

Alberta sales numbers came in above the January average at 6,968, up 28.6% from a year earlier, recording the second-best January on record. The average price also jumped by 12.3% to \$479,325, the highest provincial average price on record.

Both Calgary and Edmonton had significant increases in residential sales; 3,122, +31.5% yearly, and 2,509, +38.9%, respectively. The average price in both major cities increased over 10%; in Calgary, the average price of \$585,855 set a record. The sales-to-new listings ratio, for the province, remained high at 79% indicating a sellers' market. Inventory declined slightly from 2.6 to 2.4 months for the province.

The provincial unemployment rate moderated slightly. The largest monthly declines in employment were felt in construction, professional and technical services and forestry, as well as fishing, mining, quarrying, oil, and gas. The largest monthly improvements were in transportation and warehousing, finance, insurance, real estate, and leasing, and educational services. Overall, monthly full-time employment increased to 23,800 jobs while monthly part-time decreased 13,600 jobs.

Number of Residential Sales



6,968
(+28.6% YOY)

Average Home Price



\$479,325
(+12.3% YOY)

Sales-to-New Listings Ratio



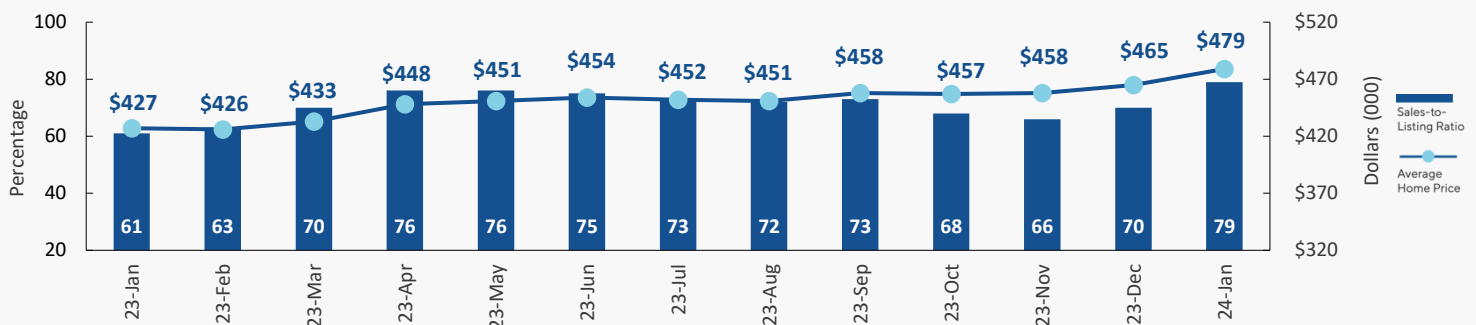
79%
(+18 points YoY)

Unemployment



6.2%¹
(-0.1 points MoM)

Alberta Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Edmonton	2,509	+38.9	405,537	+10.1	3,373	-5.9	74	Sellers	6.7 ²
Calgary	3,122	+31.5	585,855	+11.7	3,545	+5.4	88	Sellers	5.8 ²
Central AB	431	+20.1	407,952	+20.0	570	+8.6	76	Sellers	8.2*
Lethbridge	255	-0.8	369,011	+17.8	250	-14.4	102	Sellers	7.4**
Medicine Hat	104	-8.0	323,484	+4.8	135	-6.9	77	Sellers	7.4**
Grande Prairie	205	+9.0	311,717	0.0	294	-12.8	70	Sellers	5.2^
Fort McMurray	71	-14.5	341,855	+7.0	187	+8.7	38	Buyers	4.8^^

SOURCE: Statistics Canada and CREA via Haver Analytics. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information.

Notes regarding UE data: 1. Monthly, seasonally adjusted 2.3-months moving average, seasonally adjusted *Red Deer **Lethbridge-Medicine Hat ^AB NW ^^Wood Buffalo-Cold Lake: all 3-month moving average, unadjusted for seasonality