creb®

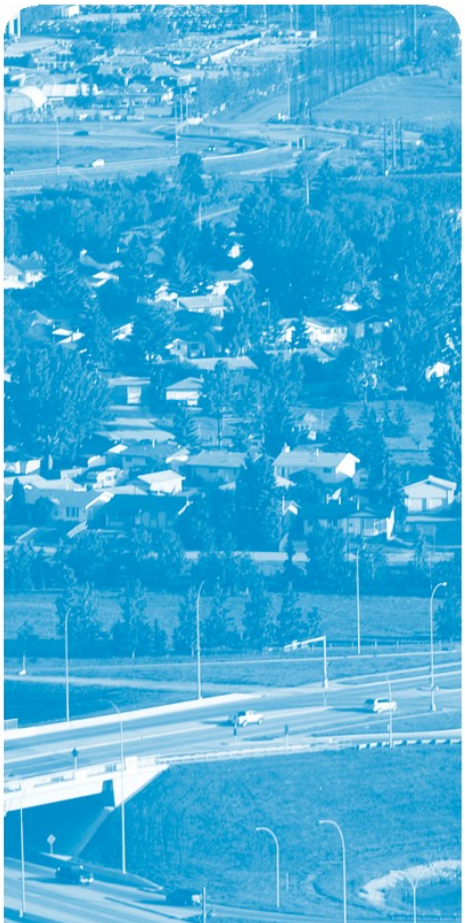
serving calgary and area REALTORS®

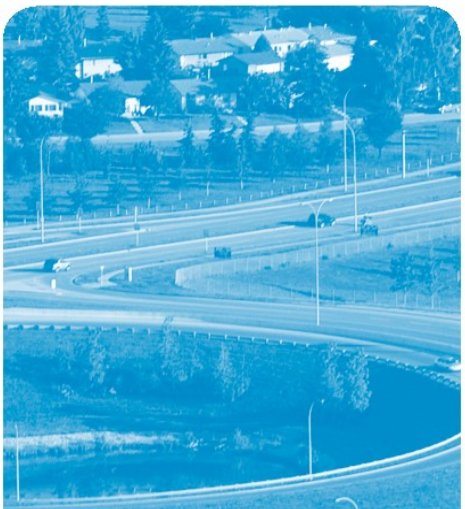
MONTHLY STATISTICS PACKAGE

City of Calgary

October 2026









City of Calgary Monthly Statistics

October 2026

Supply levels ease as we move into winter

Calgary, Alberta, Nov. 2, 2026 – October sales slowed to 1,592 units, contributing to a year-to-date decline of nearly 11 per cent. While sales have slowed this year, much of the decline was driven by steep pullbacks in resale apartment condominiums and row-style units. Although sales have fallen across all property types, we have seen a pickup in sales of homes that are priced above $1.5 million, which account for less than four per cent of all sales activity.

The overall pullback in sales was met with further declines in new listings, causing inventories to trend down in October. In line with typical seasonal behaviour, inventories slowed from September, leaving inventories nearly five per cent lower than October 2025 levels. With 6,173 units in inventory and 1,592 sales, the months of supply remained just below four months. The elevated months of supply is mostly due to shifts in the higher-density apartment and row sectors of the market, which both tend to favour the buyer. Meanwhile, detached and semi-detached markets remain relatively balanced.

"Supply choice in the new, rental and resale markets has taken much of the pressure off prices this year. However, supply choice can vary significantly within the market, resulting in divergent impacts on prices," said Ann-Marie Lurie, Chief Economist at the Calgary Real Estate Board (CREB®). "Much of the downward pressure on prices is occurring in the oversupplied higher-density segments of the market, while detached and semi-detached prices have remained more stable. Even within the detached market, we see variation as the City Centre and West districts continue to report price gains over 2025, while prices have declined by more than six per cent in the North East district."

In line with seasonal expectations, October's benchmark price eased compared with September, and remained similar to last year's levels. While much of the price adjustment in the market occurred in the second half of 2025, we did not see the same seasonal lift in prices in spring 2026, leaving year-to-date prices nearly three per cent lower than October 2025. Year-to-date benchmark prices ranged from stable in the semi-detached sector to a decline of nearly nine per cent in the apartment condominium sector.

SALES

1,592

15.3% Y/Y

NEW LISTINGS

2,928

9.4% Y/Y

INVENTORY

6,173

4.6% Y/Y

MONTHS OF SUPPLY

3.88

12.6% Y/Y



TOTAL RESIDENTIAL PRICE

$ 564,200

0.4% Y/Y

DETACHED PRICE



$ 735,100

0.7% Y/Y

SEMI-DETACHED PRICE



$ 685,200

0.8% Y/Y

ROW PRICE



$ 407,500

5.1% Y/Y

APARTMENT PRICE



$ 288,800

7.9% Y/Y

City of Calgary Monthly Statistics

October 2026

October 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	847	-16%	1,505	-6%	2,832	-3%	56%	3.34	16%	$735,100	-1%
Semi	184	-1%	302	-8%	581	-5%	61%	3.16	-4%	$685,200	1%
Row	241	-12%	483	-7%	1,069	1%	50%	4.44	15%	$407,500	-5%
Apartment	320	-22%	638	-19%	1,691	-11%	50%	5.28	15%	$288,800	-8%
Total Residential	1,592	-15%	2,928	-9%	6,173	-5%	54%	3.88	13%	$564,200	0%

Year-to-Date October 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	9,471	-5%	16,745	-7%	2,598	-1%	57%	2.74	4%	$740,600	-2%
Semi	1,861	-2%	3,207	-3%	534	8%	58%	2.87	10%	$684,780	0%
Row	2,888	-15%	5,597	-9%	1,039	6%	52%	3.60	25%	$419,400	-6%
Apartment	3,658	-25%	8,108	-17%	1,826	-1%	45%	4.99	31%	$297,410	-9%
Total Residential	17,878	-11%	33,657	-10%	5,997	1%	53%	3.35	13%	$565,680	-3%



Detached

October detached sales eased to 847 units, down from September and nearly 16 per cent lower than last year's levels. The monthly decline in new listings was more significant than the pullback in sales, causing the sales-to-new-listings ratio to rise to 56 per cent. This also caused inventories to trend down from September, but with 2,832 units in inventory, levels were comparable to October 2025 and typical October levels.

Overall, with just over three months of supply, conditions remained relatively balanced, preventing monthly price declines beyond typical seasonal behaviour. In October, the unadjusted benchmark price was $735,100, less than one per cent lower than last year. Year-to-date price gains in the City Centre and West districts were not high enough to offset declines occurring mostly in the North East, North and East districts, leaving total detached prices two per cent lower than 2025.



Semi-Detached

Unlike other property types, sales improved in October compared with September. While this was not enough to offset earlier pullbacks, year-to-date sales fell by less than two per cent compared to last year. At the same time, new listings eased in October, lifting the sales-to-new-listings ratio to 61 per cent, the highest among the four property types. This also caused a steeper decline in inventory levels, bringing the months of supply back down to three months, compared with nearly four months in September.

Relatively tighter market conditions throughout the year have prevented any significant change in prices. In October, the unadjusted benchmark price was $685,200, similar to September and nearly one per cent higher than last year. Overall, year-to-date prices have remained stable compared to October 2025.



Row

Sales continued to slow in October, contributing to the year-to-date decline of over 15 per cent. Meanwhile, new listings eased, but not as much as sales, leaving the sales-to-new-listings ratio below 50 per cent for the second month in a row. This also prevented any significant adjustment in inventory levels, which were stable compared with September and five per cent higher than October 2025. With 241 sales and 1,069 units in inventory, the months of supply pushed up to 4.4 months, showing more persistent signs of oversupply.

Competition from the new home market and added rental supply choice has weighed on resale row homes, resulting in persistent downward pressure on prices over the past four months. In October, the unadjusted benchmark price was $407,500, more than five per cent lower than October 2025. While year-to-date prices are lower than last year across every district, the North East and East districts reported the steepest declines at more than 11 per cent.



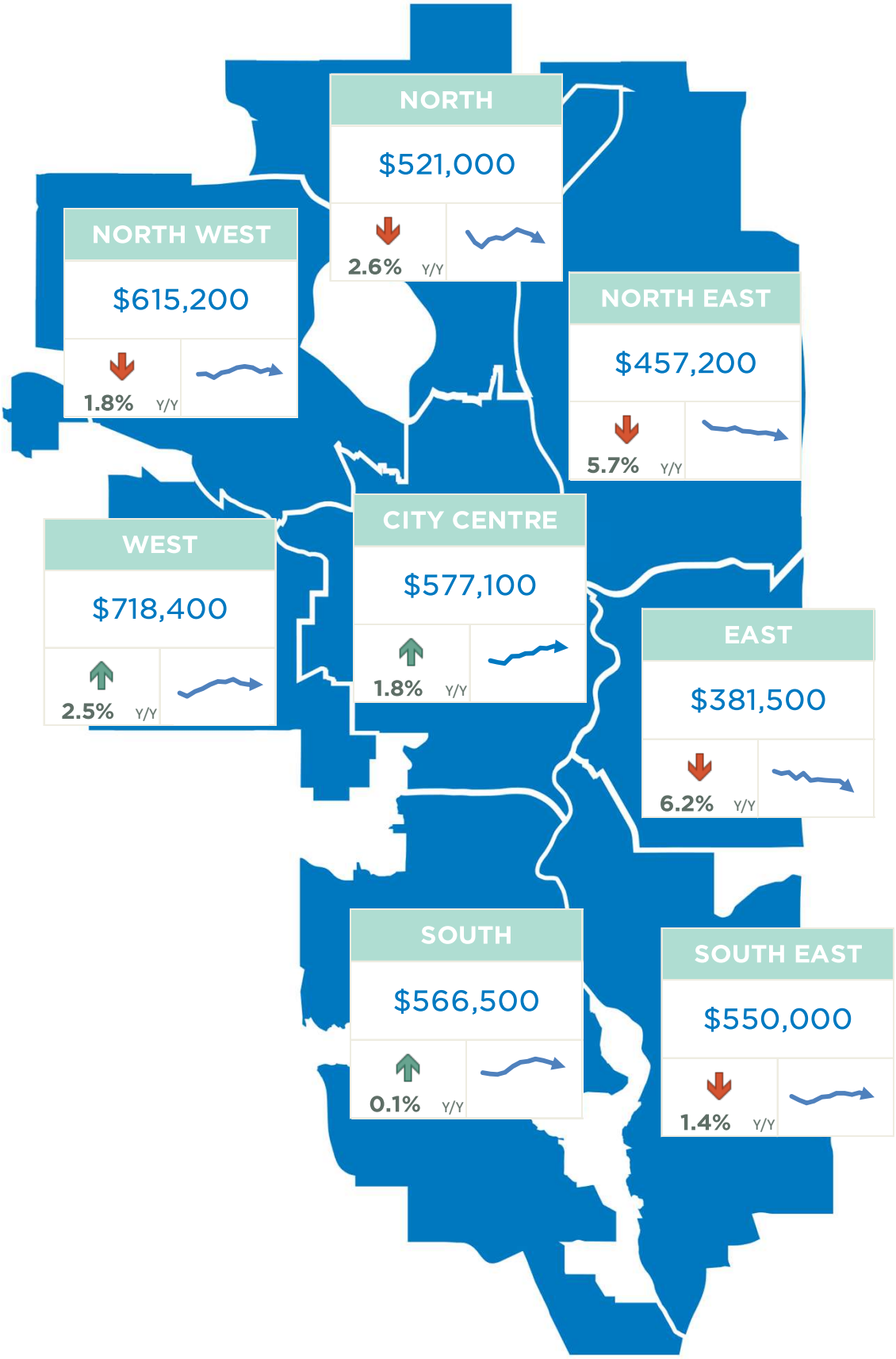
Apartment

With over five months of supply, apartment condominiums continue to struggle with excess supply and price declines. Easing rental rates and competing product in the new home market have lowered demand for resale condominiums. In October, the pullback in new listings helped drive further inventory declines. However, the 1,691 units in inventory were still 13 per cent higher than typical October levels.

Persistent price adjustments have left the unadjusted benchmark price at $288,800 in October, eight per cent lower than last year and 15 per cent below the peak price reached in August 2024. Downward pressure on prices over the past two years has erased much of the gains reported since prices recovered in 2023. Prices have eased across all districts in the city, with the largest declines occurring in the North East and East districts.

City of Calgary Monthly Statistics

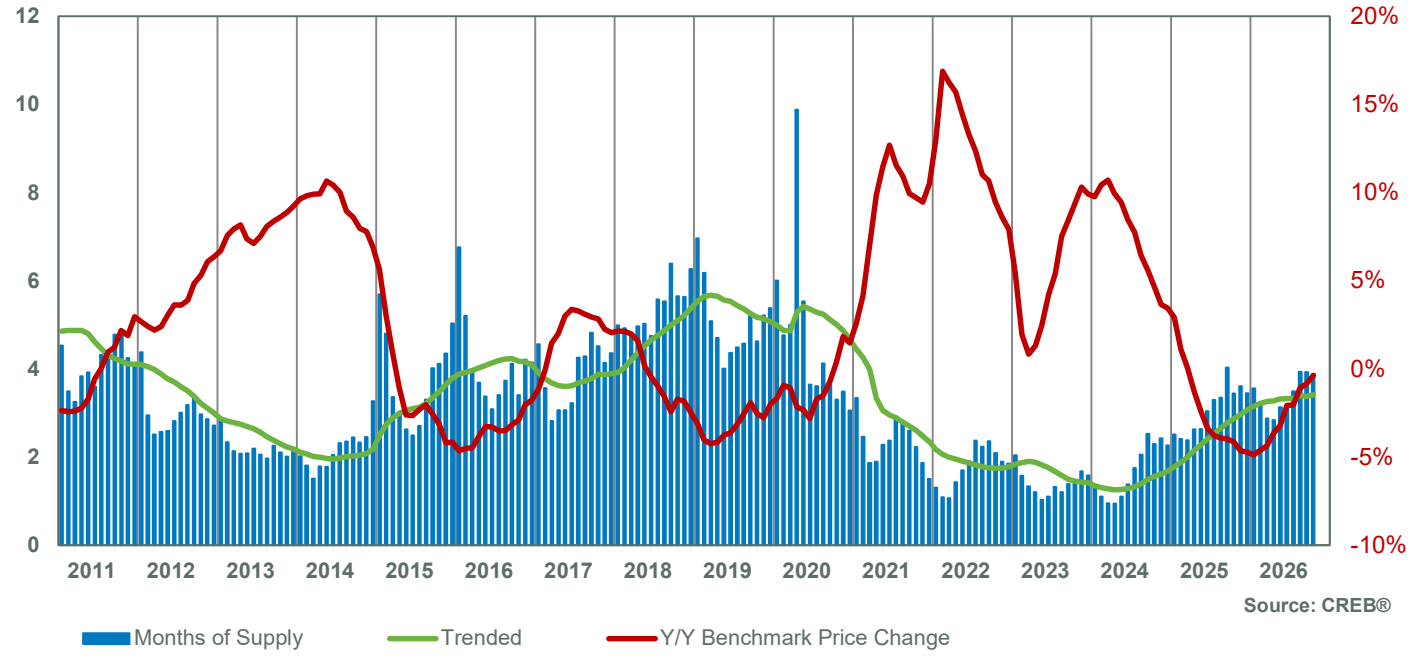
October 2026 District Total Residential Benchmark Price



	Oct-25	Oct-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	1,879	1,592	-15.27%	20,073	17,878	-10.94%
Total Sales Volume	$1,208,687,107	$1,020,104,529	-15.60%	$12,665,039,422	$11,534,101,263	-8.93%
New Listings	3,232	2,928	-9.41%	37,246	33,657	-9.64%
Inventory	6,472	6,173	-4.62%	5,947	5,997	0.86%
Months of Supply	3.44	3.88	12.57%	2.96	3.35	13.24%
Sales to New Listings	58.14%	54.37%	-3.77%	53.89%	53.12%	-0.77%
Sales to List Price	97.44%	97.30%	-0.14%	98.36%	97.86%	-0.50%
Days on Market	43	43	2.23%	35	40	12.35%
Benchmark Price	$566,200	$564,200	-0.35%	$581,520	$565,680	-2.72%
Median Price	$577,000	$562,500	-2.51%	$579,900	$576,925	-0.51%
Average Price	$643,261	$640,769	-0.39%	$630,949	$645,156	2.25%
Index	265.8	264.9	-0.34%	273.2	264.9	-3.05%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Summary Stats City of Calgary

