

The Alberta sales in Q1 totaled 19,761, a decline of 5.5% from Q1-2024; the average price increased 5.9% over that same period. Tariff uncertainty, like last month, remains as a potential drag on the economy and the housing market. Months of inventory for the province increased from 2.7 to 2.8 months.

In Calgary, March sales had a yearly decline of 21.3%, although the average price climbed 5.8%. The sales-to-new listings ratio at 55% indicates balanced market conditions. Edmonton's yearly sales pace moderated 1.2% to 2,557. Edmonton sales surpassed Calgary's for the first time in history.

The provincial unemployment rate weakened to 7.1%. The most significant decreases were in Manufacturing (-11,300), Trade (-9,200) and Accommodation and Food Services (-6,600). The most significant increases in employment were in Construction (+5,700), Forestry, Fishing, Mining, Oil and Gas (+5,600), and Transportation and Warehousing (+4,700). Monthly full-time employment decreased by 30,300 jobs, while monthly part-time employment increased by 14,900 jobs; overall employment decreased by 15,400 jobs.



Number of Residential Sales

**6,425**

(-9.8% YOY)



Average Home Price

**\$508,938**

(+5.8% YOY)



Sales-to-Listing Ratio

**63%**

(-20 points YoY)

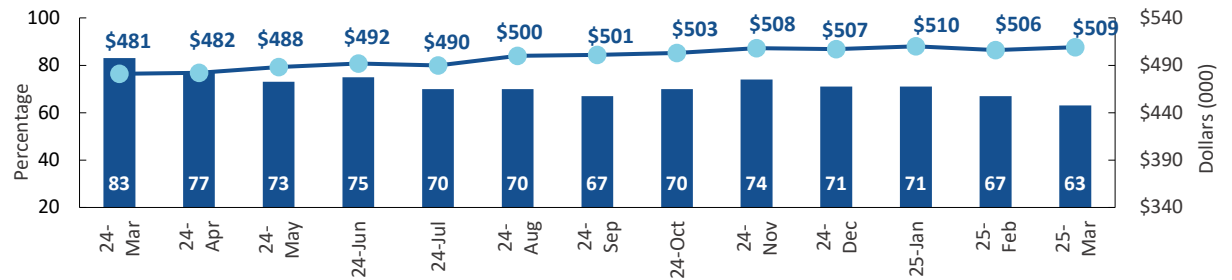


Unemployment

**7.1%**

(+0.4 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 %
<b>Calgary</b>	2,395	-21.3	637,567	+5.8	4,379	+32.7	55	Balanced	7.2 <sup>2</sup>
<b>Edmonton</b>	2,557	-1.2	449,045	+10.1	3,560	+6.8	72	Sellers	7.2 <sup>2</sup>
<b>Fort McMurray</b>	110	+7.8	374,795	+7.8	187	+15.4	59	Balanced	5.4 <sup>^^</sup>
<b>Grande Prairie</b>	248	+12.2	373,782	+17.5	328	-4.9	76	Sellers	5.5 <sup>^</sup>
<b>Lethbridge</b>	274	+3.4	413,140	+12.1	356	+16.7	77	Sellers	6.7 <sup>**</sup>
<b>Medicine Hat</b>	108	-7.7	397,408	+18.8	154	+13.2	70	Sellers	6.7 <sup>**</sup>
<b>Central AB</b>	420	-13.4	436,271	+14.3	652	+11.5	64	Sellers	6.8 <sup>*</sup>

SOURCE: Statistics Canada, Canadian Real Estate Association. 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.