



Number of
Residential Sales

6,340

(-11.1% YOY)



Average
Home Price

\$524,533

(+4.3% YOY)



Sales-to-
Listing Ratio

61%

(-11 points YoY)



Unemployment

7.8%¹

(0.0 points MoM)

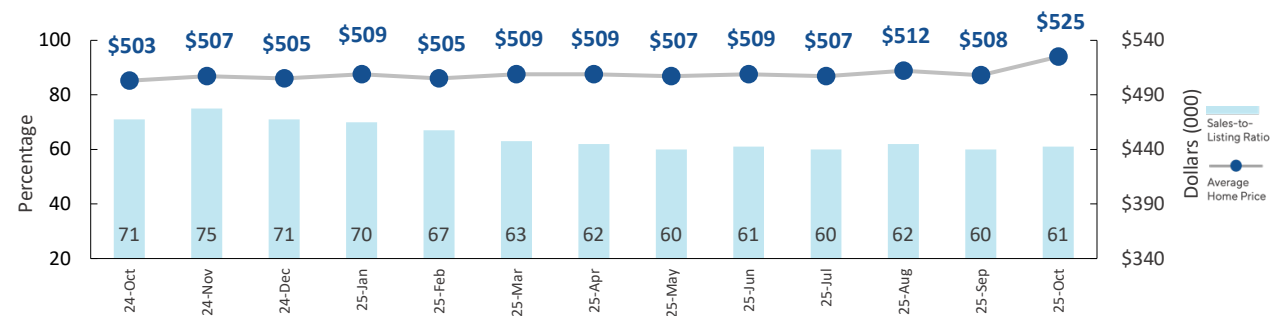
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Alberta sales in October decreased 11.1% year-over-year to 6,340. Months of inventory for the province has increased from 3.0 to 3.2.

In Calgary, October sales had a yearly decline of 12.3%. The yearly average price increased 4.0% to \$664,393 and the market remains balanced. Edmonton's yearly sales declined 15.9% as the average price climbed 3.2% yearly to \$450,922. The sales-to-new listings ratio indicates that the Edmonton market has moved more into balance.

The provincial unemployment rate was flat at 7.8%. The most significant decreases were in Educational Services (-11,600), Health Care & Social Services (-6,600), Finance, Insurance, Real Estate and Leasing (-3,000) The most significant increases were in trade (+12,700), Information, Culture and Recreation (+6,700), and Public Administration (+4,300). Monthly full-time employment decreased by 2,900 jobs, while monthly part-time employment increased by 13,300 jobs; overall employment increased by 10,300 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	2,490	-12.3	664,393	+4.0	4,441	0.0	56	Balanced	7.1 ²
Edmonton	2,324	-15.9	450,922	+3.2	3,933	11.0	59	Balanced	8.6 ²
Fort McMurray	115	-5.0	367,469	-2.3	170	-20.2	68	Sellers	6.8^^
Grande Prairie	231	-7.6	374,726	+4.2	313	+3.3	74	Sellers	6.0^
Lethbridge	218	-14.2	407,055	+7.6	328	-6.3	66	Sellers	8.1 ²
Medicine Hat	125	+6.8	399,161	+7.8	152	+8.6	82	Sellers	8.6**
Central AB	518	+11.6	458,433	+17.7	724	+23.3	72	Sellers	7.4*