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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2026



August 2026

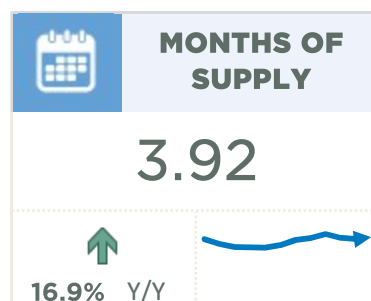
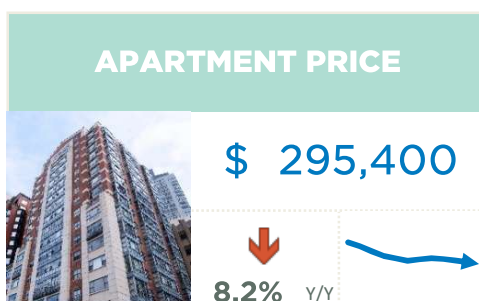
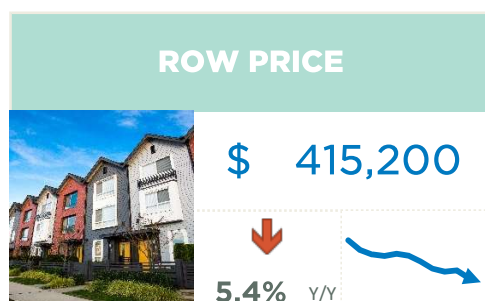
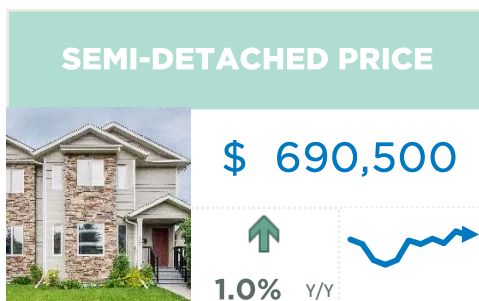
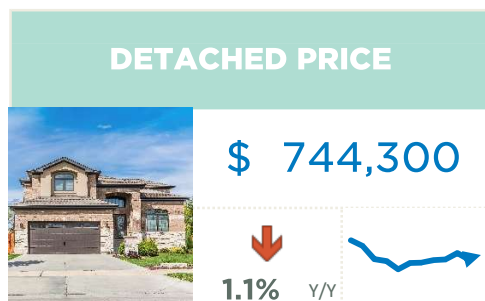
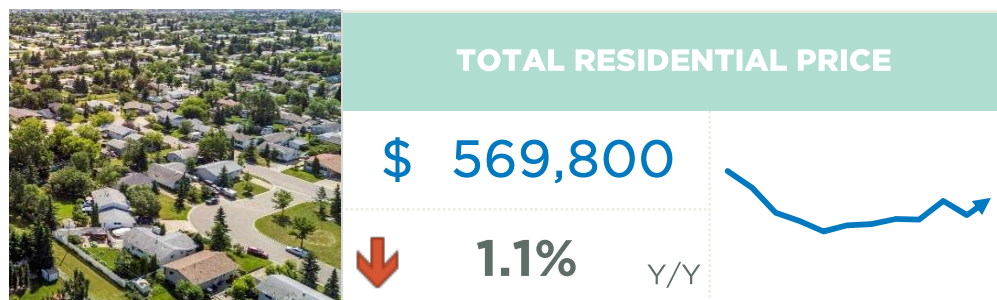
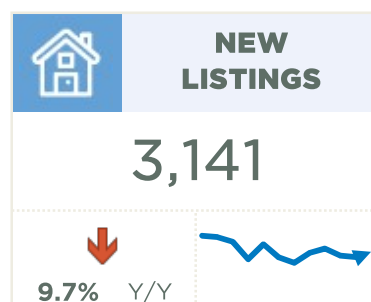
Sales and new listings slow in August

Calgary, Alberta, September 1, 2026 – Consistent with trends throughout most of 2026, both sales activity and the number of new listings coming onto the market have continued to trend down compared with 2025 levels. In August, sales in Calgary were 1,660 units, down 16 per cent compared with last year, while new listings fell by nearly 10 per cent to 3,141 units.

The pullback in sales has not occurred across all price ranges, as homes priced over \$1,000,000 have recorded gains over last year. These gains have mostly been driven by detached and semi-detached homes and are also consistent with where most of the supply growth has occurred.

“While sales growth in the upper end of the market was possible thanks to improved supply choice, it also reflects longer-term confidence in our market, as some buyers are not shying away from taking advantage of the available supply,” said Ann-Marie Lurie, Chief Economist at the Calgary Real Estate Board (CREB®). “Meanwhile, we have not seen the same pickup in activity in the lower price ranges, as favourable rental conditions are slowing the transition to ownership.” Inventory levels in August eased compared with the previous month and the same period last year, at 6,509 units. However, given the pullback in sales, the months of supply pushed up to nearly four months. Also consistent with trends throughout this year, conditions vary significantly by property type, with nearly six months of supply for apartment-style homes compared with over three months of supply for lower-density detached homes.

The relatively balanced conditions in the detached and semi-detached sector have prevented any significant shifts in prices compared with the steady price declines occurring in the oversupplied higher-density segments of the market. As of August, the total residential benchmark price was \$569,800, similar to the previous month and one per cent lower than 2025 levels.



August 2026

August 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	875	-12%	1,635	-6%	2,969	-3%	54%	3.39	10%	\$744,300	-1%
Semi	168	-18%	302	-3%	555	5%	56%	3.30	29%	\$690,500	1%
Row	284	-16%	505	-7%	1,094	-1%	56%	3.85	19%	\$415,200	-5%
Apartment	333	-26%	699	-20%	1,891	-4%	48%	5.68	29%	\$295,400	-8%
Total Residential	1,660	-16%	3,141	-10%	6,509	-2%	53%	3.92	17%	\$569,800	-1%

Year-to-Date

August 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	7,735	-4%	13,515	-7%	2,521	0%	57%	2.61	5%	\$741,438	-2%
Semi	1,516	-3%	2,546	-3%	520	13%	60%	2.74	16%	\$684,675	0%
Row	2,399	-15%	4,559	-9%	1,027	7%	53%	3.42	27%	\$421,763	-6%
Apartment	2,999	-26%	6,755	-17%	1,845	1%	44%	4.92	36%	\$299,238	-9%
Total Residential	14,649	-11%	27,375	-9%	5,912	3%	54%	3.23	15%	\$565,738	-3%



Detached

Gains in higher-priced sales were not enough to offset the pullbacks occurring for homes priced below \$1,000,000, as sales fell by 12 per cent to 875 units. At the same time, new listings trended down compared with both July and August 2025 levels, reaching 1,635 units. The steeper decline in sales compared with inventory levels was enough to support a modest monthly gain in inventory levels and drove up the months of supply to over three months. Market balance varies significantly based on price range and location. The months of supply remain below three months in the North West, West, South and South East districts, and above four months in the North and North East districts. The wide range of market balance is also reflected in pricing. Year-over-year gains of over two per cent have occurred in the West and City Centre districts. Meanwhile, price declines were the steepest in the North East at over six per cent. Overall, the benchmark price in August was \$744,300, similar to July and down by one per cent compared with last year.



Semi-Detached

Easing sales in August were enough to push year-to-date sales down to 1,516 units, over two per cent lower than last year's levels. The easing of August sales was not matched by new listings, causing the sales-to-new-listings ratio to fall to 56 per cent. While inventories eased slightly compared with the previous month, they remain nearly five per cent higher than last year. The steeper monthly pullback in sales compared with inventories was enough to push the months of supply above three months, the first time this has happened since January. Despite the shift, conditions remain relatively balanced, and prices have been relatively stable. As of August, the unadjusted benchmark price was \$690,500, similar to the previous month and nearly one per cent higher than last year's levels. Price gains in the City Centre, North West and West districts offset pullbacks in other areas, contributing to the annual gain.



Row

Sales continued to ease in August compared with last year, contributing to the year-to-date pullback of 15 per cent. Additional new-home supply, along with more rental product availability, has contributed to some of the pullback in sales activity. Meanwhile, the pullback in new listings has helped prevent any further gains in inventory levels, and the months of supply remained near four months for the second month in a row. Like other sectors, conditions vary depending on location. The months of supply pushed above four months in the City Centre, North East and North districts, while remaining near three months in the West district. Prices have been easing across all districts in the city. The range of decline varied from over 12 per cent in the North East to just over one per cent in the North West district. As of August, the benchmark price was \$415,200, down nearly one per cent from July and five per cent lower than levels reported last year at this time.

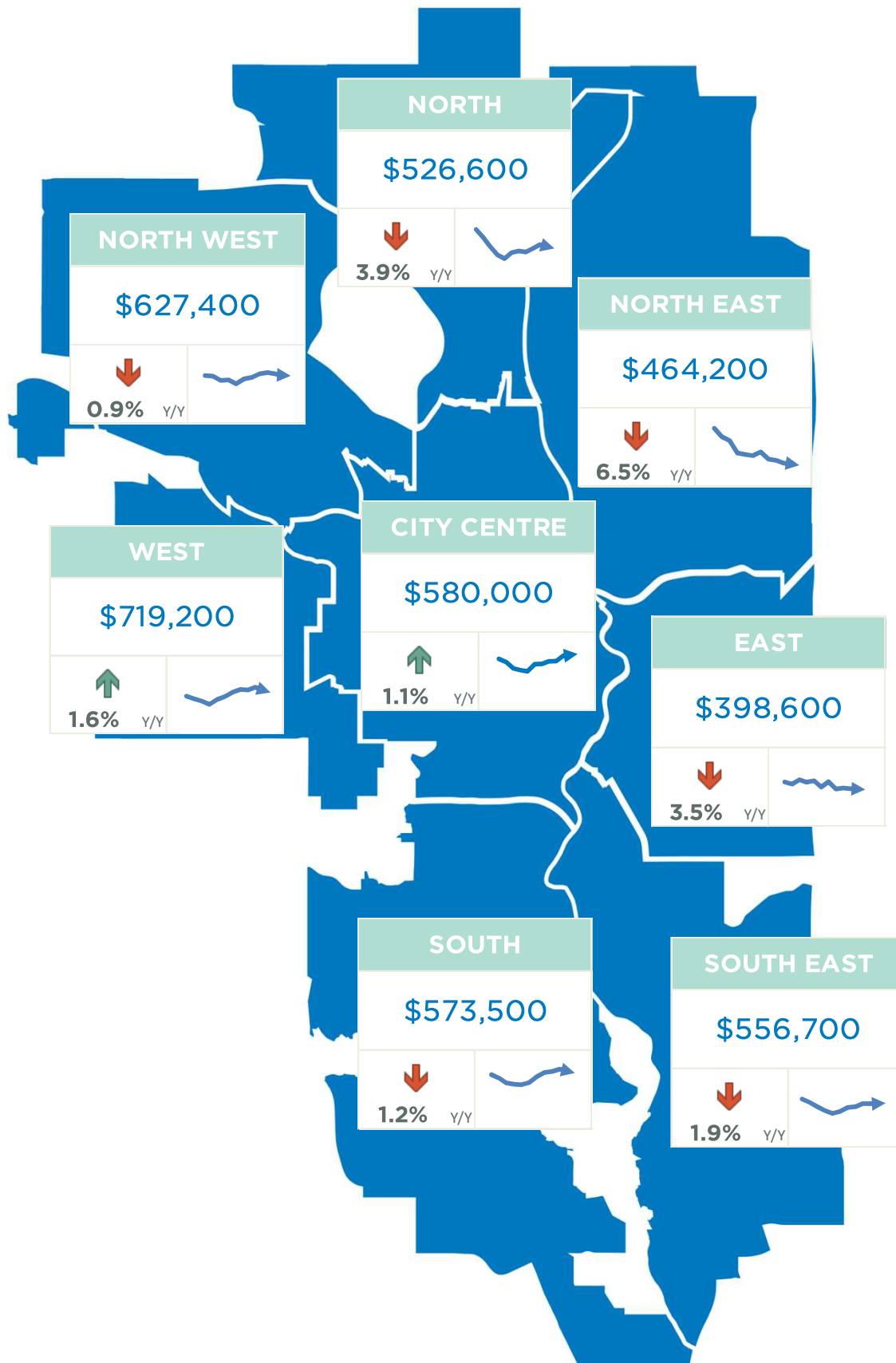


Apartment

Apartment-style homes continue to face the most oversupply in the market, with nearly six months of resale supply. More rental supply is weighing on ownership demand from both first-time buyers and investors, which is slowing sales activity while supply levels remain elevated. In August, sales activity continued to fall, contributing to the year-to-date decline of 26 per cent. New listings have also been declining enough to prevent any further inventory gain, but not enough to help the market shift away from buyer-market conditions. Persistently high supply levels relative to demand have weighed on apartment-style prices for the past two years. As of August, the unadjusted benchmark price was \$295,400, nearly one per cent lower than the previous month and eight per cent lower than 2025 levels. Prices peaked in August 2024 at \$341,300 and currently sit nearly 13 per cent lower than the peak price.

August 2026

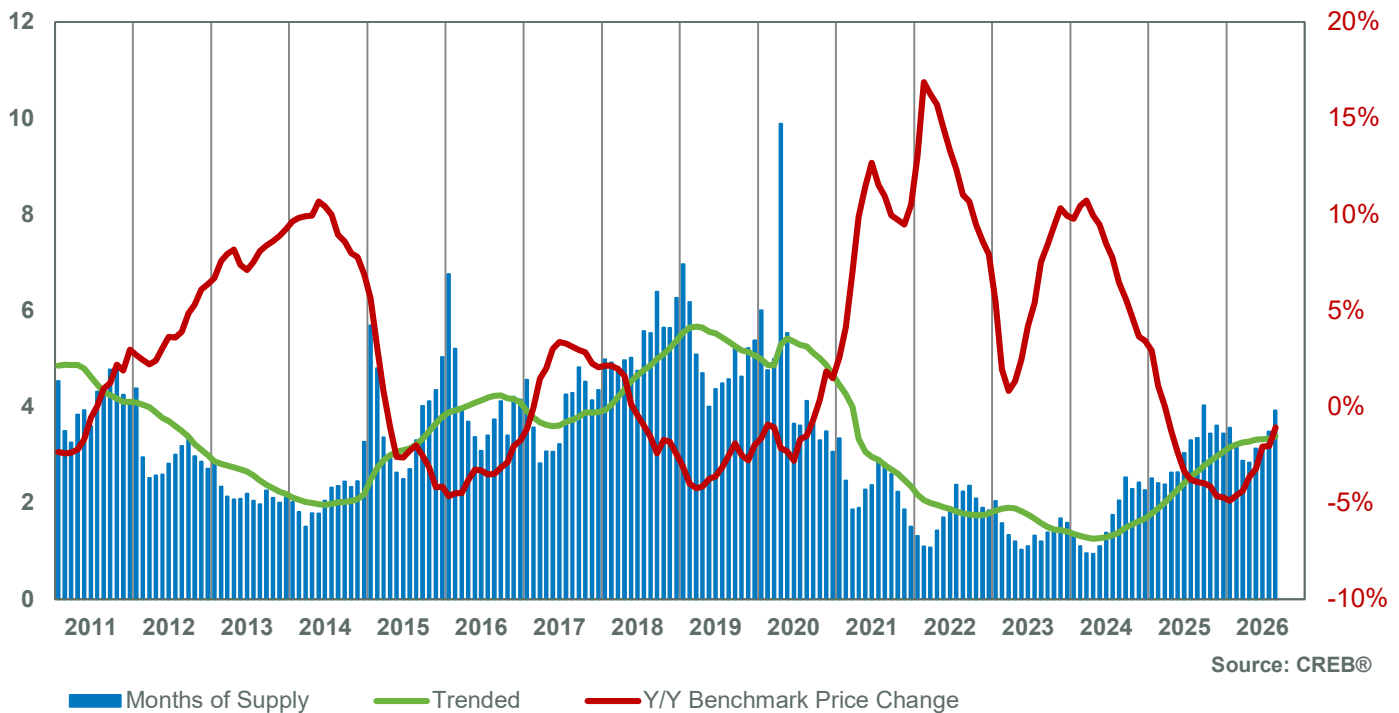
District Total Residential Benchmark Price