Oct. 2026

	Oct-25	Oct-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	1,008	847	-15.97%	9,920	9,471	-4.53%
Total Sales Volume	$823,350,305	$683,092,774	-17.03%	$8,080,758,572	$7,754,770,935	-4.03%
New Listings	1,593	1,505	-5.52%	17,987	16,745	-6.90%
Inventory	2,913	2,832	-2.78%	2,621	2,598	-0.87%
Months of Supply	2.89	3.34	15.70%	2.64	2.74	3.83%
Sales to New Listings Ratio	63.28%	56.28%	-7.00%	55.15%	56.56%	1.41%
Sales to List Price Ratio	97.71%	97.74%	0.02%	98.70%	98.35%	-0.35%
Days on Market	37	39	4.99%	31	34	7.84%
Benchmark Price	$740,400	$735,100	-0.72%	$756,570	$740,600	-2.11%
Median Price	$698,000	$676,000	-3.15%	$712,000	$699,900	-1.70%
Average Price	$816,816	$806,485	-1.26%	$814,593	$818,791	0.52%
APARTMENT						
Total Sales	412	320	-22.33%	4,846	3,658	-24.52%
Total Sales Volume	$139,128,071	$104,303,500	-25.03%	$1,688,846,032	$1,220,968,327	-27.70%
New Listings	791	638	-19.34%	9,820	8,108	-17.43%
Inventory	1,891	1,691	-10.58%	1,852	1,826	-1.37%
Months of Supply	4.59	5.28	15.13%	3.82	4.99	30.67%
Sales to New Listings Ratio	52.09%	50.16%	-1.93%	49.35%	45.12%	-4.23%
Sales to List Price Ratio	96.49%	96.07%	-0.42%	97.46%	96.59%	-0.87%
Days on Market	52	55	5.37%	44	51	17.89%
Benchmark Price	$313,700	$288,800	-7.94%	$325,400	$297,410	-8.60%
Median Price	$302,250	$280,000	-7.36%	$318,000	$295,000	-7.23%
Average Price	$337,689	$325,948	-3.48%	$348,503	$333,780	-4.22%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	186	184	-1.08%	1,897	1,861	-1.90%
Total Sales Volume	$124,594,799	$125,186,720	0.48%	$1,306,131,183	$1,273,520,526	-2.50%
New Listings	328	302	-7.93%	3,309	3,207	-3.08%
Inventory	613	581	-5.22%	493	534	8.38%
Months of Supply	3.30	3.16	-4.19%	2.60	2.87	10.48%
Sales to New Listings Ratio	56.71%	60.93%	4.22%	57.33%	58.03%	0.70%
Sales to List Price Ratio	98.02%	97.55%	-0.48%	98.76%	97.99%	-0.78%
Days on Market	39	40	1.17%	33	40	23.22%
Benchmark Price	$679,900	$685,200	0.78%	$685,990	$684,780	-0.18%
Median Price	$574,000	$560,000	-2.44%	$607,000	$584,900	-3.64%
Average Price	$669,865	$680,363	1.57%	$688,525	$684,321	-0.61%
CITY OF CALGARY ROW						
Total Sales	273	241	-11.72%	3,410	2,888	-15.31%
Total Sales Volume	$121,613,933	$107,521,535	-11.59%	$1,589,303,636	$1,284,841,474	-19.16%
New Listings	520	483	-7.12%	6,130	5,597	-8.69%
Inventory	1,055	1,069	1.33%	982	1,039	5.88%
Months of Supply	3.86	4.44	14.78%	2.88	3.60	25.02%
Sales to New Listings Ratio	52.50%	49.90%	-2.60%	55.63%	51.60%	-4.03%
Sales to List Price Ratio	97.48%	97.24%	-0.26%	98.42%	97.75%	-0.68%
Days on Market	50	46	-6.52%	36	43	19.61%
Benchmark Price	$429,500	$407,500	-5.12%	$444,990	$419,400	-5.75%
Median Price	$429,900	$410,000	-4.63%	$446,700	$418,500	-6.31%
Average Price	$445,472	$446,147	0.15%	$466,071	$444,890	-4.54%

For a list of definitions, see page 29.

Calgary Districts

Oct. 2026

October 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	104	168	61.90%	366	3.52	$992,500	3.29%	1.14%
North East	102	189	53.97%	431	4.23	$548,000	-6.58%	-1.55%
North	117	228	51.32%	439	3.75	$635,700	-3.46%	-0.70%
North West	112	176	63.64%	331	2.96	$765,500	-2.53%	-2.03%
West	86	129	66.67%	216	2.51	$988,400	3.15%	-0.53%
South	179	342	52.34%	550	3.07	$705,700	-0.63%	-0.52%
South East	122	214	57.01%	385	3.16	$695,700	-1.18%	-0.46%
East	24	59	40.68%	109	4.54	$463,800	-6.81%	-2.60%
TOTAL CITY	**847**	**1,505**	**56.28%**	**2,832**	**3.34**	**$735,100**	**-0.72%**	**-0.58%**
Apartment								
City Centre	140	248	56.45%	727	5.19	$295,000	-7.99%	-0.97%
North East	15	46	32.61%	129	8.60	$246,300	-11.82%	-1.28%
North	15	59	25.42%	142	9.47	$297,000	-7.82%	-0.47%
North West	30	50	60.00%	139	4.63	$273,900	-8.85%	-0.36%
West	30	58	51.72%	136	4.53	$321,700	-4.93%	0.00%
South	48	88	54.55%	186	3.88	$267,200	-9.24%	-1.73%
South East	35	73	47.95%	188	5.37	$305,100	-8.24%	-1.29%
East	7	14	50.00%	39	5.57	$205,200	-13.09%	-2.19%
TOTAL CITY	**320**	**638**	**50.16%**	**1,691**	**5.28**	**$288,800**	**-7.94%**	**-0.89%**
Semi-detached								
City Centre	52	76	68.42%	146	2.81	$961,000	1.59%	0.37%
North East	15	33	45.45%	69	4.60	$415,100	-5.36%	-0.34%
North	27	44	61.36%	80	2.96	$480,700	-2.02%	-0.70%
North West	12	35	34.29%	61	5.08	$676,200	0.77%	-0.56%
West	22	30	73.33%	54	2.45	$812,600	-0.20%	-1.62%
South	26	35	74.29%	76	2.92	$519,100	-2.17%	-1.01%
South East	22	32	68.75%	63	2.86	$503,400	-0.87%	-0.53%
East	7	17	41.18%	30	4.29	$361,000	-7.60%	-2.06%
TOTAL CITY	**184**	**302**	**60.93%**	**581**	**3.16**	**$685,200**	**0.78%**	**0.00%**
Row								
City Centre	43	80	53.75%	155	3.60	$554,300	-7.45%	-2.10%
North East	17	53	32.08%	144	8.47	$328,400	-8.93%	0.71%
North	26	68	38.24%	174	6.69	$373,400	-6.32%	0.00%
North West	28	55	50.91%	118	4.21	$418,500	-3.35%	-3.57%
West	32	57	56.14%	110	3.44	$434,500	-3.44%	-1.16%
South	44	73	60.27%	174	3.95	$367,400	-4.05%	-0.49%
South East	42	80	52.50%	150	3.57	$412,900	-5.60%	-1.99%
East	8	17	47.06%	43	5.38	$253,700	-11.51%	-1.78%
TOTAL CITY	**241**	**483**	**49.90%**	**1,069**	**4.44**	**$407,500**	**-5.12%**	**-1.19%**

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

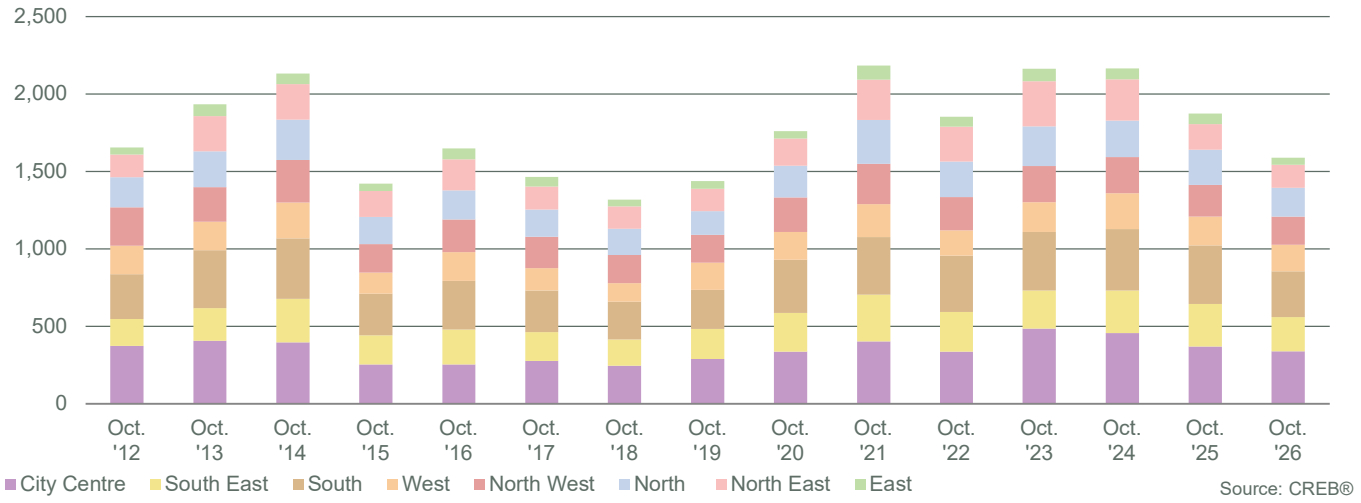
City of Calgary

City Centre | West | North | South East

North East | South | North West | East



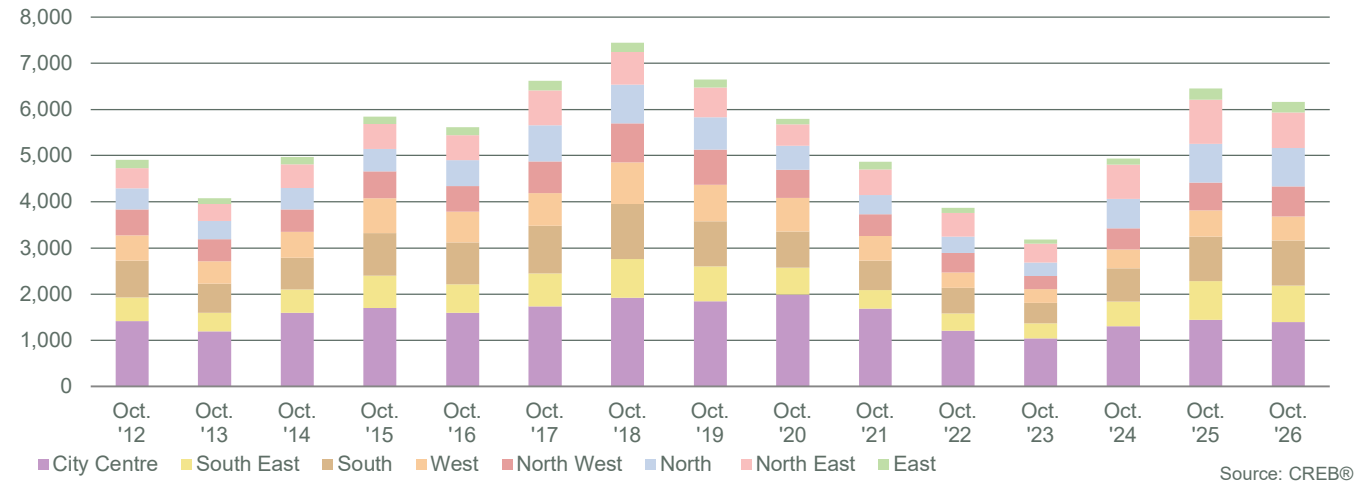
OCTOBER



Source: CREB®

TOTAL INVENTORY

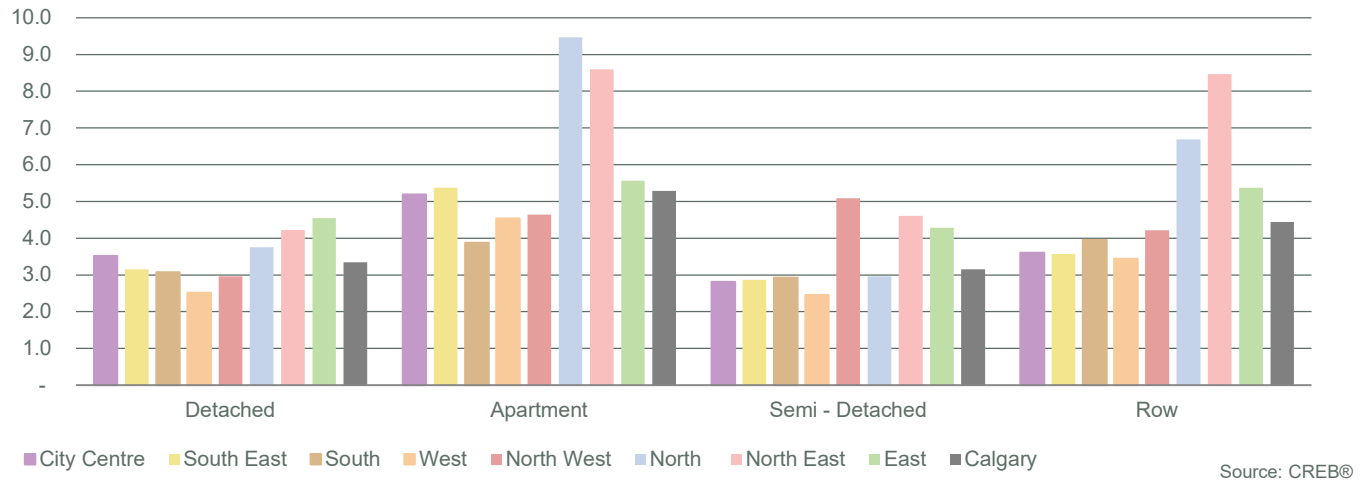
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Source: CREB®

MONTHS OF SUPPLY

OCTOBER



Source: CREB®

BENCHMARK PRICE - OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

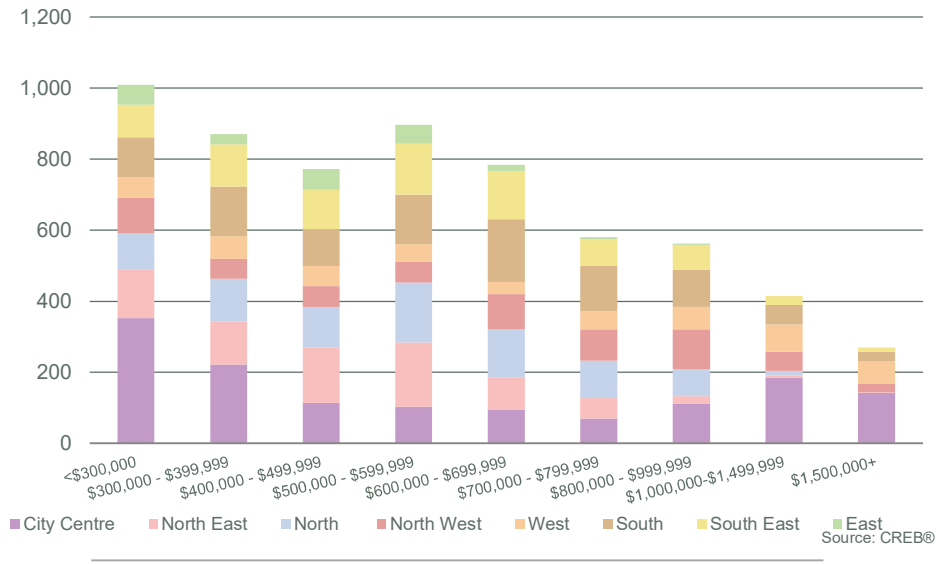


Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

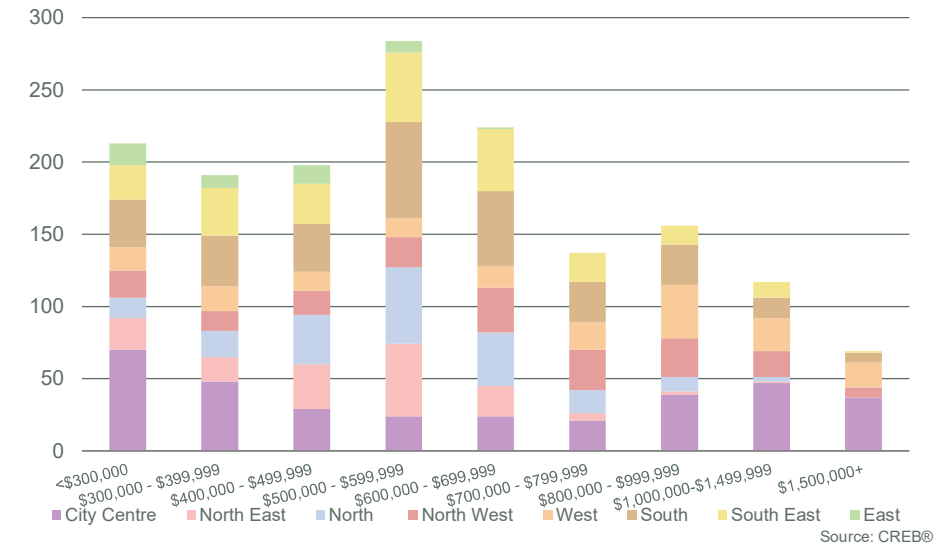
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

