



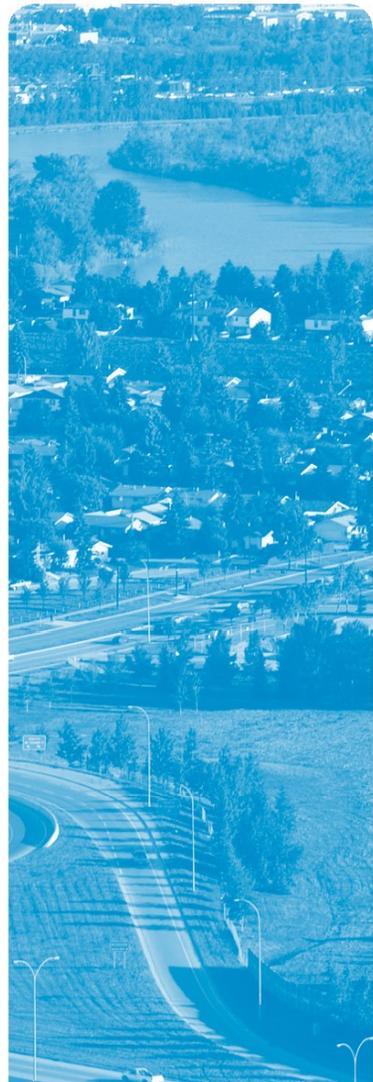
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MONTHLY STATISTICS PACKAGE

City of Calgary

February
2026



creb.com

February 2026

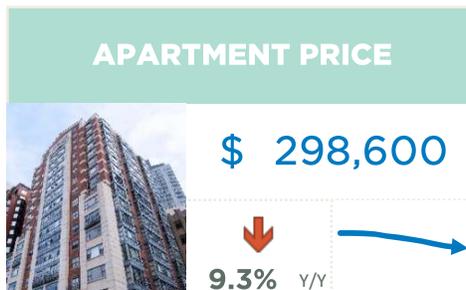
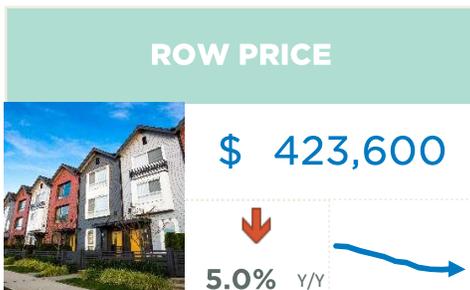
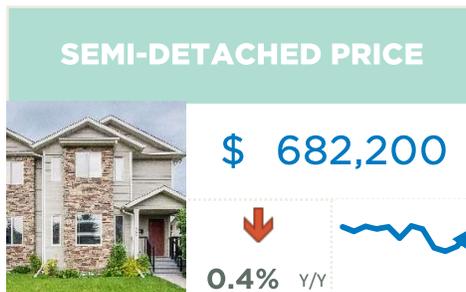
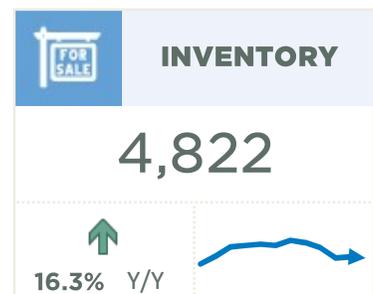
Detached market tightens while apartments remain oversupplied

Calgary, Alberta, March 2, 2026 – Calgary continued to see market conditions vary by property type in February. The tightest conditions occurred in detached and semi-detached properties, reporting less than three months of supply. Row homes reported slightly higher supply levels relative to demand but remained relatively balanced. Meanwhile, apartment-style properties are dealing with excess supply, as conditions continue to favour the buyer.

“Slowing migration levels are coming at a time when supply for apartment-style homes is rising. Calgary reported record high starts last year, mostly due to gains in apartment starts where there are nearly 18,000 units currently under construction. While a large share of the units is targeted for rental, this also impacts condo ownership markets,” said Ann-Marie Lurie, CREB’s Chief Economist. “Meanwhile, on the opposite end of the spectrum, the detached market remains relatively balanced in the higher price ranges and continues to struggle with limited supply for homes priced below \$700,000.”

Tighter conditions for detached homes offset the higher supply levels in the apartment condominium sector, leaving citywide conditions relatively balanced at three months of supply and a sales-to-new-listings ratio of 55 per cent. Inventory levels reached 4,822 units in February, with condominiums and row homes representing more than half of all the inventory. At the same time, there were 1,526 sales in February, an 11 per cent decline over last February, mostly due to a sharp pullback in row and apartment sales.

Typical seasonal patterns tend to drive monthly gains in prices early in the year following the monthly slides reported at the end of the previous year. While February did report monthly benchmark price gains for most property types, prices continued to slide for apartment-style homes. However, monthly gains for lower-density homes offset the pullbacks for apartment units, leaving the total residential benchmark price of \$560,500 one per cent higher than January, but still four per cent lower than last year’s levels.



February 2026

February 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	736	-4%	1,269	0%	1,941	14%	58%	2.64	19%	\$734,300	-3%
Semi	175	7%	253	5%	414	27%	69%	2.37	19%	\$682,200	0%
Row	270	-15%	491	4%	887	34%	55%	3.29	58%	\$423,600	-5%
Apartment	345	-27%	753	-12%	1,580	8%	46%	4.58	48%	\$298,600	-9%
Total Residential	1,526	-11%	2,766	-2%	4,822	16%	55%	3.16	31%	\$560,500	-4%

Year-to-Date

February 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,392	-3%	2,509	1%	1,846	17%	55%	2.65	21%	\$729,150	-3%
Semi	293	-10%	507	-1%	418	33%	58%	2.85	47%	\$674,600	-1%
Row	456	-19%	996	5%	836	34%	46%	3.67	65%	\$422,200	-5%
Apartment	619	-27%	1,539	-13%	1,508	9%	40%	4.87	49%	\$299,900	-9%
Total Residential	2,760	-13%	5,551	-3%	4,607	18%	50%	3.34	36%	\$557,450	-5%



Detached

Both sales and new listings in February were similar to levels reported last year. With 736 sales and 1,269 new listings, the sales-to-new-listings ratio was 58 per cent. While this did not prevent further inventory gains, months of supply remained relatively balanced at just under three months. Conditions did vary across the city as the North East district struggled with excess supply, preventing any improvement in monthly prices. Meanwhile, the West district reported the tightest conditions with less than two months of supply. In February, the unadjusted benchmark price for a detached home was \$734,300, over one per cent higher than January, but still three per cent lower than last year's levels. The only districts to report both month-over-month and year-over-year gains were the City Centre and the West district.



Semi-Detached

Sales improved in February, reaching 175 units. At the same time, new listings rose to 253 units, causing the sales-to-new-listings ratio to rise to 69 per cent and preventing any improvement in inventory levels compared to January. This caused the months of supply to drop to 2.4 months, the lowest out of the four property types. While this is a smaller segment of the market, the tighter conditions did result in slightly higher monthly price gains. As of February, the unadjusted benchmark price was \$682,200, over two per cent higher than January and comparable to levels reported last year. Year-over-year price changes varied by district, with gains in the City Centre, North West and West offsetting declines in the North East, North, South, South East and East. In addition to typical seasonal factors, tighter conditions at the start of the year are helping support monthly price gains in most districts.



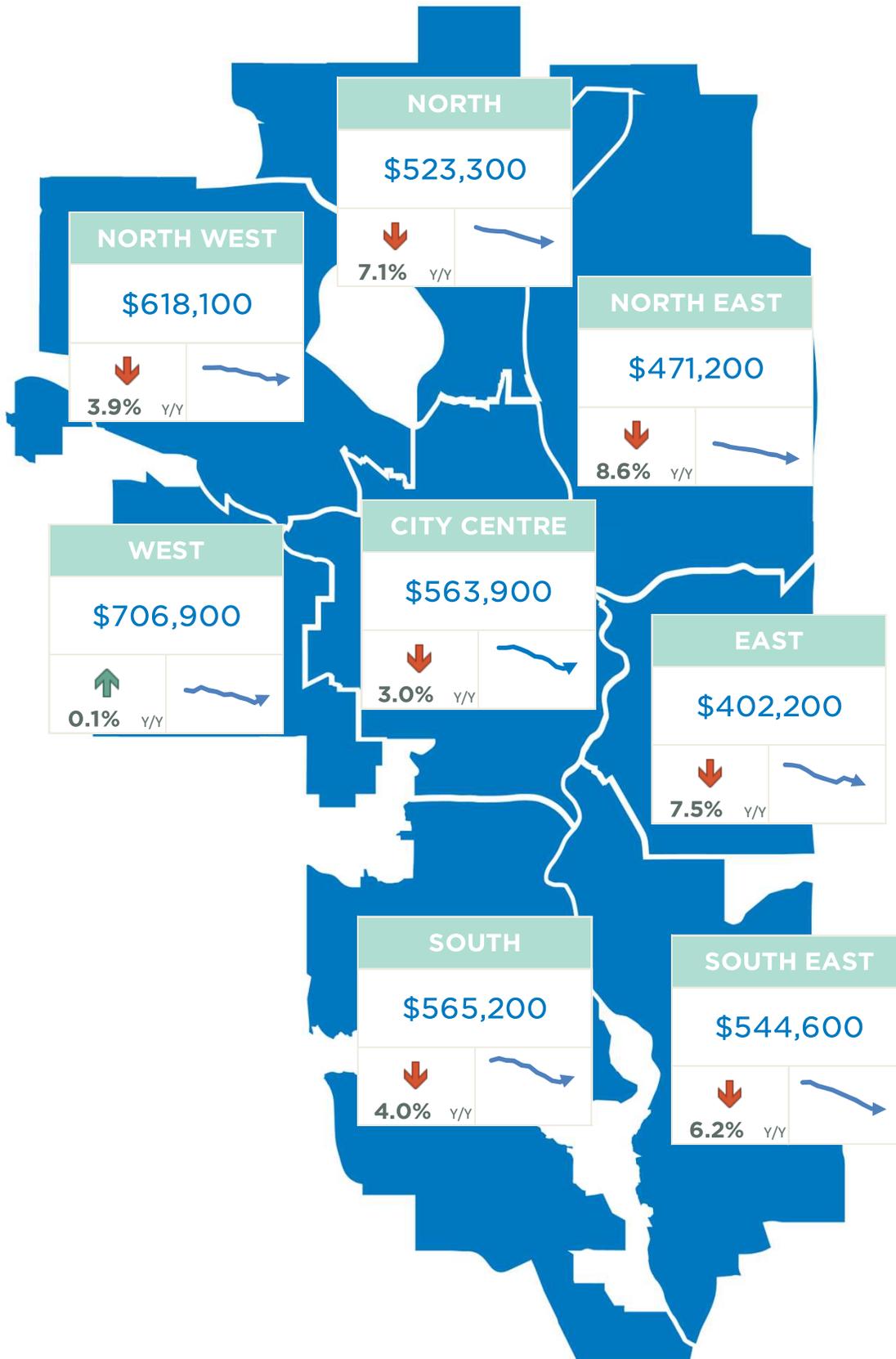
Row

Sales picked up in February compared to January, reaching 270 units. Meanwhile, after January's surge in new listings, levels slowed to 491 units, helping bring the sales-to-new-listings ratio into more balanced territory at 55 per cent. While inventories did rise, the monthly gains in sales helped reduce the months of supply from over four months in January to just over three months in February. The unadjusted benchmark price rose to \$423,600 in February, in line with typical seasonal expectations. While prices are still five per cent lower than last February, there is significant variation between districts. The steepest year-over-year declines have occurred in the North East and East districts at over 10 per cent. Meanwhile, prices in both the West and City Centre are only slightly lower than levels reported last February.



Apartment

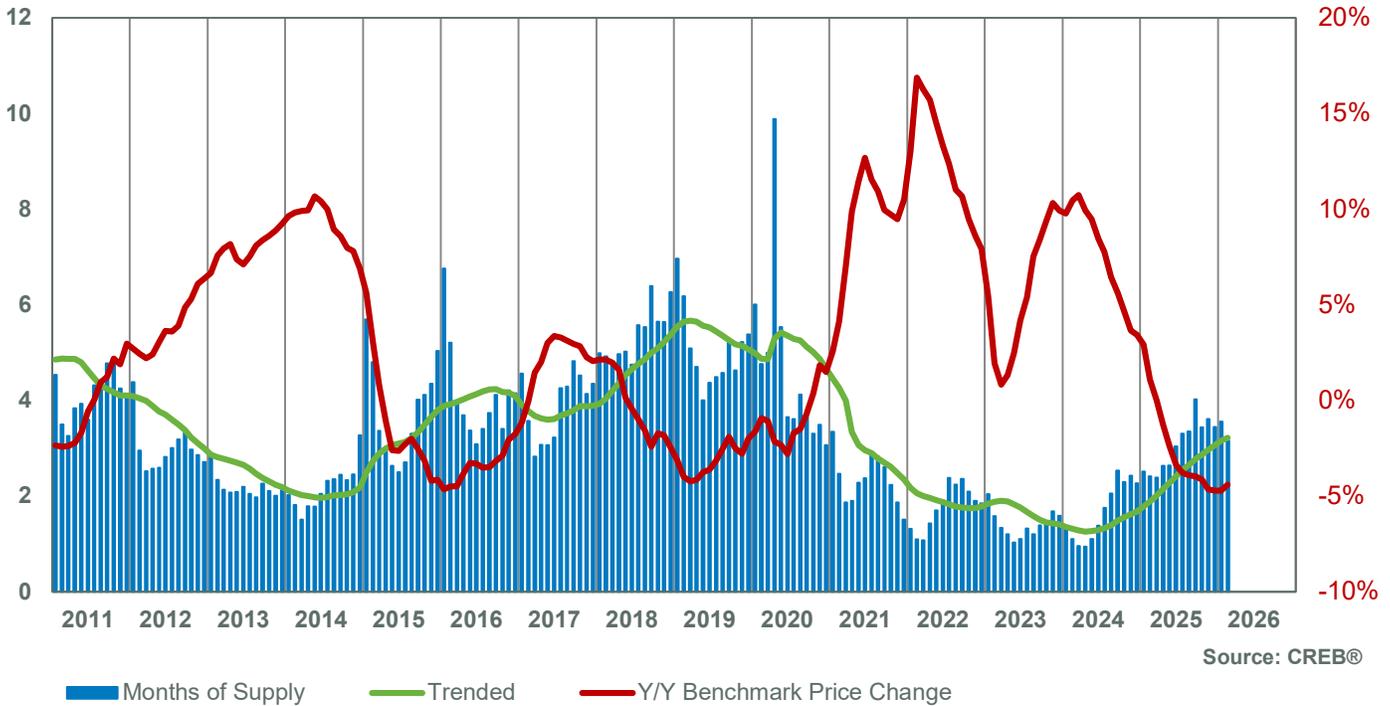
Despite a pullback in new listings in February, with 753 new listings and 345 sales, the sales-to-new-listings ratio remained low at 46 per cent, contributing to further inventory gains. February reported 1,580 units in inventory, high enough to keep the months of supply well over four months. The persistently higher supply levels continued to weigh on prices in February, as the monthly benchmark price dropped to \$298,600, nearly one per cent below January and over nine per cent lower than prices reported last February. Conditions do vary across the city. After the first two months of the year, the months of supply have ranged from over 11 months in the North East to below four months in the South district. The higher supply levels are weighing on prices across all districts. The largest year-over-year price adjustments have occurred in the North East, East and South East districts, which have seen declines surpassing 10 per cent.



