

INSTITUTE *for*  
LUXURY HOME  
MARKETING®

by Colibri Real Estate

MARCH  
2026



CALGARY  
ALBERTA

[www.LuxuryHomeMarketing.com](http://www.LuxuryHomeMarketing.com)

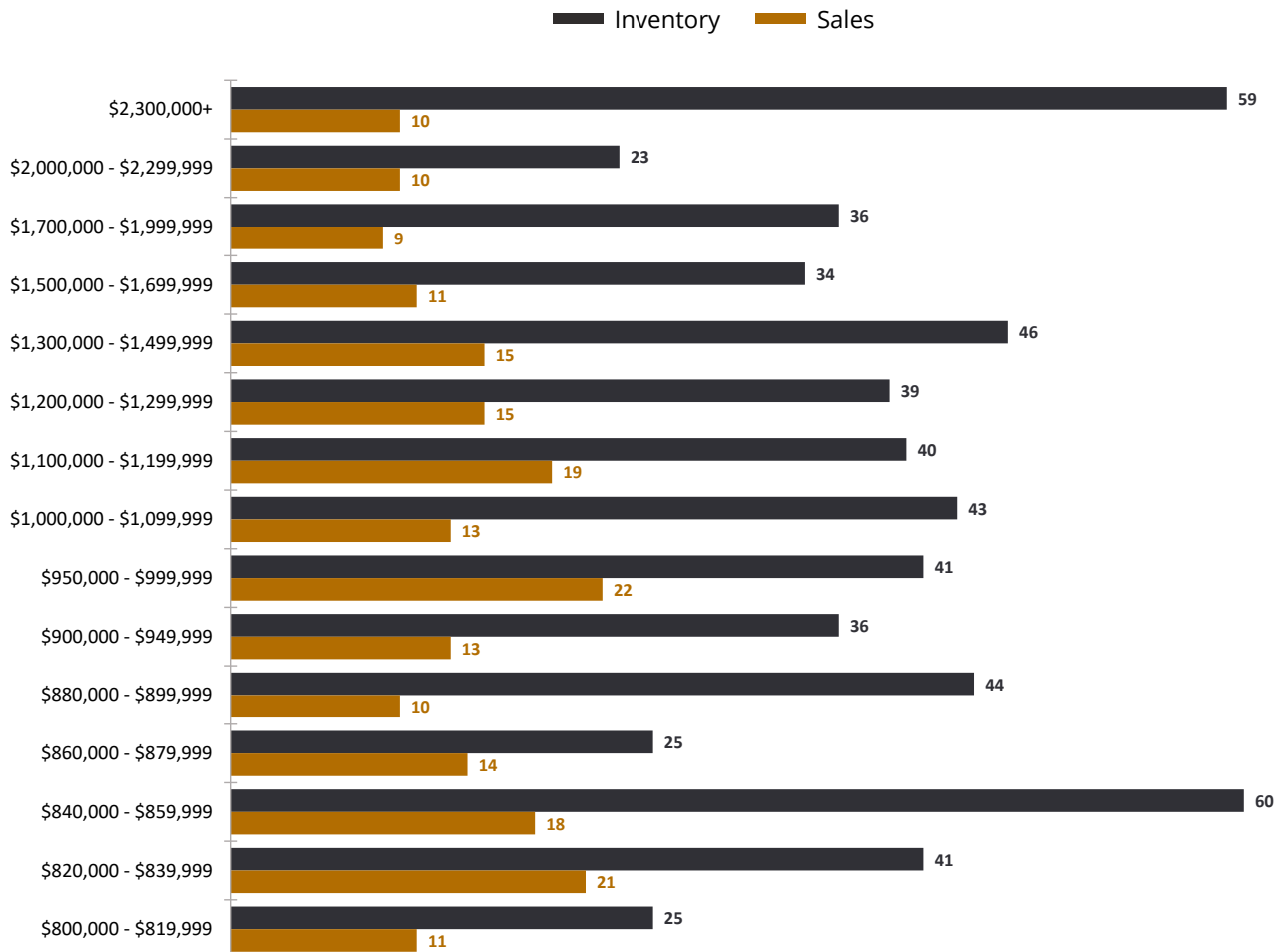
### LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **592**

