

INSTITUTE *for*
LUXURY HOME
MARKETING®

by Colibri Real Estate

MAY
2026



CALGARY
ALBERTA

www.LuxuryHomeMarketing.com

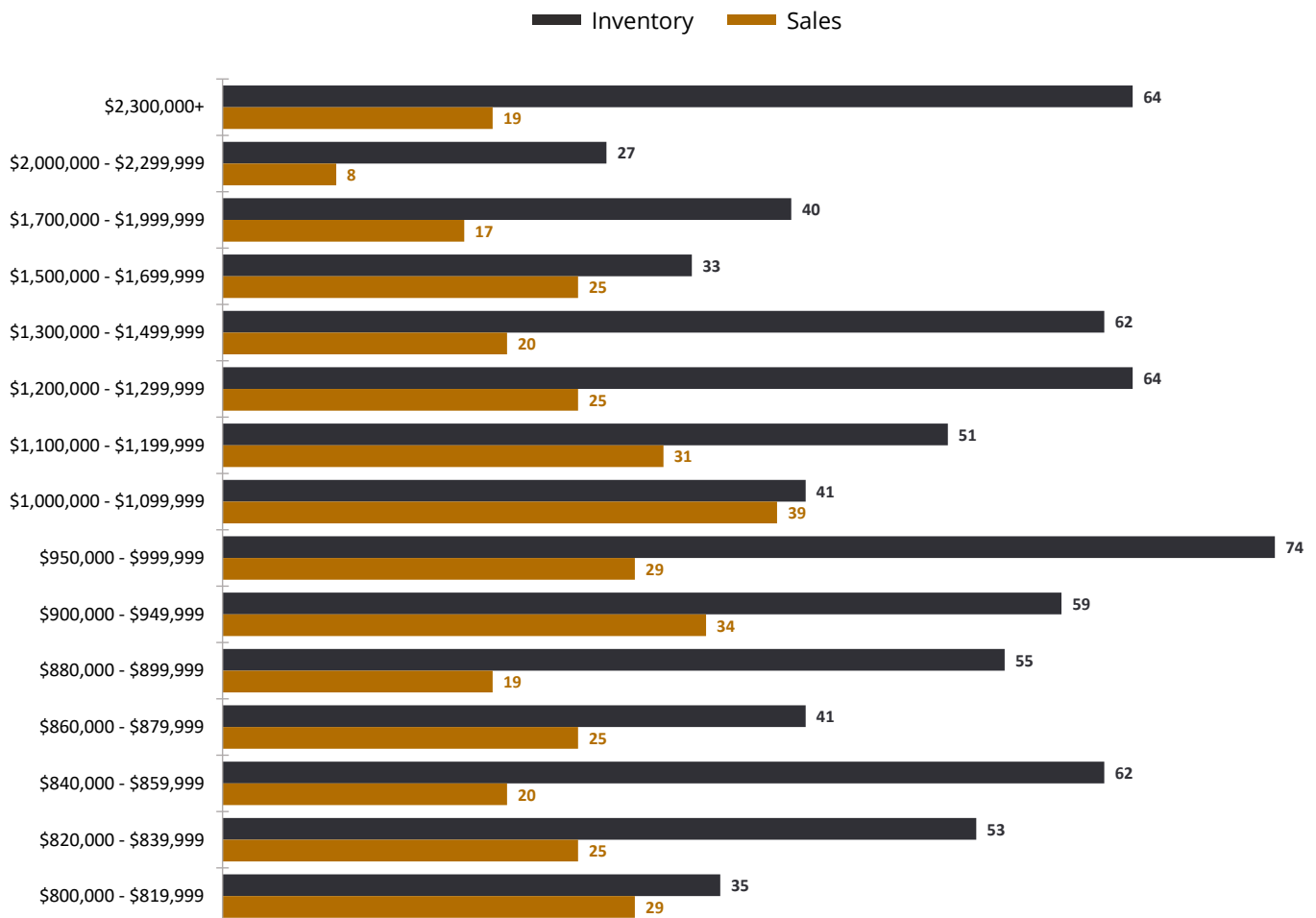
LUXURY INVENTORY VS. SALES | APRIL 2026

Total Inventory: 761

Total Sales: 365

Total Sales Ratio²: 48%

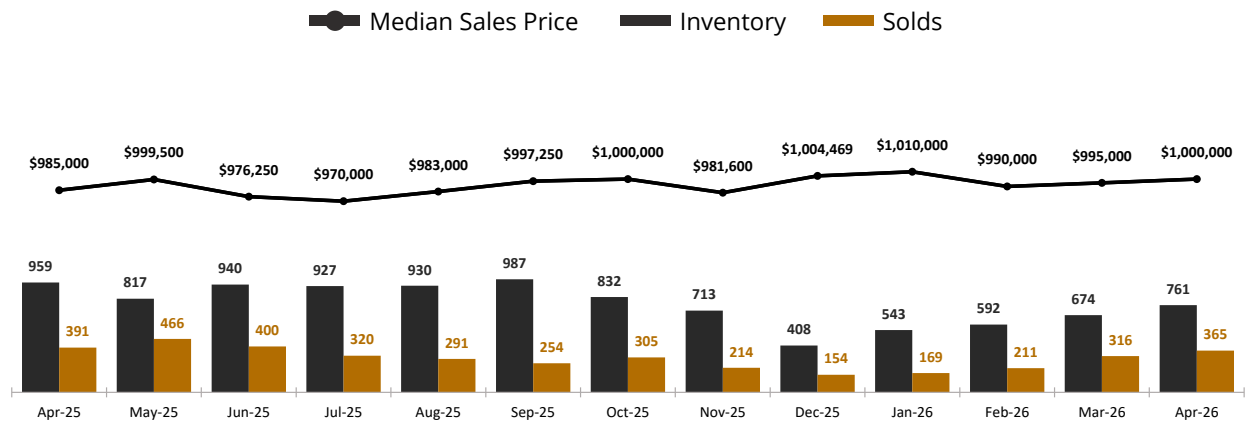
Seller's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$905,000	4	3	55	89	62%
1,500 - 1,999	\$999,500	4	3	66	119	55%
2,000 - 2,499	\$928,000	4	4	119	260	46%
2,500 - 2,999	\$1,120,000	4	4	79	165	48%
3,000 - 3,499	\$1,599,000	5	4	29	78	37%
3,500+	\$3,440,000	5	5	17	50	34%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
959 **761**

VARIANCE: **-21%**

TOTAL SOLDS

Apr. 2025 Apr. 2026
391 **365**

VARIANCE: **-7%**

SALES PRICE

Apr. 2025 Apr. 2026
\$985k **\$1.00m**

VARIANCE: **2%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$505 **\$497**

VARIANCE: **-2%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
98.85% **98.81%**

VARIANCE: **0%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
15 **15**

VARIANCE: **0%**

CALGARY MARKET SUMMARY | APRIL 2026

- The single-family luxury market is a **Seller's Market** with a **48% Sales Ratio**.
- Homes sold for a median of **98.81% of list price** in April 2026.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **95%**.
- The median luxury sales price for single-family homes is **\$1,000,000**.
- The median days on market for April 2026 was **15** days, remaining the same from April 2025.

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.

