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MONTHLY STATISTICS PACKAGE

City of Calgary

September 2026



September 2026

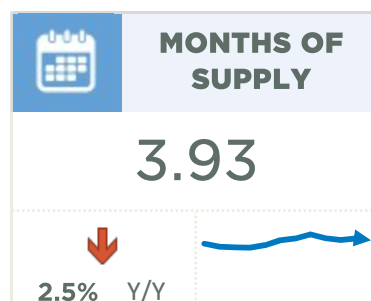
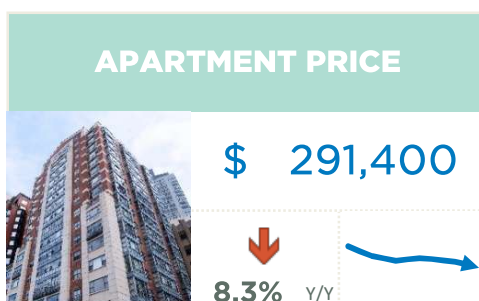
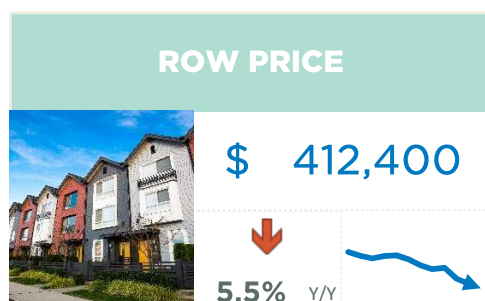
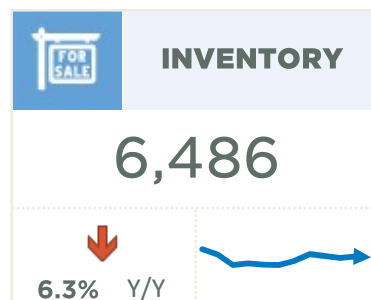
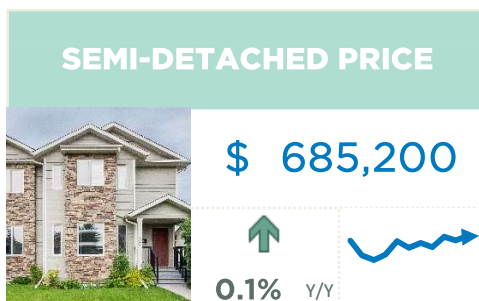
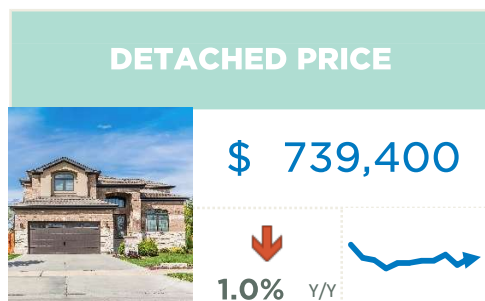
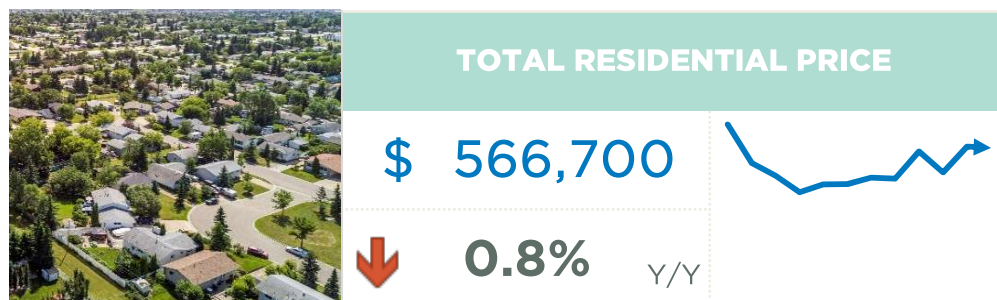
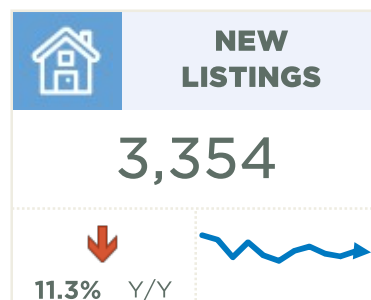
Detached home sales improve in September

Calgary, Alberta, October 1, 2026 – September sales totalled 1,650 units, similar to August and nearly four per cent lower than in September 2025. While September sales typically pull back compared with August, stronger detached home sales helped prevent the typical seasonal pullback. At the same time, new listings also rose from August, causing the sales-to-new-listings ratio to fall to 49 per cent, leaving inventory levels relatively stable compared with August. Stable sales and inventory levels in September prevented any change in the months of supply compared with August, which remained at just under four months.

While the overall market is showing higher supply levels compared with sales activity, conditions vary significantly by property type. Detached properties remain in balanced territory, and the monthly boost in new listings supported gains in sales in September. Meanwhile, higher supply levels for apartment and row homes are contributing to buyer market conditions, as demand is spread across more alternatives in the rental and new home markets.

"The variation in market conditions between property types is related to where the supply was added. The construction boom over the past three years was mostly driven by gains in higher-density sectors, significantly increasing the supply of apartment and row-style homes," said Ann-Marie Lurie, Chief Economist at the Calgary Real Estate Board (CREB®). "Meanwhile, detached homes did not see the same boost in construction, preventing broad-based supply growth. Thanks to a stronger job market and slower but positive net migration, housing demand has remained strong enough to absorb some of the supply, but not enough to offset the high-density supply added to the market, resulting in a more significant impact on prices for higher-density homes."

As the market moves through the fall, it is not unusual to see some unadjusted monthly declines in prices. However, many of these adjustments were seasonal, as seasonally adjusted figures show that prices in September are relatively stable compared with August. The unadjusted residential benchmark price was \$566,700, nearly one per cent lower than last year. Most of the price adjustments have occurred in higher-density row and apartment-style units, which have reported year-over-year declines of eight per cent and six per cent in September. Meanwhile, detached prices are one per cent lower than last year, mostly due to declines in the North East, East and North districts.



September 2026

September 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	896	4%	1,726	-9%	2,968	-7%	52%	3.31	-11%	\$739,400	-1%
Semi	163	5%	359	-1%	599	-3%	45%	3.67	-8%	\$685,200	0%
Row	248	-18%	552	-6%	1,103	1%	45%	4.45	23%	\$412,400	-6%
Apartment	343	-14%	717	-23%	1,816	-9%	48%	5.29	6%	\$291,400	-8%
Total Residential	1,650	-4%	3,354	-11%	6,486	-6%	49%	3.93	-3%	\$566,700	-1%

Year-to-Date

September 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	8,625	-3%	15,241	-7%	2,572	-1%	57%	2.68	3%	\$741,211	-2%
Semi	1,678	-2%	2,904	-3%	528	10%	58%	2.83	12%	\$684,733	0%
Row	2,647	-16%	5,113	-9%	1,036	6%	52%	3.52	26%	\$420,722	-6%
Apartment	3,341	-25%	7,471	-17%	1,841	0%	45%	4.96	32%	\$298,367	-9%
Total Residential	16,291	-10%	30,729	-10%	5,977	2%	53%	3.30	13%	\$565,844	-3%



Detached

Sales in September reached 896 units, up from August and more than four per cent higher than last year. The improvement in sales was partly due to a boost in new listings in September compared with August, giving consumers more options. With a sales-to-new-listings ratio of 52 per cent and a months of supply at just over three months, conditions remained relatively balanced. However, conditions have varied across the city, with less than three months of supply in the North West, West and South districts, and nearly six months of supply in the North East district.

While the overall market is relatively balanced, the unadjusted benchmark price was one per cent lower than last year. The decline was primarily driven by steep pullbacks in the oversupplied North East district. Meanwhile, prices were higher than last year in both the City Centre and West districts.



Semi-Detached

The year-over-year gain in sales was not enough to offset earlier declines, as year-to-date sales have declined by two per cent for a total of 1,678 sales. The decline in sales matched year-to-date declines in new listings, but a monthly boost in September listings caused the sales-to-new-listings ratio to dip to 45 per cent, contributing to monthly inventory gains and pushing months of supply to nearly four months. While this is a shift from the tighter conditions reported in this sector throughout most of 2026, it is too early to say whether this will continue into the final quarter.

While unadjusted prices did trend down in September, much of the decline was in line with typical seasonal behaviour. The unadjusted September benchmark price was \$685,200, comparable to levels reported last year at this time.



Row

Sales in September eased compared with August, while new listings rose, causing the sales-to-new-listings ratio to drop to 45 per cent. This also contributed to higher inventory levels compared with both last year and August, resulting in the months of supply rising above four months for the first time since the beginning of the year. Additional competition from new units has weighed on resale activity, as the price spread between new and resale homes remains relatively narrow. The additional supply choice for buyers has also weighed on row prices, but not to the same extent as in the apartment sector. As of September, the unadjusted benchmark price was \$412,400, down nearly six per cent from last year. While prices have declined across all districts, the steepest declines, at more than 11 per cent, have occurred in the North East and East districts, while the smallest declines have occurred in the North West, at two per cent.

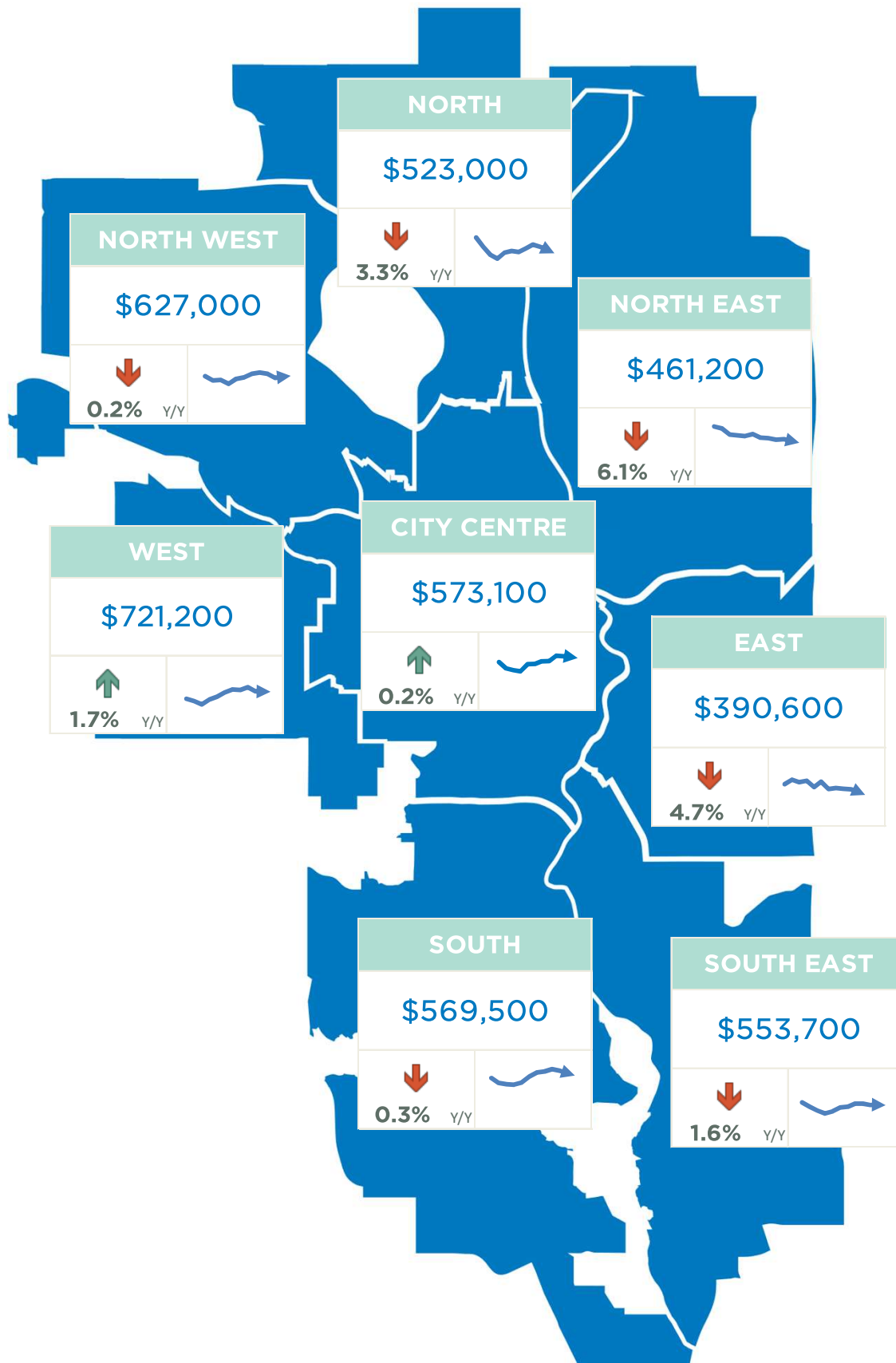


Apartment

Apartment sales improved from August, slowing the year-over-year pace of decline to 14 per cent. New listings also rose over August, with 343 sales and 717 new listings, leaving the sales-to-new-listings ratio at 48 per cent. The monthly gains in sales supported modest reductions in inventory levels and prevented any further increases in the months of supply, which remained just above five months.

The excess supply of apartment-style units has weighed on prices throughout most of the year. As of September, the unadjusted benchmark price fell to \$291,400, down more than one per cent compared with August and more than eight per cent lower than last September. While some of the monthly decline is seasonal, seasonally adjusted prices continued to decline.

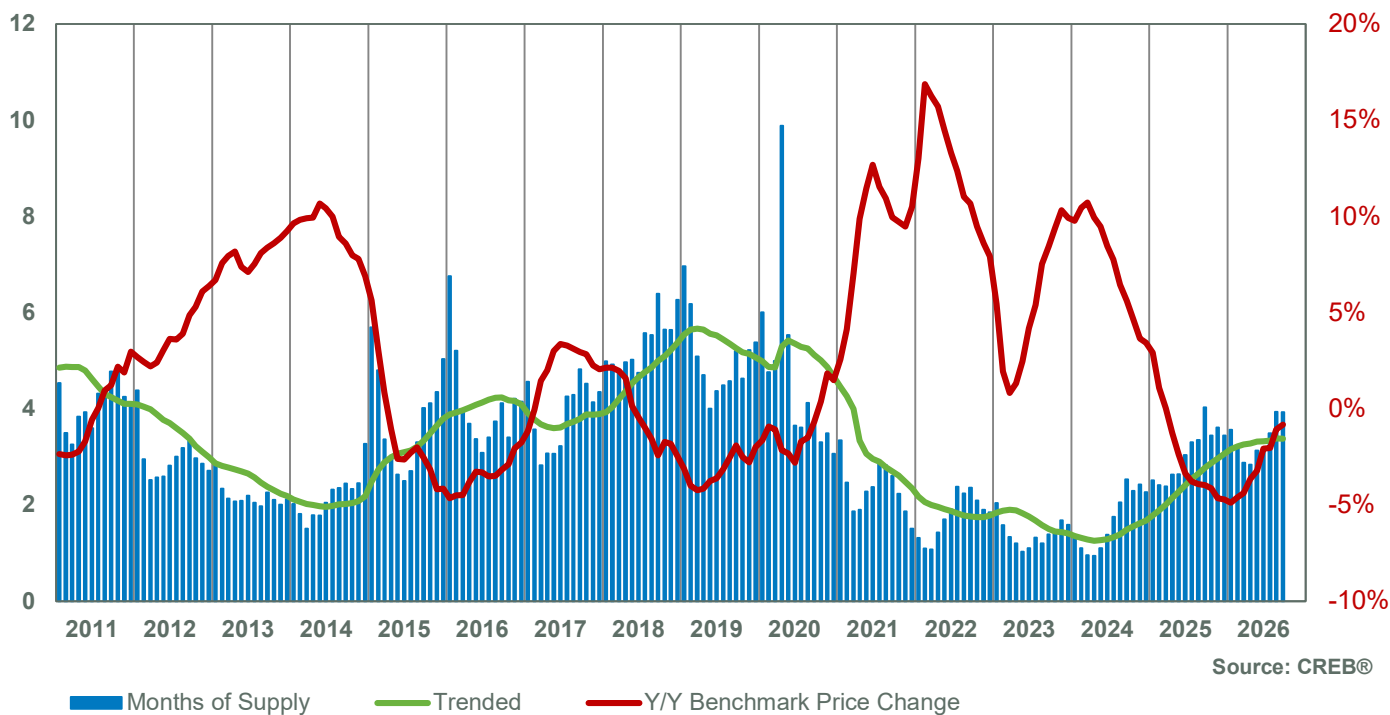
September 2026 District Total Residential Benchmark Price



	Sep-25	Sep-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	1,716	1,650	-3.85%	18,194	16,291	-10.46%
Total Sales Volume	\$1,056,735,369	\$1,066,227,068	0.90%	\$11,456,352,316	\$10,515,542,922	-8.21%
New Listings	3,782	3,354	-11.32%	34,014	30,729	-9.66%
Inventory	6,919	6,486	-6.26%	5,888	5,977	1.51%
Months of Supply	4.03	3.93	-2.51%	2.91	3.30	13.37%
Sales to New Listings	45.37%	49.19%	3.82%	53.49%	53.02%	-0.47%
Sales to List Price	97.76%	97.39%	-0.38%	98.46%	97.91%	-0.54%
Days on Market	42	44	4.29%	34	39	13.67%
Benchmark Price	\$571,400	\$566,700	-0.82%	\$583,222	\$565,844	-2.98%
Median Price	\$560,500	\$574,444	2.49%	\$580,000	\$579,500	-0.09%
Average Price	\$615,813	\$646,198	4.93%	\$629,677	\$645,482	2.51%
Index	268.3	266.1	-0.82%	274.2	265.0	-3.36%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



