



CALGARY  
ALBERTA

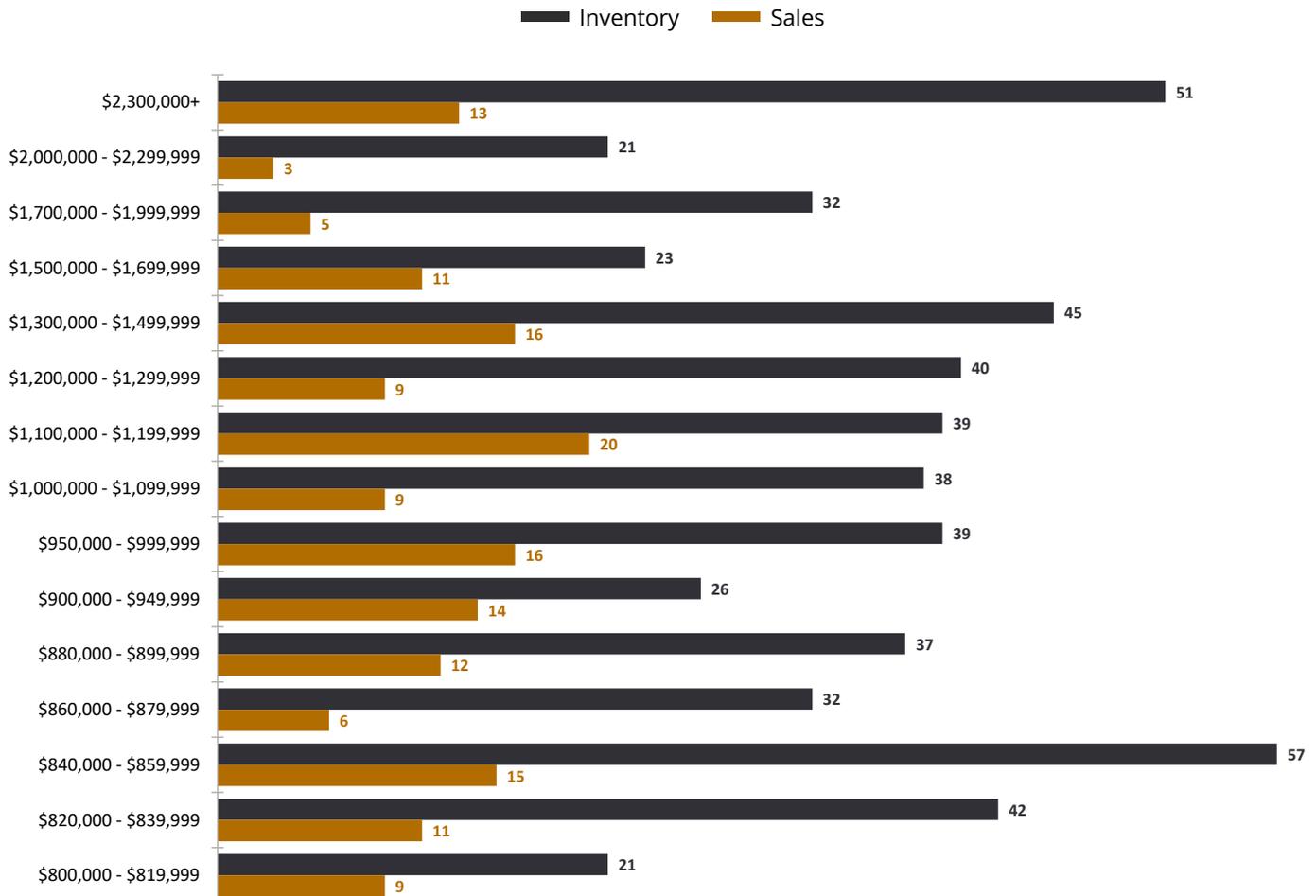
### LUXURY INVENTORY VS. SALES | JANUARY 2026

