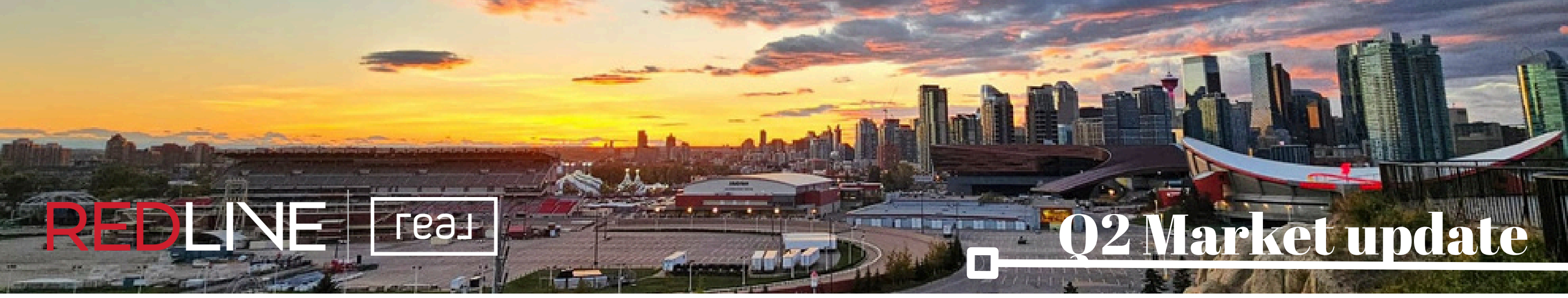
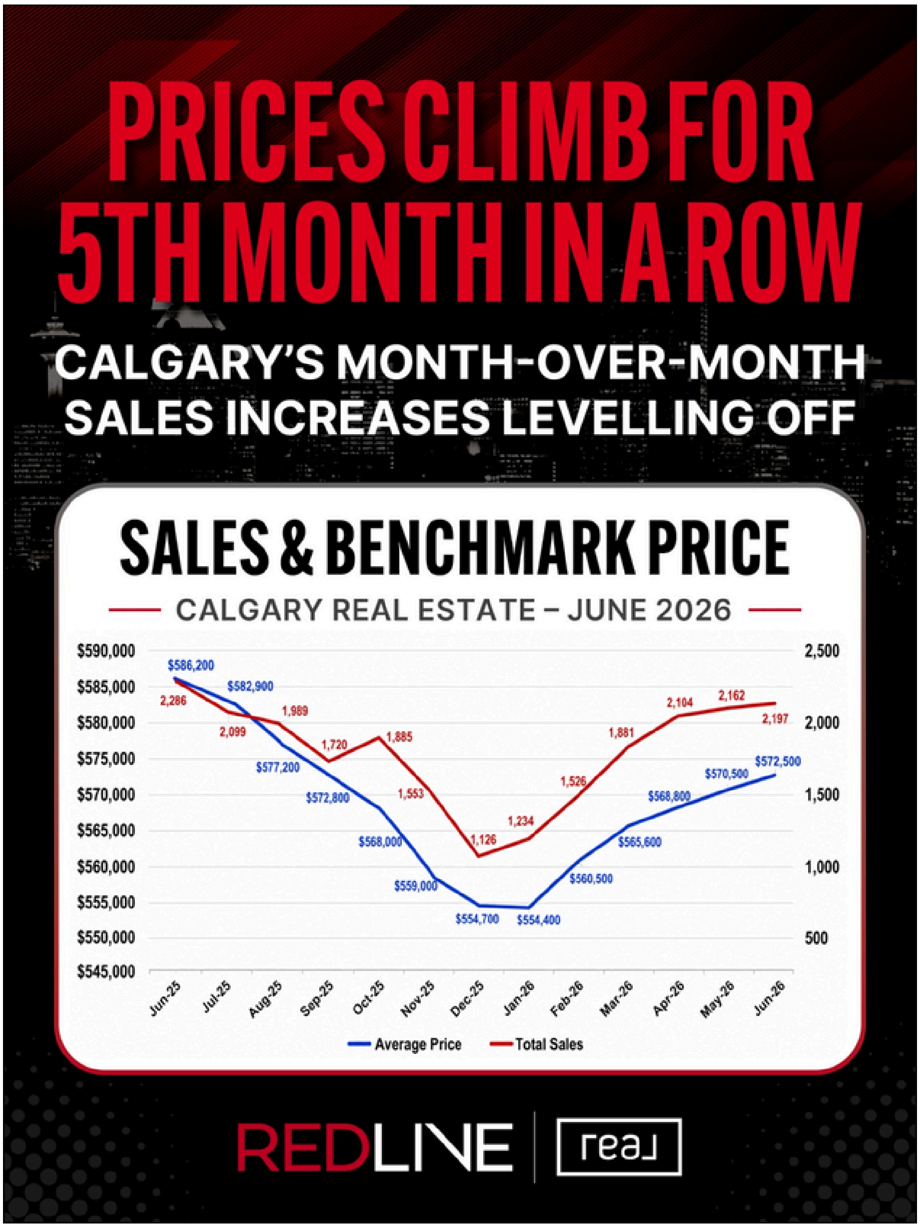