	Aug-25	Aug-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	1,986	1,660	-16.41%	16,478	14,649	-11.10%
Total Sales Volume	\$1,215,758,700	\$1,059,810,496	-12.83%	\$10,399,616,947	\$9,455,966,641	-9.07%
New Listings	3,477	3,141	-9.66%	30,232	27,375	-9.45%
Inventory	6,659	6,509	-2.25%	5,759	5,912	2.65%
Months of Supply	3.35	3.92	16.94%	2.80	3.23	15.47%
Sales to New Listings	57.12%	52.85%	-4.27%	54.51%	53.51%	-0.99%
Sales to List Price	97.83%	97.53%	-0.31%	98.53%	97.97%	-0.56%
Days on Market	38	41	7.19%	34	39	14.77%
Benchmark Price	\$576,000	\$569,800	-1.08%	\$584,700	\$565,738	-3.24%
Median Price	\$569,500	\$565,000	-0.79%	\$580,000	\$580,000	0.00%
Average Price	\$612,165	\$638,440	4.29%	\$631,121	\$645,503	2.28%
Index	270.4	267.5	-1.07%	275.1	265.1	-3.62%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Aug-25	Aug-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	992	875	-11.79%	8,054	7,735	-3.96%
Total Sales Volume	\$775,008,154	\$712,079,974	-8.12%	\$6,585,647,004	\$6,339,840,033	-3.73%
New Listings	1,747	1,635	-6.41%	14,490	13,515	-6.73%
Inventory	3,051	2,969	-2.69%	2,512	2,521	0.37%
Months of Supply	3.08	3.39	10.32%	2.49	2.61	4.51%
Sales to New Listings Ratio	56.78%	53.52%	-3.27%	55.58%	57.23%	1.65%
Sales to List Price Ratio	98.11%	97.91%	-0.20%	98.89%	98.47%	-0.42%
Days on Market	35	35	2.12%	30	33	9.31%
Benchmark Price	\$752,500	\$744,300	-1.09%	\$759,850	\$741,438	-2.42%
Median Price	\$689,500	\$695,000	0.80%	\$716,388	\$700,000	-2.29%
Average Price	\$781,258	\$813,806	4.17%	\$817,686	\$819,630	0.24%
APARTMENT						
Total Sales	449	333	-25.84%	4,034	2,999	-25.66%
Total Sales Volume	\$149,593,952	\$105,310,652	-29.60%	\$1,410,121,597	\$1,008,629,512	-28.47%
New Listings	879	699	-20.48%	8,102	6,755	-16.63%
Inventory	1,979	1,891	-4.45%	1,828	1,845	0.93%
Months of Supply	4.41	5.68	28.84%	3.62	4.92	35.76%
Sales to New Listings Ratio	51.08%	47.64%	-3.44%	49.79%	44.40%	-5.39%
Sales to List Price Ratio	97.08%	96.37%	-0.71%	97.60%	96.70%	-0.90%
Days on Market	47	52	10.23%	42	51	20.61%
Benchmark Price	\$321,700	\$295,400	-8.18%	\$327,825	\$299,238	-8.72%
Median Price	\$308,000	\$285,000	-7.47%	\$320,000	\$295,000	-7.81%
Average Price	\$333,171	\$316,248	-5.08%	\$349,559	\$336,322	-3.79%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	206	168	-18.45%	1,556	1,516	-2.57%
Total Sales Volume	\$135,378,453	\$116,115,468	-14.23%	\$1,074,815,327	\$1,037,379,329	-3.48%
New Listings	310	302	-2.58%	2,619	2,546	-2.79%
Inventory	529	555	4.91%	462	520	12.56%
Months of Supply	2.57	3.30	28.65%	2.37	2.74	15.53%
Sales to New Listings Ratio	66.45%	55.63%	-10.82%	59.41%	59.54%	0.13%
Sales to List Price Ratio	98.13%	98.02%	-0.11%	98.93%	98.12%	-0.82%
Days on Market	35	40	13.00%	31	40	27.33%
Benchmark Price	\$683,800	\$690,500	0.98%	\$686,925	\$684,675	-0.33%
Median Price	\$586,750	\$576,500	-1.75%	\$610,000	\$585,000	-4.10%
Average Price	\$657,177	\$691,163	5.17%	\$690,755	\$684,287	-0.94%
CITY OF CALGARY ROW						
Total Sales	339	284	-16.22%	2,834	2,399	-15.35%
Total Sales Volume	\$155,778,141	\$126,304,401	-18.92%	\$1,329,033,019	\$1,070,117,767	-19.48%
New Listings	541	505	-6.65%	5,021	4,559	-9.20%
Inventory	1,100	1,094	-0.55%	958	1,027	7.14%
Months of Supply	3.24	3.85	18.72%	2.71	3.42	26.56%
Sales to New Listings Ratio	62.66%	56.24%	-6.42%	56.44%	52.62%	-3.82%
Sales to List Price Ratio	97.84%	97.39%	-0.46%	98.59%	97.84%	-0.76%
Days on Market	40	47	18.49%	33	42	24.29%
Benchmark Price	\$439,100	\$415,200	-5.44%	\$447,975	\$421,763	-5.85%
Median Price	\$435,000	\$409,680	-5.82%	\$450,000	\$420,000	-6.67%
Average Price	\$459,523	\$444,734	-3.22%	\$468,960	\$446,068	-4.88%

For a list of definitions, see page 29.

August 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	98	182	53.85%	376	3.84	\$995,700	2.24%	0.37%
North East	95	256	37.11%	509	5.36	\$560,500	-6.44%	-0.60%
North	112	232	48.28%	459	4.10	\$647,400	-3.89%	-0.05%
North West	130	196	66.33%	341	2.62	\$781,500	-1.30%	1.41%
West	93	151	61.59%	218	2.34	\$992,500	2.78%	-1.13%
South	178	321	55.45%	529	2.97	\$715,200	-1.69%	-0.60%
South East	135	231	58.44%	404	2.99	\$703,600	-1.70%	0.67%
East	33	62	53.23%	122	3.70	\$489,500	-3.11%	-0.14%
TOTAL CITY	875	1,635	53.52%	2,969	3.39	\$744,300	-1.09%	0.05%
Apartment								
City Centre	110	297	37.04%	834	7.58	\$303,500	-7.53%	-0.30%
North East	13	46	28.26%	126	9.69	\$251,900	-12.11%	-0.59%
North	38	50	76.00%	148	3.89	\$300,900	-9.31%	-0.03%
North West	34	57	59.65%	156	4.59	\$283,300	-8.29%	-2.88%
West	44	73	60.27%	149	3.39	\$322,500	-7.78%	-1.23%
South	50	90	55.56%	227	4.54	\$274,700	-9.55%	-0.83%
South East	34	65	52.31%	195	5.74	\$311,600	-7.97%	-1.27%
East	10	21	47.62%	54	5.40	\$211,100	-12.77%	-0.94%
TOTAL CITY	333	699	47.64%	1,891	5.68	\$295,400	-8.18%	-0.74%
Semi-detached								
City Centre	41	90	45.56%	146	3.56	\$965,700	2.09%	-0.25%
North East	20	35	57.14%	82	4.10	\$423,300	-6.02%	-1.01%
North	20	31	64.52%	63	3.15	\$492,300	-2.19%	-0.08%
North West	15	24	62.50%	53	3.53	\$680,600	2.12%	-0.16%
West	19	31	61.29%	46	2.42	\$824,000	1.43%	-1.83%
South	20	38	52.63%	74	3.70	\$529,400	-2.41%	-0.08%
South East	29	34	85.29%	53	1.83	\$509,400	-2.00%	0.69%
East	3	19	15.79%	32	10.67	\$377,400	-4.48%	-1.18%
TOTAL CITY	168	302	55.63%	555	3.30	\$690,500	0.98%	-0.07%
Row								
City Centre	32	72	44.44%	151	4.72	\$574,100	-3.29%	-0.52%
North East	36	62	58.06%	156	4.33	\$331,100	-12.22%	-0.99%
North	40	92	43.48%	199	4.98	\$373,900	-9.20%	-1.79%
North West	29	42	69.05%	105	3.62	\$436,800	-1.20%	-0.02%
West	38	51	74.51%	115	3.03	\$434,700	-4.63%	-0.75%
South	49	98	50.00%	173	3.53	\$376,400	-4.54%	-1.83%
South East	51	73	69.86%	161	3.16	\$423,700	-6.24%	0.09%
East	9	12	75.00%	28	3.11	\$259,400	-12.34%	-0.69%
TOTAL CITY	284	505	56.24%	1,094	3.85	\$415,200	-5.44%	-0.79%

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

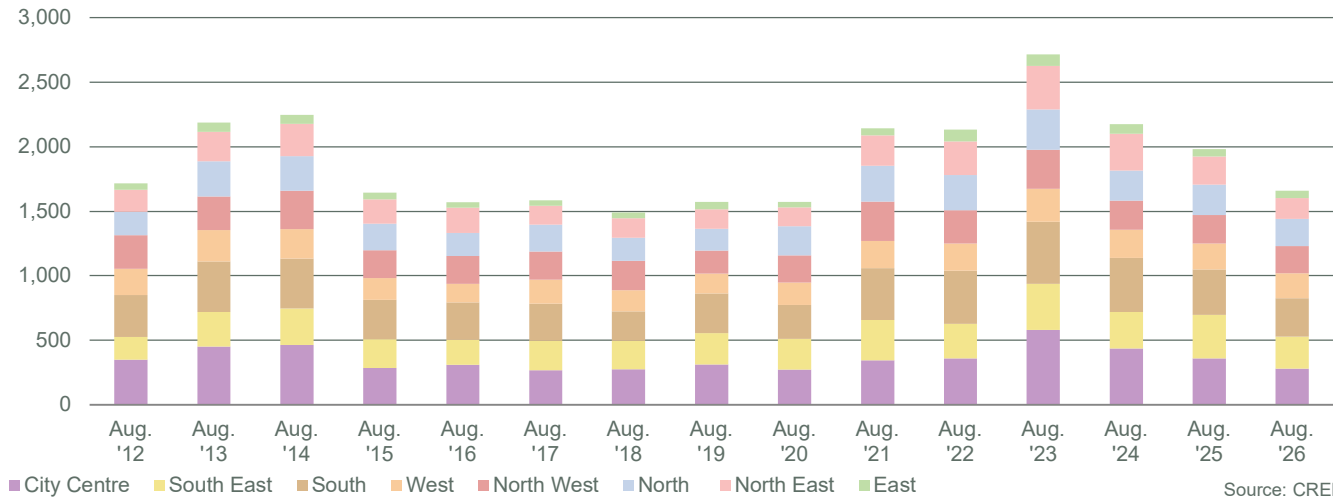
City of Calgary



Aug. 2026

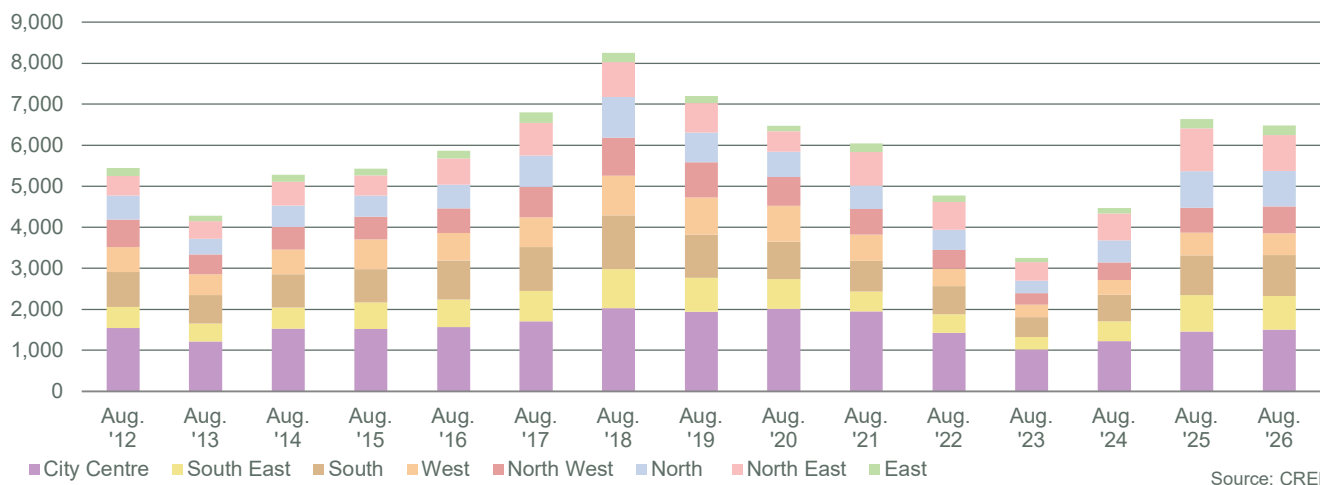
TOTAL SALES

AUGUST



TOTAL INVENTORY

AUGUST

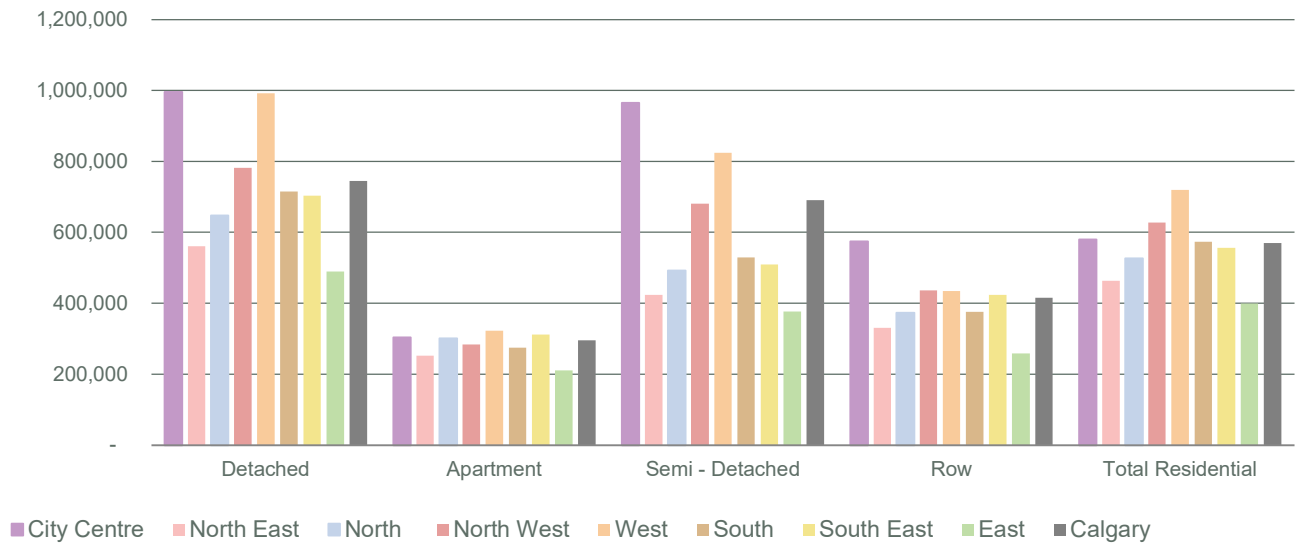


MONTHS OF SUPPLY

AUGUST



BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST



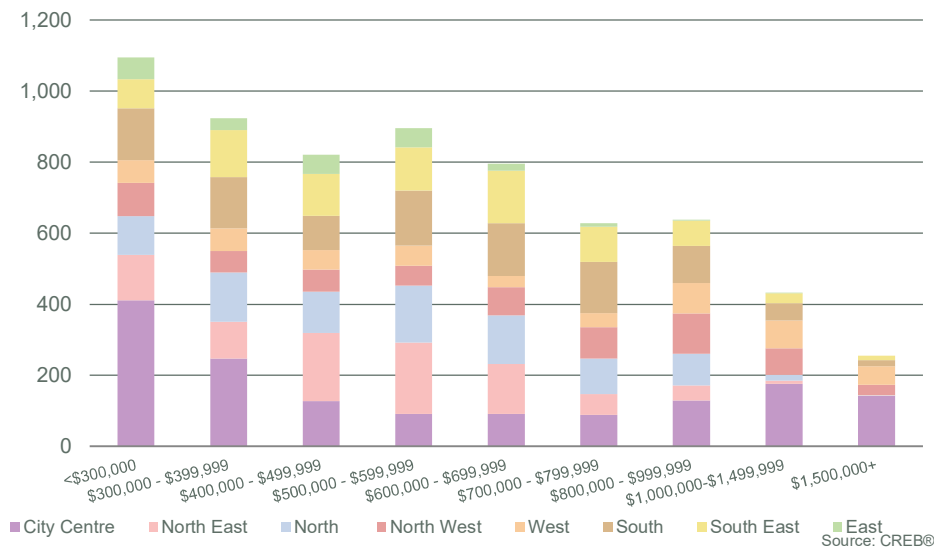
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

