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MONTHLY STATISTICS PACKAGE

City of Calgary

July 2026

creb.com

July 2026

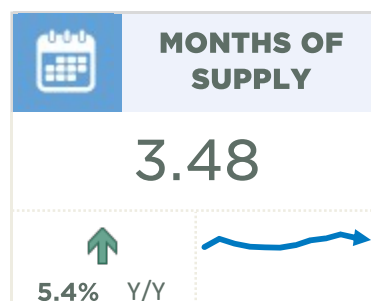
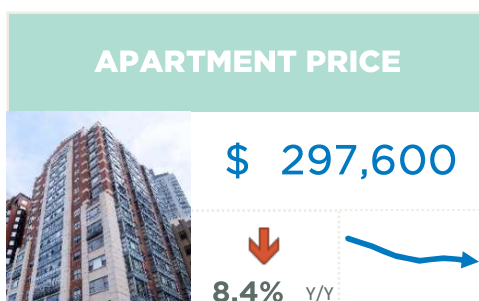
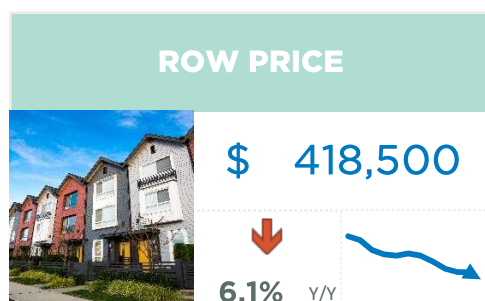
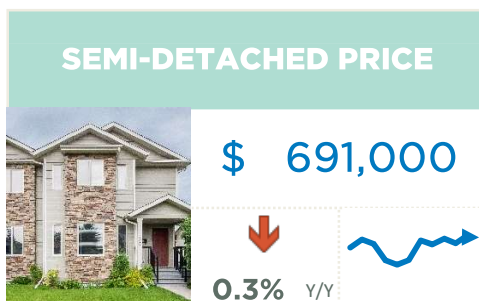
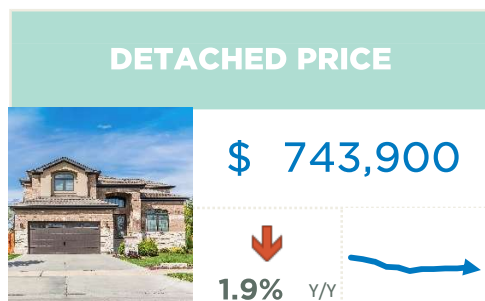
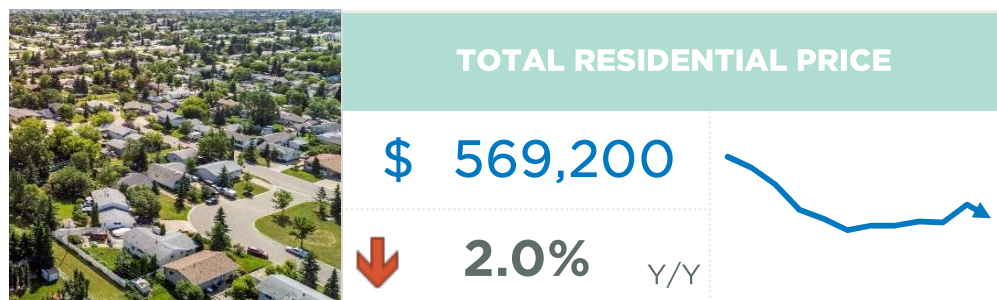
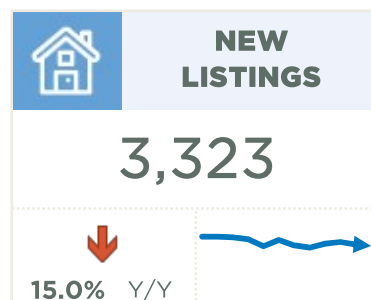
Price declines driven mostly by apartment condominiums

Calgary, Alberta, August 4, 2026 - As we move into the second half of the year, it is not a surprise to see slower market activity. In July, both sales and new listings eased over June levels, declining to 1,904 sales and 3,323 new listings. Sales were nine per cent lower than last year's levels, while new listings were 15 per cent lower. The adjustment in both sales and new listings caused little change in the sales-to-new-listings ratio, which sat at 57 per cent.

In July, the unadjusted total residential benchmark price was \$569,200, down slightly over June and two per cent lower than levels reported last year. The persistent oversupply of apartment condos is contributing to a steeper price decline of over eight per cent. Meanwhile, at the other end of the spectrum, detached prices have eased by under two per cent compared to last year, mostly driven by adjustments in the North East and North Districts.

"Several consecutive years of high construction levels and the sudden drop in mostly international migration have contributed to the shift in housing market conditions mostly for higher-density homes, a transition that started in the second half of last year," said Ann-Marie Lurie, Chief Economist at the Calgary Real Estate Board (CREB®). "While new home construction is slowing, there are over 17,000 apartment-style units under construction. This continues to weigh on rental and higher-density properties, driving price adjustments."

While demand has slowed this year, levels remain stronger than those reported during the challenging market conditions experienced from 2015 and 2019. What has shifted significantly is the additional supply choice across the housing spectrum. Total resale inventory levels remained relatively stable compared to both June and July 2025. However, the slower July sales pushed the months of supply up to three and a half months. While the months of supply is rising across all property types, conditions remain mostly balanced in the detached and semi-detached sectors. In the higher-density sectors, the market continues to favour the buyer for apartment-style homes with nearly five months of supply, while row is experiencing some signs of oversupply.



July 2026

July 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	1,012	-2%	1,707	-10%	2,939	-5%	59%	2.90	-3%	\$743,900	-2%
Semi	198	6%	317	-4%	573	5%	62%	2.89	-1%	\$691,000	0%
Row	286	-23%	506	-25%	1,115	-7%	57%	3.90	21%	\$418,500	-6%
Apartment	408	-20%	793	-22%	1,999	-5%	51%	4.90	19%	\$297,600	-8%
Total Residential	1,904	-9%	3,323	-15%	6,626	-4%	57%	3.48	5%	\$569,200	-2%

Year-to-Date

July 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	6,862	-3%	11,881	-7%	2,457	1%	58%	2.51	4%	\$741,029	-3%
Semi	1,348	0%	2,246	-3%	515	14%	60%	2.67	14%	\$683,843	-1%
Row	2,115	-15%	4,052	-10%	1,017	8%	52%	3.37	28%	\$422,700	-6%
Apartment	2,668	-26%	6,055	-16%	1,837	2%	44%	4.82	37%	\$299,786	-9%
Total Residential	12,993	-10%	24,234	-9%	5,826	3%	54%	3.14	15%	\$565,157	-4%



Detached

Sales in July eased to 1,012 units, down nearly two per cent over last year. These numbers have been trending lower throughout most of the year. While slower sales are partly due to changing economic conditions, we have also seen a pullback in the number of new listings. In July, new listings fell to 1,707 units, nine per cent lower than last year, contributing to the year-over-year inventory declines that have persisted since March. The pullback in sales this month outpaced the pullback in inventory levels, causing the months of supply to rise to nearly three months. While this is still in a balanced range, conditions do differ from under two months in the West District to over five months in the North East District. Added competition from the new home market is also weighing on the resale market.

As of July, the unadjusted detached price in Calgary was \$743,900, lower than June and nearly two per cent lower than prices reported last July. While prices have eased over 2025's peak, it has not erased all the gains reported over the past several years. Price movement has varied significantly across each district. Compared to last year, prices have improved in both City Centre and the West District. The steepest decline occurred in the North East at nearly six per cent.



Semi-Detached

Despite a typical monthly pullback, sales remained similar to last year, keeping year-to-date levels relatively consistent with 2025. While new listings eased in July, they remain down three per cent so far this year. Throughout most of 2026, conditions have remained relatively balanced, with a sales-to-new-listings ratio remaining near 60 per cent and months of supply below three months.

As of July, the unadjusted benchmark price was \$691,000, down from June but similar to last year's level. While prices have remained relatively stable for semi-detached homes, there is variation throughout the city. Most sales activity occurred in the City Centre, where year-to-date prices have remained stable compared with 2025. The West District was the only district to record a year-over-year price gain, while the steepest declines occurred in the North East, where buyers' market conditions have emerged.



Row

For the third consecutive month, row sales have trended down, contributing to a year-to-date decline of 15 per cent. Over the past several months, we have also reported a pullback in new listings, keeping the sales-to-new-listings ratio above 55 per cent. While inventory levels have also been trending down, they remain elevated based on long-term trends. The steep pullback in sales this month was enough to push the months of supply up to nearly four months.

An upward trend in the months of supply over the past few months has prevented any further price increases. In July, the unadjusted benchmark price eased to \$418,500, down over the previous month and nearly six per cent lower than last year's levels. Added competition in the new home market has also weighed on resale row prices. However, like other property types, year-to-date price declines range from nearly 12 per cent in the North East and East District to a three per cent decline in the West District.



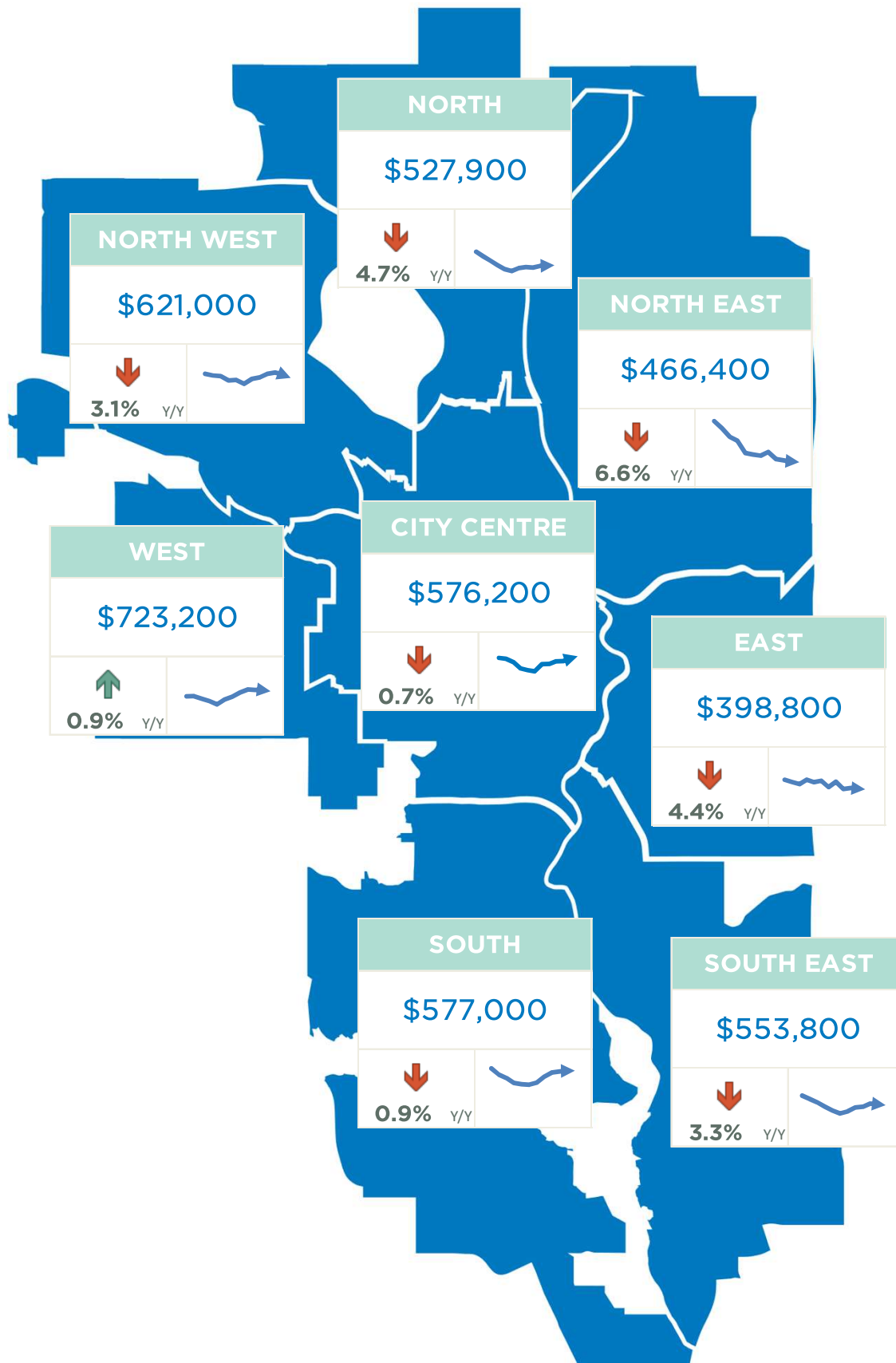
Apartment

Increased rentals and new supply are weighing on ownership demand for resale condos as sales have fallen by nearly 26 per cent so far this year. While new listings have been easing over last year's levels and are helping to bring down inventory, the 1,999 units available in the resale market are still elevated compared to long-term trends and sales. The combined impact of additional supply and reduced demand has kept the months of supply in a range that has favoured the buyer since the end of spring 2025.

The persistent excess supply has placed downward pressure on prices. As of July, the unadjusted benchmark price was \$297,600, down over June, over eight per cent lower than last year's levels and 13 per cent below peak levels reported in 2024. While the rate of decline has ranged across districts, all districts have reported relatively steep adjustments in prices.

July 2026

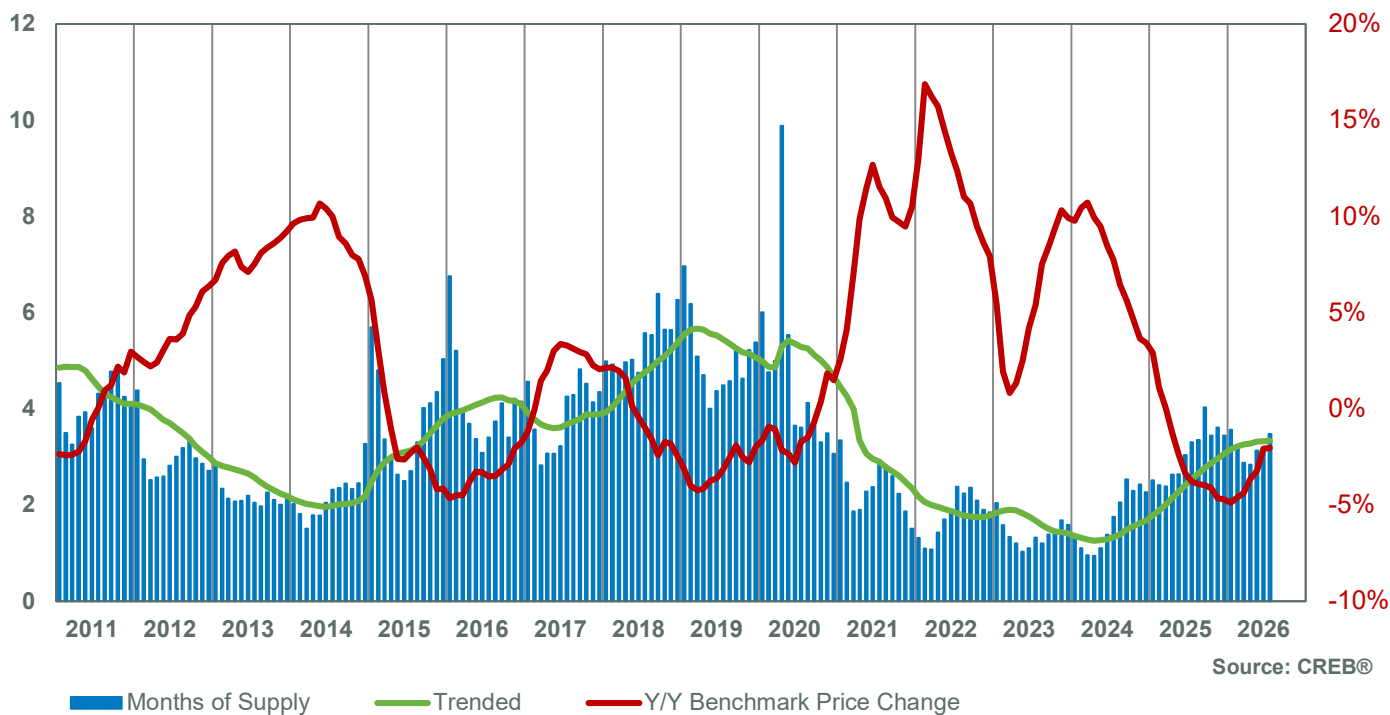
District Total Residential Benchmark Price



