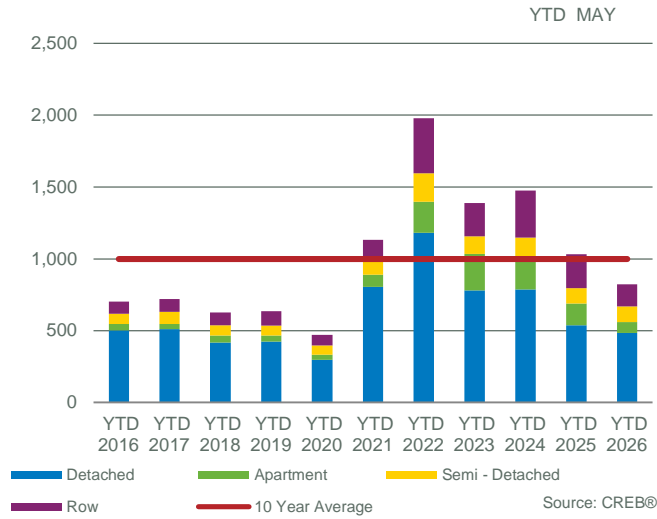


CITY CENTRE PRICES

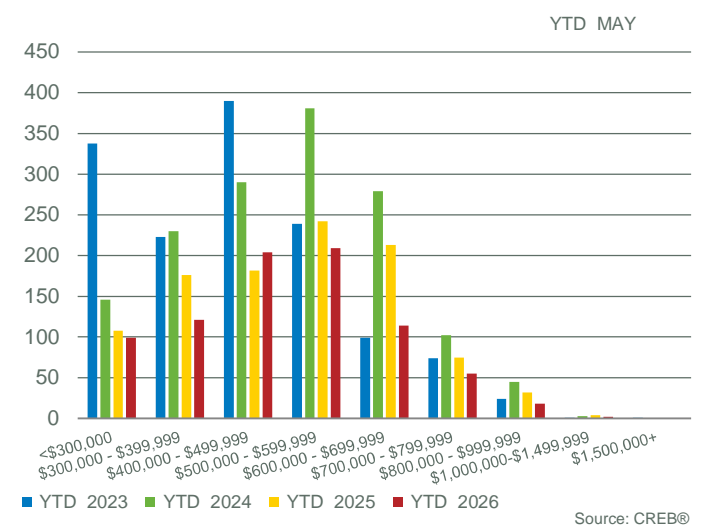


NORTHEAST

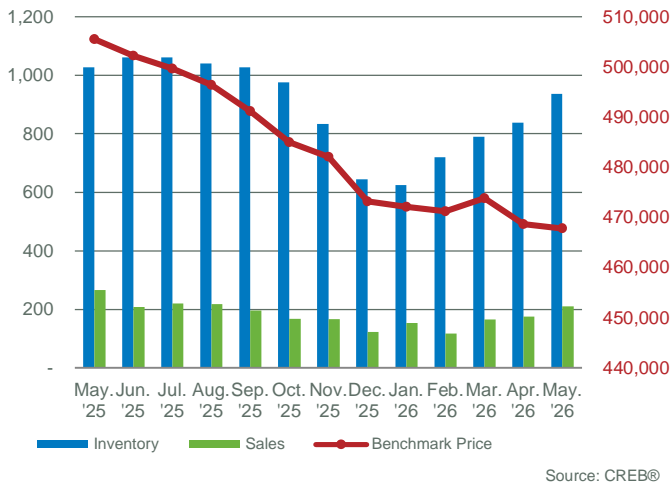
NORTHEAST TOTAL SALES



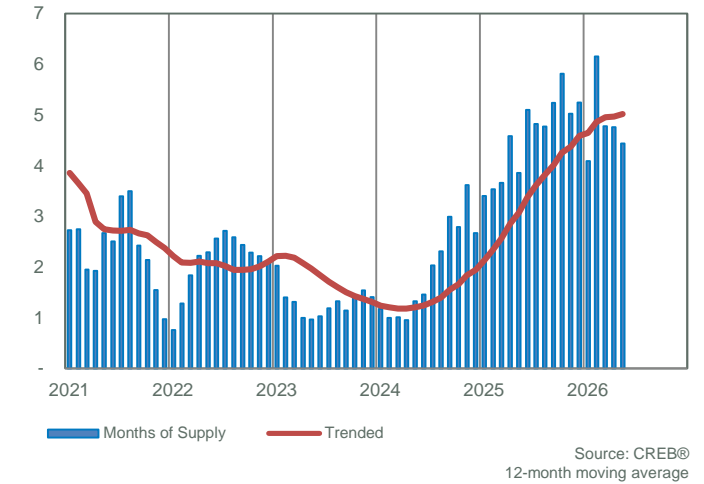
NORTHEAST TOTAL SALES BY PRICE RANGE



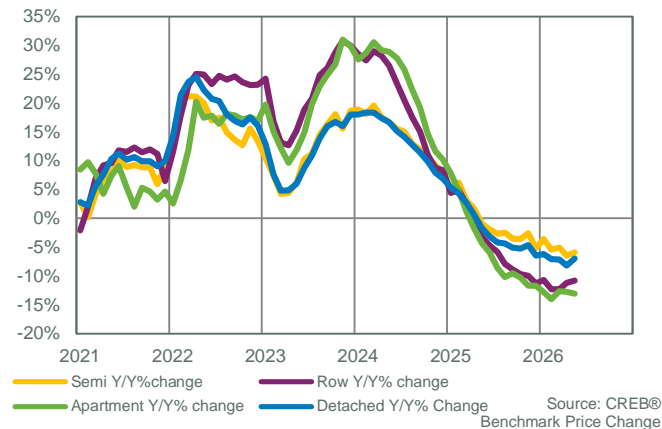
NORTHEAST INVENTORY AND SALES



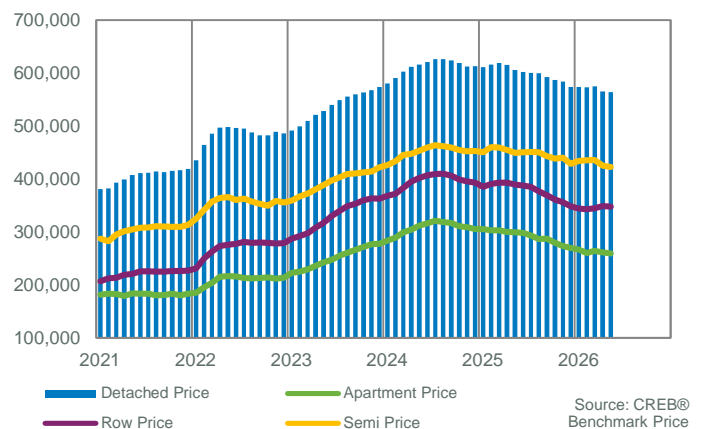
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

