

Alberta sales were up 3.2% year-over-year. The historically high average home price of \$490,605 continues to climb as current demand and low inventory levels keep pressuring prices. The sales-to-new listings ratio was flat yearly at 76% and still firmly in sellers' market territory. Months of inventory for the province was flat at 2.4 months.

In Calgary, yearly sales declined 7.5% while new listings increased 1.3%. Inventory levels remain low, and the sales-to-new listings ratio continues to be high at 79%. Edmonton maintained its robust sales with a yearly increase of 18.2% and 2,540 units sold. Edmonton sales-to-new listings ratio also stays elevated at 74%.

The provincial unemployment rate declined slightly to 7.1%. The most significant job losses occurred in Professional, Scientific and Technical Services (-5,000); Business, Building and Support Services (-3,900); and Information, Culture, and Recreation (3,300). There were positive signs in sectors such as Educational Services (+8,400); Forestry, Fishing, Mining, Oil and Gas (+4,500); and Agriculture (+4,400). Overall, monthly full-time employment increased by 5,700 jobs, while monthly part-time employment increased by 2,400 jobs.

Number of Residential Sales



6,984
(+3.2% YOY)

Average Home Price



\$490,605
(+9.0% YOY)

Sales-to-New Listings Ratio



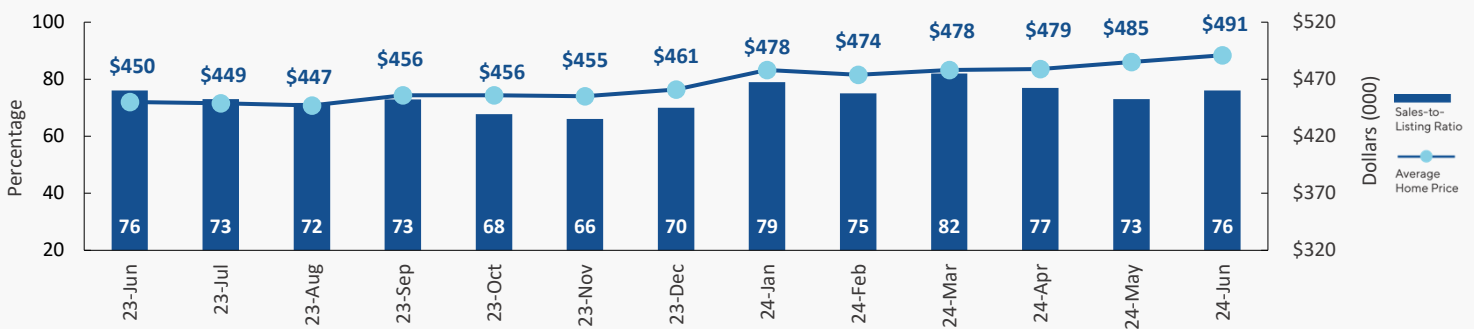
76%
(0 points YoY)

Unemployment



7.1%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	2,540	+18.2	413,657	+6.9	3,429	+7.2	74	Sellers	7.1 ²
Calgary	2,924	-7.5	623,341	+12.8	3,704	+1.3	79	Sellers	8.5 ²
Central AB	488	+4.7	389,299	+8.7	670	+16.7	73	Sellers	7.3*
Lethbridge	267	+9.0	391,867	+9.4	322	+5.2	83	Sellers	5.3**
Medicine Hat	116	-5.7	336,469	+4.0	154	-3.1	75	Sellers	5.3**
Grande Prairie	217	-0.9	317,791	+1.9	312	-6.3	70	Sellers	5.3^
Fort McMurray	120	+50.0	377,437	+14.1	180	-7.7	67	Sellers	5.5^^

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