	Jul-25	Jul-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	2,096	1,904	-9.16%	14,492	12,993	-10.34%
Total Sales Volume	\$1,293,841,784	\$1,199,244,094	-7.31%	\$9,183,858,247	\$8,397,999,146	-8.56%
New Listings	3,911	3,323	-15.03%	26,755	24,234	-9.42%
Inventory	6,919	6,626	-4.23%	5,631	5,826	3.47%
Months of Supply	3.30	3.48	5.42%	2.72	3.14	15.40%
Sales to New Listings	53.59%	57.30%	3.71%	54.17%	53.61%	-0.55%
Sales to List Price	98.04%	97.69%	-0.35%	98.62%	98.03%	-0.60%
Days on Market	37	40	6.33%	33	38	16.05%
Benchmark Price	\$581,100	\$569,200	-2.05%	\$585,943	\$565,157	-3.55%
Median Price	\$569,750	\$570,050	0.05%	\$582,000	\$580,000	-0.34%
Average Price	\$617,291	\$629,855	2.04%	\$633,719	\$646,348	1.99%
Index	272.8	267.2	-2.05%	276.0	265.4	-3.86%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Jul-25	Jul-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	1,029	1,012	-1.65%	7,062	6,862	-2.83%
Total Sales Volume	\$824,017,266	\$808,819,447	-1.84%	\$5,810,638,850	\$5,628,969,058	-3.13%
New Listings	1,887	1,707	-9.54%	12,743	11,881	-6.76%
Inventory	3,079	2,939	-4.55%	2,435	2,457	0.92%
Months of Supply	2.99	2.90	-2.94%	2.41	2.51	3.86%
Sales to New Listings Ratio	54.53%	59.29%	4.75%	55.42%	57.76%	2.34%
Sales to List Price Ratio	98.35%	98.23%	-0.12%	99.00%	98.54%	-0.46%
Days on Market	34	33	-1.66%	29	33	10.66%
Benchmark Price	\$758,100	\$743,900	-1.87%	\$760,900	\$741,029	-2.61%
Median Price	\$705,000	\$688,500	-2.34%	\$720,000	\$700,000	-2.78%
Average Price	\$800,794	\$799,229	-0.20%	\$822,804	\$820,310	-0.30%
APARTMENT						
Total Sales	509	408	-19.84%	3,585	2,668	-25.58%
Total Sales Volume	\$171,849,970	\$136,353,512	-20.66%	\$1,260,527,645	\$903,952,860	-28.29%
New Listings	1,016	793	-21.95%	7,223	6,055	-16.17%
Inventory	2,097	1,999	-4.67%	1,806	1,837	1.72%
Months of Supply	4.12	4.90	18.92%	3.53	4.82	36.69%
Sales to New Listings Ratio	50.10%	51.45%	1.35%	49.63%	44.06%	-5.57%
Sales to List Price Ratio	97.22%	96.27%	-0.95%	97.67%	96.74%	-0.93%
Days on Market	45	54	18.55%	41	51	22.02%
Benchmark Price	\$324,800	\$297,600	-8.37%	\$328,700	\$299,786	-8.80%
Median Price	\$310,000	\$290,000	-6.45%	\$320,000	\$298,985	-6.57%
Average Price	\$337,623	\$334,200	-1.01%	\$351,612	\$338,813	-3.64%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	187	198	5.88%	1,350	1,348	-0.15%
Total Sales Volume	\$129,626,704	\$131,973,152	1.81%	\$939,436,874	\$921,263,861	-1.93%
New Listings	329	317	-3.65%	2,309	2,246	-2.73%
Inventory	547	573	4.75%	452	515	13.90%
Months of Supply	2.93	2.89	-1.07%	2.34	2.67	14.07%
Sales to New Listings Ratio	56.84%	62.46%	5.62%	58.47%	60.02%	1.55%
Sales to List Price Ratio	98.48%	97.98%	-0.50%	99.05%	98.13%	-0.93%
Days on Market	34	36	7.66%	31	40	29.85%
Benchmark Price	\$693,100	\$691,000	-0.30%	\$687,371	\$683,843	-0.51%
Median Price	\$605,000	\$567,500	-6.20%	\$614,500	\$585,000	-4.80%
Average Price	\$693,191	\$666,531	-3.85%	\$695,879	\$683,430	-1.79%
CITY OF CALGARY ROW						
Total Sales	371	286	-22.91%	2,495	2,115	-15.23%
Total Sales Volume	\$168,347,844	\$122,097,983	-27.47%	\$1,173,254,878	\$943,813,366	-19.56%
New Listings	679	506	-25.48%	4,480	4,052	-9.55%
Inventory	1,196	1,115	-6.77%	938	1,017	8.39%
Months of Supply	3.22	3.90	20.93%	2.63	3.37	27.87%
Sales to New Listings Ratio	54.64%	56.52%	1.88%	55.69%	52.20%	-3.50%
Sales to List Price Ratio	98.07%	97.59%	-0.49%	98.69%	97.90%	-0.80%
Days on Market	37	44	17.88%	33	41	25.28%
Benchmark Price	\$445,700	\$418,500	-6.10%	\$449,243	\$422,700	-5.91%
Median Price	\$434,900	\$403,100	-7.31%	\$450,664	\$424,000	-5.92%
Average Price	\$453,768	\$426,916	-5.92%	\$470,242	\$446,247	-5.10%

For a list of definitions, see page 29.

July 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	103	182	56.59%	370	3.59	\$992,000	0.91%	-0.48%
North East	104	249	41.77%	531	5.11	\$563,900	-6.03%	0.57%
North	146	255	57.25%	437	2.99	\$647,700	-4.93%	-0.60%
North West	135	228	59.21%	354	2.62	\$770,600	-3.52%	-2.64%
West	107	151	70.86%	210	1.96	\$1,003,800	2.31%	-2.07%
South	218	344	63.37%	509	2.33	\$719,500	-1.42%	-0.64%
South East	173	236	73.31%	398	2.30	\$698,900	-3.05%	-0.27%
East	25	60	41.67%	120	4.80	\$490,200	-3.47%	0.16%
TOTAL CITY	1,012	1,707	59.29%	2,939	2.90	\$743,900	-1.87%	-0.88%
Apartment								
City Centre	161	329	48.94%	872	5.42	\$304,400	-7.95%	-0.43%
North East	20	46	43.48%	131	6.55	\$253,400	-13.63%	-0.47%
North	33	78	42.31%	178	5.39	\$301,000	-9.53%	0.00%
North West	41	71	57.75%	172	4.20	\$291,700	-7.22%	-1.15%
West	45	73	61.64%	161	3.58	\$326,500	-7.72%	-0.24%
South	55	94	58.51%	231	4.20	\$277,000	-9.21%	-0.07%
South East	42	82	51.22%	197	4.69	\$315,600	-7.83%	-1.31%
East	11	20	55.00%	55	5.00	\$213,100	-13.83%	-0.65%
TOTAL CITY	408	793	51.45%	1,999	4.90	\$297,600	-8.37%	-0.47%
Semi-detached								
City Centre	44	74	59.46%	135	3.07	\$968,100	-0.04%	-0.38%
North East	23	47	48.94%	93	4.04	\$427,600	-5.25%	1.11%
North	20	45	44.44%	72	3.60	\$492,700	-2.72%	-0.79%
North West	18	33	54.55%	62	3.44	\$681,700	-0.20%	-2.53%
West	24	30	80.00%	52	2.17	\$839,400	1.75%	-0.87%
South	28	38	73.68%	72	2.57	\$529,800	-2.21%	-0.95%
South East	33	39	84.62%	56	1.70	\$505,900	-2.88%	0.32%
East	7	10	70.00%	22	3.14	\$381,900	-3.56%	-0.57%
TOTAL CITY	198	317	62.46%	573	2.89	\$691,000	-0.30%	-0.52%
Row								
City Centre	36	64	56.25%	142	3.94	\$577,100	-4.55%	-1.37%
North East	32	69	46.38%	179	5.59	\$334,400	-13.21%	-3.21%
North	32	82	39.02%	189	5.91	\$380,700	-8.97%	-0.76%
North West	31	48	64.58%	115	3.71	\$436,900	-2.56%	-0.05%
West	44	75	58.67%	129	2.93	\$438,000	-5.03%	-0.97%
South	52	83	62.65%	154	2.96	\$383,400	-3.67%	-1.94%
South East	48	73	65.75%	165	3.44	\$423,300	-7.78%	-1.05%
East	10	11	90.91%	37	3.70	\$261,200	-14.16%	-4.98%
TOTAL CITY	286	506	56.52%	1,115	3.90	\$418,500	-6.10%	-1.32%

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

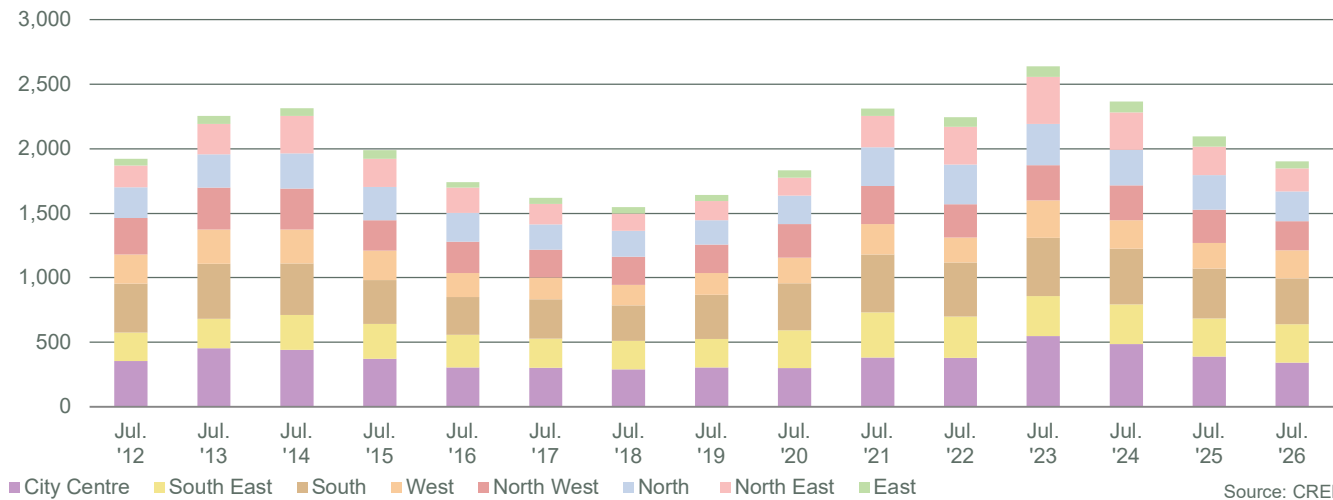
City of Calgary



Jul. 2026

TOTAL SALES

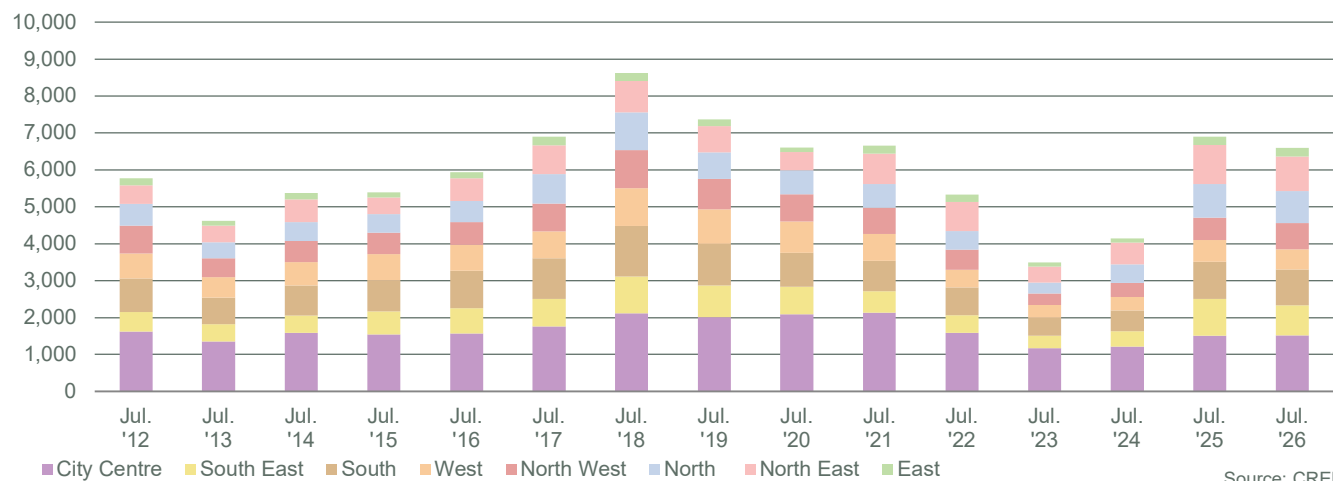
JULY



Source: CREB®

TOTAL INVENTORY

JULY



Source: CREB®

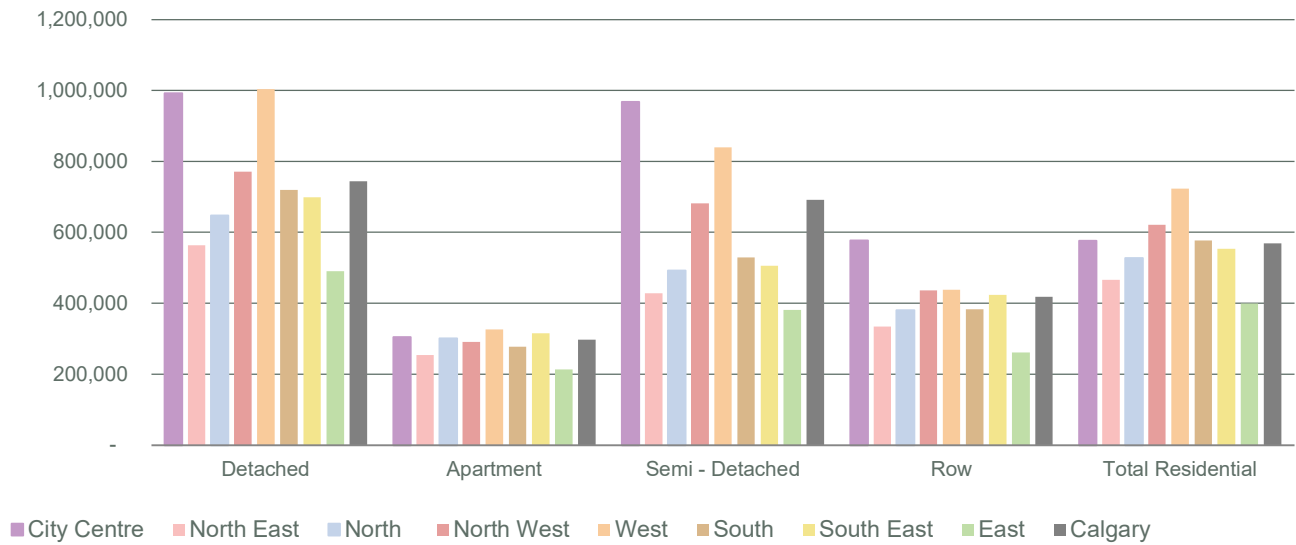
MONTHS OF SUPPLY

JULY



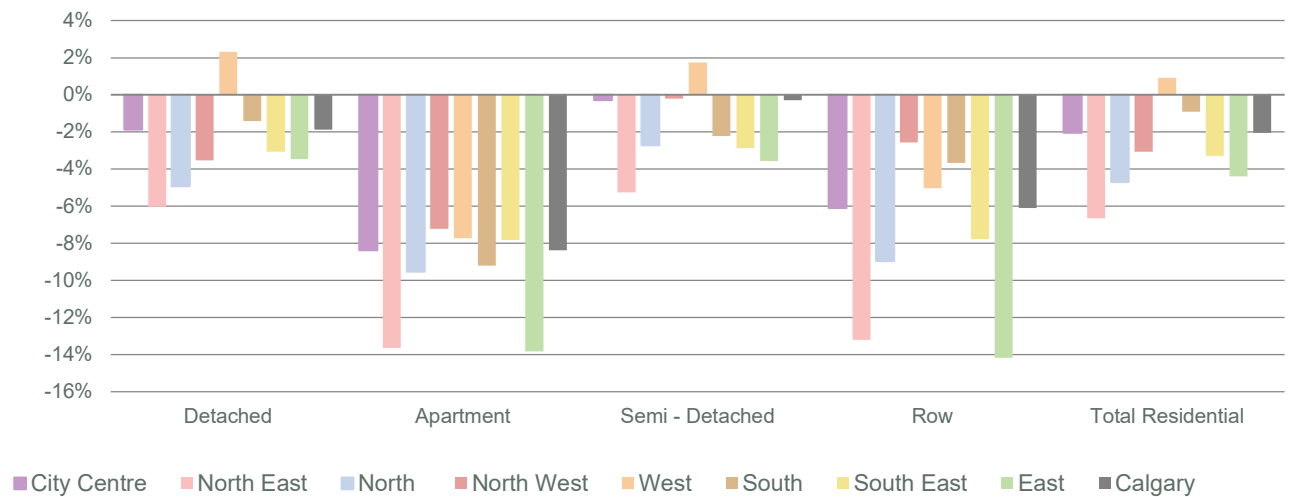
Source: CREB®

BENCHMARK PRICE - JULY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY



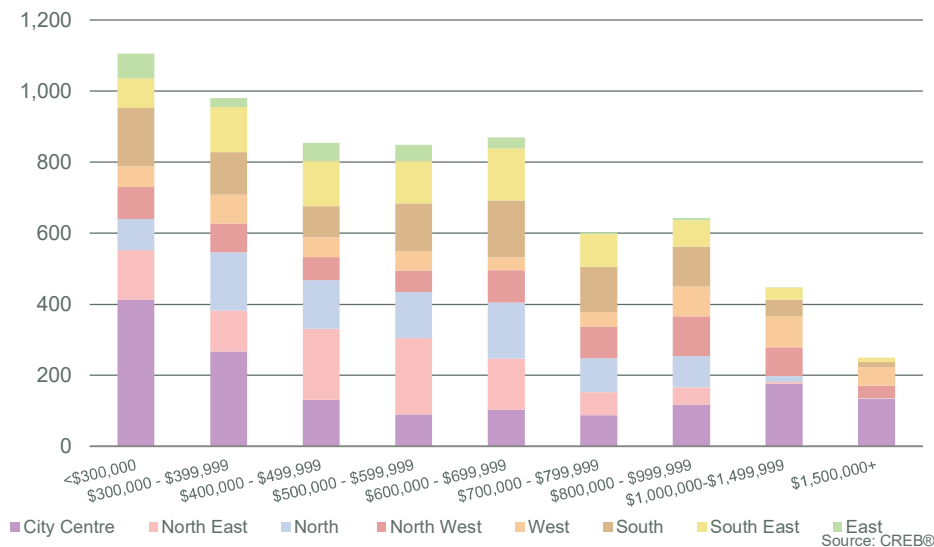
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