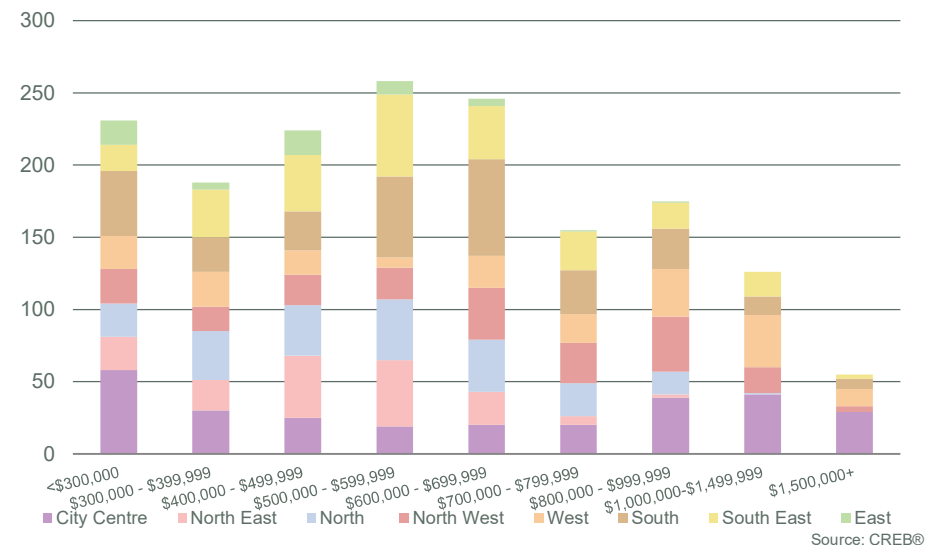
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

Aug. 2026

TOTAL INVENTORY BY PRICE RANGE - AUGUST



TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



SHARE OF CITY WIDE SALES - AUGUST

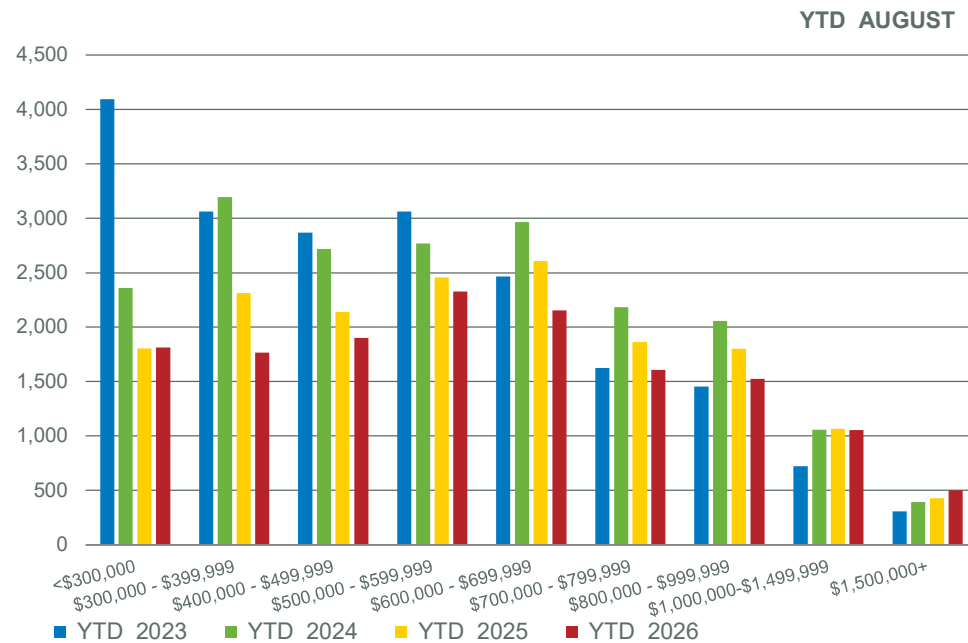


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	1,449	1,718	2,156	2,230	2,559	2,284	2,096	1,986	1,716	1,879	1,547	1,123
New Listings	2,896	2,830	4,018	4,037	4,840	4,223	3,911	3,477	3,782	3,232	2,251	1,219
Inventory	3,640	4,147	5,153	5,868	6,744	6,944	6,919	6,659	6,919	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	2,158	2,195	1,902	1,660				
New Listings	2,785	2,766	3,408	3,828	4,225	3,899	3,323	3,141				
Inventory	4,395	4,829	5,404	5,974	6,755	6,801	6,628	6,509				
Days on Market	54	42	35	35	34	37	39	41				
Benchmark Price	553,400	559,400	564,500	567,700	569,400	572,500	569,200	569,800				
Median Price	556,000	565,000	576,000	585,500	592,250	592,500	570,050	565,000				
Average Price	618,101	628,353	641,510	651,545	665,719	669,425	629,882	638,440				
Index	260	263	265	267	267	269	267	268				

Aug-25 Aug-26 YTD 2025 YTD 2026

CITY OF CALGARY TOTAL SALES BY PRICE RANGE

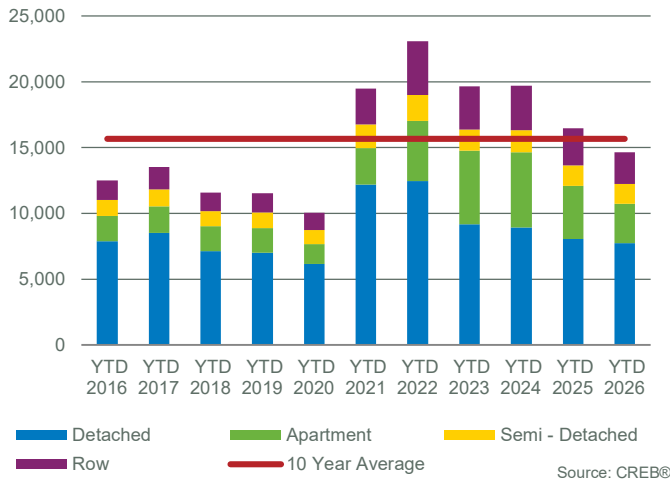
CALGARY TOTAL SALES				
<\$100,000	1	-	2	-
\$100,000 - \$149,999	4	10	14	29
\$150,000 - \$199,999	25	33	180	272
\$200,000 - \$249,999	83	81	555	651
\$250,000 - \$299,999	122	107	1,053	860
\$300,000 - \$349,999	138	83	1,227	845
\$350,000 - \$399,999	115	105	1,087	920
\$400,000 - \$449,999	130	120	1,068	924
\$450,000 - \$499,999	136	104	1,071	977
\$500,000 - \$549,999	184	133	1,171	1,151
\$550,000 - \$599,999	159	125	1,285	1,177
\$600,000 - \$649,999	178	134	1,360	1,132
\$650,000 - \$699,999	155	113	1,246	1,024
\$700,000 - \$749,999	104	86	1,021	858
\$750,000 - \$799,999	97	69	842	750
\$800,000 - \$849,999	62	71	670	557
\$850,000 - \$899,999	70	50	528	456
\$900,000 - \$949,999	30	30	336	269
\$950,000 - \$999,999	33	24	269	243
\$1,000,000 - \$1,299,999	100	101	816	810
\$1,300,000 - \$1,499,999	16	25	250	244
\$1,500,000 - \$1,999,999	30	33	270	293
\$2,000,000 +	14	23	157	207
	1,986	1,660	16,478	14,649



Source: CREB®

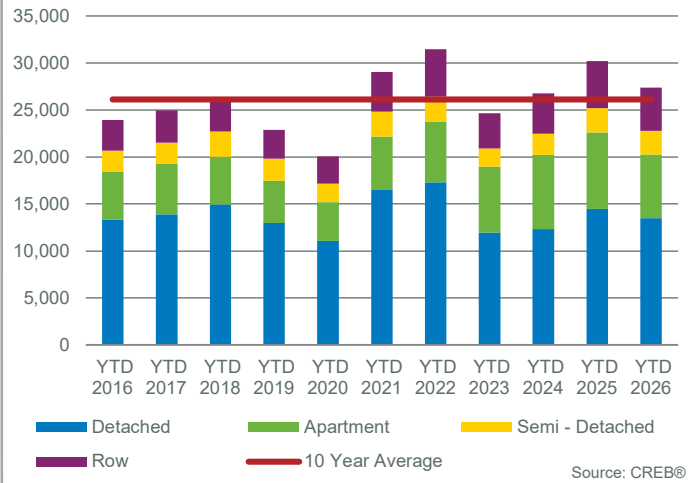
CITY OF CALGARY TOTAL SALES

YTD AUGUST



CITY OF CALGARY TOTAL NEW LISTINGS

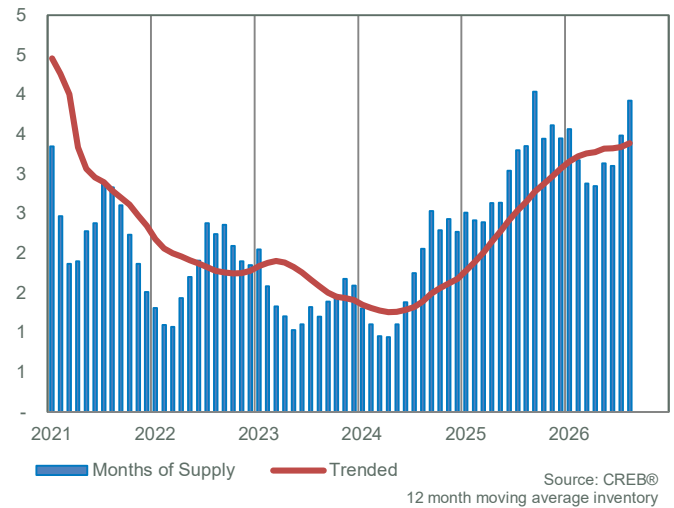
YTD AUGUST



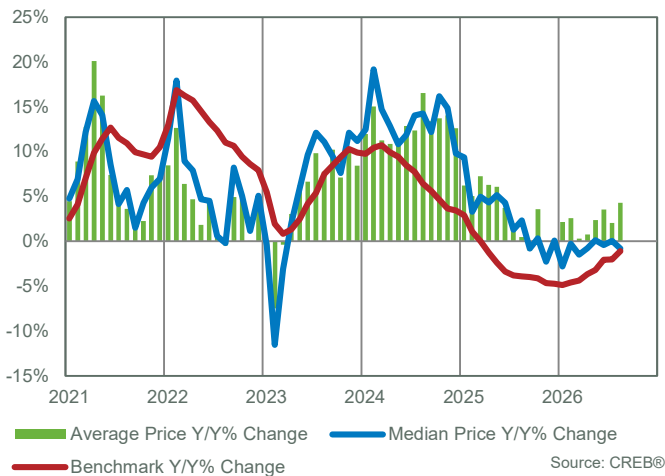
CITY OF CALGARY TOTAL INVENTORY AND SALES



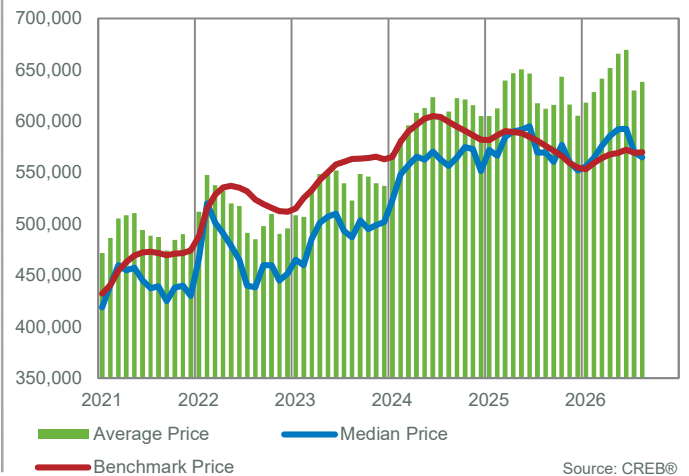
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



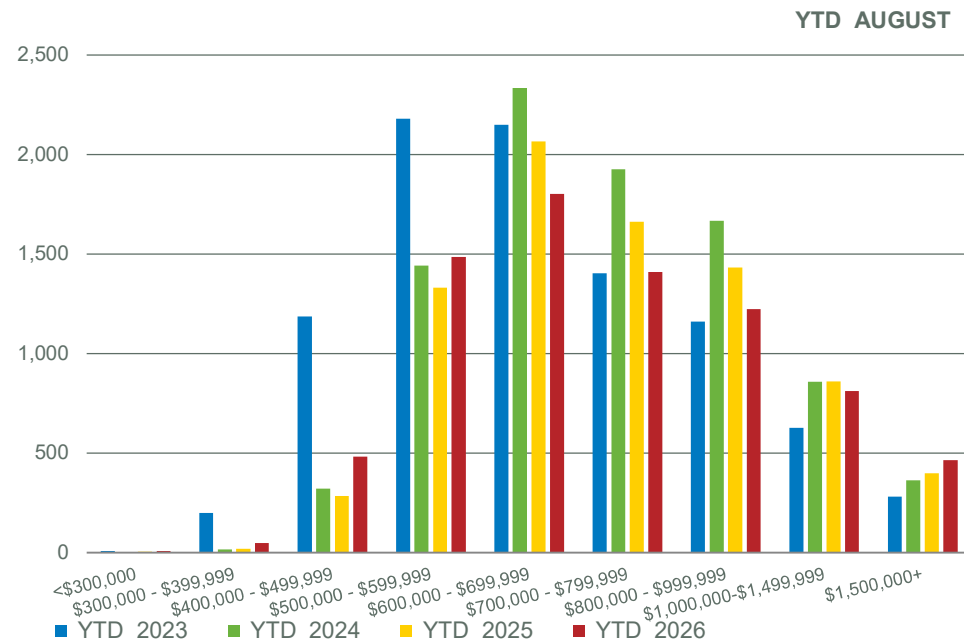
CITY OF CALGARY TOTAL PRICES



	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	1,010	875				
New Listings	1,240	1,268	1,614	1,862	2,194	1,996	1,706	1,635				
Inventory	1,753	1,946	2,189	2,470	2,917	2,986	2,938	2,969				
Days on Market	48	35	31	30	28	31	33	35				
Benchmark Price	724,000	734,300	741,300	745,400	747,800	750,500	743,900	744,300				
Median Price	675,000	688,500	700,000	709,900	715,000	715,000	689,500	695,000				
Average Price	780,750	808,712	809,042	830,098	844,264	843,303	799,614	813,806				
Index	298	302	305	307	308	309	306	307				

	Aug-25	Aug-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	1
\$200,000 - \$249,999	-	-	2	1
\$250,000 - \$299,999	-	1	2	5
\$300,000 - \$349,999	-	-	5	4
\$350,000 - \$399,999	-	5	14	44
\$400,000 - \$449,999	10	19	56	147
\$450,000 - \$499,999	47	44	227	336
\$500,000 - \$549,999	90	78	516	625
\$550,000 - \$599,999	111	96	815	861
\$600,000 - \$649,999	137	107	1,034	930
\$650,000 - \$699,999	131	94	1,032	872
\$700,000 - \$749,999	93	73	910	755
\$750,000 - \$799,999	83	62	752	655
\$800,000 - \$849,999	55	60	583	469
\$850,000 - \$899,999	52	40	403	355
\$900,000 - \$949,999	21	23	247	203
\$950,000 - \$999,999	24	18	199	196
\$1,000,000 - \$1,299,999	82	87	639	603
\$1,300,000 - \$1,499,999	15	19	220	209
\$1,500,000 - \$1,999,999	27	28	245	266
\$2,000,000 +	14	21	153	198
	992	875	8,054	7,735

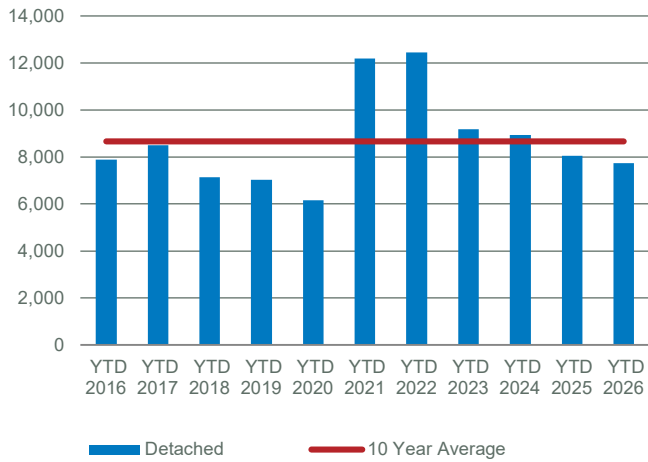
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

