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Dear clients,

Calgary's real estate market is expected to return to stable levels in 2026 after softening last year, according to the Calgary Real Estate Board's (CREB) forecast.

The forecast showed the transition went from a market that favoured the seller to one with "more balanced" conditions.

Calgary home sales fell for all types in 2025. Apartment sales dropped by 28 per cent, row homes by 17 per cent, semi-detached homes by 8 per cent, and detached homes also by 8 per cent.

Meanwhile, CREB says inventory for all homes was plentiful in 2025, with a 50-70 per cent increase — except for row homes, whose inventory dropped by 87 per cent. Listings were also up, around 10-15 per cent for all home types save for apartments, which saw a 1 per cent drop.

More housing starts, especially for higher-density homes, were on the docket for 2025, but fewer people moving to Alberta is expected to continue leading to price declines for row and apartment-style homes in 2026, while semi and detached homes are expected to see small price increases.

As of November, starts were 26,439, passing 2024's total by over 2,100 at 24,369.

While CREB says housing starts are expected to slow down in 2026 to match demand, given the number of new homes already in the pipeline, it will take time for the market to adjust.

Yours truly,

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