

Alberta sales were up slightly year-over-year. The average home price increased dramatically by 11.2% as demand continues to put upward pressure on prices. The sales-to-new listings ratio remained relatively flat monthly. Months of inventory for the province moved down slightly from 2.5 months to 2.4 months. Overall, a sellers' market continues to prevail.

In Calgary, yearly sales declined by 14.2% while the average price increased by 16.9% yearly. Despite the uptick in average prices, Calgary sales maintained a cooling trend and appear to be moving towards a more balanced market. Edmonton continued its frantic sales pace with a 22% increase in yearly sales, with the average price setting a new high.

The provincial unemployment rate increased to 7.7%. The most significant job losses were in Forestry, Fishing, Mining, Oil and Gas (-10,200), Business, Building & Other Support Services (-5,700), and Health Care and Social Assistance (-5,400). There were positive signs in sectors such as Trade (+8,600), Construction (+7,500) and Finance, Insurance, Real Estate and Leasing (+5,900). Monthly full-time employment decreased by 16,400 jobs, while monthly part-time employment increased by 29,100 jobs. Overall employment increased by 12,800 jobs driven mostly by the services producing sector.

Number of Residential Sales



**7,229**  
(+1.7% YOY)

Average Home Price



**\$496,710**  
(+11.2% YOY)

Sales-to-New Listings Ratio



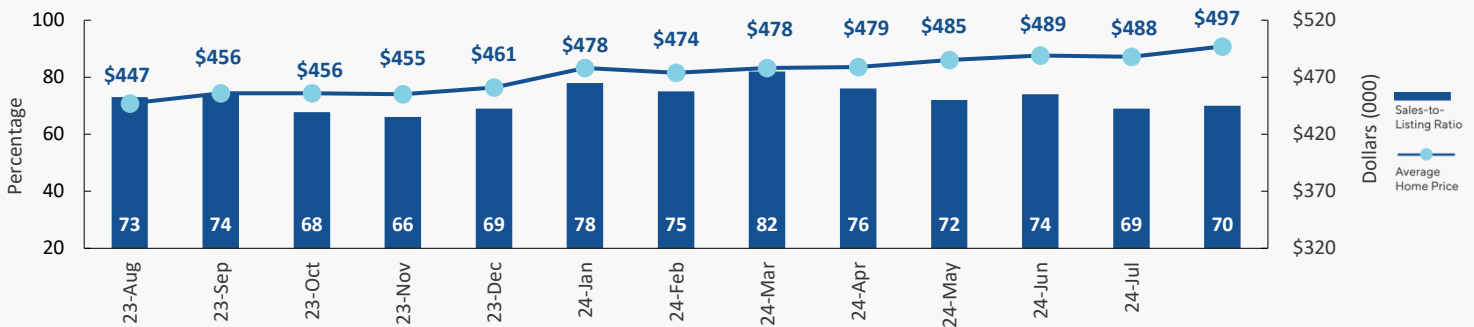
**70%**  
(-3 points YoY)

Unemployment



**7.7%<sup>1</sup>**  
(+0.6 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	2,753	+22.0	423,406	+10.6	3,874	+5.8	71	Sellers	8.6 <sup>2</sup>
Calgary	2,846	-14.2	635,004	+16.9	4,410	+11.1	65	Sellers	7.5 <sup>2</sup>
Central AB	484	0.0	403,418	+13.5	671	+3.1	72	Sellers	7.8*
Lethbridge	306	+17.7	391,452	+18.6	337	+2.7	91	Sellers	5.4**
Medicine Hat	120	-9.1	360,339	+11.6	137	-21.3	88	Sellers	5.4**
Grande Prairie	276	+29.0	346,742	+8.9	263	-15.7	105	Sellers	4.8^
Fort McMurray	115	+9.5	352,246	-5.2	187	-2.6	62	Sellers	7.0^^

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