Total Sales: **211**

Total Sales Ratio<sup>2</sup>: **36%**

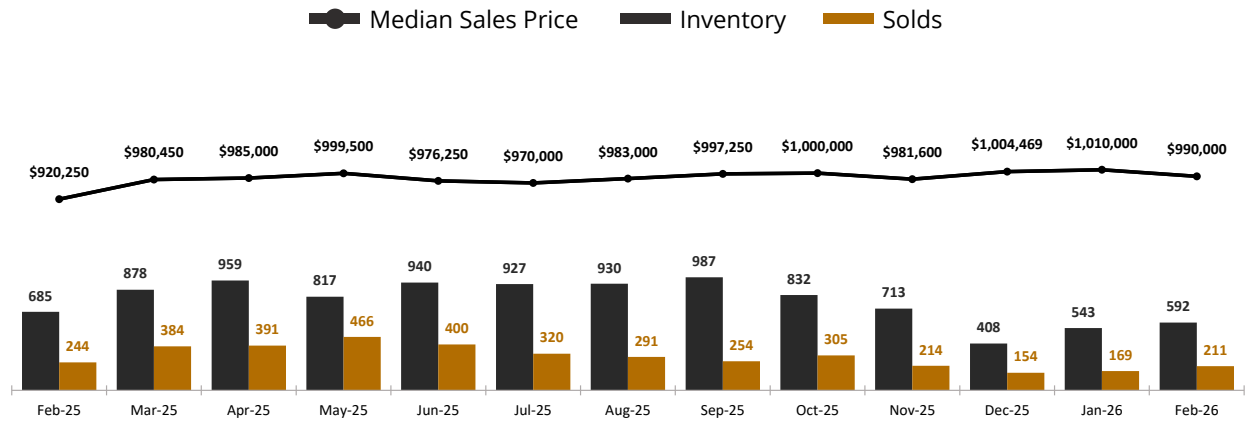
Seller's Market



| Square Feet <sup>3</sup><br>-Range- | Price<br>-Median Sold- | Beds<br>-Median Sold- | Baths<br>-Median Sold- | Sold<br>-Total- | Inventory<br>-Total- | Sales Ratio<br>-Sold/Inventory- |
|-------------------------------------|------------------------|-----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0 - 1,499                           | \$880,450              | 4                     | 3                      | 36              | 64                   | 56%                             |
| 1,500 - 1,999                       | \$970,000              | 4                     | 4                      | 41              | 78                   | 53%                             |
| 2,000 - 2,499                       | \$953,500              | 4                     | 4                      | 64              | 216                  | 30%                             |
| 2,500 - 2,999                       | \$985,000              | 4                     | 4                      | 41              | 134                  | 31%                             |
| 3,000 - 3,499                       | \$1,959,240            | 4                     | 4                      | 19              | 61                   | 31%                             |
| 3,500+                              | \$2,188,500            | 5                     | 6                      | 10              | 39                   | 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 | FEBRUARY

#### TOTAL INVENTORY

Feb. 2025: **685**  
Feb. 2026: **592**

VARIANCE: **-14%**

#### TOTAL SOLDS

Feb. 2025: **244**  
Feb. 2026: **211**

VARIANCE: **-14%**

#### SALES PRICE

Feb. 2025: **\$920k**  
Feb. 2026: **\$990k**

VARIANCE: **8%**

#### SALE PRICE PER SQFT.

Feb. 2025: **\$449**  
Feb. 2026: **\$517**

VARIANCE: **15%**

#### SALE TO LIST PRICE RATIO

Feb. 2025: **98.91%**  
Feb. 2026: **98.60%**

VARIANCE: **0%**

#### DAYS ON MARKET

Feb. 2025: **19**  
Feb. 2026: **17**

VARIANCE: **-11%**

## CALGARY MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Seller's Market** with a **36% Sales Ratio**.
- Homes sold for a median of **98.60% of list price** in February 2026.
- The most active price band is **\$860,000-\$879,999**, where the sales ratio is **56%**.
- The median luxury sales price for single-family homes is **\$990,000**.
- The median days on market for February 2026 was **17** days, down from **19** in February 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.