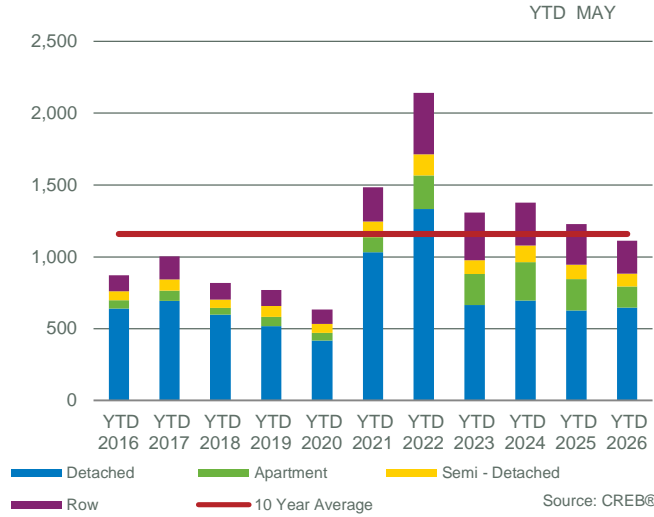


NORTHEAST PRICES

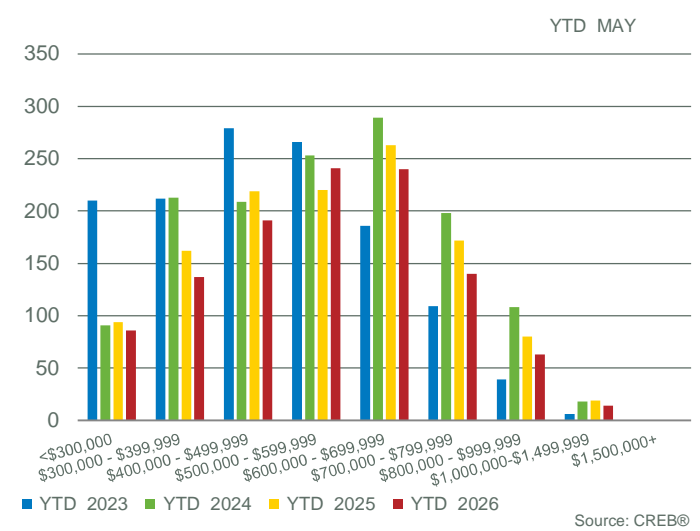


NORTH

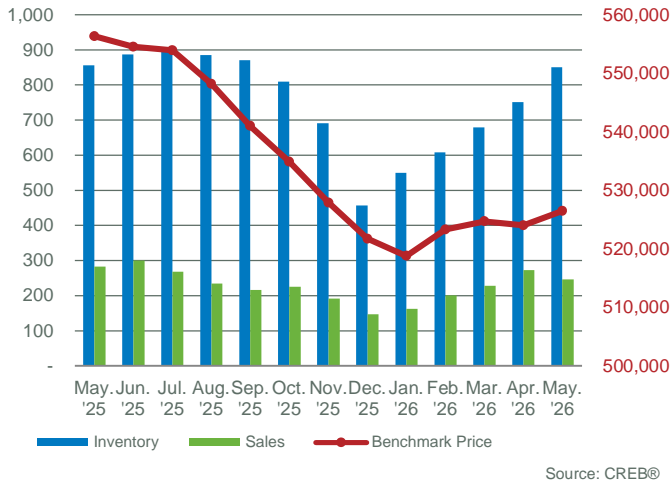
NORTH TOTAL SALES



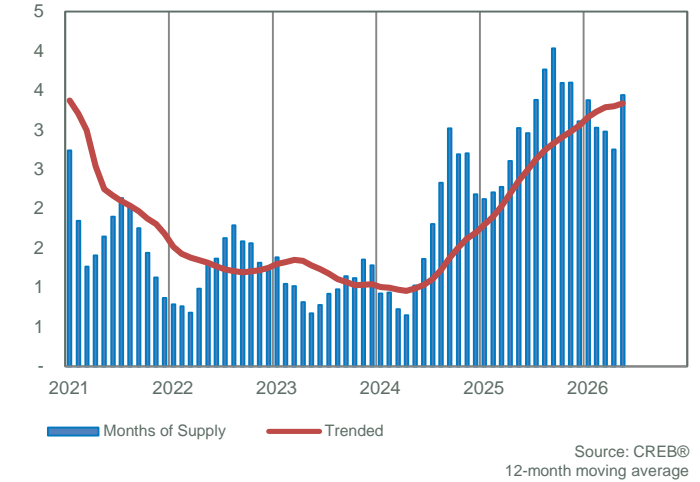
NORTH TOTAL SALES BY PRICE RANGE



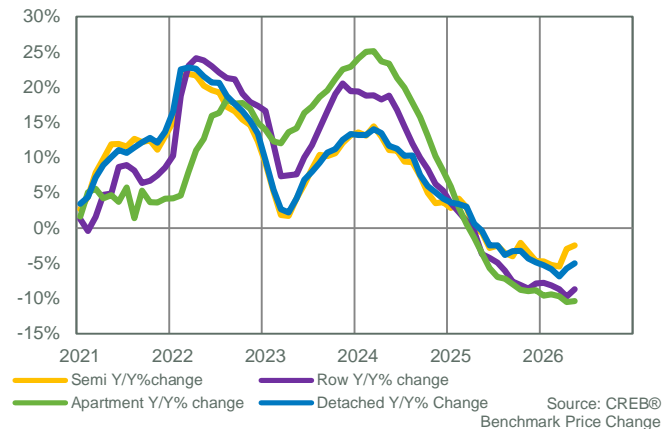
NORTH INVENTORY AND SALES



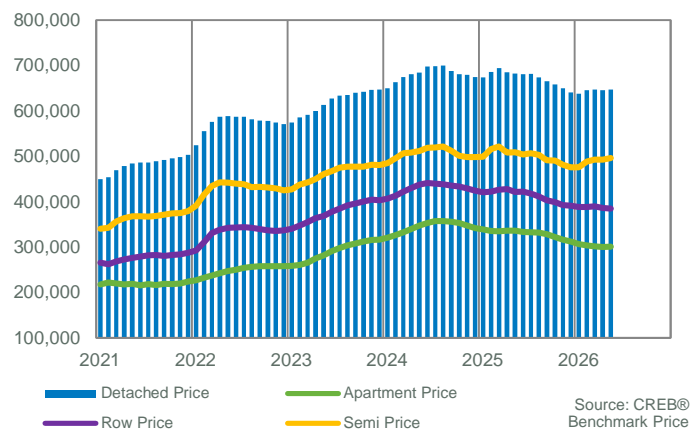
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

