

The Alberta housing market started off the year with a slight increase in sales over 2024 (+1.3%). The average price continued to climb 5.8% year-over-year. Given the uncertainty around tariffs, the housing markets may start to show signs of more balanced market conditions as we move forward, especially if the tariffs take effect. Months of inventory for the province increased slightly from 2.3 months to 2.4 months.

In Calgary, January sales were down almost 10% as compared to 2024, but still the 3rd best January in the last 16 years; the average price continues to climb. Edmonton continued its frantic pace with sales up 12% yearly and the highest January sales on record. Average price continued to climb as well — up 9.4% year-over-year.

The provincial unemployment rate decreased to 6.7%. The most significant decreases were in Accommodation and Food Services (-5,400), Forestry, Fishing, Mining, Oil and Gas (-4,500), and Other Services (-3,700). Professional, Scientific and Technical Services (+7,900), Agriculture (+3,400), Transportation and Warehousing (+3,200) had the most impactful increases in employment. Monthly, full-time employment decreased by 21,400 jobs, while monthly part-time employment increased by 17,100 jobs; overall employment was negatively impacted for the month and decreased by 4,300 jobs.

Number of Residential Sales



6,989

(+1.3% YOY)

Average Home Price



\$509,647

(+5.8% YOY)

Sales-to-New Listings Ratio



73%

(-10 points YoY)

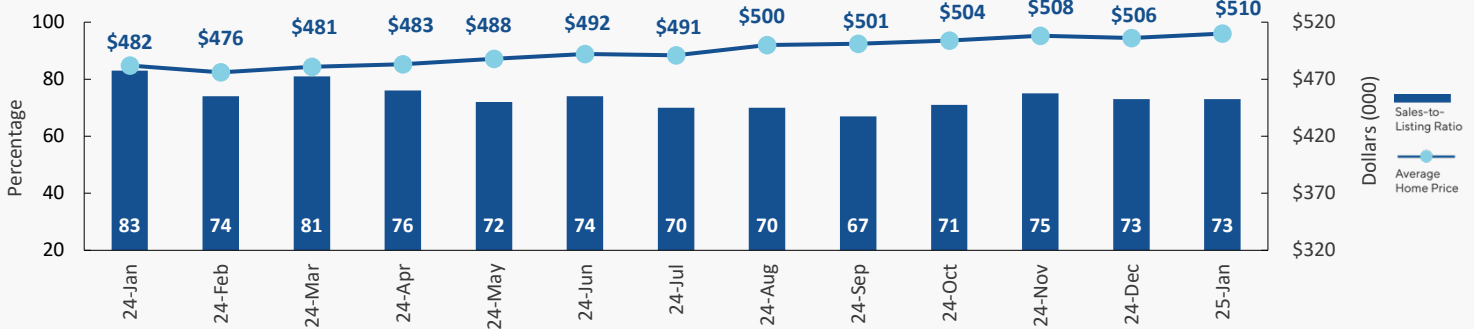
Unemployment



6.7%¹

(0 points MoM)

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



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales-to-New Listings Ratio	Market	UE %
Calgary	2,830	-9.8	631,592	+7.3	4,427	+28.8	64	Sellers	7.7 ²
Edmonton	2,683	+12.0	445,207	+9.4	3,367	+11.5	80	Sellers	7.2 ²
Fort McMurray	104	+50.7	324,976	-3.3	177	-1.7	59	Balanced	5.8 ^{^^}
Grande Prairie	237	+10.2	358,466	+13.1	231	-20.9	103	Sellers	4.4 [^]
Lethbridge	277	+4.9	427,094	+15.1	314	+24.1	88	Sellers	4.7 ^{**}
Medicine Hat	84	-21.5	338,800	+7.3	117	-17.0	72	Sellers	4.7 ^{**}
Central AB	474	+5.6	405,172	+2.5	530	-9.4	89	Sellers	5.9 [*]

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