	Feb-25	Feb-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	1,718	1,526	-11.18%	3,167	2,760	-12.85%
Total Sales Volume	\$1,052,323,485	\$958,085,959	-8.96%	\$1,928,911,505	\$1,720,502,363	-10.80%
New Listings	2,830	2,766	-2.26%	5,726	5,551	-3.06%
Inventory	4,147	4,822	16.28%	3,894	4,607	18.33%
Months of Supply	2.41	3.16	30.91%	2.46	3.34	35.77%
Sales to New Listings	60.71%	55.17%	-5.54%	55.31%	49.72%	-5.59%
Sales to List Price	98.96%	97.87%	-1.09%	98.77%	97.78%	-0.99%
Days on Market	33	42	27.52%	36	47	29.01%
Benchmark Price	\$586,300	\$560,500	-4.40%	\$584,050	\$557,450	-4.55%
Median Price	\$566,500	\$565,000	-0.26%	\$570,000	\$560,000	-1.75%
Average Price	\$612,528	\$627,841	2.50%	\$609,066	\$623,370	2.35%
Index	275.3	263.1	-4.43%	278.6	269.0	-3.43%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Feb-25	Feb-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	764	736	-3.66%	1,436	1,392	-3.06%
Total Sales Volume	\$614,945,771	\$594,189,116	-3.38%	\$1,139,237,277	\$1,106,358,892	-2.89%
New Listings	1,265	1,269	0.32%	2,494	2,509	0.60%
Inventory	1,698	1,941	14.31%	1,575	1,846	17.21%
Months of Supply	2.22	2.64	18.66%	2.19	2.65	20.91%
Sales to New Listings Ratio	60.40%	58.00%	-2.40%	57.58%	55.48%	-2.10%
Sales to List Price Ratio	99.64%	98.50%	-1.14%	99.28%	98.30%	-0.99%
Days on Market	28	35	25.24%	32	41	27.63%
Benchmark Price	\$758,400	\$734,300	-3.18%	\$753,850	\$729,150	-3.28%
Median Price	\$720,000	\$687,750	-4.48%	\$710,500	\$683,750	-3.76%
Average Price	\$804,903	\$807,322	0.30%	\$793,341	\$794,798	0.18%
APARTMENT						
Total Sales	473	345	-27.06%	843	619	-26.57%
Total Sales Volume	\$167,026,746	\$122,797,113	-26.48%	\$297,562,475	\$213,654,662	-28.20%
New Listings	852	753	-11.62%	1,774	1,539	-13.25%
Inventory	1,464	1,580	7.92%	1,379	1,508	9.32%
Months of Supply	3.10	4.58	47.96%	3.27	4.87	48.88%
Sales to New Listings Ratio	55.52%	45.82%	-9.70%	47.52%	40.22%	-7.30%
Sales to List Price Ratio	97.67%	96.56%	-1.11%	97.73%	96.51%	-1.22%
Days on Market	42	54	28.01%	46	58	27.60%
Benchmark Price	\$329,100	\$298,600	-9.27%	\$327,800	\$299,900	-8.51%
Median Price	\$330,000	\$303,500	-8.03%	\$322,500	\$300,000	-6.98%
Average Price	\$353,122	\$355,934	0.80%	\$352,980	\$345,161	-2.22%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	164	175	6.71%	324	293	-9.57%
Total Sales Volume	\$117,389,777	\$117,630,813	0.21%	\$224,119,789	\$196,103,844	-12.50%
New Listings	240	253	5.42%	512	507	-0.98%
Inventory	325	414	27.38%	314	418	33.17%
Months of Supply	1.98	2.37	19.38%	1.94	2.85	47.26%
Sales to New Listings Ratio	68.33%	69.17%	0.84%	63.28%	57.79%	-5.49%
Sales to List Price Ratio	99.40%	97.87%	-1.53%	99.08%	97.84%	-1.26%
Days on Market	32	45	39.32%	34	51	50.41%
Benchmark Price	\$684,800	\$682,200	-0.38%	\$679,600	\$674,600	-0.74%
Median Price	\$640,000	\$585,000	-8.59%	\$616,000	\$585,000	-5.03%
Average Price	\$715,791	\$672,176	-6.09%	\$691,728	\$669,296	-3.24%
CITY OF CALGARY ROW						
Total Sales	317	270	-14.83%	564	456	-19.15%
Total Sales Volume	\$152,961,192	\$123,468,918	-19.28%	\$267,991,964	\$204,384,964	-23.73%
New Listings	473	491	3.81%	946	996	5.29%
Inventory	660	887	34.39%	626	836	33.55%
Months of Supply	2.08	3.29	57.79%	2.22	3.67	65.18%
Sales to New Listings Ratio	67.02%	54.99%	-12.03%	59.62%	45.78%	-13.84%
Sales to List Price Ratio	99.03%	97.85%	-1.19%	98.85%	97.91%	-0.95%
Days on Market	31	44	38.85%	35	47	35.46%
Benchmark Price	\$445,700	\$423,600	-4.96%	\$444,850	\$422,200	-5.09%
Median Price	\$465,000	\$444,250	-4.46%	\$459,750	\$430,500	-6.36%
Average Price	\$482,527	\$457,292	-5.23%	\$475,163	\$448,213	-5.67%

For a list of definitions, see page 29.

February 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	85	145	58.62%	250	2.94	\$967,800	0.31%	3.81%
North East	64	188	34.04%	361	5.64	\$572,900	-7.04%	-0.09%
North	107	195	54.87%	297	2.78	\$645,700	-5.83%	1.25%
North West	80	128	62.50%	166	2.08	\$774,600	-3.25%	2.58%
West	77	112	68.75%	146	1.90	\$973,500	1.42%	1.53%
South	157	235	66.81%	333	2.12	\$702,500	-4.49%	0.63%
South East	131	208	62.98%	297	2.27	\$689,000	-5.44%	0.69%
East	33	47	70.21%	72	2.18	\$497,500	-5.27%	-2.39%
TOTAL CITY	736	1,269	58.00%	1,941	2.64	\$734,300	-3.18%	1.42%
Apartment								
City Centre	144	312	46.15%	634	4.40	\$305,600	-8.86%	-1.29%
North East	12	49	24.49%	131	10.92	\$260,600	-14.02%	-2.32%
North	40	79	50.63%	146	3.65	\$303,800	-9.42%	-0.95%
North West	23	48	47.92%	126	5.48	\$289,000	-7.16%	0.77%
West	30	78	38.46%	155	5.17	\$327,200	-7.57%	0.25%
South	49	84	58.33%	169	3.45	\$277,400	-9.26%	-0.25%
South East	41	83	49.40%	179	4.37	\$314,700	-11.68%	-0.79%
East	6	19	31.58%	39	6.50	\$220,500	-13.80%	-2.69%
TOTAL CITY	345	753	45.82%	1,580	4.58	\$298,600	-9.27%	-0.86%
Semi-detached								
City Centre	41	72	56.94%	111	2.71	\$951,400	1.52%	3.49%
North East	21	44	47.73%	64	3.05	\$435,500	-5.39%	0.32%
North	17	18	94.44%	38	2.24	\$488,500	-5.27%	2.78%
North West	14	25	56.00%	38	2.71	\$667,800	1.27%	2.53%
West	14	25	56.00%	38	2.71	\$819,900	2.87%	1.62%
South	33	33	100.00%	54	1.64	\$507,800	-5.95%	0.40%
South East	26	27	96.30%	56	2.15	\$496,900	-5.55%	0.79%
East	8	9	88.89%	14	1.75	\$388,900	-4.94%	-2.16%
TOTAL CITY	175	253	69.17%	414	2.37	\$682,200	-0.38%	2.28%
Row								
City Centre	35	68	51.47%	121	3.46	\$594,400	-1.00%	1.82%
North East	21	81	25.93%	163	7.76	\$342,700	-12.26%	-0.38%
North	38	64	59.38%	126	3.32	\$388,000	-8.14%	-0.08%
North West	18	49	36.73%	88	4.89	\$430,400	-3.71%	1.56%
West	41	56	73.21%	99	2.41	\$453,300	-0.44%	-0.33%
South	53	64	82.81%	99	1.87	\$376,200	-6.28%	1.40%
South East	52	81	64.20%	153	2.94	\$427,700	-5.79%	0.59%
East	11	26	42.31%	34	3.09	\$265,800	-14.04%	-2.35%
TOTAL CITY	270	491	54.99%	887	3.29	\$423,600	-4.96%	0.67%

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

City of Calgary

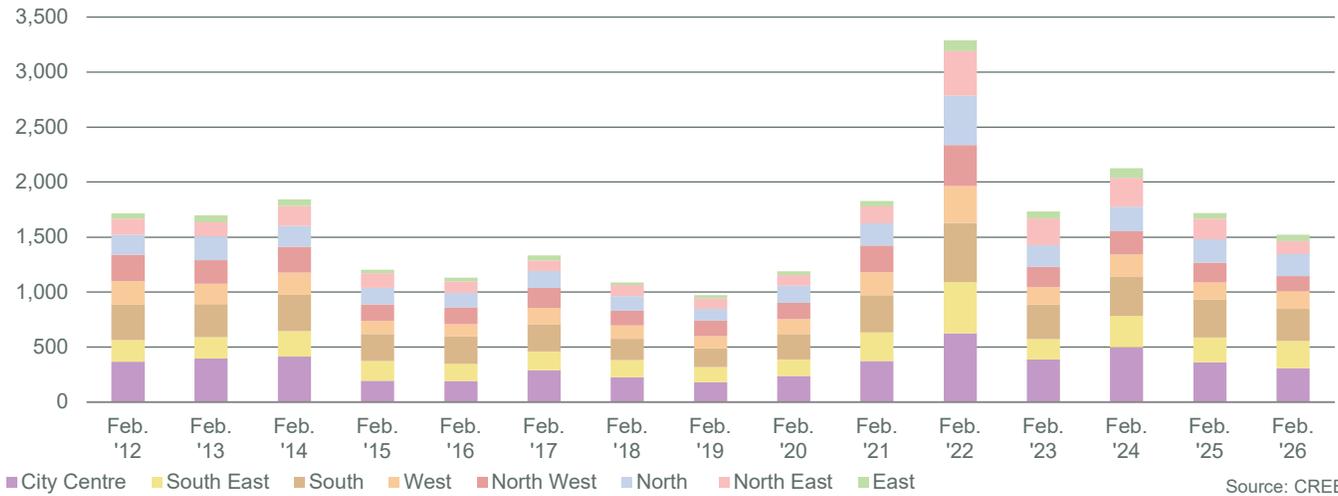
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Feb. 2026

