

Alberta sales declined 8.9% 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. The smaller, submarkets continue to favour sellers. Months of inventory for the province was flat at 3.5 months.

In Calgary, sales declined 11.7% yearly with a modest uptick in average price. Edmonton's sales declined 8.0% yearly with an increase in average price of 5.4%.

The provincial unemployment rate decreased 0.4pts monthly to 6.6%. The largest decreases were in trade (-8,500), Manufacturing (-6,200) and Public Administration (-3,300). The most significant increases were in Construction (+9,800), Health Care and Social Assistance (+8,300), and Information, Culture & Recreation (+5,300). Monthly full-time employment increased by 25,700 jobs, while monthly part-time employment decreased by 11,800 jobs; overall employment increased by 13,900 jobs.



Number of Residential Sales

**5,895**

(-8.9% YOY)



Average Home Price

**\$525,568**

(+3.6% YOY)



Sales-to-Listing Ratio

**57%**

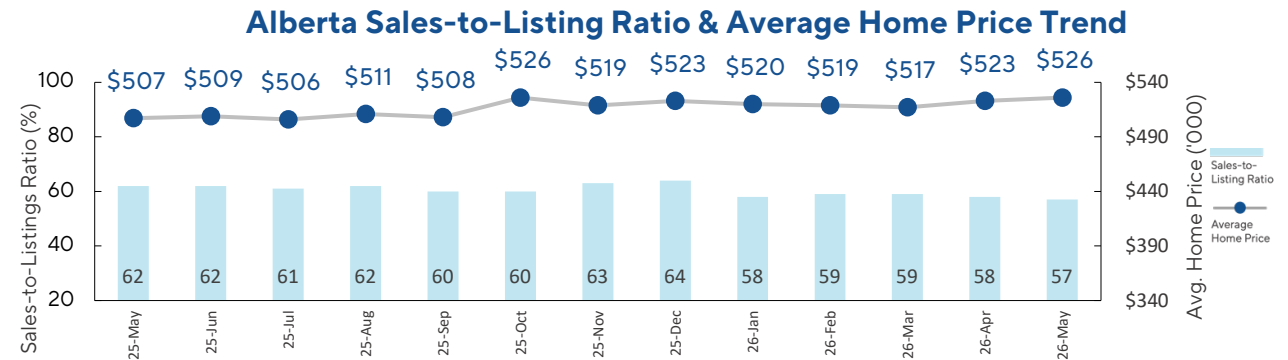
(-5 points YoY)



Unemployment

**6.6%<sup>1</sup>**

(-0.4 points MoM)



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
<b>Calgary</b>	2,245	-11.7	658,497	+2.3	4,197	-7.5	53	Balanced	7.0 <sup>2</sup>
<b>Edmonton</b>	2,179	-8.0	464,355	+5.4	4,023	+2.1	54	Balanced	7.1 <sup>2</sup>
<b>Fort McMurray</b>	128	+29.3	423,223	+9.0	177	-7.8	72	Sellers	8.0 <sup>^ ^</sup>
<b>Grande Prairie</b>	253	+2.8	399,806	+9.0	355	+6.9	71	Sellers	4.9 <sup>^</sup>
<b>Lethbridge</b>	262	+3.1	435,888	+5.9	326	+16.8	80	Sellers	5.2 <sup>2</sup>
<b>Medicine Hat</b>	114	-0.9	381,344	-7.2	147	+2.8	78	Sellers	7.6 <sup>**</sup>
<b>Central AB</b>	413	-19.5	432,472	+2.7	659	+3.3	63	Sellers	6.7 <sup>*</sup>

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-