Osprey Hill Builder Market Brief

November 2026 · SW Calgary · Sales Nov 6, 2025 – Nov 5, 2026 (12 months); active listings as of Nov 5, 2026

THREE THINGS BUILDERS SHOULD KNOW THIS MONTH

- **Supply is high.** Osprey Hill has about **6.0 months of supply** (5 active listings against 10 sales in 12 months), compared with just under 4 for Calgary overall (CREB®, Oct 2026). Buyers have choice, so price and presentation decide who sells.
- **Specs are asking more than new homes have sold for.** Active new detached – front garage homes ask a median of about **$391/sq ft**. New homes in that product **sold** at about **$364/sq ft** over the past year.
- **Townhome / row is in short supply.** 4 sold in the past year and **none are listed now**.

Community snapshot

10 SALES (12 MONTHS) 4 in the last 90 days	**$791,448** MEDIAN SOLD PRICE all product types	**$374** MEDIAN $/SQ FT above-grade, RMS
42 MEDIAN DAYS ON MARKET new 42 · resale —	**100.0%** SALE-TO-LIST RATIO sold ÷ final list price	**6.0** MONTHS OF SUPPLY 5 active · Calgary just under 4

New build vs resale

Segment	Sales	Median price	Median $/sf	Median DOM	Sale-to-list	Active now
New build (never occupied)	10	$791,448	$374	42	100.0%	5
Resale (built 2015 or later)	0	—	—	—	—	0

Resale here means homes built in 2015 or later, the homes buyers compare a new build to. Compare $/sq ft and days on market, not the overall median price.

By product type

Product	Sales (new / resale)	Median price	Median $/sf	Median DOM (new / resale)	Sale-to-list	Active	Months of supply
Townhome / row	4 (4 / 0)	$522,400	$388	29 / —	100.0%	0	0.0
Detached – front garage	6 (6 / 0)	$856,588	$364	48 / —	100.0%	5	10.0

Months of supply = active listings ÷ average monthly sales over 12 months. Laned = rear lane / detached garage; front garage = attached front-drive garage.

Where buyers are buying

Price band (sold price)	Sales (12 mo)	Share of sales	Active now	Months of supply	Median DOM	Market read
Under $600K	4	40%	0	0.0	29	Seller's
$600K–$799K	1	10%	2	24.0	49	Buyer's – heavy
$800K+	5	50%	3	7.2	46	Buyer's

Market read: under 2.5 months of supply = seller's, 2.5–5 = balanced, over 5 = buyer's. Active listings are banded by asking price.

Spec competition right now

Product (new builds only)	Active	Median asking price	Median asking $/sf	0–30 days	31–60	61–90	90+ days
Detached – front garage	5	$818,895	$391	0	3	2	0
Total	**5**			**0**	**3**	**2**	**0**

Days on market is for the current listing. Relisted homes may have been on the market longer. Over the past 12 months, 6 new-build listings in Osprey Hill expired, were withdrawn or were cancelled without selling (some were relisted).

The bigger picture

Measure	Osprey Hill	City of Calgary (CREB®)	What it tells you
Months of supply – all homes	6.0	just under 4	Buyers here have more choice than citywide
Months of supply – detached	10.0	≈ 3.3	Buyers here have more choice than citywide
Months of supply – row/town	0.0	≈ 4.4	Buyers here have less choice than citywide
Benchmark price – detached	median sold $856,588*	$735,100 (–0.7% y/y)	Prices citywide are flat to slightly down
Benchmark price – row	median sold $522,400*	$407,500 (–5.1% y/y)	Row is the weakest segment citywide
Total sales, October 2026	—	1,592 (–15.3% y/y)	Sales are down from last year; buyers are taking more time

*Osprey Hill figures are TNT's medians from Pillar 9™ MLS® sales. CREB® benchmark prices use the MLS® Home Price Index and are a different measure. Don't compare them as like for like.

What this means for builders

PRICING

Price new detached – front garage specs closer to the **$364/sq ft** new homes have actually sold for, not today's $391 asking level. 5 specs in this product are competing with each other and with resale.

PRODUCT

Townhome / row is the tightest product. 4 sold in 12 months with none listed now. If your plans include townhome product, now is a good time to bring one to market.

DETACHED – FRONT GARAGE SUPPLY

Detached – front garage has **10.0 months of supply**: 5 listed against 6 sales in a year. Specs in this product need a sharper price, a finished basement or a stronger incentive to stand out.

TIMING

Sales have risen through the year (quarterly sales 2 → 3 → 4). Specs finishing over the winter should be on the market and photographed before possession, ready for the spring push.

Your builder specialist

Cam Johnson founded and ran a construction company working on building and land development projects before he moved into real estate. He looks at a spec the way a builder does: the product, the lot, what it costs to carry and what it will take to move it. That's why this brief is built around the numbers builders use, not the ones buyers see. Cam works one-on-one with builders on spec pricing, MLS® marketing, showings and weekly feedback, and our team can sell a move-up buyer's current home on a coordinated timeline so their new-home purchase doesn't stall.

Have a spec that's been sitting, or building in another community? Let's talk.

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Every community we track, updated monthly: **tntrealestatepros.com/builder-market-updates**

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Sources & notes. Community data: Pillar 9™ MLS® System, residential listings in the Osprey Hill subdivision, sold Nov 6, 2025 – Nov 5, 2026, plus active and pending listings as of Nov 5, 2026; homes built 2015 or later; compiled and analyzed by TNT Real Estate Pros. City figures: CREB® October 2026 monthly statistics. New-build = listed as new, never occupied. Builder sales not listed on the MLS® System are not included, so new-home sales are understated. Figures are aggregated and no individual property is identified. Segments with fewer than 3 sales are not shown. Information deemed reliable but not guaranteed. Not intended to solicit properties already listed for sale. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.