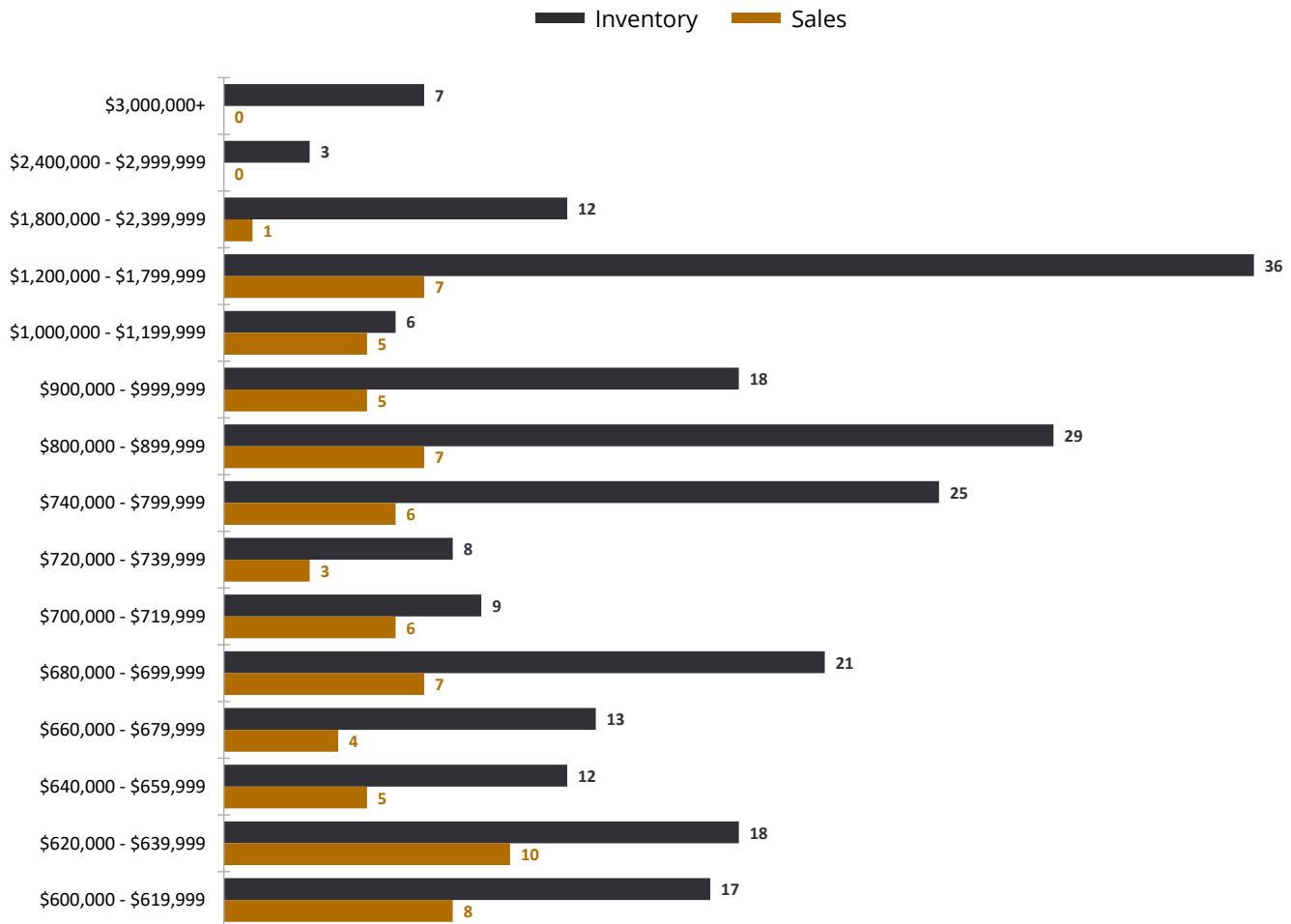
## LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **234**

