CITY OF CALGARY

MARKET REPORT PART 1 OF 2

OCTOBER 2026

2026 vs 2025 comparison

Current as of November 2026. All MLS® active listings for Calgary and Area may be found at the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative.

CITY CENTRE

SOLD 2026 **339** 2025 369 — ▼ **-8.1%**

ACTIVE 2026 **1,394** 2025 1,442 — ▼ **-3.3%**

	DETACHED		APARTMENT		SEMI-DETACHED		ROW	
🏠	366	+7.0% ▲	727	-11.6% ▼	146	-8.2% ▼	155	+30.3% ▲
✓	104	-16.1% ▼	140	-16.7% ▼	52	+18.2% ▲	43	+30.3% ▲
Ⓢ	$992,500	+3.3% ▲	$295,000	-8.0% ▼	$961,000	+1.6% ▲	$554,300	-7.5% ▼

NORTH EAST

SOLD 2026 **149** 2025 171 — ▼ **-12.9%**

ACTIVE 2026 **773** 2025 973 — ▼ **-20.6%**

	DETACHED		APARTMENT		SEMI-DETACHED		ROW	
🏠	431	-19.4% ▼	129	-19.9% ▼	69	-20.7% ▼	144	-24.2% ▼
✓	102	-2.9% ▼	15	-34.8% ▼	15	-25.0% ▼	17	-26.1% ▼
Ⓢ	$548,000	-6.6% ▼	$246,300	-11.8% ▼	$415,100	-5.4% ▼	$328,400	-8.9% ▼

NORTH

SOLD 2026 **185** 2025 225 — ▼ **-17.8%**

ACTIVE 2026 **835** 2025 808 — ▲ **+3.3%**

	DETACHED		APARTMENT		SEMI-DETACHED		ROW	
🏠	439	+3.5% ▲	142	+2.9% ▲	80	+15.9% ▲	174	-1.7% ▼
✓	117	-4.9% ▼	15	-54.5% ▼	27	+8.0% ▲	26	-40.9% ▼
Ⓢ	$635,700	-3.5% ▼	$297,000	-7.8% ▼	$480,700	-2.0% ▼	$373,400	-6.3% ▼

NORTH WEST

SOLD 2026 **182** 2025 204 — ▼ **-10.8%**

ACTIVE 2026 **649** 2025 604 — ▲ **+7.5%**

	DETACHED		APARTMENT		SEMI-DETACHED		ROW	
🏠	331	+7.8% ▲	139	-8.6% ▼	61	+27.1% ▲	118	+21.6% ▲
✓	112	-5.1% ▼	30	-18.9% ▼	12	-53.8% ▼	28	+21.7% ▲
Ⓢ	$765,500	-2.5% ▼	$273,900	-8.8% ▼	$676,200	+0.8% ▲	$418,500	-3.4% ▼

LEGEND

- 🏠 ACTIVE LISTINGS
- ✓ SALES
- Ⓢ BENCHMARK PRICE

Sold and active add up the four home types. Benchmark % change: CREB's year-over-year figure.

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WEST

SOLD 2026 **170** 2025 187 — ▼ **-9.1%**

ACTIVE 2026 **516** 2025 570 — ▼ **-9.5%**

	DETACHED		APARTMENT		SEMI-DETACHED		ROW	
Active Listings	216	-2.7% ▼	136	-24.0% ▼	54	+17.4% ▲	110	-10.6% ▼
Sales	86	-21.1% ▼	30	-3.2% ▼	22	+100.0% ▲	32	-11.1% ▼
Benchmark Price	$988,400	+3.1% ▲	$321,700	-4.9% ▼	$812,600	-0.2% ▼	$434,500	-3.4% ▼

SOUTH

SOLD 2026 **297** 2025 379 — ▼ **-21.6%**

ACTIVE 2026 **986** 2025 965 — ▲ **+2.2%**

	DETACHED		APARTMENT		SEMI-DETACHED		ROW	
Active Listings	550	+3.0% ▲	186	-9.7% ▼	76	-20.8% ▼	174	+34.9% ▲
Sales	179	-20.8% ▼	48	-21.3% ▼	26	-10.3% ▼	44	-30.2% ▼
Benchmark Price	$705,700	-0.6% ▼	$267,200	-9.2% ▼	$519,100	-2.2% ▼	$367,400	-4.0% ▼

SOUTH EAST

SOLD 2026 **221** 2025 276 — ▼ **-19.9%**

ACTIVE 2026 **786** 2025 840 — ▼ **-6.4%**

	DETACHED		APARTMENT		SEMI-DETACHED		ROW	
Active Listings	385	-8.1% ▼	188	+3.3% ▲	63	-13.7% ▼	150	-9.6% ▼
Sales	122	-24.7% ▼	35	-20.5% ▼	22	+4.8% ▲	42	-14.3% ▼
Benchmark Price	$695,700	-1.2% ▼	$305,100	-8.2% ▼	$503,400	-0.9% ▼	$412,900	-5.6% ▼

EAST

SOLD 2026 **46** 2025 71 — ▼ **-35.2%**

ACTIVE 2026 **221** 2025 245 — ▼ **-9.8%**

	DETACHED		APARTMENT		SEMI-DETACHED		ROW	
Active Listings	109	-0.9% ▼	39	-23.5% ▼	30	-9.1% ▼	43	-15.7% ▼
Sales	24	-42.9% ▼	7	-53.3% ▼	7	-30.0% ▼	8	+100.0% ▲
Benchmark Price	$463,800	-6.8% ▼	$205,200	-13.1% ▼	$361,000	-7.6% ▼	$253,700	-11.5% ▼

LEGEND

- ACTIVE LISTINGS
- SALES
- BENCHMARK PRICE

Sold and active add up the four home types. Benchmark % change: CREB's year-over-year figure.

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