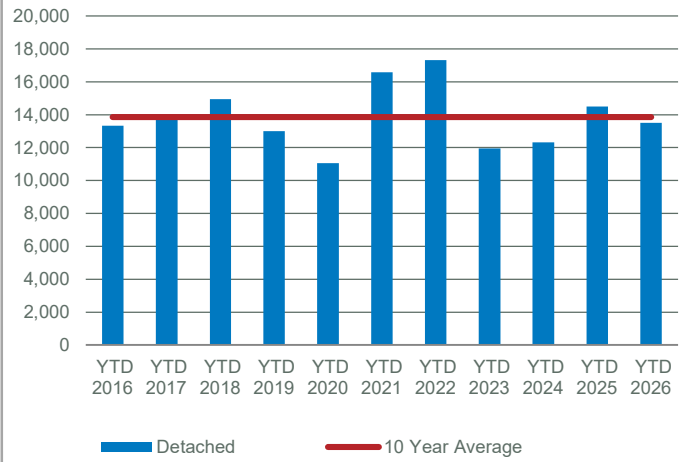
CITY OF CALGARY DETACHED SALES

YTD AUGUST



CITY OF CALGARY DETACHED NEW LISTINGS

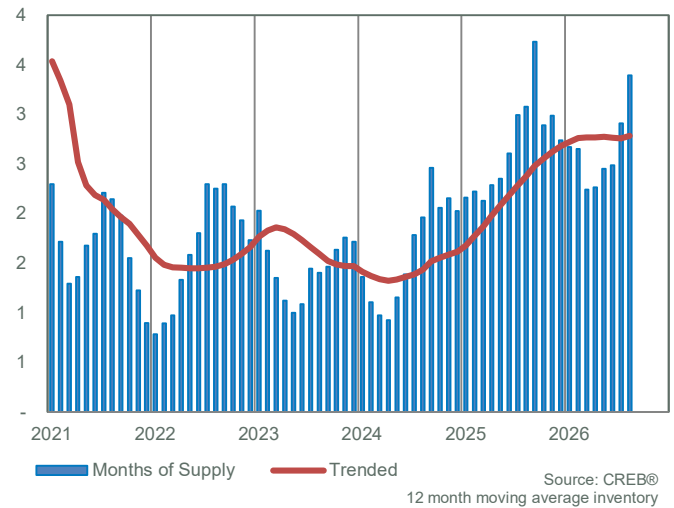
YTD AUGUST



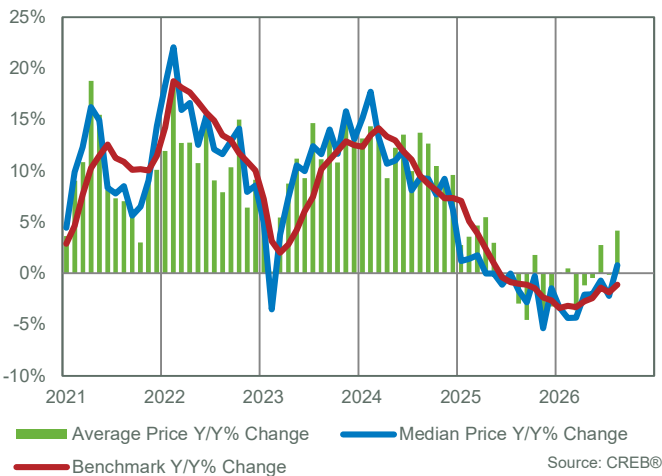
CITY OF CALGARY DETACHED INVENTORY AND SALES



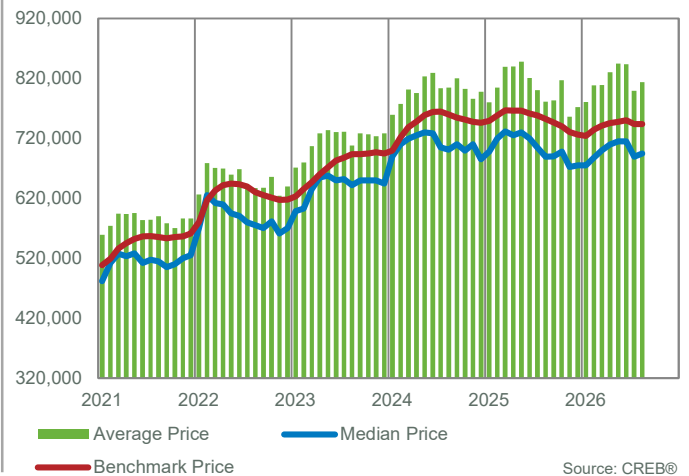
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



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	402	422	408	333				
New Listings	786	754	885	945	961	931	794	699				
Inventory	1,436	1,581	1,776	1,920	2,072	2,078	2,002	1,891				
Days on Market	65	54	45	47	46	49	54	52				
Benchmark Price	301,200	298,600	300,300	301,400	300,400	299,000	297,600	295,400				
Median Price	295,438	303,500	305,000	303,500	295,000	295,000	290,000	285,000				
Average Price	331,713	355,934	344,063	340,263	325,608	340,291	334,200	316,248				
Index	231	229	231	231	231	230	228	227				

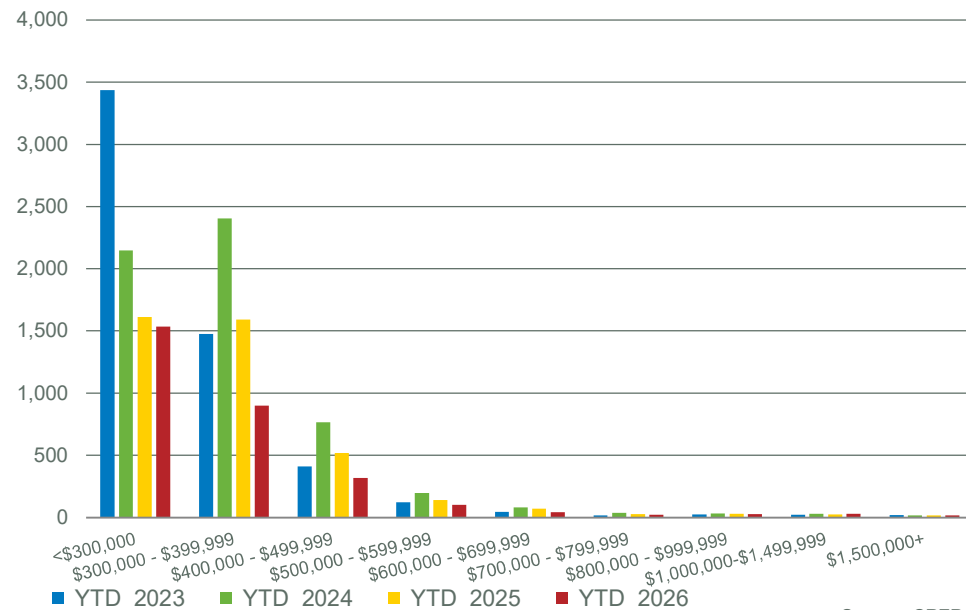
Aug-25 Aug-26 YTD 2025 YTD 2026

CALGARY TOTAL SALES

<\$100,000	1	-	2	-
\$100,000 - \$149,999	4	10	14	29
\$150,000 - \$199,999	25	29	178	257
\$200,000 - \$249,999	77	68	522	567
\$250,000 - \$299,999	97	85	895	683
\$300,000 - \$349,999	108	46	971	550
\$350,000 - \$399,999	48	37	620	351
\$400,000 - \$449,999	40	28	340	197
\$450,000 - \$499,999	14	7	177	120
\$500,000 - \$549,999	12	4	89	60
\$550,000 - \$599,999	5	5	52	43
\$600,000 - \$649,999	7	4	40	27
\$650,000 - \$699,999	4	1	32	16
\$700,000 - \$749,999	-	3	18	15
\$750,000 - \$799,999	3	-	12	7
\$800,000 - \$849,999	-	1	6	11
\$850,000 - \$899,999	1	1	12	8
\$900,000 - \$949,999	-	1	11	5
\$950,000 - \$999,999	-	1	2	6
\$1,000,000 - \$1,299,999	2	1	17	23
\$1,300,000 - \$1,499,999	-	1	8	8
\$1,500,000 - \$1,999,999	1	-	12	11
\$2,000,000 +	-	-	4	5
	449	333	4,034	2,999

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE

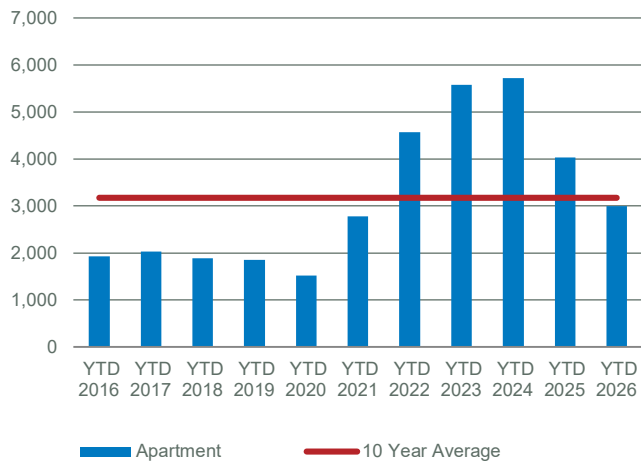
YTD AUGUST



Source: CREB®

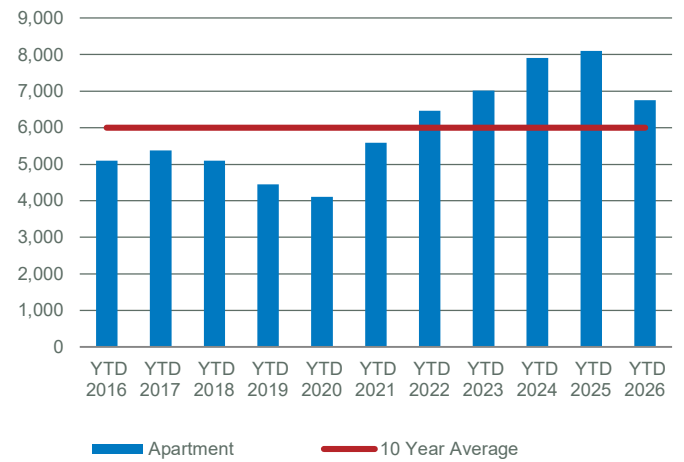
CITY OF CALGARY APARTMENT SALES

YTD AUGUST

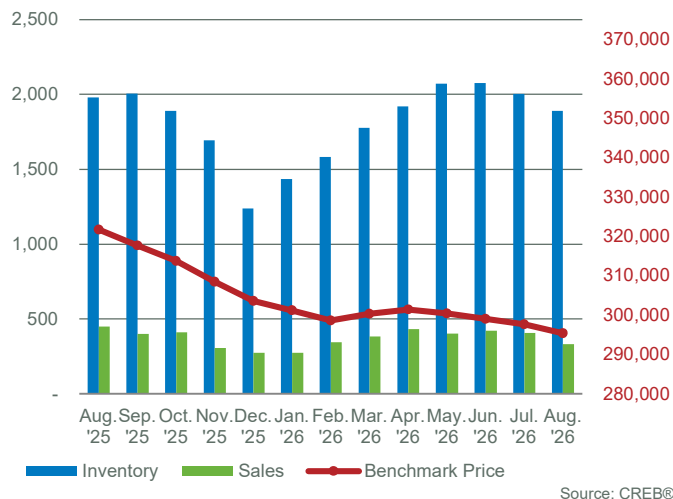


CITY OF CALGARY APARTMENT NEW LISTINGS

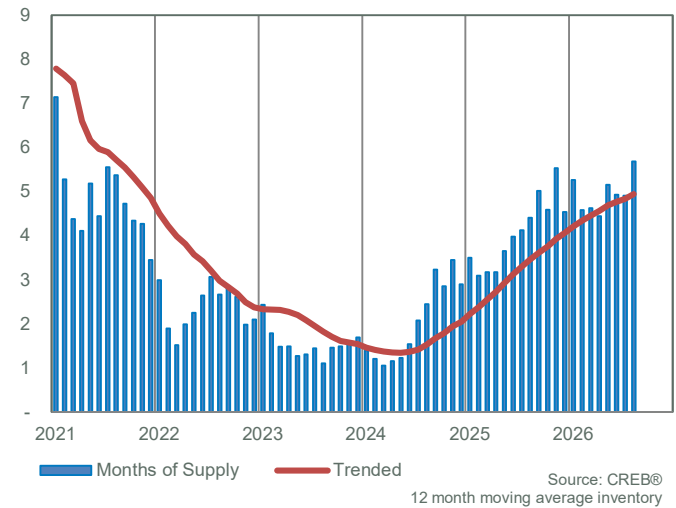
YTD AUGUST



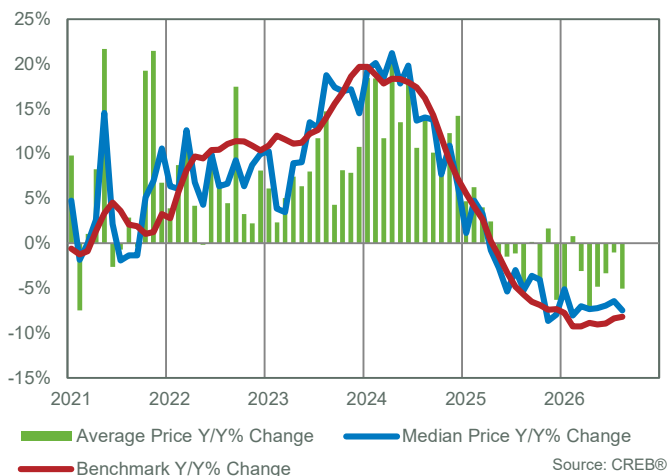
CITY OF CALGARY APARTMENT INVENTORY AND SALES



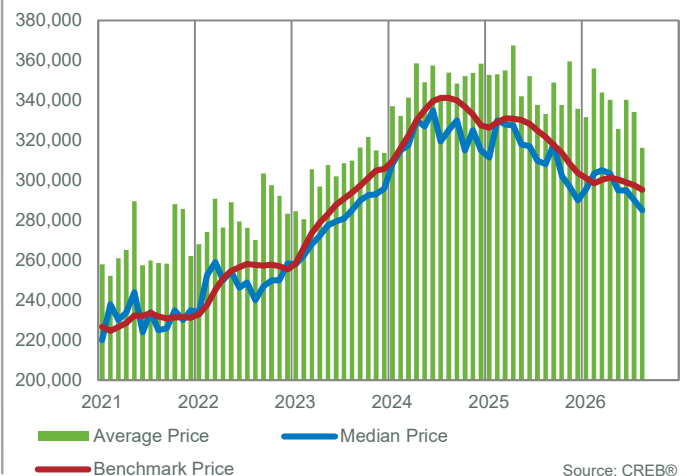
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



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	168				
New Listings	254	254	325	359	373	364	315	302				
Inventory	421	416	480	538	592	585	571	555				
Days on Market	61	45	38	38	36	36	36	40				
Benchmark Price	664,200	679,000	682,900	687,200	688,000	694,600	691,000	690,500				
Median Price	583,500	588,500	585,000	606,550	575,000	603,325	567,500	576,500				
Average Price	665,026	673,108	705,356	691,156	659,190	711,818	666,531	691,163				
Index	355	363	365	367	368	371	369	369				

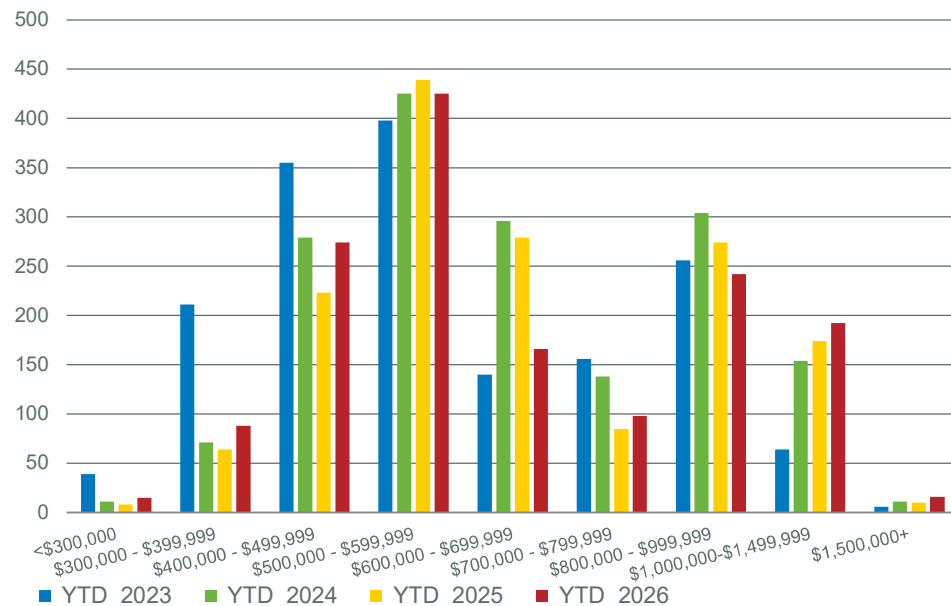
Aug-25 Aug-26 YTD 2025 YTD 2026

CALGARY TOTAL SALES

<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	-	-	5
\$250,000 - \$299,999	-	-	8	10
\$300,000 - \$349,999	3	1	18	21
\$350,000 - \$399,999	8	4	46	67
\$400,000 - \$449,999	11	16	85	103
\$450,000 - \$499,999	24	20	138	171
\$500,000 - \$549,999	38	35	199	257
\$550,000 - \$599,999	24	15	240	168
\$600,000 - \$649,999	23	11	180	97
\$650,000 - \$699,999	9	10	99	69
\$700,000 - \$749,999	6	8	41	47
\$750,000 - \$799,999	8	3	44	51
\$800,000 - \$849,999	5	7	57	65
\$850,000 - \$899,999	14	8	90	76
\$900,000 - \$949,999	8	6	66	60
\$950,000 - \$999,999	8	5	61	41
\$1,000,000 - \$1,299,999	16	12	154	173
\$1,300,000 - \$1,499,999	1	2	20	19
\$1,500,000 - \$1,999,999	-	3	10	12
\$2,000,000 +	-	2	-	4
	206	168	1,556	1,516

