

CALGARY
ALBERTA

LUXURY INVENTORY VS. SALES | SEPTEMBER 2026

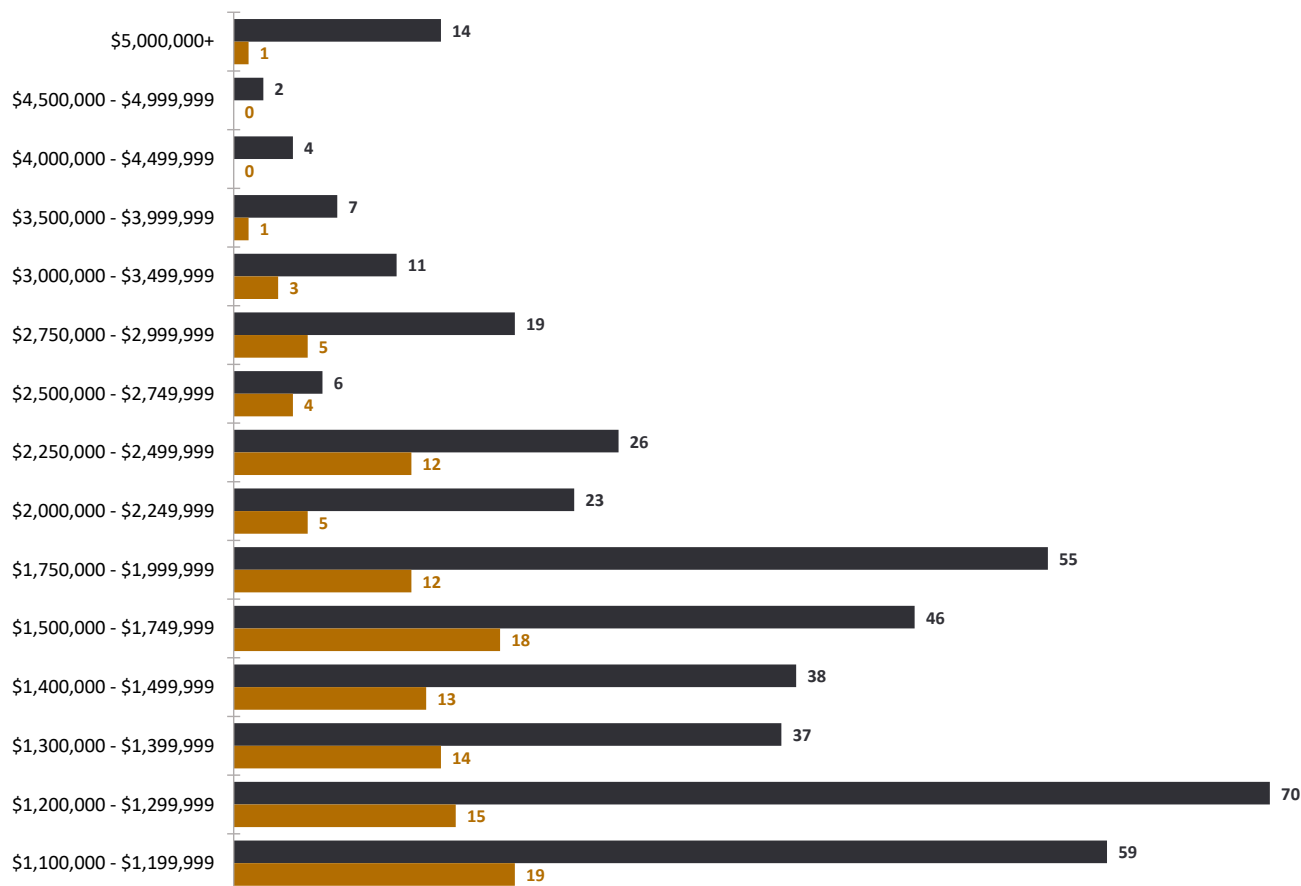
Total Inventory: **417**

Total Sales: **122**

Total Sales Ratio²: **29%**

Seller's Market

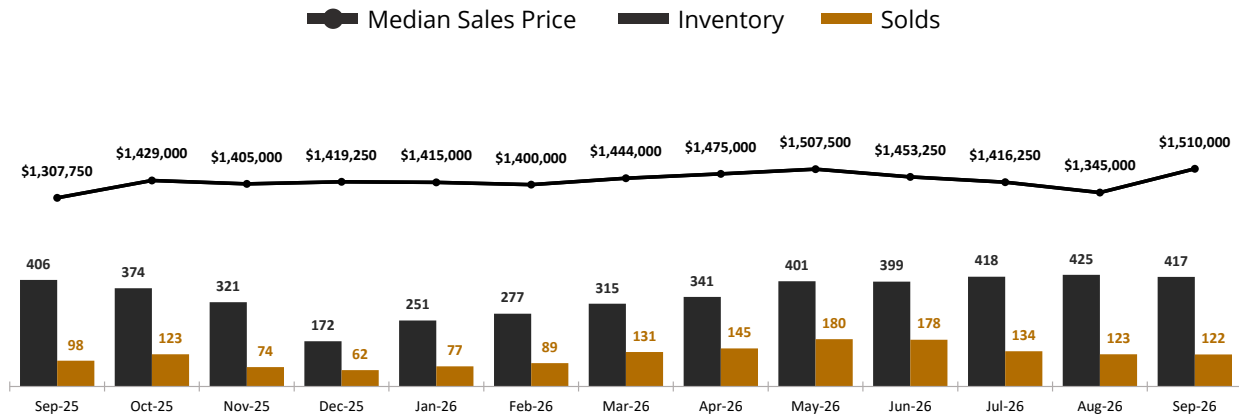
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,195,000	4	3	6	25	24%
1,500 - 1,999	\$1,260,000	4	3	14	64	22%
2,000 - 2,499	\$1,395,000	4	4	28	80	35%
2,500 - 2,999	\$1,579,500	4	4	36	106	34%
3,000 - 3,499	\$1,800,000	4	5	25	84	30%
3,500+	\$2,300,000	5	6	13	57	23%

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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2025: 406
Sept. 2026: 417

VARIANCE: **3%**

TOTAL SOLD

Sept. 2025: 98
Sept. 2026: 122

VARIANCE: **24%**

SALES PRICE

Sept. 2025: \$1.31m
Sept. 2026: \$1.51m

VARIANCE: **15%**

SALE PRICE PER SQFT.

Sept. 2025: \$581
Sept. 2026: \$638

VARIANCE: **10%**

SALE TO LIST PRICE RATIO

Sept. 2025: 97.96%
Sept. 2026: 98.81%

VARIANCE: **1%**

DAYS ON MARKET

Sept. 2025: 23
Sept. 2026: 17

VARIANCE: **-26%**

CALGARY MARKET SUMMARY | SEPTEMBER 2026

- The single-family luxury market is a **Seller's Market** with a **29% Sales Ratio**.
- Homes sold for a median of **98.81% of list price** in September 2026.
- The most active price band is **\$2,500,000-\$2,749,999**, where the sales ratio is **67%**.
- The median luxury sales price for single-family homes is **\$1,510,000**.
- The median days on market for September 2026 was **17** days, down from **23** in September 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 | SEPTEMBER 2026