TOTAL INVENTORY BY PRICE RANGE - OCTOBER



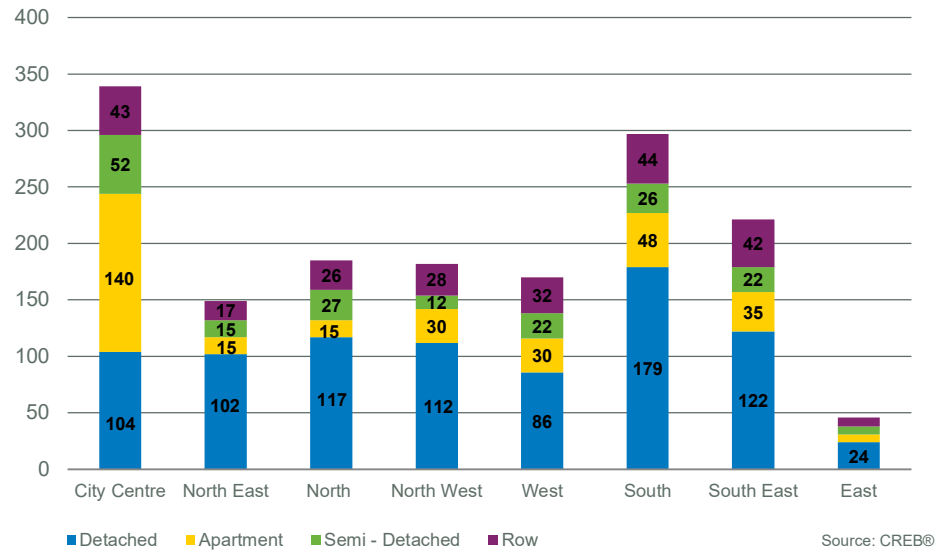
Source: CREB®

TOTAL SALES BY PRICE RANGE - OCTOBER



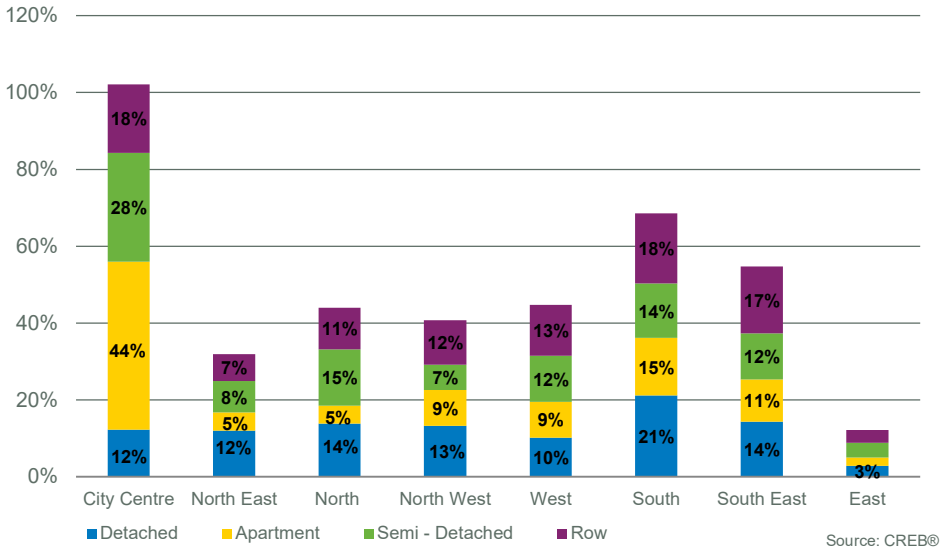
Source: CREB®

SALES BY PROPERTY TYPE - OCTOBER



Source: CREB®

SHARE OF CITY WIDE SALES - OCTOBER



Source: CREB®

City of Calgary

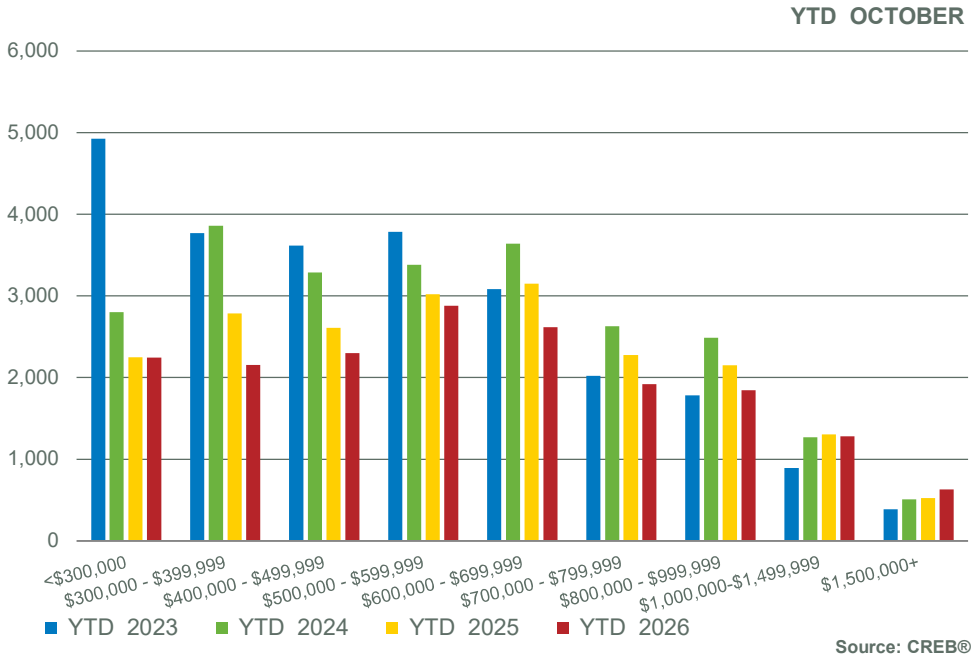
Total Residential

Oct. 2026

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	
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	2,193	1,897	1,656	1,648	1,592		
New Listings	2,785	2,766	3,408	3,828	4,225	3,899	3,323	3,141	3,354	2,928		
Inventory	4,395	4,829	5,404	5,974	6,755	6,803	6,635	6,520	6,486	6,173		
Days on Market	54	42	35	35	34	37	40	41	44	43		
Benchmark Price	553,400	559,400	564,500	567,700	569,400	572,500	569,200	569,800	566,700	564,200		
Median Price	556,000	565,000	576,000	585,500	592,250	592,500	570,500	565,000	574,444	562,500		
Average Price	618,101	628,353	641,510	651,545	665,719	669,264	630,165	638,342	646,268	640,769		
Index	260	263	265	267	267	269	267	268	266	265		

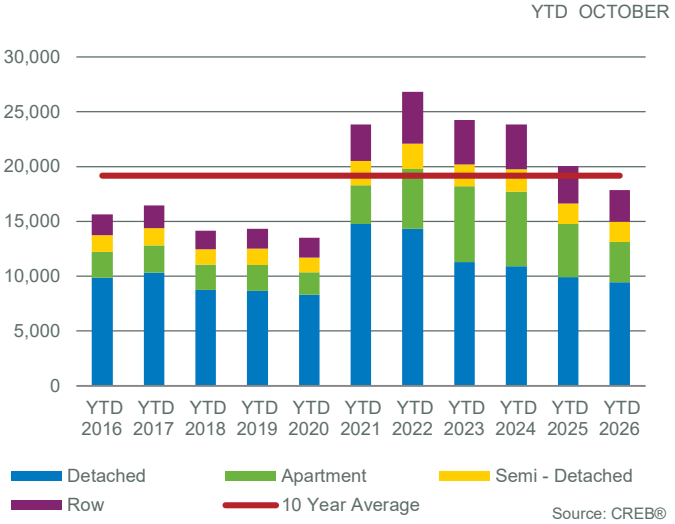
CALGARY TOTAL SALES	Oct-25	Oct-26	YTD 2025	YTD 2026
<$100,000	-	-	2	-
$100,000 - $149,999	5	12	22	50
$150,000 - $199,999	28	42	240	348
$200,000 -$ 249,999	83	87	696	824
$250,000 - $299,999	118	72	1,290	1,024
$300,000 - $349,999	113	86	1,449	1,026
$350,000 - $399,999	114	105	1,337	1,130
$400,000 - $449,999	99	110	1,289	1,128
$450,000 - $499,999	143	89	1,319	1,172
$500,000 - $549,999	144	148	1,451	1,424
$550,000 - $599,999	153	137	1,570	1,457
$600,000 - $649,999	149	122	1,648	1,377
$650,000 - $699,999	141	103	1,505	1,239
$700,000 - $749,999	128	91	1,251	1,052
$750,000 - $799,999	94	46	1,024	865
$800,000 - $849,999	56	64	790	678
$850,000 - $899,999	76	39	654	546
$900,000 - $949,999	25	33	382	327
$950,000 - $999,999	30	20	325	296
$1,000,000 - $1,299,999	89	93	996	984
$1,300,000 - $1,499,999	34	24	309	299
$1,500,000 - $1,999,999	26	44	321	370
$2,000,000 +	31	25	203	262
	1,879	1,592	20,073	17,878

CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES



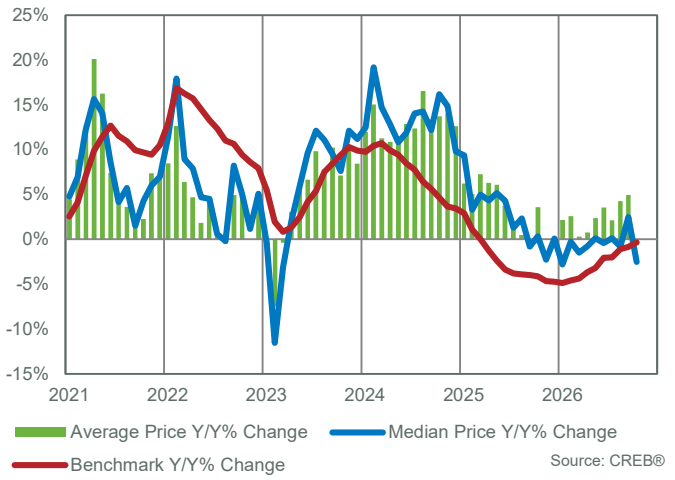
Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



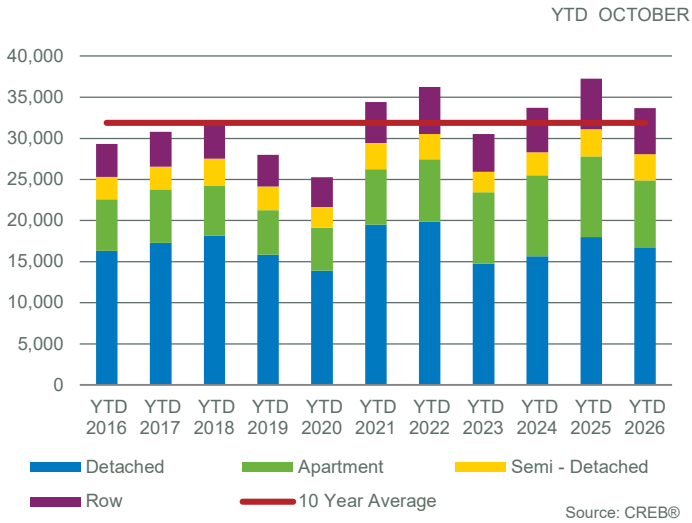
Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



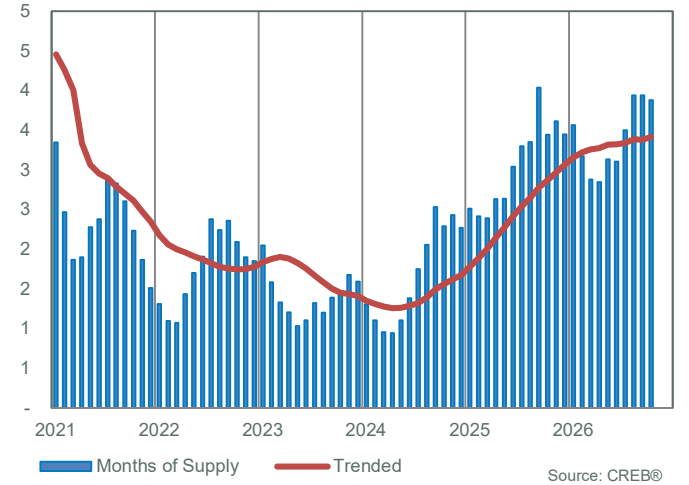
Source: CREB®

CITY OF CALGARY TOTAL SALES



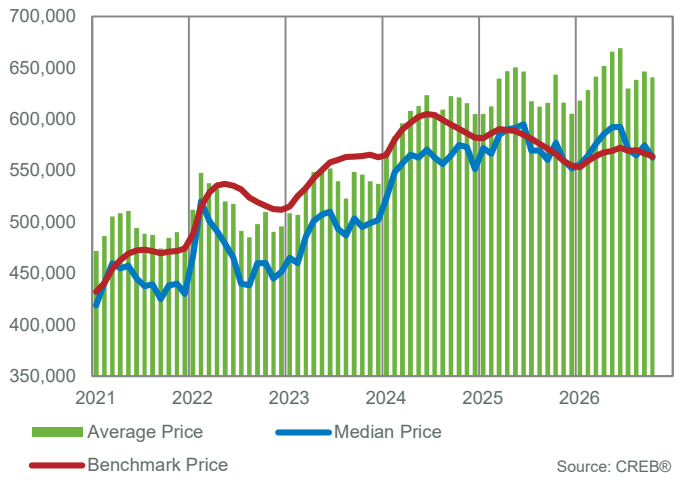
Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY TOTAL PRICES



Source: CREB®

City of Calgary

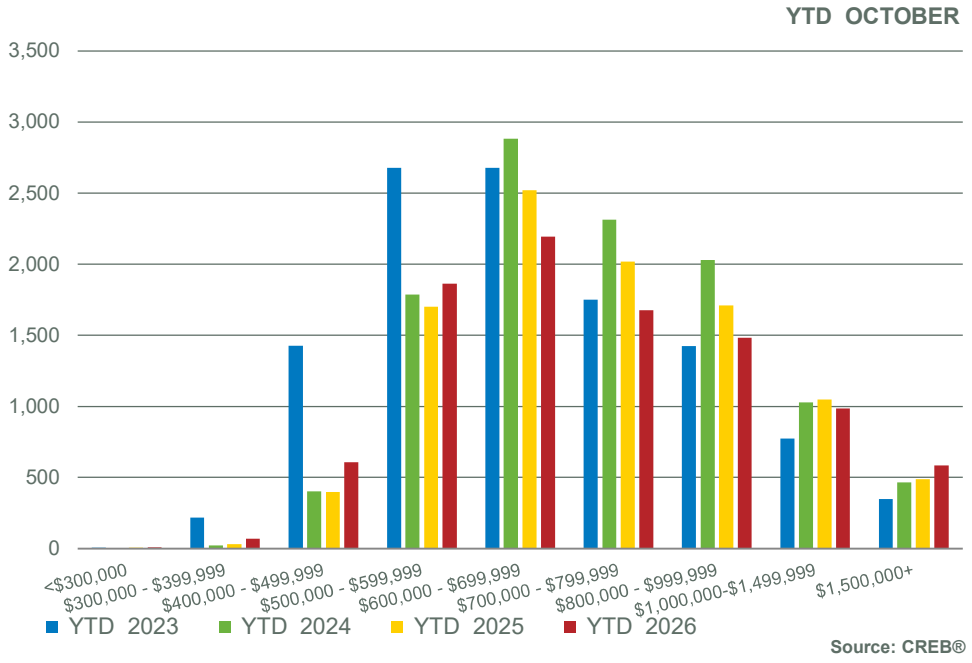
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Oct. 2026

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	
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	1,006	875	894	847		
New Listings	1,240	1,268	1,614	1,862	2,194	1,996	1,706	1,635	1,725	1,505		
Inventory	1,753	1,946	2,189	2,470	2,917	2,987	2,943	2,976	2,967	2,832		
Days on Market	48	35	31	30	28	31	33	36	38	39		
Benchmark Price	724,000	734,300	741,300	745,400	747,800	750,500	743,900	744,300	739,400	735,100		
Median Price	675,000	688,500	700,000	709,900	715,000	715,000	690,000	695,000	687,250	676,000		
Average Price	780,750	808,712	809,042	830,098	844,264	843,006	800,680	812,088	824,013	806,485		
Index	298	302	305	307	308	309	306	307	305	303		

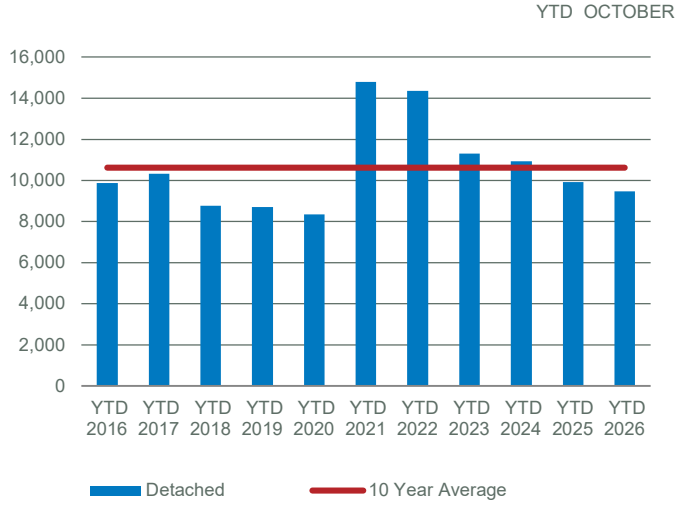
CALGARY TOTAL SALES	Oct-25	Oct-26	YTD 2025	YTD 2026
<$100,000	-	-	-	-
$100,000 - $149,999	-	-	-	-
$150,000 - $199,999	-	-	-	1
$200,000 -$ 249,999	1	1	3	2
$250,000 - $299,999	-	-	2	6
$300,000 - $349,999	2	1	7	5
$350,000 - $399,999	2	13	24	63
$400,000 - $449,999	11	19	79	191
$450,000 - $499,999	52	38	319	416
$500,000 - $549,999	79	87	671	789
$550,000 - $599,999	118	108	1,030	1,075
$600,000 - $649,999	121	108	1,265	1,143
$650,000 - $699,999	120	84	1,255	1,051
$700,000 - $749,999	115	80	1,113	924
$750,000 - $799,999	82	37	905	752
$800,000 - $849,999	48	52	689	570
$850,000 - $899,999	56	31	493	425
$900,000 - $949,999	22	26	285	249
$950,000 - $999,999	24	16	244	240
$1,000,000 - $1,299,999	73	67	782	730
$1,300,000 - $1,499,999	29	19	267	255
$1,500,000 - $1,999,999	25	35	292	331
$2,000,000 +	28	25	195	253
	1,008	847	9,920	9,471