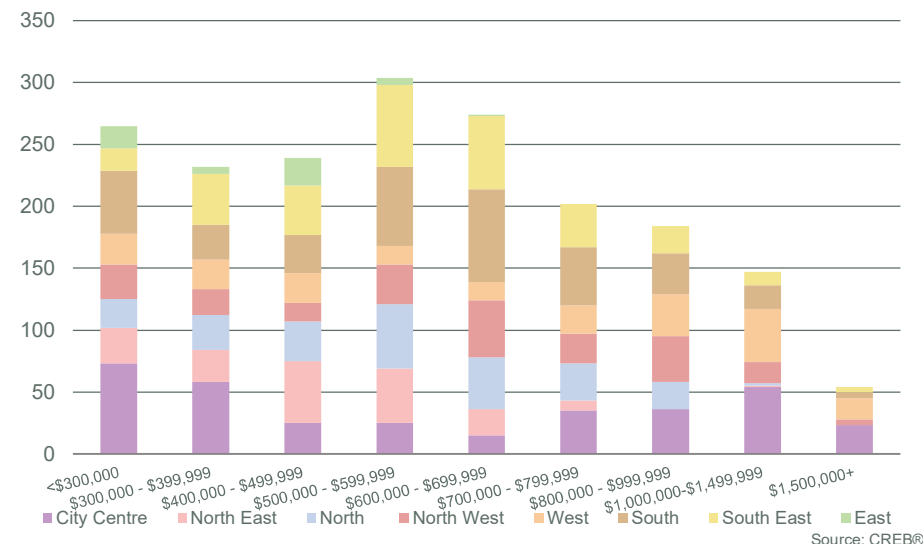
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

Jul. 2026

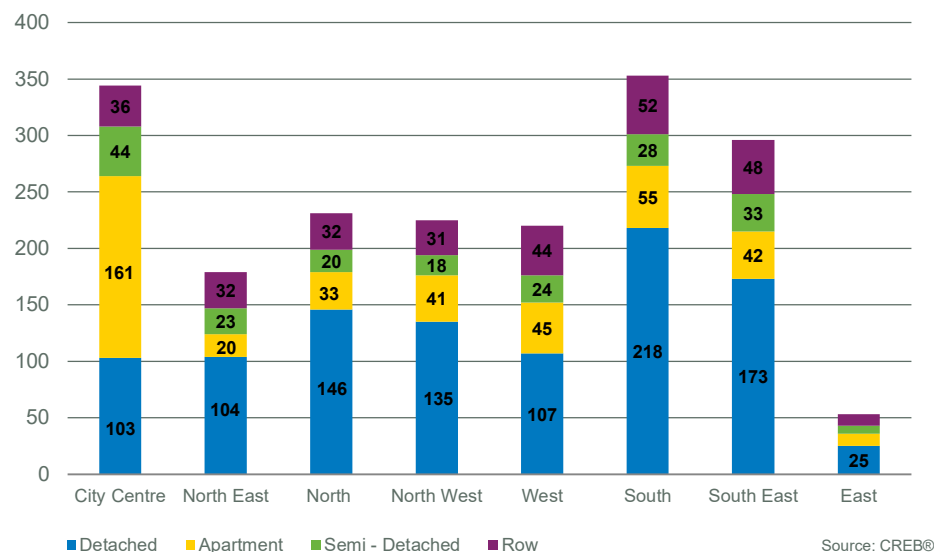
TOTAL INVENTORY BY PRICE RANGE - JULY



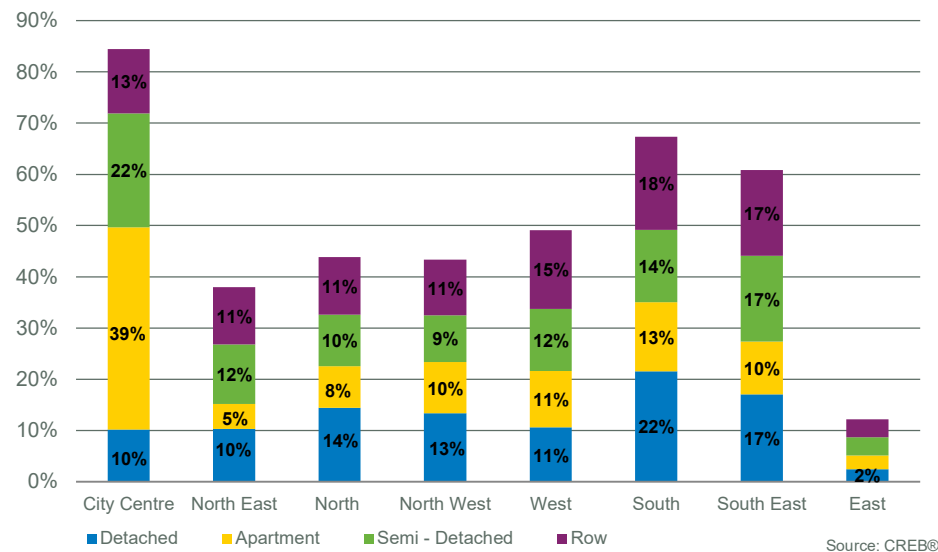
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



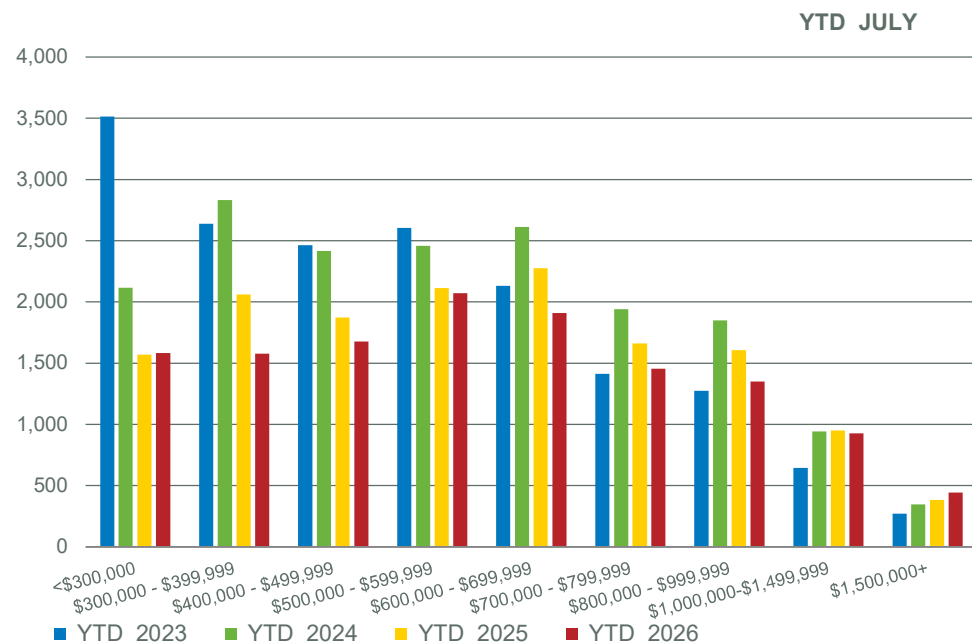
SHARE OF CITY WIDE SALES - JULY



	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	1,523	1,877	2,101	2,159	2,196	1,904					
New Listings	2,785	2,766	3,408	3,828	4,225	3,899	3,323					
Inventory	4,395	4,829	5,404	5,974	6,754	6,799	6,626					
Days on Market	54	42	35	35	34	37	40					
Benchmark Price	553,400	559,400	564,500	567,700	569,400	572,500	569,200					
Median Price	556,000	565,000	576,000	585,500	592,000	592,000	570,050					
Average Price	618,101	628,353	641,510	651,545	665,572	669,250	629,855					
Index	260	263	265	267	267	269	267					

	Jul-25	Jul-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	1	4	10	19
\$150,000 - \$199,999	32	48	155	239
\$200,000 - \$249,999	61	99	472	570
\$250,000 - \$299,999	155	114	931	754
\$300,000 - \$349,999	173	115	1,089	763
\$350,000 - \$399,999	137	117	972	815
\$400,000 - \$449,999	134	123	938	804
\$450,000 - \$499,999	140	116	935	873
\$500,000 - \$549,999	146	148	987	1,019
\$550,000 - \$599,999	173	158	1,126	1,052
\$600,000 - \$649,999	175	151	1,182	999
\$650,000 - \$699,999	157	123	1,091	911
\$700,000 - \$749,999	129	105	917	772
\$750,000 - \$799,999	95	97	745	681
\$800,000 - \$849,999	81	78	608	486
\$850,000 - \$899,999	51	47	458	406
\$900,000 - \$949,999	46	35	306	239
\$950,000 - \$999,999	34	25	236	219
\$1,000,000 - \$1,299,999	86	110	716	709
\$1,300,000 - \$1,499,999	41	37	234	219
\$1,500,000 - \$1,999,999	33	32	240	260
\$2,000,000 +	16	22	143	184
	2,096	1,904	14,492	12,993

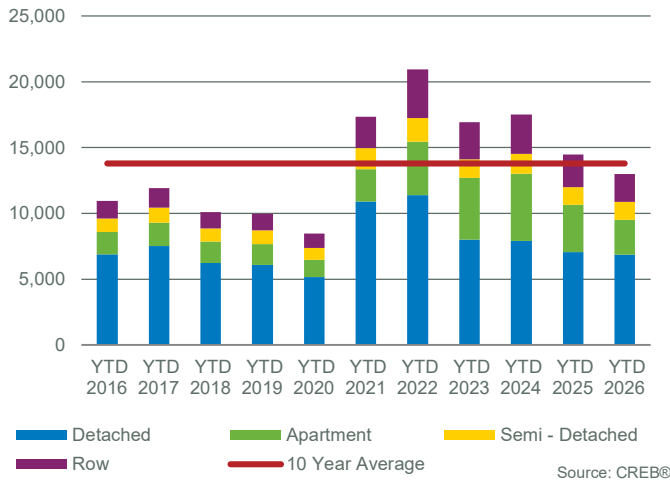
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

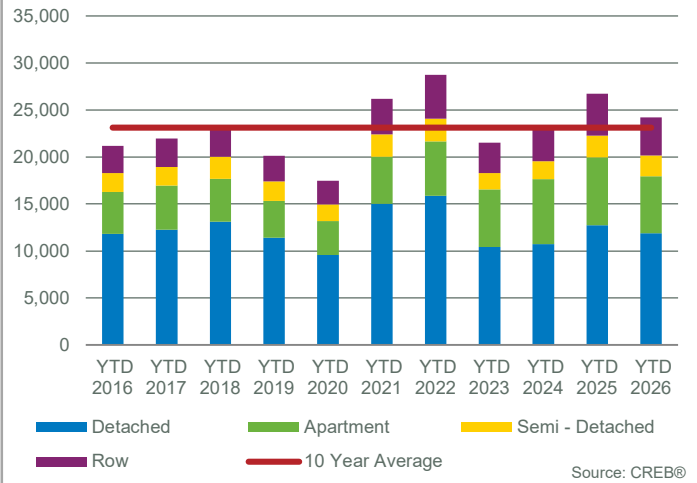
CITY OF CALGARY TOTAL SALES

YTD JULY

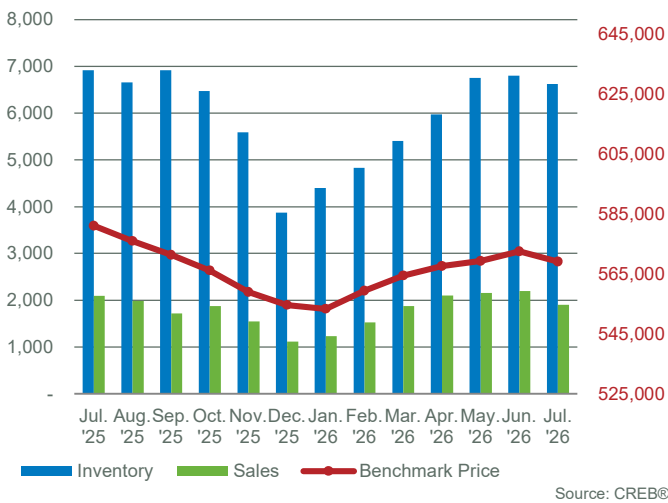


CITY OF CALGARY TOTAL NEW LISTINGS

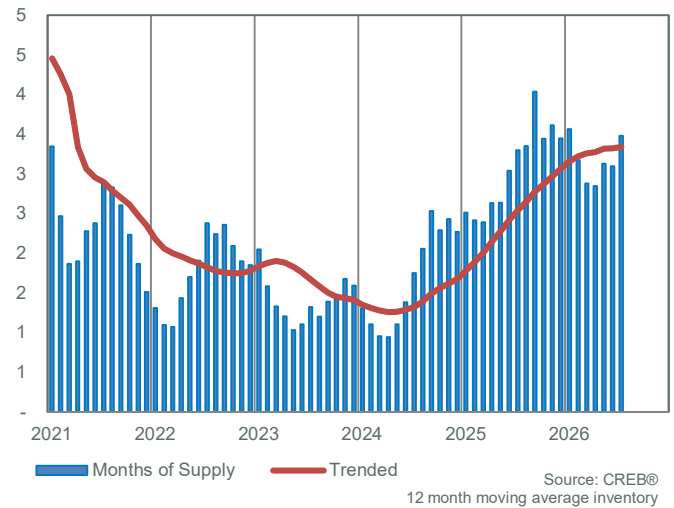
YTD JULY



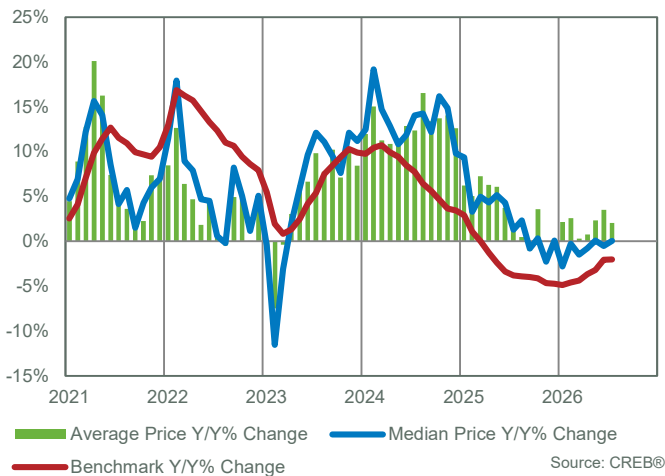
CITY OF CALGARY TOTAL INVENTORY AND SALES



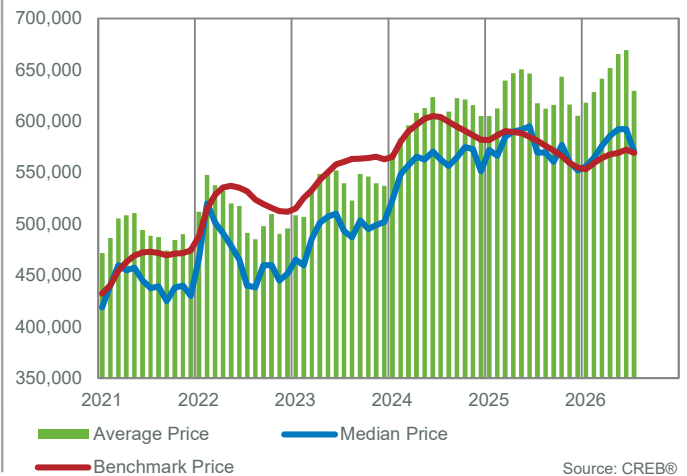
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



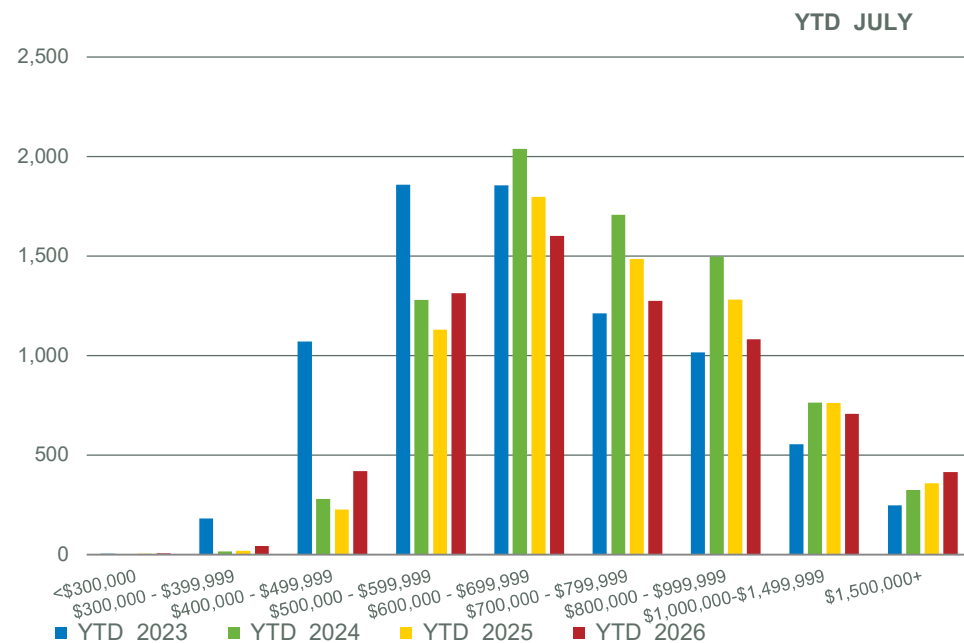
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	672	764	1,034	1,098	1,273	1,192	1,029	992	858	1,008	819	583
New Listings	1,229	1,265	1,894	1,907	2,417	2,144	1,887	1,747	1,904	1,593	1,075	559
Inventory	1,452	1,698	2,202	2,512	2,993	3,107	3,079	3,051	3,201	2,913	2,447	1,596
Days on Market	37	28	27	25	28	30	34	35	38	37	45	52
Benchmark Price	749,300	758,400	766,600	766,300	766,300	761,300	758,100	752,500	746,500	740,400	730,300	726,300
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000	689,500	690,000	698,000	672,036	675,000
Average Price	780,196	804,903	839,174	839,790	847,963	820,581	800,794	781,258	782,939	816,816	756,024	772,303
Index	309	312	316	316	316	314	312	310	308	305	301	299
2026												
Sales	656	734	977	1,092	1,190	1,201	1,012					
New Listings	1,240	1,268	1,614	1,862	2,194	1,996	1,707					
Inventory	1,753	1,946	2,189	2,470	2,917	2,986	2,939					
Days on Market	48	35	31	30	28	31	33					
Benchmark Price	724,000	734,300	741,300	745,400	747,800	750,500	743,900					
Median Price	675,000	688,500	700,000	709,900	715,000	715,000	688,500					
Average Price	780,750	808,712	809,042	830,098	844,264	843,303	799,229					
Index	298	302	305	307	308	309	306					

