



Number of
Residential Sales

6,631

(-5.6% YOY)



Average
Home Price

\$510,678

(+2.2% YOY)



Sales-to-
Listing Ratio

62%

(-9 points YoY)



Unemployment

8.4%¹

(+0.6 points MoM)

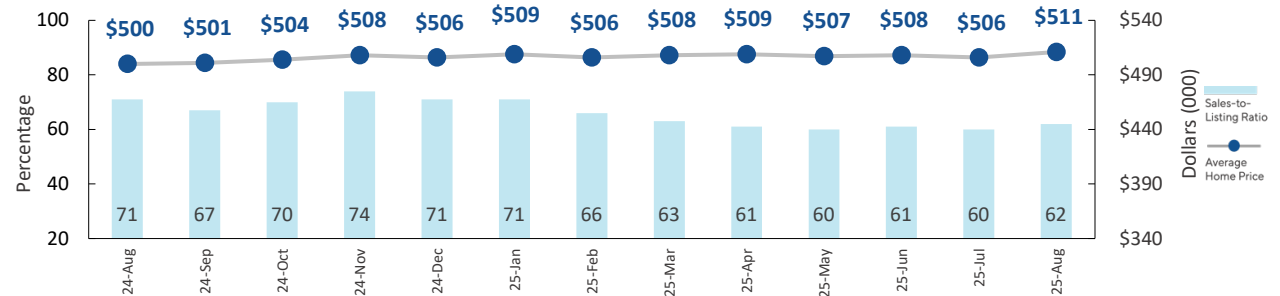
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Alberta sales in August decreased 5.6% year over year to 6,631 as the overall market remains in a sellers' market. Months of inventory for the province decreased from 3.0 to 2.9.

In Calgary, August sales had a yearly decline of 11.0%. The yearly average price declined modestly by 0.3% to \$633,141 and the market remains balanced. Edmonton's yearly sales declined by 5.1% as the average price climbed 6.4% yearly to \$454,141. The sales-to-new listings ratio is still indicating the market favours sellers.

The provincial unemployment rate increased to 8.4%. The most significant decreases were in Manufacturing (-25,100), Trade (-19,100), Professional, Scientific and Technical Services (-5,100). The most significant increases in employment were in Health Care and Social Assistance (+17,700), Educational Services (+6,700), and Utilities (4,600). Monthly full-time employment increased by 9,600 jobs, while monthly part-time employment decreased by 23,700 jobs; overall employment decreased by 14,200 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	2,495	-11.0	633,141	-0.3	4,475	+3.1	56	Balanced	7.7 ²
Edmonton	2,497	-5.1	454,141	+6.4	4,051	+13.2	62	Sellers	8.5 ²
Fort McMurray	117	+2.6	380,281	+8.0	169	-10.1	69	Sellers	7.1^^
Grande Prairie	303	+9.8	372,096	+6.7	334	+26.0	91	Sellers	7.2^
Lethbridge	290	-1.7	425,817	+8.5	371	+12.1	78	Sellers	6.7 ²
Medicine Hat	125	+8.7	406,351	+12.6	161	+22.9	78	Sellers	7.3**
Central AB	480	+0.4	435,922	+8.5	700	+8.9	69	Sellers	5.4*