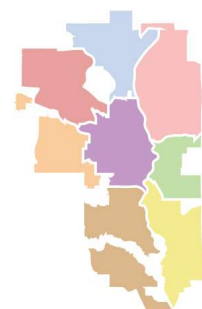
	Sep-25	Sep-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	858	896	4.43%	8,912	8,625	-3.22%
Total Sales Volume	\$671,761,263	\$737,841,105	9.84%	\$7,257,408,267	\$7,071,626,349	-2.56%
New Listings	1,904	1,726	-9.35%	16,394	15,241	-7.03%
Inventory	3,201	2,968	-7.28%	2,588	2,572	-0.64%
Months of Supply	3.73	3.31	-11.21%	2.61	2.68	2.67%
Sales to New Listings Ratio	45.06%	51.91%	6.85%	54.36%	56.59%	2.23%
Sales to List Price Ratio	98.08%	97.90%	-0.18%	98.81%	98.41%	-0.40%
Days on Market	38	38	0.55%	31	33	8.43%
Benchmark Price	\$746,500	\$739,400	-0.95%	\$758,367	\$741,211	-2.26%
Median Price	\$690,000	\$686,750	-0.47%	\$715,000	\$700,000	-2.10%
Average Price	\$782,939	\$823,483	5.18%	\$814,341	\$819,899	0.68%
APARTMENT						
Total Sales	400	343	-14.25%	4,434	3,341	-24.65%
Total Sales Volume	\$139,596,364	\$109,334,315	-21.68%	\$1,549,717,961	\$1,117,768,827	-27.87%
New Listings	927	717	-22.65%	9,029	7,471	-17.26%
Inventory	2,004	1,816	-9.38%	1,847	1,841	-0.32%
Months of Supply	5.01	5.29	5.68%	3.75	4.96	32.28%
Sales to New Listings Ratio	43.15%	47.84%	4.69%	49.11%	44.72%	-4.39%
Sales to List Price Ratio	97.00%	96.10%	-0.90%	97.55%	96.64%	-0.91%
Days on Market	52	55	7.18%	43	51	19.25%
Benchmark Price	\$317,700	\$291,400	-8.28%	\$326,700	\$298,367	-8.67%
Median Price	\$318,000	\$288,000	-9.43%	\$320,000	\$295,000	-7.81%
Average Price	\$348,991	\$318,759	-8.66%	\$349,508	\$334,561	-4.28%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	155	163	5.16%	1,711	1,678	-1.93%
Total Sales Volume	\$106,721,057	\$111,871,477	4.83%	\$1,181,536,384	\$1,148,827,806	-2.77%
New Listings	362	359	-0.83%	2,981	2,904	-2.58%
Inventory	619	599	-3.23%	479	528	10.27%
Months of Supply	3.99	3.67	-7.98%	2.52	2.83	12.44%
Sales to New Listings Ratio	42.82%	45.40%	2.59%	57.40%	57.78%	0.39%
Sales to List Price Ratio	98.00%	97.25%	-0.76%	98.85%	98.04%	-0.82%
Days on Market	37	43	15.81%	32	40	26.19%
Benchmark Price	\$684,600	\$685,200	0.09%	\$686,667	\$684,733	-0.28%
Median Price	\$575,000	\$585,000	1.74%	\$610,000	\$585,000	-4.10%
Average Price	\$688,523	\$686,328	-0.32%	\$690,553	\$684,641	-0.86%
CITY OF CALGARY ROW						
Total Sales	303	248	-18.15%	3,137	2,647	-15.62%
Total Sales Volume	\$138,656,685	\$107,180,171	-22.70%	\$1,467,689,704	\$1,177,319,939	-19.78%
New Listings	589	552	-6.28%	5,610	5,113	-8.86%
Inventory	1,095	1,103	0.73%	973	1,036	6.38%
Months of Supply	3.61	4.45	23.07%	2.79	3.52	26.07%
Sales to New Listings Ratio	51.44%	44.93%	-6.52%	55.92%	51.77%	-4.15%
Sales to List Price Ratio	97.74%	97.41%	-0.35%	98.51%	97.80%	-0.72%
Days on Market	45	50	13.25%	34	42	22.84%
Benchmark Price	\$436,600	\$412,400	-5.54%	\$446,711	\$420,722	-5.82%
Median Price	\$420,000	\$405,000	-3.57%	\$447,500	\$419,895	-6.17%
Average Price	\$457,613	\$432,178	-5.56%	\$467,864	\$444,775	-4.93%

For a list of definitions, see page 29.

September 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	106	199	53.27%	371	3.50	\$981,300	0.72%	-1.45%
North East	88	235	37.45%	494	5.61	\$556,600	-6.01%	-0.70%
North	138	235	58.72%	440	3.19	\$640,200	-3.80%	-1.11%
North West	123	231	53.25%	352	2.86	\$781,400	-0.66%	-0.01%
West	85	163	52.15%	232	2.73	\$993,700	2.69%	0.12%
South	202	361	55.96%	555	2.75	\$709,400	-0.82%	-0.81%
South East	119	235	50.64%	398	3.34	\$698,900	-1.55%	-0.67%
East	33	58	56.90%	110	3.33	\$476,200	-4.99%	-2.72%
TOTAL CITY	896	1,726	51.91%	2,968	3.31	\$739,400	-0.95%	-0.66%
Apartment								
City Centre	142	331	42.90%	819	5.77	\$297,900	-8.08%	-1.85%
North East	8	43	18.60%	123	15.38	\$249,500	-13.07%	-0.95%
North	31	58	53.45%	145	4.68	\$298,400	-9.02%	-0.83%
North West	30	63	47.62%	150	5.00	\$274,900	-7.97%	-2.97%
West	38	66	57.58%	148	3.89	\$321,700	-6.62%	-0.25%
South	44	77	57.14%	203	4.61	\$271,900	-9.22%	-1.02%
South East	40	67	59.70%	181	4.53	\$309,100	-7.95%	-0.80%
East	10	10	100.00%	43	4.30	\$209,800	-13.13%	-0.62%
TOTAL CITY	343	717	47.84%	1,816	5.29	\$291,400	-8.28%	-1.35%
Semi-detached								
City Centre	48	107	44.86%	167	3.48	\$957,500	0.20%	-0.85%
North East	9	33	27.27%	71	7.89	\$416,500	-6.02%	-1.61%
North	17	44	38.64%	76	4.47	\$484,100	-1.57%	-1.67%
North West	16	34	47.06%	50	3.13	\$680,000	1.33%	-0.09%
West	11	34	32.35%	57	5.18	\$826,000	1.46%	0.24%
South	32	49	65.31%	80	2.50	\$524,400	-1.37%	-0.94%
South East	20	48	41.67%	68	3.40	\$506,100	-1.58%	-0.65%
East	8	9	88.89%	25	3.13	\$368,600	-5.02%	-2.33%
TOTAL CITY	163	359	45.40%	599	3.67	\$685,200	0.09%	-0.77%
Row								
City Centre	36	102	35.29%	165	4.58	\$566,200	-4.79%	-1.38%
North East	24	59	40.68%	144	6.00	\$326,100	-11.86%	-1.51%
North	50	89	56.18%	178	3.56	\$373,400	-7.25%	-0.13%
North West	18	55	32.73%	118	6.56	\$434,000	-2.01%	-0.64%
West	22	56	39.29%	118	5.36	\$439,600	-6.05%	1.13%
South	50	87	57.47%	183	3.66	\$369,200	-5.28%	-1.91%
South East	44	81	54.32%	150	3.41	\$421,300	-5.45%	-0.57%
East	3	21	14.29%	41	13.67	\$258,300	-12.53%	-0.42%
TOTAL CITY	248	552	44.93%	1,103	4.45	\$412,400	-5.54%	-0.67%

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

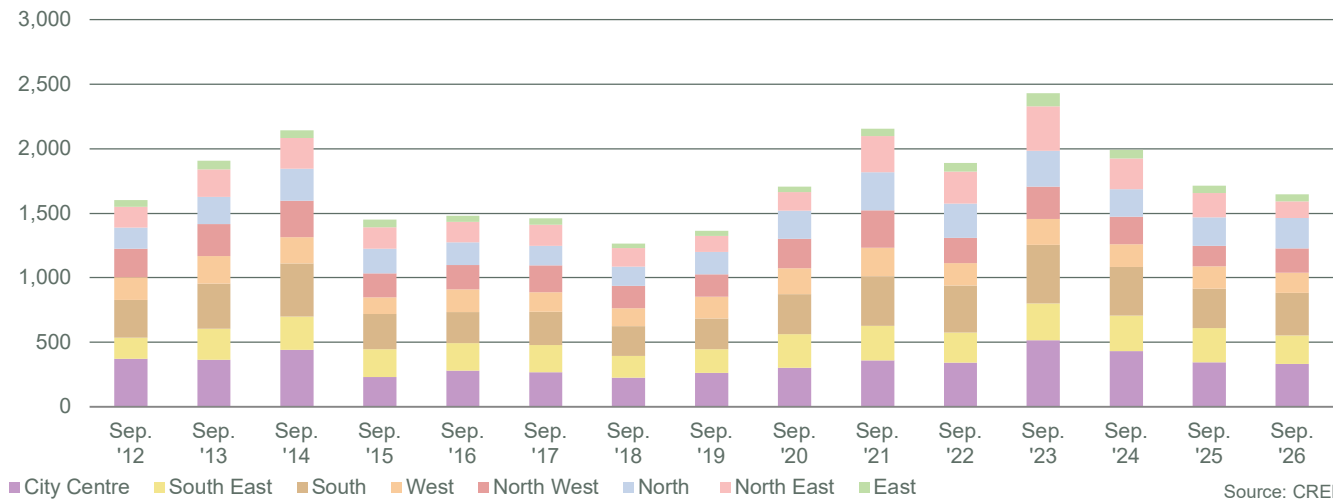
City of Calgary



Sep. 2026

TOTAL SALES

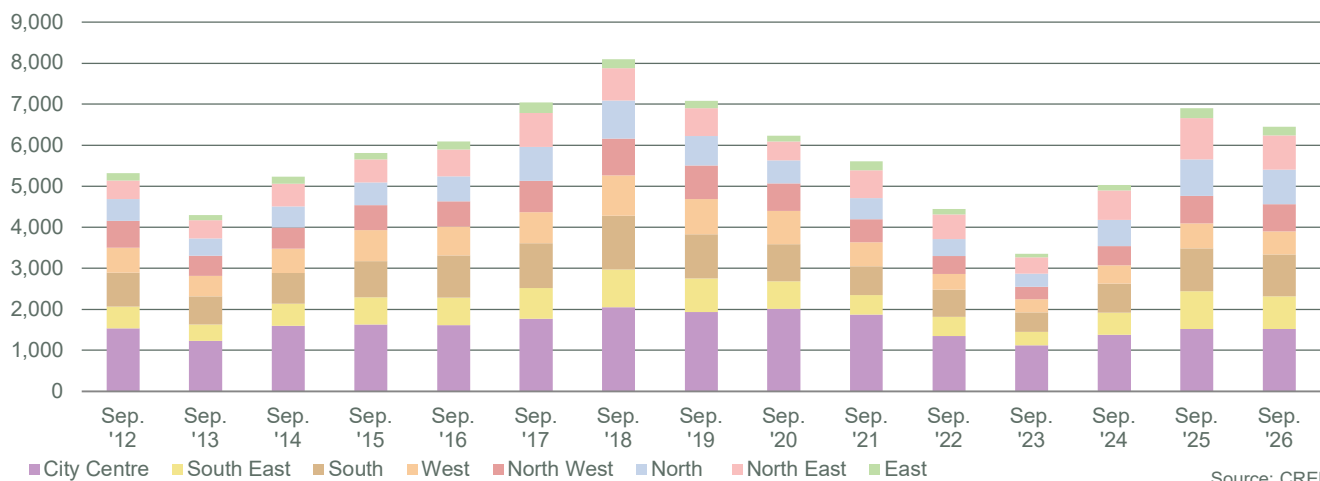
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

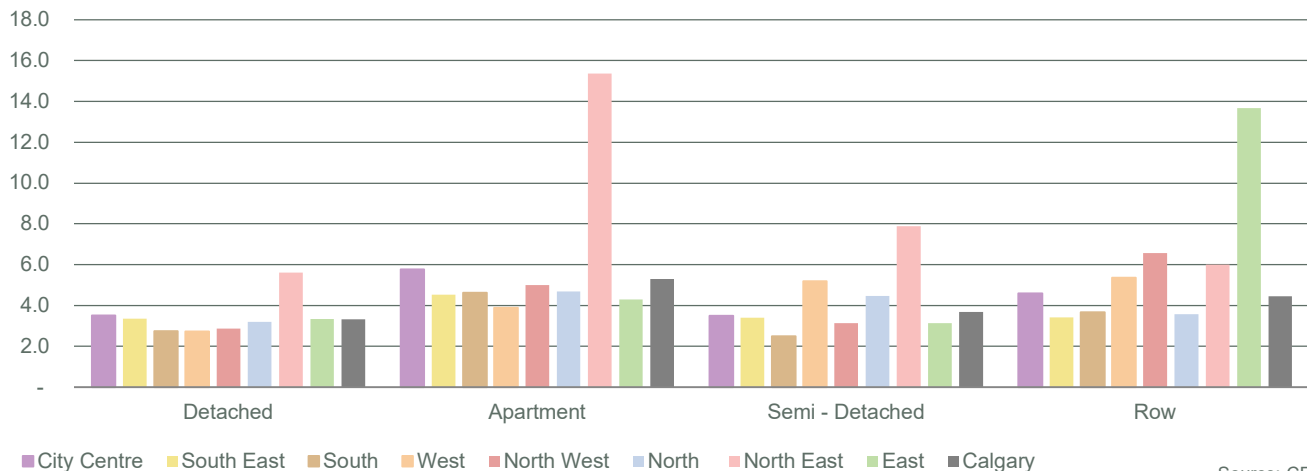
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Source: CREB®

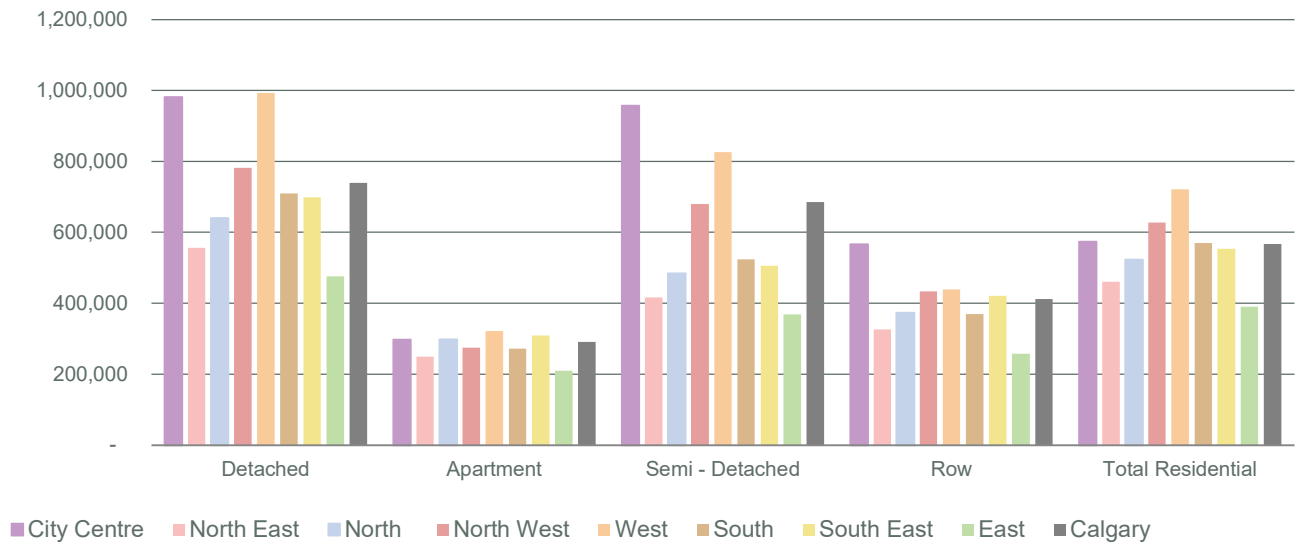
MONTHS OF SUPPLY

SEPTEMBER



Source: CREB®

BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER



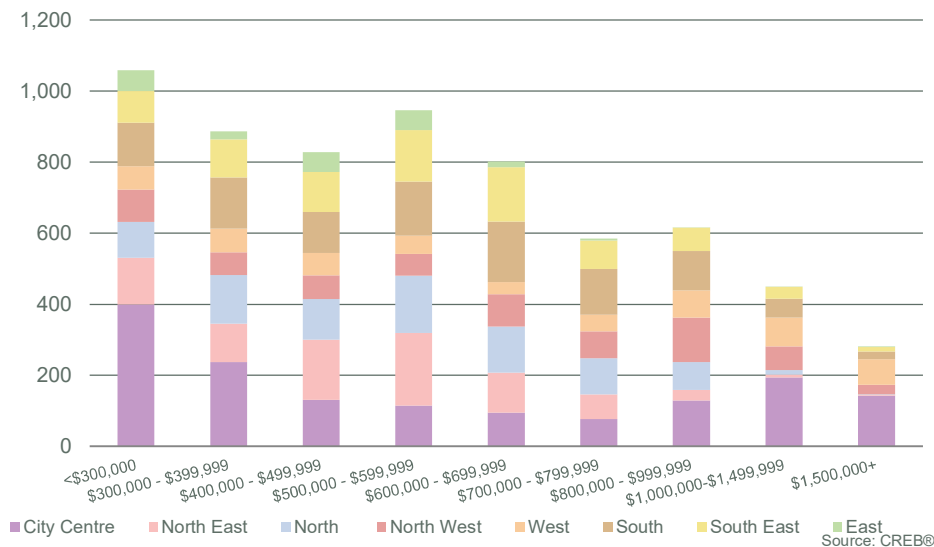
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

