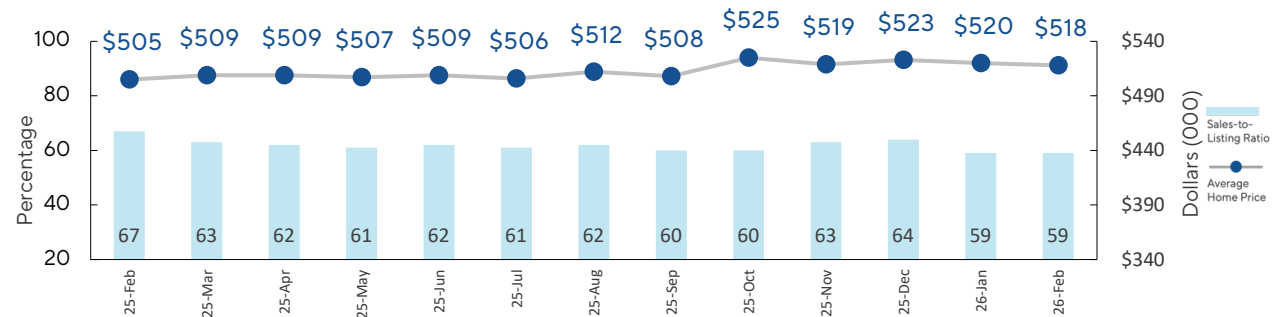


Alberta sales declined 8.4% yearly as the province entered balanced market conditions with Edmonton and Calgary leading the way. Many of the submarkets within Alberta remain in sellers' markets. Months of inventory for the province was flat at 3.4 months.

In Calgary, February sales declined 9.0% yearly with a modest uptick in average price. Edmonton's sales declined 10.6% yearly with a marginal increase in average price. Grande Prairie had a sharp yearly decline in sales; however, February 2025 was the fourth highest February on record.

The provincial unemployment rate decreased 0.1pts monthly to 6.3%. The largest decreases were in Trade (-6,300), Professional, Scientific, and Technical Services (-5,700), Other Services (-4,700). The most significant increases were in Health Care and Social Assistance (+12,500), Utilities (+3,500), Transportation (+3,200). Monthly full-time employment decreased by 17,300 jobs, while monthly part-time employment increased by 15,400 jobs; overall employment decreased by 1,800 jobs.

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



Number of Residential Sales

5,957

(-8.4% YOY)



Average Home Price

\$517,713

(+2.4% YOY)



Sales-to-Listing Ratio

59%

(-8 points YoY)



Unemployment

6.3%¹

(-0.1 points MoM)

| | Number Sold | % YOY | Average Price | % YOY | New Listings | % YOY | Sales to Listing Ratio | Market | UE % |
|-----------------------|-------------|-------|---------------|-------|--------------|-------|------------------------|----------|--------------------|
| Calgary | 2,327 | -9.0 | 634,857 | +1.1 | 4,240 | +1.9 | 55 | Balanced | 6.6 ² |
| Edmonton | 2,219 | -10.6 | 457,036 | +2.4 | 3,820 | +9.6 | 58 | Balanced | 6.8 ² |
| Fort McMurray | 105 | -8.7 | 374,698 | +4.7 | 144 | -11.1 | 73 | Sellers | 7.2 ^{^ ^} |
| Grande Prairie | 171 | -35.7 | 383,873 | +2.7 | 274 | -21.0 | 62 | Sellers | 5.5 [^] |
| Lethbridge | 262 | +4.8 | 451,637 | +12.7 | 338 | +7.3 | 78 | Sellers | 6.8 ² |
| Medicine Hat | 118 | +7.3 | 380,577 | +6.8 | 136 | -0.7 | 87 | Sellers | 6.9 ^{**} |
| Central AB | 453 | +3.2 | 461,457 | +13.9 | 685 | +5.5 | 66 | Sellers | 4.6 [*] |

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-