

#9 | EXP REALTY TOP 10 TEAMS IN ALBERTA
RANKED BY SALES VOLUME · SEPTEMBER 2026

DEXTER/CO

LUXURY REAL ESTATE

The Monthly Market Report

CALGARY & AREA · OCTOBER 2026 EDITION

October was a busy month for our team. Inside, you'll find where the market stands right now, the homes we helped buy and sell, everything we have available, and a few private opportunities you won't see anywhere else.

KYLE DEXTER · TEAM LEAD

Market at a Glance

OCTOBER 2026 EDITION

October was steady. Prices dipped slightly from last month across most of Calgary, sales slowed a little and fewer homes were for sale.

1,592
HOMES SOLD
Down 3.4% vs. last month

43 days
TIME TO SELL
1 day faster than last month

6,173
HOMES FOR SALE
Down 4.8% vs. last month

97.3%
OF ASKING PRICE
97.4% last month

DETACHED HOMES BY DISTRICT

Houses only, not condos or townhomes

DISTRICT	TYPICAL PRICE	VS. LAST MONTH	DAYS TO SELL
City Centre	$992,500	Up 1.1%	38 days
North	$635,700	Down 0.7%	43 days
Northeast	$548,000	Down 1.5%	46 days
East	$463,800	Down 2.6%	38 days
Southeast	$695,700	Down 0.5%	39 days
South	$705,700	Down 0.5%	36 days
West	$988,400	Down 0.5%	32 days
Northwest	$765,500	Down 2.0%	39 days
Chestermere	$742,600	Down 1.4%	50 days

ACREAGES · OCTOBER 2026

SPRINGBANK
$1,862,000
Typical price · 10 sold in October
56 for sale now · 42 days to sell

BEARSPAW
$1,692,000
Typical price · 7 sold in October
33 for sale now · 55 days to sell

LUXURY · CALGARY HOMES $1M AND UP

186 sold in October

That's about 12% of all Calgary sales. 69 of them sold for $1.5M or more.

DEXTER/CO RESULTS

Our clients' October deals closed at **98.9%** of list price on average, compared with **97.3%** across Calgary.

WHAT THIS MEANS FOR BUYERS

Homes are selling for about 97% of asking, so there's room to negotiate, especially in the Northeast and Chestermere.

WHAT THIS MEANS FOR SELLERS

West houses are selling fastest, in 32 days. City Centre was the only district where detached prices rose.

District prices use the MLS® Home Price Index for detached homes. Springbank and Bearspaw figures are for detached homes; with only a few sales a month, their typical price is the middle sale price. Source: Pillar 9, October 2026.

Sold This Month

OCTOBER 2026

8	$8.31M	98.9%
HOMES SOLD	TOTAL VOLUME	AVG. OF LIST PRICE



UPLANDS · SPRINGBANK
56 UPLANDS WAY SW
6 bd · 6.5 ba · 6,033 sf · 1.98 ac

$4,230,000



WESTMERE · CHESTERMERE
129 MARINA KEY
5 bd · 4.5 ba · 2,605 sf

$800,000



CRESCENT HEIGHTS · NE
229 11 AVENUE NE
3 bd · 2 ba · 1,256 sf · Bungalow

$710,000



LYALTA · WHEATLAND COUNTY
251005 TWP ROAD 251A
5 bd · 3.5 ba · 3,586 sf · 0.93 ac

$698,900



BIG SPRINGS · AIRDRIE
1541 BIG SPRINGS WAY SE
2 bd · 2.5 ba · 1,027 sf

$485,000



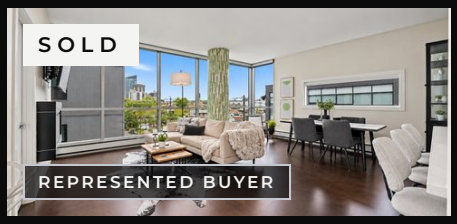
RANCHLANDS · CALGARY NW
31 RANCHERO BAY NW
4 bd · 2.5 ba · 1,202 sf

$480,000



ALTADORE · CALGARY SW
#2, 2132 35 AVENUE SW
3 bd · 2.5 ba · 1,360 sf

$468,500



SUNNYSIDE · CALGARY NW
#411, 235 9A STREET NW
2 bd · 2 ba · 915 sf · Condo

$436,150

CURIOUS WHAT YOUR HOME IS WORTH TODAY? REQUEST A VALUATION

New This Month

3 NEW TO MARKET



FEATURED · SILVERHORN, BEARSPAW

5 Silverhorn Vale

$2,799,999

5 BD 4.5 BA 4,220 SF 1.87 AC

Built as a show home and cared for by a single owner since, with a sweeping circular staircase, a bright walk-out and views across Bearspaw's rolling hills.



