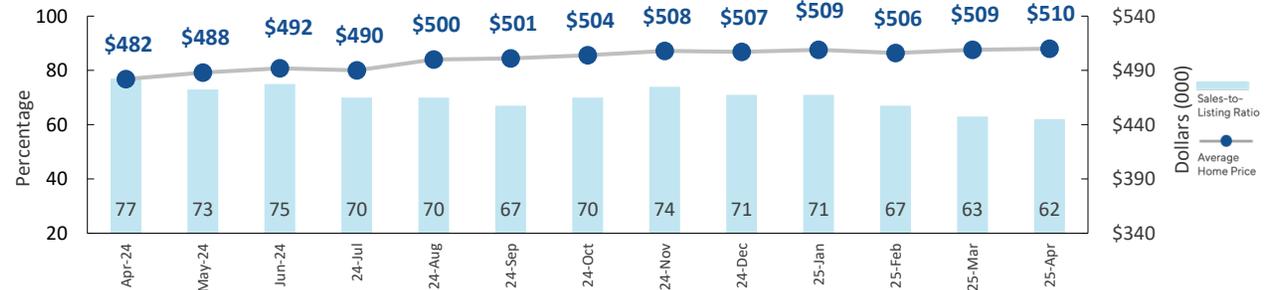


The Alberta sales in April decreased 9.9% yearly to 6,159 as the overall market continues to trend towards balance market conditions. Lower oil prices may defer some near-term investment into the sector, but the sector seems relatively stable. Months of inventory for the province increased from 2.8 to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

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)

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. 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