TOTAL SALES

FEBRUARY



TOTAL INVENTORY

FEBRUARY

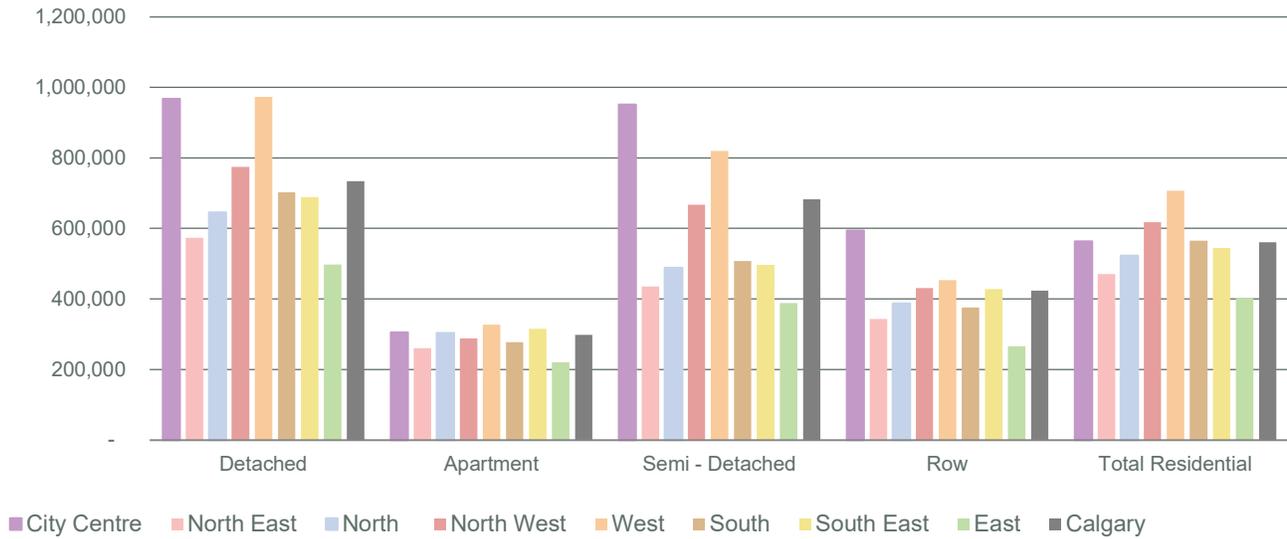


MONTHS OF SUPPLY

FEBRUARY

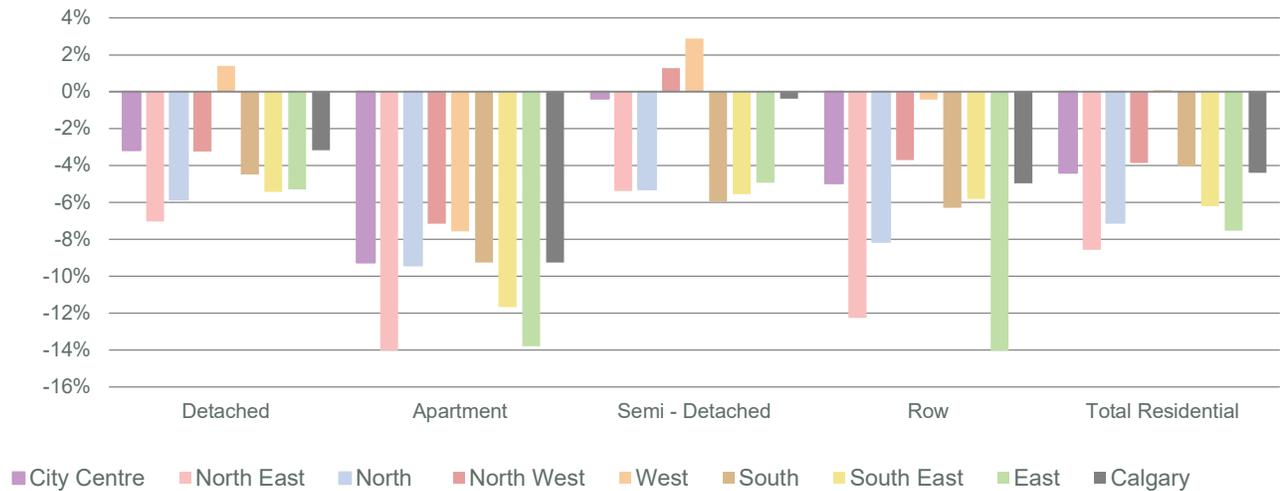


BENCHMARK PRICE - FEBRUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY



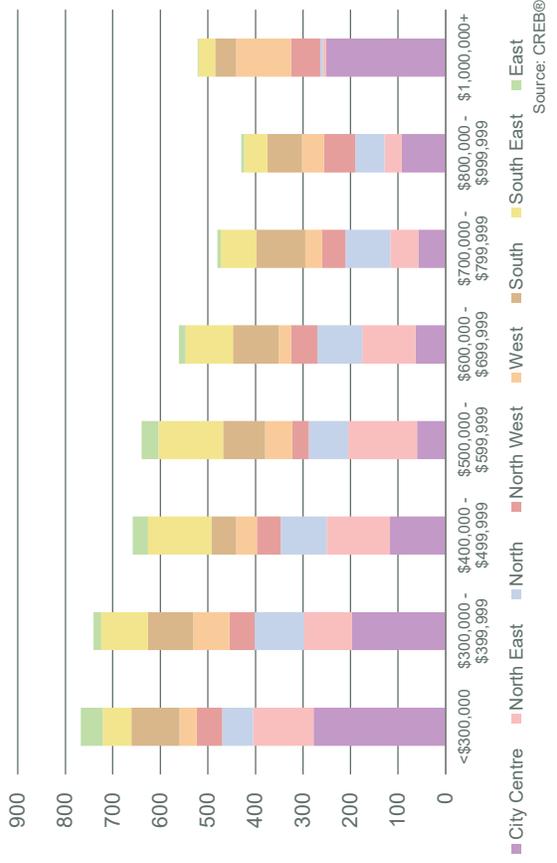
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

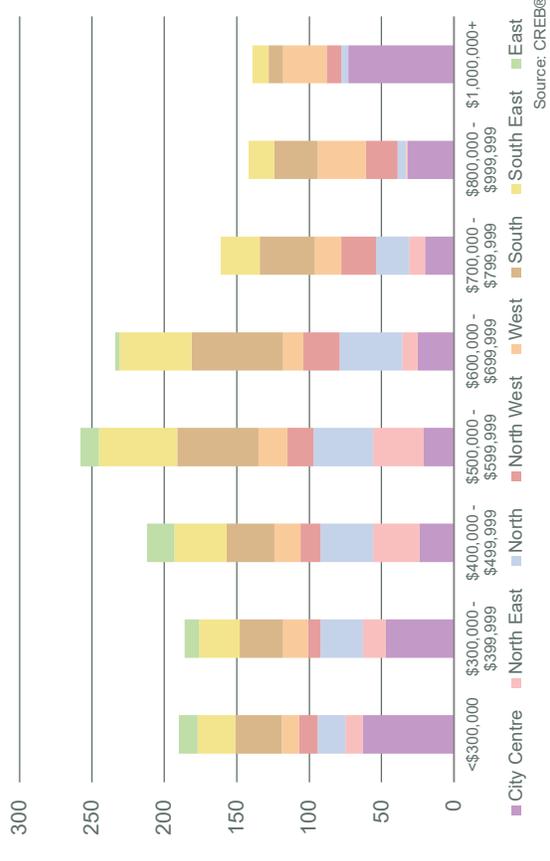
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001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

Feb. 2026

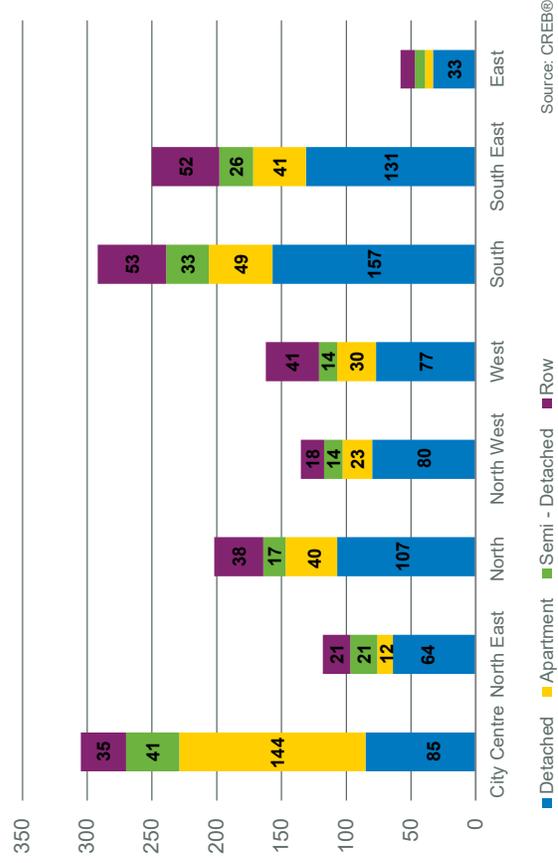
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



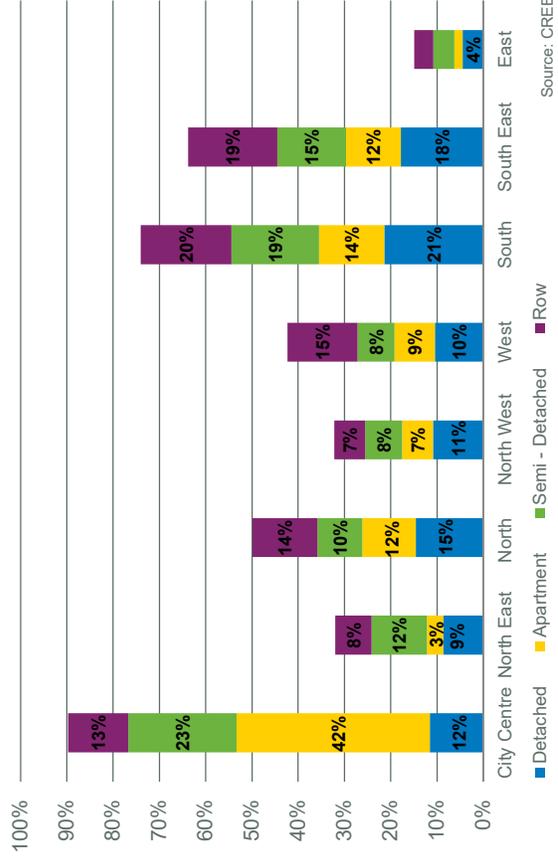
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



SHARE OF CITY WIDE SALES - FEBRUARY



Feb. 2026

	2025	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	1,449	1,718	2,156	2,230	2,559	2,284	2,096	1,986	1,717	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	6,918	6,471	5,587	3,871	
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	560,000	577,000	560,000	552,000	
Average Price	604,961	612,528	639,578	646,566	690,228	646,410	617,291	612,165	615,702	643,261	616,045	605,325	
Index	273	275	277	277	276	275	273	270	268	266	262	260	

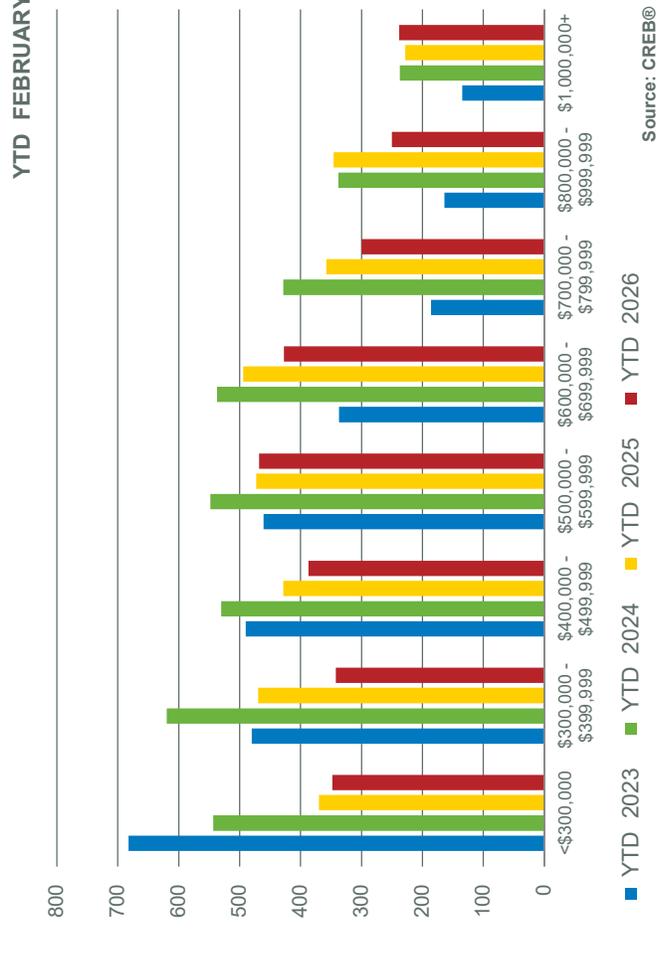
2026

Sales	1,234
New Listings	2,785
Inventory	4,392
Days on Market	54
Benchmark Price	554,400
Median Price	555,500
Average Price	617,841
Index	260

CALGARY TOTAL SALES

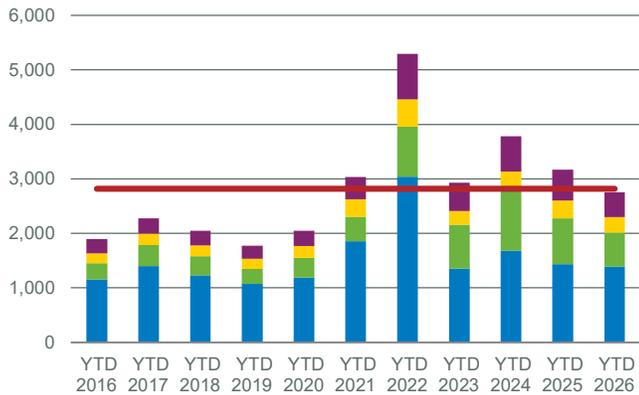
	Feb-25	Feb-26	YTD 2025	YTD 2026
<\$100,000	-	1	2	6
\$100,000 - \$149,999	19	32	31	63
\$150,000 - \$199,999	54	65	104	115
\$200,000 - \$249,999	118	92	233	164
\$250,000 - \$299,999	134	94	242	171
\$300,000 - \$349,999	137	92	228	171
\$350,000 - \$399,999	113	107	208	195
\$400,000 - \$449,999	121	105	220	192
\$450,000 - \$499,999	116	135	212	239
\$500,000 - \$549,999	125	124	261	229
\$550,000 - \$599,999	127	125	267	231
\$600,000 - \$649,999	128	111	227	196
\$650,000 - \$699,999	115	97	202	176
\$700,000 - \$749,999	87	64	156	124
\$750,000 - \$799,999	75	50	133	86
\$800,000 - \$849,999	58	43	96	75
\$850,000 - \$899,999	37	22	64	39
\$900,000 - \$949,999	28	28	53	50
\$950,000 - \$999,999	68	78	124	124
\$1,000,000 - \$1,299,999	19	17	36	35
\$1,300,000 - \$1,499,999	21	24	43	42
\$1,500,000 - \$1,999,999	16	20	25	37
\$2,000,000 +	1,718	1,526	3,167	2,760

CITY OF CALGARY TOTAL SALES BY PRICE RANGE



CITY OF CALGARY TOTAL SALES

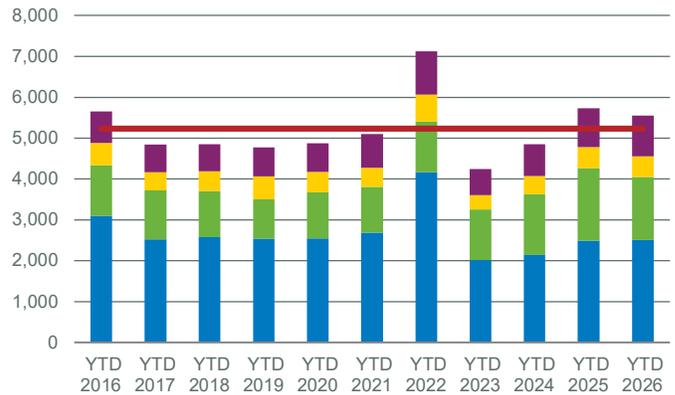
YTD FEBRUARY



Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

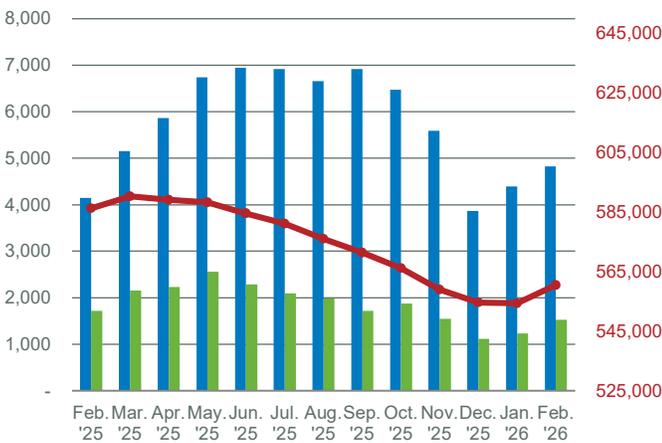
CITY OF CALGARY TOTAL NEW LISTINGS

YTD FEBRUARY



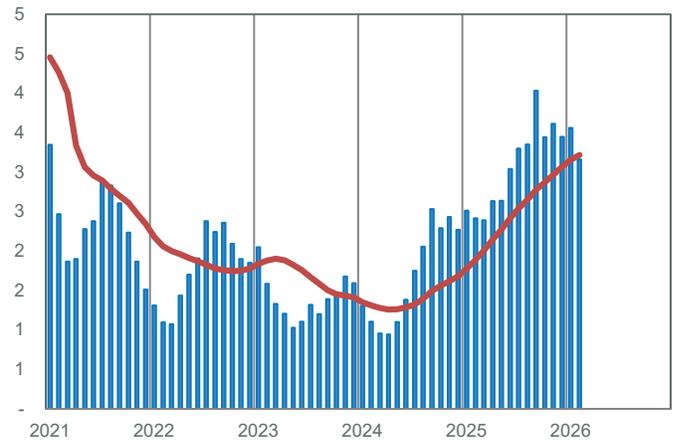
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