	Jul-25	Jul-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	1
\$200,000 - \$249,999	1	-	2	1
\$250,000 - \$299,999	-	-	2	4
\$300,000 - \$349,999	-	-	5	4
\$350,000 - \$399,999	1	10	14	39
\$400,000 - \$449,999	6	27	46	128
\$450,000 - \$499,999	39	49	180	292
\$500,000 - \$549,999	77	83	426	548
\$550,000 - \$599,999	118	118	704	765
\$600,000 - \$649,999	132	133	897	824
\$650,000 - \$699,999	129	102	901	778
\$700,000 - \$749,999	117	92	817	682
\$750,000 - \$799,999	89	81	669	593
\$800,000 - \$849,999	71	69	528	409
\$850,000 - \$899,999	39	40	351	315
\$900,000 - \$949,999	35	21	226	180
\$950,000 - \$999,999	27	22	175	178
\$1,000,000 - \$1,299,999	65	83	557	516
\$1,300,000 - \$1,499,999	38	32	205	190
\$1,500,000 - \$1,999,999	30	30	218	238
\$2,000,000 +	15	20	139	177
	1,029	1,012	7,062	6,862

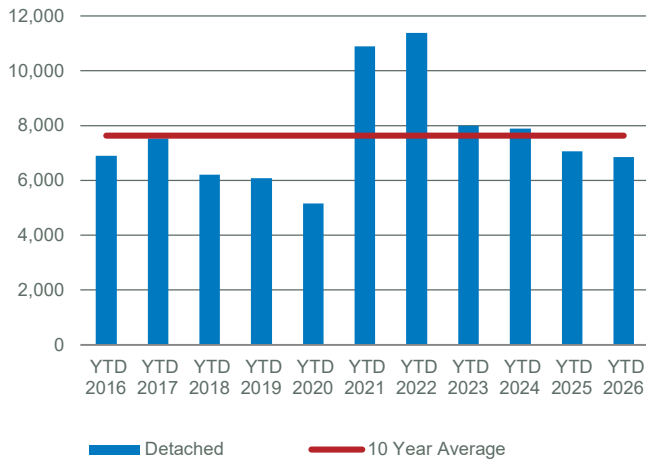
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

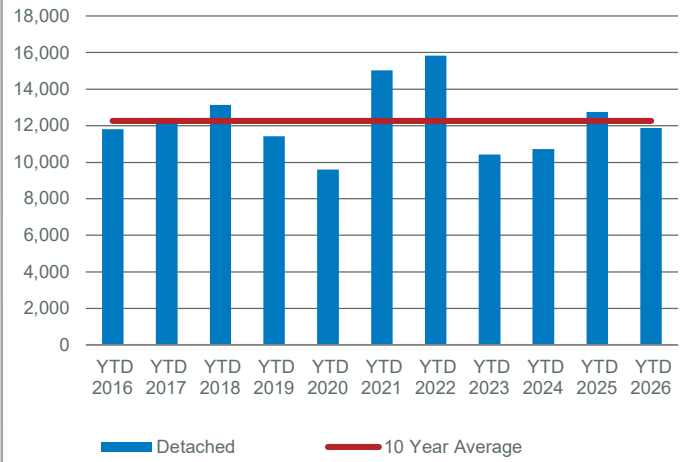
CITY OF CALGARY DETACHED SALES

YTD JULY

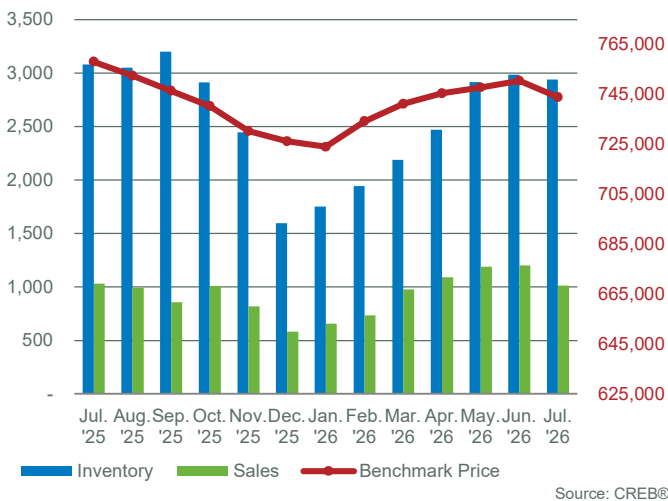


CITY OF CALGARY DETACHED NEW LISTINGS

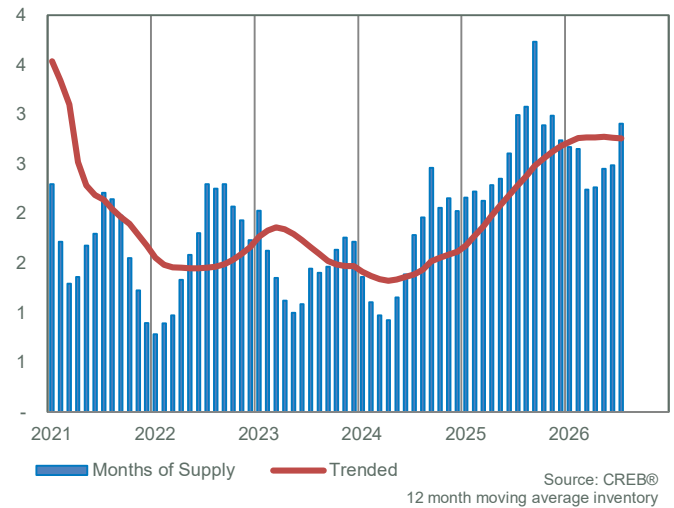
YTD JULY



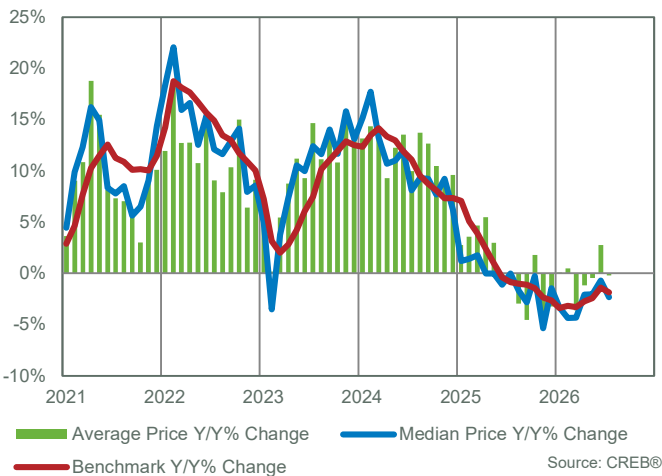
CITY OF CALGARY DETACHED INVENTORY AND SALES



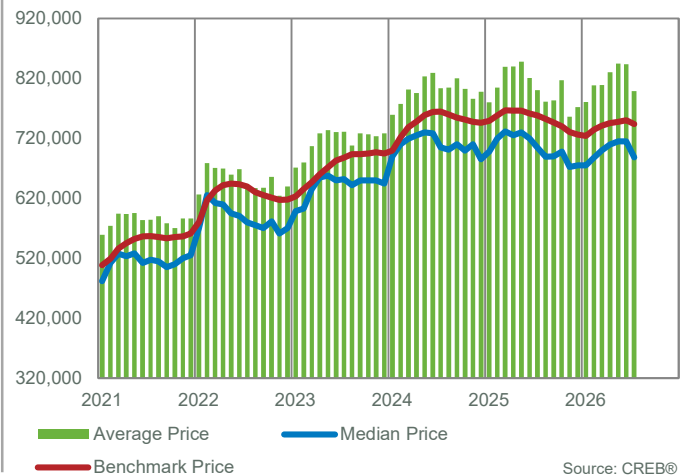
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



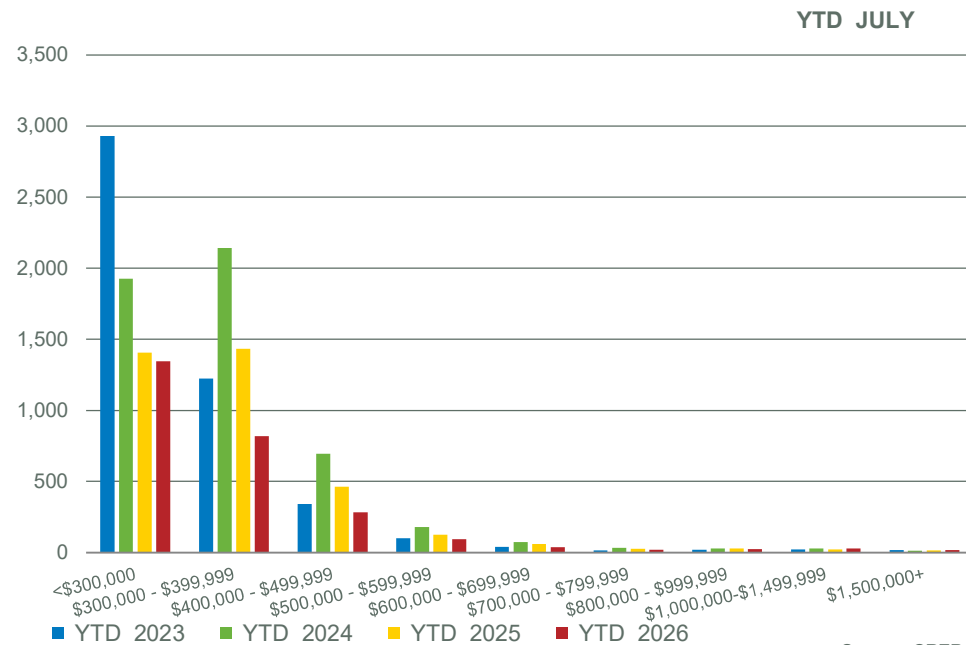
CITY OF CALGARY DETACHED PRICES



	Jan.	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	423	408					
New Listings	786	754	885	945	961	931	793					
Inventory	1,436	1,581	1,776	1,920	2,071	2,076	1,999					
Days on Market	65	54	45	47	46	49	54					
Benchmark Price	301,200	298,600	300,300	301,400	300,400	299,000	297,600					
Median Price	295,438	303,500	305,000	303,500	295,000	295,000	290,000					
Average Price	331,713	355,934	344,063	340,263	325,666	340,160	334,200					
Index	231	229	231	231	231	230	228					

	Jul-25	Jul-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	1	4	10	19
\$150,000 - \$199,999	32	45	153	228
\$200,000 - \$249,999	55	88	445	499
\$250,000 - \$299,999	133	85	798	599
\$300,000 - \$349,999	134	74	863	505
\$350,000 - \$399,999	63	41	572	314
\$400,000 - \$449,999	40	21	300	169
\$450,000 - \$499,999	18	12	163	113
\$500,000 - \$549,999	10	10	77	56
\$550,000 - \$599,999	5	4	47	38
\$600,000 - \$649,999	3	2	33	23
\$650,000 - \$699,999	7	4	28	15
\$700,000 - \$749,999	2	2	18	12
\$750,000 - \$799,999	-	1	9	7
\$800,000 - \$849,999	-	3	6	10
\$850,000 - \$899,999	1	1	11	7
\$900,000 - \$949,999	3	2	11	4
\$950,000 - \$999,999	-	-	2	5
\$1,000,000 - \$1,299,999	1	5	15	22
\$1,300,000 - \$1,499,999	-	2	8	7
\$1,500,000 - \$1,999,999	-	1	11	11
\$2,000,000 +	1	1	4	5
	509	408	3,585	2,668

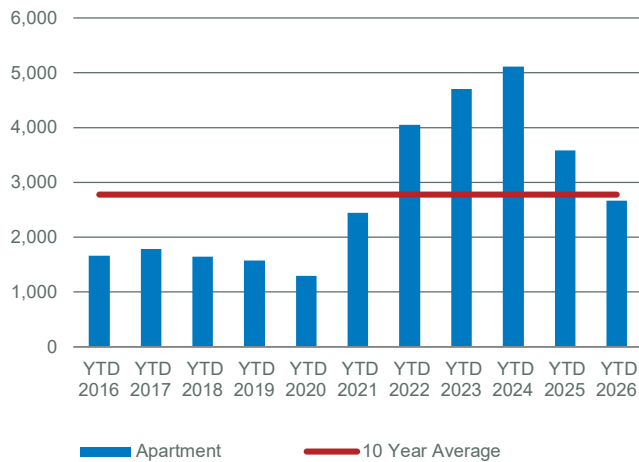
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

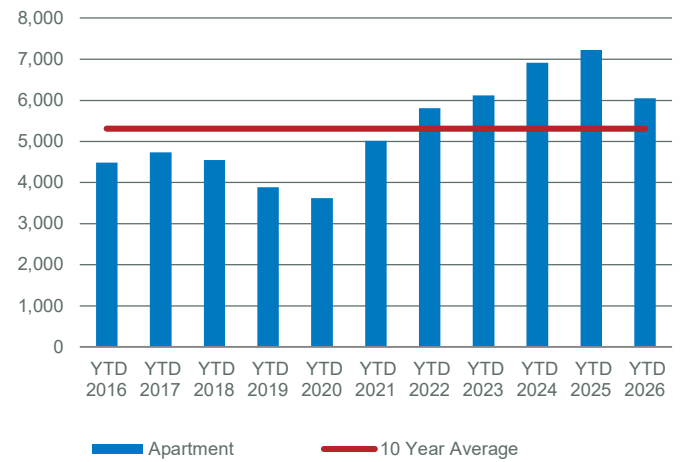
CITY OF CALGARY APARTMENT SALES

YTD JULY



CITY OF CALGARY APARTMENT NEW LISTINGS

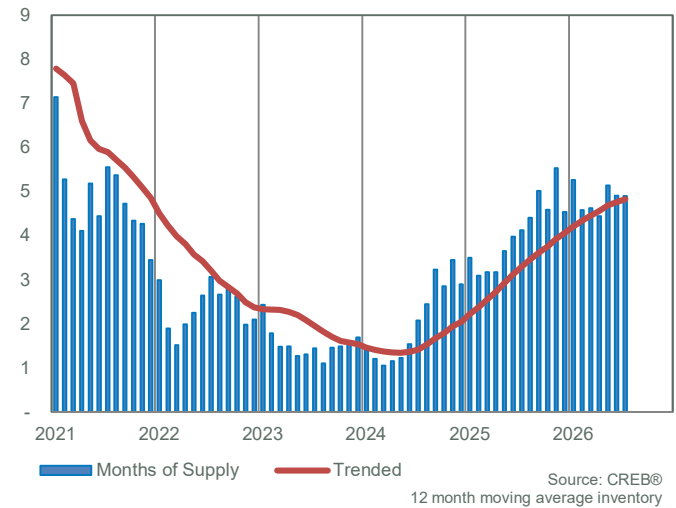
YTD JULY



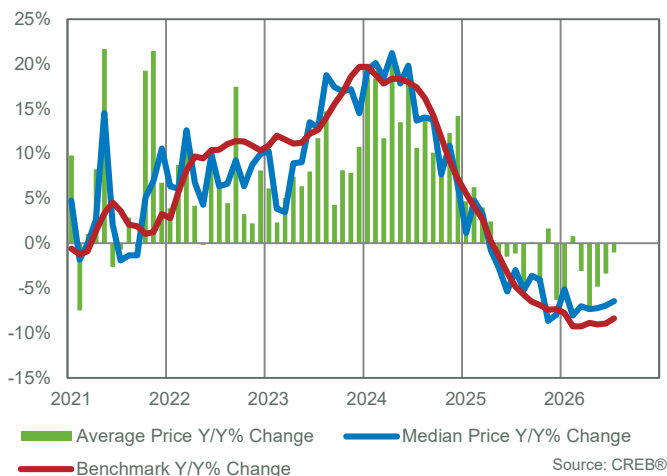
CITY OF CALGARY APARTMENT INVENTORY AND SALES