CITY OF CALGARY DETACHED SALES BY PRICE RANGE

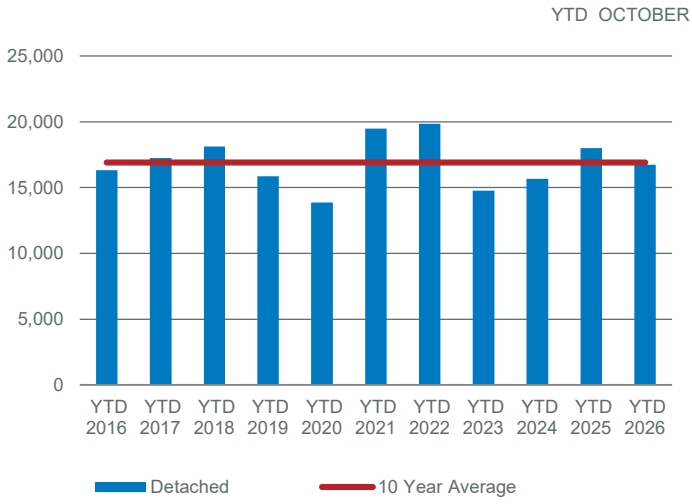


Source: CREB®

CITY OF CALGARY DETACHED SALES

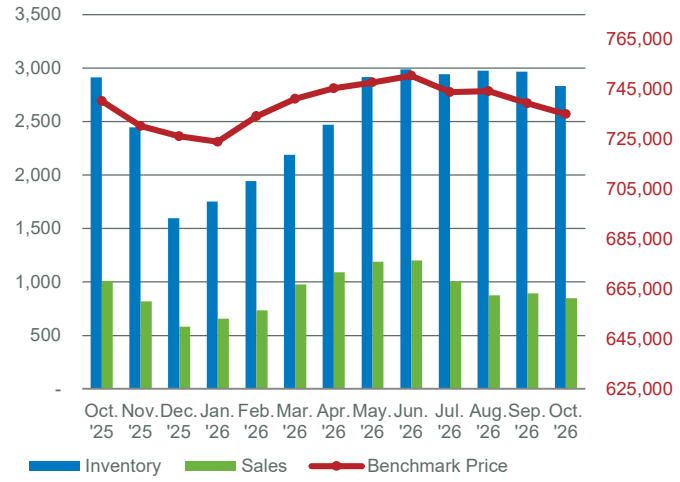


Source: CREB®



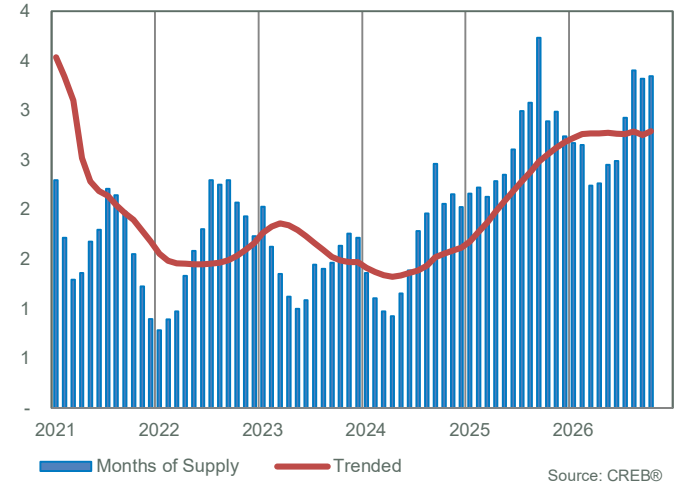
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



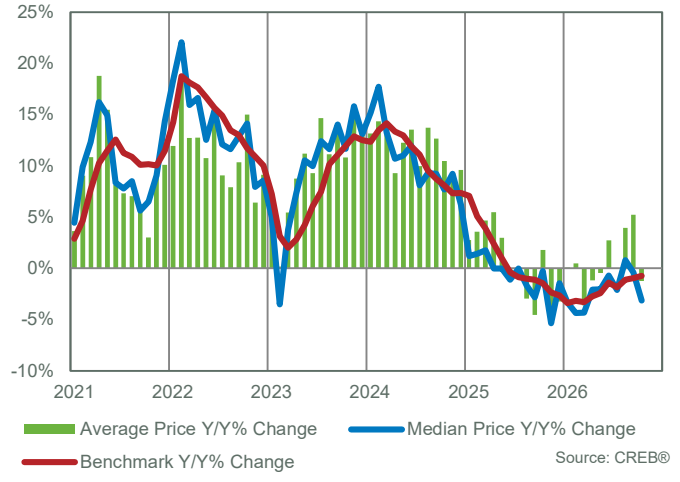
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



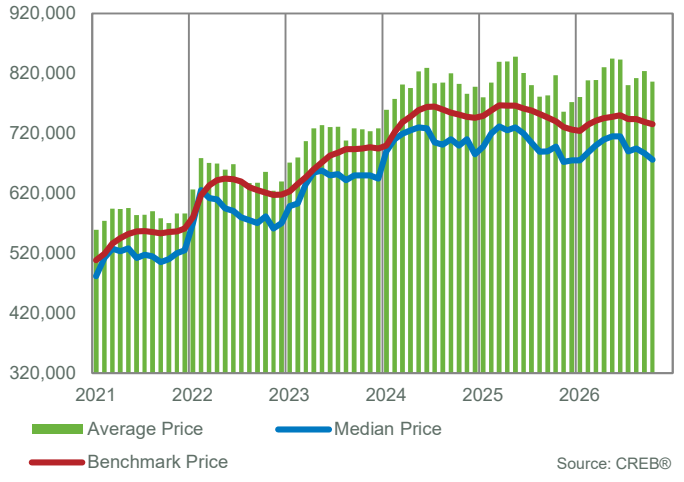
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES



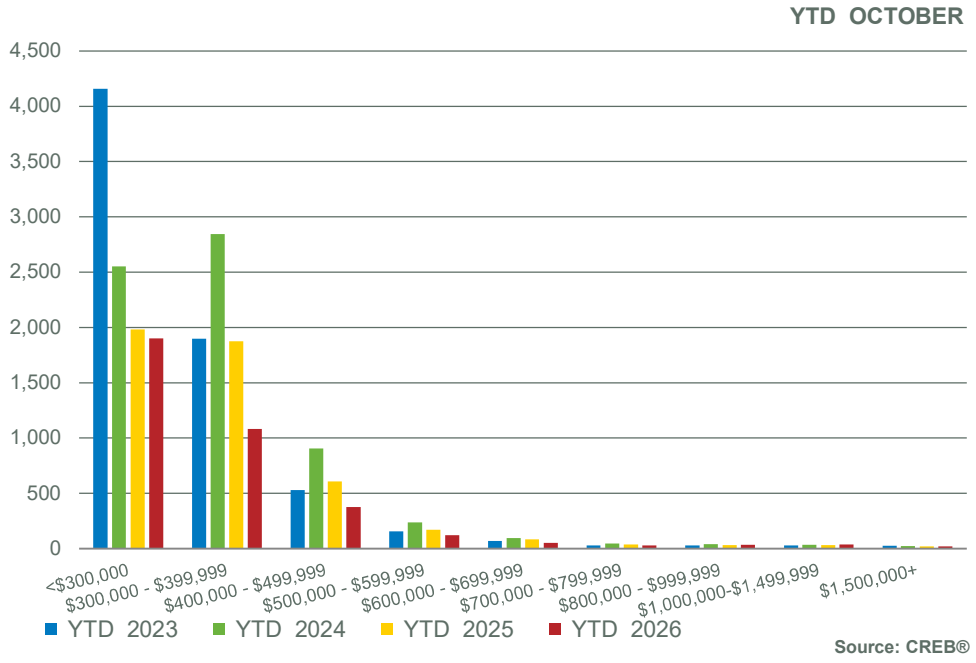
Source: CREB®

City of Calgary
Apartment
Oct. 2026

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	
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	407	330	343	320		
New Listings	786	754	885	945	961	930	793	699	717	638		
Inventory	1,436	1,581	1,776	1,920	2,072	2,077	2,001	1,893	1,815	1,691		
Days on Market	65	54	45	47	46	49	54	51	55	55		
Benchmark Price	301,200	298,600	300,300	301,400	300,400	299,000	297,600	295,400	291,400	288,800		
Median Price	295,438	303,500	305,000	303,500	295,000	295,000	290,000	285,750	288,000	280,000		
Average Price	331,713	355,934	344,063	340,263	325,608	340,291	333,829	316,660	318,756	325,948		
Index	231	229	231	231	231	230	228	227	224	222		

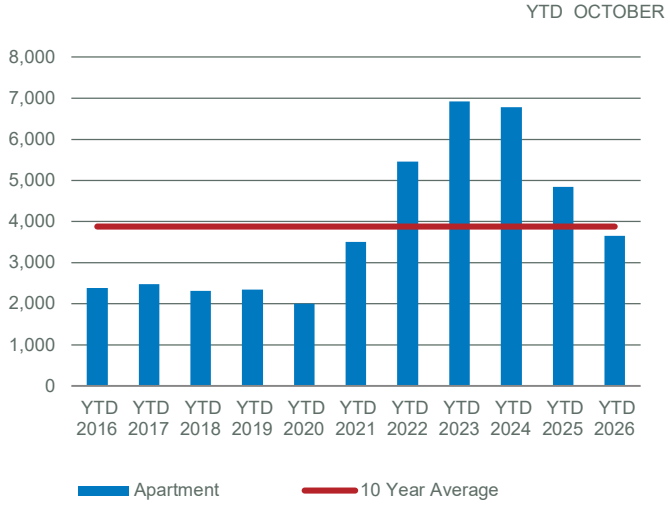
CALGARY TOTAL SALES	Oct-25	Oct-26	YTD 2025	YTD 2026
<$100,000	-	-	2	-
$100,000 - $149,999	5	12	22	50
$150,000 - $199,999	27	41	235	328
$200,000 -$ 249,999	68	69	638	710
$250,000 - $299,999	101	53	1,086	811
$300,000 - $349,999	83	52	1,134	658
$350,000 - $399,999	57	37	741	426
$400,000 - $449,999	24	19	396	236
$450,000 - $499,999	18	9	212	141
$500,000 - $549,999	10	10	110	76
$550,000 - $599,999	4	-	62	46
$600,000 - $649,999	3	5	49	34
$650,000 - $699,999	2	2	35	19
$700,000 - $749,999	1	1	21	23
$750,000 - $799,999	2	-	17	7
$800,000 - $849,999	1	2	7	15
$850,000 - $899,999	-	-	12	9
$900,000 - $949,999	-	-	12	5
$950,000 - $999,999	-	1	2	7
$1,000,000 - $1,299,999	3	4	23	29
$1,300,000 - $1,499,999	1	1	11	10
$1,500,000 - $1,999,999	-	2	12	13
$2,000,000 +	2	-	7	5
	412	320	4,846	3,658

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

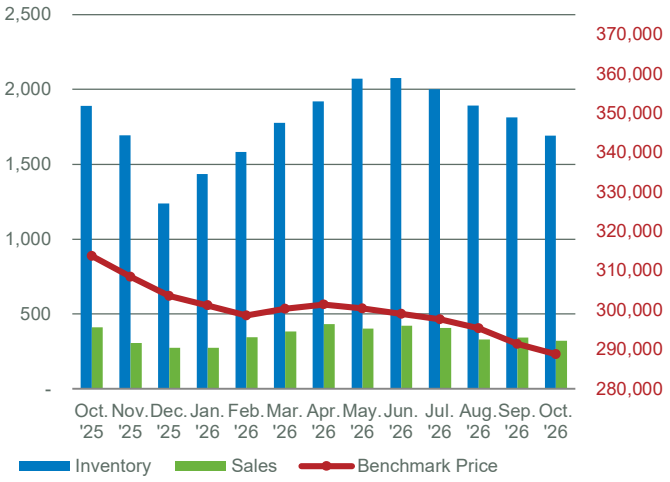


Source: CREB®



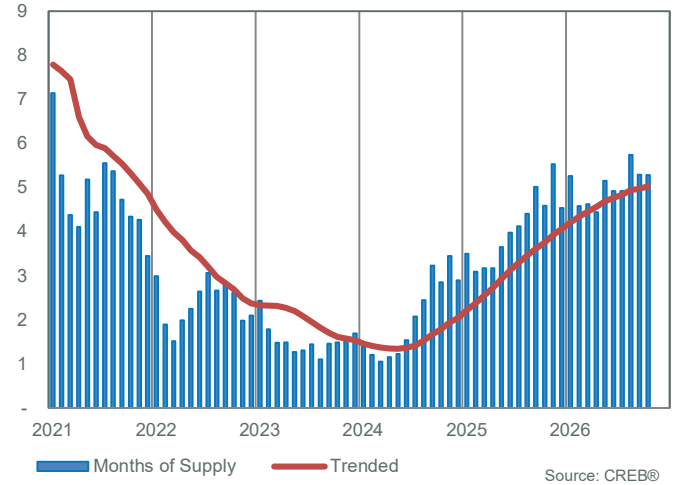
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



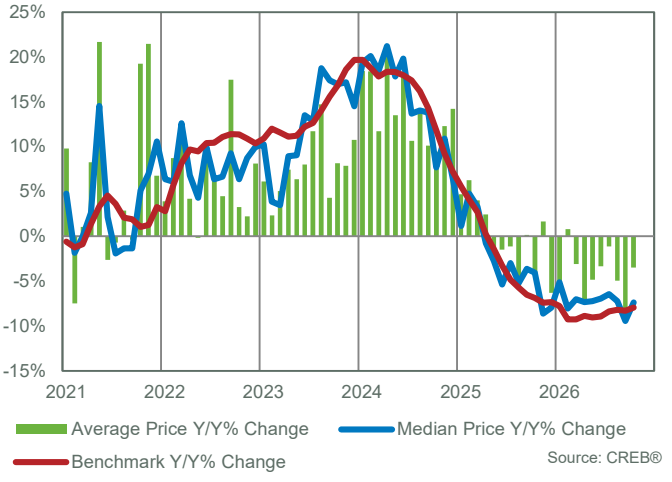
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



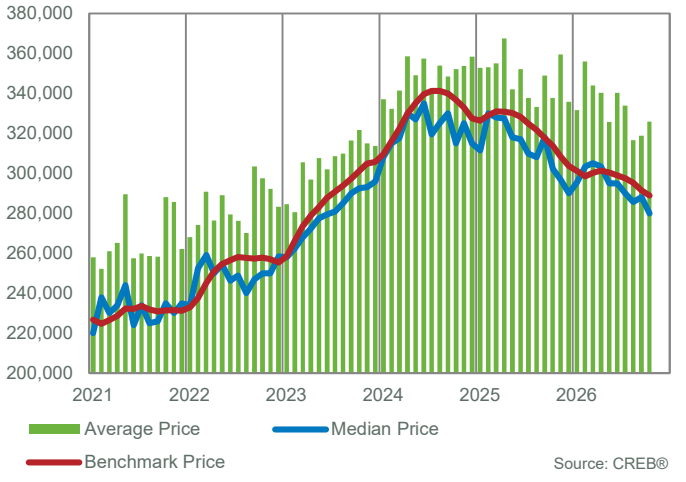
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Source: CREB®

City of Calgary

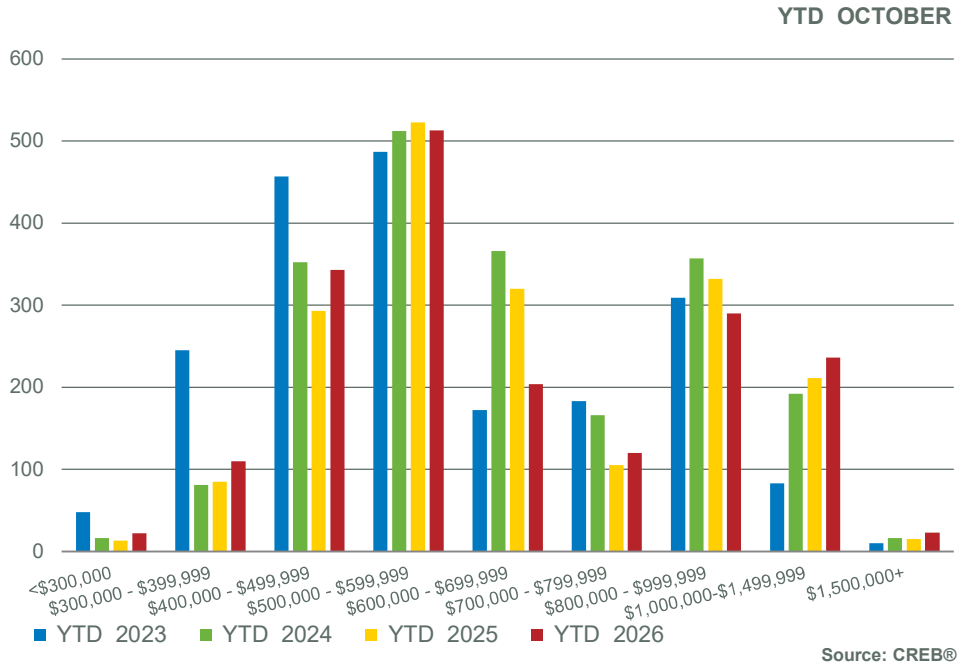
Semi-Detached

Oct. 2026

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	
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	233	198	167	163	184		
New Listings	254	254	325	359	373	364	314	301	361	302		
Inventory	421	416	480	538	592	586	571	554	600	581		
Days on Market	61	45	38	38	36	36	36	40	43	40		
Benchmark Price	664,200	679,000	682,900	687,200	688,000	694,600	691,000	690,500	685,200	685,200		
Median Price	583,500	588,500	585,000	606,550	575,000	606,650	567,500	578,500	585,000	560,000		
Average Price	665,026	673,108	705,356	691,156	659,190	712,763	666,531	692,769	686,313	680,363		
Index	355	363	365	367	368	371	369	369	366	366		