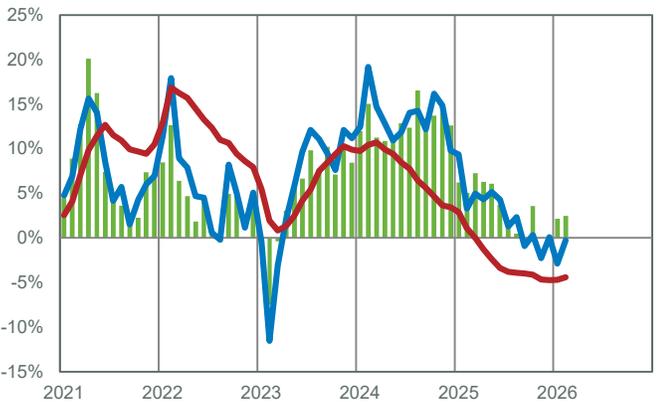
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



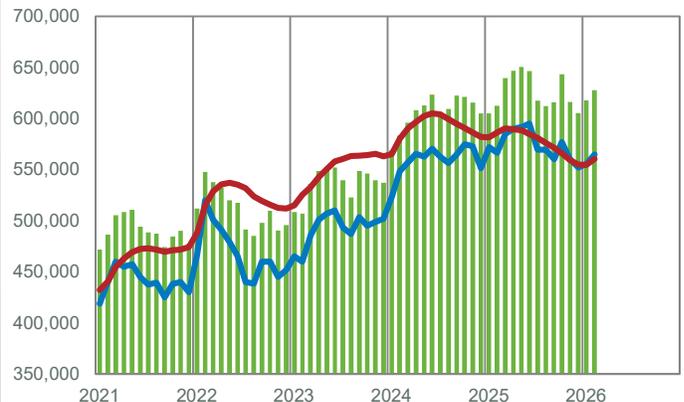
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES



Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	2025	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	2,983	3,107	3,079	3,051	3,201	2,913	2,447	1,594
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

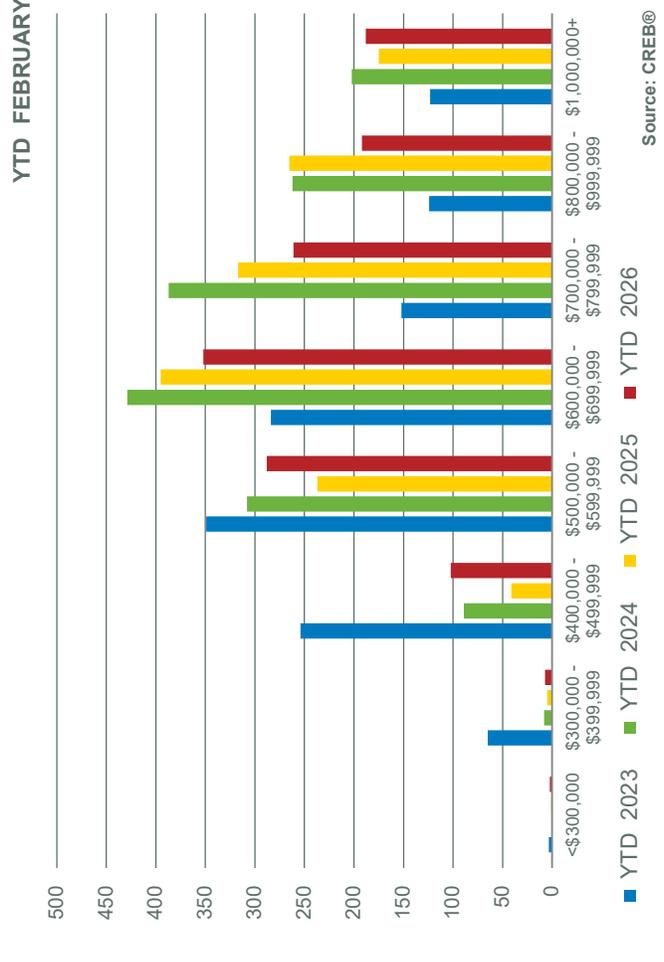
2026

Sales	656	736
New Listings	1,240	1,269
Inventory	1,751	1,941
Days on Market	48	35
Benchmark Price	724,000	734,300
Median Price	675,000	687,750
Average Price	780,747	807,322
Index	298	302

CALGARY TOTAL SALES

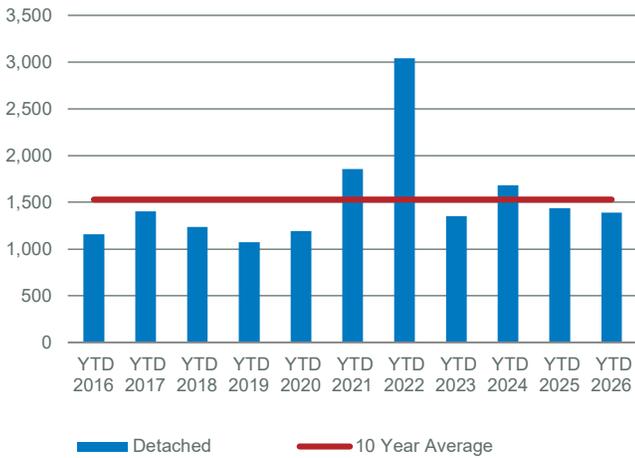
	Feb-25	Feb-26	YTD 2025	YTD 2026
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	-	1
\$200,000 - \$249,999	-	-	-	-
\$250,000 - \$299,999	1	1	1	1
\$300,000 - \$349,999	1	-	2	1
\$350,000 - \$399,999	2	3	3	6
\$400,000 - \$449,999	6	10	9	27
\$450,000 - \$499,999	17	35	32	75
\$500,000 - \$549,999	39	62	83	124
\$550,000 - \$599,999	73	87	154	164
\$600,000 - \$649,999	100	91	211	180
\$650,000 - \$699,999	101	93	184	172
\$700,000 - \$749,999	102	85	179	155
\$750,000 - \$799,999	78	57	138	106
\$800,000 - \$849,999	64	43	116	71
\$850,000 - \$899,999	42	31	71	56
\$900,000 - \$949,999	28	13	44	27
\$950,000 - \$999,999	17	22	34	38
\$1,000,000 - \$1,299,999	45	47	83	85
\$1,300,000 - \$1,499,999	14	15	29	31
\$1,500,000 - \$1,999,999	18	20	38	36
\$2,000,000 +	16	20	25	36
	764	736	1,436	1,392

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



CITY OF CALGARY DETACHED SALES

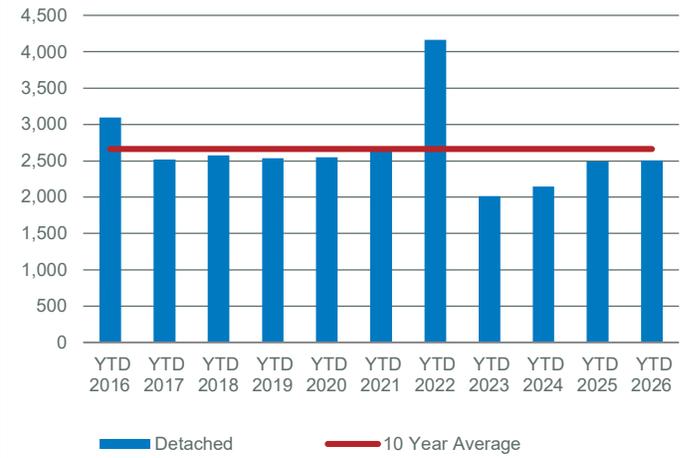
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



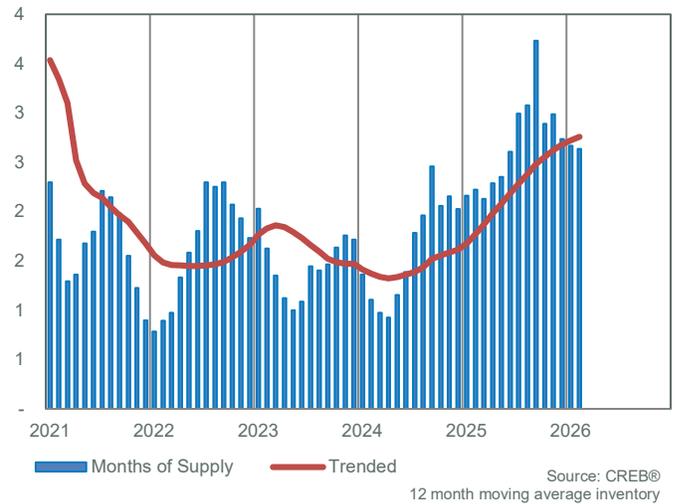
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



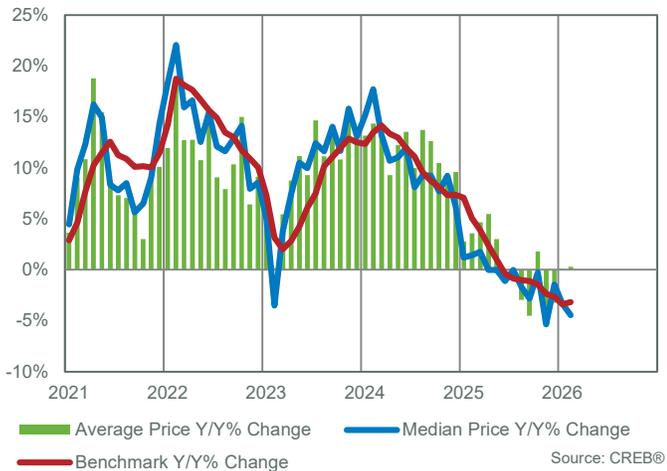
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES



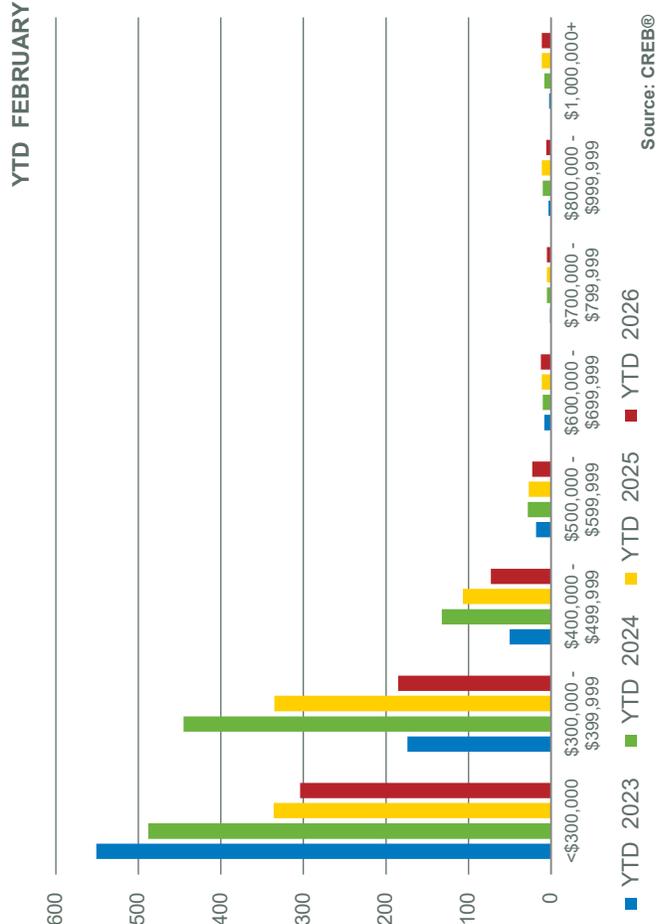
Source: CREB®

Feb. 2026

	2025	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2026													
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		274	345										
New Listings		786	753										
Inventory		1,435	1,580										
Days on Market		65	54										
Benchmark Price		301,200	298,600										
Median Price		296,219	303,500										
Average Price		331,597	355,934										
Index		231	229										

	Feb-25	Feb-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	6
\$100,000 - \$149,999	2	1	2	
\$150,000 - \$199,999	19	31	31	60
\$200,000 - \$249,999	51	53	100	99
\$250,000 - \$299,999	98	80	203	139
\$300,000 - \$349,999	108	67	187	119
\$350,000 - \$399,999	101	35	148	66
\$400,000 - \$449,999	40	28	72	49
\$450,000 - \$499,999	18	14	35	24
\$500,000 - \$549,999	11	9	20	15
\$550,000 - \$599,999	5	3	7	8
\$600,000 - \$649,999	4	4	4	7
\$650,000 - \$699,999	3	4	4	4
\$700,000 - \$749,999	1	2	3	4
\$750,000 - \$799,999	-	-	2	1
\$800,000 - \$849,999	1	-	1	1
\$850,000 - \$899,999	4	1	5	1
\$900,000 - \$949,999	1	2	4	2
\$950,000 - \$999,999	1	2	1	2
\$1,000,000 - \$1,299,999	2	4	5	4
\$1,300,000 - \$1,499,999	1	2	3	2
\$1,500,000 - \$1,999,999	2	3	3	4
\$2,000,000 +	-	-	-	1
	473	345	843	619

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



CITY OF CALGARY APARTMENT SALES

YTD FEBRUARY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



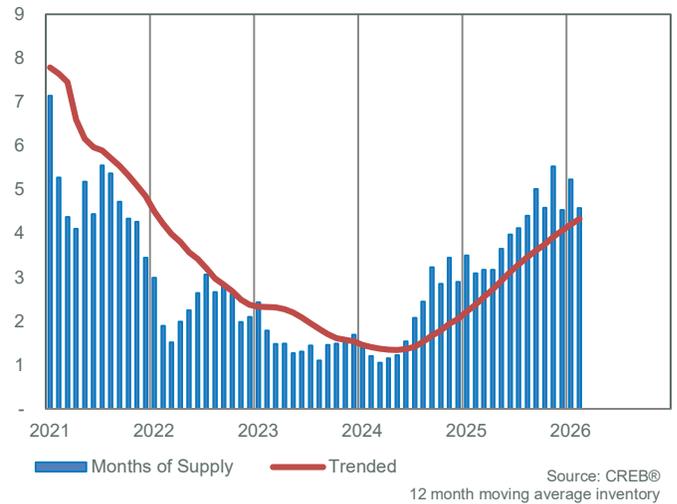
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



