

Megan Stuart

Greater Calgary Real Estate

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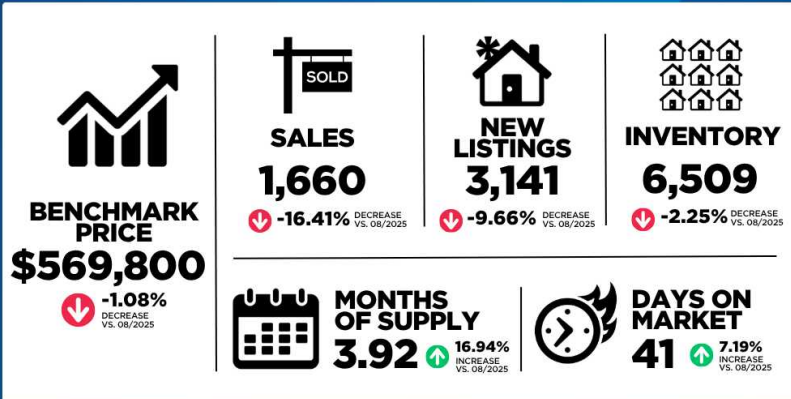
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FREE MARKET EVALUATIONS!

CITY OF CALGARY HOUSING STATISTICS AUGUST 2026



creb®

2026
Q3

Sales & New Listings Slow in August

Consistent with trends throughout most of 2026, both sales activity and the number of new listings coming onto the market have continued to trend down compared with 2025 levels. In August, sales in Calgary were 1,660 units, down 16 per cent compared with last year, while new listings fell by nearly 10 per cent to 3,141 units.

The pullback in sales has not occurred across all price ranges, as homes priced over \$1,000,000 have recorded gains over last year. These gains have mostly been driven by detached and semi-detached homes and are also consistent with where most of the supply growth has occurred.

"While sales growth in the upper end of the market was possible thanks to improved supply choice, it also reflects longer-term confidence in our market, as some buyers are not shying away from taking advantage of the available supply," said Ann-Marie Lurie, Chief Economist at the Calgary Real Estate Board (CREB®). "Meanwhile, we have not seen the same pickup in activity in the lower price ranges, as favourable rental conditions are slowing the transition to ownership."

Inventory levels in August eased compared with the previous month and the same period last year, at 6,509 units. However, given the pullback in sales, the months of supply pushed up to nearly four months. Also consistent with trends throughout this year, conditions vary significantly by property type, with nearly six months of supply for apartment-style homes compared with over three months of supply for lower-density detached homes.

The relatively balanced conditions in the detached and semi-detached sector have prevented any significant shifts in prices compared with the steady price declines occurring in the oversupplied higher-density segments of the market. As of August, the total residential benchmark price was \$569,800, similar to the previous month and one per cent lower than 2025 levels.

Source: Calgary Real Estate Board

Acreage Affordability!

244061 Rge Rd 251, Wheatland County
Now this is a rare opportunity!

- 10.23 Acres
- 3063sf Bungalow
- Bordering Western Irrigation District
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- Dbl Detached Garage
- Chicken Coop, Garden, Livestock Shelter

A2304720

\$799,900.00



About Megan

Megan is a dynamic real estate expert with more than 30 years of experience spanning sales, property acquisition, construction, and renovation. Her enthusiasm for the industry drives her success, and she takes pride in helping clients realize their real estate ambitions—whether that's selling a property or discovering their ideal home. With an acute eye for detail and extensive knowledge of both rural and urban markets, Megan is well-equipped to navigate you through every facet of the real estate journey, ensuring you make informed decisions that align with your objectives.

Serving all areas within the Calgary Real Estate Board!

- ◆ Residential
- ◆ Farm/Ranch
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational

Market Data – August 2026

Calgary

INVENTORY, SALES, AND PRICE



Foothills County

INVENTORY, SALES, AND PRICE



Rockyview County

INVENTORY, SALES, AND PRICE



For detailed statistics in your area:
https://www.creb.com/Housing_Statistics/

Home Office Setup Tips

We spend hours every day doing work – Create a workspace that is both functional and a place you enjoy!



1 FIND THE RIGHT SPOT

A spare bedroom, loft, basement nook or even an underused corner can become a functional workspace. Look for natural light, quiet, and enough wall space for storage.



2 LET THERE BE LIGHT

- Position your desk near a window
- Keep your monitor out of direct sunlight to reduce glare
- Use a desk lamp in the winter months (Or wee hours!)



3 KEEP IT CLUTTER-FREE

- Use drawers, shelves, baskets and wall-mounted storage to keep organized.
- Hide cords wherever possible
- Scan important papers for digital filing



4 MAKE COMFORT A PRIORITY

- Invest in a comfortable chair
- Keep your monitor at approximately eye level
- Position your keyboard & mouse so your shoulders can stay relaxed. Your back will thank you.



5 CREATE A BACKDROP

If you're spending your days on video calls, consider what people see behind you. A simple bookshelf, artwork, greenery or attractive wall treatment can create a professional backdrop.



6 BRING IN SOME PERSONALITY

Add a favourite piece of art, family photos, plants, books or something that reflects your interests. Choose colours and finishes that make you want to spend time in the space.

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