BANKVIEW · CALGARY SW

#101, 1818 14A STREET SW $559,000

3 bd · 2.5 ba · 1,876 sf · Townhome steps from 17th Ave



CITYSCAPE · CALGARY NE

#1218, 395 SKYVIEW PKWY NE $249,800

2 bd · 1 ba · 607 sf · 2024-built condo

READY TO SEE IT IN PERSON? BOOK YOUR PRIVATE SHOWING TODAY

Featured Properties

10 HOMES



HERITAGE POINTE · FOOTHILLS

16 RANCHE DRIVE

5 bd · 3 ba · 2,565 sf · 0.54 ac

Walkout bungalow · Heated triple garage

$2,499,999



SILVERHORN · BEARSPAW

17 SILVERHORN PARK

5 bd · 3 ba · 2,449 sf · 1.46 ac

2024-built bungalow · South-facing yard

$1,999,999



KILLARNEY

1920 31 STREET SW

Four-plex · 4 units, 3 bd each

$8,050/mo rent · Steps to 17th Ave

$1,599,999



WEST SPRINGS

#513, 8505 BROADCAST AVE SW

2 bd · 2 ba · 770 sf

Chevron hardwood · Walk to shops & cafés

$438,900



BELTLINE

#311, 303 13 AVENUE SW

2 bd · 2 ba · 797 sf

City views · Steps to Memorial Park

$339,000



CRESCENT HEIGHTS

221 5 AVENUE NE

5 bd · 4.5 ba · 2,886 sf

New build, completing 2027 · 3 ensuites up

$2,199,999



SIGNAL HILL

2724 SIGNAL RIDGE VIEW SW

5 bd · 3.5 ba · 3,129 sf

City skyline views · Sub-Zero & Wolf kitchen

$1,849,999



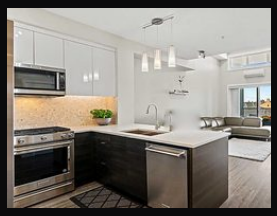
TEMPLE

72 TEMPLESON WAY NE

5 bd · 2.5 ba · 1,187 sf

Separate entrance · Beside a park

$549,000



CURRIE BARRACKS

#3404, 95 BURMA STAR RD SW

2 bd · 1 ba · 709 sf

Top-floor end unit · Large balcony

$399,000



CORNERSTONE

#2424, 76 CORNERSTONE PASS NE

3 bd · 1.5 ba · 691 sf

Top-floor corner unit · 2 parking stalls

$299,900

Off-Market Listings

13 PRIVATE LISTINGS

These homes aren't on MLS®. They're shared privately with our clients first. Reach out to us for full details or to arrange a private showing.



BEARSPAW ESTATE · ROCKY VIEW

33009 MOUNTAIN GLEN VIEW

6 bd · 7 ba · 5,078 sf

Price upon request



ASPEN WOODS · CALGARY SW

235 ASPEN RIDGE PLACE SW

5 bd · 4.5 ba · 4,487 sf · Walkout

Price upon request



ASPEN WOODS · CALGARY SW

137 ASPEN RIDGE PLACE SW

4,047 sf · Walkout · Triple garage

Price upon request



BEARSPAW

13 SILVERHORN VALE

4 bd · 5 ba · 3,582 sf

Price upon request



SILVERHORN · ROCKY VIEW

109 SILVERHORN RIDGE

Estate lot · Build your custom home

Price upon request



SPRINGBANK HILL · CALGARY SW

3221 77 STREET SW

7 bd · 6.5 ba · 4,208 sf · Walkout

$2,799,999



SILVERHORN · ROCKY VIEW

29 SILVERHORN VALE

4 bd · 4 ba · 2,514 sf

$2,599,999



UPLANDS · SPRINGBANK

57 UPLANDS RIDGE SW

1.99-ac lot · Mountain views · Walkout

$2,000,000



CALGARY SW

32 ASPEN MEADOWS MANOR SW

6 bd · 6 ba · 3,193 sf

$1,899,999

Off-Market Listings

CONTINUED



EMERALD BAY · SPRINGBANK

71 EMERALD BAY DRIVE

2.10-ac lot · Boat launch · Valley views

$1,399,999



ALTADORE · CALGARY SW

3603 20 STREET SW

Four-plex · $5,400/mo · M-C1

$1,399,999

PRIVATE

Signal Hill

BUNGALOW

SIGNAL HILL · CALGARY SW

5933 SIGNAL RIDGE HEIGHTS SW

5 bd · 3 ba · 2,004 sf · City views

$1,050,000



BANFF TRAIL · CALGARY NW

2440 22 STREET NW

9,800+ sf corner lot · R-C2

$899,000

...and more.

Not every off-market home makes it into the newsletter. Looking for something specific? Ask us what else may be available.

JUST ASK

WANT MORE DETAILS?	BROWSE DEXTERANDCO.CA/OFF-MARKET-LISTINGS
DON'T SEE ONE OF THE PROPERTIES ONLINE?	REACH OUT AND WE'LL SHARE THE DETAILS

The Team

Behind every key handed over, there's a team. This is ours.

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