



Number of Residential Sales

**6,475**

(-4.9% YOY)



Average Home Price

**\$505,495**

(+2.8% YOY)



Sales-to-Listing Ratio

**60%**

(-10 points YoY)



Unemployment

**7.8%<sup>1</sup>**

(+1.0 points MoM)

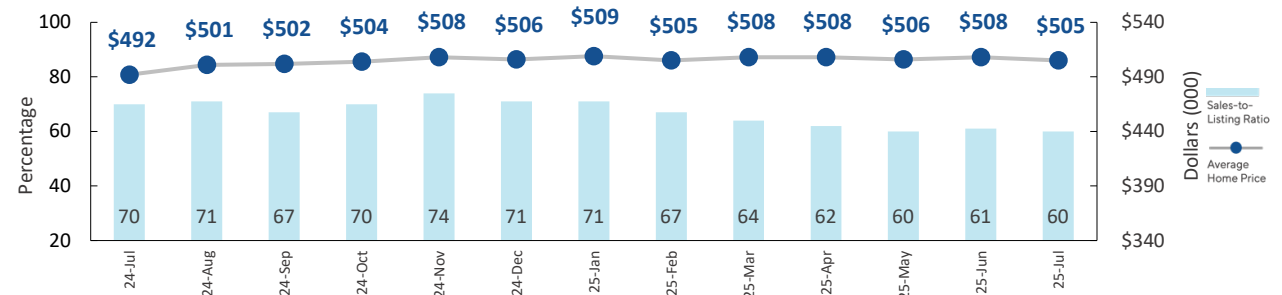
SOURCE: Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily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

Alberta sales in July decreased 4.9% year over year to 6,475 as the overall market remains in a sellers' market. Months of inventory for the province decreased from 3.0 to 2.9.

In Calgary, July sales had a yearly decline of 10.1%. However, the yearly average price still climbed 1.2% to \$645,311 as the market remains balanced. The sales-to-new listings ratio was up slightly to 55%, indicating continued stability in the market. Edmonton's yearly sales declined 3.5% as the average price climbed 5.4% yearly to \$446,284. The sales-to-new listings ratio lowered to 60%, indicating the market is moving towards a more balanced condition.

The provincial unemployment rate increased to 7.8%. The most significant decreases were in Construction (-20,300), Information, Culture, and Recreation (-9,200), and Health Care and Social Assistance (-8,100). The most significant increases in employment were in Manufacturing (+6,800), Transportation and Warehousing (+9,700), and Professional, Scientific and Technical Services (+6,700). Monthly full-time employment decreased by 38,400 jobs, while monthly part-time employment increased by 21,600 jobs; overall employment decreased by 16,800 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	2,473	-10.1	634,297	+1.2	4,490	+8.3	55	Balanced	7.7 <sup>2</sup>
Edmonton	2,467	-3.5	446,284	+5.4	4,112	+18.4	60	Balanced	7.9 <sup>2</sup>
Fort McMurray	113	+0.9	362,860	+6.3	175	-20.8	65	Sellers	7.1^^
Grande Prairie	239	-2.0	376,245	+6.4	326	-0.6	73	Sellers	7.4^
Lethbridge	252	+0.4	423,231	+10.1	338	+4.3	75	Sellers	5.7 <sup>2</sup>
Medicine Hat	118	-7.1	402,971	+9.6	151	+7.1	78	Sellers	5.9**
Central AB	478	+2.6	420,799	+6.4	708	+17.4	68	Sellers	4.7*