Calgary's Real Estate Market- Price gains and Division?

Calgary prices climbed for the 5th month in a row, something we haven't seen since early 2024. Month over month sales increases are levelling off though, a telltale sign that most of the market momentum may be behind us for 2026. But not all areas have seen these gains and we are seeing different results for each asset class.



SALES	
6,459	
8.68%	Y/Y
6,875	Q2 10-year average

NEW LISTINGS	
11,953	
8.76%	Y/Y
11,092	Q2 10-year average

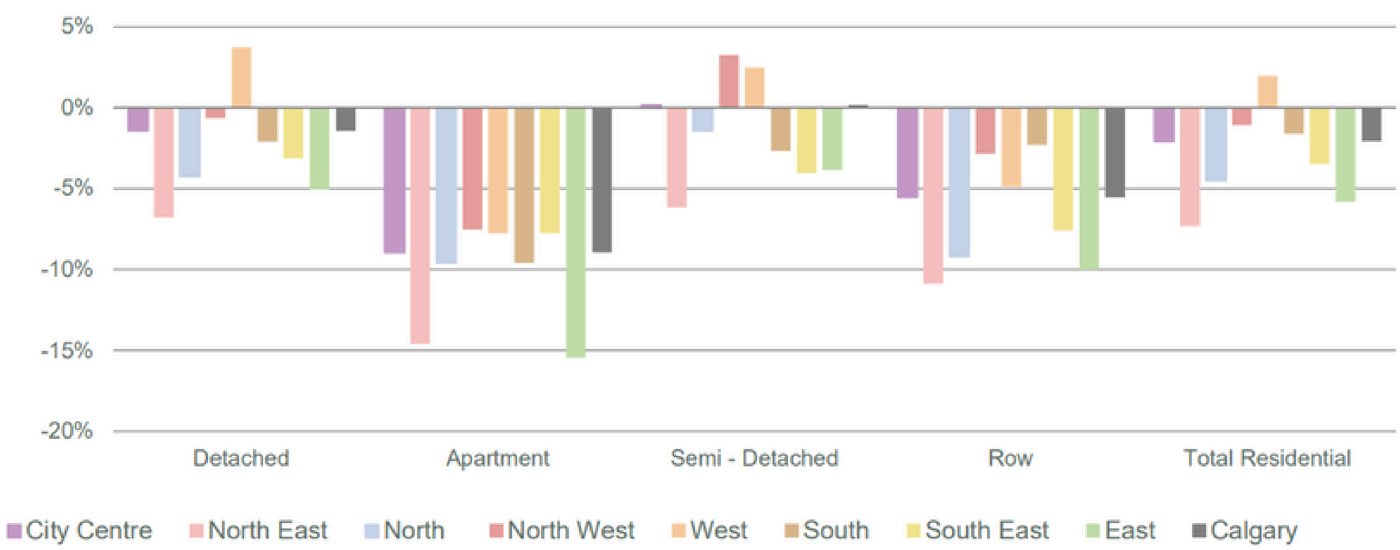
MONTHS OF SUPPLY	
3.02	
9.34%	Y/Y
2.99	Q2 10-year average