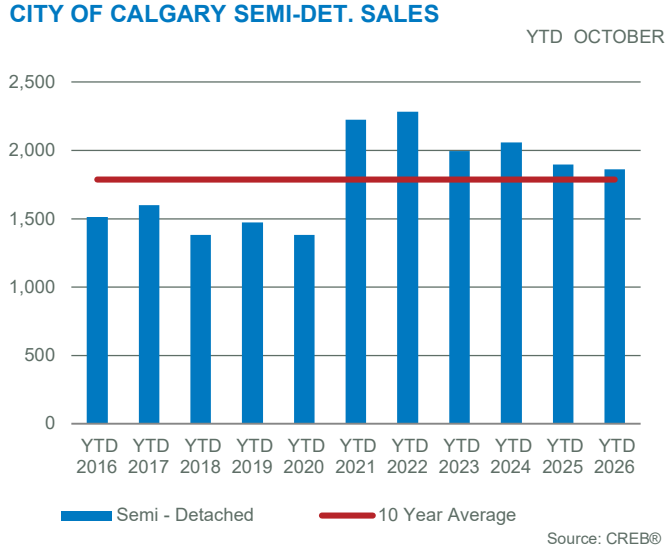
CALGARY TOTAL SALES	Oct-25	Oct-26	YTD 2025	YTD 2026
<$100,000	-	-	-	-
$100,000 - $149,999	-	-	-	-
$150,000 - $199,999	-	-	-	-
$200,000 -$ 249,999	-	-	1	6
$250,000 - $299,999	1	4	12	16
$300,000 - $349,999	1	2	20	26
$350,000 - $399,999	10	9	65	84
$400,000 - $449,999	19	20	119	127
$450,000 - $499,999	23	24	174	216
$500,000 - $549,999	25	30	248	316
$550,000 - $599,999	19	15	275	197
$600,000 - $649,999	14	7	204	116
$650,000 - $699,999	11	10	116	88
$700,000 - $749,999	6	4	51	56
$750,000 - $799,999	4	4	54	64
$800,000 - $849,999	5	9	67	79
$850,000 - $899,999	20	8	122	91
$900,000 - $949,999	3	7	73	72
$950,000 - $999,999	6	3	70	48
$1,000,000 - $1,299,999	13	21	184	212
$1,300,000 - $1,499,999	4	2	27	24
$1,500,000 - $1,999,999	1	5	14	19
$2,000,000 +	1	-	1	4
	186	184	1,897	1,861

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

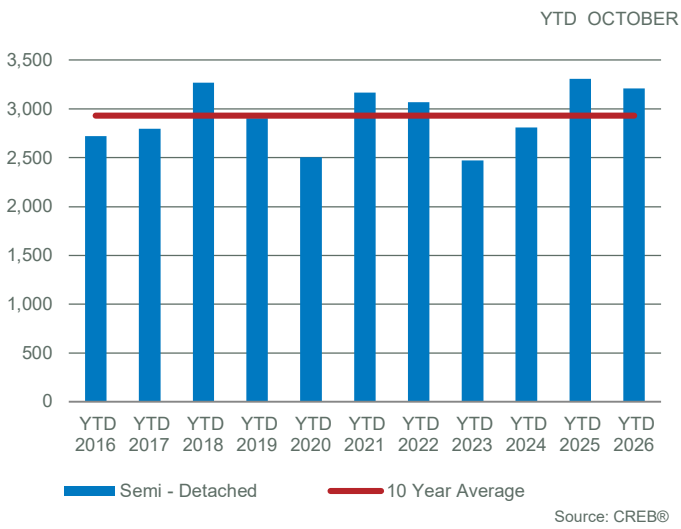


Source: CREB®

CITY OF CALGARY SEMI-DET. SALES



Source: CREB®



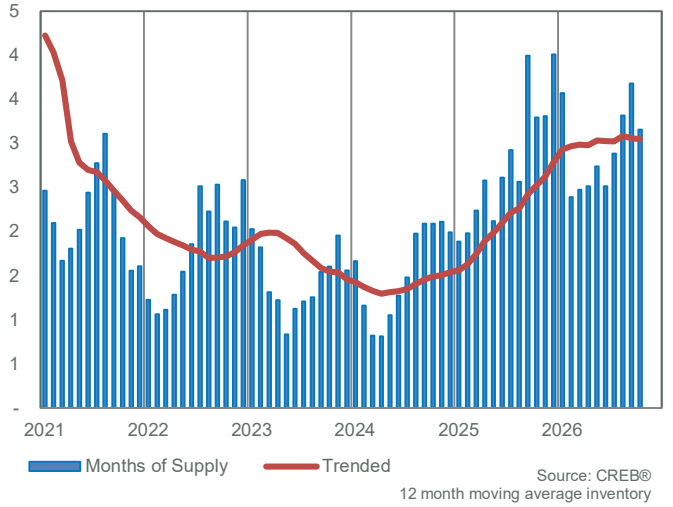
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



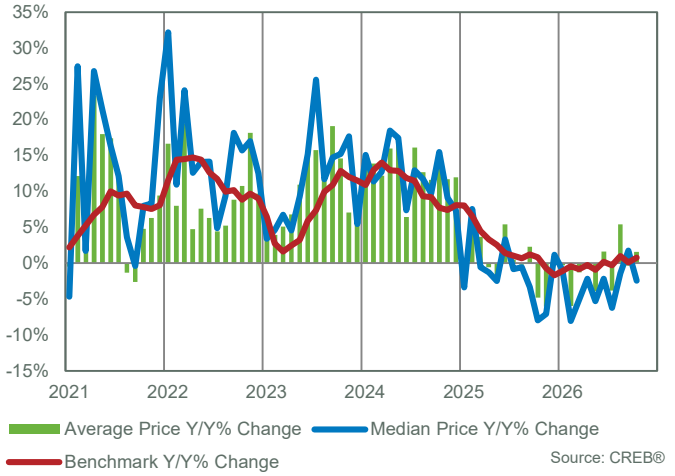
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



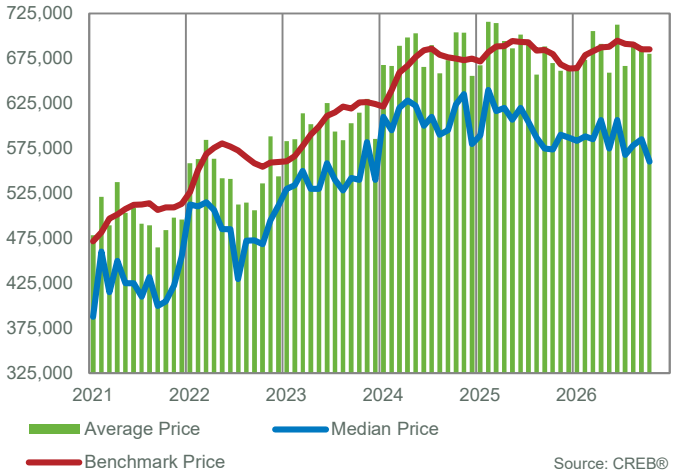
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

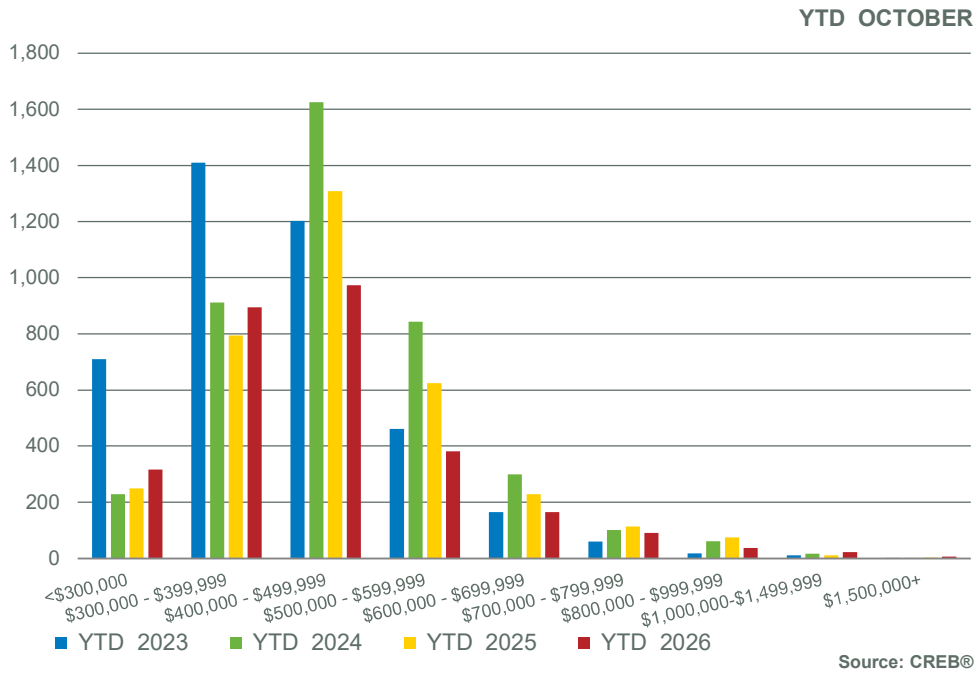


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	
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	241		
New Listings	505	490	584	662	697	609	510	506	551	483		
Inventory	785	886	959	1,046	1,174	1,153	1,120	1,097	1,104	1,069		
Days on Market	53	44	37	37	38	41	44	47	50	46		
Benchmark Price	421,300	424,100	424,500	423,500	422,900	424,100	418,500	415,200	412,400	407,500		
Median Price	412,250	444,250	435,000	439,000	423,450	410,000	403,100	410,000	405,000	410,000		
Average Price	435,033	457,292	449,446	461,511	453,338	433,172	426,916	444,811	432,178	446,147		
Index	273	275	276	275	274	275	272	269	268	264		

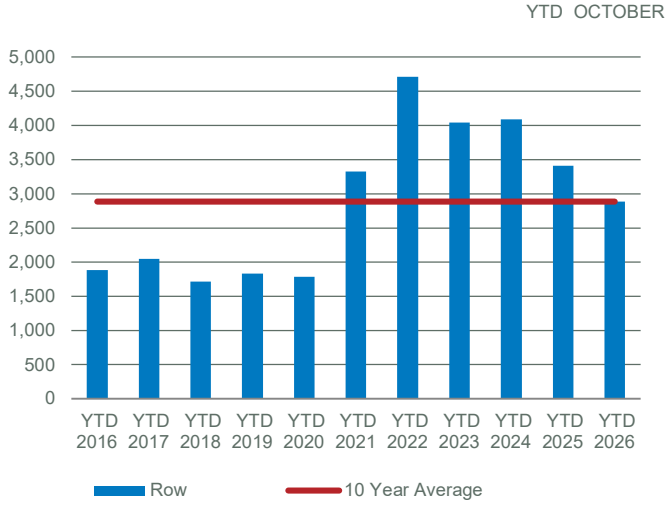
CALGARY TOTAL SALES	Oct-25	Oct-26	YTD 2025	YTD 2026
<$100,000	-	-	-	-
$100,000 - $149,999	-	-	-	-
$150,000 - $199,999	1	1	5	19
$200,000 -$ 249,999	14	17	54	106
$250,000 - $299,999	16	15	190	191
$300,000 - $349,999	27	31	288	337
$350,000 - $399,999	45	46	507	557
$400,000 - $449,999	45	52	695	574
$450,000 - $499,999	50	18	614	399
$500,000 - $549,999	30	21	422	243
$550,000 - $599,999	12	14	203	139
$600,000 - $649,999	11	2	130	84
$650,000 - $699,999	8	7	99	81
$700,000 - $749,999	6	6	66	49
$750,000 - $799,999	6	5	48	42
$800,000 - $849,999	2	1	27	14
$850,000 - $899,999	-	-	27	21
$900,000 - $949,999	-	-	12	1
$950,000 - $999,999	-	-	9	1
$1,000,000 - $1,299,999	-	1	7	13
$1,300,000 - $1,499,999	-	2	4	10
$1,500,000 - $1,999,999	-	2	3	7
$2,000,000 +	-	-	-	-
	273	241	3,410	2,888

CITY OF CALGARY ROW SALES BY PRICE RANGE

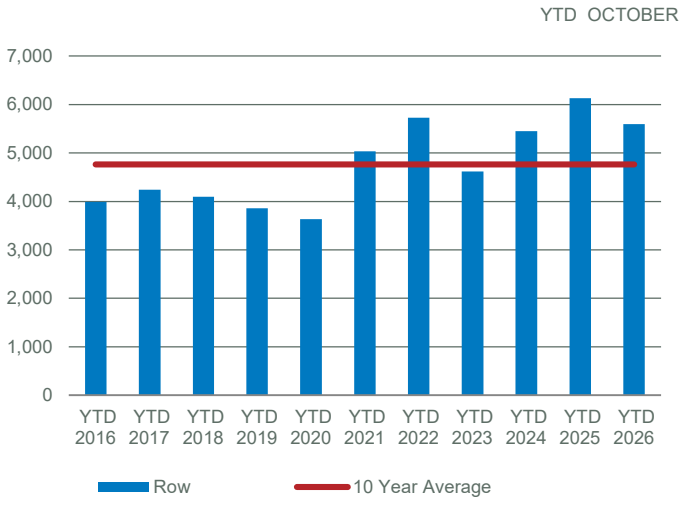


Source: CREB®

CITY OF CALGARY ROW SALES



Source: CREB®



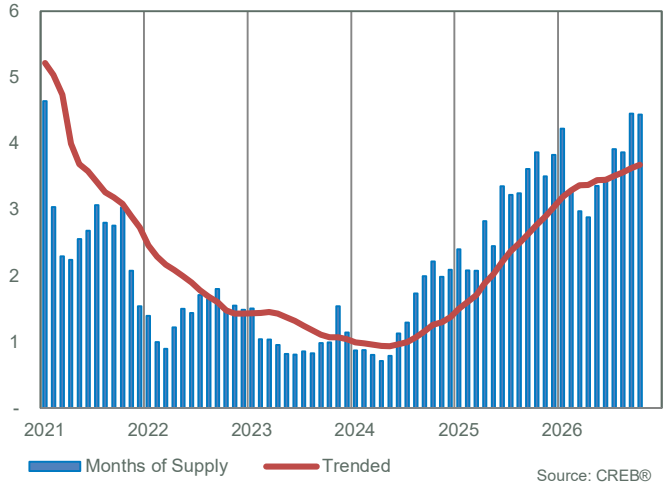
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



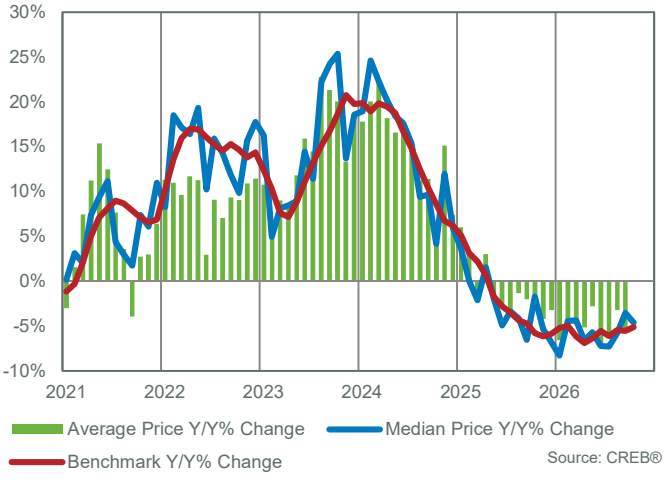
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



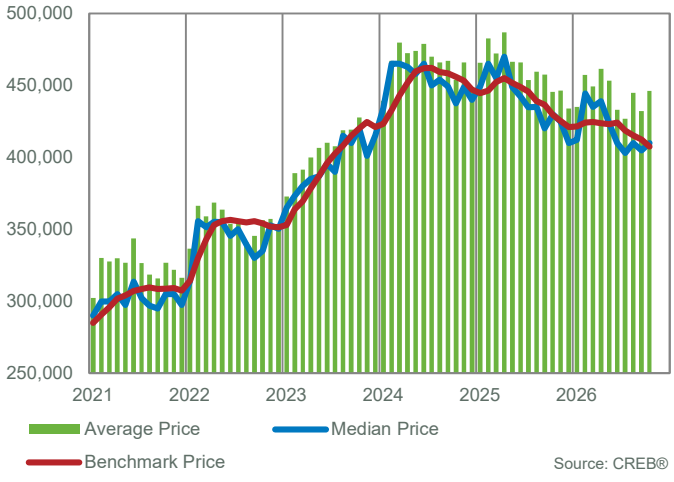
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

