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Dear clients,

Market conditions diverge for detached homes, condos in Calgary

While the market tightens for detached homes in Calgary, conditions favour buyers in the condo market, says the Calgary Real Estate Board

Those shopping for detached homes last month might have had a tougher time compared to those interested in other types of housing, the Calgary Real Estate board said in its latest sales report.

While averaged data for March shows the appearance of an overall balanced housing market, numbers highlight diverging trends for different types of homes.

When considering total residential housing statistics, conditions appear to be relatively balanced as sales, new listings, inventories and prices all trended up over the previous month as we start to move into the spring market, however, when we look deeper, we are seeing a market that ranges from tighter conditions for detached homes to the apartment sector, where conditions tend to favour the buyer. As expected, this is supporting upward momentum in detached prices and downward pressure in the apartment condominium sector.

Inventory trends differ

Housing inventory was found to be above the 10-year average for row and apartment-style units, while they were below trend for detached homes.

The unadjusted benchmark price overall for March 2026 was \$565,600, almost one per cent higher than in February but more than four per cent lower compared the same month a year earlier.

Quarterly benchmark prices posted modest to stable conditions for lower-density homes. Meanwhile, apartment condominium prices fell three per cent in the first quarter of 2026 compared to the fourth quarter of 2025.

For detached homes, the sales-to-new-listings ratio reached 61 per cent last month as inventories remained stable compared in March 2025.





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The detached benchmark price was \$741,300 in March, down by three per cent over last year's peak price of \$766,600," the real estate board said. However, tight conditions in most parts of the city are driving some price gains.

The supply of apartment-style condos in Calgary reached levels last month approaching those seen during the 2008 global economic slowdown, according to the real estate board.

New supply growth, along with a sharp pullback in sales relative to new listings, has contributed to the rise in resale inventories.

The monthly benchmark price for condos was \$300,300 in March, a little higher than February but more than nine per cent lower than in March 2025.

Meanwhile, the sale of row homes softened last month compared to a year ago, registering a drop of 19 per cent over the first quarter. Benchmark prices remained stable month-to-month at \$423,900, with rising inventories contributing to prices falling some six per cent year-over-year.

Sales of semi-detached homes increased year-over-year for the second consecutive month, according to CREB, with levels in line with long-term trends amid a balance market. Prices reached \$686,100 in March, a little higher than in February and only one per cent lower than prices in March 2025.

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