



Number of Residential Sales

6,294

(-9.0% YOY)



Average Home Price

\$509,654

(+3.4% YOY)



Sales-to-Listing Ratio

62%

(-13 points YoY)



Unemployment

6.8%¹

(0.6 points MoM)

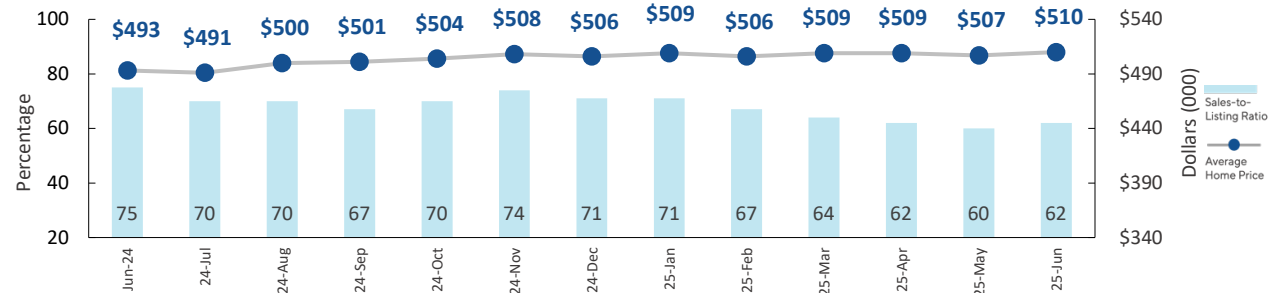
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Alberta sales in June decreased 9.0% yearly to 6,294 as the overall market remains in a sellers' market. Months of inventory for the province increased from 2.9 to 3.0.

In Calgary, June sales had a yearly decline of 18.4%. However, the average price still climbed 3.6% to \$645,311 as the market remains balanced. The sales-to-new listings ratio was flat at 54%, indicating continued stability in the market. Edmonton's yearly sales declined 2.5% as the average price climbed 5.9% yearly to \$442,407.

The provincial unemployment rate decreased to 6.8%. The most significant decreases were in Construction (-7,800), Other Services (-3,600), and Public Administration (-3,500). The most significant increases in employment were in Finance, Insurance, Real Estate and Leasing (+8,300), Manufacturing (+6,800), Health Care and Social Assistance (+6,700). Monthly full-time employment increased by 51,300 jobs, while monthly part-time employment decreased by 21,300 jobs; overall employment increased by 30,000 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	2,382	-18.4	645,311	+3.6	4,415	+15.5	54	Balanced	7.4 ²
Edmonton	2,422	-2.5	442,407	+5.9	3,762	+13.0	64	Sellers	7.5 ²
Fort McMurray	104	-13.3	373,776	-1.8	167	-9.7	62	Balanced	6.3^^
Grande Prairie	259	+18.8	378,936	+18.3	297	-6.9	87	Sellers	7.5^
Lethbridge	255	-5.9	442,235	+12.9	302	-8.2	84	Sellers	5.2 ²
Medicine Hat	104	-11.9	362,743	+7.8	128	-17.4	81	Sellers	6.1**
Central AB	455	-6.2	429,987	+10.7	641	-5.9	71	Sellers	5.0*