

INSTITUTE *for*
UXURY HOME
ARKETING®

by Colibri Real Estate

JANUARY
2026



CALGARY
ALBERTA

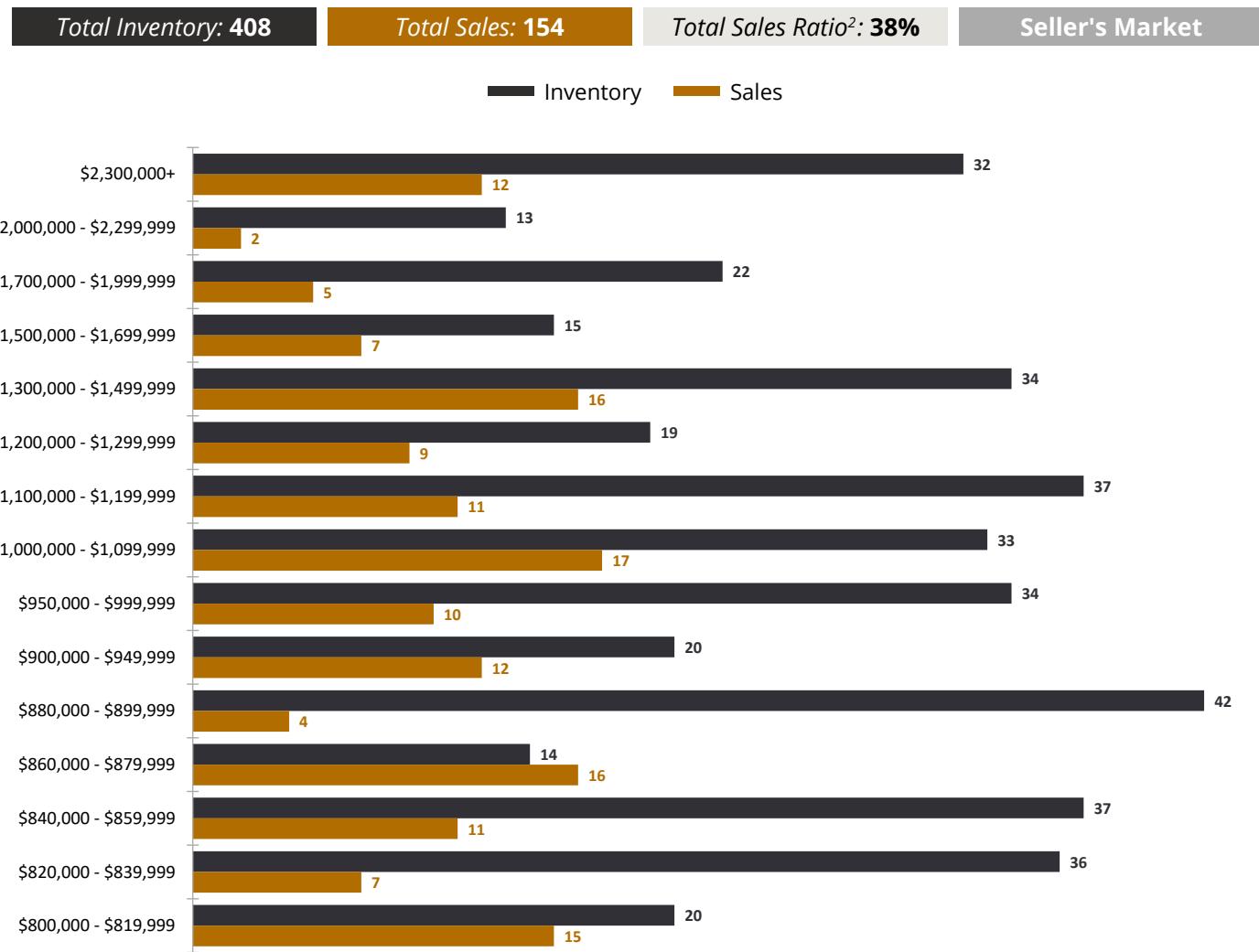
www.LuxuryHomeMarketing.com

CALGARY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: \$800,000

LUXURY INVENTORY VS. SALES | DECEMBER 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$915,000	4	3	26	48	54%
1,500 - 1,999	\$876,000	4	4	25	58	43%
2,000 - 2,499	\$895,000	4	4	55	156	35%
2,500 - 2,999	\$1,013,000	5	4	22	86	26%
3,000 - 3,499	\$1,800,000	4	5	15	33	45%
3,500+	\$2,350,000	5	5	11	27	41%

