INSTITUTE for LUXURY HOME MARKETING®
by Colibri Real Estate

JUNE
2026

CALGARY ALBERTA

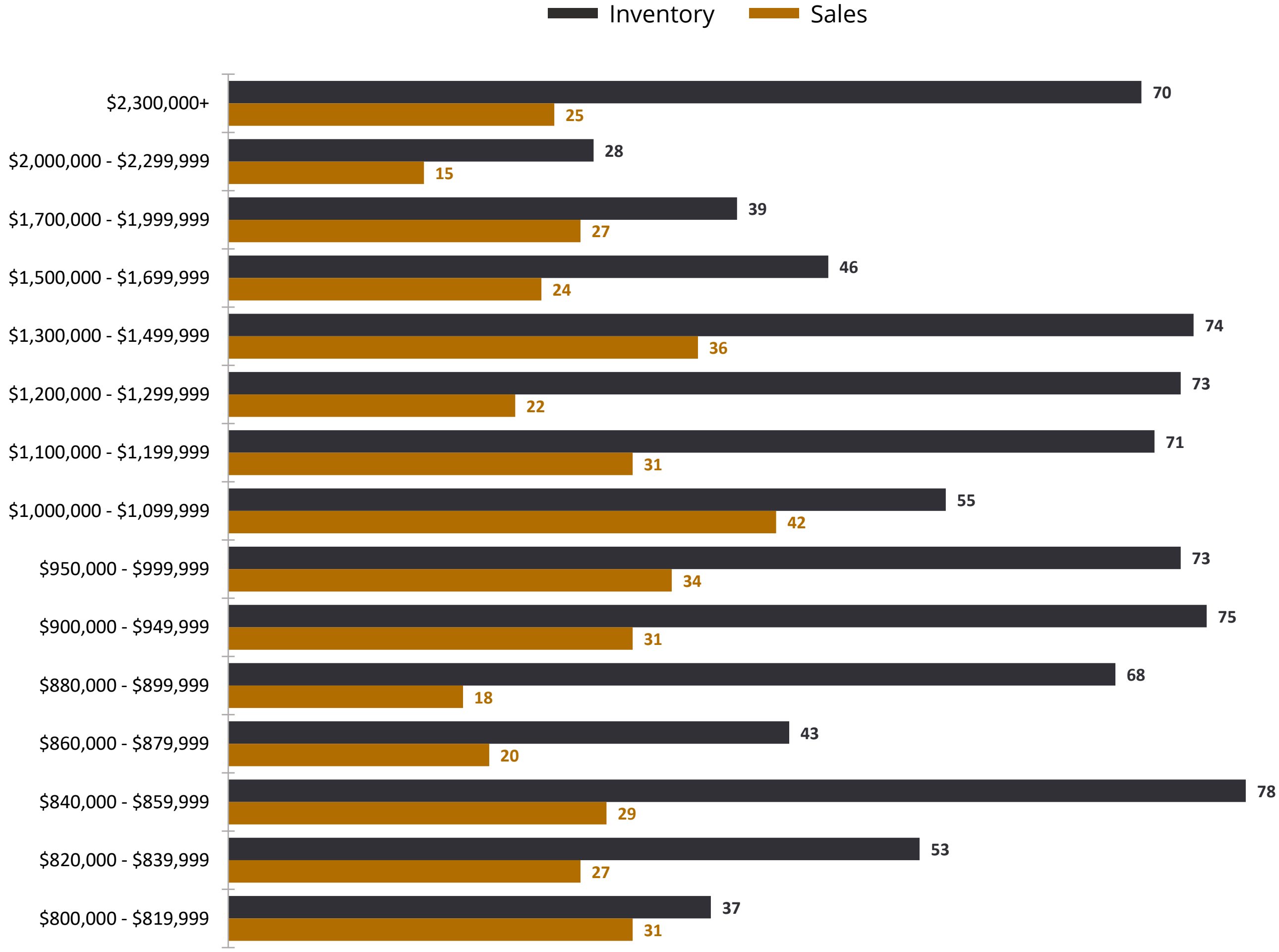
CALGARY

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]*:* **$800,000**

LUXURY INVENTORY VS. SALES | MAY 2026

Total Inventory: **883** | *Total Sales:* **412** | *Total Sales Ratio*[2]*:* **47%** | **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	$885,000	4	3	**61**	**124**	**49%**
1,500 - 1,999	$975,500	4	3	**72**	**145**	**50%**
2,000 - 2,499	$950,500	4	4	**138**	**279**	**49%**
2,500 - 2,999	$1,225,000	4	4	**89**	**196**	**45%**
3,000 - 3,499	$1,800,000	5	4	**37**	**81**	**46%**
3,500+	$2,800,000	5	5	**15**	**58**	**26%**