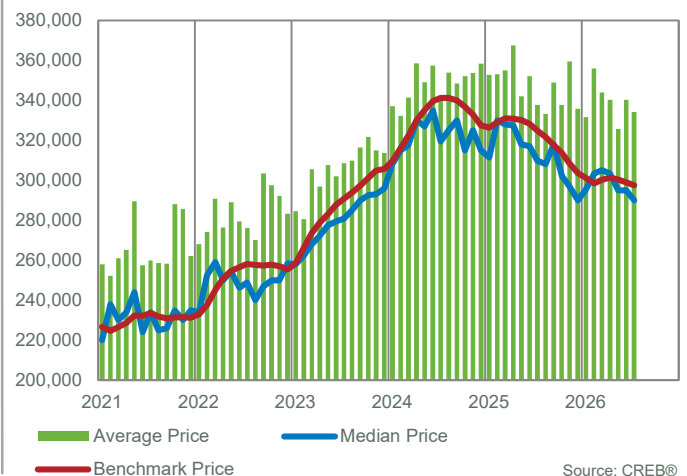
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



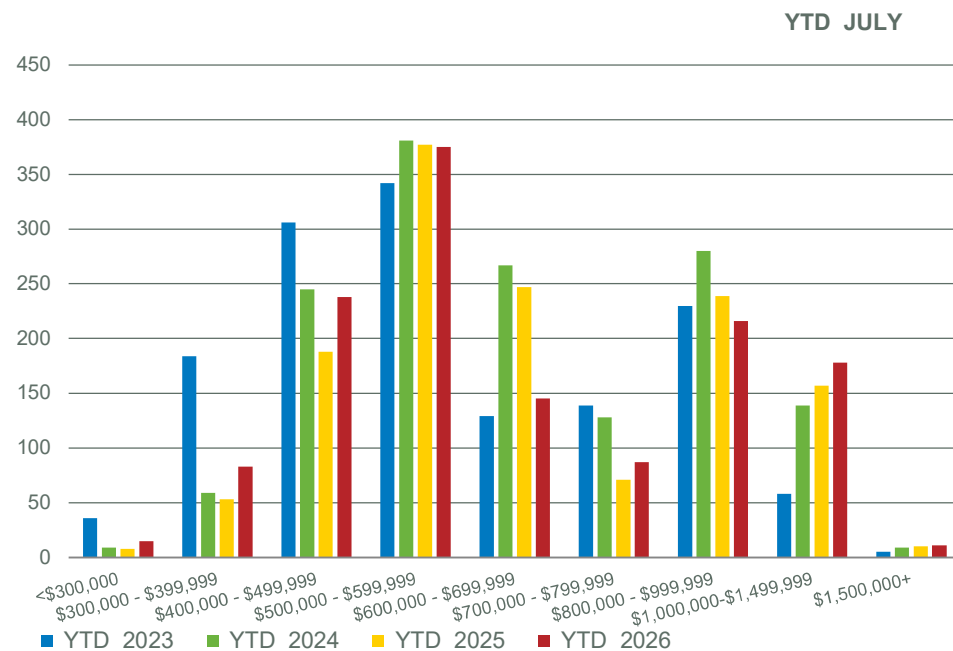
CITY OF CALGARY APARTMENT PRICES



	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	671,600	682,000	688,500	688,800	694,200	693,400	693,100	683,800	684,600	679,900	668,400	663,700
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	359	364	368	368	371	370	370	365	366	363	357	355
2026												
Sales	118	174	194	214	216	234	198					
New Listings	254	254	325	359	373	364	317					
Inventory	421	416	480	538	592	585	573					
Days on Market	61	45	38	38	36	36	36					
Benchmark Price	664,200	679,000	682,900	687,200	688,000	694,600	691,000					
Median Price	583,500	588,500	585,000	606,550	575,000	603,325	567,500					
Average Price	665,026	673,108	705,356	691,156	659,190	711,818	666,531					
Index	355	363	365	367	368	371	369					

	Jul-25	Jul-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	5
\$250,000 - \$299,999	1	1	8	10
\$300,000 - \$349,999	3	5	15	20
\$350,000 - \$399,999	5	12	38	63
\$400,000 - \$449,999	15	15	74	87
\$450,000 - \$499,999	18	24	114	151
\$500,000 - \$549,999	21	34	161	222
\$550,000 - \$599,999	29	24	216	153
\$600,000 - \$649,999	24	9	157	86
\$650,000 - \$699,999	9	8	90	59
\$700,000 - \$749,999	3	7	35	39
\$750,000 - \$799,999	3	11	36	48
\$800,000 - \$849,999	6	3	52	58
\$850,000 - \$899,999	10	4	76	68
\$900,000 - \$949,999	8	12	58	54
\$950,000 - \$999,999	7	3	53	36
\$1,000,000 - \$1,299,999	19	21	138	161
\$1,300,000 - \$1,499,999	3	3	19	17
\$1,500,000 - \$1,999,999	3	1	10	9
\$2,000,000 +	-	1	-	2
	187	198	1,350	1,348

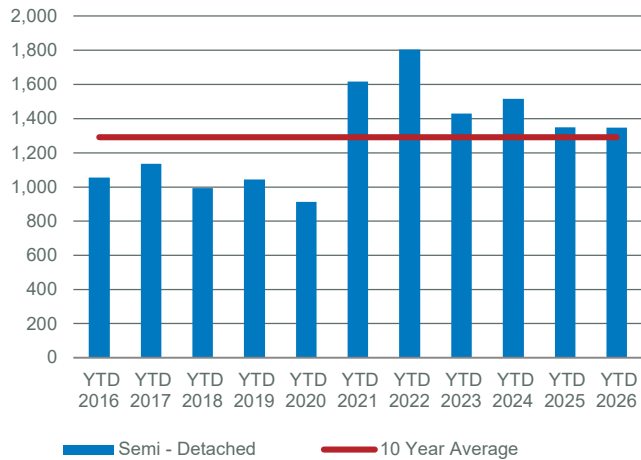
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD JULY

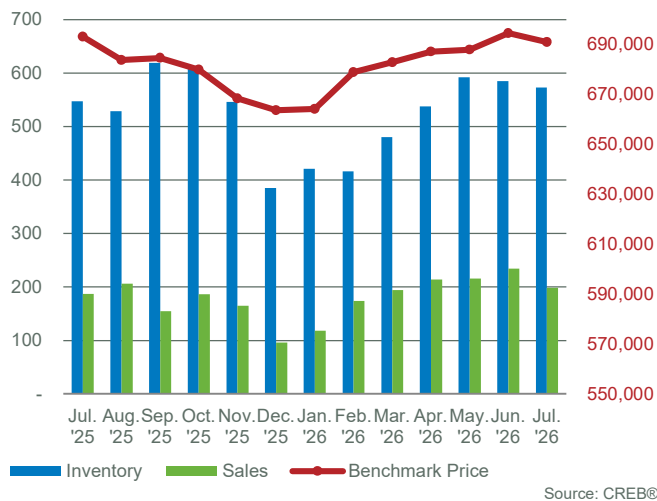


CITY OF CALGARY SEMI-DET. NEW LISTINGS

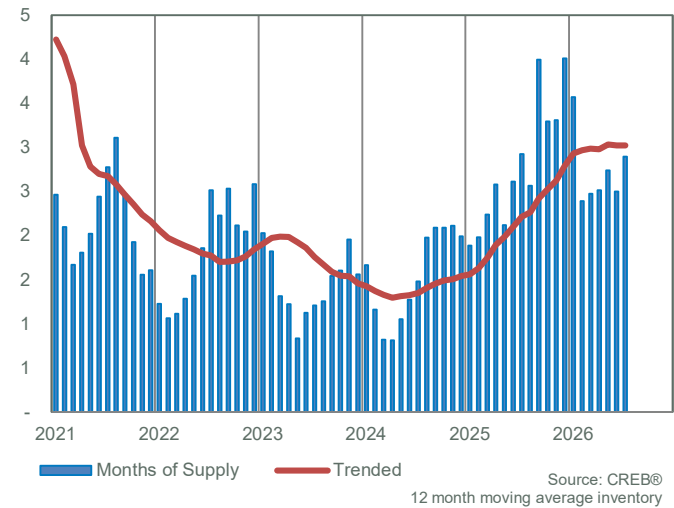
YTD JULY



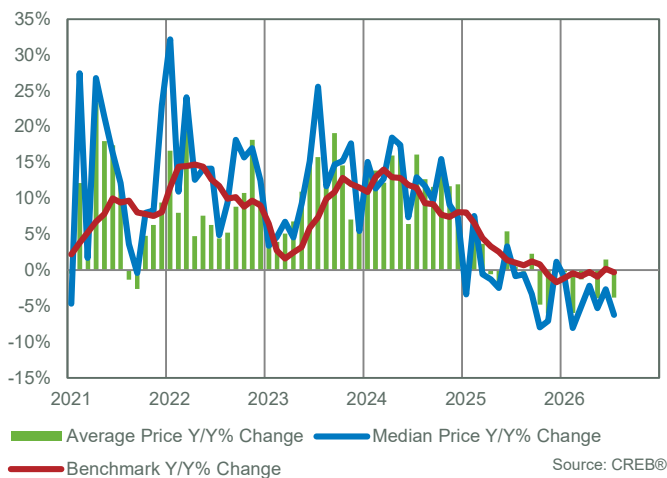
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



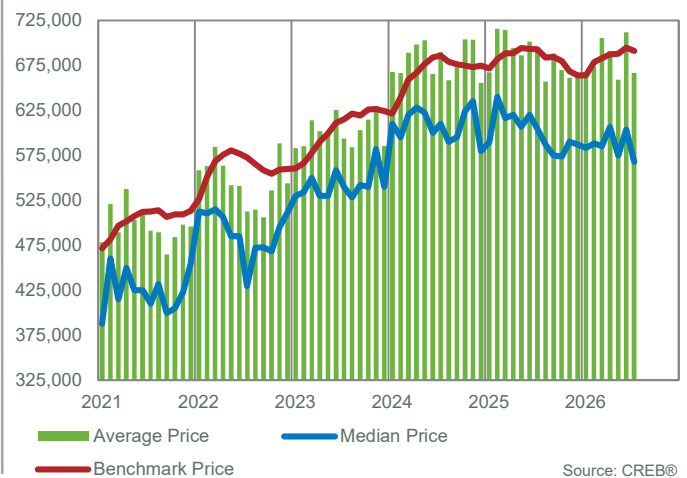
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES



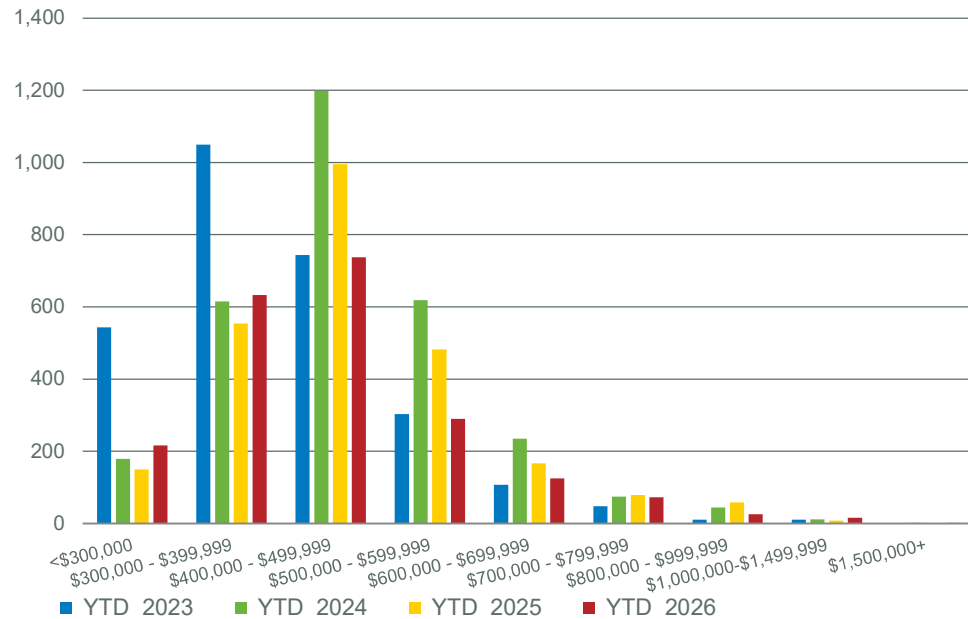
Jul. 2026

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	247	317	399	355	457	349	371	339	303	273	257	171
New Listings	473	473	698	694	765	698	679	541	589	520	395	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	444,600	446,300	452,400	455,000	451,700	449,000	445,700	439,100	436,600	429,500	425,400	420,900
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	289	290	294	295	293	291	289	285	283	279	276	273
2026												
Sales	186	270	322	363	350	338	286					
New Listings	505	490	584	662	697	608	506					
Inventory	785	886	959	1,046	1,174	1,152	1,115					
Days on Market	53	44	37	37	38	41	44					
Benchmark Price	421,300	424,100	424,500	423,500	422,900	424,100	418,500					
Median Price	412,250	444,250	435,000	439,000	423,450	410,000	403,100					
Average Price	435,033	457,292	449,446	461,511	453,338	433,172	426,916					
Index	273	275	276	275	274	275	272					

	Jul-25	Jul-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	3	2	10
\$200,000 - \$249,999	5	11	25	65
\$250,000 - \$299,999	21	28	123	141
\$300,000 - \$349,999	36	36	206	234
\$350,000 - \$399,999	68	54	348	399
\$400,000 - \$449,999	73	60	518	420
\$450,000 - \$499,999	65	31	478	317
\$500,000 - \$549,999	38	21	323	193
\$550,000 - \$599,999	21	12	159	96
\$600,000 - \$649,999	16	7	95	66
\$650,000 - \$699,999	12	9	72	59
\$700,000 - \$749,999	7	4	47	39
\$750,000 - \$799,999	3	4	31	33
\$800,000 - \$849,999	4	3	22	9
\$850,000 - \$899,999	1	2	20	16
\$900,000 - \$949,999	-	-	11	1
\$950,000 - \$999,999	-	-	6	-
\$1,000,000 - \$1,299,999	1	1	6	10
\$1,300,000 - \$1,499,999	-	-	2	5
\$1,500,000 - \$1,999,999	-	-	1	2
\$2,000,000 +	-	-	-	-
	371	286	2,495	2,115

CITY OF CALGARY ROW SALES BY PRICE RANGE

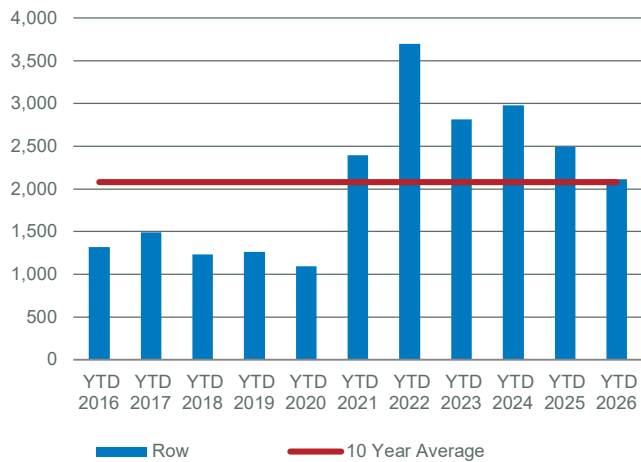
YTD JULY



Source: CREB®

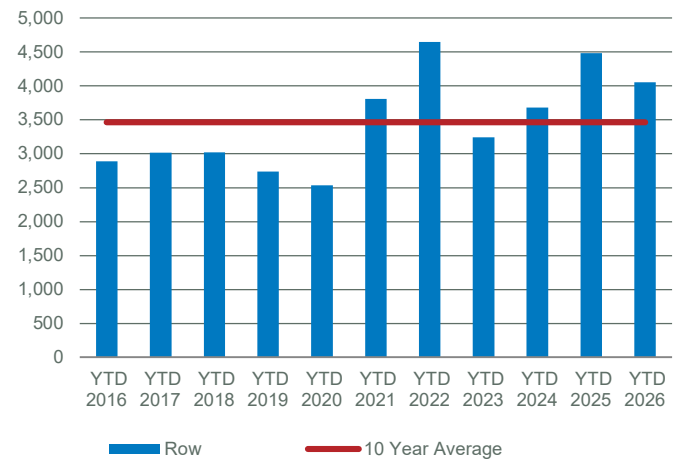
CITY OF CALGARY ROW SALES

YTD JULY



CITY OF CALGARY ROW NEW LISTINGS

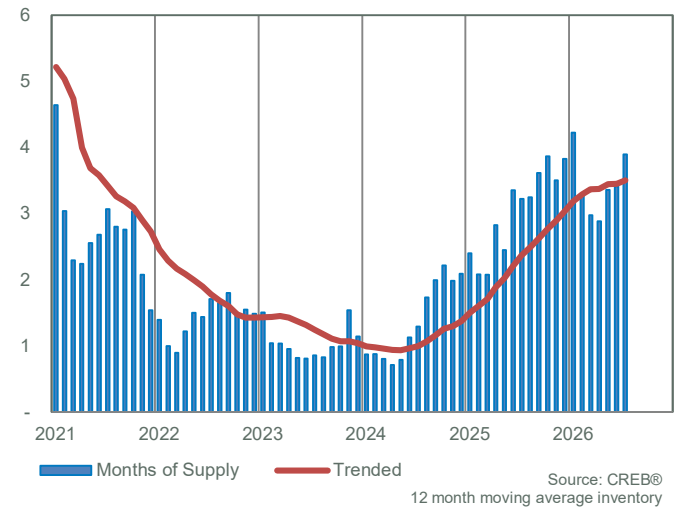
YTD JULY



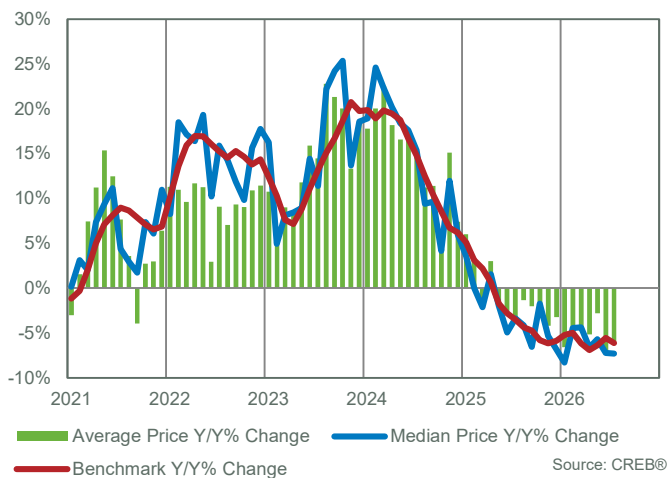
CITY OF CALGARY ROW INVENTORY AND SALES



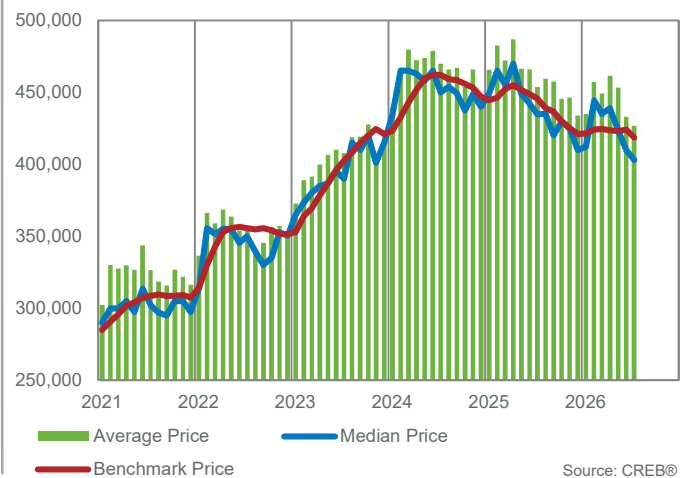
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

