

SEPTEMBER 2026

Calgary sellers: read beyond the headline.

DETACHED MARKET · CITY OF CALGARY

896

SALES IN THE MONTH

3.31

MONTHS OF SUPPLY

\$739,400

BENCHMARK

–0.95% YoY

Swipe for the seller context.

Explore the market. Request a Private Property Review.

alexpiddann.com/calgary-detached-market

Source: CREB® September 2026 Monthly Statistics Package.

Chart and seller interpretation: Alex Pidann.

Independent commentary; no CREB® endorsement.

ALWAYS ON YOUR SIDE

alexpiddann.com · 1/5

More sales. Fewer competing homes.

Calgary detached · September 2026
September-to-September comparison · changes are YoY

■ September 2025 ■ September 2026

Sales in month +4.43% YoY

2025		858
2026		896

New listings in month −9.35% YoY

2025		1,904
2026		1,726

Inventory (available stock) −7.28% YoY

2025		3,201
2026		2,968

SELLER READING · ALEX PIDANN

Fewer homes are competing than a year ago.
Pricing still needs relevant comparable evidence.

Source: CREB® September 2026 Monthly Statistics Package.

Chart and seller interpretation: Alex Pidann.

Independent commentary; no CREB® endorsement.

ALWAYS ON YOUR SIDE

One city. Different price signals.

September 2026 detached benchmarks
District-level context · not neighbourhood values

District		Benchmark	YoY
West		\$993,700	+2.69%
City Centre		\$981,300	+0.72%
North West		\$781,400	−0.66%
South		\$709,400	−0.82%
South East		\$698,900	−1.55%
North		\$640,200	−3.80%
North East		\$556,600	−6.01%
East		\$476,200	−4.99%

Calgary detached: \$739,400 · −0.95% YoY

SELLER READING · ALEX PIDANN

District data provides broader market context.
Your home needs its own property comparison.

Source: CREB® September 2026 Monthly Statistics Package.

Chart and seller interpretation: Alex Pidann.

Independent commentary; no CREB® endorsement.

ALWAYS ON YOUR SIDE

\$1M+ detached sales. Four different bands.

City of Calgary · September 2026

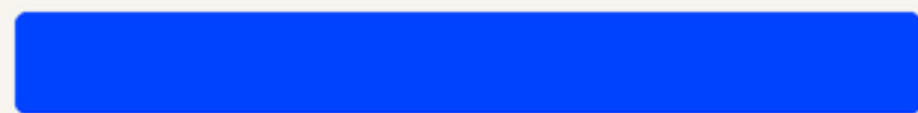
Completed sales in the month · not year-to-date

\$1,000,000–\$1,299,999



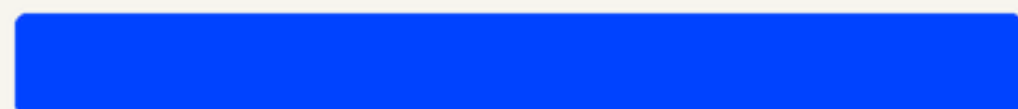
60

\$1,300,000–\$1,499,999



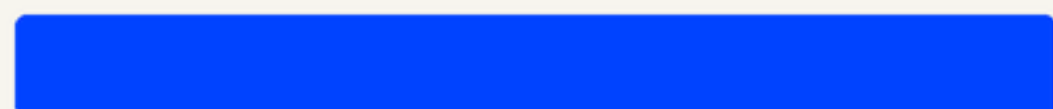
27

\$1,500,000–\$1,999,999



30

\$2,000,000+



31

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Sales counts show completed activity.

They do not establish equal demand, competition or value across all higher-value homes.

Source: CREB® September 2026 Monthly Statistics Package.

Chart and seller interpretation: Alex Pidann.

Independent commentary; no CREB® endorsement.

ALWAYS ON YOUR SIDE

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Prices down. Average prices up.

City of Calgary · September 2026
Different measures · all changes are year over year

		Price	YoY
Total residential			
Benchmark		\$566,700	−0.82%
Average		\$646,198	+4.93%
Detached			
Benchmark		\$739,400	−0.95%
Average		\$823,483	+5.18%

SELLER READING · ALEX PIDANN

Benchmark tracks a typical property.
Average reflects the mix of homes that sold.
Request a Private Property Review.

Source: CREB® September 2026 Monthly Statistics Package.

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