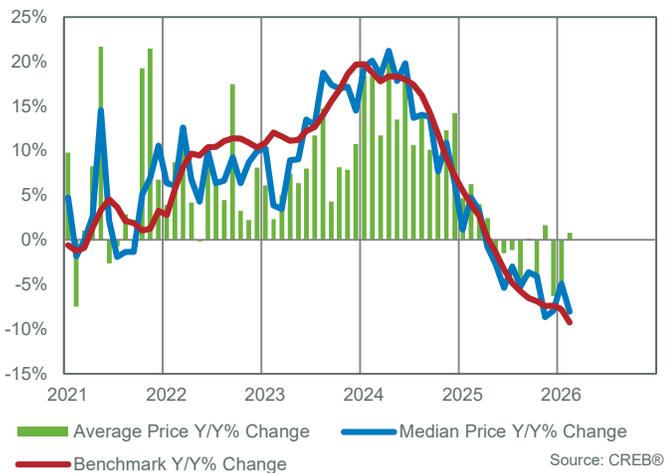
Source: CREB®

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®

Feb. 2026

	2025	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales		160	164	184	188	255	212	187	206	156	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	618	612	546	385
Days on Market		36	32	28	25	29	32	34	35	37	39	45	54
Benchmark Price		674,400	684,800	692,000	692,200	697,800	697,200	697,400	687,600	688,900	683,900	672,400	667,700
Median Price		589,257	640,000	616,500	620,000	607,000	620,000	605,000	586,750	572,500	574,000	590,000	586,800
Average Price		667,063	715,791	714,510	694,405	686,155	701,429	693,191	657,177	686,834	669,865	681,236	663,064
Index		360	366	370	370	373	372	373	367	368	365	359	357

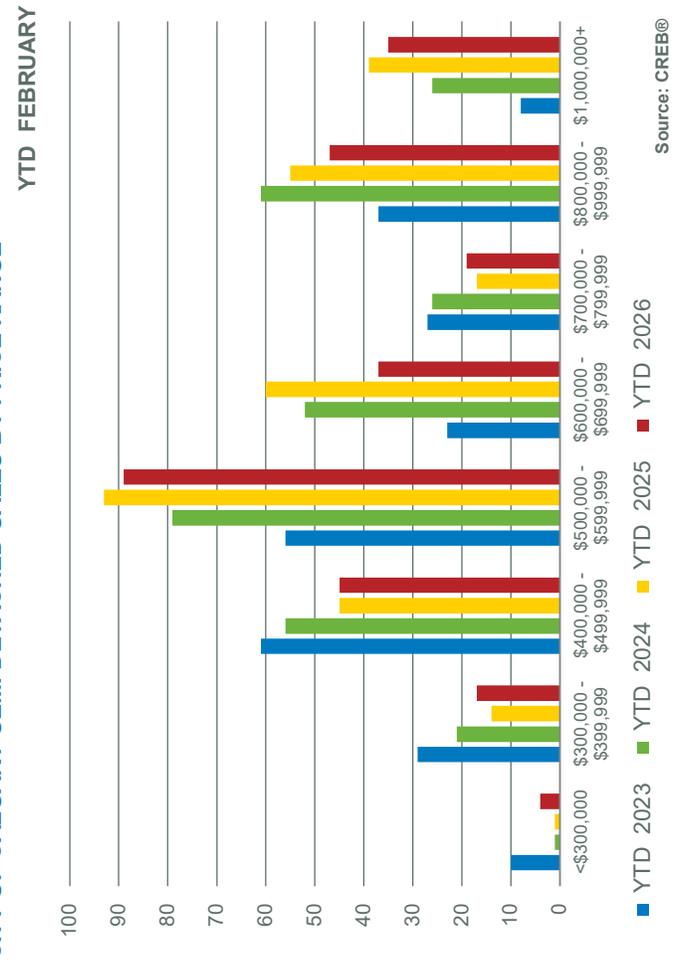
2026

Sales	118
New Listings	254
Inventory	421
Days on Market	61
Benchmark Price	667,000
Median Price	583,500
Average Price	665,026
Index	356

CALGARY TOTAL SALES

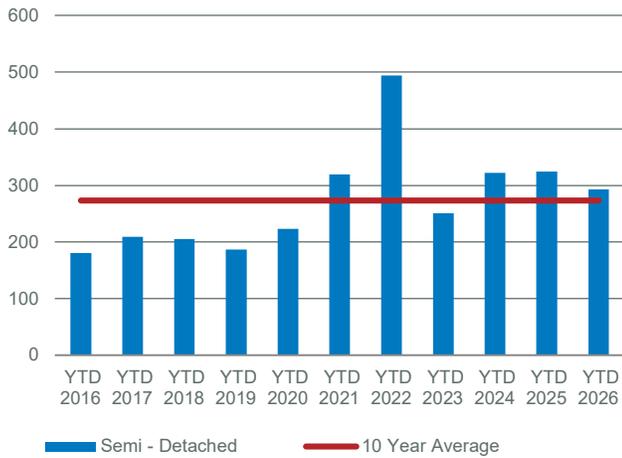
	Feb-25	Feb-26	YTD 2025	YTD 2026
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	2	-	2
\$250,000 - \$299,999	-	2	1	2
\$300,000 - \$349,999	-	1	2	3
\$350,000 - \$399,999	4	11	12	14
\$400,000 - \$449,999	8	9	15	19
\$450,000 - \$499,999	12	15	30	26
\$500,000 - \$549,999	20	28	37	48
\$550,000 - \$599,999	25	21	56	41
\$600,000 - \$649,999	16	15	33	22
\$650,000 - \$699,999	18	11	27	15
\$700,000 - \$749,999	2	3	6	7
\$750,000 - \$799,999	5	6	11	12
\$800,000 - \$849,999	6	7	10	13
\$850,000 - \$899,999	9	8	16	15
\$900,000 - \$949,999	7	6	13	9
\$950,000 - \$999,999	9	4	16	10
\$1,000,000 - \$1,299,999	20	25	35	31
\$1,300,000 - \$1,499,999	2	-	2	2
\$1,500,000 - \$1,999,999	1	1	2	2
\$2,000,000 +	-	-	-	-
	164	175	324	293

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



CITY OF CALGARY SEMI-DET. SALES

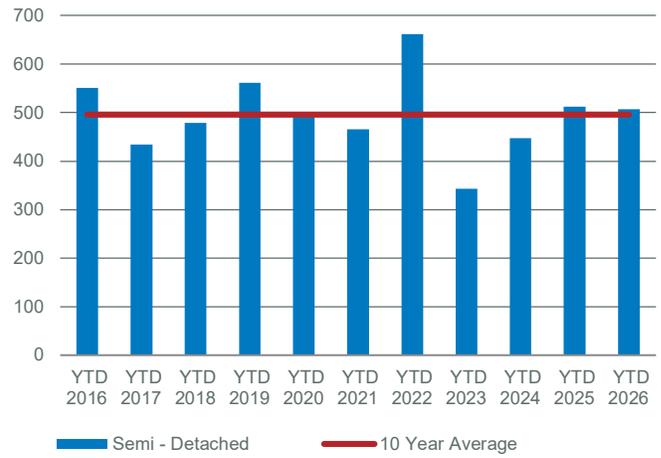
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



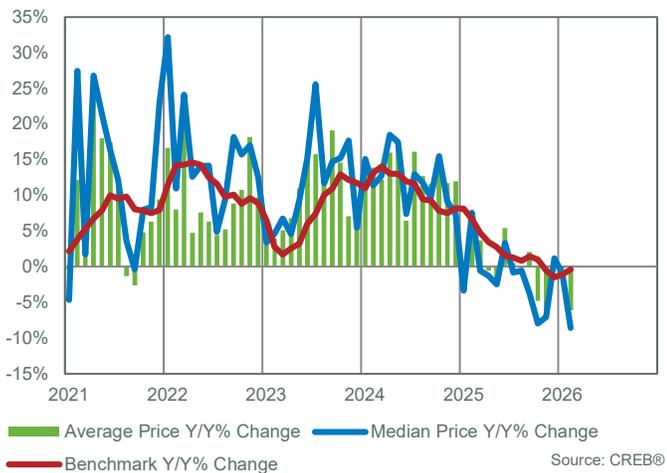
Source: CREB®

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®

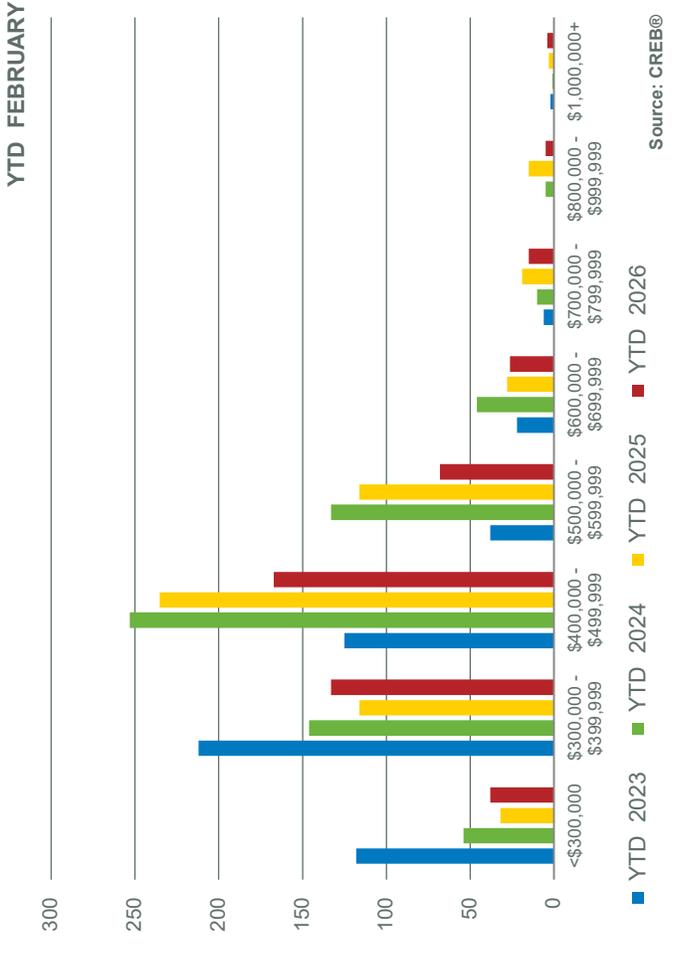
Feb. 2026

	2025	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2026													
Sales		247	317	399	355	457	349	371	339	303	273	257	171
New Listings		473	473	698	694	765	698	679	541	589	520	395	205
Inventory		592	660	828	1,003	1,117	1,170	1,196	1,100	1,095	1,055	901	654
Days on Market		39	31	27	30	33	33	37	40	45	50	53	50
Benchmark Price		444,000	445,700	451,900	454,500	451,300	448,500	445,200	438,600	436,200	429,100	425,000	420,400
Median Price		449,500	465,000	455,000	470,000	449,000	442,000	434,900	435,000	420,000	429,900	425,000	410,000
Average Price		465,712	482,527	472,221	486,708	466,345	465,897	453,768	459,523	457,613	445,472	446,304	433,951
Index		288	289	293	295	293	291	289	285	283	279	276	273
2026													
Sales		186	270										
New Listings		505	491										
Inventory		785	887										
Days on Market		53	44										
Benchmark Price		420,800	423,600										
Median Price		412,250	444,250										
Average Price		435,033	457,292										
Index		273	275										

CALGARY TOTAL SALES

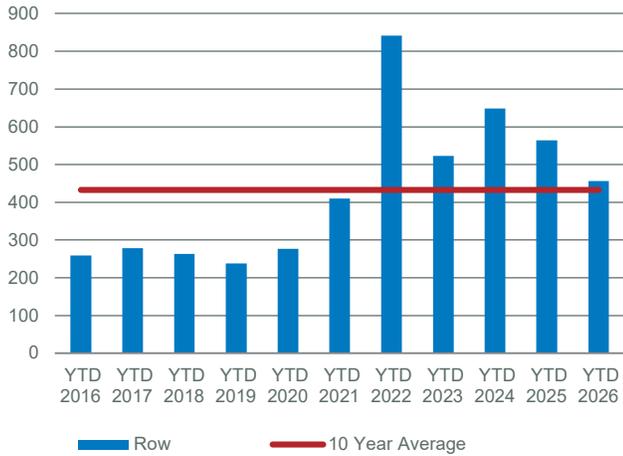
	Feb-25	Feb-26	YTD 2025	YTD 2026
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	2
\$150,000 - \$199,999	-	-	-	14
\$200,000 - \$249,999	3	10	4	22
\$250,000 - \$299,999	19	9	28	48
\$300,000 - \$349,999	25	26	51	85
\$350,000 - \$399,999	30	43	65	100
\$400,000 - \$449,999	59	60	112	67
\$450,000 - \$499,999	74	41	123	52
\$500,000 - \$549,999	46	36	72	16
\$550,000 - \$599,999	22	13	44	21
\$600,000 - \$649,999	7	15	16	5
\$650,000 - \$699,999	6	3	12	10
\$700,000 - \$749,999	10	7	14	5
\$750,000 - \$799,999	4	1	5	1
\$800,000 - \$849,999	4	-	6	3
\$850,000 - \$899,999	3	3	4	1
\$900,000 - \$949,999	1	1	3	2
\$950,000 - \$999,999	1	-	2	1
\$1,000,000 - \$1,299,999	1	2	1	4
\$1,300,000 - \$1,499,999	2	-	2	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
TOTAL	317	270	564	456

CITY OF CALGARY ROW SALES BY PRICE RANGE



CITY OF CALGARY ROW SALES

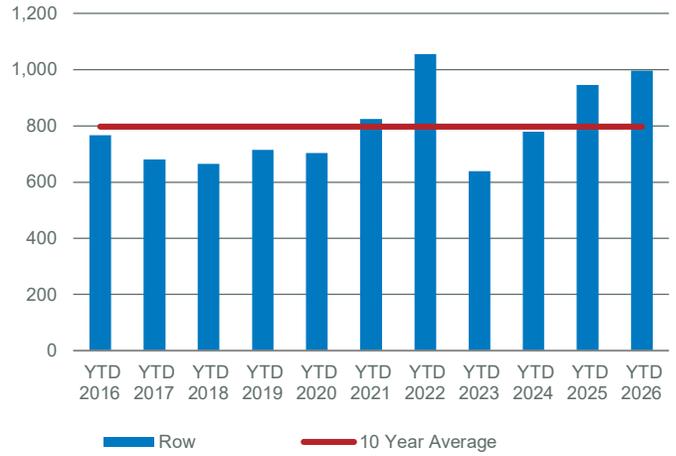
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