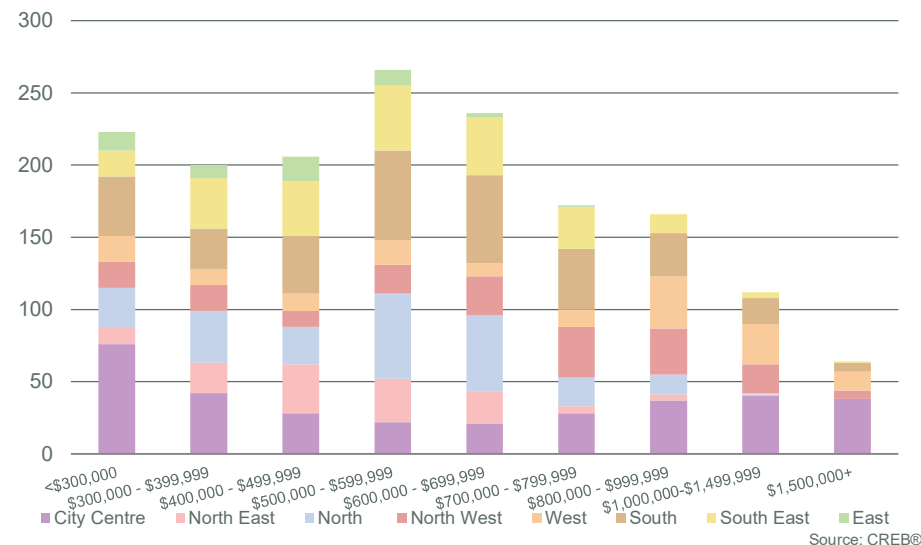
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

Sep. 2026

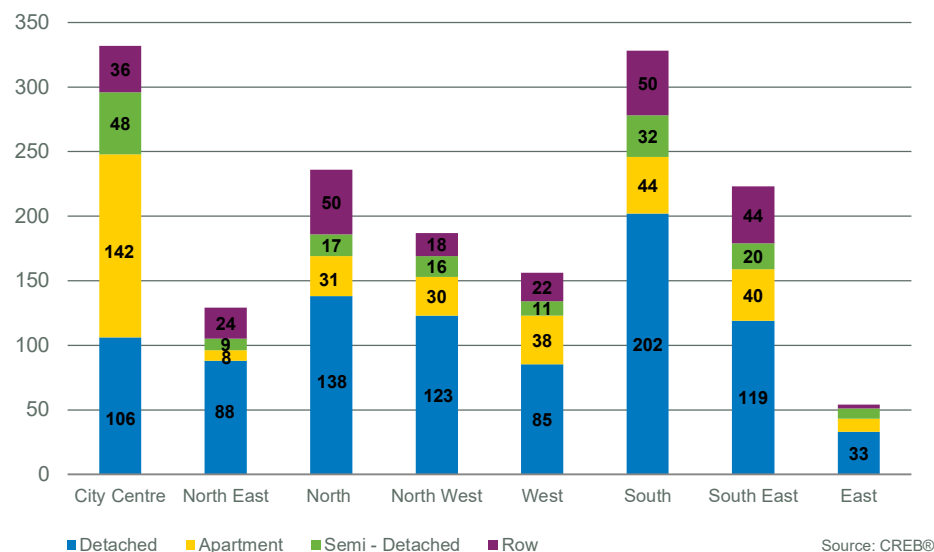
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



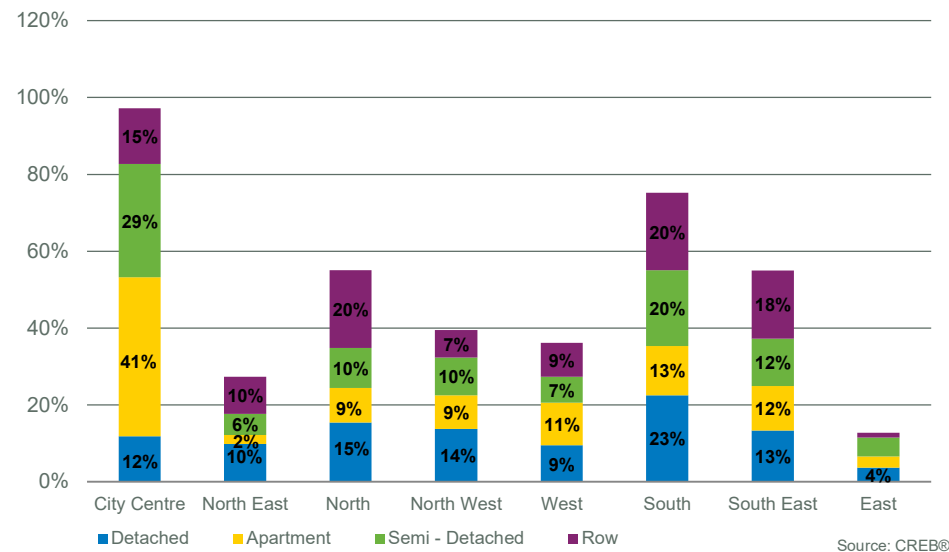
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



SHARE OF CITY WIDE SALES - SEPTEMBER

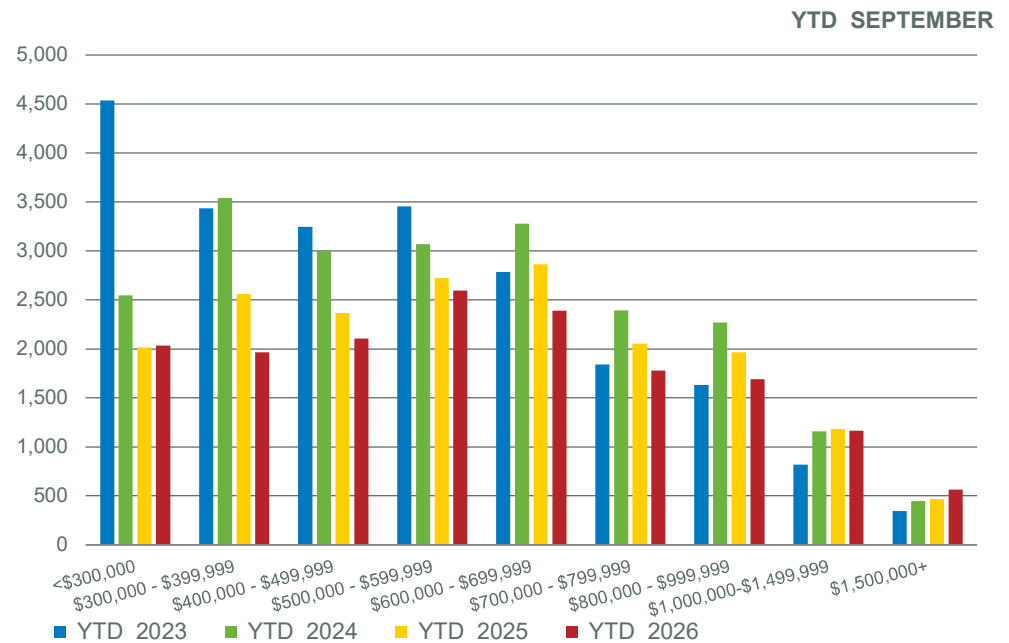


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	1,449	1,718	2,156	2,230	2,559	2,284	2,096	1,986	1,716	1,879	1,547	1,123
New Listings	2,896	2,830	4,018	4,037	4,840	4,223	3,911	3,477	3,782	3,232	2,251	1,219
Inventory	3,640	4,147	5,153	5,868	6,744	6,944	6,919	6,659	6,919	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	2,194	1,899	1,656	1,650			
New Listings	2,785	2,766	3,408	3,828	4,225	3,899	3,323	3,141	3,354			
Inventory	4,395	4,829	5,404	5,974	6,755	6,802	6,632	6,516	6,486			
Days on Market	54	42	35	35	34	37	39	41	44			
Benchmark Price	553,400	559,400	564,500	567,700	569,400	572,500	569,200	569,800	566,700			
Median Price	556,000	565,000	576,000	585,500	592,250	592,000	570,100	565,000	574,444			
Average Price	618,101	628,353	641,510	651,545	665,719	669,183	630,020	637,673	646,198			
Index	260	263	265	267	267	269	267	268	266			

Sep-25 Sep-26 YTD 2025 YTD 2026

CITY OF CALGARY TOTAL SALES BY PRICE RANGE

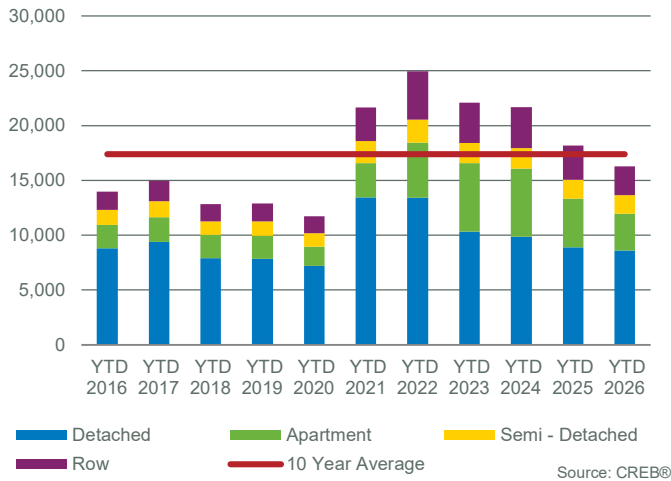
CALGARY TOTAL SALES				
<\$100,000	-	-	2	-
\$100,000 - \$149,999	3	9	17	38
\$150,000 - \$199,999	32	36	212	307
\$200,000 - \$249,999	58	86	613	737
\$250,000 - \$299,999	119	92	1,172	952
\$300,000 - \$349,999	109	95	1,336	940
\$350,000 - \$399,999	136	105	1,223	1,025
\$400,000 - \$449,999	122	97	1,190	1,019
\$450,000 - \$499,999	105	109	1,176	1,086
\$500,000 - \$549,999	136	127	1,307	1,276
\$550,000 - \$599,999	132	142	1,417	1,320
\$600,000 - \$649,999	139	124	1,499	1,256
\$650,000 - \$699,999	118	113	1,364	1,136
\$700,000 - \$749,999	102	103	1,123	961
\$750,000 - \$799,999	88	69	930	819
\$800,000 - \$849,999	64	58	734	614
\$850,000 - \$899,999	50	51	578	507
\$900,000 - \$949,999	21	25	357	294
\$950,000 - \$999,999	26	33	295	276
\$1,000,000 - \$1,299,999	91	81	907	890
\$1,300,000 - \$1,499,999	25	31	275	275
\$1,500,000 - \$1,999,999	25	33	295	326
\$2,000,000 +	15	31	172	237
	1,716	1,650	18,194	16,291



Source: CREB®

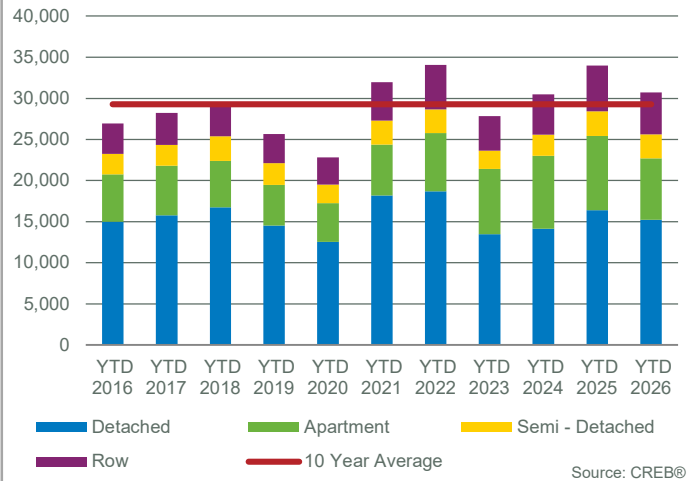
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER



CITY OF CALGARY TOTAL NEW LISTINGS

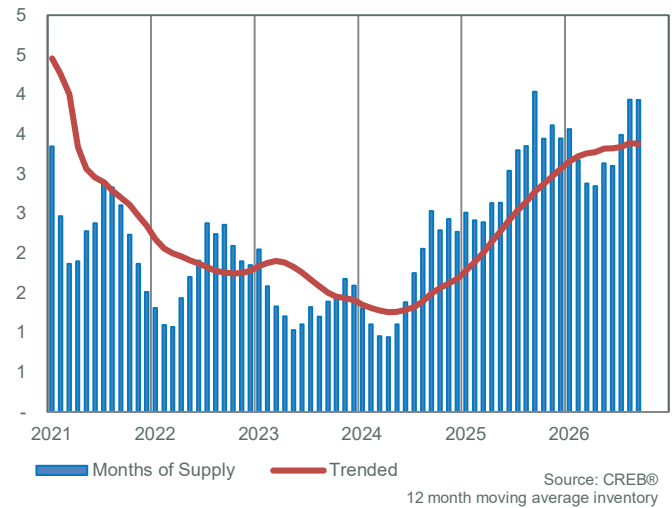
YTD SEPTEMBER



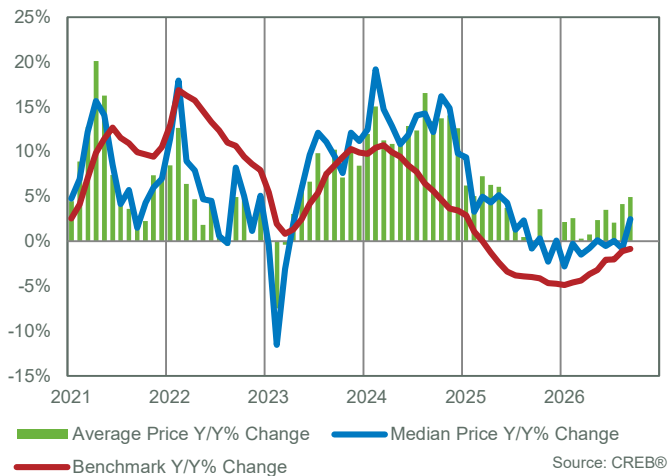
CITY OF CALGARY TOTAL INVENTORY AND SALES



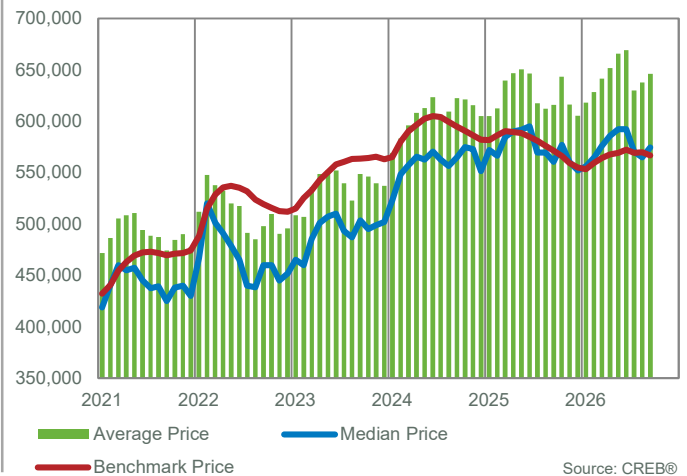
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES

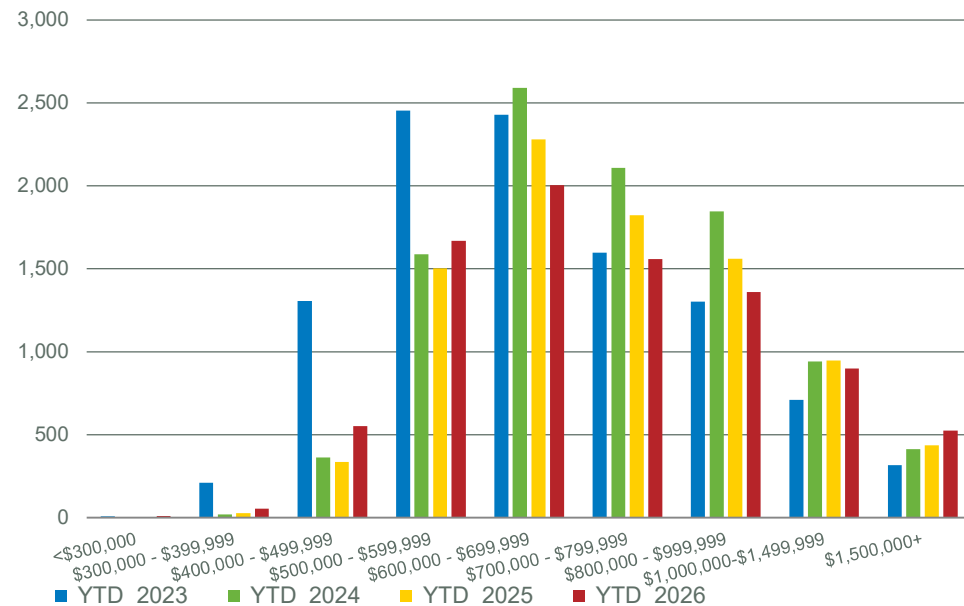


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	672	764	1,034	1,098	1,273	1,192	1,029	992	858	1,008	819	583
New Listings	1,229	1,265	1,894	1,907	2,417	2,144	1,887	1,747	1,904	1,593	1,075	559
Inventory	1,452	1,698	2,202	2,512	2,993	3,107	3,079	3,051	3,201	2,913	2,447	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	1,200	1,007	873	896			
New Listings	1,240	1,268	1,614	1,862	2,194	1,996	1,706	1,635	1,726			
Inventory	1,753	1,946	2,189	2,470	2,917	2,987	2,942	2,975	2,968			
Days on Market	48	35	31	30	28	31	33	35	38			
Benchmark Price	724,000	734,300	741,300	745,400	747,800	750,500	743,900	744,300	739,400			
Median Price	675,000	688,500	700,000	709,900	715,000	715,000	690,000	695,000	686,750			
Average Price	780,750	808,712	809,042	830,098	844,264	843,006	800,381	811,973	823,483			
Index	298	302	305	307	308	309	306	307	305			