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

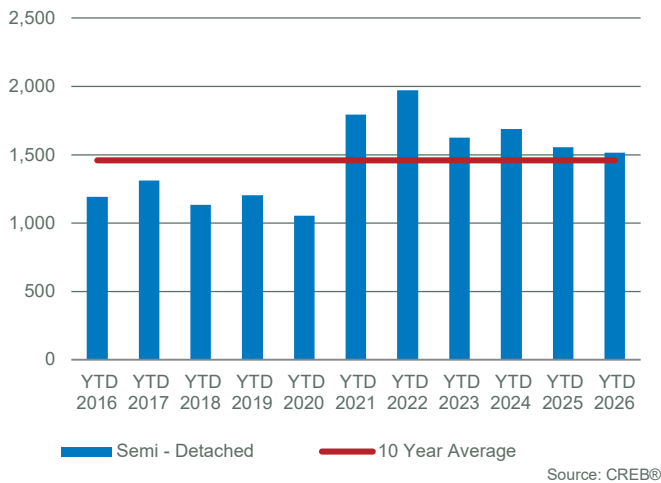
YTD AUGUST



Source: CREB®

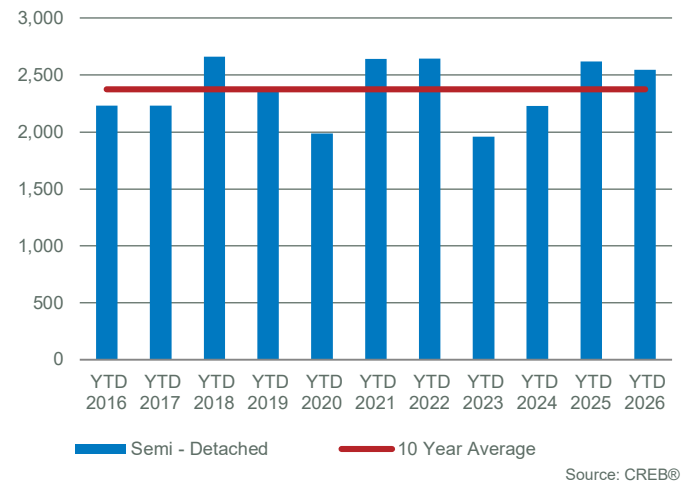
CITY OF CALGARY SEMI-DET. SALES

YTD AUGUST

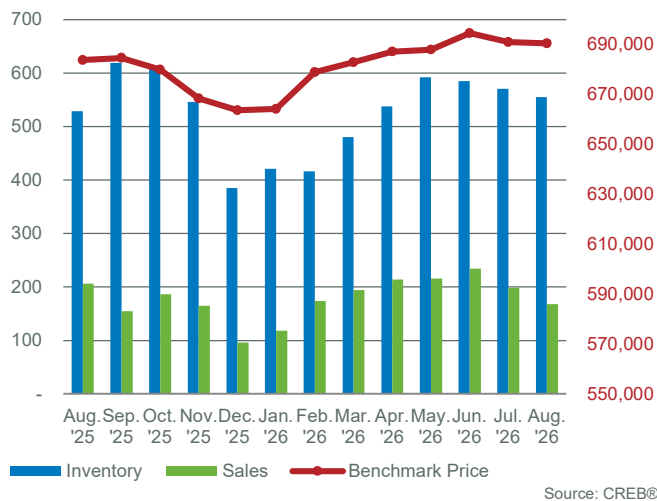


CITY OF CALGARY SEMI-DET. NEW LISTINGS

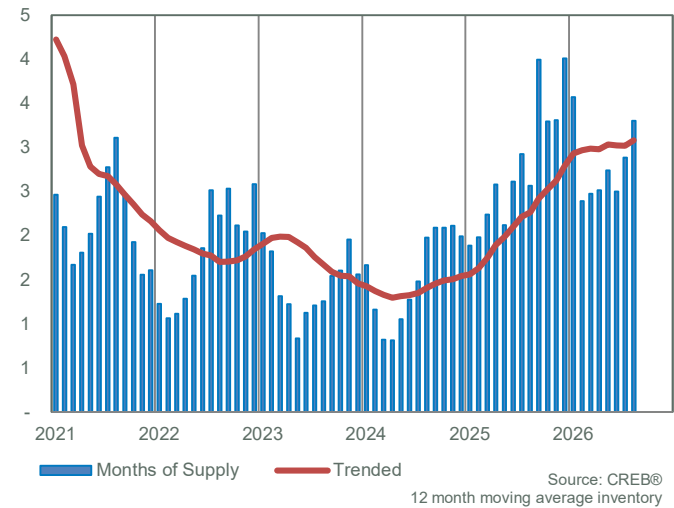
YTD AUGUST



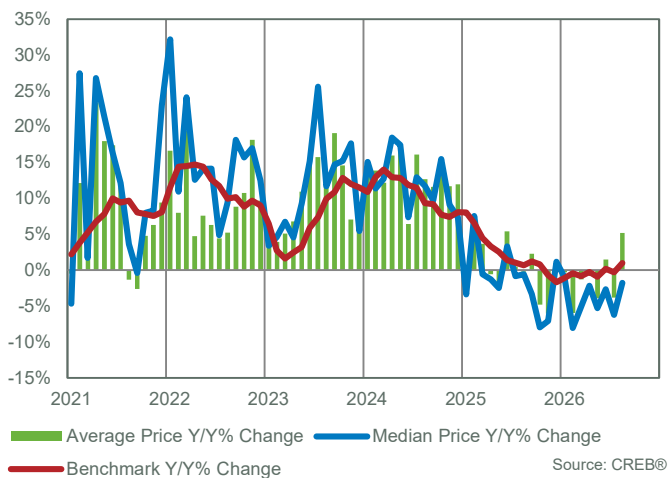
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



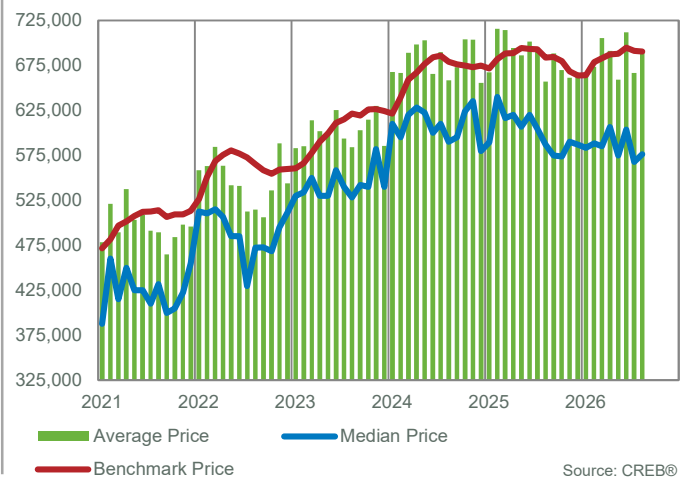
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES



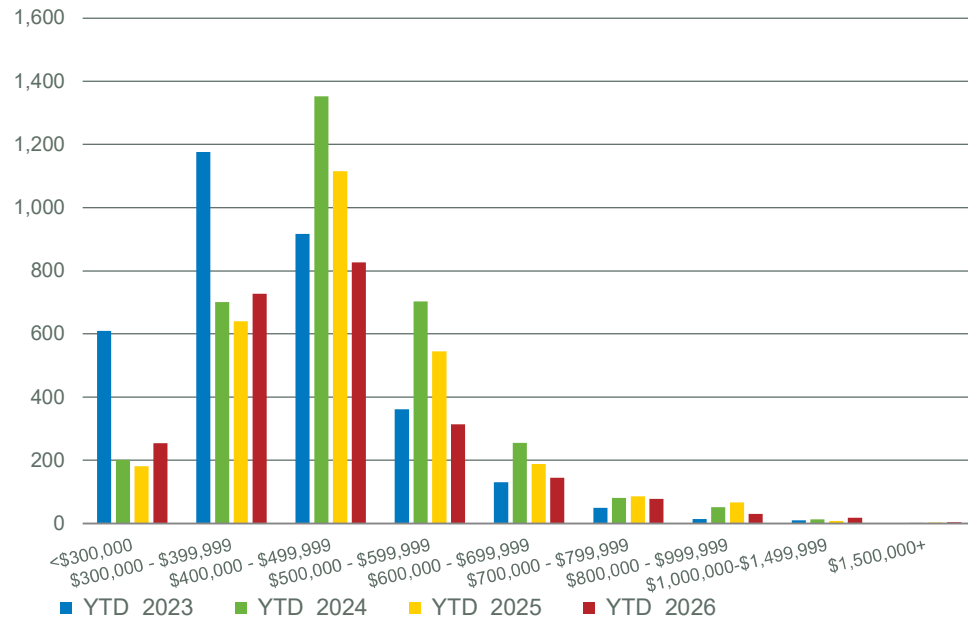
Aug. 2026

	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	284				
New Listings	505	490	584	662	697	608	508	505				
Inventory	785	886	959	1,046	1,174	1,152	1,117	1,094				
Days on Market	53	44	37	37	38	41	44	47				
Benchmark Price	421,300	424,100	424,500	423,500	422,900	424,100	418,500	415,200				
Median Price	412,250	444,250	435,000	439,000	423,450	410,000	403,100	409,680				
Average Price	435,033	457,292	449,446	461,511	453,338	433,172	426,916	444,734				
Index	273	275	276	275	274	275	272	269				

	Aug-25	Aug-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	4	2	14
\$200,000 - \$249,999	6	13	31	78
\$250,000 - \$299,999	25	21	148	162
\$300,000 - \$349,999	27	36	233	270
\$350,000 - \$399,999	59	59	407	458
\$400,000 - \$449,999	69	57	587	477
\$450,000 - \$499,999	51	33	529	350
\$500,000 - \$549,999	44	16	367	209
\$550,000 - \$599,999	19	9	178	105
\$600,000 - \$649,999	11	12	106	78
\$650,000 - \$699,999	11	8	83	67
\$700,000 - \$749,999	5	2	52	41
\$750,000 - \$799,999	3	4	34	37
\$800,000 - \$849,999	2	3	24	12
\$850,000 - \$899,999	3	1	23	17
\$900,000 - \$949,999	1	-	12	1
\$950,000 - \$999,999	1	-	7	-
\$1,000,000 - \$1,299,999	-	1	6	11
\$1,300,000 - \$1,499,999	-	3	2	8
\$1,500,000 - \$1,999,999	2	2	3	4
\$2,000,000 +	-	-	-	-
	339	284	2,834	2,399

CITY OF CALGARY ROW SALES BY PRICE RANGE

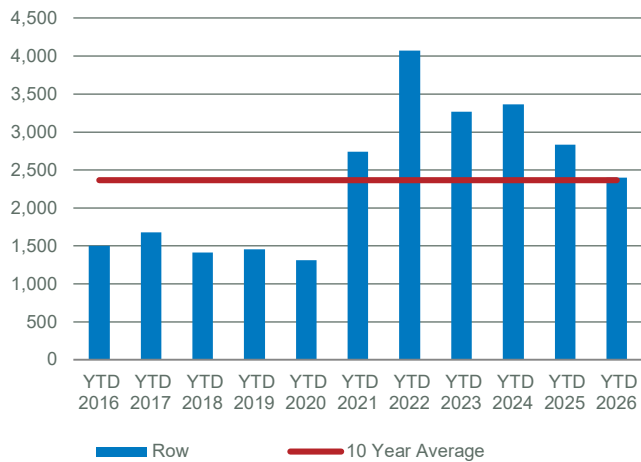
YTD AUGUST



Source: CREB®

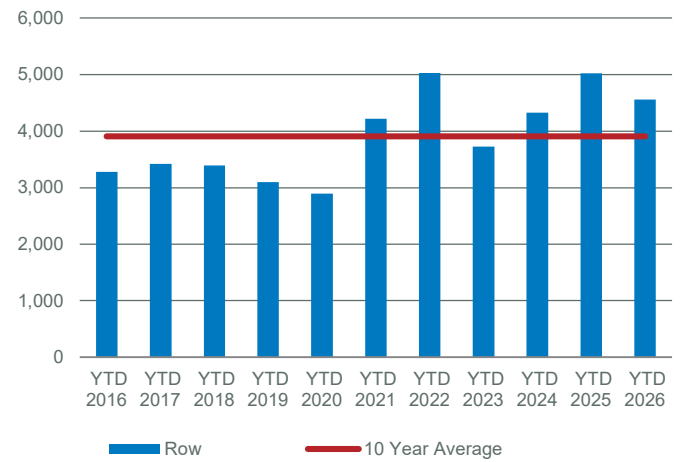
CITY OF CALGARY ROW SALES

YTD AUGUST

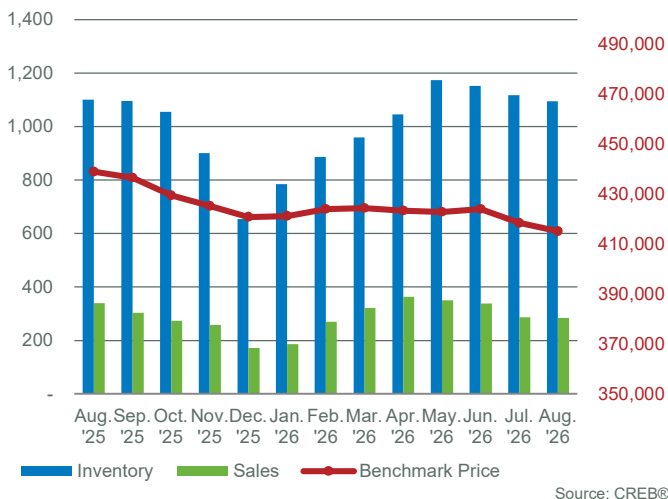


CITY OF CALGARY ROW NEW LISTINGS

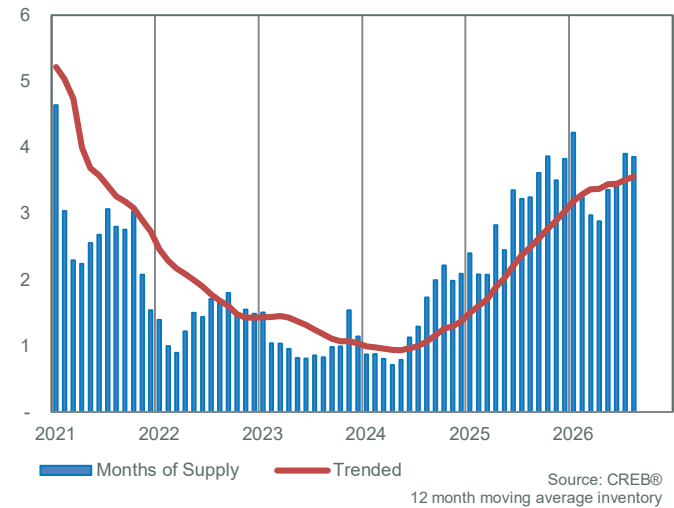
YTD AUGUST



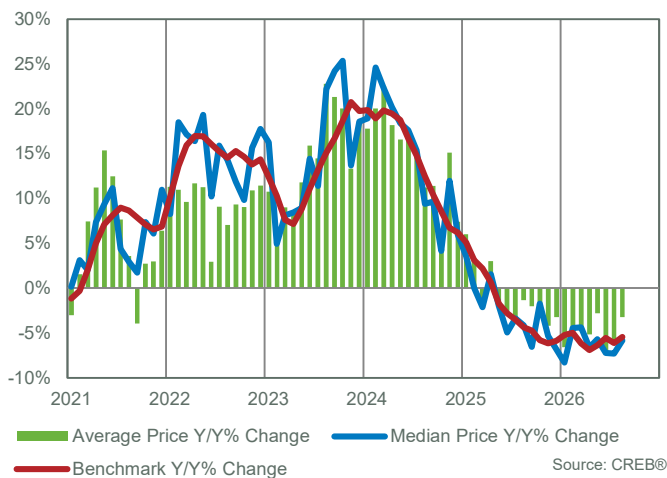
CITY OF CALGARY ROW INVENTORY AND SALES



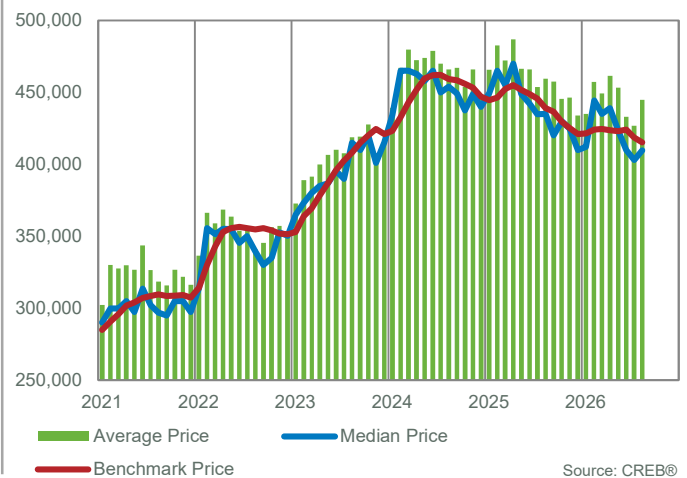
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