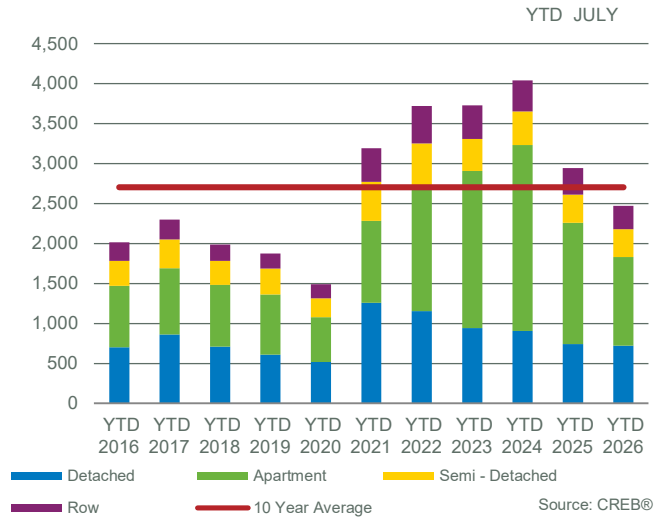


CITY OF CALGARY ROW PRICES

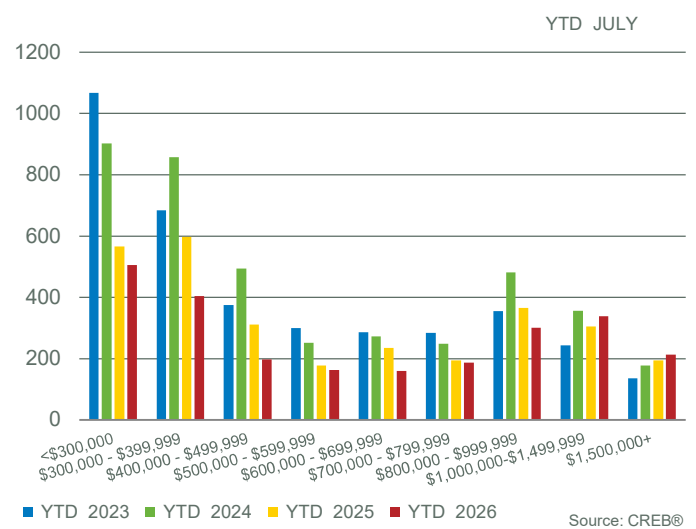


CITY CENTRE

CITY CENTRE TOTAL SALES



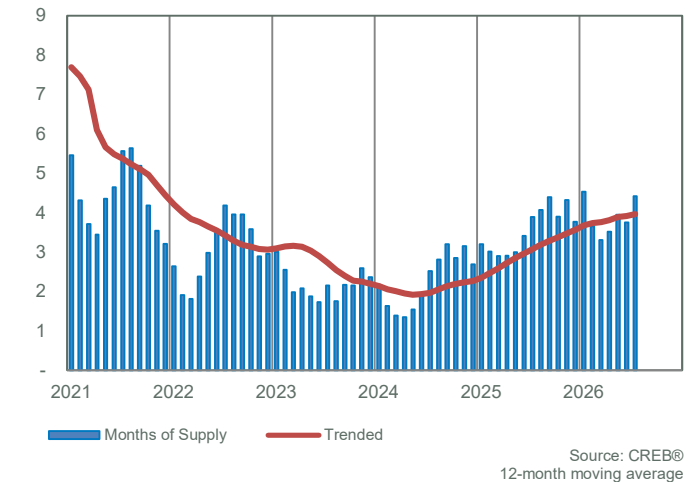
CITY CENTRE TOTAL SALES BY PRICE RANGE



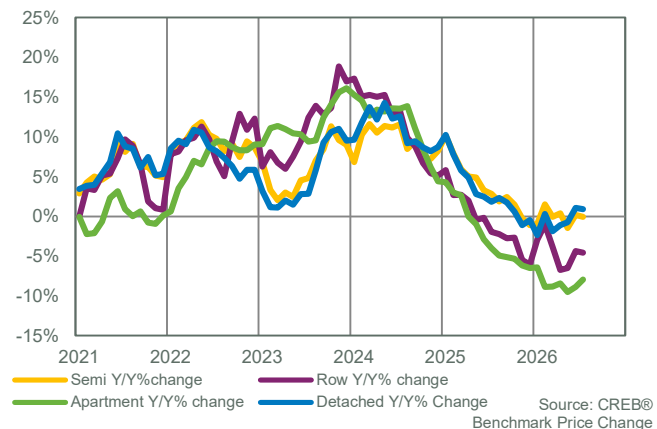
CITY CENTRE INVENTORY AND SALES



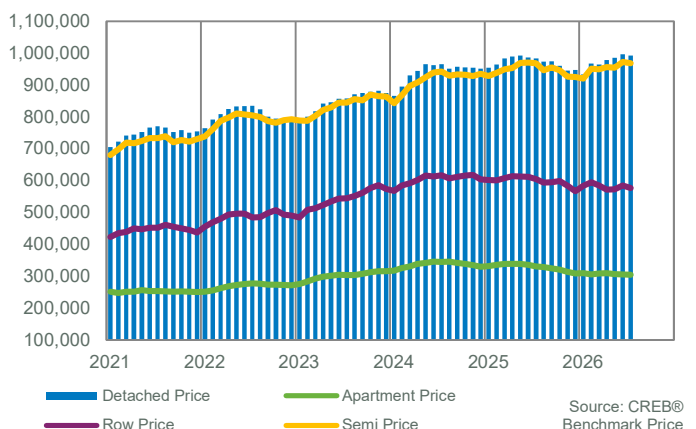
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

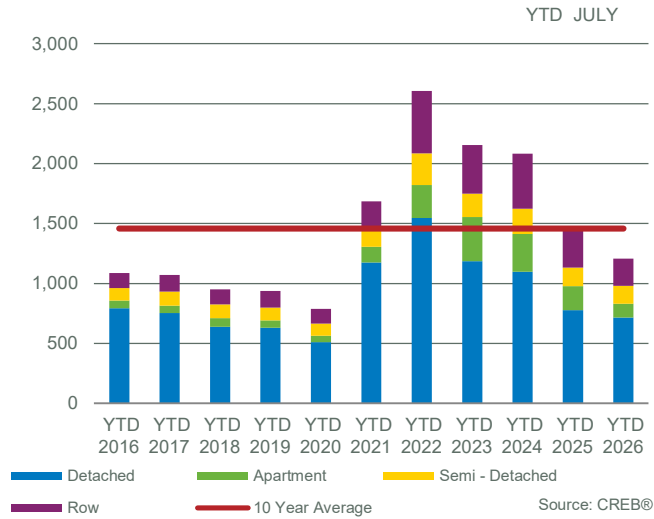


CITY CENTRE PRICES

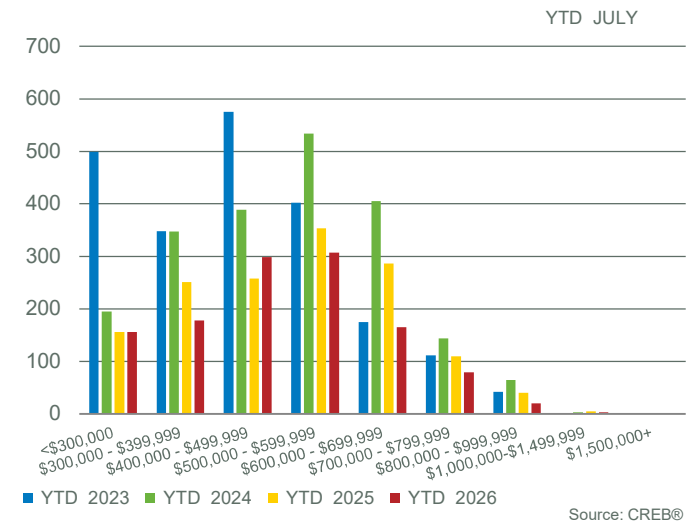


NORTHEAST

NORTHEAST TOTAL SALES



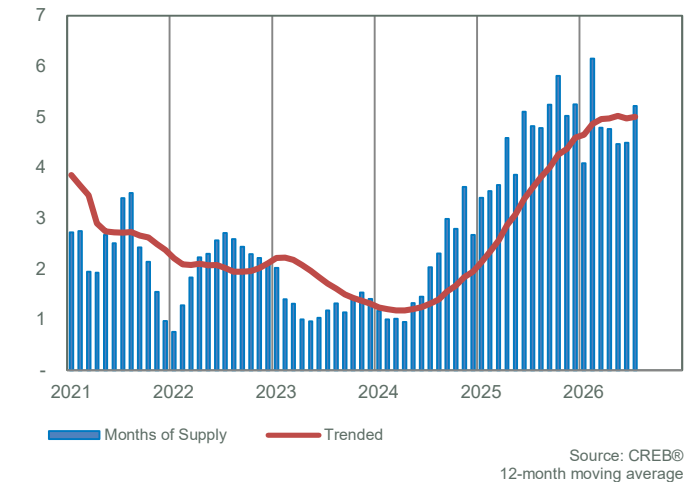
NORTHEAST TOTAL SALES BY PRICE RANGE



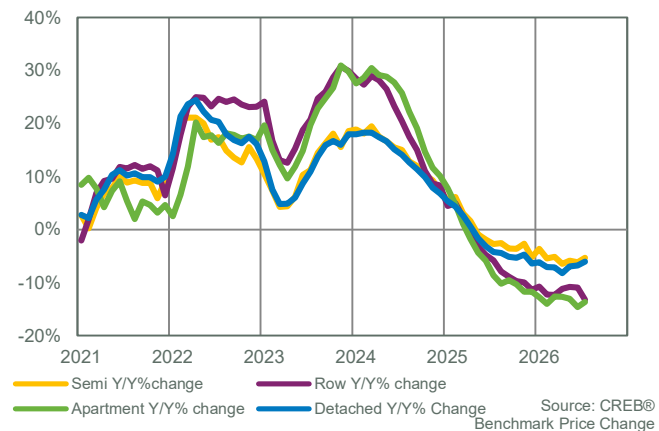
NORTHEAST INVENTORY AND SALES



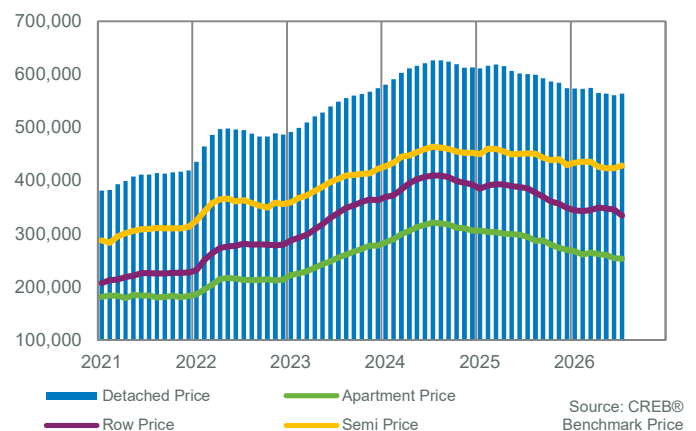
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

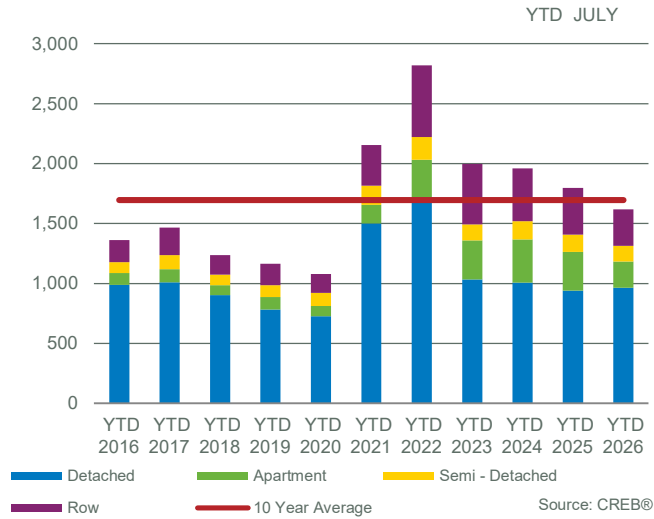


NORTHEAST PRICES

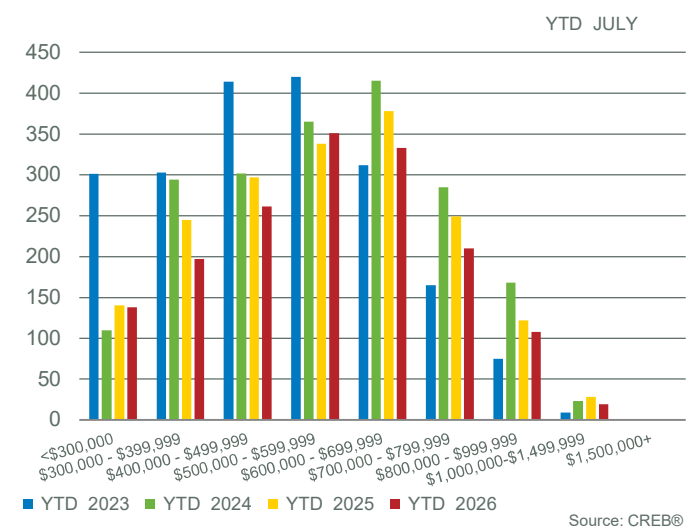


NORTH

NORTH TOTAL SALES



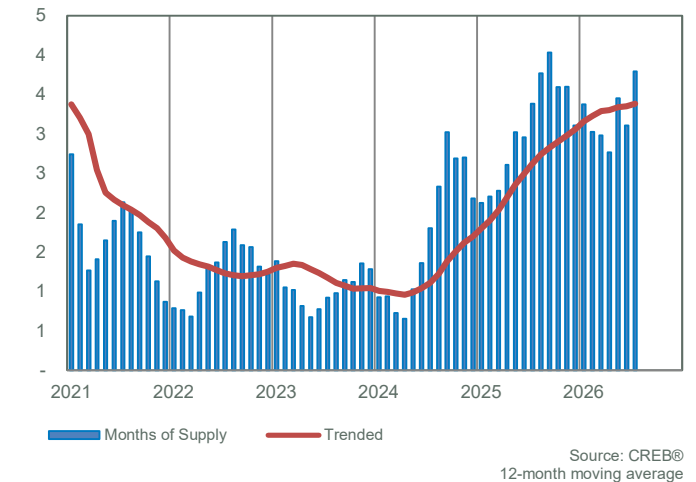
NORTH TOTAL SALES BY PRICE RANGE



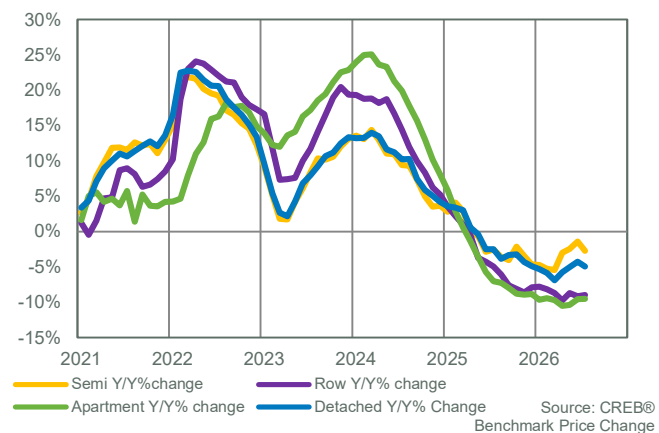
NORTH INVENTORY AND SALES



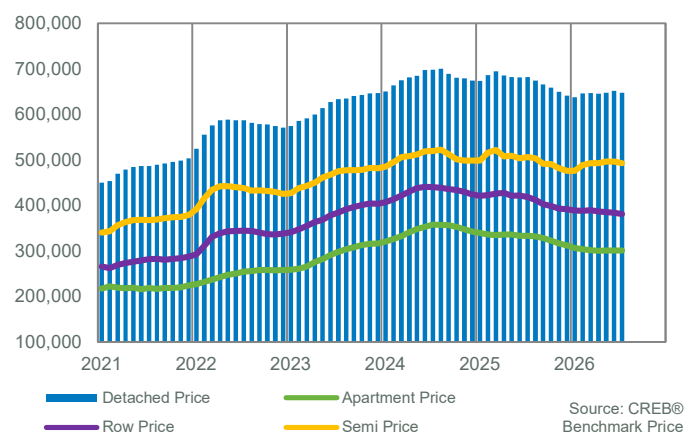
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