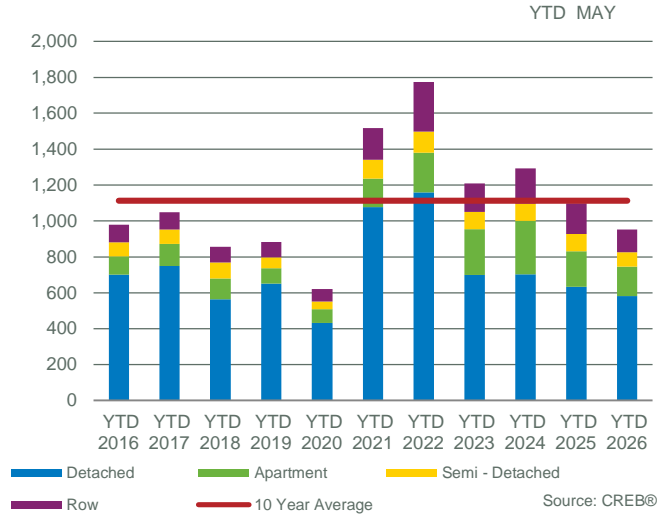


NORTH PRICES

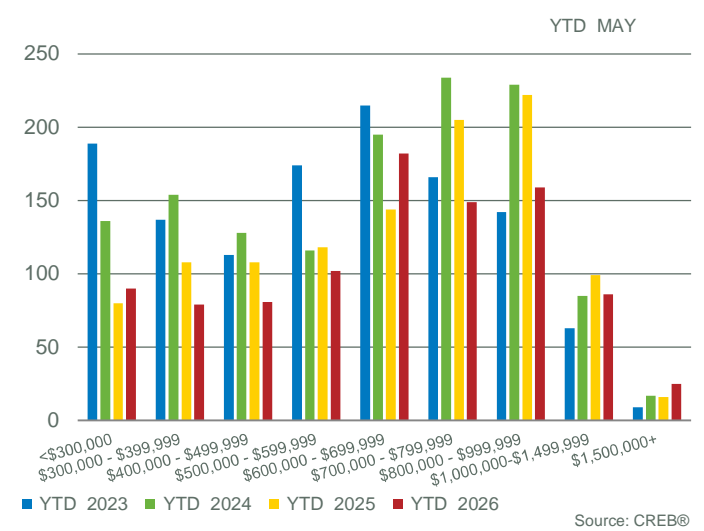


NORTHWEST

NORTHWEST TOTAL SALES



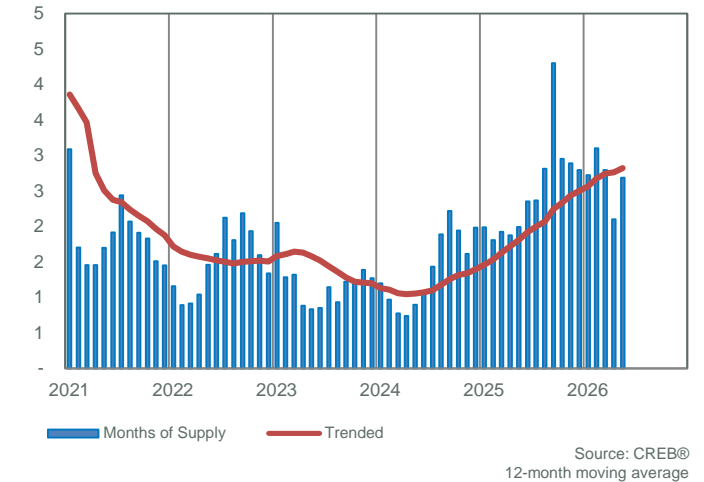
NORTHWEST TOTAL SALES BY PRICE RANGE



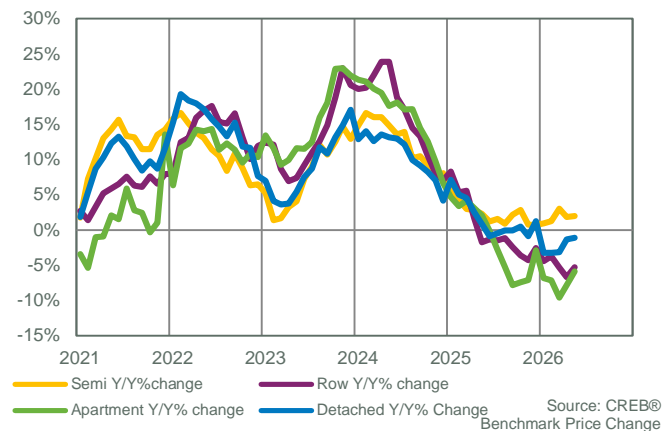
NORTHWEST INVENTORY AND SALES



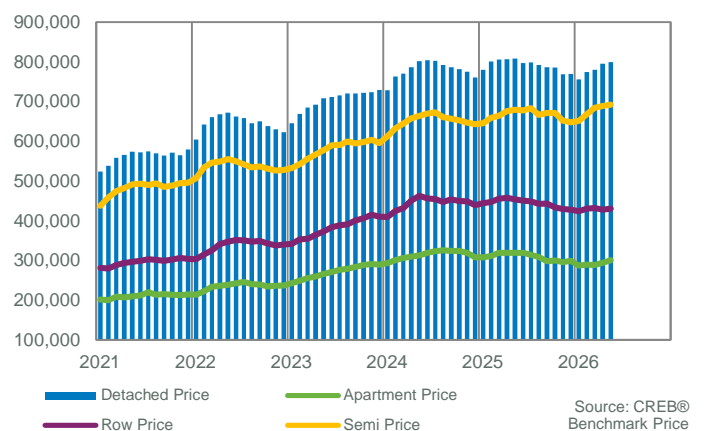
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