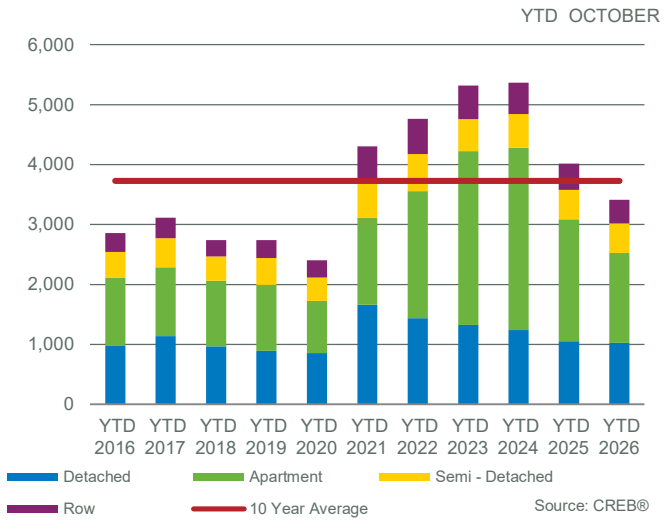
CITY OF CALGARY ROW PRICES



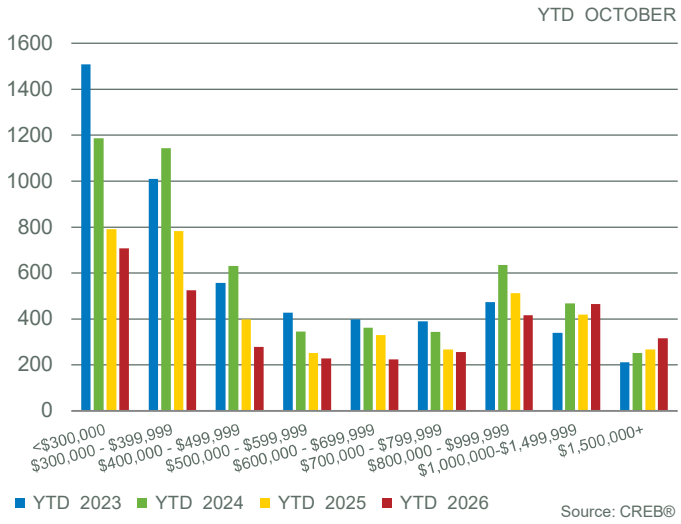
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



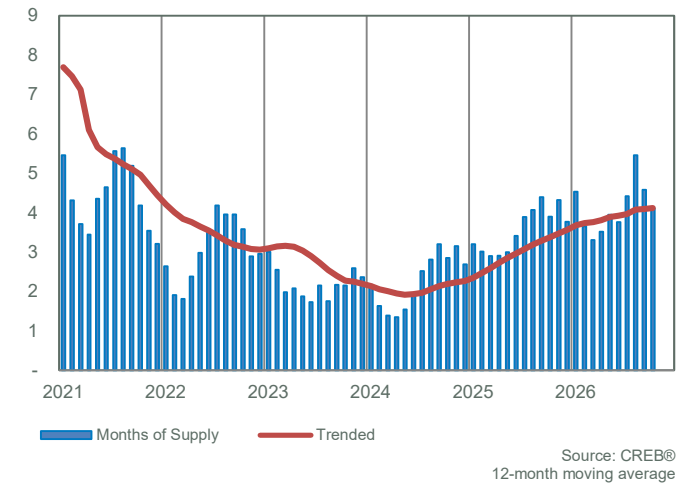
CITY CENTRE TOTAL SALES BY PRICE RANGE



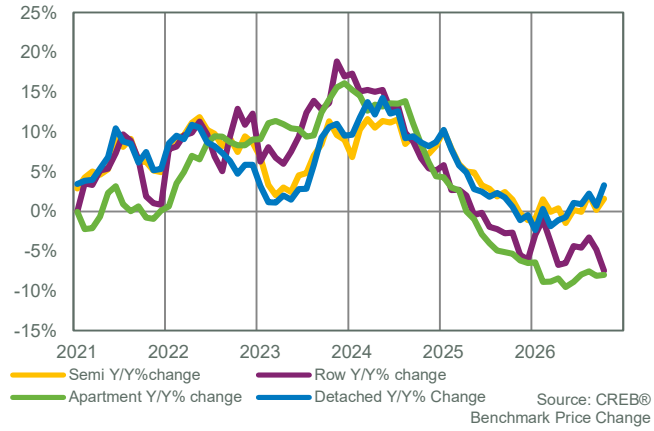
CITY CENTRE INVENTORY AND SALES



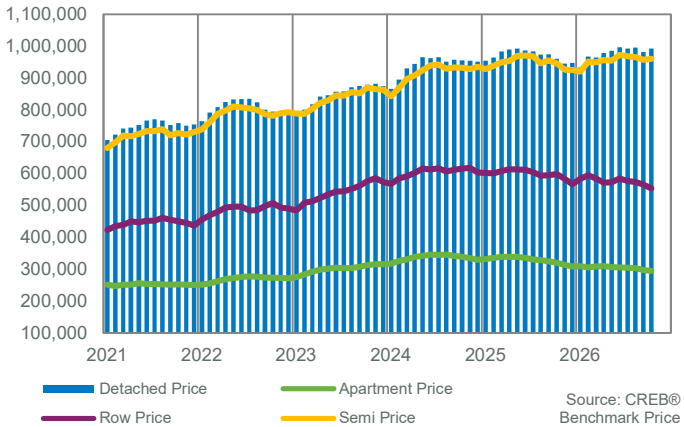
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

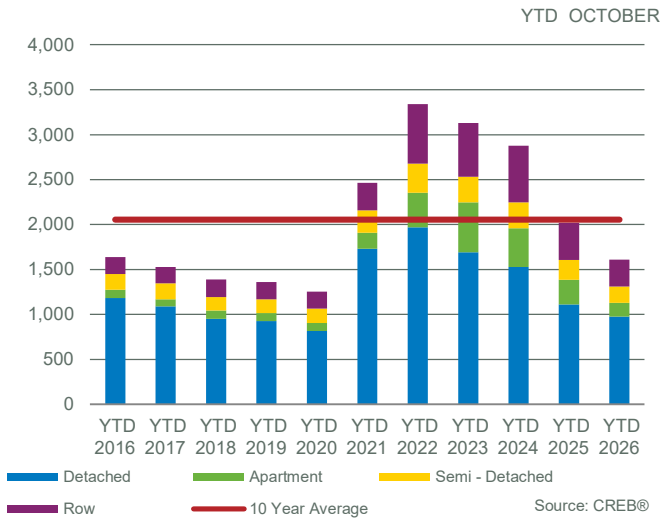


CITY CENTRE PRICES

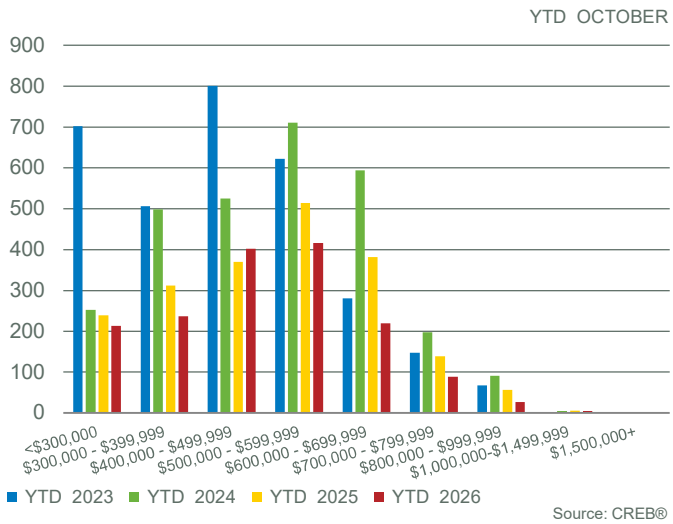


NORTHEAST

NORTHEAST TOTAL SALES



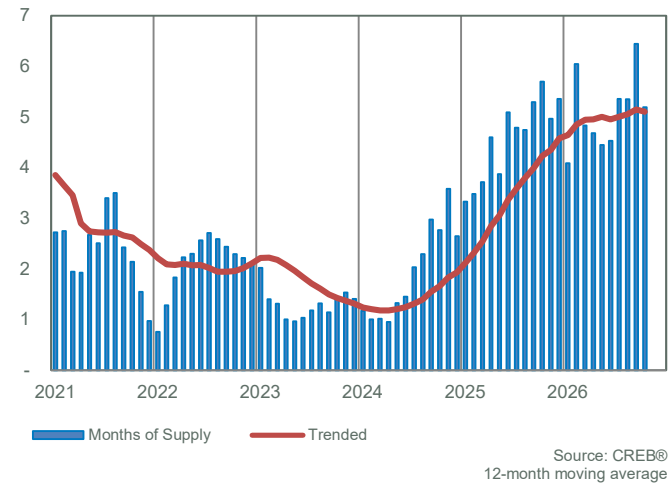
NORTHEAST TOTAL SALES BY PRICE RANGE



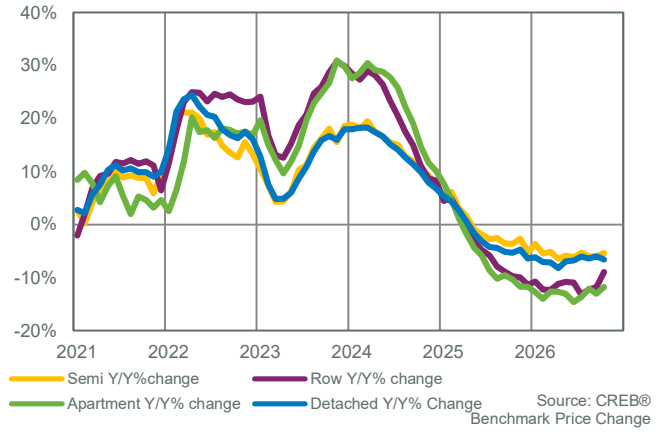
NORTHEAST INVENTORY AND SALES



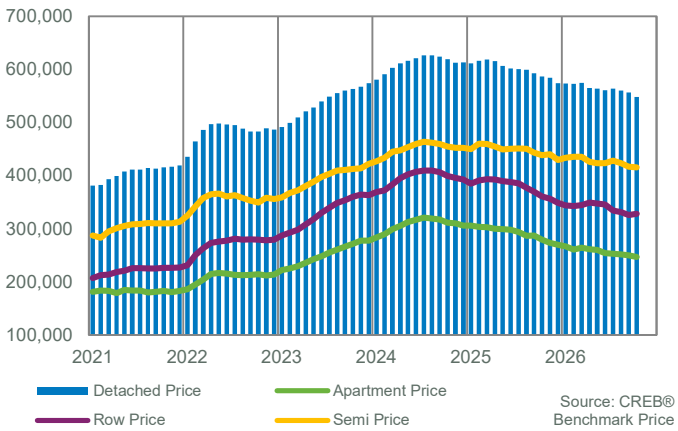
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

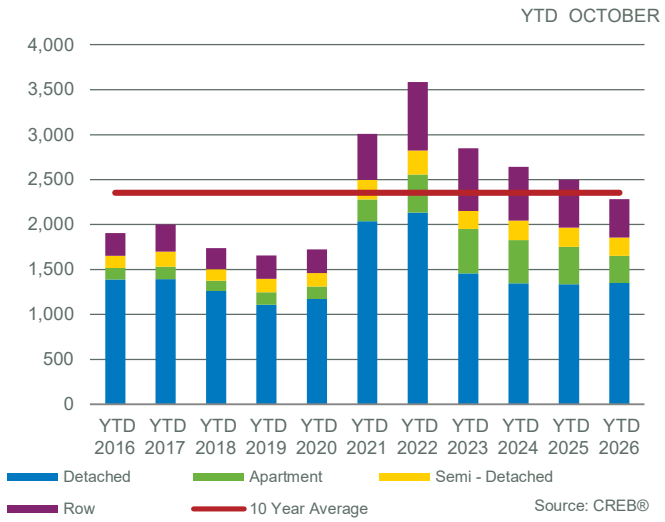


NORTHEAST PRICES

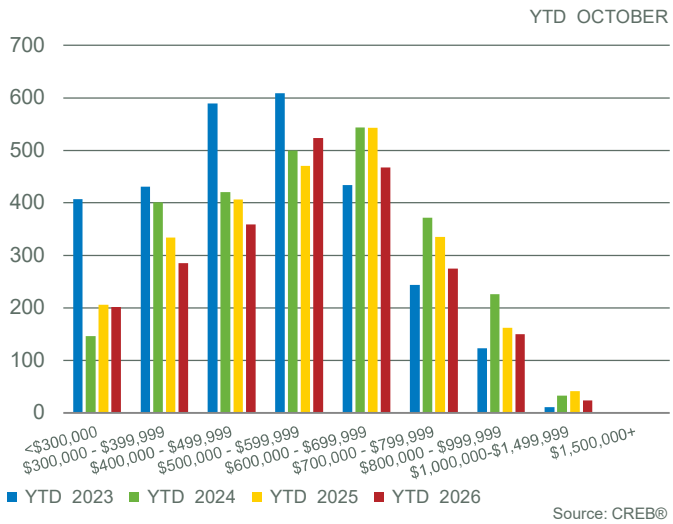


NORTH

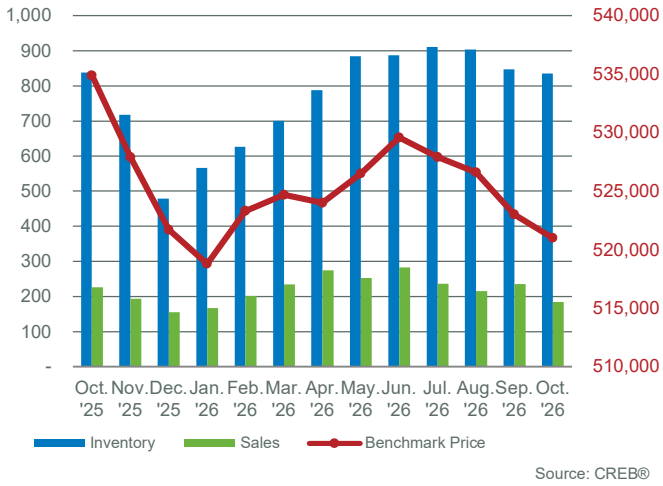
NORTH TOTAL SALES



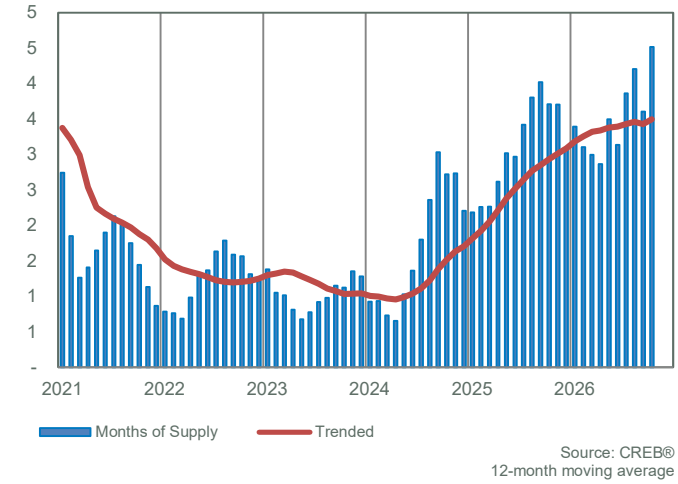
NORTH TOTAL SALES BY PRICE RANGE



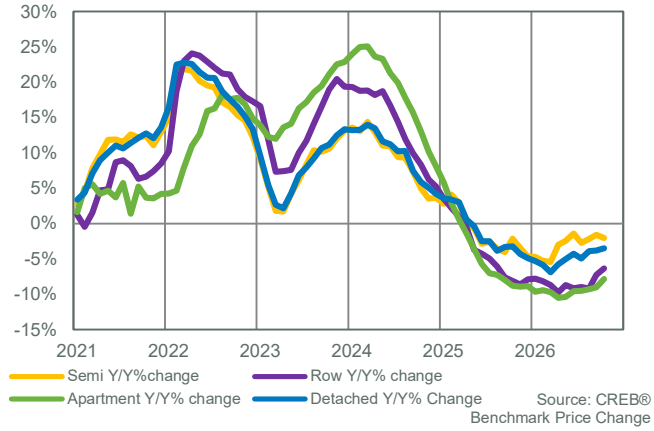
NORTH INVENTORY AND SALES



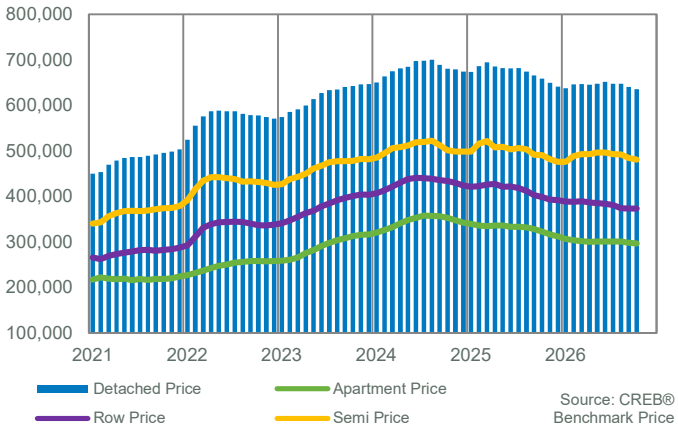
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

