



Number of
Residential Sales

5,947

(-6.0% YOY)



Average
Home Price

\$524,780

(+2.9% YOY)



Sales-to-
Listing Ratio

60%

(-2 points YoY)



Unemployment

7.0%¹

(+0.4 points MoM)

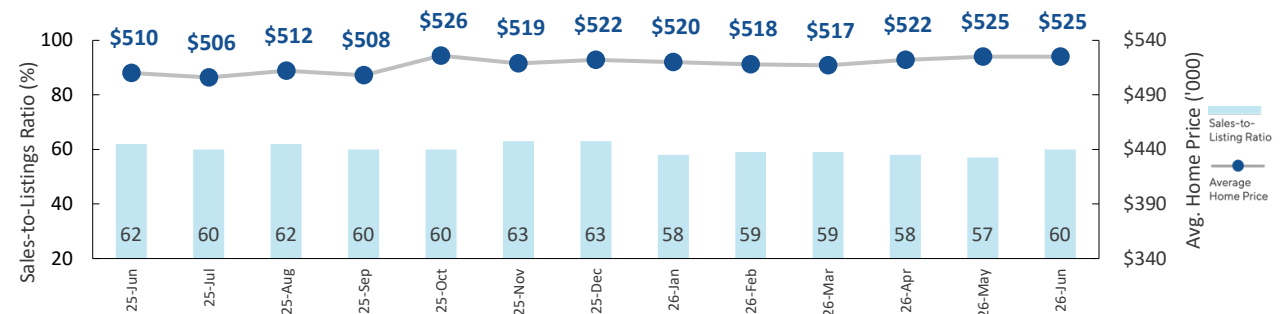
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Alberta sales declined 6.0% yearly and midway through the year, total sales year-to-date are down about 10%. Balanced market conditions remain for the two major markets. The smaller submarkets continue to favour sellers. Months of inventory for the province was flat at 3.4 months.

In Calgary, sales declined 6.6% yearly with a modest uptick in average price of 2.5%. Edmonton's sales declined 7.6% yearly with an increase in average price of 4.9%.

The provincial unemployment rate increased 0.4pts monthly to 7.0%. The largest decreases were in transportation and warehousing (-3,800), Utilities (-1,900), and Manufacturing (-1,800). The most significant increases were in Trade (+4,800), Construction (+4,400), and Other Services (+1,900). Monthly full-time employment decreased by 4,400 jobs, while monthly part-time employment increased by 11,300 jobs; overall employment increased by 6,800 jobs.

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	2,260	-6.6	659,399	+2.5	3,978	-10.2	57	Balanced	7.1 ²
Edmonton	2,236	-7.6	464,939	+4.9	3,967	+5.0	56	Balanced	7.2 ²
Fort McMurray	113	+8.7	380,045	+1.7	173	+4.8	65	Sellers	7.9^^
Grande Prairie	253	-0.8	393,485	+3.2	339	+15.7	75	Sellers	5.0^
Lethbridge	254	+2.0	455,447	+3.0	310	+0.3	82	Sellers	5.5 ²
Medicine Hat	113	+7.6	429,412	+18.4	150	+14.5	75	Sellers	7.5**
Central AB	418	-9.1	429,848	-0.8	607	-9.7	69	Sellers	6.3*