**Total Inventory: 543**

**Total Sales: 169**

**Total Sales Ratio<sup>2</sup>: 31%**

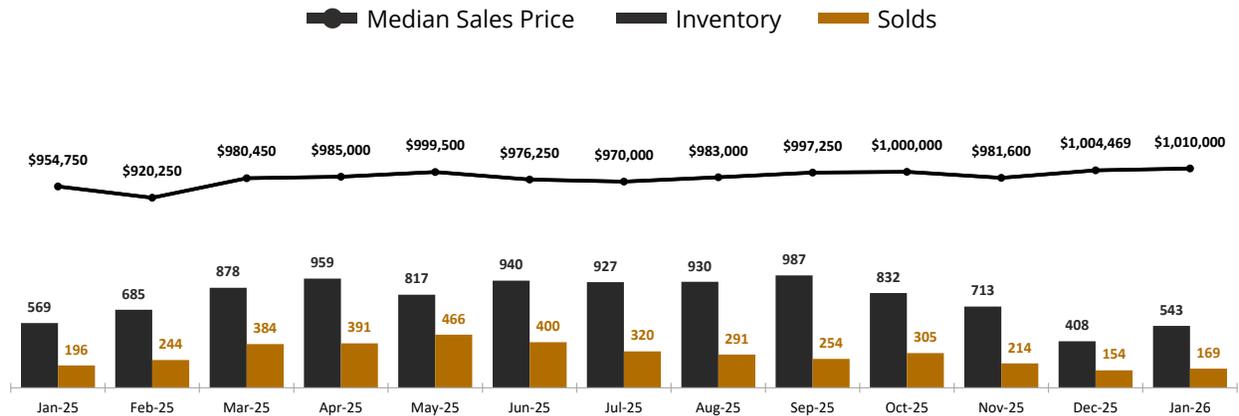
**Seller's Market**



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$913,100	4	3	19	64	30%
1,500 - 1,999	\$987,950	4	3	36	81	44%
2,000 - 2,499	\$926,000	4	4	57	183	31%
2,500 - 2,999	\$1,106,500	4	4	35	127	28%
3,000 - 3,499	\$1,931,250	5	5	12	50	24%
3,500+	\$2,818,750	5	5	10	38	26%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales 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.

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | JANUARY

#### TOTAL INVENTORY

Jan. 2025: 569  
Jan. 2026: 543

VARIANCE: **-5%**

#### TOTAL SOLDS

Jan. 2025: 196  
Jan. 2026: 169

VARIANCE: **-14%**

#### SALES PRICE

Jan. 2025: \$955k  
Jan. 2026: \$1.01m

VARIANCE: **6%**

#### SALE PRICE PER SQFT.

Jan. 2025: \$508  
Jan. 2026: \$510

VARIANCE: **0%**

#### SALE TO LIST PRICE RATIO

Jan. 2025: 98.58%  
Jan. 2026: 98.46%

VARIANCE: **0%**

#### DAYS ON MARKET

Jan. 2025: 18  
Jan. 2026: 21

VARIANCE: **17%**

## CALGARY MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Seller's Market** with a **31% Sales Ratio**.
- Homes sold for a median of **98.46% of list price** in January 2026.
- The most active price band is **\$900,000-\$949,999**, where the sales ratio is **54%**.
- The median luxury sales price for single-family homes is **\$1,010,000**.
- The median days on market for January 2026 was **21** days, up from **18** in January 2025.

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

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

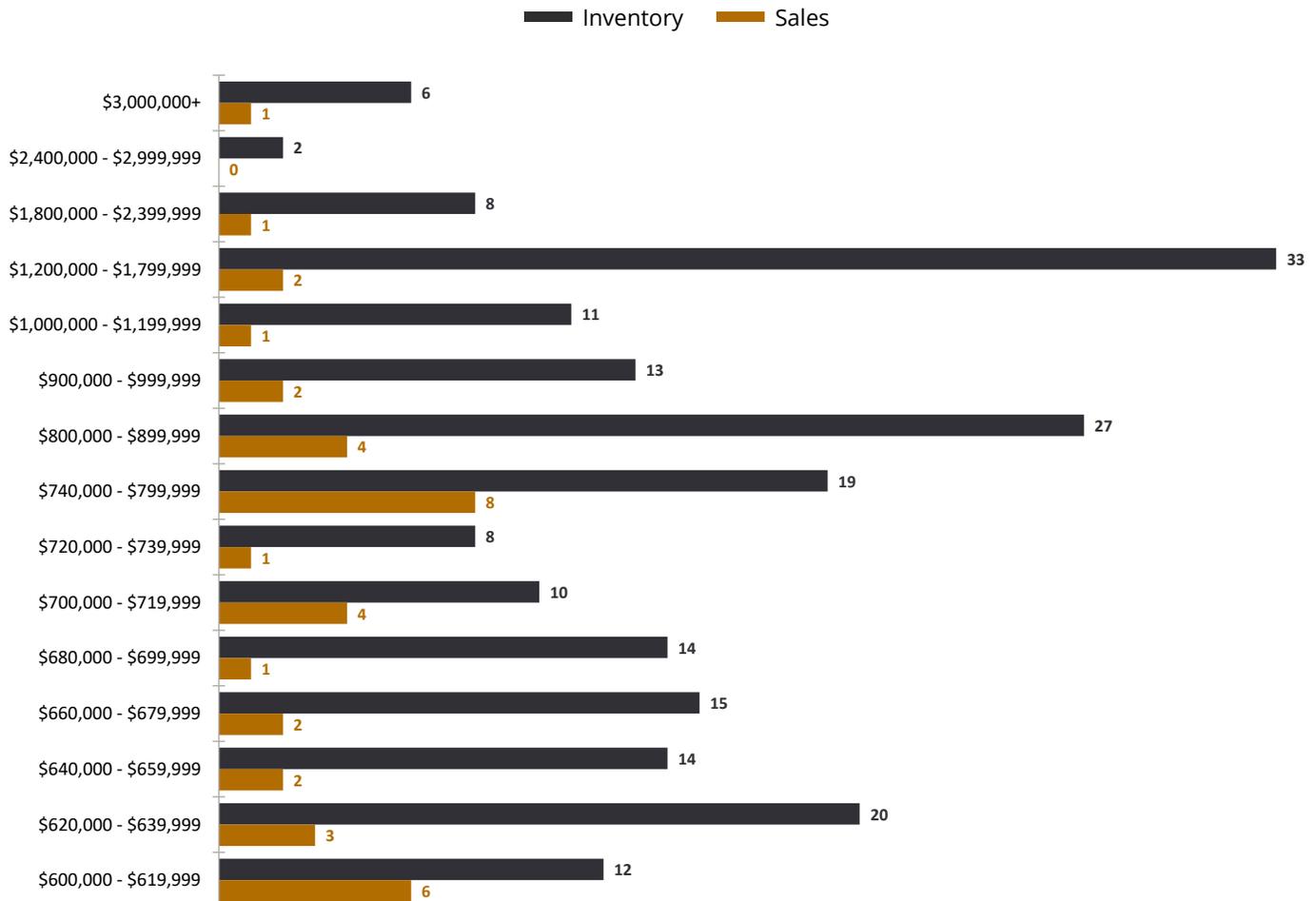
## LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **212**