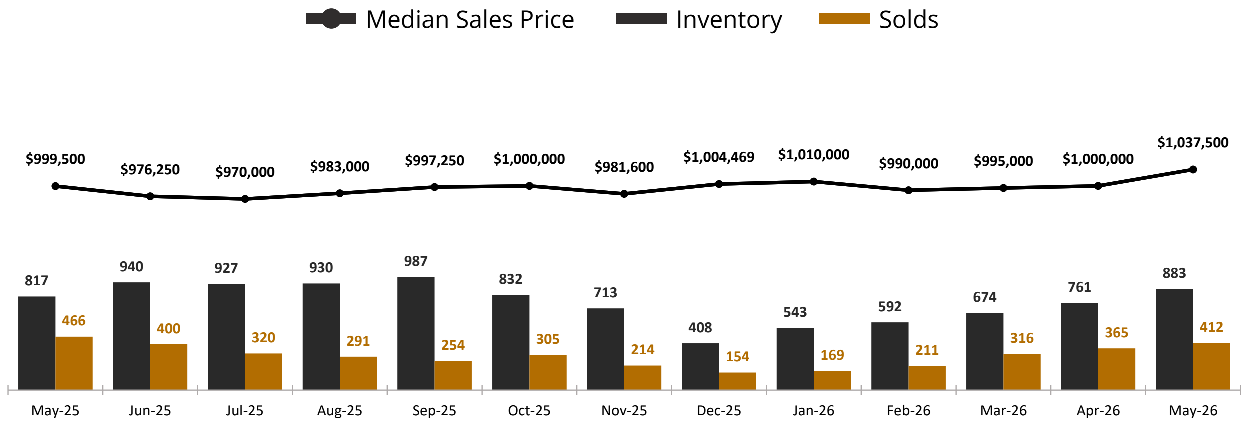
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

CALGARY

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]*:* **$800,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | MAY

TOTAL INVENTORY

May 2025	May 2026
817	883

VARIANCE: **8%**

TOTAL SOLDS

May 2025	May 2026
466	412

VARIANCE: **-12%**

SALES PRICE

May 2025	May 2026
$1.00m	$1.04m

VARIANCE: **4%**

SALE PRICE PER SQFT.

May 2025	May 2026
$501	$533

VARIANCE: **6%**

SALE TO LIST PRICE RATIO

May 2025	May 2026
98.79%	98.79%

VARIANCE: **0%**

DAYS ON MARKET

May 2025	May 2026
16	15

VARIANCE: **-6%**

CALGARY MARKET SUMMARY | MAY 2026

- The single-family luxury market is a **Seller's Market** with a **47% Sales Ratio**.
- Homes sold for a median of **98.79% of list price** in May 2026.
- The most active price band is **$800,000-$819,999**, where the sales ratio is **84%**.
- The median luxury sales price for single-family homes is **$1,037,500**.
- The median days on market for May 2026 was **15** days, down from **16** in May 2025.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.