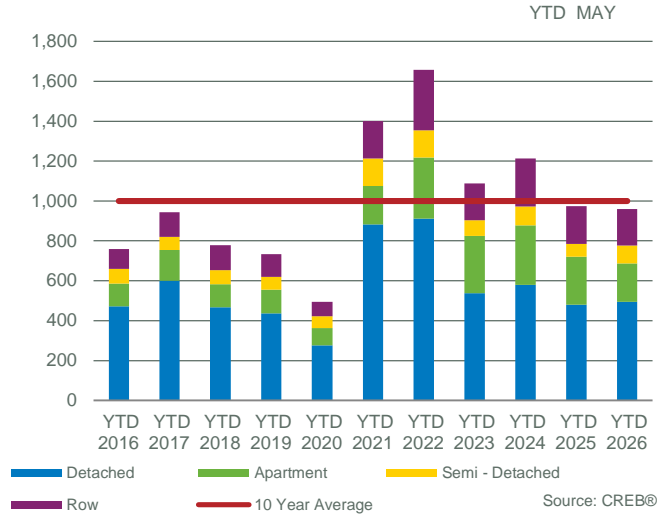


NORTHWEST PRICES

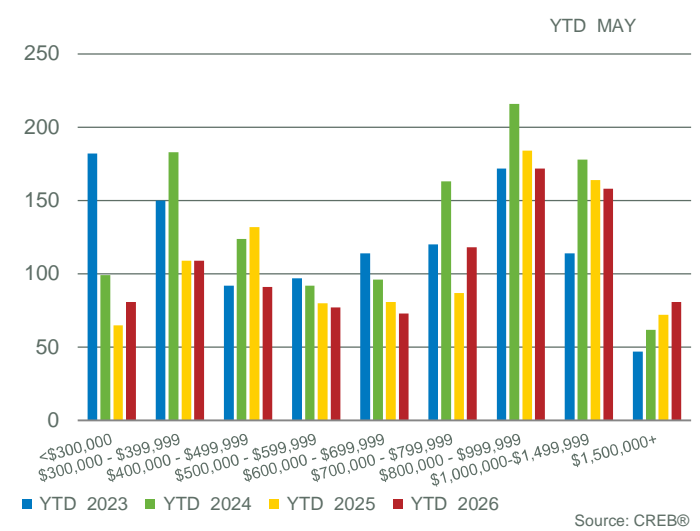


WEST

WEST TOTAL SALES



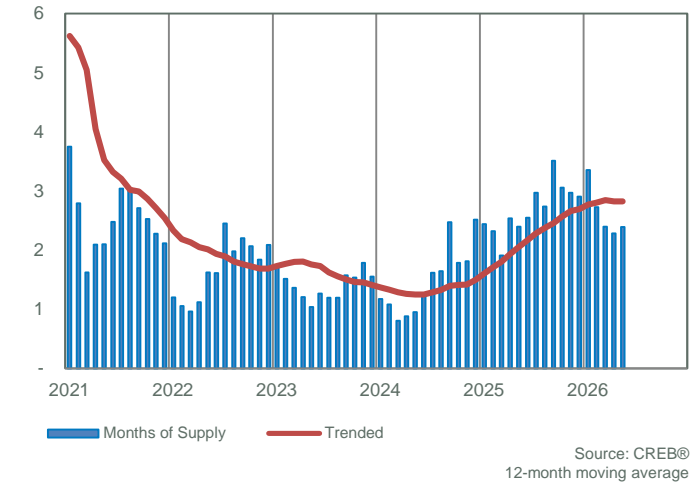
WEST TOTAL SALES BY PRICE RANGE



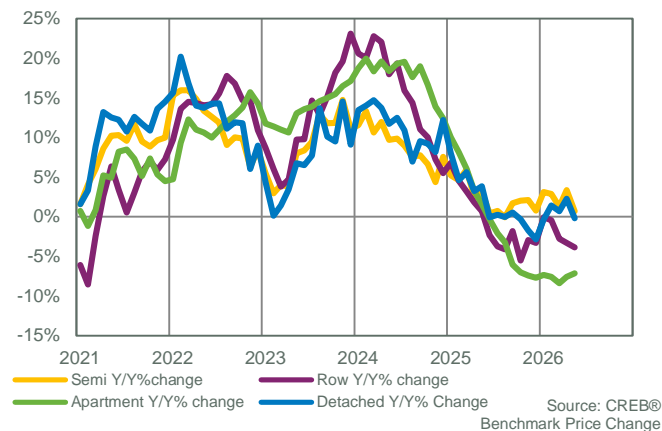
WEST INVENTORY AND SALES



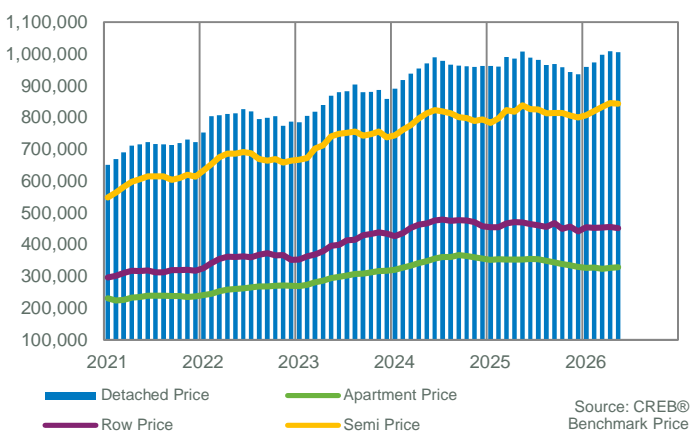
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

