MONTHLY MARKET INTELLIGENCE

CALGARY MARKET *REPORT*

A concise, sourced look at what actually happened in the Calgary resale housing market this month — benchmark prices, inventory, and district-level detail.

$572,500	2,197	3.09	−2.1%
BENCHMARK PRICE	SALES	MONTHS SUPPLY	PRICE Y/Y

Reporting month: June 2026 · **Published:** July 2, 2026
Source: Calgary Real Estate Board (CREB®) Monthly Stats Package

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CITY OF CALGARY — TOTAL RESIDENTIAL

All figures compare June 2026 to June 2025 unless noted. Source: CREB June 2026 Monthly Stats Package.

$572,500
BENCHMARK PRICE
▼ 2.07% Y/Y

2,197
SALES
▼ 3.81% Y/Y

6,799
INVENTORY
▼ 2.09% Y/Y

56%
SALES-TO-NEW-LISTINGS
3.09 months of supply

METRIC	JUNE 2026	JUNE 2025	YEAR / YEAR
Sales	2,197	2,284	**−3.81%**
New listings	3,899	4,223	**−7.67%**
Inventory	6,799	6,944	**−2.09%**
Months of supply	3.09	3.04	**+1.79%**
Benchmark price (all types)	$572,500	$584,600	**−2.07%**

BENCHMARK PRICE BY PROPERTY TYPE

Detached supply remains limited; high-density (condo) inventory is elevated and driving the steepest price adjustments.

TYPE	BENCHMARK	YEAR / YEAR	SALES
Detached	$750,500	**−1.42%**	1,202
Semi-detached	$694,600	**+0.17%**	234
Row / Townhouse	$424,100	**−5.55%**	338
Apartment / Condo	$299,000	**−8.95%**	423

> “Inventory growth has mostly occurred in high-density homes, resulting in buyer's market conditions and steep price adjustments for condominium apartments. While it will take time to absorb the high-density supply, detached supply growth has been limited and some districts are reporting record-high prices.
>
> — ANN-MARIE LURIE, CHIEF ECONOMIST, CREB®

Source: Calgary Real Estate Board (CREB®), "High-density supply impacts apartment condominium prices," news release & Monthly Stats Package, published July 2, 2026 — creb.com/News/CREBNow.

BENCHMARK PRICE BY DISTRICT

Detached benchmarks, June 2026. City Centre and West posted record-high detached prices this month.

CITY CENTRE

Detached	**$996,800**
Semi-detached	**$971,800**
Row	**$585,100**
Apartment	**$305,700**

WEST

Detached	**$1,025,000**
Semi-detached	**$846,800**
Row	**$442,300**
Apartment	**$327,300**

NORTH WEST

Detached	**$791,500**
Semi-detached	**$699,400**
Row	**$437,100**
Apartment	**$295,100**

SOUTH

Detached	**$724,100**
Semi-detached	**$534,900**
Row	**$391,000**
Apartment	**$277,200**

SOUTH EAST

Detached	**$700,800**
Semi-detached	**$504,300**
Row	**$427,800**
Apartment	**$319,800**

NORTH

Detached	**$651,600**
Semi-detached	**$496,600**
Row	**$383,600**
Apartment	**$301,000**

NORTH EAST

Detached	**$560,700**
Semi-detached	**$422,900**
Row	**$345,500**
Apartment	**$254,600**

EAST

Detached	**$489,400**
Semi-detached	**$384,100**
Row	**$274,900**
Apartment	**$214,500**

Where the market is tight: City Centre and West are in seller's-market territory for detached homes — both hit record highs in June. **Where it favours buyers:** row and apartment prices fell in every district, with North East and East seeing the steepest apartment declines (14%+).

SURROUNDING MARKETS

MARKET	BENCHMARK PRICE	YEAR / YEAR	NOTES
AIRDRIE	$516,900	**≈ −4%**	YTD sales −14%; S/NL ratio 47%
COCHRANE	$580,200	**< −2%**	5 straight months of price gains
OKOTOKS	$618,600	**< −2%**	S/NL ratio 79% — tight market
CHESTERMERE (DETACHED)	$774,300	**−4.3%**	Detached only; CREB city-wide figure not published

Source: CREB® July 2, 2026 news release (Airdrie, Cochrane, Okotoks); Daily Hive, "Detached home prices outside Calgary," July 4, 2026 (Chestermere detached benchmark). Figures independently cross-checked against CREB's published sales-to-new-listings ratios and months-of-supply for internal consistency.

WHAT THIS MEANS FOR YOU

A quick read on the June 2026 numbers, translated into next steps.

IF YOU'RE BUYING

Condo and row inventory is elevated city-wide — that's real negotiating room, especially in North East and East. Detached supply is tighter, particularly in City Centre and West, where prices hit new highs this month.

IF YOU'RE SELLING

Detached homes are still moving at a 60% sales-to-new-listings ratio. Condo and row sellers should price to current conditions — the market has adjusted down 6–9% year over year in those categories.

A note on how to read this report: "Benchmark price" is CREB's typical-home price for a given area and type — it's a better trend indicator than average or median price because it isn't skewed by a handful of very high or low sales in a given month.

WANT THE NUMBER FOR YOUR SPECIFIC STREET?

This report is city-wide. If you want a benchmark for your exact neighbourhood — or a free, no-obligation opinion of what your home would sell for today — I'll put it together personally.

GET MY HOME'S VALUE

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This report was compiled from the Calgary Real Estate Board (CREB®) Monthly Stats Package and news release for June 2026, published July 2, 2026, and from Daily Hive's June 2026 coverage of CREB district data (published July 2–4, 2026), each cited on the pages above. Figures are not independently guaranteed by CREB® and are provided for general market awareness — always confirm current, property-specific figures before making a buying or selling decision. This report was last updated July 2, 2026 and is scheduled for its next monthly refresh in early August 2026.