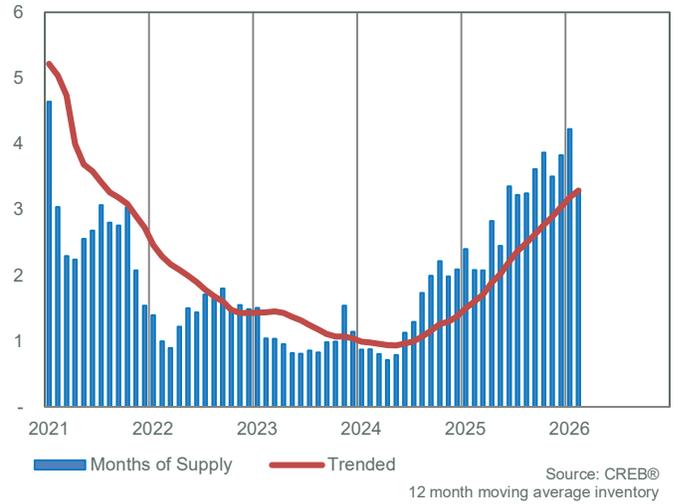
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



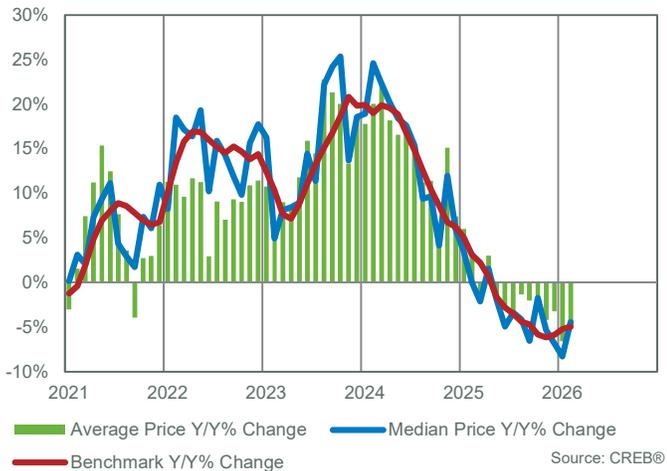
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

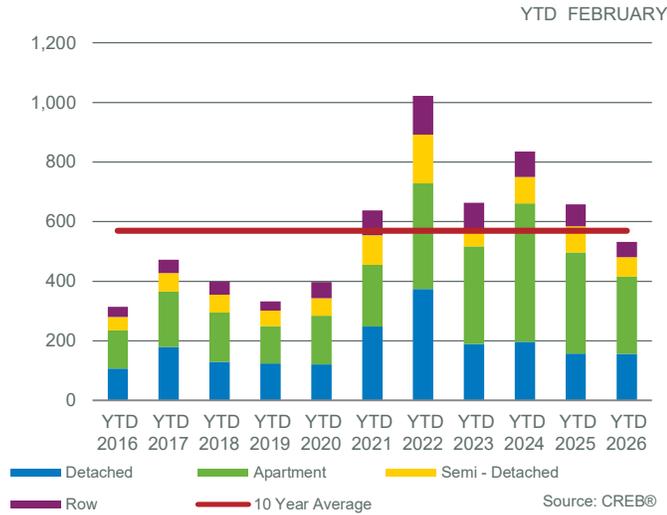
CITY OF CALGARY ROW PRICES



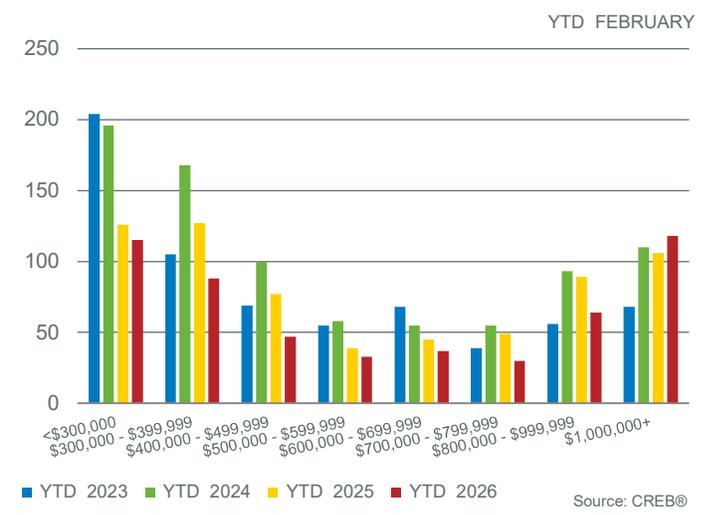
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



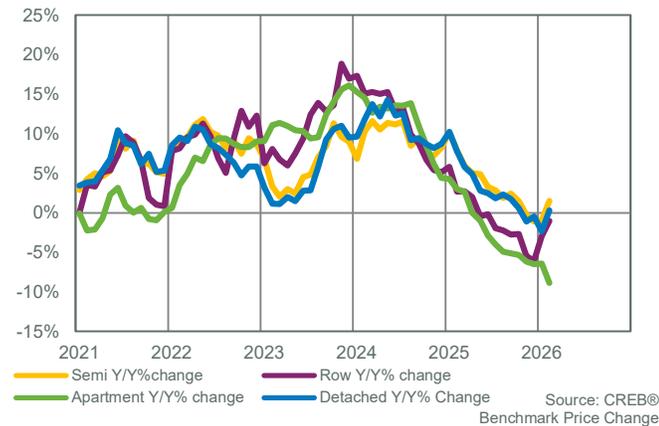
CITY CENTRE INVENTORY AND SALES



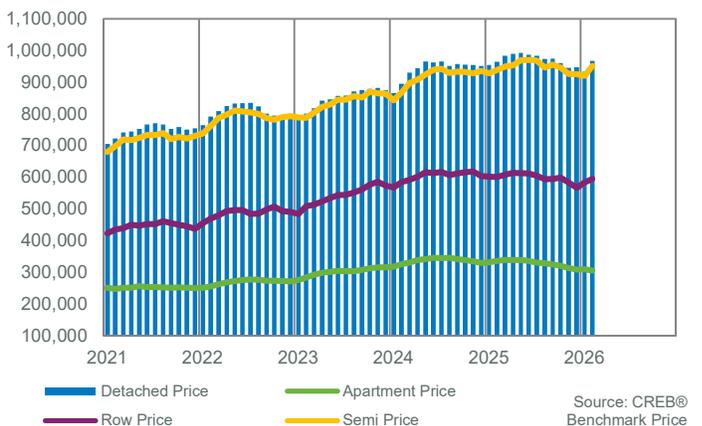
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

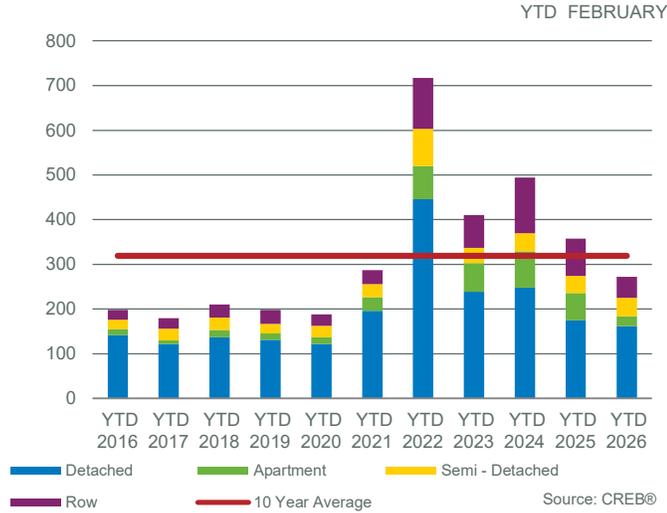


CITY CENTRE PRICES

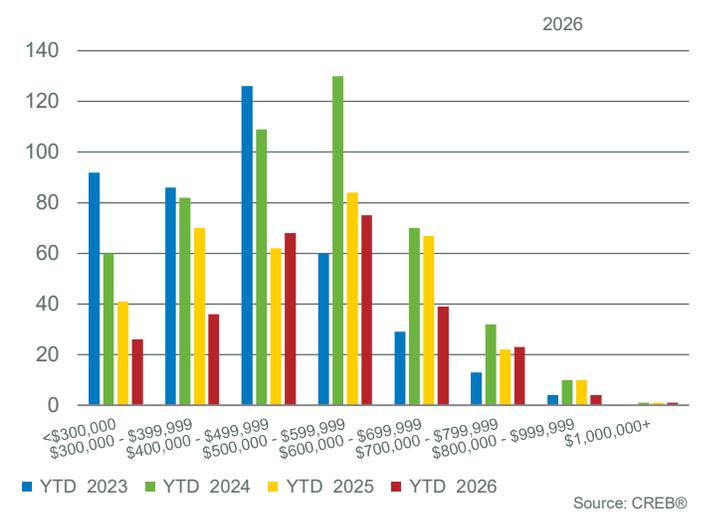


NORTHEAST

NORTHEAST TOTAL SALES



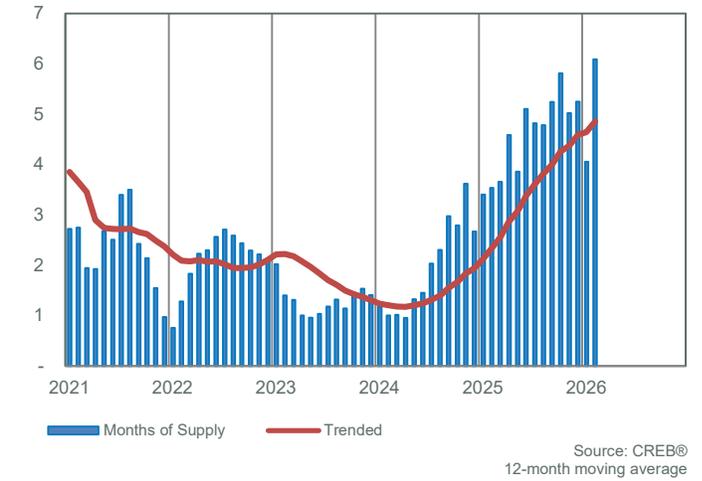
NORTHEAST TOTAL SALES BY PRICE RANGE



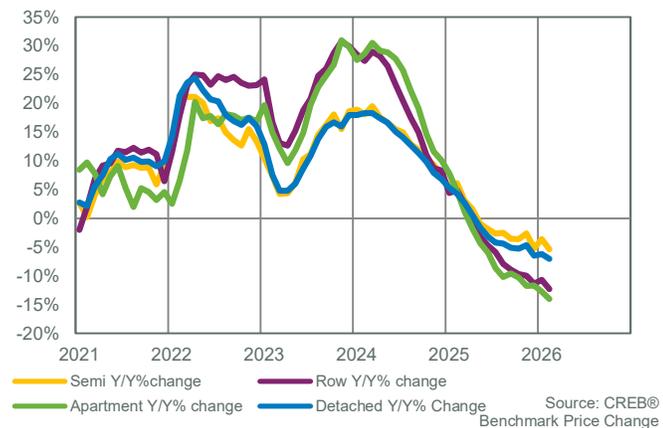
NORTHEAST INVENTORY AND SALES



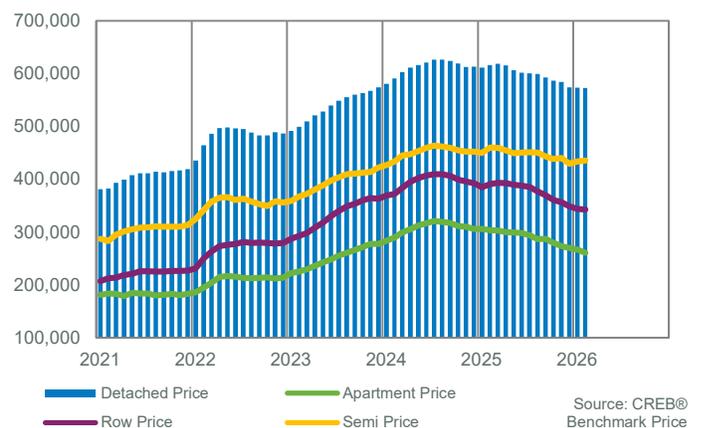
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

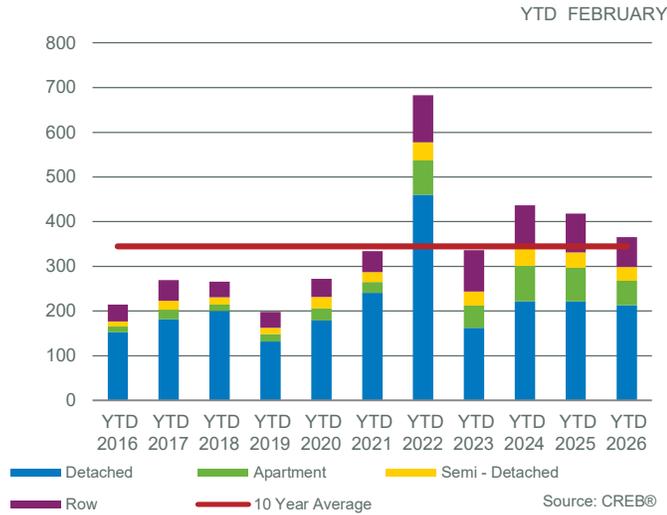


NORTHEAST PRICES

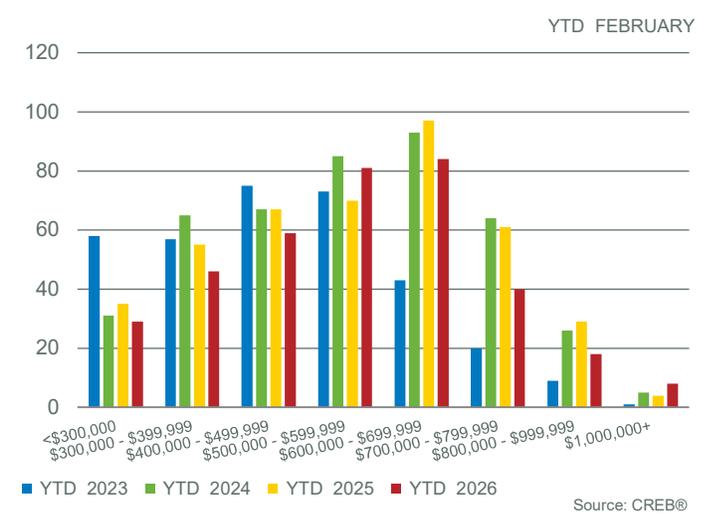


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



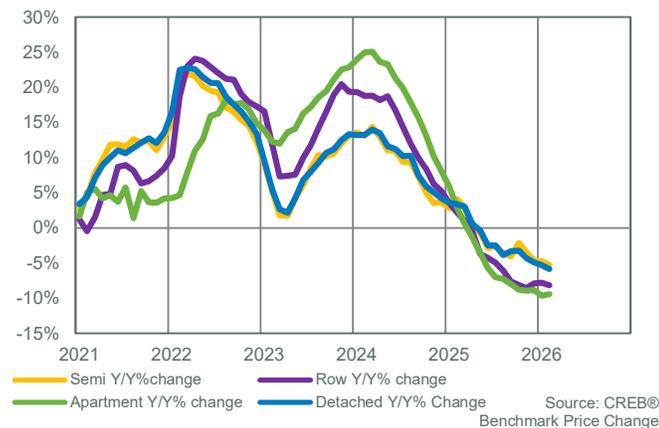
NORTH INVENTORY AND SALES



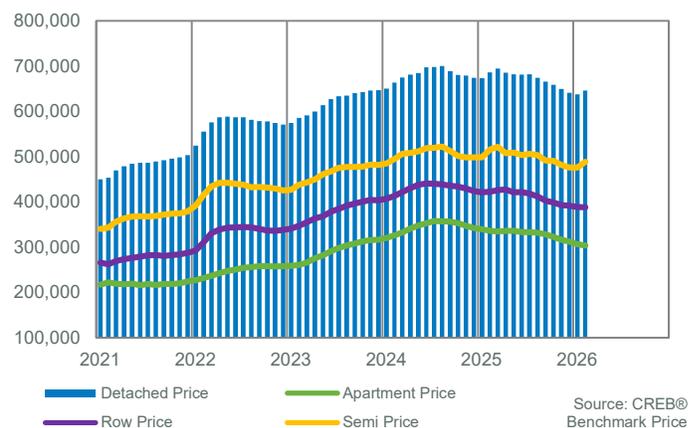
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