	Sep-25	Sep-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	6
\$300,000 - \$349,999	-	-	5	4
\$350,000 - \$399,999	8	6	22	50
\$400,000 - \$449,999	12	26	68	172
\$450,000 - \$499,999	40	43	267	379
\$500,000 - \$549,999	76	79	592	702
\$550,000 - \$599,999	97	105	912	967
\$600,000 - \$649,999	110	106	1,144	1,036
\$650,000 - \$699,999	103	96	1,135	967
\$700,000 - \$749,999	88	89	998	844
\$750,000 - \$799,999	71	60	823	715
\$800,000 - \$849,999	58	50	641	518
\$850,000 - \$899,999	34	39	437	394
\$900,000 - \$949,999	16	20	263	223
\$950,000 - \$999,999	21	28	220	224
\$1,000,000 - \$1,299,999	70	60	709	662
\$1,300,000 - \$1,499,999	18	27	238	236
\$1,500,000 - \$1,999,999	22	30	267	296
\$2,000,000 +	14	31	167	228
	858	896	8,912	8,625

CITY OF CALGARY DETACHED SALES BY PRICE RANGE

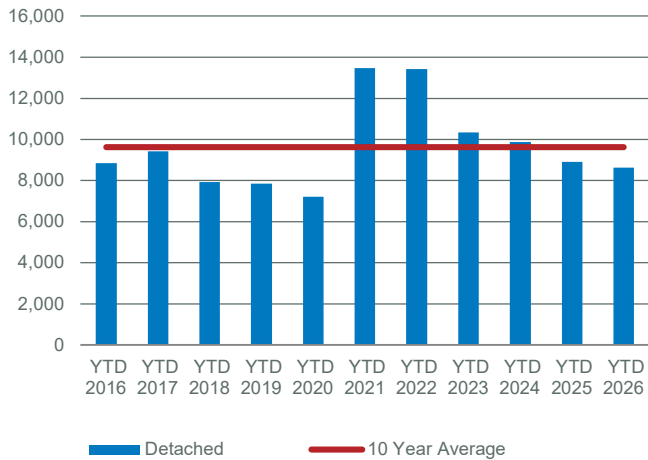
YTD SEPTEMBER



Source: CREB®

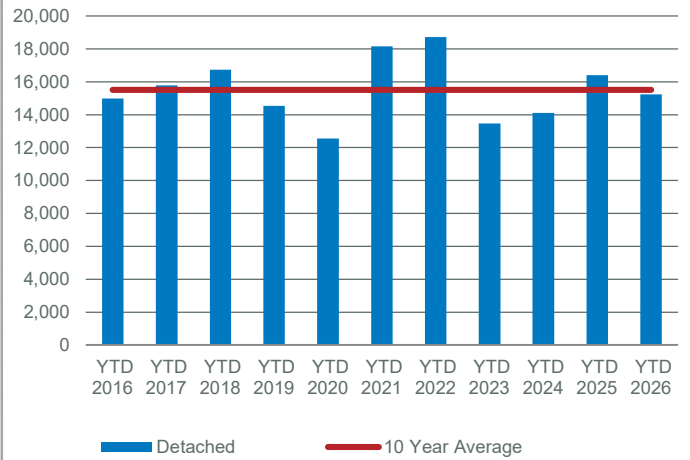
CITY OF CALGARY DETACHED SALES

YTD SEPTEMBER



CITY OF CALGARY DETACHED NEW LISTINGS

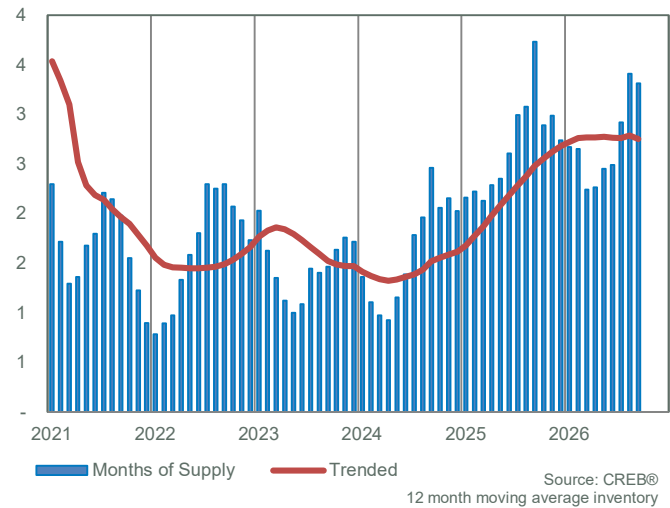
YTD SEPTEMBER



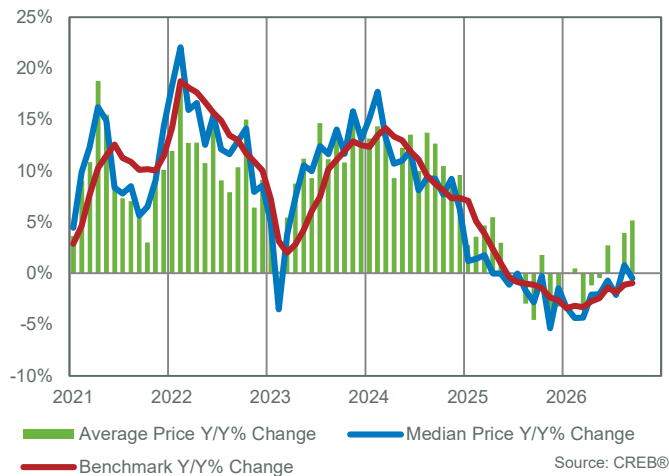
CITY OF CALGARY DETACHED INVENTORY AND SALES



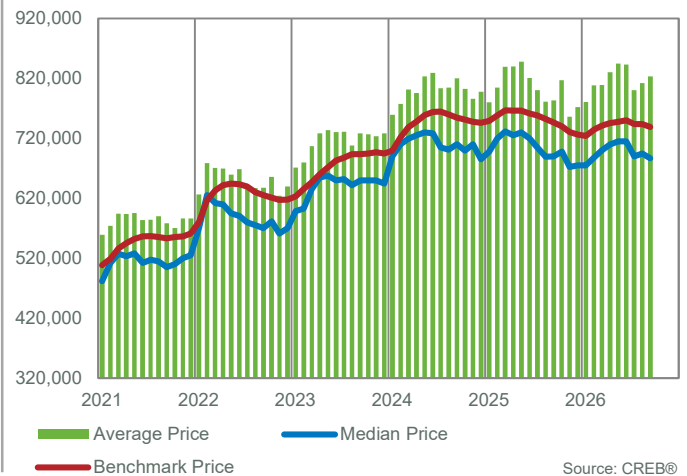
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



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	332	343			
New Listings	786	754	885	945	961	930	794	699	717			
Inventory	1,436	1,581	1,776	1,920	2,072	2,077	2,001	1,891	1,816			
Days on Market	65	54	45	47	46	49	54	51	55			
Benchmark Price	301,200	298,600	300,300	301,400	300,400	299,000	297,600	295,400	291,400			
Median Price	295,438	303,500	305,000	303,500	295,000	295,000	290,000	285,750	288,000			
Average Price	331,713	355,934	344,063	340,263	325,608	340,291	334,200	316,613	318,759			
Index	231	229	231	231	231	230	228	227	224			

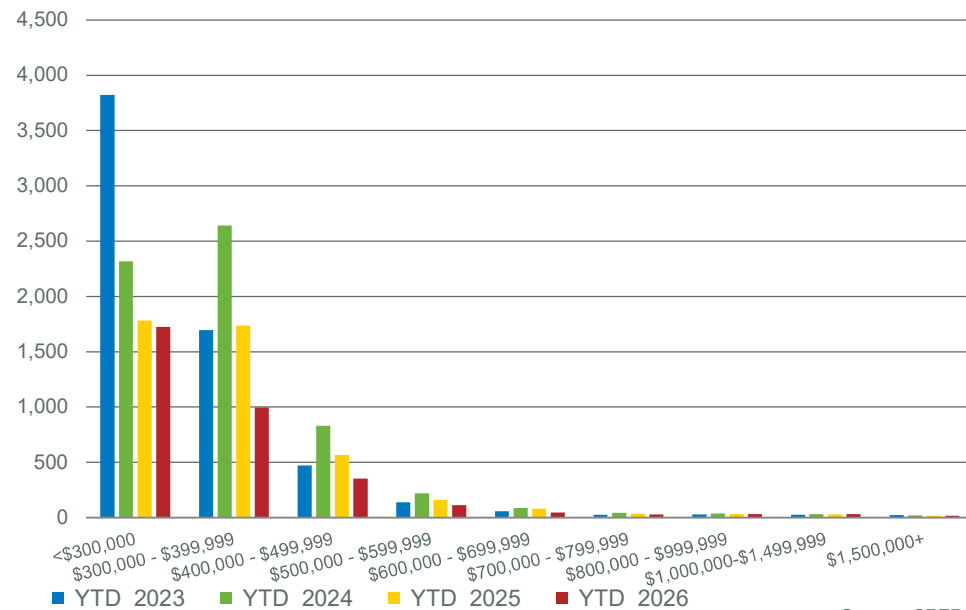
Sep-25 Sep-26 YTD 2025 YTD 2026

CALGARY TOTAL SALES

<\$100,000	-	-	2	-
\$100,000 - \$149,999	3	9	17	38
\$150,000 - \$199,999	30	32	208	288
\$200,000 - \$249,999	48	74	570	641
\$250,000 - \$299,999	90	75	985	758
\$300,000 - \$349,999	80	56	1,051	606
\$350,000 - \$399,999	64	38	684	389
\$400,000 - \$449,999	32	21	372	218
\$450,000 - \$499,999	17	13	194	133
\$500,000 - \$549,999	11	6	100	66
\$550,000 - \$599,999	6	3	58	46
\$600,000 - \$649,999	6	2	46	29
\$650,000 - \$699,999	1	1	33	17
\$700,000 - \$749,999	2	7	20	22
\$750,000 - \$799,999	3	-	15	7
\$800,000 - \$849,999	-	2	6	13
\$850,000 - \$899,999	-	1	12	9
\$900,000 - \$949,999	1	-	12	5
\$950,000 - \$999,999	-	-	2	6
\$1,000,000 - \$1,299,999	3	2	20	25
\$1,300,000 - \$1,499,999	2	1	10	9
\$1,500,000 - \$1,999,999	-	-	12	11
\$2,000,000 +	1	-	5	5
	400	343	4,434	3,341

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE

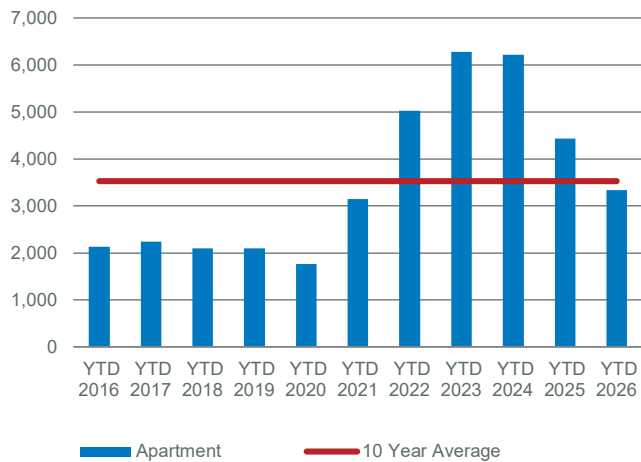
YTD SEPTEMBER



Source: CREB®

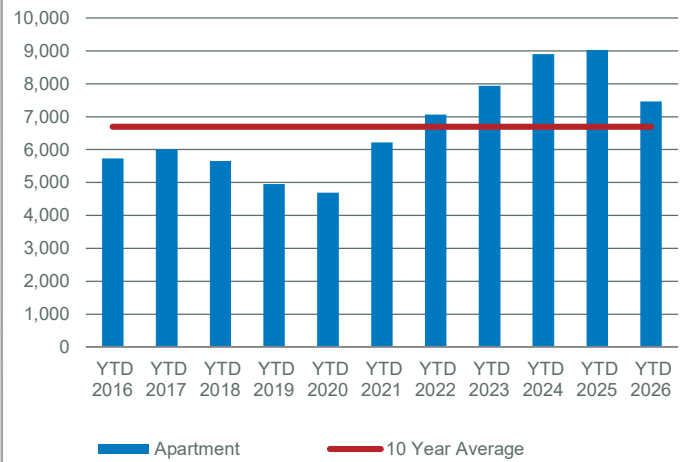
CITY OF CALGARY APARTMENT SALES

YTD SEPTEMBER



CITY OF CALGARY APARTMENT NEW LISTINGS

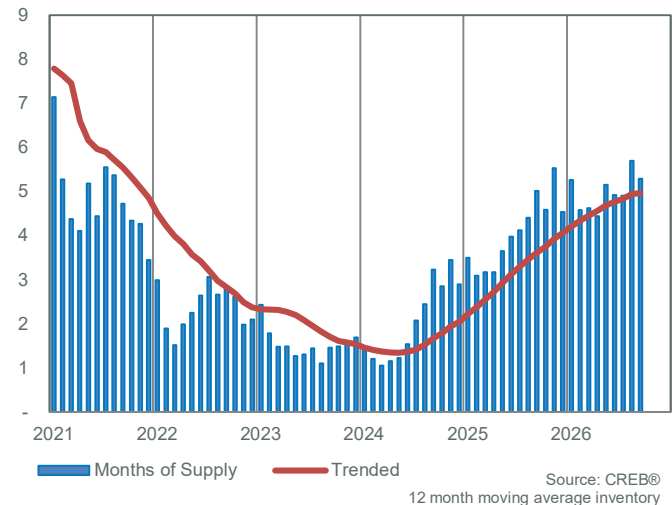
YTD SEPTEMBER



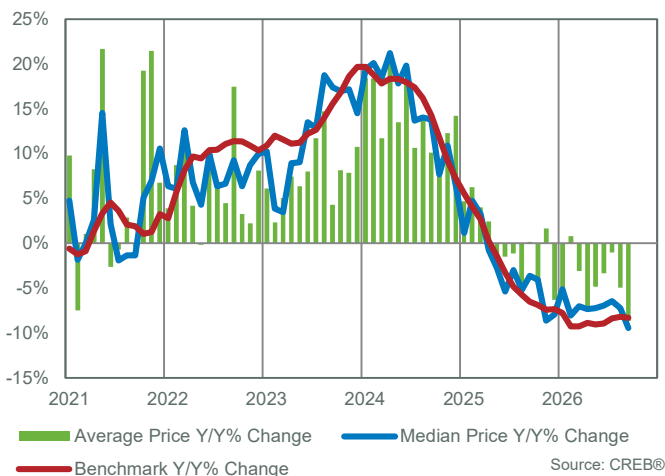
CITY OF CALGARY APARTMENT INVENTORY AND SALES



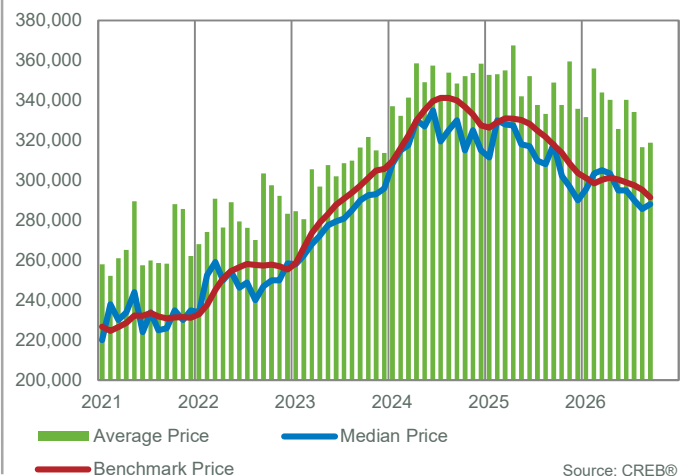
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

