INSTITUTE for LUXURY HOME MARKETING®
by Colibri Real Estate

JULY
2026

CALGARY
ALBERTA

www.LuxuryHomeMarketing.com

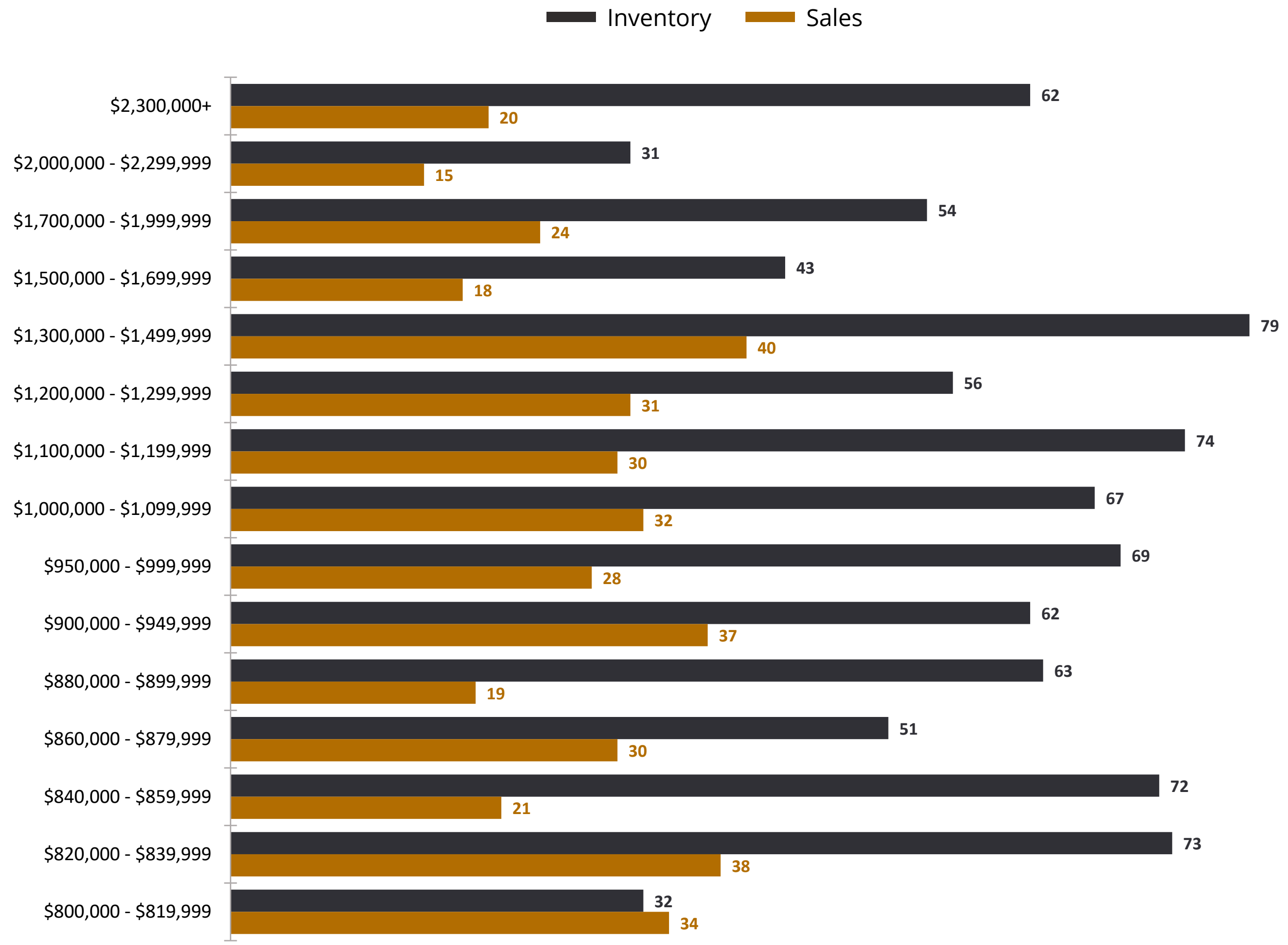
CALGARY

SINGLE-FAMILY HOMES

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

LUXURY INVENTORY VS. SALES | JUNE 2026

Total Inventory: **888** | *Total Sales:* **417** | *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	$880,000	4	3	**55**	**120**	**46%**
1,500 - 1,999	$925,000	4	3	**77**	**141**	**55%**
2,000 - 2,499	$930,000	4	4	**148**	**292**	**51%**
2,500 - 2,999	$1,215,000	4	4	**79**	**196**	**40%**
3,000 - 3,499	$1,740,000	5	4	**41**	**87**	**47%**
3,500+	$2,661,000	5	5	**17**	**52**	**33%**