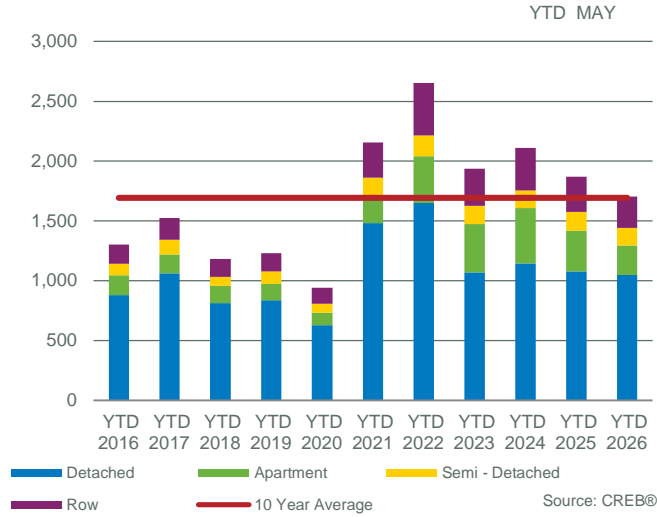


WEST PRICES

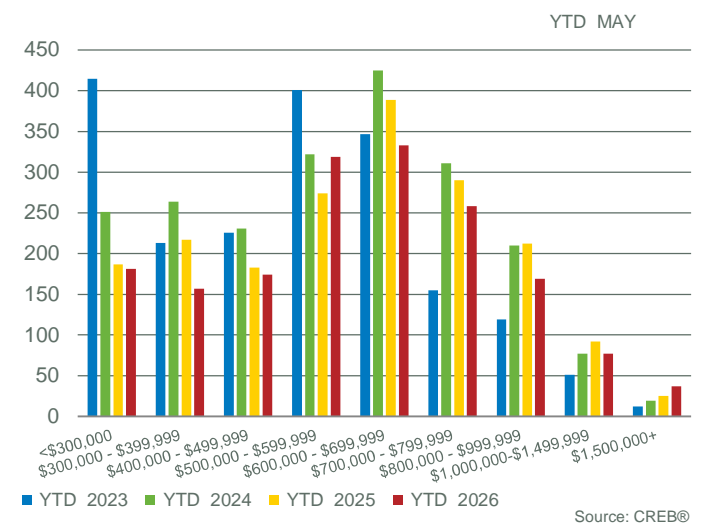


SOUTH

SOUTH TOTAL SALES



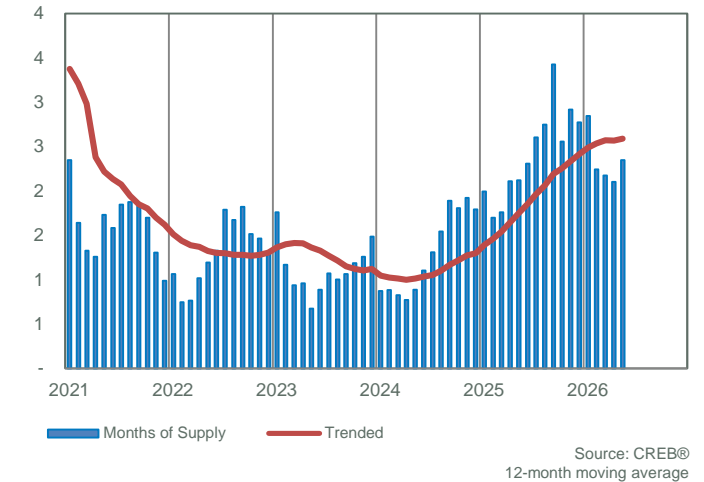
SOUTH TOTAL SALES BY PRICE RANGE



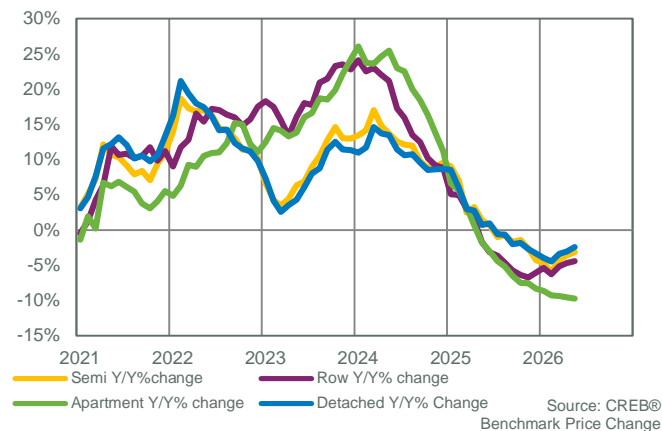
SOUTH INVENTORY AND SALES



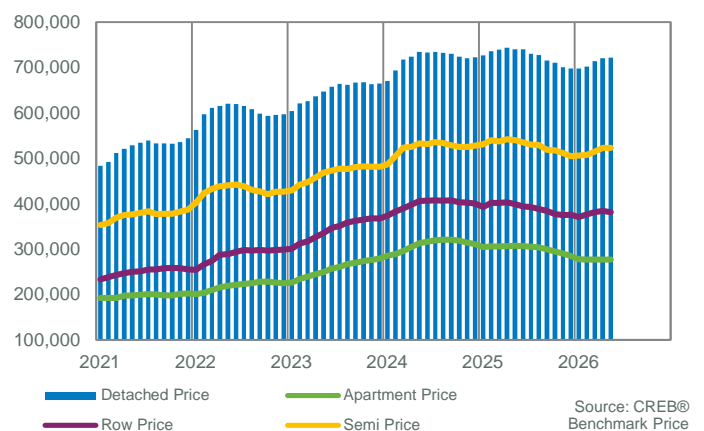
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