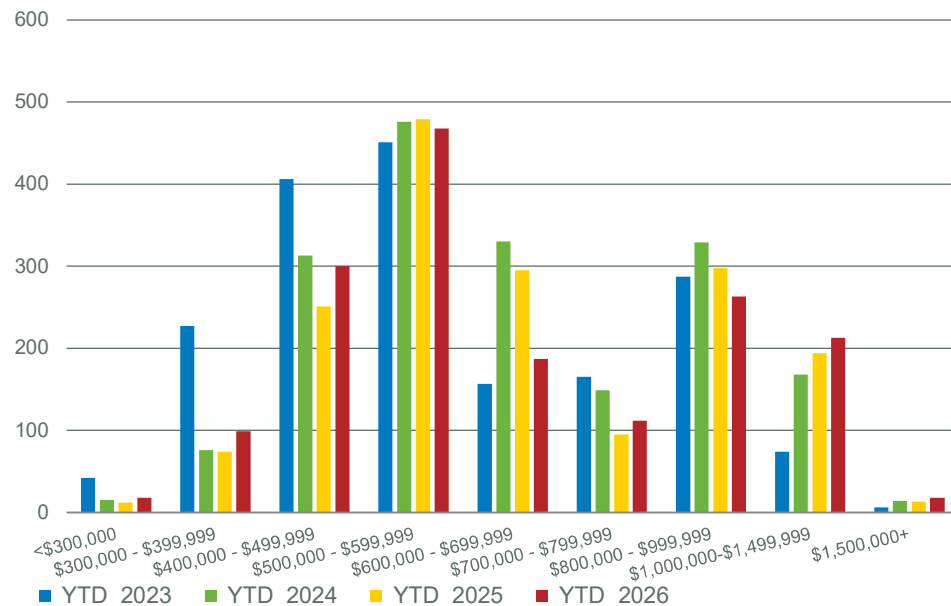


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	160	164	184	188	255	212	187	206	155	186	165	96
New Listings	272	240	334	350	427	357	329	310	362	328	225	102
Inventory	302	325	412	485	540	554	547	529	619	613	546	385
Days on Market	36	32	28	25	29	32	34	35	37	39	45	54
Benchmark 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	167	163			
New Listings	254	254	325	359	373	364	314	302	359			
Inventory	421	416	480	538	592	585	570	555	599			
Days on Market	61	45	38	38	36	36	36	40	43			
Benchmark Price	664,200	679,000	682,900	687,200	688,000	694,600	691,000	690,500	685,200			
Median Price	583,500	588,500	585,000	606,550	575,000	603,325	567,500	578,500	585,000			
Average Price	665,026	673,108	705,356	691,156	659,190	711,818	666,531	692,769	686,328			
Index	355	363	365	367	368	371	369	369	366			

	Sep-25	Sep-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	1	1	1	6
\$250,000 - \$299,999	3	2	11	12
\$300,000 - \$349,999	1	3	19	24
\$350,000 - \$399,999	9	8	55	75
\$400,000 - \$449,999	15	5	100	107
\$450,000 - \$499,999	13	22	151	193
\$500,000 - \$549,999	24	29	223	286
\$550,000 - \$599,999	16	14	256	182
\$600,000 - \$649,999	10	12	190	109
\$650,000 - \$699,999	6	9	105	78
\$700,000 - \$749,999	4	5	45	52
\$750,000 - \$799,999	6	9	50	60
\$800,000 - \$849,999	5	5	62	70
\$850,000 - \$899,999	12	7	102	83
\$900,000 - \$949,999	4	5	70	65
\$950,000 - \$999,999	3	4	64	45
\$1,000,000 - \$1,299,999	17	18	171	191
\$1,300,000 - \$1,499,999	3	3	23	22
\$1,500,000 - \$1,999,999	3	2	13	14
\$2,000,000 +	-	-	-	4
	155	163	1,711	1,678

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

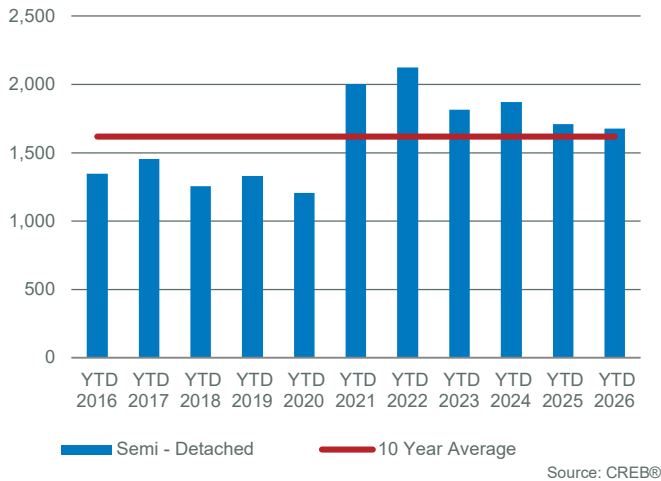
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD SEPTEMBER

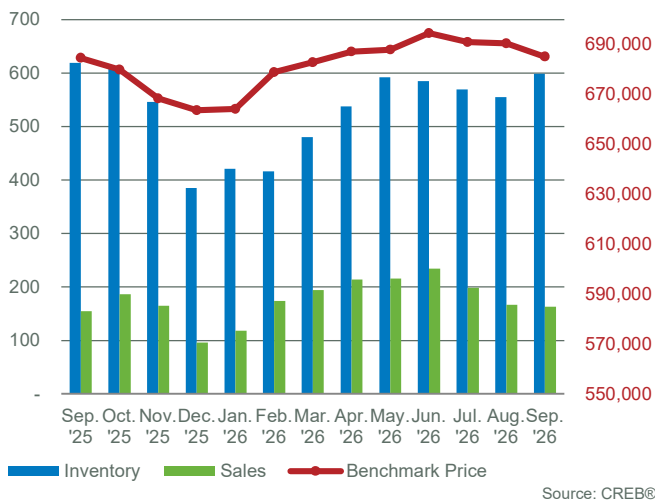


CITY OF CALGARY SEMI-DET. NEW LISTINGS

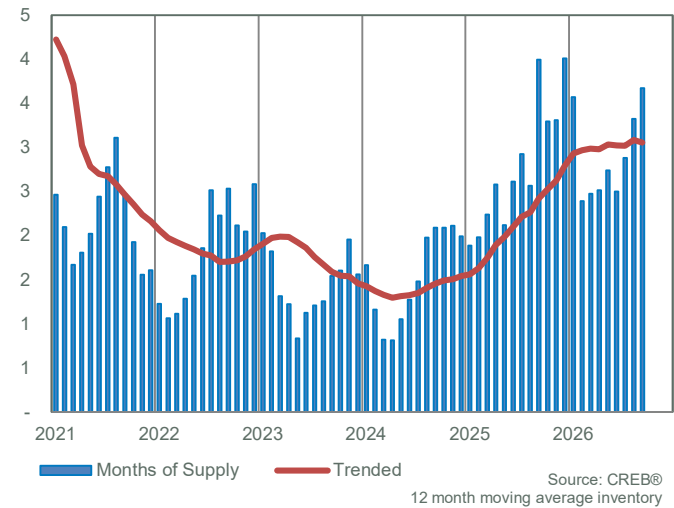
YTD SEPTEMBER



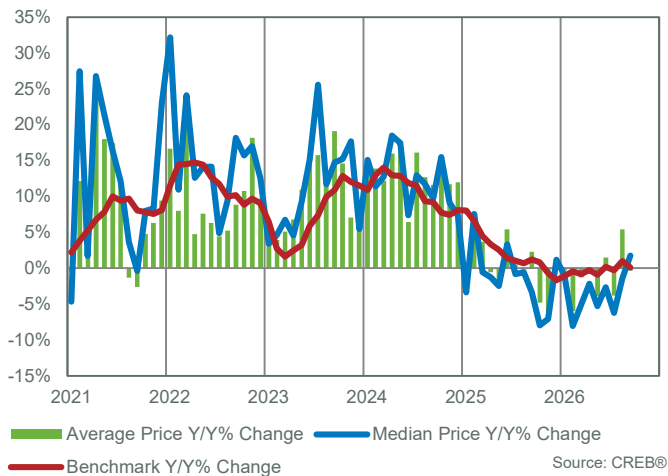
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



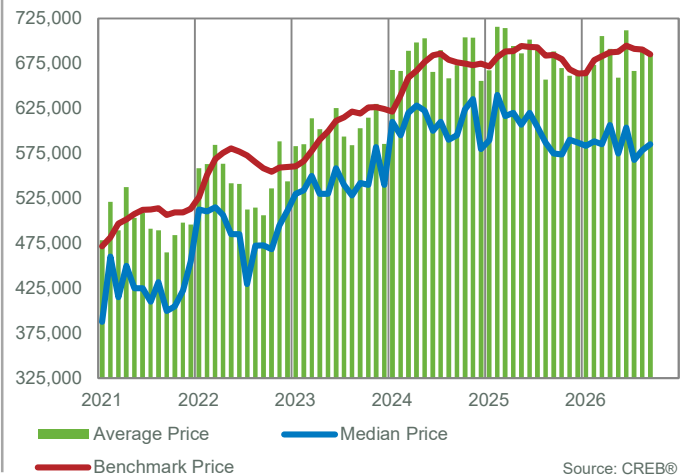
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES



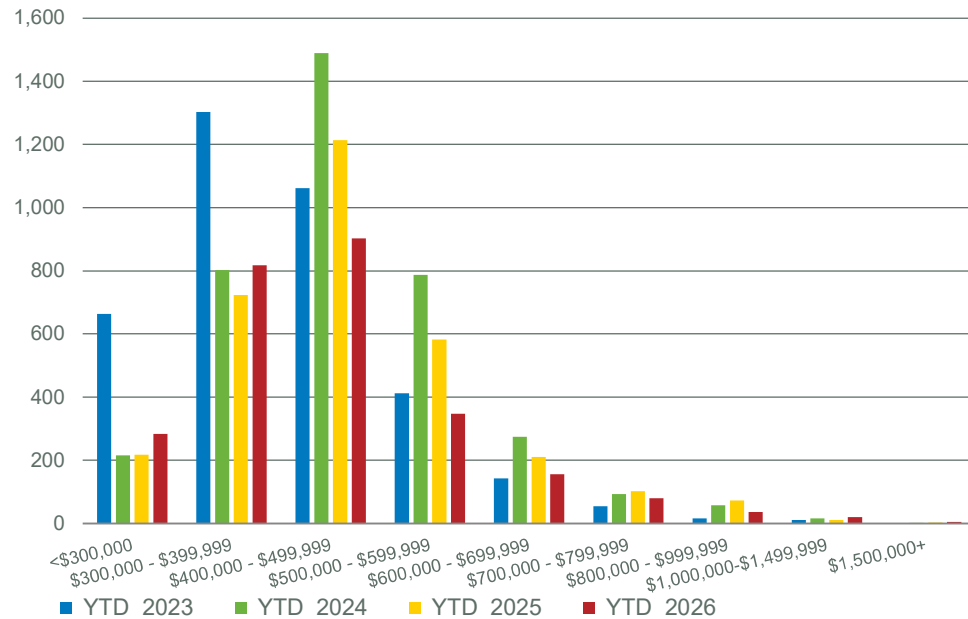
Sep. 2026

	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	248			
New Listings	505	490	584	662	697	609	509	505	552			
Inventory	785	886	959	1,046	1,174	1,153	1,119	1,095	1,103			
Days on Market	53	44	37	37	38	41	44	47	50			
Benchmark Price	421,300	424,100	424,500	423,500	422,900	424,100	418,500	415,200	412,400			
Median Price	412,250	444,250	435,000	439,000	423,450	410,000	403,100	410,000	405,000			
Average Price	435,033	457,292	449,446	461,511	453,338	433,172	426,916	444,811	432,178			
Index	273	275	276	275	274	275	272	269	268			

	Sep-25	Sep-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	2	4	4	18
\$200,000 - \$249,999	9	11	40	89
\$250,000 - \$299,999	26	14	174	176
\$300,000 - \$349,999	28	36	261	306
\$350,000 - \$399,999	55	53	462	511
\$400,000 - \$449,999	63	45	650	522
\$450,000 - \$499,999	35	31	564	381
\$500,000 - \$549,999	25	13	392	222
\$550,000 - \$599,999	13	20	191	125
\$600,000 - \$649,999	13	4	119	82
\$650,000 - \$699,999	8	7	91	74
\$700,000 - \$749,999	8	2	60	43
\$750,000 - \$799,999	8	-	42	37
\$800,000 - \$849,999	1	1	25	13
\$850,000 - \$899,999	4	4	27	21
\$900,000 - \$949,999	-	-	12	1
\$950,000 - \$999,999	2	1	9	1
\$1,000,000 - \$1,299,999	1	1	7	12
\$1,300,000 - \$1,499,999	2	-	4	8
\$1,500,000 - \$1,999,999	-	1	3	5
\$2,000,000 +	-	-	-	-
	303	248	3,137	2,647

CITY OF CALGARY ROW SALES BY PRICE RANGE

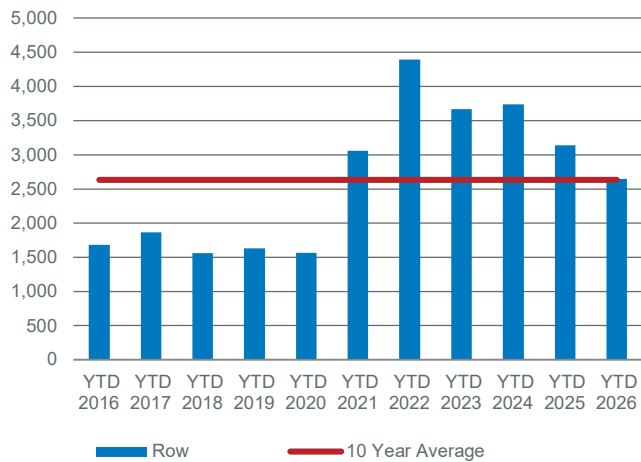
YTD SEPTEMBER



Source: CREB®

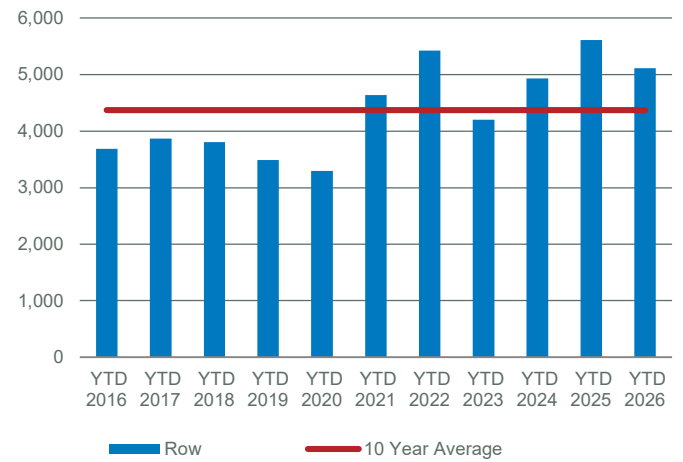
CITY OF CALGARY ROW SALES

YTD SEPTEMBER

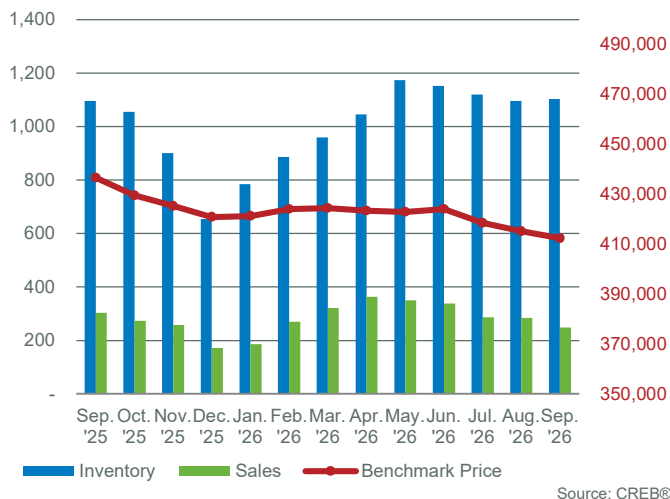


CITY OF CALGARY ROW NEW LISTINGS

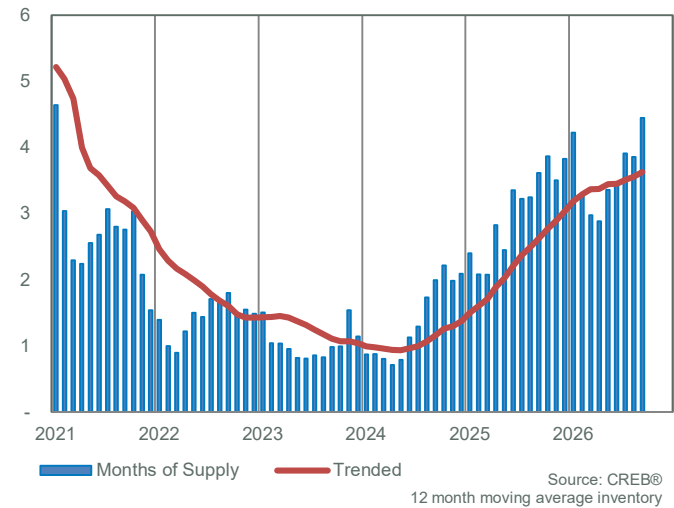
YTD SEPTEMBER



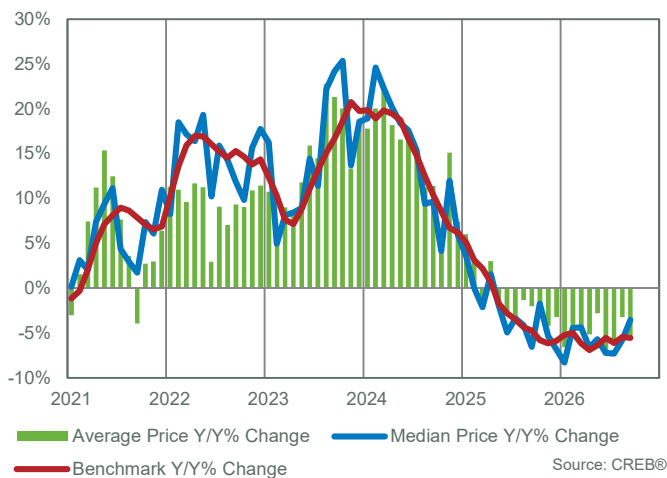
CITY OF CALGARY ROW INVENTORY AND SALES



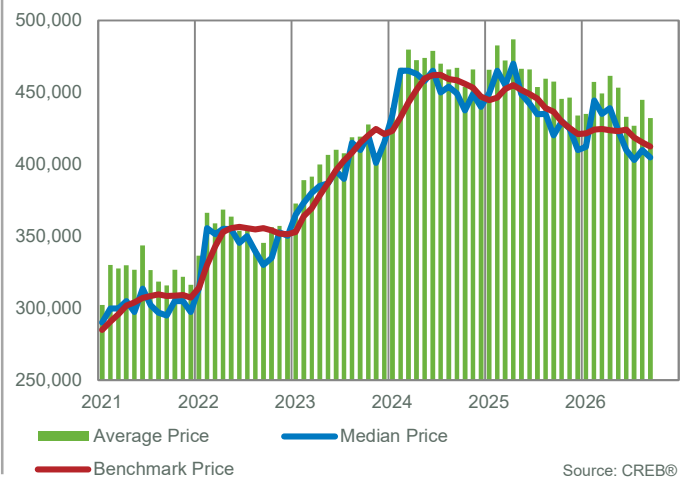
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