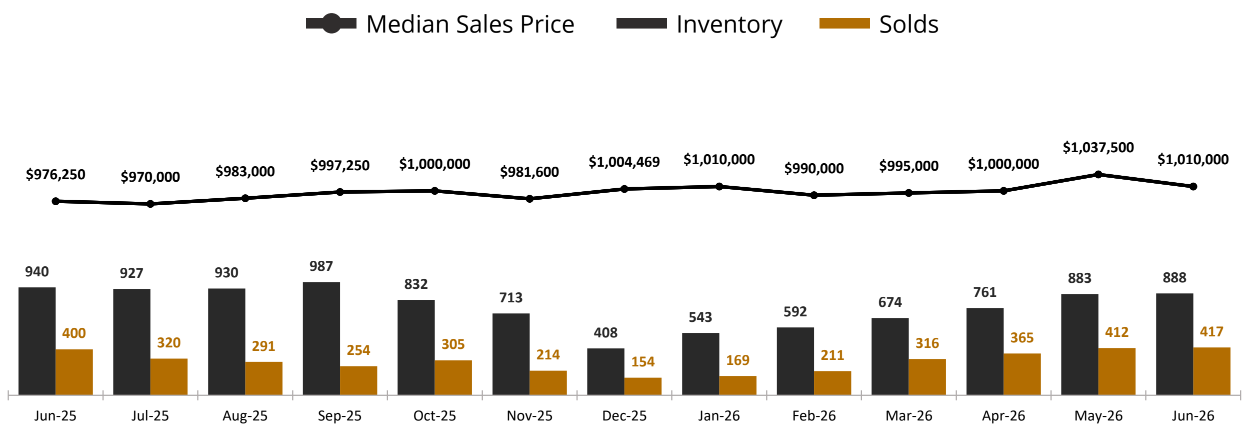
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

CALGARY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JUNE

	Jun. 2025	Jun. 2026	
TOTAL INVENTORY	940	888	VARIANCE: -6%
TOTAL SOLDS	400	417	VARIANCE: 4%
SALES PRICE	$976k	$1.01m	VARIANCE: 3%
SALE PRICE PER SQFT.	$479	$505	VARIANCE: 5%
SALE TO LIST PRICE RATIO	98.82%	98.65%	VARIANCE: 0%
DAYS ON MARKET	19	16	VARIANCE: -16%

CALGARY MARKET SUMMARY | JUNE 2026

- The single-family luxury market is a **Seller's Market** with a **47% Sales Ratio**.
- Homes sold for a median of **98.65% of list price** in June 2026.
- The most active price band is **$800,000-$819,999**, where the sales ratio is **106%**.
- The median luxury sales price for single-family homes is **$1,010,000**.
- The median days on market for June 2026 was **16** days, down from **19** in June 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.