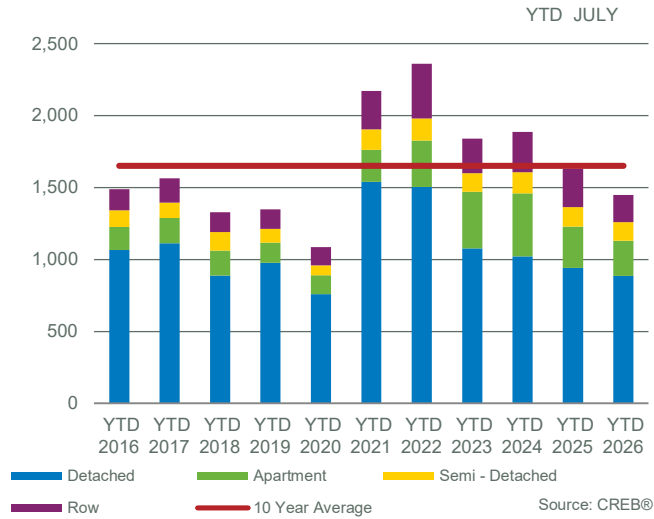


NORTH PRICES

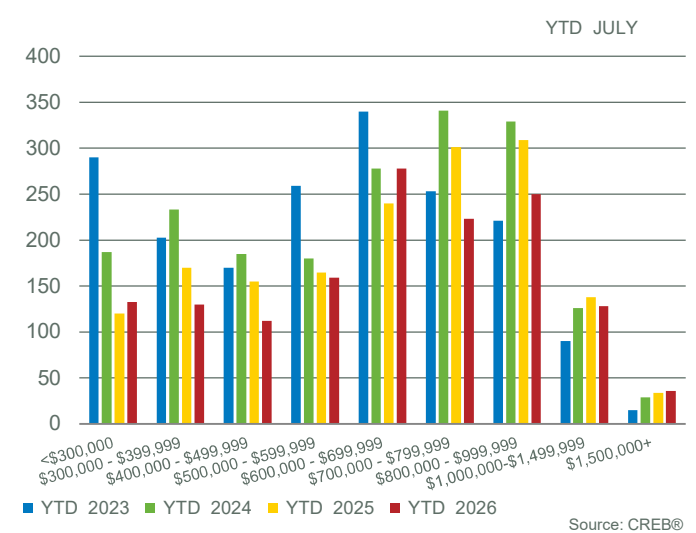


NORTHWEST

NORTHWEST TOTAL SALES



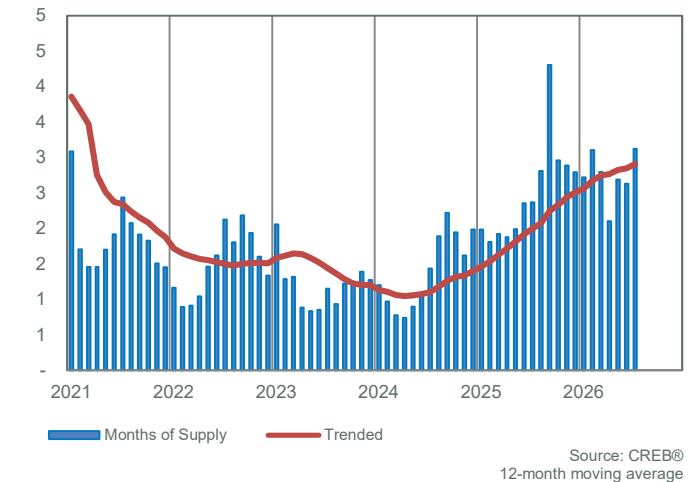
NORTHWEST TOTAL SALES BY PRICE RANGE



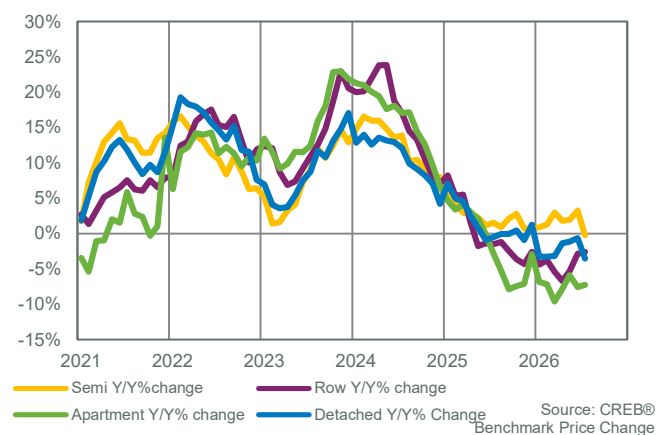
NORTHWEST INVENTORY AND SALES



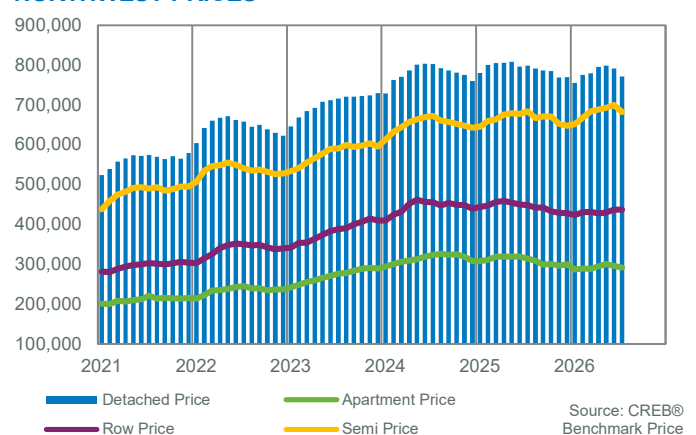
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

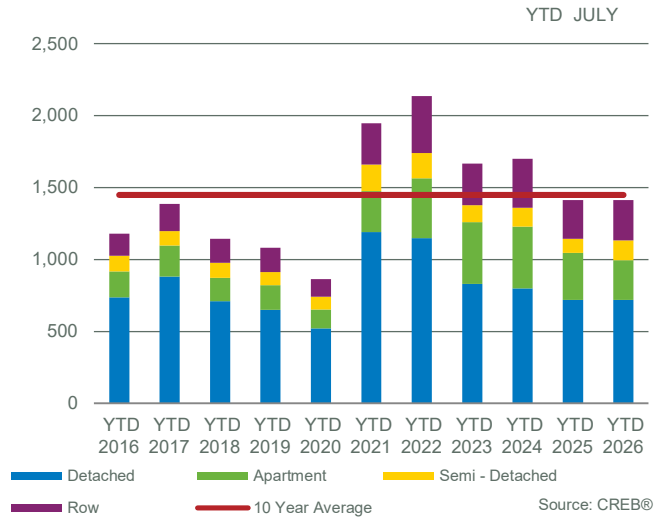


NORTHWEST PRICES

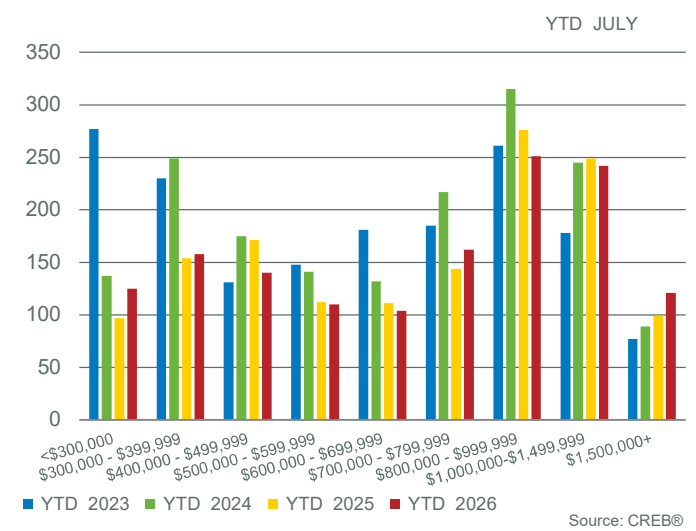


WEST

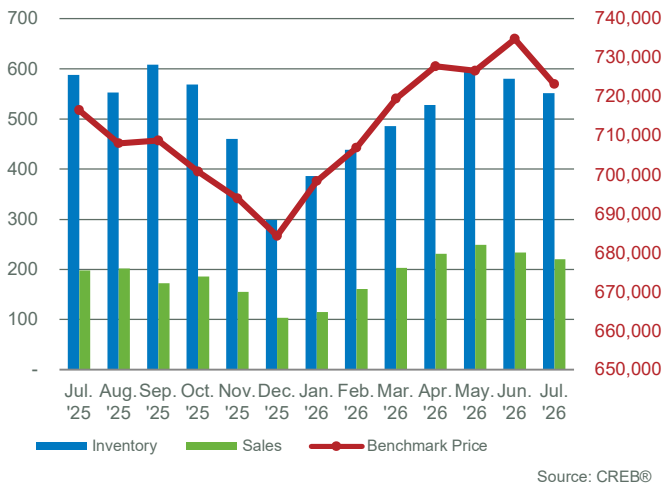
WEST TOTAL SALES



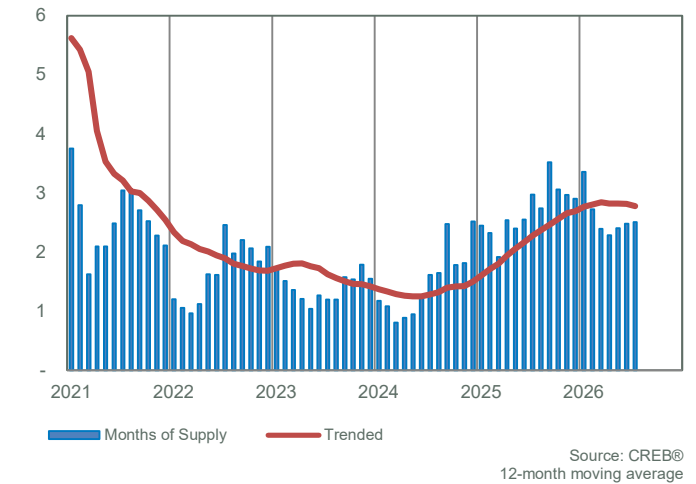
WEST TOTAL SALES BY PRICE RANGE



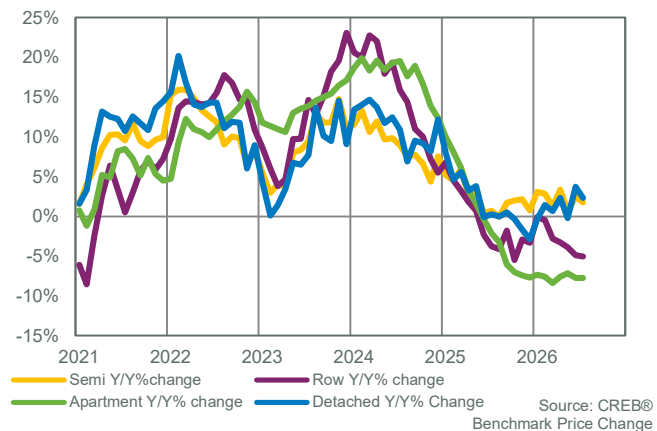
WEST INVENTORY AND SALES



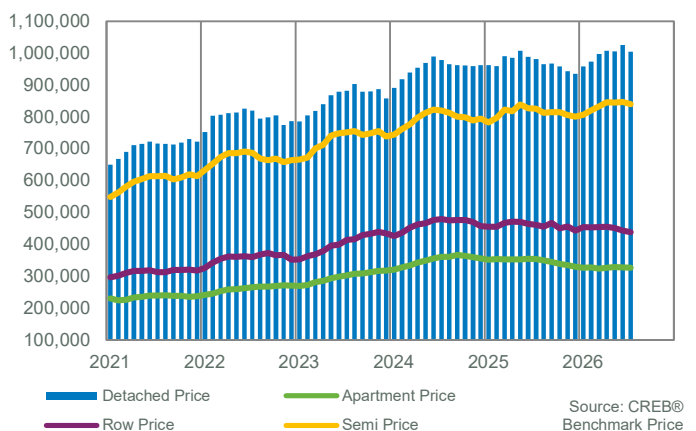
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

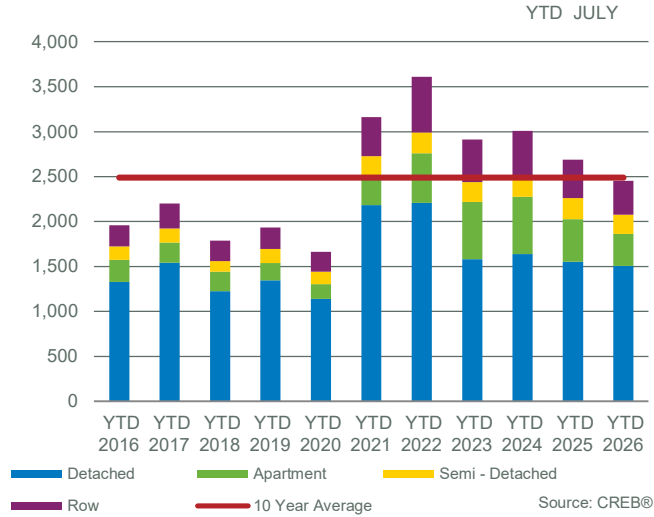


WEST PRICES

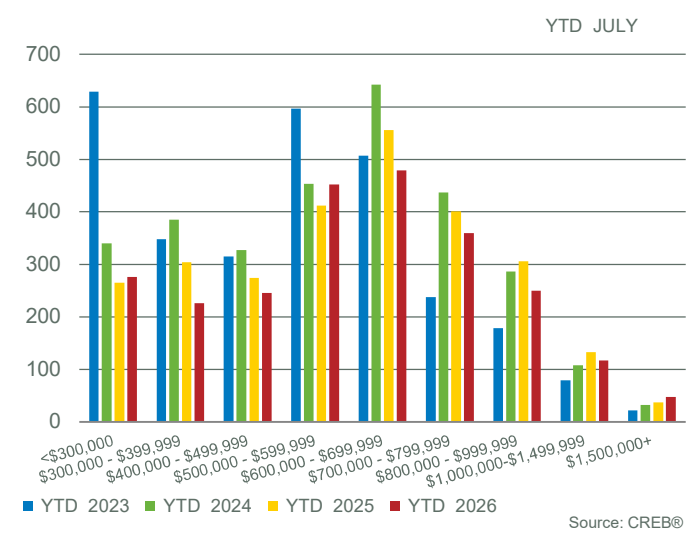


SOUTH

SOUTH TOTAL SALES



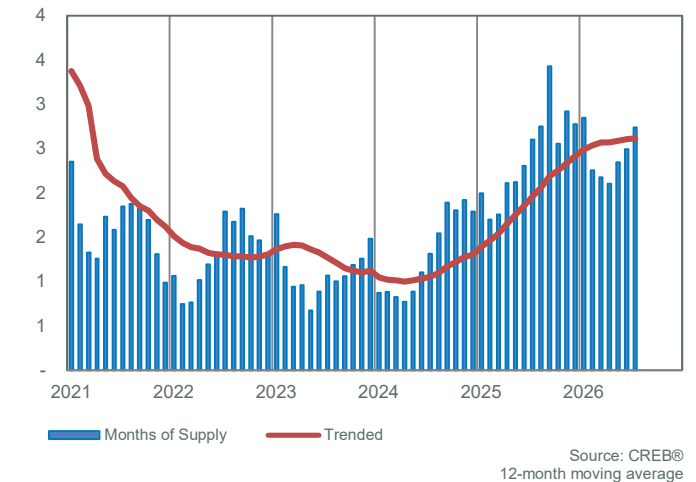
SOUTH TOTAL SALES BY PRICE RANGE



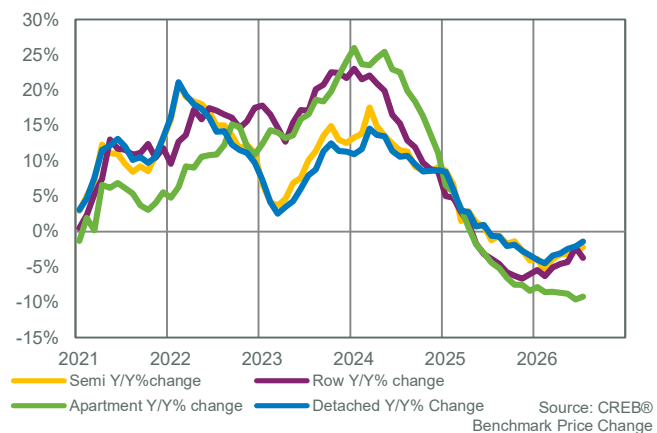
SOUTH INVENTORY AND SALES



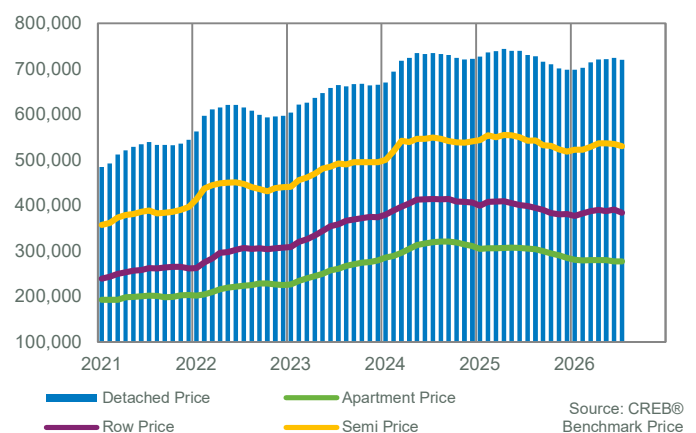
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