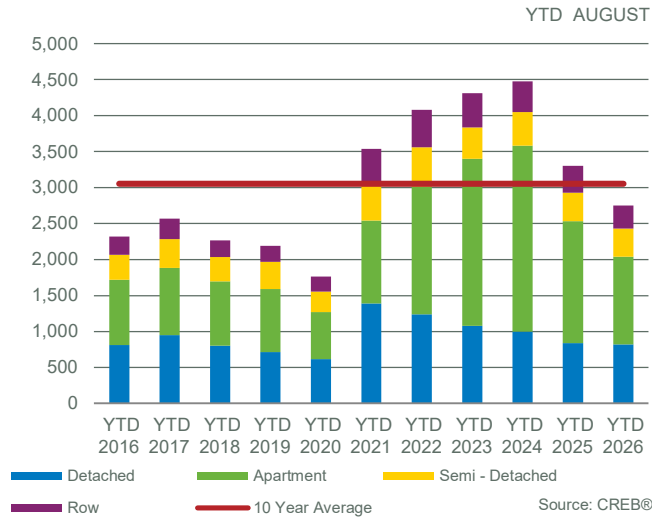


CITY OF CALGARY ROW PRICES

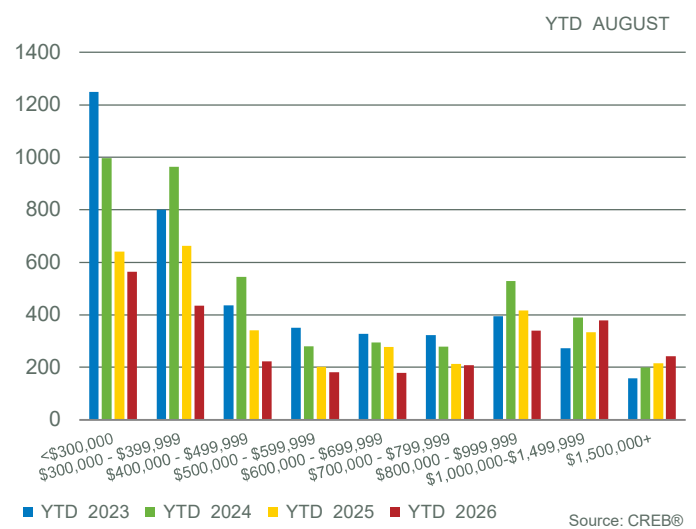


CITY CENTRE

CITY CENTRE TOTAL SALES



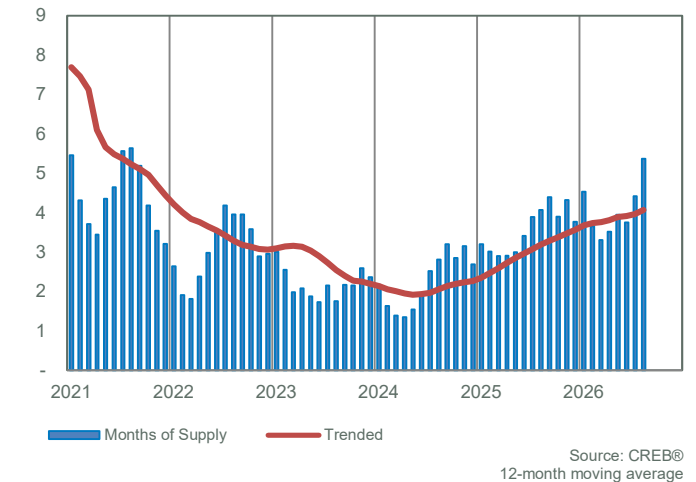
CITY CENTRE TOTAL SALES BY PRICE RANGE



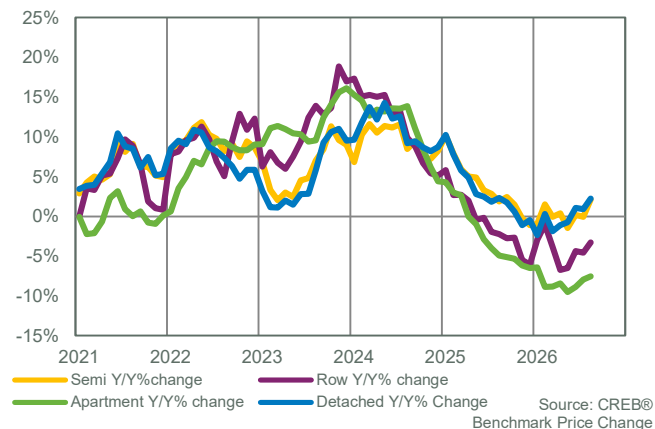
CITY CENTRE INVENTORY AND SALES



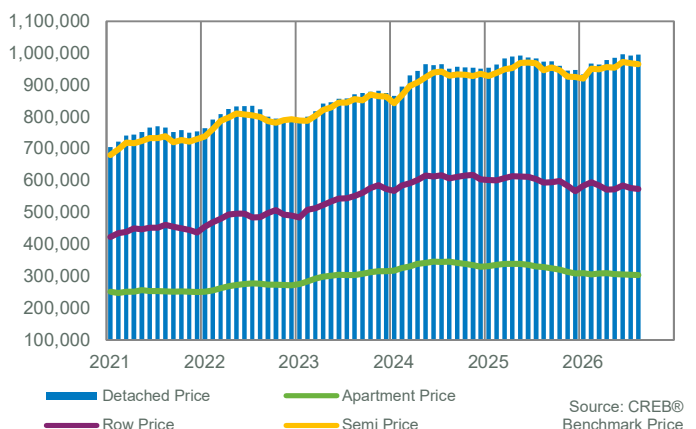
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

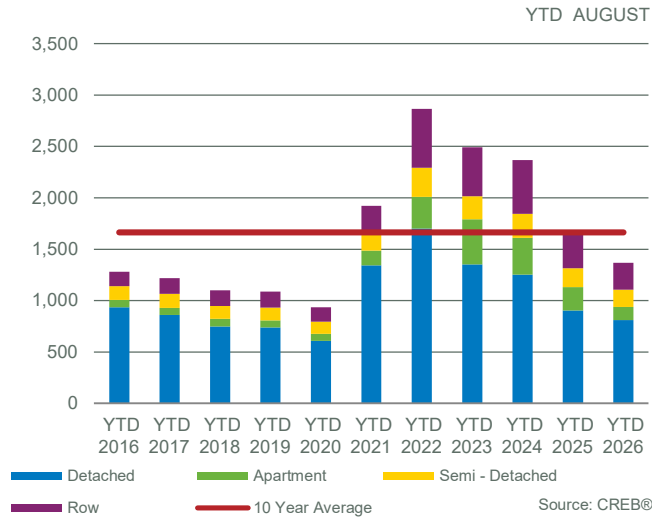


CITY CENTRE PRICES

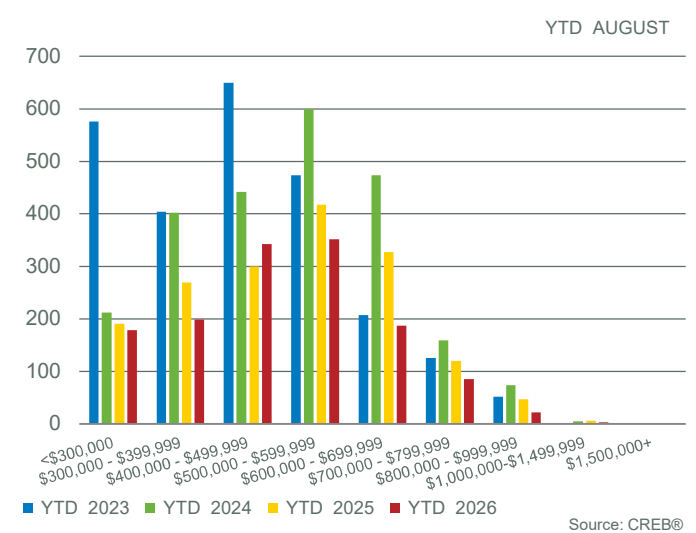


NORTHEAST

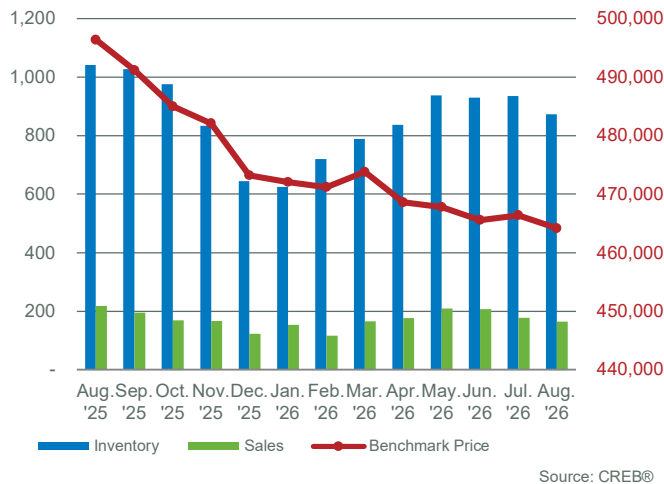
NORTHEAST TOTAL SALES



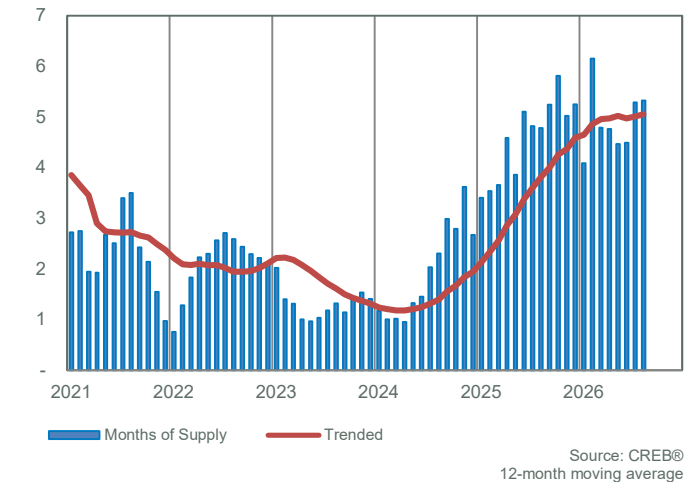
NORTHEAST TOTAL SALES BY PRICE RANGE



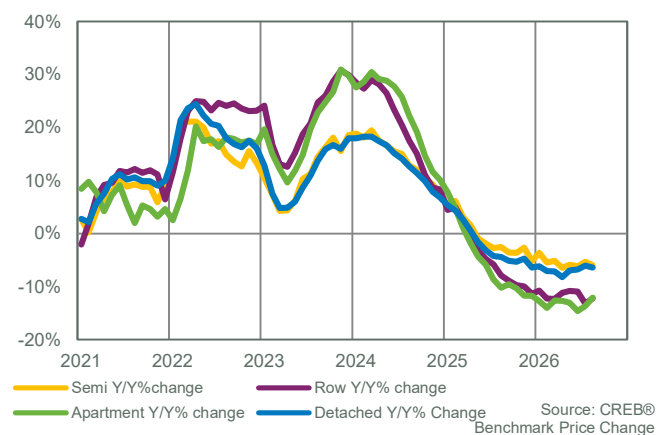
NORTHEAST INVENTORY AND SALES



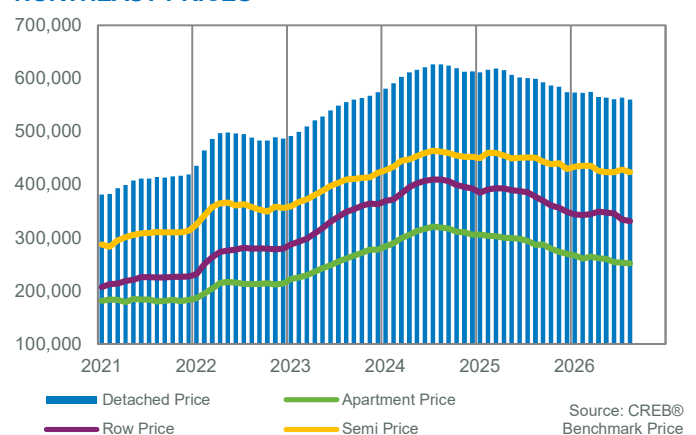
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

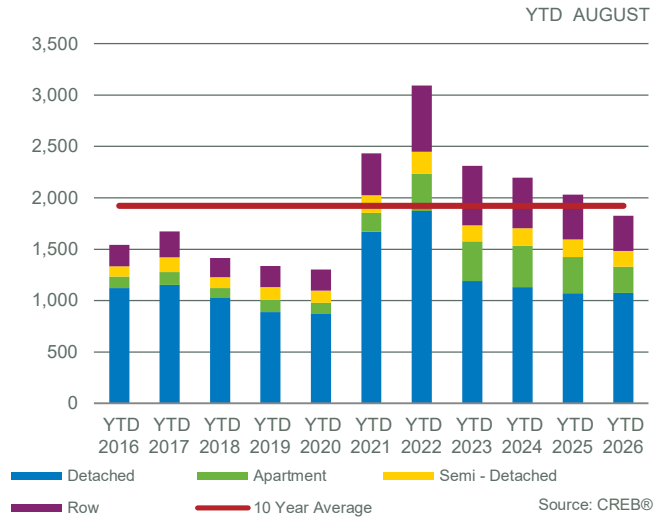


NORTHEAST PRICES

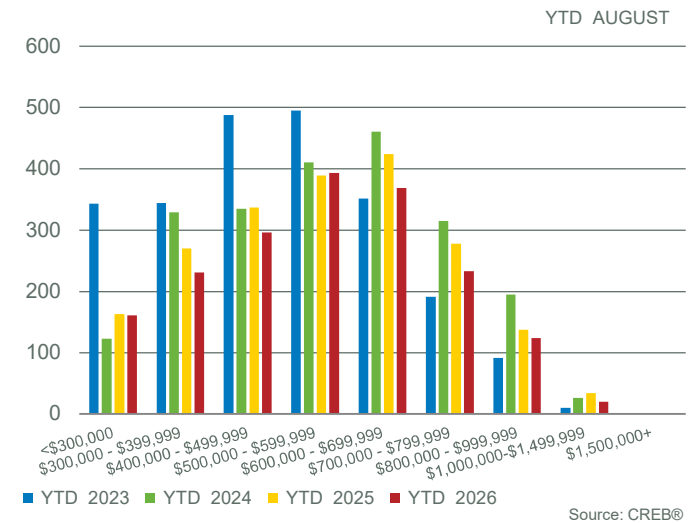


NORTH

NORTH TOTAL SALES



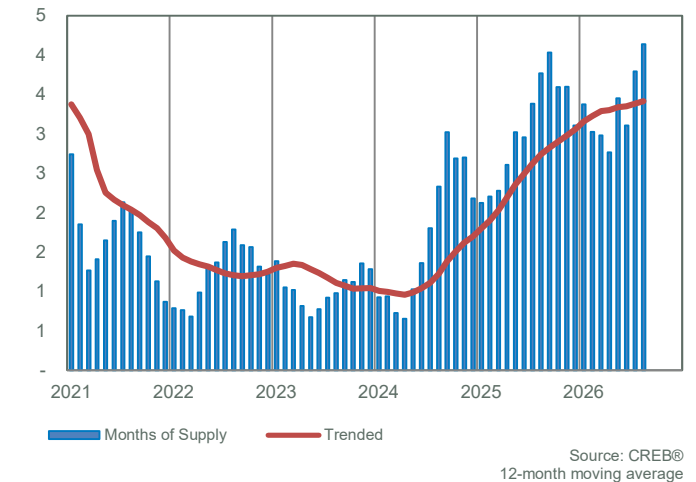
NORTH TOTAL SALES BY PRICE RANGE



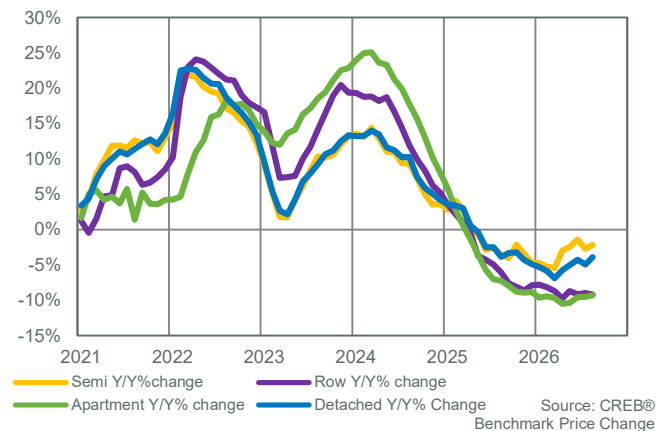
NORTH INVENTORY AND SALES



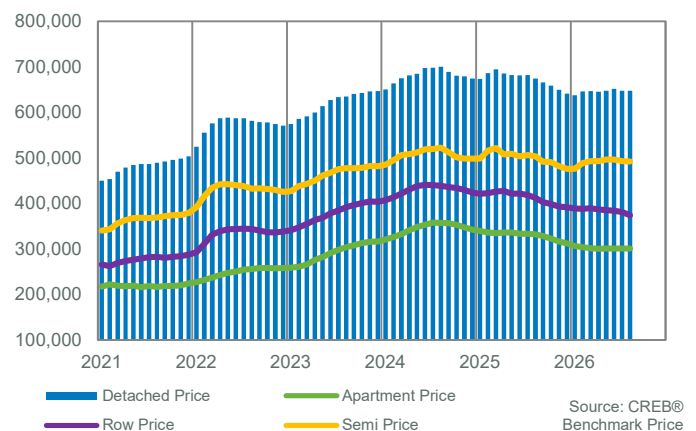
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