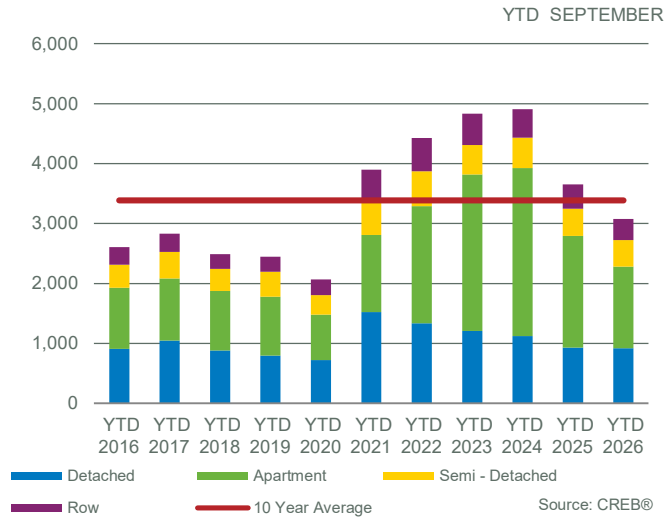


CITY OF CALGARY ROW PRICES

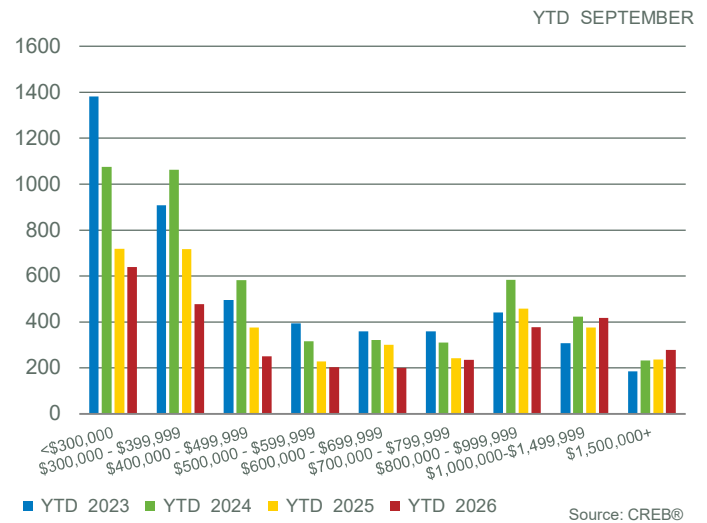


CITY CENTRE

CITY CENTRE TOTAL SALES



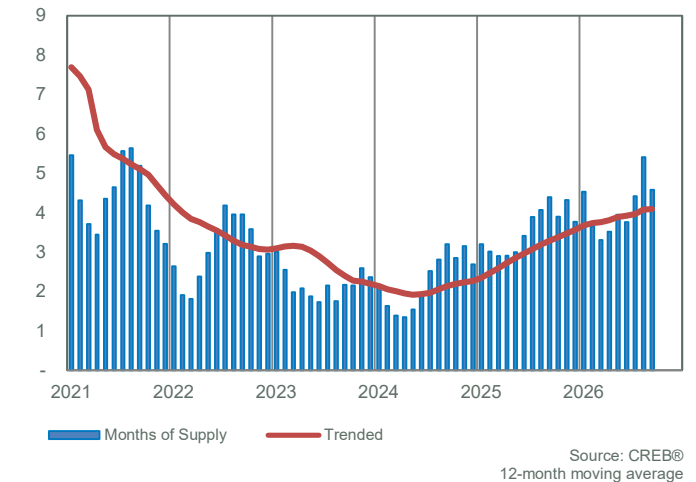
CITY CENTRE TOTAL SALES BY PRICE RANGE



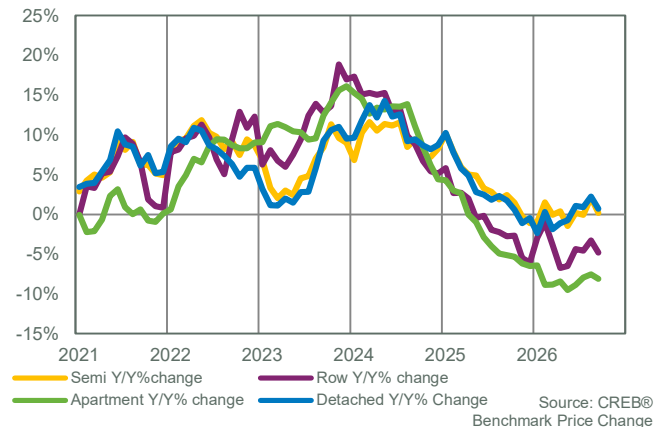
CITY CENTRE INVENTORY AND SALES



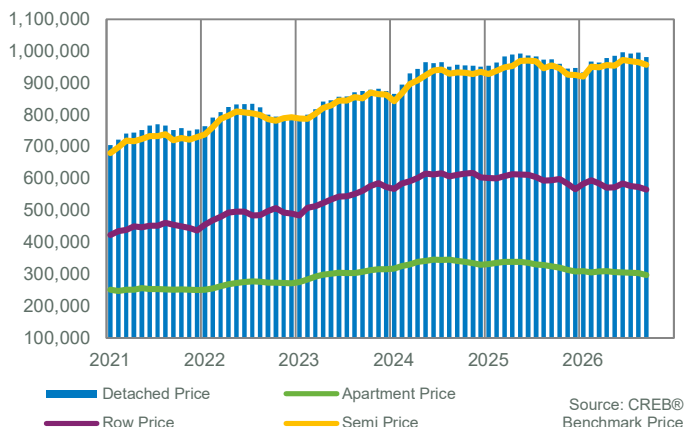
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

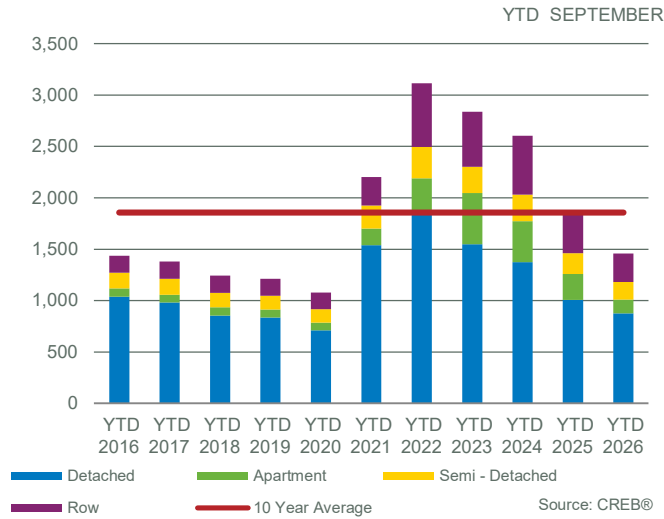


CITY CENTRE PRICES

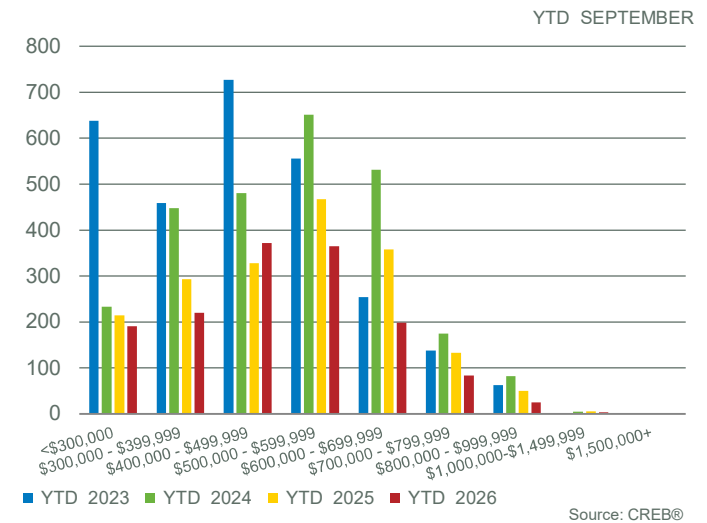


NORTHEAST

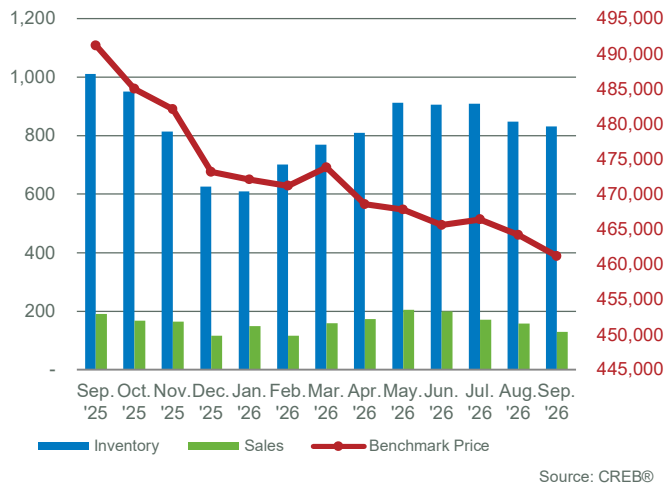
NORTHEAST TOTAL SALES



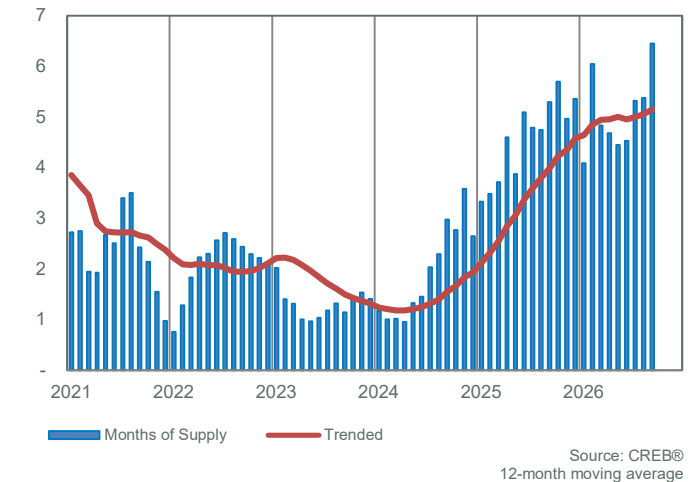
NORTHEAST TOTAL SALES BY PRICE RANGE



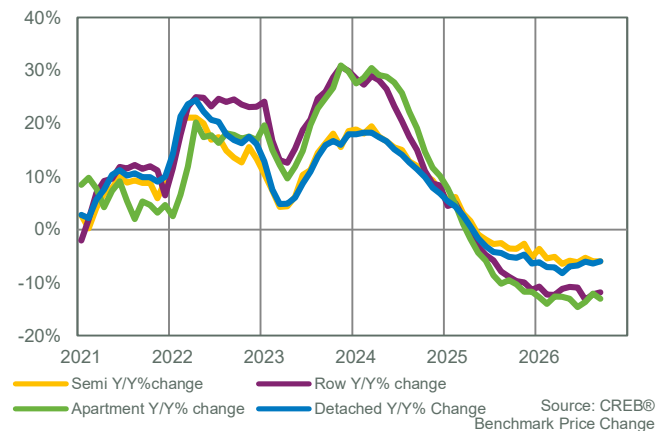
NORTHEAST INVENTORY AND SALES



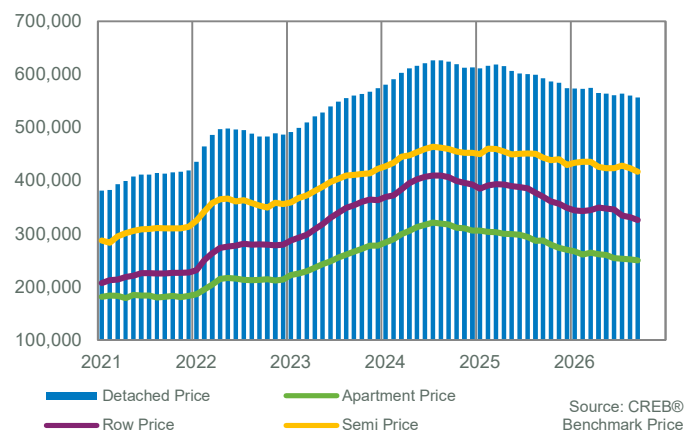
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

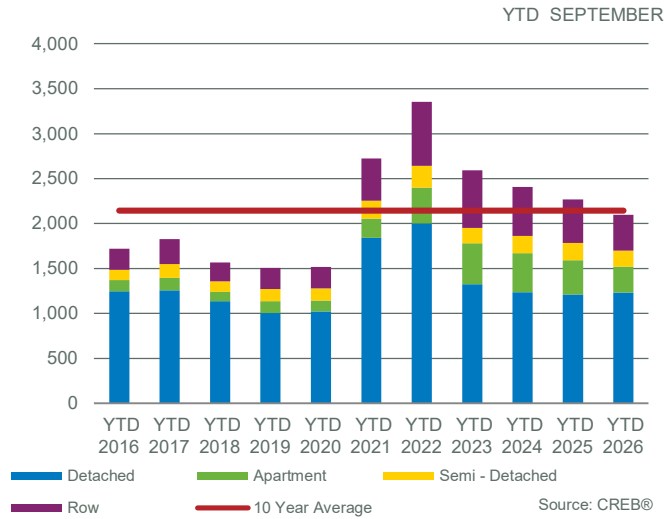


NORTHEAST PRICES

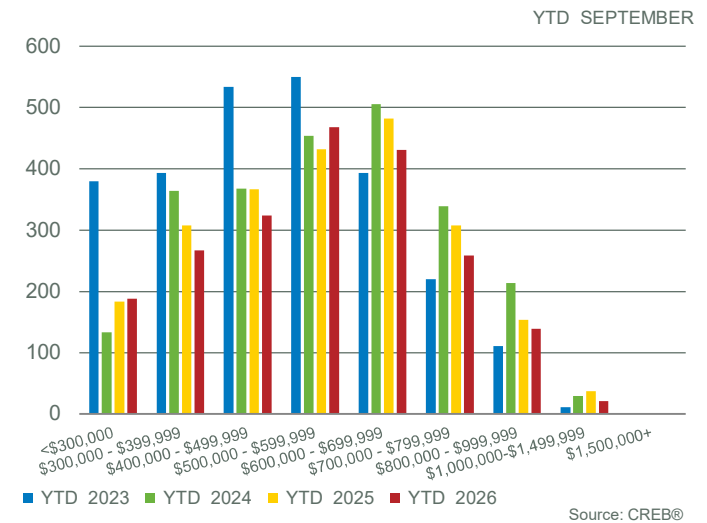


NORTH

NORTH TOTAL SALES



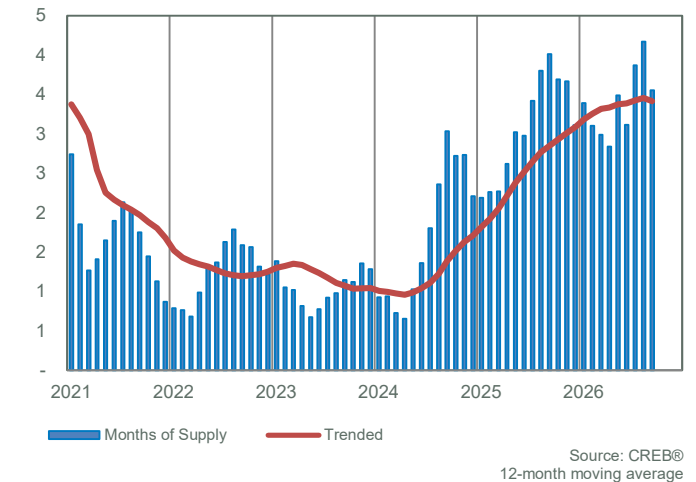
NORTH TOTAL SALES BY PRICE RANGE



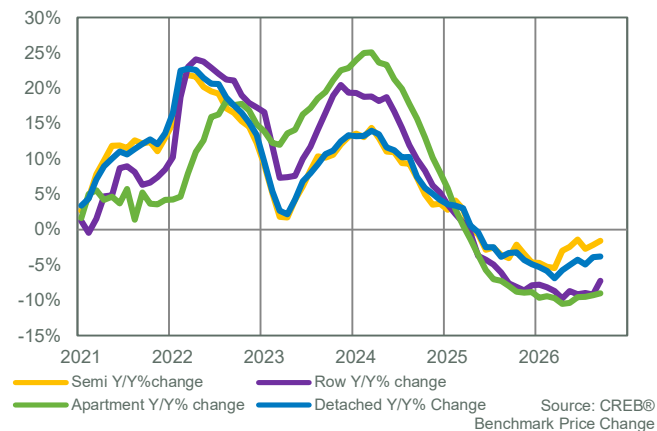
NORTH INVENTORY AND SALES



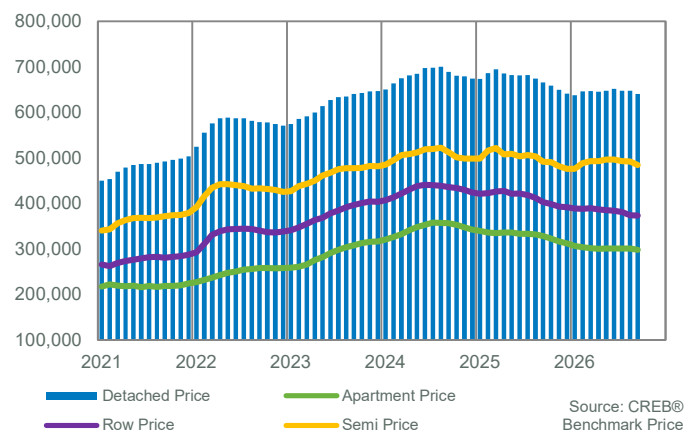
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

