Home Moments by Truong

CALGARY MARKET SNAPSHOT

October 2026

Two markets under one roof



BENCHMARK · ALL HOMES
$564,200
−0.4% year over year

SALES
1,592
−15.3% year over year

MONTHS OF SUPPLY
3.88
Balanced market

BANK OF CANADA
2.50%
+0.25 on Oct 28

Calgary's market slowed in October. Sales fell 15% from a year ago and new listings dropped 9%, so inventory eased for the fourth month in a row to 6,173 homes. The city-wide benchmark price held almost flat at $564,200 (−0.4%). Underneath, it's still two markets: detached and semi-detached prices are holding, while apartment condos (−7.9%) and row homes (−5.1%) keep adjusting to a wave of new supply.

Detached
$735,100 −0.7%
Balanced

Semi-detached
$685,200 +0.8%
Balanced

Row
$407,500 −5.1%
Balanced

Apartment
$288,800 −7.9%
Buyer's market

Source: CREB® October 2026 Monthly Statistics Package (published November 2, 2026); Bank of Canada. City of Calgary, all figures actual.

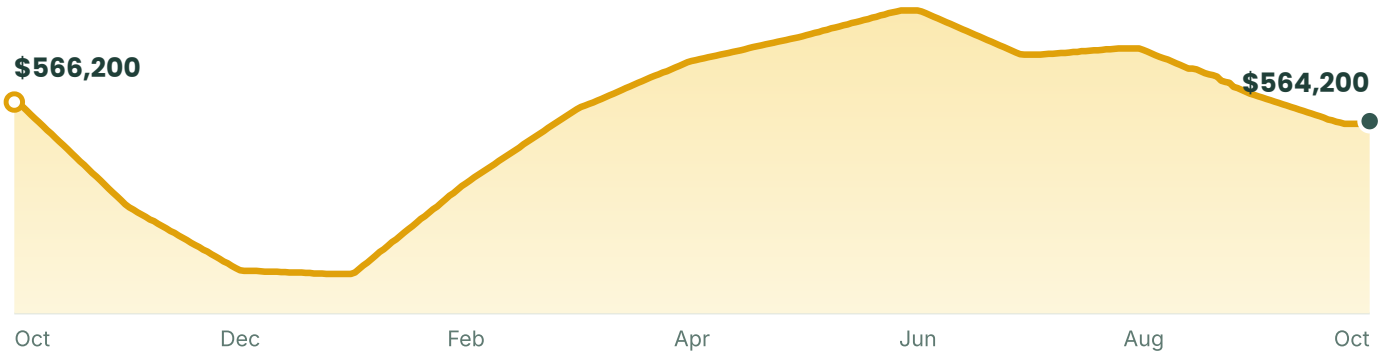
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Market Overview

INDICATOR	OCTOBER 2026	VS. OCT 2025
Benchmark price (all homes)	**$564,200**	−0.4%
Sales	**1,592**	−15.3%
New listings	**2,928**	−9.4%
Inventory (homes for sale)	**6,173**	−4.6%
Months of supply	**3.88**	3.44 last year
Sales-to-new-listings ratio	**54%**	58% last year
Days on market	**43**	43 last year
Sale-to-list price	**97.3%**	97.4% last year

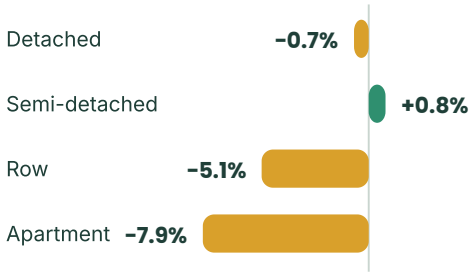
Benchmark price, last 13 months

All residential, City of Calgary



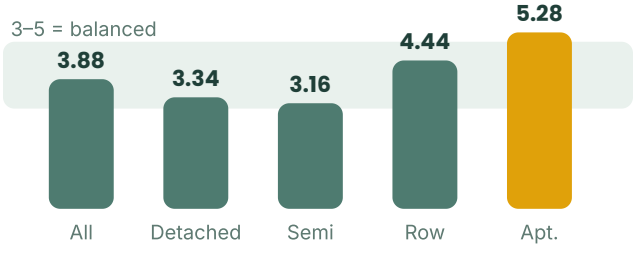
Price change by home type

Benchmark, year over year



Months of supply

Under 3 seller's · 3–5 balanced · over 5 buyer's



Home Types, Up Close

Detached

BALANCED

$735,100

PRICE Y/Y	SALES	SUPPLY
-0.7%	**847** (-16%)	**3.34 mo**

Steady. Prices are within 1% of last year. Sales dipped with fewer new listings, and 3.3 months of supply keeps it balanced.

Semi-detached

BALANCED

$685,200

PRICE Y/Y	SALES	SUPPLY
+0.8%	**184** (-1%)	**3.16 mo**

Firmest segment. The only home type with rising prices (+0.8%), and sales almost unchanged from last year.

Row

BALANCED

$407,500

PRICE Y/Y	SALES	SUPPLY
-5.1%	**241** (-12%)	**4.44 mo**

Softening. Prices are down 5.1% and inventory is slightly above last year. Buyers have room to negotiate.

Apartment

BUYER'S MARKET

$288,800

PRICE Y/Y	SALES	SUPPLY
-7.9%	**320** (-22%)	**5.28 mo**

Buyer's market. Over five months of supply and prices down 7.9%. Sales fell 22%. Sharp pricing matters for sellers.

Detached by District

DISTRICT	BENCHMARK	YEAR OVER YEAR	SUPPLY (MO)	MARKET
City Centre	**$992,500**	+3.3%	3.52	BALANCED
West	**$988,400**	+3.1%	2.51	SELLER'S MARKET
North West	**$765,500**	-2.5%	2.96	SELLER'S MARKET
South	**$705,700**	-0.6%	3.07	BALANCED
South East	**$695,700**	-1.2%	3.16	BALANCED
North	**$635,700**	-3.5%	3.75	BALANCED
North East	**$548,000**	-6.6%	4.23	BALANCED
East	**$463,800**	-6.8%	4.54	BALANCED

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Truong's Take

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October confirmed the pattern: Calgary isn't one market. If you're buying a condo or townhouse, you have choice and real room to negotiate. Apartment supply is above five months and prices are down almost 8% from last year.

If you're selling a detached or semi-detached home, prices are holding and well-priced homes still sell. Buyers are patient, though, so getting the price right from day one matters more than ever.

The Bank of Canada's October 28 hike adds a little pressure on variable-rate payments. If you're planning to buy this winter, a pre-approval now can hold today's rate while you shop.

What to Watch

Bank of Canada · December 9
After raising its rate to 2.50% on October 28, the Bank says it will decide one meeting at a time. Another hike would push variable-rate payments up again.

Inflation · mid-November
September inflation was 3.1%. Another hot reading for October raises the odds of a December hike.

The winter slowdown
Sales and new listings usually ease through November and December. Watch whether apartment supply keeps shrinking, which would be the first sign condo prices are finding a floor.

Monthly payment on a typical Calgary home today

$2,993/mo

$564,200 benchmark, minimum down payment ($31,420), 4.26% 5-year fixed, 25 years. A year ago: $2,979/mo. Try your own numbers at truongdorealestate.ca.

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Thinking about a move this winter? Let's talk through what these numbers mean for you.

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