City of Calgary Monthly Statistics

June 2026

Market Trend Summary

Sales in June were 2,197 units, down 3.8 percent compared to last year. Sales were up for detached (1%) and semi-detached (10%) but down for apartments (-3%) and row housing (-20%)

There were 3,899 new listings in June, a 7.7 percent drop from last year. The drop in sales and new listings increased the months of supply compared to last year by 1.8 percent to 3.09.

The sales-to-new-listings ratio rose last month to 56% percent. Overall inventory is down 2.1 percent at 6,798 units. In June, the total residential median price increased year over year to $669,519, which is 3.6 percent higher than last year's levels. Year to date, prices were down for all categories except detached, which held steady. Prices fell for semi detached (-1%) for row (-5%) and apartment (-4%).

SALES

2,197

3.8% Y/Y

Monthly trend*

NEW LISTINGS

3,899

7.7% Y/Y

Monthly trend*

TOTAL RESIDENTIAL MEDIAN PRICE

$ 669,519

3.6% Y/Y

Monthly trend*

INVENTORY

6,798

2.1% Y/Y

Monthly trend*

DETACHED MEDIAN PRICE

$ 843,658

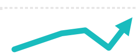
2.8% Y/Y

Monthly trend*

SEMI-DETACHED MEDIAN PRICE

$ 711,779

1.5% Y/Y

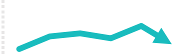


Monthly trend*

MONTHS OF SUPPLY

3.09

1.8% Y/Y

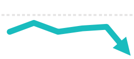


Monthly trend*

ROW MEDIAN PRICE

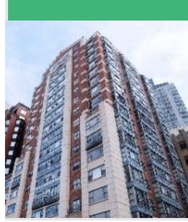
$ 433,172

7.0% Y/Y



Monthly trend*

APARTMENT MEDIAN PRICE



$ 340,160

3.4% Y/Y

Monthly trend*

*Monthly trend is based on seasonally adjusted data for the prior 6 months

City of Calgary Monthly Statistics

June 2026

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	Sales		New Listings		Inventory		S/NL	Months of Supply		Median Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,202	1%	1,996	-7%	2985	-4%	60%	2.48	-5%	$843,658	3%
Semi	234	10%	364	2%	585	6%	64%	2.50	-4%	$711,779	1%
Row	338	-3%	608	-13%	1152	-2%	56%	3.41	2%	$433,172	-7%
Apartment	423	-20%	931	-9%	2076	-2%	45%	4.91	23%	$340,160	-3%
Total Residential	2,197	-4%	3,899	-8%	6798	-2%	56%	3.09	2%	$669,519	4%

Year-to-Date June 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Median Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	5,853	-3%	10,175	-6%	2,377	2%	58%	2.44	5%	$824,075	0%
Semi	1,150	-1%	1,929	-3%	505	16%	60%	2.64	17%	$686,332	-1%
Row	1,829	-14%	3,546	-7%	1,000	12%	52%	3.28	30%	$449,270	-5%
Apartment	2,260	-27%	5,262	-15%	1,810	3%	43%	4.80	40%	$339,646	-4%
Total Residential	11,092	-11%	20,912	-8%	5,692	5%	53%	3.08	17%	$649,289	2%