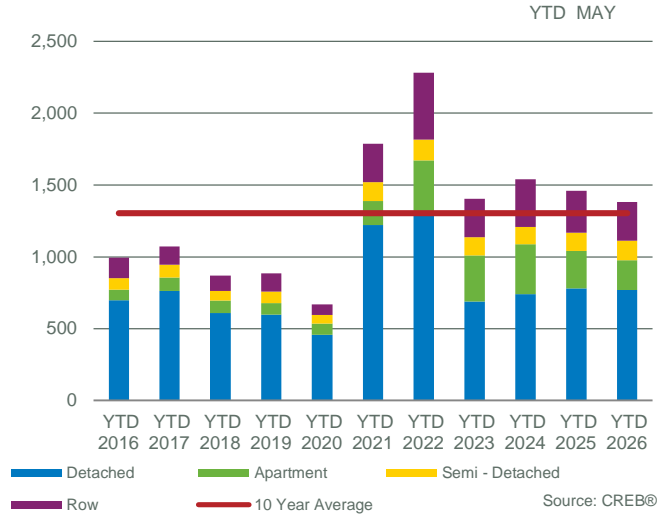


SOUTH PRICES

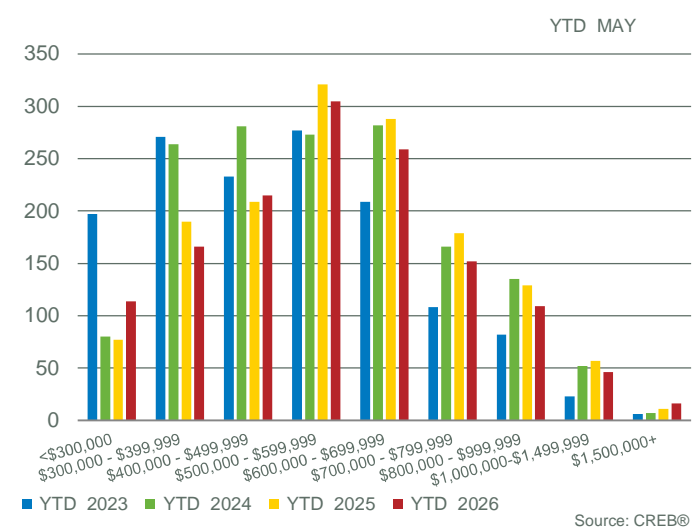


SOUTHEAST

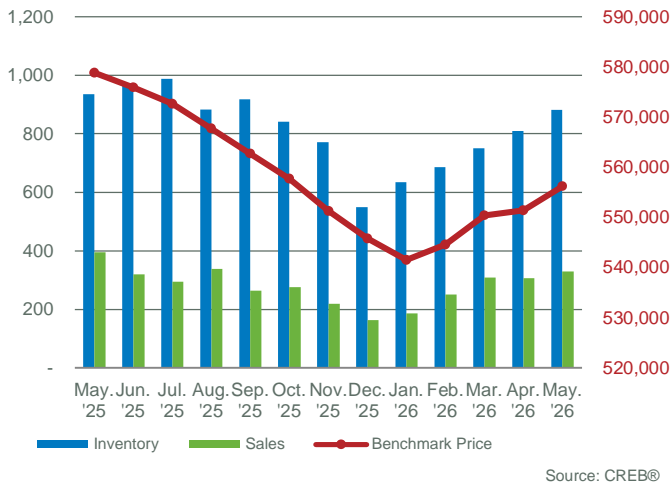
SOUTHEAST TOTAL SALES



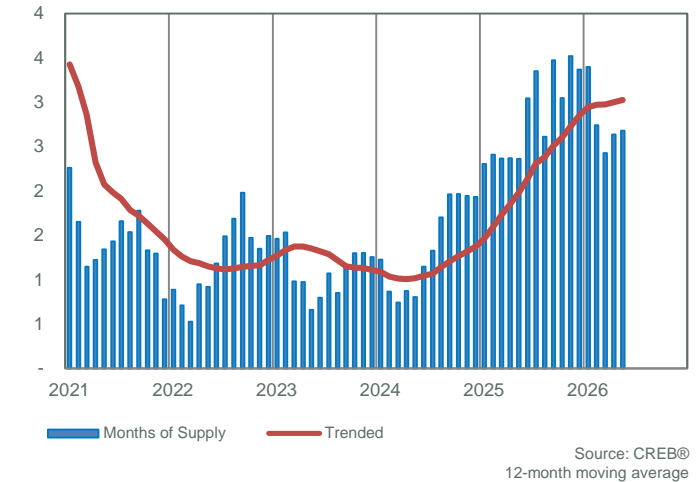
SOUTHEAST TOTAL SALES BY PRICE RANGE



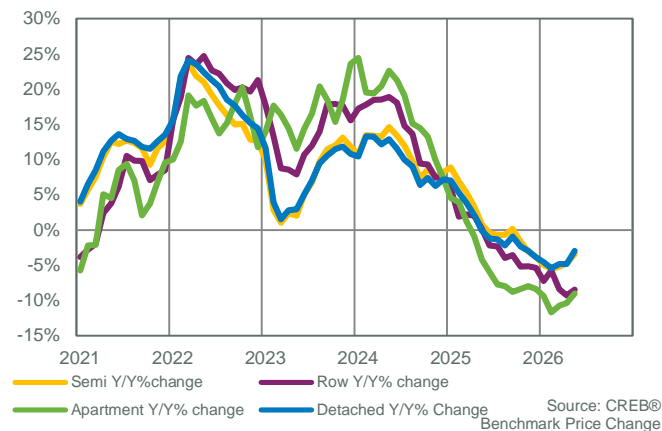
SOUTHEAST INVENTORY AND SALES



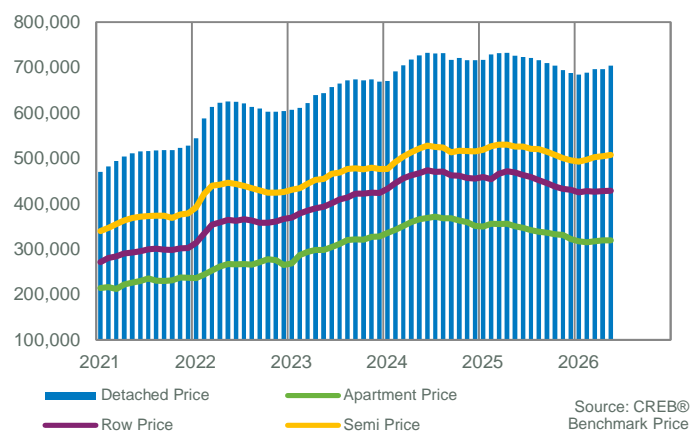
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