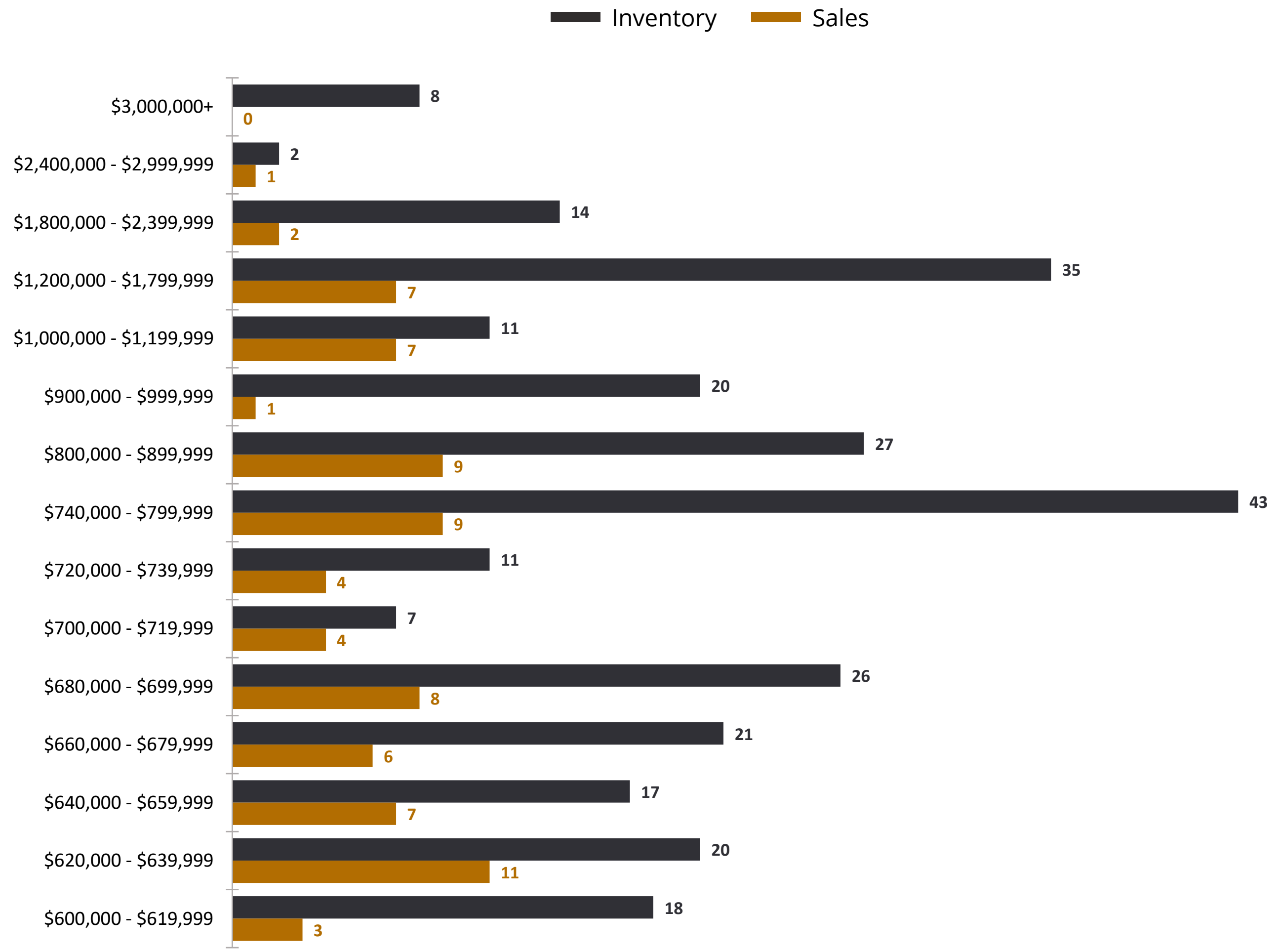
CALGARY

ATTACHED HOMES

Luxury Benchmark Price[1]*:* **$600,000**

LUXURY INVENTORY VS. SALES | MAY 2026

Total Inventory: **280** | *Total Sales:* **79** | *Total Sales Ratio*[2]*:* **28%** | **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	$741,250	2	2	**2**	**41**	**5%**
1,200 - 1,399	$680,000	2	3	**14**	**52**	**27%**
1,400 - 1,599	$682,000	3	3	**21**	**58**	**36%**
1,600 - 1,799	$710,000	3	3	**15**	**38**	**39%**
1,800 - 1,999	$685,000	3	3	**9**	**32**	**28%**
2,000+	$1,137,500	3	4	**18**	**59**	**31%**

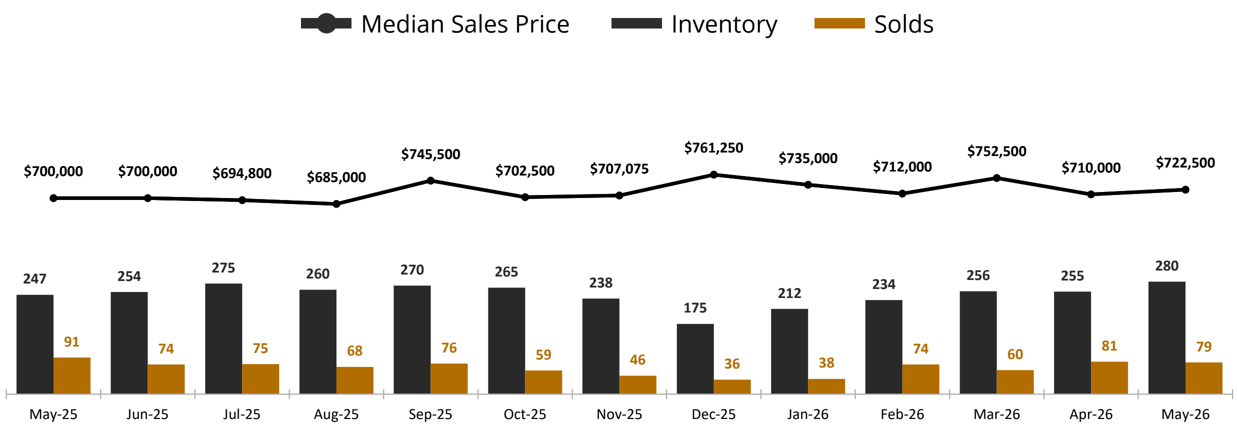
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

CALGARY

ATTACHED HOMES

Luxury Benchmark Price[1]*:* **$600,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | MAY

TOTAL INVENTORY

May 2025	May 2026
247	280

VARIANCE: **13%**

TOTAL SOLDS

May 2025	May 2026
91	79

VARIANCE: **-13%**

SALES PRICE

May 2025	May 2026
$700k	$723k

VARIANCE: **3%**

SALE PRICE PER SQFT.

May 2025	May 2026
$475	$456

VARIANCE: **-4%**

SALE TO LIST PRICE RATIO

May 2025	May 2026
98.71%	98.18%

VARIANCE: **-1%**

DAYS ON MARKET

May 2025	May 2026
24	21

VARIANCE: **-13%**

CALGARY MARKET SUMMARY | MAY 2026

- The attached luxury market is a **Seller's Market** with a **28% Sales Ratio**.
- Homes sold for a median of **98.18% of list price** in May 2026.
- The most active price band is **$1,000,000-$1,199,999**, where the sales ratio is **64%**.
- The median luxury sales price for attached homes is **$722,500**.
- The median days on market for May 2026 was **21** days, down from **24** in May 2025.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.