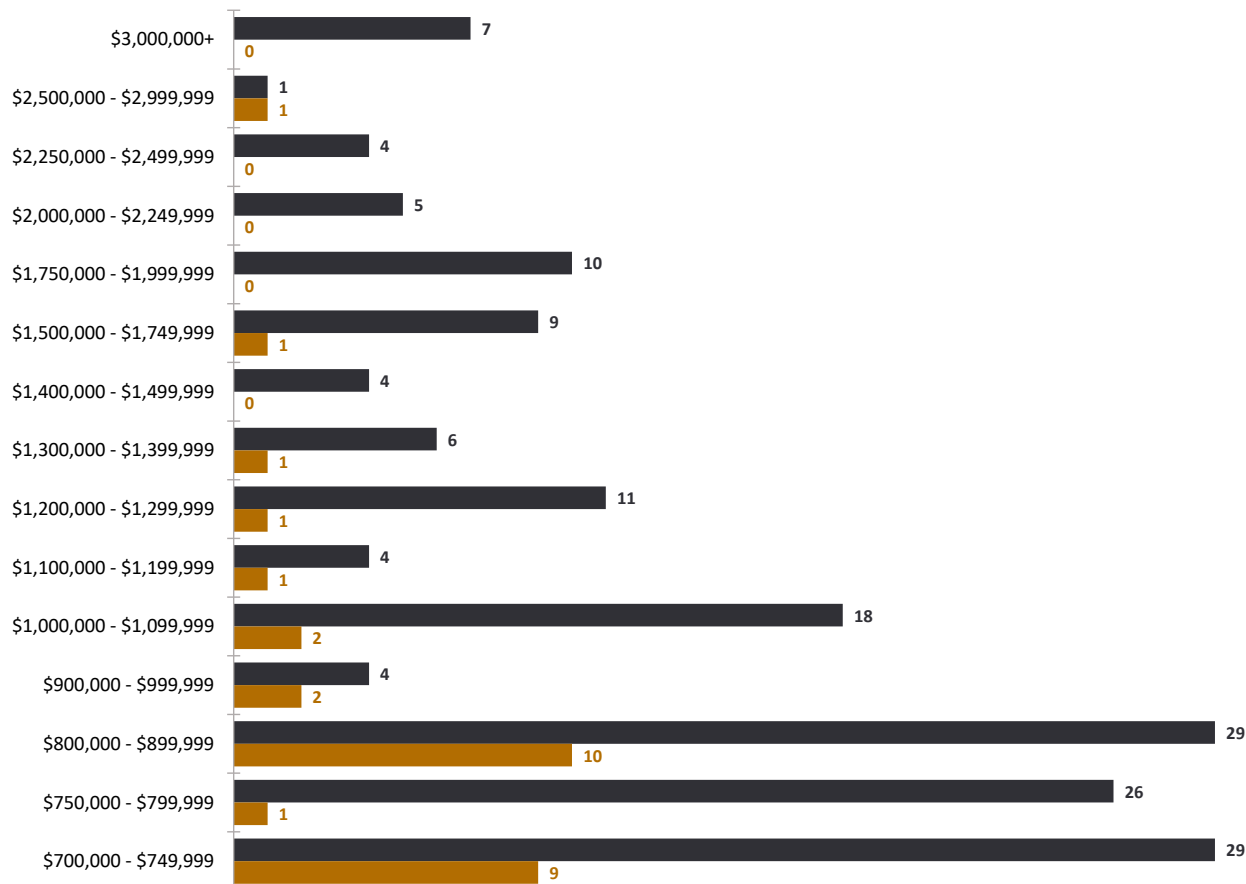
Total Inventory: 167

Total Sales: 29

Total Sales Ratio²: 17%

Balanced Market

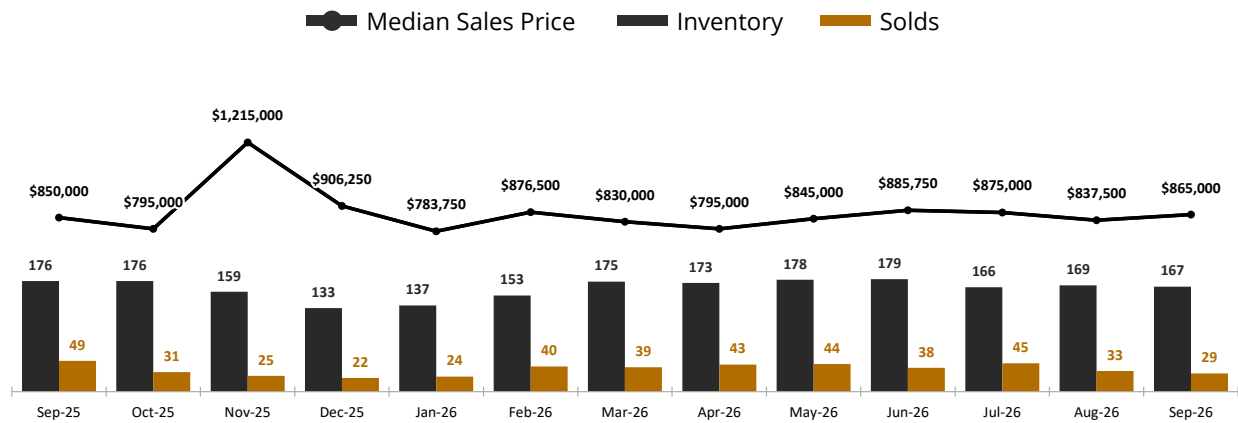
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,199	\$740,000	2	2	3	15	20%
1,200 - 1,399	\$749,000	2	3	7	19	37%
1,400 - 1,599	\$895,000	3	3	3	30	10%
1,600 - 1,799	\$884,950	3	4	3	24	13%
1,800 - 1,999	\$816,750	3	3	4	26	15%
2,000+	\$1,035,000	3	3	9	51	18%

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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2025 Sept. 2026
176 **167**

VARIANCE: **-5%**

TOTAL SOLD

Sept. 2025 Sept. 2026
49 **29**

VARIANCE: **-41%**

SALES PRICE

Sept. 2025 Sept. 2026
\$850k **\$865k**

VARIANCE: **2%**

SALE PRICE PER SQFT.

Sept. 2025 Sept. 2026
\$520 **\$572**

VARIANCE: **10%**

SALE TO LIST PRICE RATIO

Sept. 2025 Sept. 2026
98.32% **97.73%**

VARIANCE: **-1%**

DAYS ON MARKET

Sept. 2025 Sept. 2026
28 **56**

VARIANCE: **100%**

CALGARY MARKET SUMMARY | SEPTEMBER 2026

- The attached luxury market is a **Balanced Market** with a **17% Sales Ratio**.
- Homes sold for a median of **97.73% of list price** in September 2026.
- The most active price band is **\$2,500,000-\$2,999,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$865,000**.
- The median days on market for September 2026 was **56** days, up from **28** in September 2025.

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