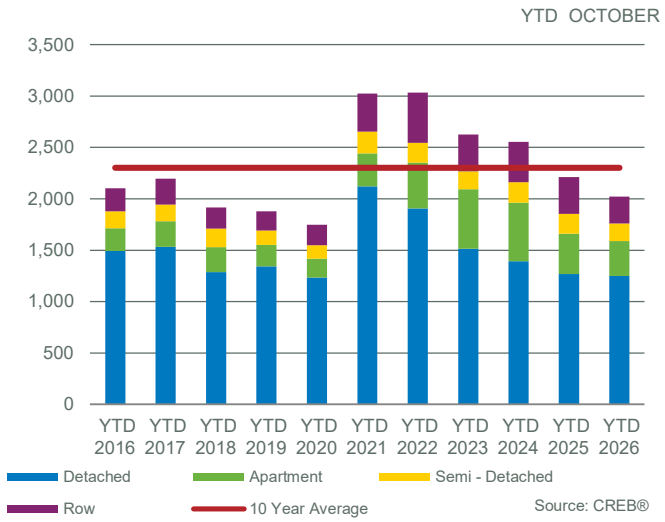


NORTH PRICES



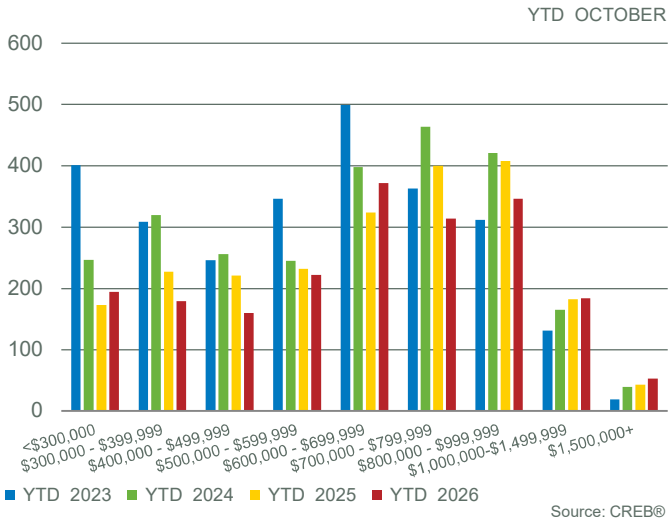
NORTHWEST

NORTHWEST TOTAL SALES



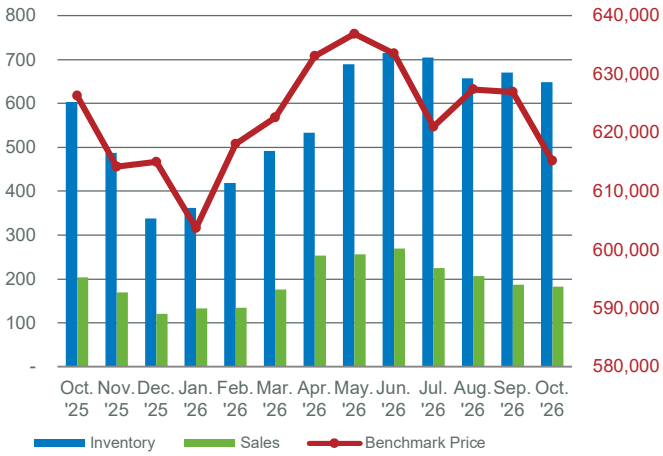
Source: CREB®

NORTHWEST TOTAL SALES BY PRICE RANGE



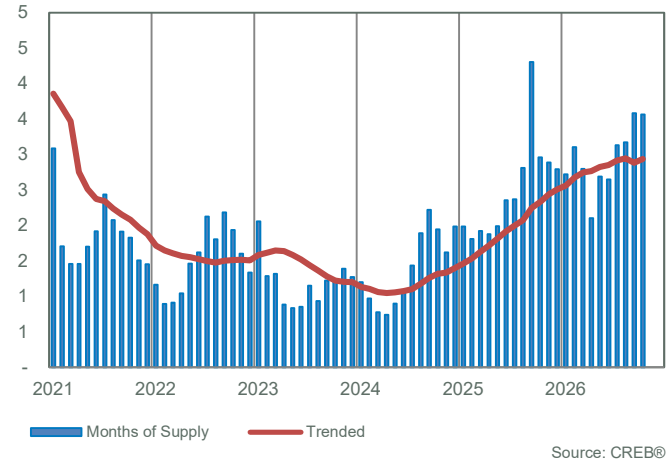
Source: CREB®

NORTHWEST INVENTORY AND SALES



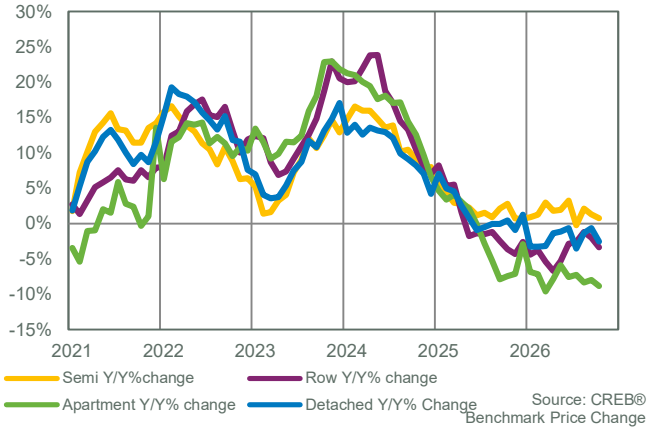
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NORTHWEST MONTHS OF INVENTORY



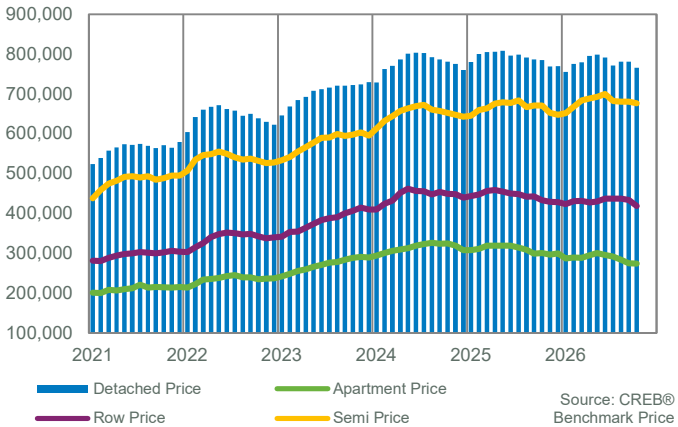
Source: CREB®
12-month moving average

NORTHWEST PRICE CHANGE



Source: CREB®
Benchmark Price Change

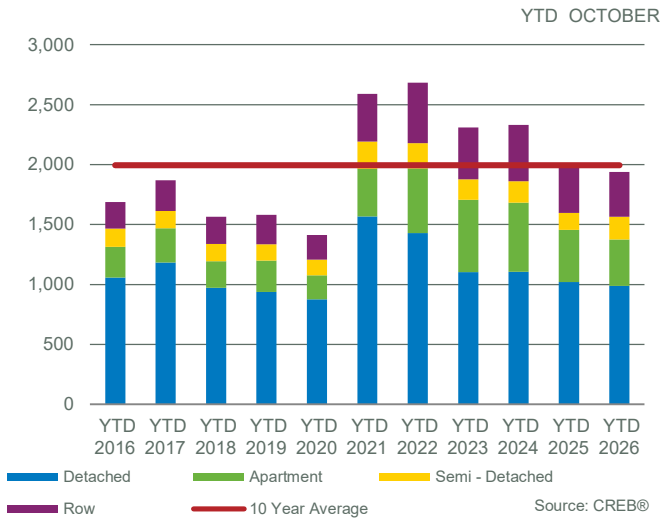
NORTHWEST PRICES



Source: CREB®
Benchmark Price

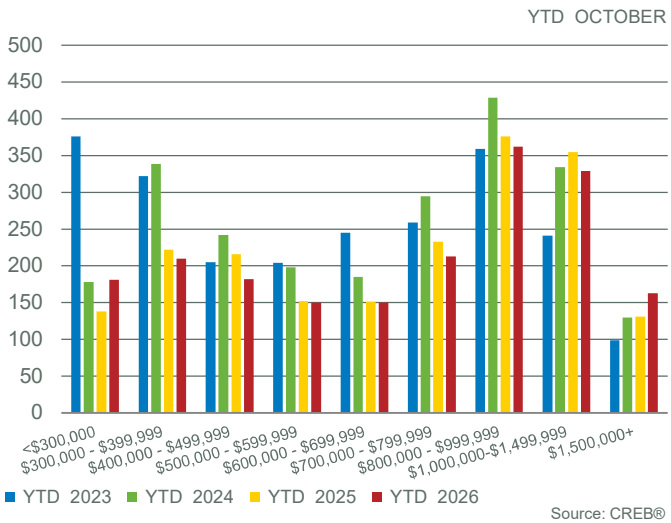
WEST

WEST TOTAL SALES



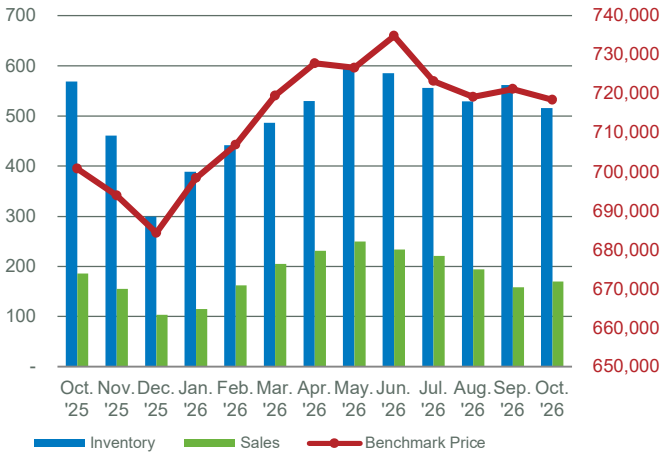
Source: CREB®

WEST TOTAL SALES BY PRICE RANGE



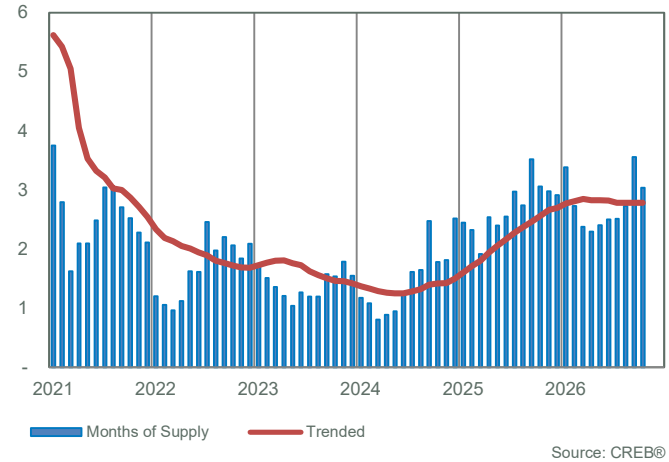
Source: CREB®

WEST INVENTORY AND SALES



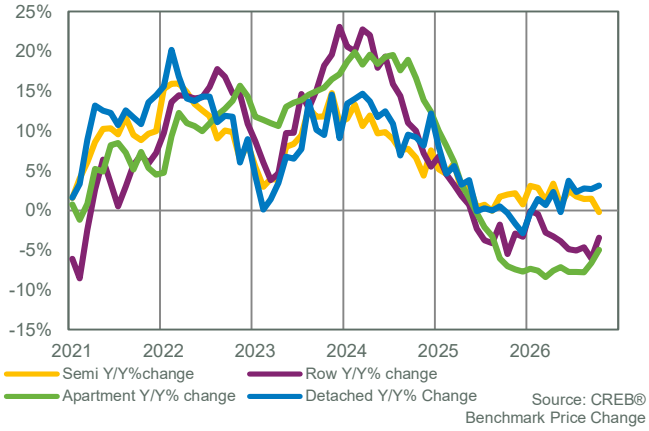
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WEST MONTHS OF INVENTORY



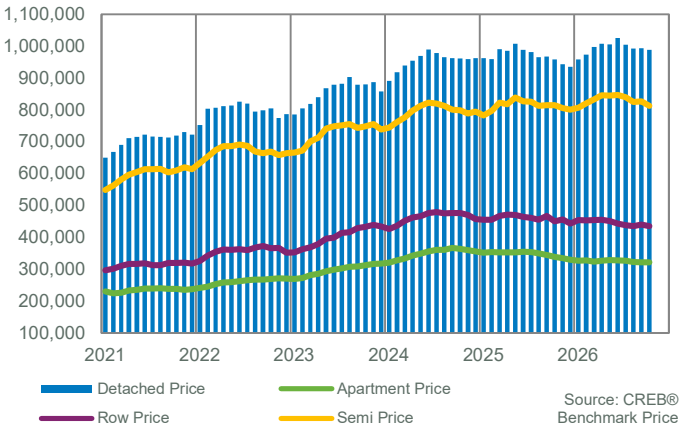
Source: CREB®
12-month moving average

WEST PRICE CHANGE



Source: CREB®
Benchmark Price Change

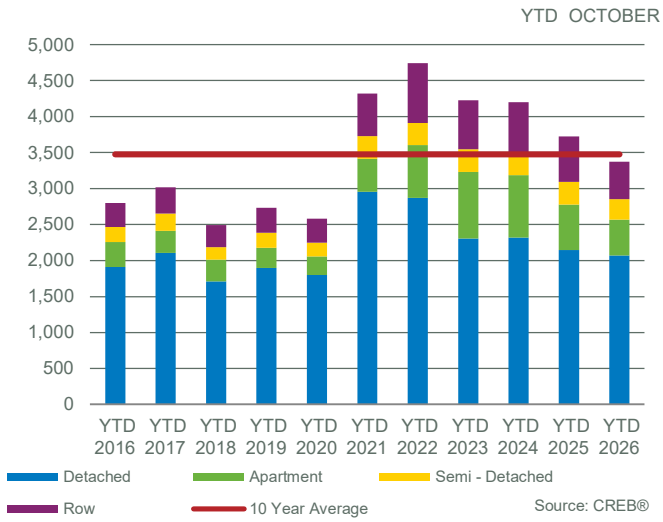
WEST PRICES



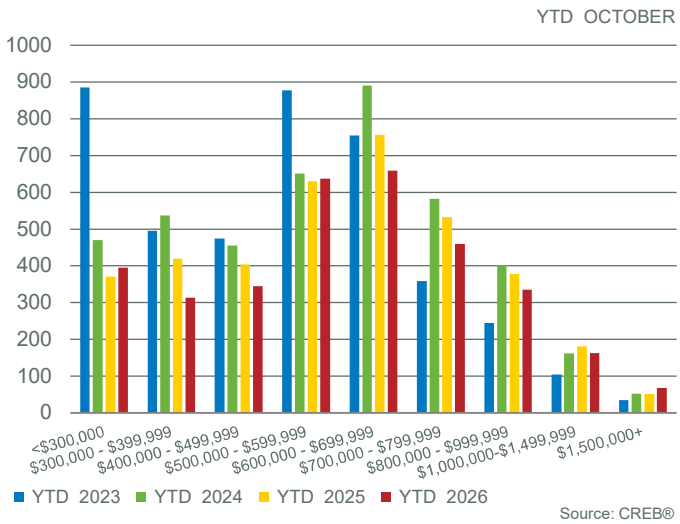
Source: CREB®
Benchmark Price

SOUTH

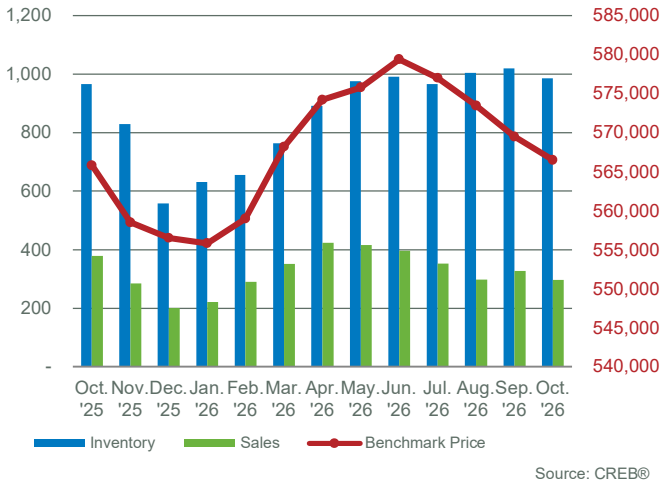
SOUTH TOTAL SALES



SOUTH TOTAL SALES BY PRICE RANGE



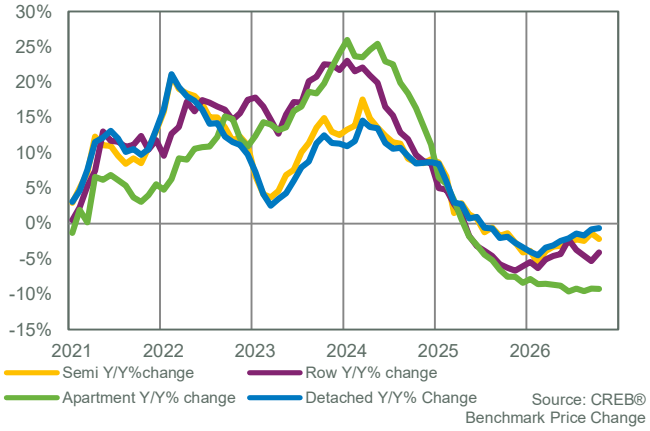
SOUTH INVENTORY AND SALES



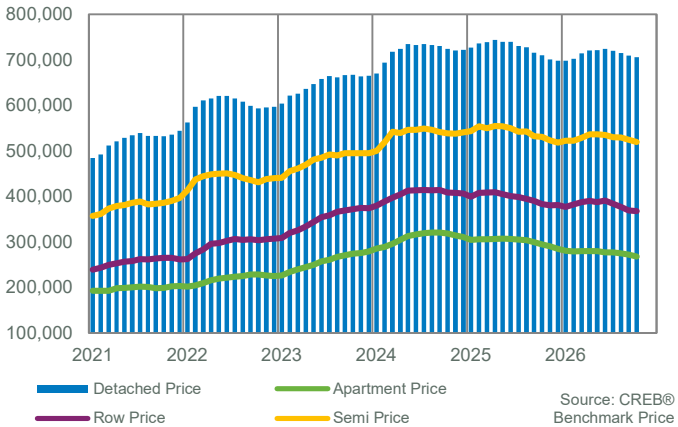
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

