

Alberta sales declined 14.5% yearly as the province continues to be balanced with a 59% sales-to-new listing ratio for the third month in a row. Balanced market conditions remain for the two major markets, but the submarkets continue to favour sellers. Months of inventory for the province increased slightly to 3.5 months.

In Calgary, March sales declined 12.7% yearly with a modest uptick in average price. Edmonton's sales declined 16.6% yearly with a marginal increase in average price of 2.3%.

The provincial unemployment rate increased 0.2pts monthly to 6.5%. The largest decreases were in Accommodation and Food Services (-8,300), Business, Building and Other Support Services (-5,800), Finance, Insurance, Real Estate and Leasing (-5,100). The most significant increases were in Trade (+9,500), Manufacturing (6,500), Forestry, Fishing, Mining, Oil and Gas (+4,500). Monthly full-time employment decreased by 21,500 jobs, while monthly part-time employment decreased by 15,000 jobs; overall employment increased by 6,400 jobs.



Number of Residential Sales
5,575
(-14.5% YOY)



Average Home Price
\$516,177
(+1.4% YOY)

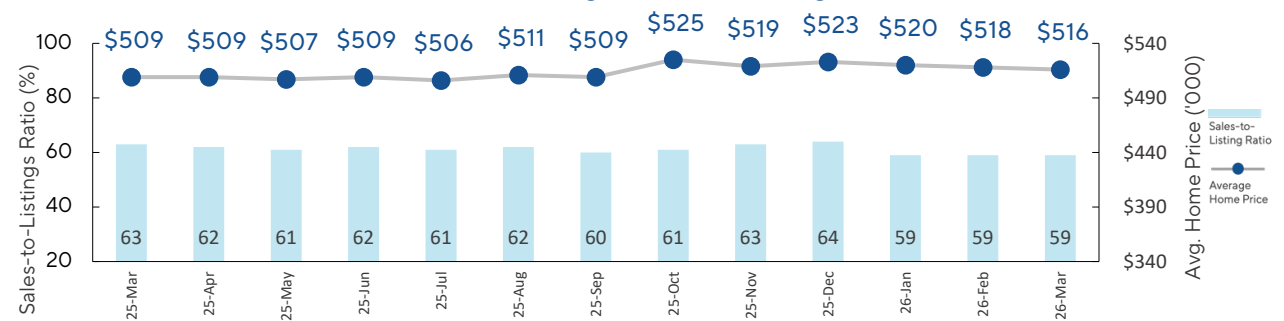


Sales-to-Listing Ratio
59%
(-4 points YoY)



Unemployment
6.5%¹
(+0.2 points MoM)

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	2,154	-12.7	640,525	+0.4	3,941	-11.5	55	Balanced	6.7 ²
Edmonton	2,114	-16.6	458,137	+2.3	3,622	-1.2	58	Balanced	6.5 ²
Fort McMurray	107	-4.5	384,932	+2.9	149	-24.0	72	Sellers	7.4 ^{^ ^}
Grande Prairie	213	-15.5	388,082	+3.8	290	-12.4	73	Sellers	5.4 [^]
Lethbridge	218	-21.0	438,005	+6.0	322	-10.3	68	Sellers	6.0 ²
Medicine Hat	88	-21.4	390,477	-1.8	143	-9.5	62	Sellers	7.5 ^{**}
Central AB	394	-10.5	441,318	+0.9	602	-11.9	65	Sellers	5.2 [*]

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-