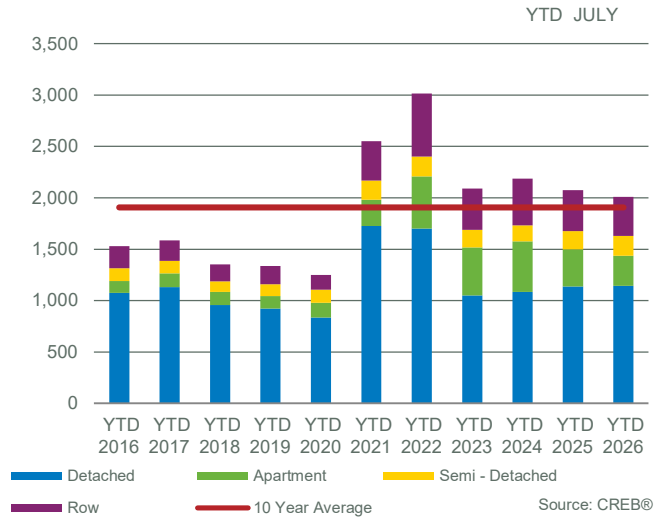


SOUTH PRICES

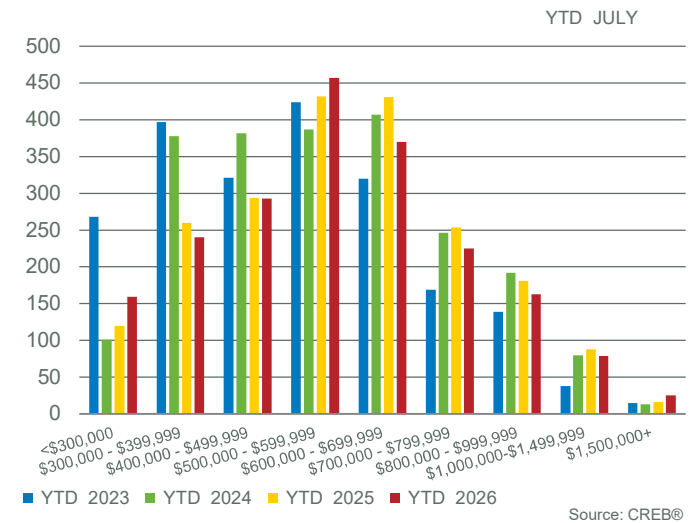


SOUTHEAST

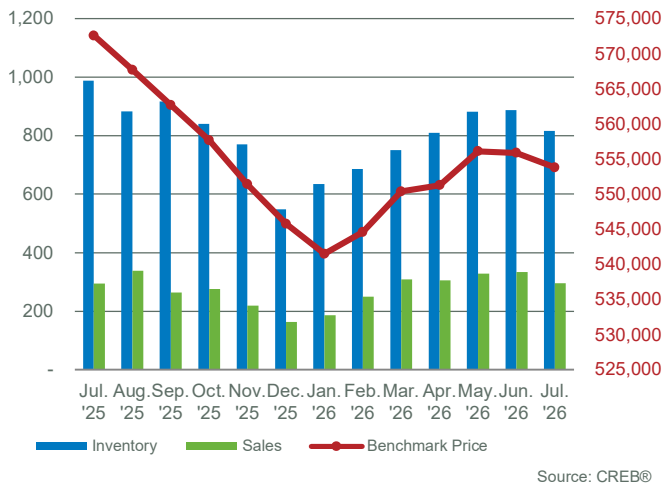
SOUTHEAST TOTAL SALES



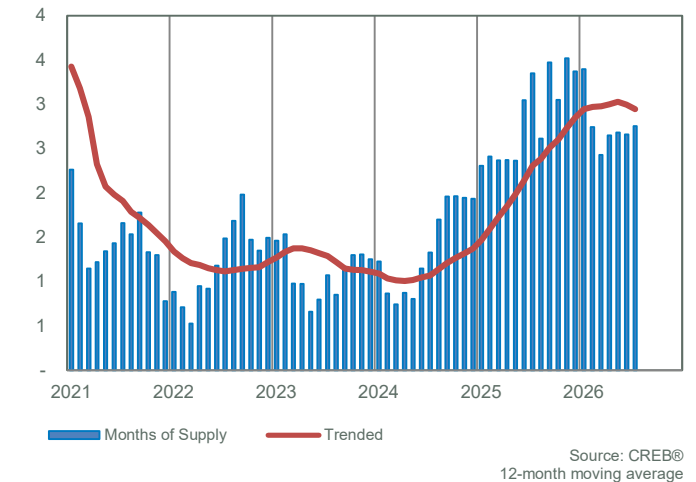
SOUTHEAST TOTAL SALES BY PRICE RANGE



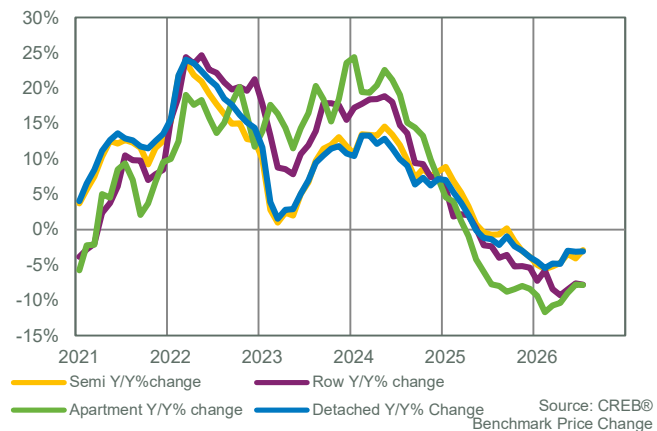
SOUTHEAST INVENTORY AND SALES



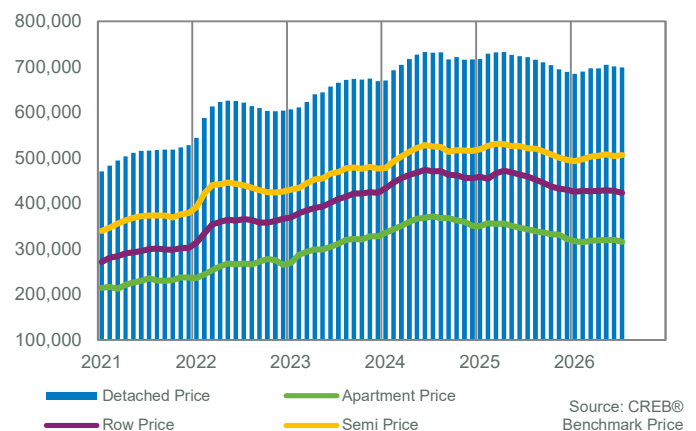
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

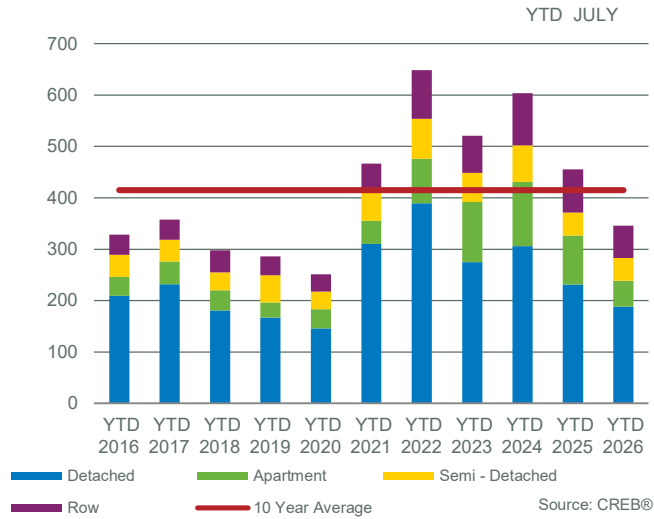


SOUTHEAST PRICES

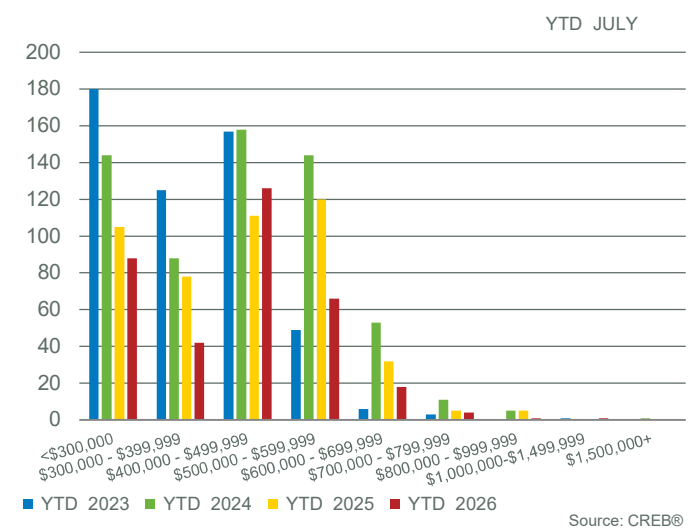


EAST

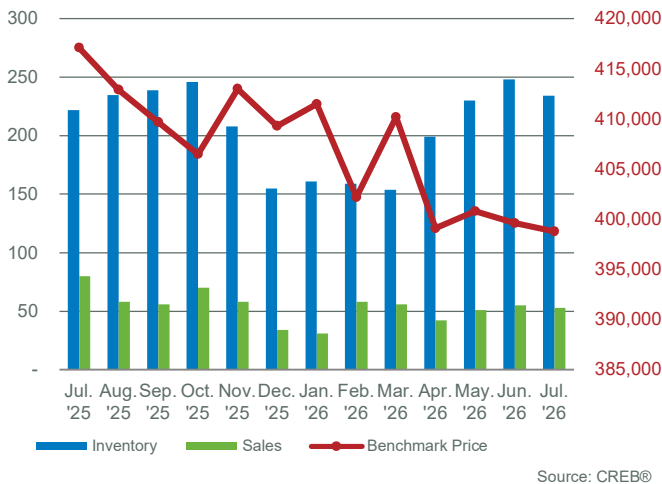
EAST TOTAL SALES



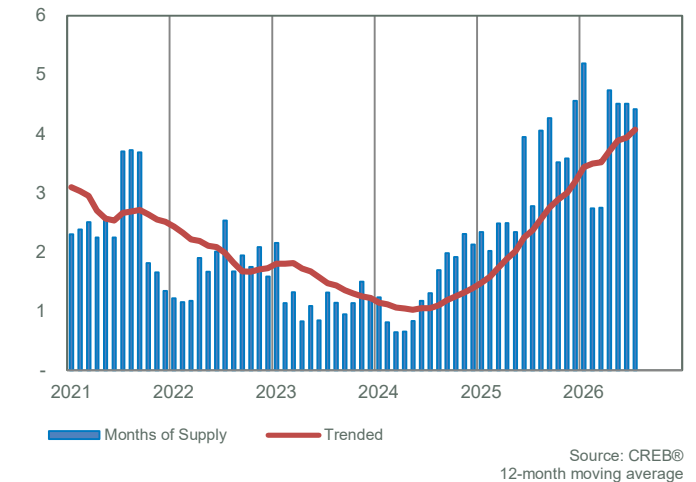
EAST TOTAL SALES BY PRICE RANGE



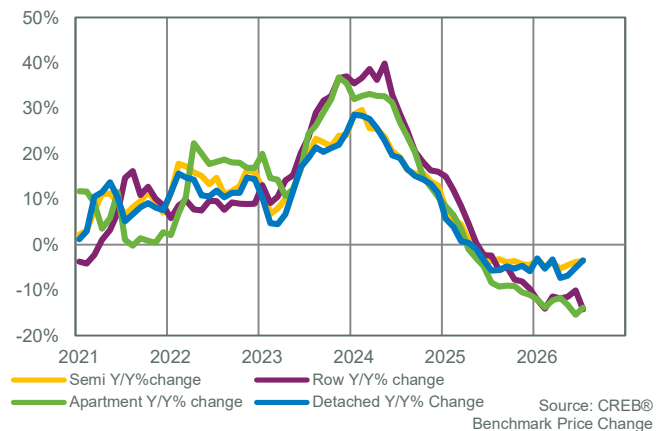
EAST INVENTORY AND SALES



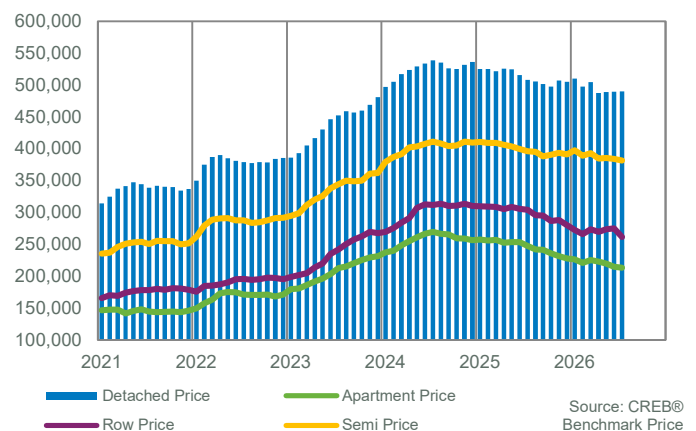
EAST MONTHS OF INVENTORY

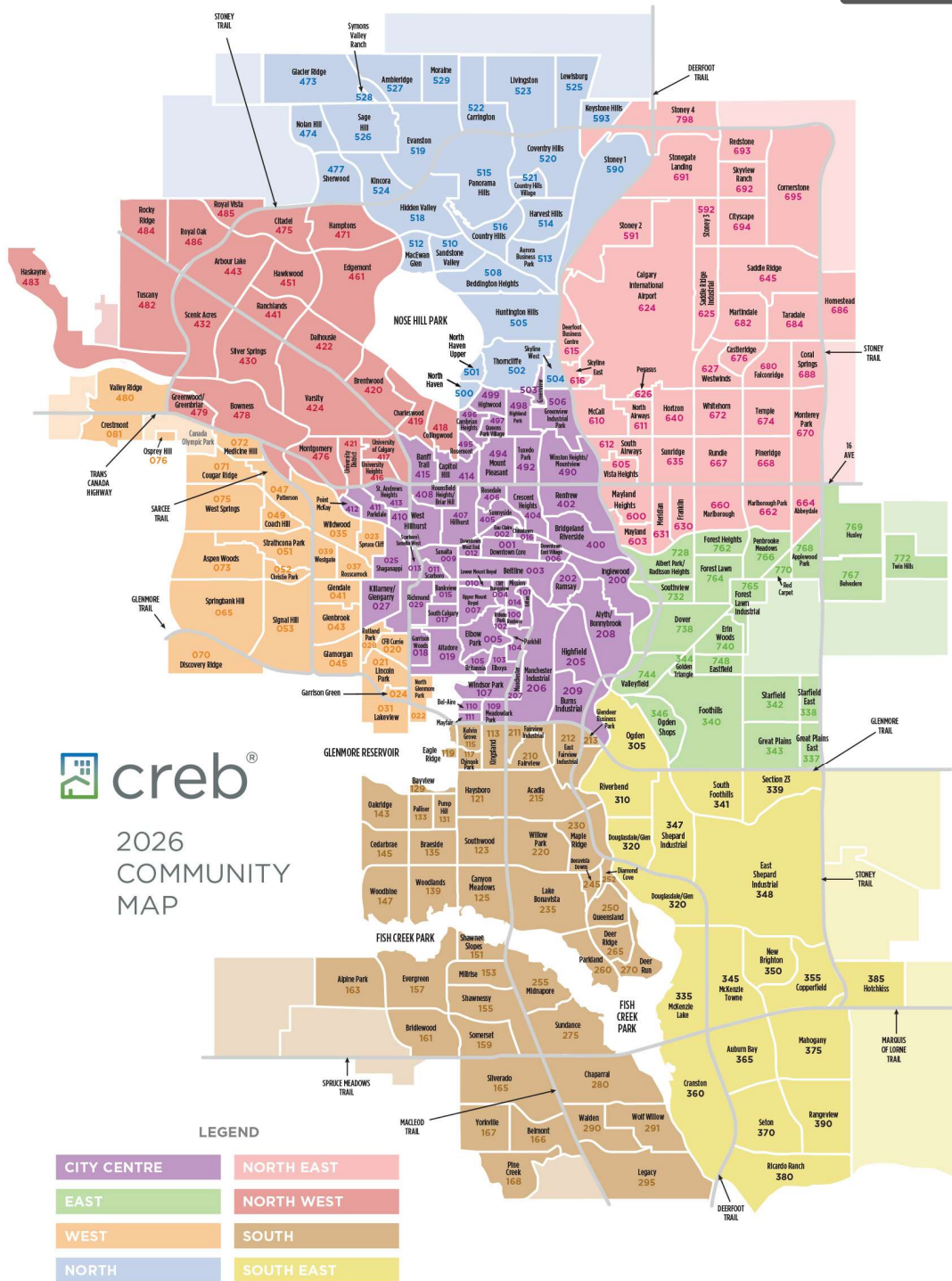


EAST PRICE CHANGE



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.

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

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