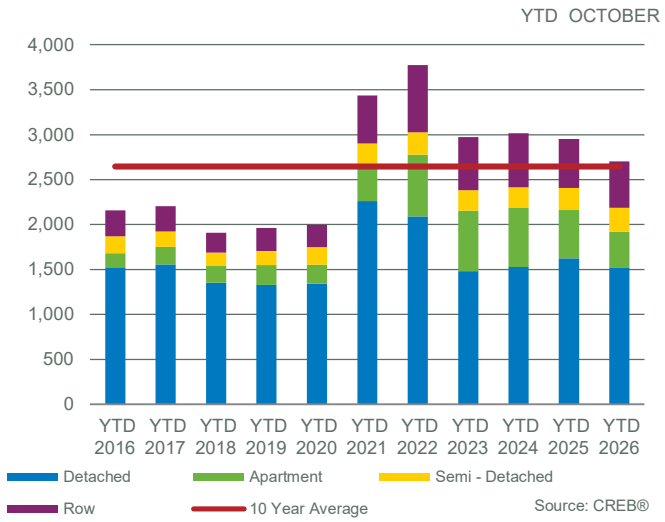


SOUTH PRICES



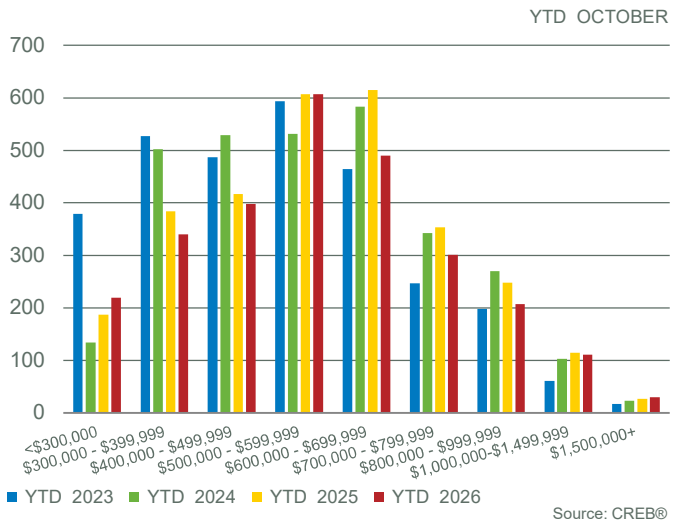
SOUTHEAST

SOUTHEAST TOTAL SALES



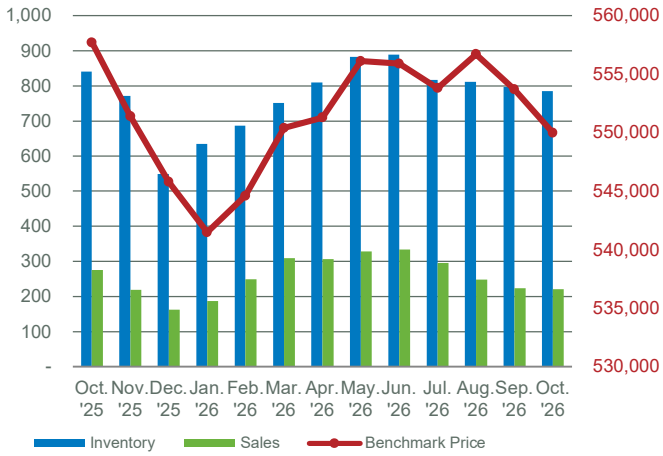
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SOUTHEAST TOTAL SALES BY PRICE RANGE



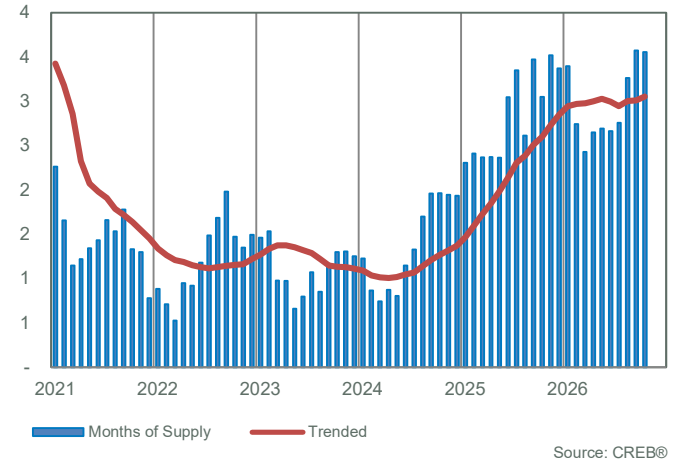
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SOUTHEAST INVENTORY AND SALES



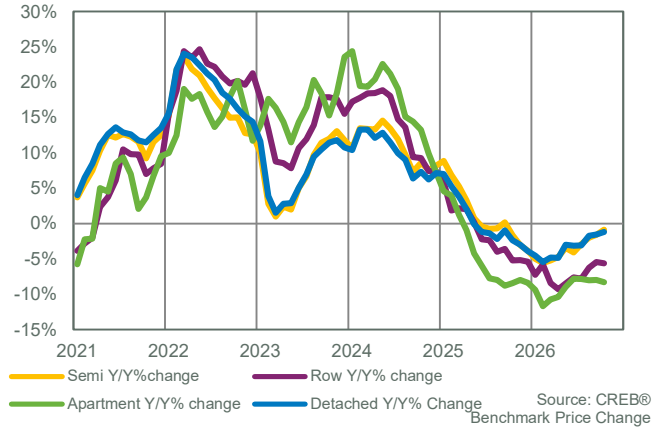
Source: CREB®

SOUTHEAST MONTHS OF INVENTORY



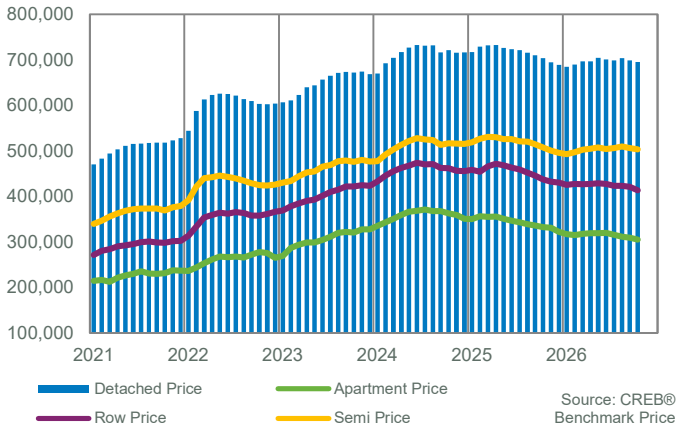
Source: CREB®
12-month moving average

SOUTHEAST PRICE CHANGE



Source: CREB®
Benchmark Price Change

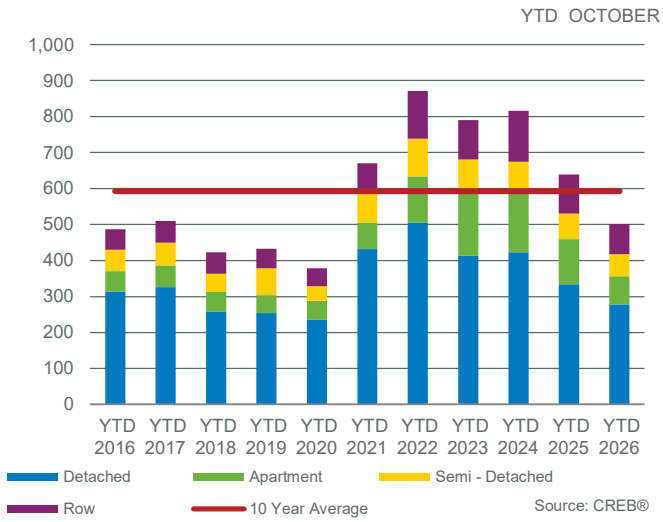
SOUTHEAST PRICES



Source: CREB®
Benchmark Price

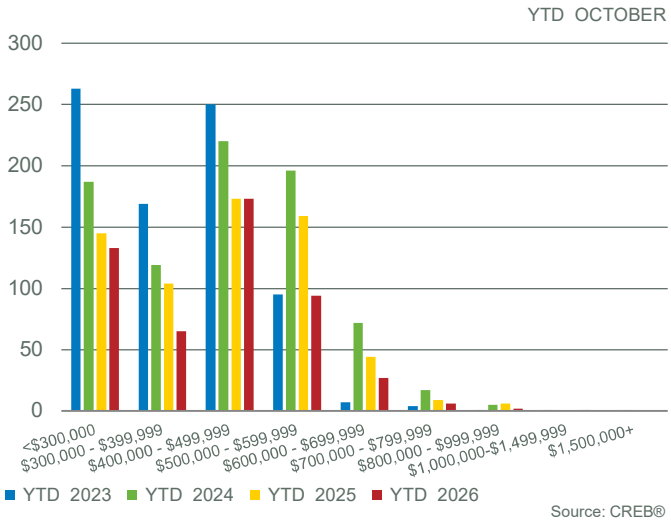
EAST

EAST TOTAL SALES



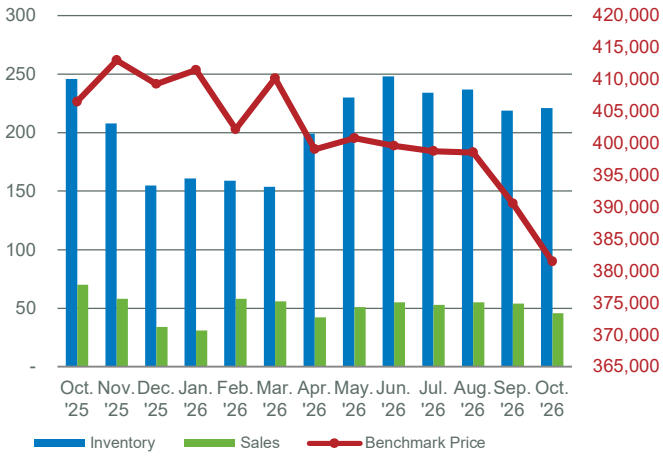
Source: CREB®

EAST TOTAL SALES BY PRICE RANGE



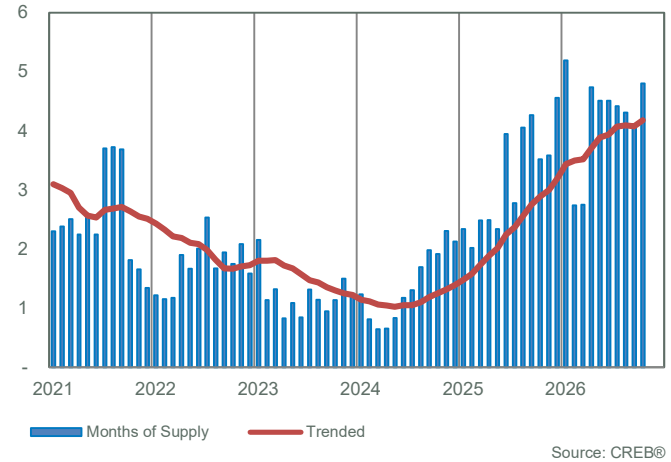
Source: CREB®

EAST INVENTORY AND SALES



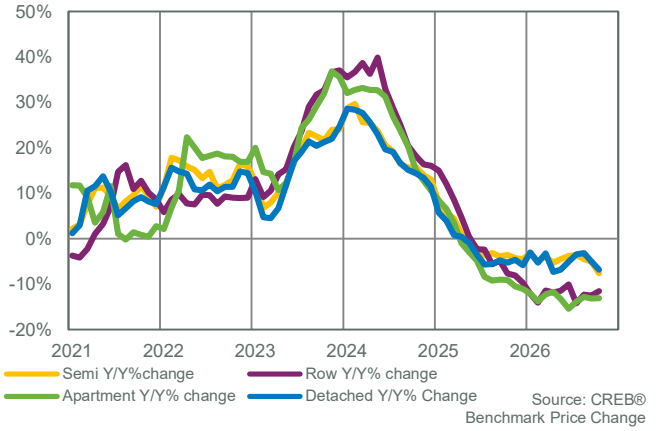
Source: CREB®

EAST MONTHS OF INVENTORY



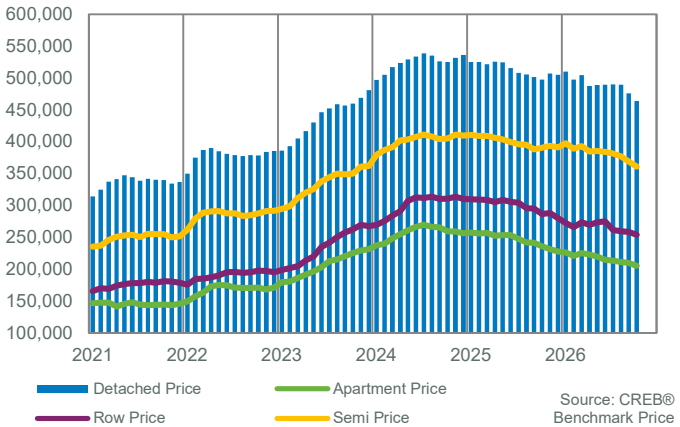
Source: CREB®
12-month moving average

EAST PRICE CHANGE



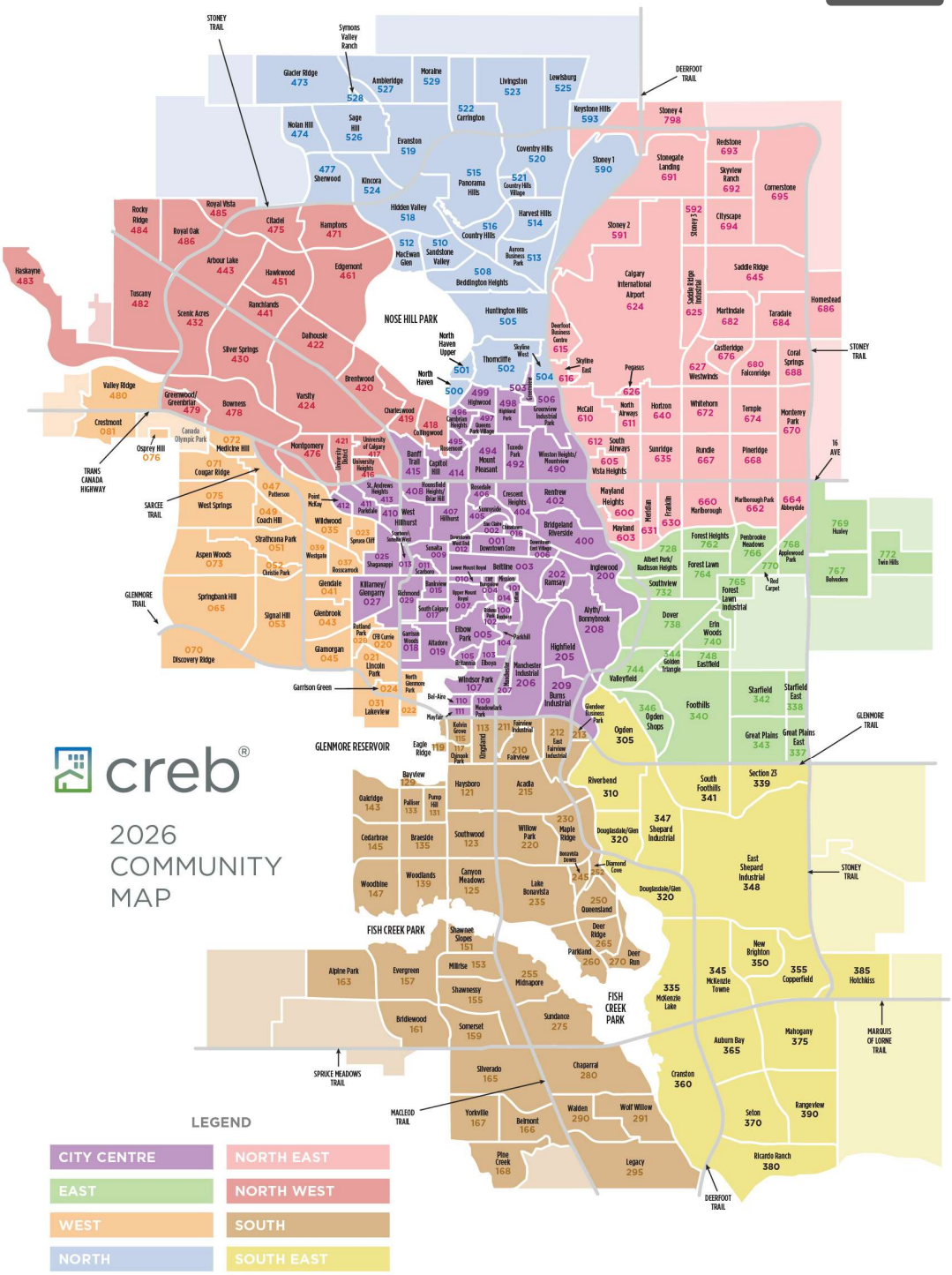
Source: CREB®
Benchmark Price Change

EAST PRICES



Source: CREB®
Benchmark Price

Oct. 2026



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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