Total Sales: **38**

Total Sales Ratio<sup>2</sup>: **18%**

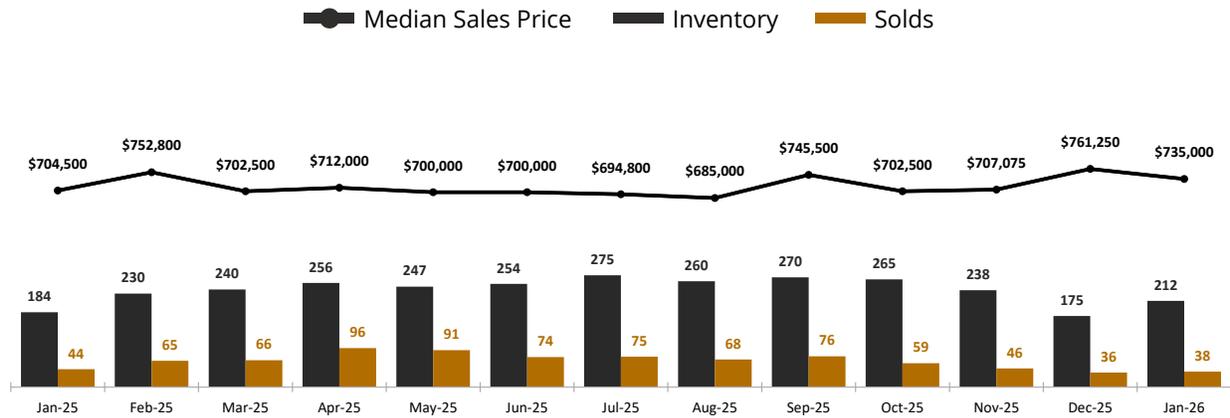
Balanced Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,199	\$670,000	2	2	5	29	17%
1,200 - 1,399	\$697,500	3	3	10	39	26%
1,400 - 1,599	\$730,000	3	3	9	40	23%
1,600 - 1,799	\$630,000	3	3	5	33	15%
1,800 - 1,999	\$2,150,000	2	3	2	24	8%
2,000+	\$895,000	3	4	7	47	15%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup> Sales 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.

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | JANUARY

### TOTAL INVENTORY

Jan. 2025      Jan. 2026  
**184**          **212**

VARIANCE: **15%**

### TOTAL SOLDS

Jan. 2025      Jan. 2026  
**44**            **38**

VARIANCE: **-14%**

### SALES PRICE

Jan. 2025      Jan. 2026  
**\$705k**        **\$735k**

VARIANCE: **4%**

### SALE PRICE PER SQFT.

Jan. 2025      Jan. 2026  
**\$451**        **\$473**

VARIANCE: **5%**

### SALE TO LIST PRICE RATIO

Jan. 2025      Jan. 2026  
**98.41%**      **98.76%**

VARIANCE: **0%**

### DAYS ON MARKET

Jan. 2025      Jan. 2026  
**26**            **36**

VARIANCE: **38%**

## CALGARY MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of **98.76% of list price** in January 2026.
- The most active price band is **\$600,000-\$619,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$735,000**.
- The median days on market for January 2026 was **36** days, up from **26** in January 2025.

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

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.