

The Alberta housing market has weakened so far in the first quarter with sales declining 7.2% in February. The average price continued to climb 5.9% year-over-year. The uncertainty around tariff implementation and what that potentially means for the housing market and the overall economy continues. Months of inventory for the province increased slightly from 2.4 months to 2.6 months.

In Calgary, February sales continued to weaken as compared to last year (-14.5%) while the average price increased 5.4%. Edmonton's sales pace moderated compared to last year with a decline of 2.7%; however, average price continued to climb— up 10.1% year-over-year.

The provincial unemployment rate remained at 6.7%. The most significant decreases were in Other Services (-8,200), Business, Building and Other Support Services (-7,700), and Manufacturing (-6,900). Accommodation and Food Services (+8,700), Trade (+7,400) and Construction (+6,800) had the most impactful increases in employment. Monthly full-time employment increased by 15,900 jobs, while monthly part-time employment decreased by 18,100 jobs; overall employment was negatively impacted for the month and decreased by 2,200 jobs.

Number of Residential Sales



**6,457**  
(- 7.2% YOY)

Average Home Price



**\$505,178**  
(+ 5.9% YOY)

Sales-to-New Listings Ratio



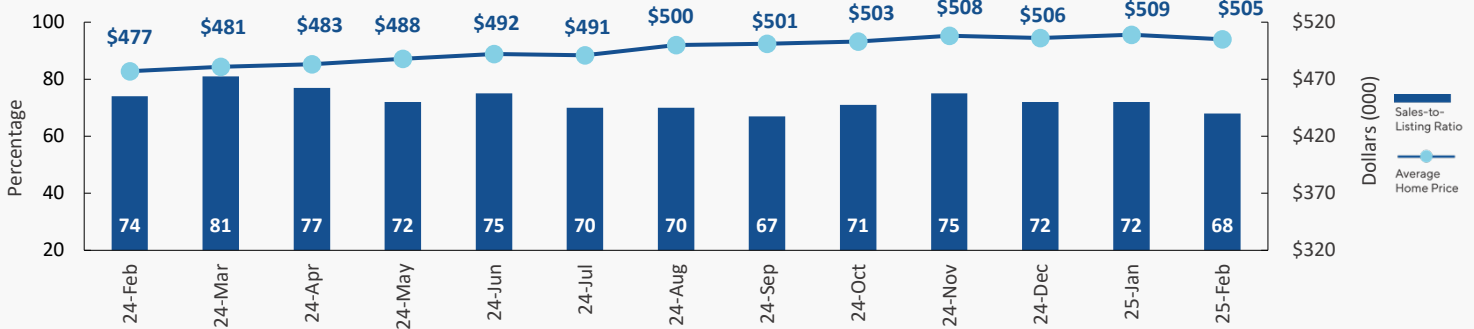
**68%**  
(- 6.0 points YoY)

Unemployment



**6.7%<sup>1</sup>**  
(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	2,530	-14.5	624,633	+5.4	4,064	+6.7	62	Sellers	7.3 <sup>2</sup>
Edmonton	2,493	-2.7	447,897	+10.1	3,434	-3.0	73	Sellers	7.1 <sup>2</sup>
Fort McMurray	114	+12.9	354,715	-1.0	159	-20.5	72	Sellers	5.4 <sup>^^</sup>
Grande Prairie	255	+28.8	372,376	+20.9	343	+21.2	74	Sellers	4.6 <sup>^</sup>
Lethbridge	254	-1.6	400,616	+6.4	317	+6.4	80	Sellers	5.4 <sup>**</sup>
Medicine Hat	107	+12.6	356,311	-0.5	130	-13.9	82	Sellers	5.4 <sup>**</sup>
Central AB	431	-8.9	407,273	+4.2	647	+6.1	67	Sellers	7.5 <sup>*</sup>

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 ^^Wood Buffalo-Cold Lake: all 3-month moving average, unadjusted for seasonality