SAGEN

Alberta Housing Market Update

July 2026

Alberta's July sales declined 9.7% yearly. Balanced market conditions remain for the two major markets. Several of the smaller submarkets continue to favour sellers; however, Central Alberta has now moved into a balanced market. Months of inventory for the province was up slightly to 3.5 months.

In Calgary, sales declined 7.2% yearly with a modest uptick in average price of 2.0%. Edmonton's sales declined 10.7% yearly with an increase in average price of 2.2%.

The provincial unemployment rate was flat monthly at 7.0%. The largest decreases were in Accommodation and Food Services (-9,700), Business, Building & Other Support Services (-5,600), Professional, Scientific and Technical Services (-5,200). The most significant increases were in Construction (+7,600), Finance, Insurance, Real Estate and Leasing (+7,200), and Other Services (+4,400). Monthly full-time employment decreased by 8,500 jobs, while monthly part-time employment increased by 1,000 jobs; overall employment decreased by 7,300 jobs.

Number of Residential Sales

5,846

(-9.7% YOY)

Average Home Price

$521,610

(+2.8% YOY)

Sales-to-Listing Ratio

59%

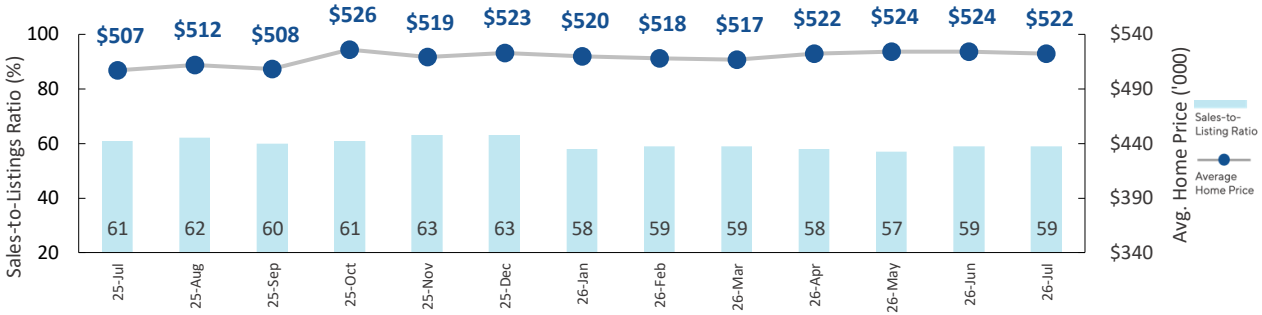
(-2 points YoY)

Unemployment

7.0%[1]

(0.0 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	2,299	-7.2	648,278	+2.0	3,940	-11.6	58	Balanced	6.8[2]
Edmonton	2,186	-10.7	458,156	+2.2	3,936	-2.9	56	Balanced	6.9[2]
Fort McMurray	126	+12.5	363,953	+0.3	166	-5.7	76	Sellers	6.9^^
Grande Prairie	238	+0.4	388,767	+2.6	340	+4.6	70	Sellers	5.7^
Lethbridge	215	-15.4	456,402	+7.9	333	+0.6	65	Sellers	5.6[2]
Medicine Hat	105	-12.5	403,266	+1.7	152	+0.7	69	Sellers	7.8**
Central AB	390	-19.4	426,451	+0.2	672	-3.4	58	Balanced	6.1*

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.