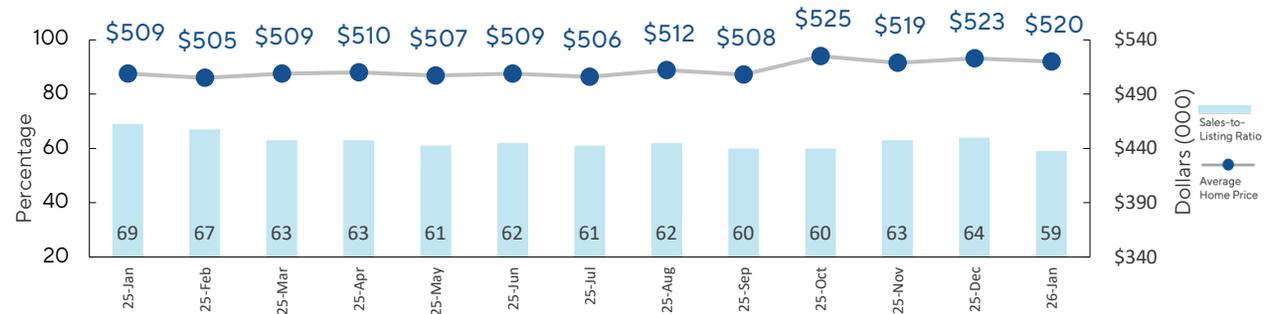


Alberta sales declined 15.8% as the province moves towards balanced market conditions driven mostly by Edmonton and Calgary. Many of the submarkets within Alberta remain in sellers' markets. Months of inventory for the province increased from 3.1 to 3.4.

In Calgary, January sales declined 11.6% with a modest uptick in average price. Edmonton's sales declined 24.3% yearly, however, January 2025 was the best January on record. The average price continued to move up by 3.6%. Grande Prairie has had a brisk market for several months and lower supply might be starting to inhibit sales.

The provincial unemployment rate decreased 0.3pts to 6.4%. The largest decreases were in Professional, Scientific and Technical Services (-4,100), Forestry, Fishing, Mining, Oil and Gas (-3,400), and Transportation and Warehousing (-2,400). The most significant increases were in Construction (+9,200), Finance, Insurance, Real Estate and Leasing (+6,200), Health Care and Social Assistance (+5,500). Monthly full-time employment increased by 41,800 jobs, while monthly part-time employment decreased by 21,400 jobs; overall employment increased by 20,300 jobs.

Alberta Sales-to-Listing Ratio & Average Home Price Trend



Number of Residential Sales

5,838

(-15.8% YOY)



Average Home Price

\$520,421

(+2.2% YOY)



Sales-to-Listing Ratio

59%

(-11 points YoY)



Unemployment

6.4%¹

(-0.3 points MoM)

	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Calgary	2,418	-11.6	635,387	+0.5	4,347	-3.1	56	Balanced	6.7 ²
Edmonton	2,040	-24.3	459,665	+3.6	3,636	+2.2	56	Balanced	6.8 ²
Fort McMurray	91	-13.3	327,585	+0.8	147	-22.6	62	Sellers	6.7 [^]
Grande Prairie	199	-19.8	363,262	-1.6	222	-10.1	90	Sellers	5.2 [^]
Lethbridge	211	-23.8	426,915	+0.2	321	-2.1	66	Sellers	7.4 ²
Medicine Hat	127	+53.0	430,687	+27.1	168	+47.4	76	Sellers	6.9 ^{**}
Central AB	454	-5.0	424,497	+3.7	658	+5.3	69	Sellers	5.4 [*]

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-