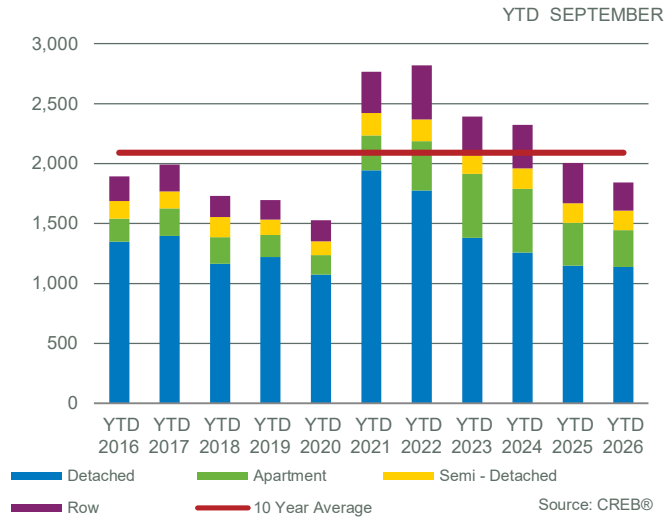


NORTH PRICES

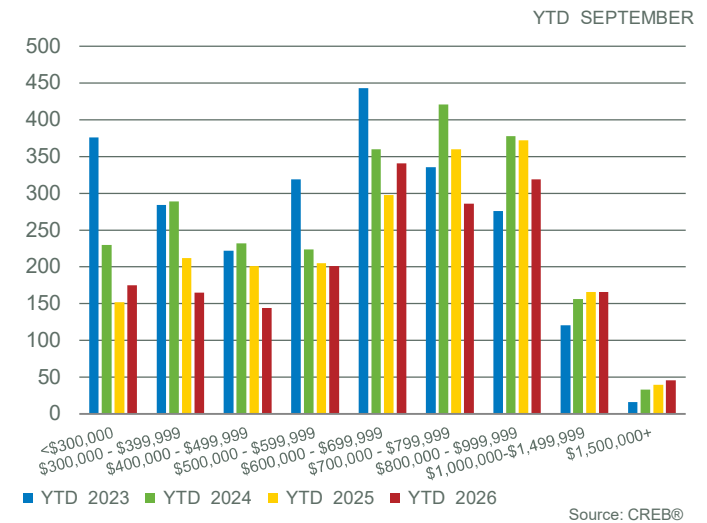


NORTHWEST

NORTHWEST TOTAL SALES



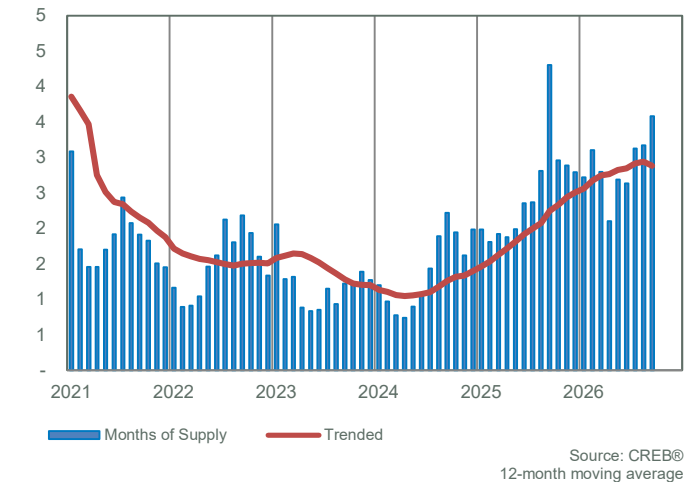
NORTHWEST TOTAL SALES BY PRICE RANGE



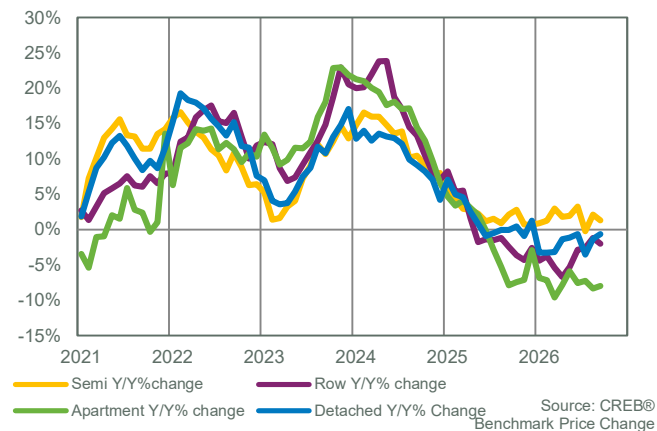
NORTHWEST INVENTORY AND SALES



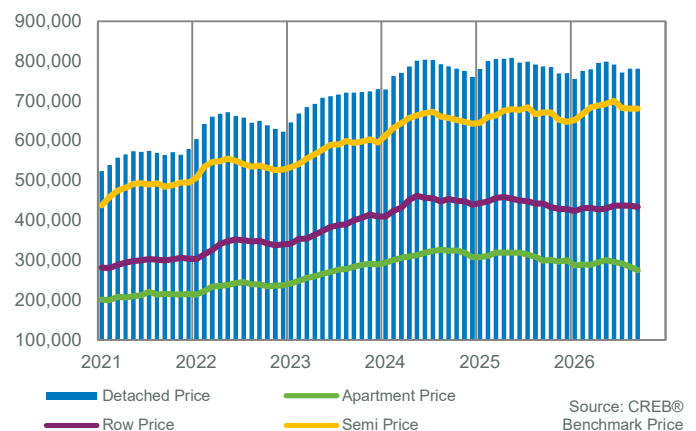
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

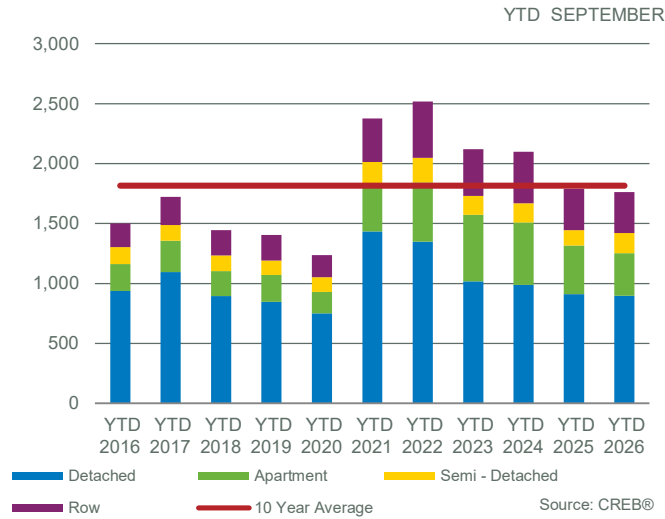


NORTHWEST PRICES

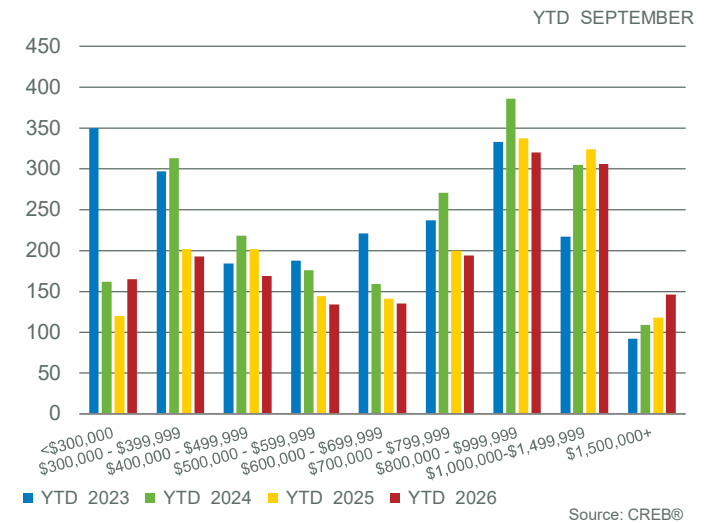


WEST

WEST TOTAL SALES



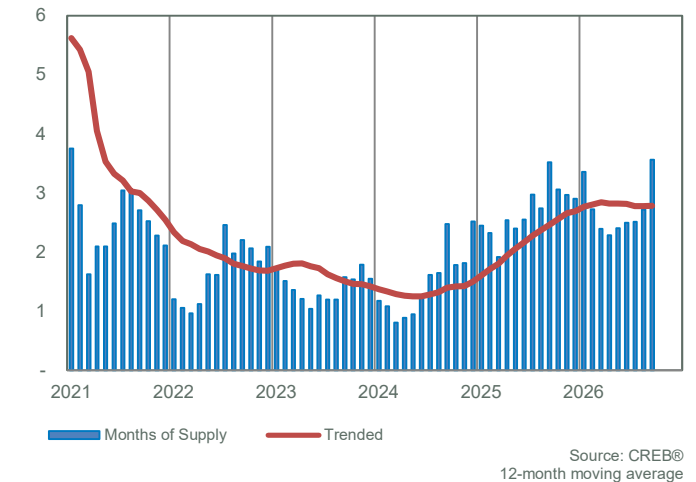
WEST TOTAL SALES BY PRICE RANGE



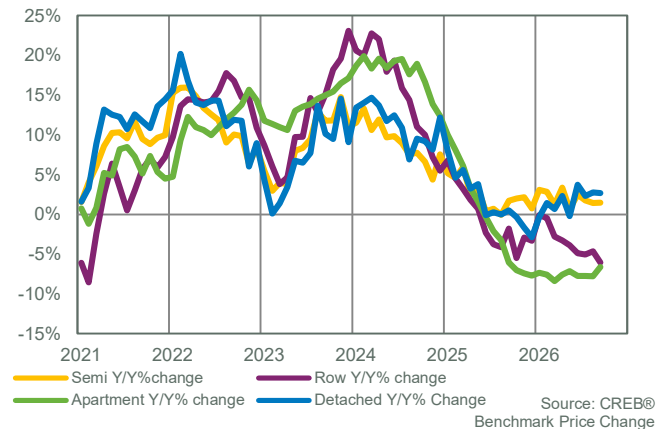
WEST INVENTORY AND SALES



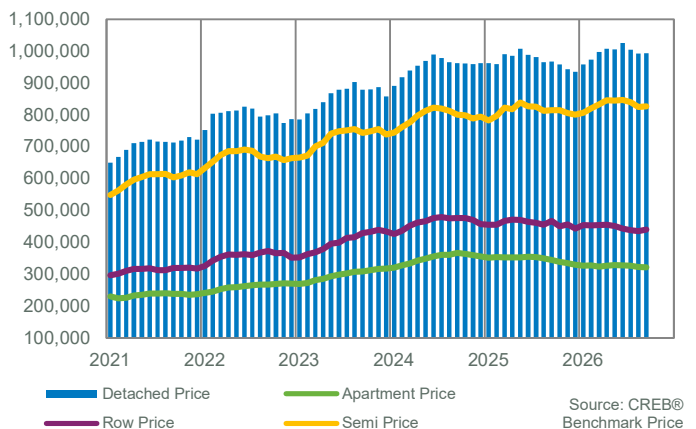
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

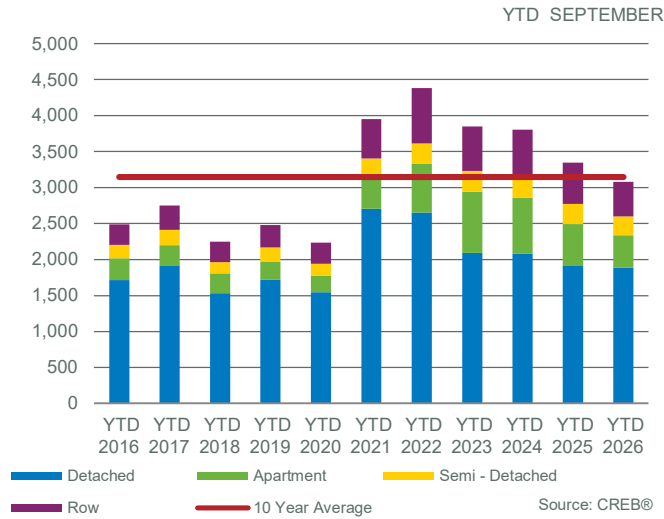


WEST PRICES

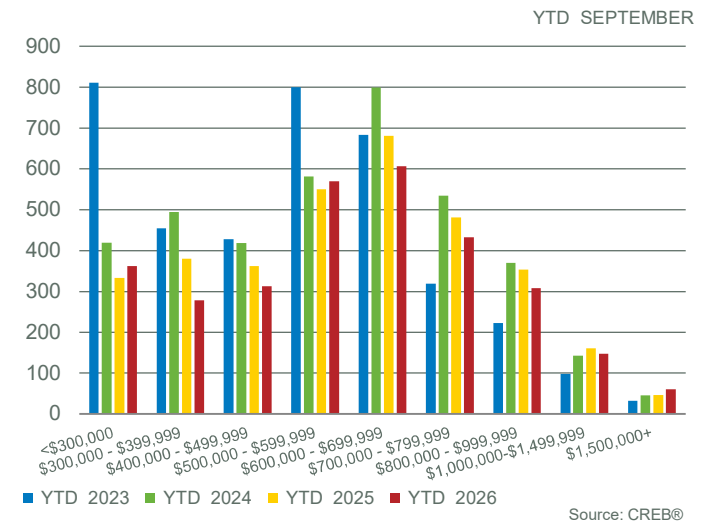


SOUTH

SOUTH TOTAL SALES



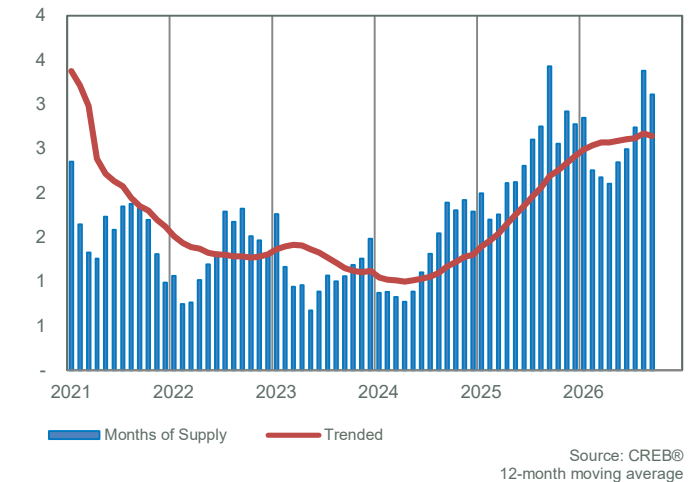
SOUTH TOTAL SALES BY PRICE RANGE



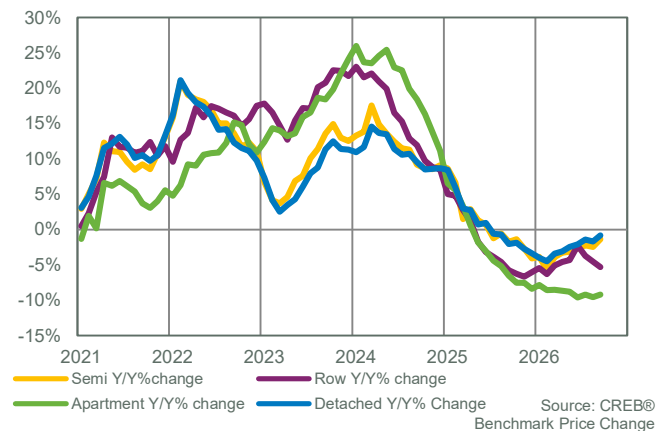
SOUTH INVENTORY AND SALES



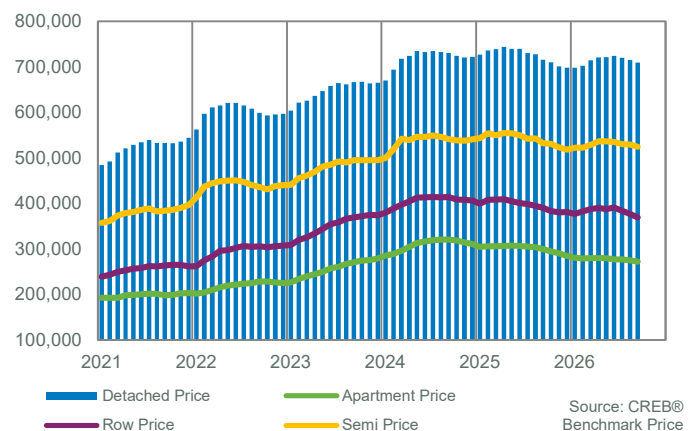
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