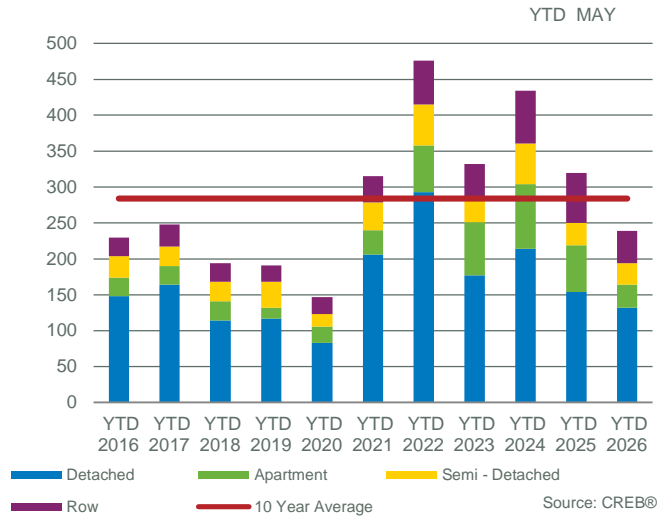


SOUTHEAST PRICES

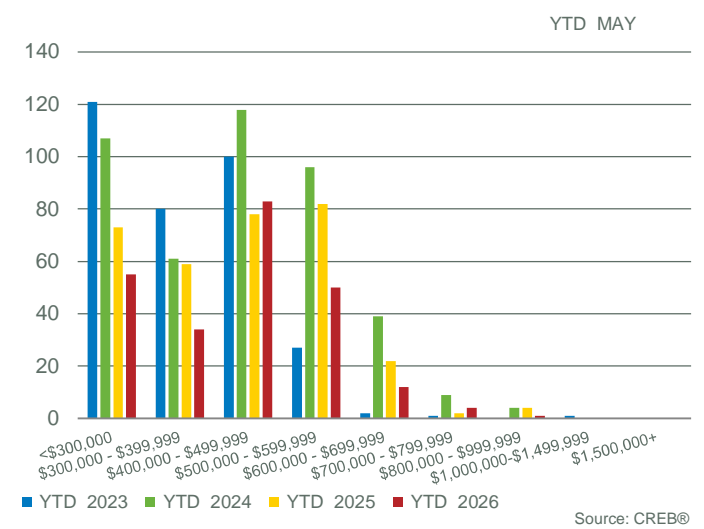


EAST

EAST TOTAL SALES



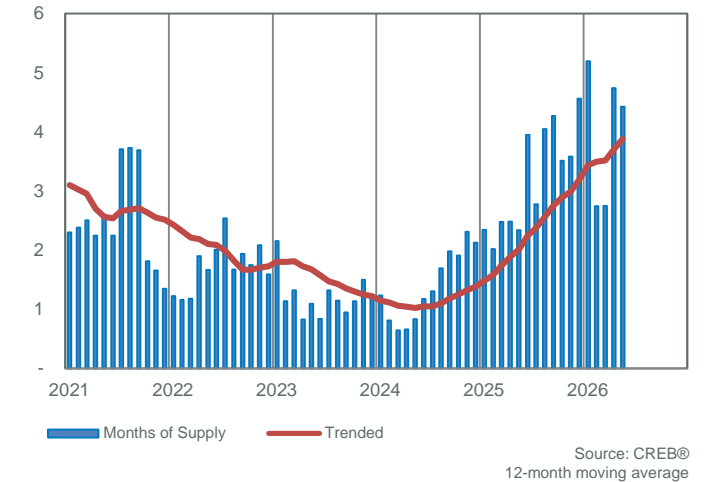
EAST TOTAL SALES BY PRICE RANGE



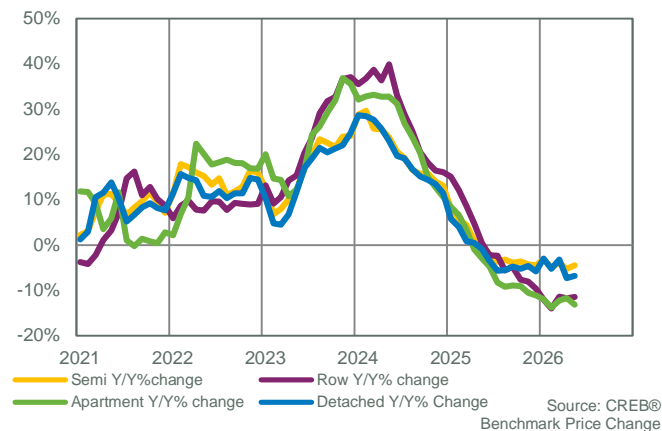