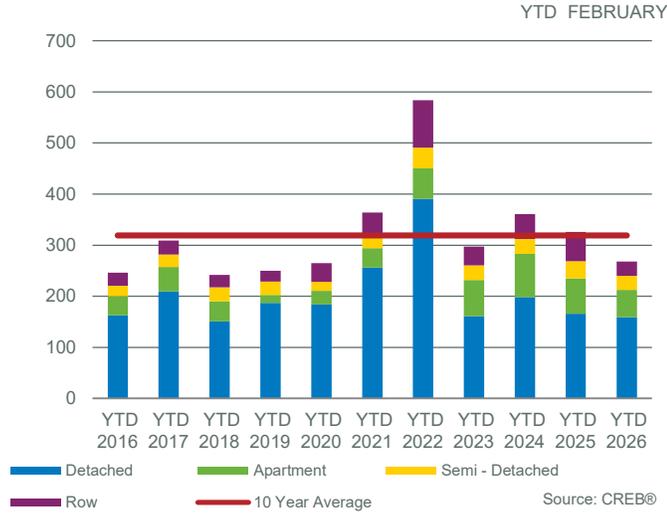


NORTH PRICES

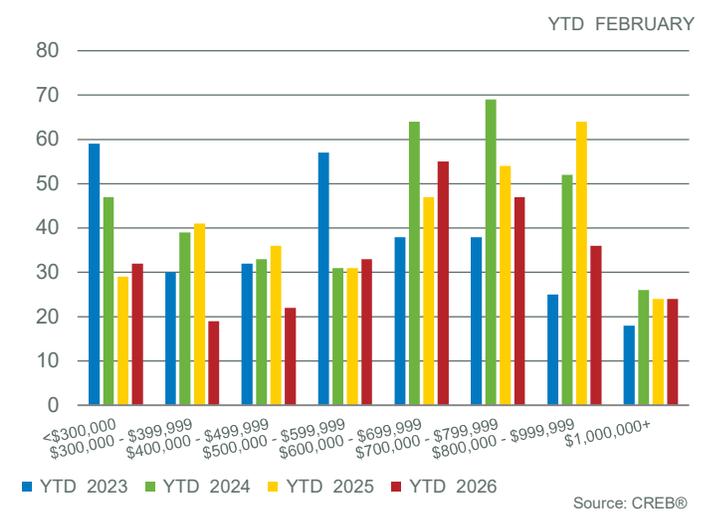


NORTHWEST

NORTHWEST TOTAL SALES



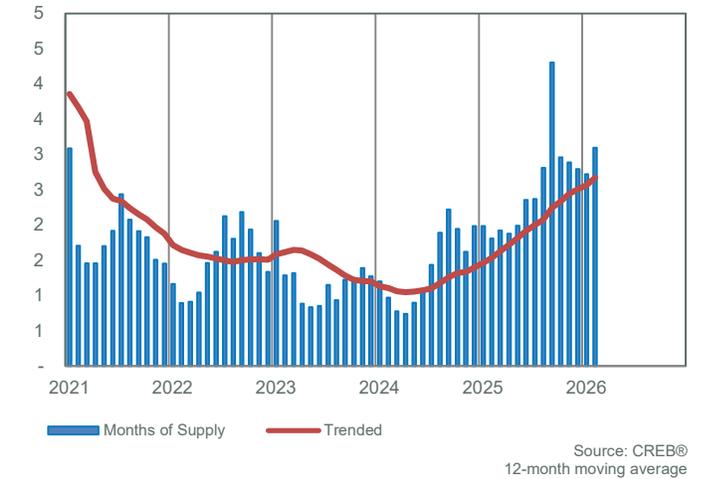
NORTHWEST TOTAL SALES BY PRICE RANGE



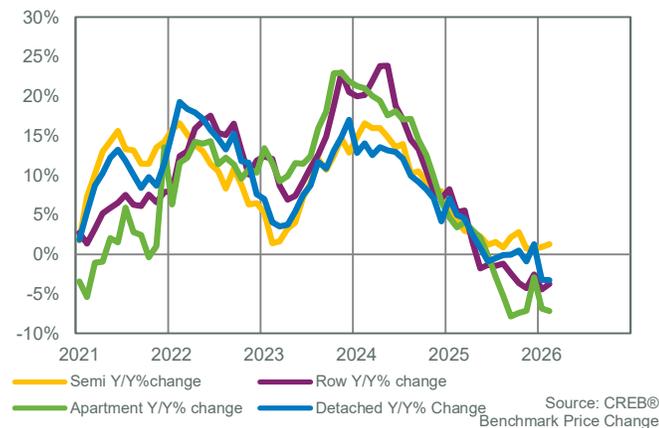
NORTHWEST INVENTORY AND SALES



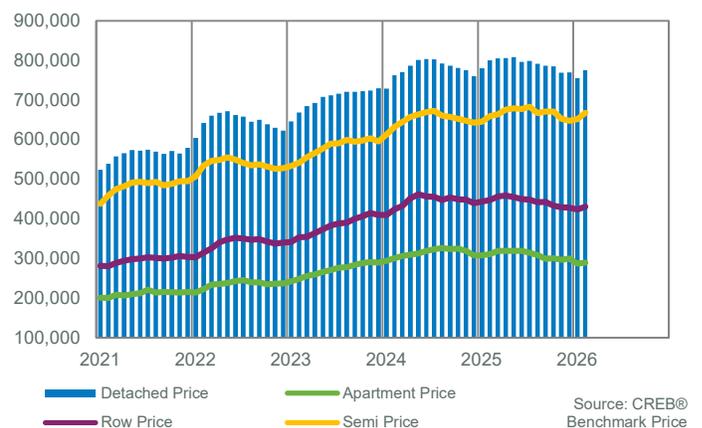
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

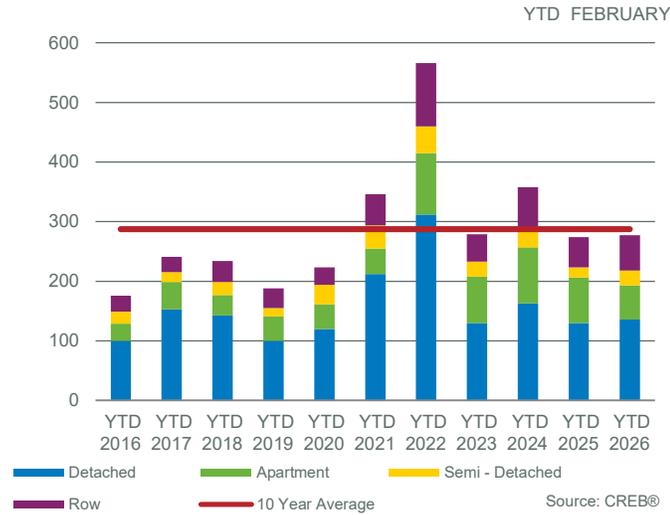


NORTHWEST PRICES

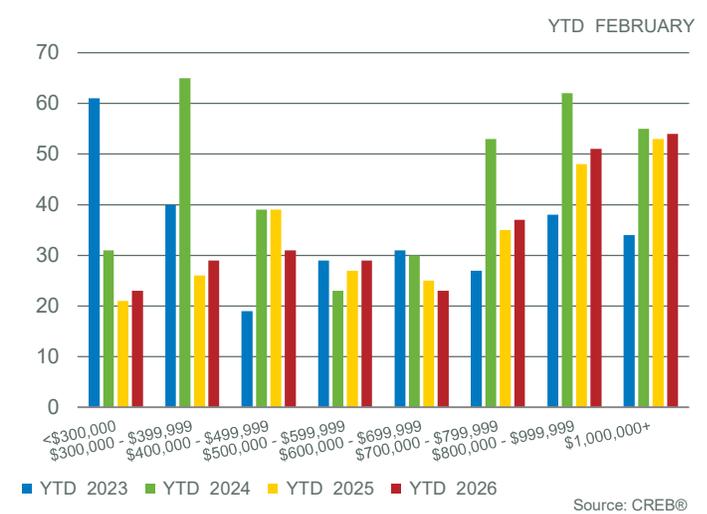


WEST

WEST TOTAL SALES



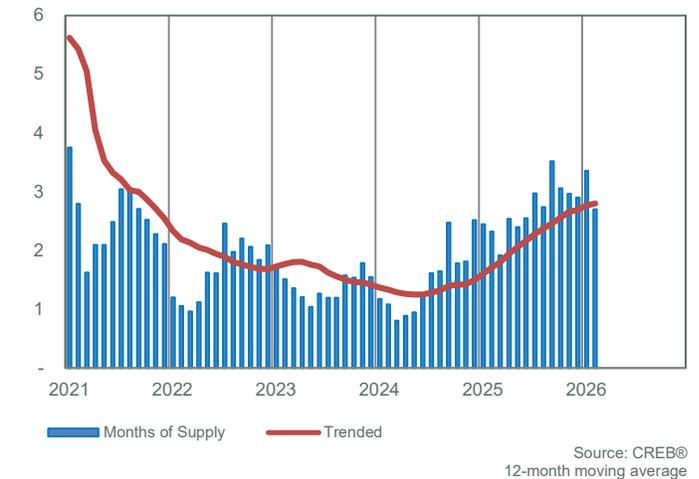
WEST TOTAL SALES BY PRICE RANGE



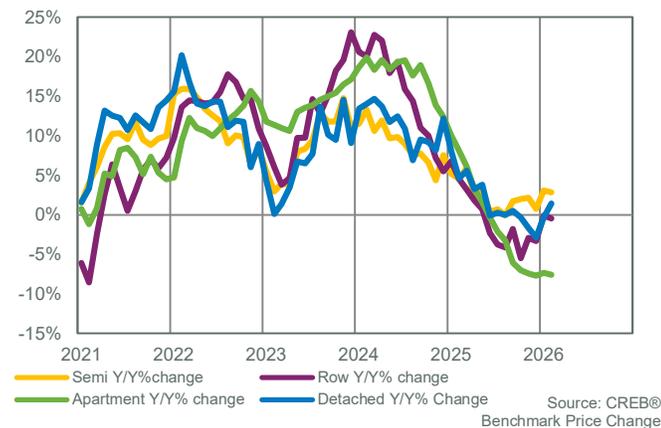
WEST INVENTORY AND SALES



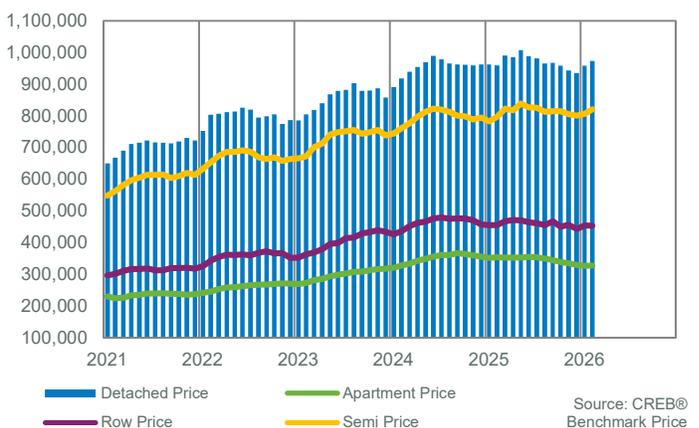
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

