

Alberta sales declined 7.9% yearly as the province continues to be balanced with a 58% sales-to-new listing ratio. Balanced market conditions remain for the two major markets. Although, the submarkets continue to favour sellers, they are trending closer to balanced market conditions. Months of inventory for the province was flat at 3.5 months.

In Calgary, March sales declined 5.5% yearly with a modest uptick in average price. Edmonton's sales declined 7.3% yearly with a marginal increase in average price of 3.0%.

The provincial unemployment rate increased 0.5pts monthly to 7.0%. The largest decreases were in Information, Culture & Recreation (-2,800), Finance, Insurance, Real Estate and Leasing (-1,500), and Construction (-1,000). The most significant increases were in Accommodation and Food Services (+1,600), Public Administration (+1,100), and Transportation and Warehousing (+900). Monthly full-time employment decreased by 7,400 jobs, while monthly part-time employment increased by 5,800 jobs; overall employment decreased by 1,600 jobs.



Number of Residential Sales

5,798

(-7.9% YOY)



Average Home Price

\$522,244

(+2.7% YOY)



Sales-to-Listing Ratio

58%

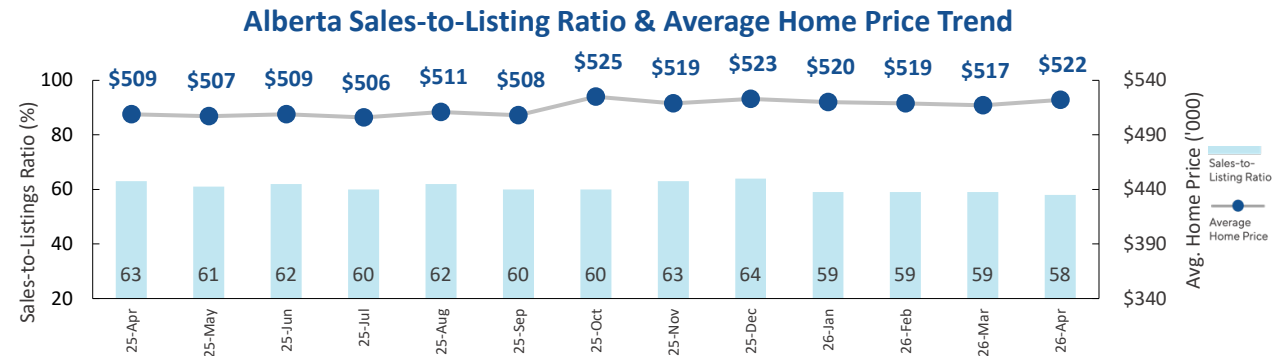
(-5 points YoY)



Unemployment

7.0%¹

(+0.5 points MoM)



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Calgary	2,288	-5.8	650,773	+1.1	4,218	-4.0	54	Balanced	6.7 ²
Edmonton	2,168	-7.3	459,698	+3.0	3,773	+5.2	57	Balanced	7.1 ²
Fort McMurray	102	-17.7	384,499	+0.5	163	-12.4	63	Sellers	8.4 ^{^^}
Grande Prairie	216	-6.1	393,617	+5.6	333	+3.4	65	Sellers	5.3 [^]
Lethbridge	240	-9.8	415,368	-0.3	325	+3.2	74	Sellers	5.7 ²
Medicine Hat	110	-6.0	380,017	-6.9	175	+25.0	63	Sellers	7.4 ^{**}
Central AB	395	-8.6	447,050	+6.3	618	-8.0	64	Sellers	6.2 [*]

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-month moving average, unadjusted for seasonality