DAYS ON MARKET	
35	
11.64%	Y/Y
37	Q2 10-year average

When you look at the Housing Market in Calgary, there are a number of ways that you could break it down and look at the data. In Residential, there are really 4 different segements of properties: Detached, Semi-Detached (half duplexes), Row homes and Apartment style condos. Although we are still seeing Detatchaced/Semi-Detached out Perfom Apartments and Row Homes, there also seems to be a **new trend emereging** and its the location in the City. Properties in the West are seeing price gains while some in the East are seeing declines. **So Why is that?** One of the simplist answers is the availability of Land in general. We are seeing New Communities builing North and East of the City becuase there is so much available land where if you go West, you have more Estate style Acreages and they aren't being sold and Developed like they are to the East. That doesn't take into acccount for the added infrastructure in the West and Most of the Inustrial land in the East.

BENCHMARK PRICE - JUNE

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE



These are the Top and Bottom 10 Performing Communities

Year over Year

10. Strathcona Park	+4.31%	10. Cityscape	-8.97%
9. Glenbrook	+4.64%	9. Falconridge	-9.43%
8. Cougar Ridge	+5.00%	8. Harvesthills	-9.61%
7. Discovery Ridge	+5.09%	7. U of C	-9.92%
6. Bowness	+7.01%	6. Country Hills Village	-10.03%
5. Rutland Park	+8.16%	5. Redstone	-10.54%
4. Elbow Park	+8.23%	4. Beltline	-11.91%
3. N. Glenmore	+8.48%	3. Lower Mt. Royal	-12.72%
2. Parkhill	+9.12%	2. Skyview	-13.34%
1. St. Andrew's	+10.78	1. Redcarpet	-15.85%

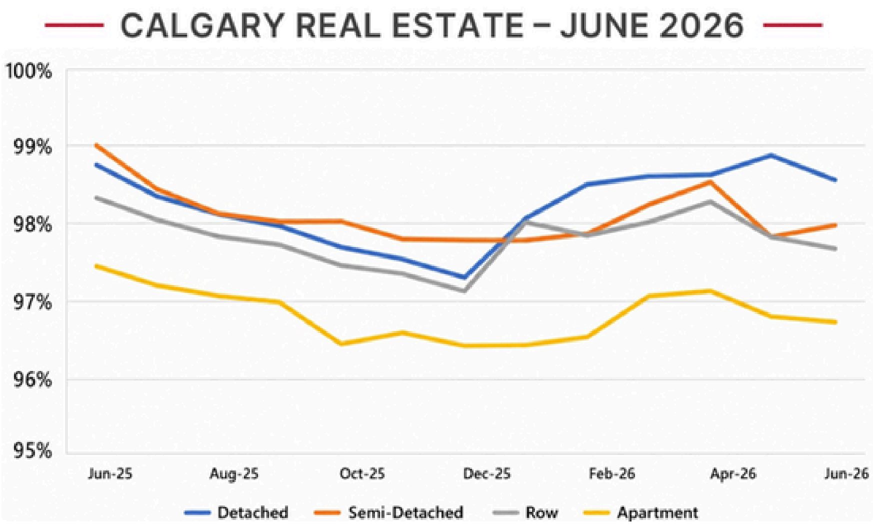
2nd Quarter 2026

10. Bayview	+10.80%	10. Skyview	-3.71%
9. Valley Ridge	+10.81%	9. Homestead	-3.79%
8. Altadore	+11.55%	8. Albert Park/Radisson	-3.88%
7. Lakeview	+11.59%	7. Lower Mt. Royal	-3.95%
6. Cougar Ridge	+11.68%	6. Coral Springs	-3.96%
5. Elbow Park	+12.01%	5. Abbeydale	-4.08%
4. Rutland Park	+12.94%	4. Southview	-4.62%
3. Bowness	+15.38%	3. Redstone	-4.72%
2. N. Glenmore	+17.32%	2. Penbrooke Meadows	-4.99%
1. St. Andrew's	+19.25%	1. Red Carpet	-6.19%

Curious to know how your community stacks up?

SALES-TO-LIST-PRICE RATIO

Sales prices to list price ratios are cooling off as all market segments are below their highs for the year. This is a sign that upward pricing momentum may slow from now until the end of the year.



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STARBUCKS?

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