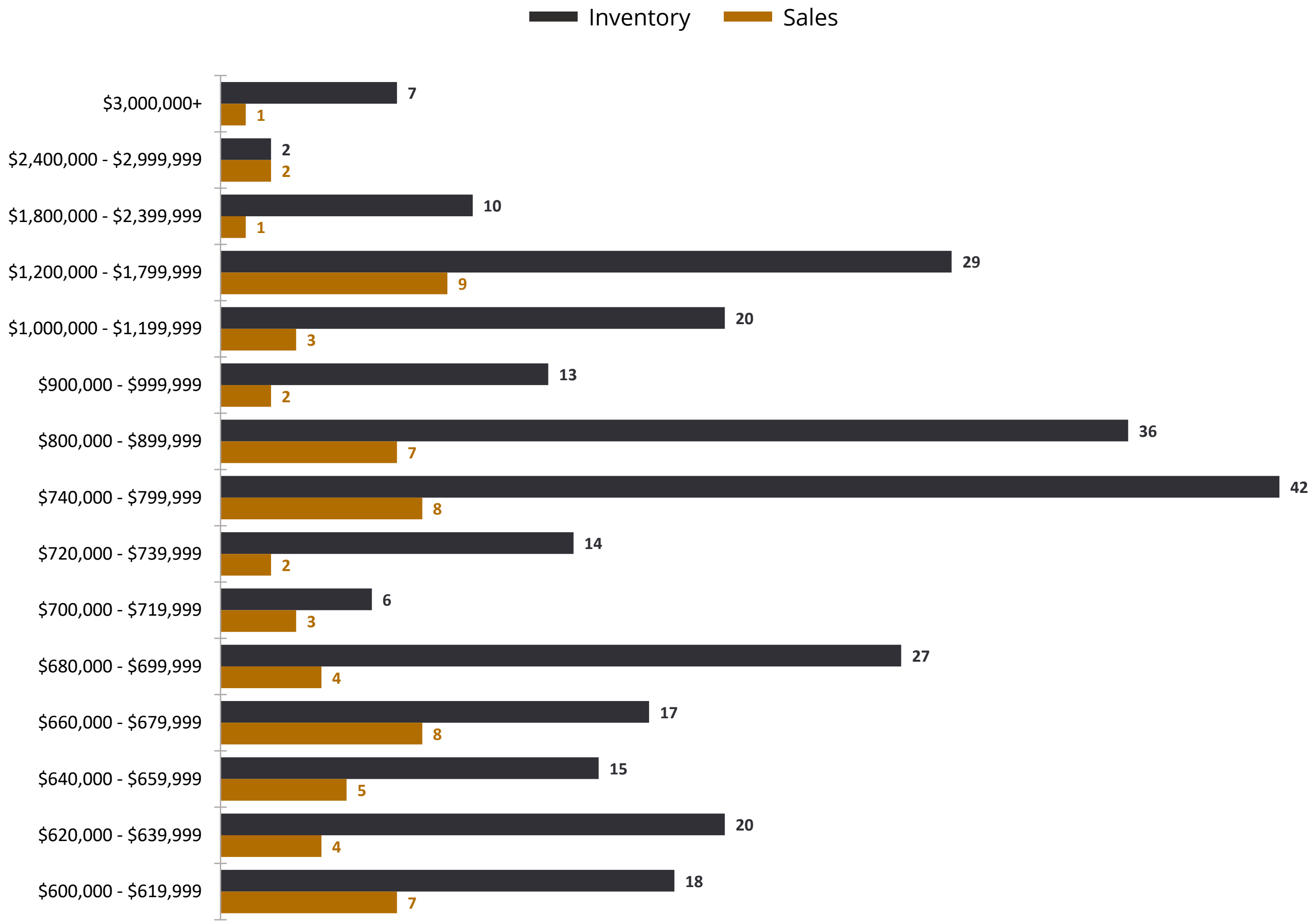
CALGARY

ATTACHED HOMES

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

LUXURY INVENTORY VS. SALES | JUNE 2026

Total Inventory: **276** | *Total Sales:* **66** | *Total Sales Ratio*[2]*:* **24%** | **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	$686,250	3	3	**6**	**41**	**15%**
1,200 - 1,399	$664,000	2	3	**11**	**49**	**22%**
1,400 - 1,599	$712,400	2	3	**18**	**49**	**37%**
1,600 - 1,799	$826,250	3	3	**10**	**36**	**28%**
1,800 - 1,999	$694,500	3	3	**10**	**37**	**27%**
2,000+	$1,299,250	4	4	**10**	**64**	**16%**

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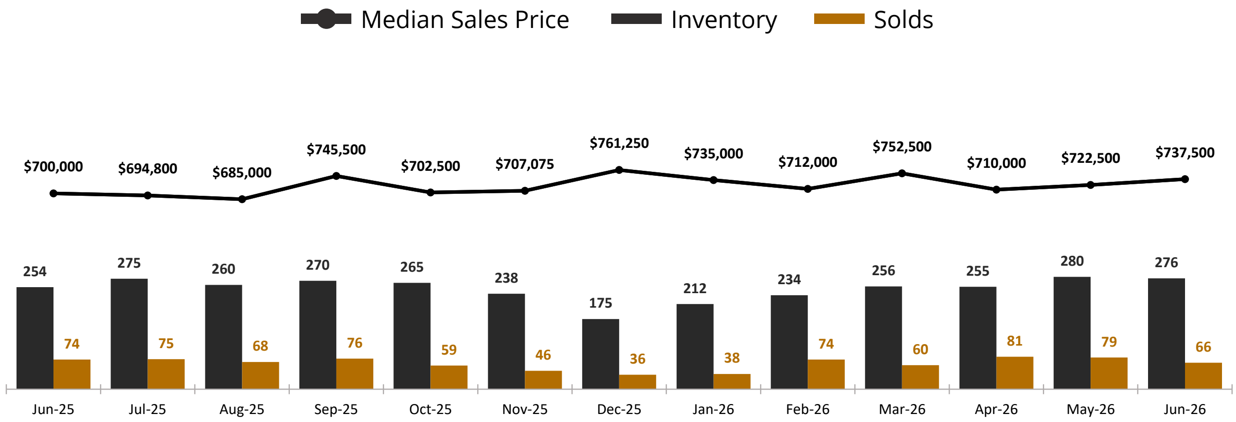
CALGARY

ATTACHED HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2025	Jun. 2026
254	276

VARIANCE: **9%**

TOTAL SOLDS

Jun. 2025	Jun. 2026
74	66

VARIANCE: **-11%**

SALES PRICE

Jun. 2025	Jun. 2026
$700k	$738k

VARIANCE: **5%**

SALE PRICE PER SQFT.

Jun. 2025	Jun. 2026
$491	$483

VARIANCE: **-2%**

SALE TO LIST PRICE RATIO

Jun. 2025	Jun. 2026
98.59%	98.63%

VARIANCE: **0%**

DAYS ON MARKET

Jun. 2025	Jun. 2026
26	28

VARIANCE: **8%**

CALGARY MARKET SUMMARY | JUNE 2026

- The attached luxury market is a **Seller's Market** with a **24% Sales Ratio**.
- Homes sold for a median of **98.63% of list price** in June 2026.
- The most active price band is **$2,400,000-$2,999,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **$737,500**.
- The median days on market for June 2026 was **28** days, up from **26** in June 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.