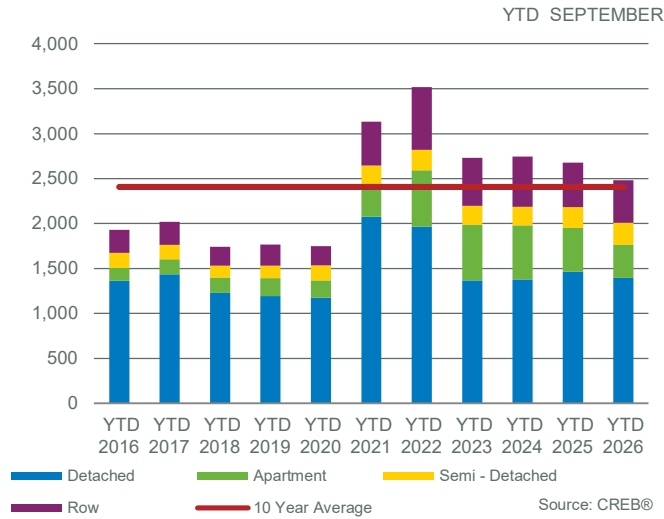


SOUTH PRICES

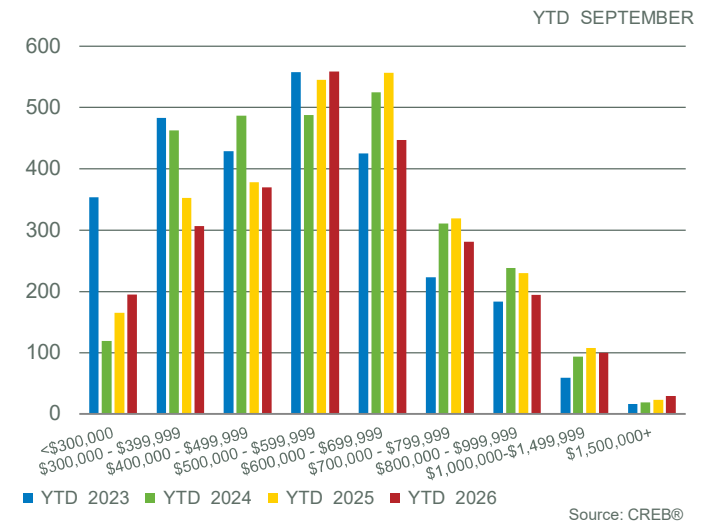


SOUTHEAST

SOUTHEAST TOTAL SALES



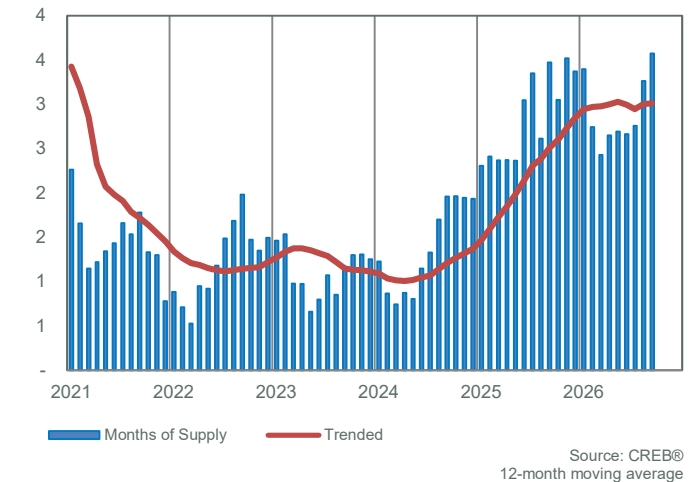
SOUTHEAST TOTAL SALES BY PRICE RANGE



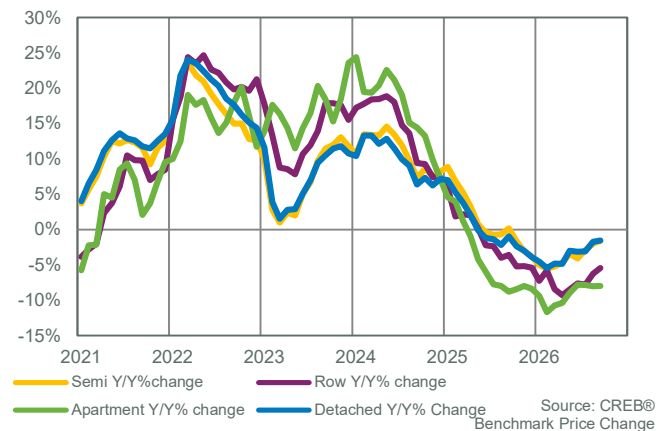
SOUTHEAST INVENTORY AND SALES



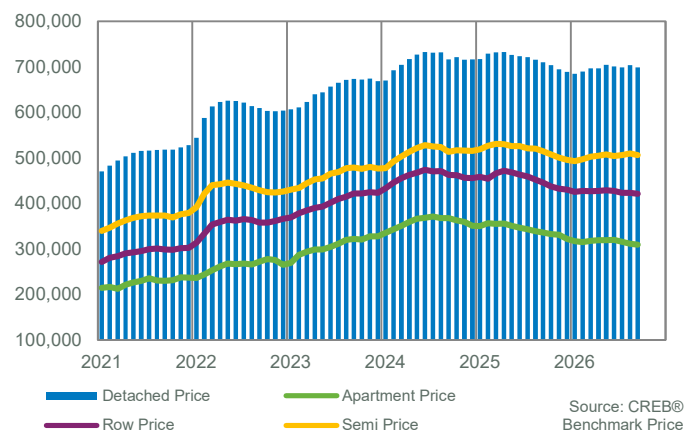
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

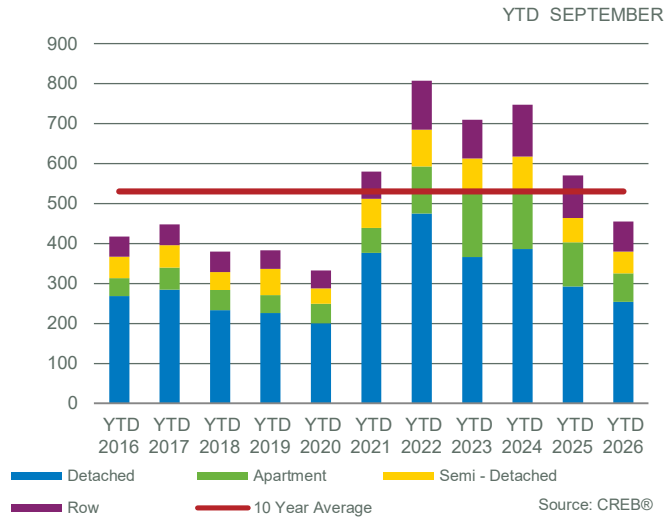


SOUTHEAST PRICES

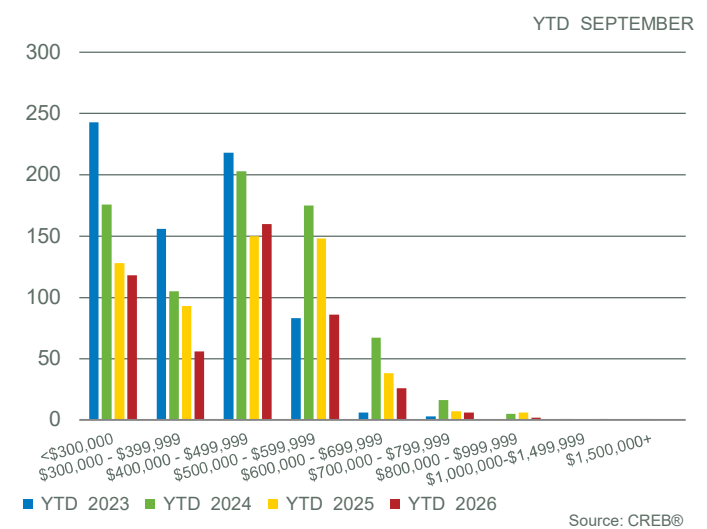


EAST

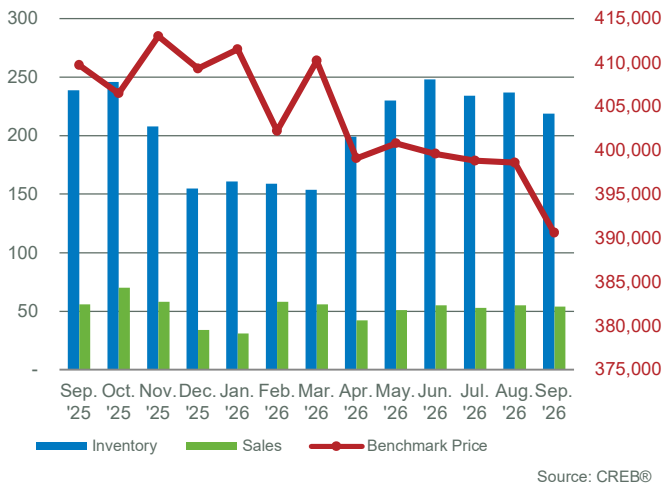
EAST TOTAL SALES



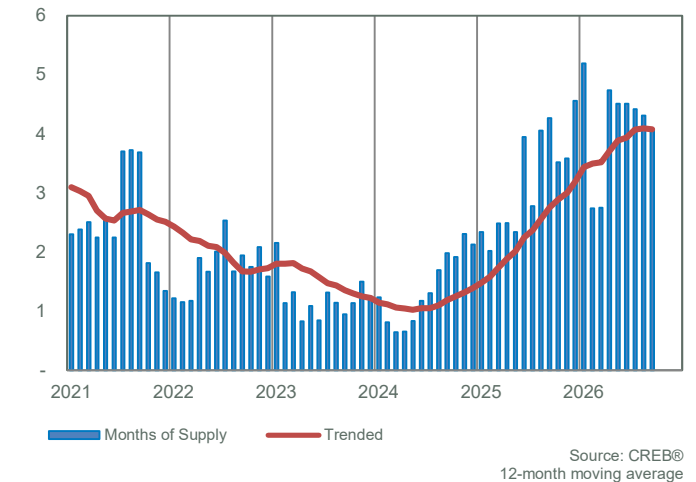
EAST TOTAL SALES BY PRICE RANGE



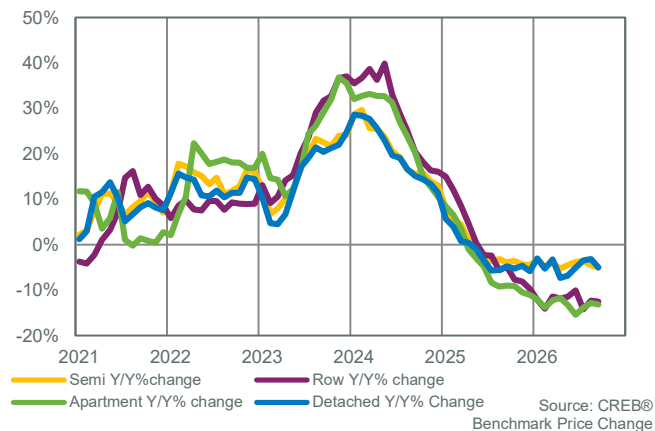
EAST INVENTORY AND SALES



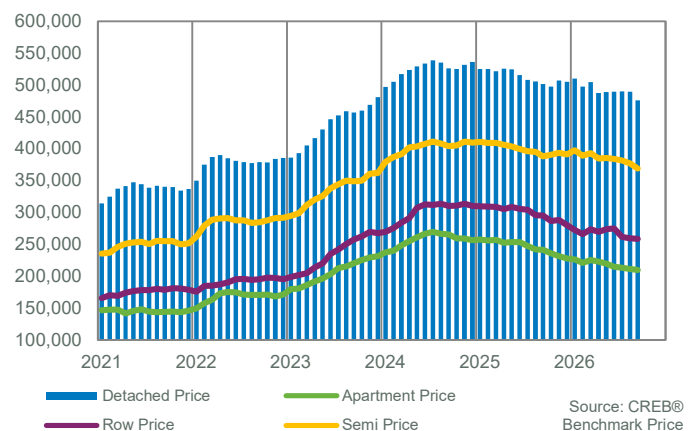
EAST MONTHS OF INVENTORY

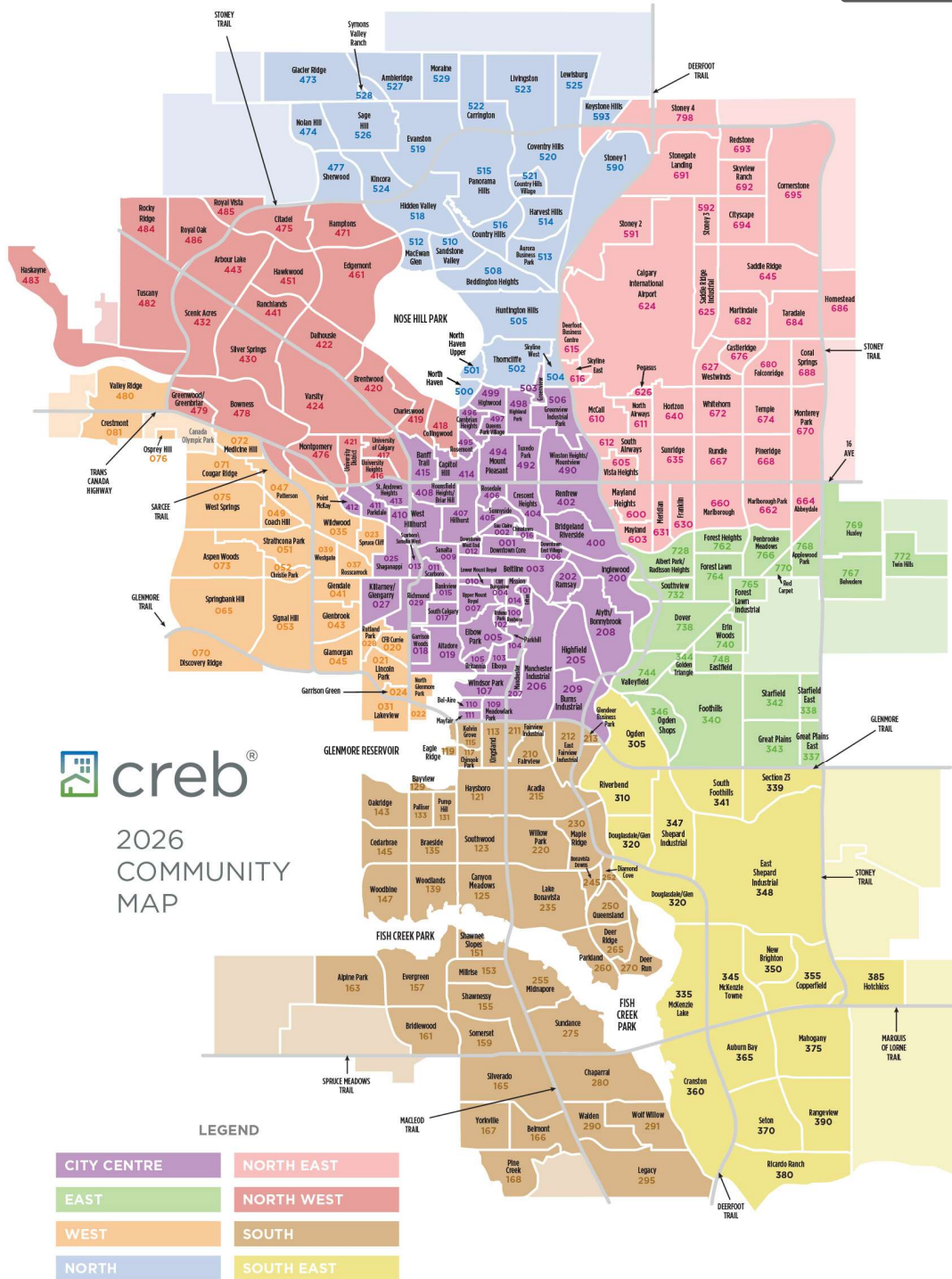


EAST PRICE CHANGE



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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