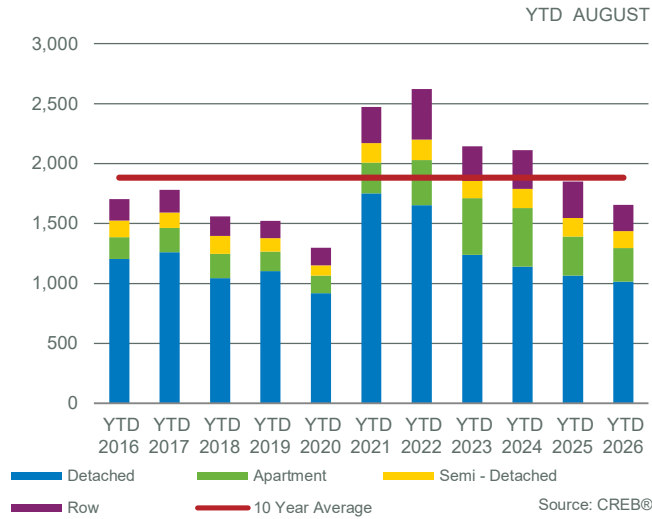


NORTH PRICES

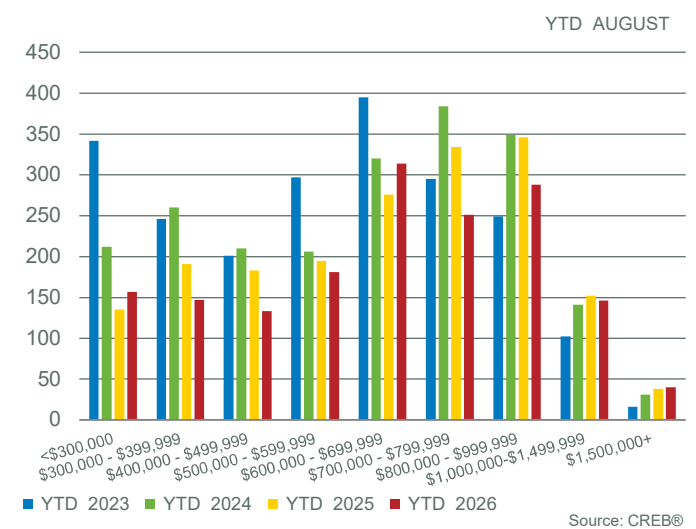


NORTHWEST

NORTHWEST TOTAL SALES



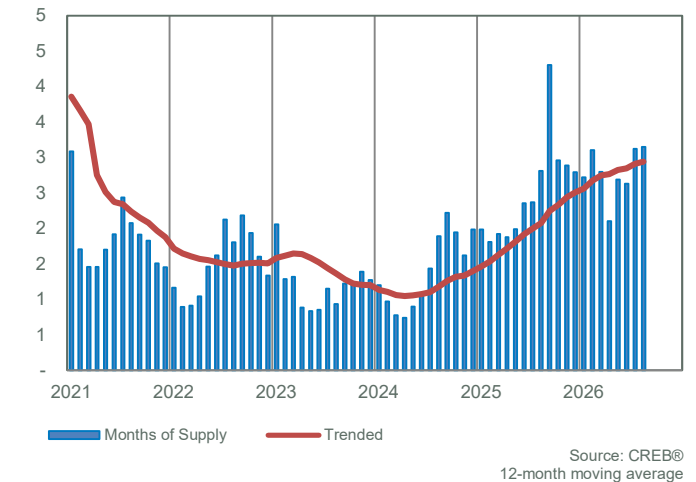
NORTHWEST TOTAL SALES BY PRICE RANGE



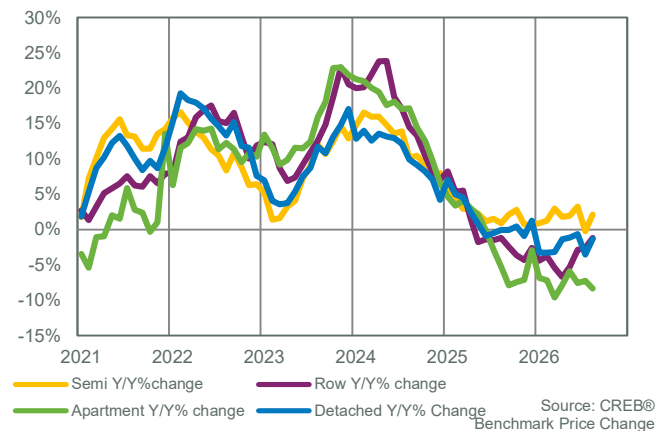
NORTHWEST INVENTORY AND SALES



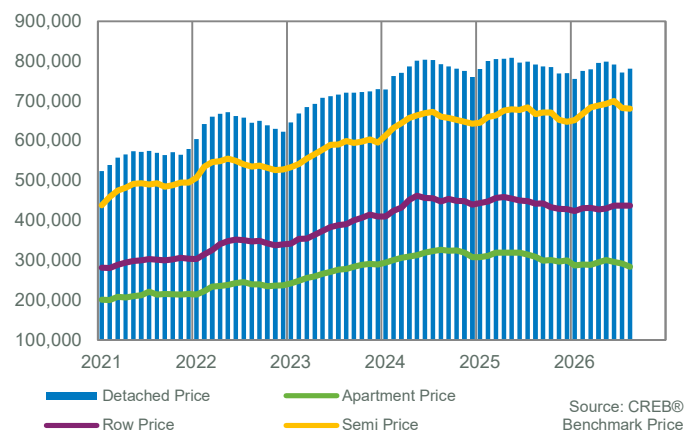
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

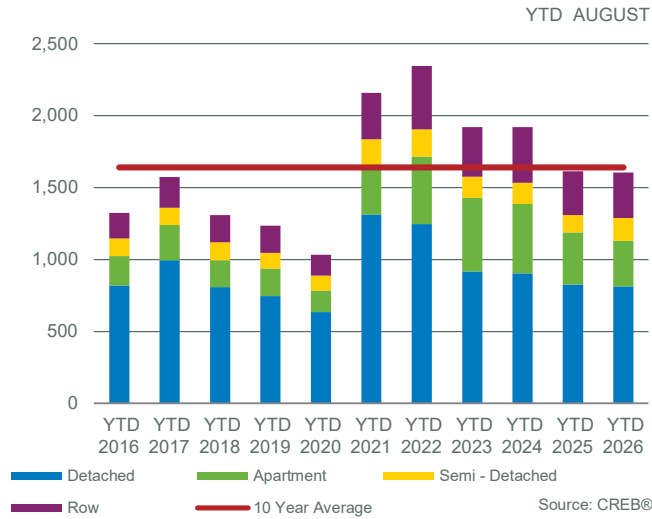


NORTHWEST PRICES

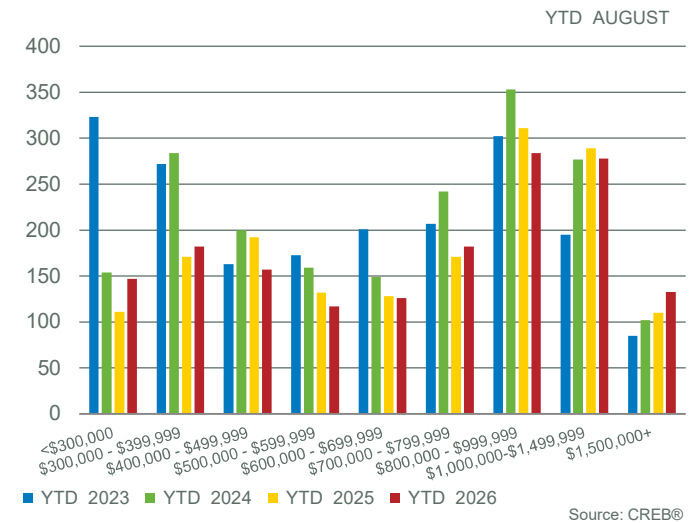


WEST

WEST TOTAL SALES



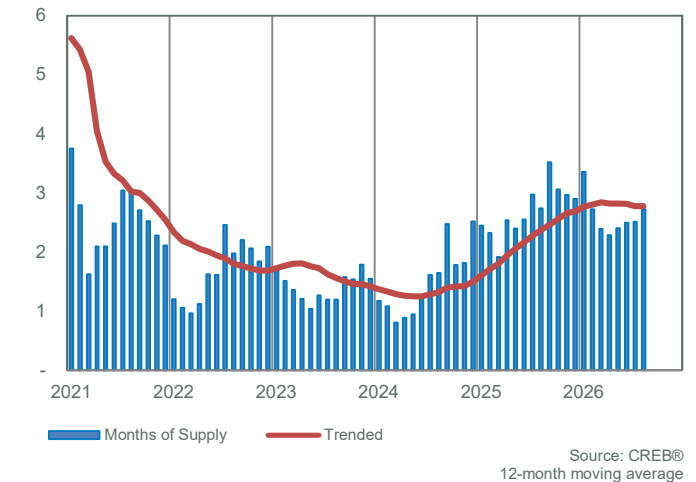
WEST TOTAL SALES BY PRICE RANGE



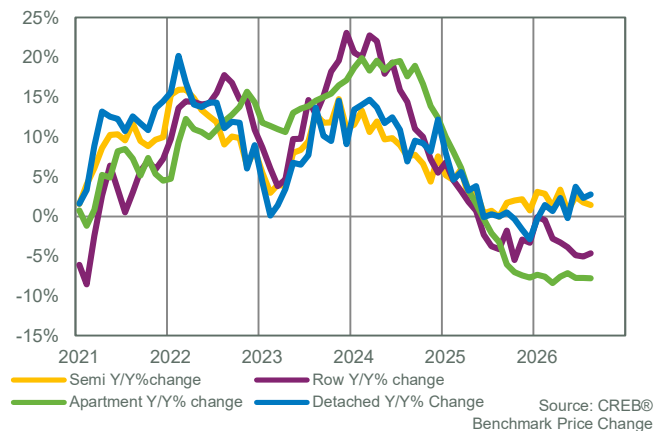
WEST INVENTORY AND SALES



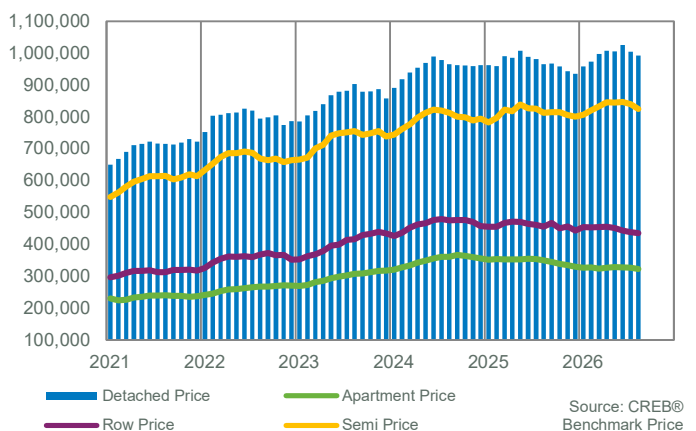
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

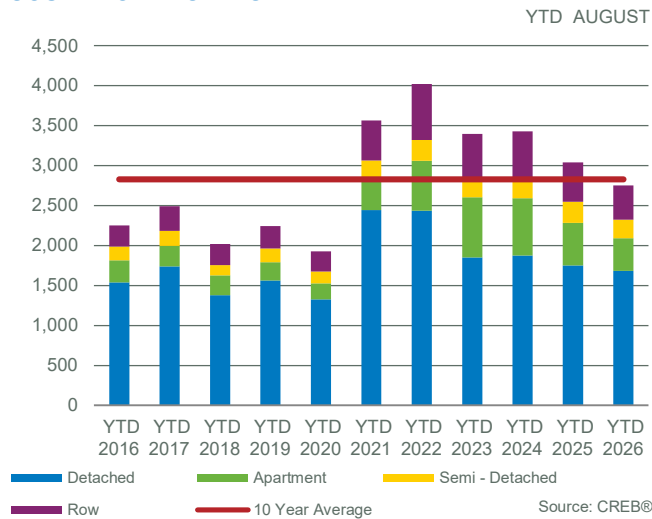


WEST PRICES

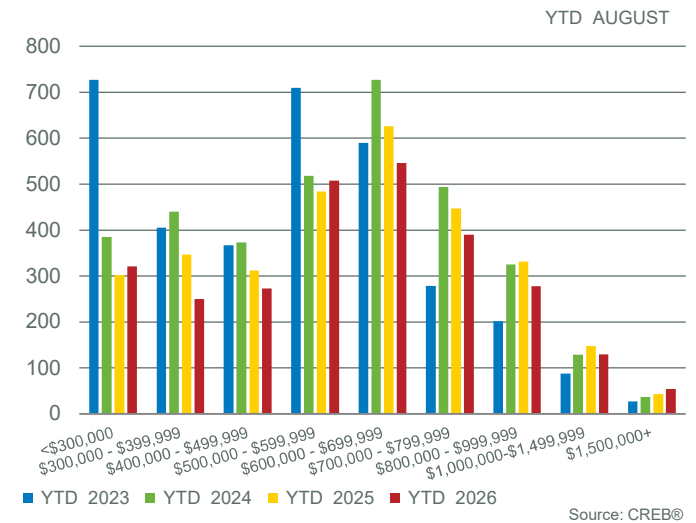


SOUTH

SOUTH TOTAL SALES



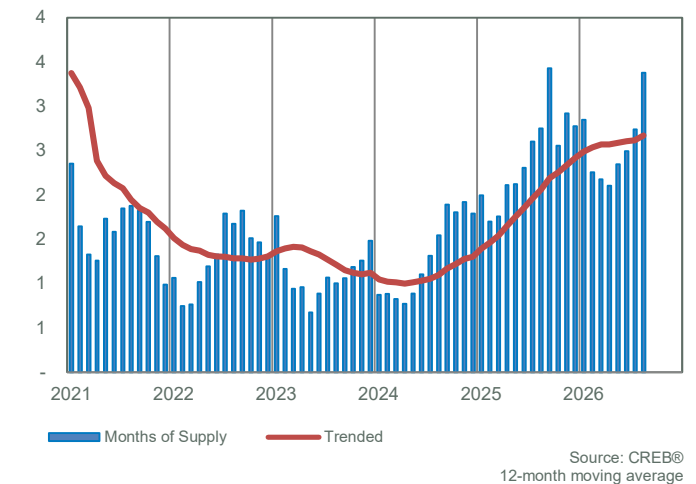
SOUTH TOTAL SALES BY PRICE RANGE



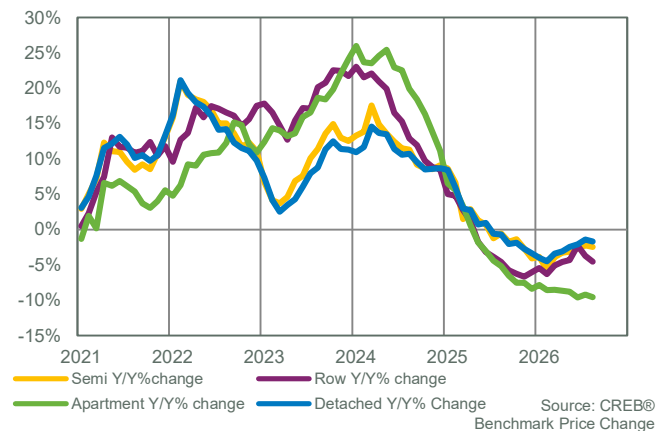
SOUTH INVENTORY AND SALES



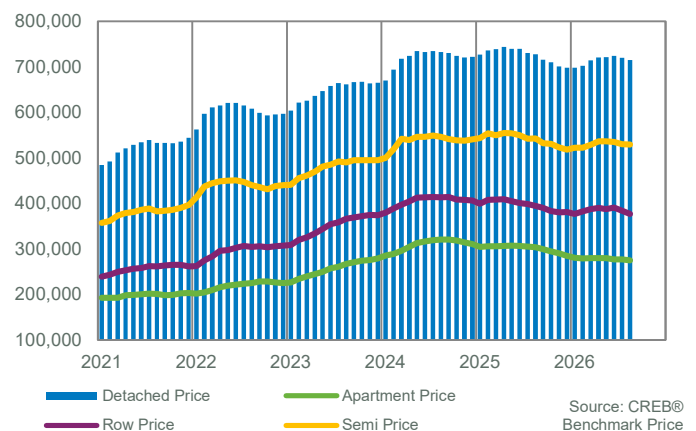
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