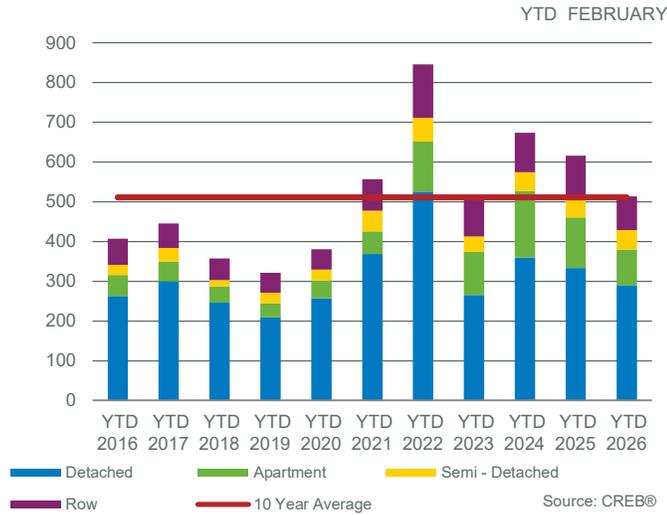


WEST PRICES

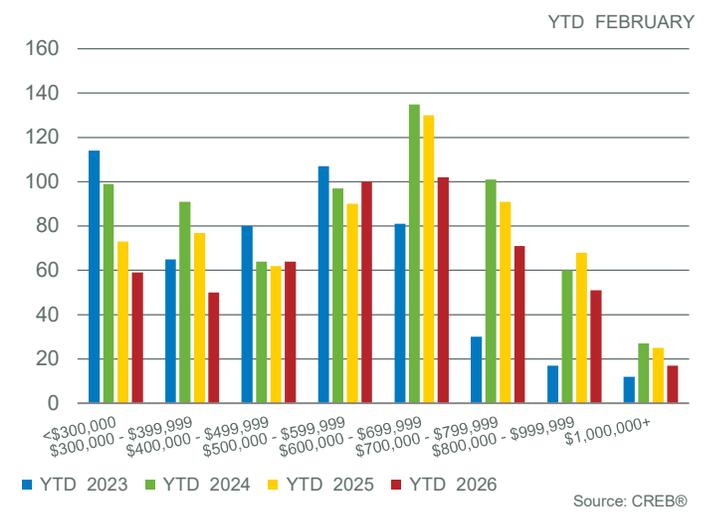


SOUTH

SOUTH TOTAL SALES



SOUTH TOTAL SALES BY PRICE RANGE



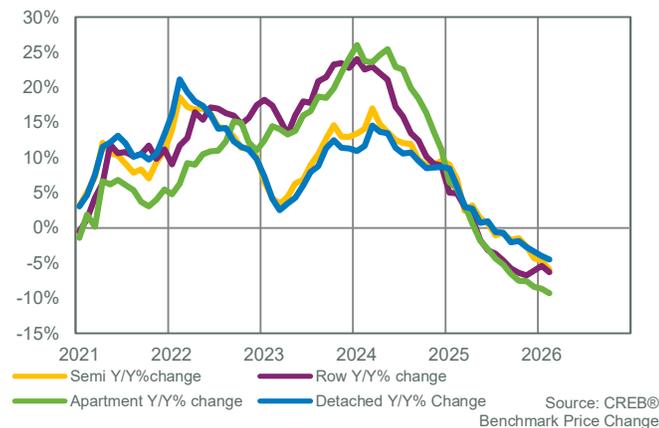
SOUTH INVENTORY AND SALES



SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

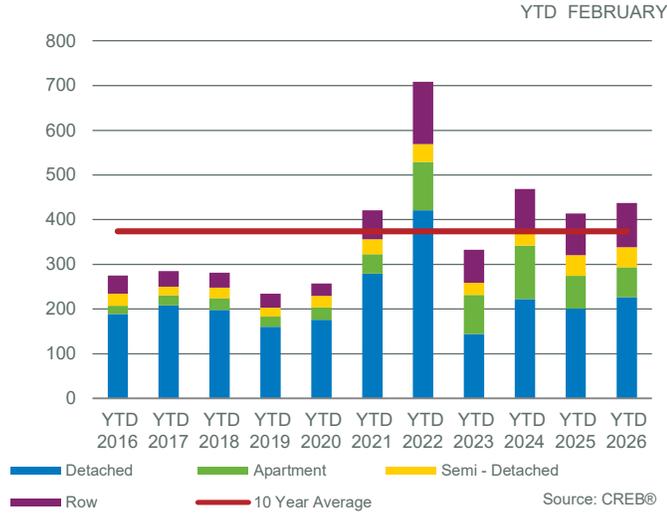


SOUTH PRICES

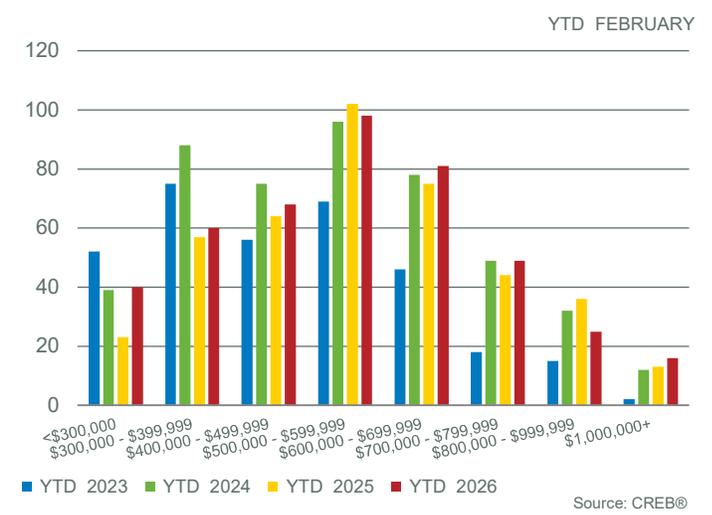


SOUTHEAST

SOUTHEAST TOTAL SALES



SOUTHEAST TOTAL SALES BY PRICE RANGE



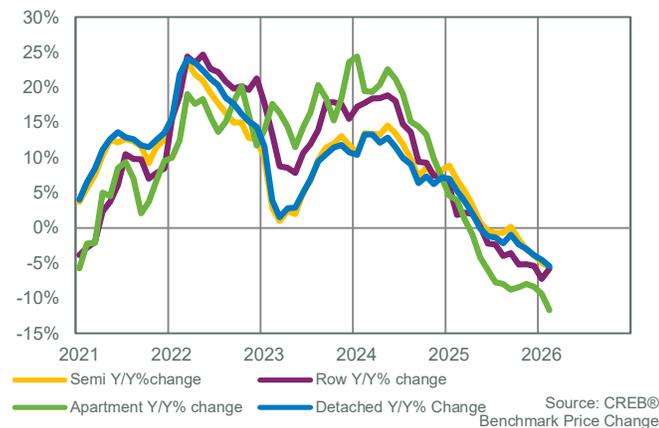
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

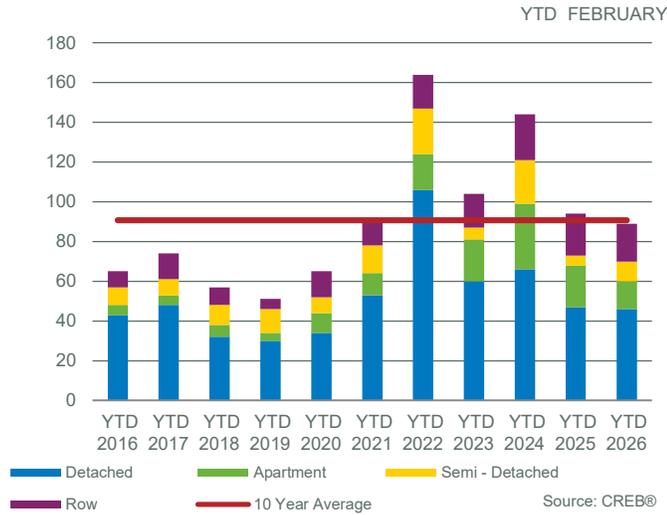


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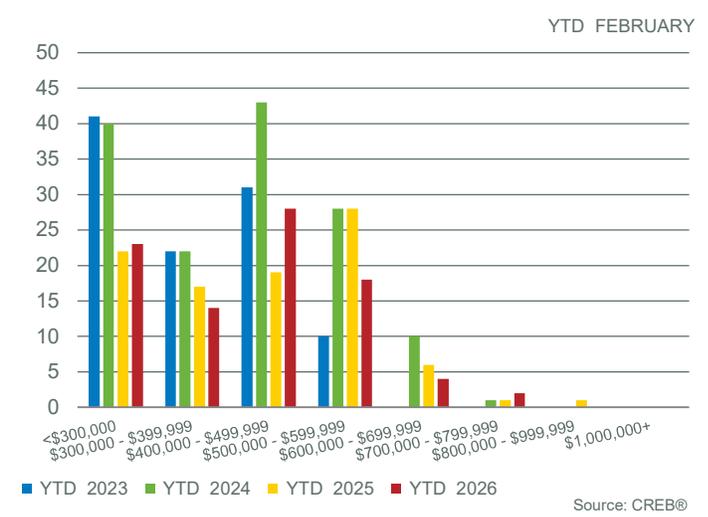


EAST

EAST TOTAL SALES



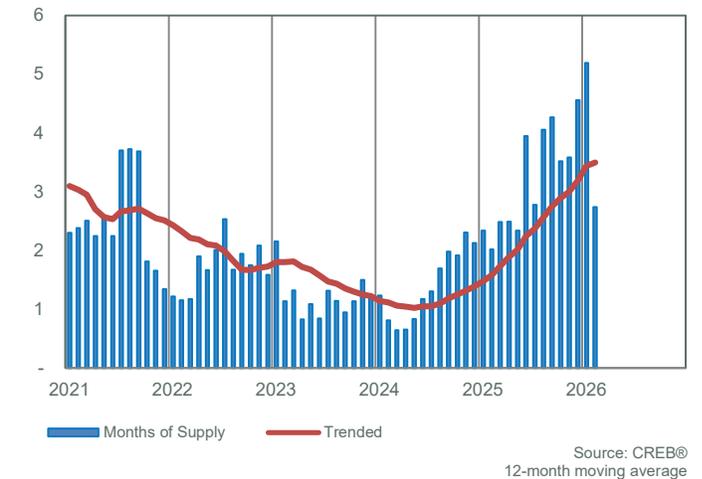
EAST TOTAL SALES BY PRICE RANGE



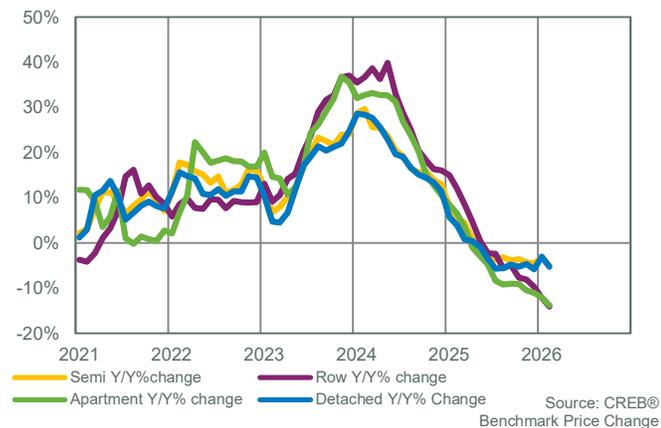
EAST INVENTORY AND SALES



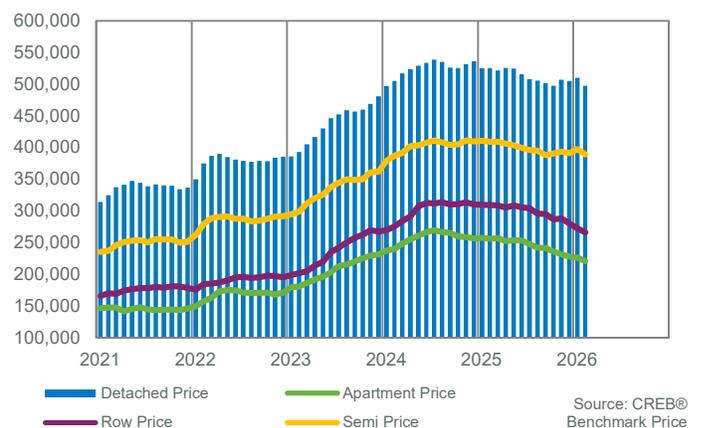
EAST MONTHS OF INVENTORY

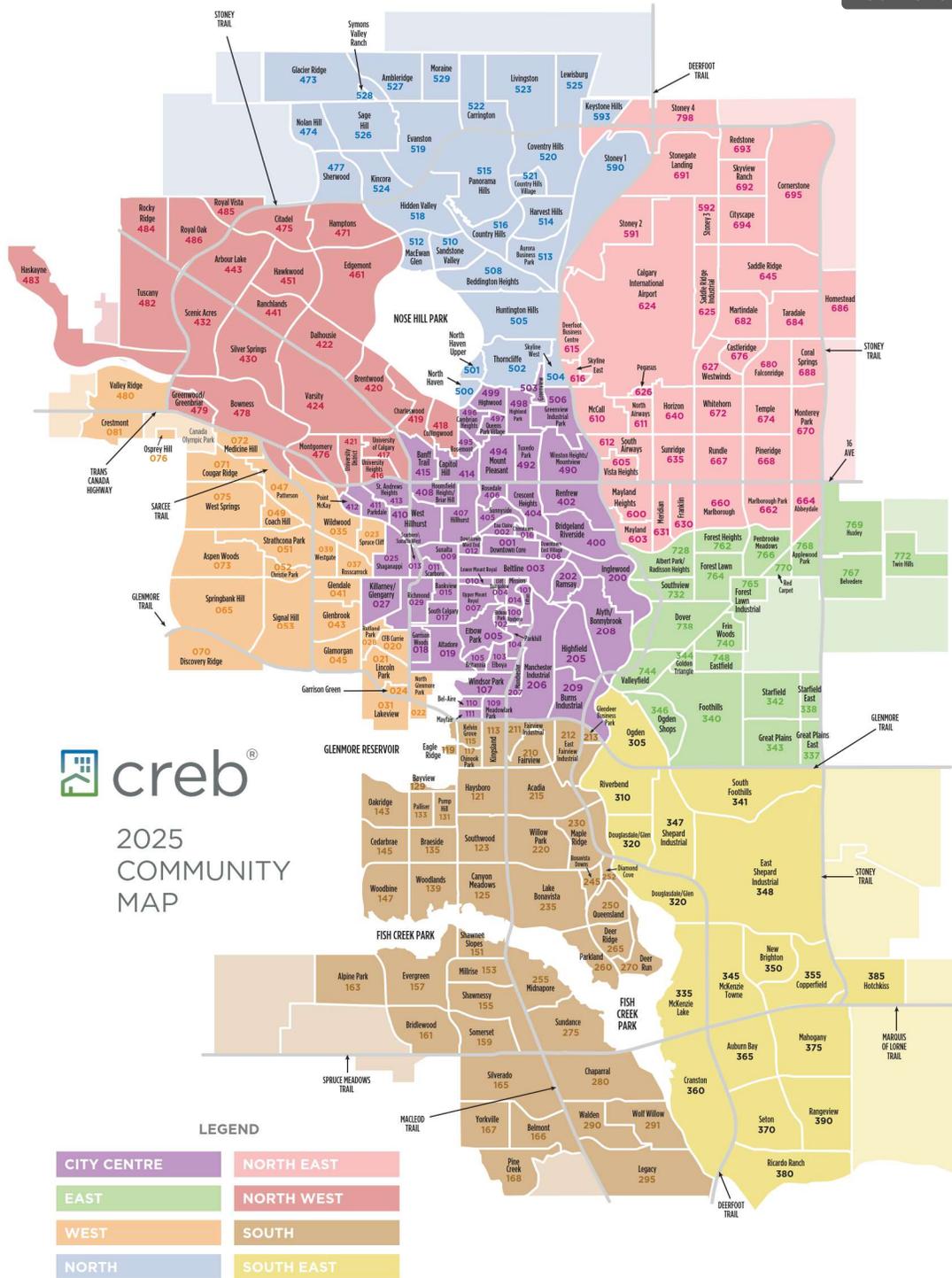


EAST PRICE CHANGE



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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