City of Calgary Monthly Statistics

October 2026

Market Trend Summary

Sales in October were 1,589 units, down 15.4 percent compared to last year. Sales were down for all property types, falling the most for detached (-16%) and apartments (-22%).

There were 2,928 new listings in October, a 9.4 percent drop from last year. The drop in sales and new listings combined to move the months-of-supply to 3.89, up 12.8% year over year.

The sales-to-new-listings ratio rose slightly last month to 54% percent. Overall inventory is down 4.6 percent at 6,176 units. In October, the total residential median price fell year over year to $640,917, which is 0.4 percent lower than last year's levels. Year to date, prices were down for detached (-1.2%) and apartments (-3.5%) and up for semi-detached (1.7%) and row (0.2%).

SALES
1,589
15.4% Y/Y
Monthly trend*

NEW LISTINGS
2,928
9.4% Y/Y
Monthly trend*

INVENTORY
6,176
4.6% Y/Y
Monthly trend*

MONTHS OF SUPPLY
3.89
12.8% Y/Y
Monthly trend*



TOTAL RESIDENTIAL MEDIAN PRICE
$ 640,917
0.4% Y/Y
Monthly trend*



DETACHED MEDIAN PRICE
$ 807,027
1.2% Y/Y
Monthly trend*



SEMI-DETACHED MEDIAN PRICE
$ 681,113
1.7% Y/Y
Monthly trend*



ROW MEDIAN PRICE
$ 446,189
0.2% Y/Y
Monthly trend*



APARTMENT MEDIAN PRICE
$ 325,948
3.5% Y/Y
Monthly trend*

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

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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	845	-16%	1,505	-6%	2833	-3%	56%	3.35	16%	$807,027	-1%
Semi	183	-2%	302	-8%	581	-5%	61%	3.17	-4%	$681,113	2%
Row	241	-12%	483	-7%	1070	1%	50%	4.44	15%	$446,189	0%
Apartment	320	-22%	638	-19%	1692	-11%	50%	5.29	15%	$325,948	-3%
Total Residential	1,589	-15%	2,928	-9%	6176	-5%	54%	3.89	13%	$640,917	0%

Year-to-Date October 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	9,469	-5%	16,745	-7%	2,598	-1%	57%	2.74	4%	$818,842	1%
Semi	1,860	-2%	3,206	-3%	534	8%	58%	2.87	11%	$684,397	-1%
Row	2,888	-15%	5,598	-9%	1,040	6%	52%	3.60	25%	$444,893	-5%
Apartment	3,658	-25%	8,108	-17%	1,826	-1%	45%	4.99	31%	$333,780	-4%
Total Residential	17,875	-11%	33,657	-10%	5,998	1%	53%	3.36	13%	$645,170	2%