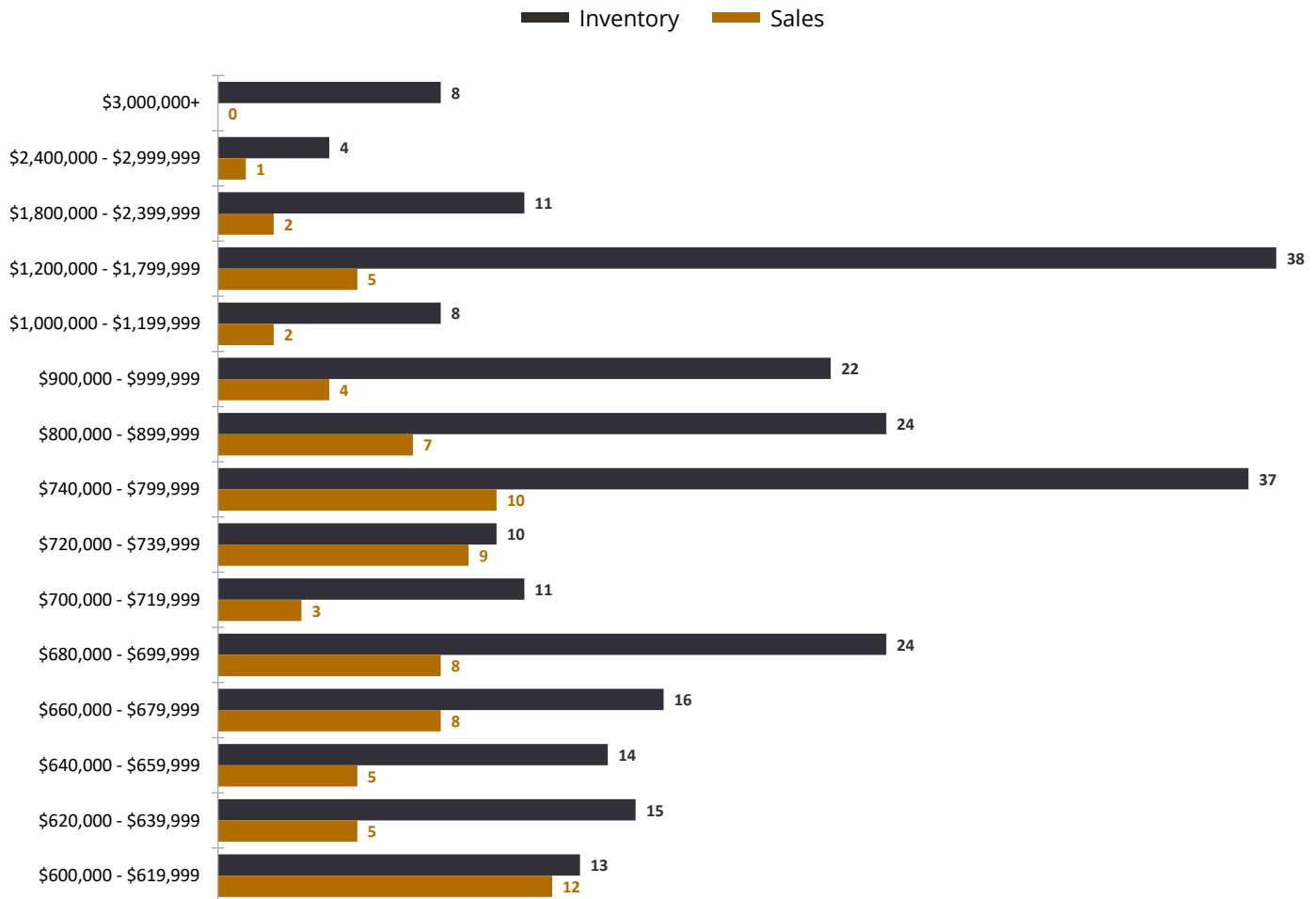
LUXURY INVENTORY VS. SALES | APRIL 2026

Total Inventory: **255**

Total Sales: **81**

Total Sales Ratio²: **32%**

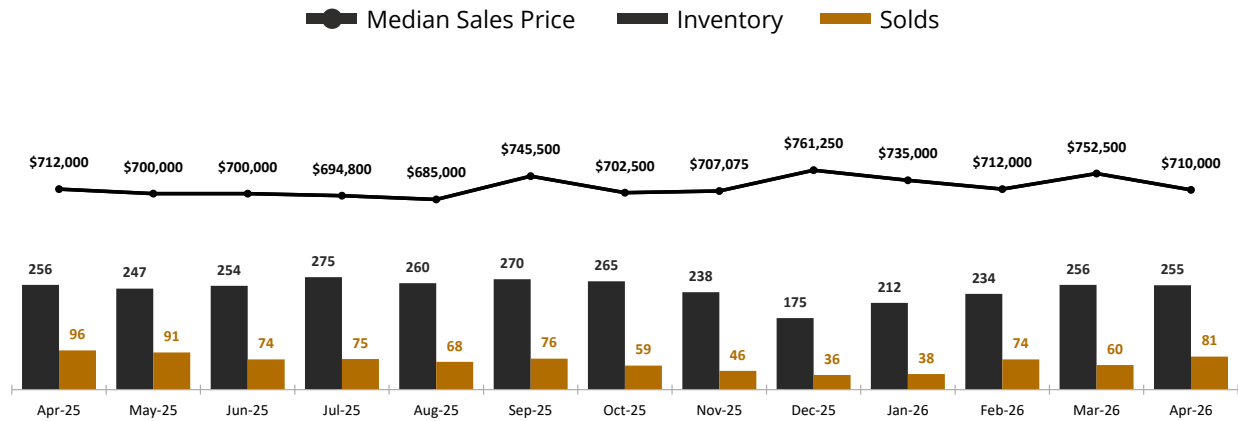
Seller's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,199	\$685,000	2	2	1	38	3%
1,200 - 1,399	\$640,000	3	3	23	42	55%
1,400 - 1,599	\$725,000	3	3	23	59	39%
1,600 - 1,799	\$700,000	3	3	15	32	47%
1,800 - 1,999	\$752,375	3	4	4	30	13%
2,000+	\$890,000	3	3	15	54	28%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² 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 TREND⁴



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
256 **255**

VARIANCE: **0%**

TOTAL SOLDS

Apr. 2025 Apr. 2026
96 **81**

VARIANCE: **-16%**

SALES PRICE

Apr. 2025 Apr. 2026
\$712k **\$710k**

VARIANCE: **0%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$479 **\$474**

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
98.52% **98.85%**

VARIANCE: **0%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
27 **27**

VARIANCE: **0%**

CALGARY MARKET SUMMARY | APRIL 2026

- The attached luxury market is a **Seller's Market** with a **32% Sales Ratio**.
- Homes sold for a median of **98.85% of list price** in April 2026.
- The most active price band is **\$600,000-\$619,999**, where the sales ratio is **92%**.
- The median luxury sales price for attached homes is **\$710,000**.
- The median days on market for April 2026 was **27** days, remaining the same from April 2025.

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