Total Sales: **74**

Total Sales Ratio<sup>2</sup>: **32%**

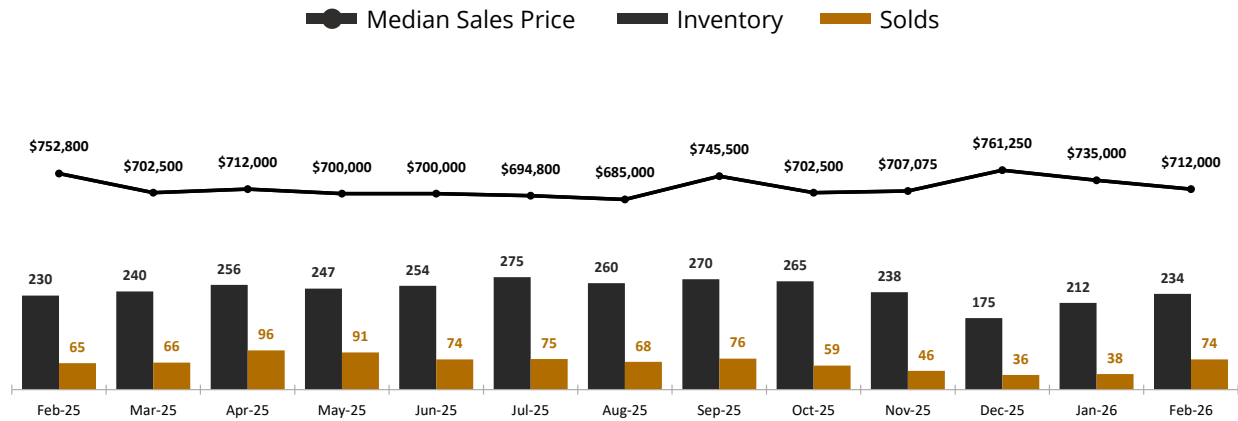
**Seller's Market**



| Square Feet <sup>3</sup><br>-Range- | Price<br>-Median Sold- | Beds<br>-Median Sold- | Baths<br>-Median Sold- | Sold<br>-Total- | Inventory<br>-Total- | Sales Ratio<br>-Sold/Inventory- |
|-------------------------------------|------------------------|-----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0 - 1,199                           | \$652,500              | 2                     | 2                      | 7               | 30                   | 23%                             |
| 1,200 - 1,399                       | \$673,500              | 2                     | 3                      | 20              | 42                   | 48%                             |
| 1,400 - 1,599                       | \$710,000              | 3                     | 3                      | 15              | 43                   | 35%                             |
| 1,600 - 1,799                       | \$718,000              | 3                     | 3                      | 9               | 36                   | 25%                             |
| 1,800 - 1,999                       | \$752,500              | 3                     | 3                      | 10              | 30                   | 33%                             |
| 2,000+                              | \$875,000              | 3                     | 3                      | 13              | 53                   | 25%                             |

<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 | FEBRUARY

### TOTAL INVENTORY

Feb. 2025      Feb. 2026  
**230**          **234**

VARIANCE: **2%**

### TOTAL SOLDS

Feb. 2025      Feb. 2026  
**65**            **74**

VARIANCE: **14%**

### SALES PRICE

Feb. 2025      Feb. 2026  
**\$753k**        **\$712k**

VARIANCE: **-5%**

### SALE PRICE PER SQFT.

Feb. 2025      Feb. 2026  
**\$481**        **\$495**

VARIANCE: **3%**

### SALE TO LIST PRICE RATIO

Feb. 2025      Feb. 2026  
**98.15%**     **98.31%**

VARIANCE: **0%**

### DAYS ON MARKET

Feb. 2025      Feb. 2026  
**22**            **28**

VARIANCE: **27%**

## CALGARY MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Seller's Market** with a **32% Sales Ratio**.
- Homes sold for a median of **98.31% of list price** in February 2026.
- The most active price band is **\$1,000,000-\$1,199,999**, where the sales ratio is **83%**.
- The median luxury sales price for attached homes is **\$712,000**.
- The median days on market for February 2026 was **28** days, up from **22** in February 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.