

CALGARY CONDO MARKET REPORT: SEPTEMBER 2026

Apartment condo prices were down about 8% from a year earlier, townhouse prices slipped, and fewer new listings kept overall supply near balanced heading into fall.

[yycondosforsale.ca](#) · [Elevate Realty Group](#) · Real Broker · 587-328-8100 · [hello@elevaterealtygroup.ca](#)

\$318,759 Avg apartment condo · ↓ 8.7% YoY	\$432,178 Avg townhouse condo · ↓ 5.6% YoY	3.9 months Supply, all residential	44 days Avg time to sell, all residential
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CONDO SNAPSHOT

THE NUMBERS: SEPTEMBER 2026

City of Calgary, as reported by the Calgary Real Estate Board (CREB®) and checked against WOWA. Arrows show the change from last month (MoM) and a year ago (YoY).

MEASURE	APARTMENT CONDO	MOM	YOY	TOWNHOUSE CONDO	MOM	YOY
Average price	\$318,759	↑ 0.7%	↓ 8.7%	\$432,178	↓ 2.8%	↓ 5.6%
Median price	\$288,000	↑ 0.8%	↓ 9.4%	\$405,000	↓ 1.2%	↓ 3.6%
Benchmark price (MLS® HPI)	\$291,400	↓ 1.4%	↓ 8.3%	\$412,400	↓ 0.7%	↓ 5.5%
Sales	343	↑ 3.3%	↓ 14.2%	248	↓ 12.7%	↓ 18.2%
New listings	717	↑ 2.6%	↓ 22.7%	552	↑ 9.3%	↓ 6.3%

1,650 sales All residential, ↓ 0.4% MoM · ↓ 3.8% YoY	3,354 new listings All residential, ↑ 6.8% MoM · ↓ 11.3% YoY	6,486 for sale Inventory, all residential, ↓ 6.3% YoY	44 days to sell All residential: 3 days longer than last month, 2 days longer than a year ago
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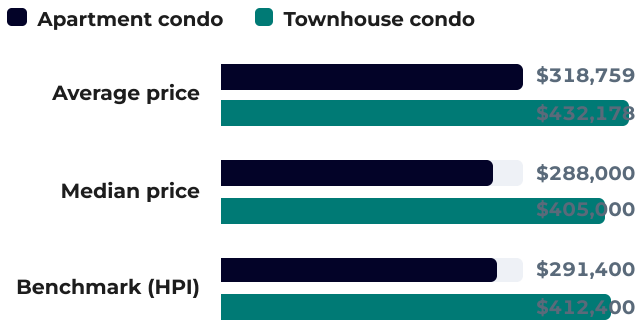
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PRICES

Apartment vs. townhouse condo prices

A typical **townhouse** condo costs about \$113,419 more than an apartment condo on average.



GLOSSARY

Average, median or benchmark?

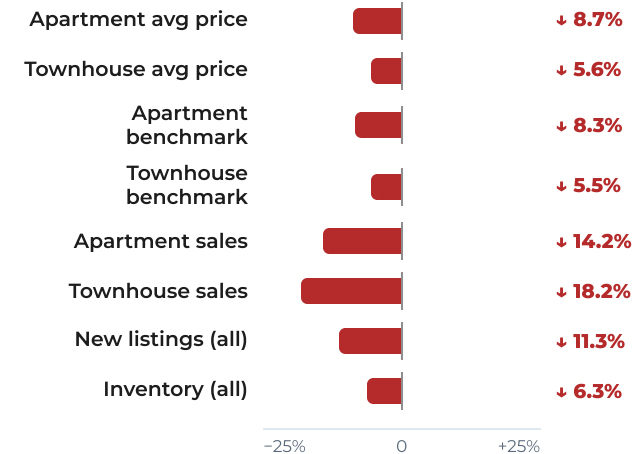
- ✓ **Average price** — total sales value divided by the number of sales. One expensive **penthouse** can pull it up.
- ✓ **Median price** — the middle sale: half sold for more, half for less. Less swayed by outliers.
- ✓ **Benchmark price (MLS® HPI)** — the price of a "typical" condo with the same features each month, so it tracks real price change best.

This month the apartment benchmark (\$291,400) was down 8.3% year over year, the median (\$288,000) down 9.4% and the average (\$318,759) down 8.7%. All three fell, so the drop isn't just a change in which condos sold.

YEAR OVER YEAR

What changed since September 2025

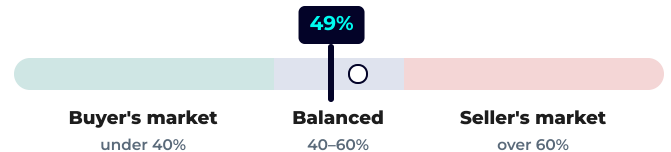
Condo sales fell from a year ago while all-residential inventory eased: a market finding its balance.



MARKET BALANCE

Buyer's, seller's or balanced?

The share of new listings that sell is the quickest read on who has the leverage. 3.9 months of supply backs up the same picture.



Sales-to-new-listings ratio (all residential): **49%**, down from 53% last month (hollow marker) — a balanced market by the 40–60% rule of thumb, edging toward buyers.

MONTH OVER MONTH	AUGUST 2026	SEPTEMBER 2026
Avg apartment condo	\$316,613	\$318,759
Avg townhouse condo	\$444,811	\$432,178
All residential sales	1,656	1,650

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READING THE SEP 2026 NUMBERS

For buyers

The market is balanced, with 3.9 months of supply across all homes. Average apartment and townhouse condo prices are below a year ago (down 8.7%, down 5.6%), which gives room to negotiate. Take the time to review [condo documents](#) before you firm up.

For sellers

With inventory down 6.3% year over year, pricing matters: list close to the benchmark for your building and condo type, and expect homes to take about 44 days to sell.

For investors

The average apartment condo was \$318,759, down 8.7% from a year earlier, and the apartment benchmark down 8.3%. Check the bylaws on rentals and the condo fee against likely rents before you buy.

SOURCES & NOTES

- Calgary Real Estate Board (CREB®) — [Detached home sales improve in September](#) (October 1, 2026) and the [City of Calgary monthly statistics package \(PDF\)](#): every figure on this page.
- WOWA.ca — [Calgary Housing Market Report](#): a second check of the condo averages, benchmarks and sales.
- All figures are for the City of Calgary. Days to sell, months of supply and the sales-to-new-listings ratio in the summary cover all residential property types; condo-only figures are in the table. CREB revises the previous month, so month-over-month changes use its revised figures.

Reports are published monthly. [See all market reports →](#)

Prepared by Elevate Realty Group, Real Broker · 587-328-8100 · hello@elevaterealtygroup.ca. This report is general information only and does not constitute real estate, financial, investment or legal advice; market conditions change and past trends do not predict future prices. Statistics come from the sources above and are believed reliable but are not guaranteed. Always consult a licensed REALTOR® and an Alberta real estate lawyer before making a real estate decision. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service®, MLS® HPI and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.