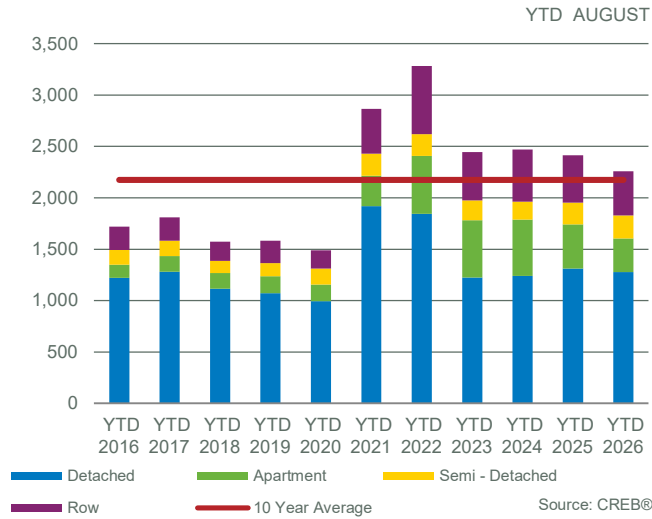


SOUTH PRICES

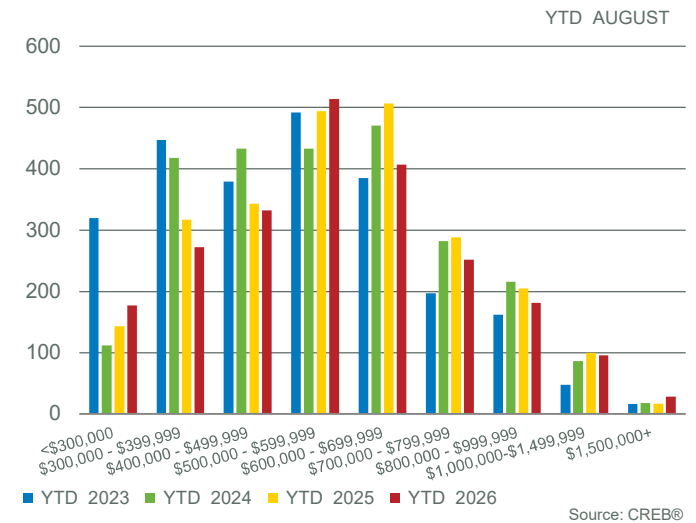


SOUTHEAST

SOUTHEAST TOTAL SALES



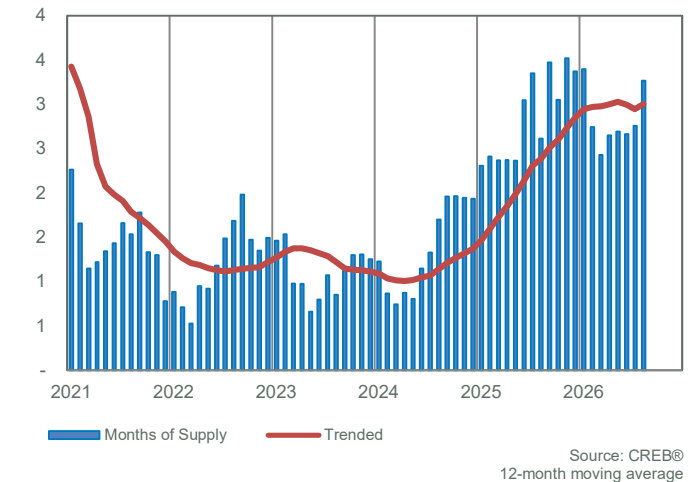
SOUTHEAST TOTAL SALES BY PRICE RANGE



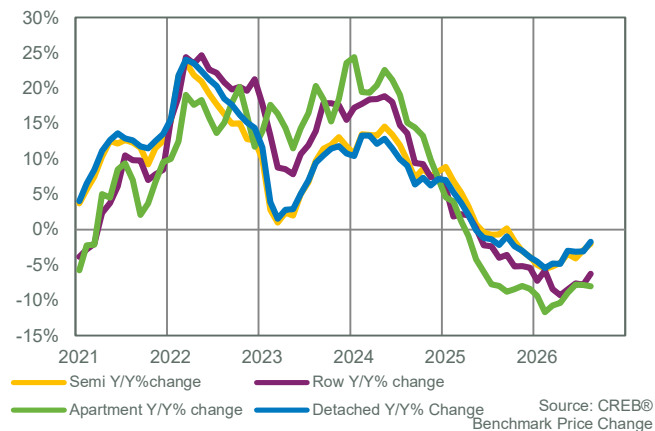
SOUTHEAST INVENTORY AND SALES



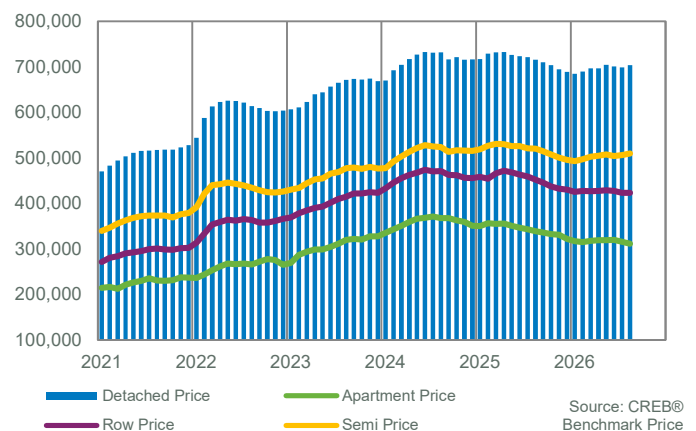
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

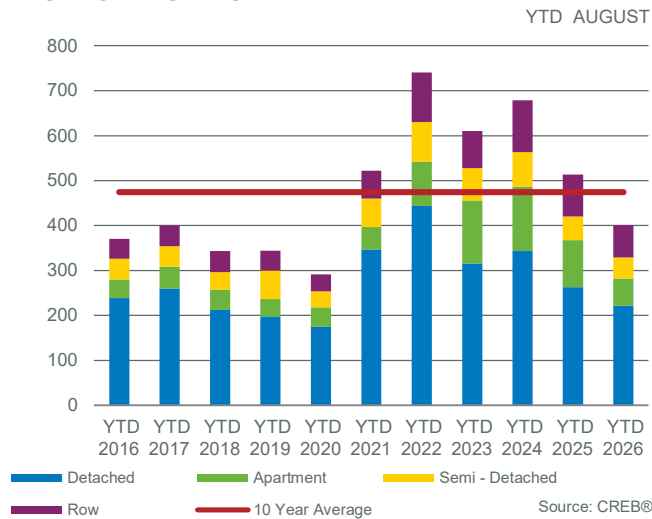


SOUTHEAST PRICES

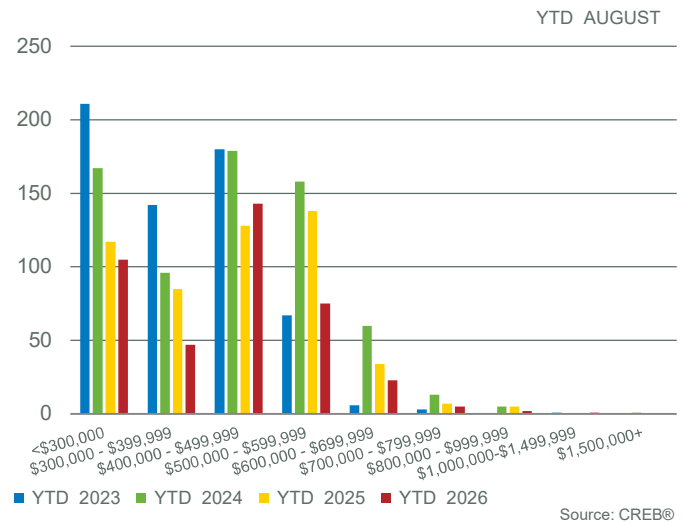


EAST

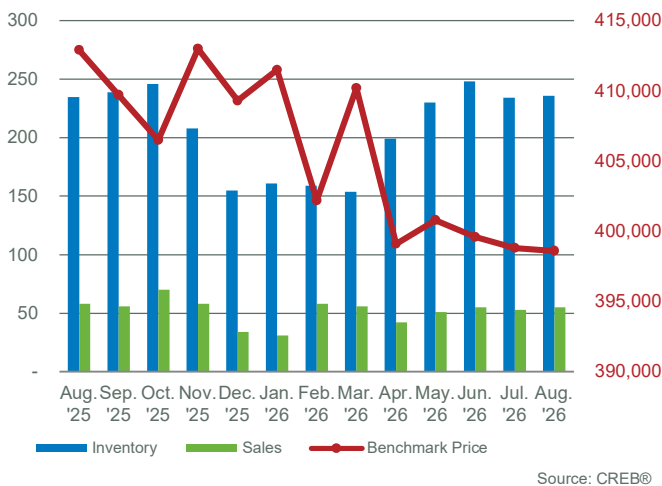
EAST TOTAL SALES



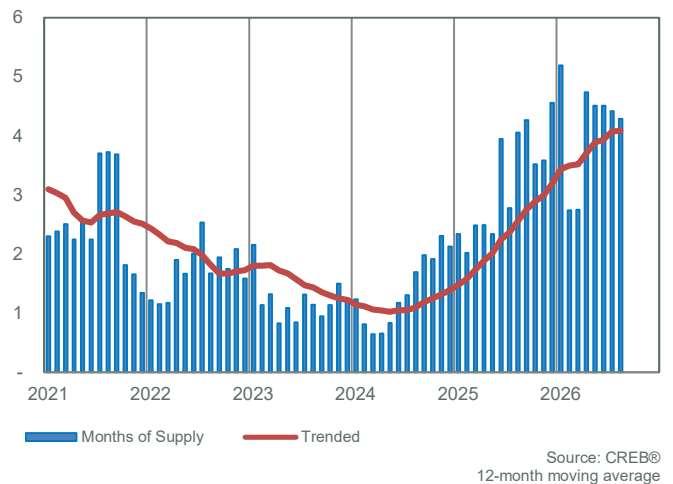
EAST TOTAL SALES BY PRICE RANGE



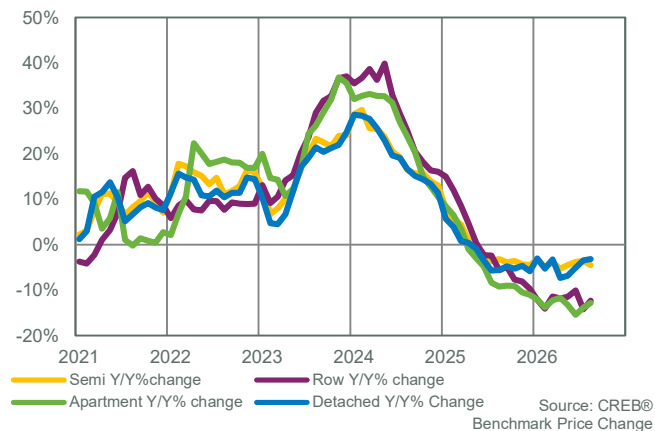
EAST INVENTORY AND SALES



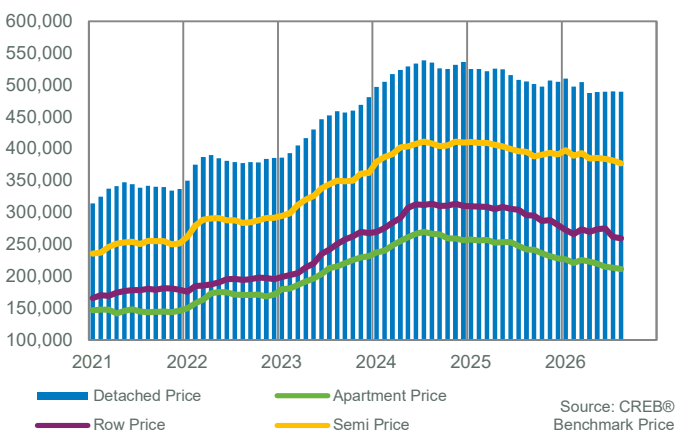
EAST MONTHS OF INVENTORY

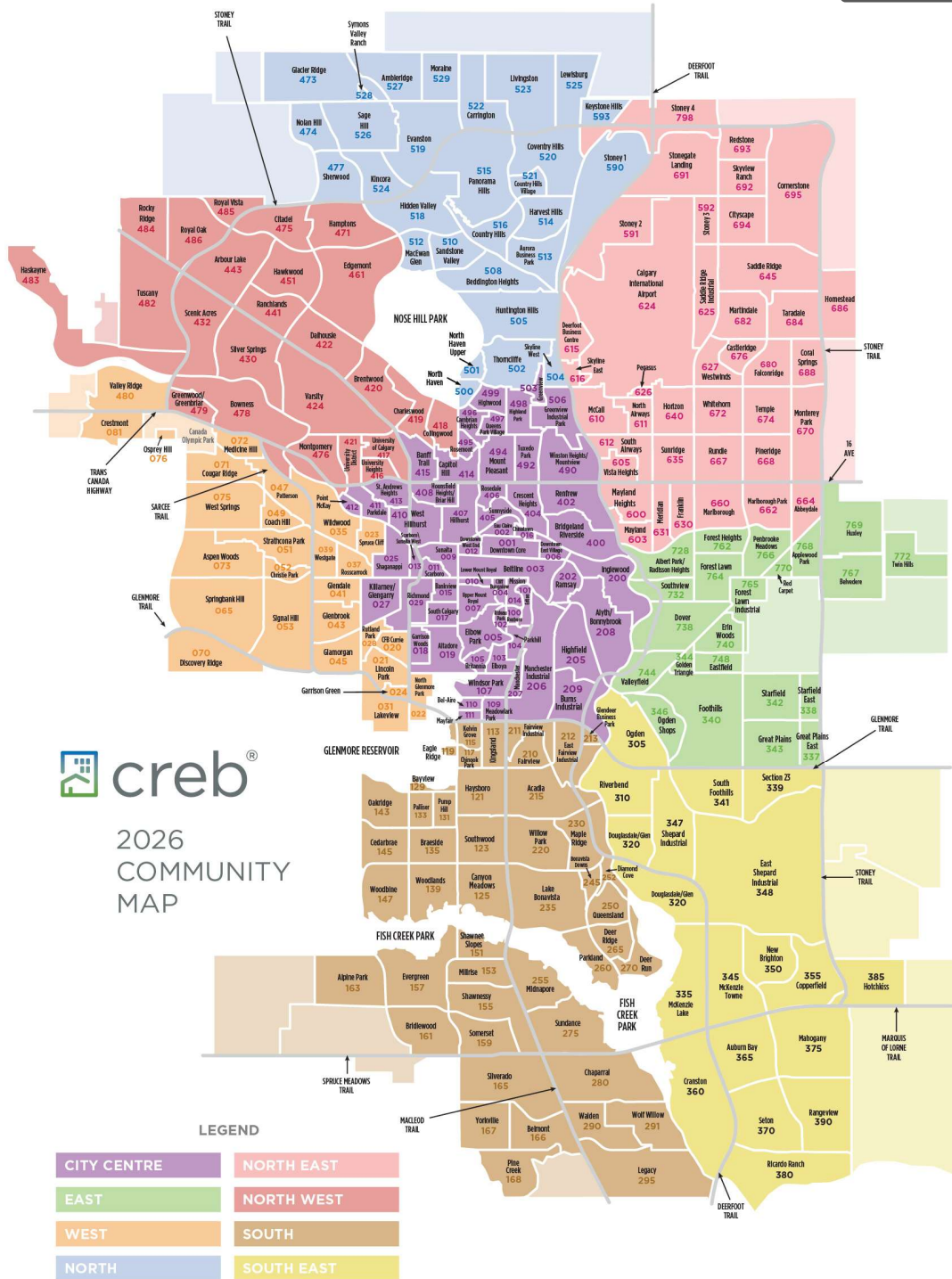


EAST PRICE CHANGE



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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