EAST INVENTORY AND SALES



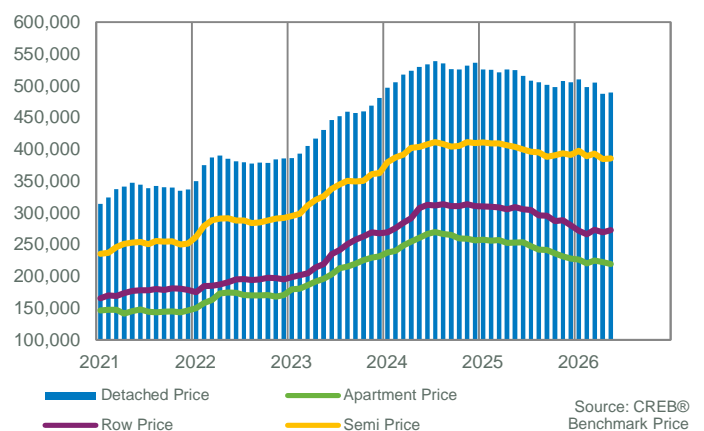
EAST MONTHS OF INVENTORY

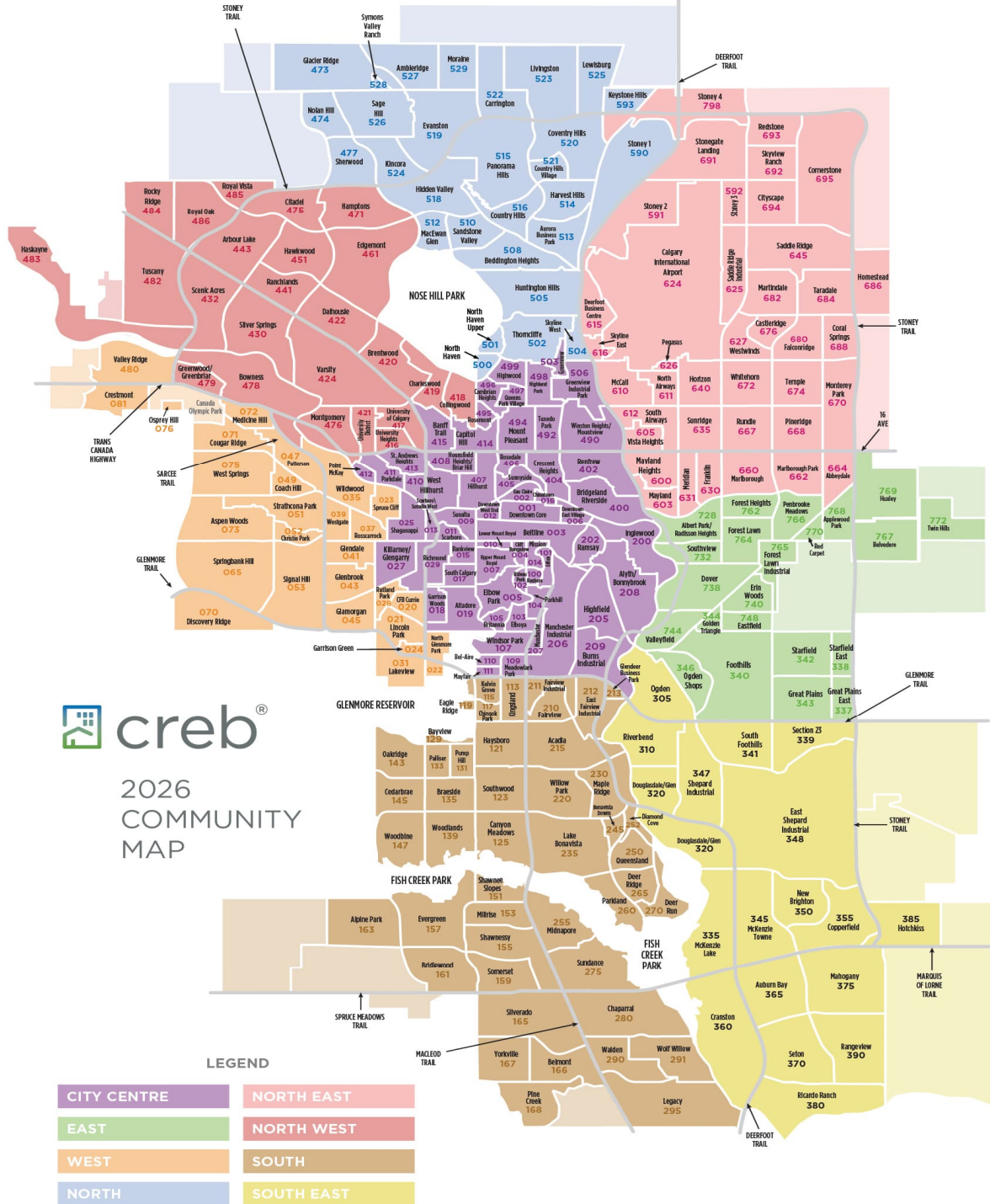


EAST PRICE CHANGE



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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