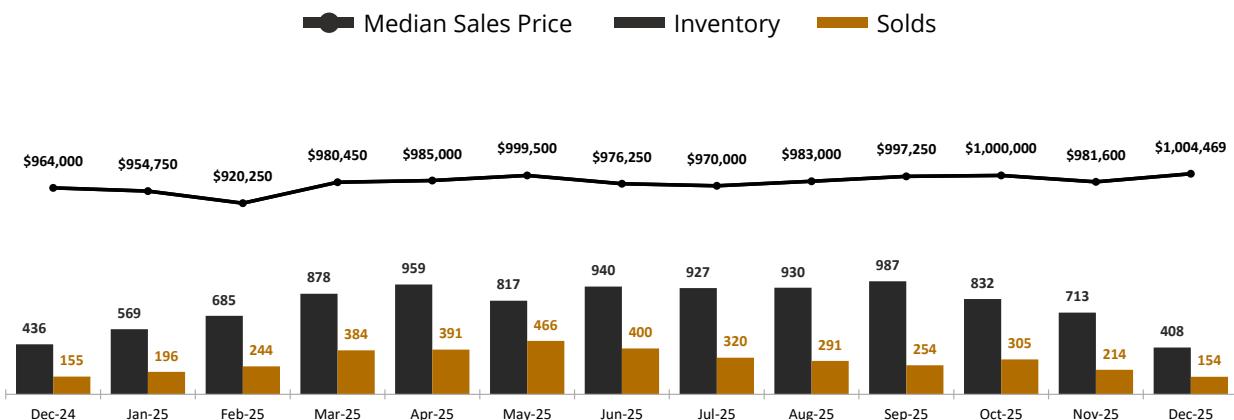
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

CALGARY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: \$800,000

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | DECEMBER

TOTAL INVENTORY

Dec. 2024	Dec. 2025
436	408

VARIANCE: -6%

TOTAL SOLDS

Dec. 2024	Dec. 2025
155	154

VARIANCE: -1%

SALES PRICE

Dec. 2024	Dec. 2025
\$964k	\$1.00m

VARIANCE: 4%

SALE PRICE PER SQFT.

Dec. 2024	Dec. 2025
\$488	\$500

VARIANCE: 2%

SALE TO LIST PRICE RATIO

Dec. 2024	Dec. 2025
97.82%	97.13%

VARIANCE: -1%

DAYS ON MARKET

Dec. 2024	Dec. 2025
35	40

VARIANCE: 14%

CALGARY MARKET SUMMARY | DECEMBER 2025

- The single-family luxury market is a **Seller's Market** with a **38% Sales Ratio**.
- Homes sold for a median of **97.13% of list price** in December 2025.
- The most active price band is **\$860,000-\$879,999**, where the sales ratio is **114%**.
- The median luxury sales price for single-family homes is **\$1,004,469**.
- The median days on market for December 2025 was **40** days, up from **35** in December 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

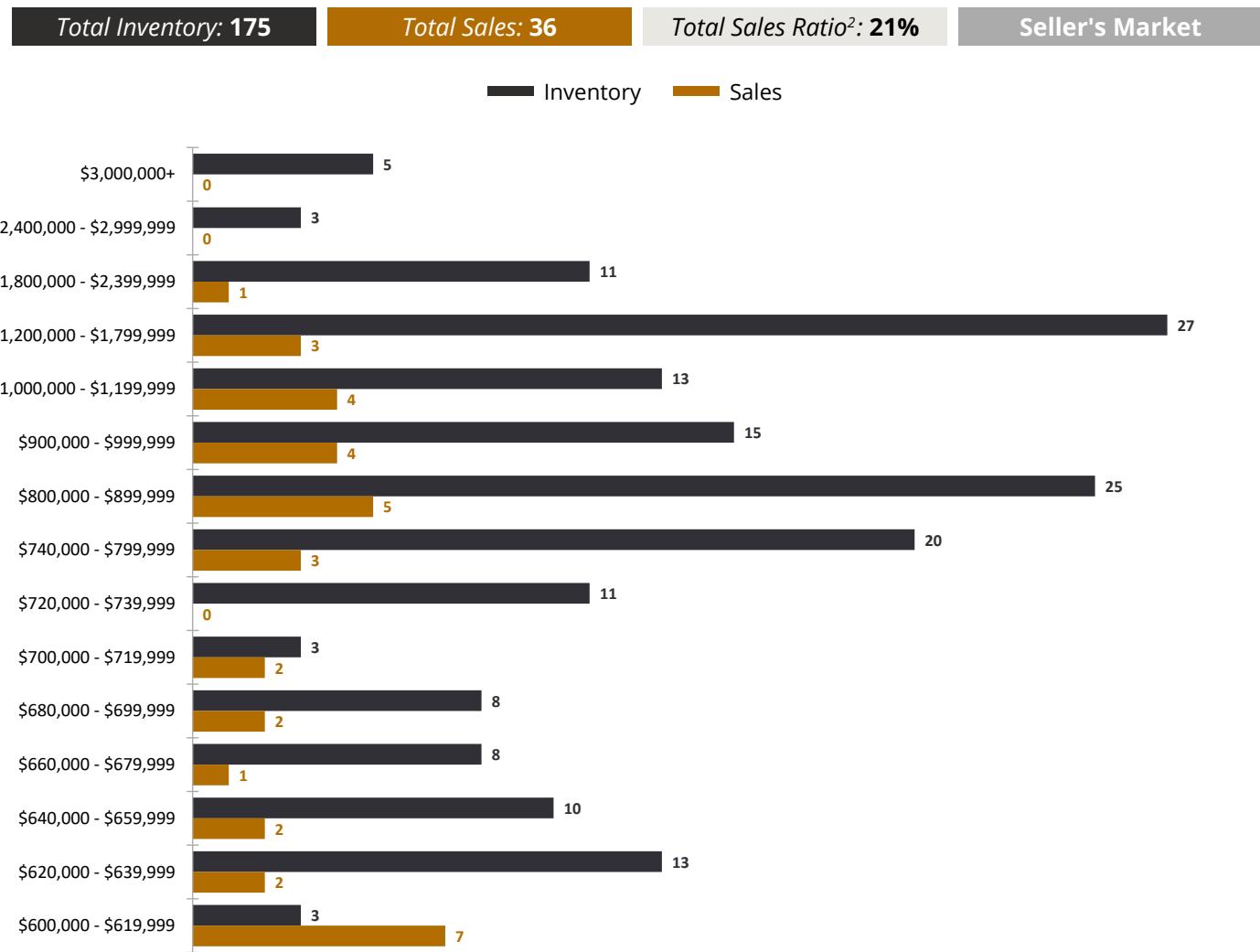
⁴Data reported includes Active and Sold properties and does not include Pending properties.

