



Number of Residential Sales

**6,456**

(-6.1% YOY)



Average Home Price

**\$507,185**

(+3.8% YOY)



Sales-to-Listing Ratio

**61%**

(-13 points YoY)



Unemployment

**7.4%<sup>1</sup>**

(0.3 points MoM)

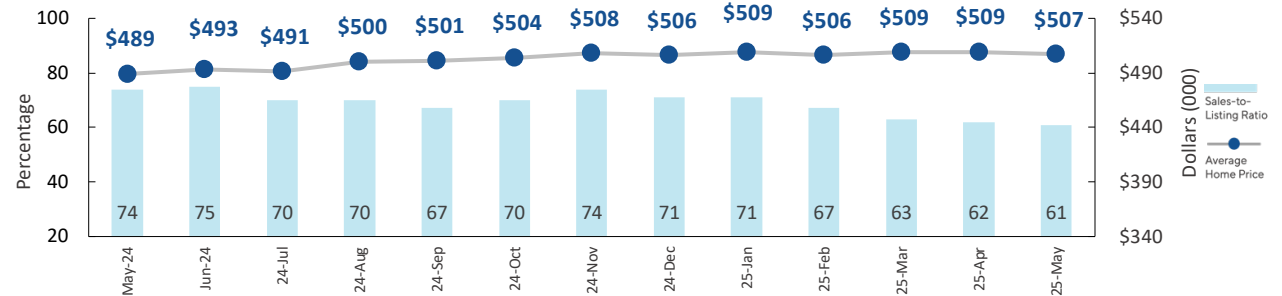
SOURCE: Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily 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

The Alberta sales in May decreased 6.1% yearly to 6,456 as the overall market continues to trend towards balanced market conditions. Months of inventory for the province was flat at 3.0.

In Calgary, May sales had a yearly decline of 14.0%, however, the average price climbed 5.0%. For the third month in a row the sales-to-new listings ratio was 55%, indicating stability in the market. Edmonton's yearly sales declined 4.6% as the average price continued to climb 5.0% yearly to \$441,215.

The provincial unemployment rate increased to 7.4%. The most significant decreases were in Transportation & Warehousing (-6,900), Finance, Insurance, Real Estate & Leasing (-5,100), Public Administration (-4,500). The most significant increases in employment were in Agriculture (+6,900), Information, Culture & Recreation (+6,500), and Professional, Scientific, & Technical Services (+4,300). Monthly full-time employment decreased by 1,800 jobs, while monthly part-time employment increased by 100 jobs; overall employment decreased by 1,700 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	2,533	-14.0	646,189	+5.0	4,601	+16.7	55	Balanced	7.8 <sup>2</sup>
Edmonton	2,354	-4.6	441,215	+5.5	4,014	+19.4	59	Balanced	7.3 <sup>2</sup>
Fort McMurray	99	-7.5	385,514	+6.1	200	+7.5	50	Balanced	6.3^^
Grande Prairie	250	+16.8	365,955	+11.8	331	+12.2	76	Sellers	7.5^
Lethbridge	264	-1.9	410,676	+8.5	285	-15.9	93	Sellers	7.2**
Medicine Hat	114	3.6	410,920	+7.9	141	-5.4	81	Sellers	7.2**
Central AB	507	+6.1	415,506	+4.8	631	+4.3	80	Sellers	5.9*