

Sales in Alberta were much brisker in October compared to a year ago, reversing the trend. The average home price continued its upward trend, increasing 10.5% yearly, surpassing the \$500,000 mark for the third month in a row. The province remains in a sellers' market as most regions of the province had high sales relative to new listings. Months of inventory for the province decreased slightly from 2.4 months to 2.3 months.

In Calgary, yearly sales were on par with last October with a small increase. The average price declined slightly monthly but increased almost 14% over last October. Calgary sales had a bit of a bump in October with the Sales-to-New-Listings ratio back in sellers' market territory. Edmonton continued to be the hot market with a 30% increase in sales over last year, and a Sales-to-New-Listings ratio of 76%.

The provincial unemployment rate decreased to 7.3%. The most significant job losses were in Trade (-9,700), Public Administration (-8,100), Forestry, Fishing, Mining, Oil and Gas (-3,300). There were positive signs in industries such as Construction (+8,500), Manufacturing (+7,100), and Information, Culture and Recreation (+6,600). Monthly, full-time employment increased by 8,200 jobs, while monthly part-time employment increased by 5,000 jobs. Overall, employment increased by 13,200 jobs.

Number of Residential Sales



7,252
(+11.1% YOY)

Average Home Price



\$504,902
(+10.5% YOY)

Sales-to-New Listings Ratio



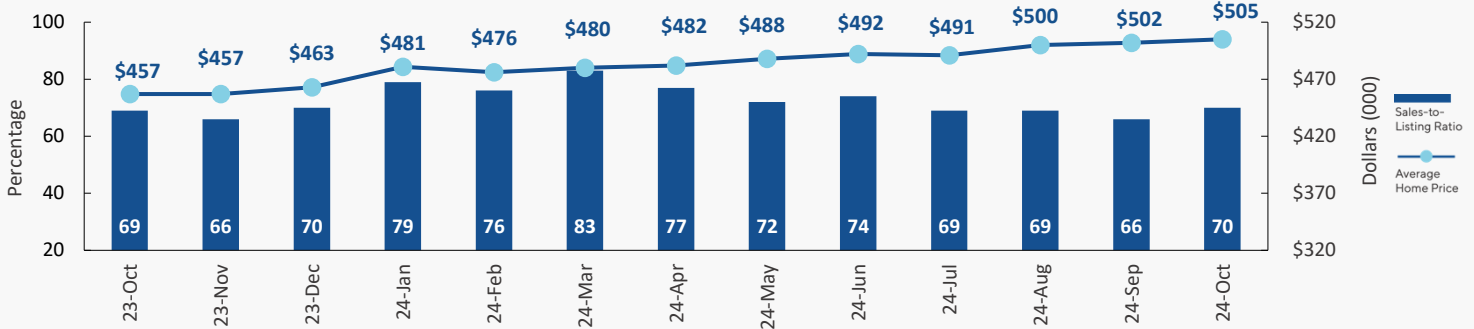
70%
(+1 points YoY)

Unemployment



7.3%¹
(-0.2 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	2,779	+30.1	437,237	+12.4	3,634	+6.1	76	Sellers	8.6 ²
Calgary	2,931	+0.41	640,067	+13.9	4,596	+15.2	64	Sellers	7.7 ²
Central AB	478	+4.1	392,819	+0.5	620	-8.3	77	Sellers	6.6*
Lethbridge	250	-3.1	378,293	+11.0	363	+31.5	69	Sellers	6.8**
Medicine Hat	119	-0.8	370,263	+7.0	141	+0.7	84	Sellers	6.8**
Grande Prairie	244	+0.8	359,644	+14.2	301	-7.1	81	Sellers	4.9^
Fort McMurray	122	+37.1	376,244	+31.5	207	+13.7	59	Balanced	6.7^^

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