



Number of
Residential Sales

6,159

(-9.9% YOY)



Average
Home Price

\$509,791

(+5.7% YOY)



Sales-to-
Listing Ratio

62%

(-15 points YoY)



Unemployment

7.1%¹

(0.0 points MoM)

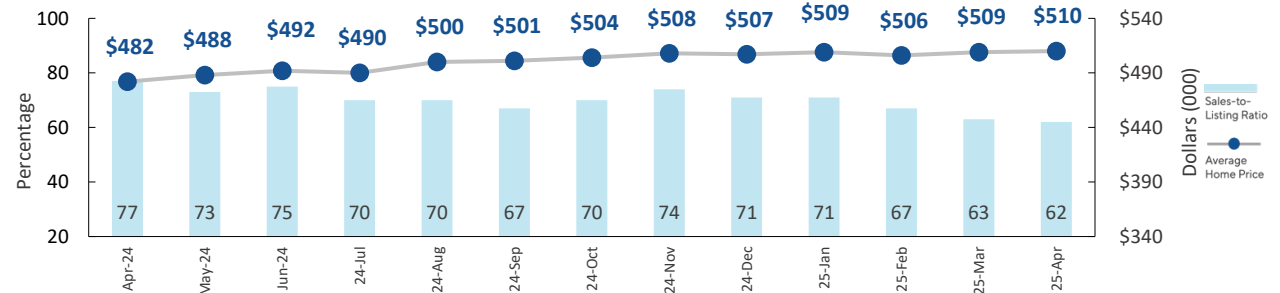
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The Alberta sales in April decreased 9.9% yearly to 6,159 as the overall market continues to trend towards balance market conditions. Lower oil prices may defer some near-term investment into the sector, but the sector seems relatively stable. Months of inventory for the province increased from 2.8 to 2.9 months.

In Calgary, April sales had a yearly decline of 16.0%, however, the average price climbed 5.8%. Like March, the sales-to-new listings ratio was 55% indicating more balanced market conditions. Edmonton's yearly sales declined 11.5% to 2,281 as the average price continue to climb 8.6% yearly TO \$447,746.

The provincial unemployment rate remained at 7.1%. The most significant decreases were in Professional, Scientific & Technical Services (-7,300), Forestry, Fishing, Mining, Oil and Gas (-6,100), and Trade (-3,300). The most significant increases in employment were in Manufacturing (+5,600), Information, Culture & Recreation (+5,100), and Public Administration (+4,600). Monthly full-time employment increased by 14,100 jobs, while monthly part-time employment increased by 900 jobs; overall employment increased by 15,000 jobs.

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



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Calgary	2,380	-16.0	646,181	+6.4	4,354	+22.3	55	Balanced	7.4 ²
Edmonton	2,281	-11.5	447,746	+8.6	3,493	+6.0	65	Sellers	7.3 ²
Fort McMurray	124	+17.0	381,590	+7.4	188	-2.6	66	Sellers	5.9^^
Grande Prairie	228	+2.2	373,375	+13.1	318	+2.3	72	Sellers	6.2^
Lethbridge	272	+9.2	416,209	+12.7	320	0.0	85	Sellers	7.3**
Medicine Hat	116	0.0	408,189	+21.6	144	-0.7	81	Sellers	7.3**
Central AB	410	-10.3	420,977	+7.2	653	+10.9	63	Sellers	6.7*