CALGARY

ATTACHED HOMES

Luxury Benchmark Price¹: \$600,000

LUXURY INVENTORY VS. SALES | DECEMBER 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,199	\$630,000	2	2	5	24	21%
1,200 - 1,399	\$699,250	3	3	6	34	18%
1,400 - 1,599	\$687,500	2	3	5	32	16%
1,600 - 1,799	\$911,250	3	4	4	26	15%
1,800 - 1,999	\$782,500	3	3	6	21	29%
2,000+	\$983,500	3	3	10	38	26%

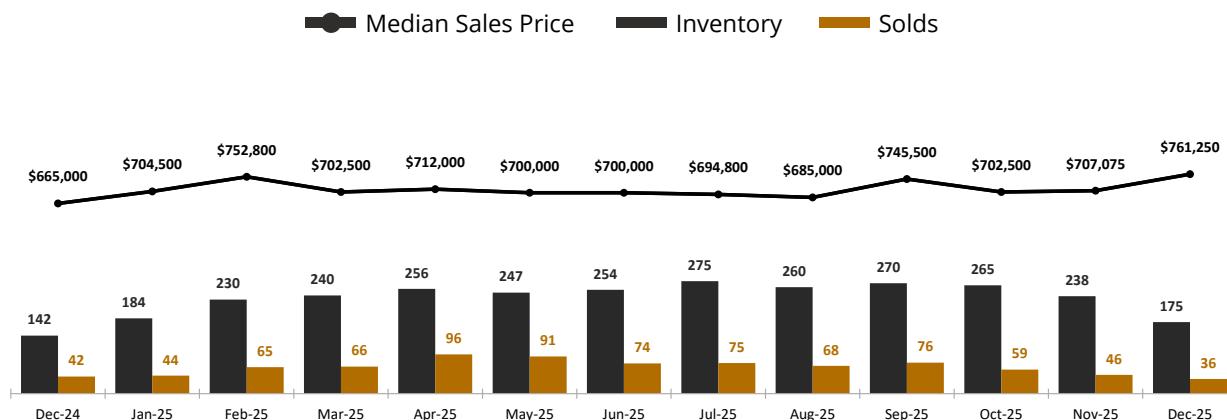
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

CALGARY

ATTACHED HOMES

Luxury Benchmark Price¹: \$600,000

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | DECEMBER

TOTAL INVENTORY

Dec. 2024	Dec. 2025
142	175

VARIANCE: 23%

TOTAL SOLDS

Dec. 2024	Dec. 2025
42	36

VARIANCE: -14%

SALES PRICE

Dec. 2024	Dec. 2025
\$665k	\$761k

VARIANCE: 14%

SALE PRICE PER SQFT.

Dec. 2024	Dec. 2025
\$480	\$463

VARIANCE: -4%

SALE TO LIST PRICE RATIO

Dec. 2024	Dec. 2025
98.21%	97.67%

VARIANCE: -1%

DAYS ON MARKET

Dec. 2024	Dec. 2025
40	44

VARIANCE: 10%

CALGARY MARKET SUMMARY | DECEMBER 2025

- The attached luxury market is a **Seller's Market** with a **21% Sales Ratio**.
- Homes sold for a median of **97.67% of list price** in December 2025.
- The most active price band is **\$600,000-\$619,999**, where the sales ratio is **233%**.
- The median luxury sales price for attached homes is **\$761,250**.
- The median days on market for December 2025 was **44** days, up from **40** in December 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.